

Presentation of Draft NAS-JRB Willow Grove Redevelopment Plan and Homeless Assistance Submission



Horsham Township, PA

February 15, 2012





HORSHAM TOWNSHIP AUTHORITY FOR NAS-JRB WILLOW GROVE
WEDNESDAY • FEBRUARY 15, 2012 • 7:00 P.M.

MEETING AGENDA

- **Call to order and Pledge of Allegiance**
- **Opportunity for questions and comments**
- **RKG Presentation of Draft NAS-JRB Willow Grove Redevelopment Plan and Homeless Assistance Submission**
- **Approval of the Meeting Minutes: January 18, 2012**
- **Executive Directors Report**
- **Solicitor's Report**
- **Bills and Communications: Approval of list of checks**
- **New Business**
- **Next HLRA Board Meeting: Wednesday, March 21, 2012 at 3:00PM at the Horsham Township Community Center**

Preferred Reuse Plan Presentation

I. PREFERRED REUSE ALTERNATIVE – OPTION E

- A. Summary of HLRA Board Plan Directives
- B. Land Use Plan Overview
- C. Traffic Impacts and Mitigation Recommendations
- D. Infrastructure Estimates
- E. Economic and Fiscal Impacts
- F. Property Conveyance Recommendations
- G. Homeless Housing Negotiations Update

II. QUESTIONS AND COMMENTS

The image shows a topographic map of Horsham, Virginia, with various areas highlighted in green, yellow, and red. A red dashed line outlines a large central area, while blue dashed lines outline several smaller areas. The map includes labels for parks, open spaces, and roads. The text 'OPTION E' is at the top, followed by 'Summary of HLRA Board's Reuse Plan Directives' in a large font. The 'RKG' logo is centered at the bottom of the map area.

OPTION E

Summary of HLRA Board's Reuse Plan Directives

RKG

HLRA BOARD DIRECTIVES – OPTION E

RESIDENTIAL

- Remove open space between the Large Lot Single Family units and the property line. Include in Residential Development.
- Reduce total units from 1,999 units to 1,416 units.
 - Increase the lot size of the Large Lot Single Family to an average size of 23,000 square feet or roughly ½ acre. Reduce the yield of Large Lot Single Family units from 169 to 90
 - Decrease the number of Small Lot Single Family units from 297 to 250 units
 - Reduce the number of townhome units from 396 to 350
 - Reduce the number of other apartments/condos from 645 units to 300 units
 - Decrease the CCRC units from 378 units to 326 units
 - Reduce the number of apartments and condominium units from 645 to 300, and in the Town Center 114 units to 100 units

HLRA BOARD DIRECTIVES – OPTION E

PUBLIC USES

- Increase the school acres from 14 acres to 40 acres
- Remove road crossing from Par 3 golf course
- Reserve approximately 13 acres for DVHAA Aviation Museum/Park off Easton Road
- Give attention to buffering the school, residential property, and the CCRC.
- Include the Navy Lodge site as a potential location for homeless housing services (Currently considering North Privet Road Site)

OPEN SPACE/RECREATION

- Make sure open space/parks on or near contaminated sites are either remediated or capped in accordance with accepted practices

HLRA BOARD DIRECTIVES – OPTION E

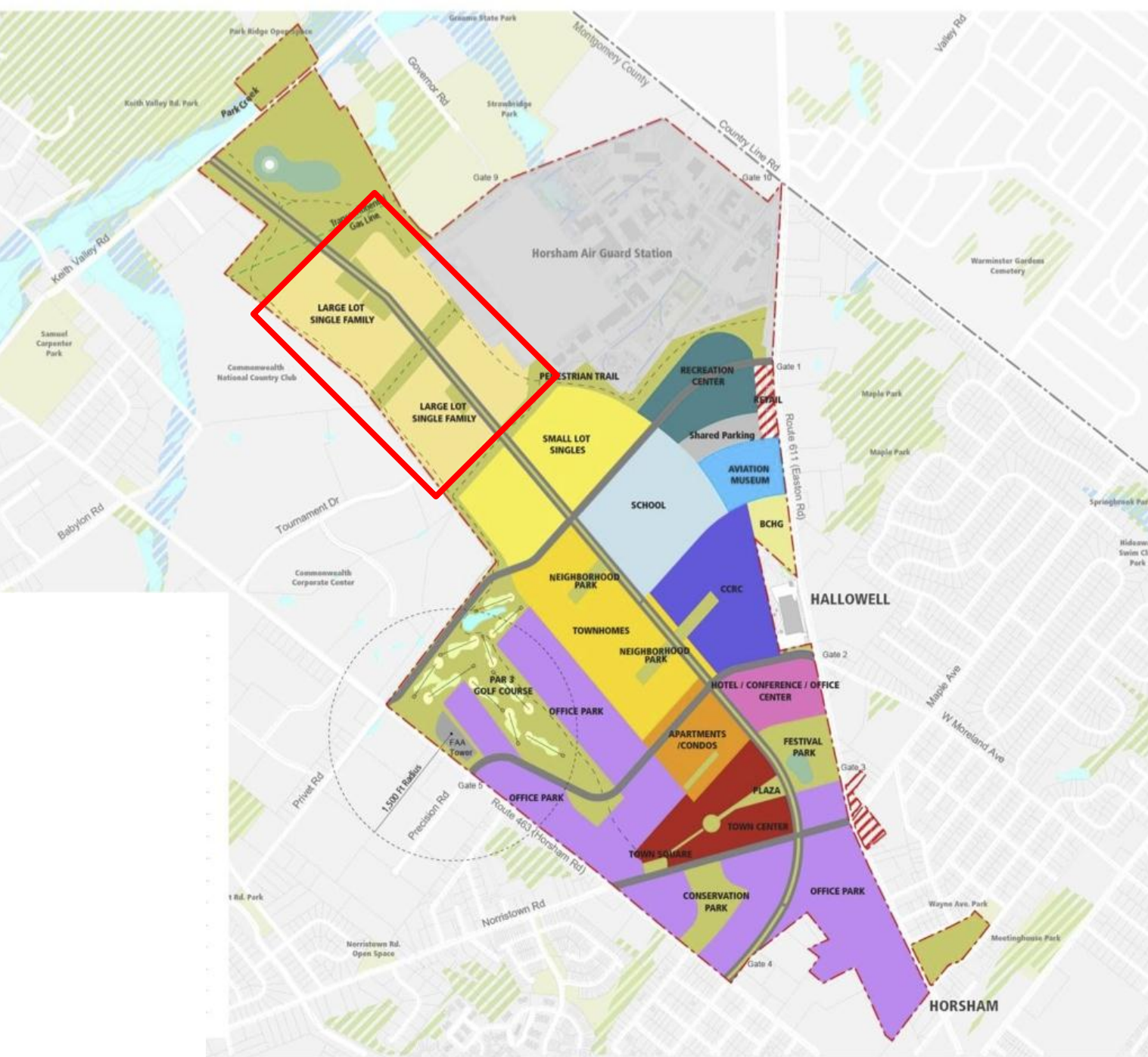
ROAD NETWORK

- **Straighten the proposed road crossing between Norristown Road to Maple Avenue to expedite traffic through the site**
- **Show the location of the four main roadways (Norristown Road to Maple, Precision Road to Moreland, Privet Road to Main Gate, and Runway Boulevard)**
- **Terminate Runway Boulevard at the corner of Maple Avenue and Horsham Road**
- **Make sure extended Privet Road is out of range of play at Commonwealth Golf Course and the Horsham Chip and Putt Also avoid impact to the Commonwealth Golf Course**

DRAFT REDEVELOPMENT PLAN OPTION E



OPTION E



Legend

- Willow Grove NAS
- Municipal Boundary
- Parcel
- Parks and Open Space
- Horsham Air Guard Station
- Transcontinental Gas Line
- NWI Wetlands
- FEMA Flood Plain
- Vegetation
- Habitat Areas

Sources

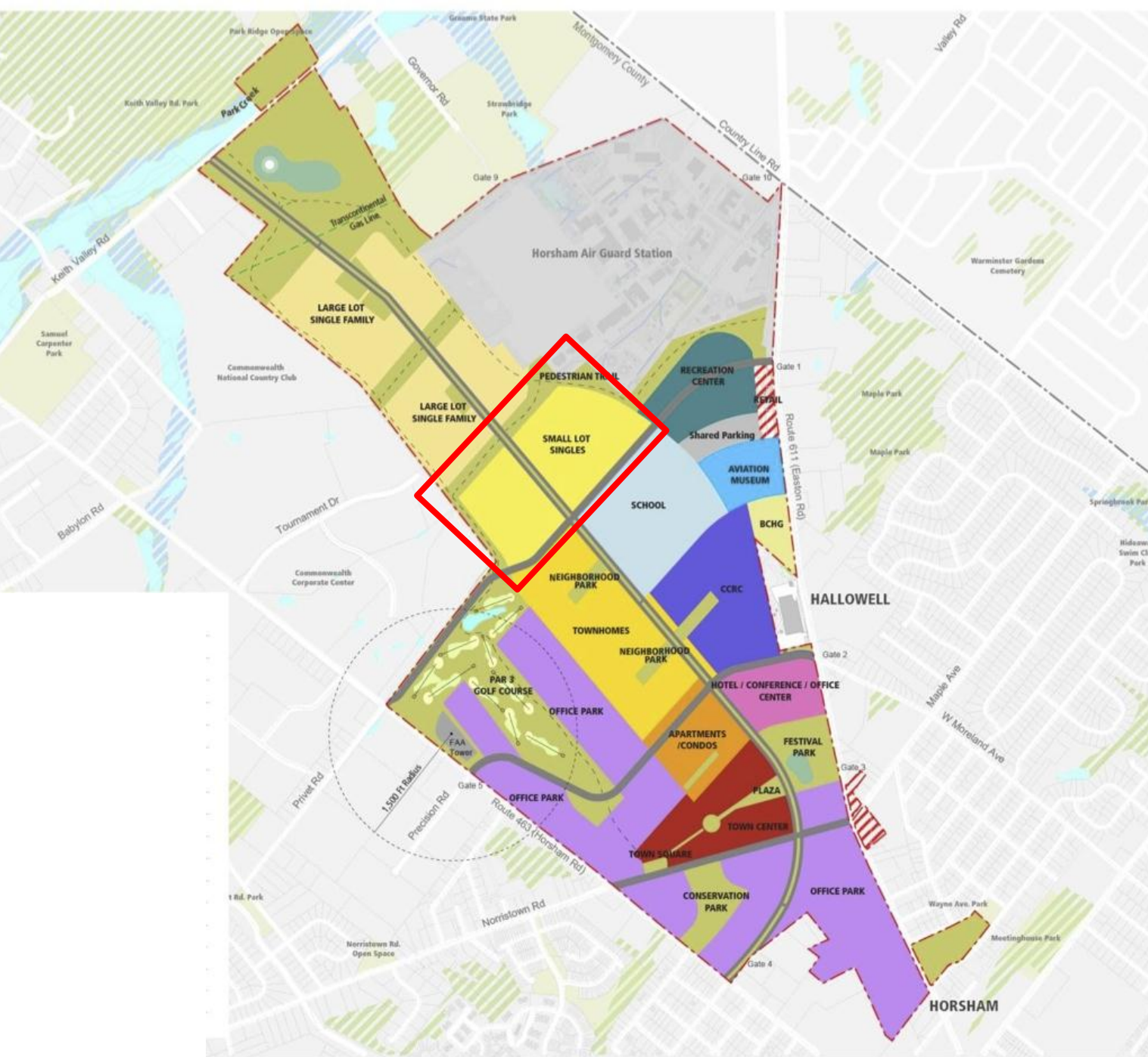
NAS GIS data from Weston Solutions Inc. (received from Tetra Tech), Google and Bing Maps. Surrounding context data from DVRPC.



