

# NAS-JRB Willow Grove Base Reuse Master Plan and Implementation Strategy

## Community Meeting #1



Horsham Township, PA

April 20, 2011



# Community Outreach

- Project Kick-off Meeting (February 7)
- HLRA Board Meetings
  - *Meet Before Major Project Milestones*
- Stakeholder Interviews
- HLRA Subcommittee/Focus Groups
- Open Public Workshops
  - **Community Meeting #1 (April 20)**
  - *Community Charrette (June 10-11)*
  - *Community Meeting #2*
  - *Public Open House*
- Expert Panel Forum
- Presentation to HLRA Board/Council



# Community Meeting Agenda

## I. Community Meeting Format

- A. NOI Update – Community Comment (15 Minutes)
- B. Presentation of Existing Conditions

## II. Public Breakout Session

- A. Identification of Key Issues
- B. Base Reuse Planning Principles

## III. Summary of Breakout Group Discussions

## IV. Next Steps

# Notice of Interest Submissions

- Act Retirement Life Community, Inc.
- America Responds with Love
- ATG Learning Academy
- Bucks County Airport Authority
- Bucks Co. Housing Group/ Genesis/TRF
- ESI Equipment of Horsham
- Greater Philadelphia Search and Rescue
- Hatboro-Horsham School District
- Horsham Township
- Horsham Water & Sewer Authority
- Play and Learn, Inc.
- Montgomery County
- Philadelphia Stand Down
- Wings of Freedom Museum (DVHAA)
- YMCA of Philadelphia

*New Private Retirement Community*  
*Storage Space , Misc. Services*  
*School for Learning Disabled Students*  
*Corporate Air Park*  
*Homeless Housing*  
*National Crash Rescue Training Center*  
*Fire Station for Training & Storage*  
*Land for Future School, Admin & Playfields*  
*Fire Station, Road R.O..W., & Parkland*  
*Utility Easements for Water & Sewer Lines*  
*Land and Buildings for School*  
*Airfield to Preserve Future Use*  
*Veterans' Services*  
*Aviation Museum*  
*Daycare Campus*

# NOI Review Process

- **RKG Associates will complete initial review for compliance with basic submission requirements**
- **RKG will investigate needs of the homeless**
- **HLRA outreach to NOI organizations for additional information or clarification**
- **RKG will identify NOIs that meet submission requirements and can be considered for inclusion in the reuse plan alternatives by the HLRA**
- **Based on a set of reuse planning goals and principles, HLRA will consider eligible NOI requests**
- **Some requests may not be accommodated**

# NOI REVIEW SCHEDULE

	MARCH	APRIL	MAY	JUNE	JULY	AUGUST
<b>NOI SUBMISSION DEADLINE</b>						
<b>NOI PROPOSAL INITIAL REVIEW (Level 1)</b>						
<b>COMMUNITY MEETING #1 - PLANNING PRINCIPLES (April 20)</b>						
<b>NOI OUTREACH &amp; REQUEST FOR ADDITIONAL INFORMATION</b>						
<b>COMMUNITY PLANNING CHARRETTE (June 10-11)</b>						
<b>NOI FINAL EVALUATION (Submit to HLRA Board)</b>						
<b>HLRA BOARD REVIEW OF REMAINING NOI PROPOSALS</b>						
<b>COMMUNITY MEETING #2 - REVIEW CONCEPT ALTERNATIVES</b>						

# NOI SUBMISSIONS Community Comments (15 minutes)



A topographic map of the Willow Grove, PA area, showing various parks, open spaces, and roads. A red dashed line outlines a central area, while blue dashed lines outline other regions. The map includes labels for locations like Willow Grove, Hallowell, and Horsham. The text 'COMMUNITY SURVEY RESULTS' is prominently displayed in the center.

# COMMUNITY SURVEY RESULTS

February 7, 2011

**RKG**



# Community Reuse Survey

1. How would you judge the importance of redeveloping the NAS-JRB Willow Grove property? (160 responses)  
*(96%) Very Important to the Future of Horsham*

2. What do you believe should be the most important community goals for redeveloping NAS JRB Willow Grove? (159 responses)

	Priority Rank
b. Expand the Township's tax base	7.48
c. Create new open space and recreation areas for residents	7.05
h. Attract new private investment	6.90
a. Create a new employment center	6.58
f. Provide areas for the construction of new educational facilities	6.29
d. Create a new neighborhood that's integrated into the community	5.44
g. Meet local homeless housing needs	3.80
e. Establish a civilian airport and aviation facility	3.67
i. Other _____ (specify)	---

# Community Reuse Survey

3. If you were going to direct the consultants on which reuse options to research and report back to the HLRA Board, which of the following uses would you rate the highest? (160 responses)

	Priority Rank
<b>h. An education campus</b>	<b>6.85</b>
<b>g. Municipal park and walking trail system</b>	<b>6.59</b>
<b>b. Corporate business park/Science &amp; Technology Park</b>	<b>6.48</b>
<b>i. A new town center or Horsham downtown district</b>	<b>5.89</b>
<b>c. Light industrial park</b>	<b>5.44</b>
<b>a. Affordably-priced housing for Horsham residents</b>	<b>5.11</b>
<b>k. A unique tourist attraction to draw people to Horsham</b>	<b>4.81</b>
<b>d. Neighborhood shopping center</b>	<b>4.19</b>
<b>f. Airport business park</b>	<b>3.78</b>
<b>e. Regional shopping center</b>	<b>3.54</b>
<b>j. Leave the property vacant and unoccupied</b>	<b>2.06</b>
<b>l. Other _____ (specify)</b>	<b>---</b>

# Community Reuse Survey

## 4. What role do you feel the HLRA and Township should play in the redevelopment of NAS-JRB Willow Grove? (156 Responses)

- (60%) Enter into a partnership agreement with one or more developers to create a master planned development that achieves the community's goals.
- (33%) It's too early for me to say, until I can learn more about what is being proposed.
- (4%) Let the Navy dispose of the property as they see fit and the Township will control future uses through zoning
- (3%) Obtain the property from the Navy and sell it to real estate developers
- (0%) Put a fence around the property and leave it as is.

A topographic map of the Willow Grove NAS area, showing terrain contours, roads, and various parks and open spaces. A red dashed line outlines a central area, while blue dashed lines outline other regions. The map includes labels for 'Bucks County', 'Montgomery County', 'Country Line Rd', 'Route 463 (Horsham Rd)', 'Route 113 (Horseshoe Rd)', 'Hallowell', and 'Horsham'. Specific locations marked include 'Park Ridge Open Space', 'Keith Valley Rd. Park', 'Park Creek', 'Strawbridge Park', 'Warminster 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.', 'Sawyers Way Park', 'Wayne Ave. Park', and 'Meetinghouse Park'.

# EXISTING CONDITIONS ECONOMIC & MARKET FINDINGS

**RKG**

# Population and Income Trends

## POPULATION

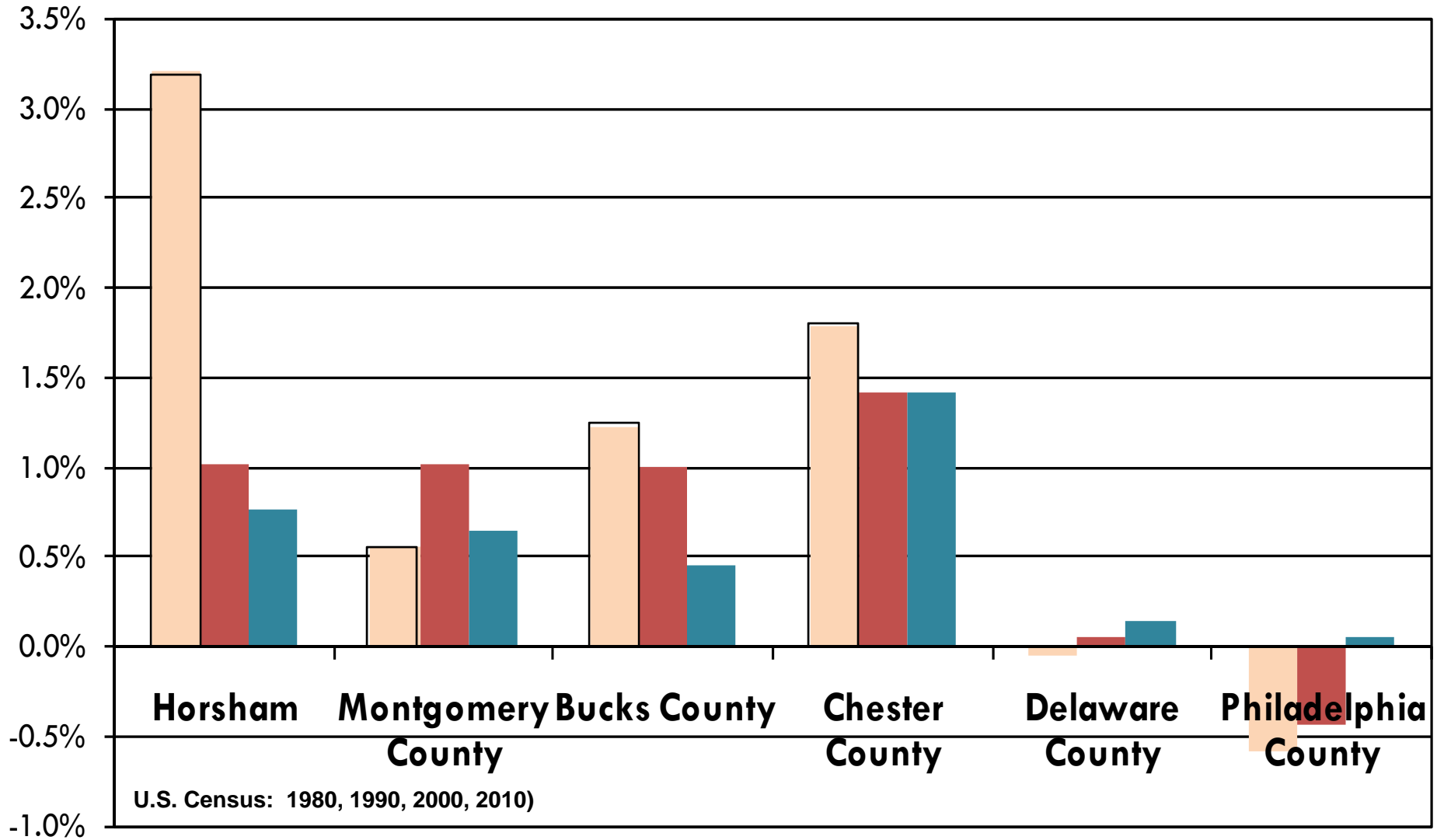
- Horsham population is 26,147 (2010 Census)
- Population increase of 19% since 1990. Montgomery County increased 18% and Bucks County by 15% during the same period)

