



The Bellwether District Community Meeting

March 28, 2023



**The Bellwether
District**

AN HRP PROJECT

AGENDA

- Welcome & Introductions
- Demolition Update
- Environmental Remediation Update
- Development Update
- Community Update
- Q & A

OUR TEAM



Jasmine Sessoms
Senior
Vice President,
Corporate Affairs



Mia Fioravanti
Vice President,
Corporate Affairs



Stephanie Eggert
Senior
Vice President,
Operations



Julianna Connolly
Executive
Vice President,
Environmental
Remediation



Amanda Mazie
Director,
Mixed-Use
Development



George Needs
Senior
Vice President,
Mixed-Use
Development



Justin Dunn
Senior
Vice President,
Industrial
Development

DEMOLITION



DEMOLITION UPDATE

Current Status

- 88% of facility tanks have been demolished
- 91% of pipe has been removed
- 99% of petroleum product has been removed
- 92% of demolition has been completed
- Philadelphia's emissions reduced by 16%



Entire Refinery, May 2021



Entire Refinery, November 2022

ENVIRONMENTAL REMEDIATION

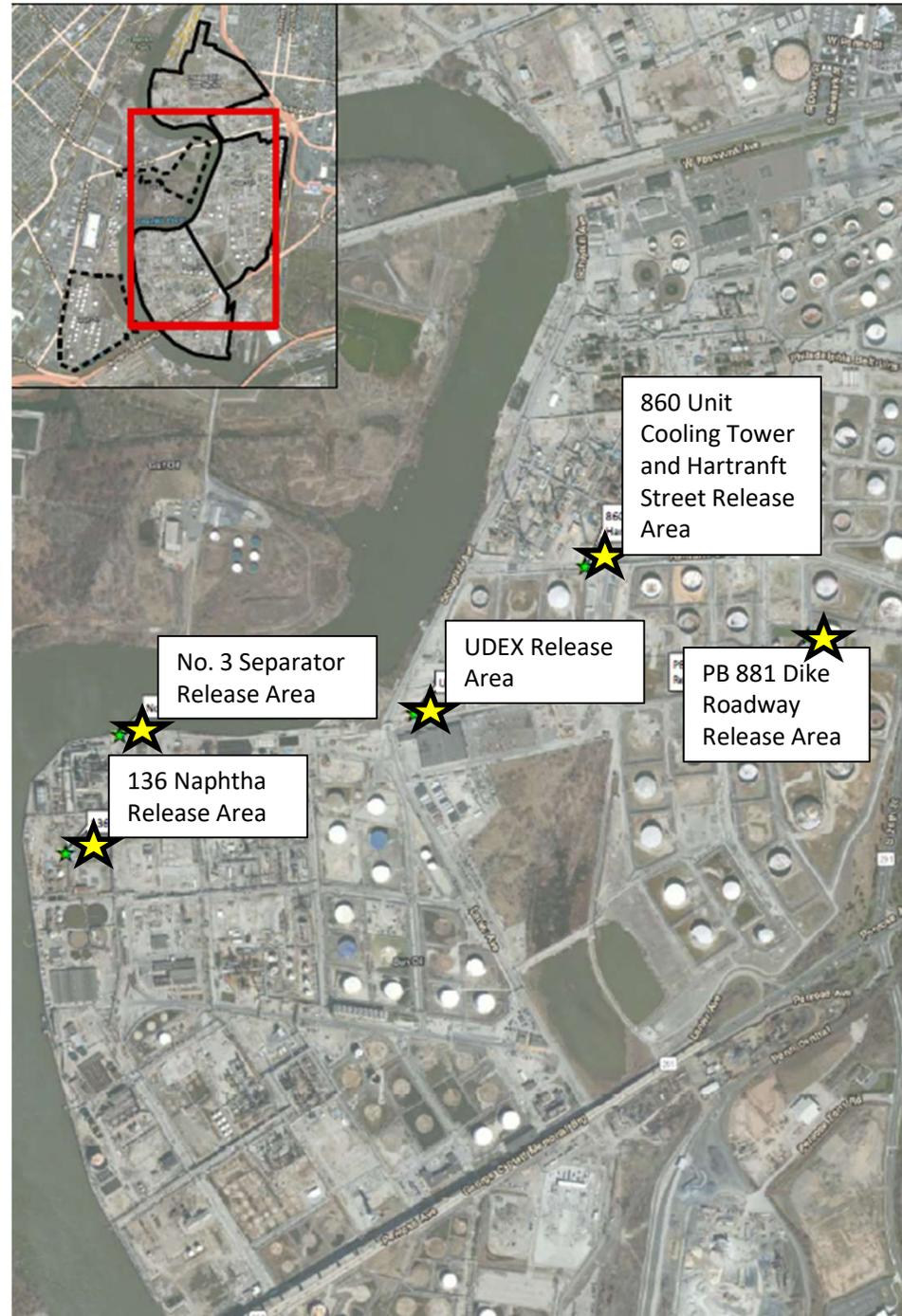


Who is responsible for what?

PESRM/Hilco Redevelopment Partners	Evergreen/Sunoco
<ul style="list-style-type: none">• Assessment and cleanup of contamination that was released after September 2012.• Act 2 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.	<ul style="list-style-type: none">• Assessment and cleanup of contamination that was present prior to September 2012.• Act 2 reporting associated with 11 Areas of Interest (AOIs), including Cleanup Plans and Final Reports.• Sampling beneath former Refinery Process Units after removal.

PESRM Act 2 Activities

- Notices of Intent to Remediate (NIR) have been submitted to PADEP for five 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 → Reports → Remediation

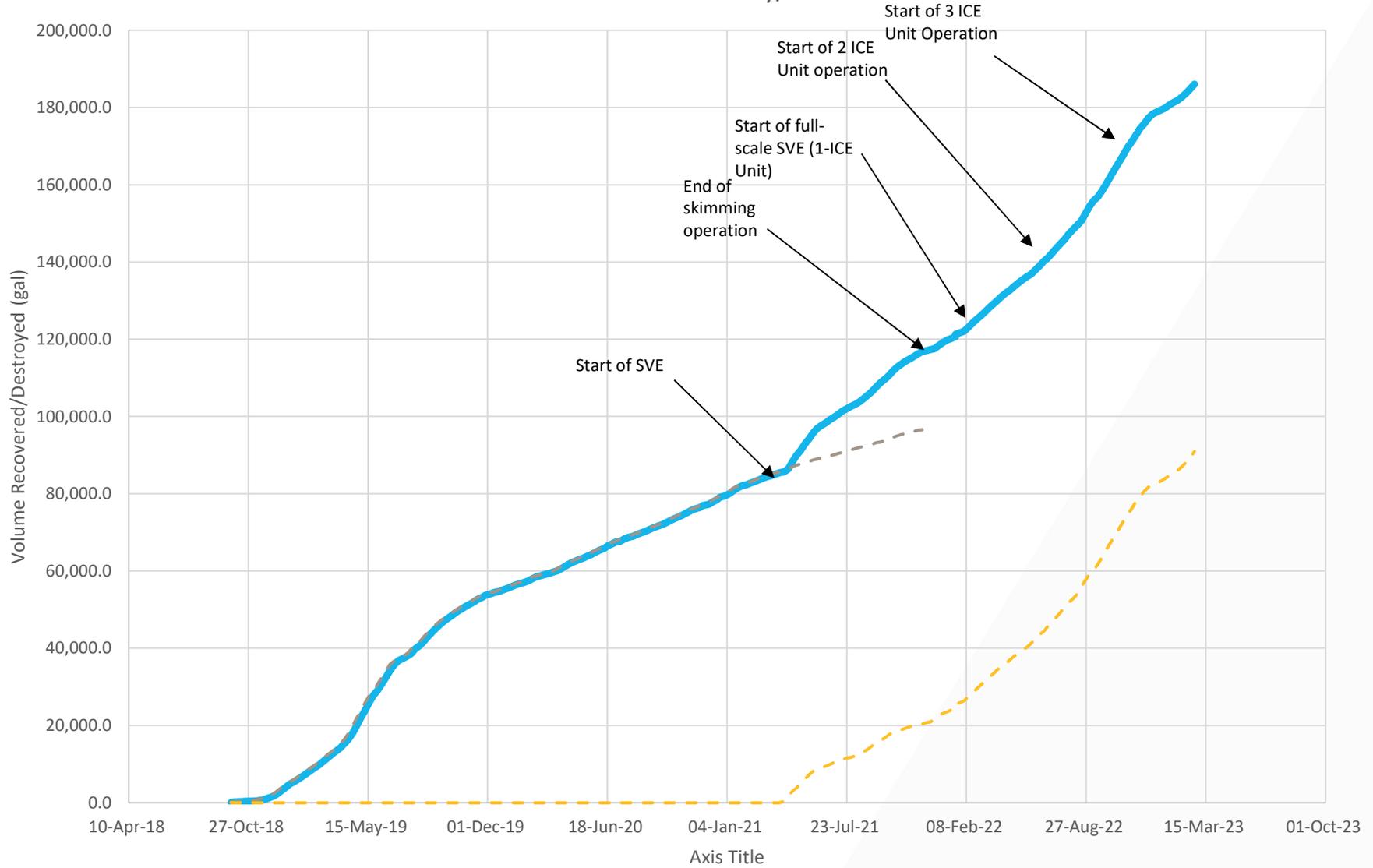


PESRM Act 2 Activities

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	Groundwater monitoring
UDEX Release Area	2018	Oil skimming and soil vapor extraction (SVE)	SVE started 2021 and ongoing	Continued SVE operation
136 Naphtha Release Area	2019	Oil recovery/soil excavation	Active remediation complete	Review and analyze data; prepare reports
860 & Hartranft Release Area	2021	Oil recovery/soil excavation	Final Report submitted March 2022	Additional soil sampling to address PADEP comments on Final Report
PB881 Dike Roadway Release Area	2021	Oil recovery/soil excavation	Multiple rounds of soil excavation completed	Review sample results and submit Final Report

