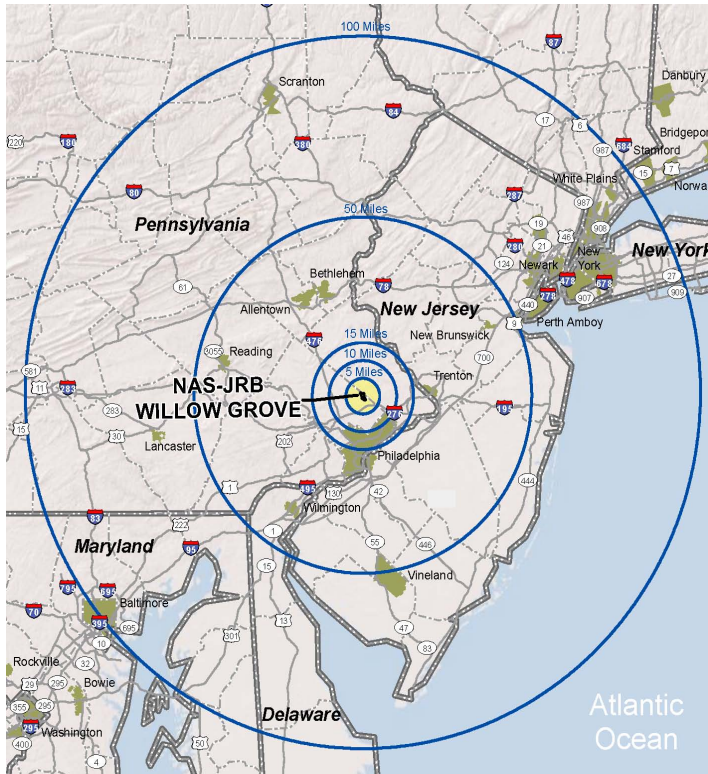




HORSHAM LAND REDEVELOPMENT AUTHORITY



**PFAS ISSUES CONTINUE
TO DELAY THE
REDEVELOPMENT
OF FORMER NAS-JRB
WILLOW GROVE BASE
IN HORSHAM**



The former Naval Air Station-Joint Reserve Base (NAS-JRB) Willow Grove is located in Horsham Township, Montgomery County, 18 miles north of Center City Philadelphia.

Its size and location provide unique opportunities for economic development and job creation that will benefit the entire region.

Horsham Air
Guard Station
(210 + acres
still active)

The image is an aerial photograph of a large airfield complex. A yellow outline highlights a specific area in the upper left, identified as the Horsham Air Guard Station. A larger green outline encompasses the majority of the airfield, identified as NAS-JRB Willow Grove. A small blue square marker is located on the southern edge of the green-outlined area, with an arrow pointing to it from a text box below. The surrounding area shows residential and commercial buildings.

NAS-JRB
Willow Grove
(862 acres of surplus
Federal property)

FAA property. Navy transferred 3 acres to the FAA in 2013.

Governor Wolf's PFAS Action Team Meeting (April 15, 2019)



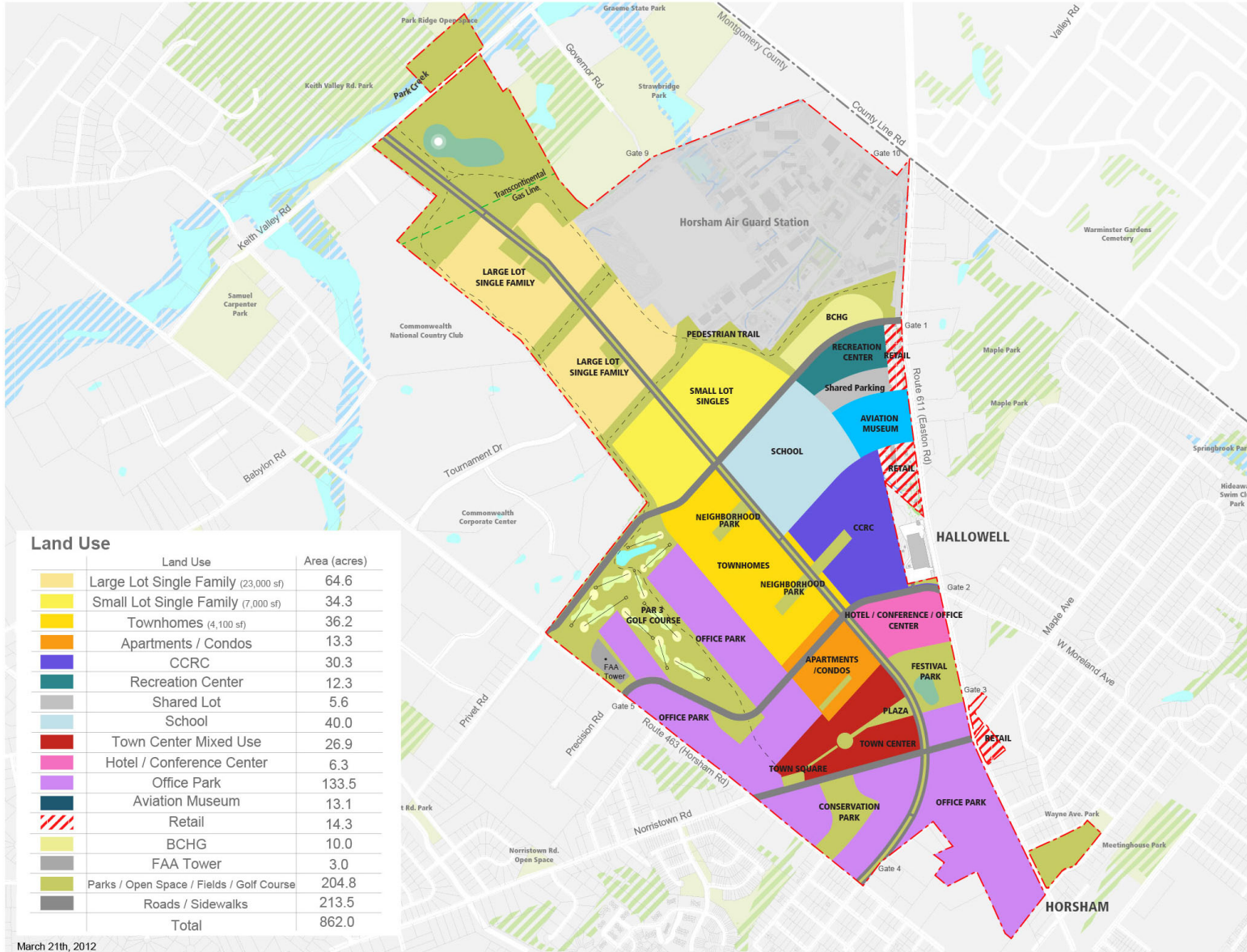
Background:

