

NOTICE OF INTEREST (NOI) APPLICATION

FOR

HOMELESS PROVIDERS AND PUBLIC BENEFIT USERS

APRIL 2, 2009

Horsham Township Authority for NAS JRB Willow Grove
1025 Horsham Road
Horsham, PA 19044

**HORSHAM TOWNSHIP AUTHORITY
FOR NASJRB (NAVAL AIR STATION JOINT RESERVE BASE)**

March 9, 2009

To: Notice of Interest Applicants:

On behalf of the Horsham Township Authority for NAS JRB (HLRA), thank you for your interest in the off site housing of NAS JRB Willow Grove.

Federal Law mandates that NAS JRB Willow Grove surplus property, close by September 15, 2011. The Federal base closure process is complex and is carefully regulated by law and regulation. The Defense Base Closure and Realignment Act of 1990, as amended, places responsibility for base reuse planning in the hands of the Local Redevelopment Authority. The Department of Defense has recognized the HLRA as the entity responsible for the planning for NAS JRB Willow Grove. The HLRA is responsible for preparing a base redevelopment plan for the NAS JRB Willow Grove surplus property that appropriately balances the area's need for economic redevelopment, other types of development and homeless assistance based on the needs of the community.

The HLRA has 270 days from July 15, 2009, the date it plans to complete its outreach process, to develop a redevelopment plan and a homeless assistance submission. In preparing the redevelopment plan, the HLRA will review and evaluate all Notices of Interest submitted by members of the public, state, and local governments, as well as non-profit entities interested in reusing portions of the off site housing of NAS JRB Willow Grove. The HLRA must then determine which Notices of Interest, if any, to support.

The deadline for receipt of your Notice of Interest is 4:00 pm July 15, 2009. Please note that any questions you may have, should be directed to me, the Horsham Township Authority for NAS JRB (HLRA) Executive Director rather than to the base personnel. The HLRA will be happy to assist you throughout this application process.

This Notice of Interest application packet includes instructions for submitting a Notice of Interest as well as background information about the property. When additional information about the personal property becomes available, we will forward it to you for consideration. This packet contains the following documents and each attachment is numbered to correspond with the items below:

1. Instructions for Completing the Notice of Interest
2. Department of the Navy Surplus Property Notice
3. The Office of Economic Adjustment (OEA) recognition letter and Federal Resister Notice
4. HLRA solicitation and NOI letter to homeless assistance providers and possible public users
5. Contact Information for Questions and Responses
6. HUD Guidance Information
7. Illustrative List of Permissible Public Benefit Conveyances
8. Property information from the Installation Summary Report
9. Environmental Condition of Property Report

The following documents will be supplied to applicants when made available to the LRA:

10. Personal Property Inventory

Please also visit our website www.hlra.org for additional information and important links. Thank you for your interest and should you need additional information you may also contact me via e-mail at MMcGee@Horsham.org.

Sincerely,
Michael J. McGee
Executive Director

**HORSHAM TOWNSHIP AUTHORITY
FOR NAS-JRB (HLRA)
OFFICIAL NOTICE**

**INSTRUCTIONS FOR COMPLETING NOTICE OF INTEREST
FOR THE OFF SITE HOUSING OF NAS JRB WILLOW GROVE**

A. NOTICE OF INTEREST CONTENTS

Notice of Interest should be made according to the specifications set forth in this section (as applicable), both for content and sequence.

Each Notice of Interest for Homeless Assistance or other Public Benefit Conveyances should include the following (as applicable):

ORGANIZATIONAL PROFILE

1. Legal name of government entity or non-profit institution requesting use of buildings or property at the off site housing of NAS JRB Willow Grove.
2. Address and telephone number of applicant.
3. Name and title of contact person.
4. Name and title of person(s) authorized to complete purchase, and/or execute any lease or agreements. Attach a copy of the legal authority permitting these persons to complete such transactions.
5. Statement regarding whether applicant is state, political sub-division of state or private non-profit, tax exempt organization under Section 501(c)(3) of the 1986 Internal Revenue Code. If applicant is a private not-for-profit entity, attach a copy of the IRS recognition of its Section 501(c)(3) exemption status.
6. A copy of the document showing statutory or legal authority under which the applicant is authorized by law to acquire and hold title to property or to lease property.
7. For applicants other than public agencies:
 - a. A description of the organization, year founded and brief history, major accomplishments and organizational goals.
 - b. A listing of all principals in the organization and any proposed on-site program managers who would participate in management activities of any proposed program. Provide appropriate credentials, as well as a description of previous related experience.

- c. An organizational chart for the organization.
 - d. Guidelines of personnel procedures for recruiting, affirmative action and equal opportunity outreach, resident hiring, personnel selection, training, evaluation and discipline.
 - e. Provide organization's connection to the community and the community interest that will be served.
8. A copy of current constitution/charter/by-laws or Articles of Incorporation as appropriate.

PROPOSED PROGRAM

1. A detailed narrative description of the proposed use of the property or building.
2. A detailed assessment of the need for the proposed program. In the case of homeless assistance programs, include an explanation of what homeless needs in the communities in the vicinity of the off site housing you will be fulfilling.
3. Provide the following:
 - a) The need to expand existing facilities.
 - b) Identify any anticipated expansion of services that may result from improvement of facilities for the proposed program, as applicable.
 - c) Identify whether the need for the proposed program is a result of the requirement to meet or comply with established state standards.
 - d) Include statement that applicant does not currently possess real estate suitable for the proposed program.
4. In the case of a homeless assistance program, a description of how the program will be coordinated with other homeless assistance programs in the communities in the vicinity of the off site housing.
5. A description of the time required to commence the proposed program.

BUILDINGS OR PROPERTY NECESSARY TO CARRY OUT PROGRAM

1. A narrative description of requested facilities, land, buildings, improvements, easements and related equipment. (Describe by building number and include an illustrative map).

In the case of homeless service providers describe the suitability of the buildings and property for the proposed homeless assistance program and needs of the homeless in the communities in the vicinity of the off site housing.

2. Is the applicant requesting a deed transfer? Would the applicant agree to the Horsham Township Authority owning the property and building and leasing such properties to the applicant at no cost?
3. Indicate what land use and zoning requirements or entitlements are necessary for the applicant to implement its Proposed Program in and around the buildings and property requested.
4. Indicate whether existing buildings will be used and describe any new construction or rehabilitation that is anticipated on the requested property necessary for program implementation.

ORGANIZATIONAL CAPACITY

Evidence that the management team is capable of successfully operating any proposed program will be examined. The applicant must demonstrate a record of past performance and experience with similar programs, viability, and financial and administrative solvency and stability based on the following:

1. A general description of past performance and experience operating similar programs to those proposed.
2. A list of all projects/properties owned or managed (as applicable to the request) by the applicant including:
 - Development name, address, and telephone number and name of on-site manager.
 - Number and type of units (emergency shelter, transitional housing, supportive housing, SRO 1-4 BR, market, etc. and the type of assistance).
 - Photos demonstrating exterior and interior physical condition of buildings.
 - Supportive services provided at each site.
 - Years managed/owned.
 - Audited financial statements for last two years on each site.

In the case of homeless service providers, also provide the current number of units or beds assisting the homeless, or government subsidized low and moderate income units owned or managed and detailed information for at least three programs/projects owned and/or managed.

3. Plans for the expansion of the organization to meet an increased demand for services from the proposed programs. Identify any organizational adjustments needed for proposed programs including number of employees needed and job descriptions.
4. Provide a list of management functions that will be staffed at the property or in buildings requested and whether those management functions will be provided by the applicant or contracted out to a third party. If contracted out, please provide information regarding the selection process for those management services and how often a site manager will visit the property.
5. For other than public agencies, the following information must be provided:
 - a) A full detailed and audited financial statement for the last two years (including, copies of tax returns for the last two fiscal years) of the organization's assets/reserves, liability, balances, make-up of current assets accounts receivable, balance of revenues and expenses and net worth. This report must include a balance sheet and income statement. If the applicant is a partnership or joint venture, individual financial statements must be submitted for each general partner or joint venturer thereof. A full disclosure of whether any of the organization's officers, principals or partners have declared bankruptcy in the last five (5) years
 - b) A disclosure as to whether any of the organization's officers, principals or partners have been convicted of a felony in the last five (5) years and the nature of the conviction.
 - c) A minimum of five (5) business references including names, addresses, telephone numbers and the nature and magnitude of the business association in each instance. These references must be persons or firms with whom you have transacted business during the past five (5) years.
 - d) A minimum of five (5) financial references including names, addresses and telephone numbers in each instance. It is required that two (2) of the five (5) references be banks or savings and loan institutions; also indicate the type of relationship.
6. Homeless providers must attach a management plan demonstrating the experience and ability to manage the programs enumerated in the Notice of Interest.
 - a) In the case of transitional housing programs, applicants shall submit a proposed management plan that includes:
 - 1) An affirmative marketing strategy including examples of marketing materials prepared by the organization's personnel, dealing specifically

with the mission to provide homeless families with a residential family environment where self advancement and responsibility can be fostered within a prescribed program.

- 2) An application screening procedure to determine tenant eligibility and certification of income, including methods for maintaining and periodically purging the waiting list, as well as disqualifying factors, including requirements that clients be drug free and sober while in the facility, and not have been previously convicted of assault, battery, possession for sale of controlled substances, burglary or weapons charges, or any other crimes against persons in the last five (5) years.
- 3) Orientation procedures for new residents to the mission goals established.
- 4) A method for linking specific social services and resources must be established.
- 5) Copy of a typical lease that would reflect the transitional aspects of the program.
- 6) A procedure for enforcing the rules of the lease and any additional program standards of conduct including an eviction procedure.
- 7) Where the homeless assistance program is based upon a charge to the individuals who-use the facility, please provide the following:
 - (a) Rent collection procedures including policies regarding late payments and damage charges.
 - (b) Vacancy turnaround procedures.
- 8) Procedures for complete financial accounting and periodic reports.

A formal accounting and financial reporting process will be required through contracting with a Certified Public Accountant whereby monthly financial statements, bank reconciliations, and a review of accounting transactions are provided to the Redevelopment Authority on a monthly basis by an individual separate from program management. An organization must also contract with an independent accountant to provide audited financial statements on an annual basis. The treasurer of each organization shall countersign all check copies on a monthly basis in conjunction with approving the Financial Statement. This dual signature must occur after the checks are issued and represent an auditable expenditure review process.

Documented financial controls and procedure policies must also be available/or developed which prescribe the standard methodology used in handling accounting transactions inclusive of cash receipts, accounts payable activities, journal vouchers, and internal bank and investment transfers. Such policies and procedures must acknowledge the scope of financial activities conducted by the organization.

- 9) A property maintenance inspection program for buildings and units as applicable and grounds including a capital improvement program, purchasing, and inventory procedures.
 - 10) Provisions for a security program.
 - 11) A reporting system that will enable the community to evaluate the progress of the program on an annual basis.
 - 12) Indicate whether resident support services will be provided both on-site and off-site.
- b) In the case of emergency shelter programs, applicants shall submit a proposed management plan that includes:
- 1) A screening procedure for acceptance of individuals into the program including eligibility criteria and disqualifying factors including the requirement for clients to be drug free and sober while in the facility and not previously convicted of assault, battery, possession for sale of controlled substance, burglary or weapon charges and all crimes against persons in last five (5) years.
 - 2) A typical agreement that would be signed by program client's setting forth standards of conduct and behavior including eviction procedures.
 - 3) Specific support services to be provided on-site and methods for creating linkages with other existing programs off-site.
 - 4) Same submittal requests as identified for transitional housing program in subsection (a) as follows 4), 6), 8), 9), 10), 11), and 12).
- c) In the case of other non-housing programs, a proposed management plan that also includes the same submittal requests listed under transitional housing programs in subsection (a), items (4), (8), (9), (10), and (11).

FINANCIAL PLAN

Information in this section will not be released to the public without the written consent of the

applicant, unless otherwise required under the Pennsylvania Open Records Law.

Prepare a financial plan for the specific building, property and/or program requested which shall include:

- a) A development proforma that identifies estimated costs associated with ensuring buildings and property that can be used for the proposed program. These costs shall include the cost of any needed construction to comply with local building codes, ADA requirements and to bring properties into conformance with design standards envisioned in the Reuse Plan. The costs of any proposed improvement, and costs associated with securing needed utility services. Soft costs such as architectural/engineering services, survey work, title services, legal services and government permit fees shall also be identified. In addition, any financing costs for said improvements shall be identified. A schedule for completion and financing of all improvements shall be provided.
- b) A five (5) year projected operating cash-flow analysis for the program which shall include: annual gross income (with sources of all income and revenue producing operations for the program identified), a complete breakdown of expenses (including, as applicable, vacancy costs, utility costs, maintenance costs, management fees, security costs, capital and operating reserves, salaries and benefits, insurance, real estate taxes, other expenses (postage, collections, training, supplies, etc.), net operating income before debt service and depreciation, debt service, net operating income after debt service and depreciation.
- c) Provide a detailed statement of the source of anticipated funding to establish the program operations, including a statement that funds are currently available for expenditure to carry out the proposed program.

If the proposed program contemplates major development costs and funds are not currently available, identify plans and sources of funds to carry out the proposed program and development.
- d) Indicate whether the applicant is receiving federal, state or local grants or subsidies for programs they provide. If so, what percentage of total organization revenues relies on these grants?

B. PREPARATION OF NOTICES OF INTEREST

1. The Notice of Interest must be submitted typewritten on 8 1/2" x 11" white paper and must be bound in a secure manner.
2. If the applicant wishes to submit material and data which is not specifically requested, do not include the information with the Notice of Interest. This material must be

included in an "Additional Data" section only. The following are examples of Additional Data:

- Standard brochures and pictures/photographs
 - Promotional material with minimal technical content;
 - Generalized narrative of supplementary information;
 - Supplementary graphic materials;
3. If the Notice of Interest is made by an individual, it shall be signed with the full name of the applicant, and his or her address shall be given. If it is made by a partnership, it shall be signed with the partnership name and by an authorized general partner and the full name and address of each general partner shall be given. If it is made by a joint venture, it shall be signed with the full name and address of each partner thereof. If it is submitted by a corporation, it shall be signed by the president and secretary in the corporate name.
4. No telegraphic, telephonic, or faxed responses, or modification to a proposal will be accepted by the HLRA.

SUBMITTAL OF NOTICE OF INTEREST

1. The original Notice of Interest and eleven (11) additional copies must be submitted.
2. It is the sole responsibility of the applicant to see that the Notice of Interest is received before the submission deadline. An applicant shall bear all risks associated with delays in the United States Mail.
3. Deadline for Submission of Notice of Interest
 - a) The HLRA will receive Notices of Interest at the location indicated below:
Michael J. McGee
Executive Director HLRA
1025 Horsham Road
Horsham, PA 19044
 - b) **The time and date set for receipt of Notices of Interest is on or before Wednesday, July 15, 2009 prior to 4:00 p.m. Eastern Daylight Savings Time.**

All questions concerning the meaning or intent of these Instructions for Completion of Notice of Interest should be directed in writing to Michael McGee, at the above noted address for a formal response.

Declaration of Surplus

No significant adverse impacts are identified for any resource area. In accordance with Section 7 of the Endangered Species Act, the Navy is seeking concurrence with NMFS and U.S. Fish and Wildlife Service (USFWS) for "may affect, not likely to adversely affect" determinations for federally listed species. The Navy is coordinating with the Washington Department of Ecology for a Coastal Consistency Determination under the Coastal Zone Management Act. Navy analysis has indicated that under the Clean Air Act requirements, no significant impacts would occur to the regional air quality, and under the Clean Water Act there would be no significant impacts to water quality. National Historic Preservation Act analysis indicated that no significant impacts to cultural resources would occur if the proposed action or alternatives were implemented. Implementation of the No Action Alternative or any of the proposed action alternatives would not disturb, adversely affect, or result in any takes of bald eagles. None of the alternatives would result in a significant adverse effect on the population of a migratory bird species.

The decision to be made by the Assistant Secretary of the Navy (Installations & Environment) is to determine which alternatives analyzed in the EIS best meet the needs of the Navy given that all reasonably foreseeable environmental impacts have been considered.

The Draft EIS was distributed to Federal, State, and local agencies, elected officials, and other interested individuals and organizations on December 24, 2008. The public comment period will end on March 1, 2009. Copies of the Draft EIS are available for public review at the following libraries:

- Aberdeen Timberland Library, 121 E. Market St., Aberdeen, WA.
- Hoodspout Timberland Library, N. 40 Schoolhouse Hill Road, Hoodspout, WA.
- Jefferson County Rural Library District, 620 Cedar Avenue, Port Hadlock, WA.
- Kitsap Regional Library, 1301 Sylvan Way, Bremerton, WA.
- North Mason Timberland Library, 23801 NE State Rt. 3, Belfair, WA.
- Ocean Shores Public Library, 573 Pt. Brown Ave. NW, Ocean Shores, WA.
- Port Townsend Public Library, 1220 Lawrence St., Port Townsend, WA.
- Poulsbo Branch Library, 700 NE Lincoln St., Poulsbo, WA.
- Seattle Central Library, 1000 Fourth Ave. Seattle, WA.

- Tacoma Main Library, 1102 Tacoma Ave. S., Tacoma, WA.

• Quinault Indian Nation Tribal Library, P.O. Box 189, Taholah, WA.

• Skokomish Tribal Center, N 80 Tribal Center Road, Shelton, WA.

• Valley View Library, 17850 Military Rd. S., SeaTac, WA.

The SISS Draft EIS is also available for electronic public viewing at: <http://www.nbkeis.gcsaic.com>. Additional information about access to the SISS DEIS is available by contacting Navy Region North West, Environmental Public Affairs Office, Attn: Sheila Murray, 1100 Hunley Road, Building 1100 Silverdale, WA, 98315, 360-396-4981.

Federal, State, and local agencies and interested parties are invited to be present or represented at the public hearing. Written comments can also be submitted during the open house sessions preceding the public hearings.

