



# The Bellwether District Community Meeting

November 12, 2024



The Bellwether  
District

AN HRP PROJECT

# AGENDA

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

# PUBLIC BENEFITS

## ECONOMIC BENEFITS



**\$1 B** Investment Committed

**\$4 B** Total Investment Projected

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

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

## COMMUNITY INVESTMENT



**\$10 MM** Community Benefits Commitment

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

**\$150,000** Investment in Local Parks & Community Tree Planting

Community Advisory Panel

## WORKFORCE DEVELOPMENT



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

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

**120** Interns & **1,300** Students Engaged Through Career-Connected Learning Program

**\$2 MM+** in Workforce Development Investment

## TRANSPORTATION & CONNECTIVITY



Reconnecting Historically Closed Off Area of the City

**8 Miles** of New Internal Streets and Infrastructure Improvements

New City Bicycle and Pedestrian Connections

Significant Offsite Infrastructure Improvements

## SUSTAINABILITY & RESILIENCY



LEED Certified Buildings

Projected **10,000** New Trees & 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%**

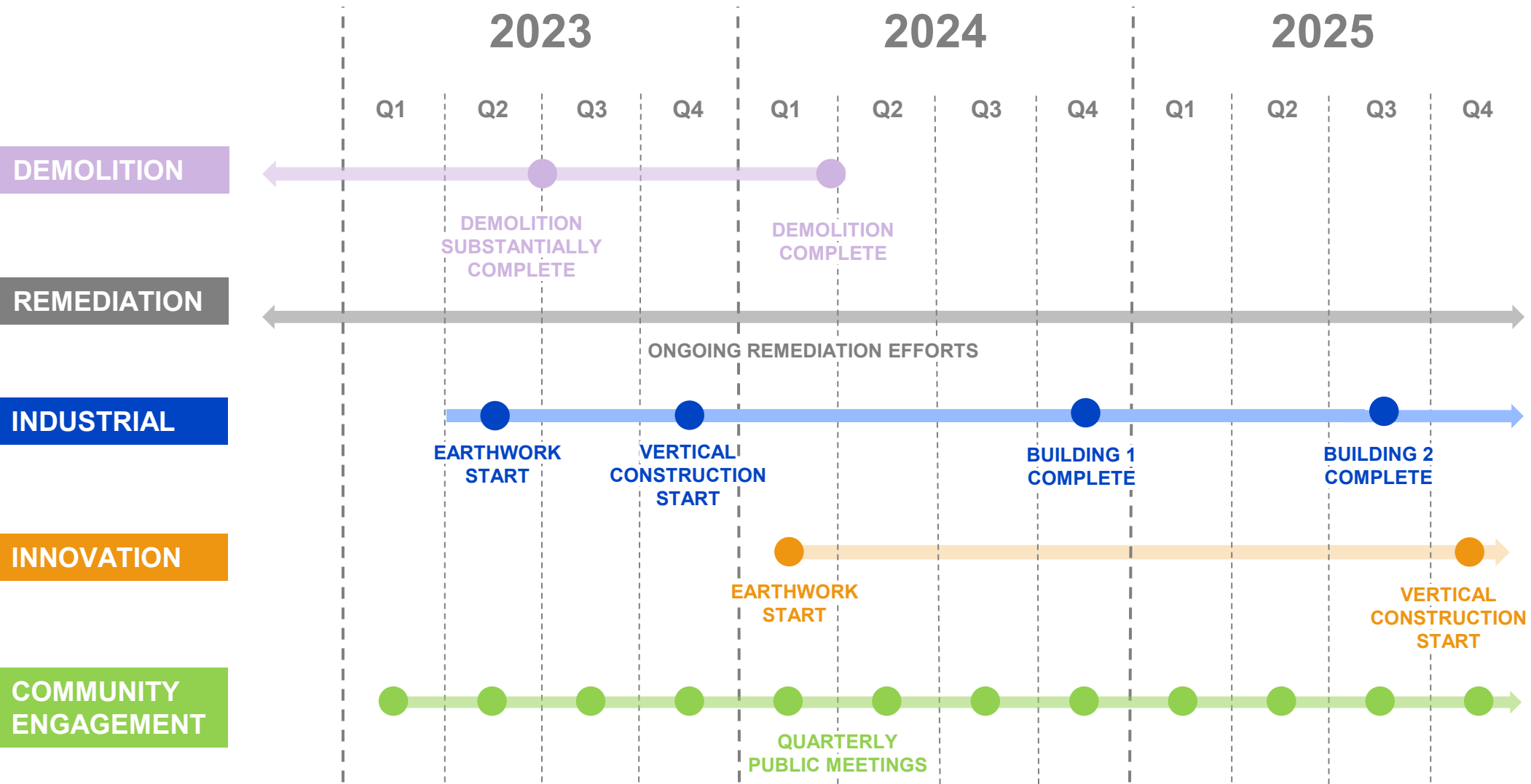
**3 MM+** Tons/Year CO2 Reduction

**950** Miles of Pipeline Removed

**18.5 MM** Gallons of Petroleum Product Removed

**280,000** Tons Material Reused or Recycled

# 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



- Projected 10,000 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



# MASTER PLAN FRAMEWORK





# MASTER PLAN



## INNOVATION CAMPUS

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

## INDUSTRIAL CAMPUS

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



# INDUSTRIAL SITE PROGRESS





# EARTHWORK PROGRESS – INDUSTRIAL CAMPUS

## PROGRESS

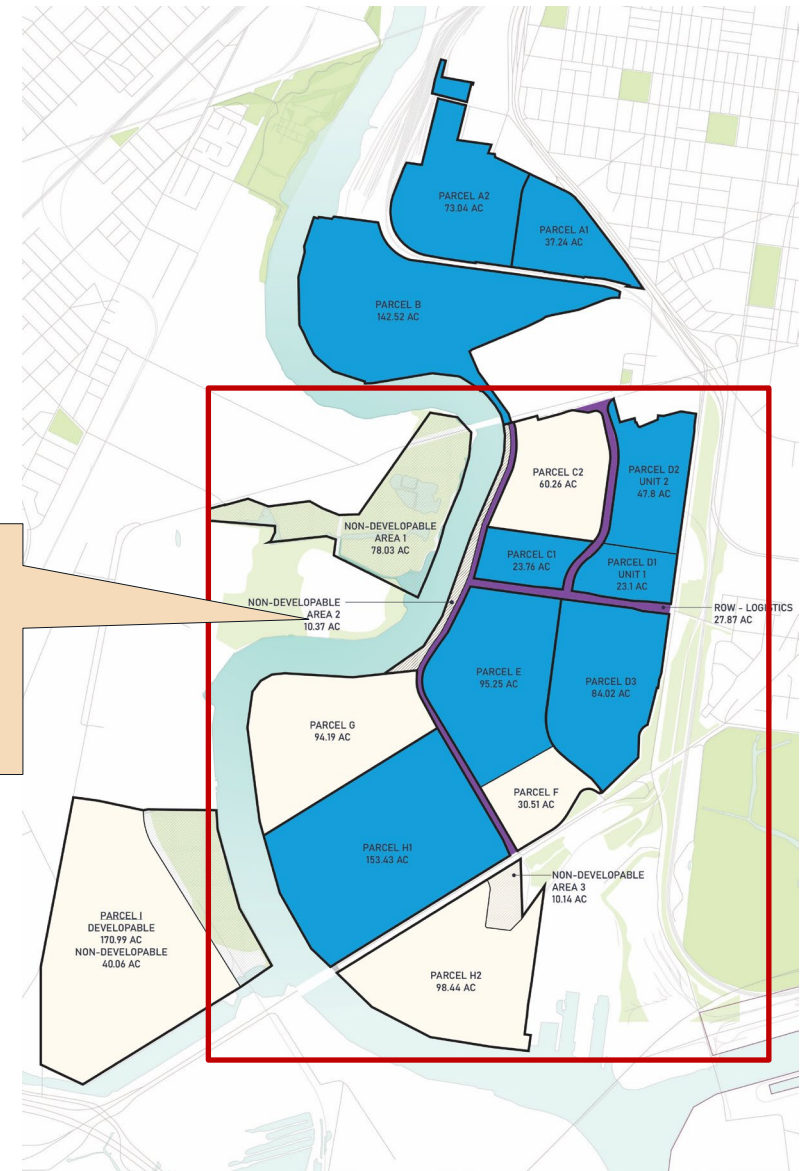
- Subgrade demolition complete within Parcel E (Lot 9) & H1 (Lots 3A, 3B, &4).
- Mass grading substantially complete within Parcel D3 (Lot 14).
- Ongoing earthwork in Parcel H1 (Lots 3A, 3B, & 4).
- Civil Engineering Plans for Parcels C, H2, G & F complete.

