

NAS-JRB Willow Grove Presentation of Preferred Reuse Alternative – Option D



Horsham Township, PA

November 16, 2011





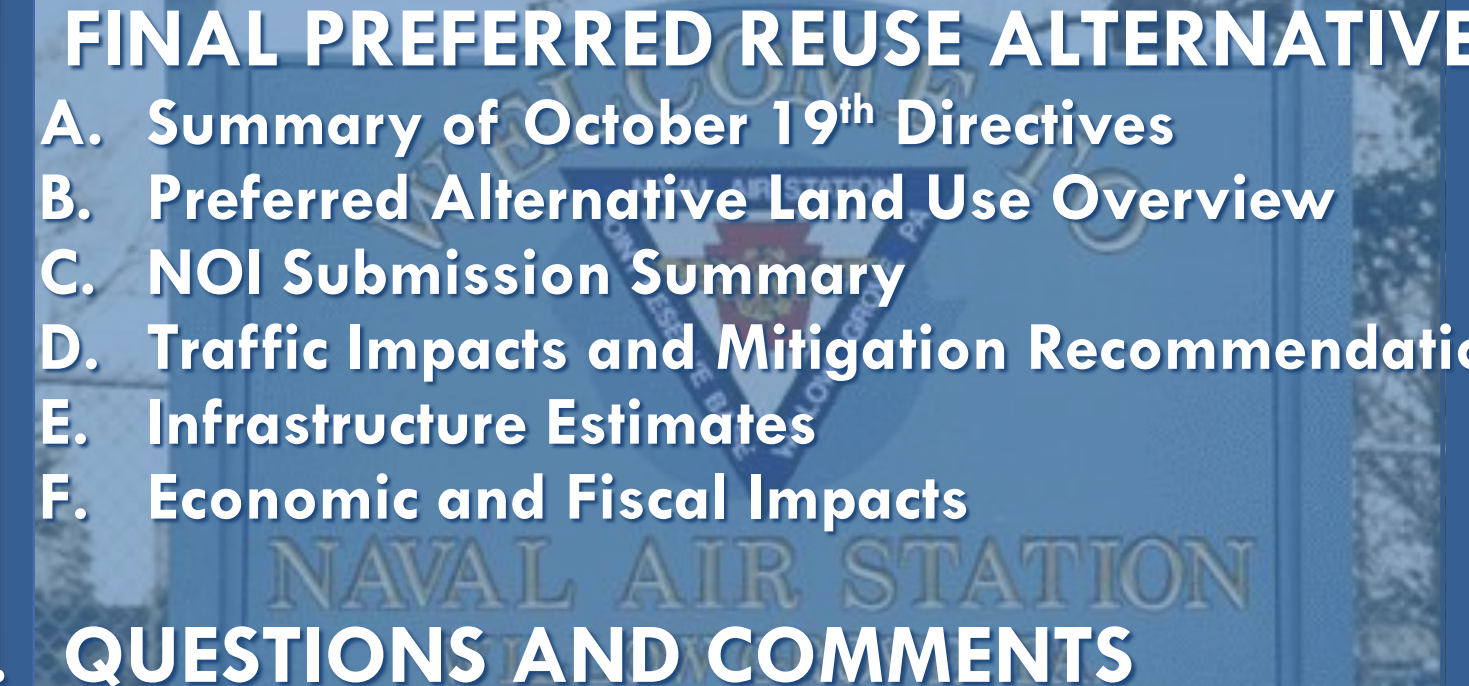
HORSHAM TOWNSHIP AUTHORITY FOR NAS-JRB WILLOW GROVE

WEDNESDAY • NOVEMBER 16, 2011 • 7:00 P.M.

MEETING AGENDA

- Call to order and Pledge of Allegiance
- Final Preferred Redevelopment Plan Presentation
- Opportunity for questions and comments
- Approval of the Meeting Minutes: October 19, 2011
- Executive Director's Report
- Solicitor's Report
- Bills and Communications: Approval of list of checks
- Additional business, if any
- Determine the time for the next HLRA Board Meeting:
 - Wednesday, December 21, 2011

Preferred Alternative Presentation

- 
- The background image shows a sign for Naval Air Station. The sign is blue with white text. At the top, it says 'NAVAL AIR STATION'. Below that, it says 'CAPT. R. A. WIEGAND, USNR, COMMANDING'. The sign is set against a blue background with a grid pattern. Overlaid on the sign is a list of topics in white text.
- I. **FINAL PREFERRED REUSE ALTERNATIVE**
 - A. Summary of October 19th Directives
 - B. Preferred Alternative Land Use Overview
 - C. NOI Submission Summary
 - D. Traffic Impacts and Mitigation Recommendations
 - E. Infrastructure Estimates
 - F. Economic and Fiscal Impacts
 - II. **QUESTIONS AND COMMENTS**



PREFERRED ALTERNATIVE

Summary of October 19th

Directives

RKG

Summary of Directives



TOWN CENTER

- **Include park space in Town Center**
- **Locate Town Center between Horsham and Easton Road and above Norristown Road crossing**
- **Incorporate entertainment uses**
- **Create a water feature**
- **Include high-end apartment units and condominiums above retail shops**
- **Provide for “bare minimum” of townhomes, condominiums, and apartments to support town center**
- **Do not exceed four-story height limit**
- **Create a pedestrian friendly and interconnected Town Center**

Summary of Directives

HOTEL

- **Include high-end hotel/conference center**
- **Locate hotel/conference center proximate Easton Road**
- **Hotel height = a maximum of 10 stories**
- **Locate near Town Center and office park**

RESIDENTIAL

- **Include higher value single family homes in northern area with views of the golf course on 1/4 to 1/3 acre lots**
- **Include a range of housing types and price points**
- **Place townhomes/condos/small single family lots close to Town Center**

Summary of Directives



OPEN SPACE

- **Increase open space and differentiate between public and private open space on final map**
- **Allow for more active parkland (sports fields)**
- **Locate sports fields near school site**
- **Notate existing and proposed trail connections on final preferred plan**
- **Include site for DVHAA museum**
- **Include water features in Town Center and near Keith Valley Road**

Summary of Directives

ROAD NETWORK

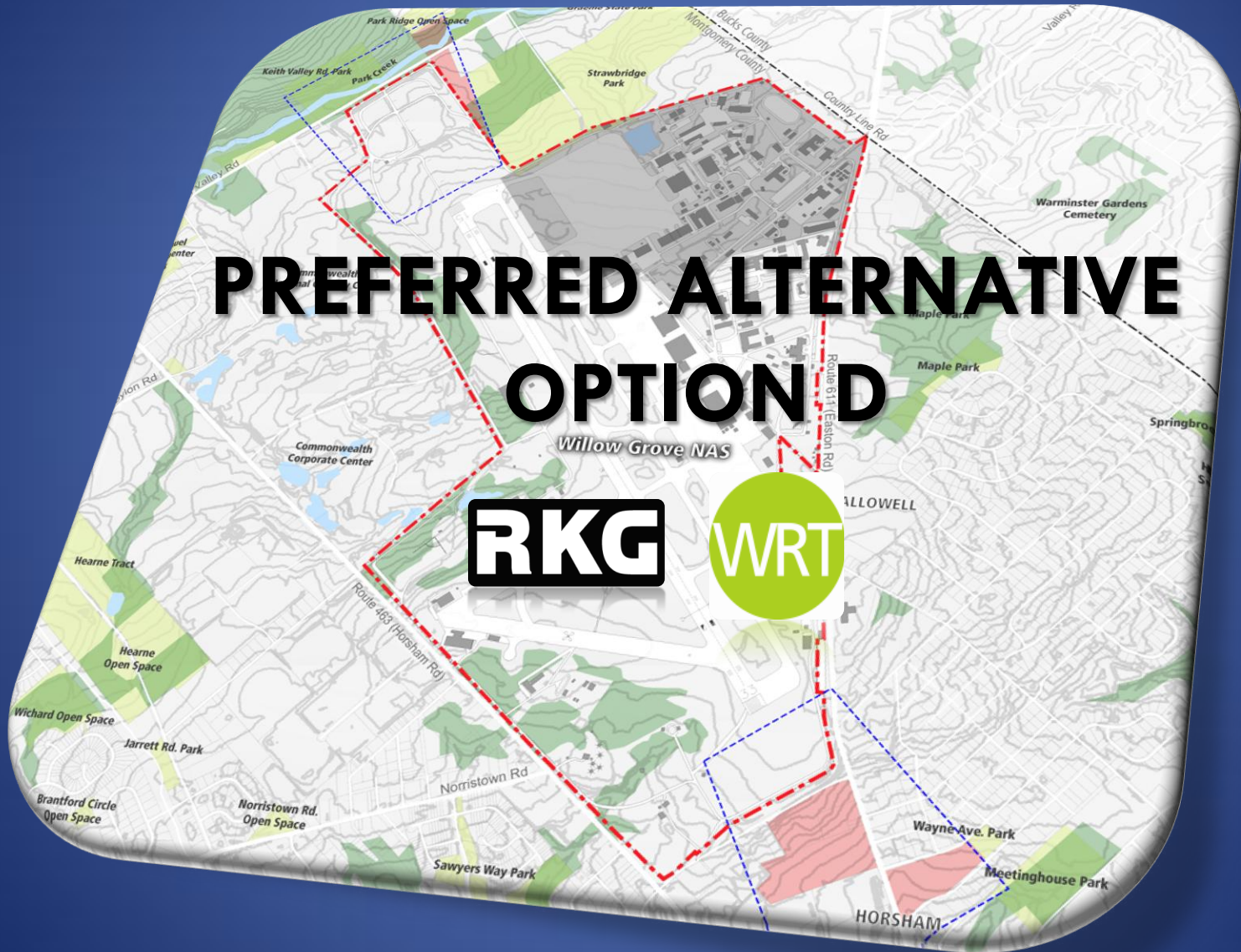
- Include a “Grand Boulevard” in the final preferred plan
- Connect Norristown Rd. to Maple Ave, Precision Rd. to Moreland Ave., and Privet Road to the Main Gate
- Describe how traffic improvements will be made
- Address Keith Valley Rd. flooding improvements
- Address golf cart crossings on Tournament Dr.

GENERAL

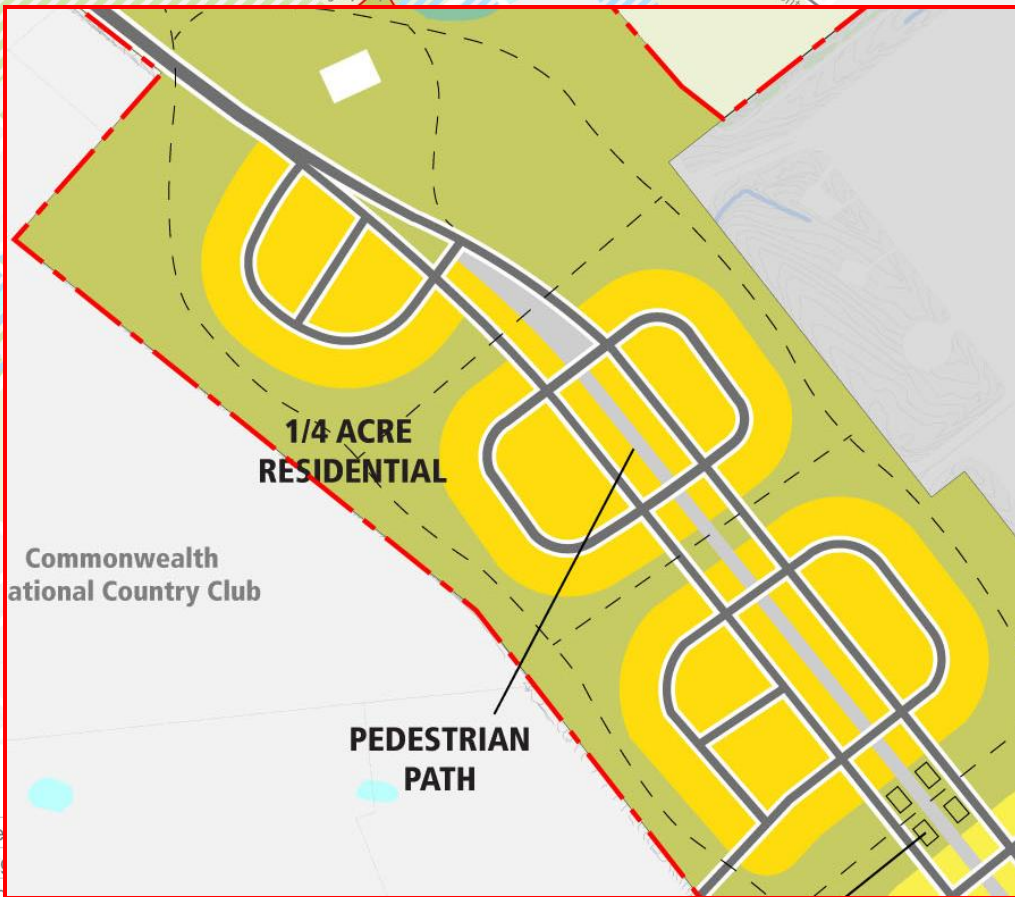
- Make final NOI recommendations
- Incorporate green elements into final design
- Include information on environmental remediation process, timeline and cost

PREFERRED ALTERNATIVE OPTION D

RKG

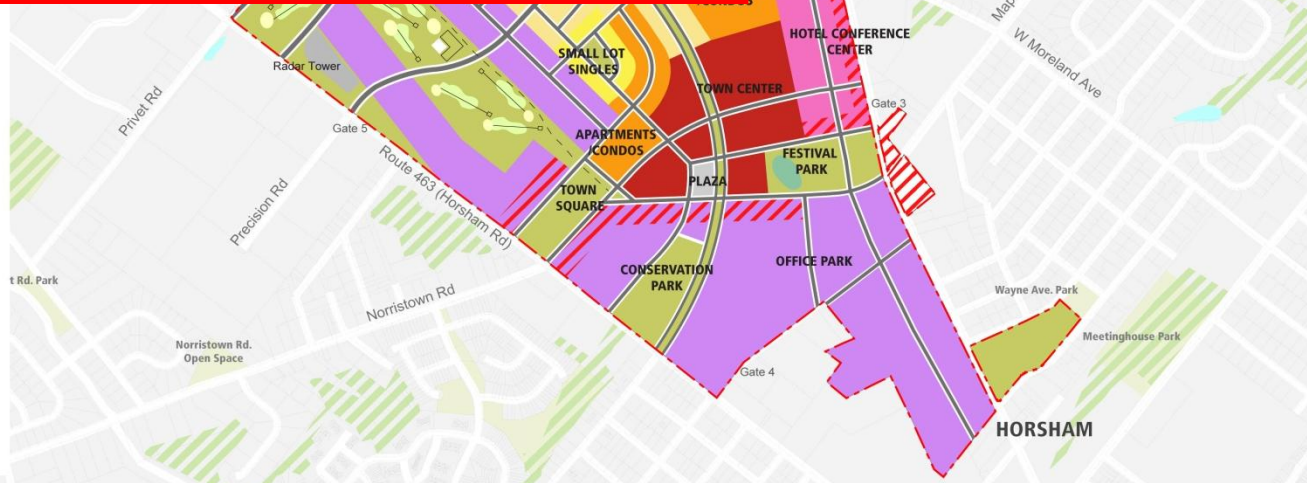


1/4 Acre Lot Single Family



Land Use

Land Use	Area (Acres)
Townhome	
Small Lot Single	
1/4 Acre Single	
Apartments / Condos	21.5
CCRC	36.0
Recreation Center	22.2
School	14.0
Town Center	27.1
Hotel / Conference Center	17.2
Office Park	129.8
Aviation Museum	13.2
Retail	10.7
(Ground Floor Retail within Programs)	(16.2)
Parks / Open Space / Fields / Golf Course	279.5
Roads / Pedestrian Paths / Sidewalks / Plaza	150.9
Total	839.8



