

## **CATELLUS DEVELOPMENT CORPORATION**

Catellus is a national leader in mixed-use redevelopment. With nearly 30 years of experience as a master developer, Catellus has transformed former airports, military bases and urban industrial sites into thriving retail, residential and commercial communities. The company has a proven track record for executing the retail and office components of large-scale mixed-use projects and partnering with first-class homebuilders and developers, while leveraging the participation of key anchors as economic drivers during build-out.

### **Team Members:**

- Perkins Eastman
- Wallace Roberts & Todd
- Bohler Engineering
- Ecolsciences
- Whitestone Associates, Inc.
- McMahon Associates, Inc.
- Center for Maximum Potential Building Systems
- EMC Creative
- CHRS
- Begley Carlin & Mandio, Dischell Bartle Dooley
- Duane Morris Government Affairs, LLC,
- Obermayer Rebmann Maxwell & Hippel LLP,
- Windels Marx Lane & Mittendorf, LLP,
- CBRE
- IMC Construction
- Barnes and Associates.

### **Past Experience**

The company has considerable experience in base reuse and airport redevelopment, which is directly applicable to the NAS – JRB Willow Grove project. Some examples include:

**Prairie Glen** - Redevelopment of Glenview Naval Air Station in Glenview, Illinois: Prairie Glen Corporate Campus is Catellus' 92-acre, master-planned business park within The Glen redevelopment project.

**Bayport/Alameda Landing** - Redevelopment of the U.S. Navy's Alameda Fleet Industry Supply Center: Catellus, as Master Developer, is completing brownfield cleanup, overseeing infrastructure development and implementing its master vision for revitalization and redevelopment. The site was divided into Bayport Alameda, a thriving residential community, and Alameda Landing which will offer a compelling mix of uses with plans for multimodal parkways, bike paths, a water taxi and ease-of-use traffic routes. All this draped against a backdrop of a half-mile of rare, coveted waterfront, which will open for the first time as a public space complete with a promenade, a plaza and pocket parks.

**Los Angeles Air Force Base Space and Missile Systems Center:** This project was developed on surplus U.S. Air Force land. Catellus utilized a first-of-a-kind land swap with the U.S. Air Force to build its new Space and Missile Systems Center. The project required an act of Congress to permit the property exchange.

**Mueller** - The redevelopment of Robert Mueller Municipal Airport: Mueller is one of the nation's most recognized new-urbanist, mixed-use communities located in the heart of Austin, Texas, a joint project between Catellus and the City of Austin. The 700-acre site of Austin's former airport is being developed in conformance to guiding principles drafted after nearly 20 years of community involvement. Sustainability, inclusionary design, compatibility of uses and economic viability are key elements of the plan. Ground was broken 10 years ago and the community is today a thriving live, work, play destination. Upon completion, Mueller will feature some 5,700 homes, a mixed-use town center district, 4.4 million square feet of prime office, commercial and retail space, and 140 acres of parks and open space.

## **HANKIN GROUP**

The Hankin Group has lived and breathed place making for more than 25 years. We are a nimble company, and our decision makers are local and accessible. Our firm's approach to development embodies community building with every project we undertake. Sustainability and environmental integration informs everything Hankin builds. This is evidenced in communities like *Eagleview*, our 800-acre traditional neighborhood development in Chester County.

For over a decade, Hankin Group has been involved in the local branch of the US Green Building Council (USGBC) and the Delaware Valley Green Building Council (DVGBC). Beginning with our commercial buildings, Hankin pursues LEED (Leadership in Energy and Environmental Design) certification for all of our new buildings.

### **Team Members:**

To bolster its in-house experience and credentials, Hankin Group has assembled a highly professional and qualified project team to implement the redevelopment plan. Member firms and individual professionals identified for this project are industry leaders in their respective fields, and many have trusted, long-term relationships with Hankin and the local community. Together they bring superior land use, sustainability, national base closure and environmental remediation experience to the table.

- Ballard Spahr LLP
- Bohler Engineering
- Eastburn & Gray, P.C.
- Environetics
- Glackin Thomas Panzak, Inc.
- MaGrann Associates
- Marathon Engineering & Environmental Services, Inc.
- McMahan Associates, Inc.
- Primer, Inc.
- The Stone House Group
- T & M Engineering
- Urban Partners
- William D. Eckley, LLC, Architect

### **Past Experience**

**Eagleview** (Chester County, PA) - In the late 1980's at *Eagleview*, Hankin Group embarked on our first of many mixed-use communities with small lots, alleys and sidewalks to encourage walkability and connectivity. *Eagleview* has evolved into a sustainable, mixed-use development as we incorporated the town center concept into the community, adding retail and other uses to serve the corporate park and residential neighborhoods. A pedestrian trail system, parks and recreation space were added to connect the community's various uses and provide for pedestrian amenities.

## **K. HOVNANIAN ET AL.**

Four regional firms, K. Hovnanian Homes, Korman Communities, Oxford Properties and Keystone Properties, L.P., have partnered together on a proposal to redevelop NAS-JRB Willow Grove with a vision that will become part of the fabric of Horsham, not just another development in Horsham. Horsham will become a destination –where residents and the public at large will work, play and live. The collective experience of each of the Development Team partners, as local builders, developers and members of the communities in which we build, along with our consultant team, provides a unique blend of local expertise, national knowledge and access to the best design professionals in our area.