## STATUS

- Parcel D1 (Lot 15/Unit 1)  
Turnover to vertical completed February 2024.
- Parcel D2 (Lot 16/Unit 2)  
Substantially complete.  
Turnover to vertical completed November 2024.
- Parcel C1 (Lot 11)  
Additional surcharge volume placed and removal to commence December 2024.

### Industrial/Logistics Area

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



# EARTHWORK – INDUSTRIAL CAMPUS

## PIPE REMOVALS

- Approximately 85 miles of subsurface utility and refinery pipe removed.
- Approximately 32 miles of existing utility pipe removed.
- Approximately 53 miles of former underground refinery pipe decommissioned and removed.

## EARTHWORK VOLUMES

- Contractor has moved over 1.7 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 over 6,500 tons of scrap.

## CONCRETE CRUSHING

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





# EARTHWORK PROGRESS – INDUSTRIAL CAMPUS



Lot 14 Site Preparation



# EARTHWORK PROGRESS – INDUSTRIAL CAMPUS



Lot 3A Site Preparation

Lot 3B Site Preparation

Lot 4 Site Preparation



# INFRASTRUCTURE – INDUSTRIAL CAMPUS

## PROGRESS

- Sanitary sewer installation substantially complete to development Lots 15 & 16.
- Offsite water main extension work complete.
- Storm sewer installation ongoing.
- Onsite & Offsite roadway construction ongoing.

## NEXT STEPS

- Continue installation of new underground utilities.
- Complete subgrade mass earthwork.
- Continue prep for roadway base construction.



