

The Bellwether District Public Meeting – September 20, 2022

Questions & Answers

This list shows questions received in connection with the virtual public meeting held on Tuesday, September 20 at 6:00 PM during which The Bellwether District provided demolition, environmental remediation, and development updates as well as plans for expanding current community input and engagement. The questions below do not include those which were answered live during the meeting.

Questions are copied directly as asked with spelling errors corrected.

Q1: How will Hilco help stop displacement of long-term residents as the redevelopment contributes to gentrification?

A: We are continuously evaluating this issue and look forward to sharing more at a future date.

Q2: How many people from South and Southwest Philly will you hire?

A: Our latest economic impact study projects that The Bellwether District will add 32,000 jobs over the course of the development, 19,000 of which are expected to be permanent. Our goal is for 50% or greater of those jobs to go to local Philadelphians and we are particularly focused on workforce initiatives that will benefit South and Southwest Philadelphia residents.

Q3: What's the website address?

A: Our website address is www.thebellwetherdistrict.com.

Q4: What's the point of keeping the tank farm if you will not use it? What value is in it?

A: The tank farm portion of the site is idle. The tank farm permits, and compliance requirements remain active.

Q5: Stephanie, do you know that idle oil farms leak benzene that causes cancer?

A: The overwhelming majority of the petroleum product has been removed from the tank farm with small volumes of residual oil remaining. The Bellwether District continues to maintain the tank farm in accordance with all applicable regulations to maintain product containment.

Q6: In the past you've said you were "keeping your options open" to store petroleum products. How can we trust that you are keeping the [pets] "just because you have to until the demolition is complete?"

A: Demolition and deconstruction have been active and are currently ongoing at The Bellwether District with 88% of the site demolished and 99% of legacy petroleum product removed. Materials removed from the site have been handled in accordance with applicable Federal, State, and Local regulations. The tank farm portion of the site is idle.

Q7: The demo seems ahead of schedule which is great! When will see the first buildings go in?

A: The development team anticipates vertical building beginning in Summer 2023.

Q8: Are you planning on creating parks or other green spaces?

A: Site features are anticipated to include on-site landscaping and street trees where appropriate. Over the course of redeveloping, we anticipate installing thousands of new trees and plantings across the entire 1300-acre property. Additionally, since acquiring the property, we have made investments in local parks and green spaces including Bartram's Garden and Stinger Square Park where we funded a large-scale beautification project.

Q9: Are you all concerned about the long-term sustainability of this project? What will happen when the site floods due to the raised surface of one side of the project. Will you be responsible for the damage this could cause to residents?

A: We are planning to utilize long-term sustainable practices during development. Future buildings will be designed to comply with current regulatory energy efficiency standards at a minimum. It is anticipated that many will be LEED certifiable.

As for future flooding, under comprehensive earthwork planning, we plan to raise on-site elevations out of FEMA established base flood elevations, however this is only applicable to portions of the site currently within flood elevations. In complement, the work will also facilitate overland flow relief and increase efficacy of storm water drainage.

Q10: I have seen projections that part of the property about 30% to 40% will be underwater in a few decades. My concern is that adding dirt to raise up the ground by 10 feet will cause floods in the Airport, Eastwick, Navy Yard, South Philly, and NJ. How do you plan to eliminate this possibility?

A: The referenced plan is inaccurate; we do not intend "to raise the entire site by 10 feet." As documented in the January 7, 2021 Memorandum of Understanding with the City of Philadelphia, earthwork will be performed in order to raise the ground surface elevations of the property east of the Schuylkill River above base flood elevations as established by the Federal Emergency Management Agency (FEMA). In complement, the work will also facilitate overland flow relief and increase efficacy of storm water drainage.

Q11: Where is the [report Joe referenced] on the website? It's not easy to find from the homepage. Can you please link it in the chat?

A: This report is located at the bottom of the community page, under reports.

Q12: Is there a regulatory agency that monitors collection of soil samples?

A: The Pennsylvania Department of Environmental Protection (PADEP) reviews the results of soil samples collected as part of Act 2 activities. Soil sample results are included in Act 2 regulatory reports that are submitted to PADEP for their review.

Q13: So, what I'm hearing from the absence of a yes or no is that the benzene is NOT at a safe level. But it's ok because the city has no law requiring corporations to address this and cities in general have lots of cancer-causing chemicals so this spot will fit right in. Is that a fair assessment?

