

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

Kick-off Meeting



Horsham Township, PA

February 7, 2011



INTRODUCTIONS



HLRA Executive Board

- W. William Whiteside, III - Chairman
- Joanna M Furia, Esq. - Vice Chairman
- Curtis Griffin - Treasurer
- William Donnelly
- Mark Theurer
- Donnamarie Davis
- Terry Tumolo
- Steve Nelson

HLRA Staff & Legal Counsel

William Walker, HLRA Secretary

Mike McGee, Executive Director

Tom Ames, PE, Deputy Director

Mary Elerbe Esq., Town Solicitor

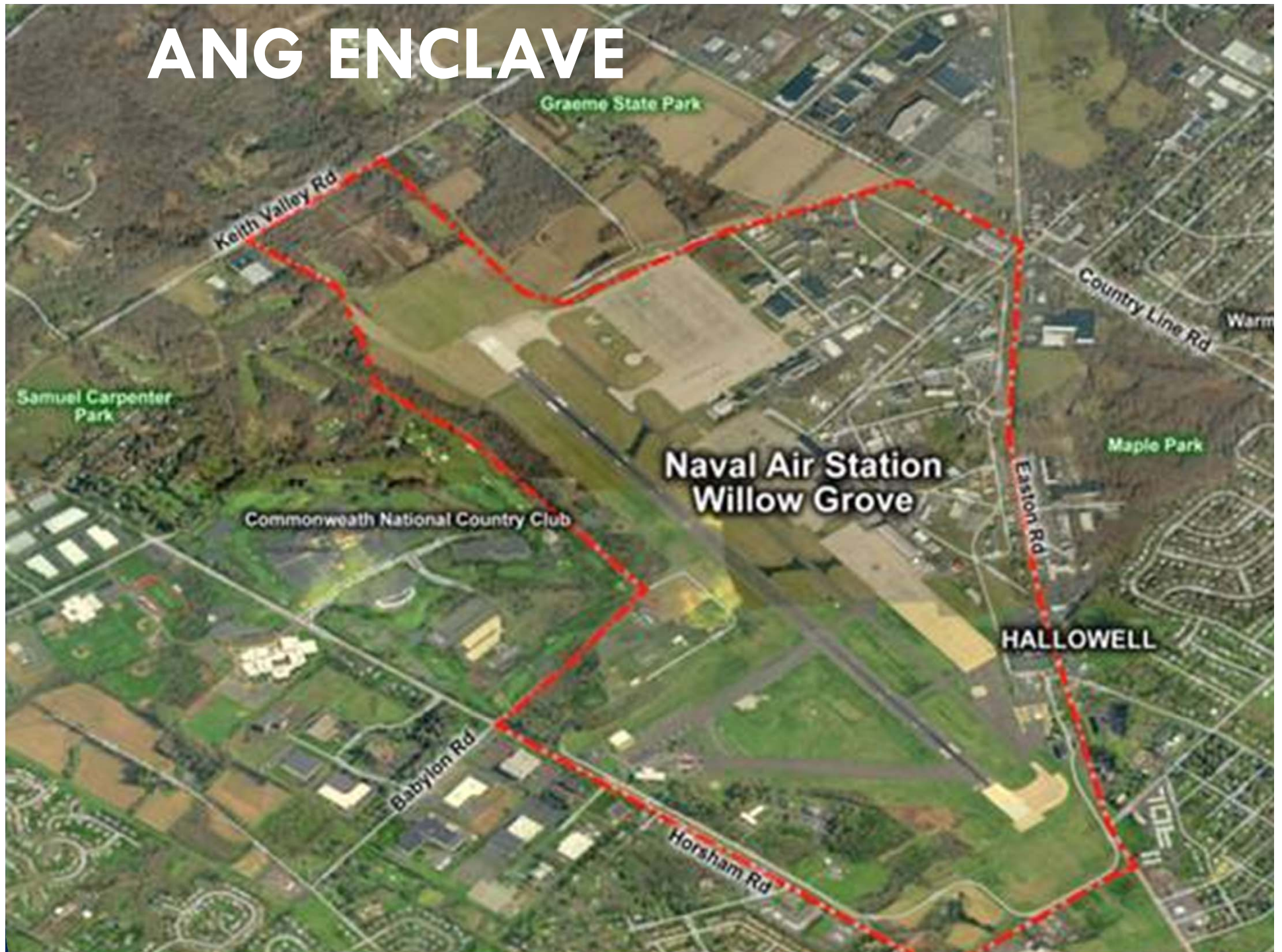
George Schlossberg Esq., BRAC Counsel

website: www.hlra.org

OEA Representative: Rich Tenga

Military Liaison: Capt. Stan Dietrich

ANG ENCLAVE



PRESENTATION AGENDA

- I. DVD Presentation - *“Base Redevelopment – Communities Respond”*
- II. Overview of Reuse Planning Process
- III. Overview of Planning Team Reuse Observations – NAS-JRB
- IV. Community Reuse Survey
- V. Community Discussion
- VI. Next Steps