Oral statements will be heard and transcribed by a stenographer; however, to ensure the accuracy of the record, all statements should be submitted in writing. All statements, both oral and written, will become part of the public record on the Draft EIS and will be responded to in the Final EIS. Equal weight will be given to both oral and written statements. In the interest of available time, and to ensure all who wish to give an oral statement have the opportunity to do so, each speaker's comments will be limited to three (3) minutes. If a long statement is to be presented, it should be summarized at the public hearing with the full text submitted either in writing at the hearing, or mailed or faxed to Department of the Navy, SSC Pacific, 53560 Hull St., San Diego, CA 92152, Attn: Mike Rothe, Fax: 619-221-5251, e-mail: NBKEIS@spawar.navy.mil during the comment period. All written comments must be postmarked by March 1, 2009, to ensure they become part of the official record. All comments will be addressed in the Final EIS.

Dated: December 22, 2008.

T. M. Cruz,

Lieutenant Commander, Office of the Judge Advocate General, U.S. Navy, Federal Register Liaison Officer.

[FR Doc. E8-31200 Filed 12-31-08; 8:45 am]

BILLING CODE 3810-FF-P

DEPARTMENT OF DEFENSE

Department of the Navy

Notice of Information on Surplus Land at a Military Installation Designated for Disposal: NASJRB Willow Grove, PA—Jacksonville Road Housing and Shenandoah Woods Housing

AGENCY: Department of the Navy, DoD.
ACTION: Notice.

SUMMARY: This notice provides information on the surplus property at Naval Air Station Joint Reserve Base (NASJRB), Willow Grove, PA—Jacksonville Road Housing and Shenandoah Woods Housing.

FOR FURTHER INFORMATION CONTACT: Ms. Kimberly Kesler, Director, Base Realignment and Closure Program Management Office, 1455 Frazee Road, San Diego, CA 92108-4310, telephone: 619-532-0993 or Mr. David Drozd, Director, Base Realignment and Closure Program Management Office, Northeast, 4911 South Broad Street, Philadelphia, PA 19112-1303, telephone: 215-897-4909.

SUPPLEMENTARY INFORMATION: In 2005, NASJRB Willow Grove, PA, was designated for closure under the authority of the Defense Base Closure and Realignment Act of 1990, Public Law 101-510, as amended (the Act). Pursuant to this designation, on January 23, 2006, land and facilities at this installation were declared excess to the Department of Navy (Navy) and available to other Department of Defense components and other Federal agencies. The Navy has evaluated all timely Federal requests and has made a decision on property required by the Federal Government.

Notice of Surplus Property: Pursuant to paragraph (7)(B) of Section 2905(b) of the Act, as amended by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, the following information regarding the redevelopment authority for surplus property at NASJRB Willow Grove, PA, including Jacksonville Road Housing and Shenandoah Woods Housing is published in the Federal Register.

Redevelopment Authority: The local redevelopment authority for NASJRB Willow Grove, PA, is the Horsham Township Authority for NASJRB. The point of contact is Mr. Michael J. McGee, Executive Director, 1025 Horsham Road, Horsham, PA 19044, telephone: 215-643-3131.

Surplus Property Description: The following off-site housing components of NASJRB Willow Grove, known as Jacksonville Road Housing and

Shenandoah Woods Housing are surplus to the needs of the Federal Government.

Jacksonville Road Housing Area

a. *Land.* Jacksonville Road Housing consists of approximately 2.5 acres of improved fee simple land located in lower Bucks County, Warminster, PA. In general, the area will be available when the installation closes no later than September 2011.

b. *Buildings.* The following improvements, located on the above described Jacksonville Road Housing land, will also be available when the installation closes.

(1) Single-family homes (6 structures).

Comments: Approximately 9,265 square feet. Three detached garage structures (shared use). Comments: Approximately 1,200 square feet.

(2) Paved areas (roads). Comments: Approximately 1,878 square yards consisting of roads and other similar pavements. Approximately 2,230 square yards consisting of other surface areas, i.e., driveways, sidewalks, etc.

Shenandoah Woods Housing Area

a. *Land.* Shenandoah Woods Housing consists of approximately 51 acres of improved and unimproved fee simple land located in lower Bucks County, Warminster, PA. In general, the area will be available when the installation closes no later than September 2011.

b. *Buildings.* The following improvements, located on the above described Shenandoah Woods Housing land, will also be available when the installation closes.

(1) Housing Quarters (40 structures). Comments: 199 townhouse units totaling approximately 337,184 square feet.

(2) Community support facilities (6 structures). Comments: Approximately 29,087 square feet. Includes recreation pavilion, ball field, mini-mart, equipment shed, etc.

(3) Paved areas (roads). Comments: Approximately 23,136 square yards consisting of roads and other similar pavements.

Redevelopment Planning: Pursuant to section 2905(b)(7)(F) of the Act, the Horsham Township Authority for NASJRB (the LRA) will conduct a community outreach effort with respect to the surplus property and will publish, within 30 days of the date of this notice, in a newspaper of general circulation in the communities within the vicinity of NASJRB Willow Grove, PA the time period during which the LRA will receive notices of interest from State and local governments, representatives of the homeless, and other interested parties. This

publication shall include the name, address and telephone number of the point of contact for the LRA who can provide information on the prescribed form and contents of the notices of interest.

Dated: December 22, 2008.

T. M. Cruz,

Lieutenant Commander, Office of the Judge Advocate General, U.S. Navy, Federal Register Liaison Officer.

[FR Doc. E8-31201 Filed 12-31-08; 8:45 am]

BILLING CODE 3810-FF-P

DEPARTMENT OF DEFENSE

Department of the Navy

Notice of Record of Decision for the Introduction of the P-8A Multi-Mission Maritime Aircraft into the U.S. Navy Fleet

AGENCY: Department of the Navy, DoD.
ACTION: Notice.

SUMMARY: The Department of the Navy (Navy), after carefully weighing the operational and environmental consequences of the proposed action, announces its decision to provide facilities and functions to support homebased twelve P-8A Fleet squadrons and one Fleet Replacement Squadron at established maritime patrol home bases. The Navy considered applicable laws, regulations, and Executive Orders, including an analysis of the environmental effects of its actions under the requirements of Executive Order 12898 (*Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations*). The proposed action will be accomplished as set out in Alternative 5, described in the Final Environmental Impact Statement (EIS) as the preferred alternative. Implementation of the preferred alternative could begin immediately.

SUPPLEMENTARY INFORMATION: The Record of Decision (ROD) has been distributed to all those individuals who requested a copy of the Final EIS and agencies and organizations that received a copy of the Final EIS. The complete text of the Navy's Record of Decision (ROD) is available for public viewing on the project Web site at <http://www.mmaeis.com> along with copies of the FEIS and supporting documents. Single copies of the ROD will be made available upon request by contacting the Commander, Naval Facilities Engineering Command Atlantic, Attn: MMA PM, 6506 Hampton Blvd. Bldg A, Norfolk, VA 23508-1278; e-mail: chris.l.harding@navy.mil.

Dated: December 23, 2008.

T. M. Cruz,

Lieutenant Commander, Judge Advocate General's Corps, U.S. Navy, Federal Register Liaison Officer.

[FR Doc. E8-31202 Filed 12-31-08; 8:45 am]

BILLING CODE 3810-FF-P

DEPARTMENT OF EDUCATION

Notice of Proposed Information Collection Requests

AGENCY: Department of Education.
SUMMARY: The Acting Leader, Information Collection Clearance Division, Regulatory Information Management Services, Office of Management, invites comments on the proposed information collection requests as required by the Paperwork Reduction Act of 1995.

DATES: Interested persons are invited to submit comments on or before March 3, 2009.

SUPPLEMENTARY INFORMATION: Section 3506 of the Paperwork Reduction Act of 1995 (44 U.S.C. Chapter 35) requires that the Office of Management and Budget (OMB) provide interested Federal agencies and the public an early opportunity to comment on information collection requests. OMB may amend or waive the requirement for public consultation to the extent that public participation in the approval process would defeat the purpose of the information collection, violate State or Federal law, or substantially interfere with any agency's ability to perform its statutory obligations. The Acting Leader, Regulatory Information Management Services, Office of Management, publishes that notice containing proposed information collection requests prior to submission of these requests to OMB. Each proposed information collection, grouped by office, contains the following: (1) Type of review requested, e.g., new, revision, extension, existing or reinstatement; (2) Title; (3) Summary of the collection; (4) Description of the need for, and proposed use of, the information; (5) Respondents and frequency of collection; and (6) Reporting and/or Recordkeeping burden. OMB invites public comment.

The Department of Education is especially interested in public comment addressing the following issues: (1) Is this collection necessary to the proper functions of the Department; (2) will this information be processed and used in a timely manner; (3) is the estimate of burden accurate; (4) how might the Department enhance the quality, utility, and clarity of the information to be

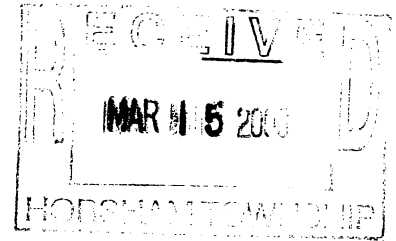


ACQUISITION,
TECHNOLOGY
AND LOGISTICS

THE UNDER SECRETARY OF DEFENSE

3010 DEFENSE PENTAGON
WASHINGTON, DC 20301-3010

MAR 10 2006



Mr. W. William Whiteside, III
Vice President, Horsham Township Council
Township of Horsham
1025 Horsham Road
Horsham, PA 19044

Dear Mr. Whiteside:

This is in response to the letter requesting that the Horsham Township Authority for NASJRB (Naval Air Station Joint Reserve Base) be recognized as the Local Redevelopment Authority for planning the redevelopment of the Naval Air Station Joint Reserve Base Willow Grove, Pennsylvania, including outreach to homeless providers and other interested parties. On behalf of the Secretary of Defense, the request is approved. The following information will be published in the Federal Register and a newspaper of general circulation in the local area:

Point of Contact: Mr. Michael J. McGee
Executive Director
Horsham Township Authority for NASJRB
(Naval Air Station Joint Reserve Base)

Address: 1025 Horsham Road
Horsham, PA 19044

Phone: (215) 643-3131

Questions pertaining to this recognition or requests for assistance to guide your organizational and planning activity may be directed to Ms. Liz Gabor or Mr. Rich Tenga, your Office of Economic Adjustment Project Managers, at (703) 604-5140 or (703) 604-5160.

Sincerely,

Patrick J. O'Brien
Director
Office of Economic Adjustment

cc:
DASN (I&F)
DAS HUD (Special Needs Programs)



Assisting to develop an informed constituency to increase awareness and understanding of the purpose and value of the Sanctuary and the National Marine Sanctuary Program.

Authority: 16 U.S.C. 1431, *et seq.*

(Federal Domestic Assistance Catalog Number 11.429 Marine Sanctuary Program)

Dated: April 18, 2006.

Daniel J. Basta,

Director, National Marine Sanctuary Program, National Ocean Service, National Oceanic and Atmospheric Administration.

[FR Doc. 06-3952 Filed 4-26-06; 8:45am]

BILLING CODE 3510-NK-M

DEPARTMENT OF COMMERCE

National Oceanic and Atmospheric Administration

Hydrographic Services Review Panel Meeting

AGENCY: National Ocean Service, National Oceanic and Atmospheric Administration (NOAA), Department of Commerce.

ACTION: Notice of open meeting.

SUMMARY: The Hydrographic Services Review Panel (HSRP) was established by the Secretary of Commerce to advise the Under Secretary of Commerce for Oceans and Atmosphere on matters related to the responsibilities and authorities set forth in section 303 of the Hydrographic Services Improvement Act of 1998, its amendments, and such other appropriate matters that the Under Secretary refers to the Panel for review and advice.

Date and Time: The meeting will be held Thursday, May 25, 2006, from 8:30 a.m. to 4:30 p.m.

Location: The Consortium for Oceanographic Research and Education, 1201 New York Avenue, NW., Suite 420, Washington, DC 20005 (202) 332-0063. The times and agenda topics are subject to change. Refer to the Web site listed below for the most up-to-date meeting agenda.

FOR FURTHER INFORMATION CONTACT:

Captain Roger L. Parsons, NOAA, Designated Federal Official (DFO), Office of Coast Survey, National Ocean Service (NOS), NOAA (N/CS), 1315 East West Highway, Silver Spring, Maryland 20910; Telephone: 301-713-2770, Fax: 301-713-4019; e-mail:

Hydroservices.panel@noaa.gov or visit the NOAA HSRP Web site at <http://nauticalcharts.noaa.gov/ocs/hsrp/hsrp.htm>.

SUPPLEMENTARY INFORMATION: The meeting will be open to the public and

verbal comments and questions will be accepted at the end of the day with a 30-minute period that will be extended if needed. Each individual or group making a verbal presentation will be limited to a total time of five (5) minutes. Written comments (at least 30 copies) should be submitted to the DFO by May 18, 2006. Written comments received by the DFO after May 18, 2006, will be distributed to the HSRP, but may not be reviewed prior to the meeting date. Approximately 20 seats will be available for the public, on a first-come, first-served basis.

Matters to Be Considered: (1) Deliberations on HSRP Workgroup Recommendations Regarding NOAA-related Issues for Consideration by the Committee on the Marine Transportation System (CMTS) and NOAA's Navigation Services Role in Responding to Incidents of National Significance, (2) NOAA's Navigation Services Priorities Relative to the Integrated Ocean Observing System (IOOS), (3) Recommended Revisions to the Hydrographic Services Improvement Act of 2002 (which expires in 2007) and, (4) Public Statements.

Dated: April 14, 2006.

Roger L. Parsons,

Director, Office of Coast Survey, National Ocean Service, National Oceanic and Atmospheric Administration.

[FR Doc. E6-6310 Filed 4-26-06; 8:45 am]

BILLING CODE 3510-JE-P

DEPARTMENT OF DEFENSE

Office of the Secretary

[DOD-2006-OS-0070]

Base Closure and Realignment

AGENCY: Department of Defense, Office of Economic Adjustment.

ACTION: Notice.

SUMMARY: This Notice is provided pursuant to section 2905(b)(7)(B)(ii) of the Defense Base Closure and Realignment Act of 1990. It provides a partial list of military installations closing or realigning pursuant to the 2005 Defense Base Closure and Realignment (BRAC) Report. It also provides a corresponding listing of the Local Redevelopment Authorities (LRAs) recognized by the Secretary of Defense, acting through the Department of Defense Office of Economic Adjustment (OEA), as well as the points of contact, addresses, and telephone numbers for the LRAs for those installations. Representatives of state and local governments, homeless

providers, and other parties interested in the redevelopment of an installation should contact the person or organization listed. The following information will also be published simultaneously in a newspaper of general circulation in the area of each installation. There will be additional Notices providing this same information about LRAs for other closing or realigning installations where surplus government property is available as those LRAs are recognized by the OEA.

EFFECTIVE DATE: April 27, 2006.

FOR FURTHER INFORMATION CONTACT:

Director, Office of Economic Adjustment, Office of the Secretary of Defense, 400 Army Navy Drive, Suite 200, Arlington, VA 22202-4704, (703) 604-6020.

Local Redevelopment Authorities (LRAs) for Closing and Realigning Military Installations

California

Installation Name: Onizuka Air Force Station.

LRA Name: City of Sunnyvale.

Point of Contact: Mr. Eric DeWees, Reuse Coordinator, City of Sunnyvale, Office of the City Manager.

Address: 456 West Olive Avenue, Sunnyvale, CA 94086.

Phone: (408) 730-7739.

Installation Name: Riverbank Army Ammunition Plant.

LRA Name: City County of Riverbank and the District 1 Board Supervisor of Stanislaus County.

Point of Contact: Ms. Margaret Silveira, Director of Housing and Economic Development, City of Riverbank.

Address: 6707 Third Street, Riverbank, CA 95367-2396.

Phone: (209) 863-7129.

Colorado

Installation Name: Buckley Annex.

LRA Name: Lowry Economic Redevelopment Authority.

Point of Contact: Mr. Thomas O. Markham, Executive Director.

Address: 555 Unita Way, Denver, CO 80230.

Phone: (303) 343-0276.

District of Columbia

Installation Name: Walter Reed Army Medical Center.

LRA Name: Government of the District of Columbia.

Point of Contact: Mr. Stanley Jackson, Deputy Mayor for Planning and Economic Development, District of Columbia.

Address: 1350 Pennsylvania Avenue, NW., Suite 317, Washington, DC 20004.

Phone: (202) 727-6365.

Georgia

Installation Name: Columbus U.S. Army Reserve Center #1.

LRA Name: Columbus Consolidated Government.

Point of Contact: Robert S. Poydasheff, Mayor of Columbus Consolidated Government.

Address: Post Office Box 1340, Columbus, GA 31902-1340.

Phone: (706) 653-4712.

Installation Name: Fort Gillem.

LRA Name: Forest Park/Fort Gillem Local Redevelopment Authority.

Point of Contact: Mr. Shane Short, Chairman.

Address: 2270 Mt. Zion Road, Jonesboro, GA 30236.

Phone: (678) 610-4021.

Indiana

Installation Name: Newport Chemical Depot.

LRA Name: Newport Chemical Depot Local Redevelopment Authority.

Point of Contact: Mr. Ed Cole, Executive Director, Vermillion County Economic Development Council.

Address: 2250 North Main Street, Clinton, IN 47842.

Phone: (765) 832-3870.

Ohio

Installation Name: Parrott U.S. Army Reserve Center Kenton.

LRA Name: Hardin County Local Redevelopment Authority.

Point of Contact: Mr. Russell Ludwig, Chairman.

Address: One Courthouse Square, Suite 100, Kenton, OH 43326.

Phone: (419) 674-2205.

Pennsylvania

Installation Name: Horsham Memorial U.S. Army Reserve Center.

LRA Name: Horsham Township Authority for NASJRB (Naval Air Station Joint Reserve Base).

Point of Contact: Mr. Michael J. McGee, Executive Director.

Address: 1025 Horsham Road, Horsham, PA 19044.

Phone: (215) 643-3131.

Installation Name: Naval Air Station Joint Reserve Base Willow Grove.

LRA Name: Horsham Township Authority for NASJRB (Naval Air Station Joint Reserve Base).

Point of Contact: Mr. Michael J. McGee, Executive Director.

Address: 1025 Horsham Road, Horsham, PA 19044.

Phone: (215) 643-3131.

Installation Name: Navy-Marine Corps Reserve Center Reading.

LRA Name: Reading Berks Public Safety Local Redevelopment Authority.

Point of Contact: Judith L. Schwank, County Commissioner Chair, County of Berks.