Single Family Homes on up to 1/2 Acre Lots



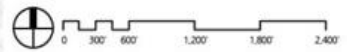
OPTION E



Legend

- Willow Grove NAS
- Municipal Boundary
- Parcel
- Parks and Open Space
- Horsham Air Guard Station
- Transcontinental Gas Line
- NWI Wetlands
- FEMA Flood Plain
- Vegetation
- Habitat Areas

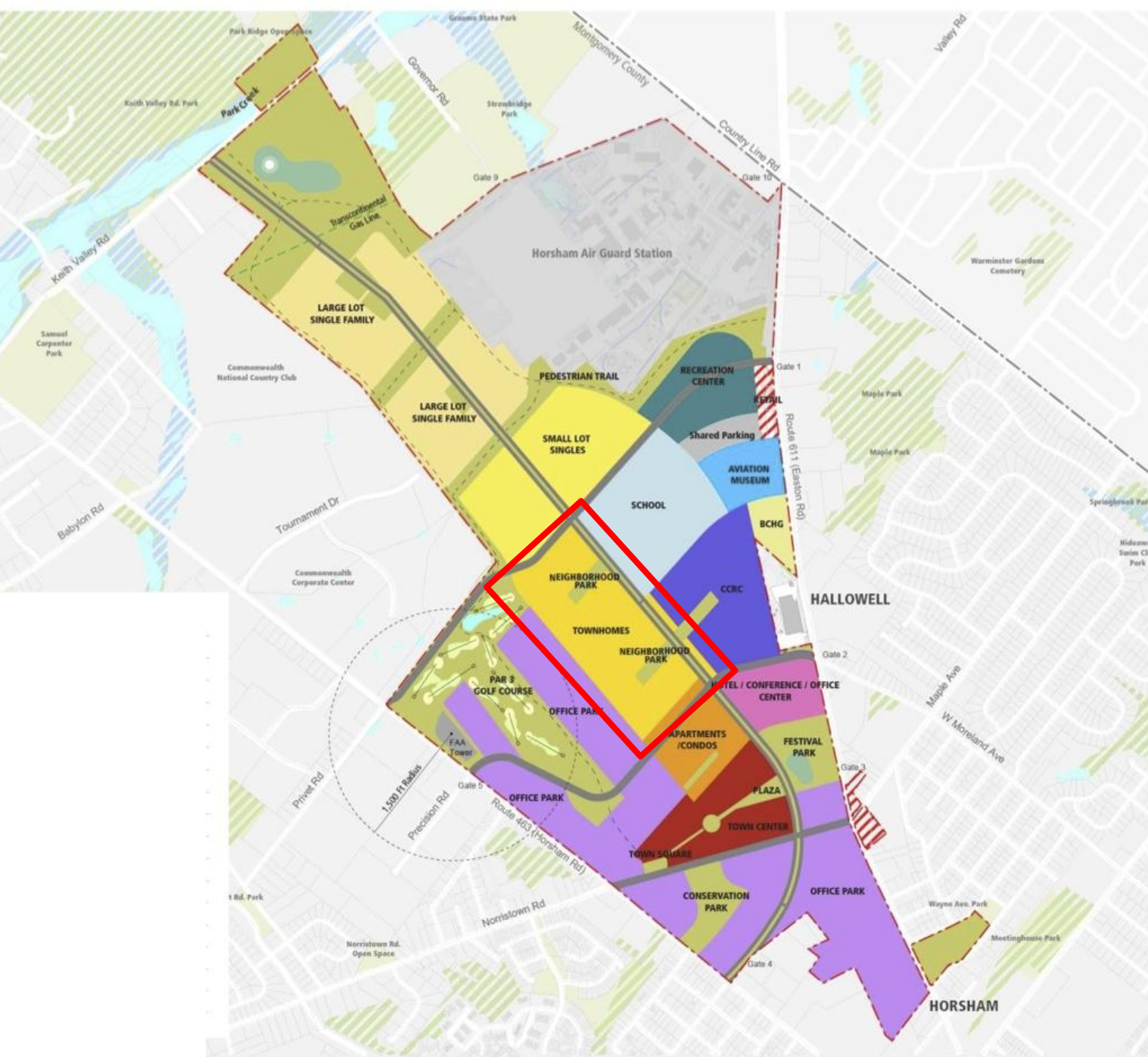
Sources
NAS GIS data from Weston Solutions Inc. (received from Tetra Tech),
Google and Bing Maps.
Surrounding context data from DVRPC.



Small Lot Single Family Homes



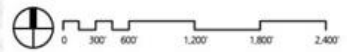
OPTION E



Legend

- Willow Grove NAS
- Municipal Boundary
- Parcel
- Parks and Open Space
- Horsham Air Guard Station
- Transcontinental Gas Line
- NWI Wetlands
- FEMA Flood Plain
- Vegetation
- Habitat Areas

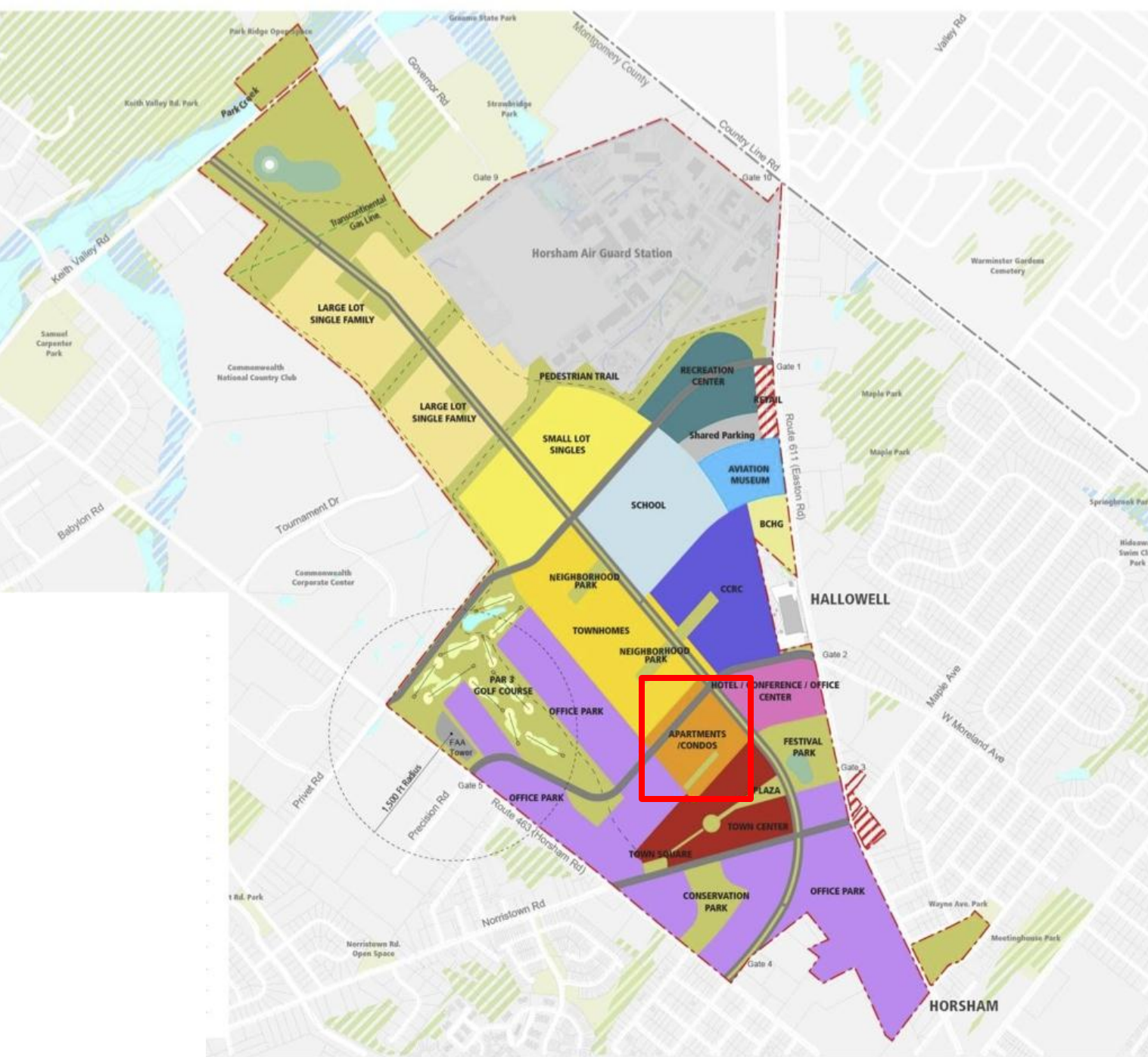
Sources
NAS GIS data from Weston Solutions Inc. (received from Tetra Tech), Google and Bing Maps. Surrounding context data from DVRPC.



