



The Bellwether
District

AN hrp PROJECT

Community Meeting

March 18, 2025



1. Welcome
2. Industrial Development Update
3. Innovation Campus Update
4. Environmental Remediation Update
5. Community & Workforce Update
6. Q&A

Public Benefits

Economic Benefits



Community Investment



Workforce Development



Transportation & Connectivity



Sustainability & Resiliency



Environmental Remediation



\$1B Investment Committed

\$4B Total Investment Projected

\$100MM Philadelphia Projected Annual Tax Revenue

\$120MM Pennsylvania Projected Annual Tax Revenue

\$10MM Community Benefits Commitment

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

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

Community Advisory Panel

+/-19,000 Direct Permanent Jobs

+/-28,000 Direct Construction Jobs

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

\$2MM+ in Workforce Development Investment

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

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

Reduced Emissions in Philadelphia by **16%**

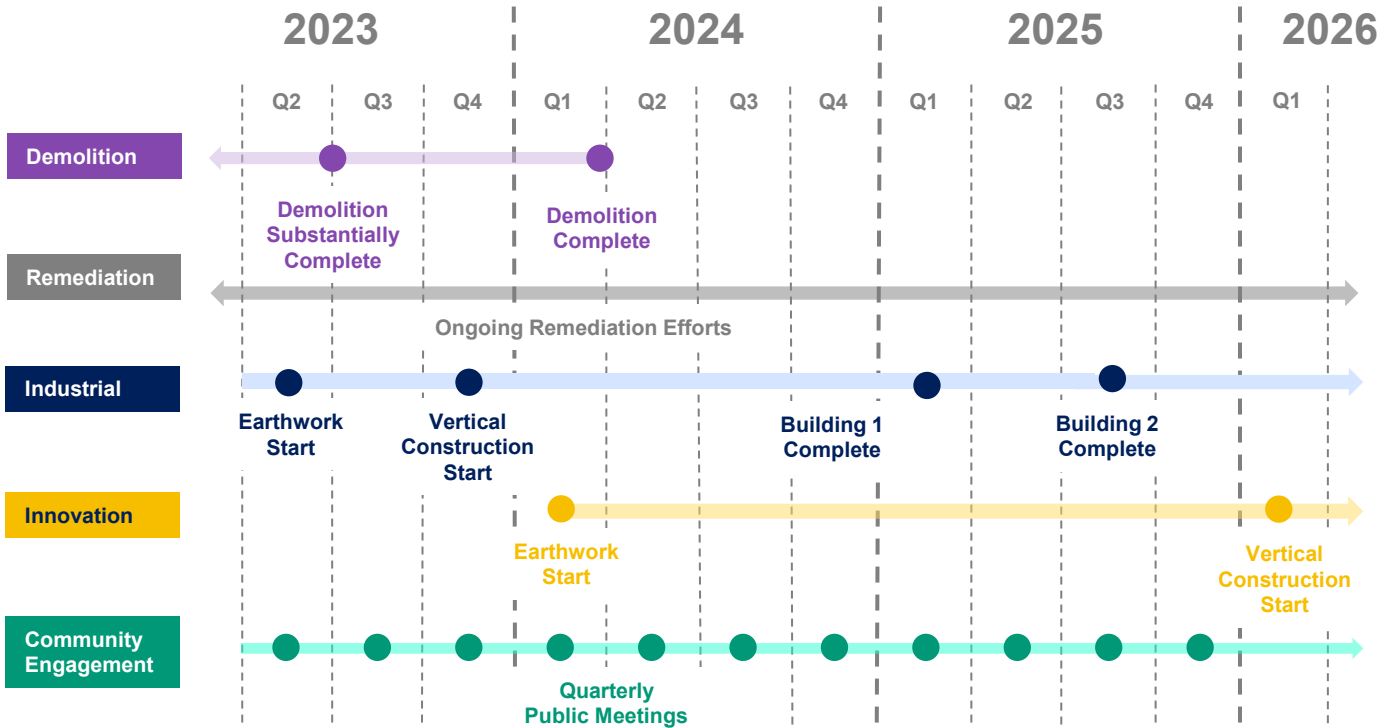
3MM+ Tons/Year CO2 Reduction

950 Miles of Pipeline Removed

18.5MM Gallons of Petroleum Product Removed

320,000 Tons Material Reused or Recycled

Phase 1 Schedule



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



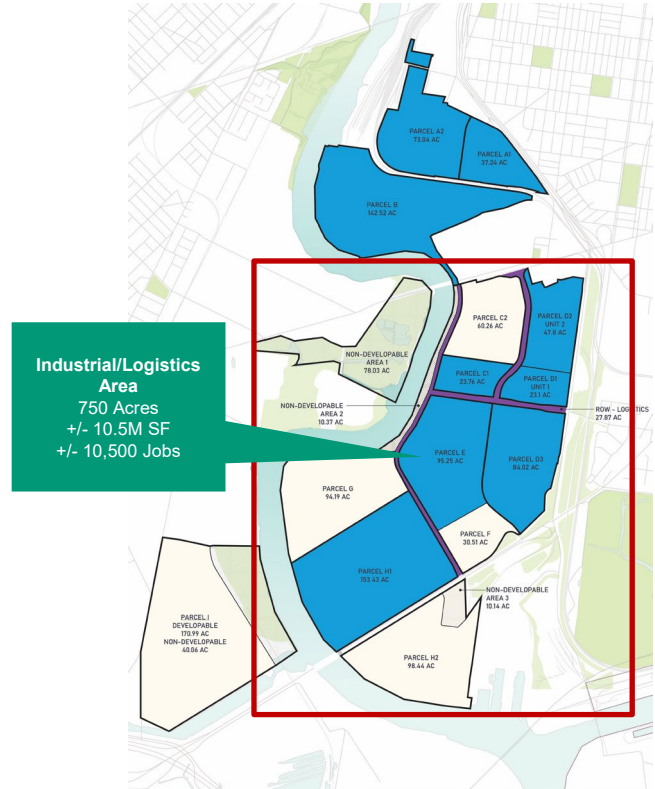
Earthwork Progress – Industrial Campus

Progress

- Phase 1 of Mass Earthwork program substantially complete.

Next Steps

- Commence Subgrade Demolition in Phase 2 of program.
- Complete Phase 2 Mass Earthwork program by 2025 year end.



Earthwork Progress – Industrial Campus



Earthwork Progress – Industrial Campus



Infrastructure – Industrial Campus



Progress

- Sanitary sewer installation substantially complete to first two buildings.
- Offsite water main extension work complete.
- Asphalt pavement on new onsite roadway.
- Onsite & Offsite roadway construction ongoing.

Next Steps

- Complete final paving - 26th Street.
- Complete Hartranft and 26th Street intersection.



-  Phase I Onsite Improvements
-  Phase I Offsite Improvements

Infrastructure – Aerial Update



Infrastructure – Aerial Update



Infrastructure – 26th & Hartranft St.



