

NAS-JRB Willow Grove Reuse Plan Refinement and Proposed Planning Team Directives



Horsham Township, PA

October 19, 2011





HORSHAM TOWNSHIP AUTHORITY FOR NAS-JRB WILLOW GROVE
WEDNESDAY • OCTOBER 19, 2011 • 7:00 P.M.

MEETING AGENDA

- **Call to order and Pledge of Allegiance**
- **RKG – Reuse Plan Refinement and Planning Team Directives**
- **Opportunity for questions and comments**
- **Approval of the following Meeting Minutes: September 21, 2011**
- **Executive Director’s Report**
- **Solicitor’s Report**
- **Bills and Communications: Approval of list of checks**
- **Additional business, if any**
- **Next HLRA Board Meeting: Wed., November 16, 2011 at 7:00 P.M.**

Reuse Plan Refinement

- I. REVIEW OF PUBLIC COMMENTS AND CONCERNS
- II. PROPOSED PLANNING TEAM DIRECTIVES
 - A. Discussion of the planning team directives for each use



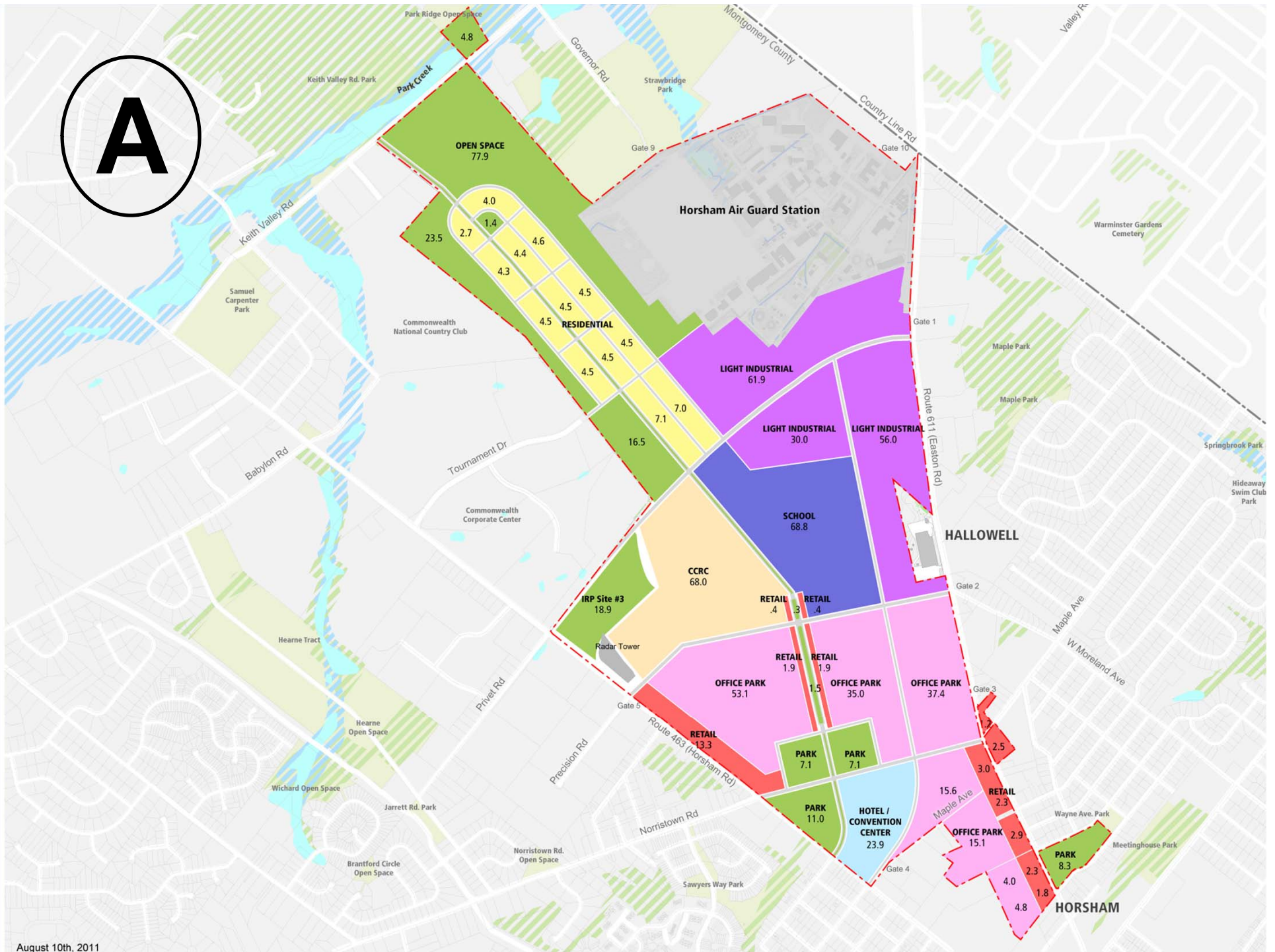
REUSE PLAN ALTERNATIVES



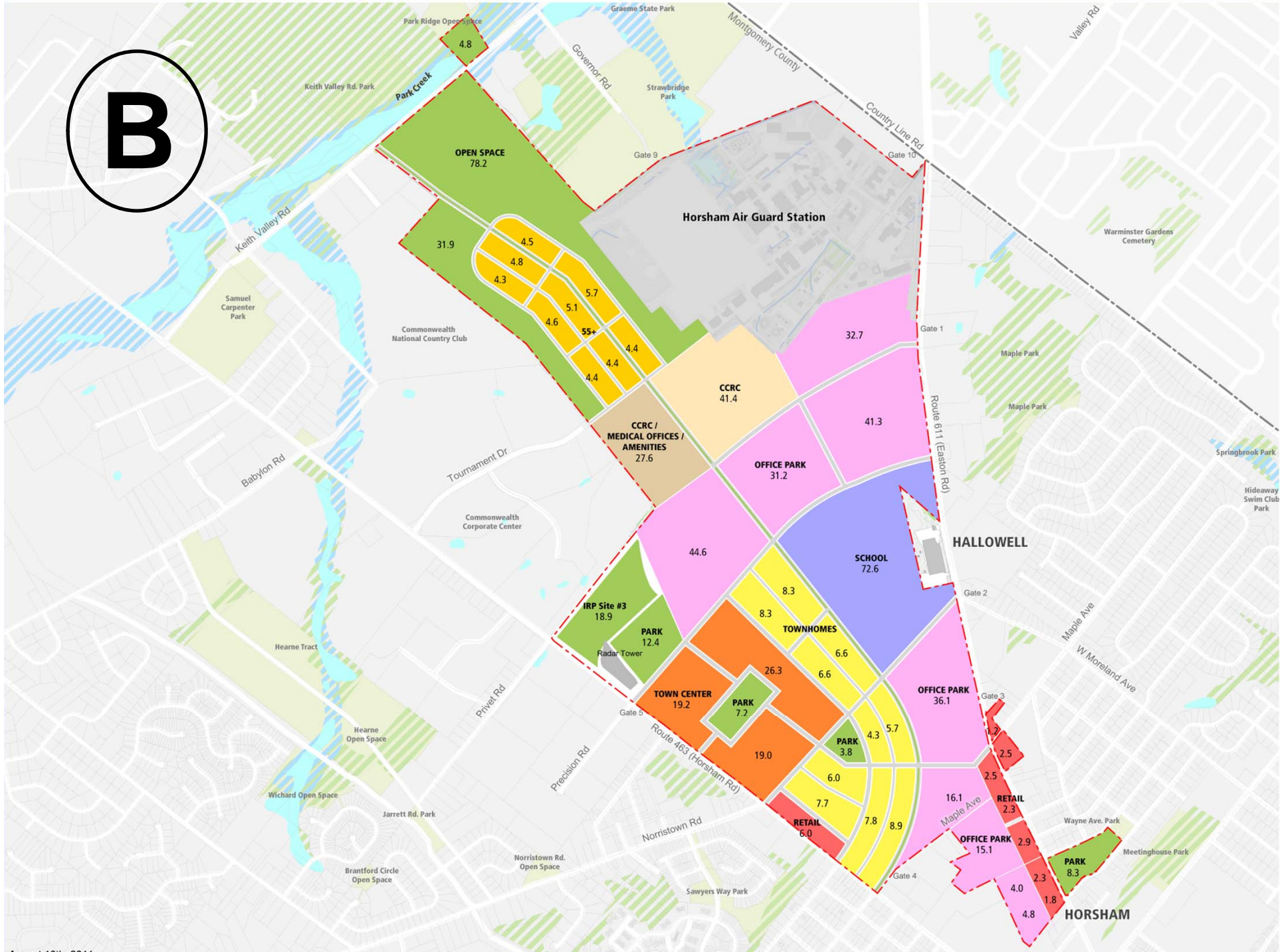
WHAT'S HAPPENED SINCE AUGUST 19th?

- **Community members have continued to provide input**
- **HLRA website now has a FAQ section**
- **HLRA staff met with individual Board members and other community members**
- **HLRA Economic Development Subcommittee met (other HLRA subcommittee members also provided input)**
- **RKG Planning Team met to discuss community comments, concerns and potential solutions**