## INCOME

- Suburban Philadelphia is a higher income area of the country.
- Horsham 2010 Median Household Income is \$68,176;  
Montgomery County \$73,869
- National Median Income is \$51,510

# ANNUAL PERCENT CHANGE IN POPULATION

## 1980 to 2010

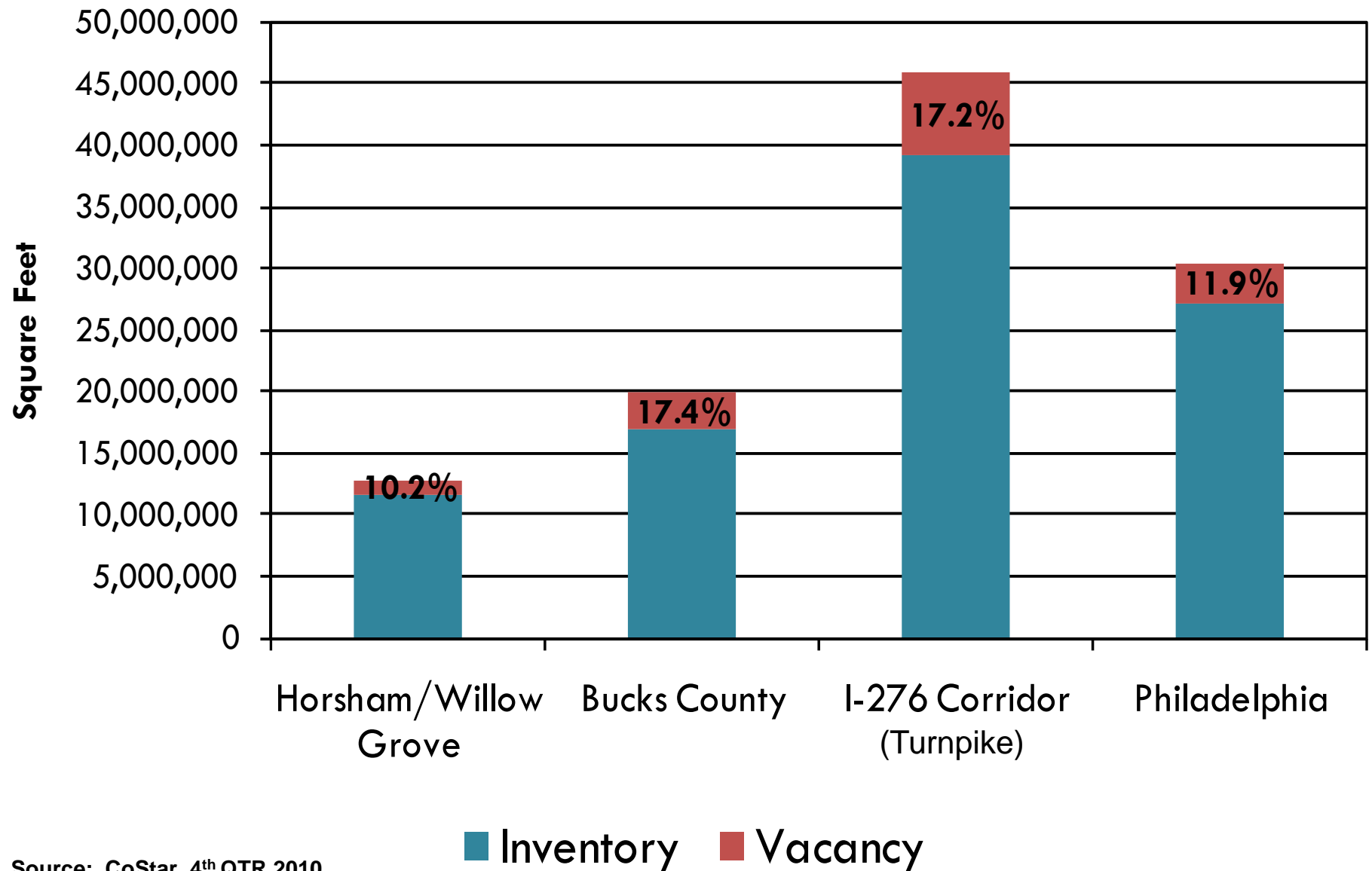


■ 1980 to 1990   ■ 1990 to 2000   ■ 2000 to 2010

# Office Market

- **Diverse office users – Fortune 500 and Fortune 1,000, call centers, life sciences, technology and software companies**
- **Recent pharmaceutical restructuring occurring nationally and regionally (Blue Bell, Norristown). Region avoiding large layoffs**
- **Large inventory of office space (Total= 11.6 million SF in Horsham/Willow Grove Submarket)**
- **Horsham/Willow Grove Submarket fairing comparatively well**
  - **Vacancy rate in 2010 (10.2%). Better than other submarkets!**
  - **Office rents less expensive than Center City Philadelphia (~\$16 to \$23/SF vs. \$35 to \$55/SF)**

