



# The Bellwether District Community Meeting

June 18, 2024



The Bellwether  
District

AN HRP PROJECT

# AGENDA

- Welcome & Introductions
- Environmental Remediation Update
- Development Update
- Community & Workforce Update
- Q&A

# PUBLIC BENEFITS

## ECONOMIC BENEFITS



**\$4 B** Total Investment

**\$100 MM** Philadelphia Projected Annual Tax Revenue

**\$120 MM** Pennsylvania Annual Tax Revenue

## COMMUNITY INVESTMENT



Internships, Pre-Apprenticeships Programs for Local Students

**\$250,000** Scholarship Commitment to S/SW Philly Students

**\$500,000** in Community Investment

Community Advisory Panel

## WORKFORCE DEVELOPMENT



**+/-19,000** Direct Permanent Jobs

**+/-28,000** Direct Construction Jobs

Career-Connected Learning Program

**\$1.1 M** in Workforce Development Investment

## TRANSPORTATION & CONNECTIVITY



Reconnecting Historically Closed Off Area of the City

New Internal Streets and Infrastructure Improvements

New City Bicycle and Pedestrian Connections

Offsite Infrastructure Improvements

## SUSTAINABILITY & RESILIENCY



LEED Certified Buildings

Bioswales to Absorb CO2

Electric Vehicle Ready Facilities

Solar Ready Construction

Raising Low-Lying Areas Out of 100 and 500-Year Floodplain

## ENVIRONMENTAL REMEDIATION



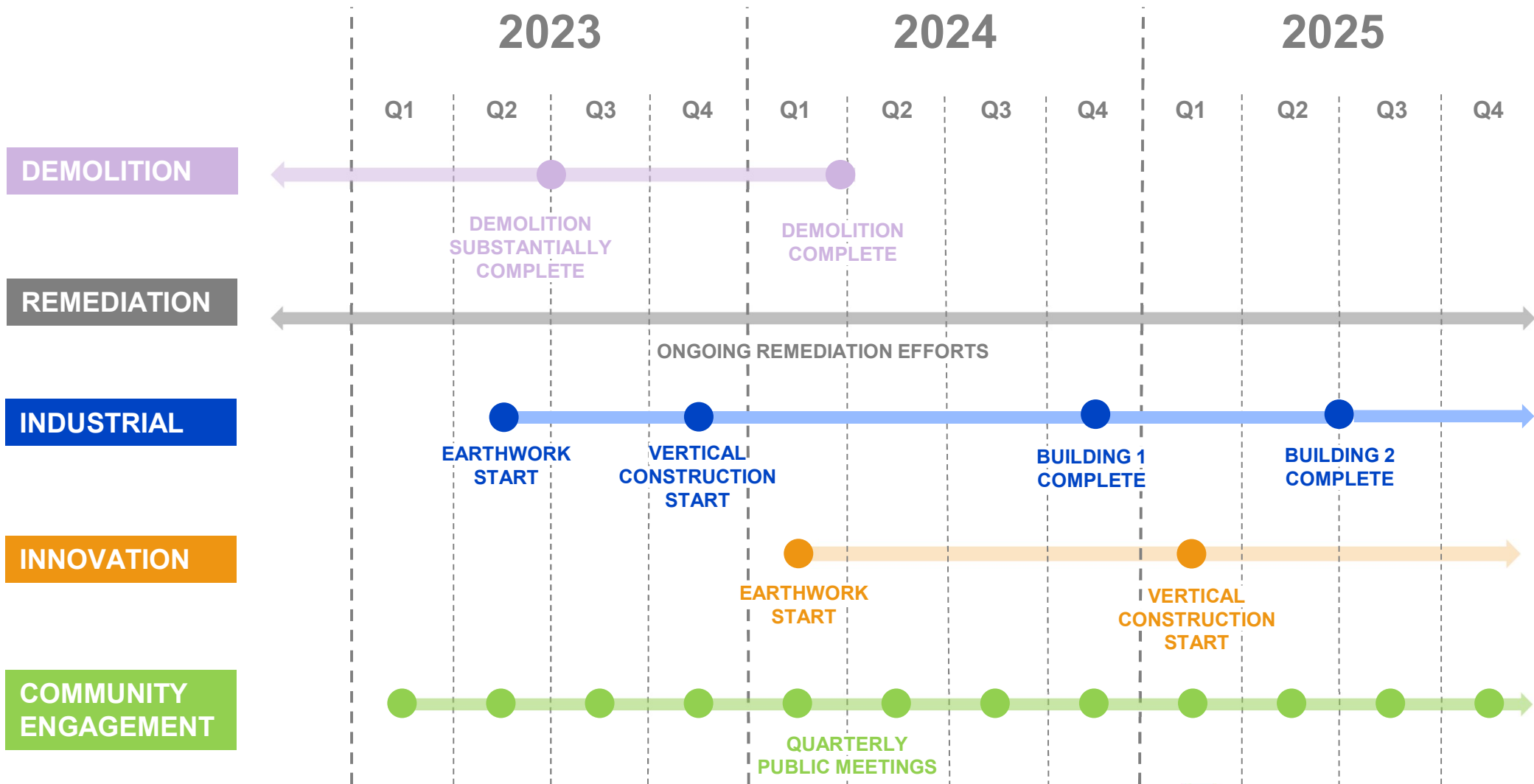
Reduced Emissions in Philadelphia by **16%**