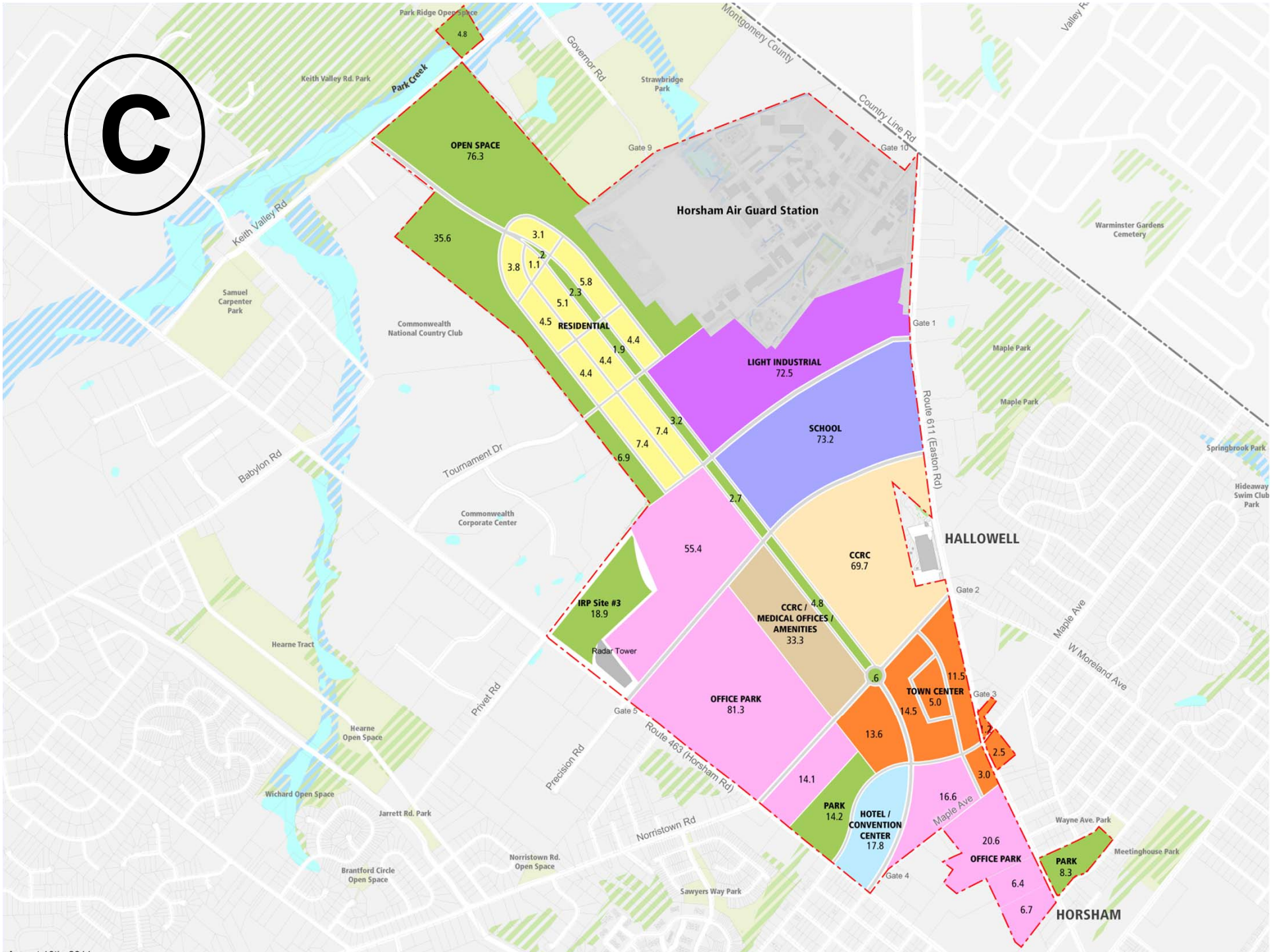
A



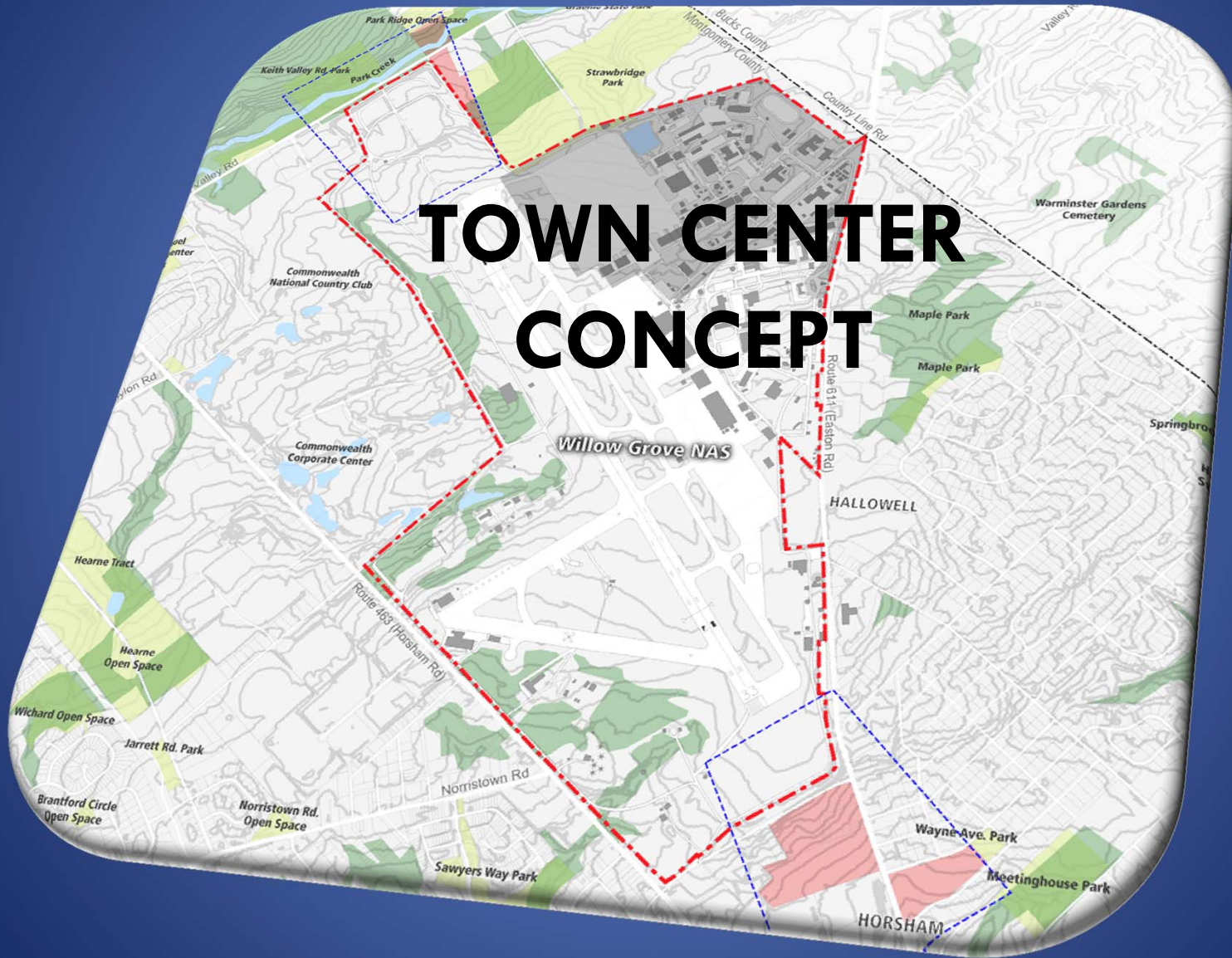
B



C

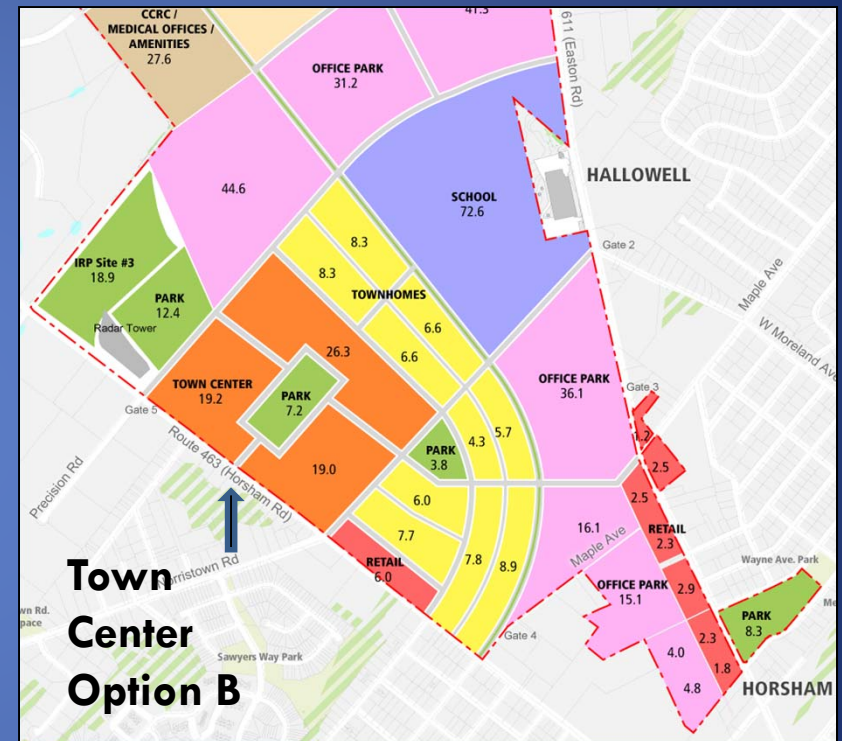


TOWN CENTER CONCEPT



TOWN CENTER – REVIEW COMMENTS

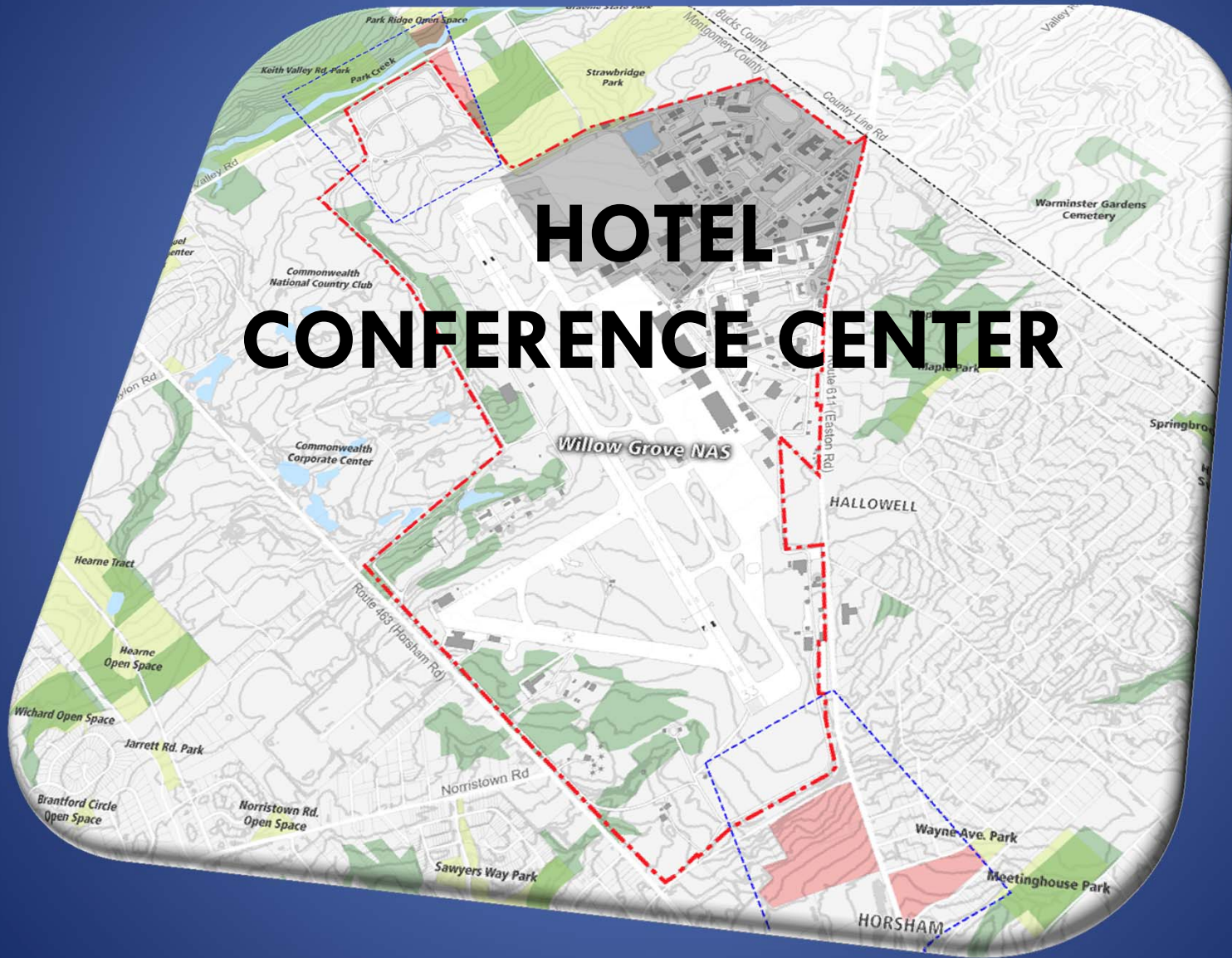
- Strong support for Town Center concept, but location uncertain
- Layout of Town Center “B” (open space in middle) most popular
- No big box, mall & shopping center
- Want unique and local stores
- Walkable with pedestrian friendly connections
- Recreation uses such as ice-skating, indoor sports, movie theater, playgrounds
- Entertainment venue desired



PROPOSED PLANNING TEAM DIRECTIVES

- **Layout the Town Center to have park space in the middle**
- **Relocate Town Center between Horsham Road and Easton Road - just north of Maple Avenue**
- **Incorporate entertainment uses into the Town Center (i.e. bowling alley, movie theater, ice-skating, etc.)**
- **Incorporate regional sports complex into plan**
- **Incorporate a signature water feature to create sense of place**
- **Include high-end apartment units and condominiums**
- **Provide enough housing to support the Town Center**
- **Do not exceed four-story height limit**
- **Create a pedestrian friendly environment with trails linking to the rest of development**

HOTEL CONFERENCE CENTER



HOTEL/CONFERENCE – REVIEW COMMENTS

- **Strong support for “upscale” hotel/conference center similar to Hyatt Regency**
 - **Support for location within close proximity to Town Center and new office park. Signature building that can take advantage of visibility and views**
 - **Support for building heights of 5-10 stories if necessary**
- **Demand would be generated from future office park/university relationship (may also be some demand from existing office parks)**

PROPOSED PLANNING TEAM DIRECTIVES

- **Include a high-end hotel/conference center in the preferred reuse plan**
- **Locate hotel/conference center proximate Easton Road on the southern-portion of base (high elevation of land will maximize visibility and views)**
- **Hotel height = a maximum of 10 stories**
- **Locate proximate to Town Center and office park**

