

The Bellwether District Q4 Public Meeting

November 15, 2022



**The Bellwether
District**

AN HRP PROJECT

AGENDA

- Introductions
- Development Update
- Environmental Remediation Update
- Community Update: CBA Process Preview
- Q & A





DEVELOPMENT UPDATE



The Bellwether
District

AN HRP PROJECT

PROJECT TEAM



Industrial

Justin Dunn
Senior Vice President
Industrial Development

Kurt Carter
Vice President
Development

Blake Rowan
Vice President
Development

Life Science

Melissa Schrock
Executive Vice President
Mixed-Use Development

George Needs
Senior Vice President
Mixed-Use Development

Amanda Mazie
Director
Mixed-Use Development

Corporate Affairs

Jasmine Sessoms
Senior Vice President
Corporate Affairs

Mia Fioravanti
Vice President
Corporate Affairs



Urban Designer

Robin Fitzgerald-Green
Associate Principal



Traffic Engineer

Corey Chase
Principal



Civil Engineer

John 'Jake' C. Medendorp IV
Senior Engineer

SITE CONTEXT



Site Boundary

CONCEPTUAL SITE PLAN

cbt

KINGSESSING

PENNOVATION
WORKS

GRADUATE
HOSPITAL

SOUTHWEST
SCHUYLKILL

GRAYS FERRY

POINT BREEZE

BARTRAM
VILLAGE

WEST PASSYUNK

PASCHALL

ELMWOOD

GIRARD ESTATES

PENROSE

PACKER PARK

Industrial/Logistics Area

750 ACRES

+/- 10.5M SF

+/- 10,500 JOBS

FDR PARK

EASTWICK



..... Site Boundary

CONCEPTUAL SITE PLAN

Life Sciences Area

250 ACRES

+/- 3-4M SF

+/- 8,500 JOBS

Parcel A

Parcel B

Industrial/Logistics Area

750 ACRES

+/- 10.5M SF

+/- 10,500 JOBS



..... Site Boundary

KINGSESSING

SOUTHWEST
SCHUYLKILL

BARTRAM
VILLAGE

PENNOVATION
WORKS

GRADUATE
HOSPITAL

cbt

GRAYS FERRY

POINT BREEZE

WEST PASSYUNK

PASCHALL

ELMWOOD

GIRARD ESTATES

PENROSE

PACKER PARK

FDR PARK

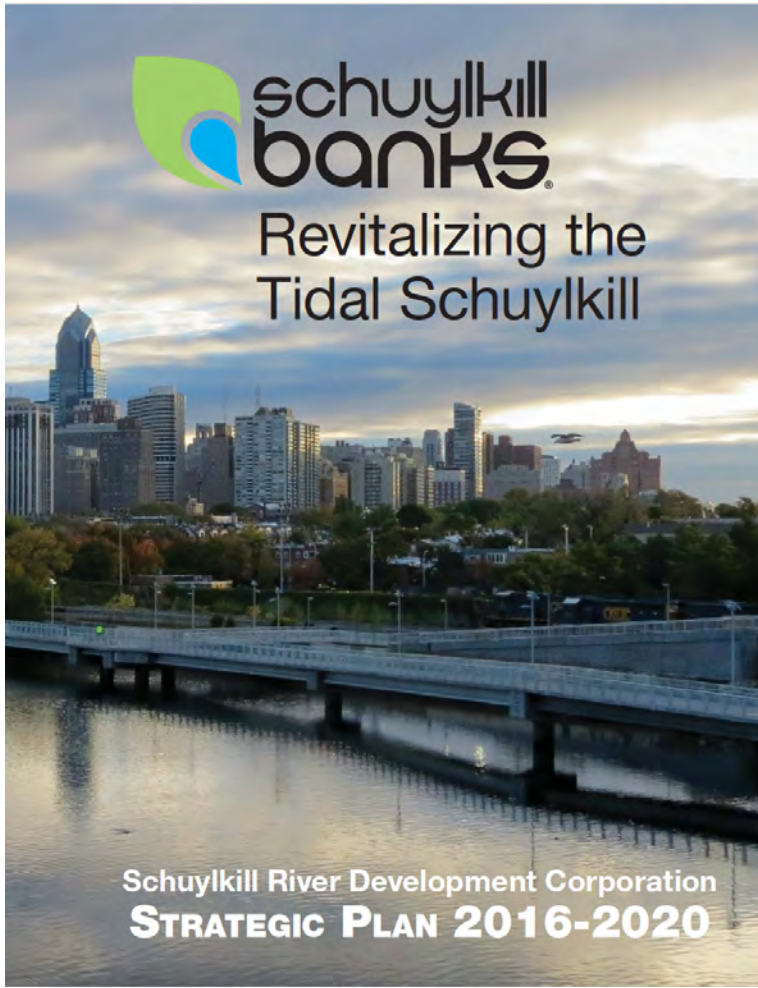
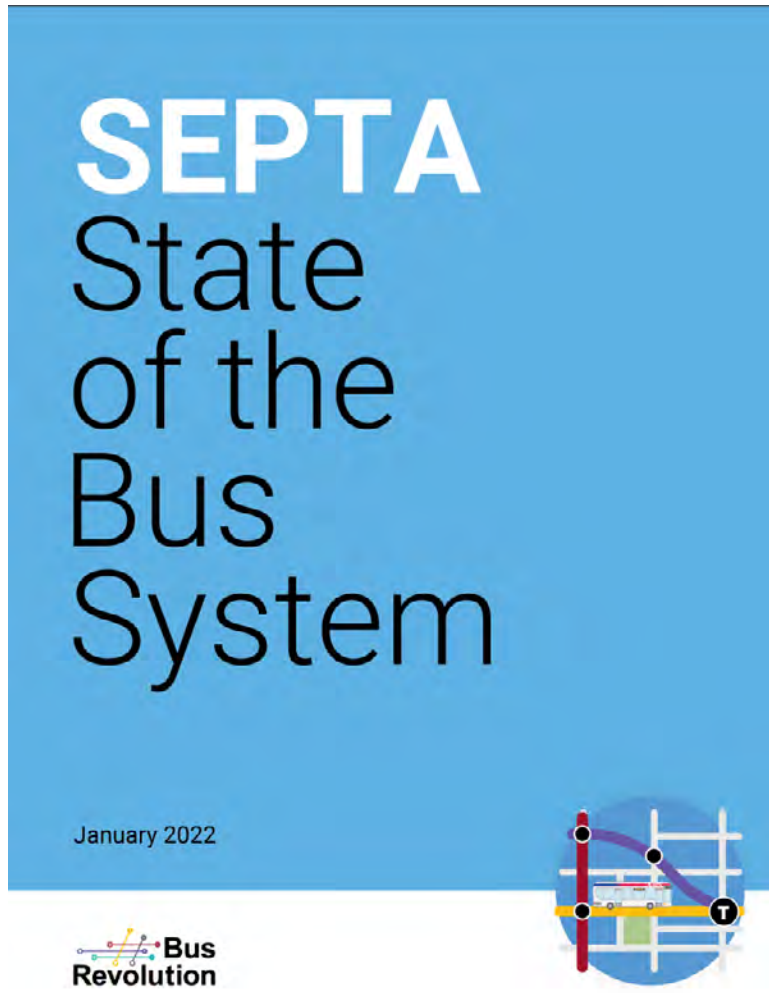
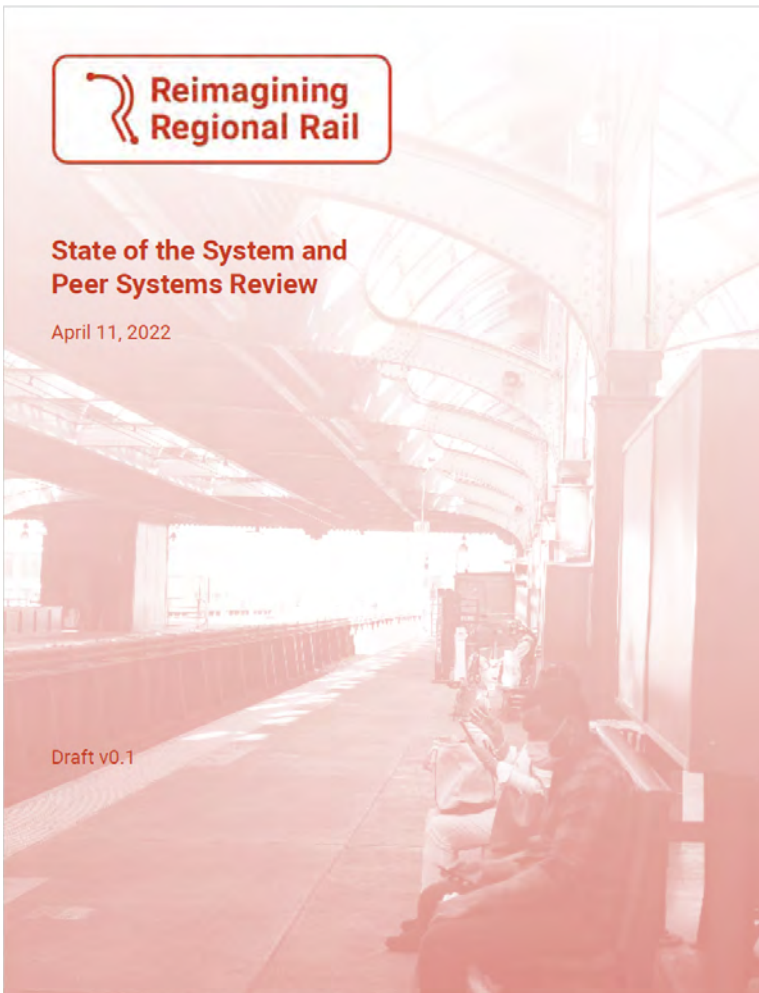
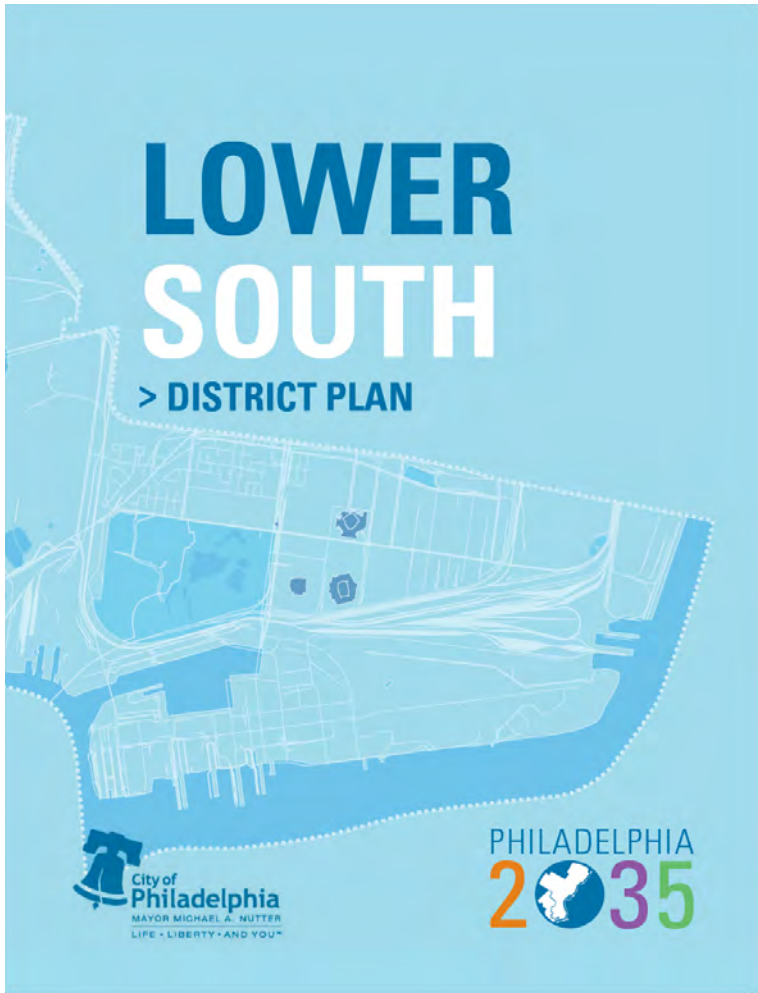
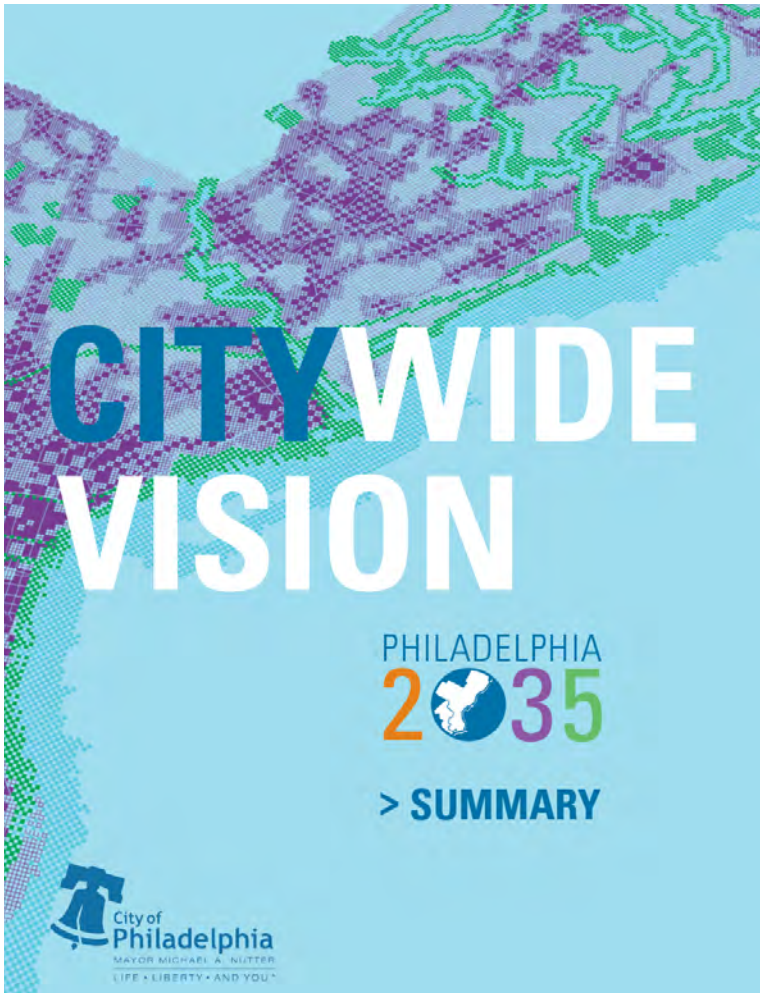
EASTWICK