Townhomes



OPTION E



Legend

- Willow Grove NAS
- - - Municipal Boundary
- Parcel
- Parks and Open Space
- Horsham Air Guard Station
- Transcontinental Gas Line
- NWI Wetlands
- FEMA Flood Plain
- Vegetation
- Habitat Areas

Sources

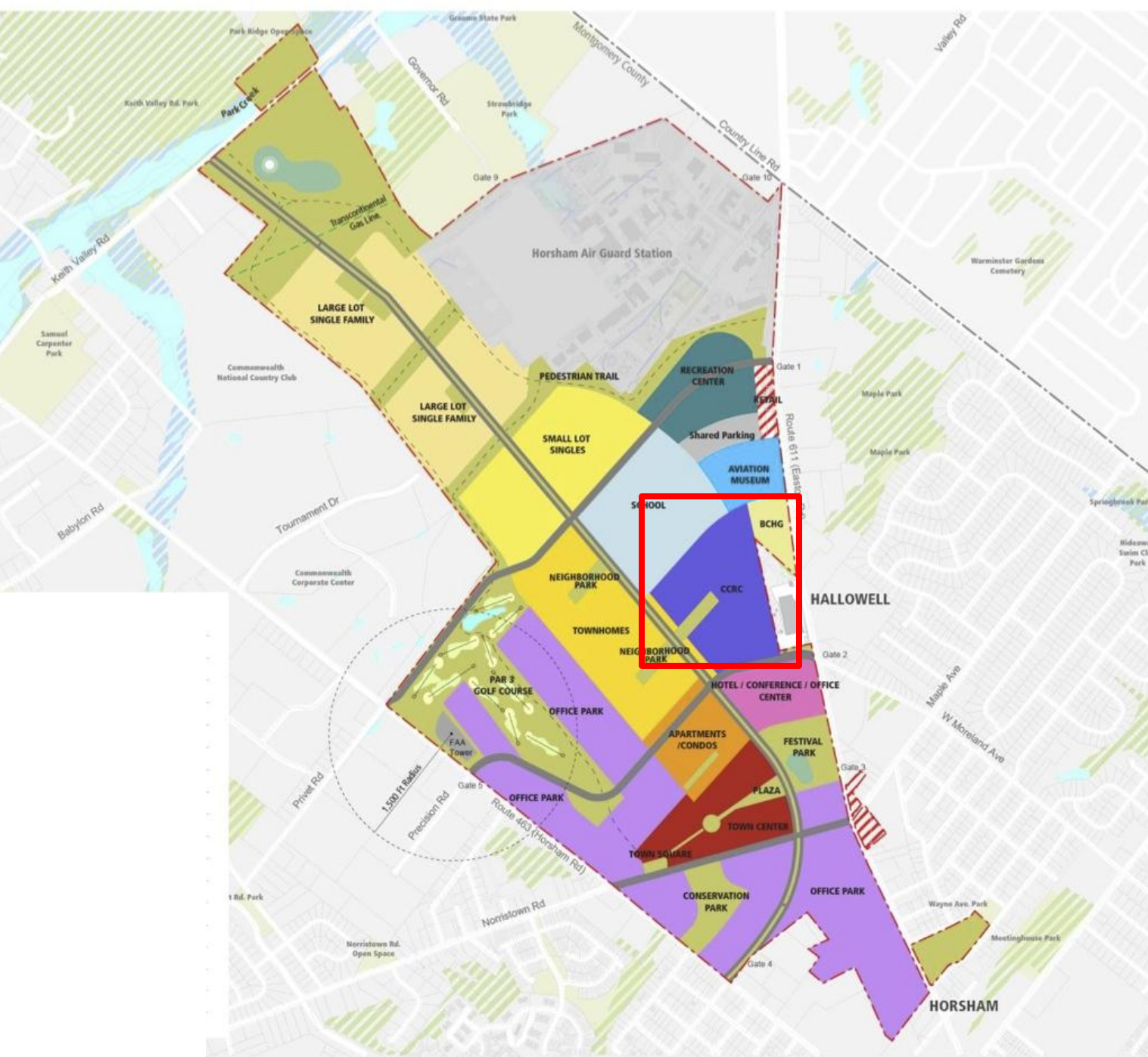
NAS GIS data from Weston Solutions Inc. (received from Tetra Tech), Google and Bing Maps. Surrounding context data from DVRPC.



Apartments/Condominiums



OPTION E

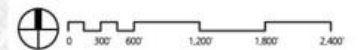


Legend

- Willow Grove NAS
- Municipal Boundary
- Parcel
- Parks and Open Space
- Horsham Air Guard Station
- Transcontinental Gas Line
- NWI Wetlands
- FEMA Flood Plain
- Vegetation
- Habitat Areas

Sources

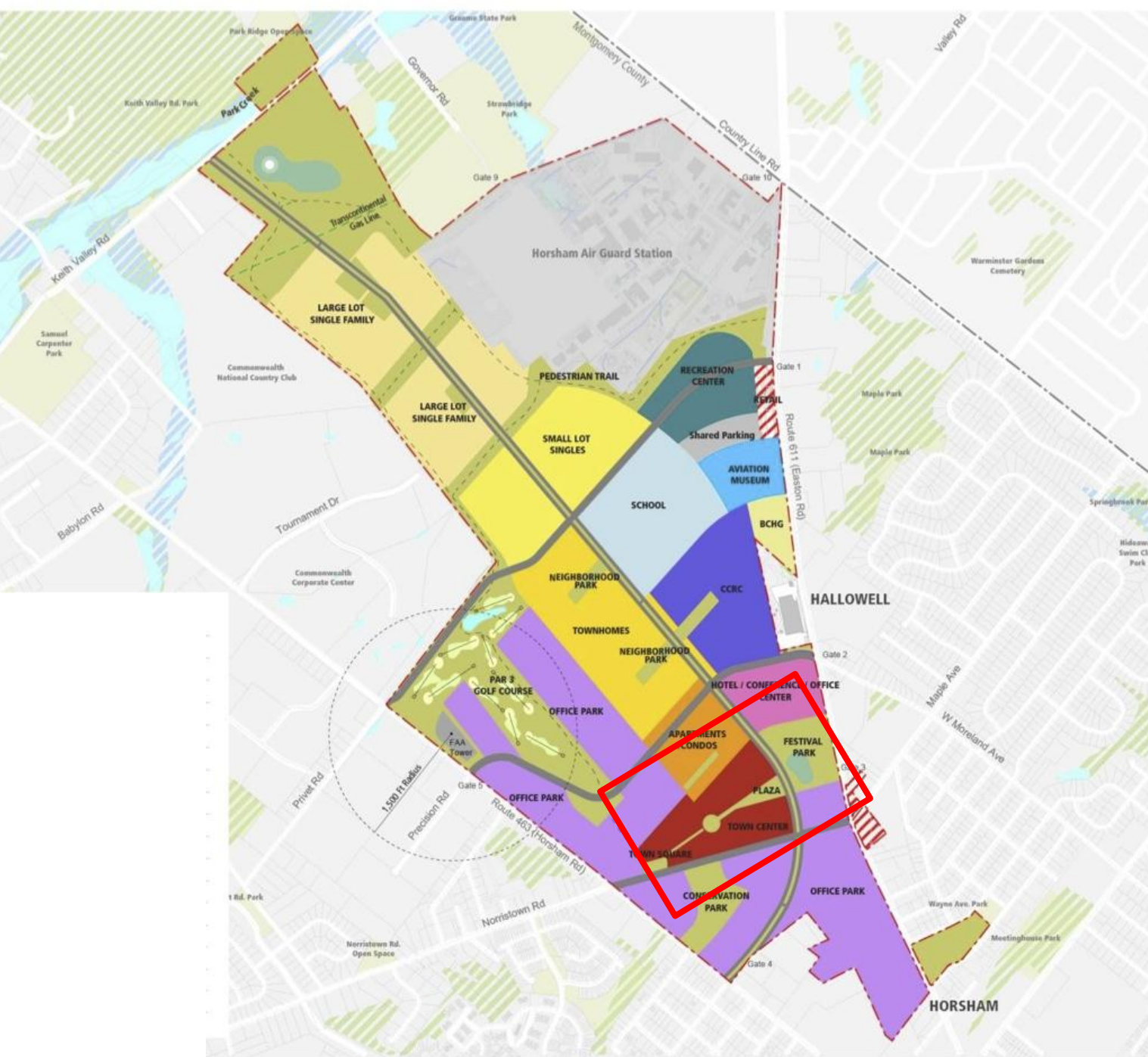
NAS GIS data from Weston Solutions Inc. (received from Tetra Tech), Google and Bing Maps. Surrounding context data from DVRPC.



Continuing Care Retirement Community



OPTION E

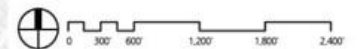


Legend

- Willow Grove NAS
- Municipal Boundary
- Parcel
- Parks and Open Space
- Horsham Air Guard Station
- Transcontinental Gas Line
- NWI Wetlands
- FEMA Flood Plain
- Vegetation
- Habitat Areas

Sources

NAS GIS data from Weston Solutions Inc. (received from Tetra Tech), Google and Bing Maps. Surrounding context data from DVRPC.



Town Center

Retail Shops



Movie Theater



Public Art



Public Spaces



Town Center – Gathering Spaces



Public Festivals

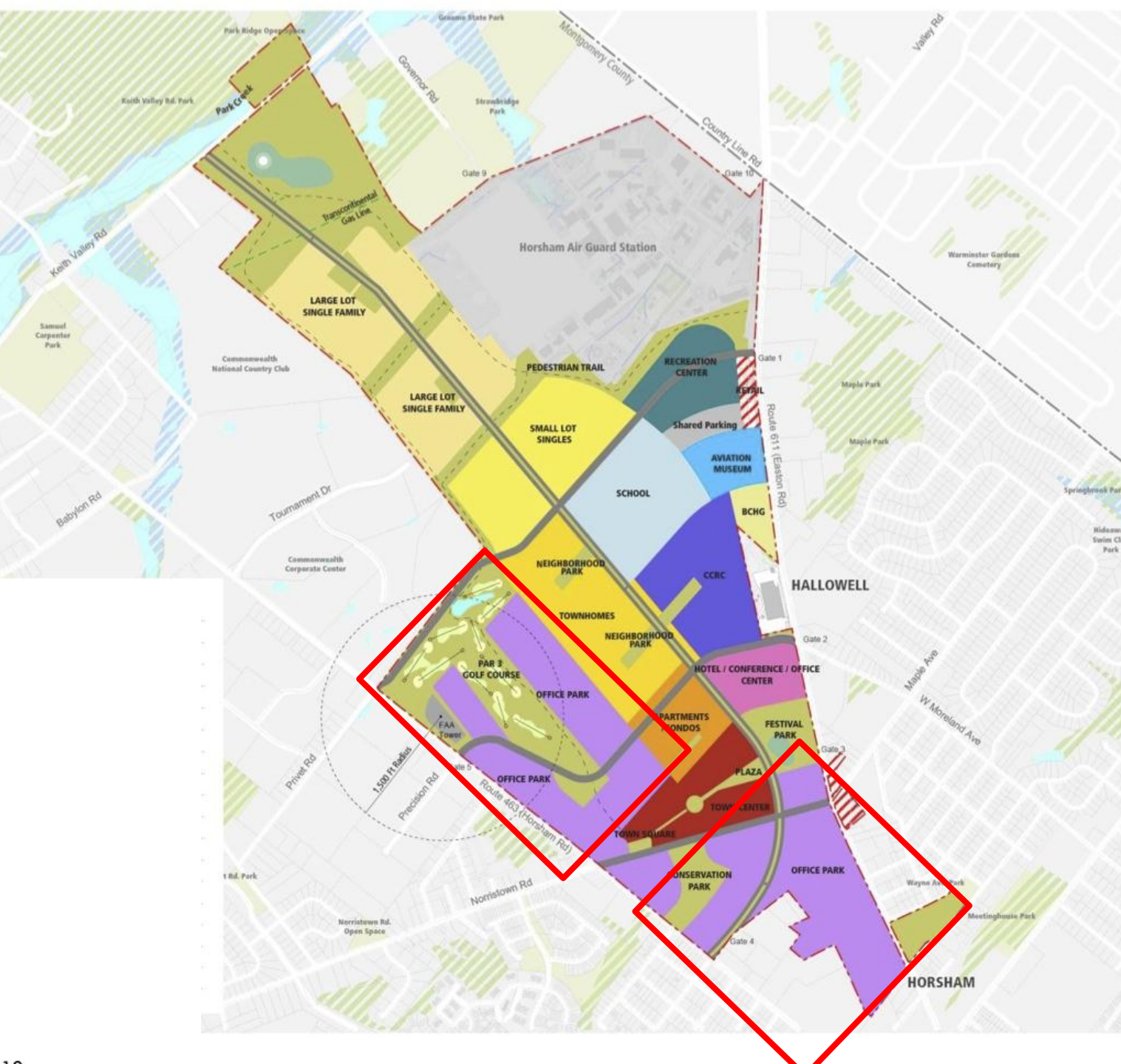
Copyright 2002 Pamela Cobb Photography



Plaza



OPTION E



Legend

- Willow Grove NAS
- Municipal Boundary
- Parcel
- Parks and Open Space
- Horsham Air Guard Station
- Transcontinental Gas Line
- NWI Wetlands
- FEMA Flood Plain
- Vegetation
- Habitat Areas

