

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

Community Planning Charrette



Horsham Township, PA

June 10-11, 2011



Community Charrette Agenda

I. Charrette Overview Presentation

- Results of April 20 Public Meeting
- Land Use Images & Examples
- Base Reuse Issues to Consider

II. Breakout Group Discussion

- Four Planning Exercises. Time to Make Affirmative Decisions
- Help Planning Team Define the Key Elements of the Plan

What's a Charrette?

- **École des Beaux Arts** in Paris during the 19th century
- Proctors circulated a cart, or “charrette”, to collect final drawings while students frantically put finishing touches on their work.



NAS-JRB Willow Grove BRAC Timeline



Base Closure & Reuse Timeline

- November 2005** Congress approves BRAC 2005 list including NAS-JRB Willow Grove.
- January 2006** Navy offers surplus property to all federal agencies.
- April 2006** DOD recognizes HLRA as the local reuse authority to plan base reuse
- June 2006** Navy was supposed to declare over 1,000 acres surplus.
- 2006-2009** Former PA Governor Rendell proposes plan to create a Joint Interagency Installation (JII)
- November 2009** PA withdraw Support for JII due to High Operating Costs

Base Closure & Reuse Timeline

- January 2010** Navy offers surplus property to all federal agencies again. FAA: 3 acres Air Force: 28 acres for Horsham Air Guard Station
- September 2010** Navy declares 892 acres as surplus
- December 2010** HLRA holds public outreach workshop for homeless service providers and organizations eligible for public benefit conveyances
- January 2011** HLRA hires RKG Associates, Inc.
- February 2011** HLRA Base Reuse Kick-off Meeting
- March 2011** HLRA receives 17 Notices of Interest from homeless service providers and other organizations









Notice of Interests (NOIs)

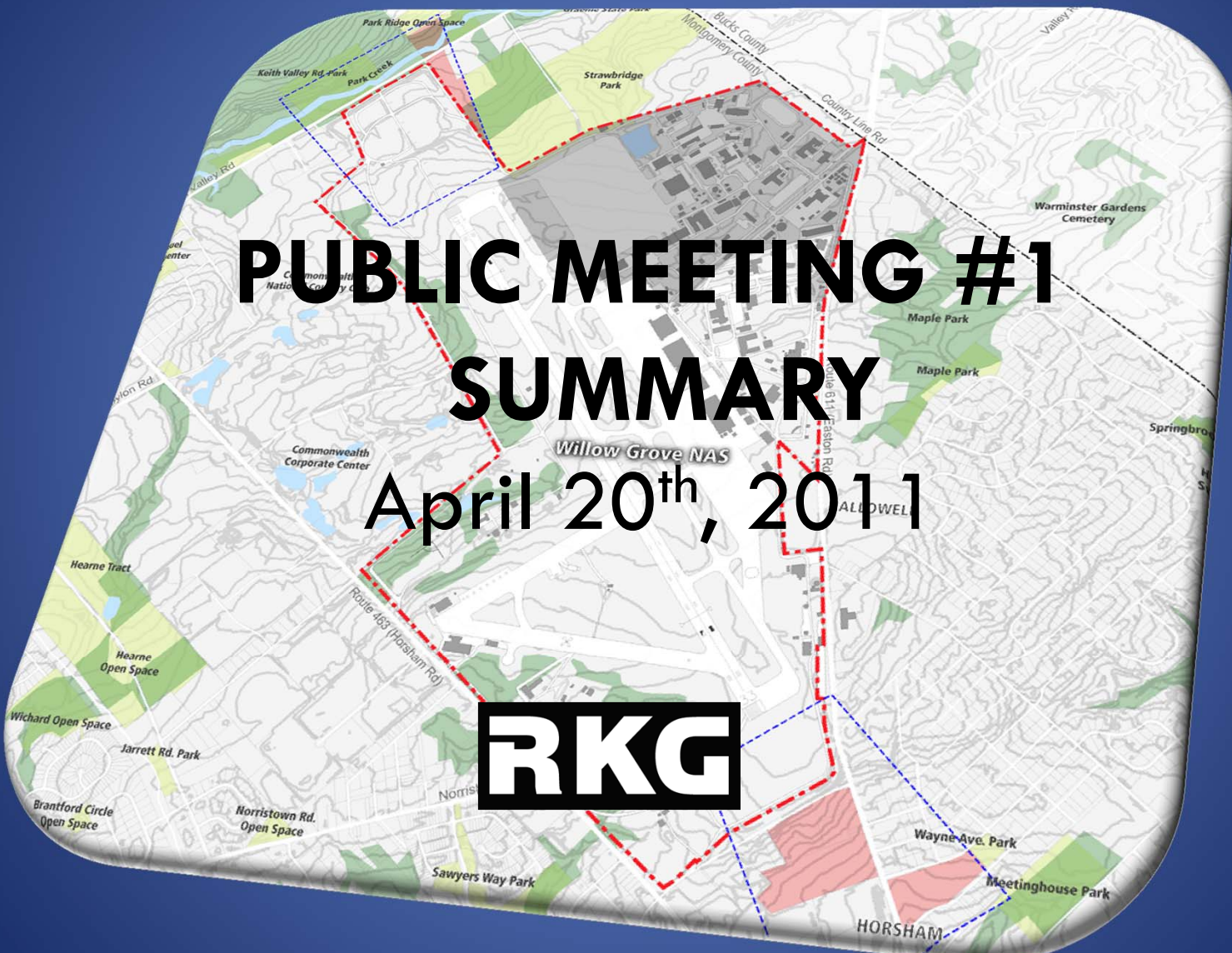
Homeless service providers and organizations eligible for public benefit conveyances were advised of the availability of surplus property at NAS-JRB Willow Grove.

Current status:

- 17 NOIs submitted
- All applications were reviewed/judged to be incomplete
- Letters were sent to each NOI application requesting additional information
- Responses due June 20, 2011
- Recommendations Made to HLRA in July

NOI REVIEW SCHEDULE

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



PUBLIC MEETING #1
SUMMARY
April 20th, 2011

The map shows a topographic view of the Willow Grove NAS area. A red dashed line outlines a central region. Other features include green shaded areas for parks and open spaces, blue lines for water bodies, and grey lines for roads and buildings. Labels on the map include: Park Ridge Open Space, Keith Valley Rd. Park, Park Creek, Strawbridge Park, Willow Grove NAS, Commonwealth Corporate Center, Hearne Tract, Hearne Open Space, Wichard Open Space, Jarrett Rd. Park, Brantford Circle Open Space, Horristown Rd. Open Space, Sawyers Way Park, Norris, Wayne Ave. Park, Meetinghouse Park, Horsham, ALLOWELL, Springbro, Warminster Gardens Cemetery, Maple Park, and Country Line Rd. County boundaries for Bucks County and Montgomery County are also indicated.

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LAND USE AND SITE PLANNING

Plan Issues	#	% of Total
Reduce traffic through mixed-use development	25	43.9%
Maximize employment/tax base benefits to the township or more balanced plan	13	22.8%
Parks, open space, and recreation facilities	8	14.0%
Sustainability and "green" design	5	8.8%
Others	4	7.0%
Pedestrian and vehicle balance	2	3.5%
TOTAL	57	100.0%

LAND USE AND SITE PLANNING

Plan Principles	#	% of Total
Improve cross circulation of traffic	16	32.0%
Create a sense of place & community	12	24.0%
Be sensitive to adjacent land uses	7	14.0%
Incorporate green & sustainable design	5	10.0%
Building reuse based on future needs and financial feasibility	5	10.0%
Strictly control traffic access/egress to minimize traffic congestion	4	8.0%
Recognize development limitations (wetlands, floodplains, etc.)	1	2.0%
Others	0	0.0%
TOTAL	50	100.0%

ENVIRONMENT & INFRASTRUCTURE

Plan Issues	#	% of Total
Environmental remediation -convey property after clean-up or as is	21	36.2%
Retain natural habitat (woodlands, meadows, etc.)	17	29.3%
Ensure the provision of water and sewer to the site	15	25.9%
Prevent developing potential archaeological sites	3	5.2%
Others	2	3.4%
TOTAL	58	100.0%

ENVIRONMENT & INFRASTRUCTURE

Plan Principles	#	% of Total
Secure viable sources for water and wastewater utilities to support development	19	27.9%
Incorporate green & sustainable design	14	20.6%
Recognize development limitations (wetlands, floodplains, etc.)	12	17.6%
Incorporate natural site features (parks, trails, etc.)	10	14.7%
Consider future environmental remediation costs relative to reuse alternatives	7	10.3%
Consider landfill areas for future recreational/open spaces (e.g., golf courses, parks, etc.)	4	5.9%
Others	2	2.9%
Areas with residual groundwater contamination and LUCs may possess reuse constraints	0	0.0%
TOTAL	68	100.0%

TRANSPORTATION & EXISTING BUILDINGS

Plan Issues	#	% of Total
Traffic congestion and circulation	27	24.5%
Public transit and mixed-use development	26	23.6%
Traffic congestion during certain times of day (rush hour, weekends, etc.)	19	17.3%
Land use impacts on traffic	18	16.4%
Modification of trip routes to avoid congestion	15	13.6%
Existing hangar reuse	3	2.7%
Others	2	1.8%
TOTAL	110	100.0%

