

# NOTICE OF INTEREST (NOI)

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*This document contains a summary of each Notice of Interest (NOI) submitted by applicants.*

HLRA – Horsham Township Authority for NAS-JRB Willow Grove

NOI's Submitted: March 22, 2011

ACTS Retirement-Life Communities, Inc. (the “Applicant”), a Pennsylvania nonprofit corporation that has been in operation for 40 years, has an interest in the developing a new continuing care retirement community (“CCRC”) on approximately 60 to 80 acres of vacant land on a portion of the current Naval Air Station Joint Reserve Base at Willow Grove site. The Applicant anticipates that such a development would be similar to a typical CCRC it generally develops, owns and operates, such as, in Pennsylvania, Spring House Estates, Normandy Farms Estates and Brittany Pointe Estates in Montgomery County and Southampton Estates in Bucks County, and others located in Pennsylvania and throughout the eastern portion of the United States, subject to appropriate approvals of all parties (including the Applicant and required governmental authorities and agencies). The exact size, structure, configuration and the like would be subject to discussions, review and approval of the parties. The Applicant, along with its controlled affiliates, currently owns and operates 23 CCRC’s.

A typical Applicant-developed CCRC is developed in phases in a campus setting on approximately 60-80 acres of ground. Each has, when completed, on average, approximately 300-350 independent living units (generally in 2 or 3 floor garden-style along with cottages), 40-60 assisted living units and 60 skilled nursing beds, central facilities (including central dining room) and ancillary structures and amenities.

This is to summarize the interest of our non-profit organization, America Responds With Love, Inc., in working with the Horsham Township Authority for the Naval Air Station Joint Reserve Base.

1. America Responds With Love would be interested in utilizing donated storage space at the Naval Air Station Joint Reserve Base. We could utilize upwards of 20,000 square feet of space to store a variety of donated products to be utilized by people truly in need, including homeless families, domestic violence victims, disaster victims, and handicapped individuals. These products would include books, computers, furniture, and other items needed by people truly in need.
2. America Responds With Love would be interested in utilizing between 5 acres and 15 acres of land to grow flowers at the Naval Air Station Joint Reserve Base. The flowers would be grown and harvested at the Respond with Love Farm – Horsham and eventually re-planted at public locales throughout the region.
3. America Responds With Love would be interested in securing ownership of 10 acres of land to have Respond With Love Homes built for handicapped military veterans and other handicapped people truly in need. A total of up to 40 affordable, handicapped-accessible houses would be sold as owner-occupied, single-family houses.

We would welcome working with the Horsham Township Authority for the Naval Air Station Joint Reserve Base.

ATG Learning Academy, founded in 2005, is a private non-profit co-educational school servicing students with learning disabilities in grades 1-12. We are licensed through the Pennsylvania Department of Education and follow the state curriculum. Our student base draws from 13 different school districts in Bucks, Montgomery, and Philadelphia counties. Each student typically comes to ATG after having failed to succeed in a regular academic setting, with the range of adaptations traditionally offered to students with learning disabilities. ATG maintains a 1:4 teacher/student ratio in all academic classes.

In the fall of 2010, ATG Learning Academy introduced an innovative program based on cognitive neuroscience called the Arrowsmith Program. This program, which originated in Canada 30 years ago, seeks to remediate learning disabilities utilizing the concept of neuroplasticity, or the understanding that the brain changes and grows with stimulation. Currently ATG Learning Academy is 1 of just 14 schools nationwide to offer the program and the only school in Pennsylvania. We began with 10 students and based on its success thus far, plan to expand the program, and we are receiving inquiries internationally.

The demand for the services ATG Learning Academy provides through our customized education has increased to the point where the planning of opening a second site and/or a larger facility is required.

ATG Learning Academy is presently renting a building in an industrial park in Warminster, Pa. Although the space is currently sufficient we are limited in our ability to modify the building to meet the needs of the school. This limitation pertains to both academic (student enrollment and course expansion) and environmental constraints.

