

Economic Diversification Plan

NAS JRB Willow Grove – Horsham Township, Pennsylvania



Community Kick-off Meeting

Presented by



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Agenda

- Call to Order – Pledge of Allegiance
- Introduction of the Committee
- Brief History of NAS JRB Willow Grove BRAC Action
- Overview of the of BRAC Process and BBPC Assignment
- BBPC Activities to Date
- Introduction of the 4 NOIs Received by the HLRA
- Reuse Alternatives/Possible Evaluation Criteria
- Opportunity for Public Comment

Introduction of the Committee

- Thomas Panzer, Esq., Chairman, Warminster Representative
- Scott DeRosa, Vice Chairman, Warminster Representative
- DonnaMarie Davis, Esq., Bucks County Representative
- Victor Lasher, Centennial School District Representative
- Ed Oldroyd, Ivyland Representative
- Stan Allen, Alternate, Warminster Representative
- Mike McGee, HLRA Executive Director

Overview of the BRAC Process

- Step 1: Approval of BRAC Recommendations for Closures or Realignments
- Step 2: Federal Screening for Potential Federal Reuse
- Step 3: DOD's Recognition of the LRA
- **Step 4: LRA's Outreach Actions**
- **Step 5: Completion of the Redevelopment Plan and the Homeless Assistance Submission**
- Step 6: DOD & HUD's Review
- Step 7: Military's Disposal of Buildings and Property

The Redevelopment Plan

- “A conceptual land-use plan prepared by the recognized LRA to guide local reuse of the former military installation”
- A strategic plan for all excess land
- Must explain the proposed uses of the excess land
- Must explain how reuse is balanced with community needs

Homeless Assistance Submission

- Notice of Interest (NOI) from homeless assistance providers
 - Notices go out to alert homeless assistance providers of the opportunity
 - All NOI's submitted are reviewed by the LRA and follow-up questions asked, if necessary
 - The LRA reviews the final NOI's and authorizes those they feel are appropriate
- Submission to HUD/DOD documenting the homelessness situation in the community and opportunity to homeless assistance providers
- Homeless Assistance Submission includes:
 - Information about homelessness
 - Notices of Interest (NOIs)
 - Legally Binding Agreements
 - Balance
 - Outreach

Overview of the BBPC Assignment

- Project Initialization/Mobilization *Complete*
- Target Market Study/Economic Diversification Plan *Underway*
- Community Outreach *Underway*
- Alternative Redevelopment/Reuse Strategies *Underway*
- Redevelopment Plan and Homeless Assistance Submission *Underway*
- Redevelopment Implementation Plan