TRANSPORTATION & EXISTING BUILDINGS

Plan Principles	#	% of Total
Manage traffic flows along major corridors and through the base	43	33.1%
Improve cross circulation of traffic	29	22.3%
Strictly control traffic access/egress to minimize traffic congestion	20	15.4%
Explore intersection improvement & upgrades	19	14.6%
Building reuse based on future needs and financial feasibility	11	8.5%
Where possible, development sites should share parking lots, access points and signage	7	5.4%
Others	1	0.8%
TOTAL	130	100.0%

ECONOMIC DEVELOPMENT

Plan Principles	#	% of Total
Employment uses should be sensitive to impacts of traffic	24	30.0%
Development incentives only used to attract high quality jobs and large tax base	18	22.5%
Employment uses should be integrated into a larger mixed use development plan	15	18.8%
Employment uses at base should not target companies from other nearby locations/business parks	14	17.5%
Any airport use must link major employment uses and create a tax base	6	7.5%
Include eligible, non homeless housing NOIs only if they are consistent with reuse planning principles	3	3.8%
Others	0	0.0%
TOTAL	80	100.0%

ECONOMIC DEVELOPMENT FEEDBACK

Plan Issues	#	% of Total
Town Center development	18	25.7%
Types of employment uses	13	18.6%
Corporate airport/ business park	11	15.7%
Local versus regional economic development needs	10	14.3%
Desirability of certain land uses	6	8.6%
Types of residential development	6	8.6%
Others	6	8.6%
TOTAL	70	100.0%

POTENTIAL DEVELOPMENT IMAGES



TOWN CENTER DEVELOPMENT



Source: www.baldwinparkfl.com and Urban Land Institute

TOWN CENTER DEVELOPMENT



Source: eujacksonville.com



Source: www.theglentowncenter.com and Urban Land Institute

RESIDENTIAL DEVELOPMENT



Source: www.baldwinparkfl.com and Urban Land Institute

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RESIDENTIAL DEVELOPMENT



Source: www.baldwinparkfl.com and Urban Land Institute

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RESIDENTIAL DEVELOPMENT



Source: www.sstdc.com and www.southfie



OPEN SPACE, NATURAL AREAS, WALKING TRAILS



Source: www.baldwinparkfl.com and Urban Land Institute

GROCERY ANCHORED REGIONAL SHOPPING CENTER & NEIGHBORHOOD SHOPPING CENTER



Source: www.sstdc.com and www.southfield.com

Source: www.baldwinparkfl.com and Urban Land Institute

MUSEUM/COMMUNITY AMENITIES



**WINGS
OVER THE
ROCKIES**
AIR & SPACE MUSEUM



- Visit the Museum
- What to See and Do
- Corporate & Private Events
- Educational Programs
- Support the Museum
- About the Museum
- Research Library
- Museum Store

Visit the Museum



Source: www.lowry.org, temple.edu, and Urban Land Institute

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COMMUNITY CENTER AND PERFORMING ARTS CENTER



Source: WRT

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EDUCATIONAL CAMPUS & ELEMENTARY AND MIDDLE SCHOOLS



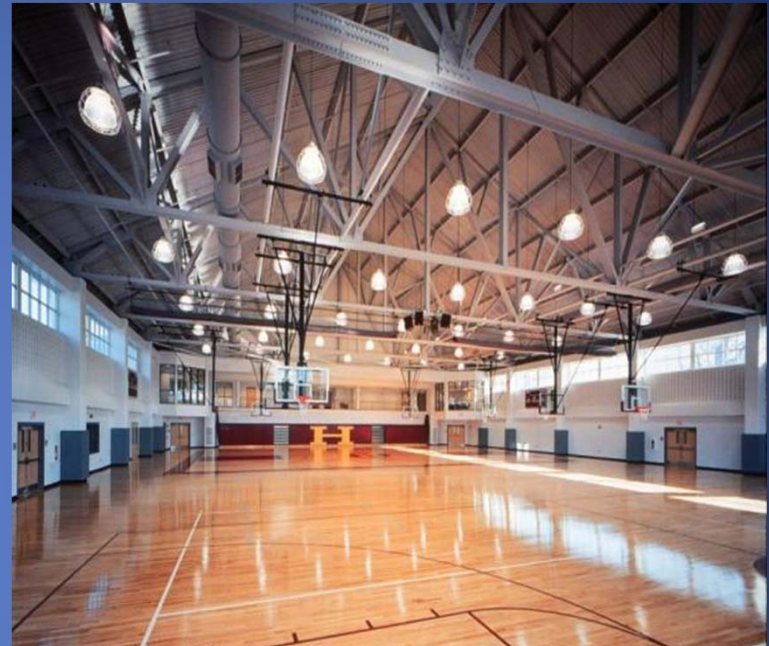
Source: WRT

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ACTIVE RECREATION FACILITIES



Copyrighted by Jim Barnett Photography



Copyrighted by Carol Bates Photography



Source: WRT

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SCIENCE & TECHNOLOGY PARK



Source: WRT

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CORPORATE BUSINESS PARK



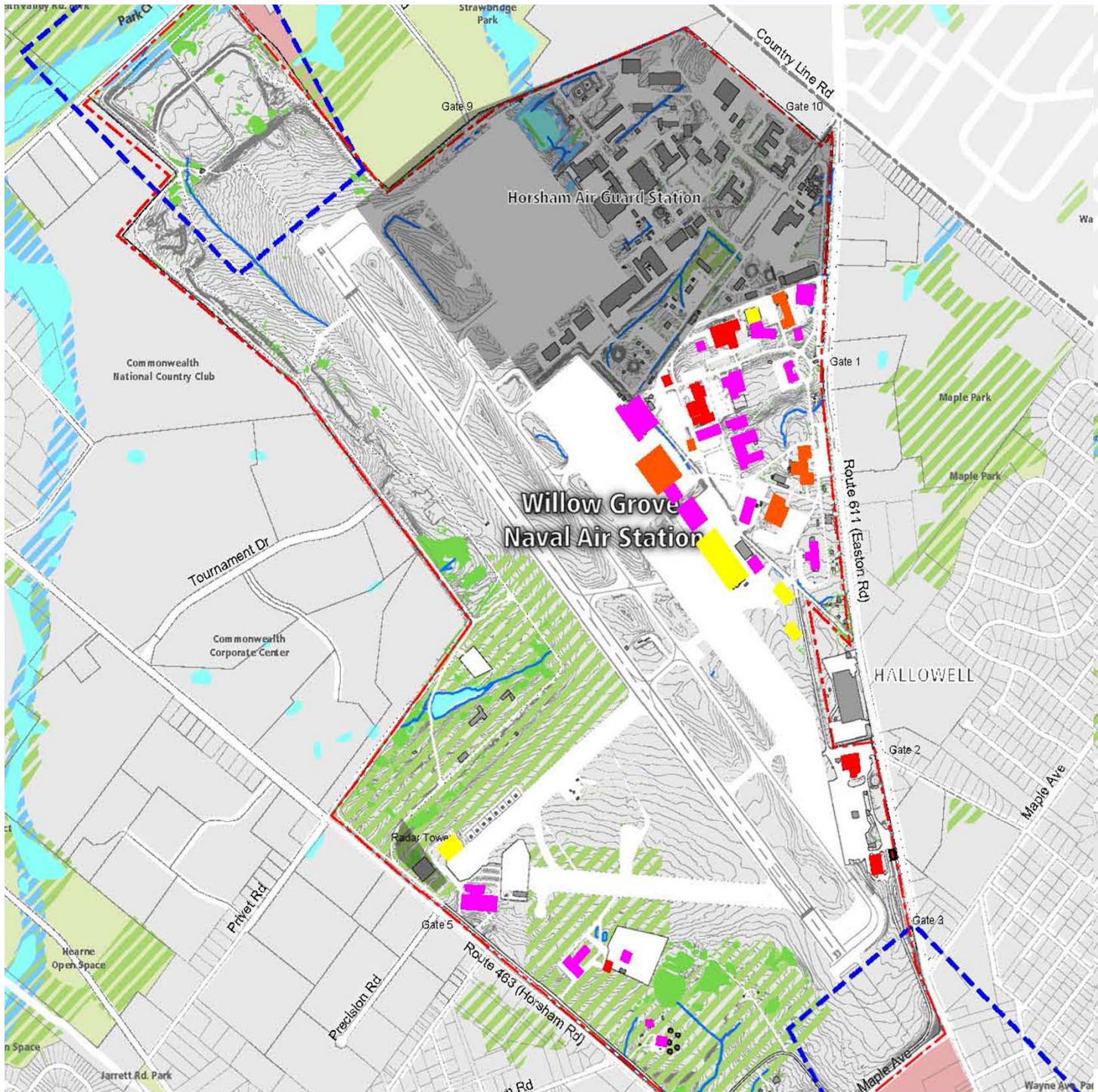
Source: WRT



EXISTING BUILDING POTENTIAL

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Existing Structural Building Condition

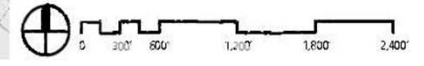
- Demolition (7 Buildings)
- Poor (5 Buildings)
- Moderate (20 Buildings)
- Good (5 Buildings)
- Excellent (None)