Commonwealth International Country Club

PEDESTRIAN PATH

HALLOWELL

W Moreland Ave

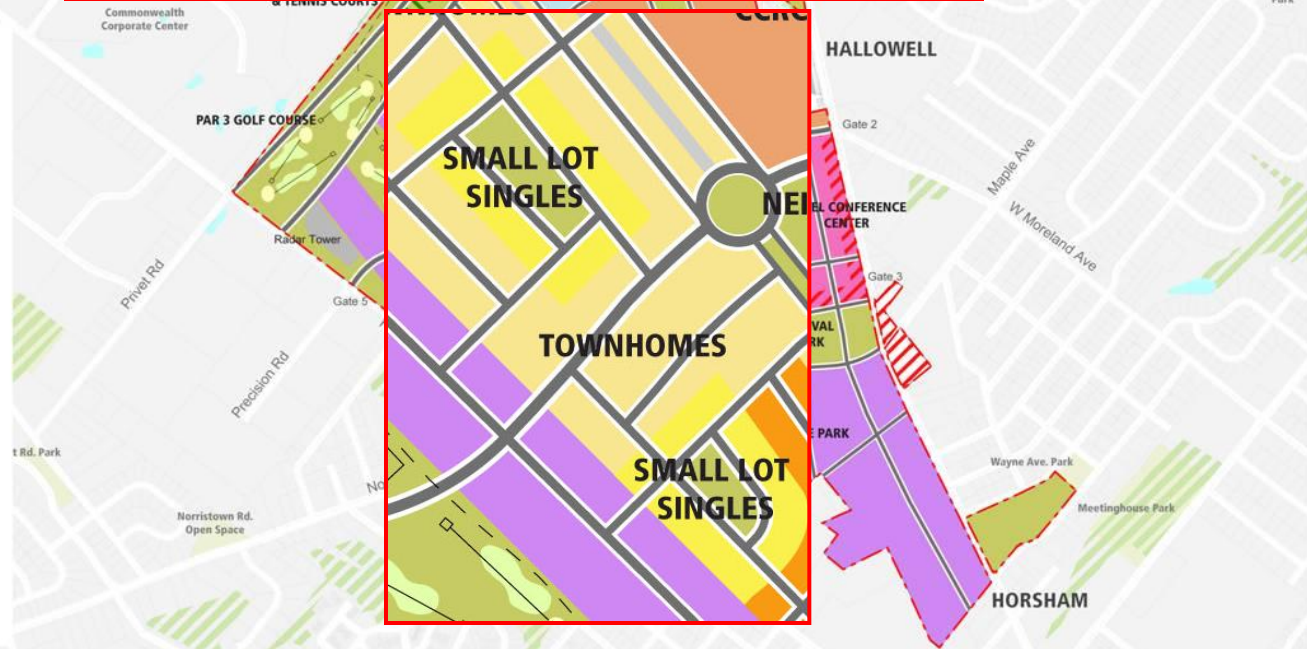
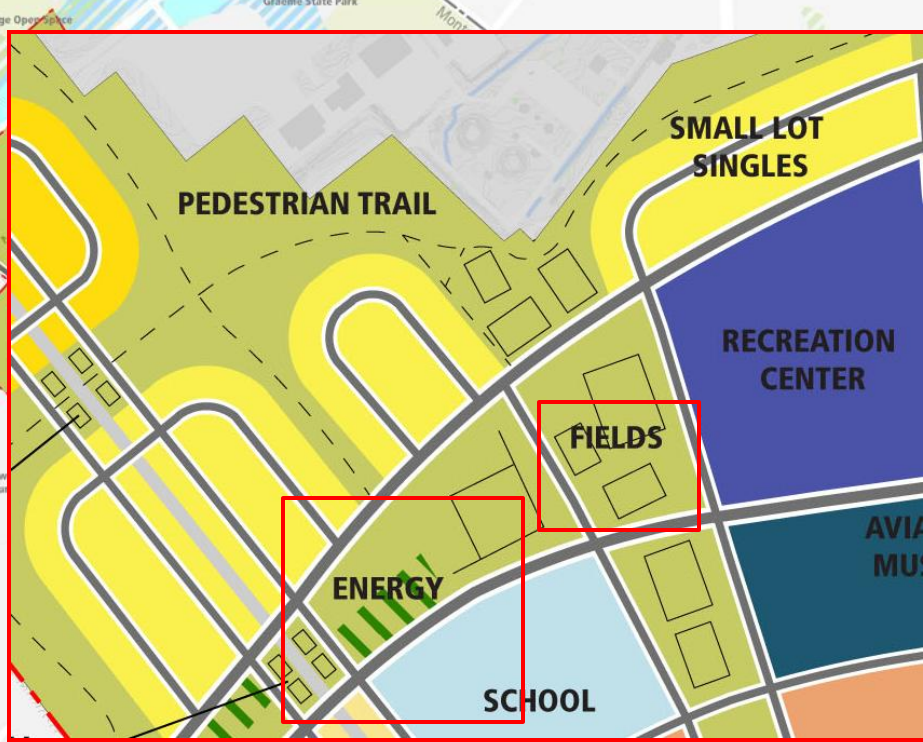
Wayne Ave. Park

HORSHAM

Single Family Homes on 1/4 Acre Lots



Small Lot Single Family



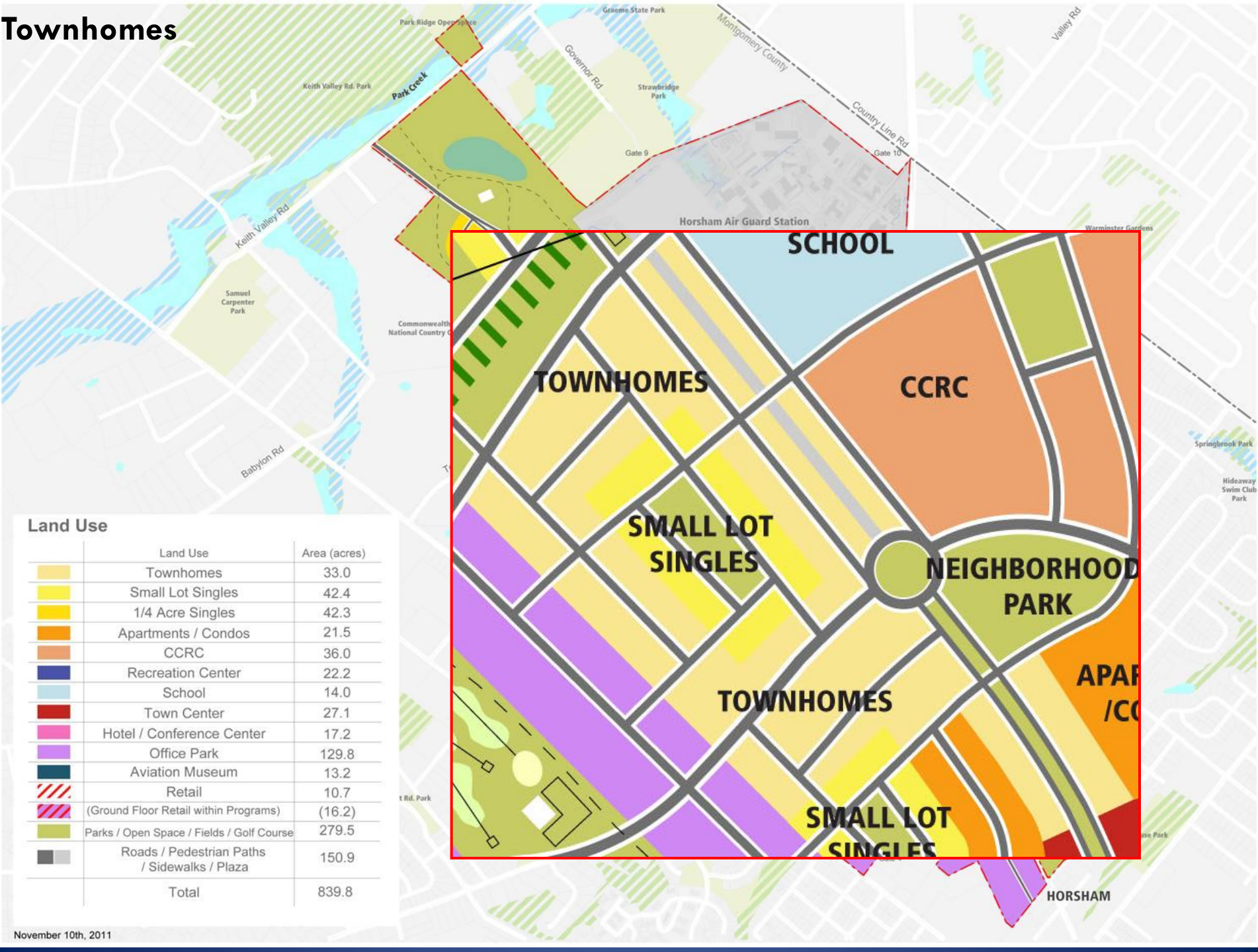
Land Use

Land Use	Area (acres)
Townhomes	33.0
Small Lot Singles	42.4
1/4 Acre Singles	42.3
Apartments / Condos	21.5
CCRC	36.0
Recreation Center	22.2
School	14.0
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Small Lot Single Family Homes



Townhomes



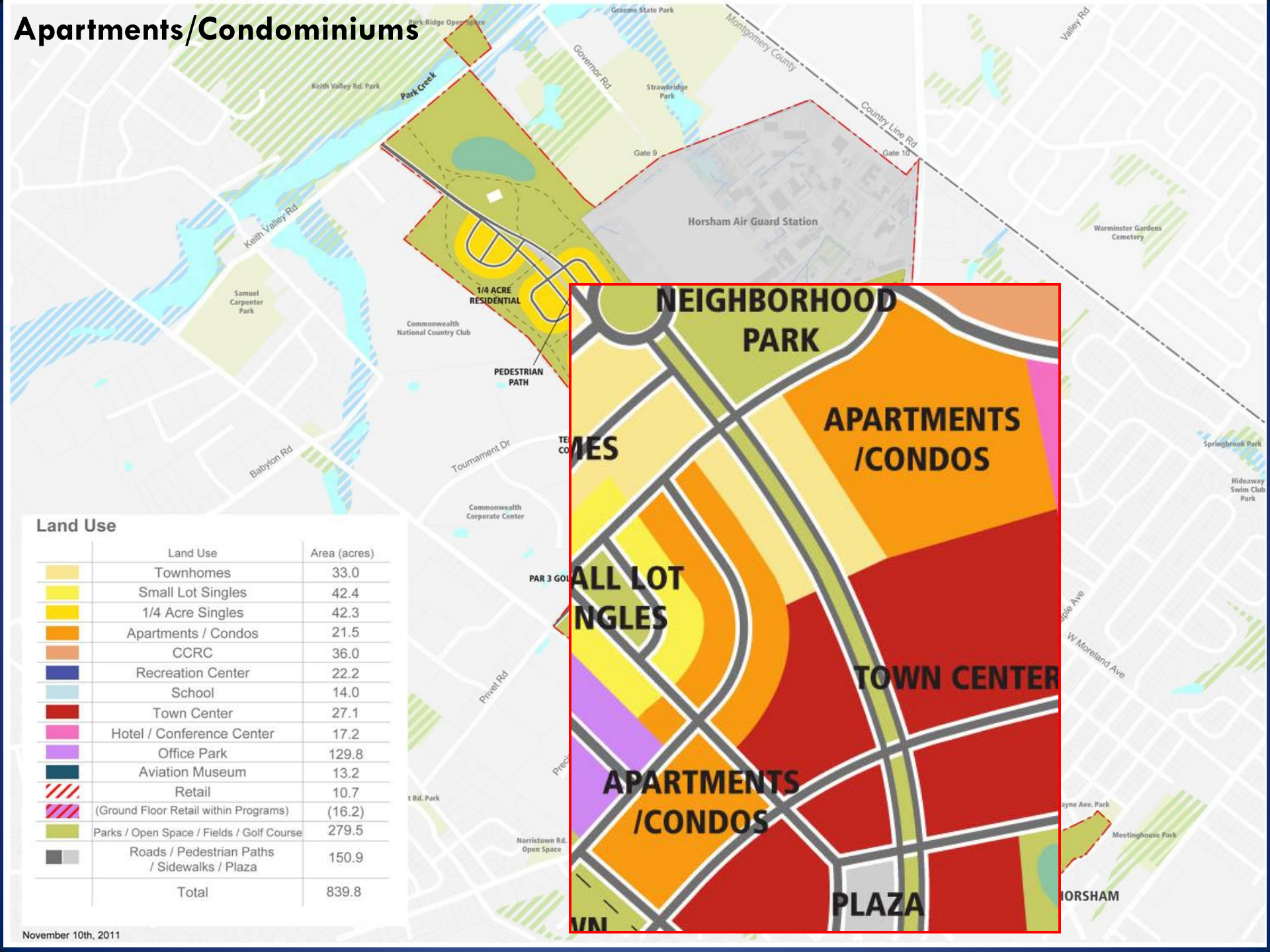
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Townhomes



Apartments/Condominiums



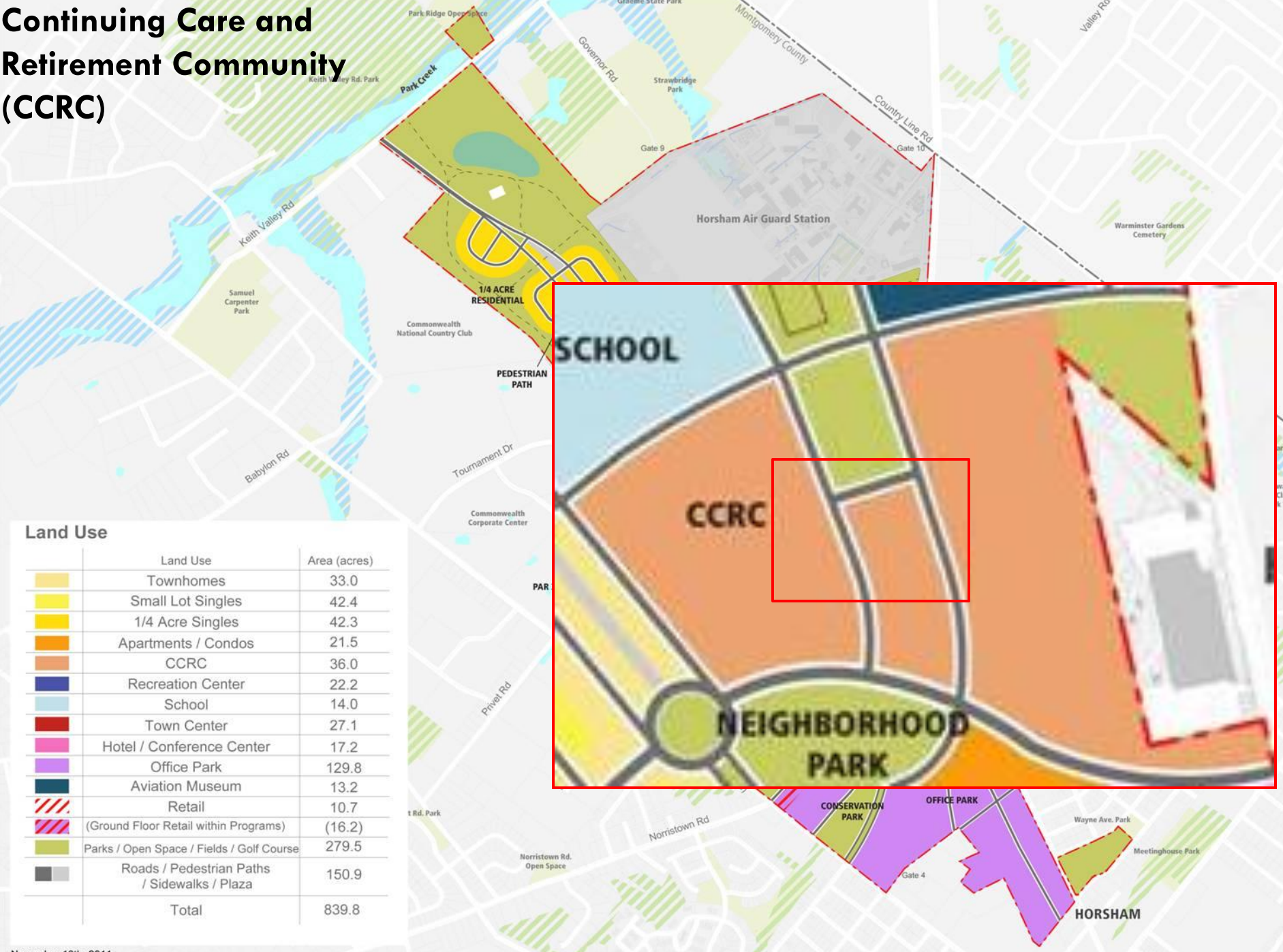
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Apartments/Condominiums