Our NOI requested Building #677 of the proposed property as it provides the additional space for the school to grow and provides excellent educational opportunities to the students in our communities. The building design will house our entire organization including administration, academic and support staff; a computer center; lunchroom; staff lounge; health room; multi-purpose room; library; Arrowsmith (possibly two) and academic classrooms in an educational style campus versus our present industrial setting. Based on our stated goals of maintaining the 1:4 teacher/student ratio and building #677's design, ATG Learning Academy expects only minor material changes to the current layout.

The Notice of Interest (NOI) submitted by the Bucks County Airport Authority would create “The Pitcairn Aviation Business Center” (PABC) which will be a general aviation airport utilized by personal and business aircraft operators. This does not include scheduled passenger or freight airline aircraft. There are no plans for any type of commercial scheduled airline or air freight service.

Phase 1 would consist of 536 acres which includes the runway and the two concrete tarmac areas along with the aviation related buildings on the Northeast side of the runway. It would not include the larger concrete tarmac area or aviation related buildings on the north-northeast end of the runway.

Phase 2 would consist of 145 acres, on the southeast side of the existing airport. It would border the runway, Maple Ave., Horsham Road and Commonwealth National Golf Club. It would be utilized for corporate offices and hangars.

The PABC will become a magnet for quality business organizations who seek to locate new business units in Horsham Township and Bucks and Montgomery Counties. The PABC will form the core foundation which will attract new businesses to locate their headquarters and/or regional offices in the region.

A homeless assistance conveyance proposal submitted jointly by Bucks County Housing Group, Inc., Genesis Housing Corporation, and TRF Development Partners, Inc. requests buildings and property to create 105 permanent supportive housing rental units for homeless families on 3 sites. The project would also create offices for social services to help residents achieve maximum self-sufficiency. The target population is veterans and persons with disabilities who require support to live independently as possible in a permanent setting. The project proposes to rehab 5 single homes and the Navy Lodge for use as housing units; rehab the Navy Exchange for use as social service office, management and community space; and construct new housing units on 2 additional parcels.

Located at the Northwest corner of the current Naval Air Station Joint Reserve Base is an area of approximately 52 acres which has been the base of operations for the Army Reserve. This area would be transformed into a park area including walking paths, trees, bushes, and the base for DVHAA operations, restorations, displays, educational facilities, library and programs, as well as public functions. This site is very well suited for public access from Horsham Rd. as a gated entryway already exists. Connections to utilities are close to this area. As a result, the site is well ideal for low cost startup expenditures. This site allows for relatively fast occupancy by DVHAA on short notice and is close to turn-key.

This facility includes a 120 foot deep by 160 foot wide hanger, an approximately 40,000 sq. ft., a two (2) story administration building, a six (6) bay motor pool maintenance building, associated parking lots and a paved aircraft ramp.

The hanger is a pre-engineered steel structure with gas radiant heat, sprinklers, hi-bay halide electric lighting and ancillary interior bathroom and offices. Additional building designs would be consistent with the proposed structures in the DVHAA vision previously presented to Horsham Twp. These buildings would be added in modular fashion for expansion.

The administration building is masonry construction with steel bar joist concrete deck for the second floor with steel bar joist and insulated rubber membrane roof system. Environmentally the building is serviced by a gas-fired hot-air system and entirely sprinklered.

Access is by a main gate located on Horsham Road with ample cart ways and parking.



This park area is the existing DVHAA museum building plus the extended property both north and south along Rt-611 and back to and including the current Hobby Shop building. The site is approx. 13.9 acres. Connections to utilities would be required from along Rt-611.

The entry to this space will be either the current museum entrance on Rt.-611, and/or through what is now the main base entrance to the parking area to the north of the museum building. Estimated parking is for 90 vehicles. The Navy Exchange building could be used for offices, library and artifact displays. An additional building, if needed, would be steel construction on the area behind the existing museum building. The new building would be used for restoration, classrooms and display space in addition to the existing museum building, with some aircraft displayed inside and outside.



Additional plantings and walking paths would be added to develop this site as a park area.



This park area includes the current Navy Hangar, located along Skytrain Avenue, which would be retained for restoration and display of aircraft plus office space, library, classrooms and museum artifacts, with some aircraft displayed outside. This site is approx. 32.4 acres.