RESIDENTIAL DEVELOPMENT



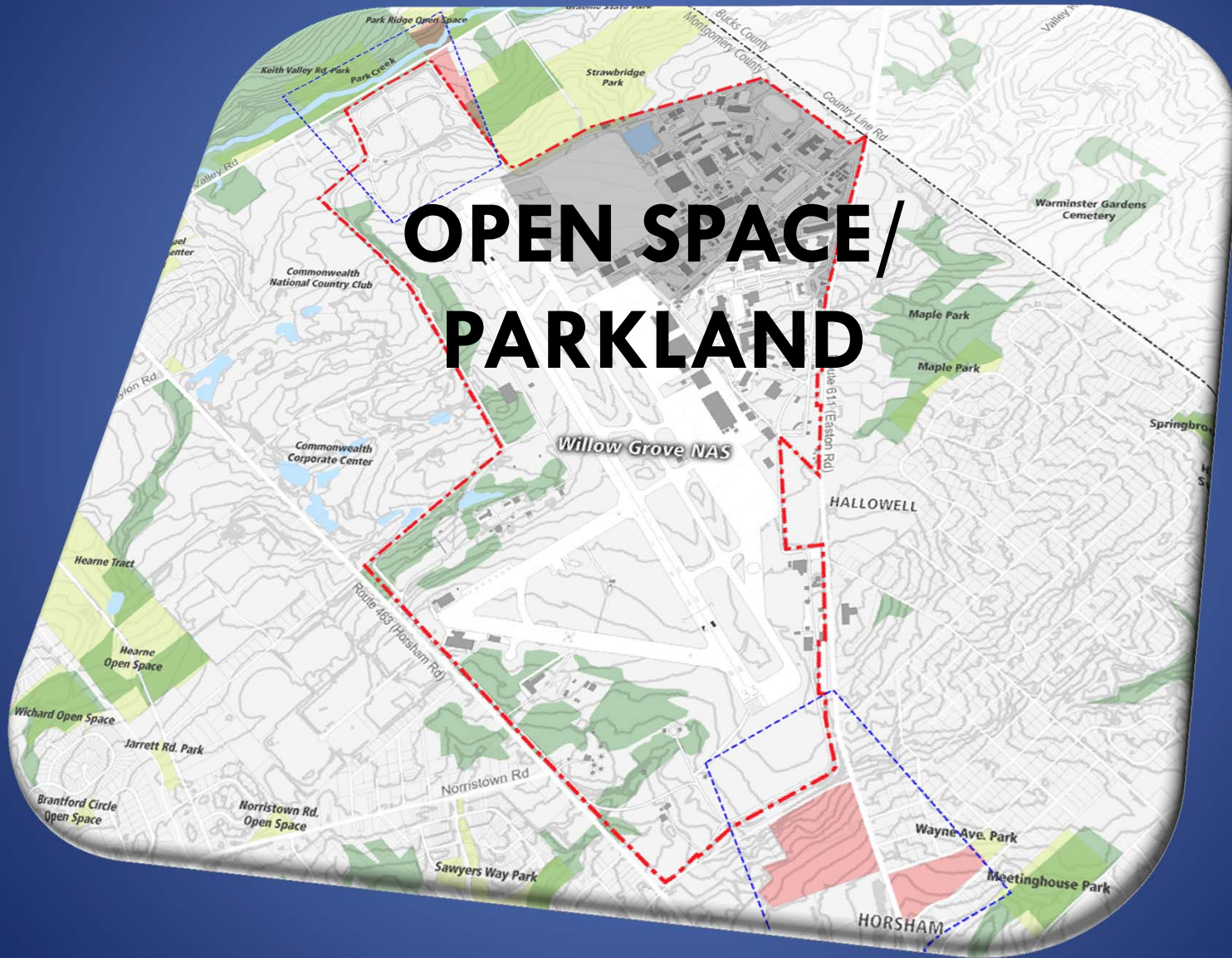
RESIDENTIAL – REVIEW COMMENTS

- Provide a variety of housing types and price points
- Support for higher density residential near the Town Center
- Rethink the number of assisted living and skilled nursing units
- Need for higher price single-family homes
- What is Horsham's responsibility to meet homeless housing NOI request? Is the current request fair and equitable?

PROPOSED PLANNING TEAM DIRECTIVES

- **Include the number of residential units needed to make the project and town center economically feasible**
- **Include a range of housing types and price points, but do not place age-restrictions on units**
- **Place townhomes/condominiums/small single family lots close to the Town Center**
- **Locate higher-end single family housing in northern portion of site near the golf course (on 1/3- to 1/4-acre lots)**
- **Seek a fair & equitable solution to homeless housing request**

OPEN SPACE/ PARKLAND



OPEN SPACE – REVIEW COMMENTS

- **Would like to see more open space**
- **Would like to see more sports fields**
- **Need to depict trail interconnection with existing and proposed trails outside base**
