

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

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.**

Township of Warminster, Bucks County, PA

2. **Address and telephone number of applicant.**

401 Gibson Avenue, Warminster PA 18974
Phone: 215-443-5414

3. **Name and title of contact person.**

Robert V. Tate, Jr. Township Manager
Phone: 215-443-5414

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.**

Frank Feinberg, Chairman, Board of Supervisors
Pursuant to 53 P.S. Sec 66502 (a):

“The board of supervisors may purchase, acquire by gift or otherwise, hold, lease, let and convey, by sale or lease, any real and personal property it judges to be to the best interest of the Township.”

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.**

Warminster Township is a second class township and an instrumentality of the Commonwealth of Pennsylvania.

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.**

Pursuant to 53 P.S. Sec 66502 (a):

“The board of supervisors may purchase, acquire by gift or otherwise, hold, lease, let and convey, by sale or lease, any real and personal property it judges to be to the best interest of the Township.”

7. **Not required**
8. **Not required**

PROPOSED PROGRAM

1. **A detailed narrative description of the proposed use of the property or building.**

Shenandoah Woods is a 51 acre property located in the Northeast corner of Warminster Township, Bucks County, PA. This property has been used as an off-base housing area for the Naval Air Station, Joint Reserve Base of Willow Grove, PA. This property has housing quarters of 199 townhouse units (337,184 sq ft); 6 community support facilities including recreation pavilion, mini-mart building, ball fields, maintenance/equipment shed (29,087 sq ft); and a series of paved roads and parking areas totaling 23,236 sq yd. Within the 51 acres there is also approximately a 26-acre section comprised of wooded area, open space, sport fields, service roads and natural buffer to surrounding residential areas.

Warminster Township is in favor of economic redevelopment of the property that comprises the 199 townhouse units. The Township believes that the highest and best use of this property is to assimilate the area in accordance with the R-2 zoning for that area and the surrounding neighborhoods comprised of R-1 and R-2 homes.

The Board of Supervisors believes that the value of this property is a tremendous asset to the Township and redevelopment would serve to provide additional housing and to increase the tax base for the community. The Township, School District and County will be able to recognize tax revenues for the future for the many services that have been and will continue to be provided to residents of this community.

Warminster Township is requesting acquisition via public benefit conveyance of the 26-acre parcel of wooded area, open space, sport fields, service roads and natural buffer within

Shenandoah Woods. This land is directly adjacent to the township's Community Park and will provide additional land for woodland and wildlife preservation; natural community buffers between residential developments; expansion of our trail system; and, with some additional improvements, a large water feature to address an ongoing storm water problem that affects residential properties off-site in adjacent neighborhoods.

Long term proposed plans for development of this site include a ropes course in the woods, utilization of the woodland cabin for recreation programs, expanded and connector walking/cycling trails, picnic areas, and, if feasible, a 10-acre water feature to provide water sports and activities not currently available in any other park in the Township. The inclusion of this new park land, will assist us in the expansion of our current trail system; preservation of additional woodlands and protection of the natural habitats that are present there.

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.**

As a result of the 2006 BRAC Act, the Horsham Lands Reuse Authority (HLRA) has been given a difficult task of disposing of several properties dedicated to housing in the Ivyland-Warminster area. While garnering public opinion, the HLRA must focus on the promotion of economic development of this parcel, balance the requirements of the McKinney Act and try to meet the needs of all of the surrounding municipalities which are affected by the closure of Shenandoah Woods.

The Naval Air Warfare Center-Aircraft Division, located in Warminster and Northampton Townships and Ivyland Borough in Bucks County, PA, was decommissioned by the Department of Defense as part of the 1996 BRAC Act. Warminster Township acquired 243 acres of this facility through a Public Benefit Transfer by the Department of the Interior's Federal Lands to Parks program in 2001. This parcel is now known as Warminster Community Park. Since then, the Township has been quite successful in working with grants from the PA Department of Conservation and Natural Resources and a private developer to utilize private and public funding to develop park facilities.