Address: Office of the Commissioners, Berks County Services Center—13th Floor, 633 Court Street, Reading, PA 19601-4310.

Phone: (610) 478-6100.

Michigan

Installation Name: U.S. Army Garrison Michigan (Selfridge).

LRA Name: Chesterfield Township Local Redevelopment Authority.

Point of Contact: Mr. Jim Ellis, Supervisor, Chesterfield Township.

Address: 47275 Sugarbush, Chesterfield Township, MI 48047.

Phone: (586) 949-0400.

Dated: April 21, 2006.

L.M. Bynum,

*OSD Federal Register Liaison Officer,
Department of Defense.*

[FR Doc. 06-3978 Filed 4-26-06; 8:45am]

BILLING CODE 5001-06-M

DEPARTMENT OF DEFENSE

Office of the Secretary

Renewal of Department of Defense Federal Advisory Committees

AGENCY: DoD.

ACTION: Notice.

SUMMARY: Under the provisions of the Federal Advisory Committee Act of 1972, as amended (5 U.S.C. Appendix), the Department of Defense gives notice that the Defense Advisory Committee on Women in the Services, which is determined to be in the public interest, is hereby renewed on April 17, 2006. This committee provides necessary and valuable independent advice to the Secretary of Defense and other senior Defense officials in their respective areas of expertise.

It is a continuing DoD policy to make every effort to achieve a balanced membership on all DoD advisory committees. Each committee is evaluated in terms of the functional disciplines, levels of experience, professional diversity, public and private association, and similar characteristics required to ensure a high degree of balance is obtained.

FOR FURTHER INFORMATION CONTACT: Contact Frank Wilson, DoD Committee Management Officer, 703-601-2554.

Dated: April 20, 2006.

L.M. Bynum,

*OSD Federal Register Liaison Officer,
Department of Defense.*

[FR Doc. 06-3979 Filed 4-26-06; 8:45 am]

BILLING CODE 5001-06-M

DEPARTMENT OF DEFENSE

Office of the Secretary

Meeting of the Uniform Formulary Beneficiary Advisory Panel

AGENCY: Department of Defense, Assistant Secretary of Defense (Health Affairs).

ACTION: Notice of meeting.

SUMMARY: This notice announces a meeting of the Uniform Formulary Beneficiary Advisory Panel. The panel will review and comment on recommendations made to the Director, TRICARE Management Activity, by the Pharmacy and Therapeutics Committee regarding the Uniform Formulary. The meeting will be open to the public. Seating is limited and will be provided only to the first 220 people signing in. All persons must sign in legibly. Notice of this meeting is required under the Federal Advisory Committee Act.

DATES: Thursday, June 29, 2006, from 8 a.m. to 4 p.m.

ADDRESSES: Naval Heritage Center Theater, 701 Pennsylvania Avenue, NW., Washington, DC 20004.

FOR FURTHER INFORMATION CONTACT: Mr. Rich Martel, TRICARE Management Activity, Pharmacy Operations Directorate, Beneficiary Advisory Panel, Suite 810, 5111 Leesburg Pike, Falls Church, VA 22041, telephone 703-681-0064 ext. 3672, fax 703-681-1242, or e-mail at baprequests@tma.osd.mil.

SUPPLEMENTARY INFORMATION: The Uniform Formulary Beneficiary Advisory Panel will only review and comment on the development of the Uniform Formulary as reflected in the recommendations of the DOD Pharmacy and Therapeutics (P&T) Committee coming out of that body's meeting in May 2006. The (P&T) Committee information and subject matter concerning drug classes reviewed for that meeting are available at <http://pec.ha.osd.mil>. Any private citizen is permitted to file a written statement with the advisory panel. Statements must be submitted electronically to baprequests@tma.osd.mil no later than June 22, 2006. Any private citizen is permitted to speak at the Beneficiary Advisory Panel meeting, time permitting. One hour will be reserved for public comments, and speaking

PUBLIC NOTICE

Availability of Surplus Federal Property to State and Local Eligible Parties,
Including Homeless Service Providers
Horsham Township Authority for NAS-JRB

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the "Redevelopment Act") and its implementing regulations, the Horsham Township Authority for NAS-JRB ("HLRA") for the Naval Air Station Joint Reserve Base at Willow Grove is seeking notices of interest (NOIs) for surplus property at the installation. The HLRA was recognized by the Department of defense in the Federal Register (Vol. 71. No. 81) on April 27, 2006 as the entity responsible for fulfilling the requirements of the Redevelopment Act.

State and local governments, homeless service providers and other interested parties may submit NOIs to the LRA no later than 4:00 p.m. on Wednesday July 15, 2009. A description of the surplus property at NAS JRB Willow Grove was published by the Department of the Navy in the *Federal Register* on January 2, 2009 (Vol. 74. No. 1). The following off-site housing components of NAS JRB Willow Grove, known as Jacksonville Road Housing and Shenandoah Woods Housing (off-site housing) are listed as surplus to the needs of the Federal Government. The complete listing can be obtained by calling the LRA contact person identified below.

NOIs for homeless assistance may be submitted by any State or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families residing in Montgomery or Bucks County, Pennsylvania.

A workshop will be held at the Warminster Township Building located at 401 Gibson Ave, Warminster PA 18974, on Thursday, April 2, 2009 at 1:00 pm which will include an overview of the base redevelopment planning process, information on any land use constraints known at the time, and information on the NOI process. To register for this workshop, please call the HLRA contact person identified below by Friday March 27, 2009. A tour of the properties will follow immediately after the meeting. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

NOIs from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service provider proposes to carry out at the Jacksonville road Housing and Shenandoah Woods ; (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of NAS JRB Willow Grove; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the off-site housing that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

Entities interested in obtaining property through a Public Benefit Conveyance ("PBC"), other than a homeless assistance conveyance, are invited to contact the following Federal agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property. Federal agencies sponsoring PBC's include the Department of the Interior for parks, recreation, wildlife conservation, lighthouses, and historic monuments uses; the Department of Education for educational uses; the Department of Health and Human Services for public health uses; the Department of Justice for correctional facilities and law enforcement uses; the Department of Housing and Urban Development for Self-Help Programs; the Department of Transportation for seaports; the Veterans Administration for cemeteries; and the Federal Emergency Management Agency for emergency management purposes. A complete listing of the Federal agencies with the PBC programs with specific points of contact is available from the HLRA.

NOIs for PBCs must include: (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation, and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

For additional information or to register for the workshop, contact the HLRA Executive Director Michael J. McGee at 1025 Horsham Road, Horsham Pa 19044, Telephone #215- 643-3131 Fax #215 643 0448 or by email at MMcGee@Horsham.org.

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For additional information or to register for the workshop, contact the HLRA Executive Director Michael J. McGee at 1025 Horsham Road, Horsham, PA 19044, Telephone #215-643-3131, Fax #215-643-0448 or by email at MMcGee@Horsham.org.

Intelligence 1/29/09

**Availability of Surplus Federal Property to State and Local Eligible Parties,
Including Homeless Service Providers
Horsham Township Authority for NAS-JRB**

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Bucks Courier Times 1/29/09

HORSHAM TWP SUPR
1025 HORSHAM RD
HORSHAM, PA 19044

3-062712005
0005623680-01

Laurie Clark being duly affirmed according to law, deposes and says that he/she is the Legal Billing Co-ordinator of the COURIER TIMES INCORPORATED, Publisher of The Bucks County Courier Times, a newspaper of general circulation, published and having its place of business at Levittown, Bucks County, Pa; that said newspaper was established in 1910; that securely attached hereto is a facsimile of the printed notice which is exactly as printed and published in said newspaper on

January 30, 2009

and is a true copy thereof; and that this affiant is not interested in said subject matter of advertising; and all of the allegations in this statement as to the time, place and character of publication are true.

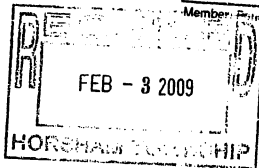
Laurie Clark
LEGAL BILLING CO-ORDINATOR

Affirmed and subscribed to me before me this 30th day of January 2009 A.D.

Virginia S. Hoffpinger

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Virginia S. Hoffpinger, Notary Public
Tullytown, Bucks County
My Commission Expires Apr. 15, 2009
Member, Pennsylvania Association of Notaries



NOTICE
HORSHAM TOWNSHIP
Availability of Surplus
Federal Property State
and Local Eligible
Part:
Including Homeless
Service Providers
Horsham Township
Authority for NAAJRS
As required by the Base
Closure Community Rede-
velopment and Homeless As-
sistance Act of 1994, as
amended (the "HLRA") and its imple-
menting regulations, the
Horsham Township Authority
for NAAJRS (HLRA) is
for the Naval Air Station
Joint Reserve Base of Wil-
low Grove is seeking notices
of interest (NOIs) for sur-
plus property of the installa-
tion. The HLRA was regis-
tered by the Department of
defense in the Federal Re-
gister (Vol. 71, No. 81) on
April 27, 2004 as the entity
responsible for fulfilling the
requirements of the HLRA
Development Act.
State and local govern-
ments, homeless service
providers and other inter-
ested parties may submit NOIs
to the HLRA no later than
4:00 p.m. on Wednesday, Jan-
uary 15, 2009. A description of
the surplus property of NAAJRS
Willow Grove was pub-
lished by the Department of
Defense in the Federal
Register on January 2, 2009
(Vol. 74, No. 1). The follow-
ing off-site housing com-
ponents of NAAJRS Willow
Grove, known as Jackson-
ville Road Housing and She-
nandoah Woods Housing (off-site
housing) are listed as sur-
plus to the needs of the Fed-
eral Government.
The complete listing can be
obtained by calling the HLRA
contact person identified be-
low.
NOIs for homeless assis-
tance may be submitted by
any State or local govern-
ment agency or private non-
profit organization that pro-
vides or provides housing ser-
vices to homeless persons
and/or families residing in
Montgomery or Bucks Coun-
ty, Pennsylvania.
A workshop will be held at
Wormeater Township
Building located at 60 Glen-
dale Ave. Wormeater PA
18774 on Thursday, Jan-
uary 22, 2009 at 1:00 pm which will
include, on-site tours of the
base redevelopment plan-
ning process, information on
any land use constraints
known at the time, and in-
formation on the NOI pro-
cess. To register for this
workshop, please call the
HLRA contact person iden-
tified below by Friday, Jan-
uary 22, 2009. A list of the prop-
erties will follow in the NOI
form. Attendance is encour-
aged. Attendance is not
required to submit an NOI,
but is highly encouraged.
NOIs from homeless service
providers must include: (i)
a description of the home-
less assistance program that
the homeless service provider
proposes to carry out at
the Jacksonville Road Hous-
ing and Shenandoah Woods;
(ii) a description of the need
for the program; (iii) a de-
scription of the extent to
which the program is or will
be coordinated with other
homeless assistance pro-
grams in the communities in
the vicinity of NAAJRS Wil-
low Grove; (iv) information
about the financial require-
ments necessary to carry
out the program including a
description of the building
description of the off-site
housing that are necessary
in order to carry out the pro-
gram; (v) a description of
the financial plan, the orga-
nizational structure and ca-
pacity, prior experience, and
qualifications of the organi-
zation to carry out the pro-
gram; and (vi) an assess-
ment of the time required to
commence carrying out the
program.
Entities interested in ob-
taining property through a
Public Benefit Conveyance
(PBC), other than a home-
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following: Federal agency of
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each agency's PBC program
and to discuss with the agen-
cy the entity's suitability for
qualifying for a conveyance
of property. Federal agen-
cies sponsoring PBCs in-
clude the Department of the
Interior for surface recrea-
tion, wildlife conservation,
highways, and historic
monuments uses; the De-
partment of Education for
educational uses; the De-
partment of Health and Hu-
man Services for public
health uses; the Department
of Justice for Correctional
facilities and law enforce-
ment uses; the Department
of Housing and Urban Devel-
opment for Self-Help Pro-
grams; the Department of
Transportation for airports;
the Veterans Administration
for certain uses; and the
Federal Emergency Man-
agement Agency for emer-
gency management pur-
poses. A complete listing of the
PBC programs with specific
points of contact is available
from the HLRA.
NOIs for PBCs must in-
clude: (i) a description of
the liability for the pro-
posed transfer, (ii) the pro-
posed use of the property,
including a description of
the buildings and property
necessary to carry out such
proposed use, (iii) time
frames for occupancy, and
(iv) the benefit to the com-
munity from such proposed
use, including the number of
jobs the use would generate.
For additional information
or to register for the work-
shop, contact the HLRA Ex-
ecutive Director, Alphonse J.
McCone at 1025 Horsham
Road, Horsham, Pa 19044,
Telephone 610-443-3181 (on
#218-443) or by email at
AMcCone@horsham.org.
CT: January 30, 2009

**HORSHAM TOWNSHIP AUTHORITY
FOR NASJRB (NAVAL AIR STATION JOINT RESERVE BASE)**

February 23, 2009

«AddressBlock»

«GreetingLine»

Enclosed please find a copy of the public notice regarding the availability of Navy surplus property known as the off site housing components of NAS JRB Willow Grove. The surplus property consists of six single family homes (2.5 acres) known as Jacksonville Road Housing located in Ivyland Borough, and a 199 unit townhouse community (51 acres) called Shenandoah Woods located in Warminster Township. These properties have been declared surplus by the Navy as a result of the 2006 Defense Base Closure and Realignment (BRAC) Commission decision to close NAS/JRB Willow Grove.

The Horsham Township Authority for NAS/JRB (HLRA) has been recognized by the DoD Office of Economic Adjustment as the entity responsible for developing a redevelopment plan for this property and for conducting outreach, the HLRA has established an outreach period extending from January 29, 2009 to July 15, 2009 for Notices of Interest (NOIs).

On behalf of the HLRA, the purpose of this letter is to make the appropriate public notification for outreach to homeless providers and to others interested in public use of the surplus property. Please find enclosed a description of the property. Notices of interest for homeless assistance or recognized public benefit purposes may be submitted by a State or local government agency or private nonprofit organization that provides, or proposes to provide services to homeless persons and families in Montgomery County or the County of Bucks or that proposes to acquire this property for public benefit use.

The HLRA will hold a public workshop on Thursday, April 2, 2009, starting at 1:00 pm at the Warminster Township Building at 401 Gibson Ave, Warminster, PA 18974 for the purpose of advising all interested parties of the requirements and procedures regarding the submittal of a notice of interest. In addition, the workshop will include an overview of the base redevelopment process, a tour of the facility and information on any land use constraints known at the time. Attendance at the workshop is not required to submit a notice of interest but it is highly recommended.

The Authority is located in the Horsham Township Municipal Building which address is set forth below. For additional information, contact the undersigned at that address or preferably via email at MMcGee@horsham.org using HLRA as the subject. Further, in the near future, we anticipate additional information will be available at www.HLRA.org.

Very truly yours,

Michael J. McGee
Executive Director

NAS JRB Willow Grove

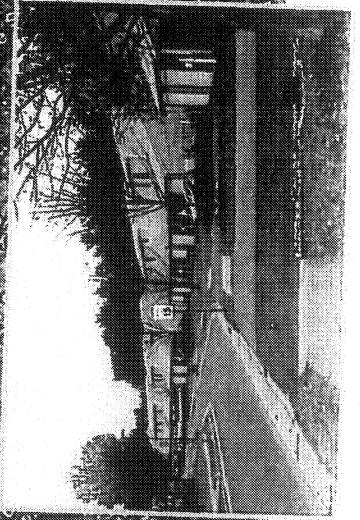
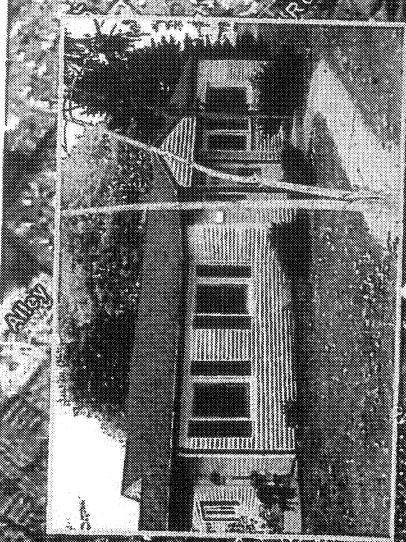
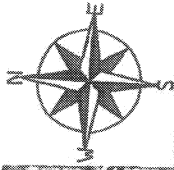


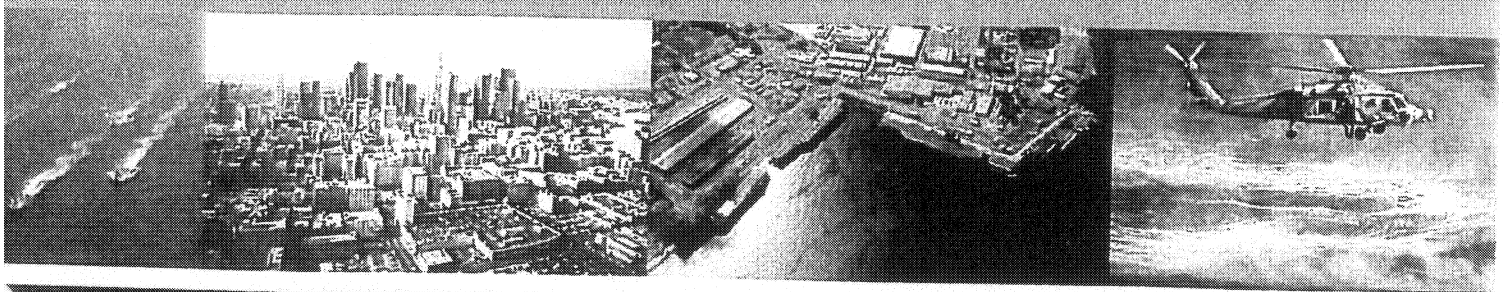
Image © 2005 State of New Jersey

Image © 2005 State of New Jersey

Installation Summary Report

Naval Air Station Joint Reserve Base
Willow Grove, Pennsylvania

September 2006

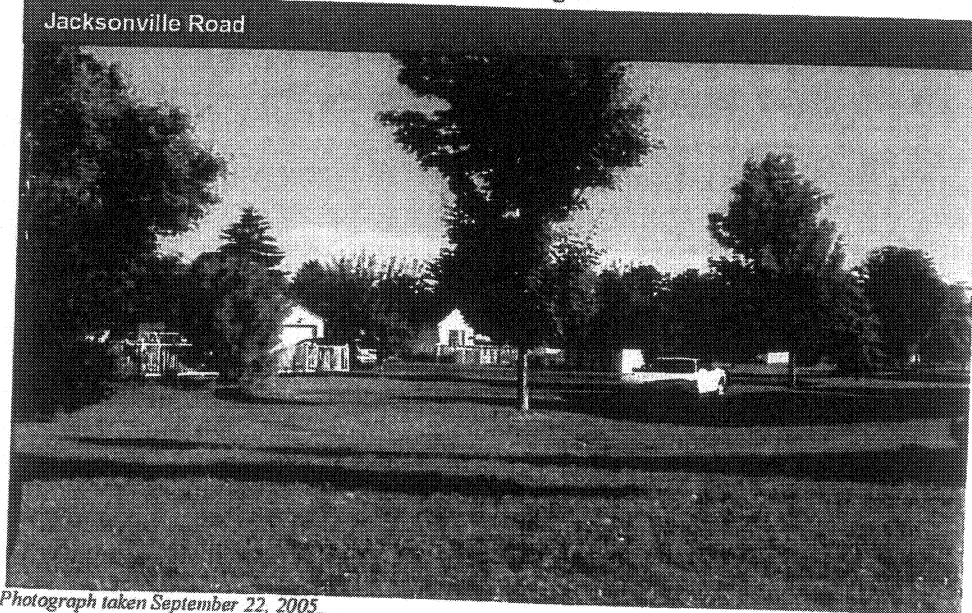


2.2.4 Off-Site Housing Assets

In 1999, ownership of two housing enclaves located on the former Naval Air Warfare Center (NAWC) Warminster site was transferred to NAS JRB Willow Grove. These housing assets, known as Jacksonville Road and Shenandoah Woods, are located between six and eight miles away from NAS JRB Willow Grove in neighboring Bucks County.