SITE CONTEXT

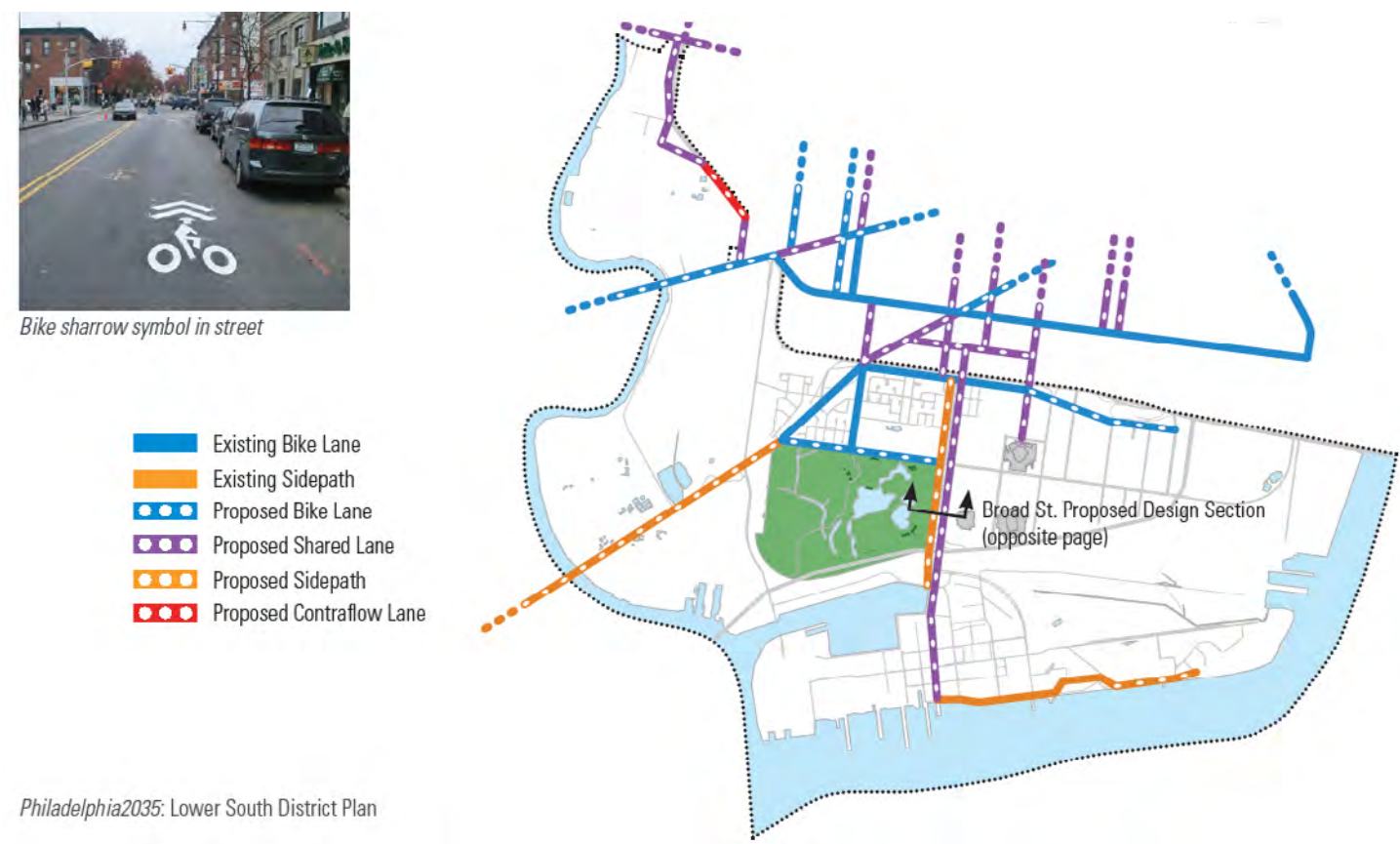


Site Boundary

PLANNING CONTEXT

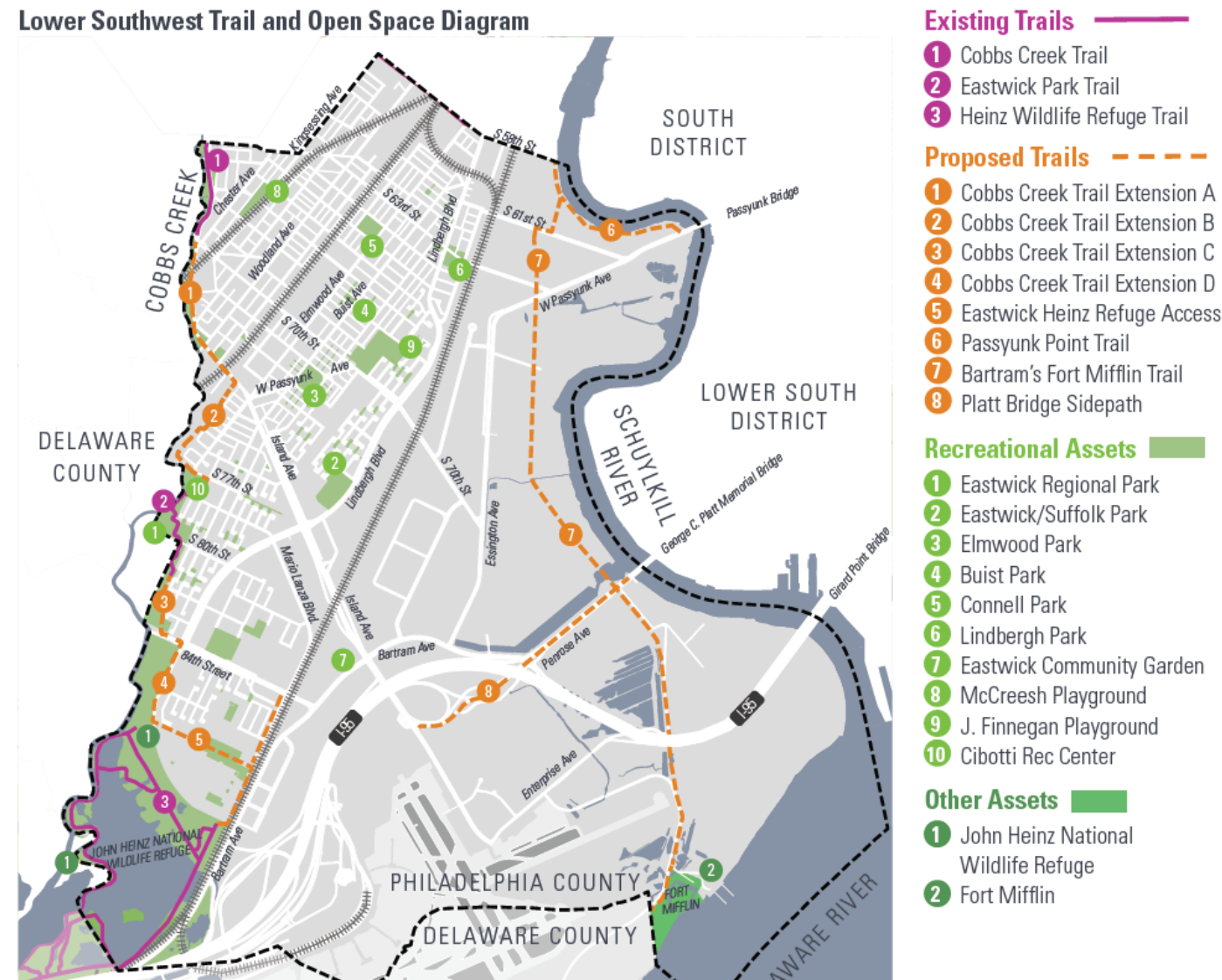


PLANNING CONTEXT



Philadelphia2035: Lower South District Plan

Philadelphia 2035: Lower South Plan



Philadelphia 2035: Lower Southwest Plan



Lower Schuylkill Master Plan



Lower Schuylkill Master Plan



Lower Schuylkill Master Plan

PROJECT GOALS

1

RE-INTEGRATE THE SITE



2

CREATE GREEN PATHWAYS



3

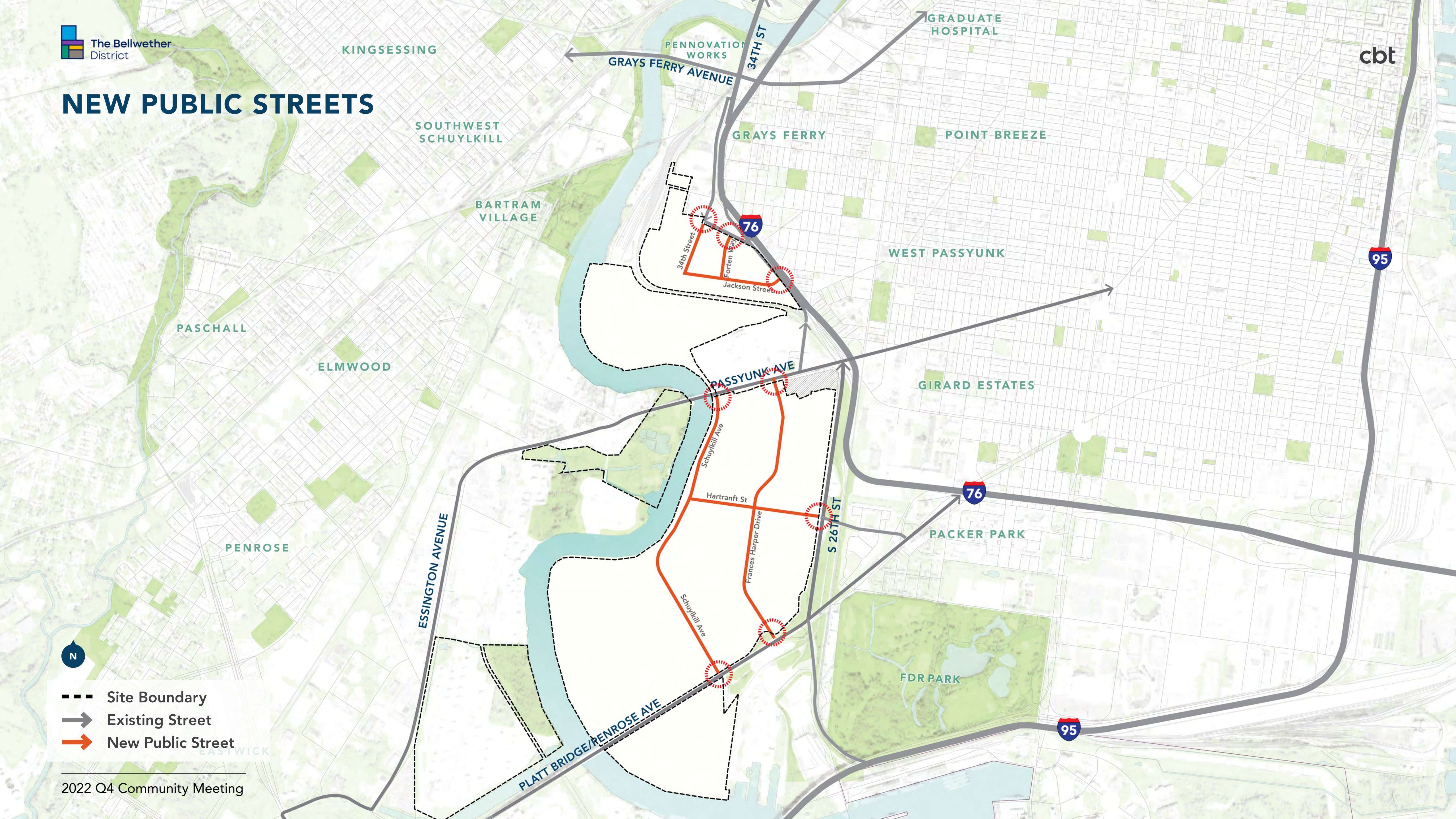