Lead Reuse Planner

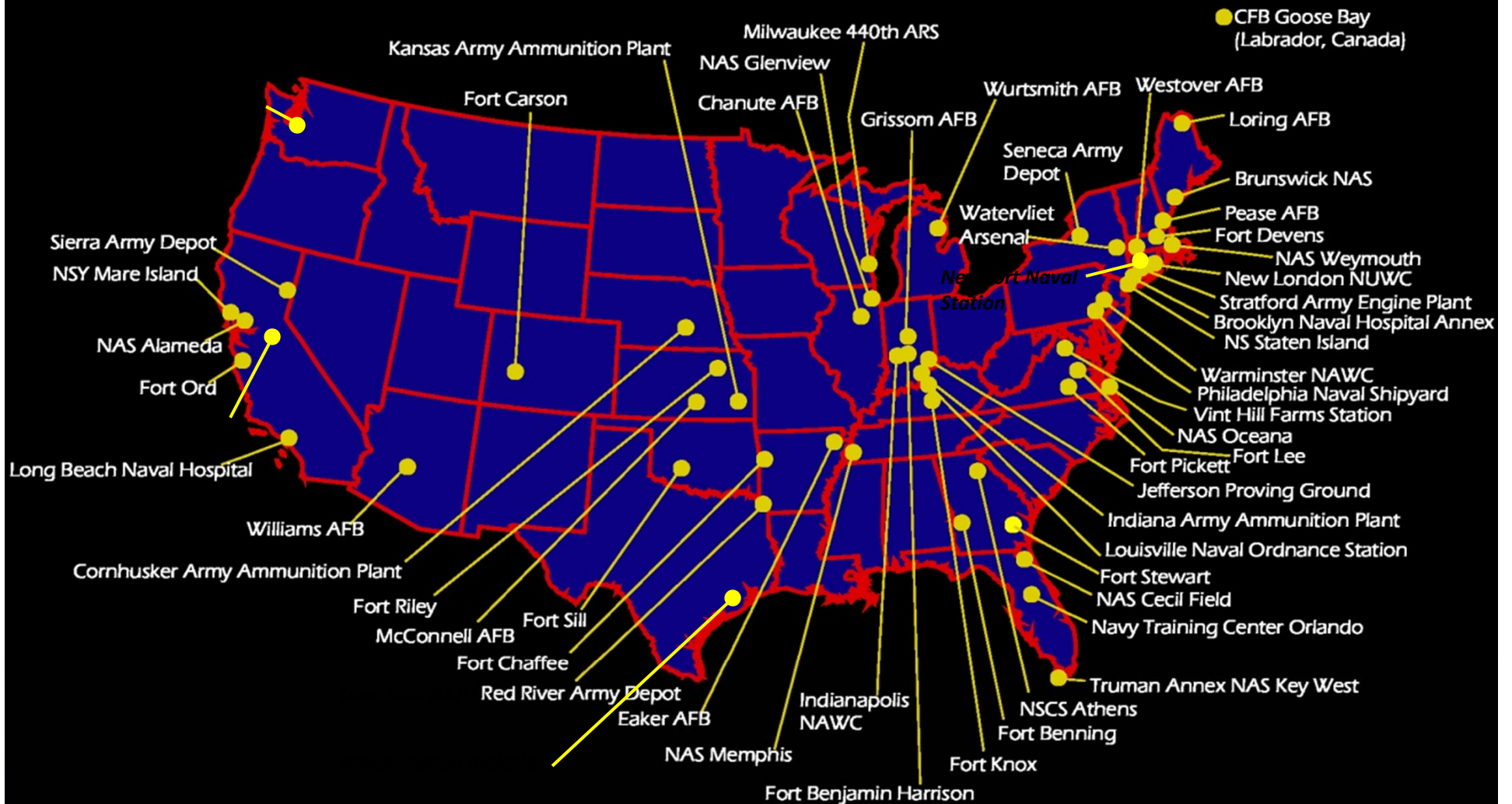
RKG Associates, Inc. - Alexandria, VA

Reuse Planners, Market Analysts, Economic Development and Public Involvement



- Firm Established in 1981
- Economic, Planning & Real Estate Advisors
- Offices in Dover, NH and Alexandria, VA
- Firm Involved in Over 50 Military Base Projects Since Early 1990s
- Firm Specializes in Working with BRAC Impacted Communities
- One of Leading Base Reuse Firms in U.S.

RKG's Military Base Redevelopment and Growth Management Planning Experience



Planning Team and Technical Leads



Wallace, Roberts & Todd – Philadelphia, PA

Land Planning, Conceptual Design, Green Design Solutions



Weston Solutions – West Chester, PA

Environmental Coordination, Analysis and Utilities Assessment



Urban Engineers – Philadelphia, PA

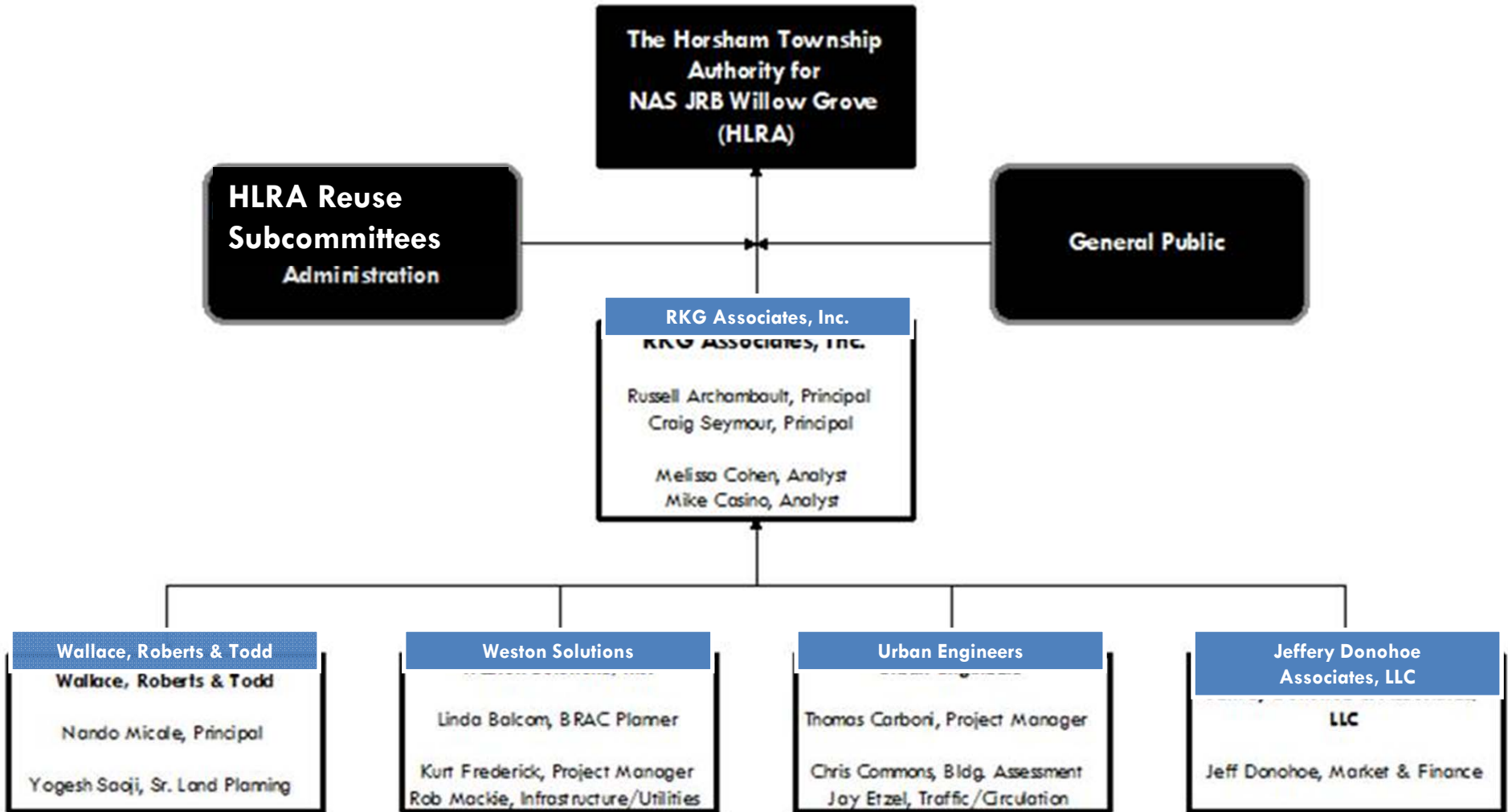
Transportation, Building Assessment, Historic Preservation