# OFFICE INVENTORY AND VACANCY 2010



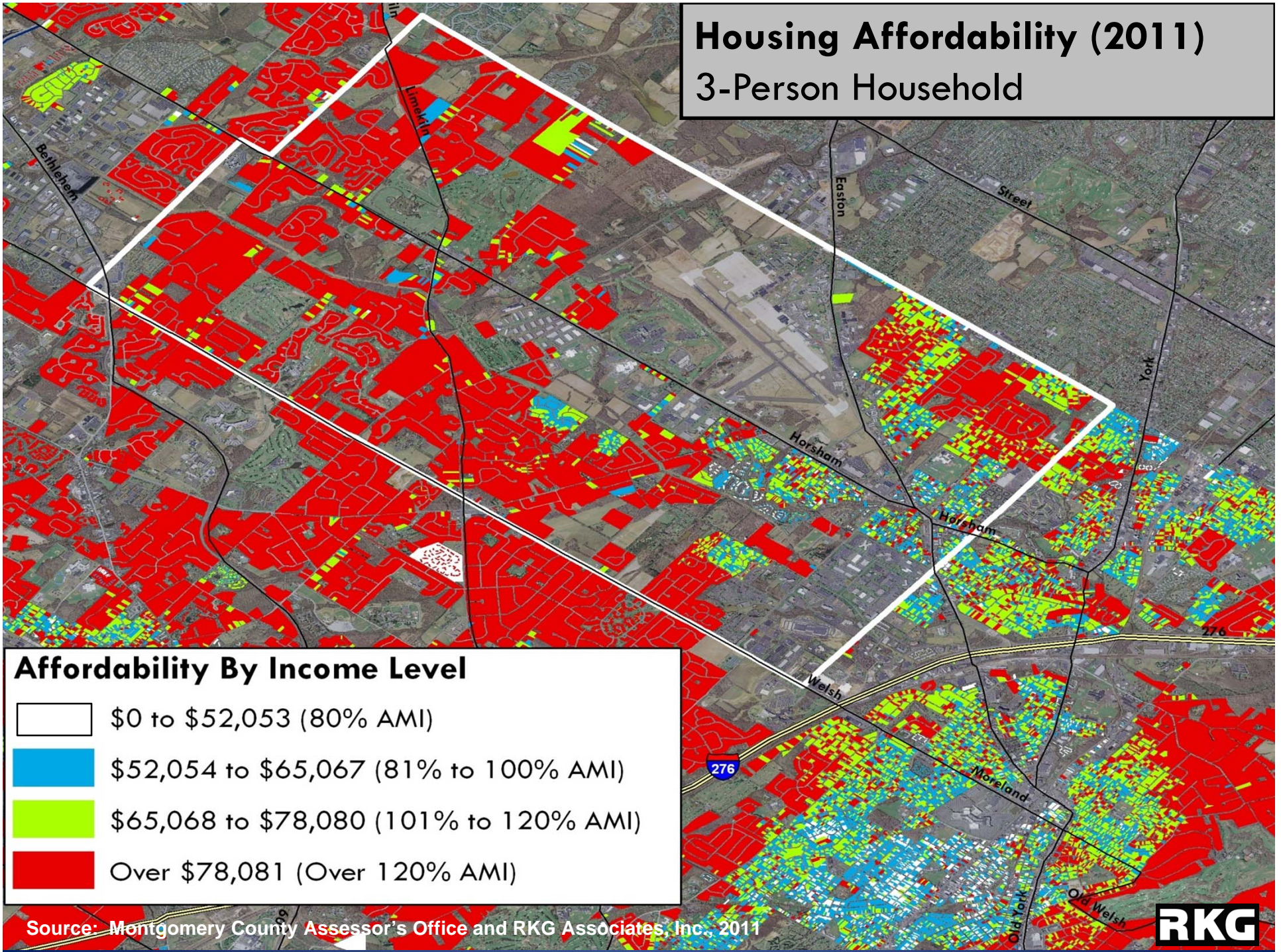
Source: CoStar, 4<sup>th</sup> QTR 2010



# Residential

- **Horsham Households = 73% Owners; 24% Renters; 3% Other**
- **82% of housing stock is classified as ownership –type housing. May suggest potential demand for additional rental apartments**
- **Development in past 10 years mostly larger, higher value single family homes (413 units)**
- **22.3% of total ownership-type housing stock is affordable to those making 100% Area Median Income**
- **Affordable housing clustered eastern portion of Township and is mostly older housing stock.**

# Housing Affordability (2011) 3-Person Household



## Affordability By Income Level

- White: \$0 to \$52,053 (80% AMI)
- Blue: \$52,054 to \$65,067 (81% to 100% AMI)
- Green: \$65,068 to \$78,080 (101% to 120% AMI)
- Red: Over \$78,081 (Over 120% AMI)

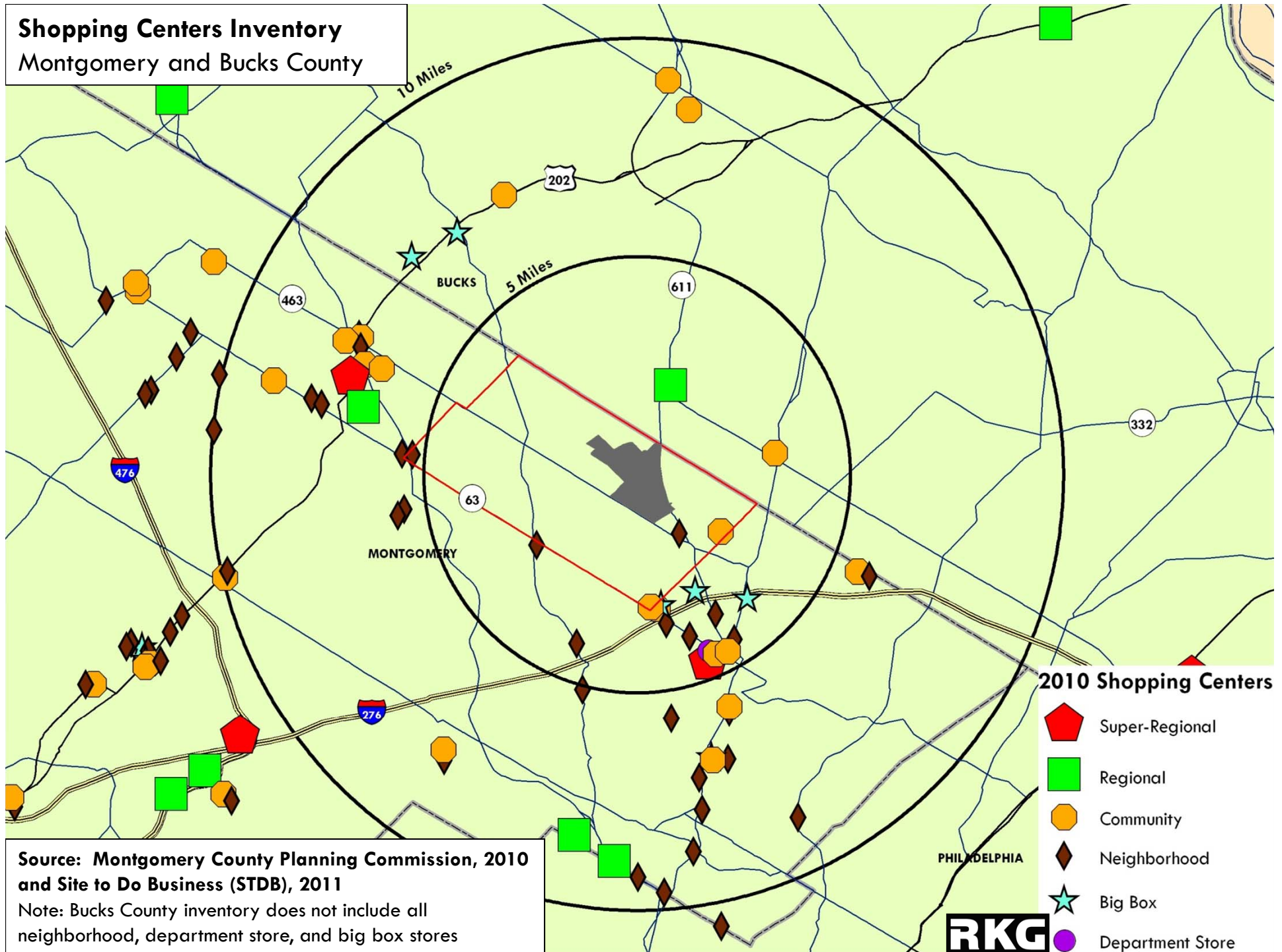
Source: Montgomery County Assessor's Office and RKG Associates, Inc., 2011

**RKG**

# Retail

- **Retail SF/Person**
  - Horsham = 56 Square Feet (SF) per capita
  - Montgomery County = 63 SF per capita
  - U.S. = 47 SF per capita (ICSC)
- **Shopping cluster within 5 miles of site (Willow Grove – 2.68 million SF)**
- **Four Super-Regional Malls (3 or more department stores) within 15 miles of NAS JRB property**
  - Willow Grove Park Mall (1.42 million SF), Plymouth Meeting Mall (1.02 million SF), Montgomery Mall (1.12 million SF), Neshaminy Mall (Bucks County - 1.0 million SF)
- **Four Regional Centers (1 or more department stores) within 10 miles of site**

# Shopping Centers Inventory Montgomery and Bucks County



## 2010 Shopping Centers

- ▮ Super-Regional
- ▮ Regional
- ▮ Community
- ◆ Neighborhood
- ★ Big Box
- Department Store

Source: Montgomery County Planning Commission, 2010 and Site to Do Business (STDB), 2011

Note: Bucks County inventory does not include all neighborhood, department store, and big box stores