**3 M+** Tons/Year CO2 Reduction

**880** Miles of Pipe Removed

**18.5 MM** Gallons of Petroleum Product Removed

# PHASE 1 SCHEDULE



# PROJECT GOALS

## 1 RE-INTEGRATE THE SITE



- Create new connections to existing City street network
- Create new internal streets with new bicycle & pedestrian pathways
- Provide new transit access to/from the site
- Provide off-site transportation improvements

## 2 CREATE GREEN PATHWAYS



- Plant thousands of new trees and plantings
- Create enhanced tree canopy, reducing urban heat island effect
- Provide buffered sidewalks and protected bicycle lanes with street trees and landscaping
- Provide onsite stormwater infrastructure

## 3 CREATE A SUSTAINABLE DISTRICT



- Closing the refinery reduced emissions in Philadelphia by 16%
- Raise the site out of the 100-year floodplain & raise the buildings out of the 500-year floodplain
- Develop LEED certified new buildings
- Provide solar PV and Electric Vehicle infrastructure
- Reduce use of fossil fuels

# ENVIRONMENTAL REMEDIATION



# WHO IS RESPONSIBLE FOR WHAT?

PESRM/ HILCO REDEVELOPMENT PARTNERS	EVERGREEN/ SUNOCO
<ul style="list-style-type: none"><li>• Assessment and cleanup of contamination that was released after September 2012.</li><li>• PADEP Act 2/One Cleanup Program reporting associated with contamination that was released after September 2012.</li><li>• Sampling beneath Storage Tanks after removal.</li><li>• Management of soil during redevelopment in accordance with June 2020 Soil Management Plan.</li><li>• Vapor intrusion assessments for new buildings.</li></ul>	<ul style="list-style-type: none"><li>• Assessment and cleanup of contamination that was present prior to September 2012.</li><li>• PADEP Act 2/One Cleanup Program reporting associated with 11 Areas of Interest (AOIs), including Cleanup Plans and Final Reports.</li><li>• Sampling beneath former Refinery Process Units after removal</li></ul>

# Bellwether District Act 2 Activities

- Notices of Intent to Remediate (NIR) have been submitted to PADEP for seven releases that occurred after September 2012.
- NIR formally enter releases into Pennsylvania's Land Recycling Program (Act 2)
- Reports and PADEP correspondence are available on The Bellwether District website ([www.thebellwetherdistrict.com](http://www.thebellwetherdistrict.com))
  - Go to Community → Environmental → Remediation