- Phase I Onsite Improvements
- Phase I Offsite Improvements



# INFRASTRUCTURE – AERIAL UPDATE





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





# INFRASTRUCTURE – AERIAL UPDATE





# VERTICAL PROGRESS – UNIT 1



CONCEPTUAL RENDERING



# VERTICAL INDUSTRIAL: UNIT 1 INTERIOR





# VERTICAL INDUSTRIAL: UNIT 1 INTERIOR





# VERTICAL PROGRESS – UNIT 2





# INNOVATION SITE PROGRESS





# MASTER PLAN – INNOVATION DISTRICT





# INNOVATION CAMPUS – PHASE 1





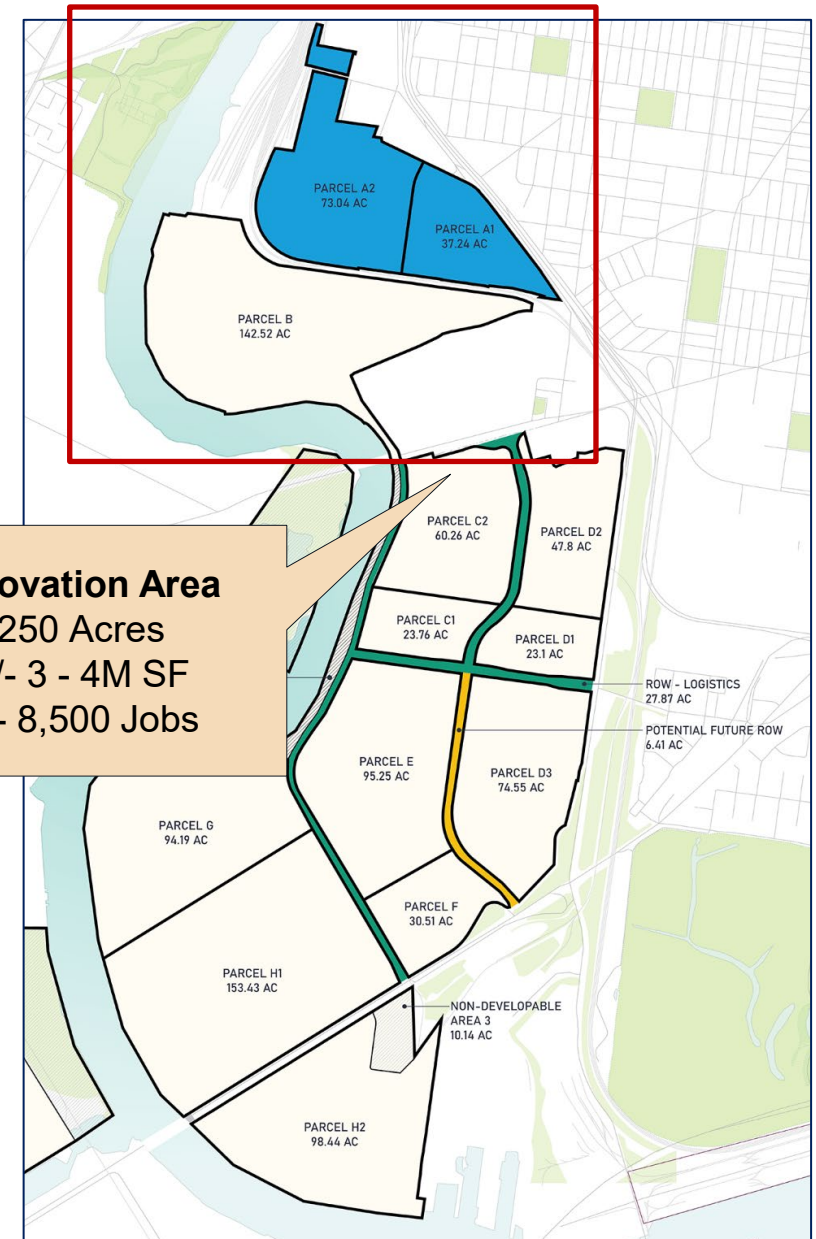
# EARTHWORK PROGRESS

## PROGRESS

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

## STATUS

- Subsurface demolition is approximately **98% complete.**
- Mass grading is approximately **98% complete.**
- Anticipated completion by year-end 2024.



# EARTHWORK PROGRESS

## DUST AND ODOR SUPPRESSION

- Installation of temporary stabilization including straw, tack and temporary seed over completed mass grading areas.
- 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.
- Phone line and online contact form to report onsite activity concerns is available at [thebellwetherdistrict.com/contact](https://thebellwetherdistrict.com/contact)





# EARTHWORK PROGRESS





# EARTHWORK PROGRESS



Temporary stabilization area

Building A and B Surcharge Area

Temporary stabilization area



# EARTHWORK PROGRESS





# EARTHWORK PROGRESS

## PIPE REMOVALS

- Approximately 210,000 linear feet of underground pipe removed to date.
- Approximately 140,000 linear feet of this has been unknown refinery pipe.

## EARTHWORK VOLUMES

- Contractor has moved over 270,000 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 3,365 tons of metal piping.

## CONCRETE CRUSHING

- Contractor has demolished approximately 30,000 tons of concrete for future crushing and re-use onsite.



# ENVIRONMENTAL REMEDIATION



# WHO IS RESPONSIBLE FOR WHAT?

BELLWETHER DISTRICT HOLDINGS (FORMERLY PESRM)/ HRP GROUP	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 eight 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	Currently evaluating remedial approach
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 in 2021 and ongoing	Continued Soil Vapor Extraction and Air Sparge operation
136 Naphtha Release Area	2019	Oil recovery/soil excavation	Soil sampling conducted in May 2024	Currently evaluating path to closure
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	Final Report approved by PADEP on September 4, 2024	No further action
ROW-3 Release Area	2023	Oil recovery/soil excavation	NIR submitted in April 2024	Final Report preparation ongoing