Infrastructure – Aerial Update



Infrastructure – Aerial Update



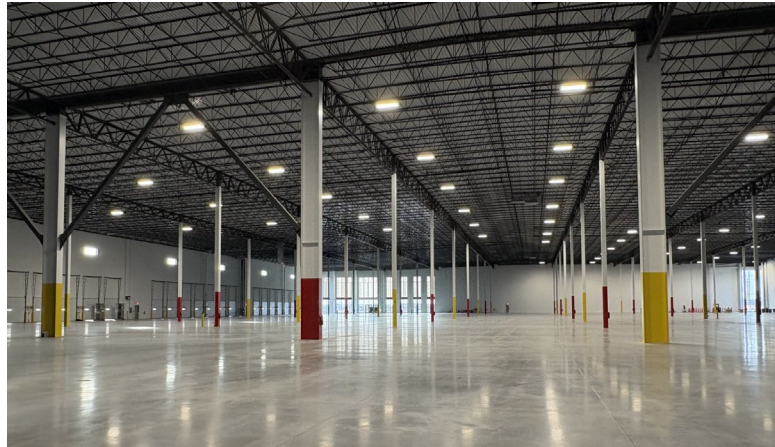
Infrastructure – Aerial Update



Vertical Progress – Unit 1



Vertical Progress – Unit 1



Vertical Progress – Unit 2



Vertical Industrial: Unit 2 Aerial



Innovation Site Progress



Master Plan – Innovation District



Innovation Campus – Phase 1



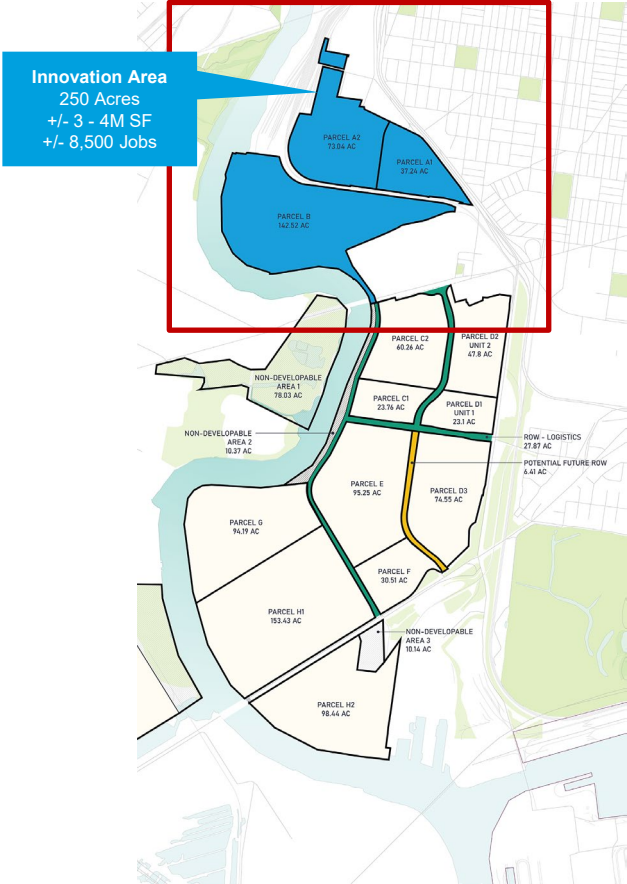