Prior to 1996, the 51-acre tract known as Shenandoah Woods provided housing for the families of men and women who were stationed at both NAWC-AD and the Naval Air Station, Joint Reserve Base of Willow Grove, PA. When the NAWC-AD was decommissioned, purview of the Shenandoah Woods property was transferred to NAS-Willow Grove. The property is adjacent to the wooded area of the existing parkland, although separated by a fence. The Township's 2001 Park, Recreation, and Conservation Plan, currently being updated, listed an increase to both the number of multi-purpose trails, and better access to existing trails, as two priorities that the Township needs to address. The acquisition of the 26 wooded area and open space of the Shenandoah Woods property would help the Township in addressing this priority. The addition of a water feature is almost

always high on park departments' wish lists, and the Township hopes to create a water feature that will both enhance the community at large and help to address long-standing storm water runoff problems in surrounding residential neighborhoods. Warminster Township also wishes to preserve and maintain the areas within this property where there is less intensive land use, near existing residential areas and current park lands.

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**
- 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**

The Shenandoah Woods property is located in a central area of Warminster and is accessible to numerous residents and neighborhoods. It is within close proximity to the neighboring communities of Ivyland Borough, Northampton Township, and Upper Southampton Township. It is also accessible to other surrounding communities through nearby public transportation.

The acquisition of a 26-acre portion of Shenandoah Woods allows the Township to continue our quest to preserve open space, provide additional recreation areas, and reduce the amount of land available for development in the Township. By increasing the amount of open space/recreation area available to residents, the Township plans to provide additional facilities currently not available to meet the needs of the community. In the Township's 2001 Park, Recreation & Open Space Plan, the need for more passive recreation areas and bike/hike trails was listed among the top community needs. Although the state standards of acres/person are no longer utilized, the National Recreation and Park Association and the Pennsylvania Recreation & Park Society both recognize the continued need to preserve as much open space as possible for future generations.

Most parcels of land located in Warminster Township are presently developed; as a result, the municipality strives to protect the remaining areas of open space within the Township borders and to preserve as much open space for active and passive recreational purposes. The preservation of this space for these purposes would enhance the Township's ability to continue providing the current levels of traffic operation to the community, corporations, and visitors. Once the land is subdivided for conveyance, under the latest zoning code the park land would be zoned for "Government" use; however, if this area were developed as a higher-density use, which might include residential, commercial, or industrial uses, this would adversely impact adjacent intersection traffic volume capacities and lead to additional vehicular delays in Warminster Township and the neighboring communities.

The lands under discussion in this proposal are located adjacent to the existing Warminster Township Community Park; therefore, it is anticipated that site access to the acquired property would not require additional entrances along public roads. The type of land use the Township has proposed for this site (recreational) would include vehicular traffic of a non-peak nature that would not negatively impact the already congested morning and evening peak hour commuter traffic that exists in Warminster Township. Obviously, a higher-density use would create additional peak hour traffic (both morning and evening) and add to the vehicular congestion presently experienced by local and throughput motorists.

The acquisition would also provide the Township with an opportunity to address long-standing storm water runoff problems in surrounding residential neighborhoods. The Township hopes to accomplish this by including a water feature and detain water before it enters the neighborhoods. Also, it is anticipated that the removal of any buildings or roadways as part of the property conversion to open space/recreation lands may also reduce the amount of runoff and increase the storm water control benefit.

The Township recognizes that several possibly contaminated areas have been identified in the 26-acre portion of Shenandoah Woods; the inclusion of the water feature will be partially dependent on what, if any, contaminants are found and any associated site cleanup requirements. Warminster Township recognizes the need to address any contamination issues and anticipates discussing these issues with the Navy and HLRA as part of the Navy's Institution Restoration (IR) program and the Finding of Suitability of Transfer (FOST) process. The Township anticipates working with the Navy and/or EPA to provide the requisite waste cleanup.