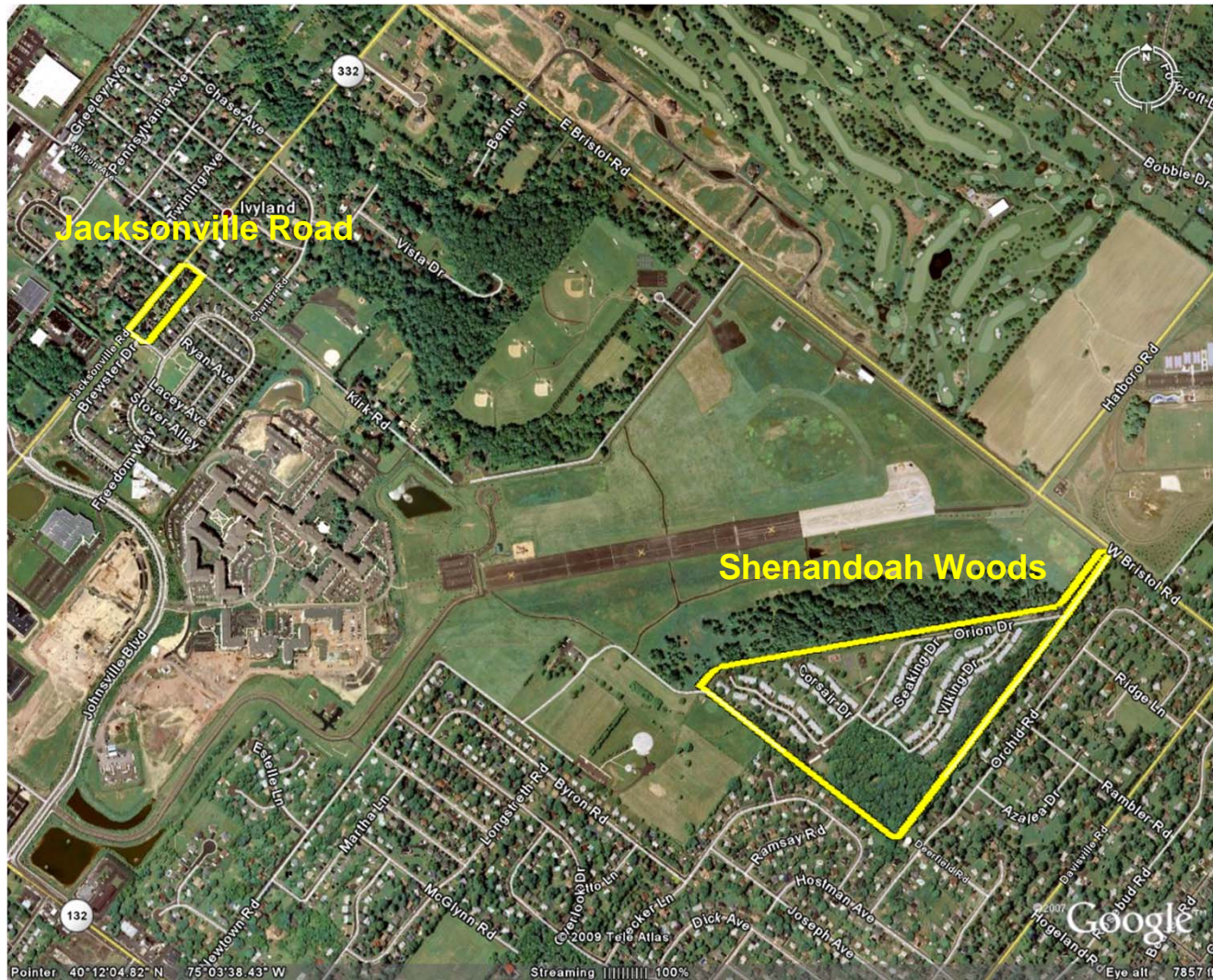
BBPC Activities to Date

- Met with the Client and HLRA Board Members
- Review of the four NOIs and drafted of letters of clarification, answers due back October 21, 2009
- Site visit on both properties and interviews with the Navy housing personnel
- Site context analysis completed
- Work begun on target market support for various uses at the two housing sites
 - Preliminary Conclusions:
 - Residential uses favorable
 - Commercial/industrial not favorable
- Preparation of candidate Reuse Alternatives for HLRA Board review

Introduction of the Notices of Interest (NOIs): Housing Areas

- Two Housing Areas considered “excess” as a part of BRAC Action
 - Shenandoah Woods – Warminster Township
 - 51 acres, 199 housing units in 40 buildings
 - Located on the southeast corner of the base, off Bristol Road
 - Considerable open space
 - Two story townhouses, most in good condition (according to the Navy)
 - Jacksonville Road – Borough of Ivyland
 - 2.5 acres, six (6) individual housing units
 - Located along Jacksonville Road, at Kirk Road
 - 1940’s construction, single story, moderate condition
- NOIs will go before the Committee on Monday, 11/9/09

Introduction of the Notices of Interest (NOIs): Housing Areas Map



Introduction of the Notices of Interest (NOIs)

- The Reinvestment Fund/Bucks County Housing Group (TRF/BCHG)
 - **Housing Area(s):** All of the housing units on Shenandoah Woods (except for the five buildings requested by Warminster) and the six (6) units on Jacksonville Road.
 - **Reuse:** Moderate income housing.
 - **NOI Plan:** Rehab of the units with sales on the private market. Proceeds after development costs will fund the Homeless Trust Fund for use in the greater Montgomery/Bucks County region. The HTF is estimated to be \$12 million. The Jacksonville Road housing, after rehab, will be used for homeless families.

