



# HLRA Update

April, 2015

Horsham Land Redevelopment Authority

1025 Horsham Road Horsham, PA 19044 p 215.643.3131 www.hlra.org mail@hlra.org

## HLRA EXECUTIVE BOARD

- William Whiteside III  
Chairperson
- Joanna Furia, Esquire  
Vice Chairperson
- William Donnelly  
Member
- Dr. Curtis Griffin  
Member
- Mark McCouch  
Member

## HLRA Selects Master Developer Firm

The Horsham Land Redevelopment Authority (HLRA) has identified Catellus Development Corporation as its preferred master developer for the former NAS-JRB Willow Grove base. In January 2015, the Board voted to direct its staff and counsel to begin negotiations with Catellus on an exclusive negotiation agreement (ENA). The ENA is the first step in establishing a master developer agreement (MDA) between the HLRA and Catellus by establishing a certain time frame for exclusive negotiations on the terms and conditions for a MDA and to identify key issues that must be addressed prior to successful redevelopment of the property. The ENA will also detail the assistance that Catellus will provide the HLRA in the upcoming negotiations with the U.S. Navy on the Economic Development Conveyance property transfer.

The HLRA Board identified Catellus after a detailed review of the proposals submitted by four development teams in late 2014. In addition to the Catellus proposal, proposals were also received from The Hankin Group, Lennar/Toll Bros. and K. Hovnanian et al. Each of the firms was considered highly qualified by the HLRA Board and all had experience in developing large parcels of property. The Board interviewed representatives of each team and visited several examples of developed properties to determine which team best fit the Horsham project.

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. Catellus' past experience on similar projects include Prairie Glen Corporate Campus (Glenview, IL), Bayport/Alameda Landing (Alameda, CA) and Mueller (Austin, TX).

## HLRA STAFF

- Michael J. McGee  
Executive Director
- Tom Ames, P.E.  
Deputy Director

## HLRA MEETING SCHEDULE

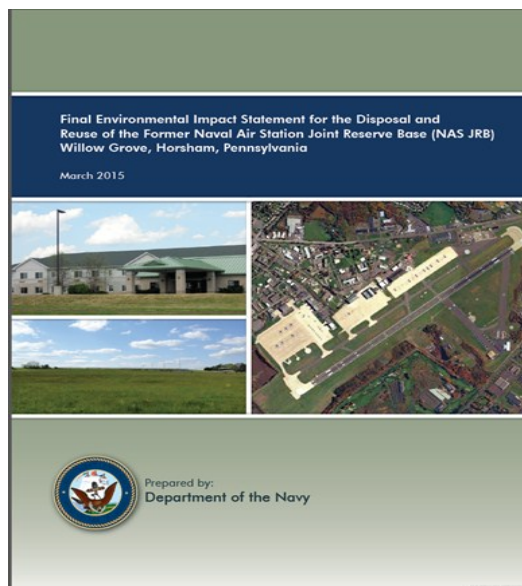
All meetings are at 3:30pm in the Horsham Township Municipal Building and open to the public.

- April 15, 2015
- May 20, 2015
- June 17, 2015
- July 15, 2015
- August 19, 2015

## A UNIQUE OPPORTUNITY

The redevelopment of the 862-acres of surplus property at the former base is an unprecedented opportunity for Horsham Township to establish a vibrant place for residents to live, work, play and raise a family within their community. Once the land is transferred, the surplus property will comprise approximately 8% of the Township's total land area. With proper planning, the redevelopment of the NAS-JRB Willow Grove will become a centerpiece for economic development within the Township and surrounding region.

## Navy Releases Final Environmental Impact Statement (EIS) for NAS-JRB Willow Grove



In March 2015, the U.S. Navy issued the Final Environmental Impact Statement (EIS) for the Disposal and Redevelopment of NAS-JRB Willow Grove. The environmental review documented in the Final EIS was required by the National Environmental Policy Act of 1969. The long awaited report documents the environmental impacts from several possible alternatives including the preferred alternative, the HLRA's NAS-JRB Redevelopment Plan. The Final EIS presents an analysis of the Navy's proposed action to dispose of the former base and its reuse in a manner consistent with the HLRA's Redevelopment Plan. The EIS examines the potential human and natural environmental consequences of the proposed action and any impacts associated with the reasonably foreseeable reuse of the property.

The Navy issued the Draft EIS in December 2013 and accepted public comments until February 2014. The Final EIS includes all of the

comments submitted during that period and its responses to those comments. In some instances, additional information or revisions were added as a result of the public's comments.

Once a required public review period is completed, the Navy will issue a Record of Decision (ROD) which will complete this phase of the disposal process.

There are several ways to access the Final EIS including via the HLRA website ([www.hlra.org](http://www.hlra.org)) or on the Navy's website ([www.willowgroveeis.com](http://www.willowgroveeis.com)). Print copies are also available for review at the Horsham Township Library or at the HLRA offices in the Horsham Township Building, 1025 Horsham Road, Horsham, PA.

### Update on Navy's Investigation of Potential Radiological Impacts

The Navy's investigation of past operations at the base involving the use of general radioactive materials and their potential impact on human health or the environment has moved into the next phase. The Navy is conducting scoping surveys on the limited areas identified during the initial file review. The Navy is optimistic that no radioactive material will be found. Should the surveys indicate the presence of radioactive material a removal process will need to be developed for those limited areas and implemented prior to property transfer.

#### NAVY ENVIRONMENTAL RESTORATION ADVISORY BOARD (RAB)

##### MEETING SCHEDULE

#### ***THE PUBLIC IS ENCOURAGED TO ATTEND***

#### **Meeting Schedule**

**June 10, 2015**

Horsham Township Library

435 Babylon Road, Horsham, PA 19044

For further information please visit:

[www.bracpmo.navy.mil](http://www.bracpmo.navy.mil)

### ROAD AHEAD

- The HLRA submitted an Economic Development Conveyance (EDC) application in January 2014 for the entire 862 acres of federal surplus property. The Navy is currently reviewing the EDC application. The HLRA expects to negotiate the terms and conditions of the EDC/Property Transfer Agreement with the Navy in 2015.