Continuing Care and Retirement Community (CCRC)



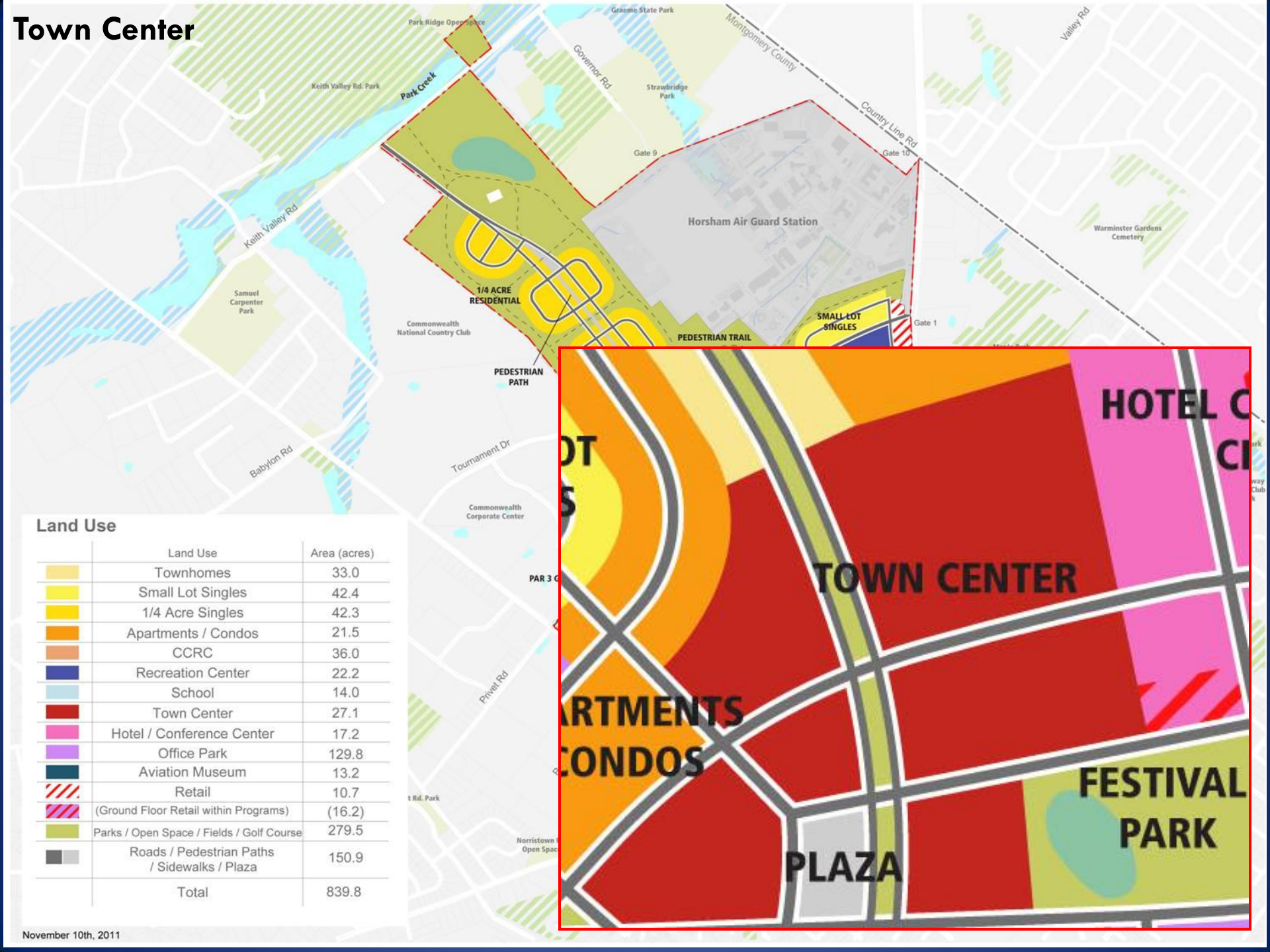
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Continuing Care Retirement Center



Town Center



Land Use

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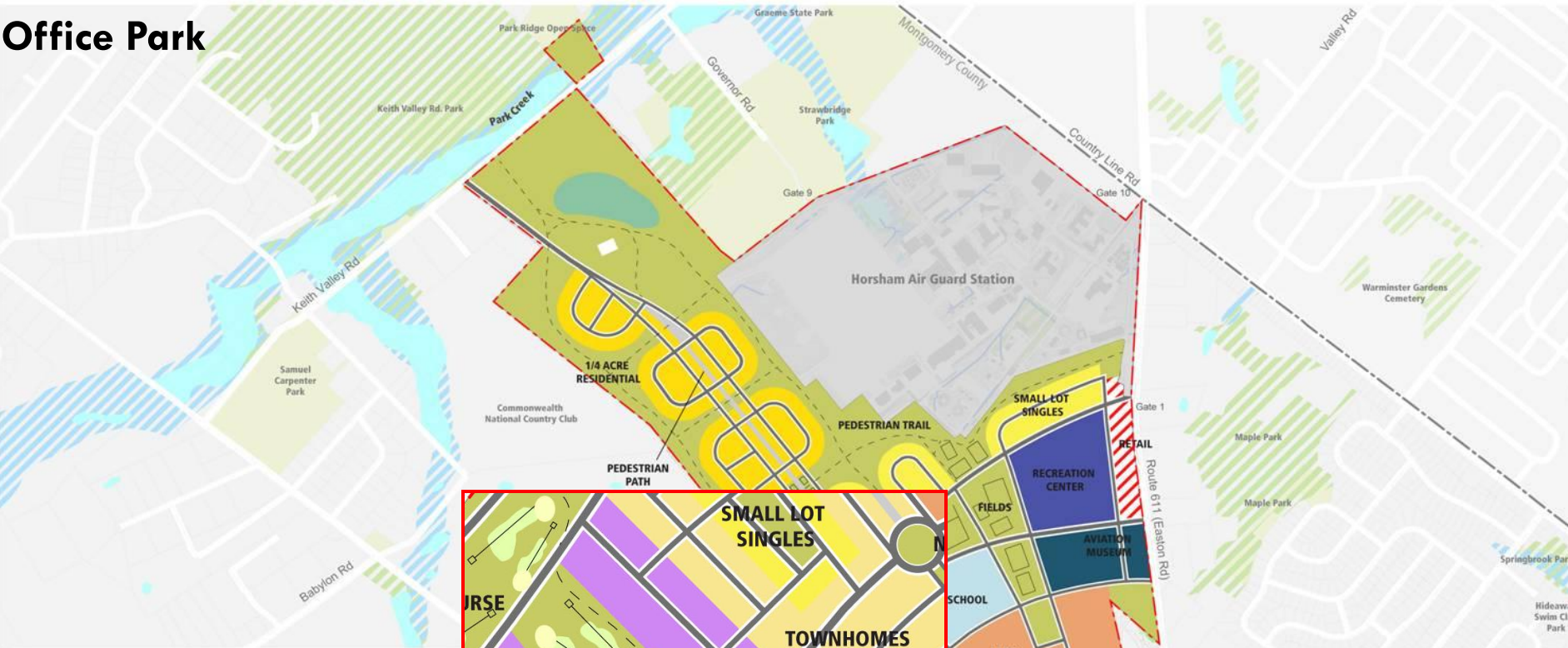
Town Center



Town Center – Gathering Spaces

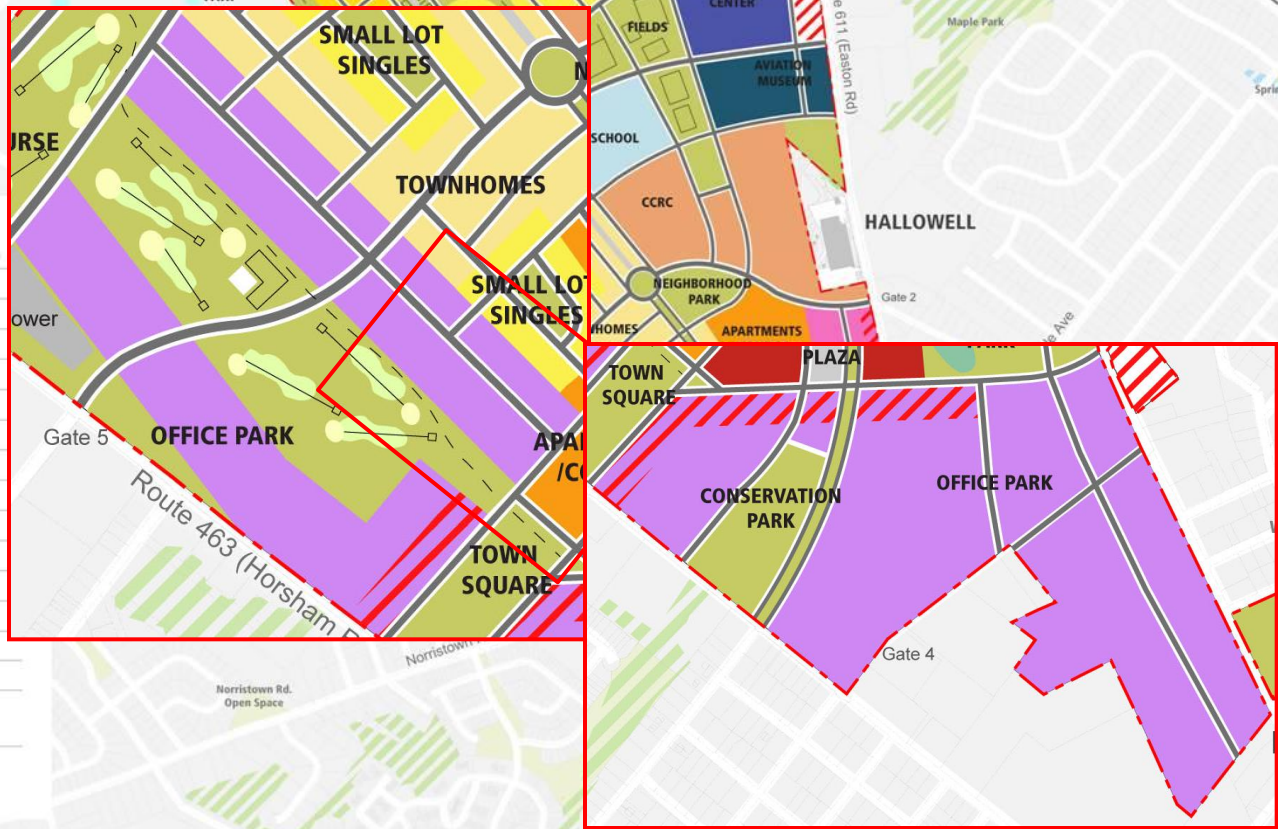


Office Park



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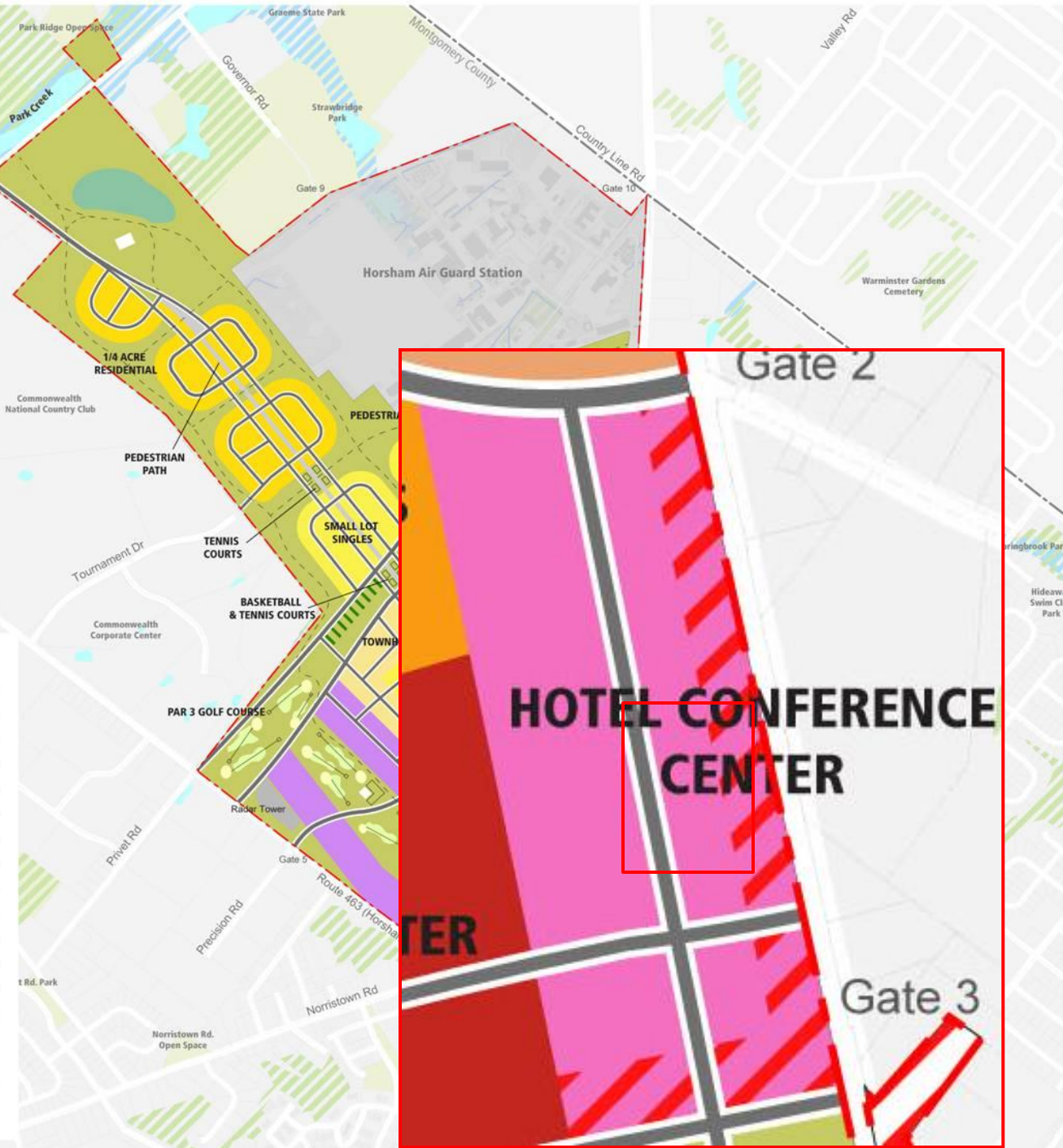
Office Park