4. NA

5. **A description of the time required to commence the proposed program**

If the Shenandoah Woods property is provided to the Township as a public benefit conveyance from the Department of Interior, the Township is required to have this space available for public use within three years of the date of transfer. The parkland would be developed in phases, as funding would allow, over 5-10 years. The Township has had three successful grant applications for development of the adjacent Warminster Community Park funded by the PA Department of Conservation and Natural Resources, and hopes that it would be able to apply for DCNR grant funding to help develop this new parkland as well.

BUILDINGS OR PROPERTY NECESSARY TO CARRY OUT PROGRAM

1. A narrative description of requested facilities, land, buildings, and improvements

Warminster Township is interested in the development of the 26+ acres of park and recreation areas – specifically the wooded areas, eastern most vegetative buffer, current trails and a portion of the road ways, the existing ball fields and possibly the pavilion (if it can be moved). Other items for reuse could include the roller/skate rink, playground (if it meets the current safety standard for public parks), the wood cabins, maintenance shed and any other recreation facilities on site. Shenandoah Woods lies in a populated suburban area surrounded by wooded areas, parks, residential developments, industrial and commercial complexes and a golf course. Adding this property to the Township's parks makes the most sense since it is directly adjacent to the largest municipal park.

The preservation of this southern most portion of the Shenandoah Woods property would result in little significant impact on the natural resources located there. Land forms and a small portion of the housing development would have to be modified to create the small lake area but there is already a natural "bowl" in place. Presently, much of the requested parcel is covered with grass, with a 15.5 acre wooded areas to the east. There would also be no significant impact to wildlife or threatened or endangered species. Several acres of the neighboring Warminster Community Park have been transformed from lawn to meadow, increasing wildlife habitat areas. The Township would endeavor to continue this practice in Shenandoah Woods. In addition, if open space is provided on the site, surface runoff will be reduced, and the need for storm water management action, one of the Township's greatest concerns, will be minimized.

The Township also anticipates utilizing the property lying on the outskirts of Shenandoah Woods as a buffer to residential development and to provide access through walkway and bicycle paths to other parks and recreational facilities in the area. With recent changes in the economy, the needs for free and low cost recreational activities are even more important and there is a growing interest in the provision of quality activities and service close to home.

The Township's goal is to form a partnership with incoming users to create facilities which will complement both economic development and community needs. Ultimately, as the section of the property involved in the economic development of this parcel evolves, the Township would be most interested in a cooperative agreement between the Township and these entities for the development and use of recreation facilities.

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?

The Township is requesting a public benefit conveyance of the 26 acres from the Department of Interior Federal Lands to Parks Program to be held for recreation purposes in perpetuity.

- 2. 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.**

Shenandoah Woods is currently zoned R-2. Once the land is subdivided for conveyance, the park land would be zoned for "Government" use under the latest zoning code.

- 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.**

The Township plans to preserve and maintain as much of the open space and wooded area as possible. As stated previously, the potential to address storm water problems that are prevalent on site and that would be initiated with a land study to determine if a water feature/lake feature could be built in the natural bowl that exists here.

The addition of a water feature would require, as depicted on the map under Exhibit 1, the acquisition and demolition of 24 units as shaded in green.

ORGANIZATION'S CAPACITY

- 1. A general description of past performance and experience operating similar programs to those proposed.**

The Warminster Township Parks and Recreation Department, celebrating its 33rd anniversary as a full-time department, has been working to meet the needs of the community by providing year-round affordable leisure activities to residents and individuals who work in the Township. Based on demographic information provided by local organizations, and the 1996 Community Needs Assessment, the Park Board estimated that more than 70 percent of the 32,000 residents have benefited from recreation and leisure services in this community. However, there is a lack of passive recreation areas - picnic shelters, walking trails and natural and environmental areas - mainly due to the small size of our neighborhood parks.

Since 1965, Warminster Township has been the steward of several Federal Park conveyances – either through a public benefit conveyance or fee simple purchase from the Federal Surplus Program. Three separate parks within the Township's 426 acres of open space have been successfully acquired and maintained in this fashion. Most recently, in 2001, Warminster Township received 243 acres of open space, a portion of the 800 acre parcel that was formerly the airport for the Johnsville Naval Warfare Center - Aircraft Division (NAWC-AD), which was closed as a result of the 1996 BRAC Act. This property was given to the

Township as a free public benefit transfer from the Department of Interior, Federal Lands-to-Parks Program. The Township has a good track record with the Department of the Interior and submits the required reports and updates in a timely manner.