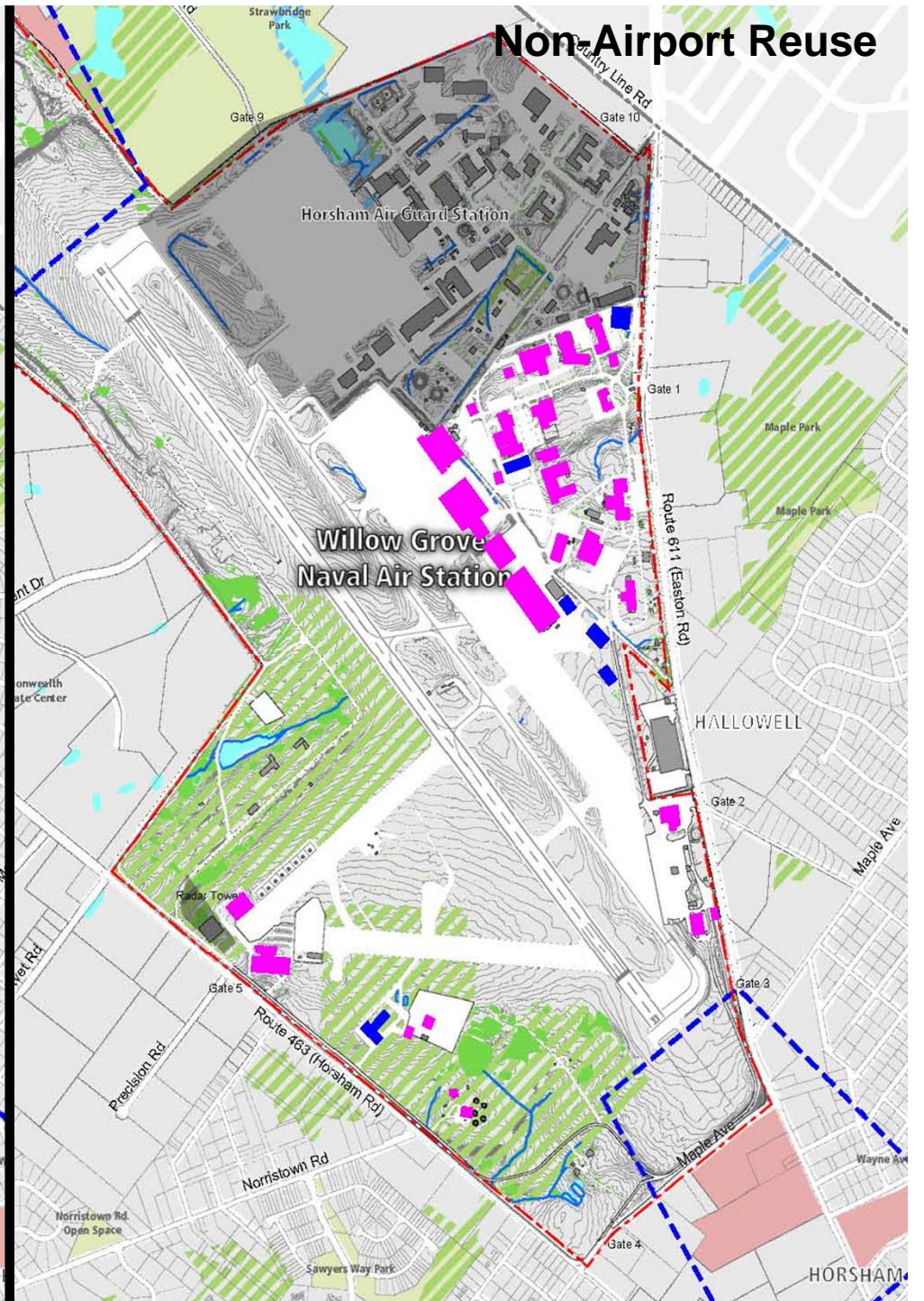
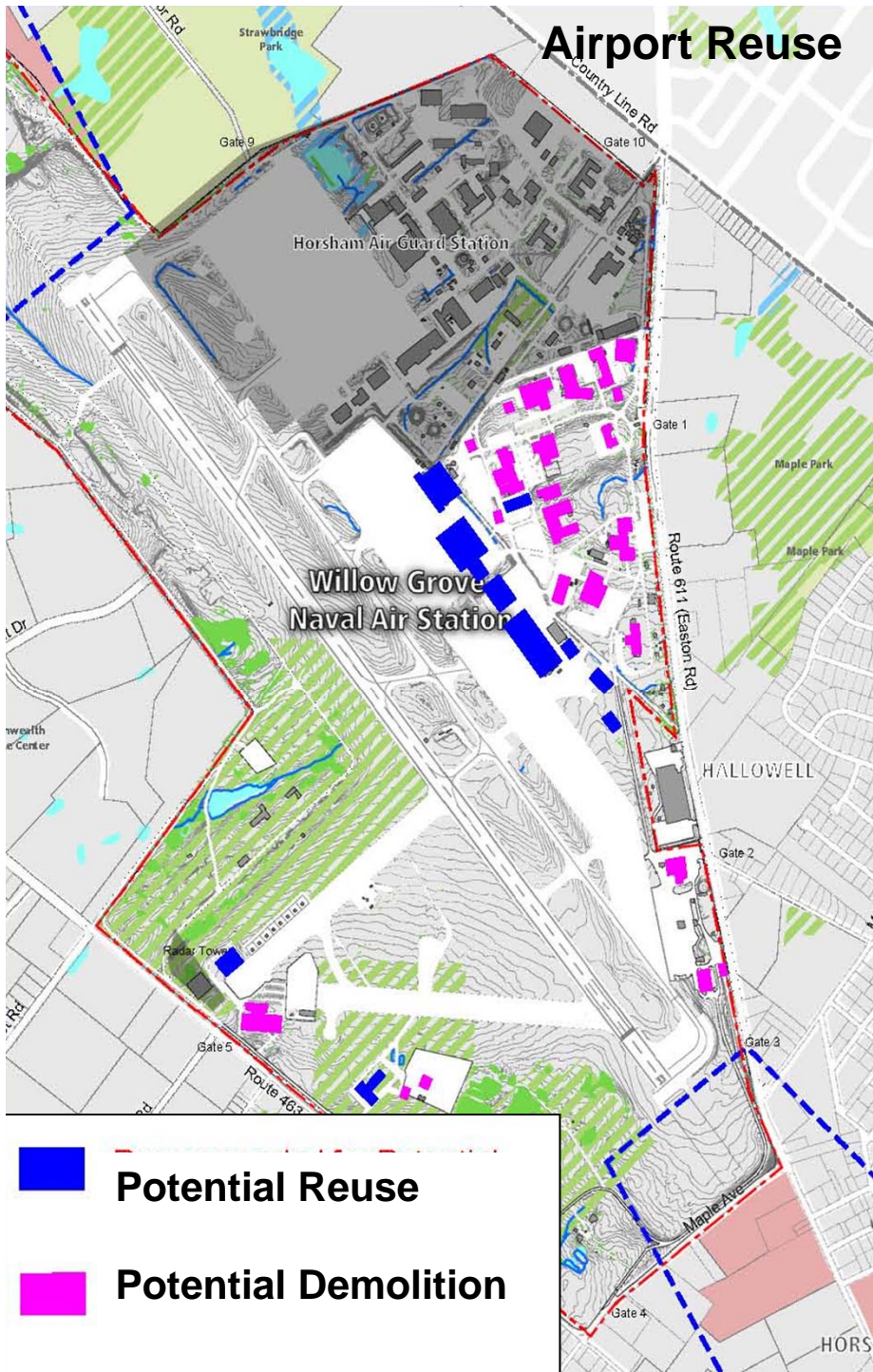
Legend

- - - Willow Grove NAS
- - - Municipal Boundary
- Parcel
- Parks and Open Space
- Horsham Air Guard Station
- Navy Owned Parcels
- - - Clear Zone
- NWI Wetlands
- FEMA Flood Plain
- Vegetation
- Habitat Areas