The enclave identified as Jacksonville Road (Figure 2-10) is an assemblage of six separate residential lots with frontage alongside Jacksonville Road between Bristol Road and Street Road in neighboring Bucks County. Each of these lots, which sum up to approximately two and a half total acres, contains an identical single-family, ranch-style home with a single-car detached garage. Five of these units contain three bedrooms and two bathrooms while the remaining unit contains four bedrooms and two bathrooms. All are wood frame constructions from 1940 with pitched asphalt shingled roof structures.

Figure 2-10 Photo of the Jacksonville Road Housing Assets

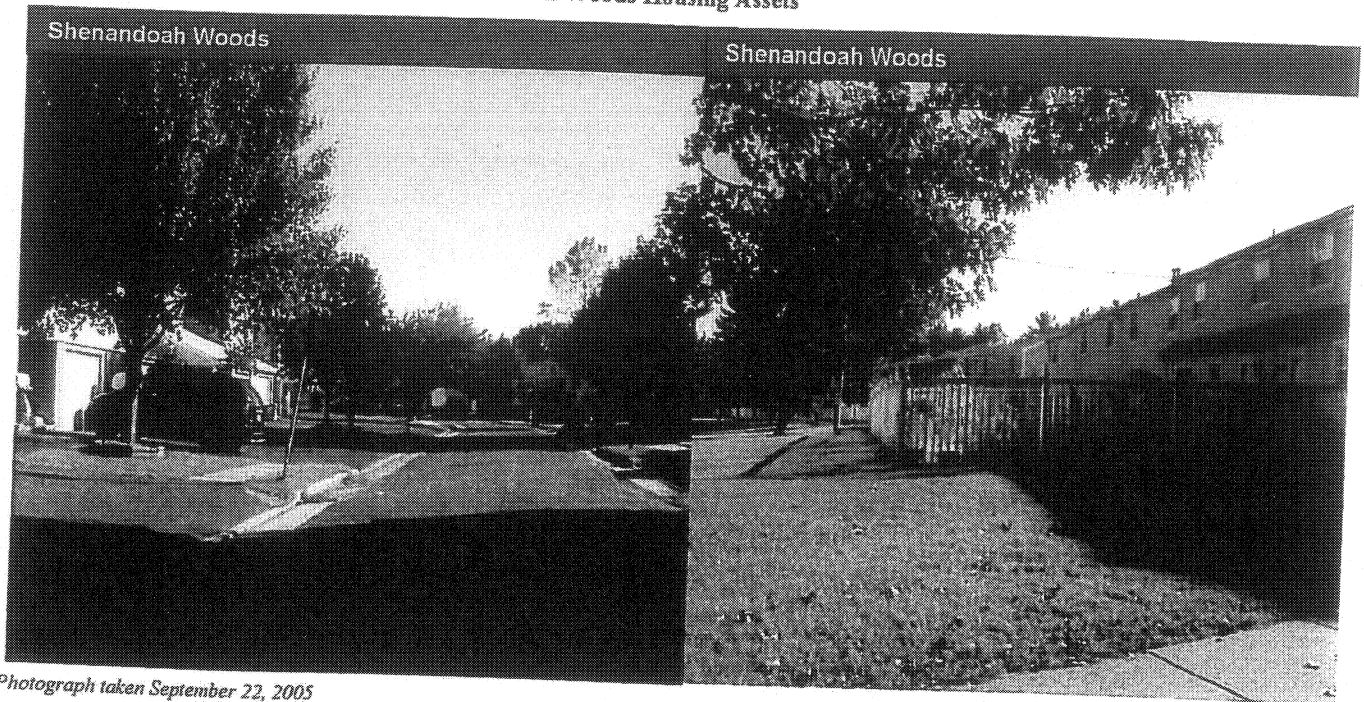


Photograph taken September 22, 2005.

According to the most recent 2003 U.S. Navy Housing Conditions Assessment, these structures meet most military housing standards. However, they are in various levels of distress due to their age and do not fit the aesthetics of the residential developments surrounding them. Immediately adjacent to the Jacksonville Road homes is the new Judd Builders residential development named Ivyland Village. This development consists of 2,200 square foot townhouses currently selling at \$378,000 and 5,000 square foot single-family homes which start around \$1 million.

The Shenandoah Woods townhouse development (Figure 2-11) consists of 199 units, which were constructed in 1974 and occupy a 51 acre, park-like site with playground, basketball and other recreational facilities, approximately eight miles east of NAS JRB Willow Grove.

Figure 2-11 Photos of the Shenandoah Woods Housing Assets

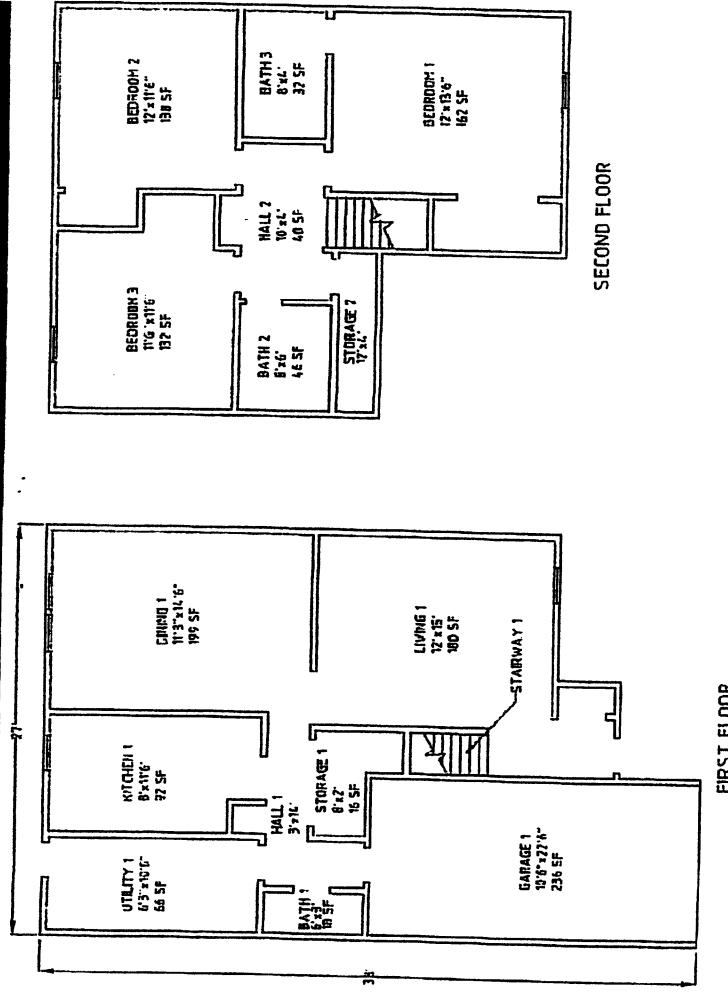


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There are 149 three-bedroom units on the site which are two stories in height, contain two-and-a-half bathrooms, and provide their residents 1,162 square feet of living space. Figure 2-12 provides an illustration of the typical three-bedroom floor plan. The remaining 50 four-bedroom units present similar floor plans and contain two-and-a-half bathrooms and 1,352 square feet of living space. All of the units contain single-car, attached garages, are wood frame construction with vinyl siding exteriors and have pitched asphalt shingle roof structures.

According to the 2003 U.S. Navy Housing Conditions Assessment, these units meet most military housing standards but lack some aesthetic and functional appeal when compared to newer structures of similar type. The site is provided full utility service through Warminster Township and is within immediate proximity to the Southeastern Pennsylvania Transportation Authority (SEPTA) area public transit bus and regional rail systems.

Figure 2-12 Shenandoah Woods Three Bedroom Floor Plan
Shenandoah Woods – Three Bedroom Floor Plan



Source: U.S. Navy Housing Conditions Assessment 2003

CONTACT INFORMATION FOR QUESTIONS AND RESPONSES

All questions relating to the off base housing for NAS JRB Willow Grove reuse should be directed in writing to the following address for a formal response:

Michael J. McGee
Executive Director of HLRA
1025 Horsham Road
Horsham, PA 19044
mmcgee@horsham.org
Tel: 215 643 3131
Fax: 215 643 0448

ADDITIONAL RESOURCES FOR GENERAL INFORMATION BRAC BACKGROUND AND PROCESS

Office of Economic Adjustment
Department of Defense
www.oea.gov

PUBLIC BENEFIT TRANSFER SCREENING

Parks and Recreation:

Wendy Ormont
National Center for Recreation & Conservation
Federal Lands to Parks Program
U.S. Department of the Interior
National Park Service
1849 C Street, NW
Washington, DC 20240
Telephone: 202-354-6915
E-mail: wendy_ormont@nps.gov

Education:

Mary Hughes
Federal Real Property Group
U.S. Department of Education
400 Maryland Avenue, SW
Room 2E307
Washington, DC 20202
Telephone: 202-401-2587
E-Mail: Mary.Hughes@ed.gov

Public Health:

Theresa Ritta
Chief, Real Property Branch
Division of Property Management/PSC
Department of Health & Human Services
Parklawn Building, Room 5B-17
5600 Fishers Lane
Rockville, MD 20857
Telephone: 301-443-2265
E-mail: Theresa.Ritta@psc.hhs.gov

Corrections and Law Enforcement:

Maria Pressley-Berry
Special Projects Manager
Bureau of Justice Assistance
Office of Justice Programs
U.S. Department of Justice
810 7th Street, NW, Room 4413
Washington, DC 20531
Telephone: 202-353-8643
202-616-6500
E-mail: m.a.berry@ojp.usdoj.gov

Self Help Housing:

Janet Golrick
Assistant Deputy-Assistant Secretary
Office of Multi-Family Housing
Department of Housing and Urban Development
451 7th Street, SW, Room 6110
Washington, DC 20410
Telephone: 202-708-2495
E-mail: janet_m_golrick@hud.gov

Public Airport:

Contact the Regional Federal Aviation Administration Point of Contact.
Visit: www.faa.gov/about/office_org/headquarters_offices/arp/regional_offices/
to identify the appropriate regional office.

Port Facility:

Keith Lesnick
U.S. Department of Transportation
Maritime Administration
400 7th Street, SW, Room 7206
Washington, DC 20590
Telephone: 202-366-4357, ext. 1624
E-mail: keith.lesnick@marad.dot.gov

Emergency Management:

Excess Federal Real Property Program
Sydney Fooks
Real Property Branch Chief
Federal Emergency Management Agency
Department of Homeland Security
500 C Street, SW - SS-RP
Washington, D.C. 20472
Telephone: 202-646-2837
E-mail: Sydney.Fooks@dhs.gov

Sylvia Sutton

Telephone: 202-646-2883
E-mail: sylvia.sutton@dhs.gov

Historic Monument:

Contact the Military Department (Disposal Agency)

Wildlife Conservation (Only States May Apply)

Contact the Military Department (Disposal Agency)

Workshop

Early in the outreach process and in coordination with HUD and the Military Department, the LRA shall conduct at least one workshop on the installation. The goals of these workshops are to:

- Inform homeless and public interest groups about the closure/realignment and property disposal process.
- Allow groups to tour the buildings and properties available.
- Explain the LRA's process and the schedule for receiving NOIs.
- Discuss any known land-use constraints affecting the available property and buildings.

Direct Outreach

LRAs shall meet with homeless assistance providers expressing interest in properties on or off the installation. The LRA must submit to HUD a list of providers that were consulted throughout the reuse planning process.

Outreach Area and Effort

The Redevelopment Act specifies that outreach to homeless assistance providers must extend to the community in the vicinity of the installation—defined as the jurisdictions that constitute the LRA. For example, if the LRA's Executive Committee is composed of city and county representatives, the official area for outreach includes the geographic area of the city and county and the homeless assistance providers that serve persons residing within those two jurisdictions. For assistance in defining the catchment area, LRAs should contact the HUD Headquarters Office listed in Appendix 1.

As long as the LRA meets the minimum standard, it may extend its outreach efforts as widely as it wishes to private or public interest groups both within and outside the local community.

A jurisdiction that receives Community Development Block Grant funds as a member of an urban county (as defined by HUD) should examine how housing and services for the homeless are provided within the county. If the homeless service system is countywide, these LRAs should consider extending their outreach to all the communities that constitute the urban county.

Public Benefit Transfers

Eligible units of State and local governments and certain nonprofit organizations may acquire surplus real property for public benefit uses at discounts of up to 100 percent.

Public benefit conveyance categories include parks and recreation, historic monuments, airports, health, education, correctional facilities, highways, self-help housing and wildlife conservation. Under the public benefit programs, eligible entities must apply to a sponsoring Federal agency. For example, if a city wanted to obtain surplus Federal property for use as a college, it would make an application to the Department of Education.

The regulations encourage LRAs to work with federal agencies that sponsor public benefit transfers for public and private interests at the same time that the LRA is conducting its homeless outreach. However, the Federal District Court for the District of Columbia has ruled that the homeless and public benefit outreach processes are parallel tracks that must be carried out before HUD can make a determination on an application. HUD recommends that all LRAs publicly solicit notices of interest for public benefit transfers at the same time the LRA solicits notices of interest for homeless assistance uses. HUD will require evidence that outreach for public benefit transfers has taken place as a condition to approval of your application.

Format for Public Benefit Transfer NOIs

No prescribed format is required for these NOIs. They should specify the name of the entity and the specific interest in property or facilities along with a description of the planned use. Additionally, each sponsoring Federal agency has its own application requirements.

Format for Homeless Assistance Provider NOIs

NOIs from homeless assistance providers must be more specific. They must contain at least:

- A description of the need for the program (See Continuum of Care discussion in Section 3).
- A description of the proposed homeless assistance program, including the specific proposed reuse of properties or facilities, such as supportive services, job and skills training, employment programs, emergency shelters, transitional or permanent housing, food and clothing banks, treatment facilities, or other activities that meet homeless needs.
- A description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the installation (see the discussion of the Continuums of Care in Section 3).
- Information about the physical requirements necessary to implement the program, including a description of the buildings and property at the installation that are proposed to carry out the program.

- A description of the homeless assistance provider who is submitting the notice, its organizational and legal capacity to carry out the program, and its financial plan for implementing the program.
- An assessment of the time required by the homeless assistance provider to carry out the program.

LRAs may require more information, if reasonably related to the proposed reuse.

Frequently Asked Questions:

Do all closing/realigning installations have LRAs?

No. LRAs are formed *only* if buildings and properties on the installation will be available for local use (declared surplus) as the result of a closure or realignment. Some base closures/realignments involve the relocation of personnel and may not affect the overall need for buildings and properties. On some occasions, other Federal agencies obtain the excess buildings and property during Federal screening.

Is HUD involved in all closing/realigning installations?

No. Under the Redevelopment Act, HUD has a statutory mandate to review the reuse plan for closing/realigning BRAC Commission installations that have a recognized LRA. Therefore, HUD has no formal role in base redevelopment if:

- The installation is not a BRAC Commission closure/realignment action.
- The installation contains no surplus property.

Does the Redevelopment Act cover all installations regardless of size?

The Redevelopment Act applies to all military installations regardless of their size, location, or complexity. HUD acknowledges that a community's response to base redevelopment will vary according to the size, location, and complexity of the installation. HUD recognizes that LRA applications developed for major installations, which may encompass thousands of acres, will be more lengthy and complicated than 3- or 4-acre reserve facilities that contain few buildings. Each application, however, must address all the elements required by statute or regulations.

For example, an LRA located in a small rural community having a small homeless population will not be held to the same level of detail in its submission as will an LRA in a large metropolitan area with a large homeless population. Ultimately, LRAs must

follow the process stipulated in the Redevelopment Act and submit applications that balance the expressed needs of the community for economic redevelopment, other development, and homeless assistance.

What organizations are eligible to obtain property for homeless assistance?

Governments and private nonprofits that serve the homeless or propose to serve the homeless are eligible to receive base property under a no cost homeless assistance transfer. Note that homeless assistance transfers are not available for general relief of the poor or for those who are temporarily dislocated due to disaster. Only those organizations that propose to serve homeless persons meeting the McKinney-Vento Act definition are eligible to receive a no cost transfer. HUD will review the LRA application and the NOIs that are proposed to receive property to determine that the organizations slated to receive property for homeless assistance purposes qualify.

Can organizations that have never served the homeless before get no-cost transfers for homeless assistance?

Yes, however, they must propose to serve homeless on the property and should be able to show their capacity to carry out the proposed project.

What is the McKinney-Vento Act definition of homeless?