Sources

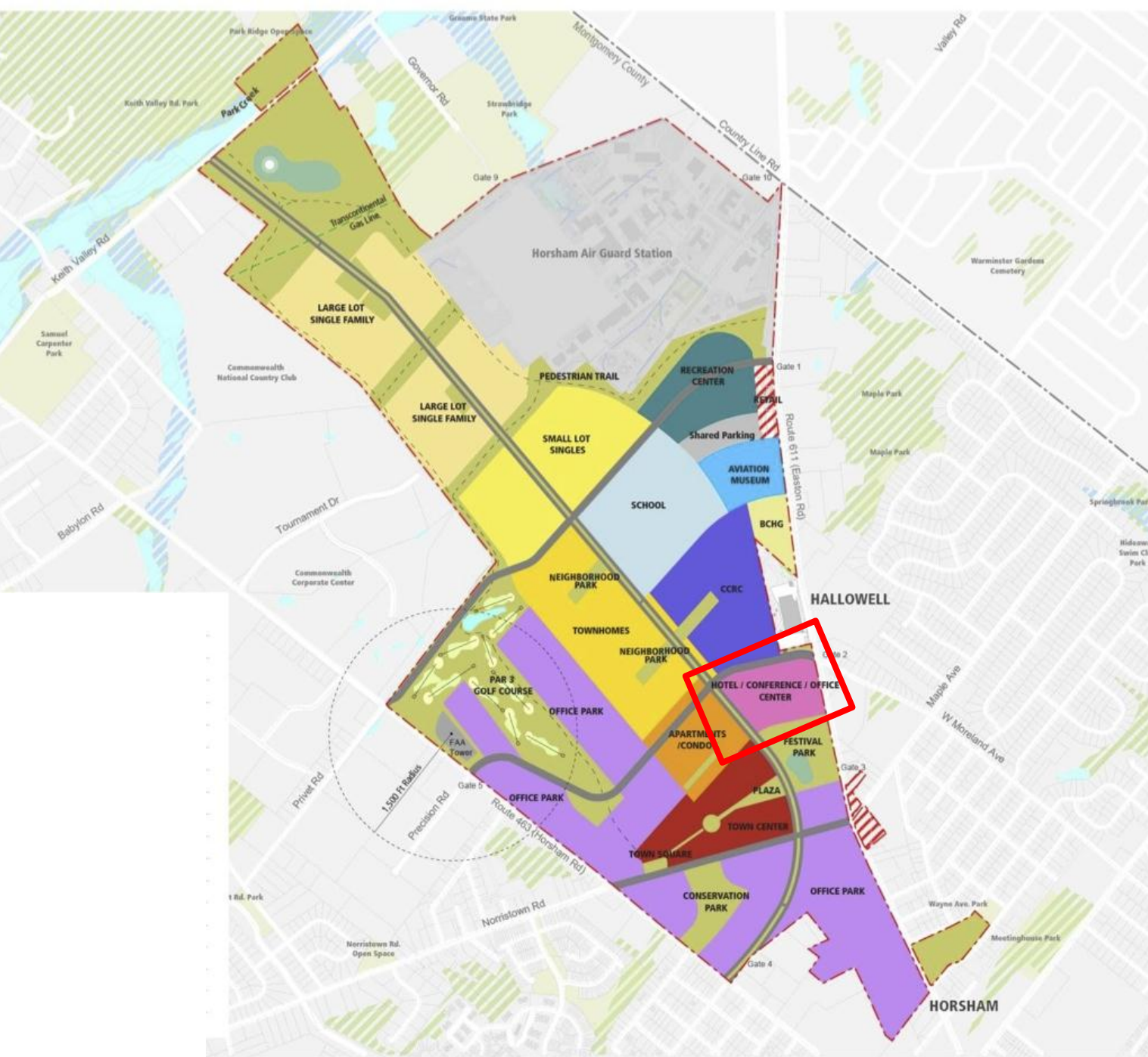
NAS GIS data from Weston Solutions Inc. (received from Tetra Tech), Google and Bing Maps. Surrounding context data from DVRPC.



Office Park



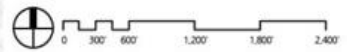
OPTION E



Legend

- Willow Grove NAS
- Municipal Boundary
- Parcel
- Parks and Open Space
- Horsham Air Guard Station
- Transcontinental Gas Line
- NWI Wetlands
- FEMA Flood Plain
- Vegetation
- Habitat Areas

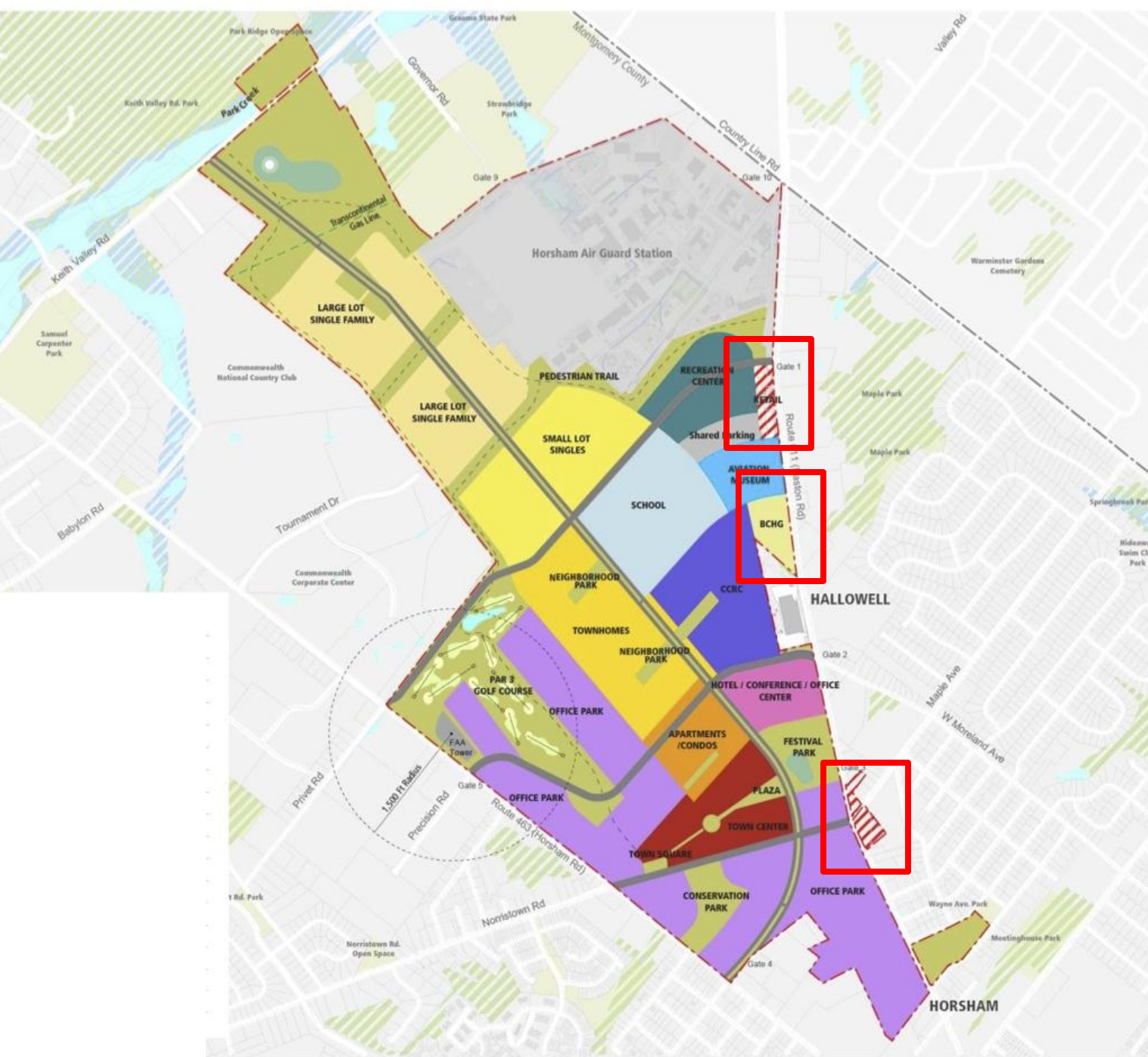
Sources
NAS GIS data from Weston Solutions Inc. (received from Tetra Tech),
Google and Bing Maps.
Surrounding context data from DVRPC.



Hotel/Conference Center



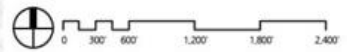
OPTION E



Legend

- Willow Grove NAS
- Municipal Boundary
- Parcel
- Parks and Open Space
- Horsham Air Guard Station
- Transcontinental Gas Line
- NWI Wetlands
- FEMA Flood Plain
- Vegetation
- Habitat Areas