Hotel Conference Center

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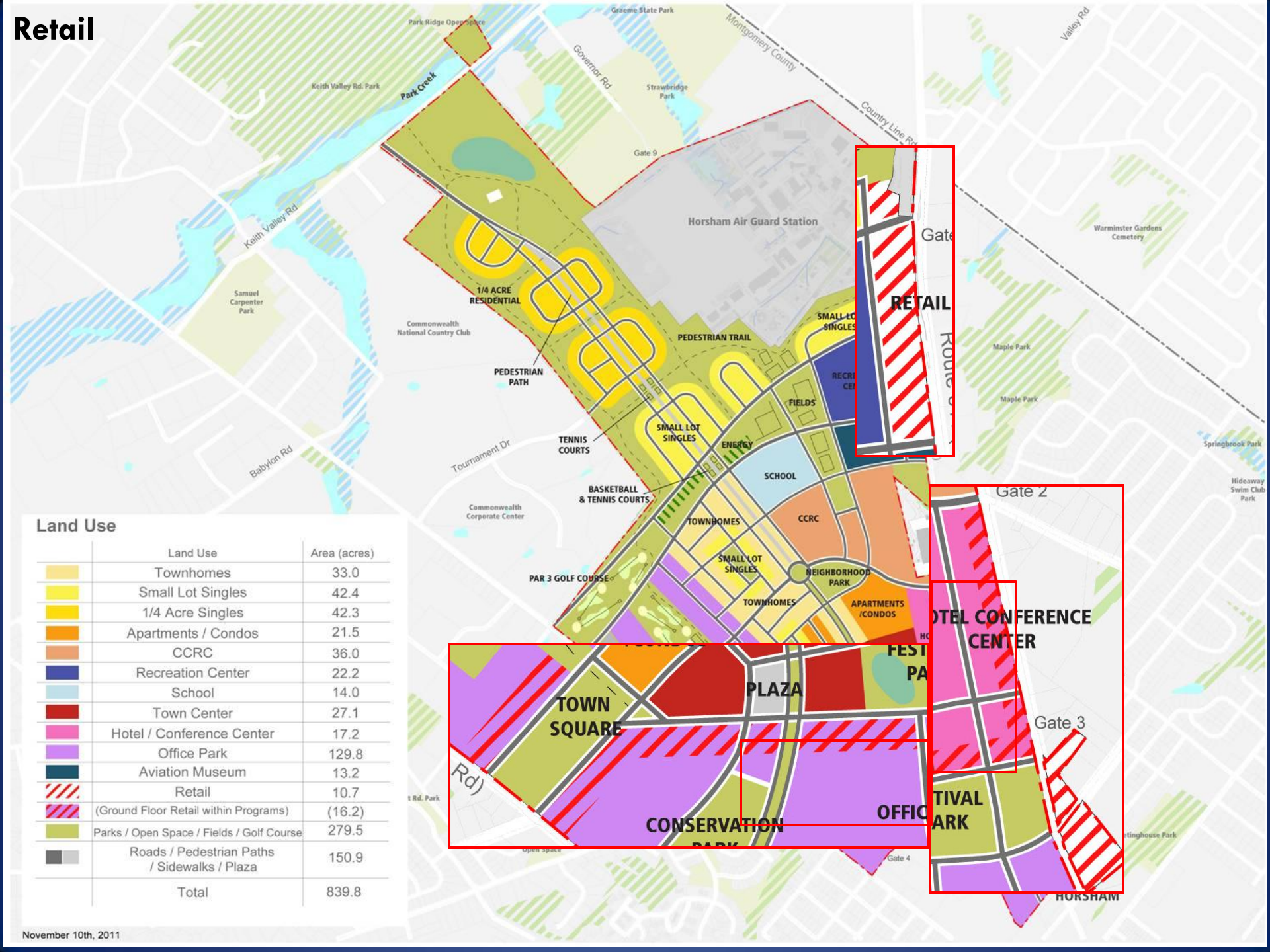


This inset map provides a detailed view of the **HOTEL CONFERENCE CENTER** site. The site is shown in a pink color with red diagonal hatching. It is situated between **Gate 2** (top) and **Gate 3** (bottom). The map shows the building's footprint and its relationship to the surrounding roads and infrastructure.

Hotel/Conference Center



Retail



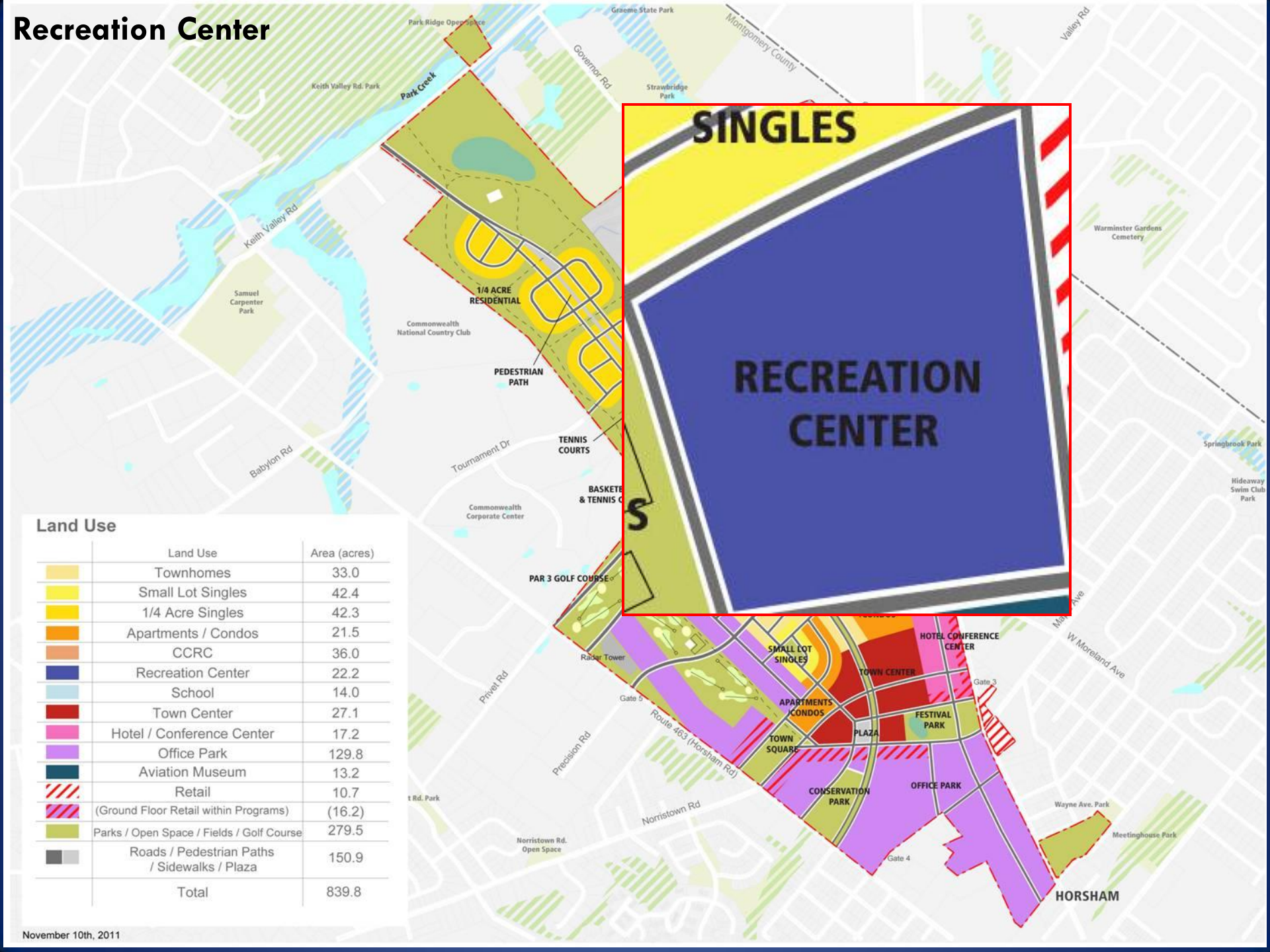
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Retail Frontage



Recreation Center



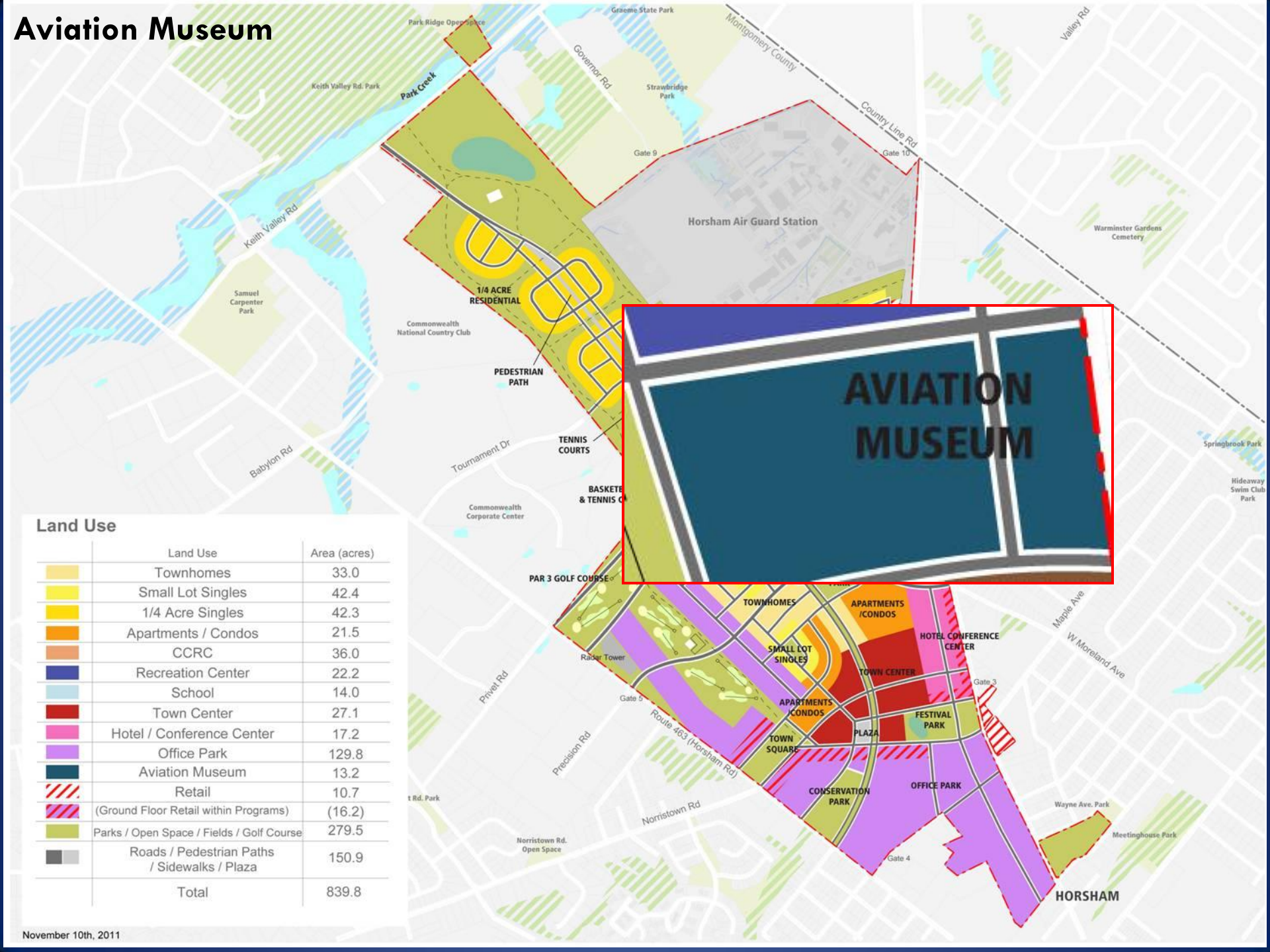
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Regional Recreation Center



Aviation Museum



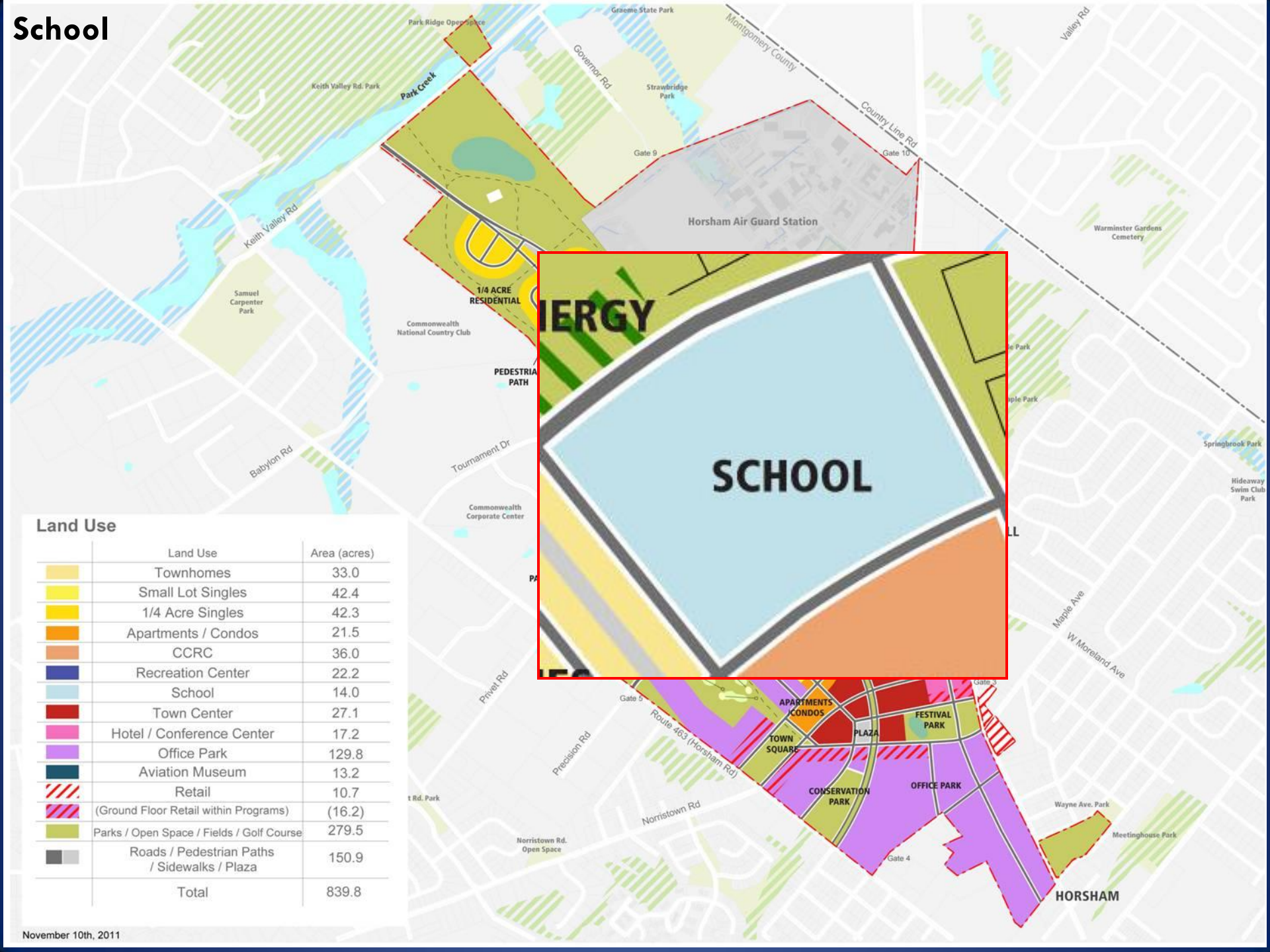
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Aviation Museum



