

Bader Field Redevelopment



Figure 1: Bing.com bird's eye aerial showing the geographic relationship between Bader Field and the Chelsea Heights Neighborhood. The redevelopment of Bader Field should be designed to provide maximum protection and hazard mitigation for Chelsea Heights.

Bader Field was opened in 1910 and was authorized to provide passenger service in 1911. It was the first U.S. municipal airport with facilities for both seaplanes and land-based airplanes, including seaplane passenger service between Atlantic City and New York.

Bader Field was the founding location of the Civil Air Patrol in 1941. Scheduled commercial airline service at the airport ended in 1990, when Allegheny Airlines moved to the larger Atlantic City International Airport that was developed by the South Jersey Transportation Authority. The control tower was removed in the late 1990s. In 1998, Bernie Robbins Stadium, a 5,500-seat baseball stadium opened on the site, housing the Atlantic City Surf minor league baseball team until it discontinued operations in 2009. An indoor ice skating rink, Flyers Skate Zone, also opened up at the Bader Field site.

Bader Field is a brownfield site, listed on the Atlantic City Brownfields Inventory with PI# 000557 and NJDEP Case Numbers E89797 and E90097. The Inventory contains a note that a Remedial Investigation of groundwater contamination is required. The redevelopment of Bader Field will therefore require coordination with the Remedial Action Work Plan. The City issued an RFP for "Preliminary Assessment, Site Investigation and Remedial Investigation of Soil and Groundwater At the Former Bader Field Airport" on November 19, 2013. The end uses in the redevelopment plan for Bader Field will determine the remedial actions required. It can also be expected that the redevelopment of the site will be designed to mitigate against future storm surges and will incorporate flood hazard protection measures, either of which may provide creative opportunities for remedial actions (reuse of contaminated soils as fill in capped berms or in situ treatment of contaminated soil for reuse as fill for new shoreline recreational improvements that also provide storm protection, etc.).

Task 1.0 Existing Conditions Analysis



We will conduct a land use and economic analysis that will be applicable to both the Chelsea Heights Neighborhood Plan and the Bader Field Redevelopment Plan. The objective will be to identify a preliminary list of economically viable land uses for Bader Field that will reinforce the Chelsea Heights neighborhood, using LEED-ND standards for “complete, compact and connected” neighborhoods. This will include a determination of goods and services that are missing from the Chelsea Heights neighborhood that can be incorporated into the Bader Field Redevelopment Plan and strategies for extending the Chelsea Heights neighborhood grid street system into the Bader Field site. We will analyze the existing market demographics and business mix data obtained in a report from the Nielson Company specific to a ten minute and twenty minute drive time area

from the center of Chelsea Heights, as well as goods and services that would encourage daily walking, biking and transit use (LEED-ND Neighborhood Pattern and Design (NPD) Credit 3: “Mixed-Use Neighborhood Centers” – see Figures 7 and 8). The proposed street system will be conceived so as to both provide connectivity to Chelsea Heights for all modes of mobility (“complete streets”), but also with a “Green Streets” design approach to address stormwater drainage in a way that is both sustainable and resilient to not only the major storm events like Sandy, but the common Nor’easters that hit the Jersey coast every year.

DELIVERABLE – Technical Memorandum – Baseline Land Use Analysis and Economic Analysis

Task 2.0 Plan Preparation

a. Visioning of Future Alternative Scenarios

- 1) *Engaging Stakeholders* – The Maser Consulting Team will conduct an interview with neighborhood stakeholder groups identified by the City in order to discern their particular needs, interests and concerns regarding the redevelopment of Bader Field. We will also meet at least twice with a Stakeholder Advisory Committee, consisting of representatives from multiple stakeholder groups, in order to find areas of common interest and determine areas of consensus.
- 2) *General Public Outreach* – We propose to provide a stream of information to the public as the redevelopment plan is developed, including each deliverable as it is reviewed and approved by the City for public release, as well as notices of public meetings and plan graphics such as maps, diagrams and drawings. We would propose that a project page on the City’s Office of Planning and Development web page be created with PDFs uploaded of project work product, with alerts posted on the Home Page. Maser Consulting is also active

Figure 7: LEED-ND Scorecard showing Site Location & Linkage and Neighborhood Pattern & Design ratings.

Diverse Uses	% Occupancy of Total Square Footage	Pts.
4-6	20%	1
7-10	30%	2
11-18	40%	3
>18	50%	4

Figure 8: NPD Credit 3 - Mixed Use Neighborhood Centers - number of uses and percentage of total project square footage of neighborhood services within a quarter mile walk of at least 50% of the dwelling units in a project (neighborhood).

with social media. If the City believes that social media outreach would be effective, we would suggest the creation of a project specific Facebook account for organizing a focused dialogue on the project and for posting public photos, drawings, etc. that will can be reviewed and potentially tweeted to a broader Atlantic City audience and a “hashtag” group such as *#baderfield* or the like.

- 3) *Community Open House Meetings* – We propose to hold two public “open house” style meetings, one for feedback at the time of the formulation of the “Preliminary Vision Alternative Development Scenarios” (up to 3), draft goals and objectives and information on LEED-ND; and another public open house meeting at the time of the selection of the Preferred Development Scenario and Draft Redevelopment Plan stage. For the first meeting, the Preliminary Vision Alternative Development Scenarios, prepared by SOSH Architects, would be shown on a display board and separate “stations” would be set up with display boards related to elicit feedback on images of various land use types, traffic and circulation issues and design approaches. Members of the consultant team will be at the stations to answer questions, collect comment cards and engage the public in open conversation about the project. At the second open house, the Preferred Alternative Development Scenario (concept plan) prepared by SOSH will be displayed, along with boards explaining the land use and design requirements of the Draft Redevelopment Plan for public comment.

DELIVERABLE – 1. *Vision Statement, including Goals and Objectives*; 2. *Preliminary Alternative Development Scenarios*; 3. *Preferred Alternative Development Scenario Concept Plan*

Task 3.0 Implementation Plan (Final Redevelopment Plan)

a. Implementation Action Plan

The Maser Consulting Team will develop an Implementation Action Plan from the Preferred Alternative Development Scenario Concept Plan from Task 2.0. The Action Plan will be organized in a matrix similar to the “Planning Implementation Agendas” (PIAs) used by the New Jersey Office of Planning Advocacy for Plan Endorsement and action items will be assigned to lead agencies with potential funding sources (FEMA, Green Acres, ACIA, etc.), as well as potential redevelopment parcels within Bader Field that would be redeveloped through public-private partnerships governed by redevelopment agreements.

b. Final Redevelopment Plan

The Maser Consulting Team will compile a redevelopment plan document that folds the Vision Statement, Preferred Alternative Development Scenario Concept Plan and the Implementation Action Plan, as well as the other mandatory components of the Local Redevelopment and Housing Law and design standards consistent with Task 2.0 of the Chelsea Heights Neighborhood Plan in project “b”.



Figure 9: The Bader Field site offers tremendous potential for combining storm mitigation and protection to the Chelsea Heights neighborhood with waterfront recreation amenities, coordinated with brownfield remediation actions. It also provides an opportunity to provide goods and services as an extension of the Chelsea Heights neighborhood that would make it more sustainable and resilient.

DELIVERABLE – 1. Implementation Action Plan; 2. Final Redevelopment Plan