ENHANCE TRANSIT CONNECTIONS



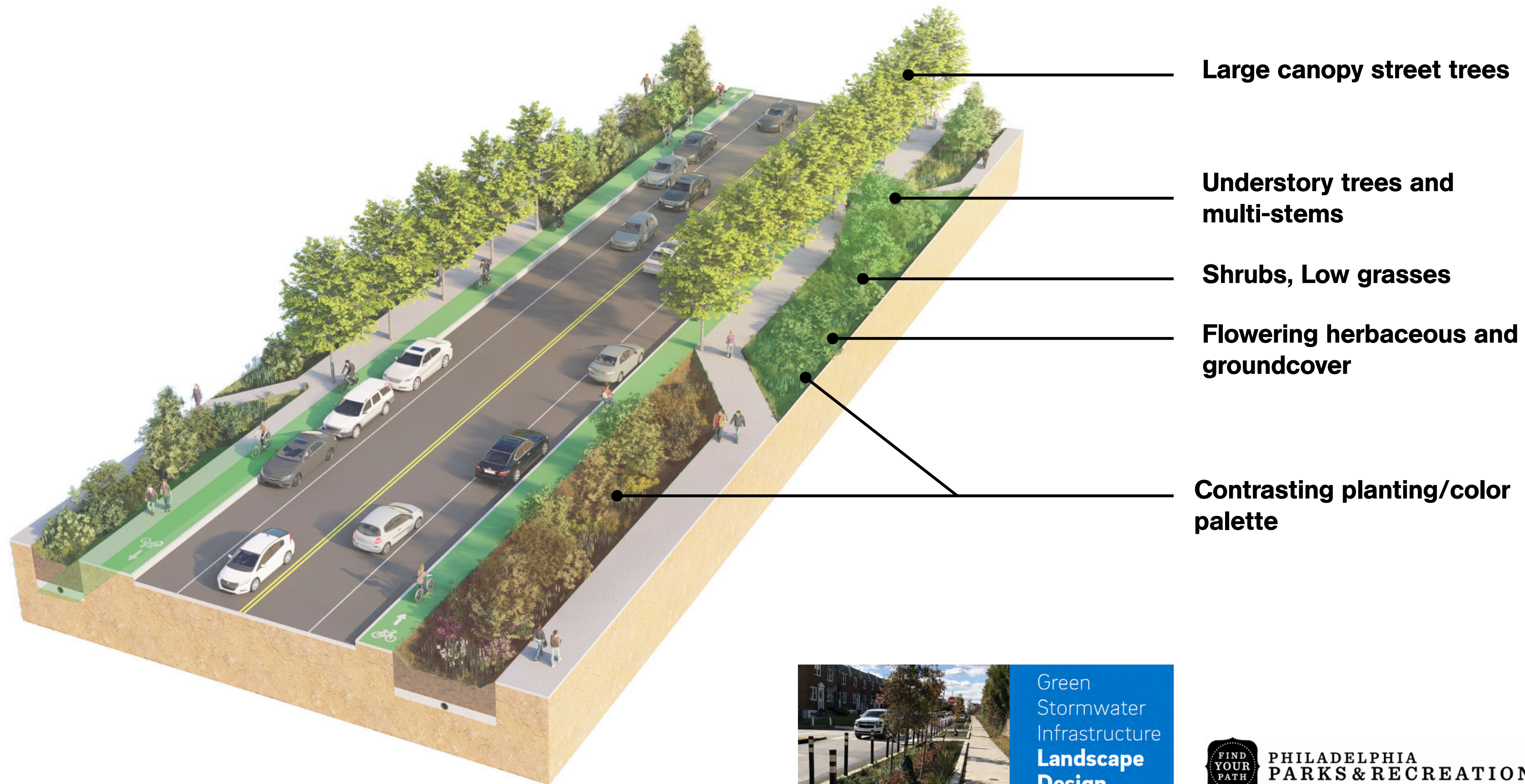
NEW PUBLIC STREETS



- Site Boundary
- Existing Street
- New Public Street



GREEN STREET WITH STORMWATER INFRASTRUCTURE






PHILADELPHIA
PARKS & RECREATION

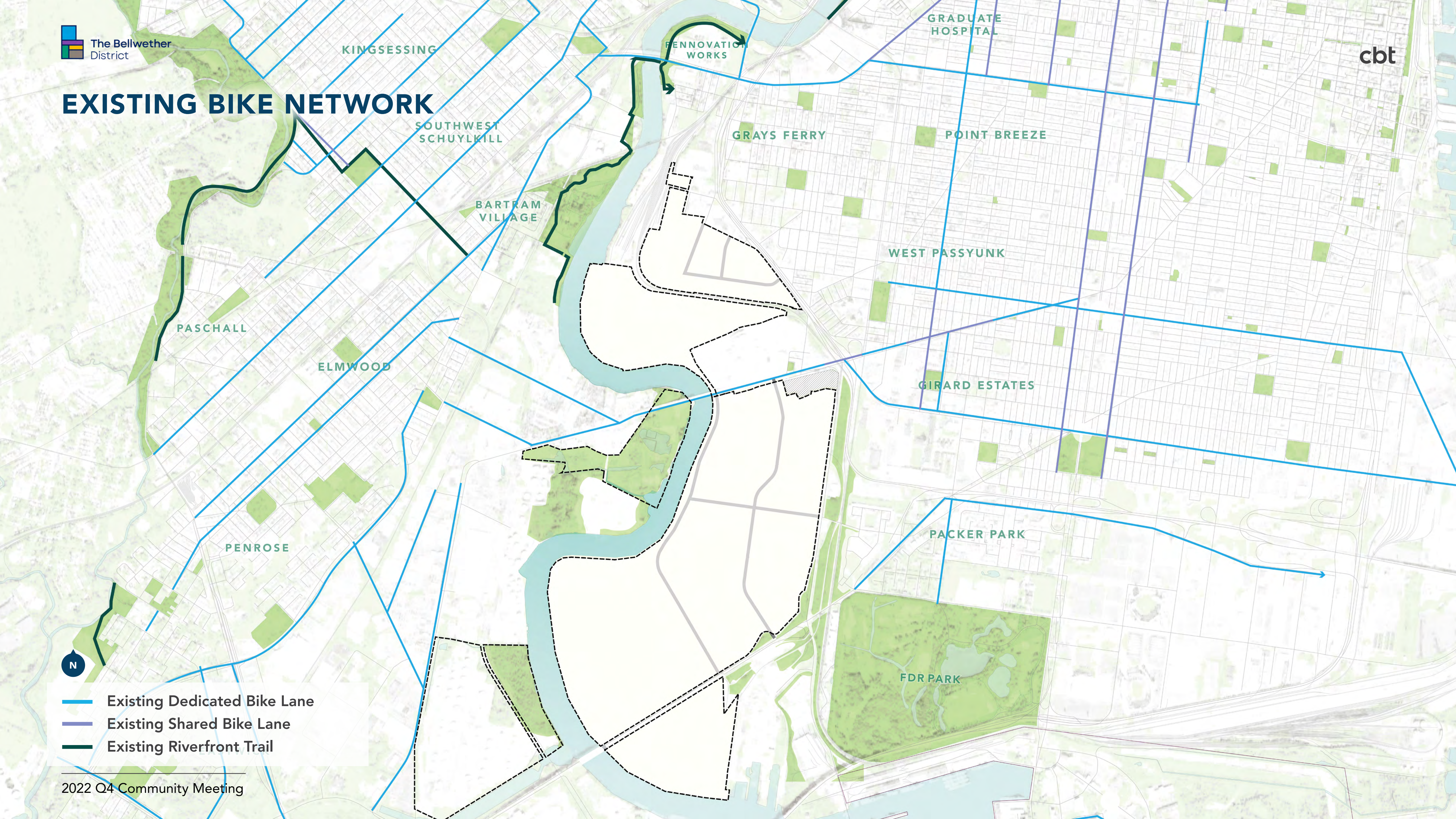
APPROVED STREET TREES

EXISTING BIKE NETWORK

cbt

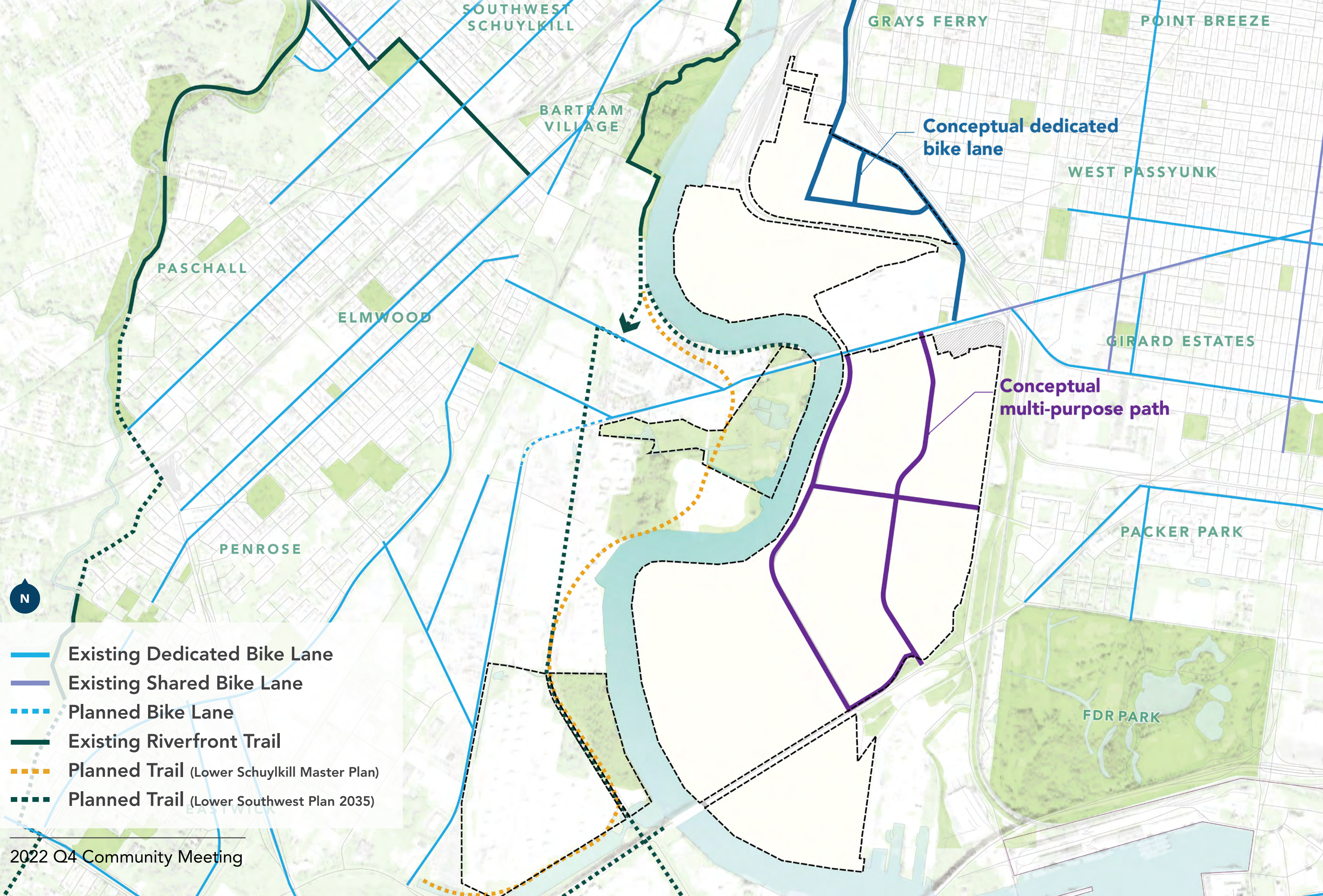
2

-  Existing Dedicated Bike Lane
-  Existing Shared Bike Lane
-  Existing Riverfront Trail