Note: Request for Jacksonville Road housing conflicts with ATG Learning Academy NOI

- Township of Warminster
 - **Housing Area(s):** The open space in the Shenandoah Woods housing area and the five buildings south of Skyhawk Road, in the southwest corner of the property.
 - **Reuse:** Open space, parks and recreation and storm water retention.
 - **NOI Plan:** Demolition of the housing and use of the open space.

Note: Conflicts with Aldie Foundation NOI request for same five buildings

Introduction of the Notices of Interest (NOIs) *Continued*

■ Aldie Foundation

- **Housing Area(s):** Five buildings on Skyhawk Road, in the southwest corner of Shenandoah Woods.
- **Reuse:** Long term transitional housing for individuals and families who are in drug/alcohol recovery (12 months clean and sober) who lack adequate housing that supports their recovery and development.
- **NOI Plan:** Modest rehab to the units and then reuse as housing.

■ ATG Learning Academy (ATG)

- **Housing Area(s):** Six houses on Jacksonville Road.
- **Reuse:** Create an educational campus environment serving students with special needs and learning disabilities.
- **NOI Plan:** Modest rehab to the existing units for use as classroom space, cafeteria space and other multi-purpose space.

Candidate Reuse Alternatives*

Shenandoah Woods Housing Area

Alternative	Brief Concept
S-1	Rehab into Moderate Income Housing with Park/Public Land (TRF/BCHG NOI)
S-2	Warminster NOI for Park/Public Land and Raze All Buildings and Construct New Market Rate Housing
S-3	Aldie NOI with Park/Public Land – Rehab into Market Rate Housing
S-4	Aldie NOI with Park/Public Land – Rehab into Moderate Income Housing
S-5	Aldie NOI with Park/Public Land – Construct New Market Rate Housing
S-6	Rehab Into Market Rate Housing and Construct New Market Rate Housing w/o Park/Public Land
S-7	Rehab Into Moderate Income Housing and Construct New Market Rate Housing w/o Park/Public Land
S-8	Raze All Buildings and Construct New Market Rate Housing w/o Park/Public Land
S-9	Commercial/Industrial with Park/Public Land
S-10	Commercial/Industrial w/o Park/Public Land

Candidate Reuse Alternatives*

Jacksonville Road Housing Area

Jacksonville Road Housing Area Alternative Concepts	
<i>Alternative</i>	<i>Brief Concept</i>
J-1	ATG NOI Approved – Modest Rehab for Educational Use
J-2	TRF/BCHG NOI Approved – Modest Rehab for Homeless Housing
J-3	Rehab as Existing Market Rate Housing
J-4	Rehab as Existing Moderate Income Housing
J-5	Raze and Construct New Market Rate Housing
J-6	Commercial/Industrial Use

Possible Evaluation Criteria

- Screening Criteria: Shenandoah Woods Preferred
 - Open space/parks and recreation required? Yes
 - Rehab to market rate vs. moderate income standards? Market rate
 - Commercial/industrial uses on site? No

- Screening Criteria: Jacksonville Road
 - Rehab to market rate vs. moderate income standards? Market rate
 - Commercial/industrial uses on site? No

Resulting Alternatives to Analyze*

- Shenandoah Woods Housing Area
 - S-1, Approve Warminster NOI (5 bldgs) for park/open space and approve TRF/BCHG NOI to rehab 35 bldgs for moderate income housing
 - S-2, Approve Warminster NOI (5 bldgs) for park/open space, raze remaining 35 bldgs for new market rate housing
 - S-3, Approve Warminster NOI (5 bldgs) and modified Aldie NOI (5 bldgs) and rehab remaining housing (30 bldgs) for market rate housing with park/open space
 - S-5, Approve Warminster NOI (5 bldgs) and modified Aldie NOI (5 bldgs), and raze remaining housing (30 bldgs) for new market rate housing with park/open space
- Jacksonville Road Housing Area
 - J-1, ATG Learning Academy NOI – modest rehab of 6 bldgs for educational uses
 - J-2, TRF/BCHG NOI – modest rehab of 6 bldgs for homeless housing
 - J-3, Rehab of 6 bldgs for market rate housing
 - J-5, Raze 6 bldgs and rebuild new market rate housing

Discussion

Opportunity for Public Comment