### **Team Members:**

The Development Team will be led by K. Hovnanian Homes with Korman Communities, Oxford Properties and Keystone Property Group each providing local knowledge and requisite skills to bring this development initiative to fruition.

Their professional consultant team includes:

- Langan Engineering
- Barton Partners Architects Planners, Inc.
- Barg Coffin Lewis & Trappe, LLC
- Stradley Ronon, Attorneys at Law

### **Past Experience**

Each of the Development Team members has extensive expertise in a specific development area.

K. Hovnanian Homes is the nation's 6<sup>th</sup> largest homebuilder and has been in business for over 50 years. They have experience in designing and executing successful mixed use projects including National at Old City (Philadelphia, PA), Canal Crossing (South Bound Brook, NJ) and Commerce Center (North Brunswick, NJ). Recently K. Hovnanian was the successful bidder on a residential mixed use section of the former Fort Monmouth, NJ (closed under BRAC 2005).

Korman Communities has developed, managed and owned over 12,000 multifamily units, 30,000 single family homes, 2.2 million square feet of retail, industrial and office nation-wide. Today, Korman Communities owns & manages over 7,000 units of multi-family, 300,000 SF of commercial with a market value of nearly \$1.5 Billion.

Oxford Properties' principals have a passion (and the lifetime experience) for bringing multi-family apartment units to the market. The principals have developed over 74,000 apartment units over their lengthy careers focused on market rate, Class A rental apartments. Each apartment complex is custom designed for the specific location and market. Oxford Properties develops, constructs and manages its own product.

Keystone Property Group is a real estate investment firm, whose purpose is to acquire, develop, lease and manage commercial real estate properties, including office, flex and industrial spaces in major markets throughout the US.

## **LENNAR**

Founded in 1954 in Miami, Florida, Lennar is one of the nation's leading development and home building companies. Lennar has assembled a project team that has the experience and expertise to guide the project from initial concept to completion. Through our experience as Master Developer on similar BRAC projects, we bring the knowledge to assist the HLRA in its negotiations with the United States Navy and the resources to close the transaction, direct the project team and fund the various stages of development throughout the life of the project. No entity has had more success creating communities from decommissioned BRAC bases than Lennar.

Through Lennar's experience and expertise with the redevelopment of former military bases and with a finger on the pulse of the development market, we are uniquely positioned to serve as the Master Developer for the former site of the NAS-JRB Willow Grove. Lennar views this opportunity to be one of the most important projects on the East Coast and will devote all of its resources to creating a project that is worthy of our reputation as a builder of exemplary communities as well as a project that meets the HLRA and Horsham community's goals.

### **Team Members:**

Lennar has created a highly skilled and experienced team of professionals to assist with the redevelopment of the former NAS-JRB Willow Grove. Our project team includes professionals who are highly respected, have the requisite experience to complete a project of the scope dictated by the Redevelopment Plan created by the HLRA, and have experience in military base reuse and large-scale mixed-use communities.

An important piece of the Lennar proposal is the team of development partners and professionals that will contribute to the delivery of this innovative project. Among these partners is Toll Brothers, a national residential development company based in Horsham Township, who is extremely familiar with this project and surrounding area.

In addition, our other project team members bring vast amounts of experience on similar projects and will be counted on to assist with many of the complicated issues of such a large and long-term project, including retail, office, legal and environmental issues.

- Toll Brothers
- Alberto & Associates
- Stantec
- Ewing Cole
- Weston Solutions, Inc.
- McMahon Associates
- Ballard Spahr, LLP
- Wisler Pearlstine, LLP
- Hamburg, Rubin, Mullin, Maxwell & Lupin, PC

## **Past Experience**

**Hunters Point Naval Shipyard - San Francisco, CA** - Hunters Point is a vision to combine two waterfront neighborhoods into one of the largest mixed-use communities on the Bay in San Francisco. Ultimately, the project will result in over 10,000 affordable and market-rate homes, 300 acres of parks and open space, and two million sq. ft. of commercial space. One of the great attributes of the city of San Francisco, this community will set the tone for the way mixed-use communities will be built in the future.

**Mare Island Naval Shipyard - Vallejo, CA** - Mare Island is a new mixed-use, master-planned community being developed through a unique public/private partnership between the City of Vallejo and Lennar Mare Island, LLC. It is 5,000 acres and includes commercial, residential and open space uses. Included in Lennar Mare Island's portion of the Mare Island Reuse Plan are 1,400 homes, roughly 7 million square feet of commercial and industrial space, plus many recreational amenities

**Marine Corps Air Station El Toro - Irvine, CA** - Great Park Neighborhoods, consisting of more than 2,000 acres, is Irvine's newest mixed-use, master planned community. It is located in central Orange County, adjacent to the over 1,200-acre Orange County Great Park, and is within close proximity to nearby job centers. The first of the Great Park Neighborhoods, Pavilion Park, opened in September 2013 with 726 homes. It includes 10 home collections and 31 models by eight premier builders.

**Treasure Island Naval Base - San Francisco, CA** - With panoramic views of San Francisco and Oakland, Treasure Island will become one of the most sustainable, meticulously planned communities in the nation. Streets will be set at special angles to minimize wind exposure, and most of the housing will be positioned around the New Ferry Terminal and the Bay Bridge off -ramp, thus conserving 300 acres as a natural habitat reserve.