A: Benzene is a chemical found in the air from emissions from a variety of sources, including burning coal and oil, refining oil, gasoline, and motor vehicle exhaust. More information can be found on the

EPA's website (<https://www.epa.gov/sites/default/files/2016-09/documents/benzene.pdf>). In 2018, the Environmental Protection Agency's (EPA) Refinery Sector Rule went into effect, requiring refineries to monitor the concentration of benzene at their fence lines. The purpose of measuring benzene concentrations in outdoor air at operating refineries is to use data patterns over time to identify sources, like leaky pipes or other equipment, that may be impacting air quality so that actions could be taken to address those sources. Benzene air monitoring and sample collection occurs continuously over two-week periods at approximately 30 locations around the perimeter of the site. Samples of the outdoor air surrounding the site are collected and posted online to The Bellwether District website (<https://www.thebellwetherdistrict.com/community>). In October 2021, the EPA and the City of Philadelphia recognized the end of refining operations at The Bellwether District. The Bellwether District is no longer required to monitor benzene levels on the property following the closure of refining operations but is continuing to monitor through the end of 2022. The former PES refinery's benzene concentrations in outdoor air at the site are consistent with concentrations in other areas of Philadelphia and in other urban areas around the country. The average benzene concentration at the perimeter of the property in 2021 was 2.4 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), which is lower than the average concentrations detected in 2020 (2.8 $\mu\text{g}/\text{m}^3$), 2019 (5.9 $\mu\text{g}/\text{m}^3$), and 2018 (3.5 $\mu\text{g}/\text{m}^3$). As decommissioning and demolition work proceeds, benzene concentrations have decreased. The average benzene concentration at the perimeter of the property in the first seven months of 2022 was 1.3 $\mu\text{g}/\text{m}^3$.

Q14: How much of the oil from the October 11, 2021, incident made it into the ground? And what was the chemical concentration in the soil that was tested?

A: On October 11, 2021, water containing oil was released to the ground surface during demolition of a pipe rack associated with two crude oil tanks near the southern end of the former 860 process unit. The demolition contractor, Northstar, notified PADEP of the release within two hours of the incident. Water and oil collected over an area of approximately 1,600 square feet on the asphalt of Hartranft Street (1,200 SF) and in the unpaved areas adjacent to the roadway (approx. 400 SF). Northstar used a vacuum truck to recover approximately 450 gallons of water, which was processed through the on-site wastewater treatment plant and approximately 50 gallons of oil, which was transferred to an on-site storage tank. Northstar excavated approximately 14 cubic yards of soil from the visually impacted area and shipped it offsite for disposal. Six confirmation soil samples were collected from the excavation area and submitted for laboratory analysis. The soil sampling results indicated that the concentrations of chemicals detected in soil were less than PADEP Statewide Health Standards. Many soil samples were collected and analyzed for multiple chemicals. There are too many concentration results to list here; all of these concentrations are included in data tables in the Act 2 reports for this release, which are available on The Bellwether District website.

Q15: I see the benzene levels as compared to what they were when it was one of the highest in the nation. How do those numbers compare to what is considered a "safe" amount of benzene?

A: The average benzene concentration at the perimeter of the property in 2021 was 2.4 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), which is lower than the average concentrations detected in 2020 (2.8 $\mu\text{g}/\text{m}^3$), 2019 (5.9 $\mu\text{g}/\text{m}^3$), and 2018 (3.5 $\mu\text{g}/\text{m}^3$). As decommissioning and demolition work proceeds, benzene concentrations have decreased. The average benzene concentration at the perimeter of the property in the first seven months of 2022 was 1.3 $\mu\text{g}/\text{m}^3$. Benzene is a chemical found in the air from emissions

from a variety of sources, including burning coal and oil, refining oil, gasoline, and motor vehicle exhaust. More information can be found on the EPA's website (<https://www.epa.gov/sites/default/files/2016-09/documents/benzene.pdf>).

Q16: Do you have any information on background levels of benzene in the air near the site (i.e. if the site were not there what are the benzene in air levels)? If known are these background numbers used to modify the fence line measured benzene values?

A: The City of Philadelphia posts information about air quality in the City on its website here (<https://www.phila.gov/documents/air-management-reports-and-documents/>). No, fence line concentrations are not modified. The concentrations posted on The Bellwether District website are the measured concentrations.

Q17: This is the first and last chance to do a comprehensive remediation. What depth will be restricted for excavation after your remediation?

A: There is no plan to restrict excavations depths after remediation is complete.

Q18: A generation from now, people will forget there was a refinery there. Will the remediation be residential grade, clean fill, and allow walking paths and residential homes?

A: There is a use restriction on the Property that does not allow residential use.

Q19: Warehouse districts are generally associated with high levels of toxic air pollution as a result of diesel truck traffic. What is your plan to prevent toxic air pollution from harming communities that have suffered for decades from toxic pollution?

A: It is anticipated tenant companies will maintain their own policies congruent with tenant ESG and GHG corporate mandates as well as the Pennsylvania Diesel-Powered Motor Vehicle Idling Act. The use of electric vehicles and alternative means of transportation will be encouraged. It is also anticipated that electric vehicle charging stations will be provided where appropriate to serve the development. As shared previously, we are also working with SEPTA to increase public transportation to the site.

Q20: In terms of your plans for construction after demolition/remediation, what forms of renewable energy generation do you plan for the site? Is there a place online where such plans are available currently?

A: We anticipate the use of solar assets in some areas of the site to provide potential renewable energy generation. The plans for renewable energy are still developing and not currently available online.