- **Need more pocket parks and playgrounds in residential areas**
- **Need to address stormwater run-off at northern end of property**
- **Would like to add another water feature on the property**

PROPOSED PLANNING TEAM DIRECTIVES

- Differentiate between public and private open space on the final reuse plan map
- Allow for more active parkland (~30-acre of sports fields). Locate sports fields near school site
- Note existing and proposed trail connections on final preferred plan
- Propose open space use of grand boulevard spine
- Integrate DVHAA museum site into rest of plan
- Include stormwater retention pond near Keith Valley Rd.
- Incorporate new water feature into town center

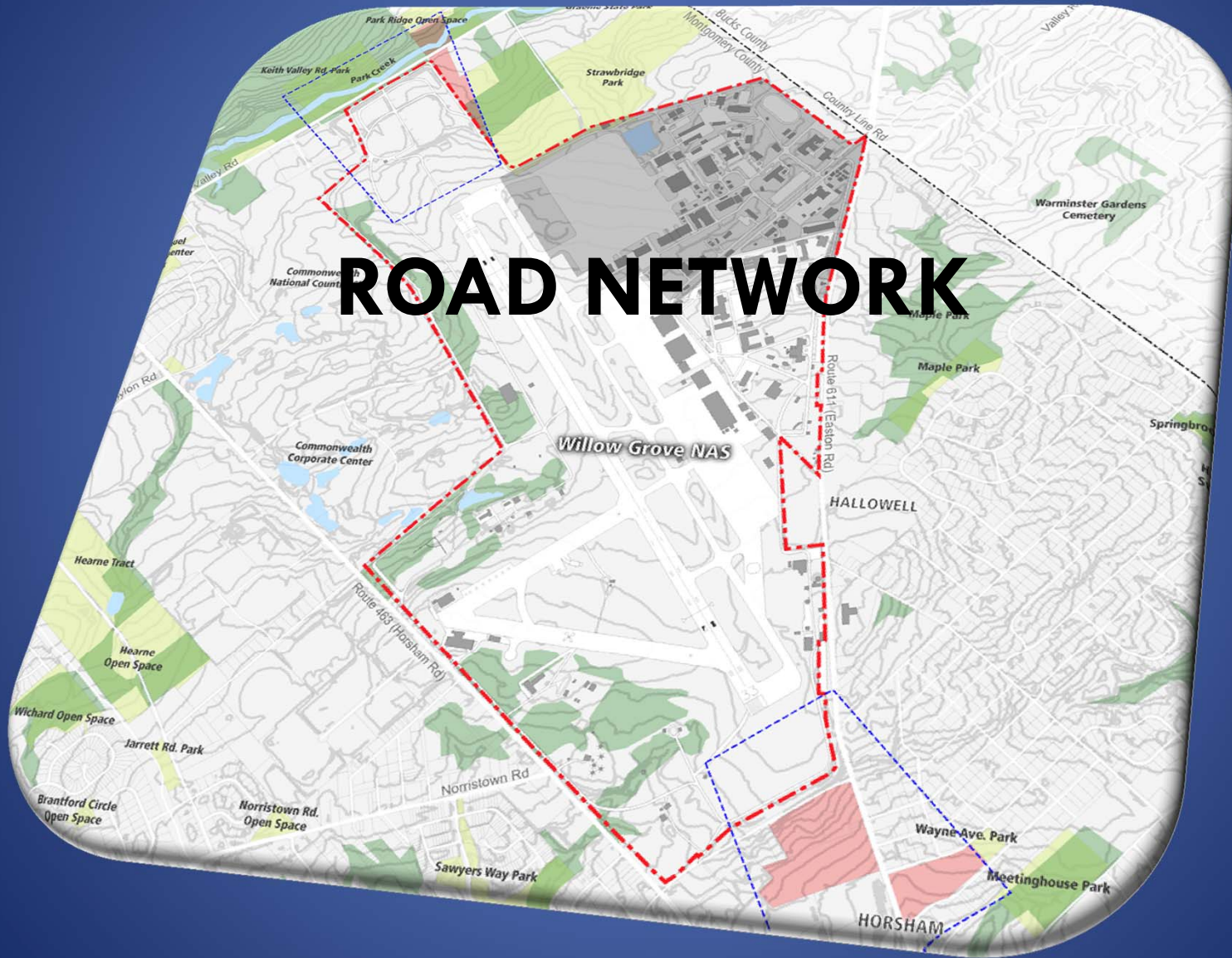
CONGREGATE CARE RETIREMENT COMMUNITY



CONCERNS AND PLANNING TEAM DIRECTIVES

- **General support for the concept**
- **Not interested in 55+ residential designation**
- **Would like to reduce the size and footprint of this use**
- **Don't want retirement facilities to be walled off from the rest of the development.**
- **Locate CCRC closer to town center development and school**

