

Brownfield Cleanup Plan for Former Airy Street Prison

Public Meeting

The Montgomery County Planning Commission

January 22, 2026



Agenda

- What is a brownfield?
- What is an EPA Cleanup Grant?
- Project Introduction
- Assessment Findings
- Brownfield Cleanup Plan
- Request for Public Comment
- Questions / Comments

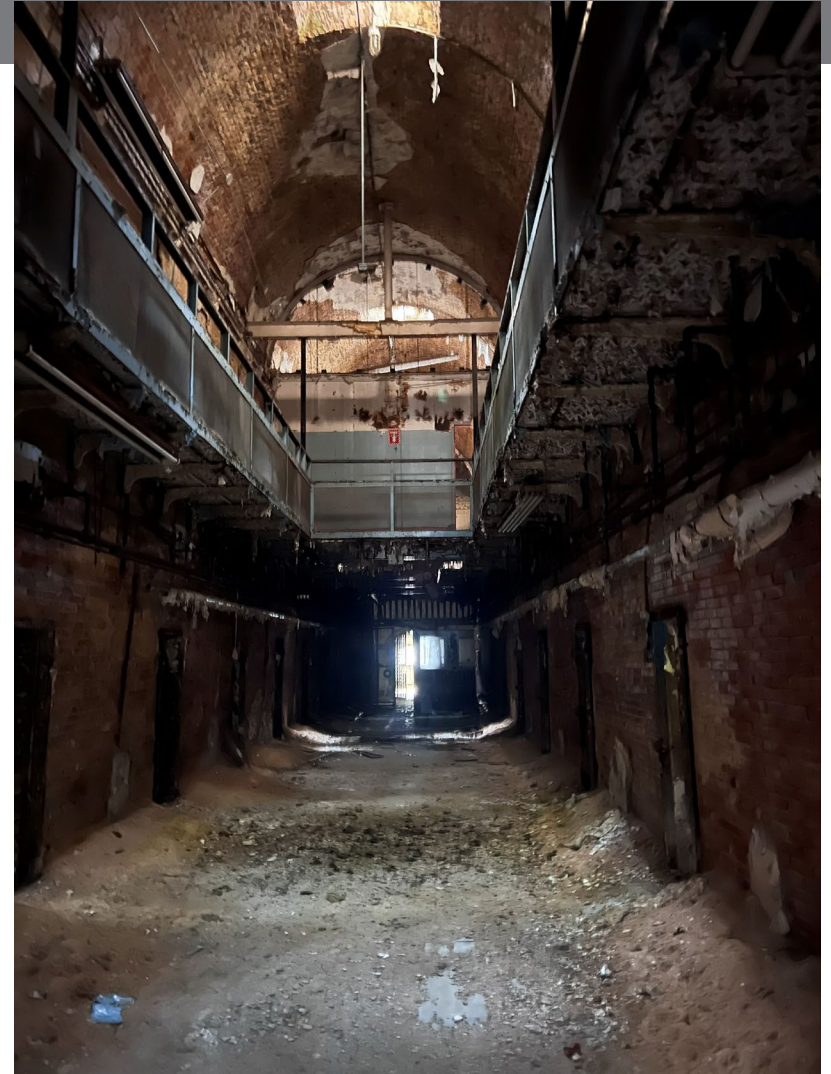
What is a brownfield?

A brownfield is...

a property where the existence (or potential existence) of a hazardous substance is complicating the sale, redevelopment, or reuse of the site.

They can be:

- Former industrial sites
- Old gas stations
- Vacant lots and homes
- Historic properties



What is an EPA Cleanup Grant?