UDEX Release Area

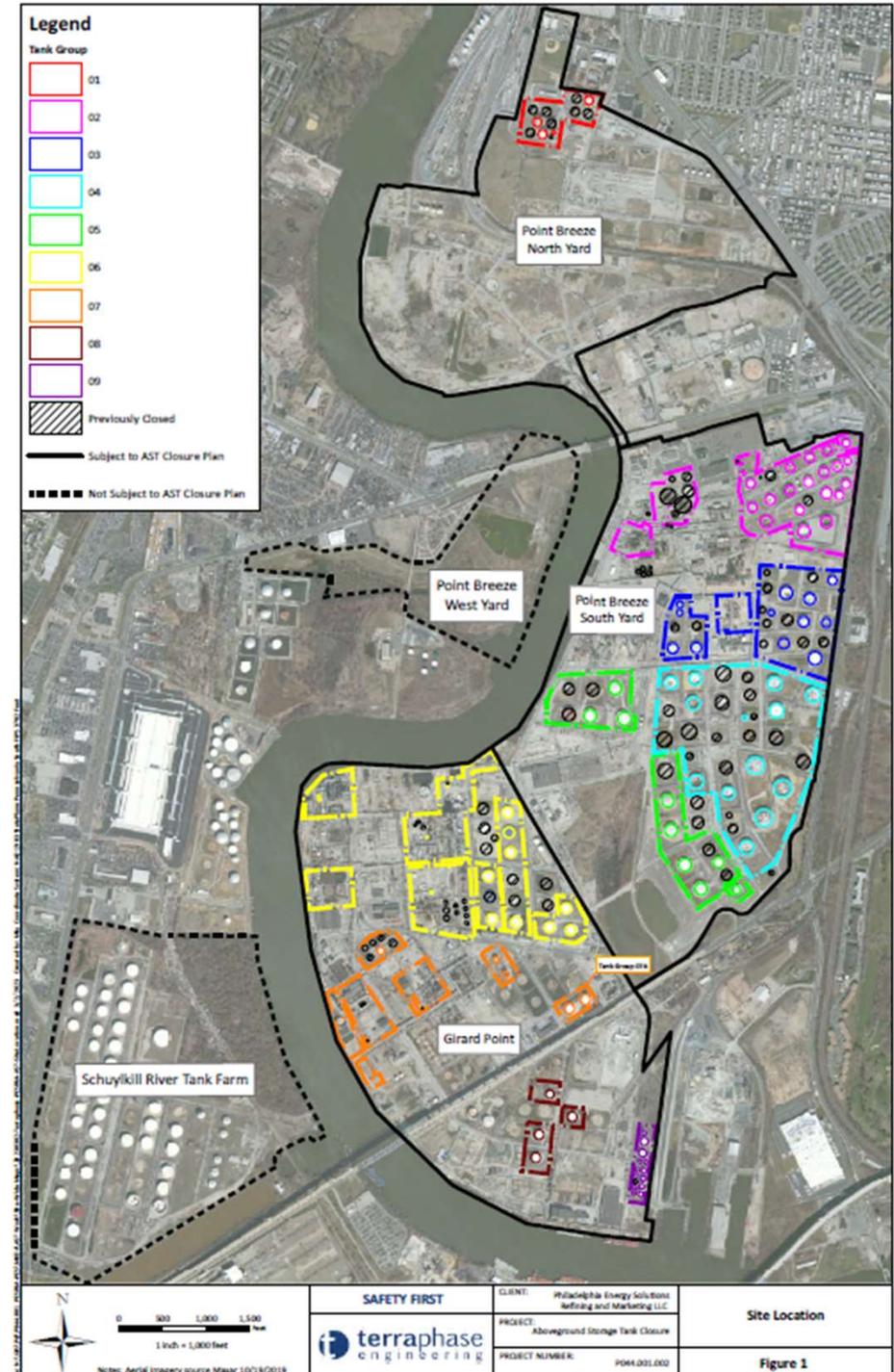
UDEX Remediation System Reformatate Volume Recovery/Destruction



— Total Recovery (gal) - - - LNAPL Recovery Volume (skimming, gal) - - - LNAPL Destruction Volume (SVE, gal)

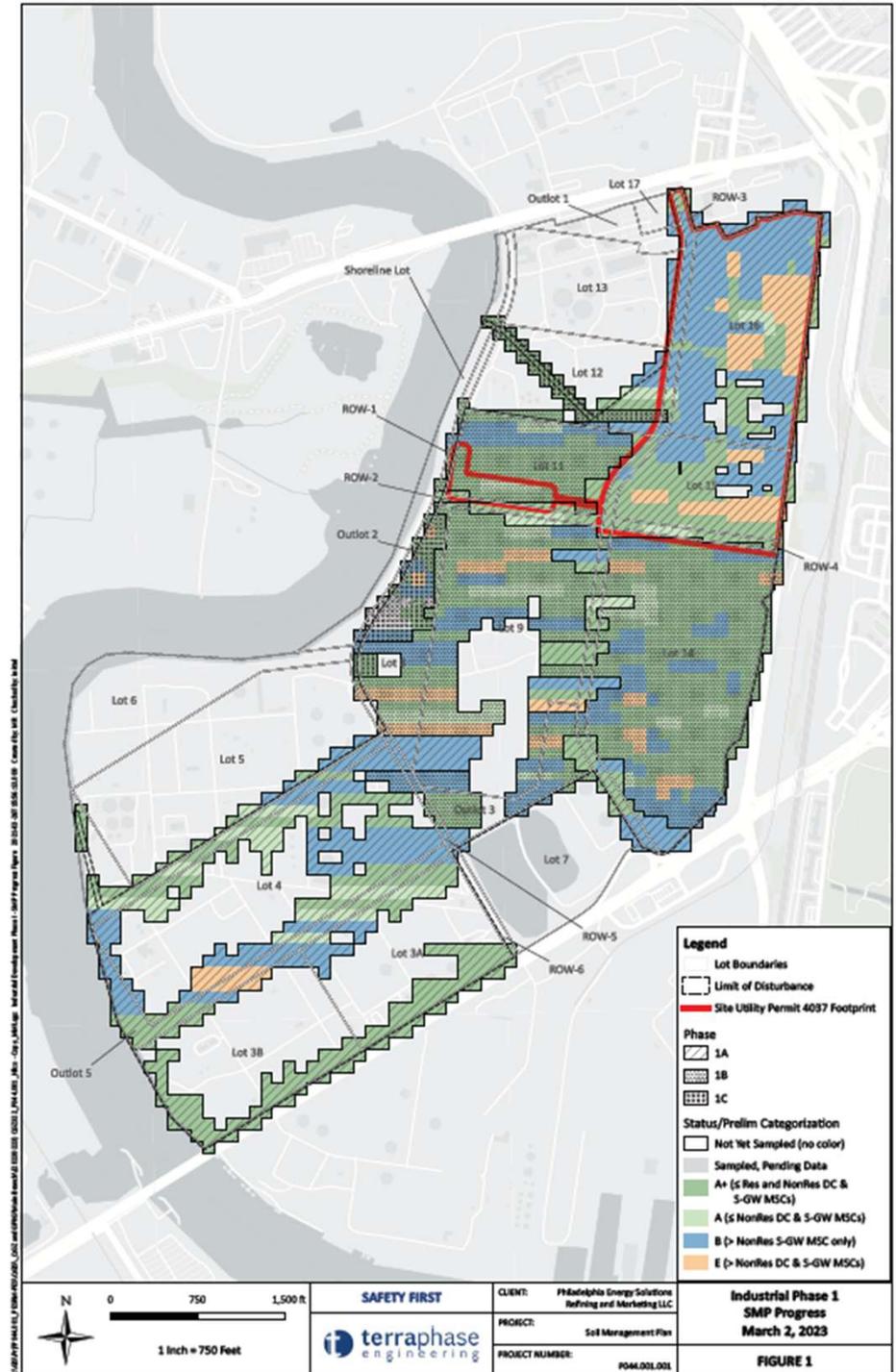
AST Activities

- PADEP requires soil sampling beneath and around aboveground storage tanks (ASTs) to obtain regulatory closure under the state's Storage Tank Program (Act 32).
- AST sampling and regulatory reporting are underway for Tank Groups 01 – 07.
- An additional group of ASTs (Tank Group 09) were recently demolished and will be investigated to obtain regulatory closure.
- AST sampling and regulatory reporting will continue through 2023.
- Reports and PADEP correspondence are available on The Bellwether District website (www.thebellwetherdistrict.com)
 - Go to Community → Reports → Remediation



Soil Management Plan

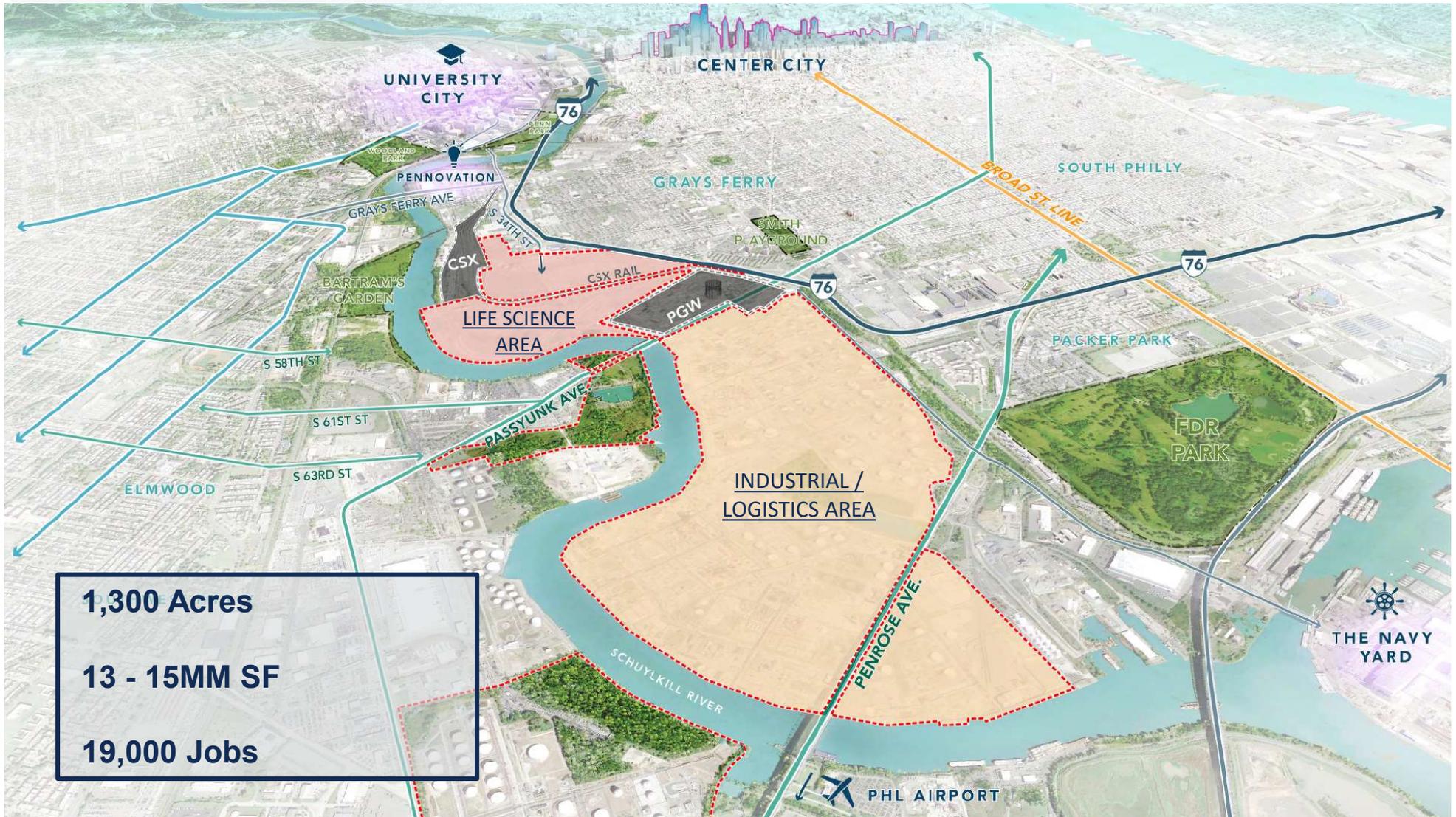
- To ensure appropriate management of soil during redevelopment, PESRM has agreed with PADEP on a Soil Management Plan, which includes:
 - Sampling soil before it is moved at a frequency of 1 sample per 2,000 CY
 - Comparing sampling results to statewide health standards to identify soil that needs to be capped
 - Documenting the location of contaminated soil and tracking it throughout earthwork
 - Documenting that all contaminated soil is appropriately capped in the final development
- SMP sampling and regulatory reporting will continue through 2023.
- Reports and PADEP correspondence are available on The Bellwether District website.
 - Go to Community → Reports → Soil Management