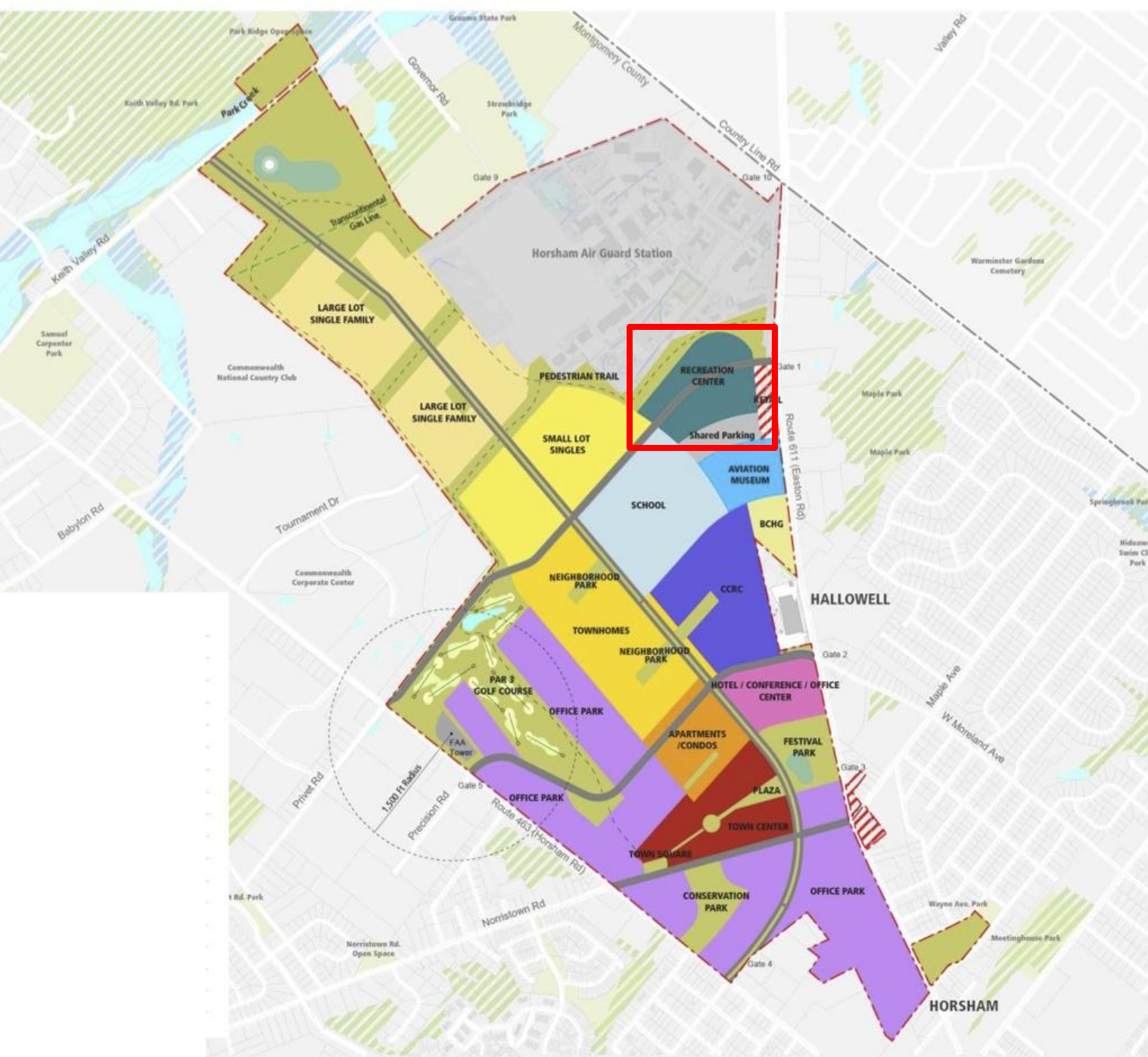
Sources
NAS GIS data from Weston Solutions Inc. (received from Tetra Tech), Google and Bing Maps. Surrounding context data from DVRPC.



Retail Frontage



OPTION E



Legend

- Willow Grove NAS
- - - Municipal Boundary
- Parcel
- Parks and Open Space
- Horsham Air Guard Station
- Transcontinental Gas Line
- NWI Wetlands
- FEMA Flood Plain
- Vegetation
- Habitat Areas

Sources

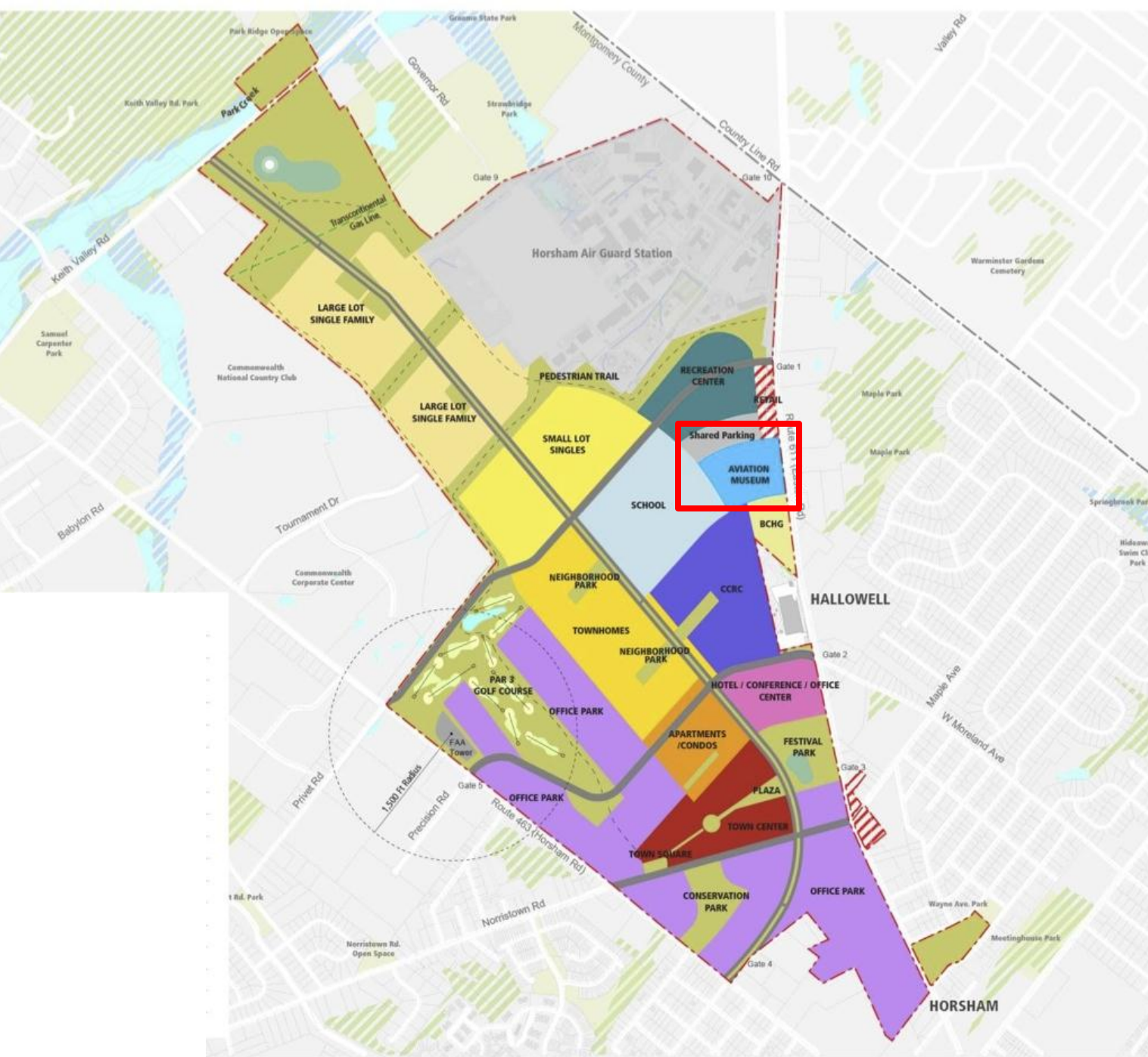
NAS GIS data from Weston Solutions Inc. (received from Tetra Tech), Google and Bing Maps. Surrounding context data from DVRPC.



Regional Recreation Center



OPTION E



Legend

- Willow Grove NAS
- - - Municipal Boundary
- Parcel
- Parks and Open Space
- Horsham Air Guard Station
- Transcontinental Gas Line
- NWI Wetlands
- FEMA Flood Plain
- Vegetation
- Habitat Areas

Sources

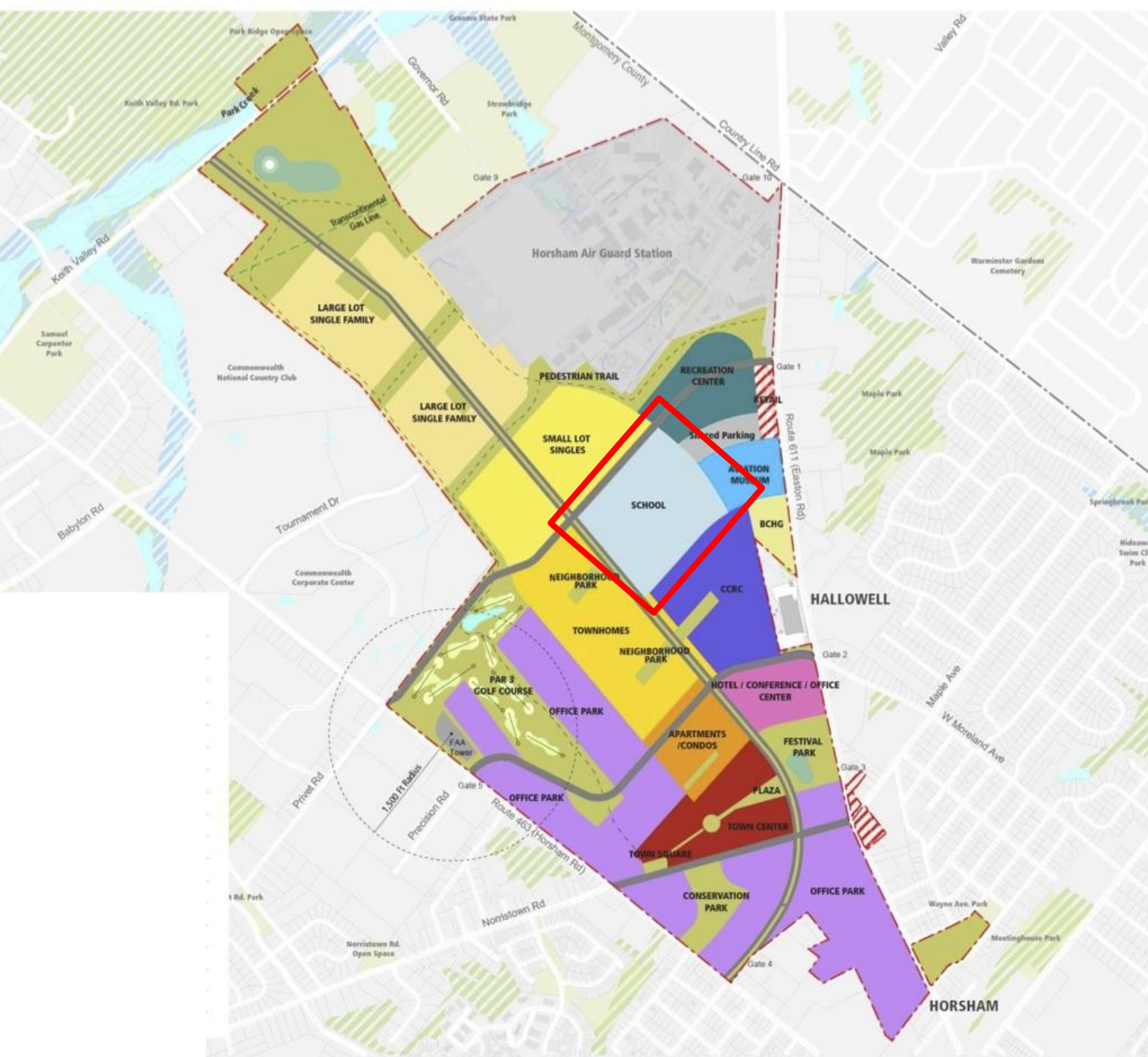
NAS GIS data from Weston Solutions Inc. (received from Tetra Tech), Google and Bing Maps. Surrounding context data from DVRPC.



Aviation Museum



OPTION E



Legend

- Willow Grove NAS
- Municipal Boundary
- Parcel
- Parks and Open Space
- Horsham Air Guard Station
- Transcontinental Gas Line
- NWI Wetlands
- FEMA Flood Plain
- Vegetation
- Habitat Areas

Sources

NAS GIS data from Weston Solutions Inc. (received from Tetra Tech), Google and Bing Maps. Surrounding context data from DVRPC.