ROAD NETWORK



ROAD NETWORK – REVIEW COMMENTS

- **“Grand Boulevard”**
 - Large grass median between north and south lanes widely supported
 - Most favor starting at Maple and extending to Keith Valley Road
 - Need to define # of lanes, width and cost of maintaining median
- **Norristown Road**
 - Connection to Maple Ave. is favored

ROAD NETWORK– COMMENT REVIEW

- **Keith Valley Road**
 - **Concern of flooding on Keith Valley Road**
 - **Storm-water management and improvements need to be addressed in final plan**
- **Precision Road**
 - **Support for extending Precision Road to Moreland Avenue**

ROAD NETWORK– COMMENT REVIEW

- **Privet Road**

- To extend Privet, will need to acquire some property from Commonwealth Corporate Center owner
- Potential for Privet Road to connect to the Main Gate #1 on Route 611

- **Tournament Drive**

- If extended, need to address two golf cart crossings and seek private agreement

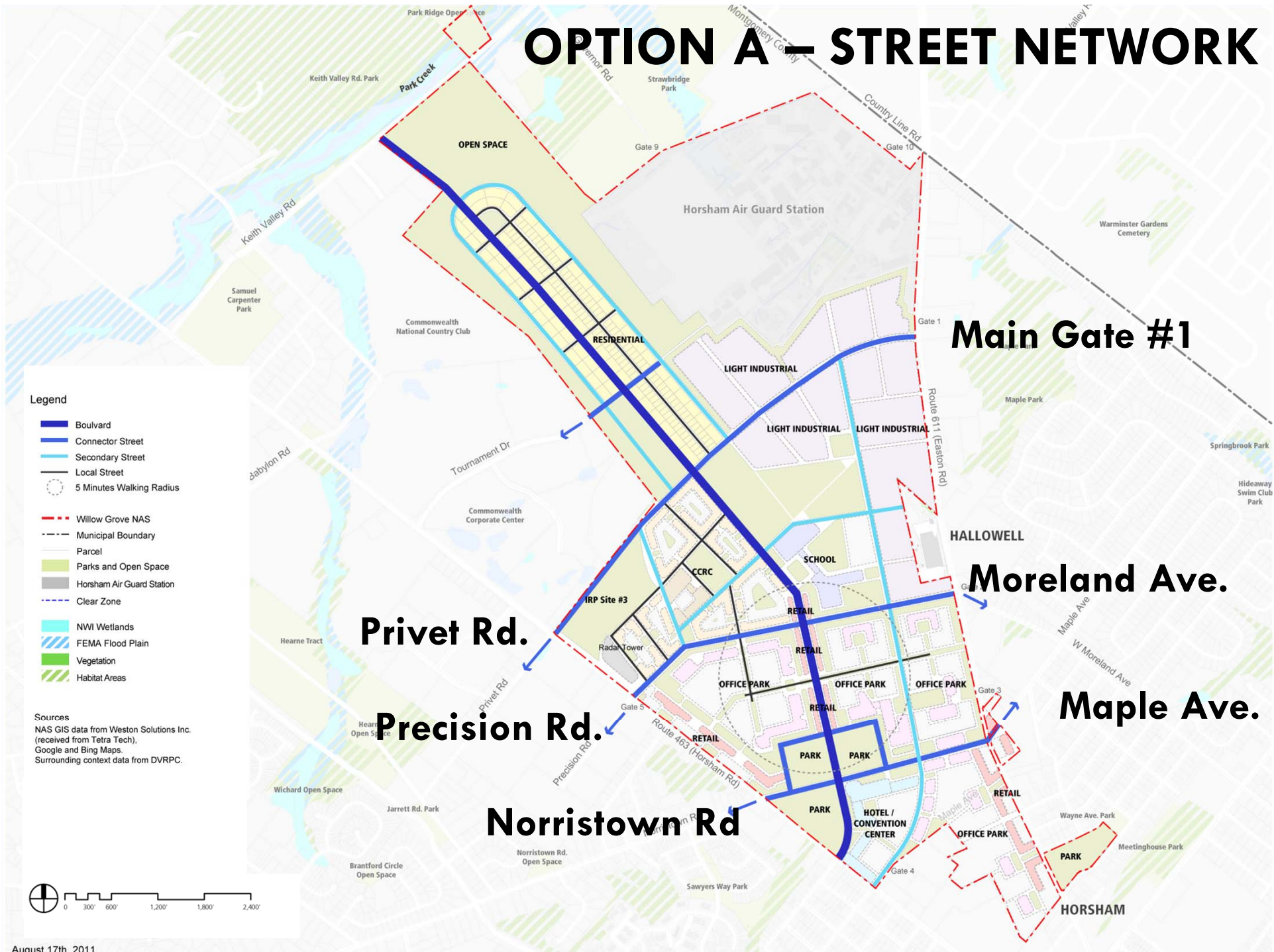
ROAD NETWORK– GENERAL CONCERNS

- Will development of site cause traffic to get worse?
- Can we limit through traffic in all alternatives?
- How will cross connections impact adjacent neighborhoods?
- Will new traffic be overwhelming?
- Did you look at traffic while school was in session?
- What improvements will be made? Who will pay for them?
- Is it possible to reuse the airstrip for roads?

PROPOSED PLANNING TEAM DIRECTIVES

- **Include a “Grand Boulevard” in the final preferred plan**
- **Design road connections using Option A**
 - **Norristown Road to Maple Ave,**
 - **Precision Road to Moreland Ave., and**
 - **Privet Road to the Main Gate**
- **Come back with traffic mitigation recommendations**
- **Address Keith Valley Road flooding improvements**
- **Address golf cart crossings on Tournament Drive**

OPTION A – STREET NETWORK



- Legend**
- █ Boulevard
 - █ Connector Street
 - █ Secondary Street
 - █ Local Street
 - 5 Minutes Walking Radius
 - Willow Grove NAS
 - Municipal Boundary
 - Parcel
 - Parks and Open Space
 - Horsham Air Guard Station
 - 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.



August 17th, 2011

Main Gate #1

Moreland Ave.

Maple Ave.

Privet Rd.