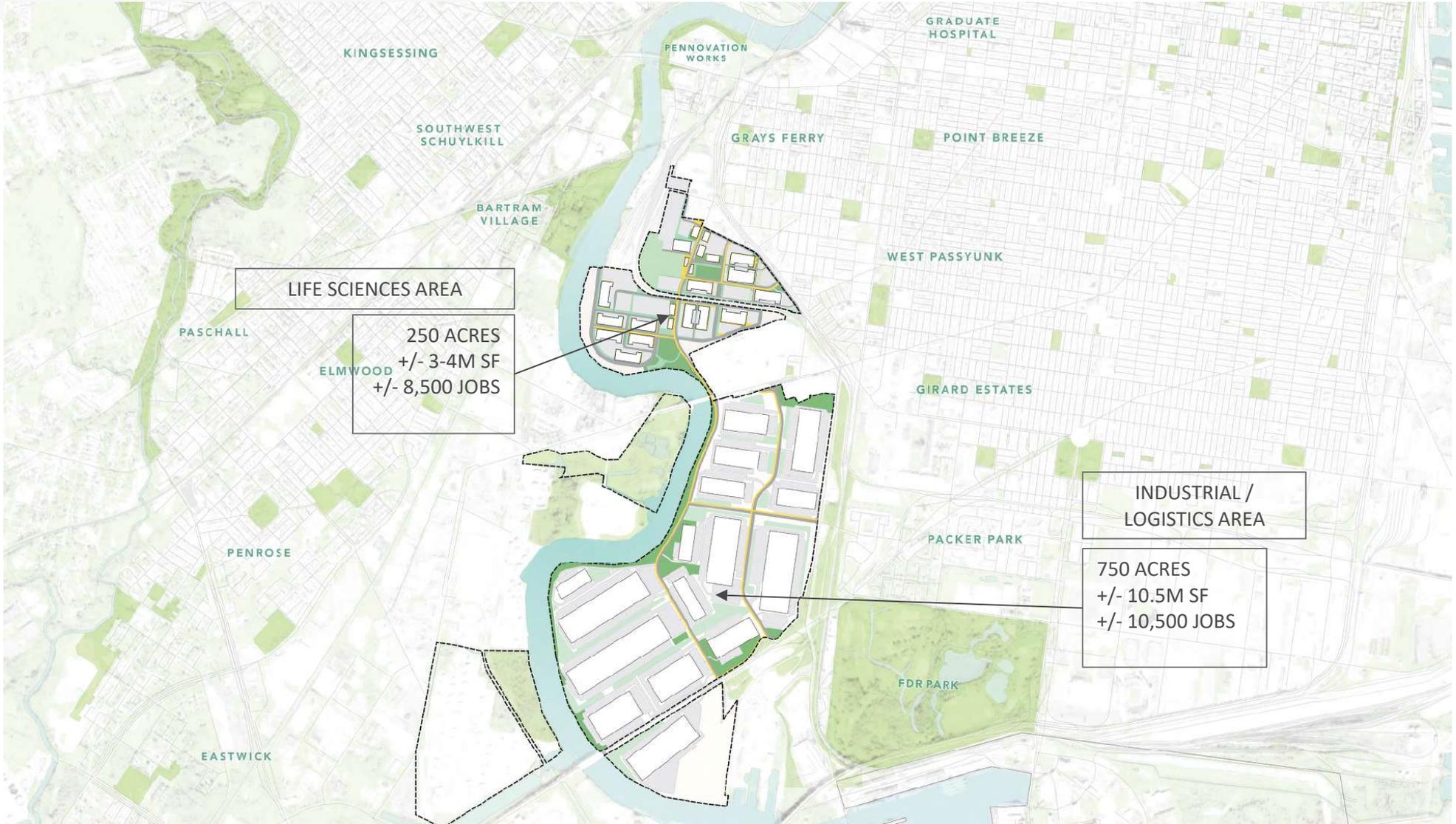
FRAMEWORK PLAN



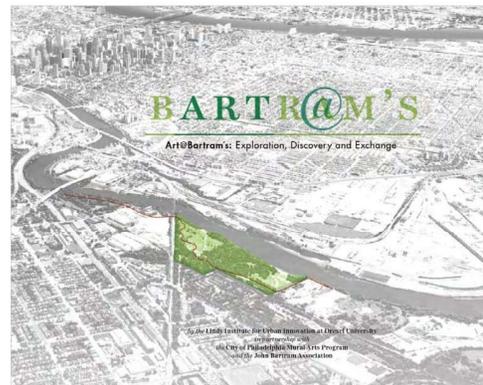
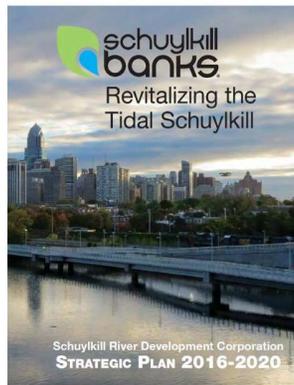
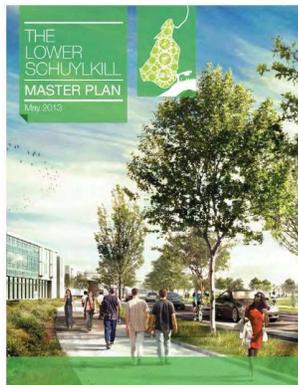
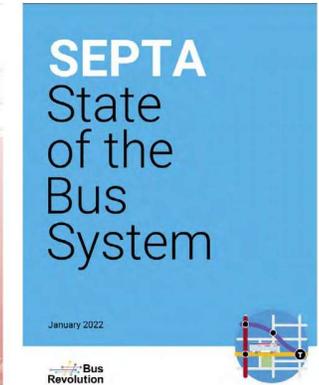
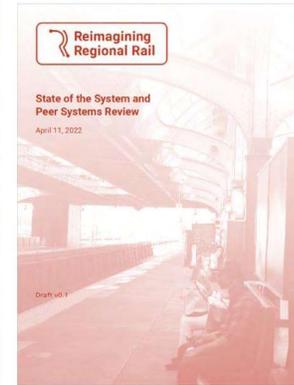
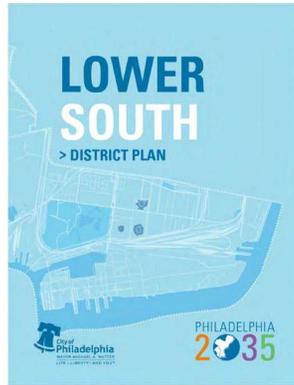
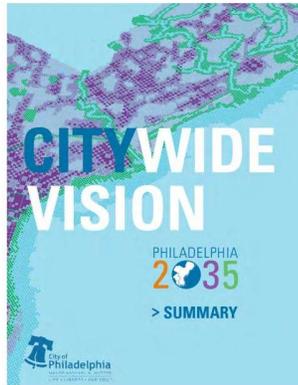
SITE OVERVIEW