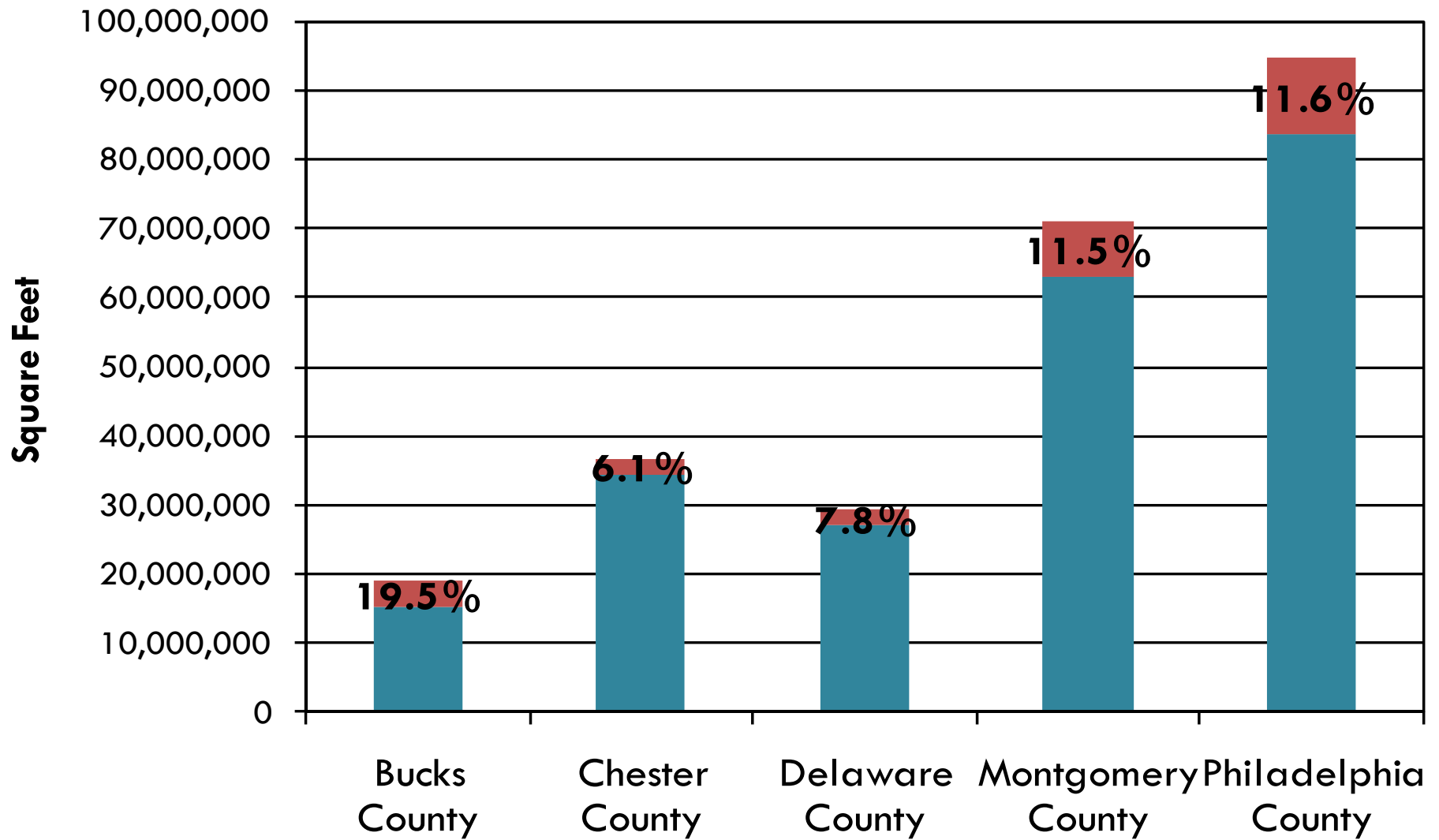


# Industrial Market

- **Diverse Manufacturing Base in Montgomery County – machinery, food products, dental equipment and surgical instruments, pharmaceutical, batteries, and plastics**
- **NAS JRB Site has Good Interstate Transportation Access**
- **Limitations on water and sewer capacity**
- **Industrial Market Still in Recovery**
  - **Montgomery County 2<sup>nd</sup> largest market in study region (71.1 million SF)**
  - **Montgomery County vacancy 11.5% 4Q 2010 (.4% increase from 4Q 2009)**
  - **Philadelphia vacancy slightly higher (11.6% 4Q 2010). Generally lower cost to do business in suburbs**

# INDUSTRIAL INVENTORY AND VACANCY

4th Quarter 2010



Source: Grubb & Ellis, 4th QTR, 2010

■ Inventory ■ Vacant



# Target Industry Clusters

## Pennsylvania Target Industry Clusters Employment Trends; Montgomery County

Industry Cluster	1998	2008	Change	%
	Employment	Employment		
Business and Financial Services	118,186	107,015	(11,171)	-9.5%
Health Care	60,611	62,471	1,860	3.1%
Building and Construction	24,007	28,867	4,860	20.2%
Information and Communication Services	27,919	28,590	671	2.4%
Biotech	14,870	25,200	10,330	69.5%
Advanced Materials and Diversified Manufacturing	35,170	22,518	(12,652)	-36.0%
Education	16,410	21,936	5,526	33.7%
Agriculture and Food Production	17,209	12,325	(4,884)	-28.4%
Energy	10,750	8,369	(2,381)	-22.1%
Lumber, Wood, Paper	7,665	4,665	(3,000)	-39.1%
Logistics	2,888	3,807	919	31.8%

Source: County Business Patterns and RKG Associates, Inc., 2011

# EXISTING CONDITIONS ENVIRONMENT & INFRASTRUCTURE





# Installation Restoration Program

- Navy-led program with regulatory oversight (EPA and PADEP)
- Community involvement - Restoration Advisory Board (RAB)
- 12 Installation Restoration sites
- Ongoing investigation and monitoring:
  - ❖ Site 1 – Privet Road Compound ( Interim ROD w/Land Use Controls)
  - ❖ Site 3 – 9<sup>th</sup> Street Landfill
  - ❖ Site 5 – Fire Training Area
  - ❖ Site 12 – South Landfill
- Remaining 8 sites have consensus agreements/no further action
- Feasibility Studies, Proposed Plans, Records of Decision
- In situ treatment of contaminated groundwater
- Land use controls could impact redevelopment options

# Environmentally Sensitive Areas

NAS JRB Willow Grove  
Horsham Township, PA

## Installation Restoration Program (IRP) Sites



# Natural & Cultural Resources

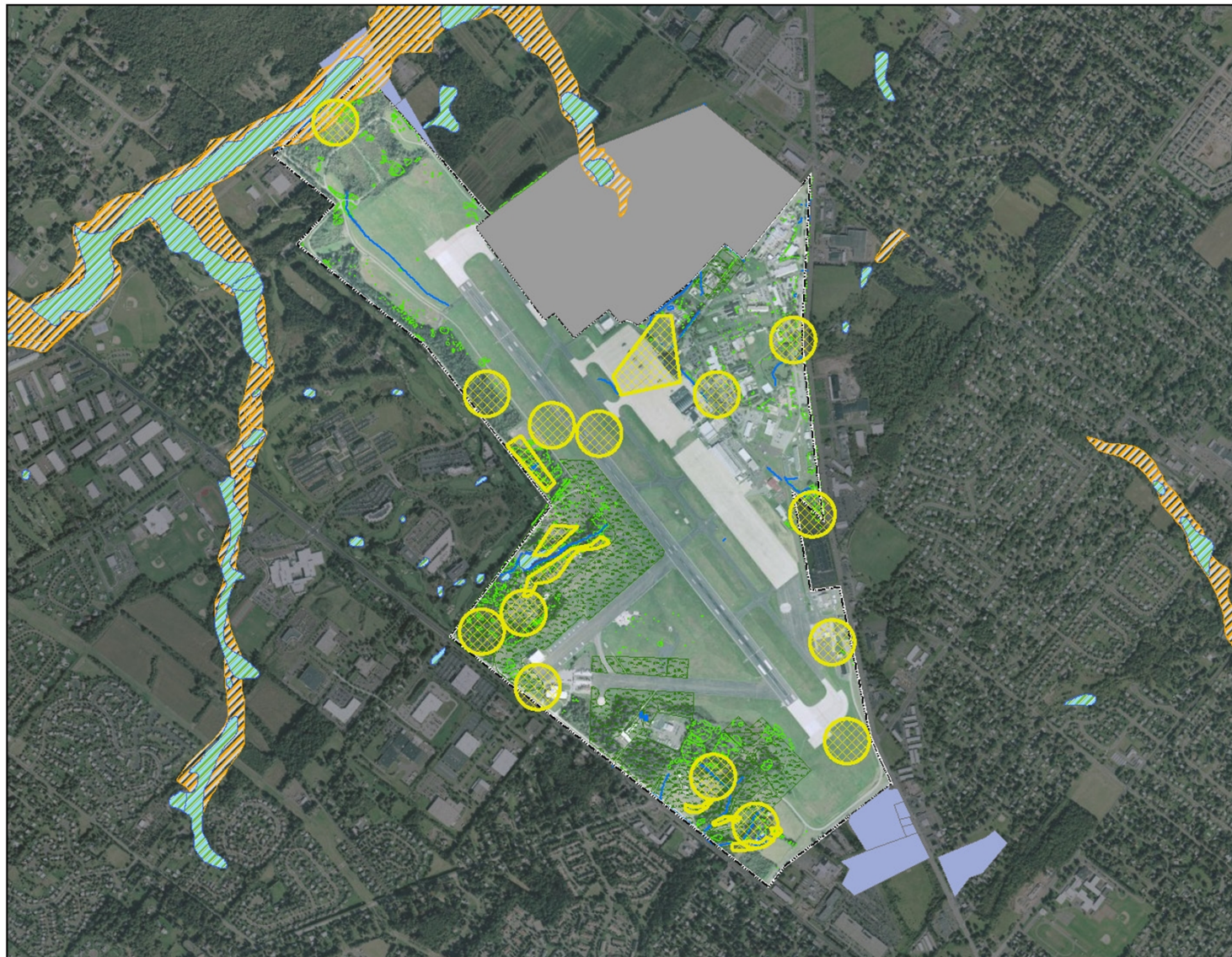


- **Floodplains**
- **Wetlands and surface water features**
  - ❖ **Approximately 14.3 acres of separated wetlands**
  - ❖ **Sediment in pond contains PAHs**
  - ❖ **Pond has fish consumption advisory – catch and release only**
- **No identified protected, rare, threatened, or endangered animal species**
- **No identified protected, rare, threatened, or endangered plant species. (1 plant removed from PA rare & endangered list)**
- **Cultural Resources Survey conducted in 1996 concluded no eligible above-ground historic resources and 5 sites with moderate/high potential for intact archaeological resources**
- **Updated cultural resources survey underway**

# Natural Resources & Cultural Resources

NAS JRB Willow Grove  
Horsham Township, PA

## Natural Resources



### Legend

- |                       |              |
|-----------------------|--------------|
| Willow Grove Boundary | NWI Wetlands |
| US Navy               | FEMA Flood   |
| Air National Guard    | Water        |
| Archeological Areas   | Vegetation   |