The term “homeless” or “homeless individual or homeless person” includes:

- (1) An individual who lacks a fixed, regular, and adequate nighttime residence; and
- (2) An individual who has a primary nighttime residence that is—
 - (a) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - (b) An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - (c) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

It does not include any individual imprisoned or otherwise detained pursuant to an Act of the Congress or a State law. Neither does it include people living in overcrowded or substandard housing.

What organizations are eligible to obtain property under public benefit transfers?

There are a number of public benefit transfers available through different federal agencies. They include transfers for airports, schools, prisons, parks and recreation, public monuments, health care uses and self-help housing development. For more information on public benefit transfers, please see:

<http://www.propertydisposal.gsa.gov/Property/PubBenefitProp/>

What can an LRA do to speed up the HUD review process

- Accept Technical Assistance.
- Submit a complete application.
- Don't just submit the bare bones.
- Use your application as an opportunity to "make your case" to HUD. Explain your reasons for accepting and rejecting each homeless NOI and make sure HUD knows what informed your decision-making. Explain why you think you met all the review criteria, in particular, why your plan is balanced.
- Describe the process used to make decisions on NOIs and explain why it is a fair and equitable process.

**ILLUSTRATIVE LIST
OF
PERMISSIBLE PUBLIC BENEFIT CONVEYANCES**

1. *For Educational and Public Health Purposes*

Property may be conveyed for school, classroom, or other educational use, or for use of the protection of public health, including research.

2. *For Public Airports*

Property may be conveyed that is essential, suitable, or desirable for the development, improvement, operation, or maintenance of a public airport, including property needed to develop sources of revenue from non-aviation businesses at a public airport.

3. *For Use as Historic Monuments*

Property may be conveyed for use as a historic monument if the property is in conformance with the recommendation of the Advisory Board on National Parks, Historic Sites, Buildings and Monuments.

4. *For Use as Public Parks or Recreation Areas*

Property may be conveyed for use as a public park or a recreation area.

5. *For Correctional Facility, Law Enforcement, or Emergency Management Response Purposes*

Property may be conveyed for correctional facility purposes, if the Attorney General has determined that the property is required for such purposes and has approved an appropriate program or project for the care or rehabilitation of criminal offenders; for law enforcement purposes, if the Attorney General has determined that the property is required for such purposes; and for emergency management response purposes, including fire and rescue services, if the Director of the Federal Emergency Management Agency has determined that the property is required for such purposes.

6. *For Port Facility Use*

Property that the Department of Transportation recommends as being needed for the development or operation of a port facility may be conveyed.

7. *Power Transmission Lines*

A surplus power transmission line or right-of-way may be conveyed.

Base Redevelopment Planning for BRAC Sites

PUBLIC BENEFIT PROGRAM	AUTHORITY	ELIGIBLE PUBLIC AGENCY	SPONSORING AGENT	DISCOUNT	USE RESTRICTION	TIME RESTRICTION	PROCEDURE OUTLINE	COMPLIANCE
NEGOTIATED SALE	40 USC 545(b)(8) 40 USC 484(e)(3)(t4)	PUBLIC BODY OR TAX SUPPORTED INSTITUTIONS	MILITARY SERVICE FACILITATES NEGOTIATION	0%	NO EXCESS PROFITS ALLOWED	NONE	MILITARY SERVICE NEGOTIATES FMV: MILITARY SERVICE SUPPLIES DEED	MILITARY SERVICE
EDUCATION	40 USC 550(c) 40 USC 484(k)(1)(A)	PUBLIC BODY OR TAX SUPPORTED EDUCATIONAL INSTITUTIONS	DEPARTMENT OF EDUCATION	UP TO 100%	BASED UPON APPROVED PLAN FOR EDUCATIONAL USE	30 YEARS	ED SUPPLIES APPLICATION & DEED: MILITARY SERVICE SUPPLIES ASSIGNMENT LETTER TO ED	SECRETARY OF THE DEPARTMENT OF EDUCATION
PUBLIC HEALTH	40 USC 550(d) 40 USC 484(k)(1)(B)	PUBLIC BODY OR TAX SUPPORTED MEDICAL INSTITUTIONS	DEPARTMENT OF HEALTH AND HUMAN SERVICES	UP TO 100%	BASED UPON APPROVED PLAN FOR PUBLIC HEALTH USE	30 YEARS	HHS SUPPLIES APPLICATION & DEED: MILITARY SERVICE SUPPLIES ASSIGNMENT LETTER TO HHS	SECRETARY OF HEALTH AND HUMAN SERVICES
PARK AND RECREATION	40 USC 550(e) 40 USC 484(k)(2)	PUBLIC BODY	DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE	UP TO 100%	PARK OR RECREATION AREA USE	PERPETUITY	DOI/NPS SUPPLIES APPLICATION & DEED: MILITARY SERVICE SUPPLIES ASSIGNMENT LETTER TO DOI/NPS	SECRETARY OF THE INTERIOR (NATIONAL PARK SERVICE)
SELF-HELP HOUSING	40 USC 550(f)(3) 40 USC 484(k)(6)	STATE AND LOCAL AGENCIES AND NON-PROFIT ORGANIZATIONS	DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	UP TO 75%	SELF-HELP HOUSING ONLY	30 YEARS	HUD SUPPLIES APPLICATION & DEED: MILITARY SERVICE SUPPLIES ASSIGNMENT LETTER TO HUD	SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HISTORIC MONUMENT	40 USC 550(h) 40 USC 484(k)(3)	PUBLIC BODY	DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE	100%	HISTORIC MONUMENT; ANY PROFITS FROM USE ARE TO BE USED FOR PRESERVATION	PERPETUITY	MILITARY SERVICE SUPPLIES APPLICATION & DEED NPS REVIEWS APPLICATION	DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE
CORRECTIONAL	40 USC 553 40 USC 484(p)	PUBLIC BODY	DEPARTMENT OF JUSTICE, ATTORNEY GENERAL	100%	CORRECTIONAL USE	PERPETUITY	DOJ SUPPLIES APPLICATION: MILITARY SERVICE SUPPLIES DEED	MILITARY SERVICE
LAW ENFORCEMENT	40 USC 553 40 USC 484(p)	PUBLIC BODY	DEPARTMENT OF JUSTICE, ATTORNEY GENERAL	100%	LAW ENFORCEMENT USE	PERPETUITY	DOJ SUPPLIES APPLICATION: MILITARY SERVICE SUPPLIES DEED	MILITARY SERVICE
EMERGENCY MANAGEMENT RESPONSE, INCLUDING FIRE	40 USC 553 40 USC 484(p)	PUBLIC BODY	FEDERAL EMERGENCY MANAGEMENT AGENCY	100%	EMERGENCY MANAGEMENT RESPONSE, INCLUDING FIRE USE	PERPETUITY	FEMA SUPPLIES APPLICATION: MILITARY SERVICE SUPPLIES DEED	MILITARY SERVICE
PORT FACILITY	40 USC 554 40 USC 484(q)	PUBLIC BODY	DEPARTMENT OF TRANSPORTATION, MARITIME ADMINISTRATION	100%	DEVELOPMENT AND OPERATION OF A PORT	PERPETUITY	MARAD SUPPLIES APPLICATION & DEED: MILITARY SERVICE SUPPLIES ASSIGNMENT LETTER TO MARAD	SECRETARY OF THE DEPARTMENT OF TRANSPORTATION
WILDLIFE CONSERVATION	16 U.S.C. 667b-d	STATE AGENCY ADMINISTERING WILDLIFE RESOURCES	DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE	100%	WILDLIFE CONSERVATION USE	PERPETUITY	MILITARY SERVICE SUPPLIES APPLICATION & DEED	MILITARY SERVICE
PUBLIC AIRPORT	49 U.S.C. 47151	PUBLIC BODY	DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION	100%	DEVELOPMENT, IMPROVEMENT, OPERATION, OR MAINTENANCE OF A PUBLIC AIRPORT	PERPETUITY	MILITARY SERVICE SUPPLIES APPLICATION & DEED	ADMINISTRATOR OF THE FEDERAL AVIATION ADMINISTRATION
HIGHWAY	23 U.S.C. 107 & 317	STATE WHEREIN THE PROPERTY IS SITUATED	DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION	100%	HIGHWAY USE RELATED TO INTERSTATE HIGHWAY NETWORK	PERPETUITY	FHWA SUPPLIES APPLICATION & DEED: DISPOSAL AGENCY SUPPLIES ASSIGNMENT LETTER TO FHWA	ADMINISTRATOR OF THE FEDERAL HIGHWAY ADMINISTRATION
WIDENING OF PUBLIC ROADS	40 USC 1304(b) 40 U.S.C. 345c	PUBLIC BODY	MILITARY SERVICE FACILITATES NEGOTIATION	UP TO 100%	HIGHWAY USE RELATED TO INTERSTATE HIGHWAY NETWORK	PERPETUITY	MILITARY SERVICE SUPPLIES APPLICATION & DEED	MILITARY SERVICE
POWER TRANSMISSION LINES	50 U.S.C. App. 1622(d)	PUBLIC BODY	MILITARY SERVICE FACILITATES NEGOTIATION	0%	PUBLIC OR COOPERATIVE POWER PROJECT USE	NONE	MILITARY SERVICE SUPPLIES APPLICATION & DEED	MILITARY SERVICE
Source: General Services Administration April 6, 2006		Current Authority Previous Authority						

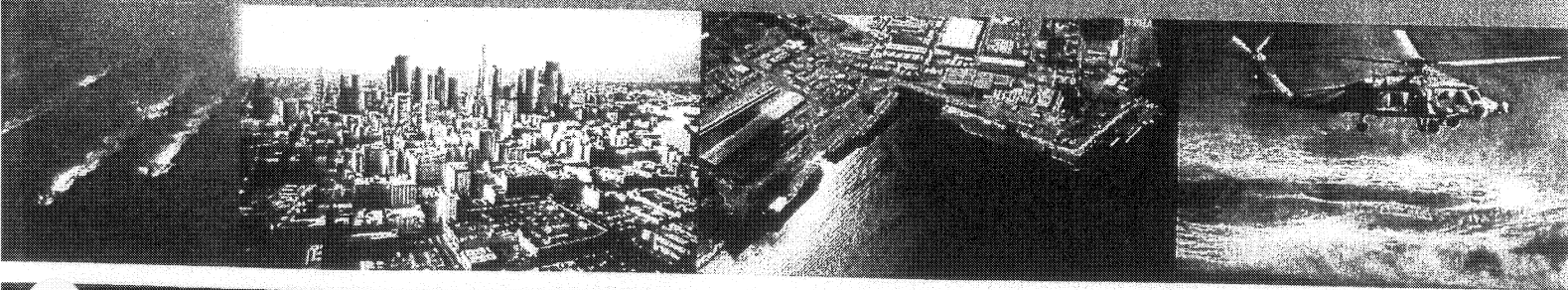
**Figure 3
Public Benefit Conveyances**

Installation Summary
Report

Installation Summary Report

Naval Air Station Joint Reserve Base
Willow Grove, Pennsylvania

September 2006

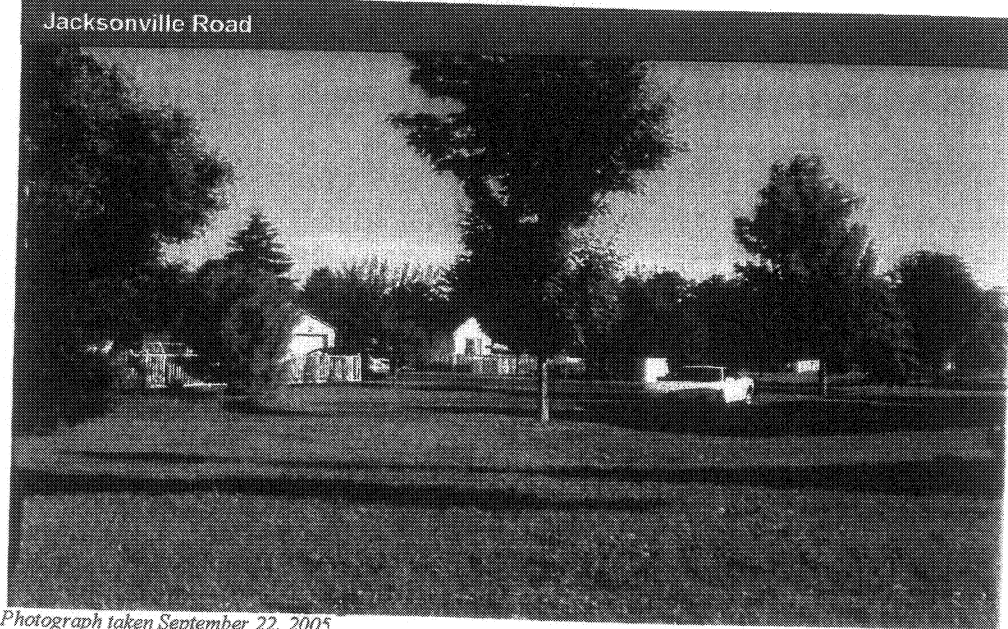


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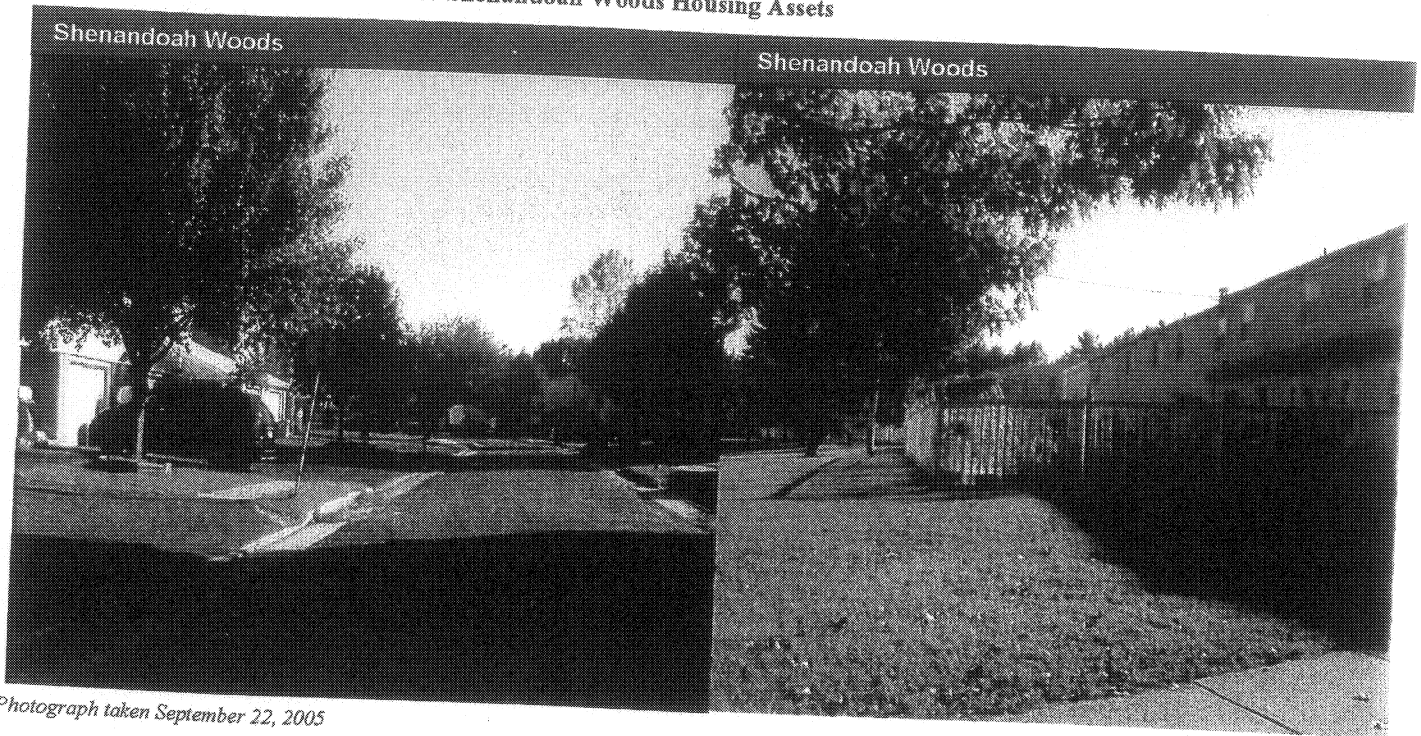


Photograph taken September 22, 2005

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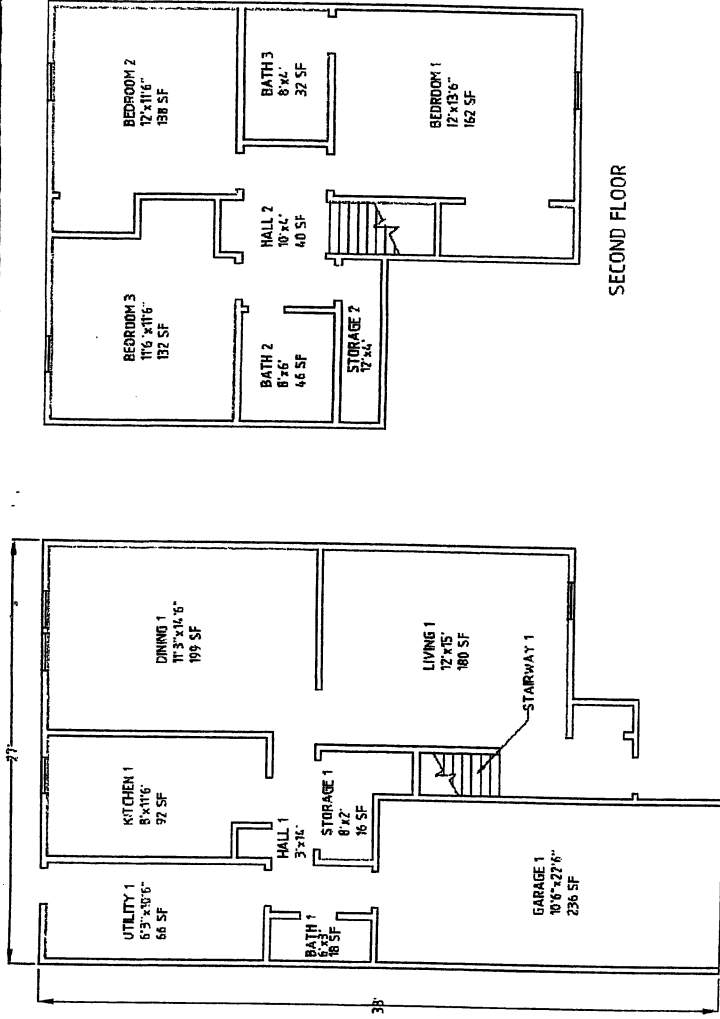