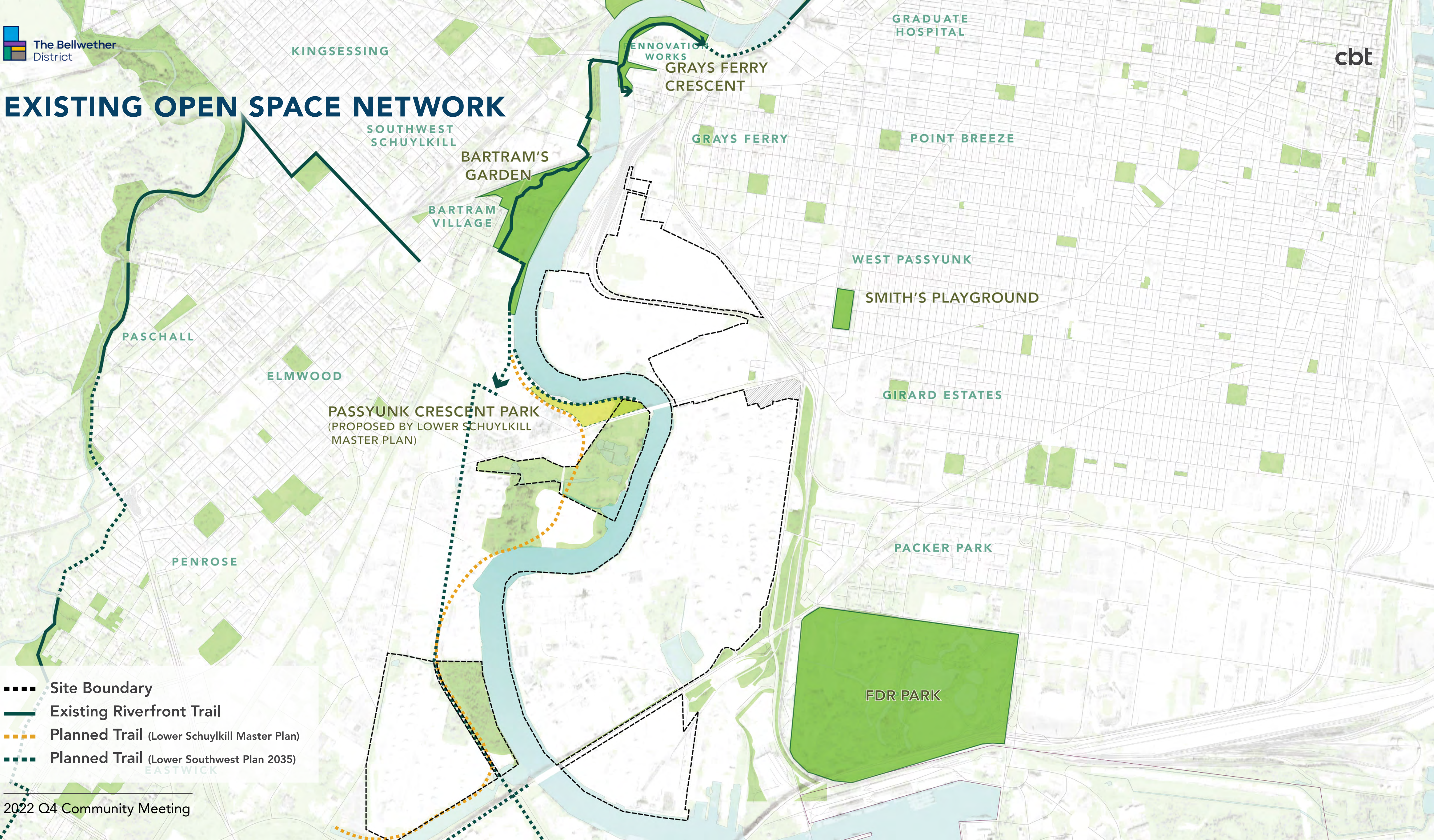


NEW BIKE CONNECTIONS

cbt

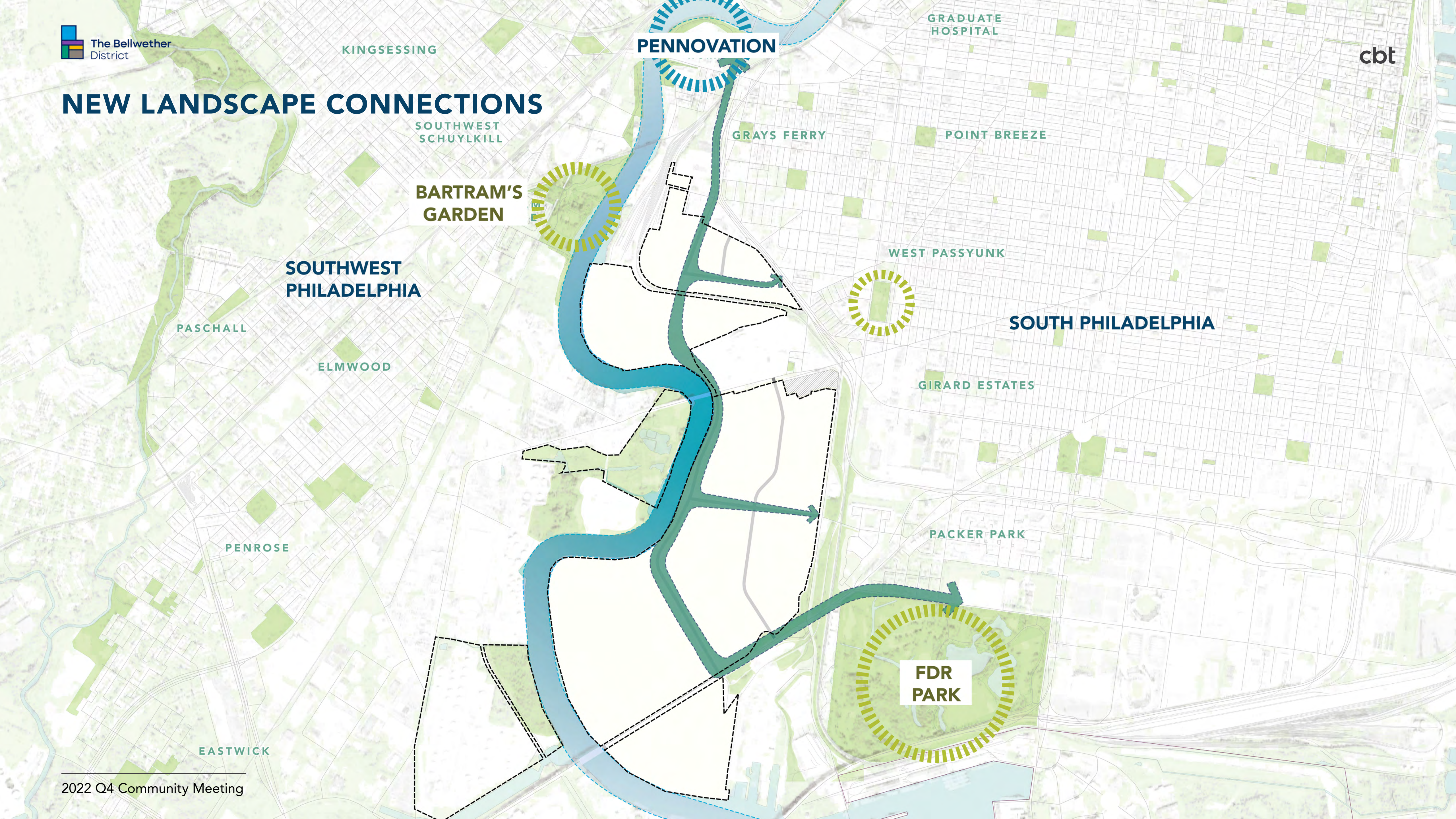


EXISTING OPEN SPACE NETWORK



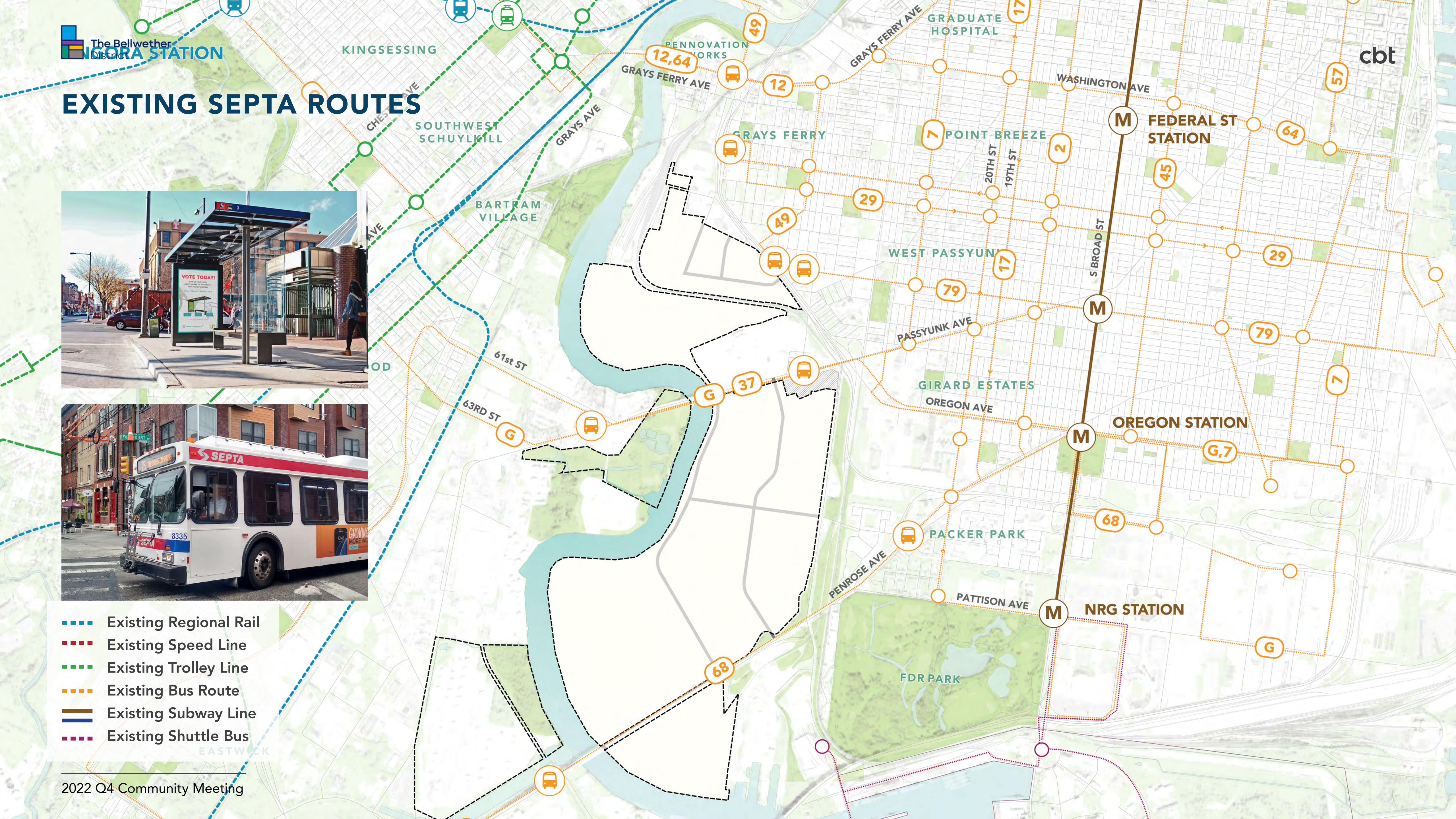
- Site Boundary
- Existing Riverfront Trail
- - - - Planned Trail (Lower Schuylkill Master Plan)
- - - - Planned Trail (Lower Southwest Plan 2035)

NEW LANDSCAPE CONNECTIONS





- Existing Regional Rail
- Existing Speed Line
- Existing Trolley Line
- Existing Bus Route
- Existing Subway Line
- Existing Shuttle Bus