MASTER PLAN



PLANNING CONTEXT



PROJECT GOALS

1 RE-INTEGRATE THE SITE



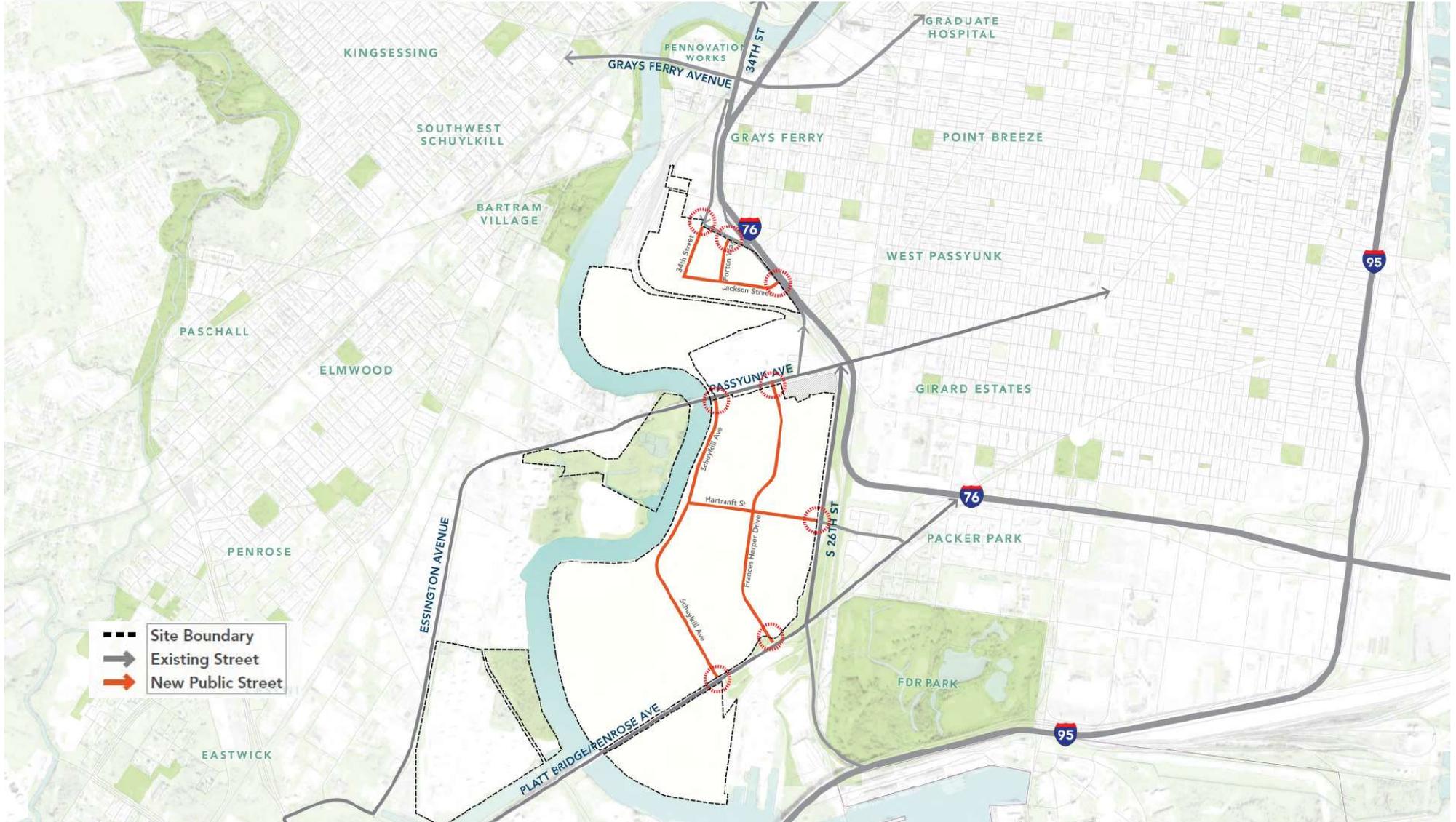
2 CREATE GREEN PATHWAYS



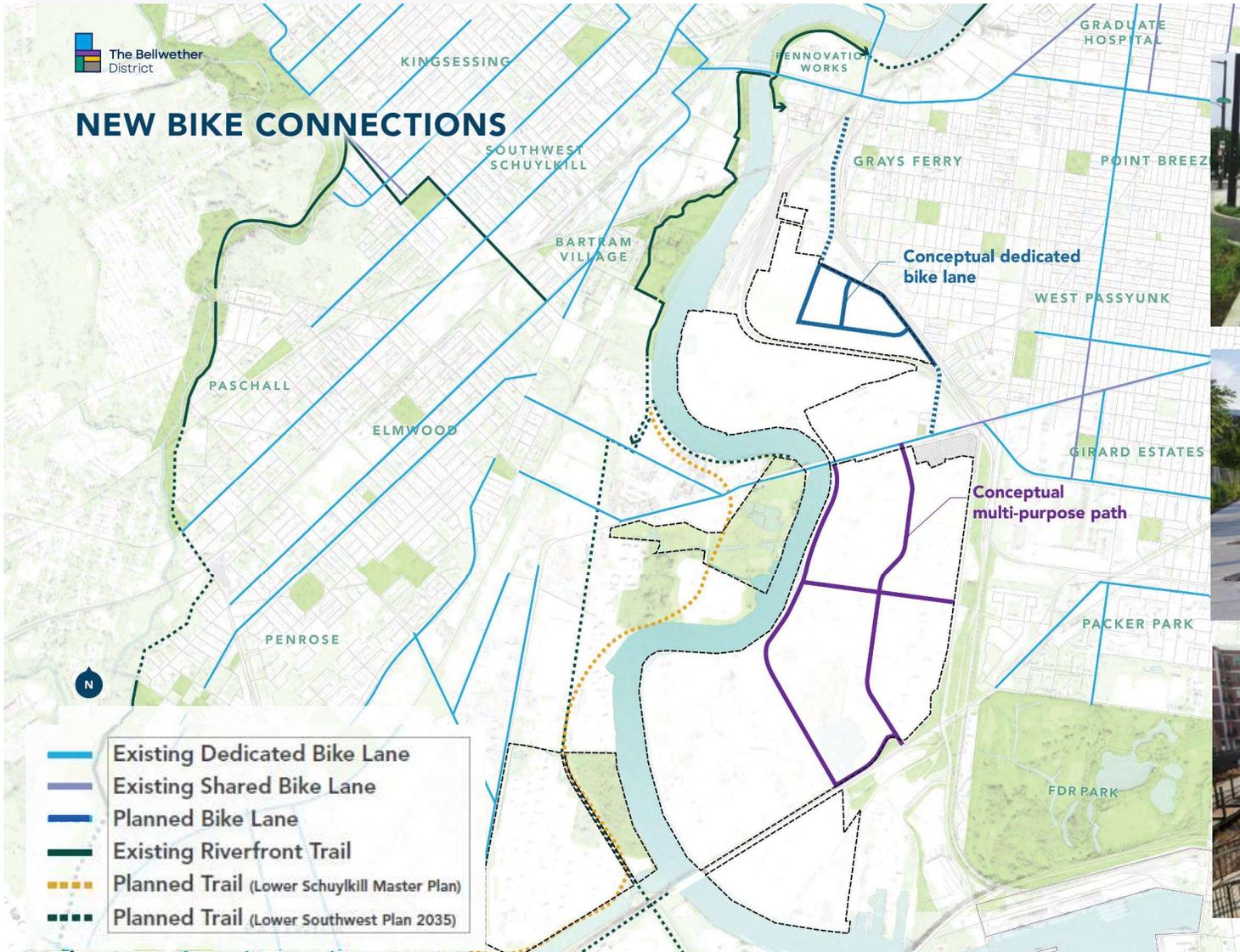
3 ENHANCE TRANSIT CONNECTIONS