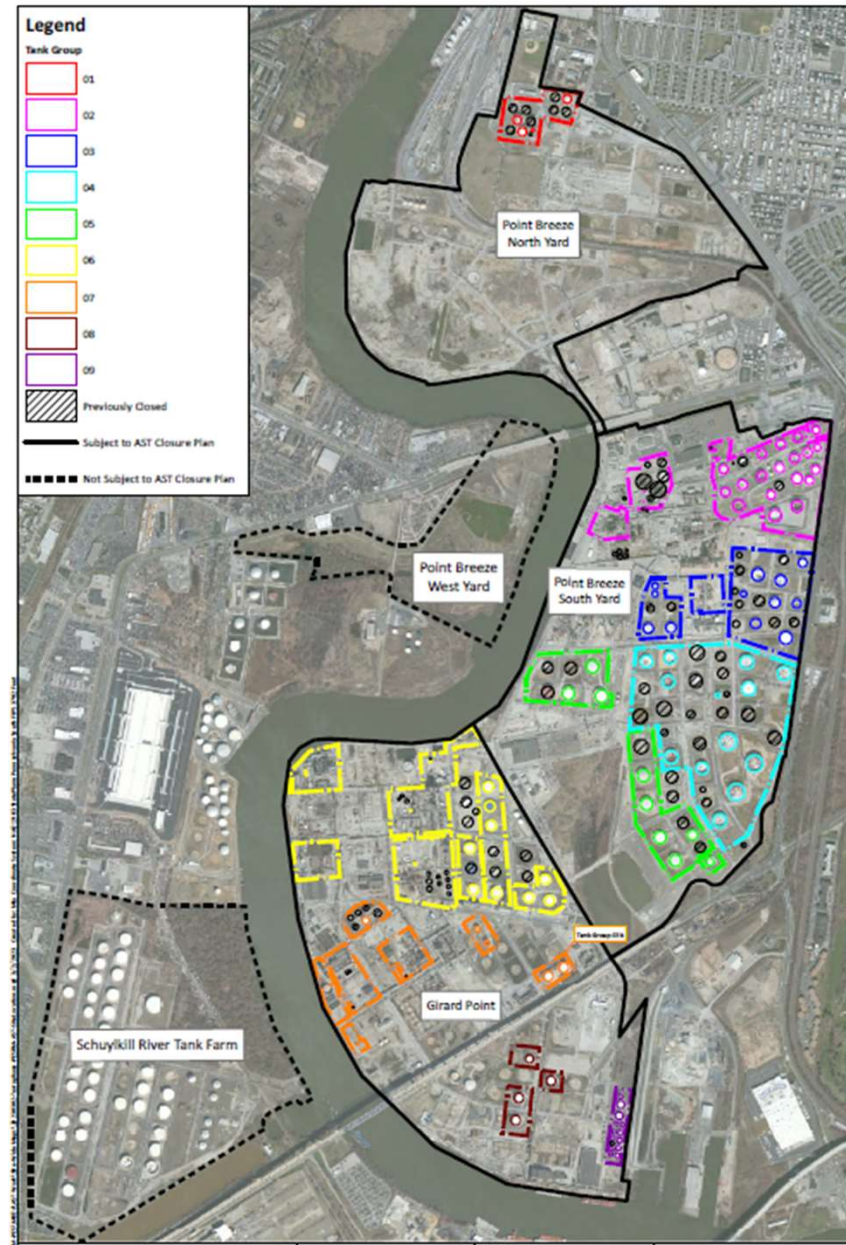


# Bellwether District Act 2 Activities

Release Area	Date of Release	Type of Remediation	Status	Next Steps
No. 3 Separator Release Area	2013	Groundwater and oil pumping	Pumping system shut down in October 2021	Groundwater monitoring
Release East of Former Tank PB 253	2016	Oil recovery/soil excavation	NIR submitted in March 2024	Report preparation ongoing, soil management under Soil Management Plan
UDEX Release Area	2018	Oil skimming and soil vapor extraction (SVE)	SVE started 2021 and ongoing	Continued SVE operation
136 Naphtha Release Area	2019	Oil recovery/soil excavation	Active remediation complete	Additional soil sampling ongoing
860 & Hartranft Release Area	2021	Oil recovery/soil excavation	Final Report approved by PADEP on April 26, 2024	No further action
PB881 Dike Roadway Release Area	2021	Oil recovery/soil excavation	Final Report approved by PADEP on April 30, 2024	No further action
No. 4 Separator Release	2022	Oil recovery/soil excavation	NIR submitted in March 2024	Final Report disapproval letter issued on 6/4; currently addressing comments
ROW-3 Release Area	2023	Oil recovery/soil excavation	NIR submitted in April 2024	Final Report preparation ongoing