Earthwork Progress

Parcel A Progress

- Surface/Subsurface demolition complete in December 2024.
- Mass grading complete in December 2024.

Parcel B Progress

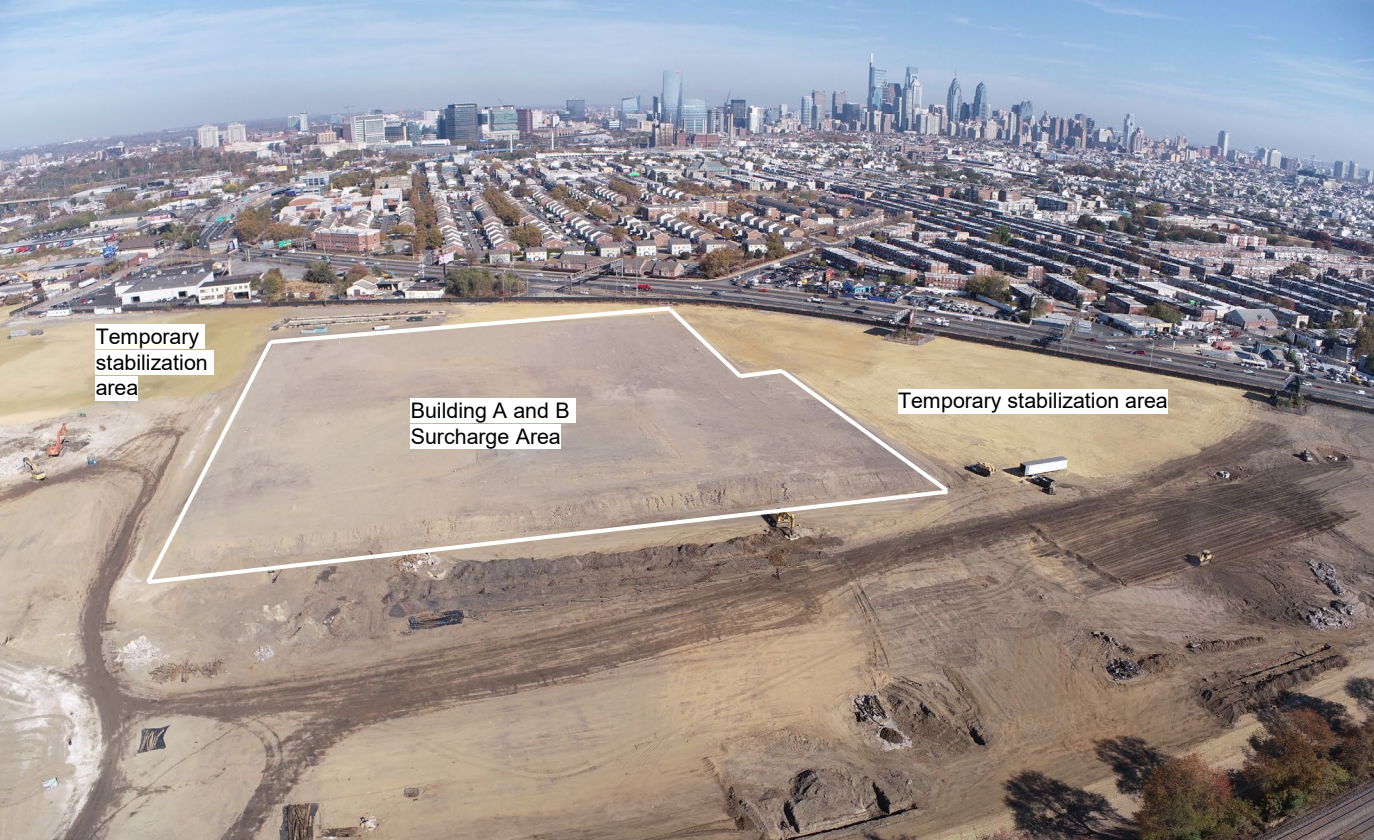
- Surface/Subsurface demolition commenced February 2025
 - Approximately 10% complete
 - Anticipated completion by year-end 2025
- Mass grading is anticipated to commence June 2025
 - Anticipated completion by year-end 2025