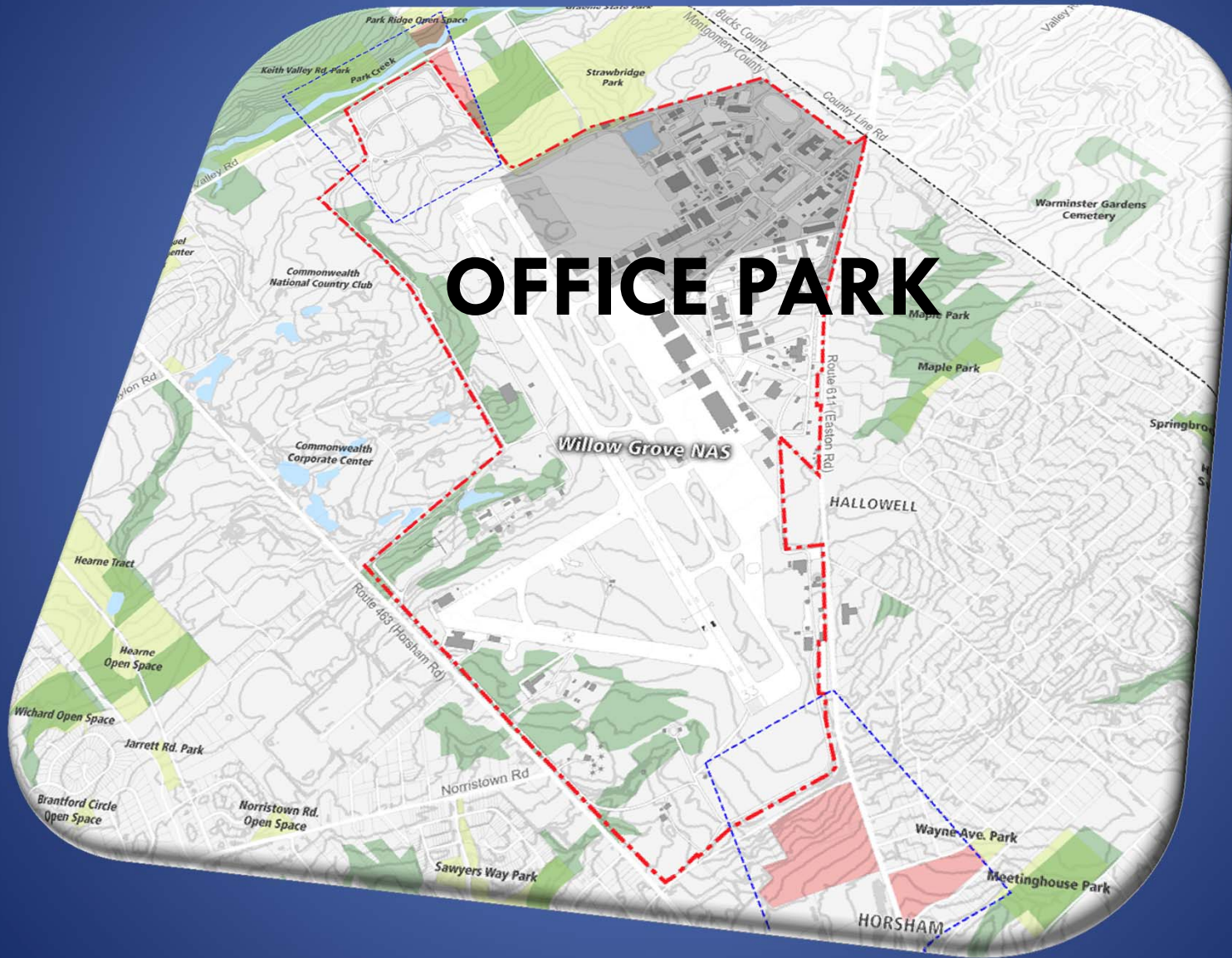
Precision Rd.

Norristown Rd

HALLOWELL

HORSHAM

OFFICE PARK

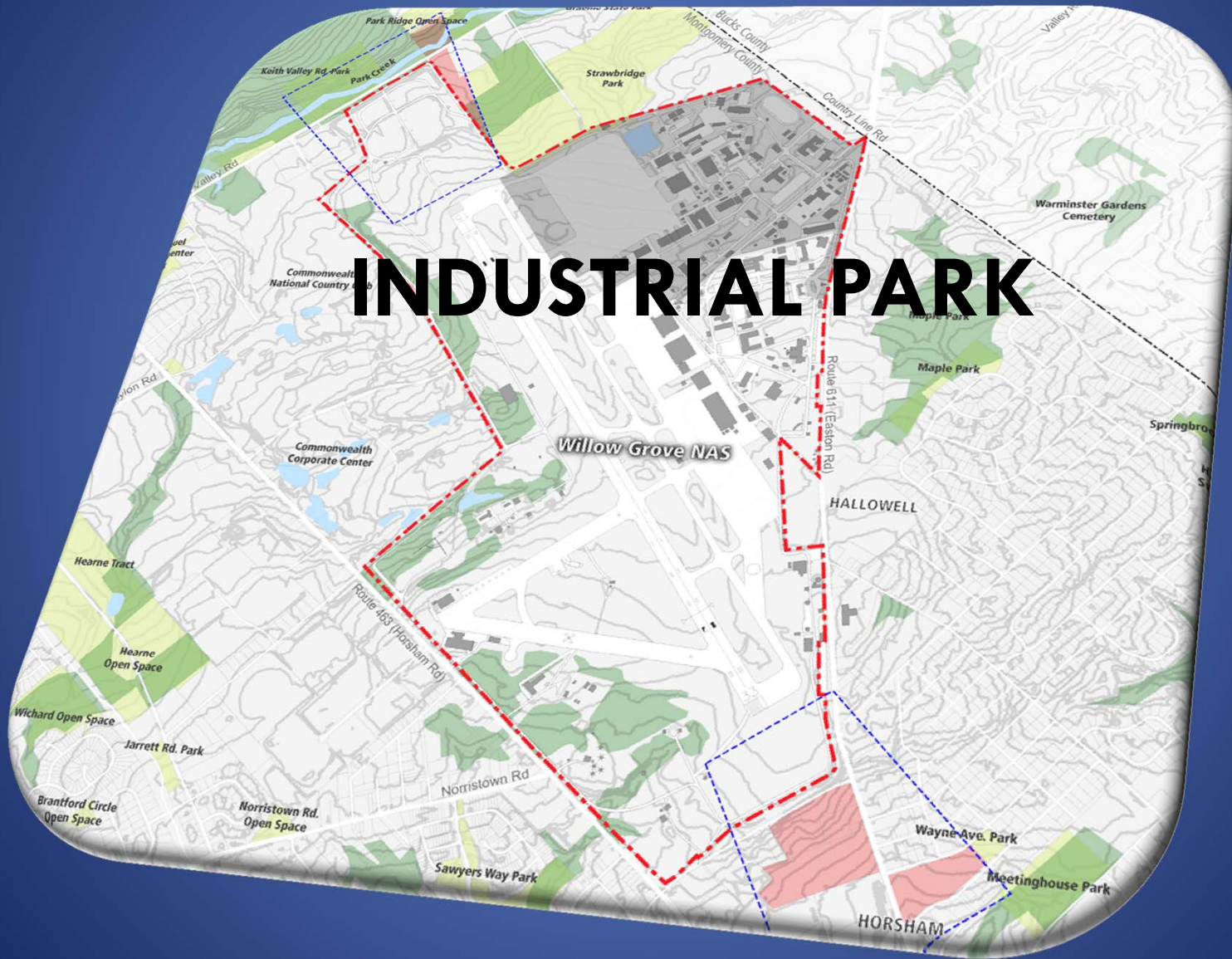


CONCERNS AND PLANNING TEAM DIRECTIVES



- **No real comments or concerns about office development**
- **Would like to see private open space called out on final reuse plan**
- **Would like to locate near the town center to activate day-time use**