TREATED AIR DISCHARGE

Concrete Floor Slab with Vapor Intrusion Mitigation System Beneath

Concrete Floor Slab with Vapor Barrier

Soil Vapor Extraction System

Soil Vapor Extraction Well

OXYGEN DIFFUSION

AIR MOVING THROUGH SOIL

Oil Converts to Vapor and Enters the Air in the Space Between Soil Particles

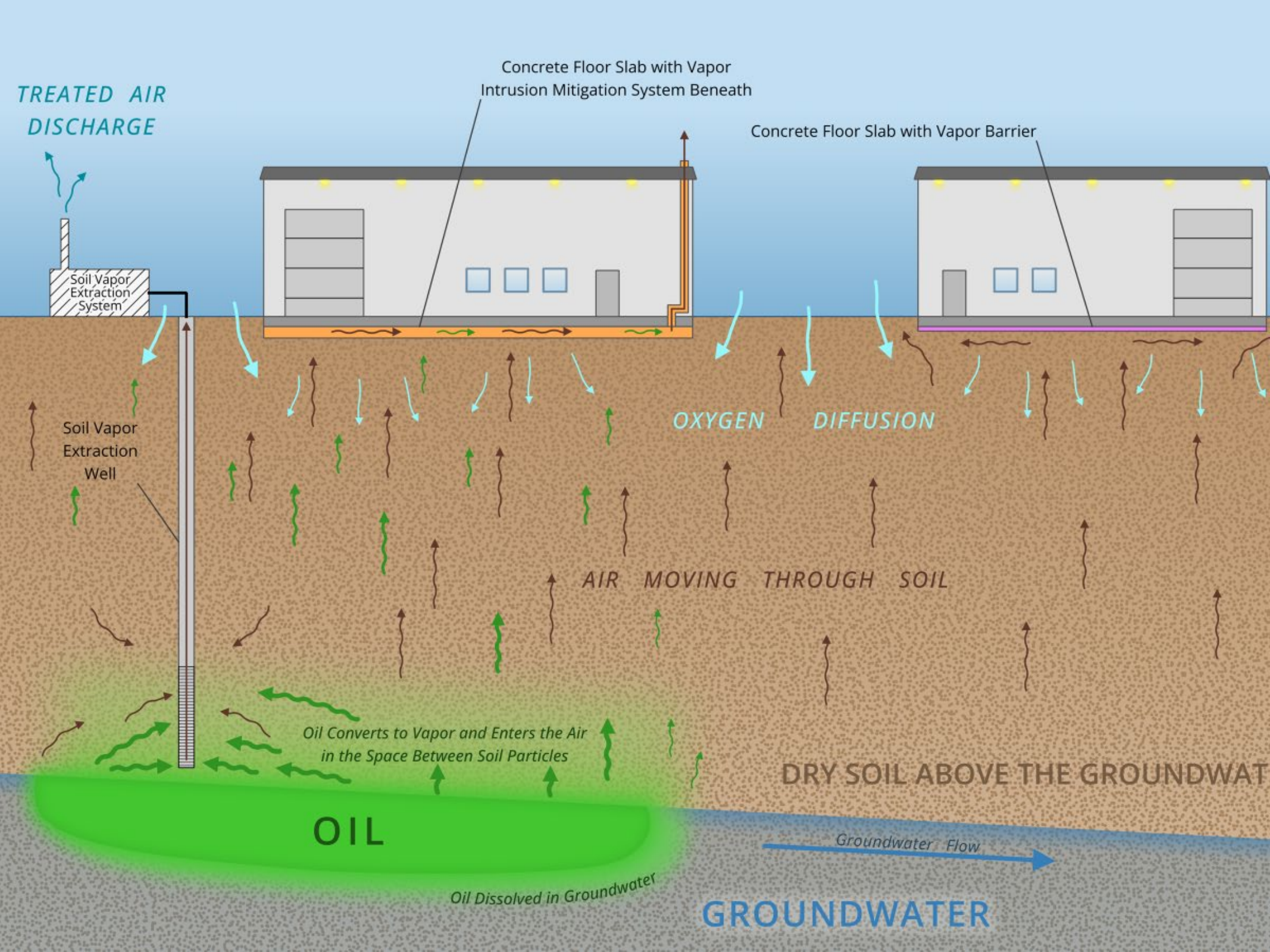
DRY SOIL ABOVE THE GROUNDWATER

OIL

Oil Dissolved in Groundwater

Groundwater Flow

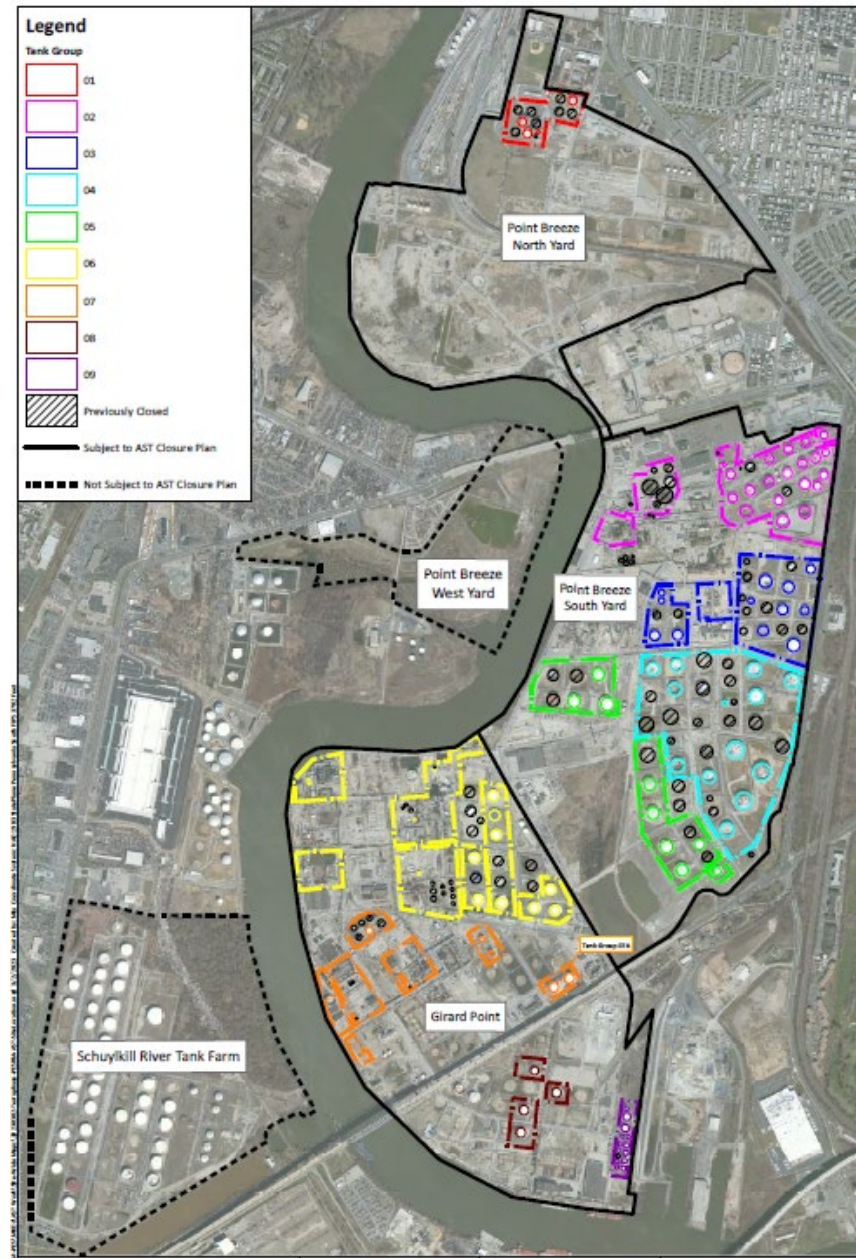
GROUNDWATER





# 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

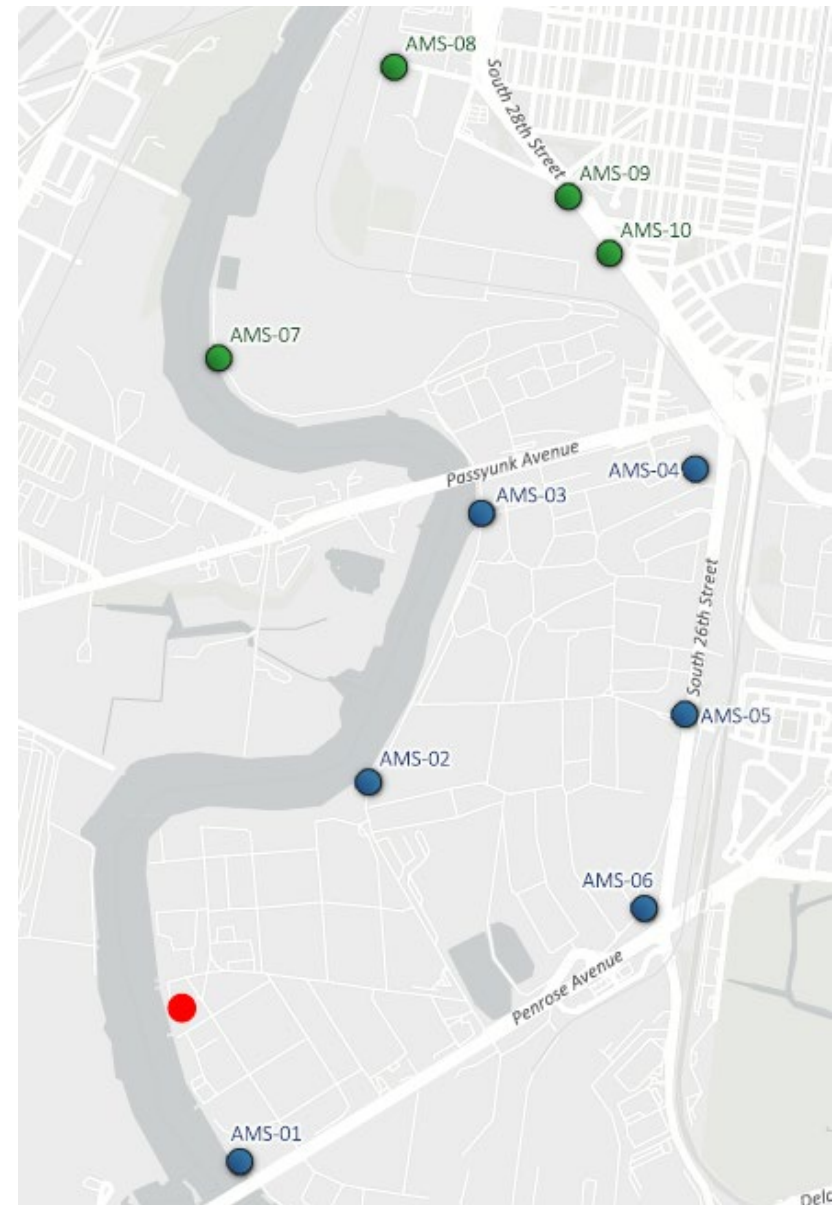
- Earthwork began in May 2023.
- Soil was sampled prior to movement, at a frequency of 1 sample per 2,000 cubic yards in accordance with the Soil Management Plan.
- An environmental consulting company is providing daily oversight to track the contaminated soil throughout earthwork in accordance with 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 → Air Monitoring
- Collect weekly benzene data (red dot) as part of the ThriveAir Community Air Monitoring Program (CAMP). Data available at [thriveairphilly.com](https://thriveairphilly.com)