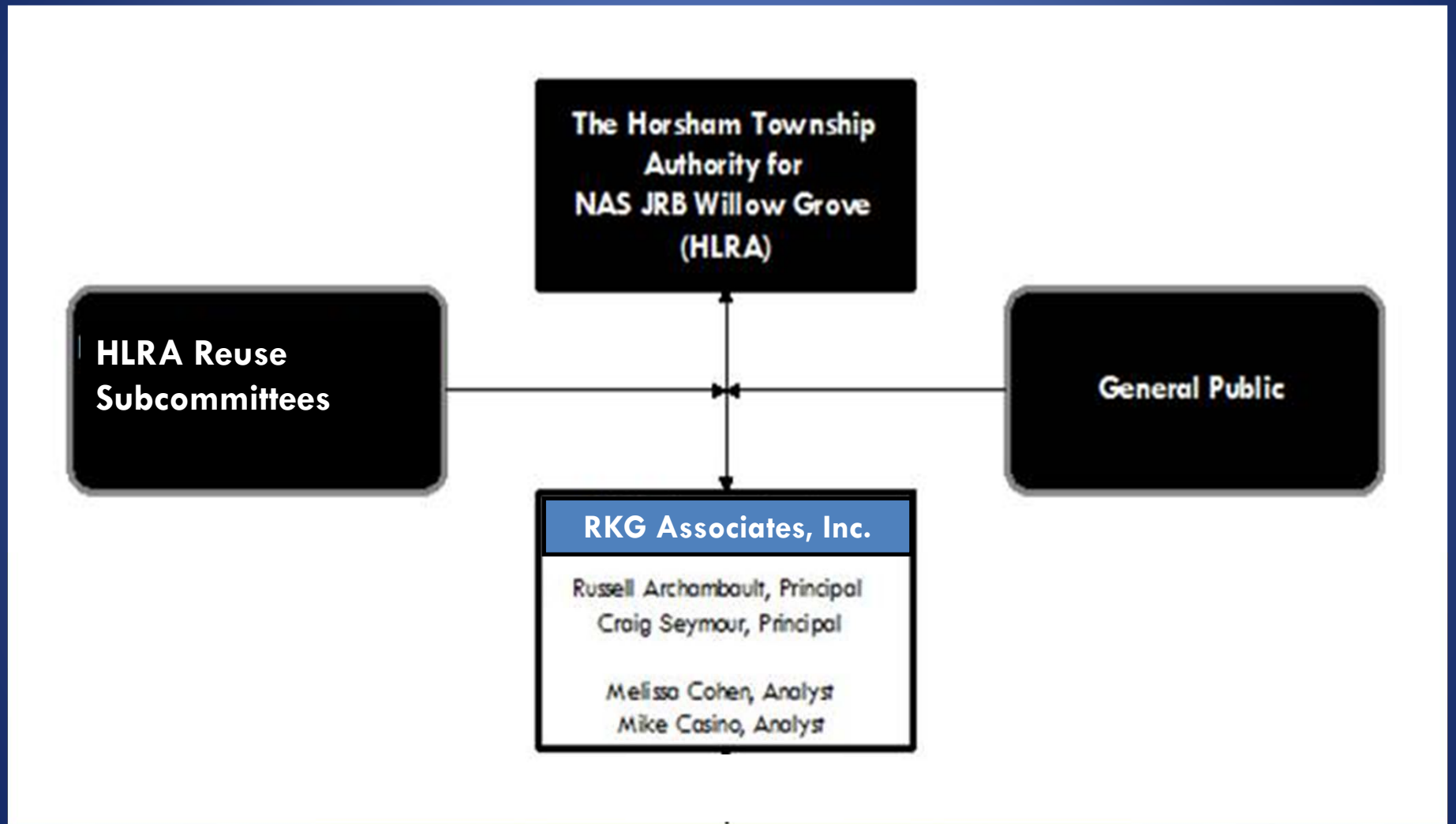
JDA, LLC – Manchester, NH

Market and Economic Research and Financial Analysis

Team Organization



Public Involvement





OVERVIEW OF BASE REUSE PLANNING PROCESS

DVD Presentation

“Base Redevelopment – Communities Respond”

Prepared by: Office of Economic Adjustment
Department of Defense



NOI/Homeless Submission Process

- **HLRA Arranged Site Tour for Local Agencies and Homeless Service Providers in December, 2010**
 - Willow Grove Site Tour attracted roughly 80 Interested Parties
 - NOI Submissions Due on March 22, 2011
- **HLRA must “*balance the expressed needs of the homeless and the need of the communities in the vicinity of the installation for economic redevelopment and other development.*”**
- **RKG will Create a Formal Evaluation Structure for Reviewing NOIs**
- **RKG Team Will Review Applicant Proposals**
- **Legally Binding Agreements will be Required**