LONG TERM VISION

Life Sciences Area

250 ACRES

+/- 3-4M SF

+/- 8,500 JOBS

Industrial/Logistics Area

750 ACRES

+/- 10.5M SF

+/- 10,500 JOBS

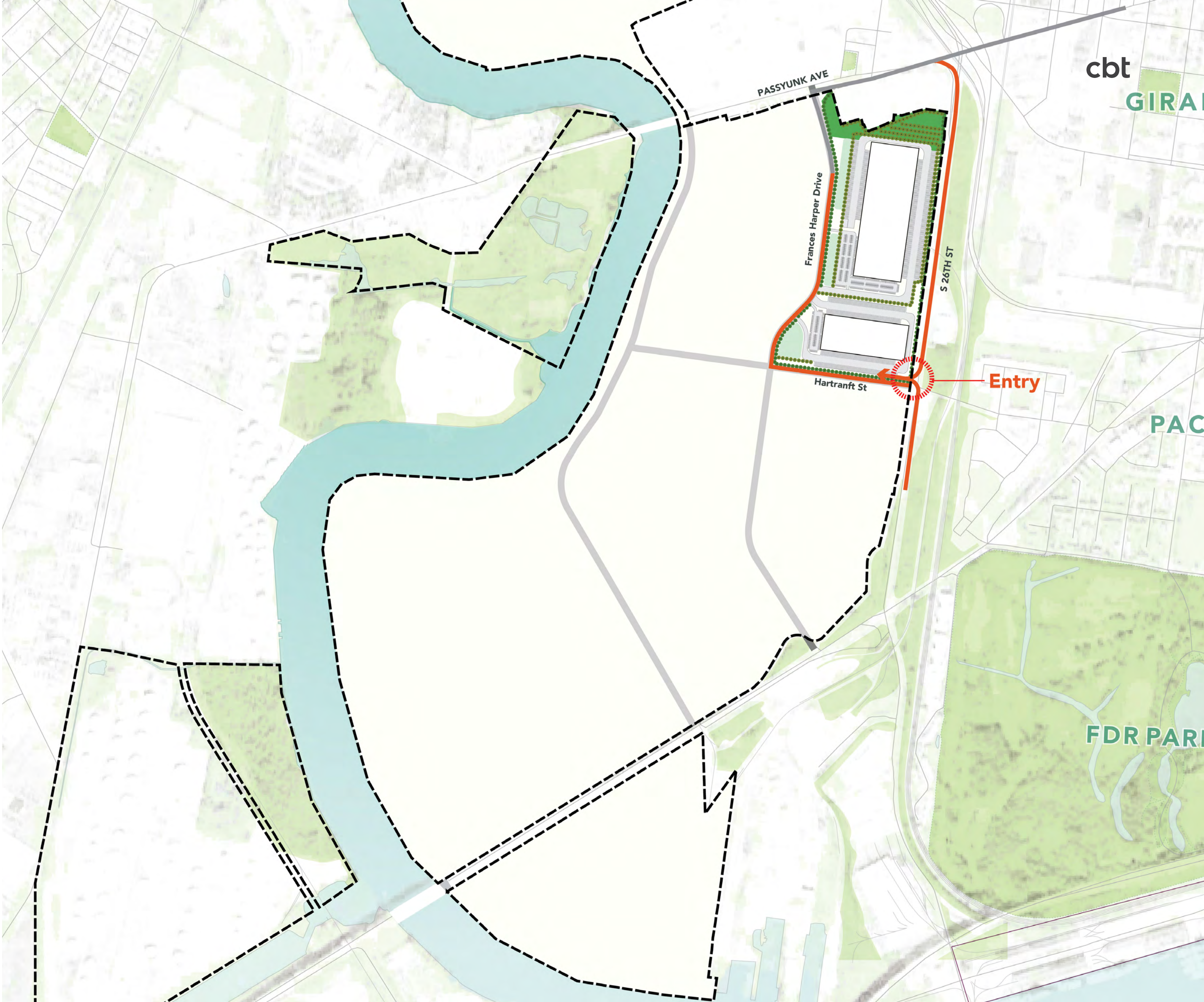
CONCEPTUAL SITE PLAN

Industrial/logistics Area

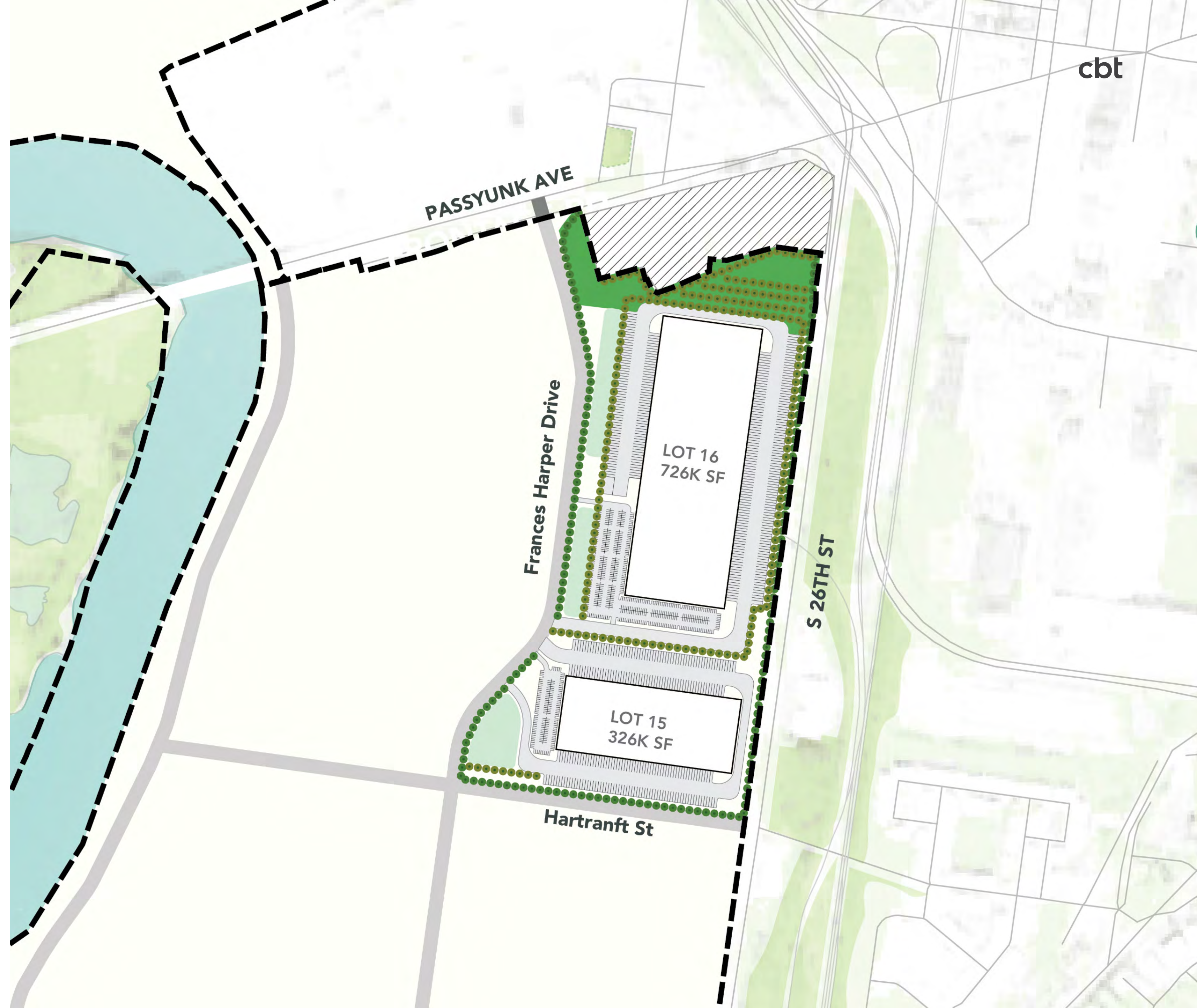
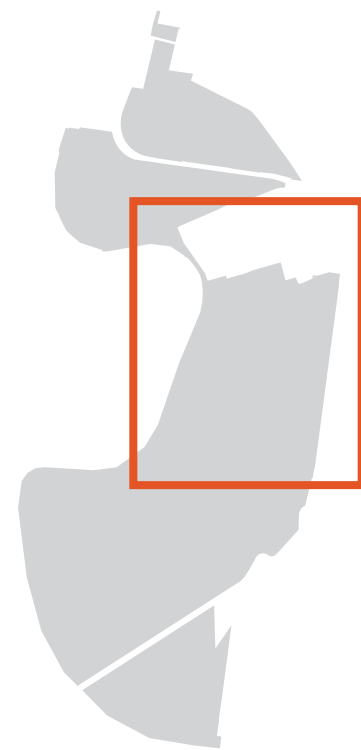
Earthwork Commencement	Q1 2023
Vertical Construction Commencement	Q2 2023
Vertical Construction Completion	Q2 2024