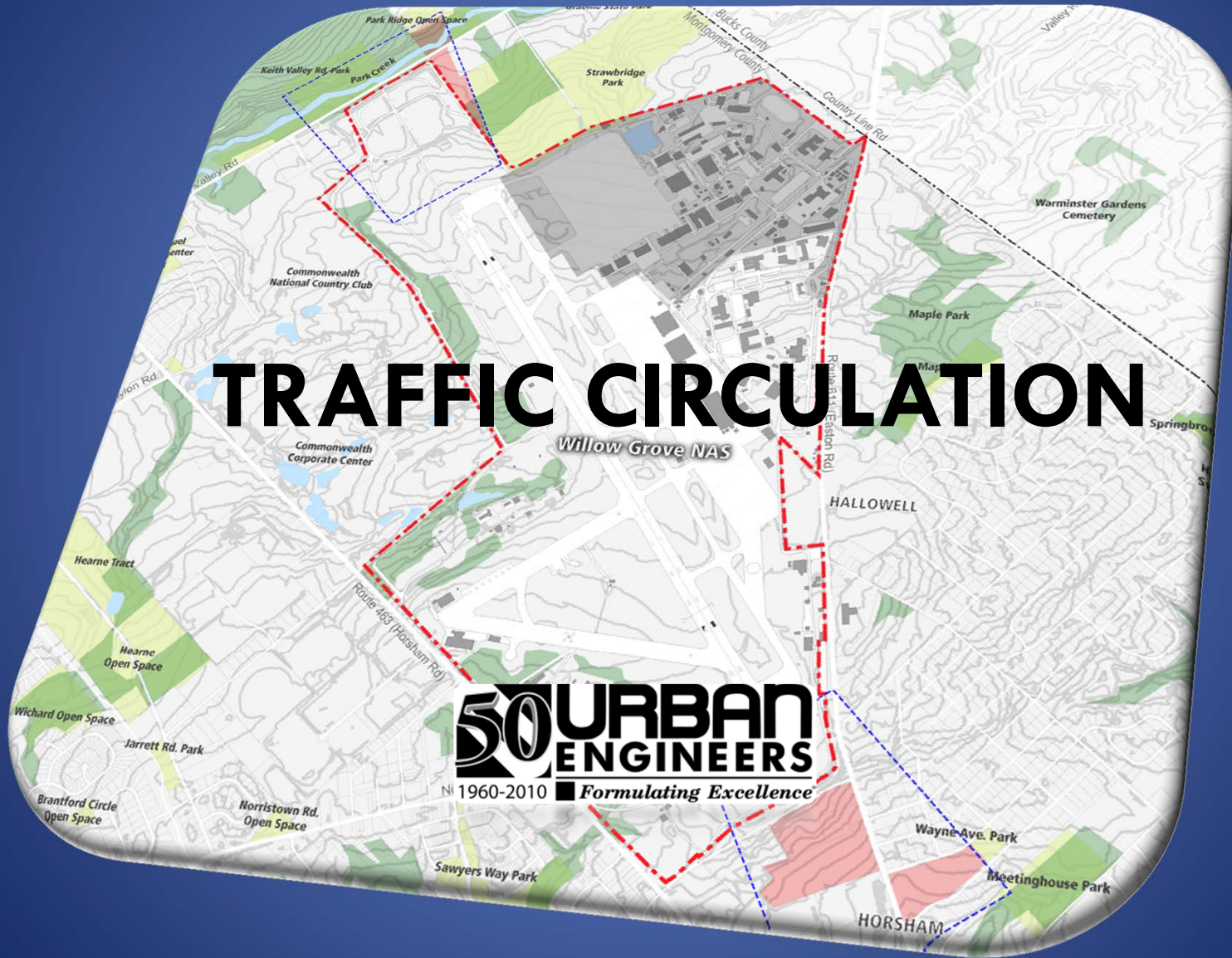
Sources

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





TRAFFIC CIRCULATION



50 URBAN
ENGINEERS
Since 1960-2010 ■ Formulating Excellence

TRIP GENERATION

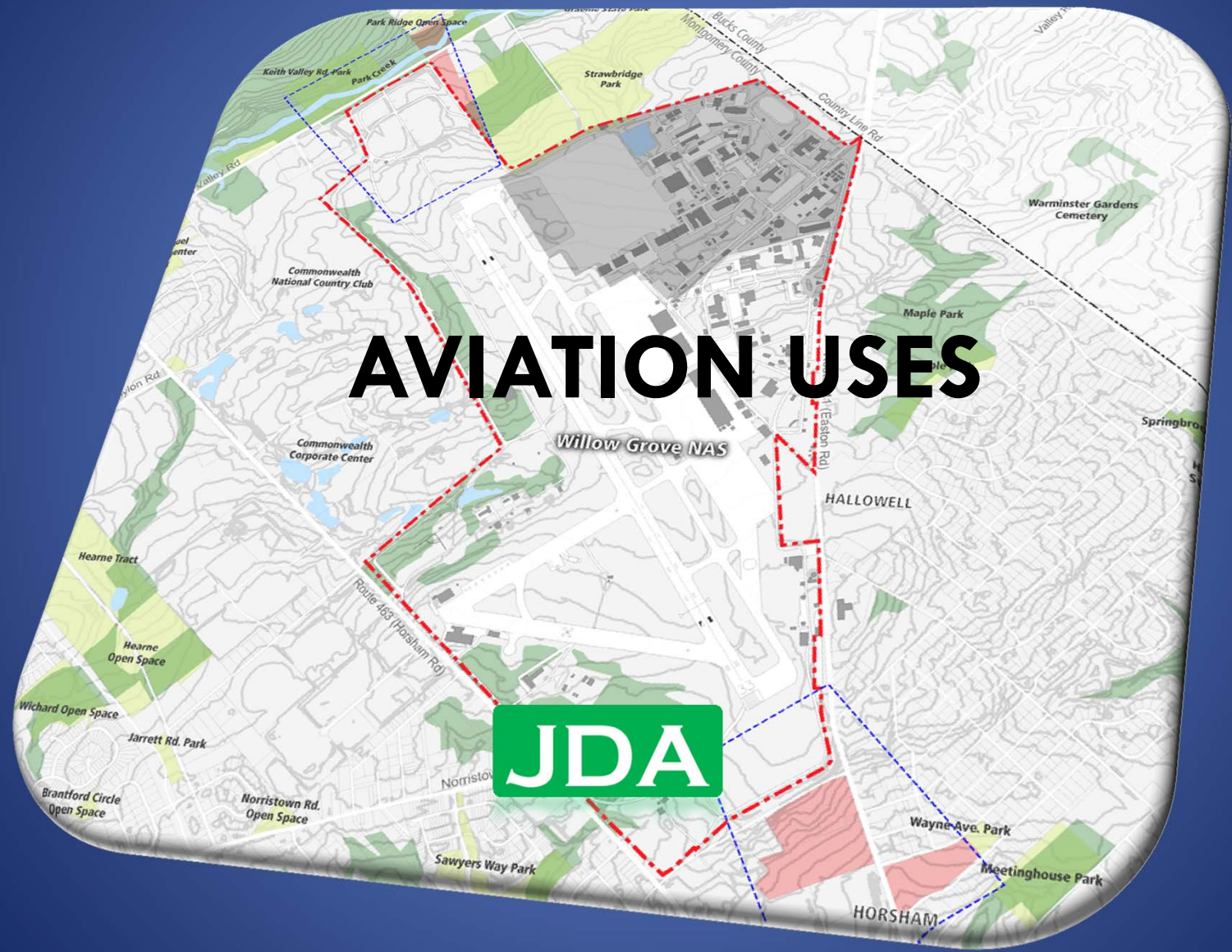
- Estimates “new” trips for development
- Based on studies of existing sites
- Multiple variables based on “use”
 - Square footage
 - Number of units
 - Specific criteria
- Data for entire day and AM/PM Peak Hours
- Reductions for “pass-by” trips and multiple destination trips

TRIP GENERATION BY TYPE OF USE

	Description	Basis	Average Trips		
			Weekday	AM Peak	PM Peak
Housing	Residential - Single Family	Unit	9.57	0.75	1.01
	Residential - Apartment	Unit	6.65	0.51	0.62
	Residential - Condo/Townhouse	Unit	5.81	0.44	0.52
Retail/Office	Office Park	1000 SF	11.42	1.71	1.48
	Shopping Center	1000 SF	42.94	1	3.73
	Convenience Market (24 Hrs.)	1000 SF	737.99	67.03	52.41
	Convenience Market (Gas)	1000 SF	845.6	43.9	59.69
	General/Light Industrial	1000 SF	6.97	0.92	0.97
	Warehousing	1000 SF	3.56	0.3	0.32
	Multipurpose Rec Facilities	1000 SF	n/a	n/a	3.58
	Movie Theater w/ matinee	Screens	n/a	n/a	45.91
Educational	Elementary School	1000 SF	15.43	5.2	1.21
	Middle School/Junior High	1000 SF	13.78	4.35	1.19
	High School	1000 SF	12.89	3.06	0.97
	Junior/Community College	1000 SF	27.49	2.99	2.54
	University/College	Students	2.38	0.21	0.21