# AST Activities

- PADEP requires soil sampling beneath and around aboveground storage tanks (ASTs) to obtain regulatory closure under the state's Storage Tank Program (Act 32).
- Regulatory closure of Tank Group 05 was achieved in May 2024.
- AST sampling and regulatory reporting are underway in the remaining Tank Groups (01-04, 06-09).
- Reports and PADEP correspondence are available on The Bellwether District website ([www.thebellwetherdistrict.com](http://www.thebellwetherdistrict.com))
  - Go to Community → Environmental → AST Monitoring



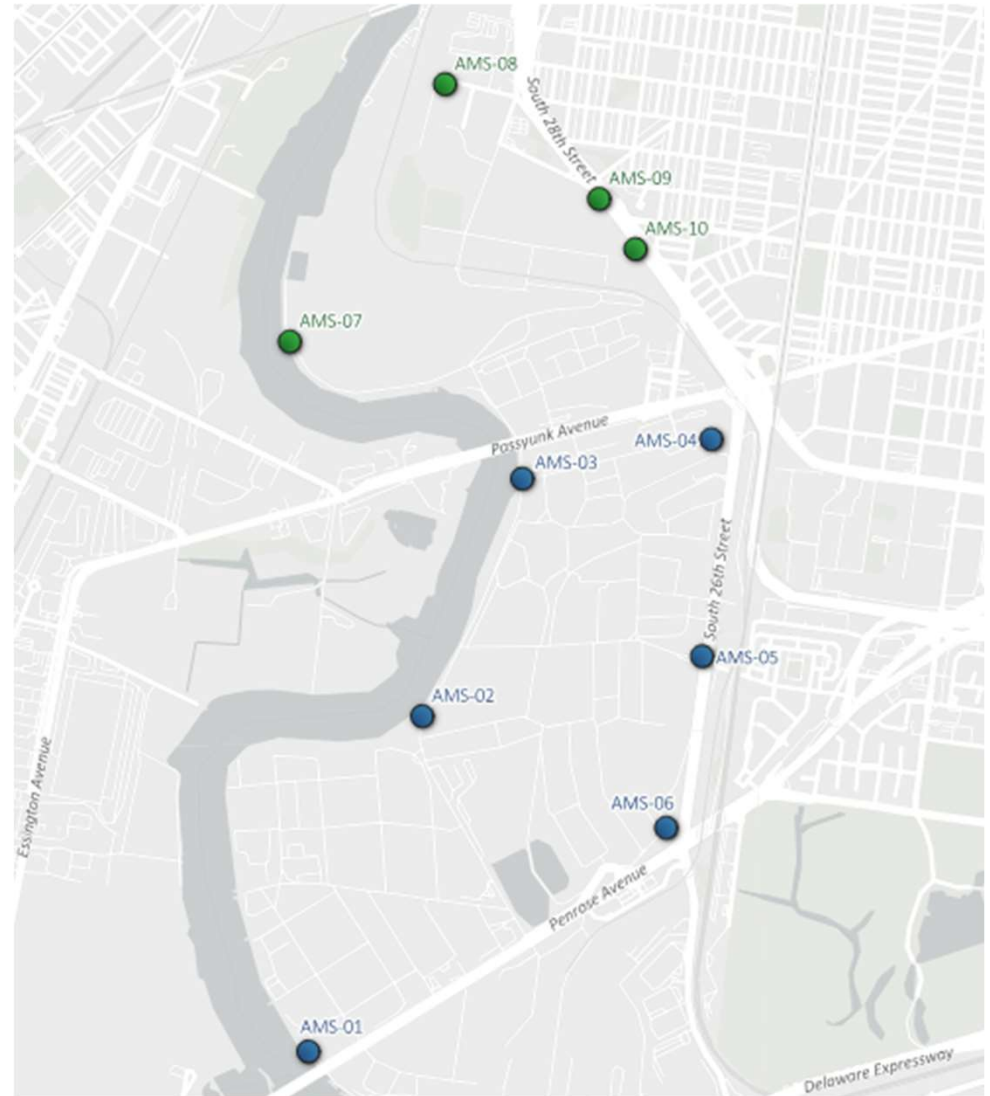
# Soil Movement

- Earthwork began in May 2023.
- Soil was sampled prior to movement, at a frequency of 1 sample per 2,000 cubic yards in accordance with the Soil Management Plan.
- An environmental consulting company is providing daily oversight to track the contaminated soil throughout earthwork in accordance with the Soil Management Plan.



# Air Monitoring

- Ten monitoring stations are located along the perimeter of the first two phases of work.
- Total volatile organic compounds (VOCs) and dust are continuously monitored.
- Continuous monitoring allows us to respond in real time if dust or VOC start to increase.
- Industrial Campus (blue dots) - Monitoring and monthly reporting began in May 2023 when earthwork began.
- Innovation Campus (green dots) - Monitoring and monthly reporting began in April 2024 when earthwork began.
- Reports are available on The Bellwether District website.
  - Go to Community → Environmental → AST Monitoring



# MASTERPLAN FRAMEWORK



# MASTER PLAN

SOUTHWEST  
SCHUYLKILL

GRAYS FERRY

POINT BREEZE

BARTRAM  
VILLAGE

WEST PASSYUNK

## INNOVATION CAMPUS

**250 Acres**  
**+/- 3-4M SF**  
**+/- 8,500 Jobs**

GIRARD ESTATES