--- Site Boundary




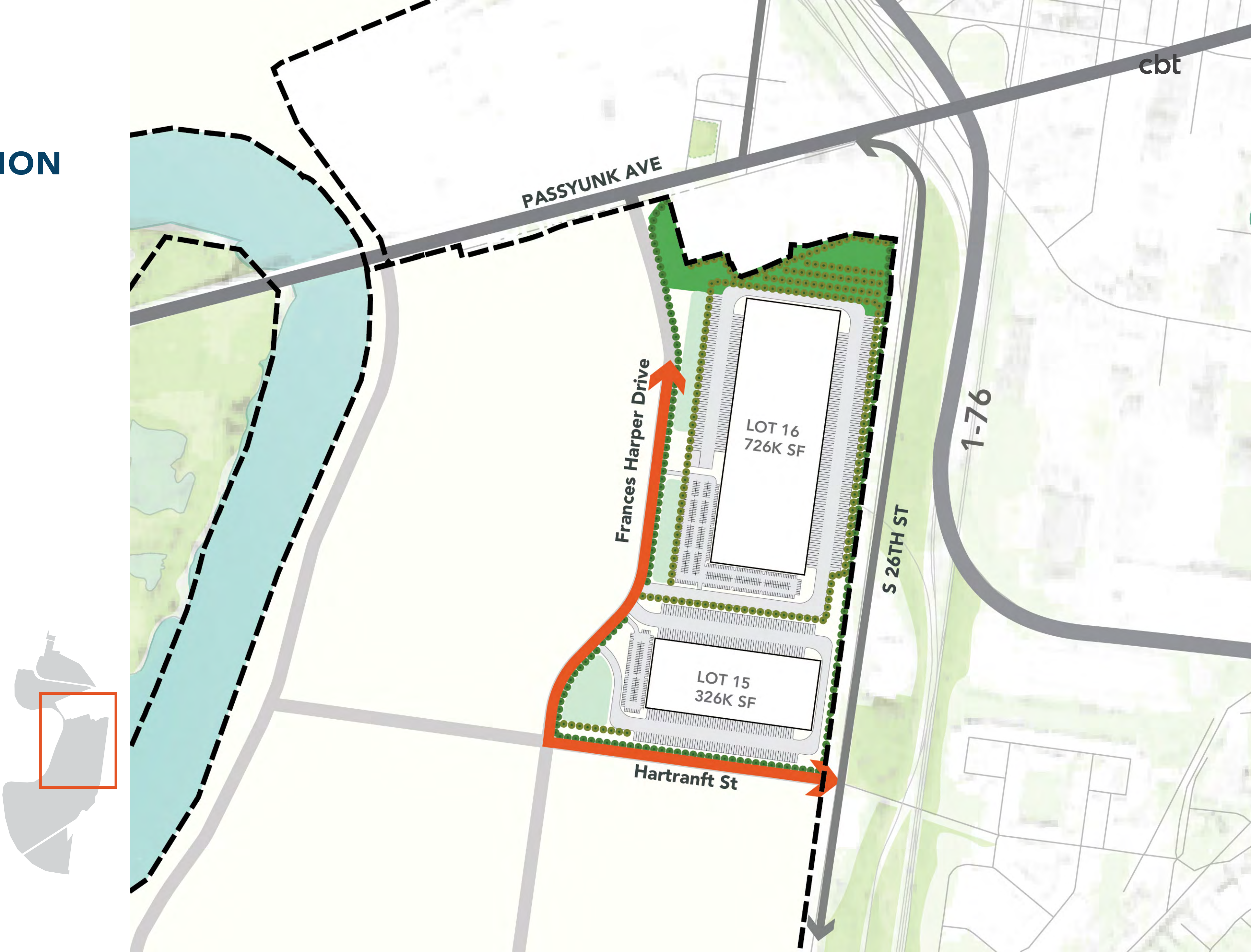
INDUSTRIAL PHASE 1 PLAN






--- Site Boundary

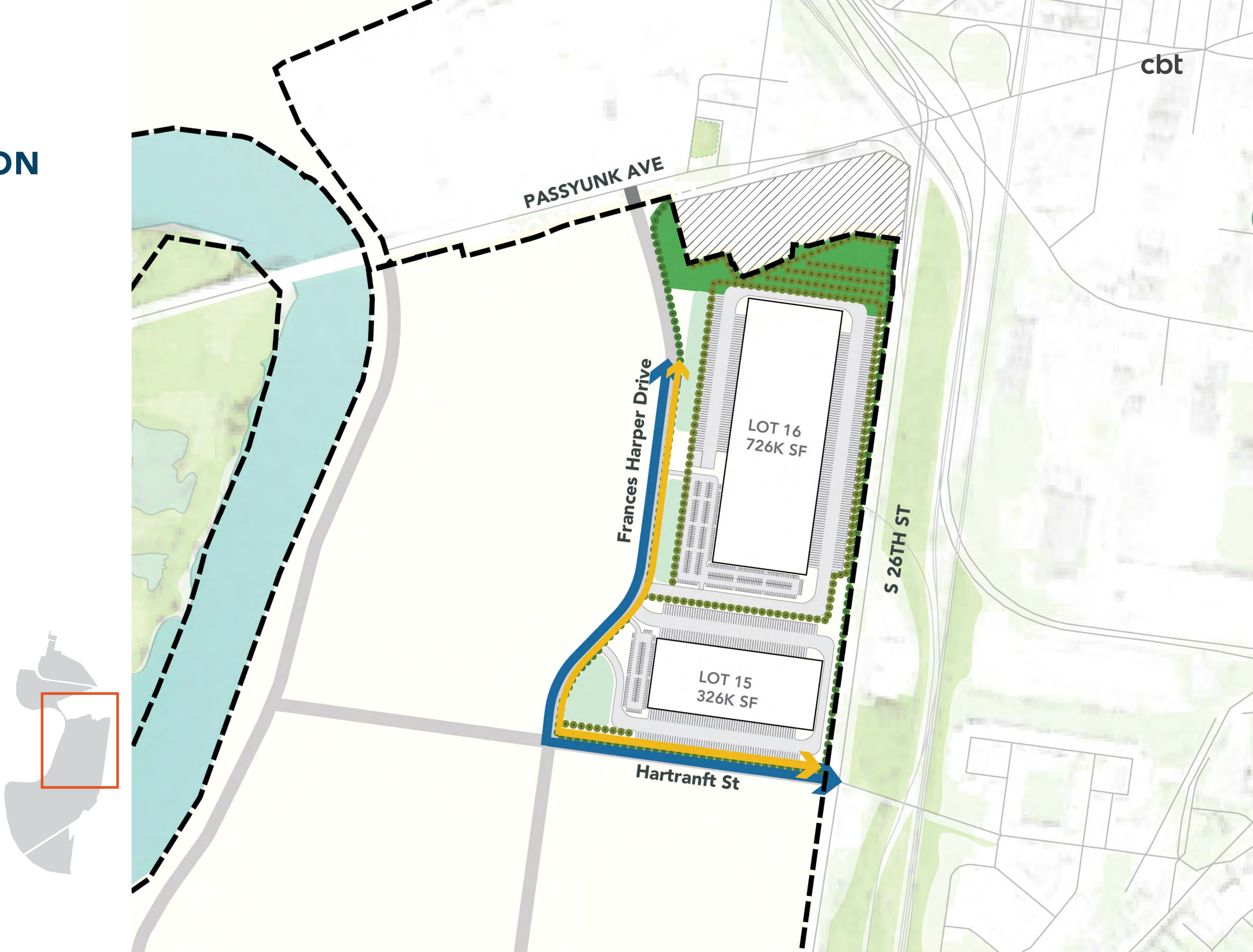
INDUSTRIAL PHASE 1 VEHICULAR CIRCULATION

-  N
-  Site Boundary