INDUSTRIAL PARK

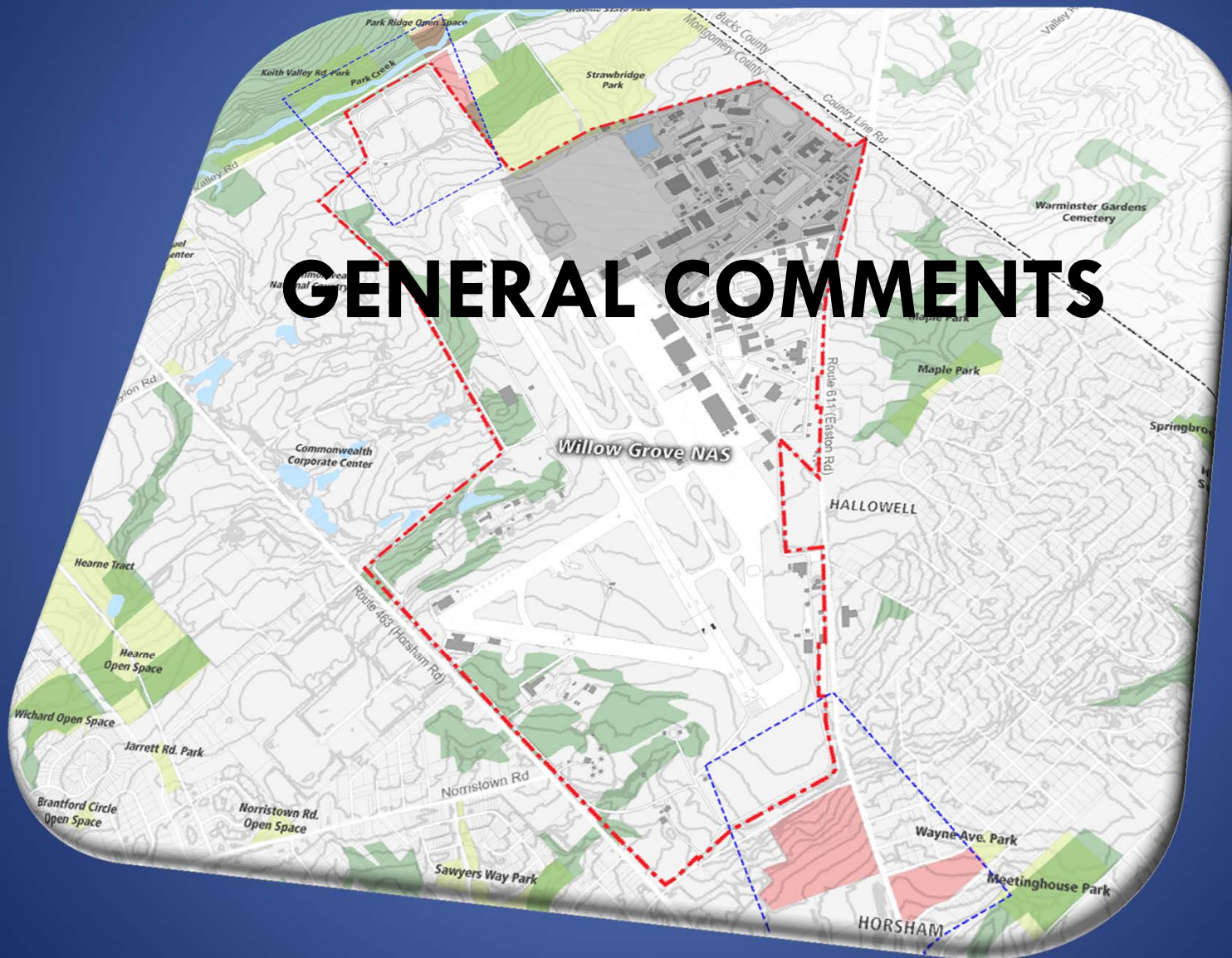


CONCERNS AND PLANNING TEAM DIRECTIVES



- **Some have questioned the types of industrial activities that would go on in this area**
- **Not certain if companies would be attracted to this site**
- **Would like to see industrial activity located near the National Guard enclave**

GENERAL COMMENTS



GENERAL – REVIEW COMMENTS



- **Storm water control must be significant feature**
 - **Retention basins, proper drainage and grading to prevent flooding**
- **Green (alternative) energy should be important component of overall plan**
- **What is impact of environmental “hot spots” identified by Navy?**
 - **What is connection between each proposed land use and remediation requirements?**

GENERAL – CONCERNS

- Will military enclave impact new neighborhoods?
- How is plan being paid for?
- Will HLRA need to fund capital expenditures?
- Can we reuse the buildings while deciding what to do?
- Will redevelopment of the base affect my taxes?
- Who will finance road improvements, etc.?
- Who cleans up the contaminated land and to what level?
- Who makes final decision on redevelopment?
- What is the timing of redevelopment?
- Can the Reuse Plan be changed?

PROPOSED PLANNING TEAM DIRECTIVES



- **Make final recommendations on NOI submissions**
- **Incorporate green and sustainable planning elements into the final design of the plan**
- **Include information on environmental remediation process, timeline, and cost**
- **Provide a sense of the fiscal impacts (positive or negative) associated with the final reuse alternative**





HORSHAM TOWNSHIP AUTHORITY FOR NAS-JRB WILLOW GROVE
WEDNESDAY • OCTOBER 19, 2011 • 7:00 P.M.

MEETING AGENDA

- **Call to order and Pledge of Allegiance**
- **RKG – Reuse Plan Refinement and Planning Team Directives**
- **Opportunity for questions and comments**
- **Approval of the following Meeting Minutes: September 21, 2011**
- **Executive Director’s Report**
- **Solicitor’s Report**
- **Bills and Communications: Approval of list of checks**
- **Additional business, if any**
- **Next HLRA Board Meeting: Wed., November 16, 2011 at 7:00 P.M.**