

Q & A Response: The Bellwether District Public Meeting – March 28, 2023

The list below shows questions received during The Bellwether District's virtual public meeting held on Tuesday, March 28, 2023, at 6:00 PM. During the meeting, The Bellwether District team provided updates on demolition, environmental remediation, development, and community efforts.

Questions are copied directly as asked with spelling errors corrected.

Q1: Will rail access be provided to the industrial zone?

A: The only rail-served portion of the site is within the industrial campus, south of Penrose Avenue. This portion of the site is currently being evaluated for rail service.

Q2: Any net zero building in the initial phases?

A: As part of our energy master plan, we anticipate many buildings will be LEED certified and include infrastructure aimed at reducing carbon footprint, such as solar roof installations and electric vehicle charging capability. Net zero or carbon neutral construction is a goal we share as we strive to reduce our carbon footprint and build as sustainably as possible.

Q3: Will there be a vapor recovery system built into the site plan?

A: We believe this question is pertaining to vapor intrusion and mitigation. What we mean by vapor intrusion is the migration of volatile constituents from the subsurface into the indoor air of a building. We do expect there will be vapor intrusion mitigation systems for some of the new buildings constructed at the site because of the presence of volatile constituents in the subsurface. The concentrations of volatile constituents vary across the site. We will conduct additional sampling after the earthwork phase of development to evaluate further the potential for vapor intrusion into planned buildings. Depending on the results of that sampling, we will evaluate what type of vapor intrusion mitigation system may be needed at each building.

Q4: Can someone please remind me what CAP stands for?

A: CAP is an acronym for Community Advisory Panel. The CAP is a committee made up of 25 Registered Community Organizations and other representatives that we meet with regularly as part of our commitment to community engagement.

Q5: Is there a bicycle lane connection from the Bellwether district to the Schuylkill River trail?

A: As illustrated within the master plan framework, the project is planning to build out an internal network that will support multi-modal transit. This will incorporate vehicular, pedestrian and bicycle accommodations and connections throughout the site and will provide for key connection points that will connect the site to the surrounding street network and infrastructure. While the project site does not abut the Schuylkill River Trail to enable a direct bicycle connection today, by providing these key connections and access points, it will enable

the potential to create these important connections in the future as the City builds out its bicycle network.

Q6: How does someone get connected with the internship program? How much will the internship program pay?

A: If you are interested in applying for summer internship opportunities, please contact Mia Fioravanti at mfioravanti@hilcoglobal.com or The Bellwether District's general inbox at thebellwetherdistrict@hilcoglobal.com. The Bellwether District pays summer interns \$11 per hour.

Q7: Why haven't the CBA discussions begun? Why are they postponed to April 2023? Your presentation today makes it look like you finalize the plan before committing to the community.

A: After receiving feedback from members of our Community Advisory Panel (CAP), we intentionally paused the CBA process to have discussions with our CAP members. The purpose of these discussions was to better align on process in an effort to develop the best possible agreement that truly reflects the views of the community. The first CBA meeting is now set for April 25. As shared previously, CBA discussions will be led by a third-party facilitator. While we have a confirmed process in place, details of the CBA are far from finalized and will incorporate ongoing input from our CAP and members of the community.

Q8: Are you involving young people in your community outreach?

A: We are engaging young people in a variety of ways. As mentioned during tonight's presentation, our Career Connected Learning program offers career awareness activities, job shadowing, internships, pre-apprenticeship training, and more, all with an eye towards exposing young people to career opportunities in real estate and construction. Additionally, as part of our ongoing Community Connectors focus group meetings, which are held in person, several meetings are reserved specifically for young people to hear how they feel about the development and what investments they want us to be making in their communities.

Q9: Is this recording/presentation available for download?

A: A recording of the meeting and Q&A responses will be posted to our website within 30 days of the meeting. Meeting recordings are also available immediately on our YouTube channel.