 -  Existing Road
 -  Main Vehicular Route

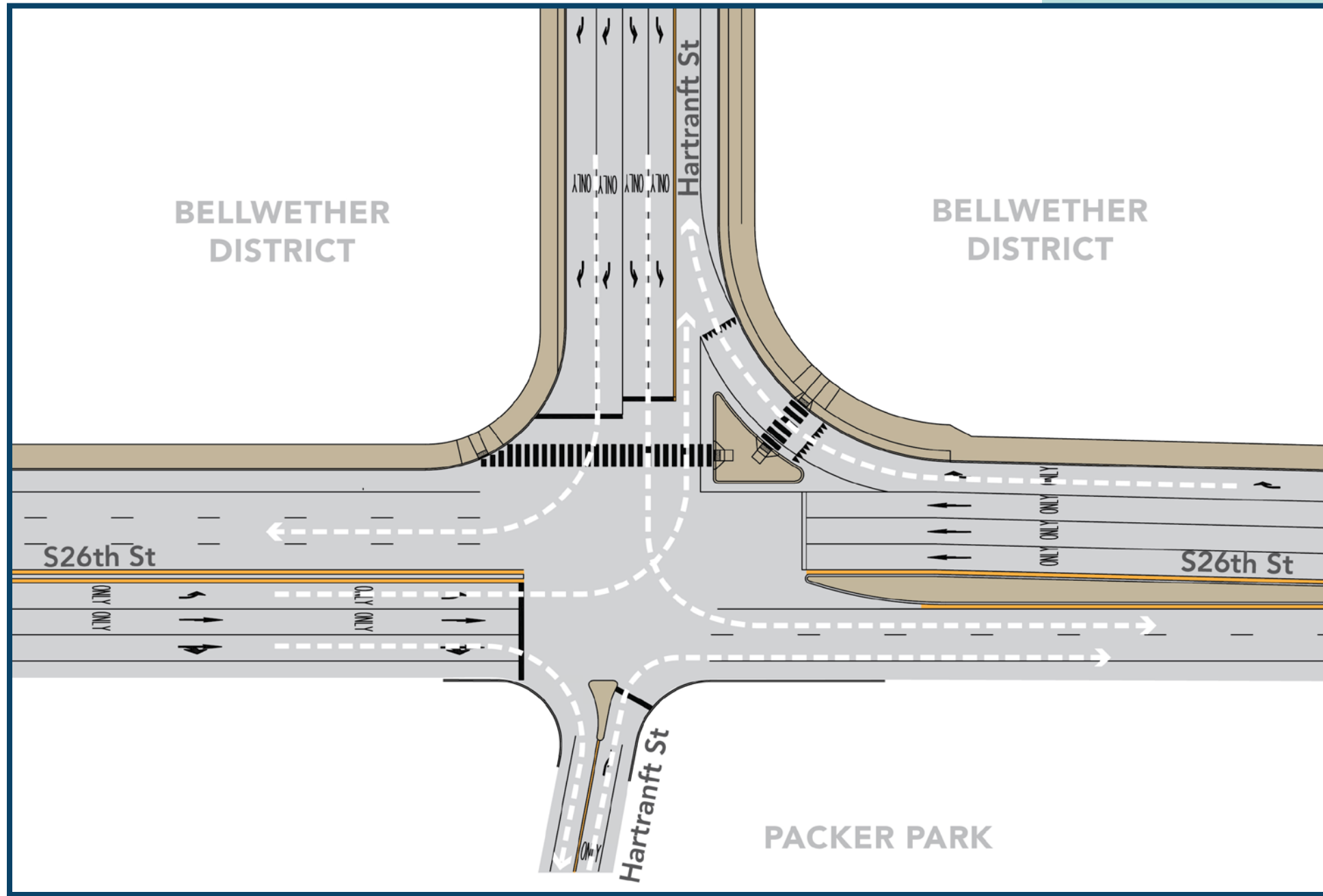


INDUSTRIAL PHASE 1 BIKE&PED CIRCULATION

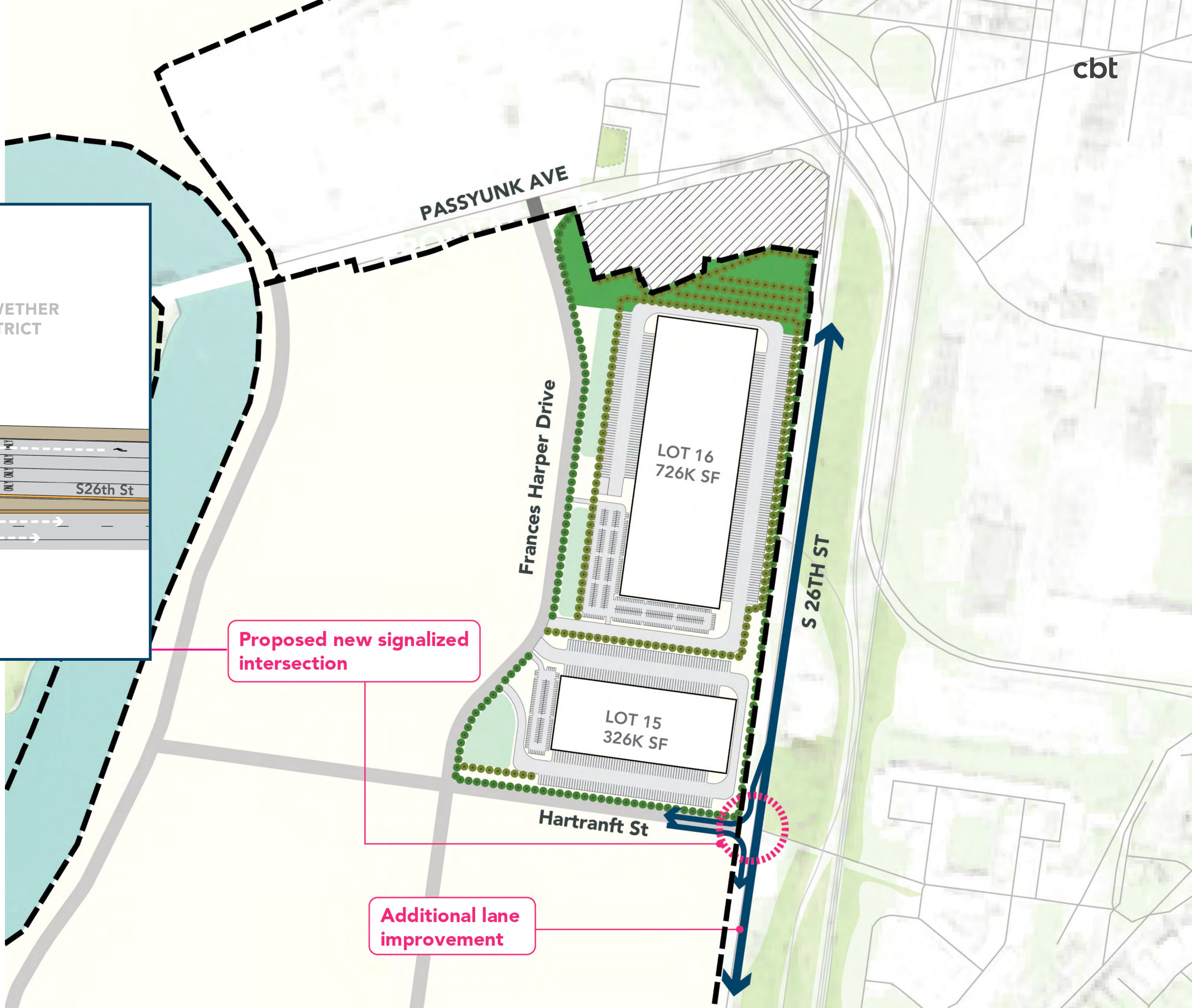
-  N
-  Site Boundary
-  Multi-purpose Path



