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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 28, 2025

Mr. William Walker, Township Manager
Horsham Township
1025 Horsham Road
Horsham, Pennsylvania 19044

Re: MCPC #25-0082-002
Willow Grove Naval Air Base – Official Map
Horsham Township

Dear Mr. Walker:

We have reviewed the above-referenced official map and official map ordinance in accordance with Section 408 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 10, 2025. We forward this letter as a report of our review.

BACKGROUND

The township proposes to adopt an ordinance adopting an official map for the area of the former Naval Air Station Joint Reserve Base Willow Grove ("NASJRB"), also known as the former Willow Grove Naval Air Station ("WGNAS"). The proposed official map depicts public lands and public facilities such as roads, open space, trails, and stormwater facilities, consistent with the Final Preferred Land Use Plan for the former WGNAS site.

COMPREHENSIVE PLAN COMPLIANCE

The township's proposed official map is generally consistent with the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. The future land use plan of *Montco 2040* identifies the former WGNAS site primarily as a Regional Mixed-Use Center. The improvements depicted on the proposed official map for the site are consistent with the statement that, "New development or redevelopment of sites should be designed to accommodate significant automobile

trips, and Regional Mixed-Use Centers should have internal road systems that allow traffic movement in and around the center outside of the regional road network."

In addition, the proposed official map is generally consistent with the township's comprehensive plan which reinforces the value of redeveloping the former WGNAS site in a way that incorporates new roads that will strategically interconnect between the established arterials of Easton Road and Horsham Road and create multimodal improvements. Specifically, Recommendation WGNAS5 is to "continue to pursue opportunities to advance the design and engineering of essential infrastructure such as roads, as opportunities arise."

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the township's proposed official map for the area of the former WGNAS site as this appears to be a valuable step towards facilitating the implementation of the Final Preferred Land Use Plan for the former Base. However, in the course of our review we have identified the following comments that the township may wish to consider as additional planning for the redevelopment of the former Base moves forward. Our review comments are as follows:

REVIEW COMMENTS

POTENTIAL FUTURE CONSIDERATIONS

We have identified the following items that the township may wish to consider as part of any potential future refinements of the official map and design standards for the former Base:

- Multipurpose Trails: Article I.C.(1) and (2) both specifically list "pedestrian trails" in the list of improvements depicted on the official map. The draft official map depicts trail easements and it is our understanding that it is the intent for this trail system to connect to the township's Power Line Trail. Therefore, broadening the description of trails in these sections of the ordinance to also include bicycles may be beneficial. Article II.A.(1)(d) also refers to "pedestrian ways" – perhaps "public, multipurpose pathways" could be used instead to be more inclusive.
- Component Map (3): Article III.A.(1) refers to "Component Map (3) of the Official Map;" however, this term did not appear to be used elsewhere in the ordinance or on the official map itself.

CONCLUSION

We wish to reiterate that MCPC generally supports the township's proposal to adopt an official map for the former Willow Grove Naval Air Station site to advance the implementation of the adopted master plan for the site, which is also consistent with the township's recently-adopted comprehensive plan.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposed ordinance will be made by the municipality.

Should the governing body approve this official map, the township must forward a certified copy of the map to our office within 30 days after adoption. A certified copy shall also be forwarded to the County Recorder of Deeds within 60 days of the effective date, as per Sections 402 and 408 of the Municipalities Planning Code.