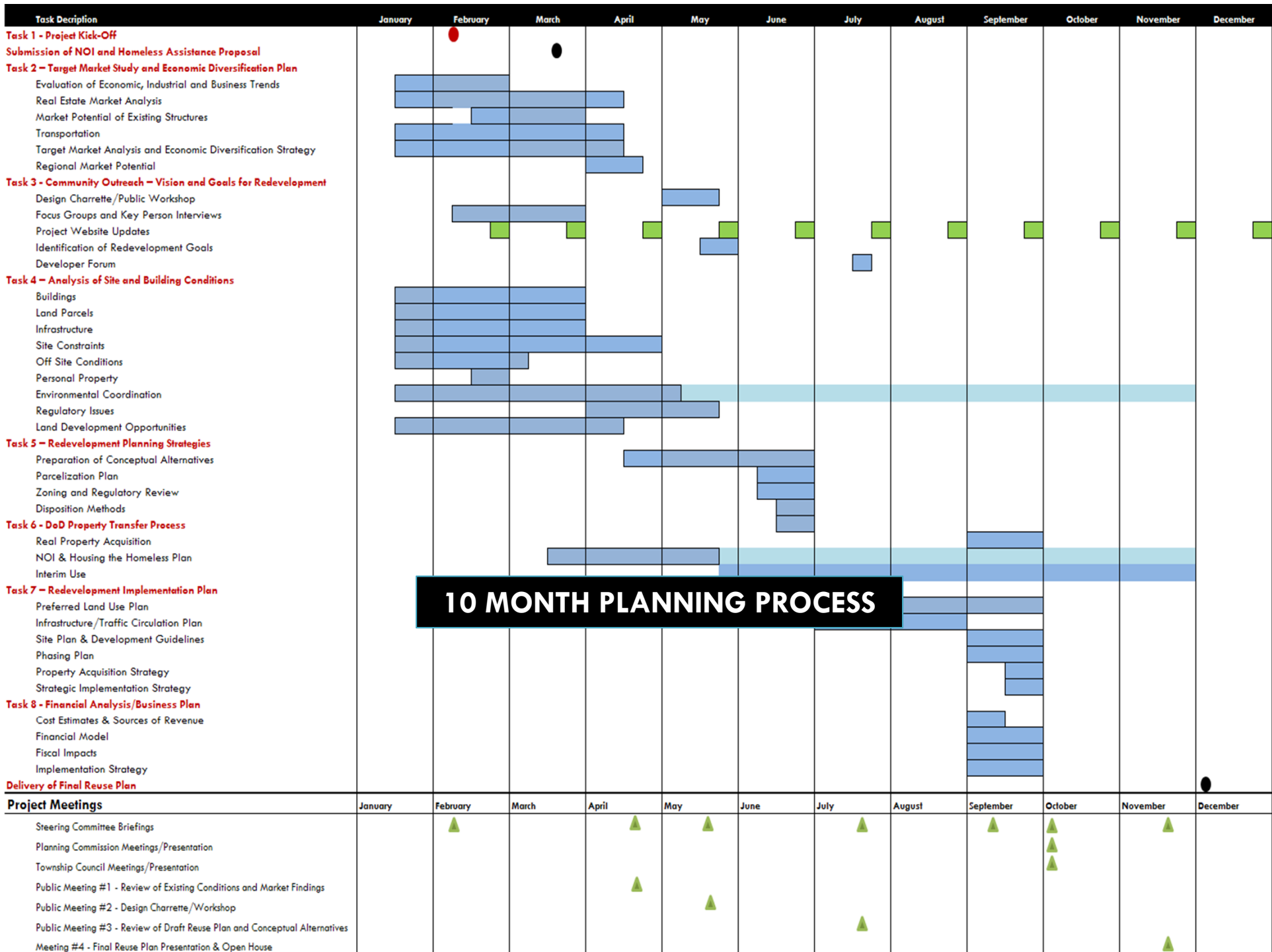
Planning Process

- **Task 1: Project Kick-off: February 7, 2011**
- **Task 2: Target Market Study/Economic Diversification Plan**
- **Task 3: Community Outreach**
- **Task 4: Analysis of Site and Building Conditions**
- **Task 5: Redevelopment Planning Strategies**
- **Task 6: DoD Property Transfer Process**
- **Task 7: Redevelopment Implementation Plan**
- **Task 8: Financial Analysis & Business Plan**