School



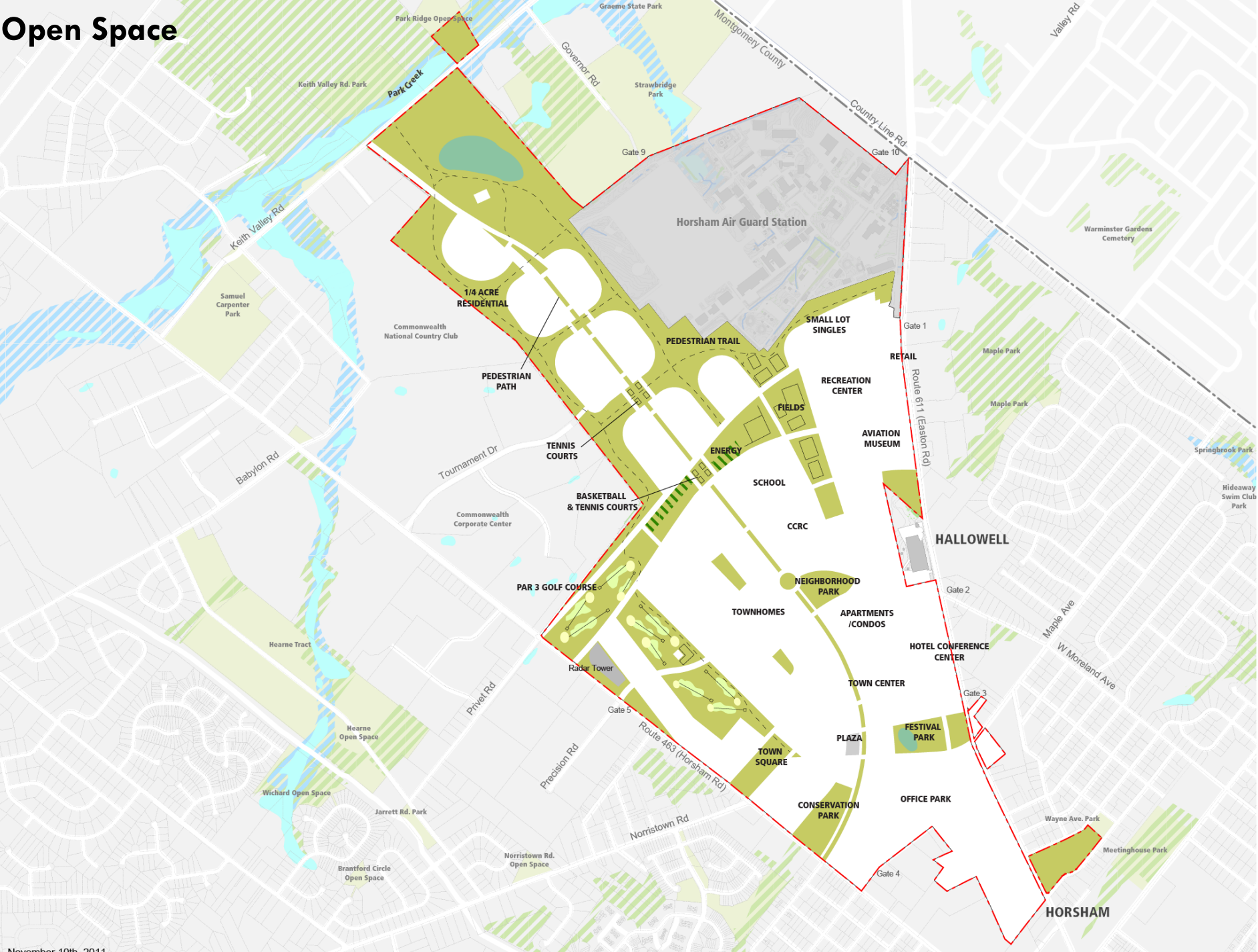
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Elementary/Middle School



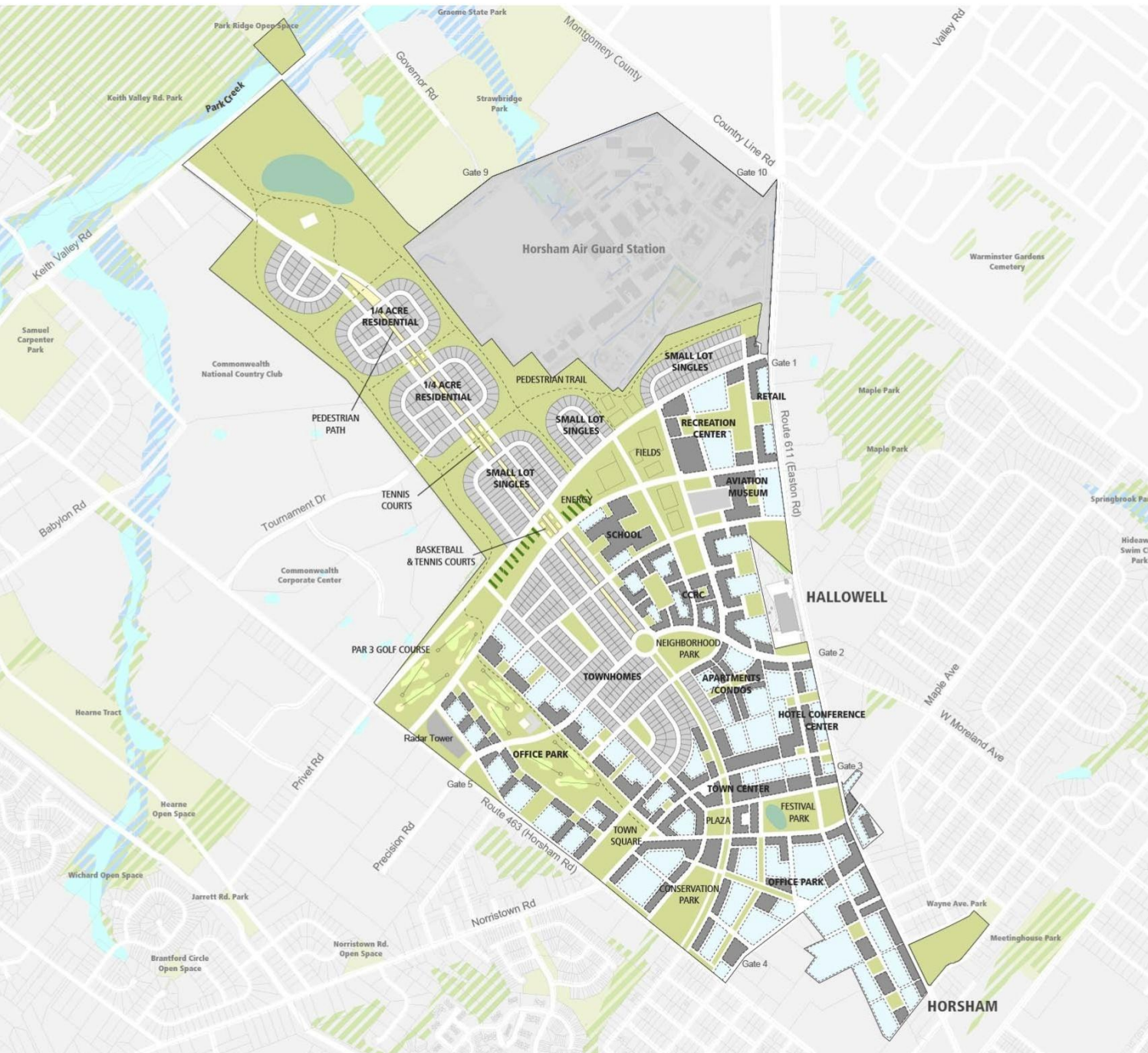
Open Space



Open Space



Preferred Alternative Concept Plan



Legend

- - - Willow Grove NAS
- Municipal Boundary
- Parcel
- Parks and Open Space
- Horsham Air Guard Station
- Clear Zone
- NWI Wetlands
- FEMA Flood Plain
- Vegetation
- Habitat Areas

Sources

NAS GIS data from Weston Solutions Inc. (received from Tetra Tech), Google and Bing Maps. Surrounding context data from DVRPC.



PREFERRED ALTERNATIVE NOI Submissions

**50 URBAN
ENGINEERS**
1960-2010 ■ Formulating Excellence

NOI SUMMARY



- **All NOI's approved by the Board in July are accommodated in the plan**
- **Currently in discussions with Bucks County Housing and DVHAA on their NOI requests**

PREFERRED ALTERNATIVE Traffic Impacts and Mitigation



TRIP GENERATION

- **Estimates “new” trips for proposed development**
- **Based on studies of existing sites nationwide**
- **Multiple variables based on “use”**
 - **Square footage**
 - **Number of units**
 - **Specific criteria (employees, rooms)**
- **Focused on AM/PM Peak Hours**
- **Reductions for “pass-by” trips and multiple destination trips**

PRIMARY GENERATORS



Top Generators by Land Use

1. Office Park
2. Residential Development
3. Elementary School
4. Retail and Shopping

Preferred Land Use Plan



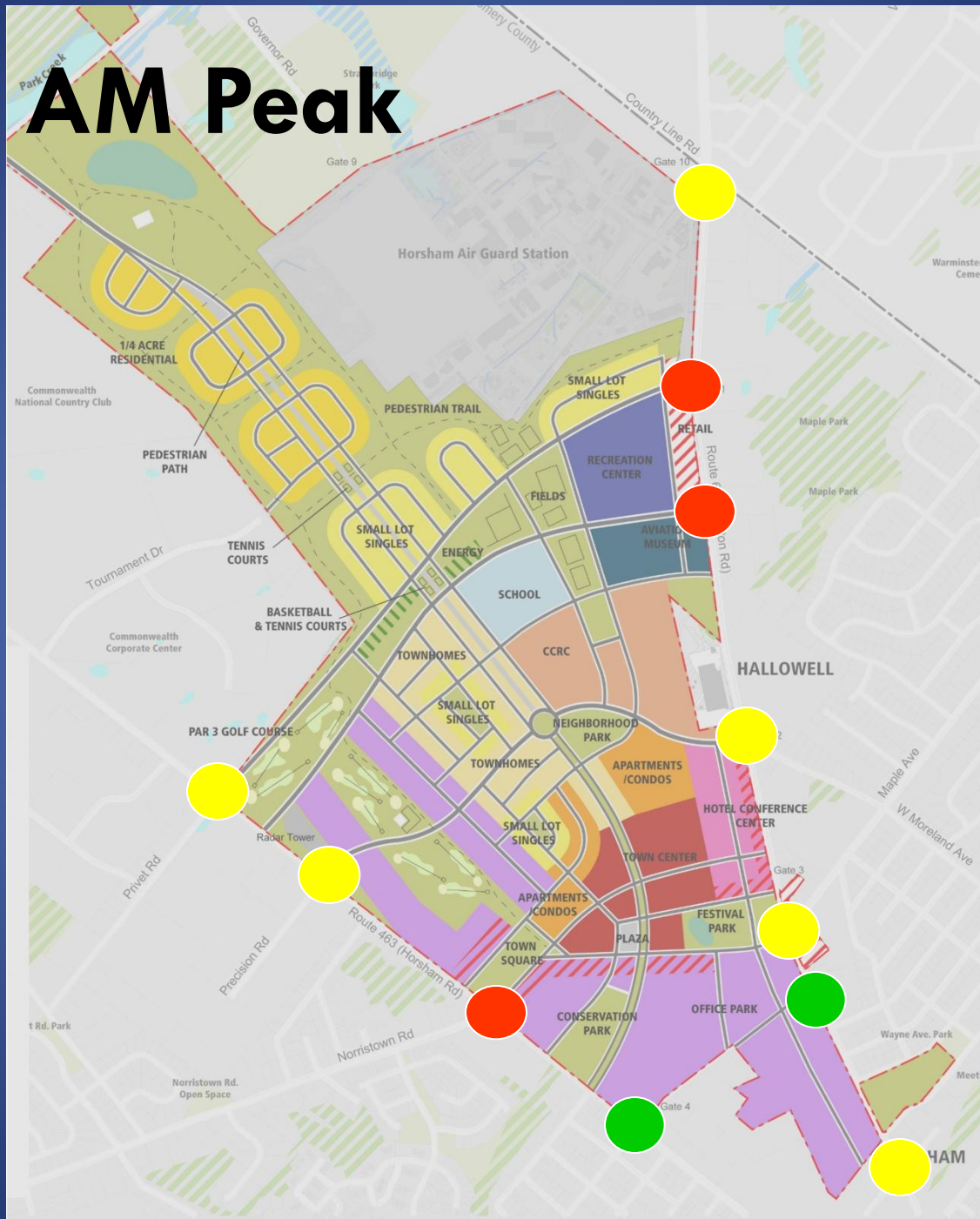
- **Overall Traffic Impact Summary**
 - **Generates new trips during the AM and PM peak periods**
 - **Distributed across the entire network based on location within site**
 - **Signalized intersections generally experience traffic increases between 15-20% from 2026 No Build Projections**

INTERSECTIONS OPERATIONS

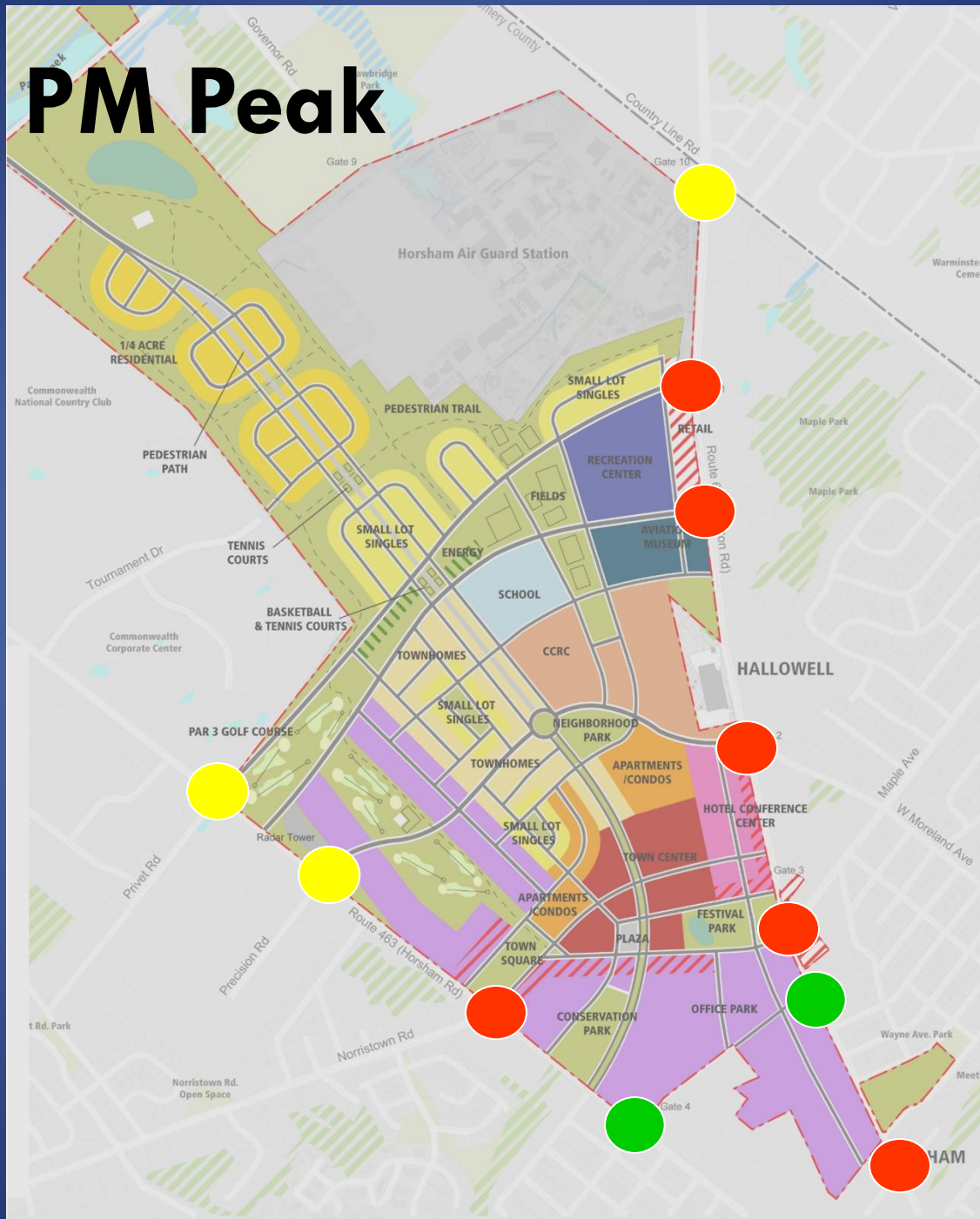
- **Two Stage Analysis**
 - Compared to No Build 2026 volumes with existing geometry
 - Prepared improvements to the geometry (no volume changes)