The park land has been transformed into Warminster Community Park (WCP) and was opened to the public in 2003. This property has 20 acres of runway, 20 acres of woods and 200 acres of open field - some of which was subject to Superfund cleanup. This site is considered a Keystone Opportunity Zone and a Brownfield. In 2003, using DCNR grant funding, the Township completed a Master Site Plan (MSP) for this large parcel but the final price tag for development was \$52 million. A Community Study group downsized the design and we are currently working on development of a \$10 million MSP which includes natural areas, gardens, ponds and meadows, sport/court facilities, picnic areas, self-directed and family recreation activities, and hike/bike trails.

The Township recognizes the importance of maintaining open space within the Township as well as the development of facilities which meet the requirements of the Federal Lands-To-Parks program. The Township anticipates the following facilities could be developed long-term as funding becomes available. Any work completed toward the development of recreational facilities on this property would be subject to develop and implement soil erosion and sedimentation control measures as set forth by the Township Subdivision and Land Development Requirements.

2. A list of all projects / properties owned or managed (as applicable to the request) by the applicant those proposed. Also enclosed under Exhibit 2 are the audited financial statements of the Township for years 2006 and 2007.

All of the parks and open space within Warminster Township are overseen and operated by the Township Parks & Recreation Department. Parks to provide to the Township by the Department of Interior or the Federal Surplus Property program include:

Szymanek Park

Location: 200 Street Road, Warminster, PA Acreage: 10.8

Owned and operated by: Warminster Parks & Recreation Department 1101 Little Lane, Warminster, PA 18974: 215-443-5428, Karen Whitney, Director

Facilities Available: Basketball Courts, Multi-Use Football/Soccer Field, Parking, Restrooms, Softball Field, Playground, Community garden

Years managed/owned: 45 years

John Fitch/Werner Park

Location: 100 Kirk Road (off Jacksonville), Warminster, PA Acreage: 6.8

Owned and operated by: Warminster Parks & Recreation Department 1101 Little Lane, Warminster, PA 18974 · 215-443-5428, Karen Whitney, Director

Facilities Available: Football Field and practice area (lighted), Picnic Areas, Parking, Playground, Refreshment Stand (seasonal), Restrooms, Softball Field (lighted)

Years managed/owned: 45 years

Warminster Community Park

Location: 300 Veterans Way (Johnsville Blvd. & Veterans Way), Warminster, PA

Acreage: 243 acres

Owned and operated by: Warminster Parks & Recreation Department 1101 Little Lane, Warminster, PA 18974 · 215-443-5428, Karen Whitney, Director

Facilities Available: Hike/Bike Trails, Fitness trail, Nature Areas, Parking, Playground, Pavilion, Picnic Area, Pond, Restrooms. *Under development in 2009 – Dog Park, Labyrinth garden, maintenance facility, basketball courts*