## LOGISTICS CAMPUS

**750 Acres**  
**+/- 10.5M SF**  
**+/- 10,500 Jobs**

FDR PARK

PASCHALL

ELMWOOD

PENROSE

EASTWICK

# LOGISTICS SITE PROGRESS



# EARTHWORK PROGRESS – LOGISTICS CAMPUS

## PROGRESS

- Subgrade demolition ongoing within Parcel D3, E, & H1.
- Completed and demobilized onsite crushing operation for concrete reuse.
- Ongoing earthwork in Parcel H1 (Lots 3A, 3B, & 4) & Parcel E (Lot 9).

## STATUS

- Parcel D1 (Lot 15/Unit 1)
  - Turnover to vertical completed February 2024.
- Parcel D2 (Lot 16/Unit 2)
  - Substantially complete.
  - Turnover to vertical: Target summer 2024.
- Parcel C1 (Lot 11)
  - Surcharge program amendment study ongoing.

### Industrial/Logistics Area

750 Acres  
+/- 10.5M SF  
+/- 10,500 Jobs





# EARTHWORK – LOGISTICS CAMPUS (JDM PROGRESS TO DATE)

## PIPE REMOVALS

- Approximately 74 miles of subsurface utility and refinery pipe removed.
- Approximately 24 miles of existing utility pipe removed.
- Approximately 50 miles of former underground refinery pipe decommissioned and removed.

## EARTHWORK VOLUMES

- Contractor has moved over 1.3 million CY of soils on site.

## STORMWATER VOLUMES

- 45 million gallons of new/in progress stormwater management storage capacity via sediment basins which outfall through the temporary treatment plant before discharging to the river.

## SCRAP METAL

- During pipe and structure removal, contractor removed nearly 5,300 tons of scrap through the end of May 2024.

## CONCRETE CRUSHING

- Contractor crushed approximately 71,000 tons of onsite concrete through the end of February from slabs and structures encountered during the earthwork process which will be reused for building and roadway subbase.