INDUSTRIAL PHASE 1 ROAD IMPROVEMENTS



-  N
-  Site Boundary
-  Improved Street



cbt

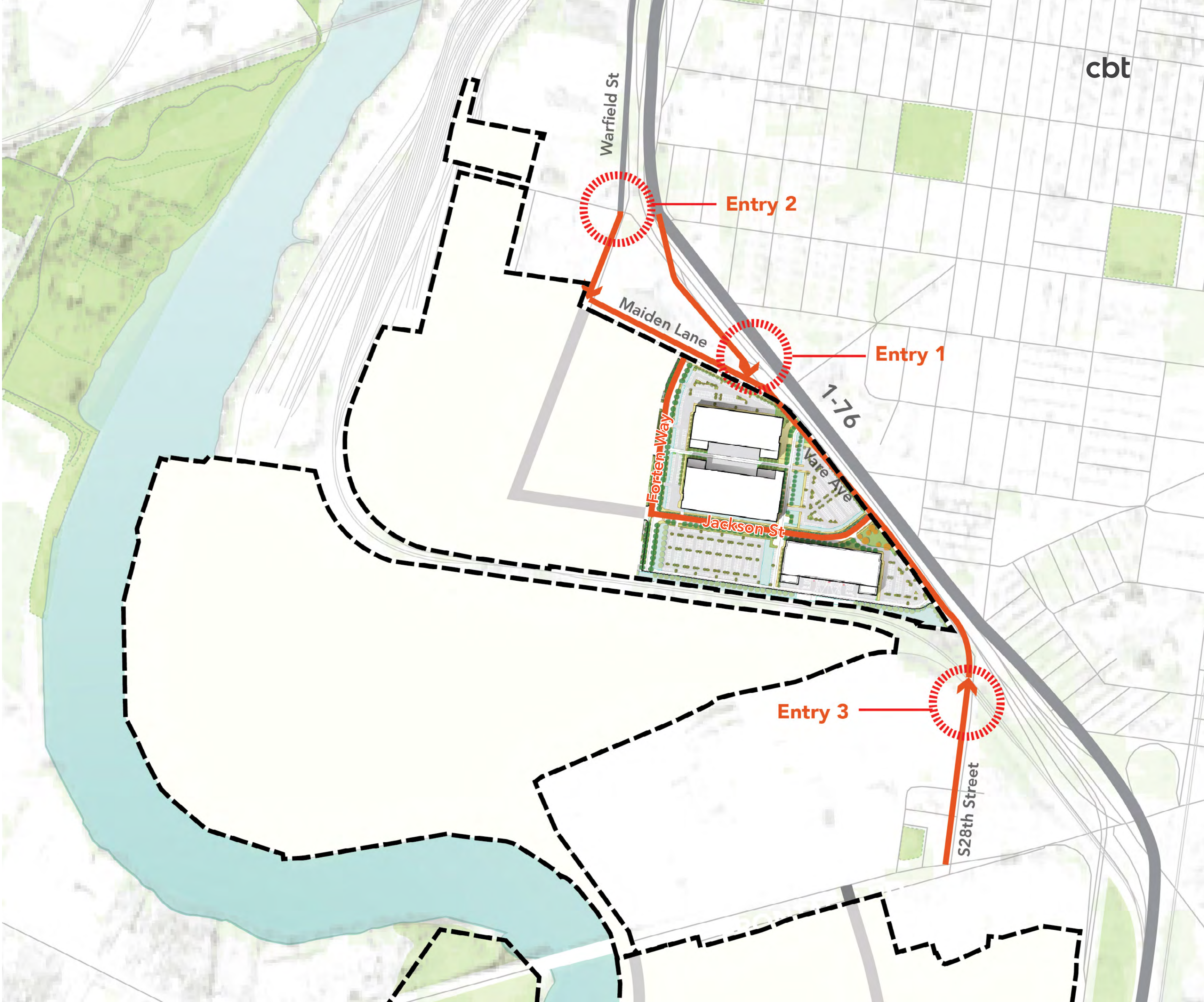
CONCEPTUAL SITE PLAN

Life Sciences Area

Earthwork Commencement	Q2 2023
Vertical Construction Commencement	Q1 2024
Vertical Construction Completion	Q1 2025

 N

--- Site Boundary



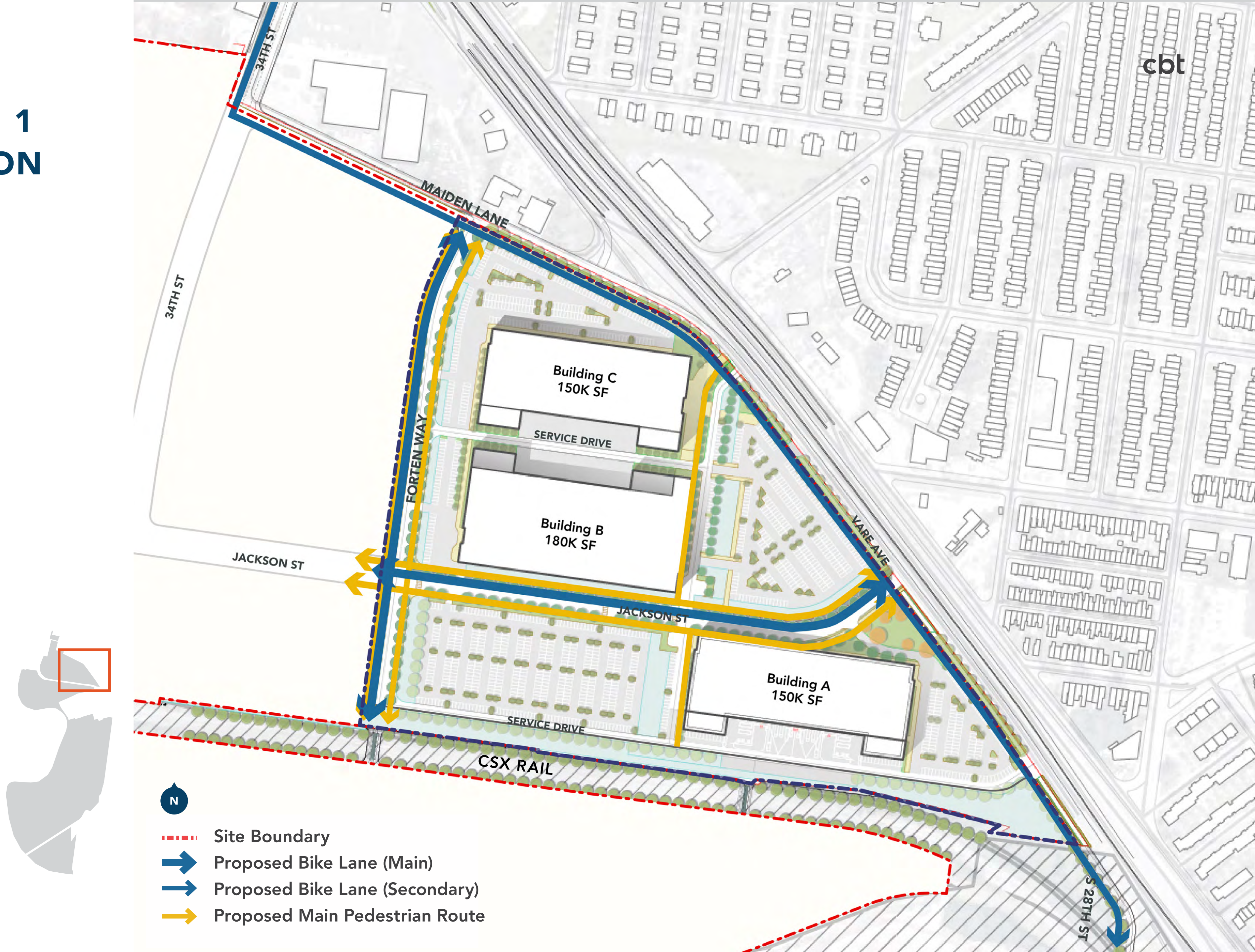
LIFE SCIENCES PHASE 1 PLAN



LIFE SCIENCES PHASE 1 VEHICULAR CIRCULATION



LIFE SCIENCES PHASE 1 BIKE&PED CIRCULATION



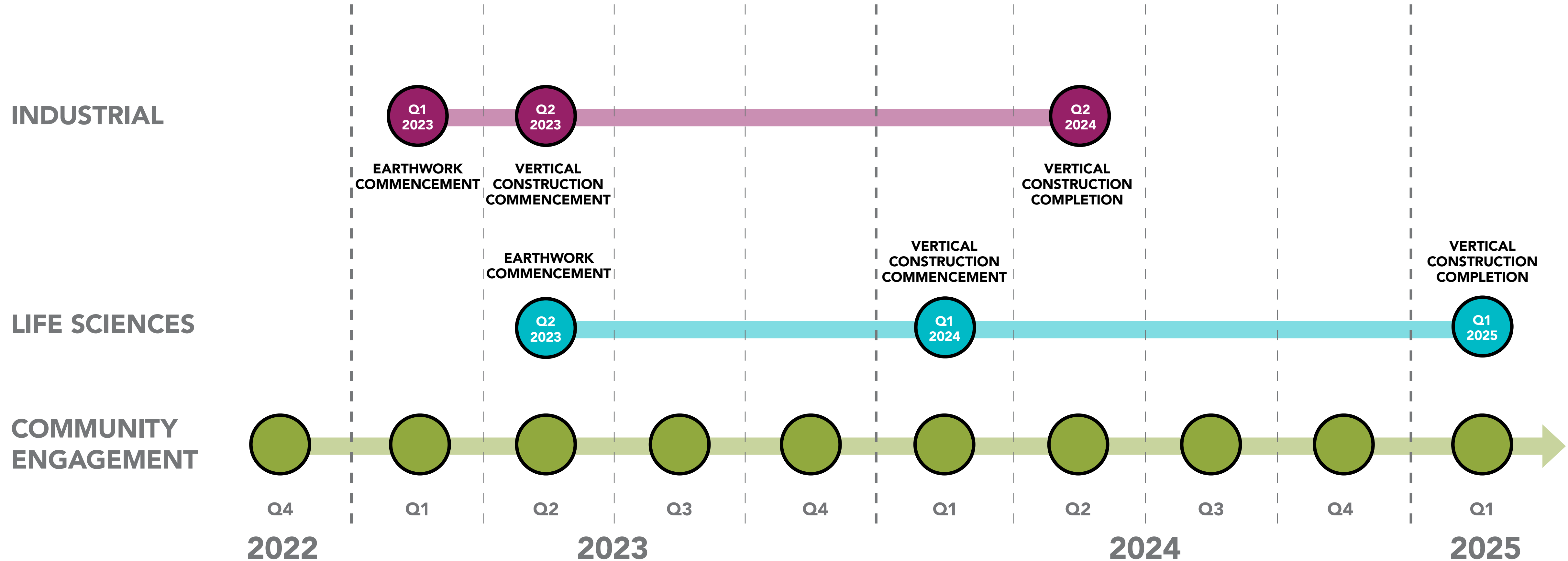
LIFE SCIENCES PHASE 1 ROAD IMPROVEMENTS



- Site Boundary
- Improved Street



PHASE 1 SCHEDULE



- QUARTERLY CAP/PUBLIC MEETINGS
- LIFE SCIENCES MILESTONE
- INDUSTRIAL MILESTONE

QUESTIONS

Site Boundary



Stay connected...

www.TheBellwetherDistrict.com



@TheBellwetherDistrict



TheBellwetherDistrict



@BellwetherDst



@TheBellwetherDistrict



Jasmine Sessoms –
jsessoms@hilcoglobal.com; 215-907-8345

Mia Fioravanti –
mfioravanti@hilcoglobal.com; 610-551-8390

THANK YOU!



The Bellwether
District

AN HRP PROJECT