The US Environmental Protection Agency (EPA) Cleanup Grant is a federal program providing funds to communities, states, and tribes to clean up contaminated properties, addressing hazardous substances or contamination on sites owned by the applicant

Project Introduction

- Formerly the Airy Street Prison
- Located at 35 East Airy Street, Montgomery County, Norristown, PA, 19401
- Original sections constructed in 1851
- Building was expanded twice
- Approximately 15,700 square-foot
- Sits on a 1.203-acre lot

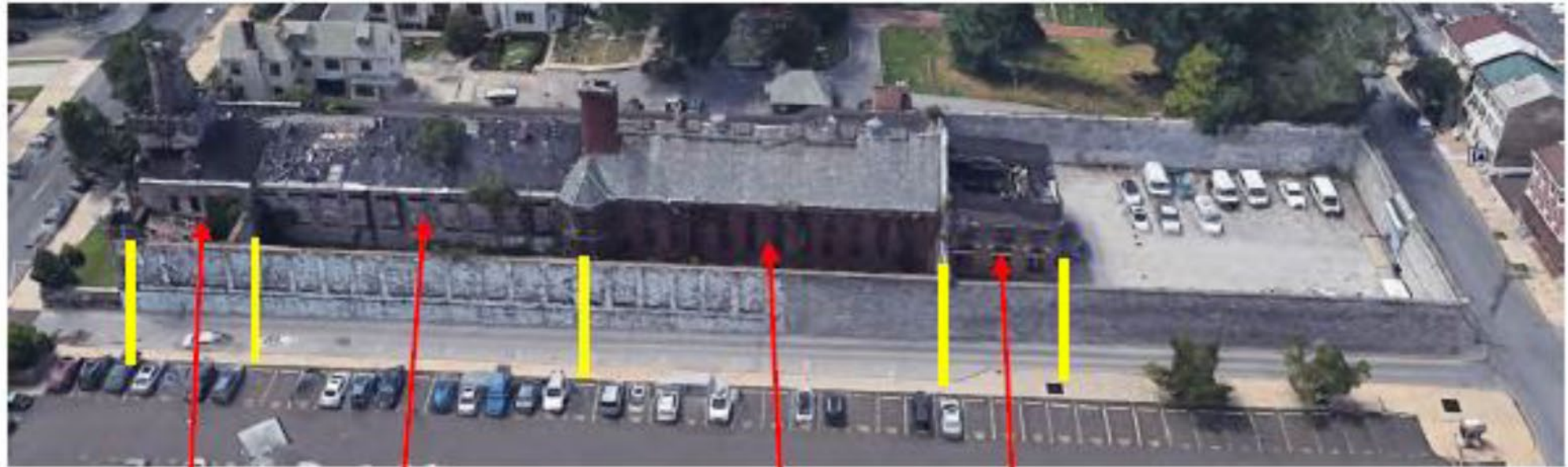


Project Introduction

- Developed with a 3-story former prison
- Composed four connected structures, “the castle,” and three additions containing cell blocks and offices
- Contains the former recreation yard and a 20-foot-tall stone wall that surrounds the site
- Buildings are in various states of disrepair



Project Introduction



Phase 1

Phase 2

Phase 3

Phase 4

Assessment Findings

The following conditions were identified:

- Asbestos Containing Materials (ACMs)
- Lead-Based Paint
- PCBs, Mercury, Petroleum, & Hazardous Materials
- Water Infiltration, Structural Decomposition, & Roof Collapse



Brownfield Cleanup Plan

- The recommended cleanup alternatives vary based on Building Phase, including:
 - Phases 1-3: ACM Abatement and Hazardous Materials Disposal Prior to Future Renovation
 - Phase 4: ACM Abatement Prior to Demolition or Future Renovation and Controlled Demolition of Condemned Buildings
- All cleanup efforts will abide by relevant state and federal laws and regulations

Brownfield Cleanup Plan

Table 1: Recommended Remedial Action Alternative at the Former Airy Street Prison based on Building Phase

Building Phase	Recommended Alternative	Description	Estimated Cost
Phase 1	Alternative 2	Abatement	\$ 799,925.00
Phase 2	Alternative 2	Abatement	\$ 799,925.00
Phase 3	Alternative 2	Abatement	\$ 799,925.00
Phase 4	Alternative 3	Demolition	\$ 607,600.00
		Total	\$ 3,007,375.00

Additional Activities Covered Under the EPA Cleanup Grant

- Project Management
- Community Involvement Meetings
- Planning Activities
 - Traffic Study
 - Archaeology Assessment
 - Fiscal Impact Analysis Study
 - Market Study
- Cleanup Oversight and Documentation

Total EPA Grant Application: \$4 Million

Request for Public Comment



Questions / Comments