# EARTHWORK PROGRESS – LOGISTICS CAMPUS



# EARTHWORK PROGRESS – LOGISTICS CAMPUS



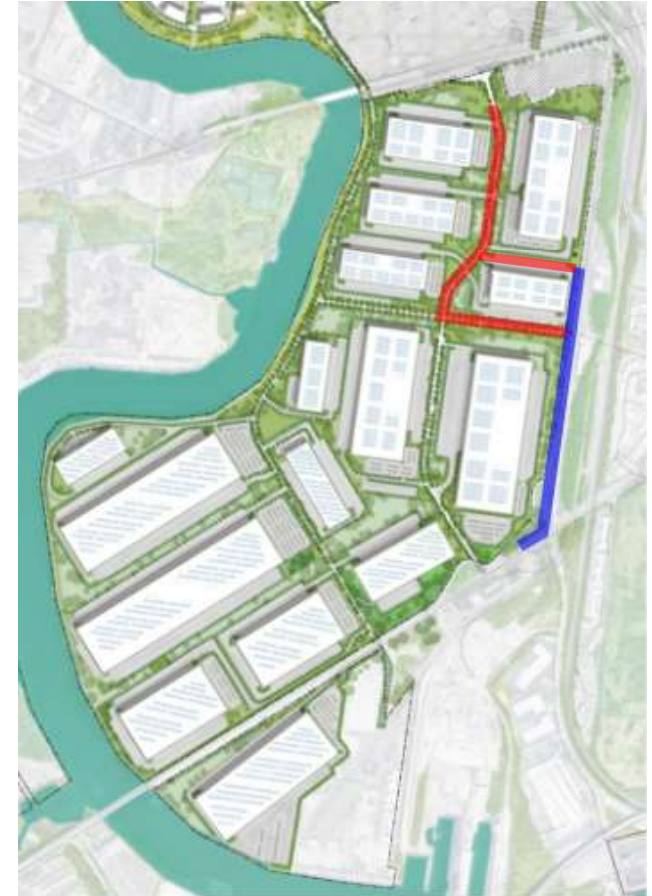
# INFRASTRUCTURE – LOGISTICS CAMPUS

## PROGRESS

- Fully executed contract with BSI Construction.
- Finalized PWD Private cost developer agreements.
- Received all necessary permits for construction.

## NEXT STEPS

- Install new underground utilities
- Complete subgrade mass earthwork
- Prep for roadway construction



— Phase I Onsite Improvements  
— Phase I Offsite Improvements

# INFRASTRUCTURE – 26<sup>TH</sup> & HARTRANFT ST.



# VERTICAL PROGRESS – UNIT 1



## PROGRESS

- Commenced vertical construction.
  - Precast panel erection complete.
  - Fire loop complete.
  - Steel erection complete.
  - Decking 98% complete.
  - Roofing to commence next week
- On track for completion by end of 2024.



# VERTICAL PROGRESS – UNIT 2



## PROGRESS

- Finalizing building permit
- Finalizing construction contract with ARCO Design Build
- ARCO completing the buyout process for subcontractors
- Executed term sheet with vertical financing lender.
- Targeting start of construction by summer 2024
- Targeting construction completion by summer 2025