The building is approx. 165 feet deep, 475 feet wide and approximately 78,375 sq. ft. A second building on this plot is approx. 160 feet deep, 220 feet wide and approximately 35,200 sq. ft. Estimated parking available would be for 85 vehicles. The area now occupied by Hangar 80 would be cleared for future building expansion and/or additional park area. Entrance to this area would be via the existing roads leading from the existing base main gate area.

Connections to utilities will be an expensive challenge due to the central location of this area on the Naval property. Access to utilities connections is some distance away and could prove problematic. Demolition of Hangar 80 also presents a considerable expense.

Additional planting and walking paths would be added to the park area, although much of this site is currently nonporous surfaces, which could limit planting options.

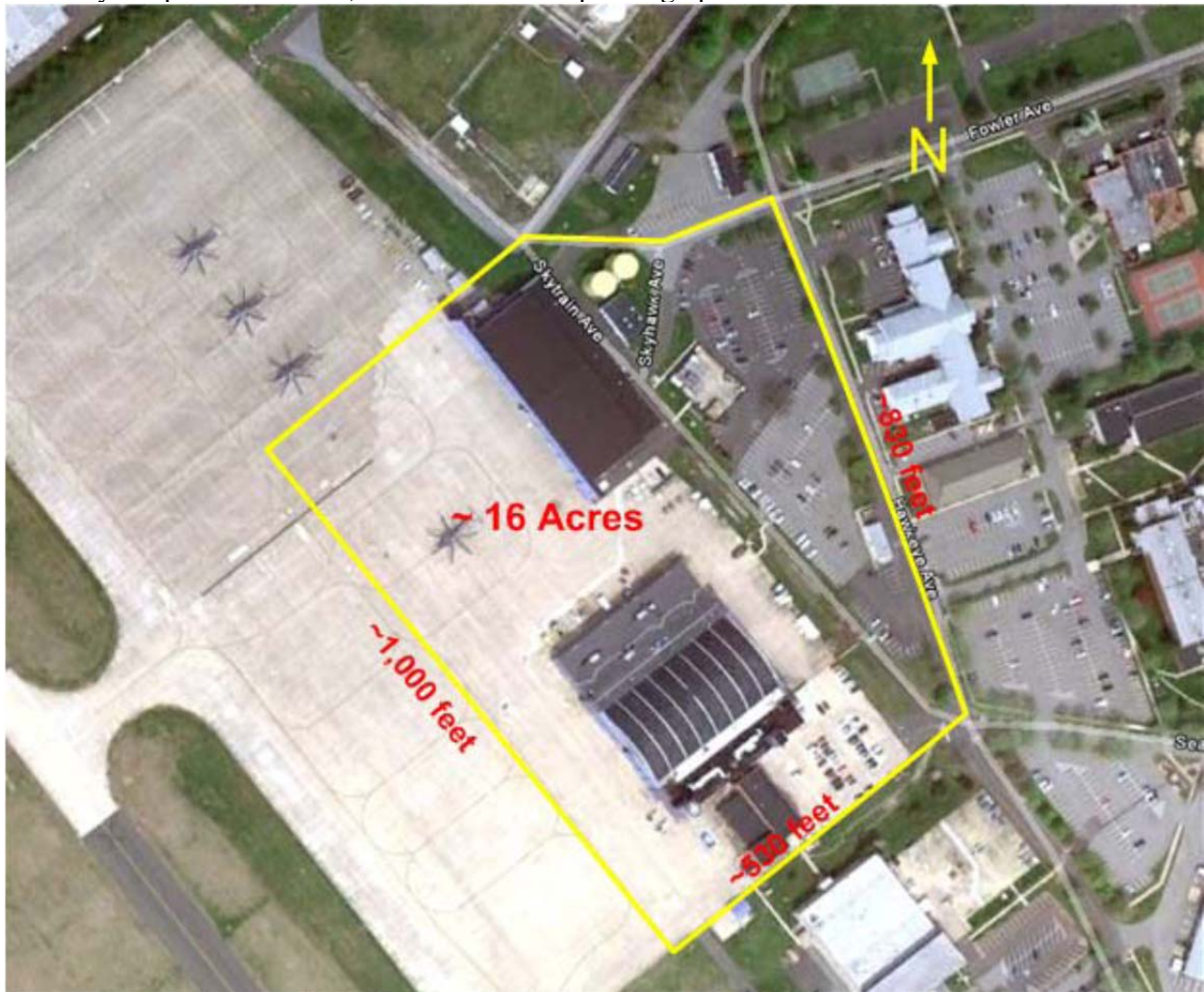


This park area includes the current MAG Hanger, located along Hawkeye Avenue, which would be retained for restoration and display of aircraft plus office space, classrooms, library and museum artifacts, with some aircraft displayed outside. This site is approx. 24.9 acres.