	• Improved traffic operations
	• Comparable traffic operations to current conditions
	• Worsened traffic operations

AM Peak



PM Peak

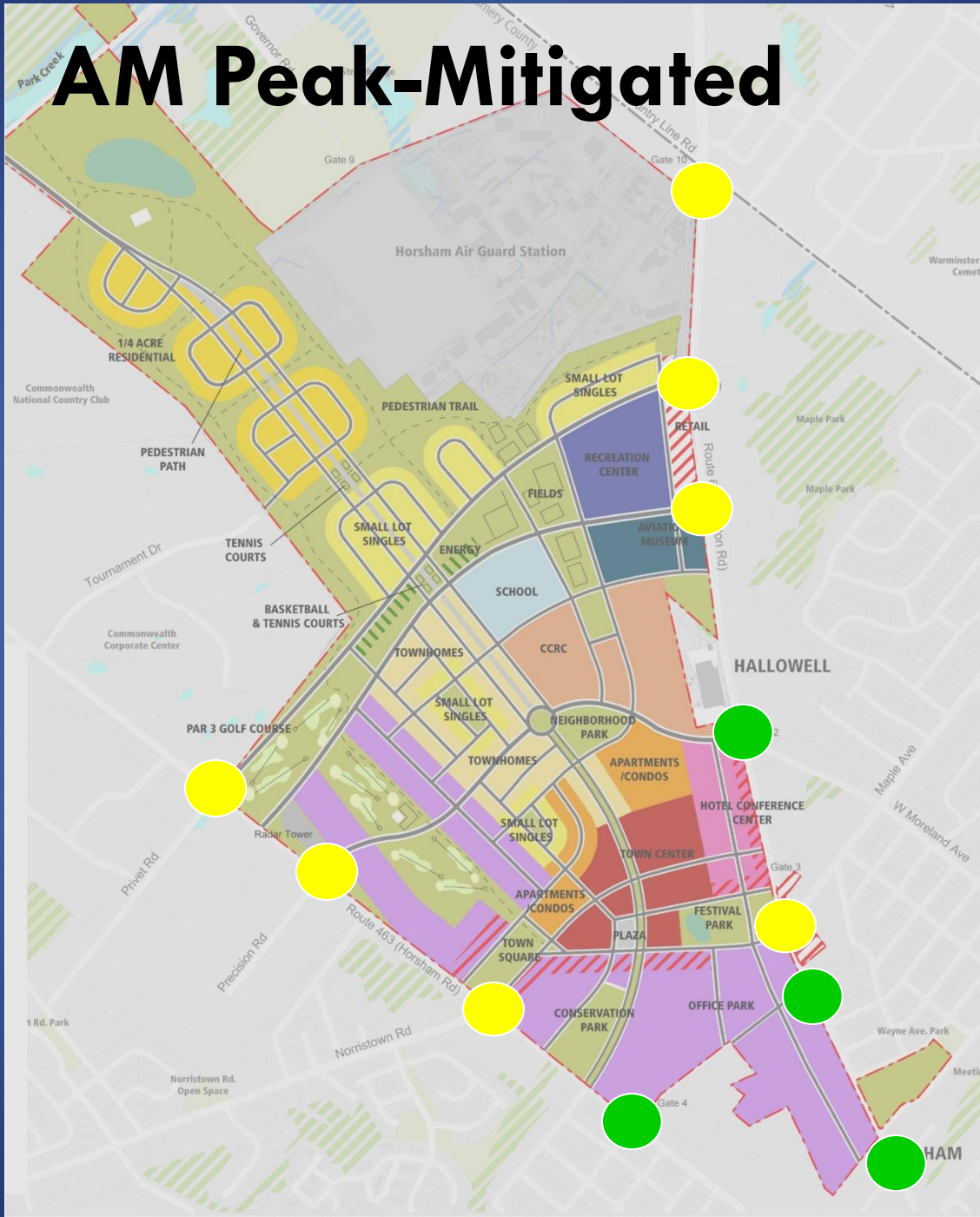


Intersection Improvements

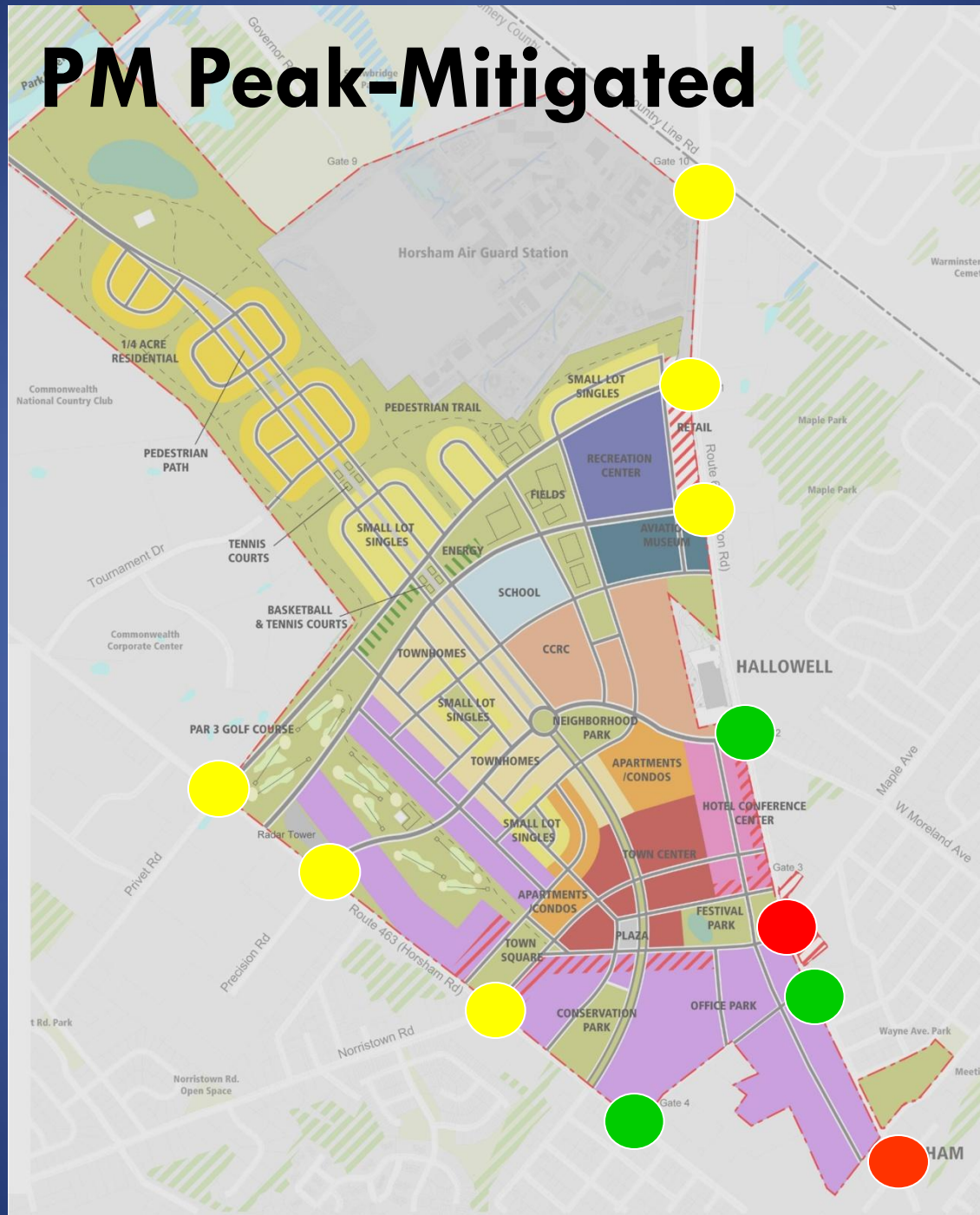


- **Purpose**
 - **Improvements that can help mitigate effects of new development**
 - **Localized improvements that are reasonable and manageable for development**
 - **Focused on primary signalized intersections**

AM Peak-Mitigated

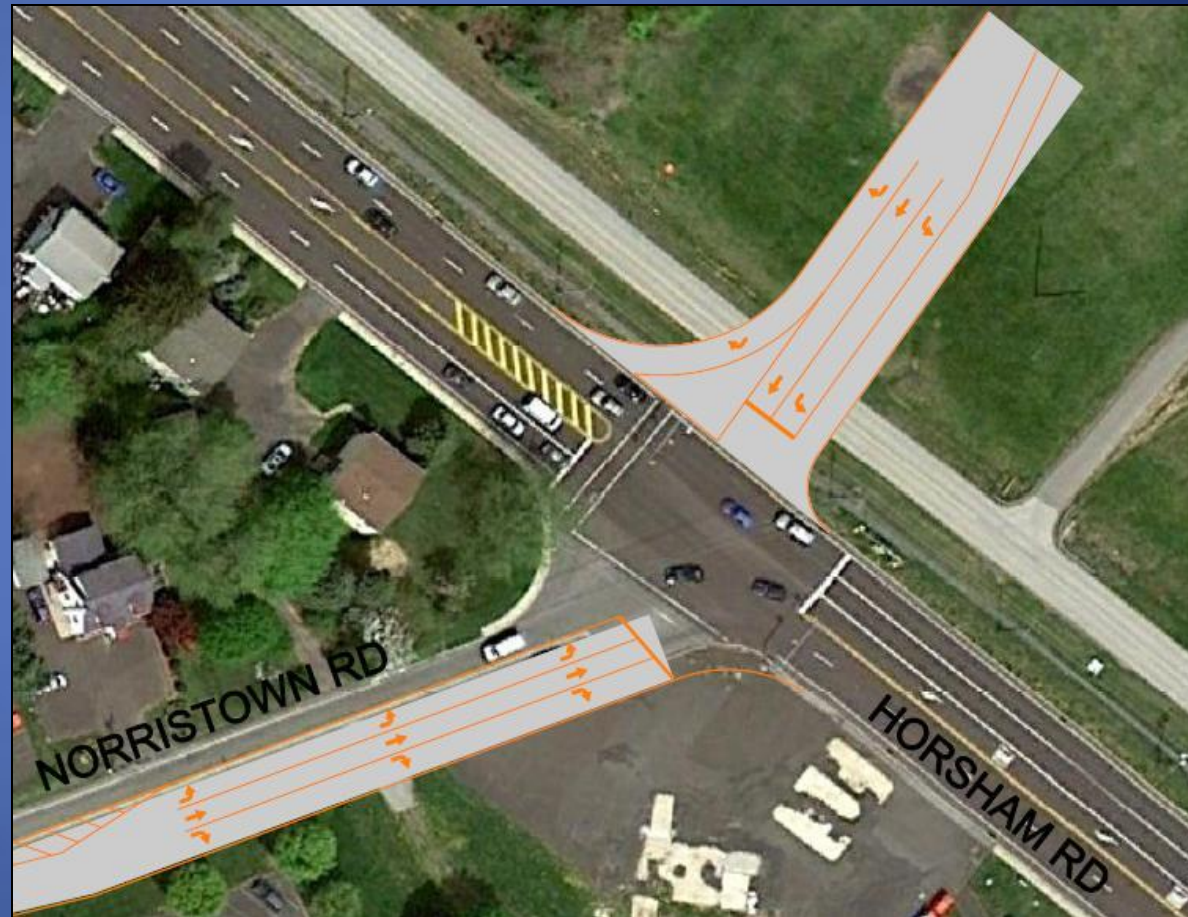


PM Peak-Mitigated



Norristown Crossing Improvements

- **Norristown Road**
 - Eastbound add designated RT Lane
 - LOS improved from F in AM and E in PM to C in both peaks



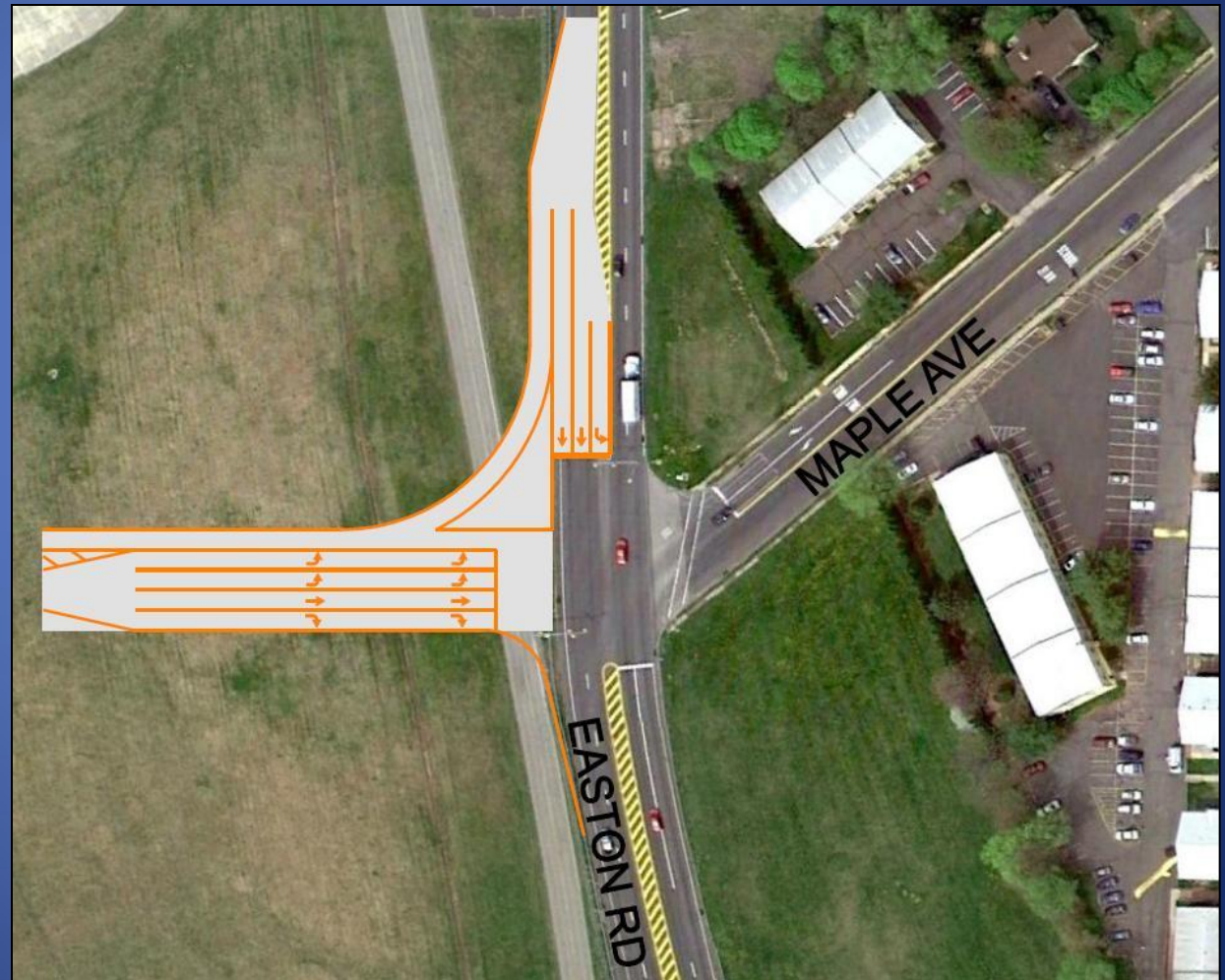
Easton/Meetinghouse Improvements

- Meetinghouse Road
 - Southbound add designated RT Lane
 - LOS improved from F to E during both peaks