0 625 1,250 2,500 Feet

Aerial Source:  
ESRI Bing Mapping Service, 2010

April 15, 2011

# Site Infrastructure

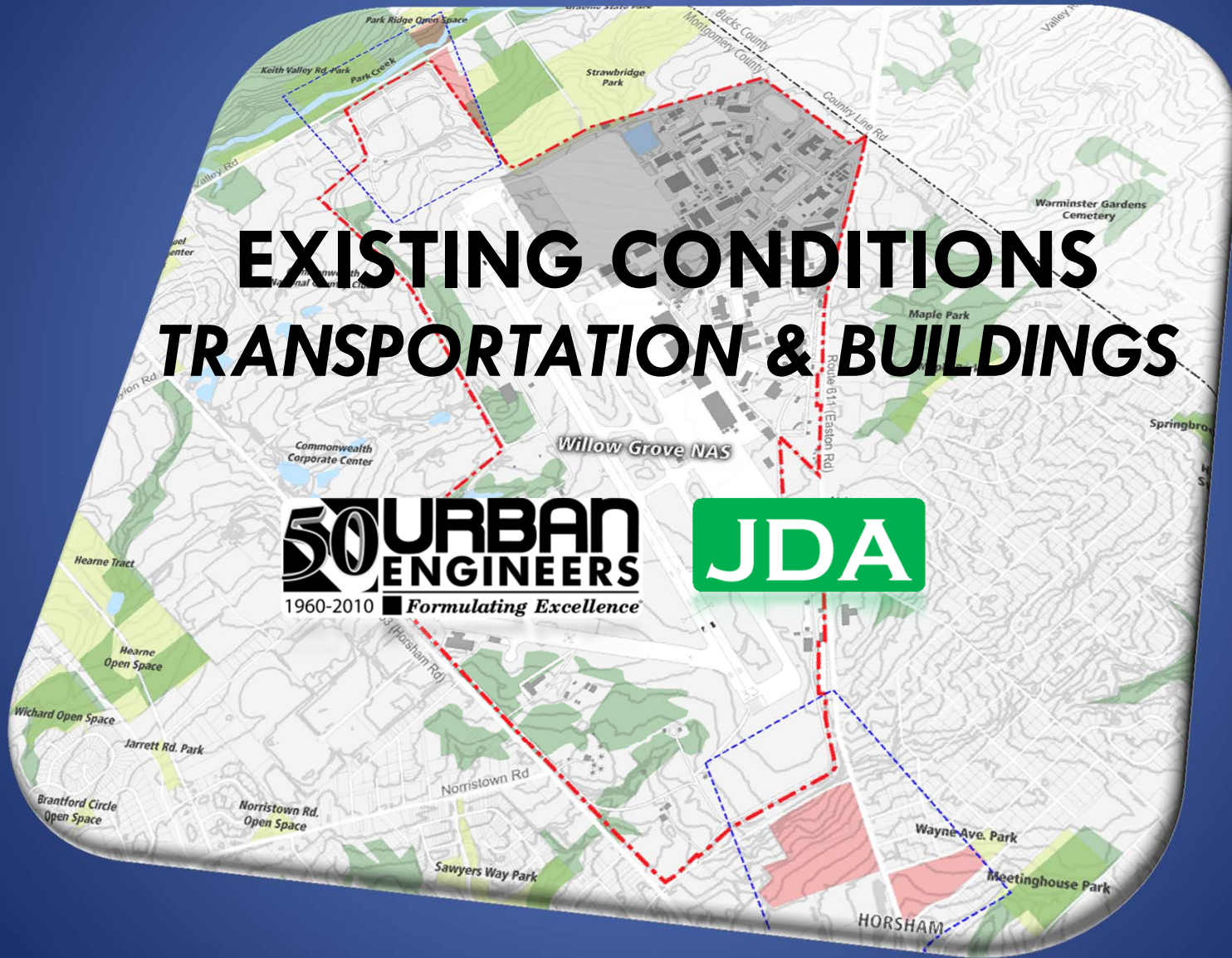


- **Aged infrastructure systems – WWII vintage**
- **Two water supply wells with treatment systems**
- **Two 400,000-gallon underground reservoirs**
- **Steam/electrical distribution and storm water systems**
- **Underground and aboveground fuel storage tanks**
- **Historical Radiological Assessment (HRA) underway**
- **Wells to be transferred to Air Force. Wastewater treatment plant inadequate and to be dismantled**

# EXISTING CONDITIONS TRANSPORTATION & BUILDINGS

**50** URBAN  
ENGINEERS  
1960-2010 **Formulating Excellence**

**JDA**



**RKG**

# Data Collection

- **AM and PM Peak Hour Counts**

- Easton Road (611) and W. County Line Road and Privet Road
- Easton Road (611) and W. Moreland Avenue
- Easton Road (611) and Meetinghouse Road
- Easton Road (611) and Horsham Road (463)
- Horsham Road (463) and Maple Avenue
- Horsham Road (463) and Dresher Road

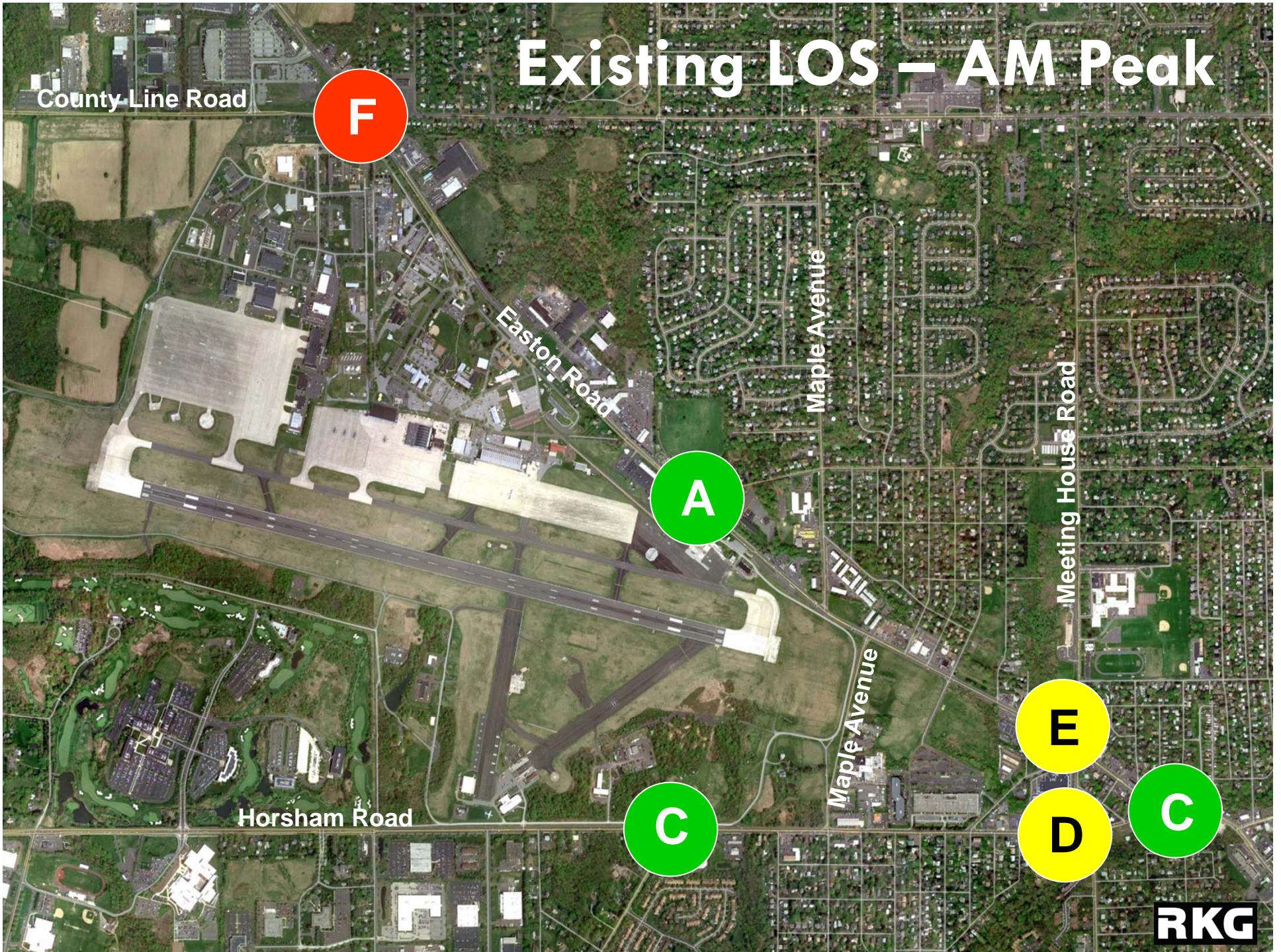
- **Operational Observations (queues, stacking, delays, cycle failures)**