This building is approx. 150 feet deep, 300 feet wide and approximately 45,000 sq. ft. Estimated parking available would be for 150 vehicles. The area now occupied by Hangar 80 would be cleared for future building expansion and/or additional park area. Entrance to this area would be via the existing roads leading from the existing base main gate area.

Connections to utilities will be an expensive challenge due to the central location of this area on the Naval property. Access to utilities connections is some distance away and could prove problematic. Demolition of Hangar 80 also presents a considerable expense.

Additional planting and walking paths would be added to the park area, although much of this site is currently nonporous surfaces, which could limit planting options.



This park area located at the southern end of the Naval property would require construction of new buildings and facilities accompanied by the related costs of development and construction. This area is historically the site of the Pitcairn Autogiro facilities. The site is approx. 156 acres.

The building designs would be consistent with the proposed structures in the DVHAA vision previously presented to Horsham Twp. These buildings would be added in modular fashion for expansion. The initial building would be designed to house the offices, classrooms, library and museum artifacts plus space for inside display of aircraft, with some aircraft displayed outside. This building would be approx. 120 feet deep, 160 feet wide and approximately 40,000 sq. ft. Parking would be designed to allow for 75 to 100 vehicles with the area being accessed via the existing perimeter road. A second structure would house the aircraft restoration facilities.

Connections to utilities will be an expensive challenge due to the location of this area on the Naval property. Access to utilities connections is some distance away, either along Rt-611 or Horsham Road.

Additional planting of trees and bushes, and installation of walking paths would be added to develop the park area. This site is a basically a blank slate able to accommodate many options.



The notice of interest (NOI) submitted by ESI Equipment, Inc. is for use of property at the Naval Air Station Joint Reserve Base Willow Grove, Montgomery County, Pennsylvania after the base closing later in the year 2011. The intent is two-fold: First to develop a national training and research center in rescue techniques for entrapped occupants post automobile crashes; and secondly, to house a current respected and thriving business dedicated to rescue equipment sales, service, training and installations.

This project would be a cooperative private business – local/state/federal government arrangement that would be to the benefit of all public emergency service sectors, military providers and end-users. The center would support best practice research of advanced extrication techniques on modern vehicle construction and training of instructors and rescuers throughout the US.

The buildings and property requested in this NOI are the following:

- 1) Facility #608 – Fire and Rescue Station
- 2) Facility #650 – Haz Flam Material Storage
- 3) Approximately 6 – 10 acres of ground and improved surfaces surrounding the properties

The property would be used for the proposed training center and also for general business operations. The area on the non-air field side would be left as general parking and entry into the facilities. The airfield side aprons would be used for storage of vehicles intended for training and for scenario evolutions during actual training exercises.

Please review the entire NOI submittal for detailed information on the request.

Greater Philadelphia Search and Rescue seeks the approval of Horsham Township Authority to utilize the existing fire station (Building 608) at Willow Grove NAS as a permanent base to headquarter and stage our personnel, equipment, training and administration. A deed transfer to GPSAR is not requested. We will coordinate with FEMA to sponsor the conveyance and with the appropriate local agencies to take title. We envision mutual benefits from sharing the space with other emergency functions if such a cooperative arrangement is workable and preferable.

GPSAR's mission is to provide search and rescue services through a professionally trained team on call at all times. We have served Southeastern Pennsylvania, as well as New Jersey, Delaware and beyond for over 30 years. Our primary call out area covers over 4 million people in a region of over 2000 square miles. GPSAR is an all-volunteer 501(c)3 non-profit organization with 40+/- members.