AVIATION USES

JDA



TYPICAL BUSINESS JET AIRCRAFT



Small Jet
8,700 lbs

Small/Mid-Size
13,000 lbs



COPYRIGHT DAVID LEDNIGER

AIRLINE

RKG

TYPICAL BUSINESS JET AIRCRAFT



**Large Jet
36,000 lbs**



(c) 2005 Stef

**Large Jet
83,000 lbs**



RKG

TERMINAL FACILITIES



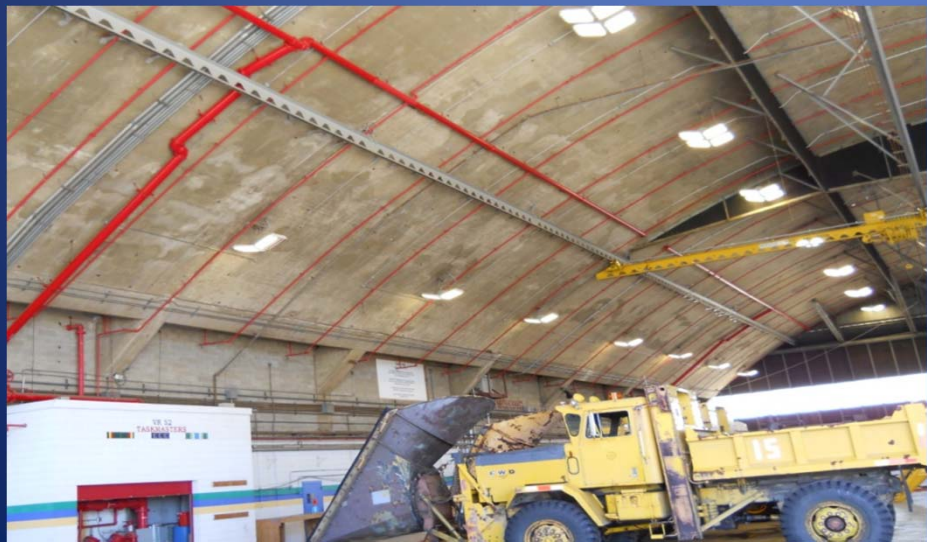
CORPORATE HANGERS



HANGERS



WILLOW GROVE HANGAR FACILITIES



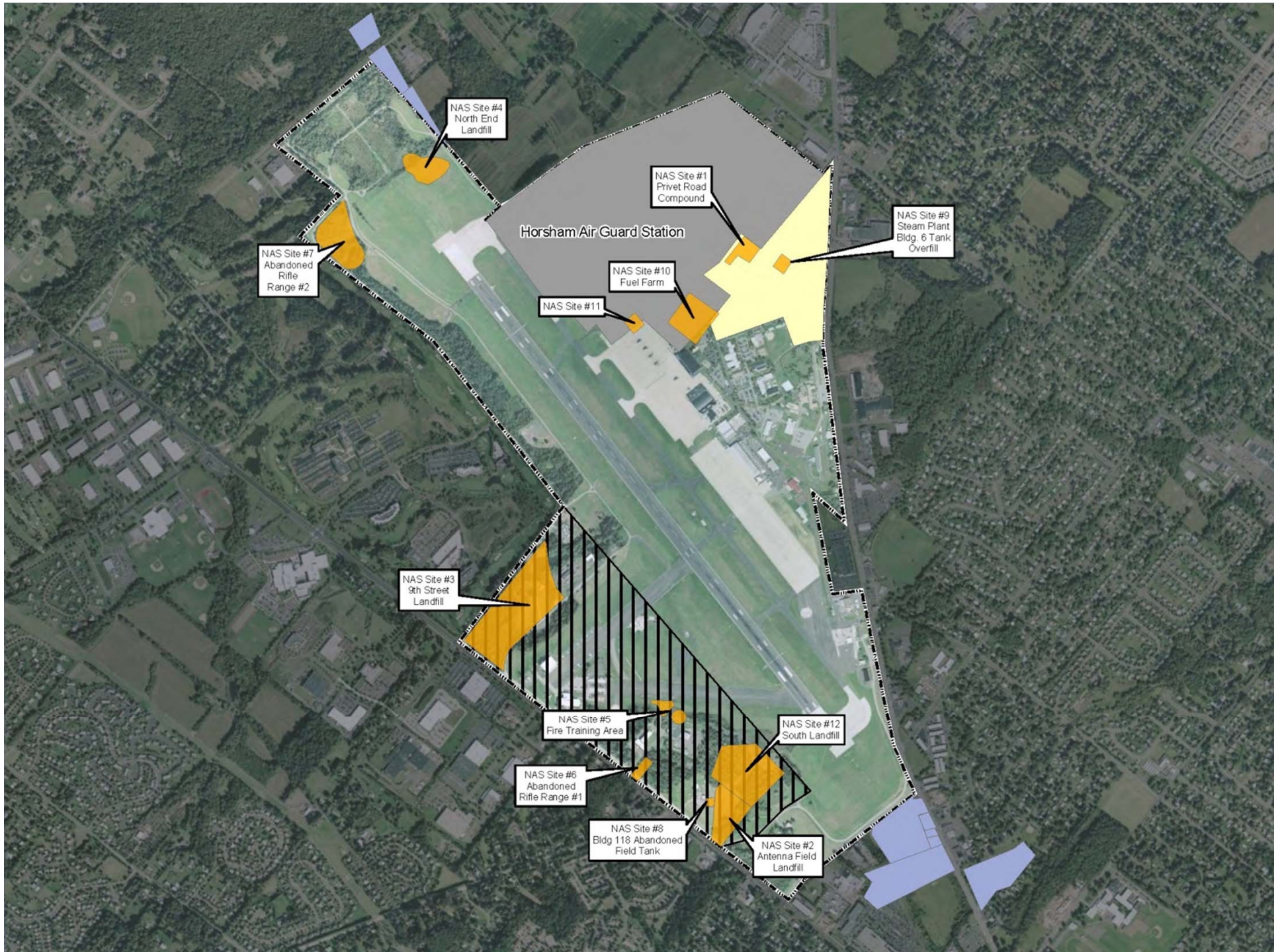


ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS



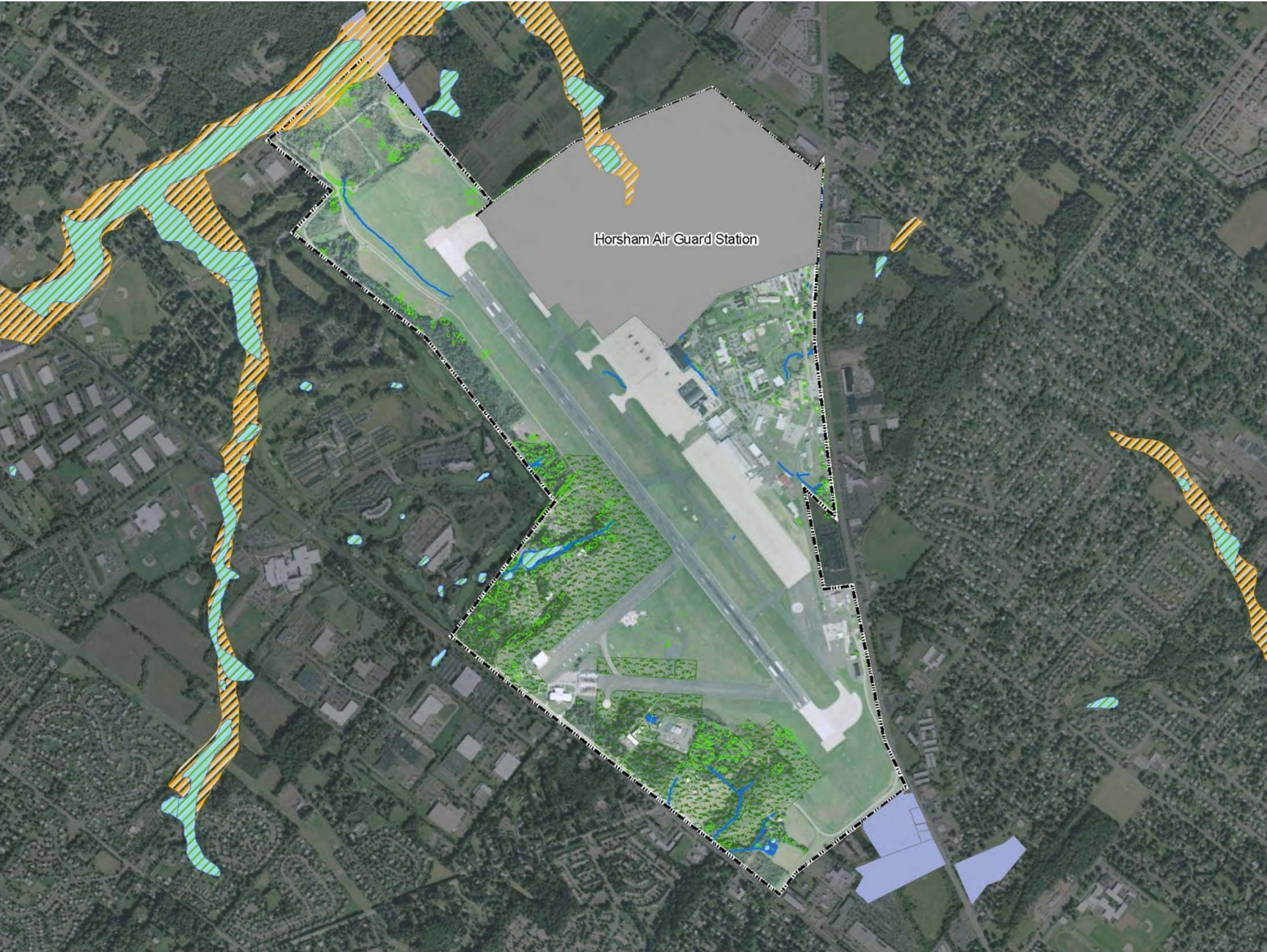
INSTALLATION RESTORATION PROGRAM SITES

- **Former landfills (Sites 3 and 12) being investigated by US Navy. Impacted soils may be removed or capped in place**
- **Treatment of contaminated groundwater at Site 5 – Fire Training Area is ongoing by US Navy**
- **Land use controls due to groundwater contamination will likely remain at Sites 1, 3, 5, and 12**



NATURAL & CULTURAL RESOURCE FEATURES

- Floodplain located along Keith Valley Road
- 14 +/- acres of wetlands and surface water features
- No identified protected, rare, threatened, or endangered animal or plant species. Base has little undisturbed habitat.
- No eligible above-ground historic resources. Five areas with moderate/high potential for intact archaeological resources.