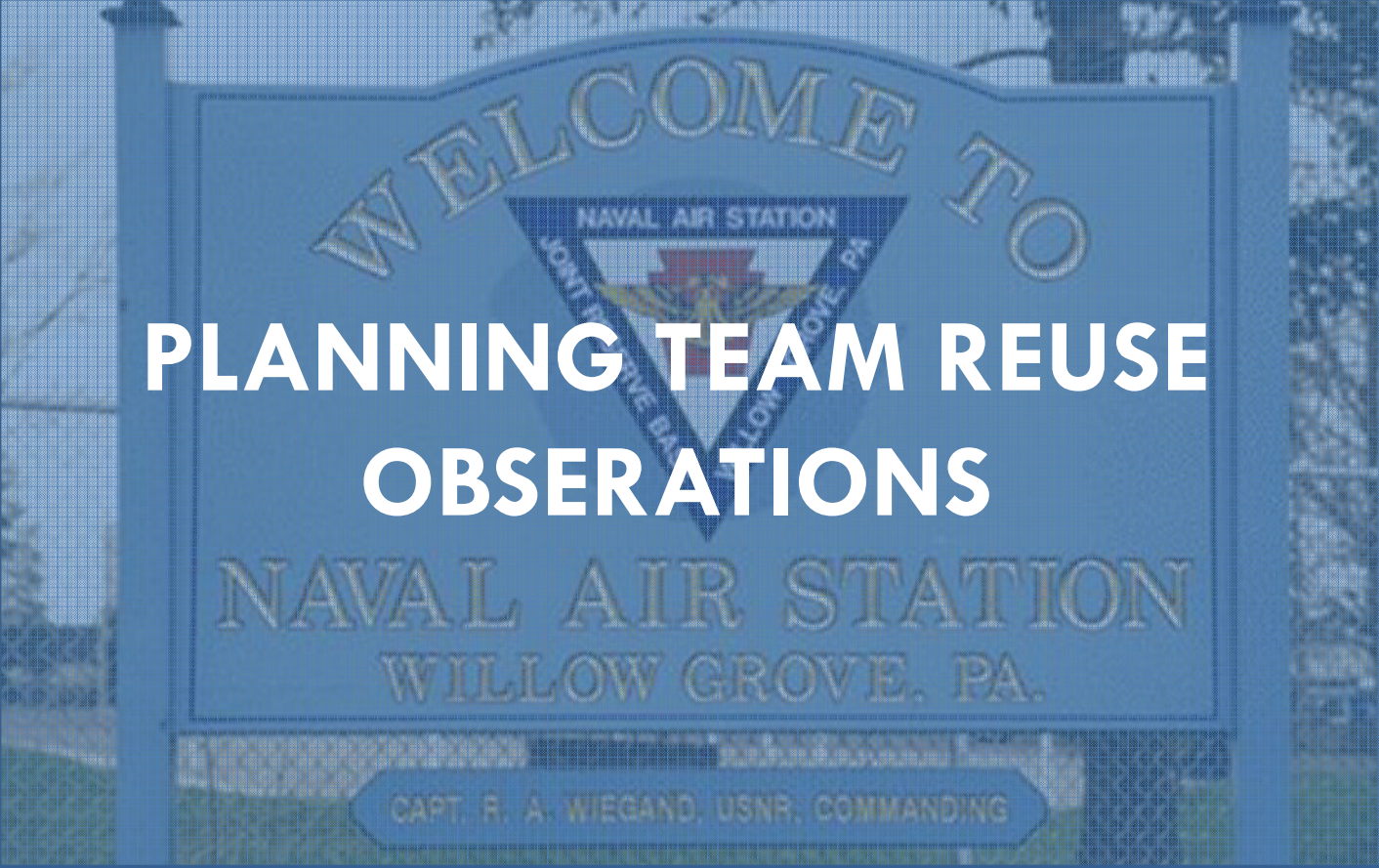
Community Outreach

- **Project Kick-off Meeting**
- **HLRA Board Meetings**
 - *Meet Before Major Project Milestones*
- **Stakeholder Interviews**
- **HLRA Subcommittee Meetings & Focus Groups**
- **Open Public Workshops**
 - *1 Design Charrette*
 - *2 Open Public Workshops*
 - *1 Public Open House*
- **Expert Panel Forum**
- **Presentation to HLRA Board/Council**