Middle School



Open Space



RESIDENTIAL DEVELOPMENT

Land Use	Acres	Units/Building Square Feet
RESIDENTIAL		UNITS
Large Lot Single Family	64.6	90
Small Lot Single Family	34.3	250
Townhomes	36.2	350
Apartments/Condos	13.3	300
Town Center Apartment/Condos	7.9	100
CCRC Independent Living	19.4	141
CCRC Assisted Living/Nursing	8.0	185
Total Residential	183.7	1,416

- **Option E reduces total housing units by 583 units**
- **Total school enrollment impacts dropped from 761 students (Option D) to 530 students (Option E)**

COMMERCIAL & PUBLIC USES

COMMERCIAL		SQUARE FEET
CCRC Med Office/Amenities	3.0	25,000
Hotel/Conference	6.3	137,000
Town Center Retail/Service/Restaurants	11.0	239,580
Town Center Office	3.0	65,340
Movies/Entertainment	5.0	54,450
Office Park	133.5	1,163,052
Retail	6.9	96,180
Total Commercial	168.7	1,780,602
OTHER USES		SQUARE FEET
Regional Recreation Center	20.2	100,000
Housing for Homeless	.	
School	40.0	152,727
Aviation Museum	13.1	200,000
Shared Lot	5.6	--
FAA Tower	3.0	--
Park/Open Space	204.8	--
Roads, Sidewalks, Paths, Etc.	215.5	--
Total Other Uses	509.6	452,727

OPTION E


Traffic Impacts and Mitigation

50 URBAN
ENGINEERS
1960-2010 ■ Formulating Excellence

INTERSECTION OPERATIONS

- **Two Stage Analysis**

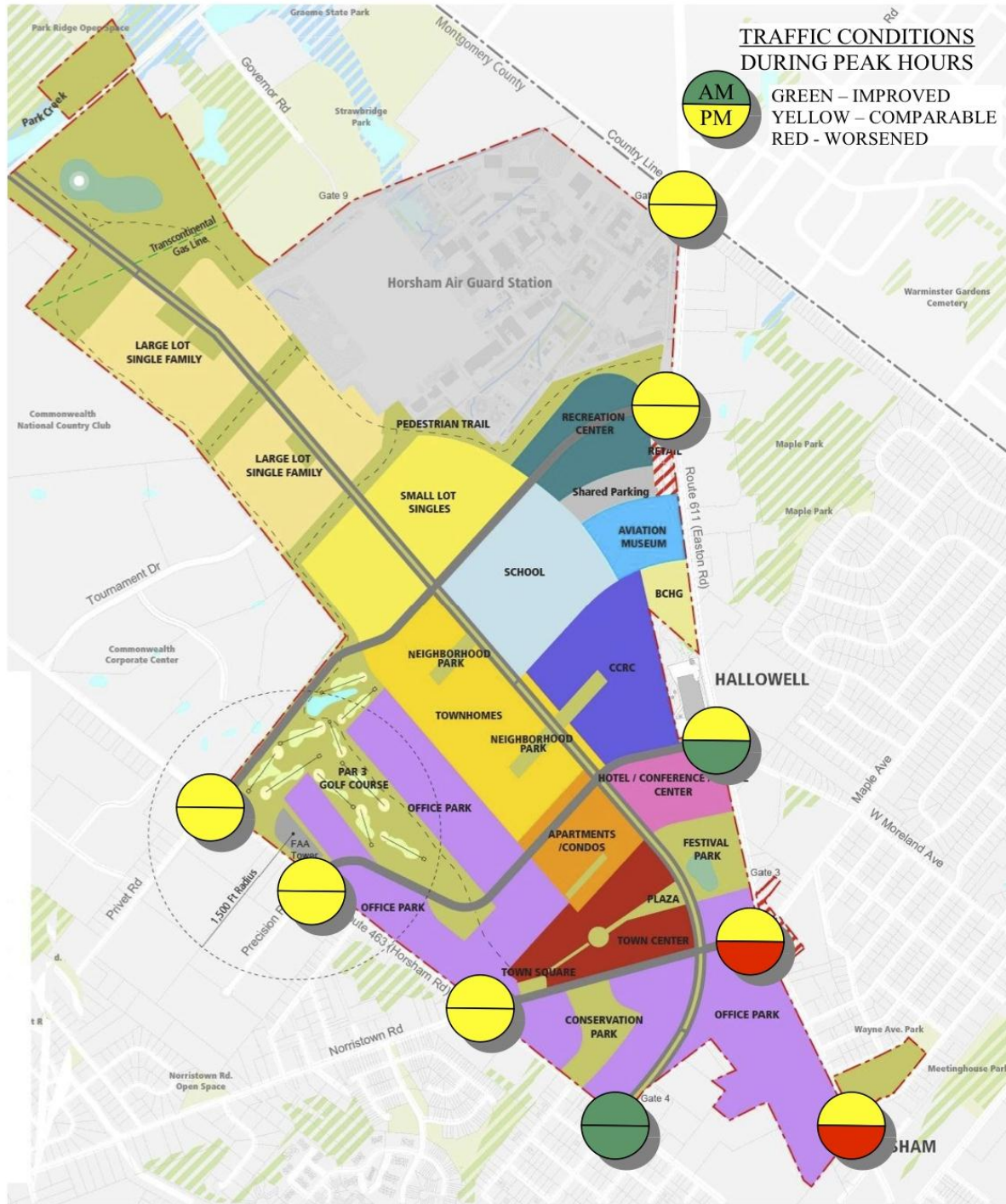
- **Future Build-out Traffic Operations are Compared to No-Build volumes in the Future at the end of 20 Years with the Existing Road Geometry**
- **Prepared Roadway Improvements to the Geometry to Examine Changes to Traffic Operations**

	• Improved traffic operations
	• Comparable traffic operations to current conditions
	• Worsened traffic operations

TRAFFIC CONDITIONS DURING PEAK HOURS



GREEN – IMPROVED
 YELLOW – COMPARABLE
 RED - WORSENERD



INTERSECTION IMPROVEMENTS



- **Horsham Road/Norristown Road Intersection**
- **Easton Road/Meetinghouse Road Intersection**
- **Easton Road/Upper Maple Road Intersection**
- **Easton Road/Main Gate Intersection**
- **Easton Road/Moreland Avenue Intersection**
- **Horsham Road/Dresher Road Intersection**

Estimated Cost: \$2 to \$3 million

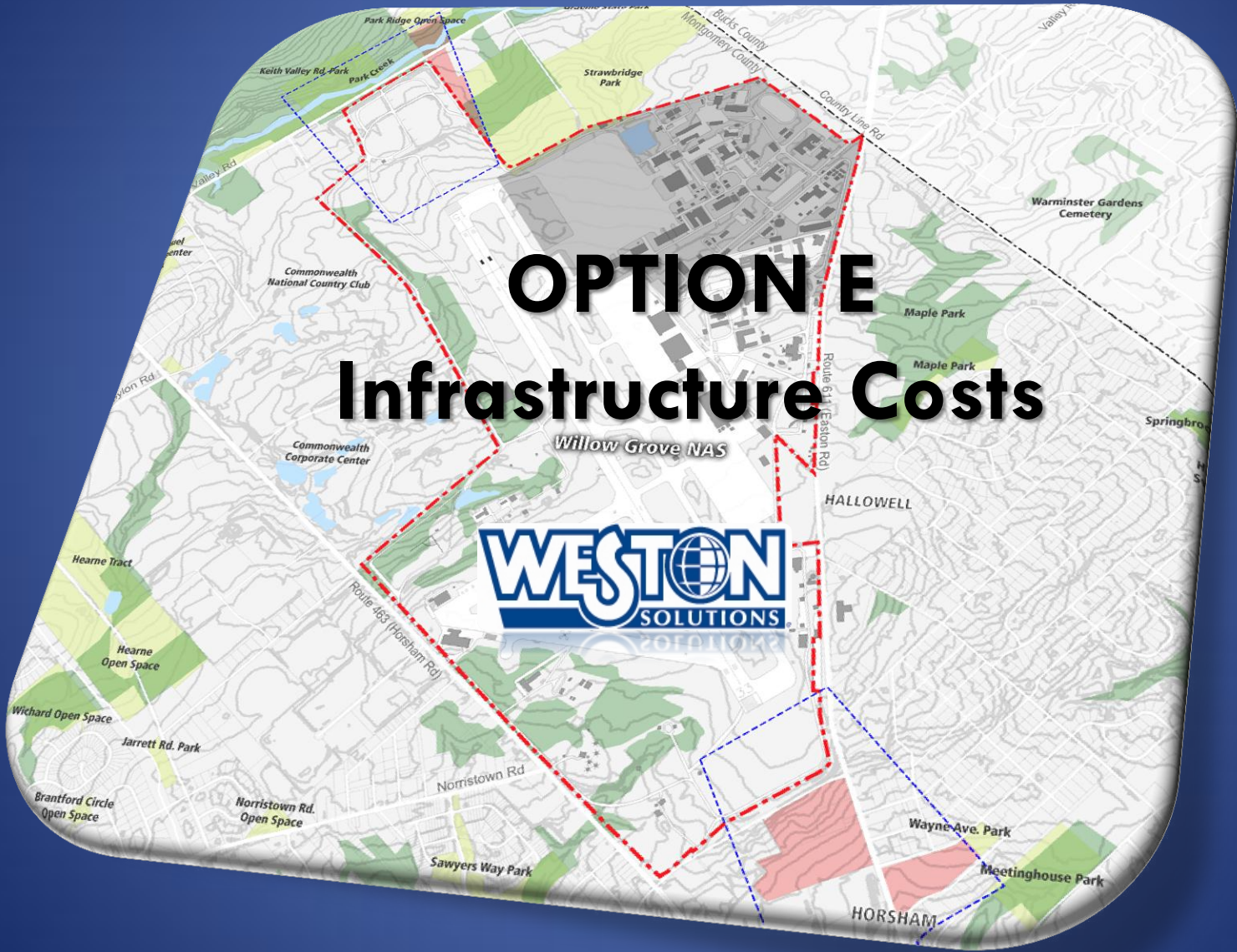
SYSTEMWIDE IMPROVEMENTS



- **Implementation of Adaptive Signal Technology**
- **Improved Access Control**
- **Widening of County Line Road**
- **Widening of Easton Road north of Blair Mill Road**
- **Maple Glen Triangle**
- **Horsham Road to Route 202 Parkway**
- **Easton Road to Route 202**
- **PA Turnpike Interchange**