Earthwork Progress – Parcel A



Earthwork Progress – Parcel A



Earthwork Progress – Parcel A



Earthwork Progress – Parcel B



Earthwork Progress – Parcel B



Earthwork Progress

Pipe Removals

- Approximately 45 miles of underground pipe removed from Parcel A.
- Approximately 7,500 linear feet of underground pipe removed from Parcel B to date.

Earthwork Volumes

- Contractor has completed movement of approximately 270,000 cubic yards of soils on Parcel A
- Anticipating the movement of approximately 350,000 cubic yards of soils on Parcel B

Stormwater Volumes

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

Recyclable Metal

- Contractor has recycled over 3,850 tons of metal piping from Parcel A.
- Contractor has recycled over 160 tons of metal piping from Parcel B to date

Concrete Crushing

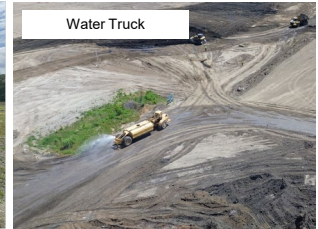
- Contractor has demolished approximately 80,000 tons of concrete to date.
- Contractor has crushed approximately 30,000 tons on concrete to date for re-use onsite



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



Environmental Remediation



Who Is Responsible For What?

Bellwether District Holdings (Formerly PESRM) / HRP Group

- Assessment and cleanup of contamination that was released after September 2012
- PADEP Act 2/One Cleanup Program reporting associated with contamination that was released after September 2012
- Sampling beneath Storage Tanks after removal
- Management of soil during redevelopment in accordance with June 2020 Soil Management Plan
- Vapor intrusion assessments for new buildings

Evergreen / Sunoco

- Assessment and cleanup of contamination that was present prior to September 2012
- PADEP Act 2/One Cleanup Program reporting associated with 11 Areas of Interest (AOIs), including Cleanup Plans and Final Reports
- Sampling beneath former Refinery Process Units after removal

Bellwether District Act 2 Activities

- Notices of Intent to Remediate (NIR) have been submitted to PADEP for ten 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)
 - Go to Community → Environmental → Remediation



Bellwether District Act 2 Activities - Closed

Release Area	Date of Release	Type of Remediation	Status	Next Steps
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 on 6/22/23 Area	2023	Oil recovery/soil excavation	Final Report approved by PADEP on January 16, 2025	No further action