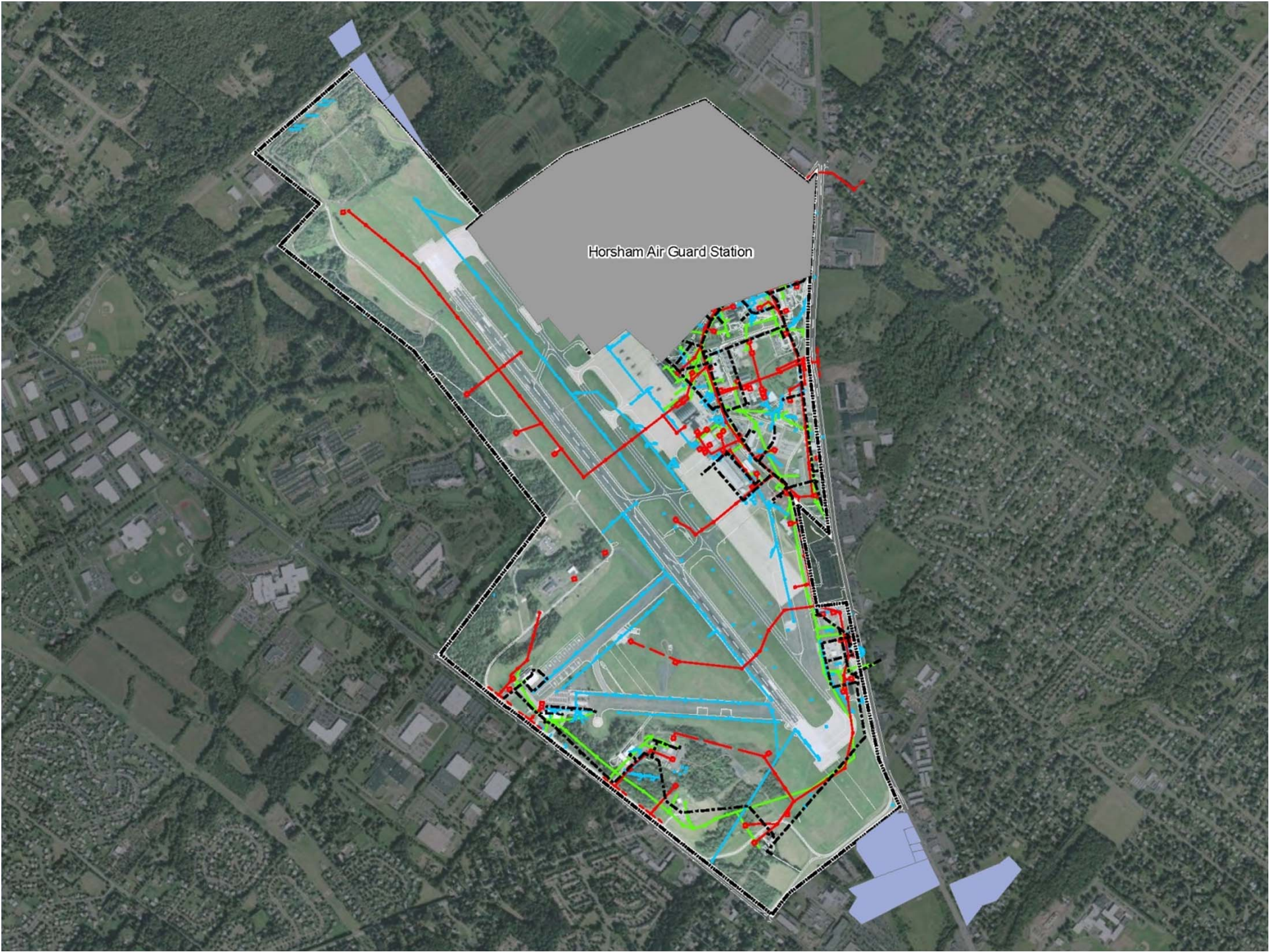
Horsham Air Guard Station

INFRASTRUCTURE SYSTEMS

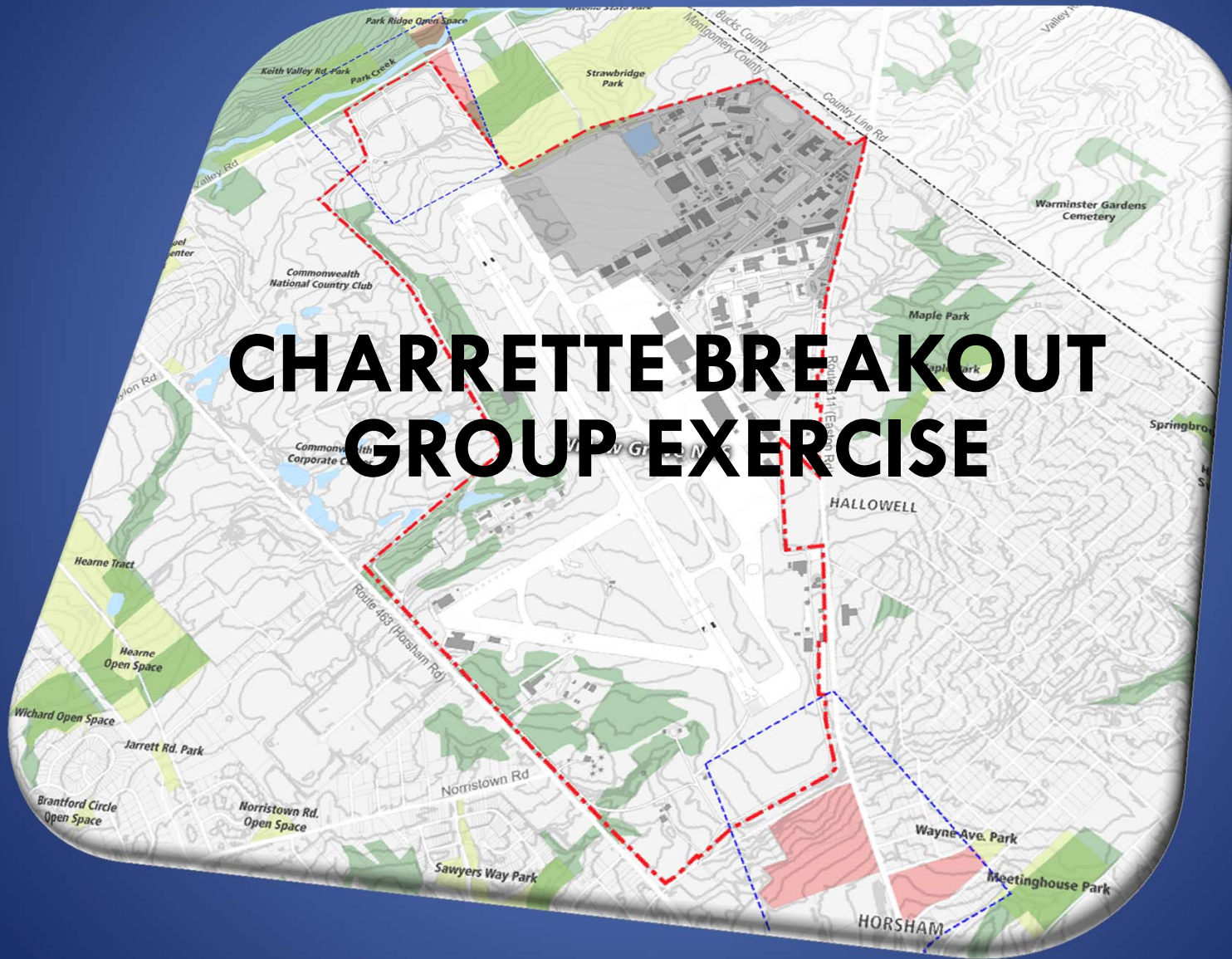


- **Most of utility infrastructure located along east side of base and very old (WWII vintage)**
- **Water supply wells and wastewater treatment plant will not be transferred to HLRA**
- **Existing roads and runways/aprons throughout base**
- **Storm water is predominately sheet flow. Many adjacent off-base locations are prone to flooding**

Horsham Air Guard Station



CHARRETTE BREAKOUT GROUP EXERCISE



Charrette Breakout Session



- **Go to Breakout Groups According to Color of Dot**
 - Large Room (Right Side) = BLUE
 - Large Room (Left Side) = YELLOW
 - Town Hall Basement = RED
- **Each Group will Complete the Same Four Planning Exercises**
- **Two Full Hours to Define Major Reuse Elements**
- **Will Reconvene Tomorrow for Results of Charrette Process**
Saturday, June 11, 2011 @ 4:00 to 5:00 p.m.