OPTION E

Infrastructure Costs



UTILITIES/INFRASTRUCTURE COSTS

Type of Infrastructure	Length (ft)	Width (ft) of paving	Area of paving (sf)	Area of paving (sy)	Costs [1]
PUBLIC INFRASTRUCTURE COSTS					
Roads					
Runway Blvd	13,107	70	917,490	101,943	\$4,802,550
Privit Road Connection	6,669	60	400,140	44,460	\$2,094,511
Precision Road Connection	5,603	60	336,180	37,353	\$1,759,716
Norristown Road Connection	3,019	70	211,330	23,481	\$1,106,195
Total Roads	28,398				\$9,762,972
Curbs	56,796				\$1,249,512
Stormwater Retention Pond	1				\$2,400,000
Water Mains	28,398				\$7,099,500
Water Storage Tank (850,000 gal)	1				\$2,000,000
Sewer Mains	28,398				\$9,939,300
Runway Demolition	---				\$17,000,000
Building Demolition	---				\$15,000,000
Total Public Infrastructure Costs					\$64,451,284
PRIVATE INFRASTRUCTURE COSTS					
Internal Collector Streets	99,369	30	2,981,070	331,230	\$15,604,245
Curbs	198,738				\$4,372,236
Interior Water Lines	99,369				\$24,842,250
Interior Sewer Lines	99,369				\$34,779,150
Total Private Infrastructure Costs					\$79,597,881

OPTION E Environmental Constraints



ENVIRONMENTAL CONSTRAINTS TO DEVELOPMENT

Site	Description	Containing Land Use	Constraints
1	Privet Road Compound Groundwater	Parks, Retail, Recreation Center	Development of parks or pedestrian trail in the area should not be affected by LUCs or site contamination. If a habitable building were built, then a vapor mitigation system may need to be installed.
2	Antenna Field Landfill	Conservation Park/Office	No constraints
3	Ninth Street Landfill	Parks, Office Park	Development may be impeded by soil cap, or access to treatment equipment and groundwater monitoring wells to track the progress of remediation. A vapor mitigation system may need to be installed.
4	North End Landfill	Parks and Open Space	No constraints
5	Fire Training Area	Office Park/Golf Course	Development may be impeded by the need to maintain integrity of groundwater monitoring/injection wells to implement and track the progress of remediation. If a habitable building were built, then a vapor mitigation system may need to be installed.
6	Abandoned Rifle Range 1	Office Park	No constraints
7	Abandoned Rifle Range 2	Parks and Open Space	No constraints
8	Abandoned Fuel Tank	Office Park	No constraints
9	Steam Plant Building	Air Guard Station	No constraints
10	Navy Fuel Farm	Air Guard Station	No constraints
11	Aircraft Parking Apron	Air Guard Station	No constraints
12	South Landfill	Town Center, Office, Parks, Apartments	Development may be impeded by access to treatment equipment, soil cap, groundwater monitor wells, and/or injection wells. A vapor mitigation system may need to be installed.



Keith Valley Rd. Park

Strawbridge Park

County Line Rd.

NAS Site #4

Horsham Air Guard Station

NAS Site #1

NAS Site #9

NAS Site #7

NAS Site #10

NAS Site #11

Samuel Carpenter Park

Commonwealth National Country Club

Maple Park

Babylon Rd.

Route 611 (Easton Rd.)

HALLOWELL

Route 463

3

Herne Tract

W. Morland Ave.

5

Herne Open Space

12

Wichard Open Space

NAS Site #6

Maple Ave.

Jarrett Rd. Park

Norristown Rd.

NAS Site #8

NAS Site #2

Bradford Circle Open Space

Wayne Ave Park

Meetinghouse Park



The map shows the Willow Grove NAS area with several colored overlays: a red dashed line outlining a large central area, a blue dashed line outlining a smaller area to the west, and a red solid area to the south. Labels on the map include: Park Ridge Open Space, Keith Valley Rd. Park, Park Creek, Strawbridge Park, Bucks County, Montgomery County, Country Line Rd, Warrminster Gardens Cemetery, Maple Park, Commonwealth National Country Club, Commonwealth Corporate Center, Hearne Tract, Hearne Open Space, Wichard Open Space, Jarrett Rd. Park, Brantford Circle Open Space, Norristown Rd. Open Space, Norristown Rd, Sawyers Way Park, Wayne Ave. Park, Meetinghouse Park, HORSHAM, and Willow Grove NAS.

OPTION E

Economic and Fiscal Impacts

RKG

EMPLOYMENT AND PAYROLL IMPACTS

Employment Generating Uses	Jobs
CCRC Med Office/Amenities	36
Hotel/Conference	96
Town Center Retail/Service/Restaurants	1198
Town Center Office	261
Movies/Entertainment	30
Regional Recreation Center [1]	30
Office Park	4652
Retail	481
School [1]	218
Aviation Museum [1]	10
Assisted Living/Nursing	40
BCHG	5
Total Employment at Buildout	7057

Annual Payroll: \$457 million

FISCAL IMPACTS OF OPTION E

Total Net Fiscal Impacts

NAS-JRB Preferred Redevelopment Plan

Land Use	Revenue	Expenditure	Net Impact
RESIDENTIAL			
Large Lot Single Family	\$1,461,018	\$1,119,264	\$341,754
Small Lot Single Family	\$1,563,651	\$602,443	\$961,208
Townhomes	\$2,951,139	\$3,877,782	(\$926,644)
Apartments	\$904,796	\$1,675,667	(\$770,871)
Town Center Apartment/Condos	\$348,545	\$566,721	(\$218,176)
Independent Living	\$563,399	\$78,086	\$485,313
Assisted Living/Nursing	\$266,342	\$46,323	\$220,020
Total Residential	\$8,058,889	\$7,966,285	\$92,604

The current mix of residential development results in a near breakeven fiscal impact

FISCAL IMPACTS OF OPTION E

COMMERCIAL

CCRC Med Office/Amenities	\$56,047	\$3,821	\$52,226
Hotel/Conference	\$338,311	\$24,686	\$313,625
Town Center Retail/Service/Restaurants	\$456,411	\$29,909	\$426,502
Town Center Office	\$160,955	\$9,615	\$151,340
Movies/Entertainment	\$114,796	\$8,431	\$106,365
Office Park	\$4,264,607	\$274,434	\$3,990,173
Retail	\$199,293	\$13,193	\$186,101
Total Commercial	\$5,590,420	\$364,090	\$5,226,331

OTHER USES

Regional Recreation Center	\$882	\$18,427	(\$17,545)
Housing for Homeless	\$375	\$168,490	(\$168,114)
School	\$17,933	\$30,024	(\$12,091)
Aviation Museum	\$294	\$14,081	(\$13,787)
Park/Open Space	\$0	\$0	\$0
Total Other Uses	\$19,485	\$231,022	(\$211,537)
TOTAL NET IMPACT	\$13,668,795	\$8,561,397	\$5,107,398

Net Fiscal Impact: \$5.1 million at Build-out



OPTION E
Property Conveyance
Recommendations

The map shows a topographic view of the Horsham area, including the Horsham Airport and surrounding residential and commercial zones. A large area in the center is outlined with a red dashed line, indicating the primary property conveyance recommendations. Several other areas are outlined with blue dashed lines, representing secondary or alternative recommendations. Key locations labeled on the map include Strawbridge Park, Commonwealth National Country Club, Hearne Tract, and the town centers of Hallowell and Horsham. Major roads such as Route 463 (Horsham Rd) and Route 611 (Horseshoe Rd) are also visible.

PROPERTY CONVEYANCE METHODS

- Public Benefit Conveyance – For public purposes such as: education, public safety & open space/parkland, etc. Often at no cost to the recipient but must have Federal sponsor.
- Economic Development Conveyance – Must create sufficient employment to justify EDC. Generally requires fair payment for the property but may be below market value. Value based on proposed reuse plan

PROPERTY CONVEYANCE METHODS

- Negotiated Sale – A negotiated sale can only be transacted with a public body if a public benefit, which would not be realized from a competitive advertised sale or authorized PBC. Must pay fair market value
- Public Sale - If the LRA, after preparing a redevelopment plan, determines it is in the best interest of the community not to be directly involved in redeveloping the site, it can recommend that the Navy dispose of the property through a public sale. Township controls through zoning

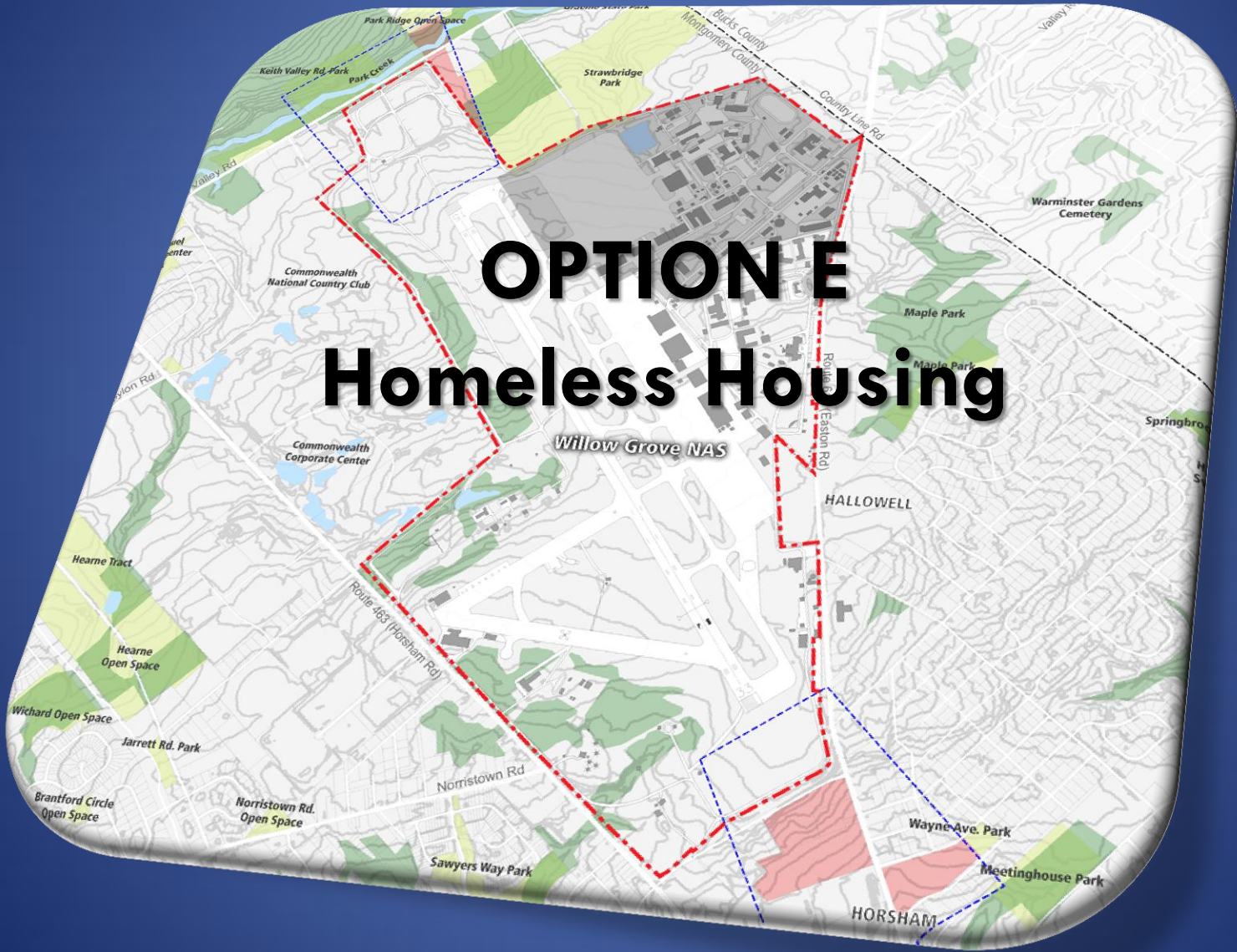
PROPERTY CONVEYANCE METHODS

- Conveyance to Homeless Providers - Consideration must be given to potential use of the property to provide housing and/or services for the homeless. Property that has been identified for potential use to the homeless can then be conveyed to either an organization or the LRA itself. If the property is conveyed to the LRA, it must then make it available to the homeless provider for no cost.