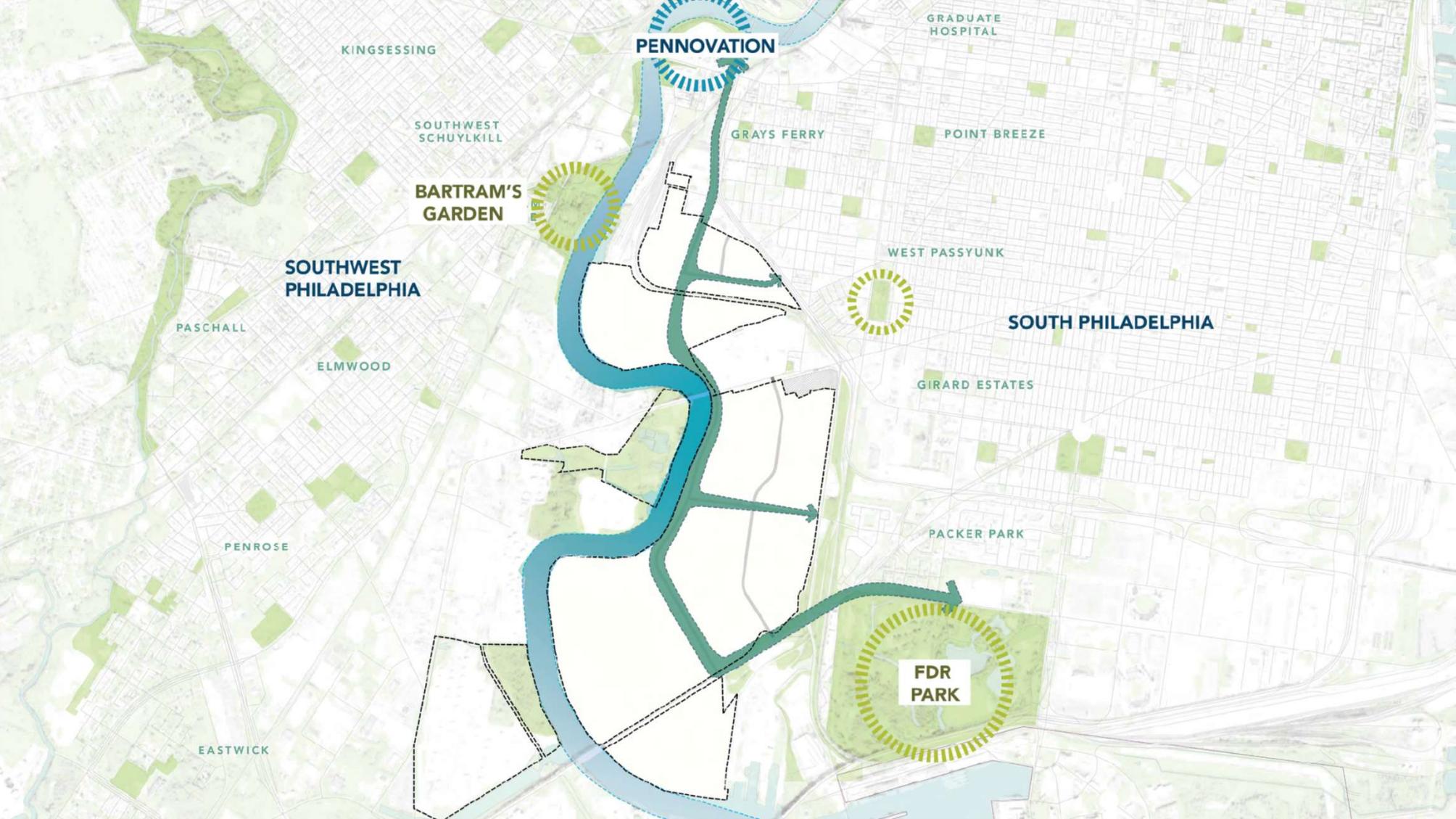
NEW PUBLIC STREETS



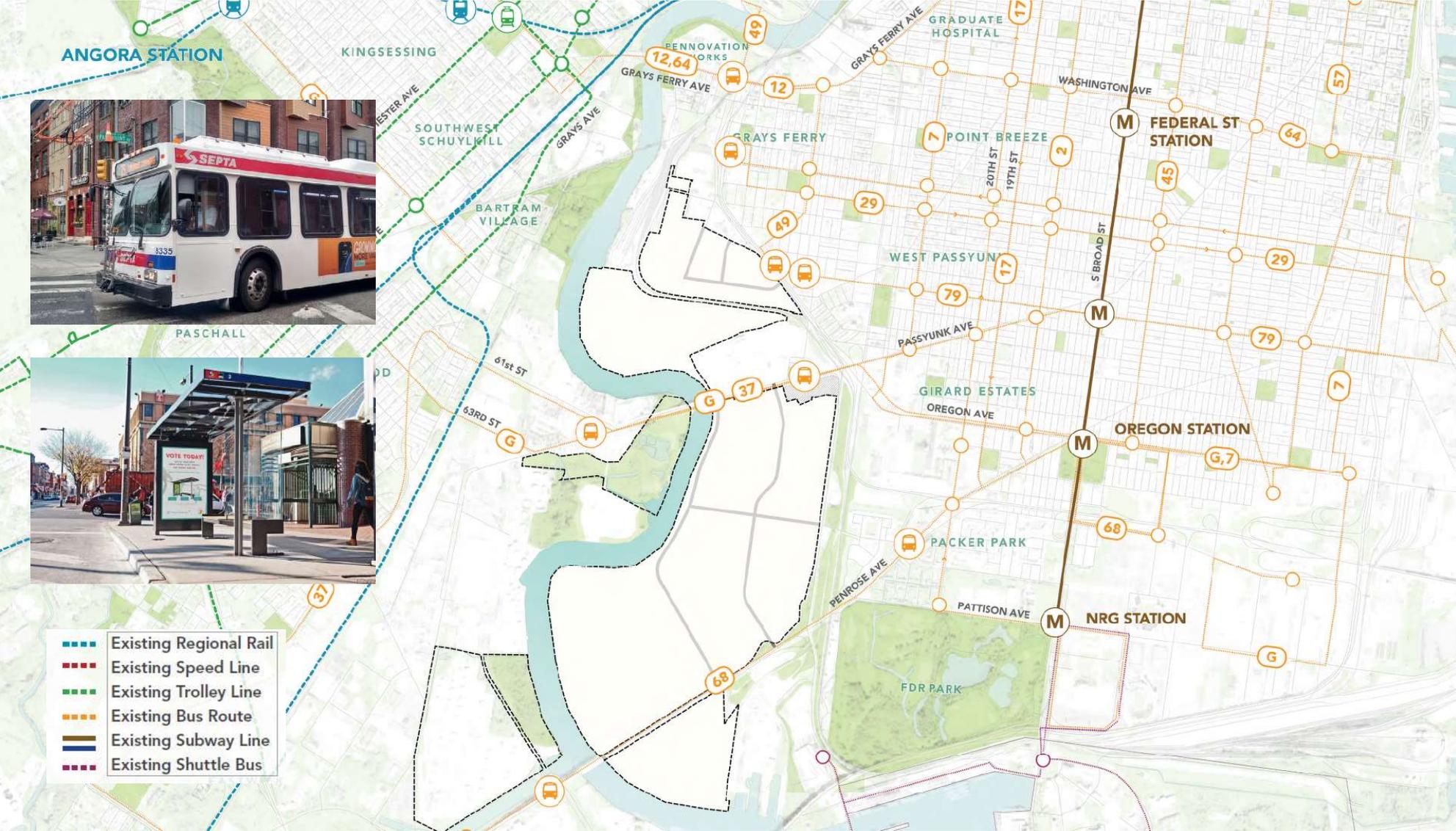
NEW BIKE CONNECTIONS



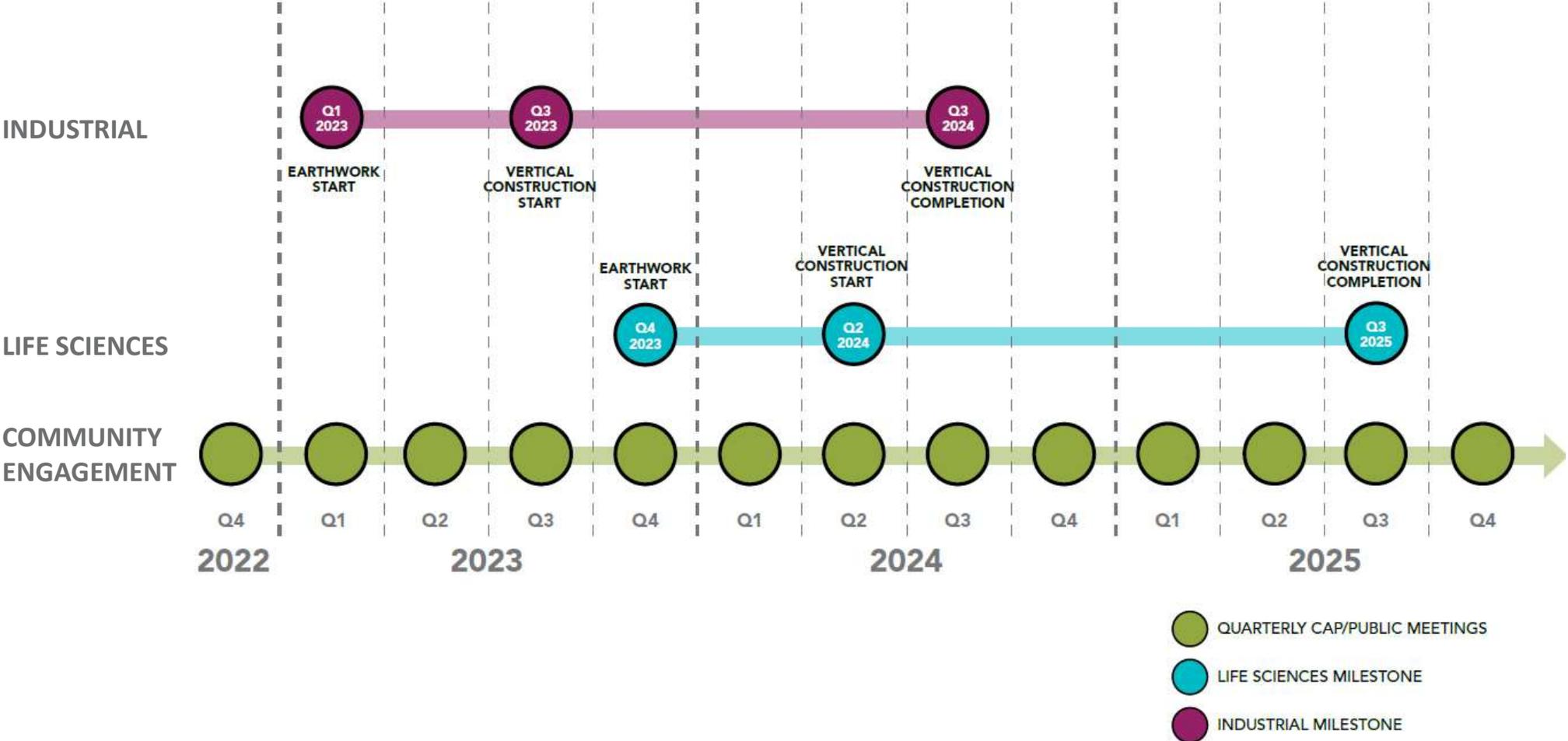
NEW LANDSCAPE CONNECTIONS



INFRASTRUCTURE EXISTING SEPTA ROUTES