**Building/Property Requested:**

The Hatboro-Horsham School District is requesting 60 acres of the NAS-JRB (Naval Air Station Joint Reserve Base) property.

**Intended use of the Requested Building/Property:**

The Hatboro-Horsham School District intends to use the property for the construction of new educational and/or educational support facilities and athletic fields. The district recently commissioned a Comprehensive Feasibility Study to determine facility needs. The study found that the district needs to invest funds in improving facilities to provide for current and projected educational program needs and to improve inefficiencies in plant operation costs and building utilization. Construction of new educational facilities at the NASJRB will provide buildings that better align with current educational philosophies and provide better, more efficient environmental conditions. Construction of these new facilities may allow the district to retire facilities with old inefficient infrastructures.

The study also found that the district's administration building is extremely undersized and its athletic fields are over utilized. Space has also been requested to help alleviate these situations.

Current school and community usage of the nine athletic fields on the high school site range from 85 -320 events. A typical well maintained athletic field can usually handle 50-55 events annually. Additional athletic fields are needed to alleviate the wear and tear on the existing fields.

The current administration building is undersized and not fully code compliant. A new facility can better address accessibility issues and provide adequate space for all of the district's management services.

The full impact of the redevelopment of the NAS-JRB property on the enrollment of the school district is impossible to predict at this point in time. Construction of new facilities on NAS-JRB property will allow the school district to correct current educational and infrastructure deficiencies while providing flexibility for potential growth resulting from the redevelopment of the base.

## Horsham Township – Building 608

Horsham Township proposes to acquire approximately 1.83 acres of property at the former Naval Air Station/Joint Reserve Base (NAS-JRB) Willow Grove, PA for use by its Office of Emergency Management through the Federal Emergency Management Agency’s Surplus Federal Real Property Public Benefit Conveyance Program.

The Township is requesting transfer, through the public benefit conveyance process, of Building 608 and certain parking areas and laydown areas immediately adjacent to Building 608. These areas are included in the 1.83 acreage total.

The redevelopment plan of the former NAS-JRB Willow Grove base is still being developed by the Horsham Township Authority (HLRA). The exact nature of the reuse is not currently known at this time. However, it may include a combination of industrial, commercial and/or residential uses which would add additional demands on the Township’s emergency management system. In order to provide adequate response to the new community members, an additional fire/rescue/emergency response location may be necessary.

Building 608, which is the current NAS-JRB Willow Grove Fire House, is designed to house an emergency response function. It is ideally suited for adaptation to the Township’s needs. Exact details on changes required, if any, will be determined after an engineering evaluation performed by the Township.



## Horsham Township – Roadways & Easements

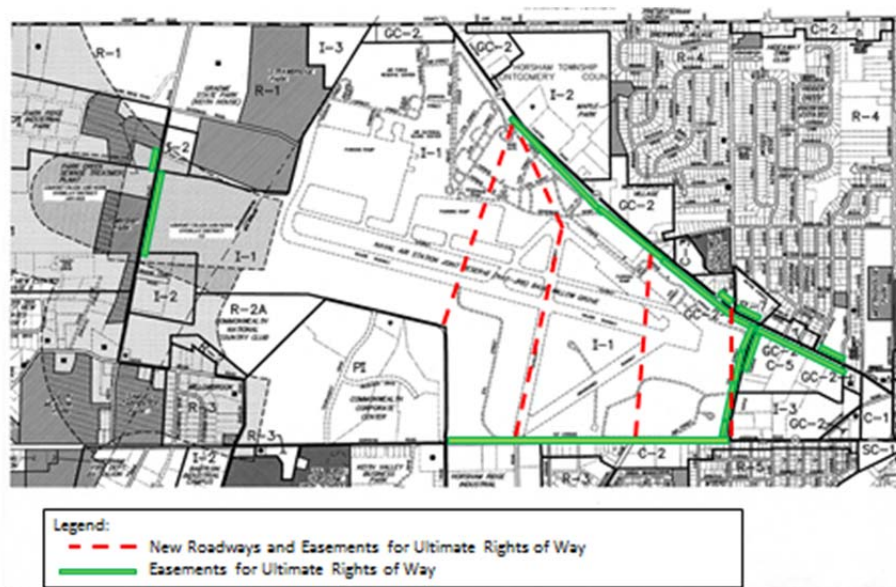
Horsham Township proposes to acquire an unknown amount of property at the former Naval Air Station/Joint Reserve Base (NAS-JRB) Willow Grove, PA for potential future use by the Township through a public benefit conveyance the Department of Transportation Federal Highway Administration for public roads and streets.