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Figure 2-12 Shenandoah Woods Three Bedroom Floor Plan
Shenandoah Woods – Three Bedroom Floor Plan



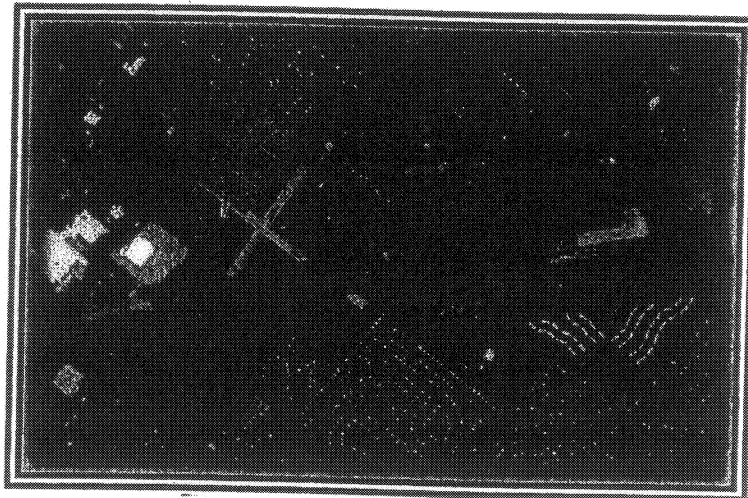
Source: U.S. Navy Housing Conditions Assessment 2003

- Final -

ENVIRONMENTAL CONDITION OF PROPERTY REPORT

for the

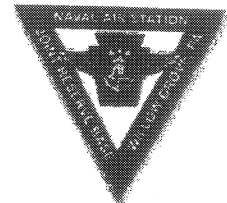
OFF-BASE HOUSING AREAS OF THE
NAVAL AIR STATION
JOINT RESERVE BASE
WILLOW GROVE, PENNSYLVANIA



Department of the Navy BRAC Program Management Office
Department of the Navy
Base Realignment and Closure
Program Management Office
1455 Frazee Road, Suite 900
San Diego, California 92108-4310



11 May 2006



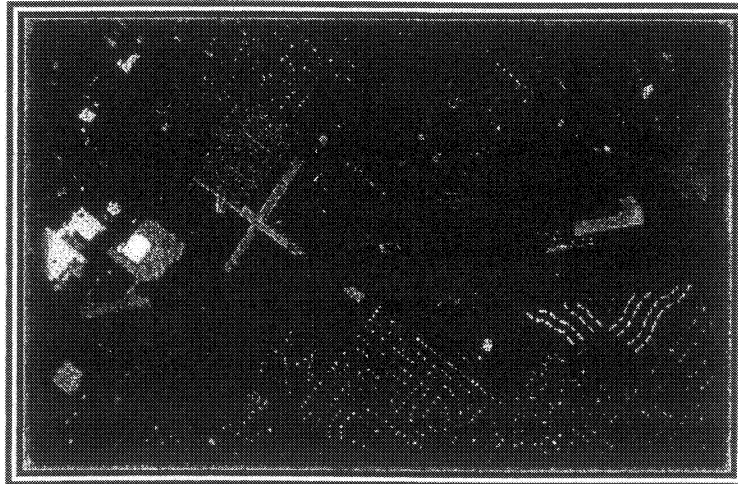
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- Final -

ENVIRONMENTAL CONDITION OF PROPERTY REPORT

for the

OFF-BASE HOUSING AREAS OF THE
NAVAL AIR STATION
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Department of the Navy BRAC Program Management Office

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1455 Frazee Road, Suite 900
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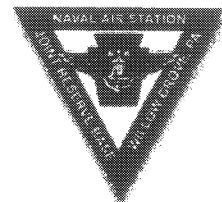




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LIST OF ATTACHMENTS

- Attachment A: References
- Attachment B: List of Contacts



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ABBREVIATIONS, ACRONYMS, AND SYMBOLS

ACM	Asbestos Containing Material	NADS	Naval Air Development Station
AST	Aboveground Storage Tank	NAMU	Naval Air Material Unit
BCW&SA	Bucks County Water & Sewer Authority	NAWC	Naval Air Warfare Center
BRAC	Base Realignment and Closure	NAS JRB	Naval Air Station Joint Reserve Base
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act	NPL	National Priorities List
CERFA	Community Environmental Response Facilitation Act	OU	Operational Unit
DoD	Department of Defense	PADEP	Pennsylvania Department of Environmental Protection
EBS	Environmental Baseline Survey	PCB	Polychlorinated Biphenyl
ECP	Environmental Condition of Property	pCi/L	picoCuries per Liter
EFH	Essential Fish Habitat	PMO	Program Management Office
EIS	Environmental Impact Statement	ppm	parts per million
FEMA	Federal Emergency Management Agency	RI	Remedial Investigations
ft.	foot/feet	ROD	Record of Decision
IRP	Installation Restoration Program	SDWA	Safe Drinking Water Act
MEC	Munitions and Explosives of Concern	U.S.	United States
NADC	Naval Air Development Center	U.S.C.	United States Code
		USEPA	United States Environmental Protection Agency
		UST	Underground Storage Tank



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ACM	Asbestos Containing Material	NADS	Naval Air Development Station
AST	Aboveground Storage Tank	NAMU	Naval Air Material Unit
BCW&SA	Bucks County Water & Sewer Authority	NAWC	Naval Air Warfare Center
BRAC	Base Realignment and Closure	NAS JRB	Naval Air Station Joint Reserve Base
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act	NPL	National Priorities List
CERFA	Community Environmental Response Facilitation Act	OU	Operational Unit
DoD	Department of Defense	PADEP	Pennsylvania Department of Environmental Protection
EBS	Environmental Baseline Survey	PCB	Polychlorinated Biphenyl
ECP	Environmental Condition of Property	pCi/L	picoCuries per Liter
EFH	Essential Fish Habitat	PMO	Program Management Office
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EXECUTIVE SUMMARY

This Environmental Condition of Property (ECP) report for the off-base housing areas of the Naval Air Station Joint Reserve Base (NAS JRB) Willow Grove, Montgomery County, Pennsylvania summarizes the historical, cultural, and environmental conditions of the property as part of the United States (U.S.) Navy Base Realignment and Closure (BRAC) documentation associated with closure of NAS JRB Willow Grove. Information was reviewed with installation points of contact to ensure all data are current and accurate. Where information was not available, the sources contacted and reference materials sought were documented.

The Naval Air Material Unit (NAMU) was established in 1943 in Warminster, Bucks County, Pennsylvania, where the U.S. Navy coordinated its activities with the National Defense Research Committee and the Special Weapons Experimental Tactical Test Unit (Department of the Navy 1999, UPENN 1982). The NAMU Warminster was then designated the Naval Air Development Station (NADS) Warminster, prior to being changed to the Naval Air Development Center (NADC) Warminster in 1949 (Department of the Navy 1999, UPENN 1982). The NADC Warminster was renamed in January 1993 to the Naval Air Warfare Center (NAWC) Warminster; however, NAWC Warminster was disestablished on September 30, 1996 under the DoD BRAC II program (Department of the Navy 2000). Ownership of two housing areas located on the NAWC Warminster property was transferred to NAS JRB Willow Grove located in nearby Horsham Township, Montgomery County, Pennsylvania. These housing areas include Shenandoah Woods and the Jacksonville Road housing areas (Department of the Navy 1999, Edmond 2006, Szamborski 2006).

The Shenandoah Woods housing area currently encompasses 51 acres in Warminster Township, Bucks County, Pennsylvania, while the housing area on Jacksonville Road covers 2.5 acres in the Borough of Ivyland, Bucks County, Pennsylvania. Both of the housing areas were built prior to 1974 (Department of the Navy 1999).

The Shenandoah Woods housing area contains 199 residential units and includes a youth center, a small store, and a large garage for maintenance equipment (e.g., lawnmowers). The Jacksonville Road housing area includes six single-family houses (Department of the Navy 1999).

A brief summary of ECP findings is provided below by subject area.

- **Classifications of Environmental Conditions.** This ECP Report is not intended to identify uncontaminated property in compliance with the Community Environmental Response Facilitation Act (CERFA) and Department of Defense (DoD) policy. The Navy will comply with its statutory requirement to identify uncontaminated property through additional evaluations and documentation. An Environmental Baseline Survey (EBS) was completed in 1999 for all housing units at NAS JRB Willow Grove including the housing areas on Jacksonville Road and Shenandoah Woods (Department of the Navy 1999).
- **Installation Restoration Program Sites.** The U.S. Navy has identified one Installation Restoration Program (IRP) site, Site 5, known as Operational Unit (OU)-1B (groundwater) and OU-10 (soil) at the Shenandoah Woods housing area. The Navy, in conjunction with the U.S. Environmental Protection Agency (EPA) and Pennsylvania



Department of Environmental Protection (PADEP), issued a No Further Action Record of ROD for OU-1B (groundwater) on 20 June 2000, indicating that no further action is necessary to be protective of human health and the environment (Department of the Navy 2000). The Navy, in conjunction with the USEPA and PADEP issued a No Further Action Record of Decision for OU-10 (soil) on 28 September 2000, indicating that no further action is necessary to be protective of human health and the environment (Department of the Navy 2000).

- **Aboveground Storage Tanks.** There are no historical or existing aboveground storage tanks (ASTs) located at Shenandoah Woods housing area or the Jacksonville Road housing area (Department of the Navy 1999).
- **Underground Storage Tanks.** There are no underground storage tanks (USTs) currently in use at Shenandoah Woods housing area. There are six heating fuel USTs that are no longer in use located at each of the six housing units on Jacksonville Road. Each UST is encased in concrete and located underneath the foundation (Department of the Navy 1999). The tanks have not been cleaned. Removal of the tanks would impact the integrity of the housing structures.
- **Munitions and Explosives of Concern.** According to site personnel, there are no historical or current use or storage of munitions and explosives of concern (MEC) at the Shenandoah Woods housing area or the Jacksonville Road housing area (Szamborski 2006).
- **Hazardous Wastes.** Site personnel have indicated that the Shenandoah Woods and the Jacksonville Road housing areas do not generate hazardous wastes (Szamborski 2006).
- **Polychlorinated Biphenyls.** All transformers within the housing areas are U.S. Navy owned and are considered non-Polychlorinated biphenyls (PCB) (less than 50 parts per million [ppm] PCB or mineral oil). Sampling of the main pad-mounted transformer was conducted at the Shenandoah Woods housing area in 1998. The samples collected indicated that PCBs were found to be less than 1 ppm (Department of the Navy 1999, Reuters 1998).
- **Radiological Materials.** There is no documentation of past or present radiological materials located at the Shenandoah Woods or the Jacksonville Road housing areas (Szamborski 2006).
- **Pesticides.** Pesticide application at the Shenandoah Woods and the Jacksonville Road housing areas are performed by contracted pesticide services, although no documentation was available regarding these activities (Szamborski 2006).
- **Asbestos.** An asbestos survey was conducted as part of a U.S. Navy-wide program to evaluate asbestos in housing areas from 1996 to 1998. The survey indicated that asbestos was found to be present in the Jacksonville Road housing area. Asbestos containing material (ACM) was also determined to be present in the Shenandoah Woods housing area. The two housing areas have been abated by the housing department of NAS JRB Willow Grove and no further action is necessary related to ACM (Department of the Navy 1999).
- **Lead-Based Paint.** A lead-based paint survey has not been conducted for the housing areas (Snyder 2006). Due to the age of initial building construction (prior



EXECUTIVE SUMMARY

This Environmental Condition of Property (ECP) report for the off-base housing areas of the Naval Air Station Joint Reserve Base (NAS JRB) Willow Grove, Montgomery County, Pennsylvania summarizes the historical, cultural, and environmental conditions of the property as part of the United States (U.S.) Navy Base Realignment and Closure (BRAC) documentation associated with closure of NAS JRB Willow Grove. Information was reviewed with installation points of contact to ensure all data are current and accurate. Where information was not available, the sources contacted and reference materials sought were documented.

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The Shenandoah Woods housing area currently encompasses 51 acres in Warminster Township, Bucks County, Pennsylvania, while the housing area on Jacksonville Road covers 2.5 acres in the Borough of Ivyland, Bucks County, Pennsylvania. Both of the housing areas were built prior to 1974 (Department of the Navy 1999).

The Shenandoah Woods housing area contains 199 residential units and includes a youth center, a small store, and a large garage for maintenance equipment (e.g., lawnmowers). The Jacksonville Road housing area includes six single-family houses (Department of the Navy 1999).

A brief summary of ECP findings is provided below by subject area.

- **Classifications of Environmental Conditions.** This ECP Report is not intended to identify uncontaminated property in compliance with the Community Environmental Response Facilitation Act (CERFA) and Department of Defense (DoD) policy. The Navy will comply with its statutory requirement to identify uncontaminated property through additional evaluations and documentation. An Environmental Baseline Survey (EBS) was completed in 1999 for all housing units at NAS JRB Willow Grove including the housing areas on Jacksonville Road and Shenandoah Woods (Department of the Navy 1999).
- **Installation Restoration Program Sites.** The U.S. Navy has identified one Installation Restoration Program (IRP) site, Site 5, known as Operational Unit (OU)-1B (groundwater) and OU-10 (soil) at the Shenandoah Woods housing area. The Navy, in conjunction with the U.S. Environmental Protection Agency (EPA) and Pennsylvania



to 1974), it is likely that lead paint was used at the housing areas and could still be present.

- **Radon.** A radon survey was conducted including representative sampling of the housing areas with radon levels found to be below the USEPA action level of 4.0 picoCuries per Liter (pCi/L) (Department of the Navy 1999).
- **Air Quality.** The Shenandoah Woods and the Jacksonville Road housing areas do not operate any emissions-generating equipment (Edmond 2006, Szamborski 2006).
- **Drinking Water.** The Shenandoah Woods and the Jacksonville Road housing areas obtain potable water from Bucks County Water & Sewer Authority (BCW&SA), a public utility (BCW&SA 2006, Edmond 2006, Szamborski 2006).
- **Stormwater.** Stormwater at Shenandoah Woods is managed through the use of an existing retention basin, referred to as East Pond, with a 425-foot long drainage swale that directs runoff into the retention basin, and several other storm drains that discharge into the basin (Dewberry & Davis 2005a, Dewberry & Davis 2005b). No information was available on stormwater management at the Jacksonville Road housing area.
- **Surface Water.** There are no surface water features located at the Shenandoah Woods or the Jacksonville Road housing areas (USFWS NWI 2006).
- **Wastewater.** The Shenandoah Woods and the Jacksonville Road housing areas do not operate on-site wastewater treatment facilities. Wastewater generated at the housing areas is conveyed to and treated by BCW&SA, a public utility (BCW&SA 2006, Edmond 2006, Szamborski 2006).
- **Floodplains.** The Federal Emergency Management Agency (FEMA) flood maps of Warminster Township and the Borough of Ivyland areas indicate that there are no portions of housing areas that would be inundated during a 100-year flood event (USDA 2005).
- **Wetlands and Aquatic Habitats.** There are no wetland features or aquatic habitats at the Shenandoah Woods or the Jacksonville Road housing areas (PADEP 2006).
- **Coastal Zone Areas.** The Shenandoah Woods and the Jacksonville Road housing areas are not located in a coastal area; therefore, Coastal Zone Protection Act is not applicable.
- **Coral Reefs.** The Shenandoah Woods and the Jacksonville Road housing areas do not have any coral reef habitat; therefore, coral reef protection is not applicable.
- **Fisheries.** There is no Essential Fish Habitat (EFH) designation for the Shenandoah Woods or Jacksonville Road housing areas due to the absence of on-site surface water features; therefore, the Magnuson-Stevens Fishery Conservation and Management Act is not applicable.
- **Marine Mammals.** The Marine Mammal Protection Act is not applicable for the Shenandoah Woods or the Jacksonville Road housing areas because there is no marine habitat present.
- **Threatened, Endangered, and Other Sensitive Species.** There are no known populations of State or Federally-listed rare, threatened, or endangered plant or animal



species residing at the Shenandoah Woods or the Jacksonville Road housing areas (USFWS 2006).

- **Geologic Hazards.** There are no geological hazards identified at the Shenandoah Woods or the Jacksonville Road housing areas (PADEP 2006).
- **Historic Resources.** According to the NAWC Warminster Environmental Impact Statement, there are no buildings that possess sufficient integrity required for listing in the National Register (Navy 1998).
- **Archaeological Resources.** The NAWC Warminster Environmental Impact Statement, Phase I Archaeological Survey, indicated that majority of NAWC Warminster was classified as moderate or moderate to low sensitivity for historic or prehistoric resources but there were several areas classified as high sensitivity of historic resources. The Phase 1B Archaeological investigation indicated that these areas did not possess the potential for significant archeological resources due to the extensive subsurface disturbance (Navy 1998).
- **Native American Graves.** According to site personnel, a Final Environmental Impact Statement (EIS), Disposal and Reuse of NAWC Warminster, dated December 1998, concluded that no Native American graves were found at the Shenandoah Woods or the Jacksonville Road housing areas (Szamborski 2006).
- **Solid Wastes.** According to site personnel, the solid waste generated at the Shenandoah Woods housing area is disposed of by J.P. Mascaro and Sons and the housing area along Jacksonville Road is disposed of by Gorski Trash Removal (Borough of Ivyland 2006, Edmond 2006, Szamborski 2006, Warminster Township 2006).
- **Universal Wastes.** According to site personnel, the Shenandoah Woods and the Jacksonville Road housing areas do not generate universal wastes (Szamborski 2006).
- **Medical Wastes.** According to site personnel, the Shenandoah Woods and the Jacksonville Road housing areas do not generate medical wastes (Szamborski 2006).
- **Hazardous Materials.** Shenandoah Woods housing area has a small quantity of hazardous materials associated with the maintenance equipment garage which include fuel and lubricants. Information on the disposal of hazardous materials was not available.