# Level of Service

<b>A</b>	<ul style="list-style-type: none"><li>• Favorable Traffic Operations.</li><li>• Very few vehicles have to stop at the signal for a significant amount of time.</li></ul>
<b>B</b>	
<b>C</b>	
<b>D</b>	<ul style="list-style-type: none"><li>• Longer delays and queues.</li><li>• Nearly all vehicles have to stop.</li></ul>
<b>E</b>	
<b>F</b>	<ul style="list-style-type: none"><li>• Volumes exceed capacity.</li><li>• Delays and queues are extremely long.</li><li>• Virtually all vehicles must wait.</li><li>• Queues may extend through adjacent intersections.</li></ul>

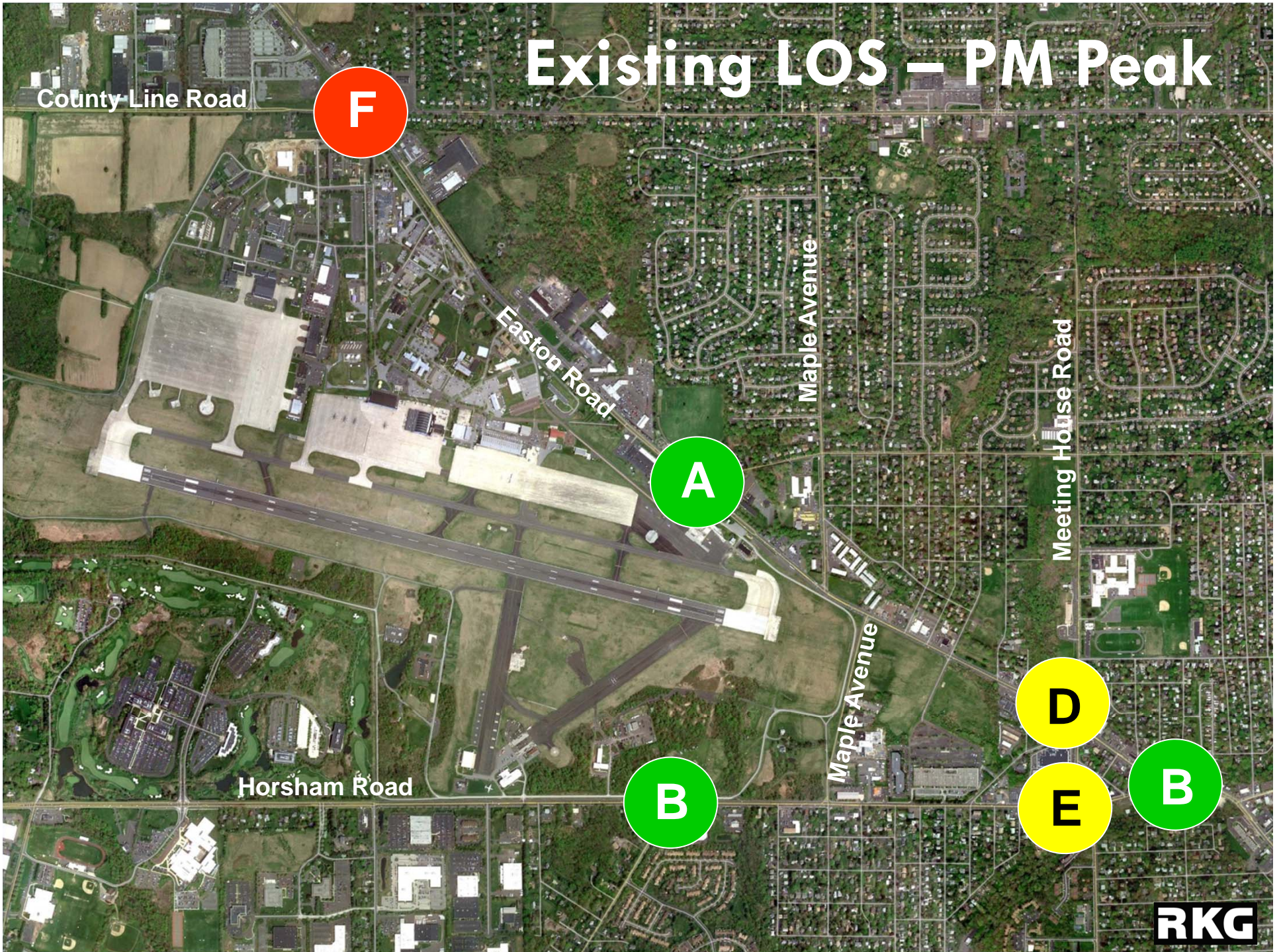


# Existing LOS – AM Peak



**RKG**

# Existing LOS – PM Peak



# Building Considerations

- **Building Conditions: “as good as it will get”**
  - Navy disconnecting buildings/facilities from utilities
  - Lack of heat and ventilation likely to lead to mold issues
  - Navy removing sprinkler heads, draining systems and removing fixtures
  - Minimal to no ADA accessibility currently
  - Existing buildings are either masonry or timber, existing hangars are mainly steel construction. Most facilities on concrete pads
  - Not likely to transfer buildings for at least 3 years

# Market Context

- **Costs to “reactivate” buildings are likely to be high - \$30 to \$75 per SF**
- **Most buildings likely to need a heat source, water and sewer connections, etc.**
- **Even renovated, buildings will be at the lower end of the market, due to lack of functionality**
- **Demolition is likely for many facilities**
- **Raw land values low due to “unusual” costs**
- **Aircraft hangars are expensive to operate and maintain due to size, ceiling heights, door systems, intended use**

# Existing Buildings

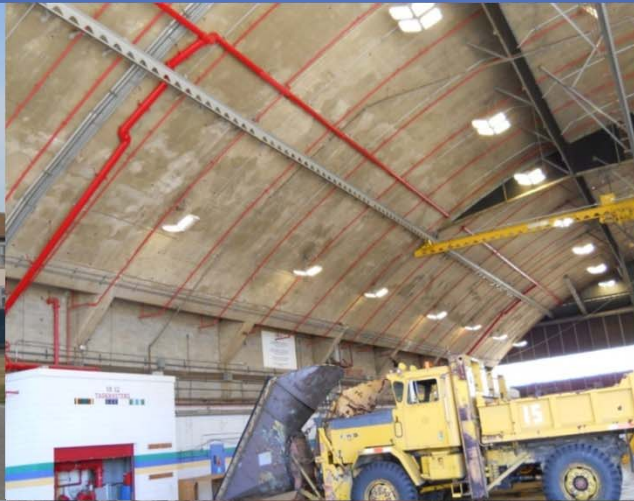
# THE GOOD



**RKG**

# Existing Buildings

# THE BAD



**RKG**

# Existing Buildings

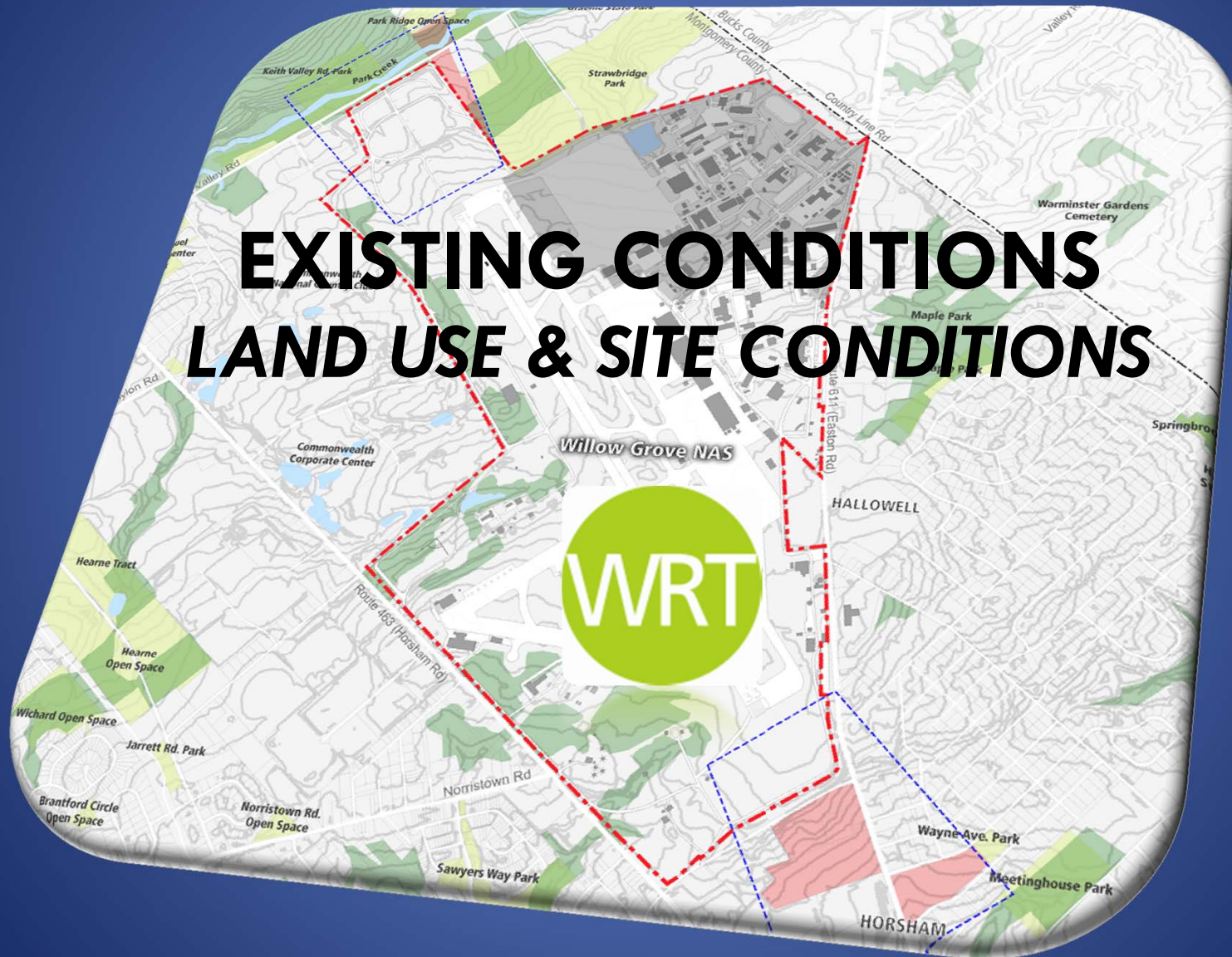
# THE UGLY



Concrete spalling, mold buildup, basement flooding, asbestos siding removal, paint peeling from humidity, etc.