Bellwether District Act 2 Activities - Open

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 SVE and Air Sparge operation
136 Naphtha Release Area	2019	Oil recovery/soil excavation	Soil sampling conducted in May 2024	Report preparation ongoing
Post-2012 LNAPL near Former Point Breeze Tank Farm	Post-2012	To be determined	NIR submitted in December 2024	Currently evaluating remedial approach
August 2022 River Road Release Area	2022	None necessary based on soil sampling	NIR submitted in February 2025	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

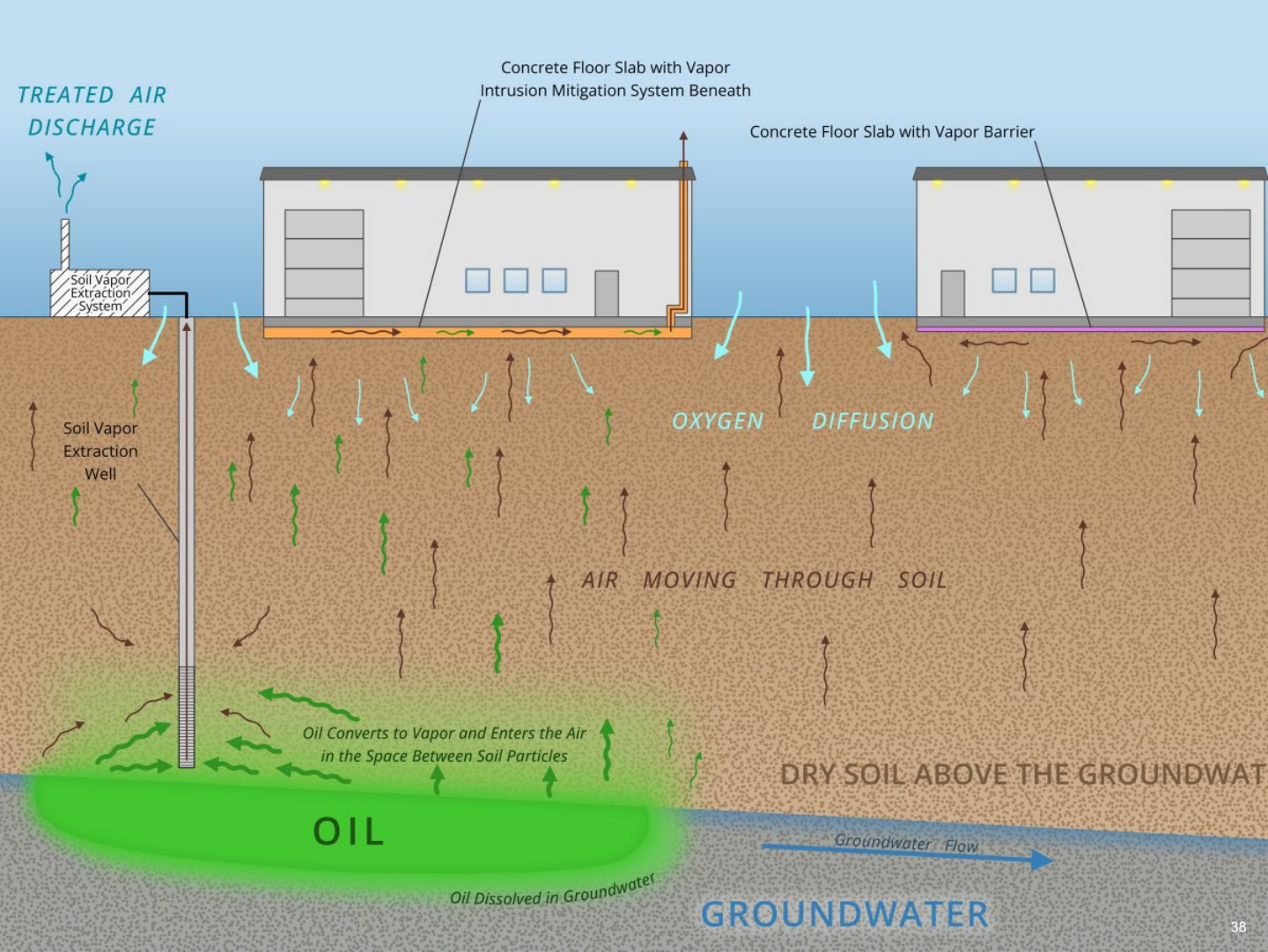
DRY SOIL ABOVE THE GROUNDWATER

OIL

Oil Dissolved in Groundwater

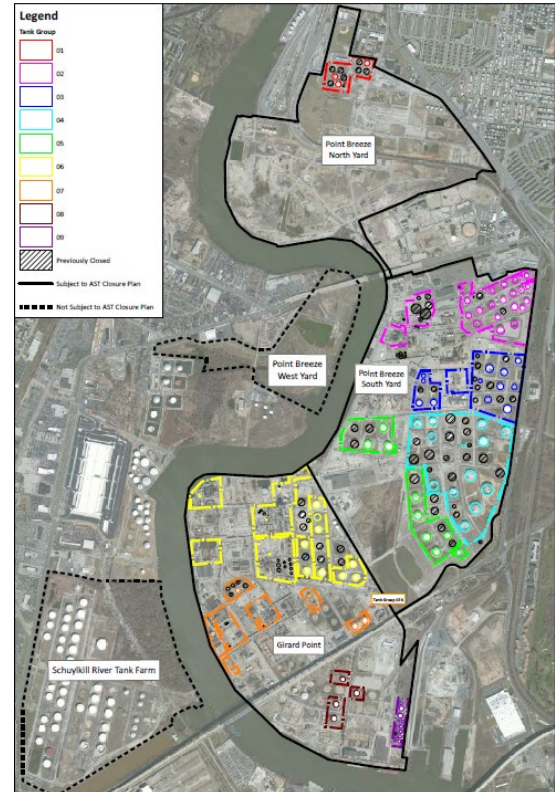
Groundwater Flow

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.
- Regulatory closure of Tank Group 02 was achieved in February 2025.
- Reports for Tank Groups 08 and 09 are currently in review by PADEP.
- AST regulatory reporting is underway in the remaining Tank Groups (01, 03, 04, 06, 07).
- Reports and PADEP correspondence are available on The Bellwether District website (www.thebellwetherdistrict.com)
 - Go to Community → Environmental → Tank Closure



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.
- Reports documenting our soil sampling are available on The Bellwether District website (www.thebellwetherdistrict.com)
 - Go to Community → Environmental → Soil Management



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 Project (CAMP). Data available at thriveairphilly.com



Community & Workforce Update

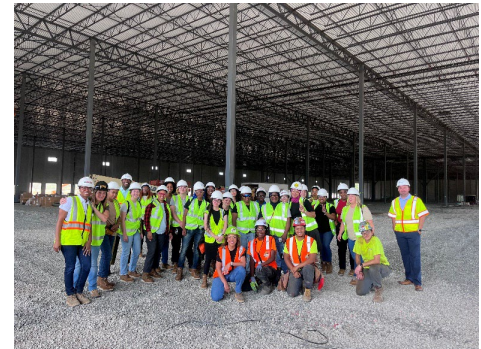


Workforce Development

- 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)**
 - Reentry Program in partnership with PhilaWorks and **Center for Employment Opportunities (CEO)**