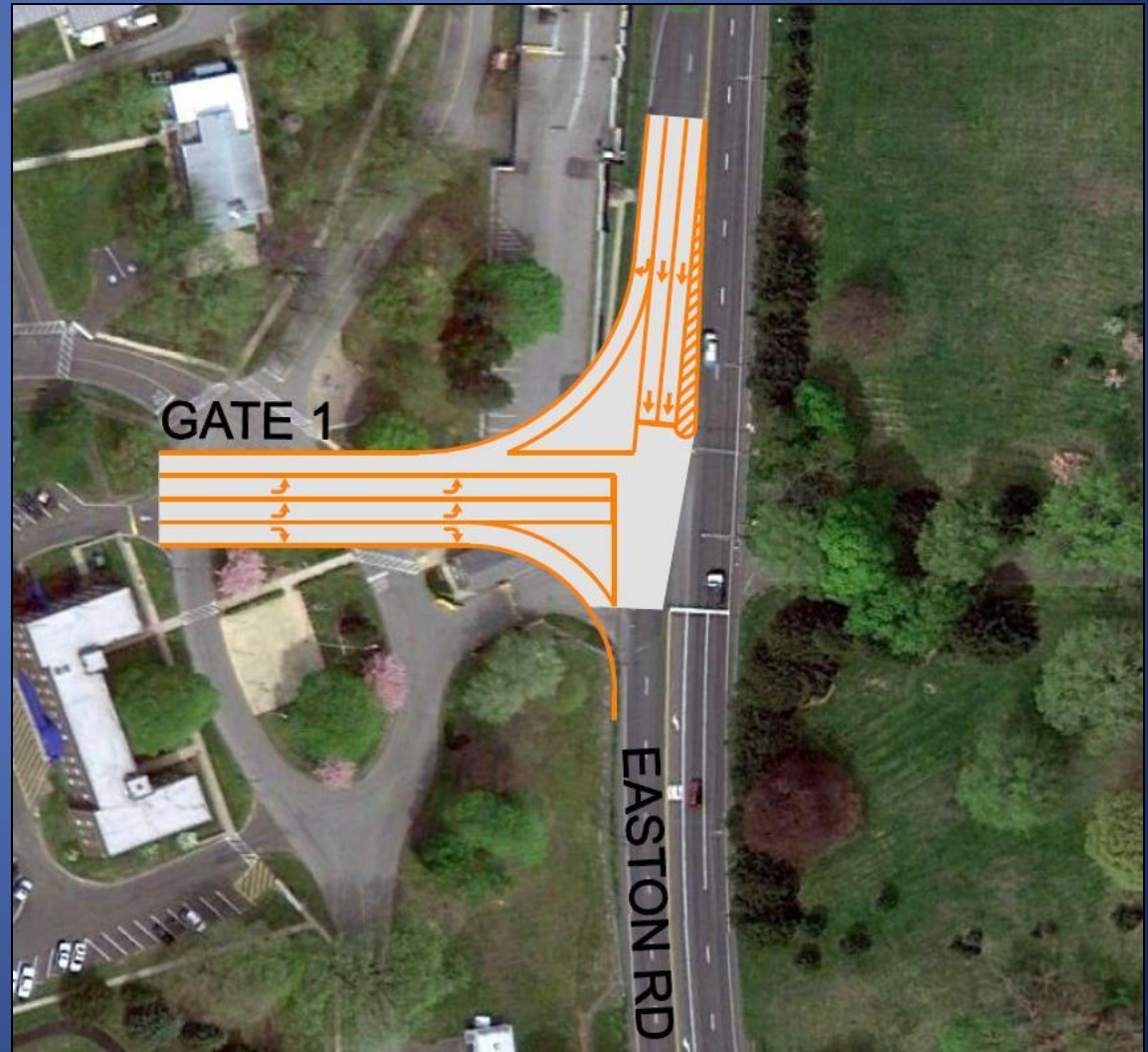
Easton/Maple Improvements

- **Easton Road/Maple Avenue**
 - Southbound add channelized RT Lane
 - LOS improved from E to D in the PM



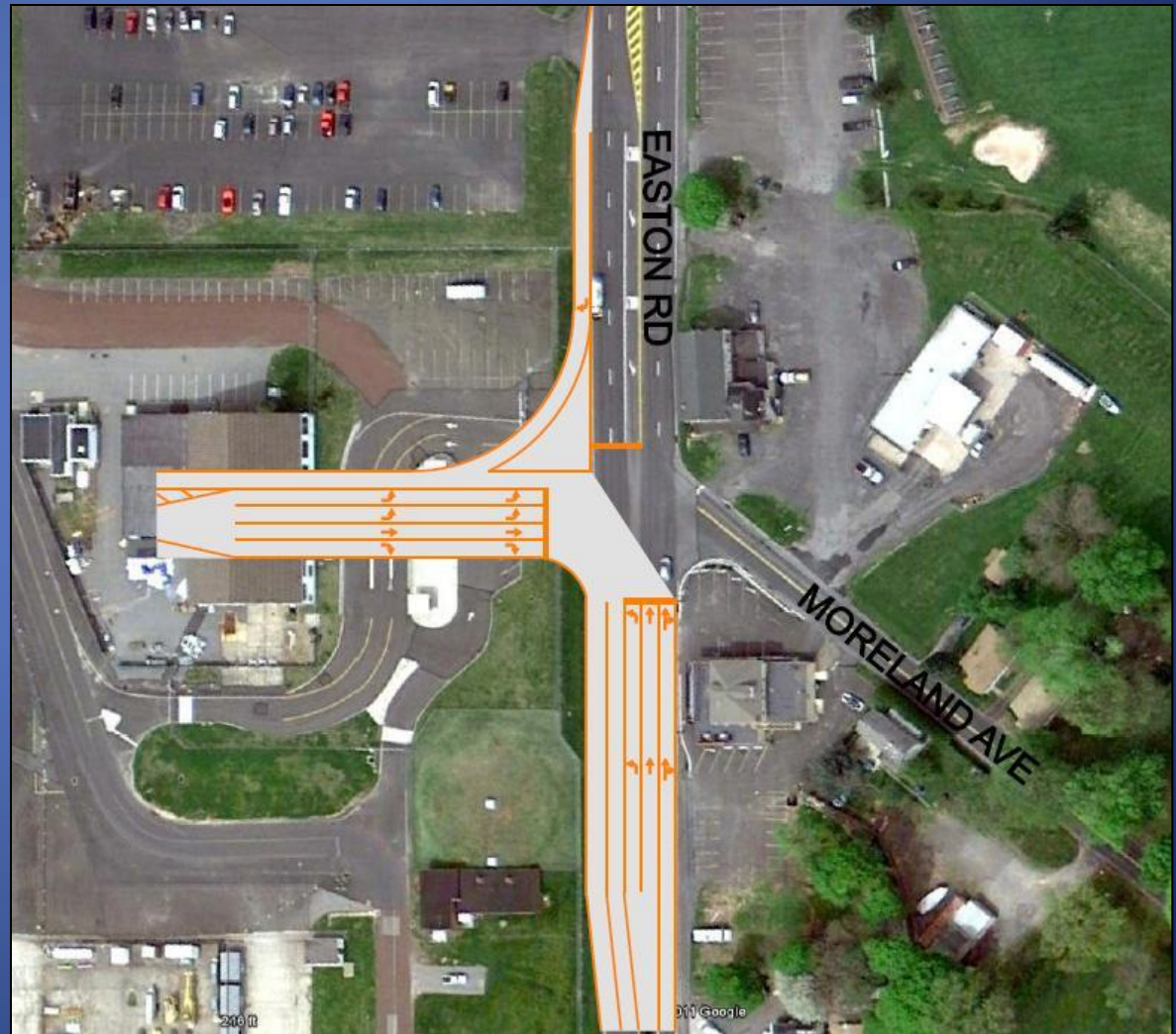
Easton/Main Gate Improvements

- **Easton Road/
Gate 1**
 - Southbound
add
channelized RT
Lane
 - LOS improved
from D to C in
the AM



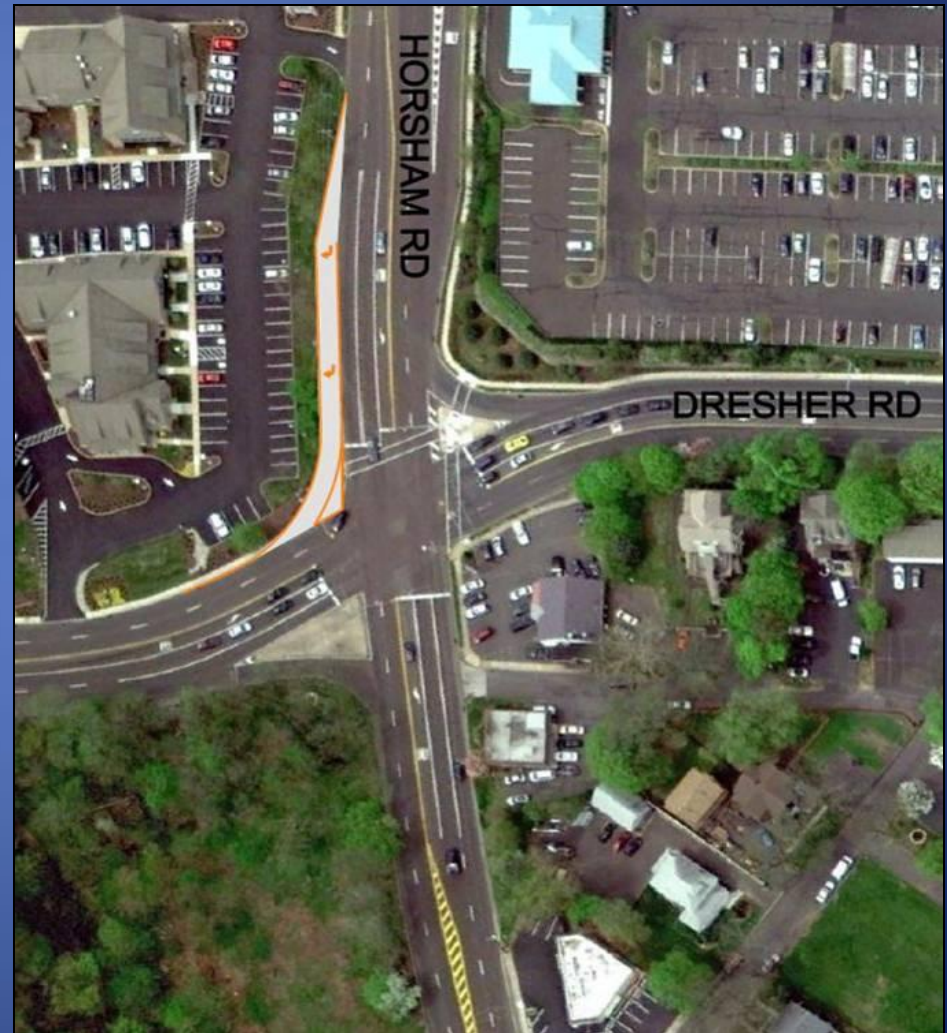
Easton/Moreland Improvements

- Easton Road/
Moreland Ave
 - Southbound
add
channelized
RT Lane;
 - Northbound
add LT Lane
 - LOS
improved
from E to D in
PM



Horsham/Dresher Improvements

- **Horsham Road/
Dresher Ave**
 - Southbound add
channelized RT Lane
 - LOS improved from F
to E in the PM



SYSTEMWIDE IMPROVEMENTS



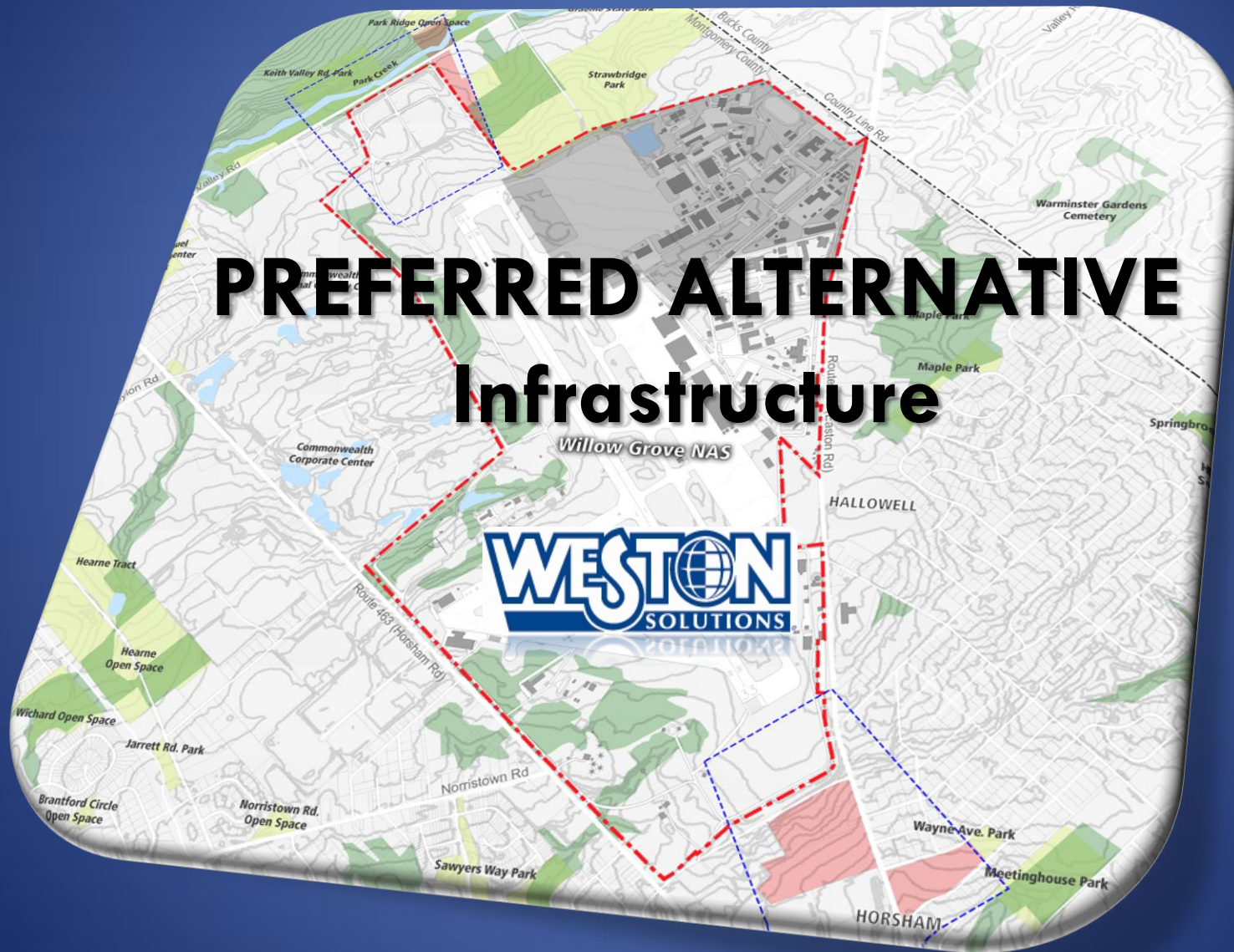
- **Extend beyond the immediate vicinity of the base**
- **Require the involvement of PennDOT and PA Turnpike**
- **May be difficult to link these improvements to developer projects**
- **Will be project of regional economic development importance**