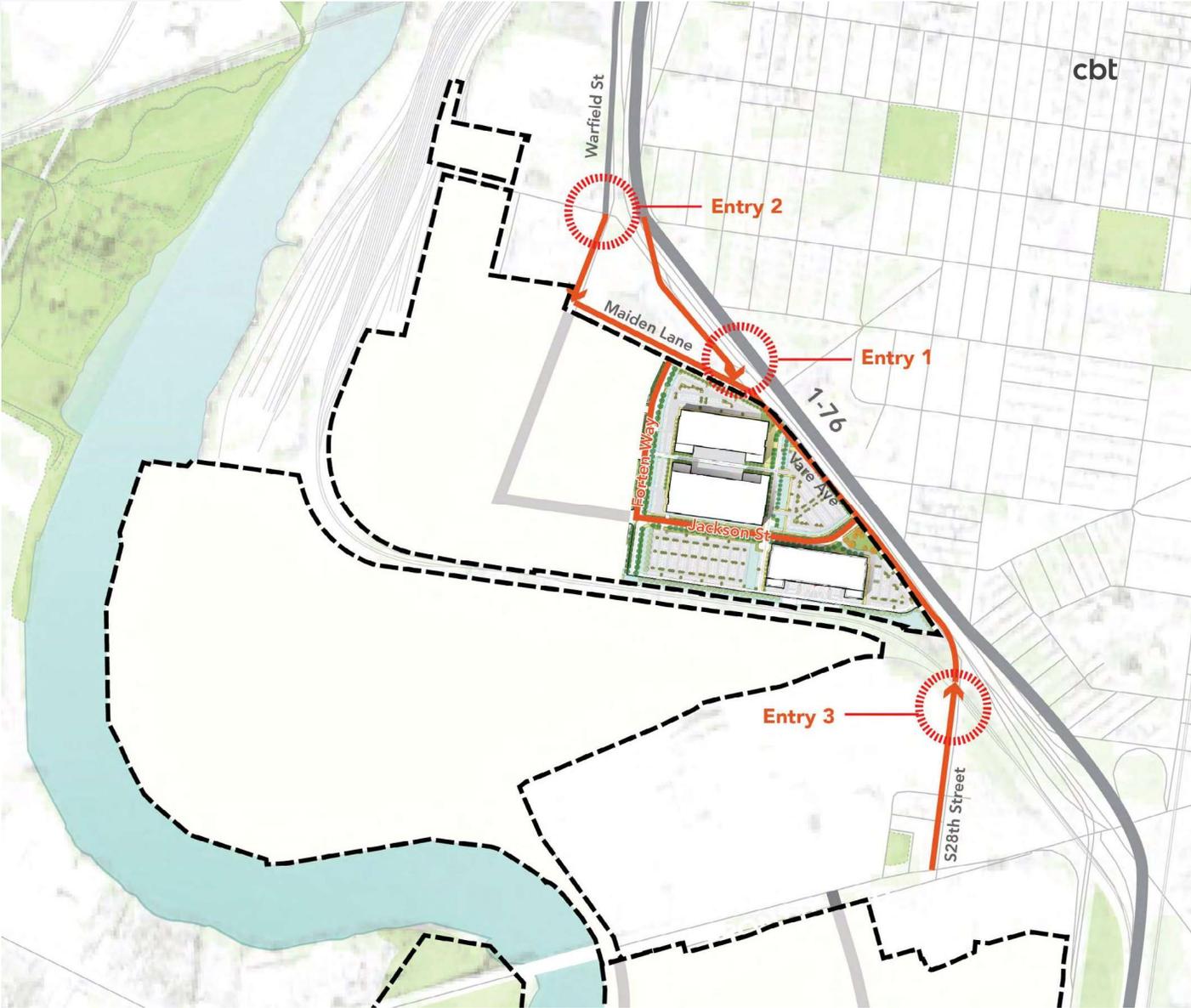
PHASE 1 SCHEDULE



LIFE SCIENCE DEVELOPMENT



PHASE I – SITE PLAN



PHASE I – SITE PLAN



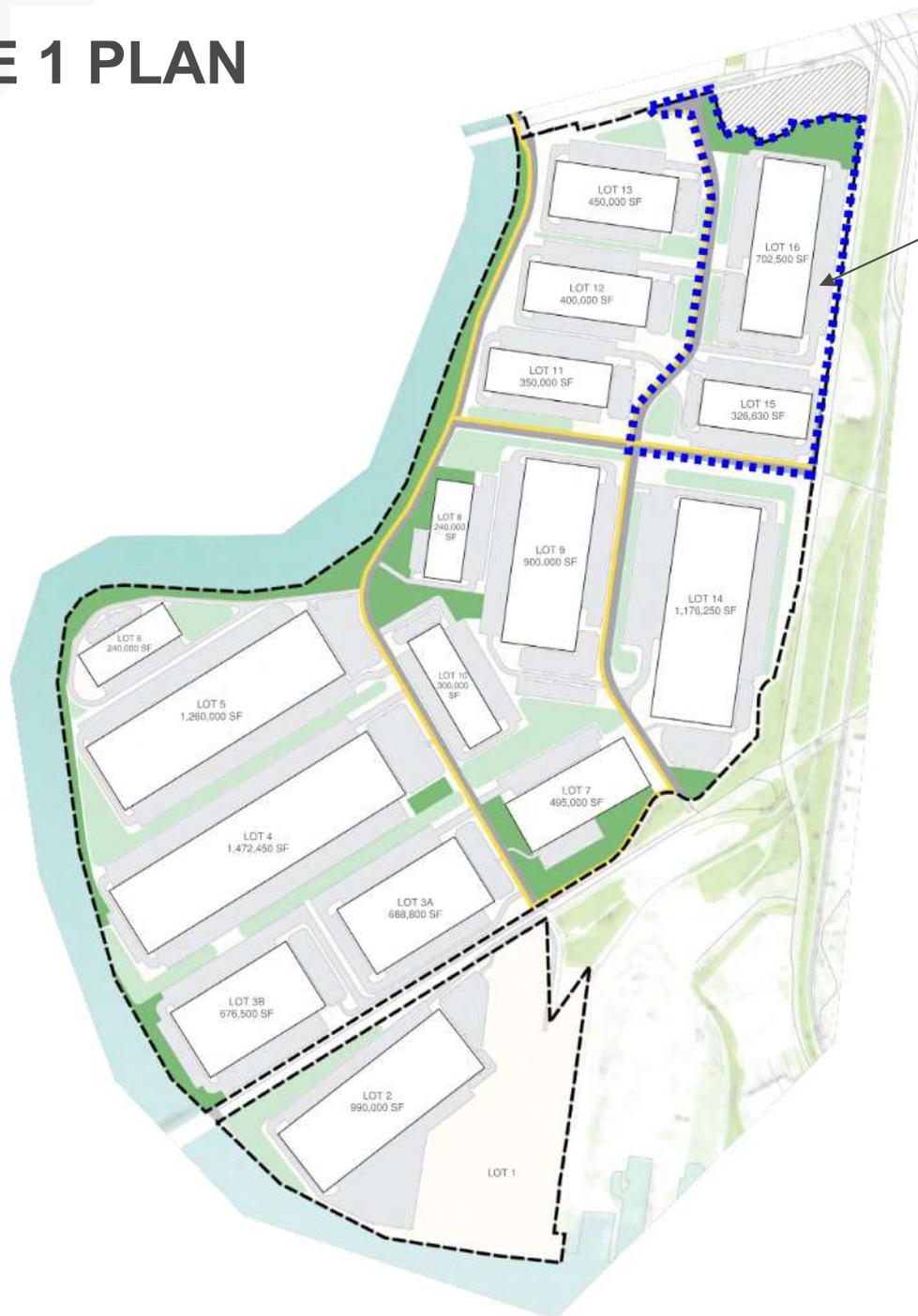
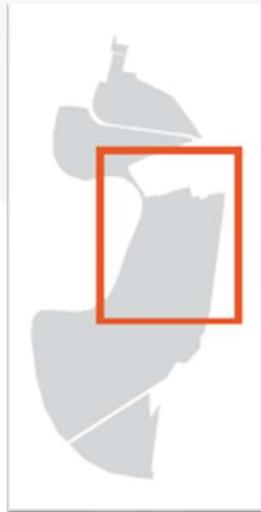
PHASE I – SITE PLAN



