



HORSHAM LAND REDEVELOPMENT AUTHORITY



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



**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**

Horsham Air
Guard Station
(210 + acres
still active)

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

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

Background:

- BRAC 2005 closed NAS-JRB Willow Grove
- Former Base has been vacant since September 2011 and has created an economic void in the community
- Navy's ability to transfer property to the HLRA is impacted by:
 - Need to study impacts of PFAS use/releases
 - Lack of a remediation guidelines
 - Unknown impacts of PFAS remediation on the redevelopment plan thus unable to establish value

Groundwater Monitoring Results

	# of Wells	PFOA+PFOS > 70 ppt	PFOA+PFOS > 700 ppt
NAS-JRB Willow Grove	160	147	89
Horsham Air Guard Station	86	79	64
Total	246	226	153

References:

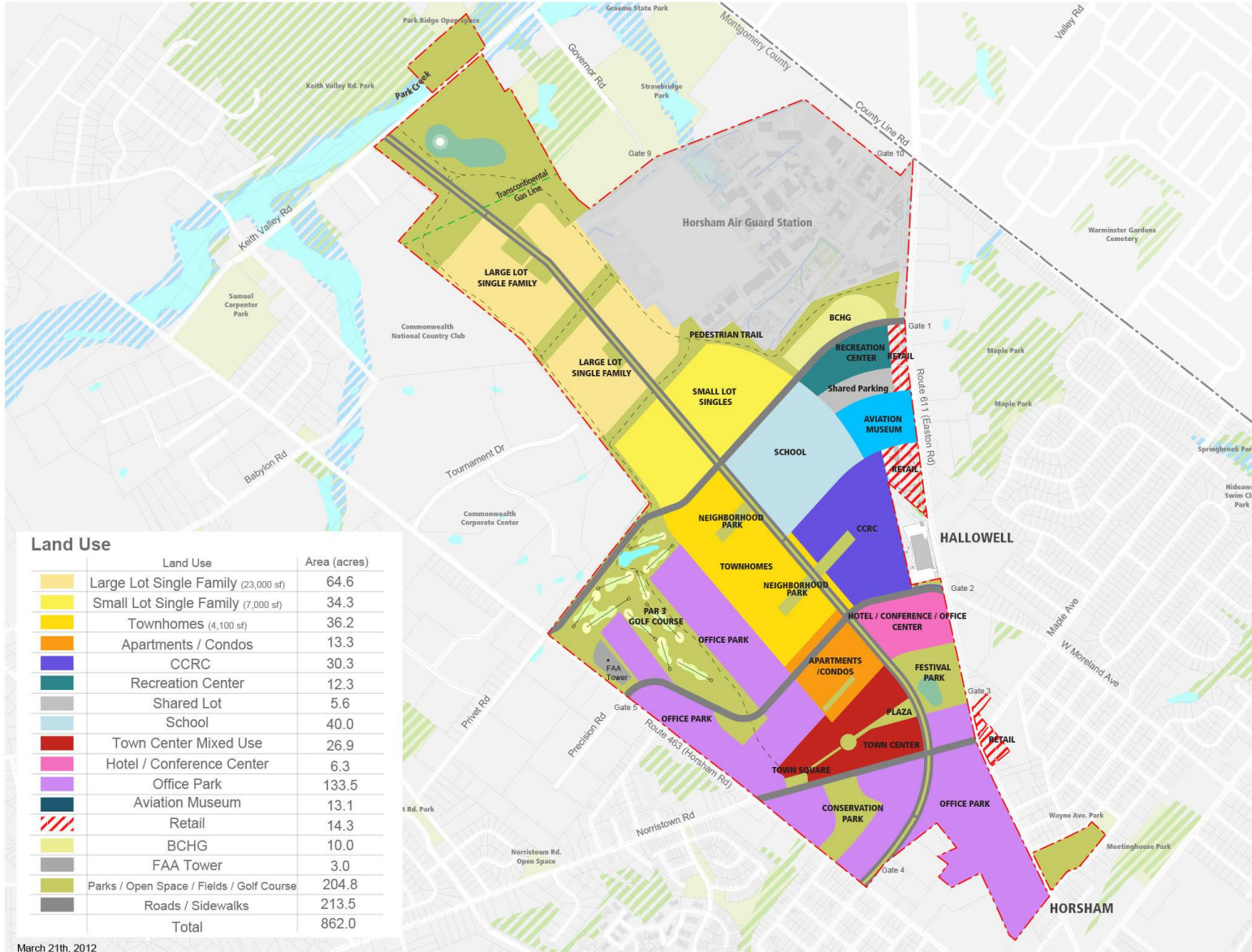
Navy: RI Data Summary Report (November 11, 2016)

HAGS: Final Groundwater Monitoring Report, PFC Facility Investigation at HAGS (June 25, 2018)

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

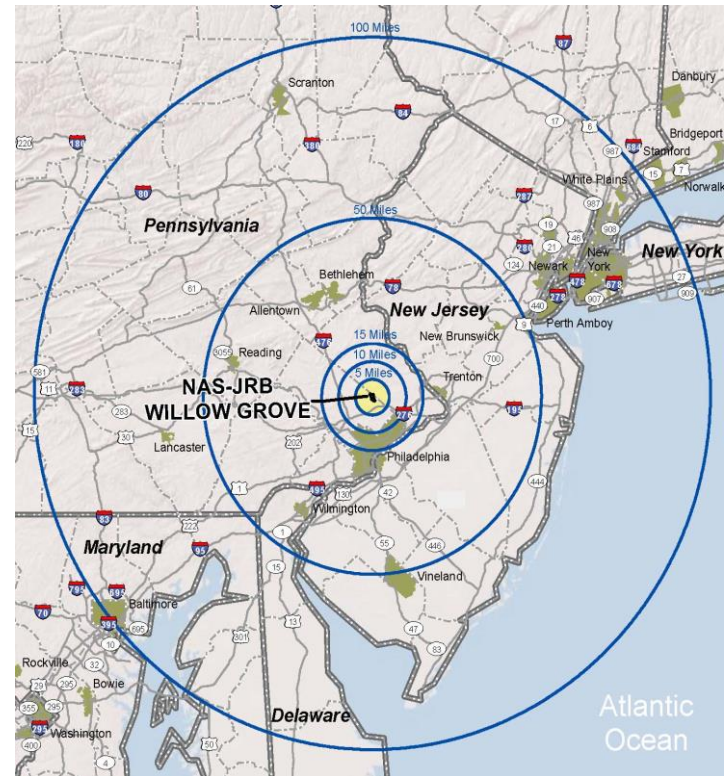
- Legend**
- Willow Grove NAS
 - Municipal Boundary
 - Parcel
 - Parks and Open Space
 - Horsham Air Guard Station
 - Transcontinental Gas Line
 - NWI Wetlands
 - FEMA Flood Plain
 - Vegetation
 - Habitat Areas

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



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.





ISSUES TO BE CONSIDERED BY THE FEDERAL GOVERNMENT AND/OR POSSIBLY THE COMMONWEALTH OF PENNSYLVANIA

- **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).**
- **The impacts of the past exposure cannot be ignored – more extensive epidemiology testing for the community is needed to include former military members assigned to the base.**
- **Risk communication strategies to address public concerns concerning past exposures and regulatory inconsistencies need to be improved.**
- **Government standards should be consistent (resolve differences between different agencies (i.e. EPA, ATSDR, and 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**



HLRA CONCERNS

- **Potential impacts of PFAS contamination on the Redevelopment Plan are currently unknown and may include deed restrictions and land use control**
- **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.**



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.