Since the exact nature of the redevelopment plan is still being determined, the exact routing of the roadways cannot be detailed. However, the potential roadways can be described as follows:

- Connect Privet Road (south west of Horsham Road) to the NAS-JRB Willow Grove Main Gate
- Extend Precision Road (south west of Horsham Road) towards the current NAS-JRB Willow Grove Fire House and then towards the Main Gate
- Connect Norristown Road (south west of Horsham Road) to Moreland Avenue (north east of Easton Road (Route 611)
- Extend/reconfigure Maple Avenue (east of Horsham Road) to connect directly with Maple Avenue (east of Easton Road (Route 611)

Horsham Township is also requesting dedication of all easements for the ultimate rights of ways along certain sections of existing roadways currently bordering the Navy property. The request involves all easements along the below detailed roadways:

- East side of Horsham Road (from Maple Avenue to Privet Road)
- North side of Maple Avenue (from Horsham Road to Easton Road)
- South side of Maple Avenue (along Tax Map Parcel Block 030 Unit 3)
- West side of Easton Road (along boundary of Tax Map Parcels Block 030 Unit 1, Block 030 Unit 16, Block 030 Unit 15, Block 030 Unit 14, Block 030 Unit 46, Block 030 Unit 013 and Block 030 Unit 052)
- East side of Easton Road (along boundary of Tax Map Parcel Block 037 Lot 2 Unit 002)
- West side of Easton Road (from Maple Avenue to County Line Road)
- South side of Keith Valley Road (along NAS/JRB Willow Grove perimeter)
- North side of Keith Valley Road (along boundary of Tax Map Parcel Block 15-C Lot 14)





Horsham Township proposes to acquire approximately 128 acres of property at the former Naval Air Station/Joint Reserve Base (NAS-JRB) Willow Grove, PA for use in the Township's Park and Recreation Program through the Department of Interior's Federal Lands to Parks Program. The property will be owned by Horsham Township.

The requested property consists of six separate parcels:

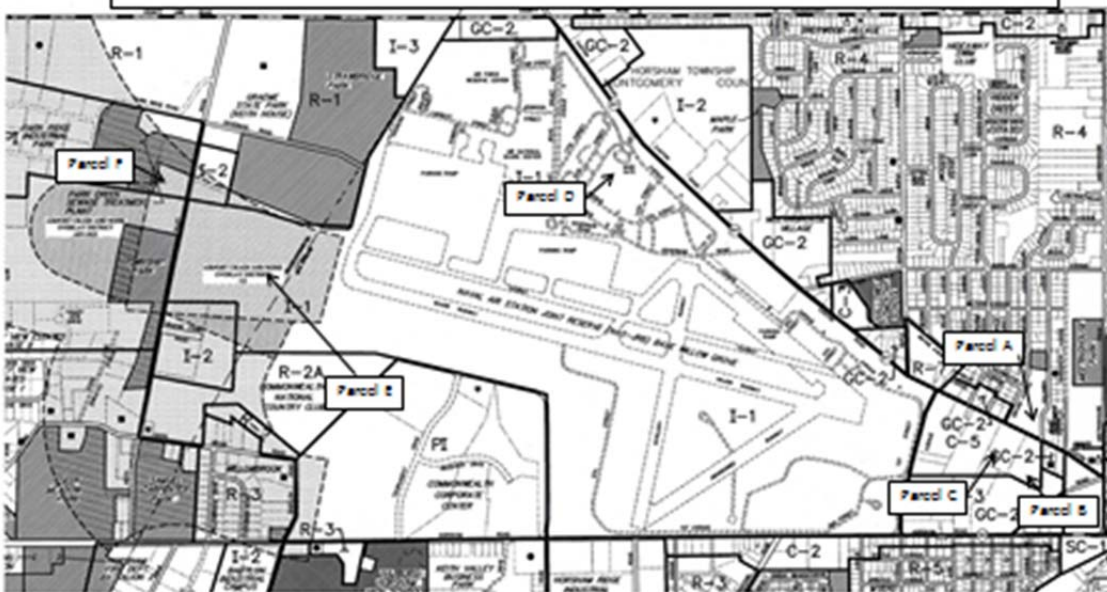
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| Parcel A | 8.1 acres (approximate)   | Located east of Easton Road between Girard and Columbia Avenues                |
| Parcel B | 6.282 acres (approximate) | Located west of Easton Road (in Navy Clear Zone)                               |
| Parcel C | 6.171 acres (approximate) | Located west of Easton Road (in Navy Clear Zone)                               |
| Parcel D | 9.2 acres (approximate)   | NAS-JRB Willow Grove Ball field, Tennis Courts, Hockey Rinks and Walking Trail |
| Parcel E | 93.6 acres (approximate)  | North of Runway  |
| Parcel F | 4.66 acres (approximate)  | North of Keith Valley Road   |