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- **Threatened, Endangered, and Other Sensitive Species.** There are no known populations of State or Federally-listed rare, threatened, or endangered plant or animal



1.0 Purpose

The United States (U.S.) Navy Base Realignment and Closure (BRAC) Program Management Office (PMO) prepared this Environmental Condition of Property (ECP) report for the off-base housing areas (Shenandoah Woods and Jacksonville Road) of the Naval Air Station Joint Reserve Base (NAS JRB) Willow Grove, Montgomery County, Pennsylvania.

This report used existing information to summarize the historical, cultural, and environmental conditions of the housing areas. Information was reviewed with installation personnel to ensure all data are current and accurate. Where information was not available, the sources contacted and reference materials sought were documented.

The purposes of the ECP report are to:

- Provide the BRAC PMO with the information it may use to make disposal decisions regarding the property;
- Provide the public with information relative to the environmental condition of the property;
- Assist the local government in planning for the reuse of BRAC property;
- Assist Federal agencies during the Federal property screening process;
- Provide information for prospective buyers;
- Assist new owners in meeting their obligations under the U.S. Environmental Protection Agency's (USEPA's) "All Appropriate Inquiry" regulations, at such time as they become final; and
- Assist in determining appropriate responsibilities, asset valuation, liabilities, and liabilities with other parties to a transaction.



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- Assist in determining appropriate responsibilities, asset valuation, liabilities, and liabilities with other parties to a transaction.



2.0 Background

The property of the former Naval Air Warfare Center (NAWC) Warminster, Bucks County, Pennsylvania was originally owned by the Brewster Aeronautical Corporation where aircraft engineering and production was established during the 1940's, and held a contract with the U.S. Navy for the production of Naval aircraft. The U.S. Navy took full control of the property and began a conversion to an aircraft engineering and modification center (UPENN 1982).

The establishment of the Naval Air Material Unit (NAMU) Warminster in 1943, enabled the U.S. Navy to begin mass production of aircraft and eventually become a leader in adapting radar in U.S. Navy planes; NAMU also began to coordinate activities with the National Defense Research Committee and the Special Weapons Experimental Tactical Test Unit during the 1940's (Department of the Navy 1999, UPENN 1982).

The NAMU Warminster was designated the Naval Air Development Station (NADS) Warminster, prior to being changed to the Naval Air Development Center (NADC) Warminster in 1949 (Department of the Navy 1999, UPENN 1982). The NADC Warminster was renamed in January 1993 to the NAWC Warminster; however, NAWC Warminster was disestablished on September 30, 1996, in response to the DoD BRAC II program (Department of the Navy 2000). Ownership of two housing areas, of the original NAWC Warminster property, was transferred to NAS JRB Willow Grove located in nearby Horsham Township, Montgomery County, Pennsylvania. These housing areas include Shenandoah Woods and the Jacksonville Road housing areas (Edmond 2006, Szamborski 2006).



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3.0 Property Description

The NAS JRB Willow Grove off-base housing consists of two non-contiguous land parcels. The Shenandoah Woods housing area currently encompasses 51 acres in Warminster Township, Bucks County, Pennsylvania. The housing area on Jacksonville Road contains six small houses which cover 2.5 acres in the Borough of Ivyland, Bucks County, Pennsylvania (Department of the Navy 1999). Both of the housing areas were built prior to 1974 (Department of the Navy 1999).

The Shenandoah Woods housing area contains 199 residential units and includes a youth center, a small store, and a large garage for maintenance equipment (e.g., lawnmowers). The Jacksonville Road housing area includes six houses (Department of the Navy 1999). Refer to **Figure 3-1** for the locations of the NAS JRB Willow Grove off-site housing areas.

The area of the former NAWC Warminster, including both housing areas, lies within a populated suburban area, containing several acres of a small wooded areas. The Shenandoah Woods housing area is located on Orion Road, Warminster Township, and is generally bound by the former NAWC Warminster and a residential area known as Casey Village (USEPA 2006b).



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4.0 Environmental Condition Overview – Existing Environmental Information

As part of ECP report preparation, activities included record reviews, a meeting at the BRAC PMO Northeast office, a site visit, and personnel interviews to document current and historic conditions of the NAS JRB Willow Grove off-base housing areas including Shenandoah Woods and Jacksonville Road. The meeting at BRAC PMO Northeast office was conducted on 26 September 2005. On-site inspection was conducted on 22 March 2006.

The BRAC PMO Northeast office and personnel located at NAS JRB Willow Grove provided relevant information for this ECP report. Additionally, available reports of previous environmental investigations at the Shenandoah Woods and the Jacksonville Road housing areas were obtained and reviewed. The information presented in this report was reviewed with installation personnel to ensure all data are current and accurate. Where information was not available, the sources contacted and reference materials sought were documented.

Interviews were conducted with NAS JRB Willow Grove personnel during the site visit and in subsequent telephone conversations and e-mail communications.

4.1 Classification of Environmental Conditions

The Community Environmental Response Facilitation Act (CERFA) of 1992 (amending the Comprehensive Environmental Response, Compensation, and Liability Act [CERCLA] to add Section 120(h)(4) of CERCLA, 42 United States Code (U.S.C.) Section 9620(h)(4)) requires the identification and documentation of uncontaminated real property controlled by the Department of Defense (DoD) Components where DoD plans to make excess property available for reuse pursuant to a base closure law. Uncontaminated property is defined as any "real property on which no hazardous substances and no petroleum products or their derivatives were known to have been released, or disposed of." This includes aviation fuel and motor oil. This ECP Report is not intended to identify uncontaminated property in compliance with CERFA and DoD policy. The Navy will comply with its statutory requirement to identify uncontaminated property through additional evaluations and documentation.

An Environmental Baseline Survey (EBS) was conducted in 1999 for the housing areas of NAS JRB Willow Grove which included the off-base housing areas of Shenandoah Woods and Jacksonville Road (Department of the Navy 1999).

4.2 Installation Restoration Program Sites

The NAWC Warminster was placed on the National Priorities List (NPL) USEPA ID# PA6170024545) in 1989 (USEPA 2005). The NPL is a prioritized list of sites with known or threatened releases of hazardous substances, pollutants, or contaminants at locations throughout the U.S. and its territories. The NPL is intended primarily to guide the USEPA in prioritizing sites that warrant further investigation. NAWC Warminster was placed on the NPL in 1989. The center was subsequently closed under BRAC, and the custody and control of the housing areas were transferred to NAS JRB Willow Grove. One of the sites, Site 5 located at Shenandoah Woods, is currently under the custody of NAS JRB Willow Grove. The identified



source areas have undergone Remedial Investigations (RI) to characterize potential sources of contamination (Department of the Navy 2000). These investigation activities were completed as part of the Installation Restoration Program (IRP), a DoD program developed in 1975 to investigate and manage environmental impacts on military bases. The IRP adheres to all applicable regulations, including those issued by the USEPA, CERCLA, and the Superfund Amendments and Reauthorization Act of 1986.

The U.S. Navy has identified one IRP site at the Shenandoah Woods housing area. The IRP site encompasses housing units #401 and #402, paved roadways and walkways, and several housing unit lawns (see **Figure 4-1**). The site originally included trenches that were used as a disposal area for demolition wastes, paints, solvents, scrap metal, aircraft paints, cans and asphalt from the former NAWC Warminster (Department of the Navy 1999, Department of the Navy 2000). Reportedly, the IRP site at the Shenandoah Woods housing area was operated from 1955 to 1970 and was approximately 12 feet (ft.) by 70 ft. by 8 ft. in dimension, and was covered by 2 ft. of fill, graded and seeded.

RI had been conducted in several phases; Phases I, II, and III of the RI were performed at the IRP site between October 1989 and December 1999. The Phase I RI was conducted from 1989 through 1991, and included soil gas sampling, geophysical surveys, air sampling, soil borings, and surface water and sediments sampling (Department of the Navy 2000).

The Phase II RI included the collection of samples of soils, surface water and sediments; in addition, an Aerial Photographic Site Analysis Report was completed during Phase II RI and later resulted in a more comprehensive Phase III RI that began in 1995. The Aerial Photographic Site Analysis Report identified two potential waste trenches, TR3 and TR5, in the area of Site 5. The field activities conducted during the Phase III RI included sampling and analysis of surface soils, subsurface soils, and waste. The results of the Phase III RI field activities were reported and released in a draft Phase III RI report, and resulted in a supplemental soil investigation in December 1999 (Department of the Navy 2000).

The results of all the RI conducted at the IRP site within the Shenandoah Woods housing area were summarized and incorporated into the RI report for the Operational Unit (OU)-10 (soil), which contains several other IRP sites located at NAWC Warminster. The report identifies OU-1B (groundwater), including the-site at Shenandoah Woods housing area, and contains an assessment of any risk to human health and the environment (Department of the Navy 2000). The Navy, in conjunction with the U.S. Environmental Protection Agency (USEPA) and Pennsylvania Department of Environmental Protection (PADEP), issued a No Further Action Record of Decision for OU-10 (soil) on 28 September 2000, indicating that no further action is necessary to be protective of human health and the environment (Department of the Navy 2000). A second RI report was released to address the potential impact of the site on area groundwater quality, addressed under OU-1B (groundwater), in August of 2000. The Navy, in conjunction with the USEPA and PADEP, issued a No Further Action Record of ROD for OU-1B (groundwater) on 20 June 2000, indicating that no further action is necessary to be protective of human health and the environment (Department of the Navy 2000).



4.0 Environmental Condition Overview – Existing Environmental Information

As part of ECP report preparation, activities included record reviews, a meeting at the BRAC PMO Northeast office, a site visit, and personnel interviews to document current and historic conditions of the NAS JRB Willow Grove off-base housing areas including Shenandoah Woods and Jacksonville Road. The meeting at BRAC PMO Northeast office was conducted on 26 September 2005. On-site inspection was conducted on 22 March 2006.

The BRAC PMO Northeast office and personnel located at NAS JRB Willow Grove provided relevant information for this ECP report. Additionally, available reports of previous environmental investigations at the Shenandoah Woods and the Jacksonville Road housing areas were obtained and reviewed. The information presented in this report was reviewed with installation personnel to ensure all data are current and accurate. Where information was not available, the sources contacted and reference materials sought were documented.

Interviews were conducted with NAS JRB Willow Grove personnel during the site visit and in subsequent telephone conversations and e-mail communications.

4.1 Classification of Environmental Conditions

The Community Environmental Response Facilitation Act (CERFA) of 1992 (amending the Comprehensive Environmental Response, Compensation, and Liability Act [CERCLA] to add Section 120(h)(4) of CERCLA, 42 United States Code (U.S.C.) Section 9620(h)(4)) requires the identification and documentation of uncontaminated real property controlled by the Department of Defense (DoD) Components where DoD plans to make excess property available for reuse pursuant to a base closure law. Uncontaminated property is defined as any "real property on which no hazardous substances and no petroleum products or their derivatives were known to have been released, or disposed of." This includes aviation fuel and motor oil. This ECP Report is not intended to identify uncontaminated property in compliance with CERFA and DoD policy. The Navy will comply with its statutory requirement to identify uncontaminated property through additional evaluations and documentation.

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4.3 Storage Tanks

4.3.1 Aboveground Storage Tanks

There are no historical or existing aboveground storage tanks (ASTs) located at Shenandoah Woods or the Jacksonville Road housing areas (Department of the Navy 1999).

4.3.2 Underground Storage Tanks

There are no underground storage tanks (USTs) in use at Shenandoah Woods housing area; however, heating fuel USTs, that are no longer in use, are located at each of the six housing units on Jacksonville Road. Each UST is encased in concrete and located underneath the foundation (Department of the Navy 1999). The tanks have not been cleaned. Removal of the tanks would impact the integrity of the housing structure.

4.4 Munitions and Explosives of Concern

According to site personnel, there are no munitions and explosives of concern (MEC) at the Shenandoah Woods or the Jacksonville Road housing areas (Szamborski 2006).

4.5 Hazardous Wastes

Site personnel have indicated that neither the Shenandoah Woods or the Jacksonville Road housing areas generate hazardous wastes (Szamborski 2006).

4.6 Polychlorinated Biphenyls

All transformers within the housing areas are U.S. Navy owned and are considered non-polychlorinated biphenyls (PCB) (less than 50 parts per million [ppm] PCB or mineral oil). Sampling of the main pad-mounted transformer was conducted at the Shenandoah Woods housing area in 1998. The samples collected indicated that PCBs were found to be less than 1 ppm (Department of the Navy 1999, Reuters 1998).

4.7 Radiological Materials

There is no documentation of past or present radiological materials located at the Shenandoah Woods or the Jacksonville Road housing areas (Szamborski 2006).

4.8 Pesticides

Pesticide used at the Shenandoah Woods and the Jacksonville Road housing areas are applied by contracted pesticide services, although no documentation was available regarding these activities (Szamborski 2006).



4.9 Asbestos

An asbestos survey was conducted as part of a U.S. Navy-wide program to evaluate asbestos in housing from 1996 through 1998. The survey indicated that asbestos was found to be present in the Jacksonville Road housing area. Asbestos containing material (ACM) was found in roofing materials, wallboard and drywall, as well as piping insulation and expansion joints. ACM was also determined to be present in the Shenandoah Woods housing area in flooring materials, sheet rock, and caulking compound. The housing areas were abated by the housing department of NAS JRB Willow Grove and no further action is necessary related to ACM (Department of the Navy 1999).

4.10 Lead-Based Paint

A lead-based paint survey has not been conducted for the housing areas (Snyder 2006). Due to the age of initial building construction (prior to 1974), it is likely that lead paint was used at the housing areas and could still be present.

4.11 Radon

A radon survey was conducted in a representative sampling of the housing areas with radon levels found to be below the USEPA action level of 4.0 picoCuries per Liter (pCi/L) (Department of the Navy 1999).

4.12 Air Quality

The Shenandoah Woods and the Jacksonville Road housing areas do not operate any emissions-generating equipment (Edmond 2006, Szamborski 2006).

4.13 Water Quality

4.13.1 Drinking Water

The Safe Drinking Water Act (SDWA) of 1974, amended in 1986 and 1996, was passed to protect public health by regulating the nation's public drinking water supply and its sources including rivers, lakes, reservoirs, springs, and groundwater drinking wells. The Shenandoah Woods and the Jacksonville Road housing areas obtain potable water from Bucks County Water & Sewer Authority (BCW&SA), a public utility (BCW&SA 2006, Edmond 2006, Szamborski 2006).

4.13.2 Stormwater

Currently, stormwater at the Shenandoah Woods housing area is managed through the use of an existing retention basin, referred to as East Pond, with a 425-foot long drainage swale that directs runoff into the retention basin, and several other storm drains that discharge into the basin (Dewberry & Davis 2005a, Dewberry & Davis 2005b). The retention basin is currently dammed by a 6.5-foot concrete riser and the embankment that supports Patrol Road. The dam outlet consists of a single 30-inch by 52-inch pipe that connects to a municipal stormwater collection system downstream of the basin along Decker Lane (Dewberry & Davis 2005a,



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4.8 Pesticides

Pesticide used at the Shenandoah Woods and the Jacksonville Road housing areas are applied by contracted pesticide services, although no documentation was available regarding these activities (Szamborski 2006).



Dewberry & Davis 2005b). Refer to **Figure 4-2** for the location of the stormwater retention basin.

No information was available on stormwater management at the Jacksonville Road housing area.

4.13.3 Surface Water

There are no surface water features located at the Shenandoah Woods or the Jacksonville Road housing areas (USFWS NWI 2006).

4.13.4 Wastewater

The Shenandoah Woods and the Jacksonville Road housing areas do not operate any on-site wastewater treatment facilities. Wastewater generated at the housing areas is conveyed to and treated by BCW&SA, a public utility (BCW&SA 2006, Edmond 2006, Szamborski 2006).

4.14 Natural Resources

4.14.1 Floodplains

The Federal Emergency Management Agency (FEMA) flood maps of the Warminster Township and the Borough of Ivyland indicate that there are no portions of housing areas that would be inundated during a 100-year flood event (**Figure 4-3**) (USDA 2005).

4.14.2 Wetlands and Aquatic Habitats (Special Aquatic Sites)

There are no wetland features or aquatic habitats at the Shenandoah Woods or the Jacksonville Road housing areas (PADEP 2006).

4.14.3 Coastal Zone Areas

The Shenandoah Woods and the Jacksonville Road housing areas are not located in a coastal area; therefore, Coastal Zone Protection Act considerations are not applicable.

4.14.4 Coral Reefs

The Shenandoah Woods and the Jacksonville Road housing areas do not have any coral reef habitat; therefore, coral reef protection issues are not applicable.

4.14.5 Fisheries

There is no Essential Fish Habitat (EFH) designation for the Shenandoah Woods or the Jacksonville Road housing areas due to the absence of on-site surface water features; therefore, the Magnuson-Stevens Fishery Conservation and Management Act is not applicable.



4.14.6 Marine Mammals

The Marine Mammal Protection Act is not applicable for the Shenandoah Woods or the Jacksonville Road housing areas because there is no marine habitat present.

4.14.7 Threatened, Endangered, and Other Sensitive Species

There are no known populations of State or Federally-listed rare, threatened, or endangered plant or animal species residing at the Shenandoah Woods or the Jacksonville Road housing areas (Department of the Navy 2000, USFWS 2006).

4.14.8 Geological Hazards

There are no geological hazards identified at the Shenandoah Woods or the Jacksonville Road housing areas (PADEP 2006).

4.15 Cultural Resources

4.15.1 Historic Resources

According to the NAWC Warminster Environmental Impact Statement, initially there appeared to be several buildings that possessed the required historic or architectural importance necessary to be eligible for listing in the National Register. However, the Pennsylvania Historical and Museum Commission determined that the buildings did not have sufficient integrity required for listing in the National Register (Navy 1998).

4.15.2 Archaeological Resources

The NAWC Warminster Environmental Impact Statement, Phase I Archaeological Survey, indicated that the majority of NAWC Warminster was classified as moderate or moderate to low sensitivity for historic or prehistoric resources but there were several areas classified as high sensitivity of historic resources. The Phase 1B Archaeological investigation for portions of NAWC Warminster was conducted to address the cultural resources issues raised through the Phase I research. The Phase 1B survey concluded that these areas did not possess the potential for significant archeological resources due to the extensive subsurface disturbance (Navy 1998).