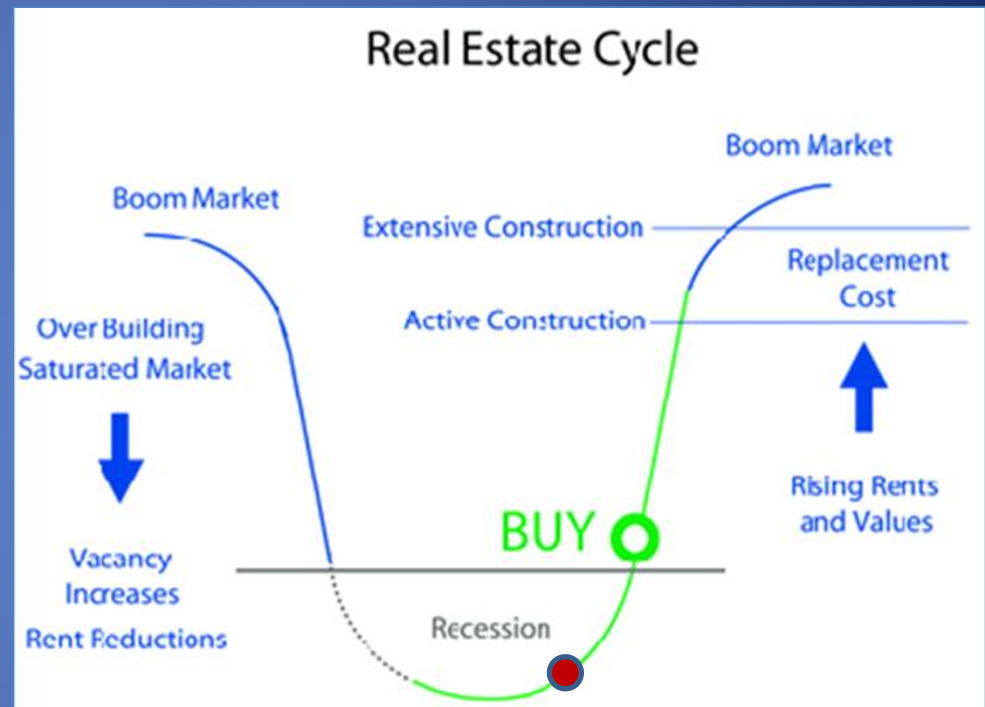
10 MONTH PLANNING PROCESS



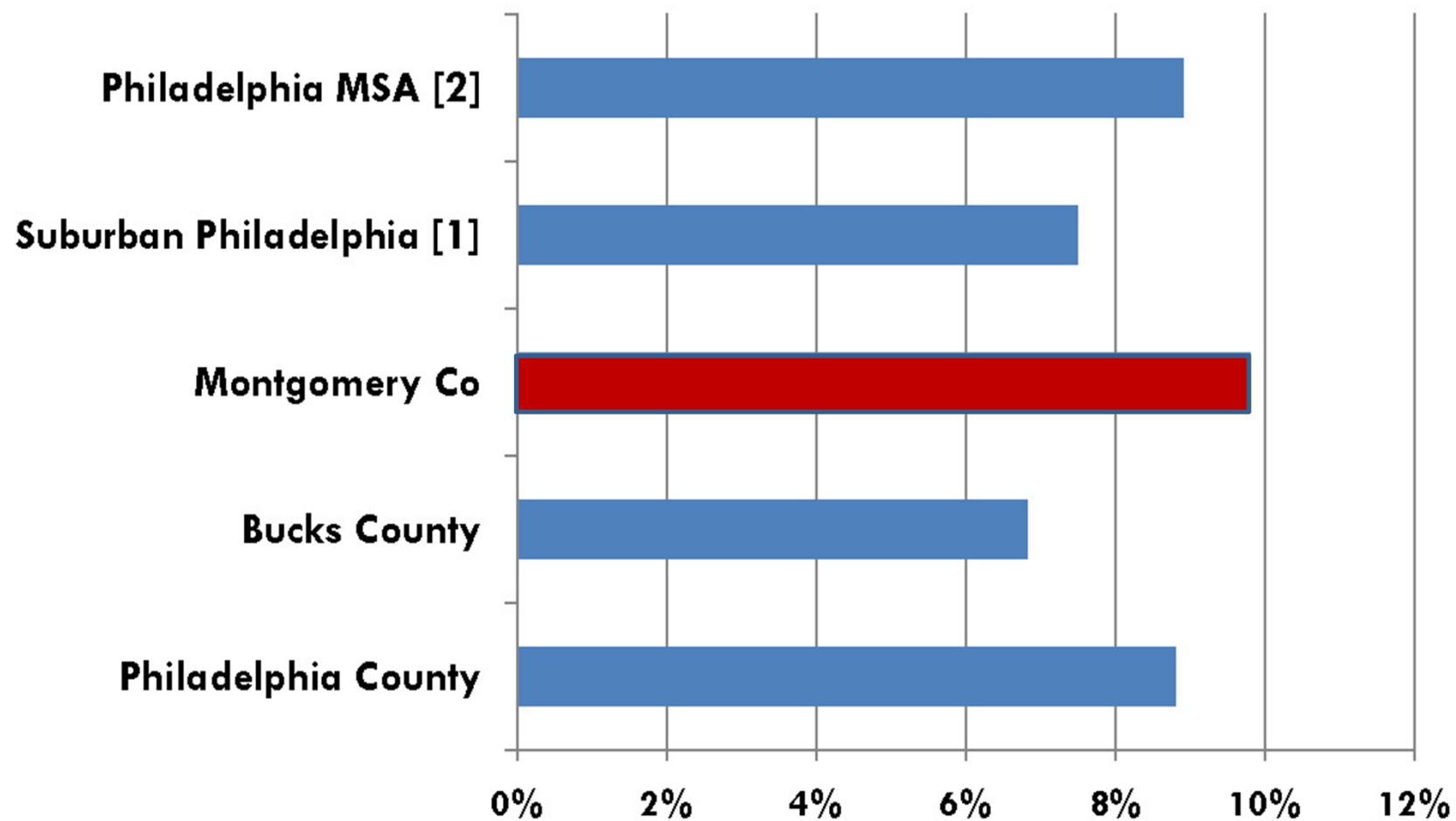
**PLANNING TEAM REUSE
OBSERATIONS**

Market and Reuse Issues

- We are Currently Climbing out of the Bottom of a Deep Market Cycle
- When and How Recovery will Occur is Not Clear. Some Submarkets Seeing Absorption
- Market Drivers:
 - ✓ Population, Incomes, Employment
 - ✓ Investment Climate & Access to Capital
 - ✓ Competitive Position
- Site has Great Location and Good Site Access
- Base Reuse Could Spur Economic Diversification in the Greater Region

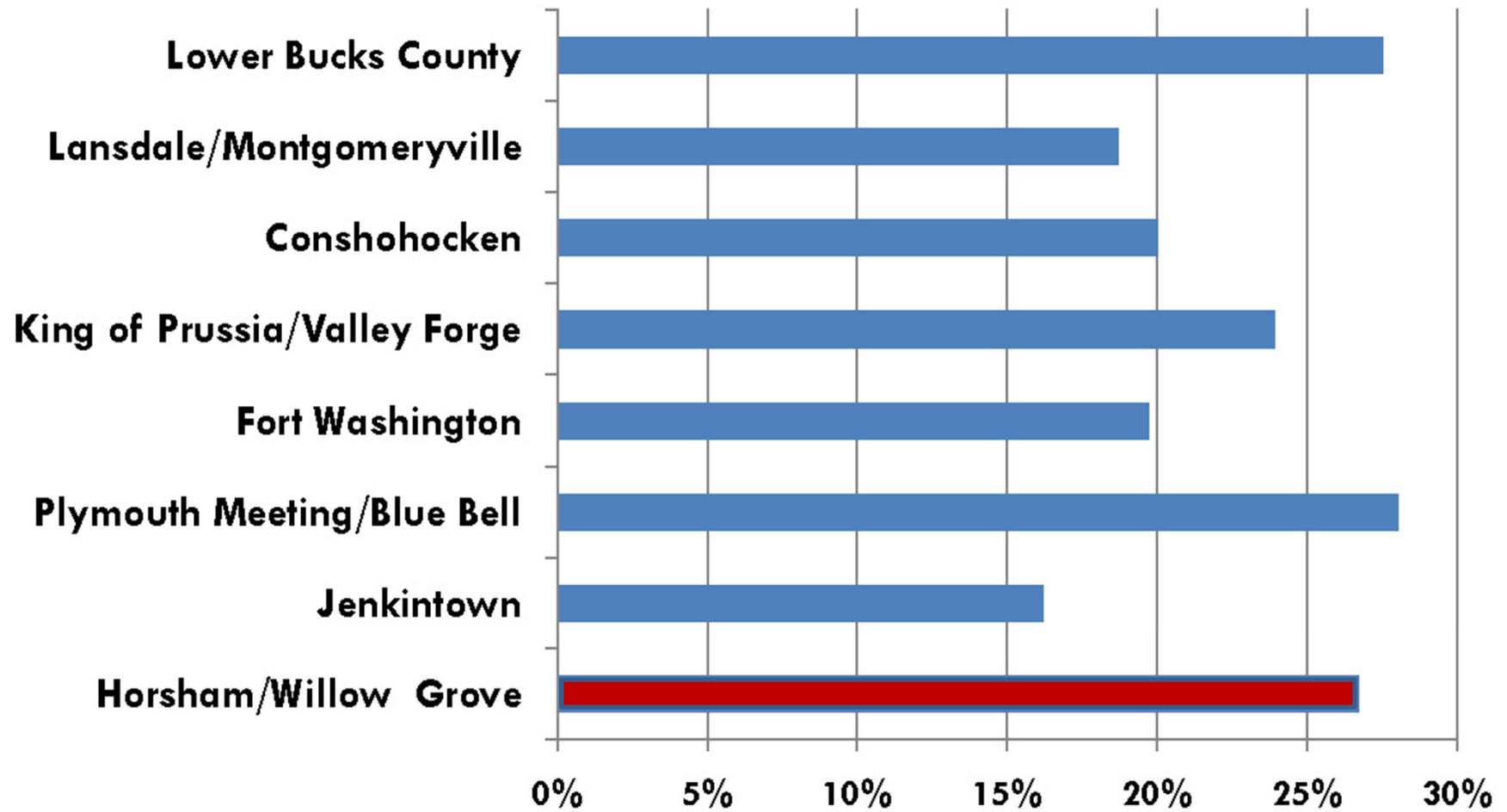


Industrial Vacancy Rate (3rd Quarter 2010)