Charrette Agenda

I. Charrette Orientation

II. Small Group Discussion

- Planning Exercise #1 – Define Employment Uses
- Planning Exercise #2 – Define Residential Uses
- Planning Exercise #3 – Define Other Uses
- Planning Exercise #4 - Open Space /Parks/Trails

III. Group Wrap-up

IV. Dot Preference Exercise

ADJOURN

Next Steps

- **July** **Recommendations on NOI Submissions to HLRA**
- **August** **Presentation of Three Redevelopment Plan Alternatives for Consideration by the HLRA Board**



Small Group Planning Exercises

- All Groups will Discuss What a Corporate Airpark Concept and Mixed-use Development Concept Would Be
- Airpark Concept Assumes 7,000 LF Runway to Improve Cross Traffic Flow
- Consider the Impacts of Reuse on Adjacent Uses
- Consider Site Constraints such as Environmental Site, Floodplains, etc.
- Define What You Want to See Happen
- Consider Potential Impacts to:
 - Traffic
 - Tax Base Growth
 - New Employment

Charrette Rules

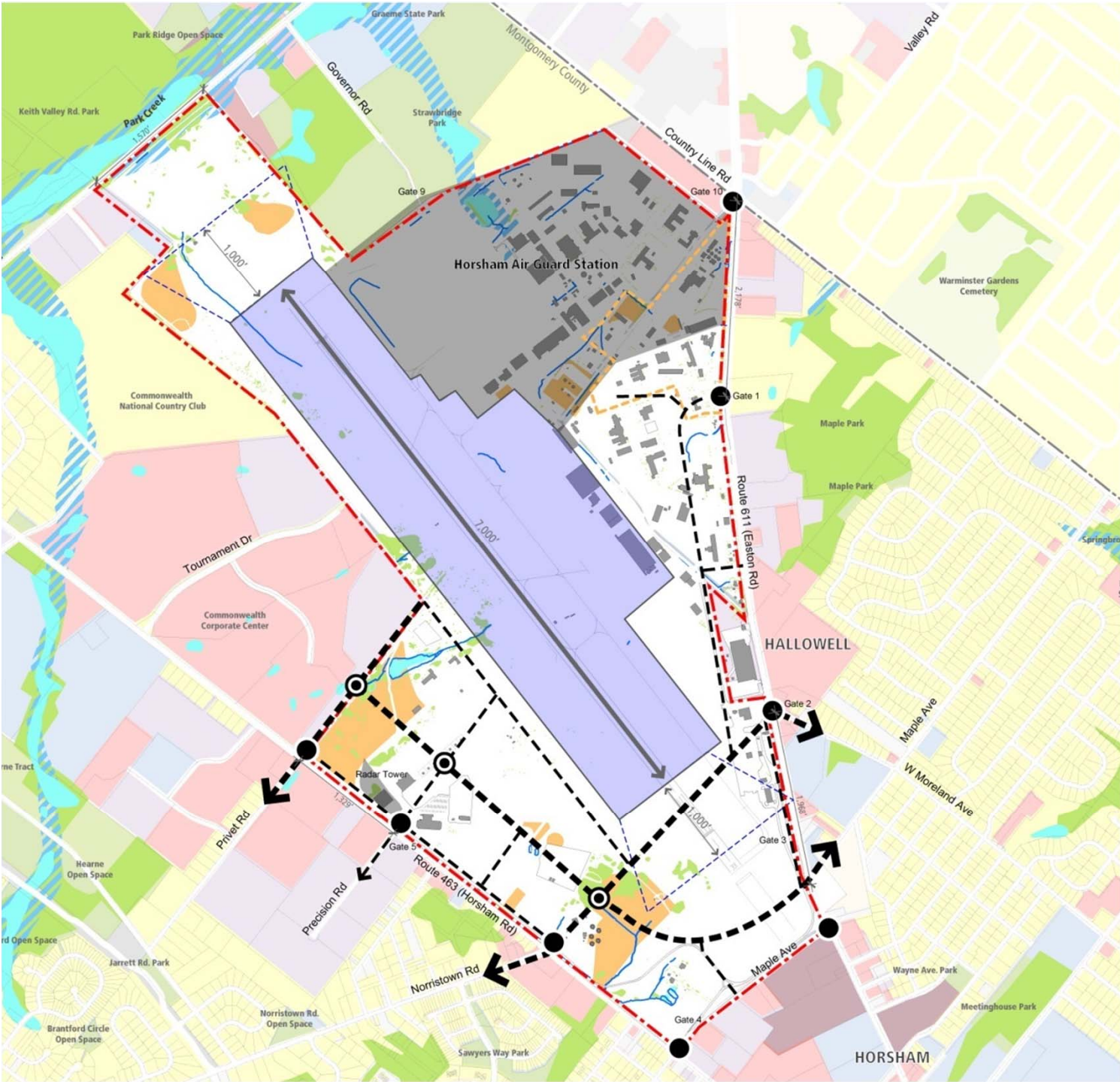


- **Follow the Facilitator's Directives and Keep on Time**
- **Respect the Opinions of Other Residents**
- **Respect Other's Time. No Speeches Please**
- **Let Everyone Participate and Take Turns Talking**
- **Refrain from Side Conversations so Everyone can Hear**
- **Don't Get Bugged Down on One Issue**
- **Define the Plan Elements you Think are Most Important**
- **Think Beyond Today – This is a 20-Year Plan**
- **HAVE FUN!**

Traffic Impacts of Different Uses

	Description	Basis	Average Trips		
			Weekday	AM Peak	PM Peak
Housing	Residential - Single Family	Unit	9.57	0.75	1.01
	Residential - Apartment	Unit	6.65	0.51	0.62
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	Junior/Community College	1000 SF	27.49	2.99	2.54
	University/College	Students	2.38	0.21	0.21

Development Framework With Corporate Airpark



- Legend**
- - - Proposed Street Network
 - Signal
 - ⊙ Potential Roundabout / Signal
 - ▭ Land Required for Corporate Airport
 - - - Willow Grove NAS
 - - - Municipal Boundary
 - ▭ Parcel
 - ▭ Parks and Open Space
 - ▭ Horsham Air Guard Station
 - ▭ Navy Owned Parcels
 - - - Clear Zone

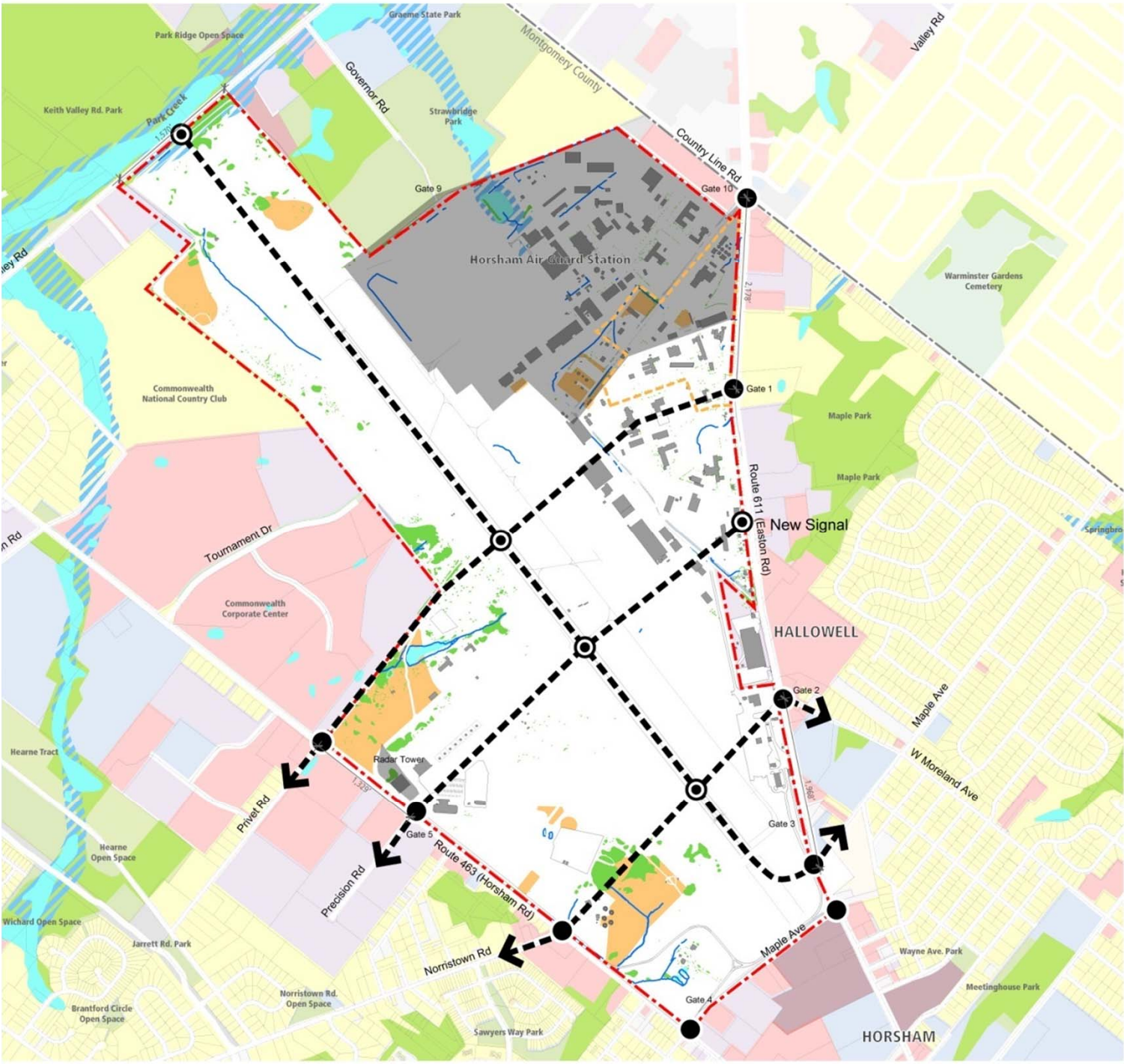
- ▭ NWI Wetlands
- ▭ FEMA Flood Plain
- ▭ Vegetation
- ▭ Installation Restoration Sites
- ▭ Land Use Controls