INDUSTRIAL DEVELOPMENT



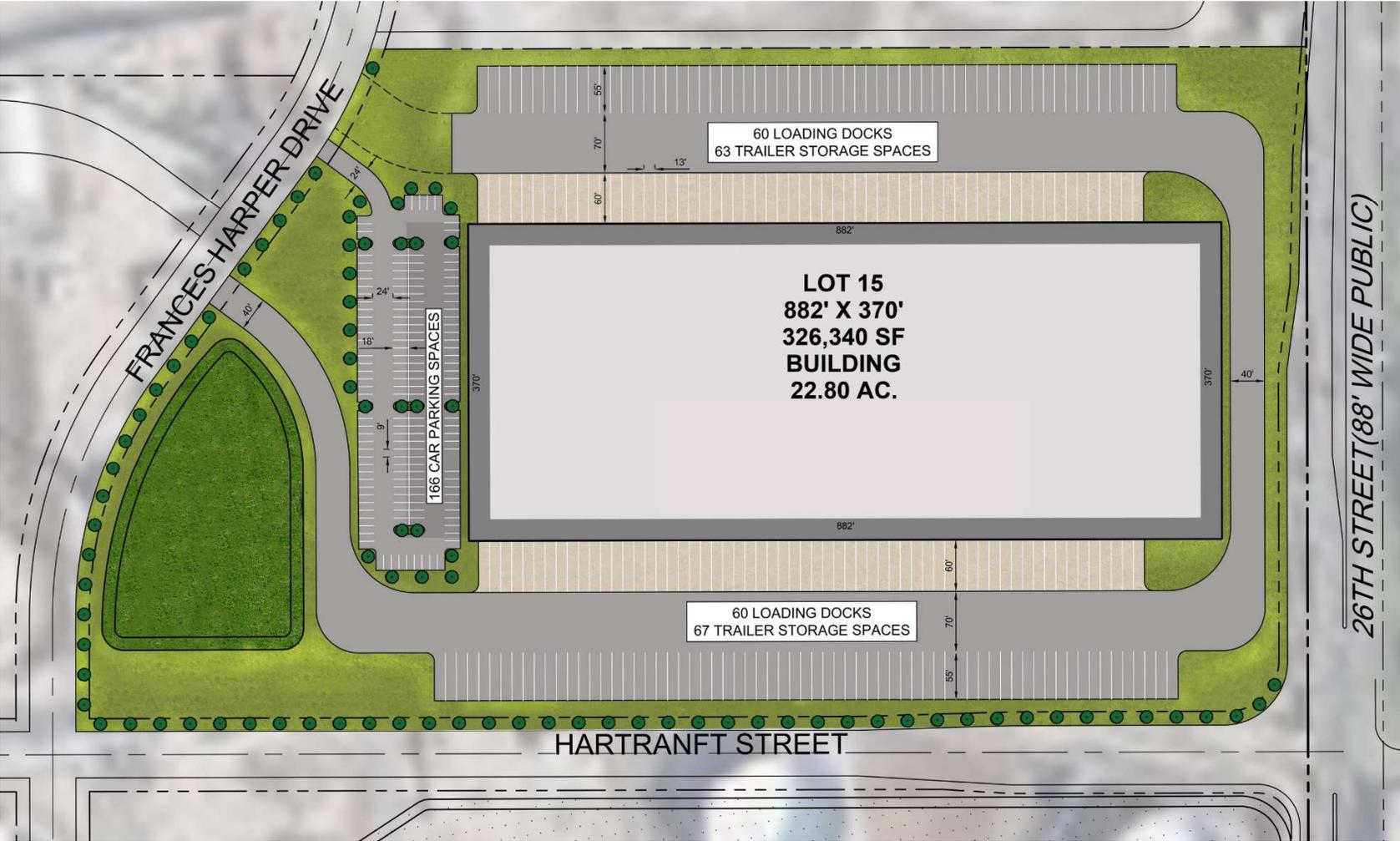
INDUSTRIAL PHASE 1 PLAN



PHASE 1
1,052,000 SF

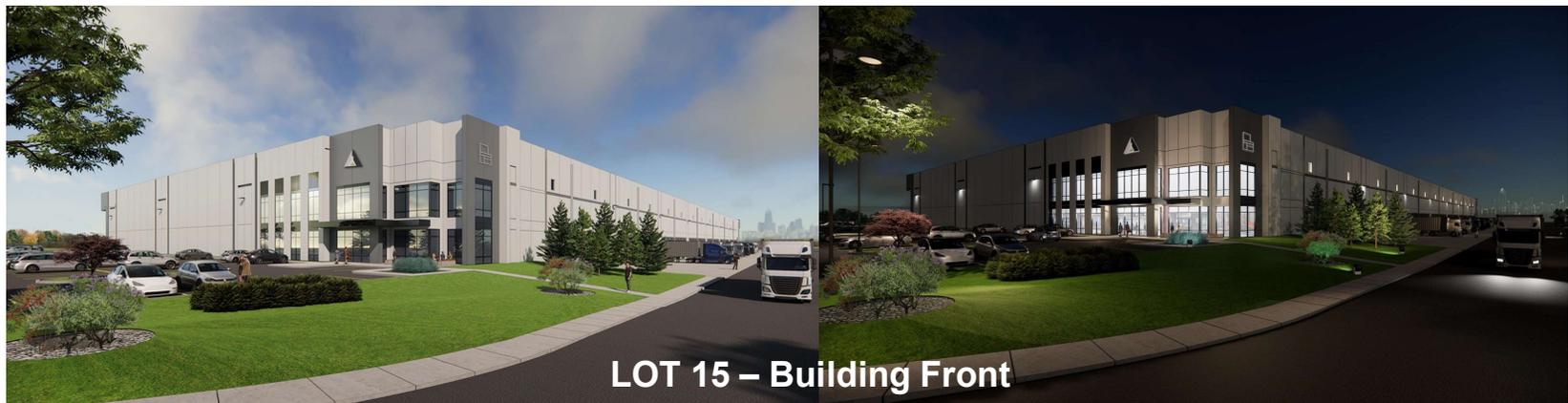
INDUSTRIAL DEVELOPMENT – VERTICAL

LOT 15



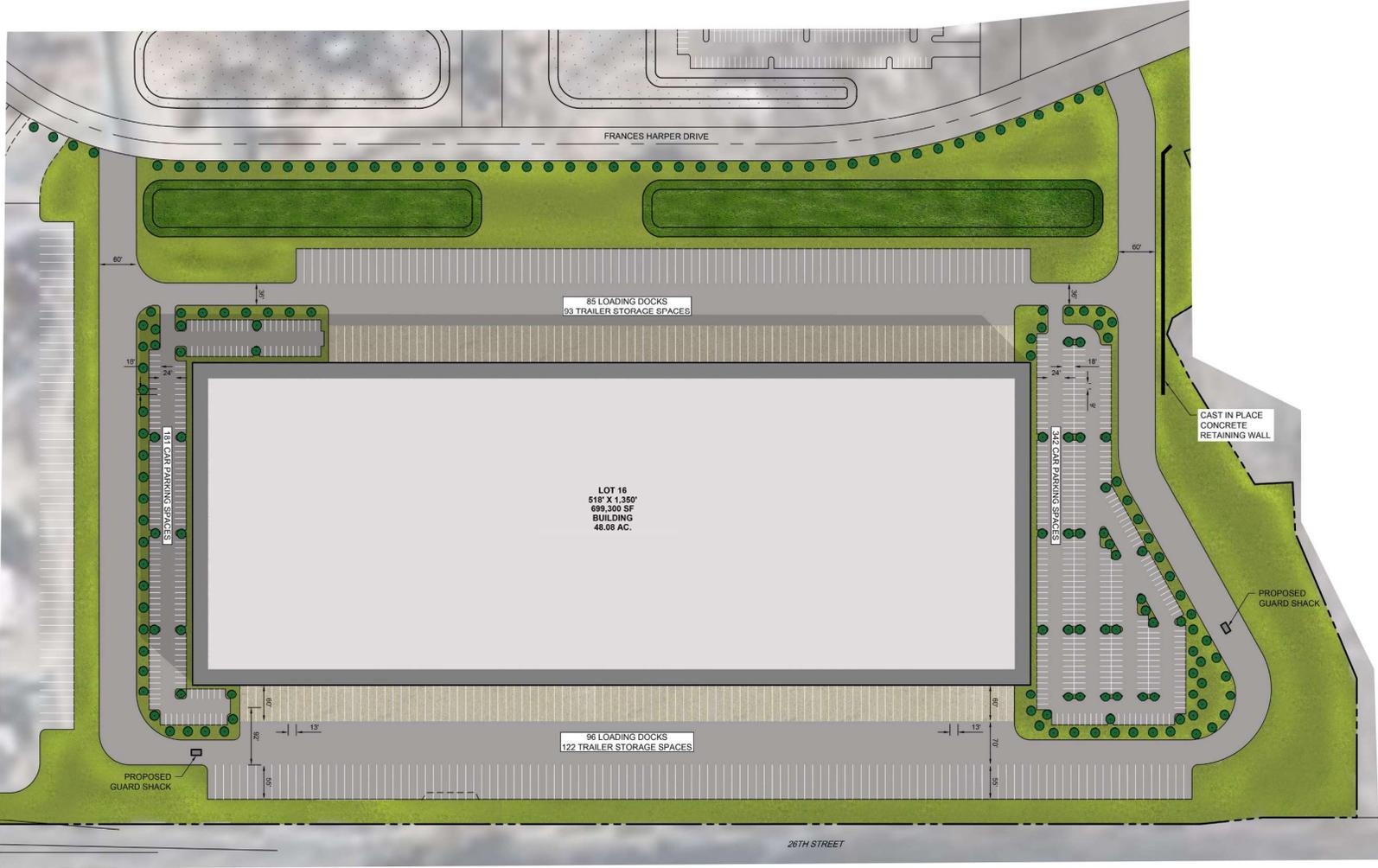
INDUSTRIAL DEVELOPMENT – VERTICAL

LOT 15

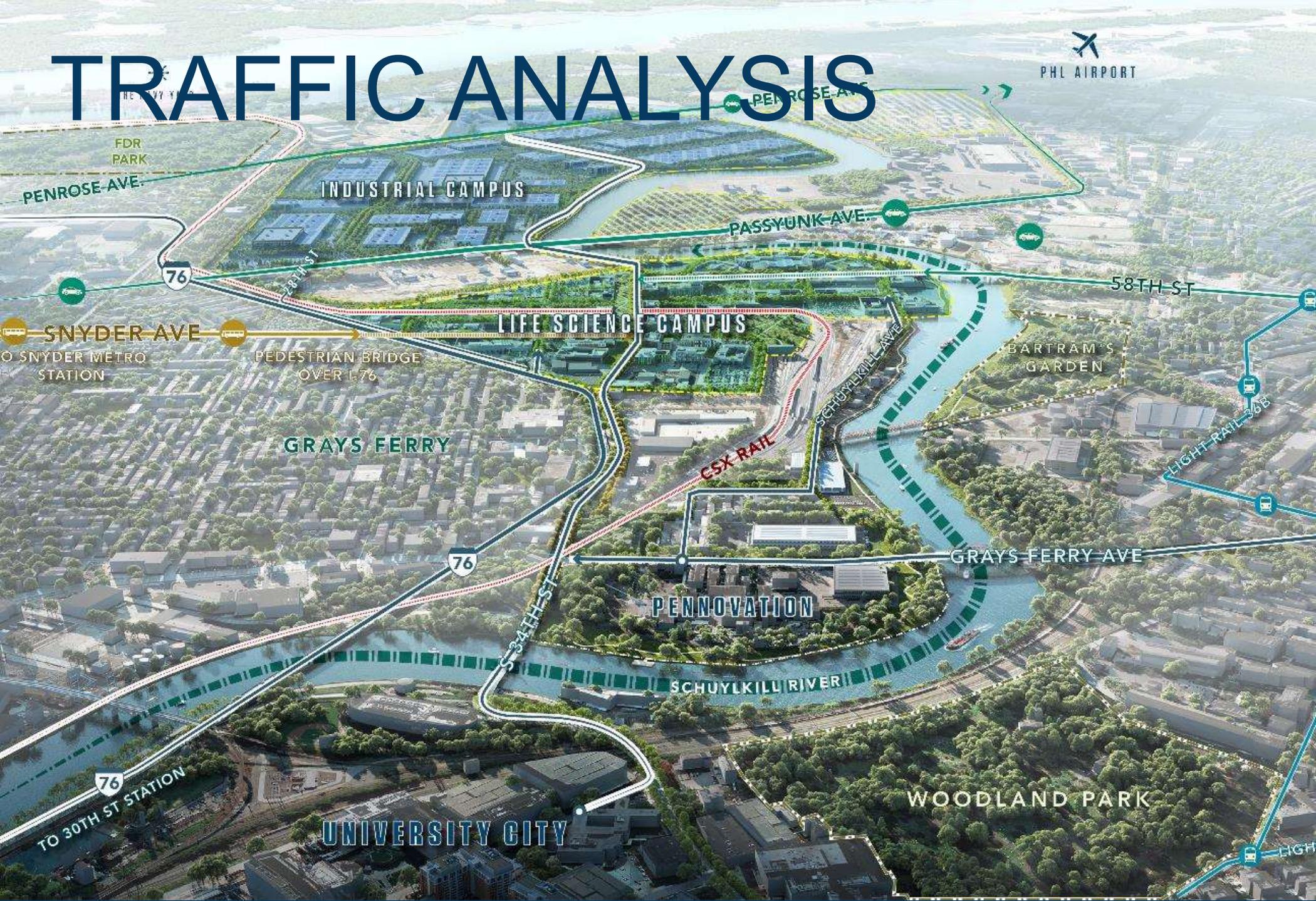


INDUSTRIAL DEVELOPMENT – VERTICAL

LOT 16



TRAFFIC ANALYSIS



TRAFFIC IMPACT STUDY

IN PROCESS

- In progress between the HRP, PennDOT and City Streets Department.
- Phased approach due to the immense nature of the improvements, future plan reviews will be conducted to confirm actual traffic counts and reaffirm remaining projected traffic counts.