 - **Finishing Trades Institute (FTI)** and **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.

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 2,000+ students engaged to date
- Internship opportunities are targeted to zip codes surrounding the project site

Recent Highlights:

- Build My Future career expo engaging over 900 middle- and high-school students
- Site visit with Finishing Trades Institute/WINC pre-apprenticeship participants



Build My Future Career Expo

- **6-week paid** internship opportunity
- **Early July** through **mid-August**
- Recruiting **rising juniors and seniors** in high school with a focus on **South and Southwest Philadelphia** residents
- Interns will have the opportunity to specialize in one of five areas of focus: Accounting/Finance, Corporate Affairs, Development, Engineering, and Environmental Remediation



We're Hiring Summer 2025 Interns

Gain immersive and interactive professional development training and hands-on experience in HRP's 6-week paid 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 learn about career opportunities in real estate and development while supporting the HRP Group team with a variety of projects related to the transformation of **The Bellwether District**, an upcoming state-of-the-art logistics and innovation campus.

All Interns will receive a broad education on HRP Group's business and have the opportunity to specialize in one of five areas: **Accounting/Finance, Corporate Affairs, Development, Engineering, and Environmental Remediation.**

For more information or to apply, email mforavanti@hlcoglobal.com or cdeleva-phillips@hlcoglobal.com



Thank You



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