- Surrounding Land Use**
- ▭ Agriculture
 - ▭ Commercial
 - ▭ Community Services / Military
 - ▭ Industrial
 - ▭ Residential : Single-Family Detached
 - ▭ Residential : Multi-Family
 - ▭ Utility / Transportation
 - ▭ Parking
 - ▭ Vacant

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



Development Framework Without Corporate Airpark



- Legend**
- - - Proposed Street Network
 - Signal
 - ⊙ Potential Roundabout / Signal

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 - ▭ Vacant

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Graeme State Park

Keith Valley Rd

Commonwealth National Country Club

Babylon Rd

Horsham Rd

HALLOWELL

Country Line Rd

Warminster Gardens Cemetery

Maple Park

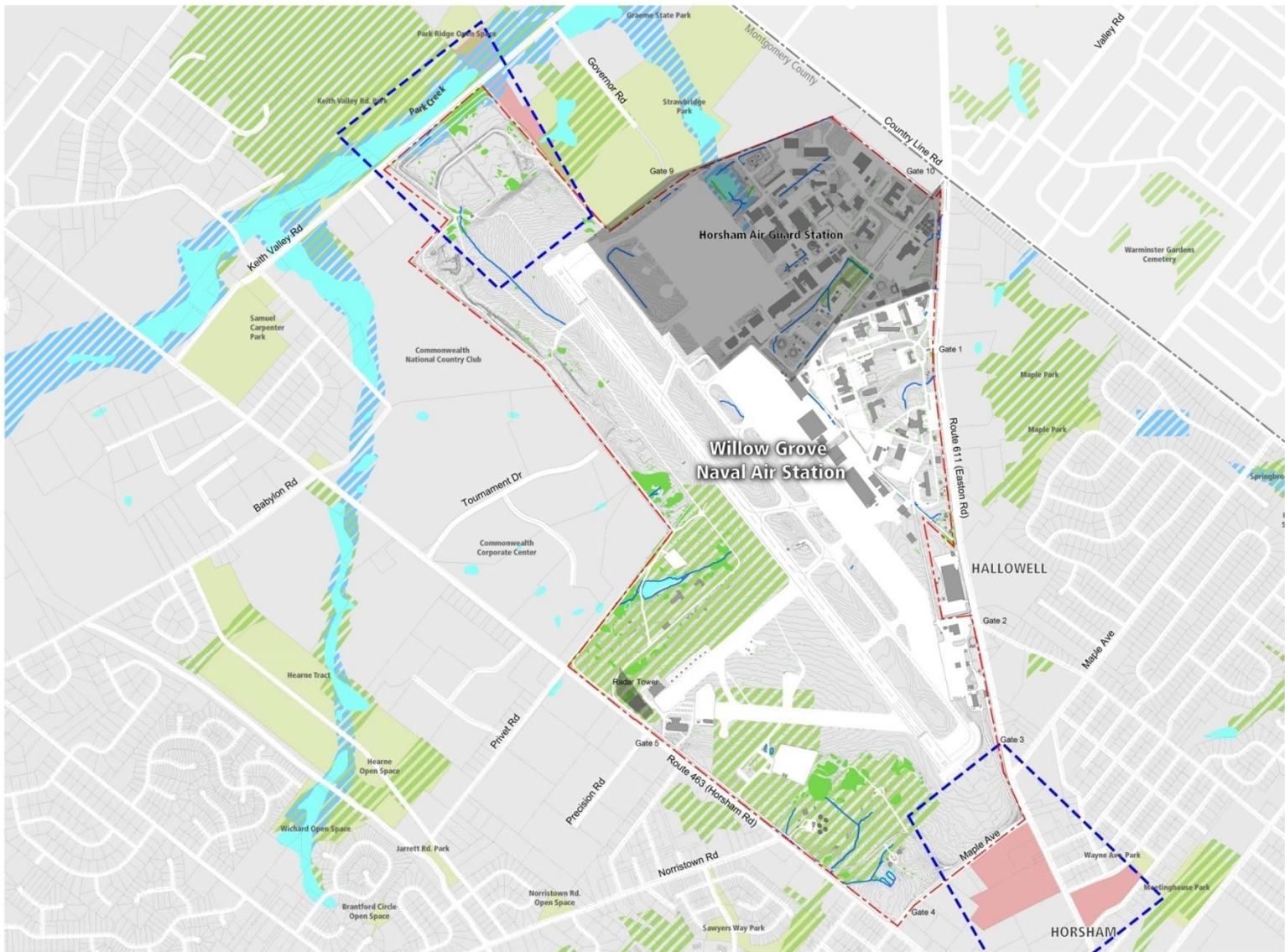
Easton Rd

RKG

Dot Preference Exercise



- **Each Participant Receives 3 Colored Dots**
 - **Employment = GREEN**
 - **Residential = YELLOW**
 - **Other Use = BLUE**
- **Before you Leave the Meeting, Place Dots Where you Would Like to See New Development Occur in Future**
- **Place Dots on the Plan Concept of Your Choice**
- **THANKS FOR YOUR ATTENDANCE**



Base Map

Legend

- - - Willow Grove NAS
- Municipal Boundary
- Parcel
- Parks and Open Space
- Horsham Air Guard Station
- Navy Owned Parcels
- Clear Zone
- NWI Wetlands
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Sources

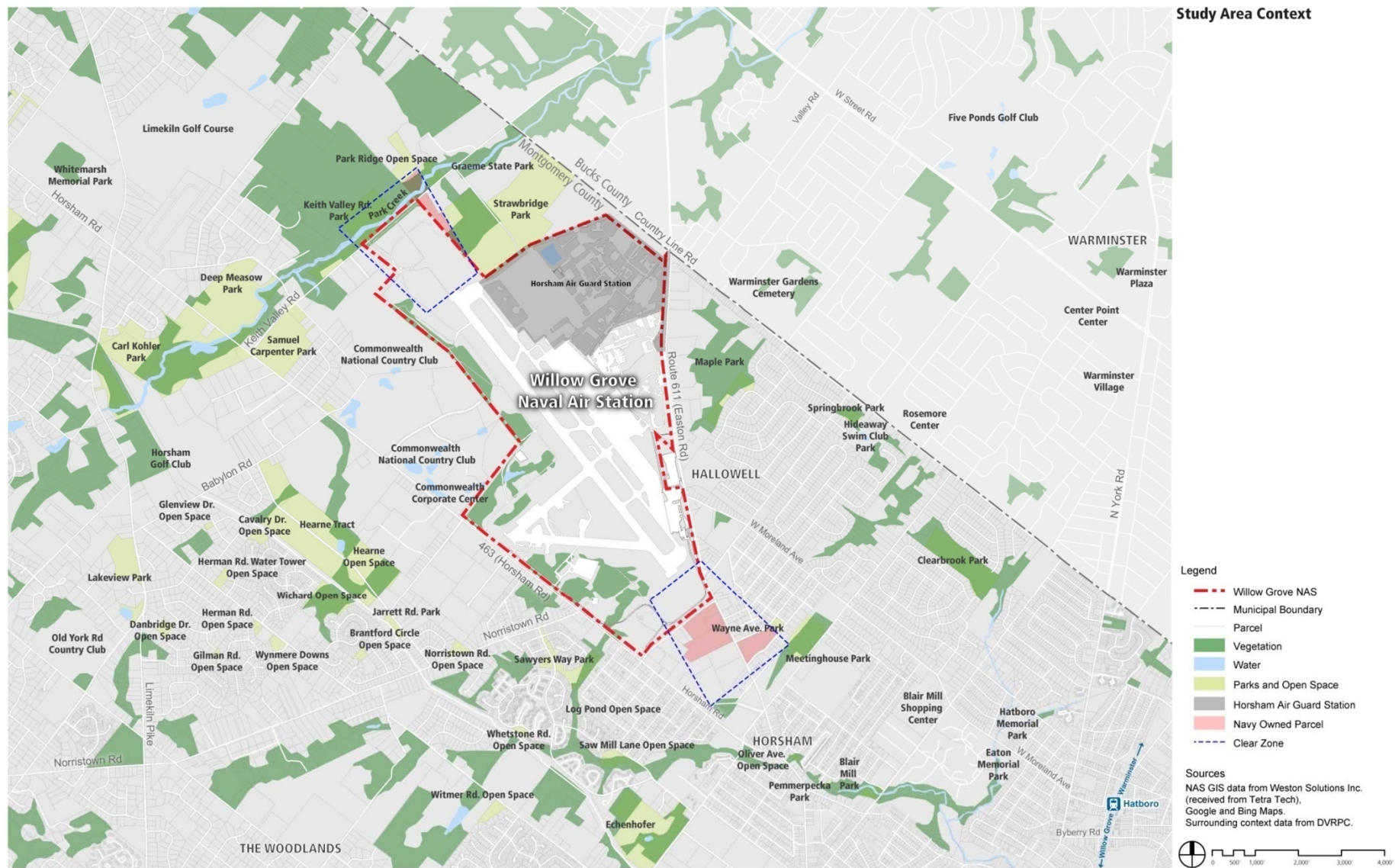
NAS GIS data from Weston Solutions Inc. (received from Tetra Tech), Google and Bing Maps. Surrounding context data from DVRPC.



June 10th, 2011



Study Area Context



June 10th, 2011