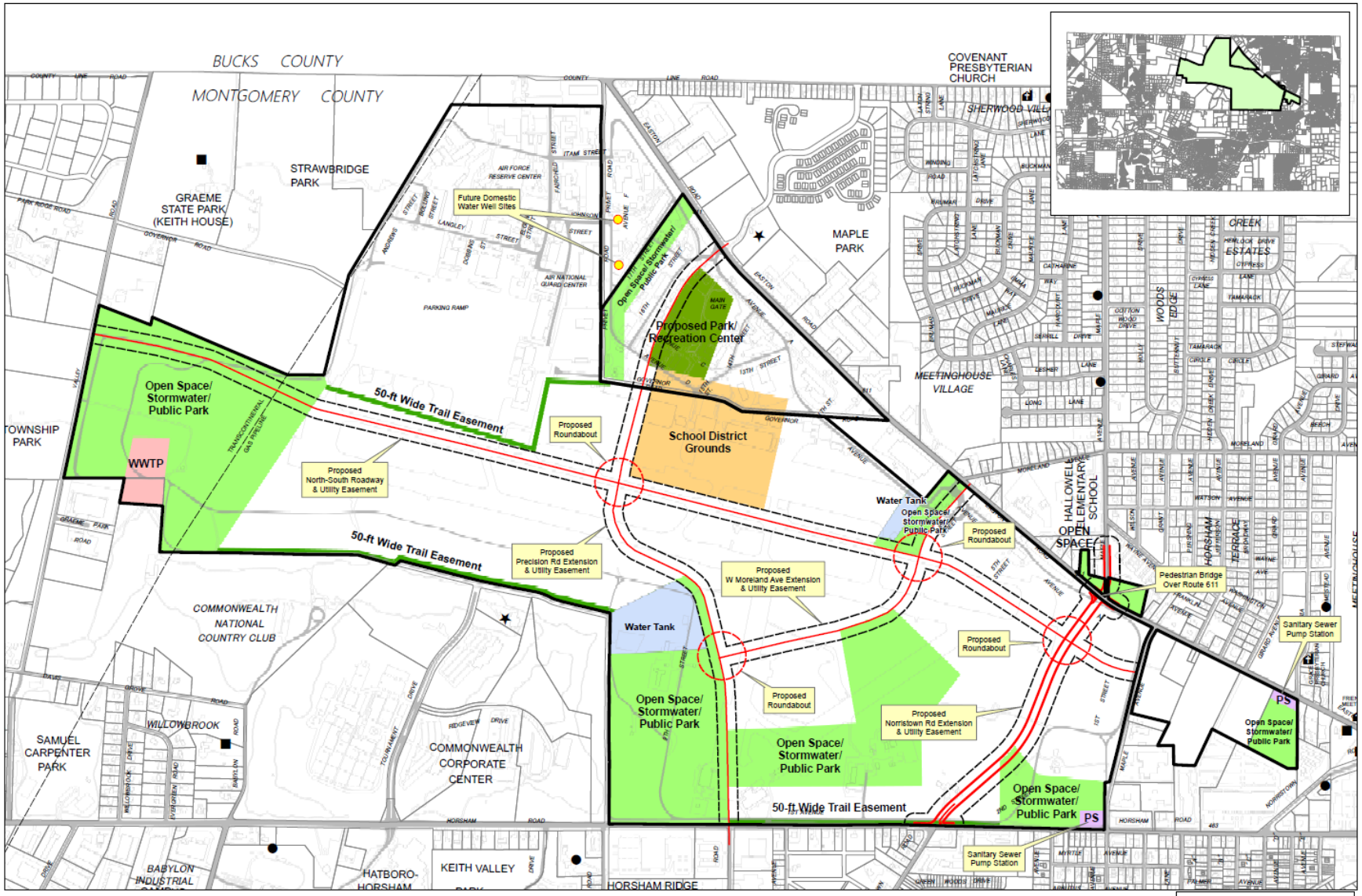
Sincerely,

Marley B Bice

Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

c: Michael Shinton, P.E., Township Director of Codes & Community Planning
David W. McCullough, Chrm., Horsham Township Planning Commission
Erik Garton, P.E., Township Engineer
Mary C. Eberle, Township Solicitor

Attachment A: Proposed Official Map



OFFICIAL MAP
HORSHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

GRAPHIC SCALE
300 150 0 300 600 900 1,200 Feet
1 INCH = 300 FEET

DATE: JUNE 10, 2025

OFFICIAL MAP

HORSHAM TOWNSHIP

SITUATED IN
HORSHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
PREPARED FOR
THE TOWNSHIP OF HORSHAM
1025 HORSHAM ROAD
HORSHAM, PENNSYLVANIA 19044

* Support facilities included pump stations, wastewater treatment plants, domestic water well site, water tanks, stormwater management facilities and public utilities Roundabouts are proposed at internal road intersections. ROW required for their proper design & installation is included as part of this official map.