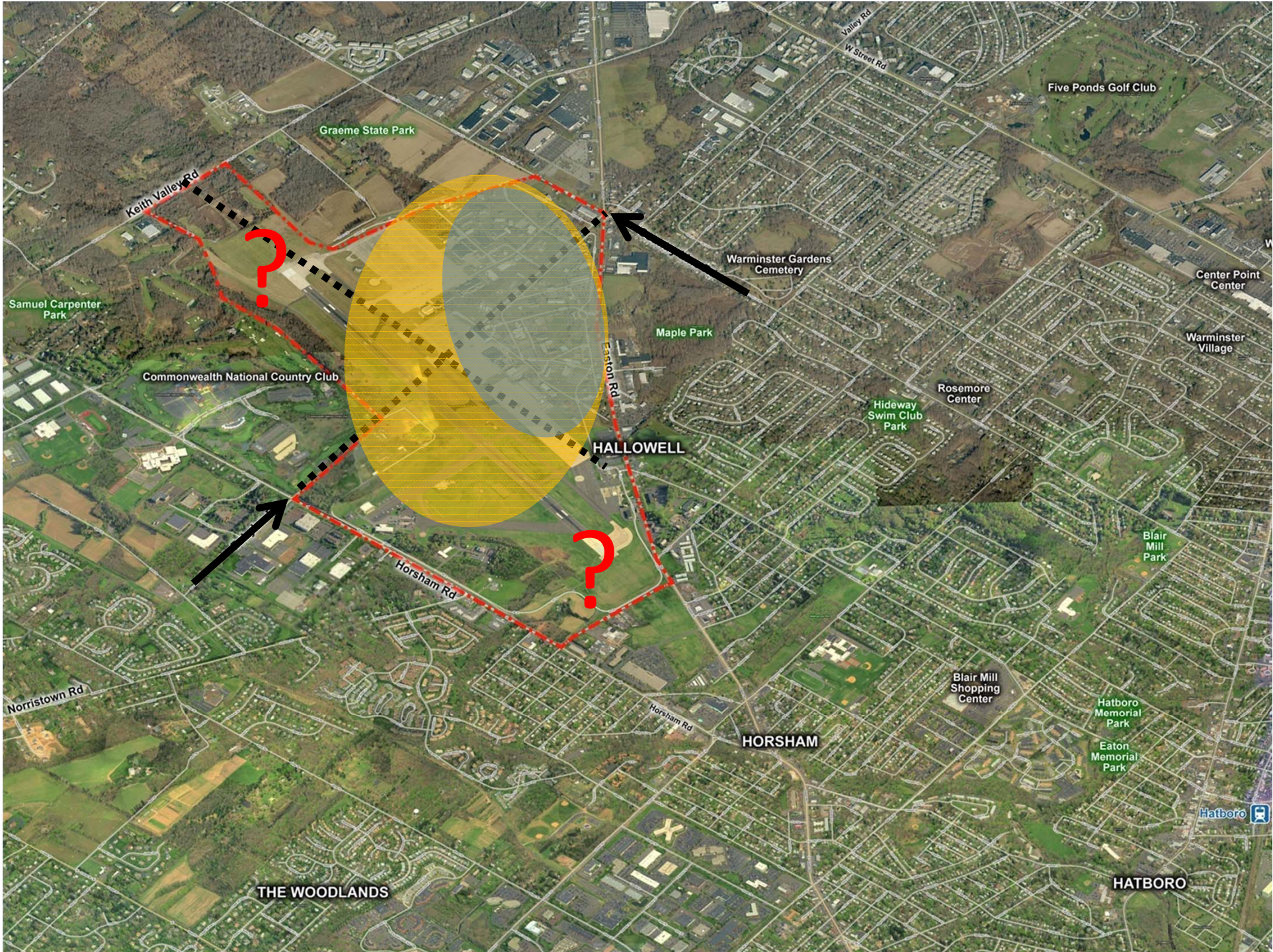
[1] Includes Bucks; Montgomery; Chester & Delaware Counties

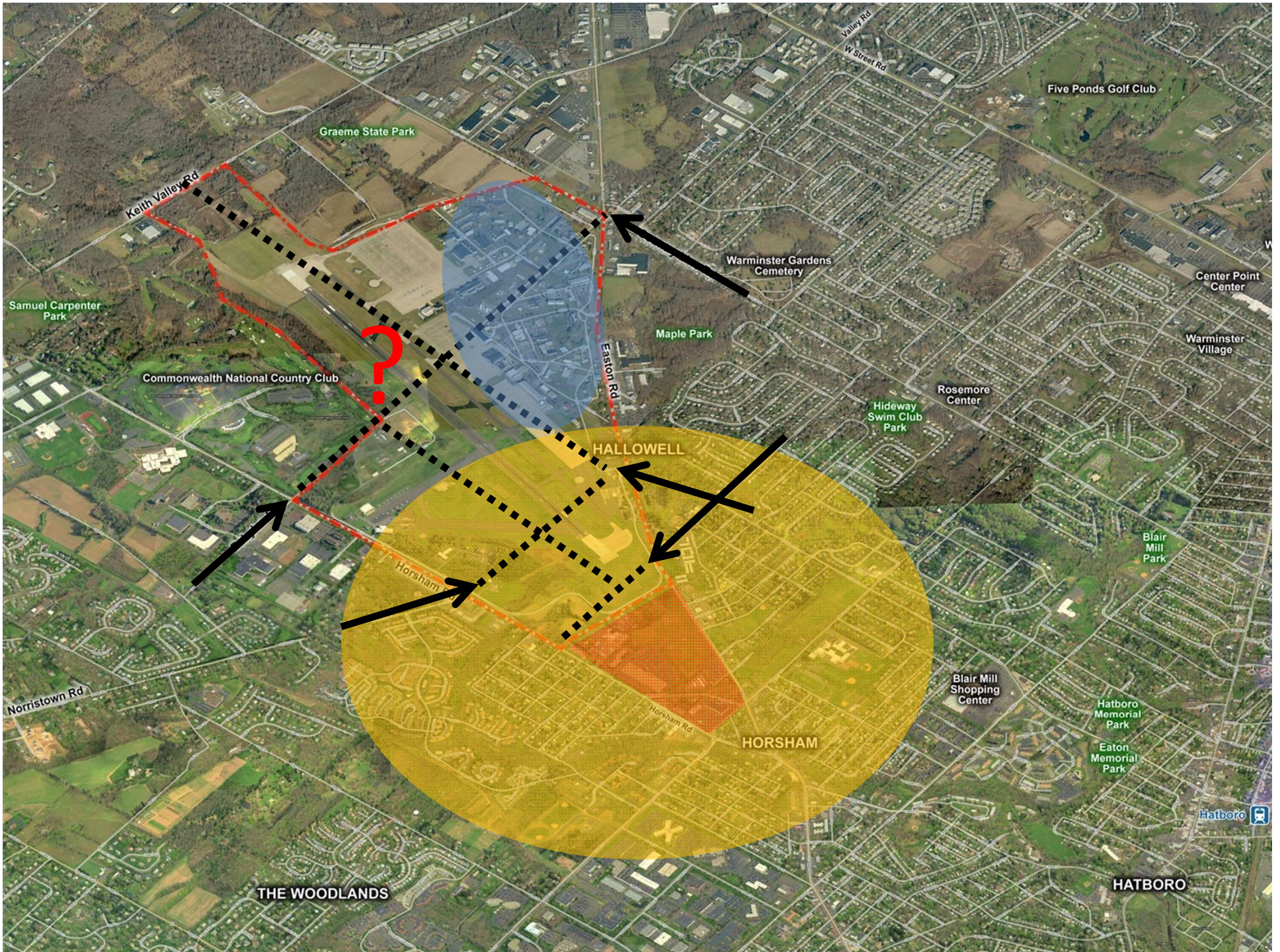
Office Vacancy Rates (3rd Quarter 2010)