4.15.3 Native American Graves

According to site personnel, a final Environmental Impact Statement (EIS), Disposal and Reuse of NAWC Warminster, dated December 1998, concluded that no Native American graves were found at the Shenandoah Woods housing area (Szamborski 2006). No information was available on the Jacksonville Road housing areas.

4.16 Solid Wastes

According to site personnel, the solid waste generated at the Shenandoah Woods housing area is disposed of by J.P. Mascaro and Sons while the Jacksonville Road housing area is disposed



Dewberry & Davis 2005b). Refer to **Figure 4-2** for the location of the stormwater retention basin.

No information was available on stormwater management at the Jacksonville Road housing area.

4.13.3 Surface Water

There are no surface water features located at the Shenandoah Woods or the Jacksonville Road housing areas (USFWS NWI 2006).

4.13.4 Wastewater

The Shenandoah Woods and the Jacksonville Road housing areas do not operate any on-site wastewater treatment facilities. Wastewater generated at the housing areas is conveyed to and treated by BCW&SA, a public utility (BCW&SA 2006, Edmond 2006, Szamborski 2006).

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of by Gorski Trash Removal (Borough of Ivyland 2006, Edmond 2006, Szamborski 2006, Warminster Township 2006).

4.17 Universal Wastes

According to site personnel, the Shenandoah Woods and the Jacksonville Road housing areas do not generate universal wastes (Szamborski 2006).

4.18 Medical Wastes

According to site personnel, the Shenandoah Woods and the Jacksonville Road housing areas do not generate medical wastes (Szamborski 2006).

4.19 Hazardous Materials

Shenandoah Woods housing area has a small quantity of hazardous materials associated with the maintenance equipment garage which include fuel and lubricants. Information regarding the disposal of the hazardous materials was unavailable.

4.20 Summary of Environmental Conditions

Environmental conditions at the off-base housing areas of the NAS JRB Willow Grove consist of the following:

- Due to the age of initial building construction (prior to 1974), it is likely that lead paint was used at the housing areas and could still be present
- The presence of the six heating fuel USTs at the Jacksonville Road housing area.

Based on the information reviewed, there are no locations on the property that have established land use restrictions that need to be maintained, including the IRP site, when off-base housing areas of the NAS JRB Willow Grove are transferred to other private and public entities.



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Based on the information reviewed, there are no locations on the property that have established land use restrictions that need to be maintained, including the IRP site, when off-base housing areas of the NAS JRB Willow Grove are transferred to other private and public entities.



5.0 Certification

I certify that the Environmental Conditions of Property Report for the Off-Base Housing Areas of the Naval Air Station Joint Reserve Base, Willow Grove, Pennsylvania, May 11, 2006 and its enclosures were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. The information contained within the Environmental Conditions of Property Report for Off-Base Housing Areas of the Naval Air Station Joint Reserve Base, Willow Grove, Pennsylvania, May 11, 2006 and its enclosures is, to the best of my knowledge and belief, true, accurate and complete and accurately reflects the property's condition as of May 11, 2006 based upon my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information.

DAVID DROZD
Name

David Drozd
Signature

5-15-06
Date



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DAVID DROZD
Name

David Drozd
Signature

5-15-06
Date



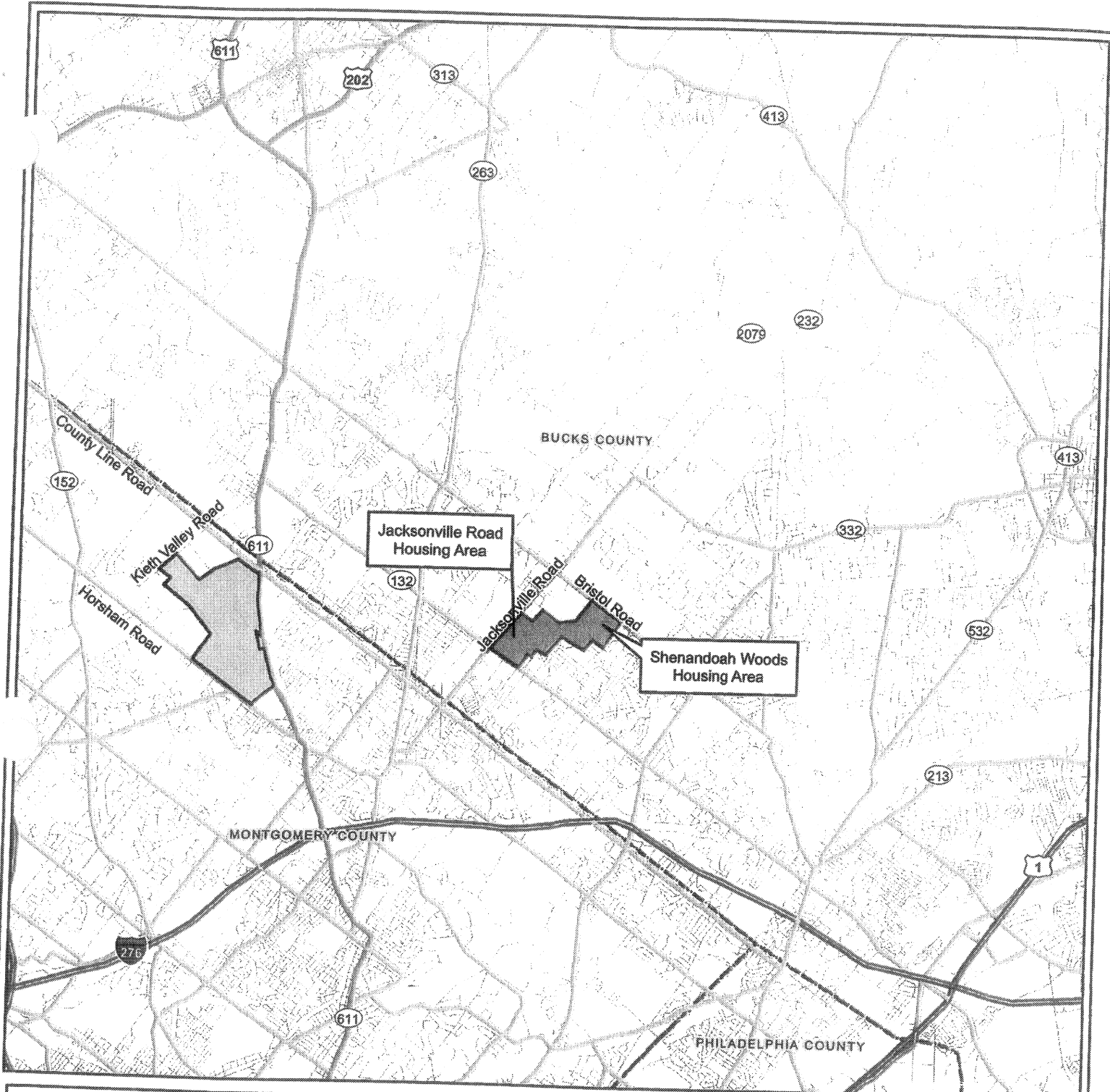
FIGURES



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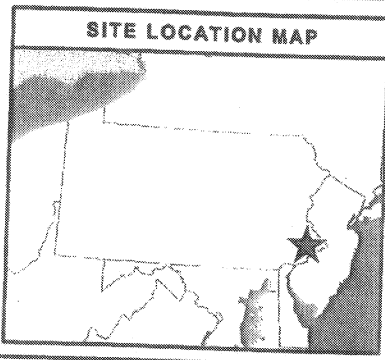


FIGURES



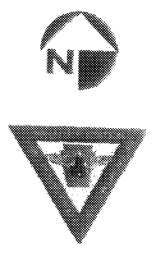
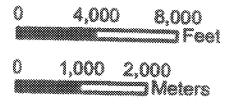
LEGEND

- Former Naval Air Warfare Center Warminster Boundary
- NAS-JRB Willow Grove Boundary
- County Boundary
- Limited Access
- Highway
- Major Road
- Local Road



NOTES & SOURCES
 Coordinate System: NAD 83, UTM Zone 19
 Data Sources: TRNUS 2004

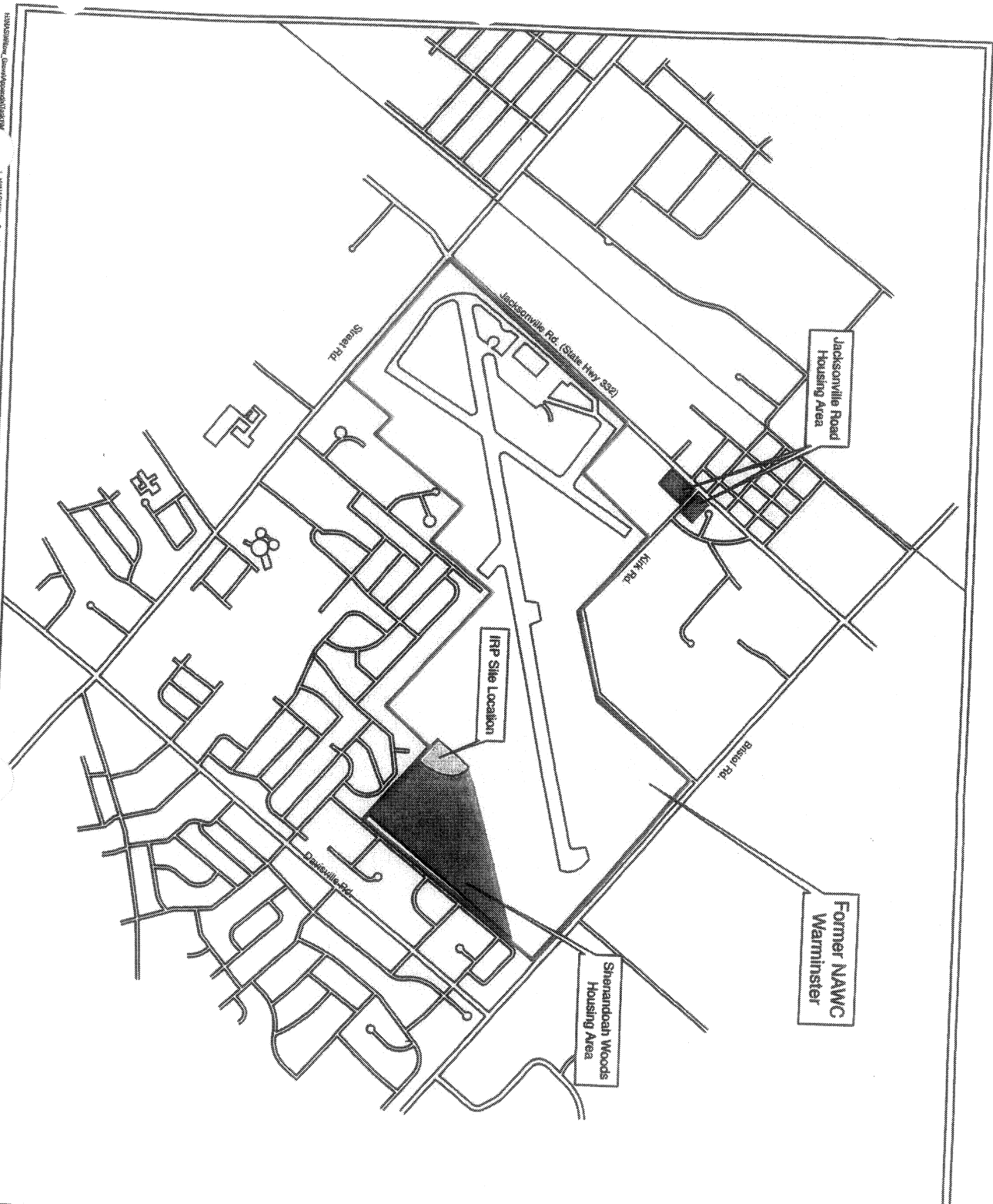
Off-Site Housing Areas
 NAS-JRB Willow Grove
 Warminster, PA



SITE LOCATION MAP

FIGURE
3-1

H:\NAS\Willow_Grove\Appendix\Task1\WDD\Fig3-1.mxd
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 April 6, 2006 DWN: JBB ABF CHKD: EG



TITLE

IRP SITE LOCATION
 Off-Site Housing Areas
 NWS JRB Willow Grove
 Warmminster, PA

LEGEND

-  IRP Site Location
-  NAWC - Former Naval Air Warfare Center Warmminster
-  Housing Areas

SITE LOCATION MAP



NOTES & SOURCES

Coordinates System: NAD 83, UTM Zone 18
 Data Source: TMA's 2004 Department of the Army 2000

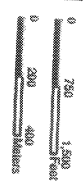


FIGURE 1

TITLE

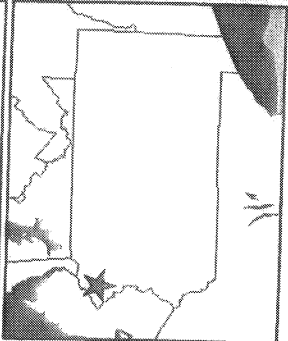
**LOCATION OF STORMWATER
RETENTION BASIN**

On-Site Housing Areas
NAS JRB Willow Grove
Warmminster, PA

LEGEND

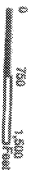
- Storm Drains
- Drainage Swale
- Retention Basin
- Concrete Riser
- MAWC - Former Naval Air Warfare Center Warmminster Housing Areas
- Inset Area

SITE LOCATION MAP



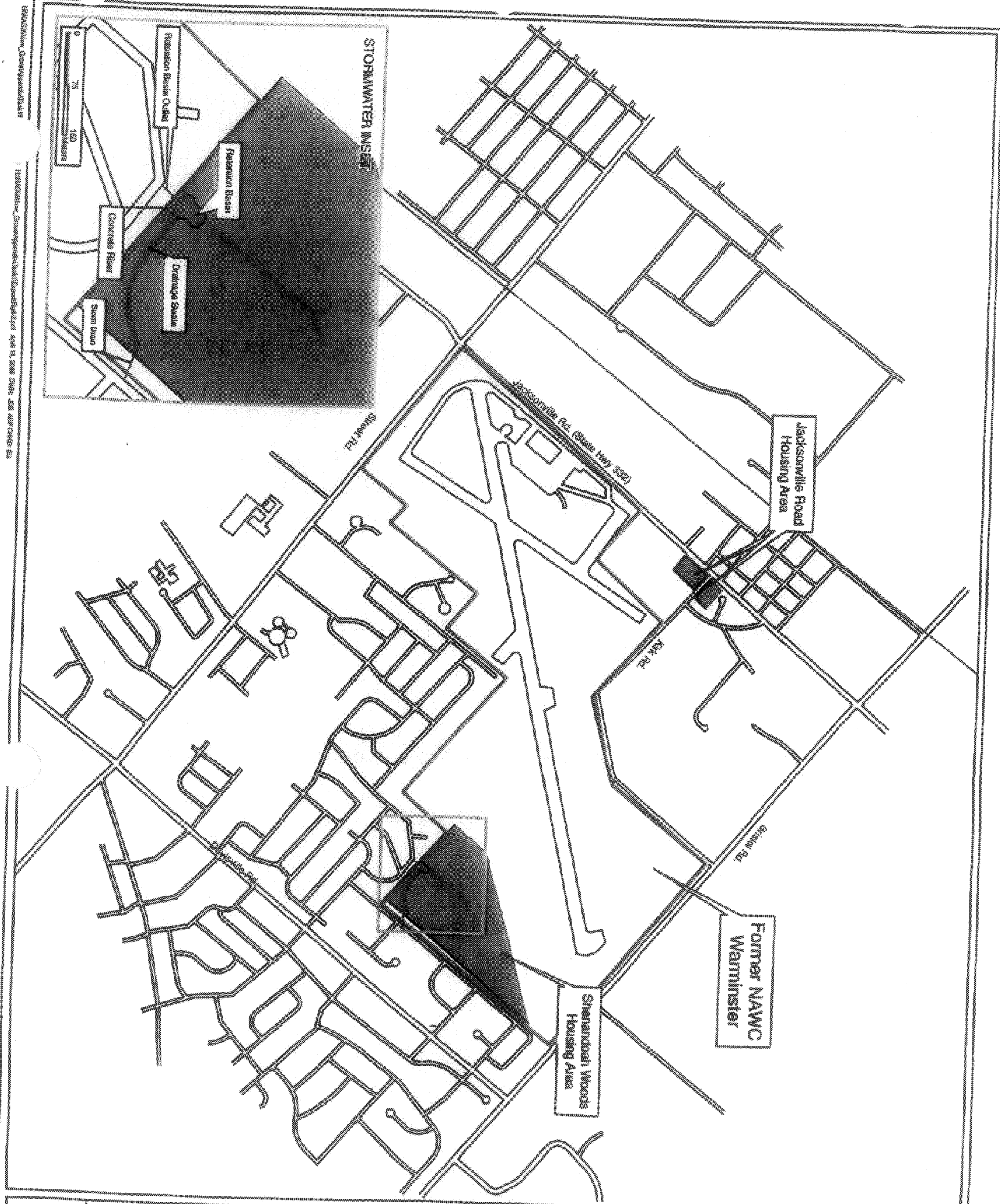
NOTES & SOURCES

Coordinate System: NAD 83, UTM Zone 18
Data Sources: TMAS 2004, Department of the Army, May 2000

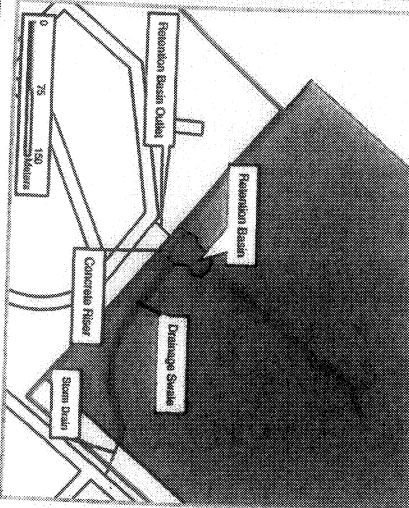


FIGURE

2



STORMWATER INSET





ATTACHMENT A

References



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ATTACHMENT A

References



ATTACHMENT A References

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ATTACHMENT B

List of Contacts



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ATTACHMENT B

List of Contacts



ATTACHMENT B List of Contacts

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