# COMMUNITY & WORKFORCE UPDATE



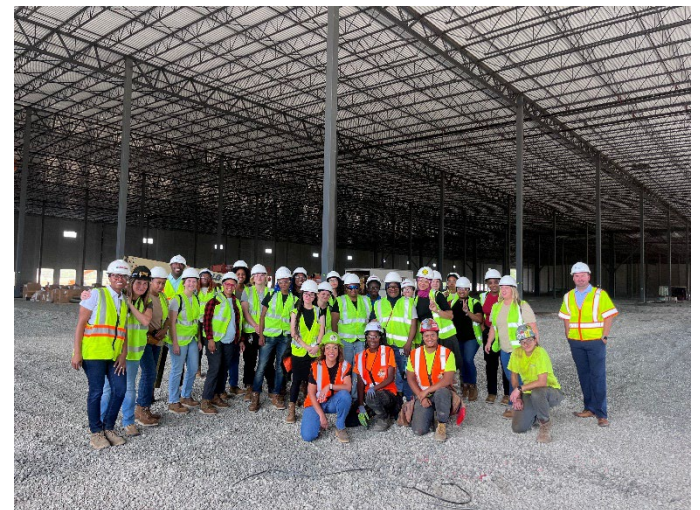


# WORKFORCE DEVELOPMENT

- The Bellwether District is projected to add **19,000+** permanent jobs and **28,000+** construction jobs over the next 10–15 years.
- Over **2,000** workers have been employed onsite to date.
- Over **\$2 Million** committed to workforce development programs focused on building a more equitable workforce.
- Key Partnerships:
  - **Career Connected Learning** program in partnership with Philadelphia School District & Department of Commerce
  - **Everybody Builds** coalition of trades, developers, contractors and anchor institutions
  - **Build Latino** in partnership with the Greater Philadelphia Hispanic Chamber of Commerce
  - **Carpenters' Apprentice Ready Program (CARP)**
  - **Clayco Rising** diversity program
  - Reentry Program in partnership with PhilaWorks and **Center for Employment Opportunities (CEO)**
  - **Women in Nontraditional Careers (WINC)**
  - NAWIC Philadelphia's **MyWIC** (Women in Construction) Program
  - Formalizing partnership with **Sam Staten Sr. & Rosie's Girls** Pre-apprenticeship programs



2024 MyWIC Visit



2024 WINC Visit



# CAREER CONNECTED LEARNING

**Career Connected Learning (CCL)** program in partnership with School District of Philadelphia and Philadelphia Department of Commerce provides internship and career opportunities for local students. HRP targets opportunities to S/SW Philly students.