Horsham Township is interested in the development of the six parcels of park and recreation areas – specifically the wooded areas and other open spaces. The former Naval Air Station Joint Reserve Base (NAS-JRB) Willow Grove base lies in a populated suburban area consisting of wooded areas, parks, residential developments, industrial and commercial complexes and golf courses. The Township also anticipates utilizing the property lying on the outskirts of the former base as a buffer to development and to provide access through walkway and bicycle paths to other parks and recreational facilities in the area.

The Township's goal is to form a partnership with incoming users to create facilities which will complement both economic development and community needs. Ultimately, as the property involved in the economic development of this parcel evolves, the Township would be most interested in a cooperative agreement between the Township and these entities for the development and use of recreation facilities.

The Township plans to preserve and maintain as much of the open space and wooded area as possible. Each parcel will be studied to determine the potential to address storm water problems that may be prevalent on or adjacent to particular locations on site. The acquisition of six parcels allows the Township to continue our quest to preserve open space, provide additional recreation areas, and compliment future development in the Township.

Horsham Township – Notice of Interest – Parks and Recreation Department  
Summary Map



The Horsham Water & Sewer Authority has submitted a Notice of Interest for a Public Benefit Conveyance of surplus property at the Naval Air Station Joint Reserve Base (NAS-JRB). For purposes of potentially operating and maintaining all water storage and distribution facilities and sewage collection facilities of the former NAS-JRB, the Authority has requested easements for those areas of ground which contain those facilities. Additional easements both within the confines of the NAS-JRB facility as well as outside of the facility, were also requested in order to provide for wastewater conveyance and water distribution facilities to not only serve the surplus property but also to integrate the property with the Authority's existing water and sewer infrastructure.

The Authority has also requested an approximate five acre property located immediately adjacent to the Air Reserve Station for purposes of constructing an elevated water storage tank to provide water storage and pressure to the surplus property. This property is also proposed to accommodate a storage tank and pump system for a non-potable water system which could be utilized throughout the surplus property should the LRA and its committees deem the use practicable. The use of reclaimed water for non-potable needs will not only reduce the impact of sewage effluent to the Neshaminy Creek but will also serve to recharge the aquifer and reduce the amount of groundwater withdrawal from the Neshaminy basin.

Finally, to preserve the water quality and potential for utilization of the existing Navy wells to supply the surplus property and/or augment the Township's existing supply, an additional 1.25 acre easement has been requested. This easement area is to provide for that portion of the default zone 1 wellhead protection area surrounding those wells which falls within the surplus property.

The County of Montgomery seeks to preserve the runway at NAS/JRB and related acreage adjoining the runway sufficient to preserve the possibility of future uses of the runway for aviation other than operation of a general purpose airport. The County and its related governmental authorities have been given express statutory power by the State Legislature to acquire and maintain such a resource.