SYSTEMWIDE IMPROVEMENTS



- **Longer range improvements possibly including:**
 - **Implementing adaptive signal technology**
 - **Widening County Line Road**
 - **Widening Easton Road north of Blair Mill Road**
 - **Improved access control to businesses**

PREFERRED ALTERNATIVE Infrastructure



NAS JRB Willow Grove Horsham Township, PA

Proposed Land Use



Legend

- Roads (94,276 ft)
- ▭ Horsham Air Guard Station

Land Use

- Townhomes
- Small Lot Singles
- 1/4 Acre Singles
- Apartments/Condos
- CCRC
- Recreation Center
- School
- Town Center
- Hotel/Conference Center
- Office Park
- Aviation Museum

- ▨ Retail
- ▨ Ground Floor Retail within Programs
- ▨ Roads
- Open Space



NAS JRB Willow Grove Horsham Township, PA

Proposed Land Use

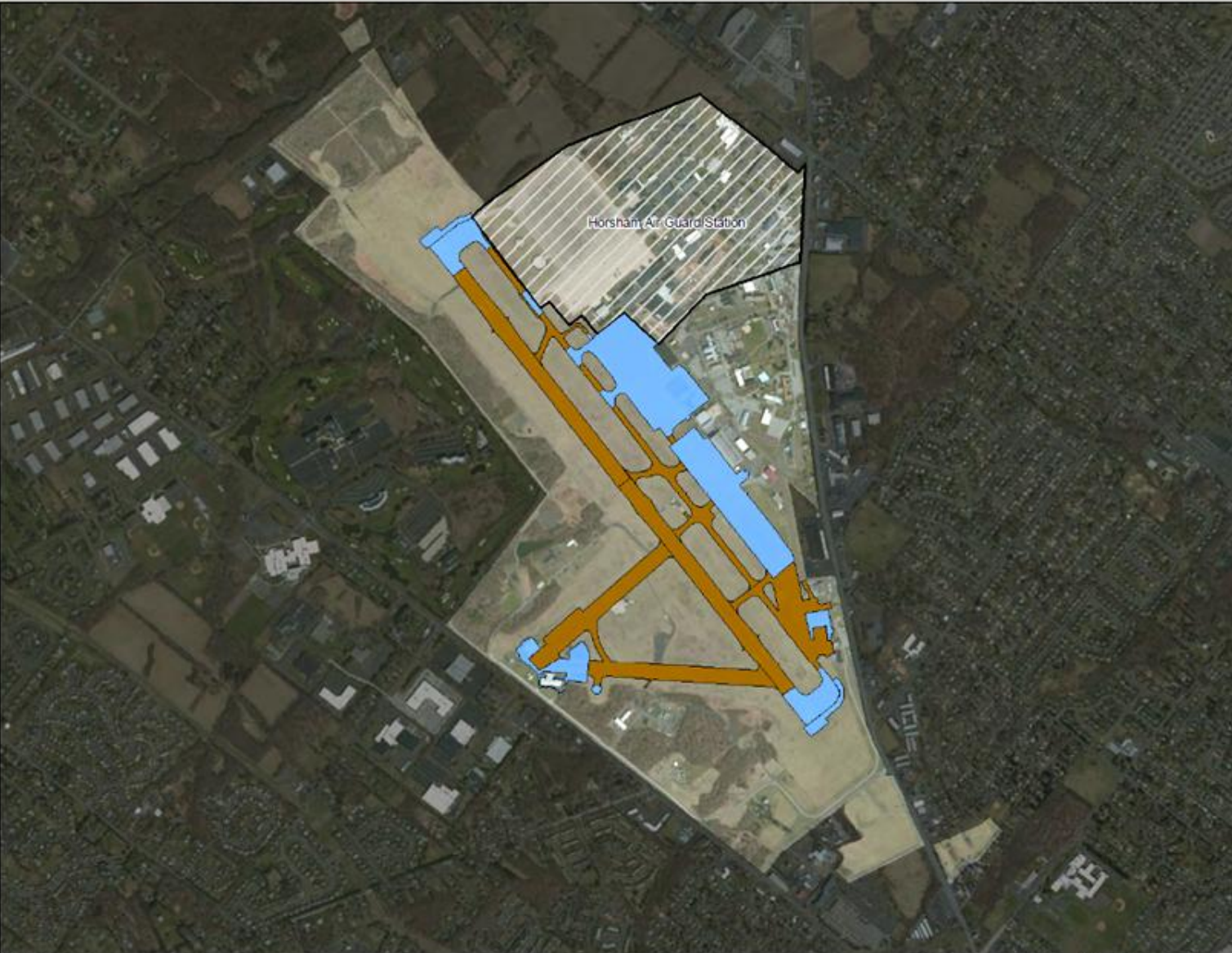
Legend

-  Horsham Air Guard Station
-  Sewer and Water Distribution Mains (35,018 ft)
- Land Use**
-  Townhomes
-  Small Lot Singles
-  1/4 Acre Singles
-  Apartments/Condos
-  CCRC
-  Recreation Center
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-  Roads
-  Open Space

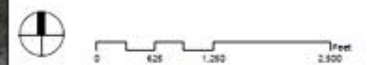


NAS JRB Willow Grove Horsham Township, PA

Runway



- Legend
- Horsham Air Guard Station
 - Runway
 - Asphalt (85.17 Acres)
 - Concrete (75.42 Acres)



	Preferred Alternative		
	Requirement	Notes	Cost
Water Mains	771,249 gpd	Provide basic trunks; 4" and 6" mains; on-grade, reinforced concrete water tank	
	35,018 LF		\$9,000,000
	Water tank – 850,000 gal		\$2,000,000
Wastewater Mains	655,562 gpd	Provide basic trunks; 15" gravity main (avg. diameter) w/pump stations	
	35,018 LF		\$12,000,000
Runway /Apron Demolition	Asphalt – 85.17 acres	Runway, taxiways and apron will be removed; suitable material will be crushed and recycled for aggregate/base material for new roads.	\$5,000,000
	Concrete – 75.42 acres		\$12,000,000
Roads	Streets – 94,278 LF	Combination of local and collector streets; avg. paving width 35'; 1.5" wearing, avg. 5" paving base, 6" stone subbase	\$17,000,000
	Curbs – 188,556 LF		\$4,000,000
			Recycled concrete and asphalt could reduce costs of new road construction
Total			\$61,000,000



PREFERRED ALTERNATIVE
Economic and
Fiscal Impacts

RKG

LAND USE AND BUILDING PROGRAM

Land Use	Acres	Units/Building Square Feet
RESIDENTIAL		
1/4 Acre Lot Single Family	42	169
Small Lot Single Family	42	297
Townhomes	33	396
Apartments/Condos	22	645
Town Center Apartment/Condos	9	114
CCRC Independent Living	18	126
CCRC Assisted Living/Nursing	9	252
Total Residential	176	1,999
COMMERCIAL		
CCRC Med Office/Amenities	9	58,500
Hotel/Conference	17	163,400
Town Center Retail/Service/Restaurants	11	236,095
Town Center Office	3	70,829
Movies/Entertainment	4	35,230
Office Park	130	1,130,818
Retail	11	139,100
Total Commercial	184	1,833,971
OTHER USES		
Regional Recreation Center	22	96,522
School	14	152,727
Aviation Museum	13	55,000
Park/Open Space	280	--
Roads, Sidewalks, Paths, Etc.	151	--
Total Other Uses	480	304,249
		1,999 Res. Units/ 1.8 Million Com.

1,621
Market Rate
Housing
Units

761 total
school-age
students

TOTAL NET FISCAL IMPACTS

Land Use	TOTAL		
	Revenue	Expenditure	Net Impact
RESIDENTIAL			
1/4 Acre Lot Single Family	\$2,900,208	\$2,130,912	\$769,296
Small Lot Single Family	\$2,125,616	\$762,049	\$1,363,567
Townhomes	\$1,937,961	\$4,143,762	(\$2,205,801)
Apartments	\$1,945,311	\$3,602,685	(\$1,657,373)
Town Center Apartment/Condos	\$397,832	\$645,236	(\$247,404)
Independent Living	\$450,202	\$60,516	\$389,687
Assisted Living/Nursing	\$292,564	\$50,883	\$241,681
Total Residential	\$10,049,695	\$11,396,042	(\$1,346,347)
COMMERCIAL			
CCRC Med Office/Amenities	\$204,298	\$14,059	\$190,239
Hotel/Conference	\$440,046	\$32,145	\$407,901
Town Center Retail/Service/Restaurants	\$556,873	\$37,377	\$519,496
Town Center Office	\$184,371	\$12,398	\$171,972
Movies/Entertainment	\$108,168	\$7,862	\$100,306
Office Park	\$5,244,760	\$367,766	\$4,876,993
Retail	\$354,053	\$23,937	\$330,116
Total Commercial	\$7,092,567	\$495,544	\$6,597,023
OTHER USES			
Regional Recreation Center	\$3,996	\$17,393	(\$13,397)
School	\$17,655	\$26,342	(\$8,687)
Aviation Museum	\$579	\$5,339	(\$4,760)
Park/Open Space	\$0	\$0	\$0
Total Other Uses	\$22,230	\$49,074	(\$26,844)
TOTAL NET IMPACT	\$17,164,492	\$11,940,660	\$5,223,832

Permanent Jobs

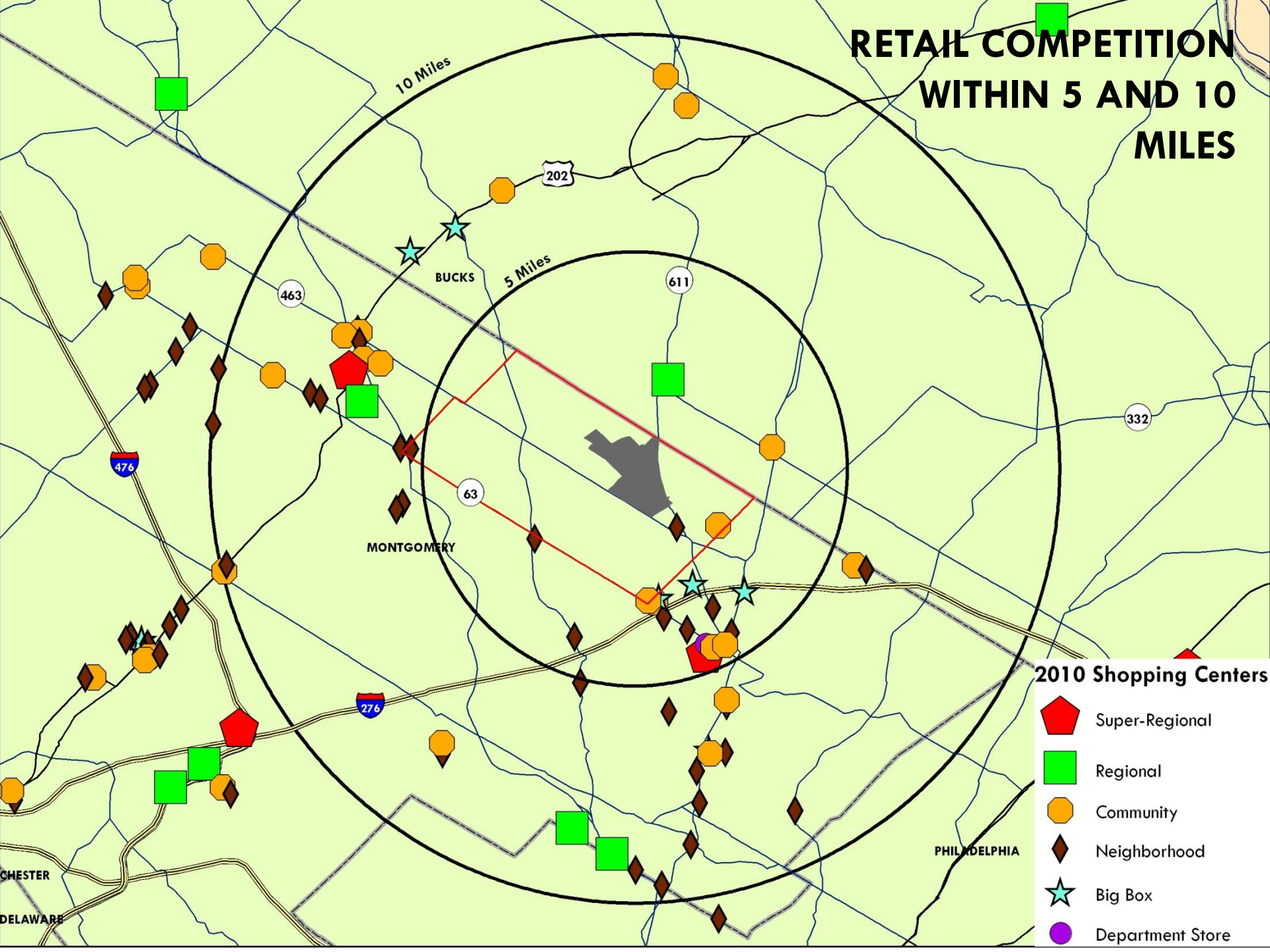
Land Use	Jobs	Payroll
Assisted Living/Nursing	180	\$5,674,769
CCRC Med Office/Amenities	84	\$3,793,587
Hotel/Conference	114	\$3,055,547
Town Center Retail/Service/Restaurants	1,199	\$34,592,045
Town Center Office	142	\$11,232,701
Movies/Entertainment	91	\$1,122,443
Regional Recreation Center	138	\$2,743,545
Office Park	2,262	\$179,336,363
Retail	707	\$20,380,565
School	218	\$12,121,200
Aviation Museum	20	\$397,540
Total	5,155	\$274,450,305

Town Center Retail Demand

- **236,100 SF of Town Center retail**
 - ❖ Urban Land Institute sales/square feet to calculate amount of sales needed to support development
- **\$97.1 million in annual sales needed**
- **1,747 new residential units (does not include assisted living/nursing home units)**
 - ❖ New units = additional retail demand
 - ❖ Assumed various capture rates per retail category (ranged from 0% to 65%)
 - ❖ Estimated \$20.1 million in Town Center demand

Town Center potentially captures 15-20% of annual sales from local residents. Need to capture 4-6% of spending within a 5-mile radius of site

RETAIL COMPETITION WITHIN 5 AND 10 MILES



PREFERRED ALTERNATIVE

Public Comments





HORSHAM TOWNSHIP AUTHORITY FOR NAS-JRB WILLOW GROVE

WEDNESDAY • NOVEMBER 16, 2011 • 7:00 P.M.

MEETING AGENDA

- Call to order and Pledge of Allegiance
- Preferred Redevelopment Plan Presentation
- Opportunity for questions and comments
- Approval of the Meeting Minutes: October 19, 2011
- Executive Director's Report
- Solicitor's Report
- Bills and Communications: Approval of list of checks
- Additional business, if any
- Determine the time for the next HLRA Board Meeting:
 - Wednesday, December 21, 2011