OFFSITE TRAFFIC IMPROVEMENT RECOMMENDATIONS

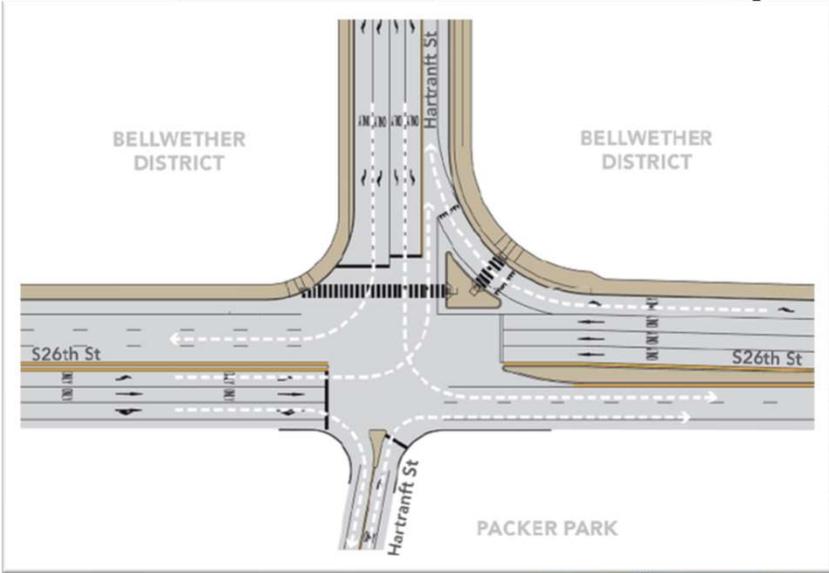
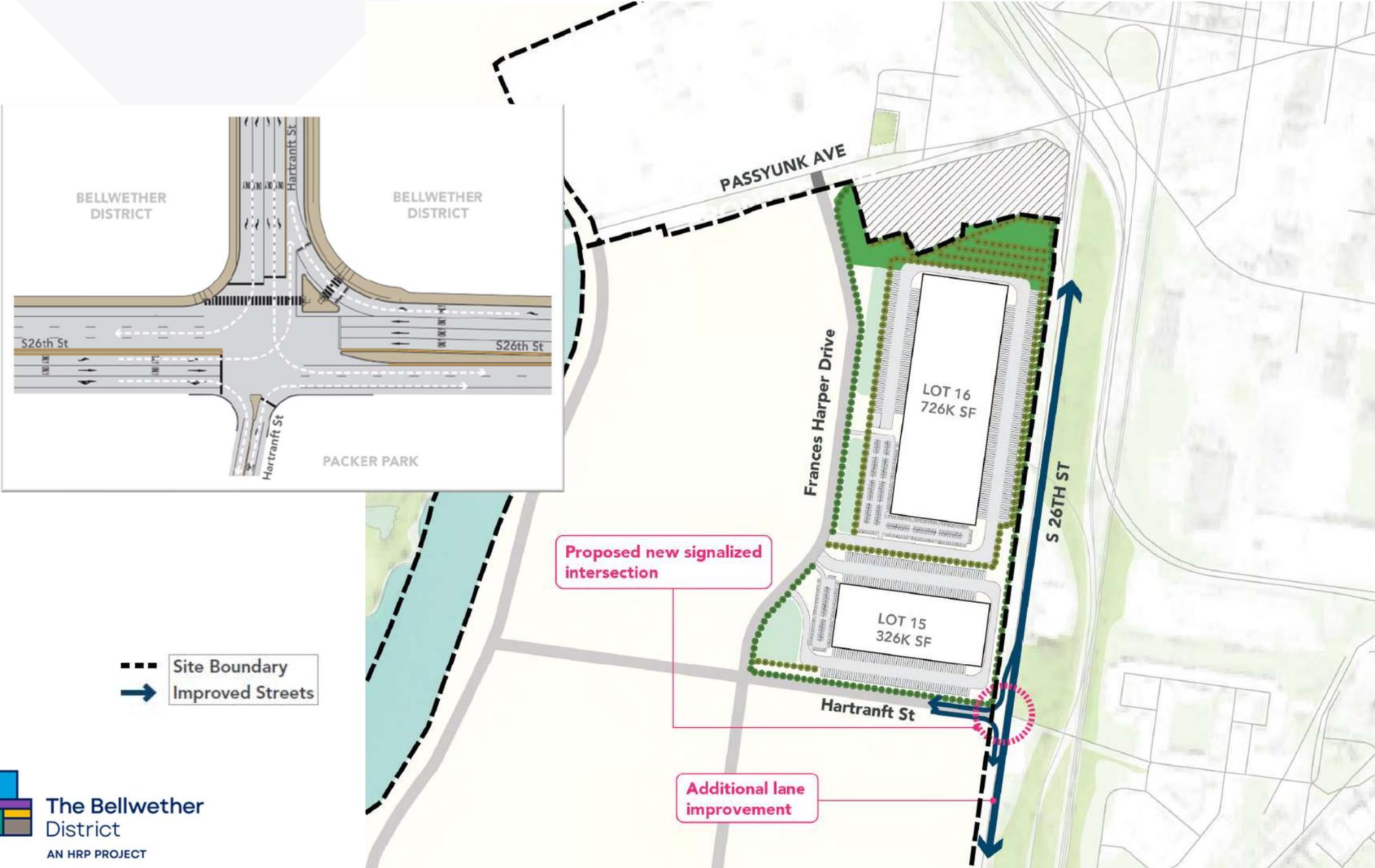
- New signalized intersection at 26th and Hartranft Street.
- Upgrades to existing signalized intersections: additional turning lanes, acceleration and deceleration lanes, additional travel lanes, new alignments, pavement markings, and signage.

ONSITE TRAFFIC IMPROVEMENT RECOMMENDATIONS

- New roadways, curbs, and sidewalks
- Dedicated bike lanes or multi-use paths
- Pavement markings
- Landscaping
- Signage



INDUSTRIAL PHASE 1 ROAD IMPROVEMENTS



LIFE SCIENCE PHASE 1 ROAD IMPROVEMENTS

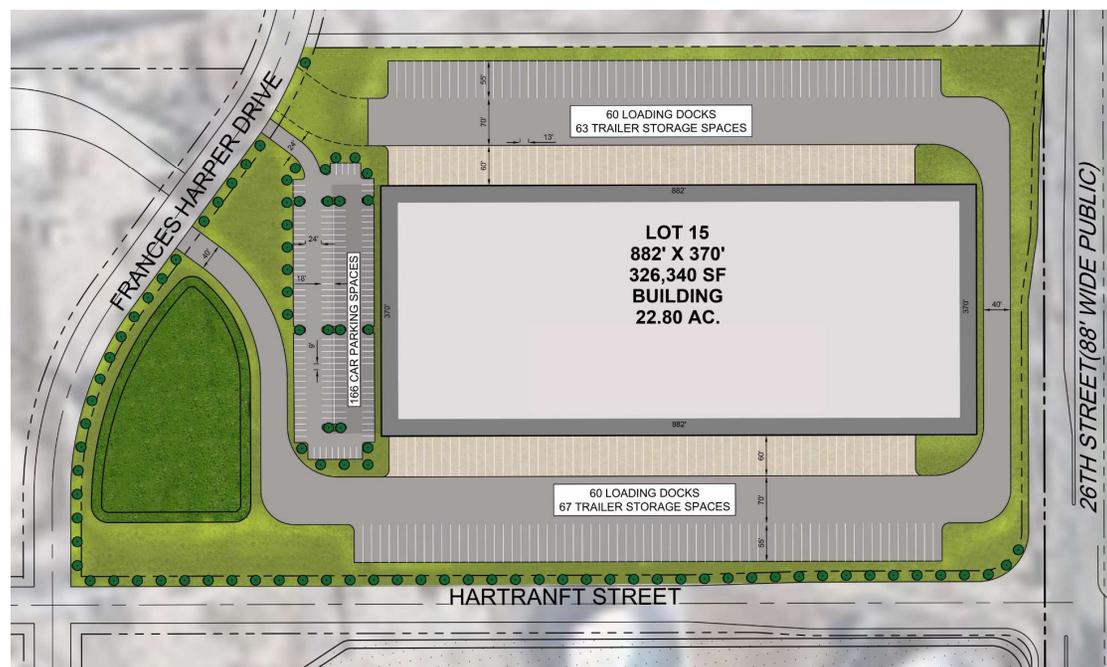
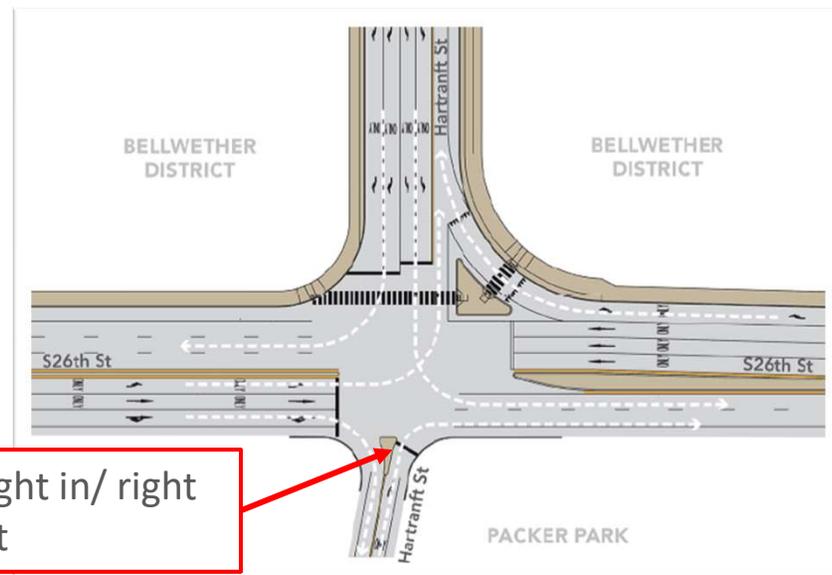


--- Site Boundary
→ Improved Streets

TRUCK PARKING

ONSITE TRUCK PARKING & TRAFFIC

- Will provide adequate truck parking within tenant lots to discourage trucks from idling or parking in adjacent residential areas
- 26th / Hartranft Street intersection improvements discourage trucks from entering adjacent neighborhood



SUSTAINABILITY



SUSTAINABILITY INITIATIVES



Sustainability represents a critical core value of HRP. Our best-in-class team of environmental experts, engineering professionals and project consultants make this development a one-of-a-kind project case study in sustainability.

THIS PROPOSED MULTI-MODAL LOGISTICS HUB DELIVERS KEY SUSTAINABILITY AND OPERATIONAL EFFICIENCIES SUCH AS:

- State-of-the-art infrastructure that will accommodate electric vehicles and solar-ready facilities.
- An extensive native landscaping plan including naturalized landscaping and bioswales to absorb CO2.
- HRP intends to raise all existing low-lying areas of the site out of the FEMA established base flood elevations (100-year storm events)
- 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.
- Thousands of new trees and plantings across the entire 1300-acre property

FLOODING

PROCESS

- Approval process with FEMA and the City of Philadelphia
 - Worked with FEMA reviewers for over 2 years
 - FEMA study results accepted by City of Philadelphia floodplain manager
- Studied over 9.5 miles of the Schuylkill River including:
 - 17 bridge structures
 - Surface modeling over 17.5 square miles
 - Drainage areas over 1,900 square miles
 - Equivalent to nearly 920,000 football fields



FLOODING

PROCESS

- City of Philadelphia accepted HRP's mapping revision plan in November 2022
- Existing, interim, and future stormwater discharge will be monitored and approved by PADEP
- New drainage infrastructure in the concept plan to manage water flows:
 - New piping networks
 - Swales
 - Retention basins

Existing 100 Year
Floodplain



COMMUNITY UPDATE



Career Connect Learning



Site Tour & Employee Panel with CTE Students Interested in Real Estate

Career Connected Learning



Girls Inc Mentoring & Science Experiment with South Philadelphia Students

Connect with us

TheBellwetherDistrict@hilcoglobal.com

CBA Commitment & Timeline

Formally committed to a Community Benefits Agreement (CBA)

CBA TIMELINE

- Process to begin in April 2023.
- Aiming to have completed CBA in early 2024.

CBA PARTICIPANTS

- Utilizing HRP's Community Advisory Panel for CBA negotiation process.
- Community Advisory Panel made up of 25 Registered Community Organizations (RCOs) and other key stakeholders that have served as HRP's eyes and ears in the community.
- Also inviting United South/Southwest Coalition to join Community Advisory Panel and the CBA process.

Next Public Meeting

June 13th at 6:00 PM

Stay connected...

www.TheBellwetherDistrict.com



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THANK YOU!