- a. Building 43, Recruiting in conjunction with building 22, C-9 warehouse would be able to be utilized immediately upon transfer to support our annual three-day Stand Down being held in Levittown. Building 43 would provide the needed administrative area for the thirty personnel in charge of planning and acquisition and building C-22 would be able to be utilized immediately upon transfer to store equipment, clothing and non-perishable food supplies used at our three day Stand Down as well as providing the same supplies for local emergency situations, i.e., fires, floods and other natural or man-made disasters.
- b. Building 172, BEQ#5 would be utilized to for SRO and MRO transient housing for homeless veterans. A better way to describe it is transient housing while we attempting to locate more permanent facilities for them. Occupants for building 172 will be single and male or female. Not having the opportunity to examine the building we cannot speak to families or any rehab that would be required to accommodate families. It is estimated that to complete all inspections, licensing and certifications this program may take six to nine months to come on line.
- c. Building 605, Navy Lodge would be utilized to house Stand Down corporate offices, VA Medical Centers Philadelphia and Coatesville medical and psychological services, family housing, both short and longer term, a day care center and individual residents in training programs or working programs. Providing medical and psychological services could be ready to go in a time frame of six to nine months. Housing of residents the same time frame.
- d. Building 601, Reserve programs would be utilized for a 30 bed drug and alcohol detoxification center under the auspices of VA Medical Centers Philadelphia and Coatesville. Estimated time for the program to become active twelve to eighteen months.
- e. Building 140, RESASWTRACEN would be utilized as an education and training center, we are in the process of contacting Bucks and Montgomery Technical Schools as well as Albright and Delaware Valley Colleges and Bucks & Delaware Counties Community Colleges to discuss course materials and instructor availability. We propose to establish a library that would serve our service recipients and the local community. Time frame to operation is dependent upon availability of our partners.
- f. Building 635, GSE would be utilized as a motor pool dispatch, repair and training center. Operations could commence immediately.
- g. A combination of Buildings 118, Ground Electronics Maintenance, 655, Dog Kennel, 651, Dog Kennel and 146, HF Beacon Shack and surrounding acreage, would be utilized as a facilities maintenance center, supply center for programs support and a recreational area for all residents in our programs.

Play and Learn is a regional, PA not-for-profit, early education and care organization founded in 1981. It operates 10 centers in Montgomery County with principal offices in Fort Washington, PA. The organization proposes to establish in the **former Marine Reserve Training Center Building #638 with 3-5 acres** a multi-purpose facility supporting the early education and care of children infant thru school age, higher education training programs in early education, organization administration, and general educational and recreational programs for young children.

Full time education and care enrollments could be 150 or more children. The facilities could house early intervention programs, summer programs for young children infants thru school age, support services for general education as well as storage, food preparation and maintenance activities of the organization. This facility could house in the future the entire administration of Play and Learn that would include administrative, development, financial and marketing personnel currently numbering approximately 25 persons. The organization would be establishing early education on-site teacher training programs and higher education opportunities in partnership with a local college or university.

The site should accommodate a generous, fenced ground and paved play areas and parking for staff, parents, vendors and visitors.

Other optional areas:

3-5 acres: **Quarters A on Maple Ave.** OR **a location on Horsham Road.**

To renovate and/or construct an early education and care center of 6,000 – 12,000 square feet for children infant thru school age with many of the elements as noted above.

**PROPOSED PROGRAM NARRATIVE**

The YMCA of Philadelphia & Vicinity is proposing to establish a Willow Grove YMCA Full-Day Child Care Facility and Regional Summer Day Camp for the Ambler Y, Hatboro Y and Abington Y. The purpose of the YMCA of Philadelphia & Vicinity Child Care and Day Camp programs is to encourage children to grow spiritually, mentally and physically.

**PROPOSED FACILITY USAGE**

Facility Required      Primarily Facility Number 638 – Marine Training Center and a minimum of 40 acres for Environmental Education and Summer Day Camp. Secondly Facility 660 – Naval Lodge and a minimum of 40 acres for Environmental Education and Summer Day Camp.

Facility Need            At this time the YMCA of Philadelphia & Vicinity does not own property that suits the needs of a YMCA Full Day Child-Care Center and Regional Day Camp Site. Additionally, the Y would not have the resources to purchase such a property. This site would help provide this much needed resource to the community and help expand our services in the community.