# INNOVATION SITE PROGRESS





# MASTER PLAN – INNOVATION DISTRICT



# INNOVATION CAMPUS – PHASE 1



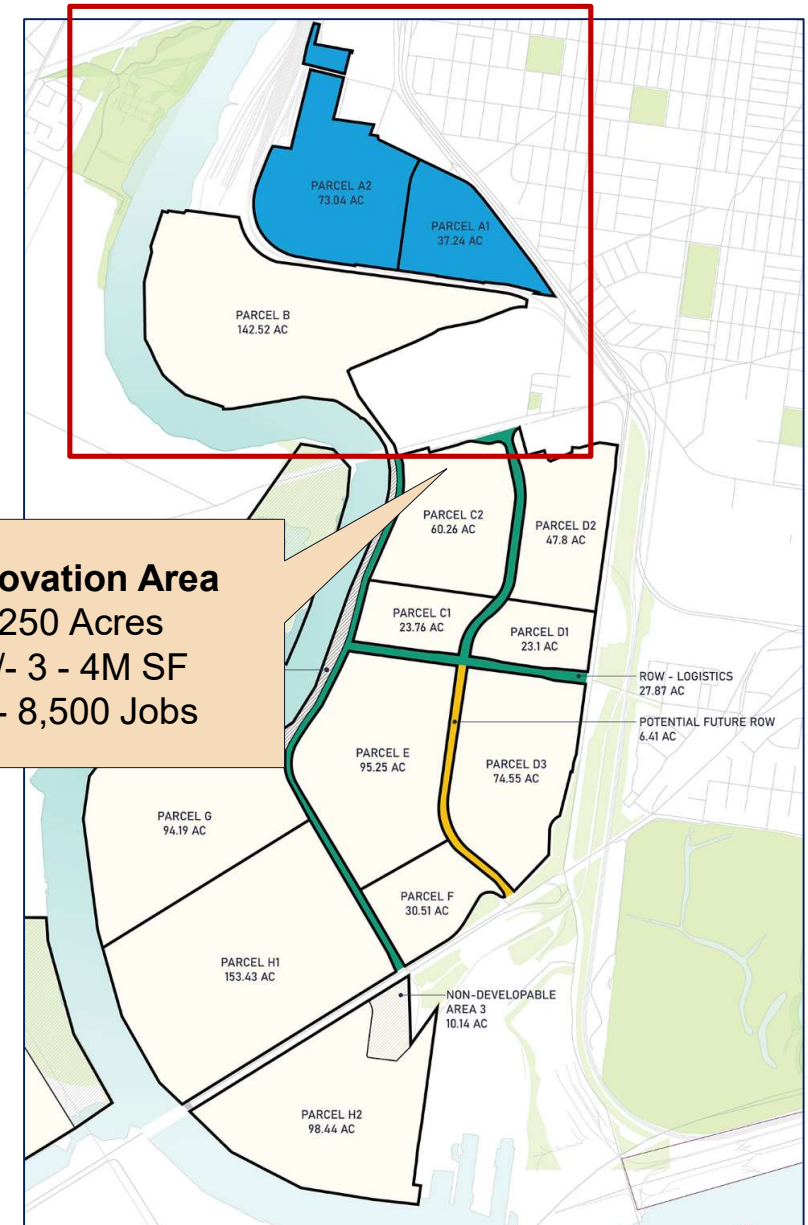
# EARTHWORK PROGRESS

## PROGRESS

- Subsurface demolition began in March 2024 on Parcel A.
- Mass grading began in May of Parcel A.

## STATUS

- Subsurface demolition is approximately **40% complete.**
- Mass grading is approximately **15% complete.**
- Anticipated completion by year-end 2024.



# EARTHWORK PROGRESS



# EARTHWORK PROGRESS



# EARTHWORK PROGRESS



# EARTHWORK PROGRESS

## PIPE REMOVALS

- Approximately 50,000 linear feet of underground pipe removed to date.
- Approximately 35,000 linear feet of this pipe has been decommissioned and scrapped for recycling.

## EARTHWORK VOLUMES

- Contractor has moved over 90,000 cubic yards of soils onsite.

## STORMWATER VOLUMES

- Over 1.7 million gallons of new or in progress construction stormwater capacity is being constructed.

## RECYCLABLE METAL

- Contractor has recycled over 800 tons of metal piping.

## CONCRETE CRUSHING

- Contractor has demolished approximately 20,000 tons of concrete for future crushing and re-use onsite.



# EARTHWORK PROGRESS

## DUST AND ODOR SUPPRESSION

- Dust control fabric has been installed on perimeter fencing.
- Perimeter air monitoring is ongoing with monthly reports being distributed via our website.
- Water trucks are traversing the site daily to distribute water on haul routes.
- Various odor suppression methods are available to be used to suppress or minimize odors as needed.