Years managed/owned: 8 years

- 3. Plan 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.**

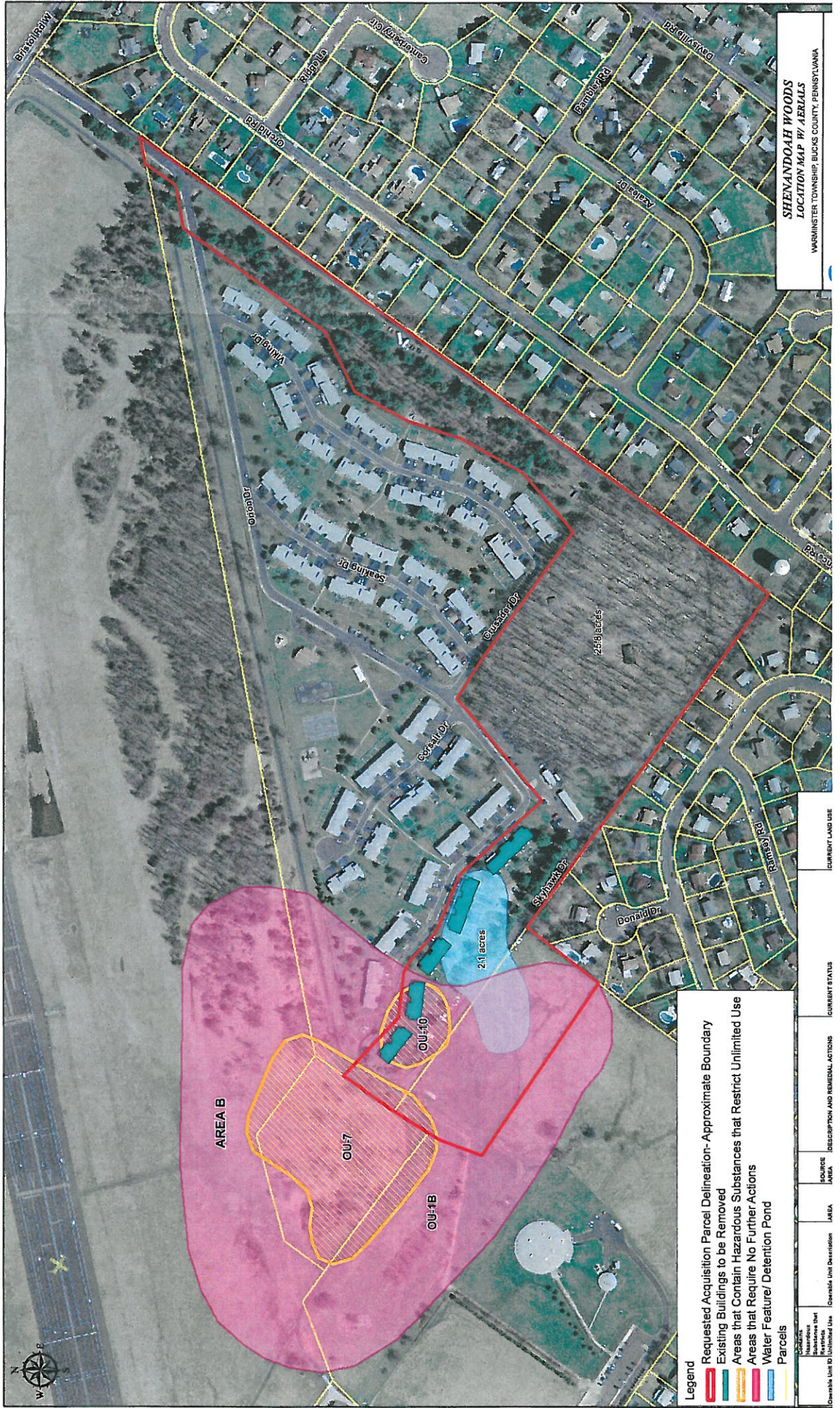
Since the Township anticipates using this property for passive and self-directed recreation purposes, no additional organizational adjustments will be required. Care and maintenance of this facility will be under the purview of the Park maintenance department and once the property is in place, may require additional personnel.

- 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.**

No management functions are planned to be provided on site.

- 5. N/A**

- 6. N/A**



SHENANDOAH WOODS
LOCATION MAP #/ AERIALS
 WARMINSTER TOWNSHIP, BLUES COUNTY, PENNSYLVANIA

Legend	Location	Area	Description	Remedial Actions	Status
[Red outline]	Requested Acquisition Parcel Delineation	-	Approximate Boundary		
[Green outline]	Existing Buildings to be Removed				
[Yellow outline]	Areas that Contain Hazardous Substances that Restrict Unlimited Use				
[Blue outline]	Areas that Require No Further Actions				
[Light Blue fill]	Water Feature/ Detention Pond				
[Yellow outline]	Parcels				

25.9 acres

2.1 acres

AREA B

OU-7

OU-1B

OU-10