## Program Overview:

- **120+** high-school and middle-school interns employed to date
- **25+** career awareness activities held
- Participation in District events, such as DECA, NOCTI, Perkins Stakeholder Advisory Board, and school-based panels & events
- 10-year scholarship commitment to Community College of Philadelphia
- Estimated **1,300 students** engaged to date
- Internship opportunities are targeted to zip codes surrounding the project site

## Recent Highlights:

- Build My Future career expo engaging over 800 middle- and high-school students
- MyWIC Block Kids competition for grades 1-6
- Pursuing driver's license program with School District of Philadelphia CTE program



Build My Future Career Expo



# COMMUNITY BENEFITS COMMITMENT

A community-led plan to formalize HRP's commitment to sustainability, job creation, and community investment over the next decade of the The Bellwether District development.

## Commitment Highlights:

- Developed through **1.5 years** of facilitated meetings with The Bellwether District CAP & parallel meetings to capture the voices of other community stakeholders.
- Signed by **16 organizations** representing 20+ groups in all 5 zip codes.
- **10-year term** with projected **\$10MM value** of financial commitments.
- Creates The Bellwether District **Community Investment Fund** with annual contributions of \$100-\$200K, directed by community representatives.
- Includes commitments to transparent community engagement, sustainable development practices, and publicly accessible green infrastructure.
- Continues workforce development commitments including **Career-Connected Learning & HRP Scholars program**.
- Targets investment to **zip codes** surrounding the project site.

## Participating Community Organizations:

- ACANA
- Bartram's Garden
- Eastwick Friends and Neighbors Coalition
- Eastwick United Methodist Church
- Empowered CDC
- Friends of Penrose
- Grays Ferry Community Council
- Packer Park Civic Association
- Point Breeze CDC
- Resident Action Committee II
- Southwest CDC
- South Philadelphia Business Association
- Universal Audenried Charter High School
- United South Southwest Coalition
- West Passyunk Neighborhood Association
- Wilson Park Resident Council.

*"It's going to help the community in the long term, and I'm looking at the jobs for the community."*

—Russell Shoemaker, South Philly Business Association

*"Working with so many organizations that are doing important work in addressing a diverse array of community needs has taken time and considerable efforts by all the parties, and the long-term commitment from HRP to the community is vital."*

—Maitreyi Roy, Bartram's Garden



# Upcoming Community Events

- **Thursday, November 21** at 3:00pm – Salvation Army Thanksgiving Meal & Turkey Distribution
- **November-December** – Turkey & Coat Drives with community partners
- **January 2025** – Release 2025 quarterly meeting schedule



The poster features a warm, autumnal background with a large, stylized red maple leaf in the top left and a yellow maple leaf in the bottom center. At the top left is the logo for The Bellwether District, an HRP project. To its right is the Salvation Army logo, and further right is the RaC2 logo. A QR code is located in the top right corner. The word "HAPPY" is written in large, grey, serif capital letters, and "Thanksgiving" is written in a large, elegant, red cursive script below it. The event details are listed in black, sans-serif text: "THE SALVATION ARMY CENTRAL CORPS", "3225 REED STREET, PHILADELPHIA PA 19146", "FRESH HOT MEAL, TURKEY MEAL KITS, CHILDRENS COATS", "TO REGISTER PLEASE SCAN QR CODE", "OCTOBER 1<sup>ST</sup> THRU NOVEMBER 15<sup>TH</sup> 2024", and "DISTRIBUTION: NOVEMBER 21<sup>ST</sup> AT 3PM". At the bottom, the text "GOD'S RICHEST BLESSINGS TO YOU AND YOUR FAMILY" is written in a light, grey, serif font.

The Bellwether District  
AN HRP PROJECT

THE SALVATION ARMY

RaC2

HAPPY  
*Thanksgiving*

THE SALVATION ARMY CENTRAL CORPS  
3225 REED STREET, PHILADELPHIA PA 19146  
FRESH HOT MEAL, TURKEY MEAL KITS, CHILDRENS COATS  
TO REGISTER PLEASE SCAN QR CODE  
OCTOBER 1<sup>ST</sup> THRU NOVEMBER 15<sup>TH</sup> 2024  
DISTRIBUTION: NOVEMBER 21<sup>ST</sup> AT 3PM

GOD'S RICHEST BLESSINGS TO YOU AND YOUR FAMILY



# Thank You



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