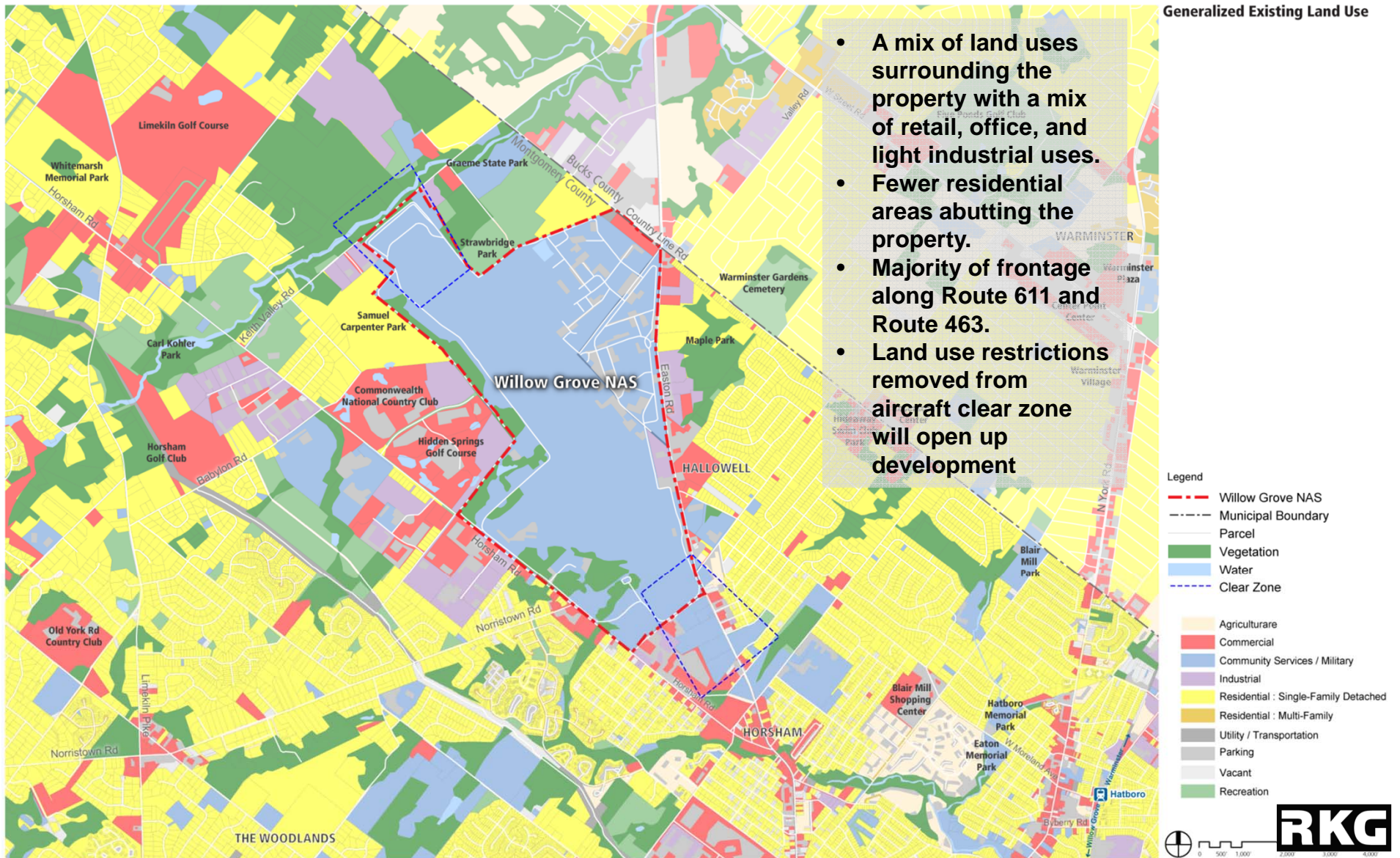
**RKG**

# EXISTING CONDITIONS LAND USE & SITE CONDITIONS

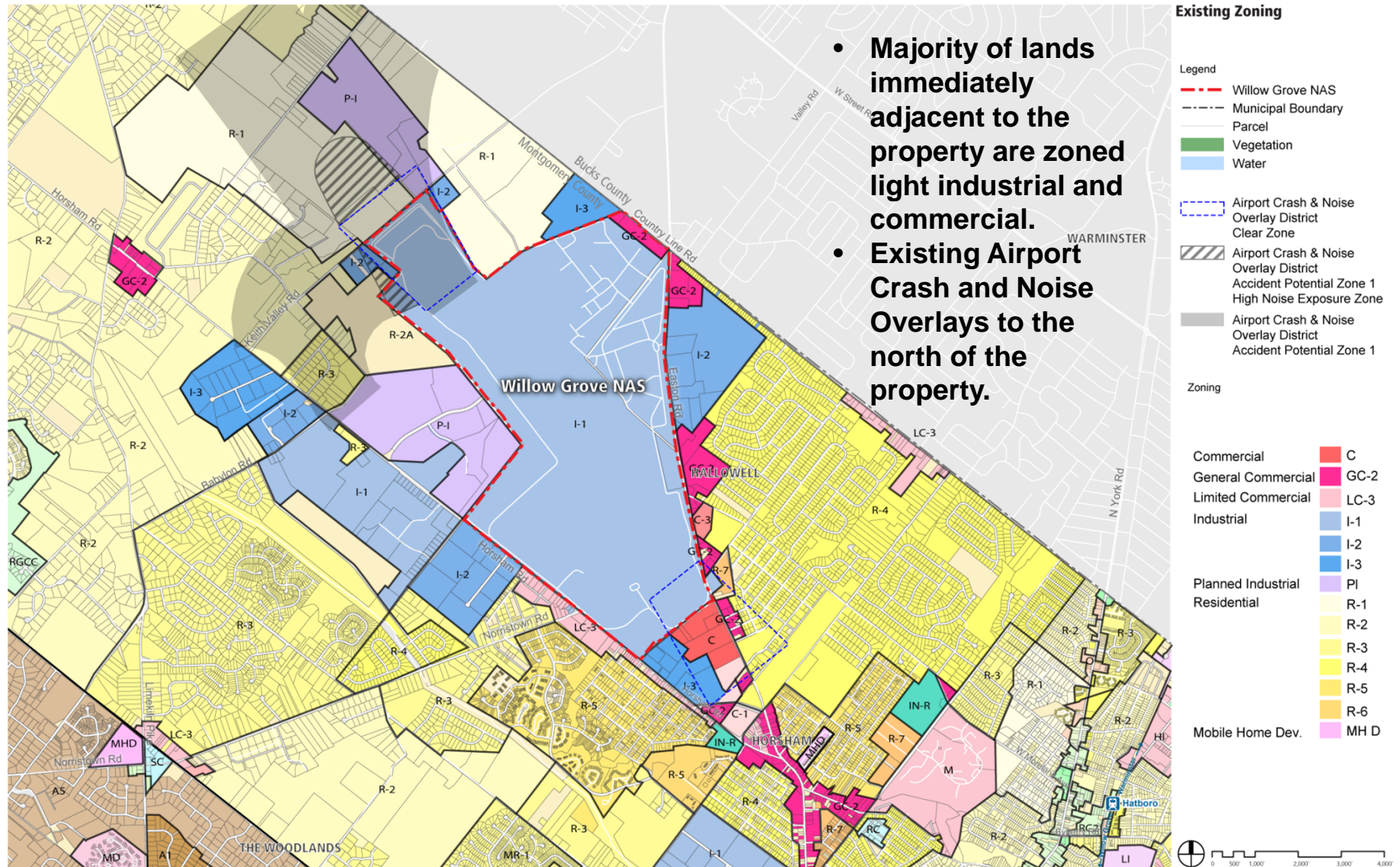




# Context Area: Land Use Patterns

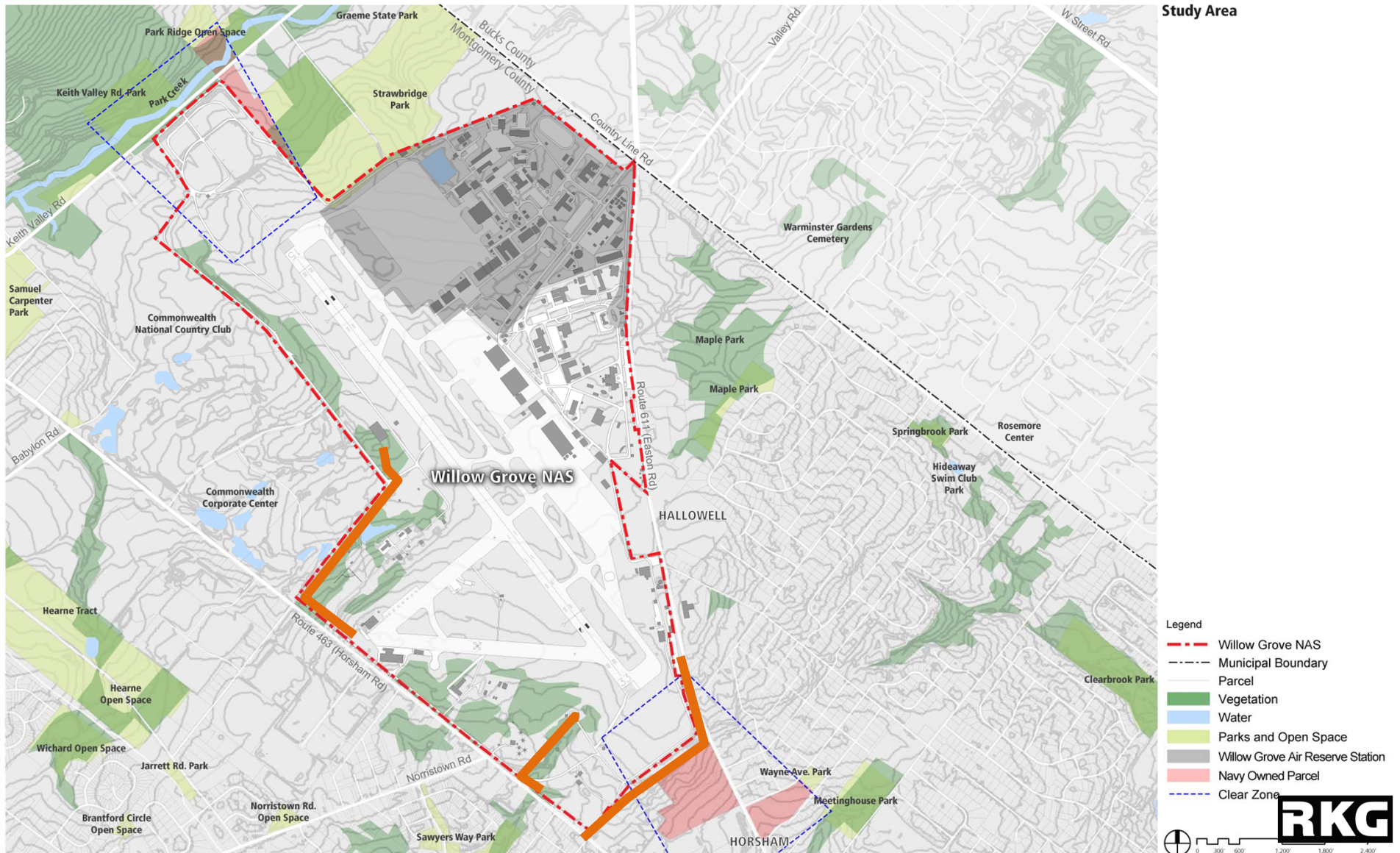


# Existing Zoning

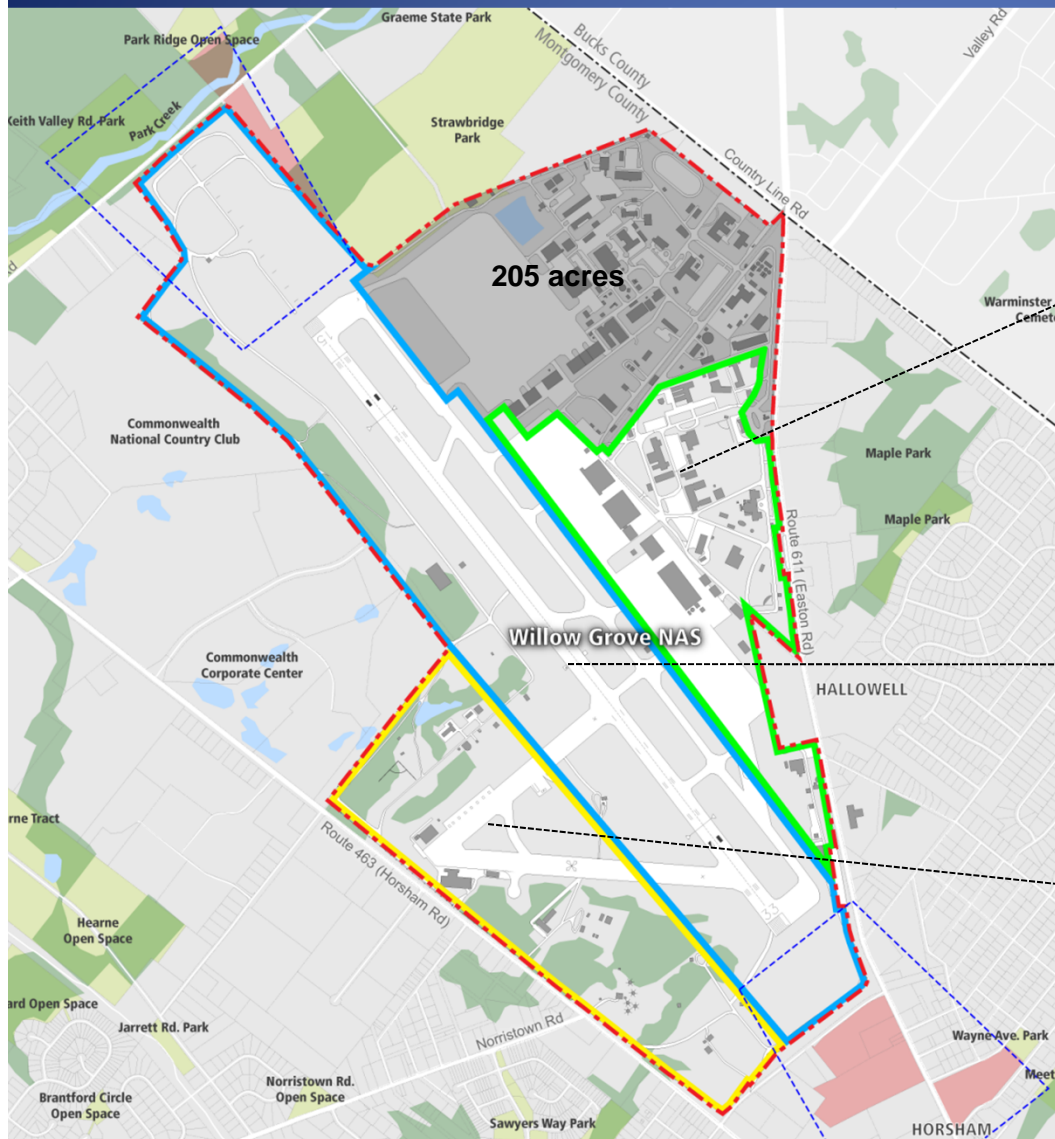


- Majority of lands immediately adjacent to the property are zoned light industrial and commercial.
- Existing Airport Crash and Noise Overlays to the north of the property.

# Topography



- Three distinct areas within the NAS JRB Willow Grove
- Existing development easements and restrictions ( Transcontinental Gas Pipe Company easement, Security buffer surrounding Air Reserve Station and existing brownfield sites)
- Historic and Archaeologically Sensitive Areas



### Core base area facing Route 611 (Easton Road)

- Contains majority of existing structures housing administrative, housing, personnel and utility functions access through the main gate.
- Varied building orientations and site planning organization.

### Main runway area

- Contains runway and supporting infrastructure and functions.

### Area along Route 463 (Horsham Road)

- Sparsely developed.

# Breakout Session Rules



- **Go to assigned breakout groups based on dot color**
  - Limited space in town hall
  - Must keep with allocation process or some people won't have seats
- **60 minute facilitated discussion**
  - Discussing key issues and principles to guide the planning process
  - Stay on topic and follow facilitators. No speeches!
  - Limit side conversations so everyone can hear
  - The discussion results will provide direction to the HLRA
- **Convene in main room for summary reports**

# Next Steps

- **Community Design Charrette (June 10 & 11)**
  - Will begin on Friday afternoon
    - ❖ Introductory Presentation
    - ❖ Community Planning Exercise
  - Interactive planning process
  - Saturday Program
    - ❖ Meet with the consultant team
    - ❖ View preparation of concept plans
    - ❖ Final presentation of planning concepts



**END**

Willow Grove NAS

HALLOWELL

HORSHAM