Dust Control Fabric



Water Truck

Odor Suppression Foam



Misting Fans



Air Monitoring Station



# COMMUNITY & WORKFORCE UPDATE



# Since we last met...

- Luncheon with Community College of Philadelphia scholarship recipients
- 2024 Earth Day @ Bartram's Garden
- PA Attorney General's Career Awareness Week
- Middle School "Spring Break" Internship



# Middle School “Spring Break” Internship

## INTERNSHIP DETAILS

- Week-long, paid internship opportunity
- 6 students from South Philadelphia’s Delaplaine McDaniel School
- Content included:
  - Career exploration talk with the Bellwether District team
  - Blueprint class
  - Financial literacy class

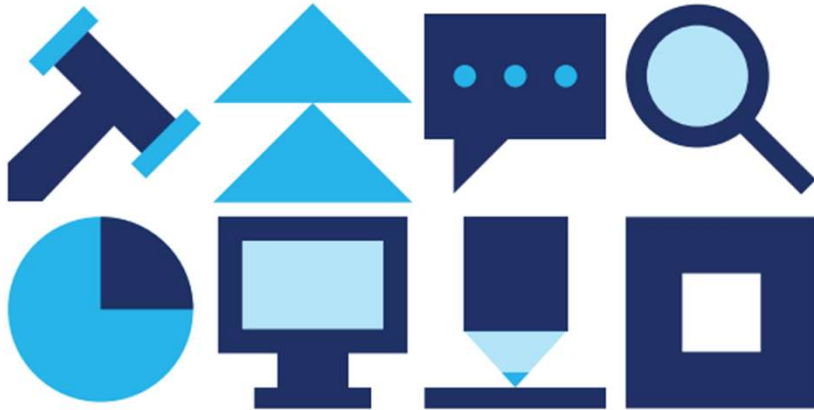


# 2024 Summer Internship



## We're Hiring Summer 2024 Interns

Gain immersive and interactive professional development training and hands-on experience in HRP's 6-week internship program.



### QUALIFICATIONS

Incoming high school Juniors and Seniors

Students living or attending school in the following zip codes are encouraged to apply: 19142, 19143, 19145, 19146, 19147, or 19153

Candidates must be able to work both in-person and remotely Mon-Fri beginning in early July through mid-August

### JOB DESCRIPTION

Interns will support the HRP team on a variety of projects related to the clean-up and transformation of **The Bellwether District**, an upcoming state-of-the-art logistics and innovation campus.

All interns will receive a broad education on HRP's business and have the opportunity to specialize in one of six areas: **Accounting/Finance, Administration, Corporate Affairs, Development, Environmental Remediation, and Project Management.**

For full job descriptions, email [mforavanti@hilcoglobal.com](mailto:mforavanti@hilcoglobal.com) or [cdelva-phillips@hilcoglobal.com](mailto:cdelva-phillips@hilcoglobal.com)



# Community Benefits Agreement Update

## CBA TIMELINE

- Process began in May 2023.
- Mix of in-person and virtual meetings.
- Aiming to have completed CBA by mid 2024.

## CBA PARTICIPANTS

- Utilizing HRP's Community Advisory Panel for CBA process.
- Community Advisory Panel made up of 25 Registered Community Organizations (RCOs) and other key stakeholders that serve South and Southwest Philadelphia.
- Continuing to collect feedback from the broader community.

# Remaining 2024 Community Meetings

- Tuesday, September 17 at 6 PM
- Tuesday, November 12 at 6 PM
- Community Resource Fair (Fall Date TBD)

# Thank You



Mia Fioravanti

[mfioravanti@hilcoglobal.com](mailto:mfioravanti@hilcoglobal.com)

610-551-8390

 [thebellwetherdistrict.com](http://thebellwetherdistrict.com)

 [TheBellwetherDistrict](https://www.facebook.com/TheBellwetherDistrict)

 [@thebellwetherdistrict](https://www.instagram.com/thebellwetherdistrict)

 [The Bellwether District](https://www.linkedin.com/company/the-bellwether-district)

 [@BellwetherDst](https://twitter.com/BellwetherDst)