Land Planning & Design Issues

- **Must balance environmental remediation costs with redevelopment potential.**
- **May need interim development plan or holding strategy before some markets develop**
- **Redevelopment can increase road connectivity with the surrounding neighborhood. Try to mitigate traffic congestion on existing arterial roads**
- **Opportunities to integrate a sustainable site design and landscape strategies (e.g., complete streets, multi modal connectivity, shared parking, green corridors etc.)**





Environmental Issues

Installation Restoration Program Sites

- Ongoing (IRP) program
- Land use restrictions that could impact redevelopment
- Hydrant fueling issues/ asbestos piping associated with existing infrastructure
- Methane issues associated with glycol storage containment areas
- Rifle ranges
- 3 landfills and a drum/debris area
- Extensive UST/AST management program

Natural Resources

- 14.3 of separated wetlands
- Freshwater pond
- 100-year floodplain issues
- No identified protected, rare, threatened, or endangered species
- Protected Plant Life
- Historic Architectural Resources
- Archeological Resources

Infrastructure & Building Issues

Utilities and Infrastructure

- Aged infrastructure – vintage WWII
- Three water supply wells
- Two 500,000-gallon reservoirs for fire suppression/storage
- On-site water and wastewater treatment facility
- Runway Removal is a Significant Cost. May have to integrate with interior road network

Building Issues

- Military buildings are typically not up to local building codes
- Specialized building uses may not be adaptable to private uses
- Many buildings may require demolition if no useful purpose
- Lead Paint, Asbestos, Radon, and PCBs

Personal Property

- Potential for enhancing marketability
- Potential for important community resources i.e. “rolling stock”

Transportation Issues

- **Road connectivity within the site will mitigate traffic around the property**
- **May need multiple access points off of Route 611, Horsham Rd, and Keith Valley Road**
- **Route 611 is already congested from this site towards the Turnpike entrance (approximately 1 mile south)**
- **Development phasing will help mitigate traffic congestion**
- **Development sites can be evaluated internally using Trip Generation to develop reasonable arrivals and departures.**
- **Traffic simulation can be developed to look at the surrounding signals and determine future bottlenecks**

Transportation Issues

- **Traffic Volumes (2008 data):**
 - **Route 611: 33,000 VPD,**
 - **Horsham Rd. south of Norristown Rd: 29,000 VPD,**
 - **Horsham Rd north of Norristown Rd: 15,000 VPD**
- **Route 611 may require alternative strategies such as Traffic Adaptive Signal technologies at each signal**



Preferred Plan and Land Conveyance

- **Base Reuse Plan that Meets the Goals of the HLRA, that has been Reviewed by the Public and Which the Navy can use as the Basis for Their Disposition Decision**
- **NOI and HUD Submission**
- **Conveyance Options**
 - **Public Benefit Conveyance**
 - **EDC**
 - **Public Sale**
 - **Negotiated Sale**
 - **Public Donation**

Implementation Strategy



- **Business Plan Approach**
 - Identify specific action items, assign responsibility and provide feedback loop and accountability
 - Includes detailed financial plan to identify funding requirements and property values
 - Analyze fiscal and economic impacts
- **Serves as Foundation for Conveyance Mechanisms**
- **Integrated with Local and Regional Planning Efforts**
- **Details Public/Private Partnerships**
- **Identifies Potential Future Surplus Land Transfers**

Community Reuse Survey

1. How would you judge the importance of redeveloping the NAS-JRB Willow Grove property?

Please check one selection.

- a. _____ Not important for the future of Horsham Township
- b. _____ Somewhat important to the future of Horsham Township
- c. _____ Very important to the future of Horsham Township
- d. _____ I don't have an opinion at this point. I need to learn more.

Community Reuse Survey

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

Please rate each goal on a scale of 1 to 10, with 10 representing the most important. Circle the number corresponding with your rating

Goal Rating Scale

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

Goal Rating Scale									
Low Priority					High Priority				
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
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1	2	3	4	5	6	7	8	9	10

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?

Please rate each reuse option on a scale of 1 to 10, with 10 representing the most important option to research. Circle the number corresponding with your rating.

- a. Affordably-priced housing for Horsham residents
- b. Corporate business park/Science & Technology Park
- c. light industrial park
- d. Neighborhood shopping center
- e. Regional shopping center
- f. Airport business park
- g. Municipal park and walking trail system
- h. An education campus
- i. A new town center or Horsham downtown district
- j. Leave the property vacant and unoccupied
- k. A unique tourist attraction to draw people to Horsham
- l. Other _____ (specify)

Potential Reuse Options									
Low Priority					High Priority				
1	2	3	4	5	6	7	8	9	10
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Community Reuse Survey

4. What role do you feel the HLRA and Township should play in the redevelopment of NAS-JRB Willow Grove

Check the one answer that you think best applies.

- a. _____ Let the Navy dispose of the property as they see fit, and the Township will control future uses through zoning
- b. _____ Put a fence around the property and leave it as vacant and unoccupied.
- c. _____ Obtain the property from the Navy and sell it for development.
- d. _____ Enter into a partnership agreement with one or more developers to create a master planned development that achieves the community's goals.
- e. _____ It's too early for me to say until I can learn more about what is being proposed.

Next Steps



- **Begin Field Research**
 - **Conduct Site , Building and Infrastructure Assessments**
 - **Market Research**
 - **Traffic Analysis**
 - **Environmental Review**
 - **Create Land Plan Framework Plan**
- **Conduct Focus Groups with Reuse Subcommittees**
- **Conduct Stakeholder Interviews**