- **BRAC 2005 closed NAS-JRB Willow Grove**
- **8% of the township has been vacant since September 2011 and has created an economic void in the community**
- **Its location along Rt. 611 is a highly visible reminder that the U.S. military was once here and is now gone**
- **The property is a national Superfund site**

APPROVED REDEVELOPMENT PLAN

Option F
Final Preferred Land Use Plan

NAS - JRB Willow Grove Base
Redevelopment Plan
Horsham Township, PA



Land Use	Land Use	Area (acres)
	Large Lot Single Family (23,000 sf)	64.6
	Small Lot Single Family (7,000 sf)	34.3
	Townhomes (4,100 sf)	36.2
	Apartments / Condos	13.3
	CCRC	30.3
	Recreation Center	12.3
	Shared Lot	5.6
	School	40.0
	Town Center Mixed Use	26.9
	Hotel / Conference Center	6.3
	Office Park	133.5
	Aviation Museum	13.1
	Retail	14.3
	BCHG	10.0
	FAA Tower	3.0
	Parks / Open Space / Fields / Golf Course	204.8
	Roads / Sidewalks	213.5
	Total	862.0

- Legend**
- Willow Grove NAS
 - Municipal Boundary
 - Parcel
 - Parks and Open Space
 - Horsham Air Guard Station
 - Transcontinental Gas Line
 - 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.



March 21th, 2012

Redevelopment plan includes:

- **1.7M SF of Commercial Space**
- **40 acres for education use**
- **Congregate Care/Retirement Community**
- **Town Center/retail uses**
- **1486 residential units**
- **Hotel/Conference Center**
- **Aviation Museum**
- **Regional Recreation Center**
- **Parks/Open Space (> 200 acres)**

At full buildout, over
7,000 new jobs will be
created.



**Any development involves risk.
We can manage known risks.**

The PFAS issue involves unknown risks.



The Navy is currently investigating the nature and extent of the PFAS contamination on the base.

Any cleanup actions require comparing the levels of contamination at the base with established standards.



There are no standards for PFAS compounds for soils, surface water, sediment or air. The drinking water standard is only a recommended health advisory from the US EPA.



Moving forward with the redevelopment without established standards may result in future landowners and residents occupying property which may put them in an environment which is unsafe.



While the redevelopment of the former base is essential to the economy of the region, the number one priority must continue to be the health and safety of our current and future residents.



HLRA Concerns:

- **Impacts of PFAS contamination on the Redevelopment Plan are currently unknown and may include deed restrictions and land use controls.**
- **The ability to establish property values and the feasibility of the Redevelopment Plan may need to be re-evaluated.**
- **Government should retain liability for all PFAS contamination resulting from past use or spills on military property.**
- **Sources of PFAS remain at the base in the water & the soil and must be mitigated.**
- **The former NAS-JRB Willow Grove and the Horsham Air Guard Station (HAGS) should have one remedial plan with the same expedited schedule.**
- **Given the impact to the Township and its residents, the federal government should transfer ownership of property at no cost, once the remediation plan has been approved.**



HLRA Recommendations:

- **Establish standards for soil, surface water and sediment and require remediation. Current focus on drinking water does not fully address the problem (PFAS in soils continue to leach into the groundwater)**
- **Standards must be uniform for all (not just targeted to military bases)**
- **Government Standards should be consistent (resolve the differences between EPA, ATSDR and the States)**
- **All PFASs should be evaluated for listing as CERCLA hazardous substances.**
- **EPA and PADEP need to establish standards for the best available technologies for PFAS treatment and appropriate permitting strategies**



Reminder to all:

Good stewards leave a situation or property in a better condition when they depart.

We can all be part of the solution to insure these PFAS issues are appropriately addressed for the long term use of the property at the former base.



We acknowledge and deeply appreciate the assistance that we have received thus far from all of our fellow stake holders. At the risk of not mentioning some, a special Thank You to the following:

**Governor Wolf and his Team
Our Congressional Delegation
Our State and local Elected Officials
Horsham Township and the HWSA
U.S. Navy
National Guard
EPA Region 3
PADEP Southeast Region**

All of the above and many others have worked very hard to address this very complex issue. We need to even work harder to protect the health of our citizens and enhance our economic development.

Thank you for this opportunity.