CONVEYANCE RECOMMENDATIONS

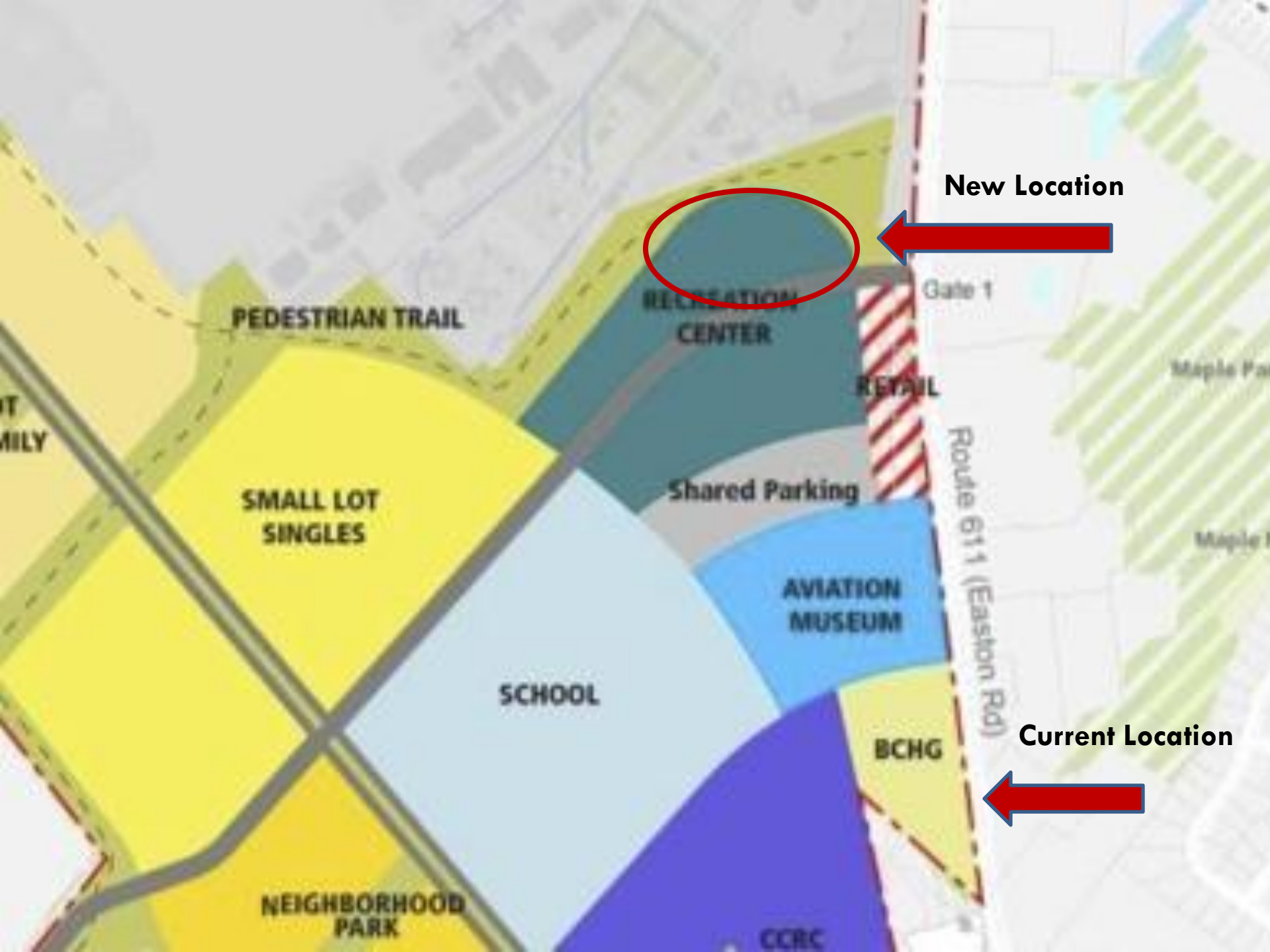
- **Proposing to Acquire the Entire Property Through an Economic Development Conveyance (EDC)**
- **HLRA will Seek to Negotiate Best Price for the Property Based on Reuse Plan**
- **The Value Could be Less than Fair Market Value or Discounted for Various Reasons**
- **Consideration to the Navy can be Paid in Various Ways**
- **Property is Conveyed after Environmental Cleanup**
- **Non-Tax Base Generating Uses (i.e., open space, recreation nonprofit, PBCs, etc.) not Included in Value Consideration**
- **EDC Offers Maximum Flexibility and Protection to the Community**
- **Acceptance of the Redevelopment Plan does not Commit the Township to Take Further Actions. You can Change Course if the Deal is not Acceptable**

OPTION E Homeless Housing

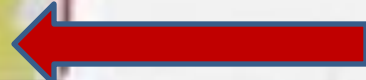


Homeless Housing

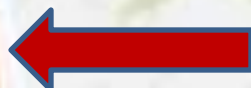
- **On-going Negotiation with On-going NOI Applicant**
- **Currently Investigating Alternative Site Location Adjacent to Military Enclave North of Privet Road Crossing**
- **Original Request for 105 Units of Permanent Supportive Housing. Currently Negotiating a Lower Number of Units/Beds**
- **Navy Lodge Site Not Viewed as Best Location**
- **Need to Negotiate a Legally Binding Agreement**

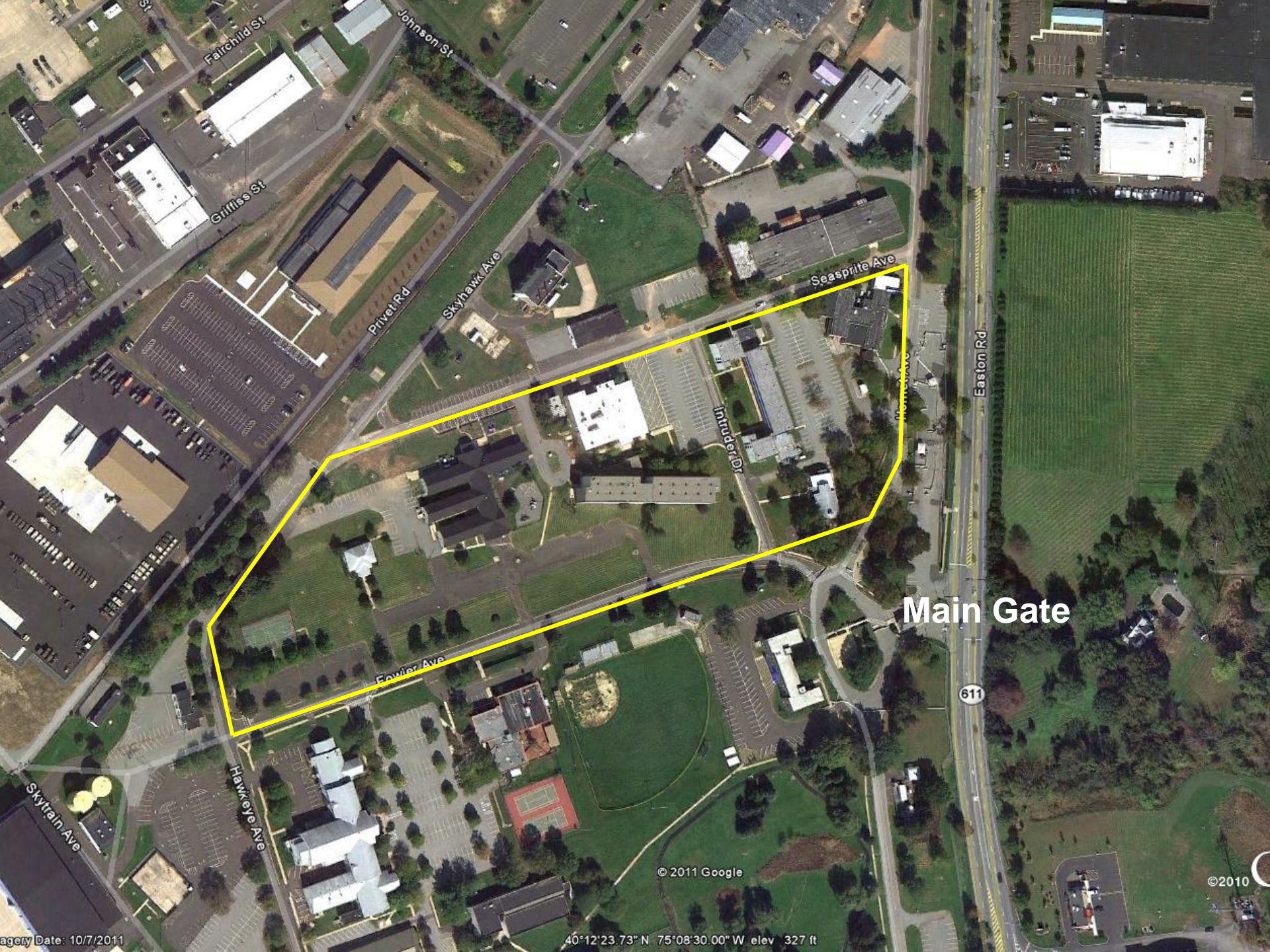


New Location



Current Location





Fairchild St
Johnson St
Griffiss St

Privet Rd

Skyhawk Ave

Seasprite Ave

Intruder Dr

Fowler Ave

Hawkeye Ave

Skytrain Ave

Easton Rd

611

Main Gate

© 2011 Google

© 2010

Agency Date: 10/7/2011

40°12'23.73" N 75°08'30.00" W elev 327 ft

Typical Housing Units Built By The Reinvestment Fund (TRF)



OPTION E

Public Comments





HORSHAM TOWNSHIP AUTHORITY FOR NAS-JRB WILLOW GROVE
WEDNESDAY • FEBRUARY 15, 2012 • 7:00 P.M.

MEETING AGENDA

- **Call to order and Pledge of Allegiance**
- **Opportunity for questions and comments**
- **RKG Presentation of Draft NAS-JRB Willow Grove Redevelopment Plan and Homeless Assistance Submission**
- **Approval of the Meeting Minutes: January 18, 2012**
- **Executive Directors Report**
- **Solicitor's Report**
- **Bills and Communications: Approval of list of checks**
- **New Business**
- **Next HLRA Board Meeting: Wednesday, March 21, 2012 at 3:00PM at the Horsham Township Community Center**