



The Bellwether District Community Meeting

June 13, 2023



The Bellwether
District

AN HRP PROJECT

AGENDA

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

PUBLIC BENEFITS

ECONOMIC BENEFIT



\$4 Billion Total Investment

\$100 Million Philadelphia
Projected Annual Tax
Revenue

\$120 Million Pennsylvania
Annual Tax Revenue

COMMUNITY INVESTMENT



Scholarships, Internships,
Pre-Apprenticeships
Programs

\$500,000 in Community
Development Investments
in 2022

\$250,000 in Scholarships to
Date

WORKFORCE DEVELOPMENT



Apprenticeships/ Annual
Jobs Fair

+/-19,000 + Direct
Permanent Jobs

+/-28,000 + Direct
Construction Jobs



PUBLIC BENEFITS

TRANSPORTATION & CONNECTIVITY



Reconnecting Historically Closed Off Area of the City

New Internal Streets and Infrastructure Improvements

New Bicycle and Pedestrian Connections



SUSTAINABILITY & RESILIENCY



LEED Certified Buildings

Bioswales to Absorb CO2

Electric Vehicle and Solar Ready Facilities

Microgrid Infrastructure

Raising Low-Lying Areas Out of 100 and 500-Year Floodplain



ENVIRONMENTAL REMEDIATION



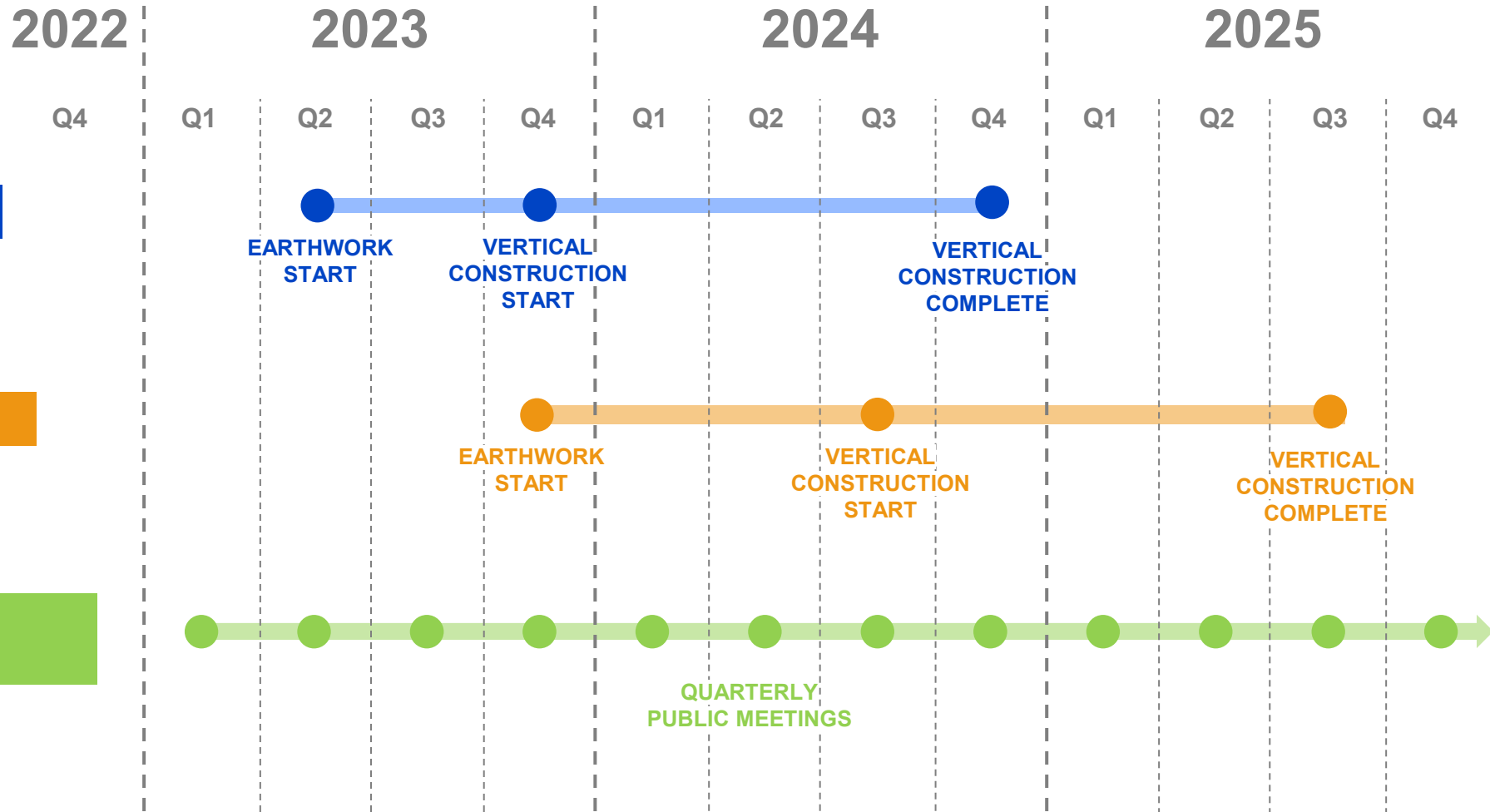
Reduced Emissions in Philadelphia by 16%

880 Miles of Pipe Removed

18.5 Million Gallons of Petroleum Product Removed



PHASE 1 SCHEDULE



DEMOLITION



DEMOLITION UPDATE

- **89%** of facility tanks have been demolished
- **93%** of pipe has been removed
- **99%** of petroleum product has been removed
- **92%** of demolition has been completed
- **16%** reduction in Philadelphia's emissions



Entire Refinery, May 2021



Entire Refinery, March 2023

ENVIRONMENTAL REMEDIATION

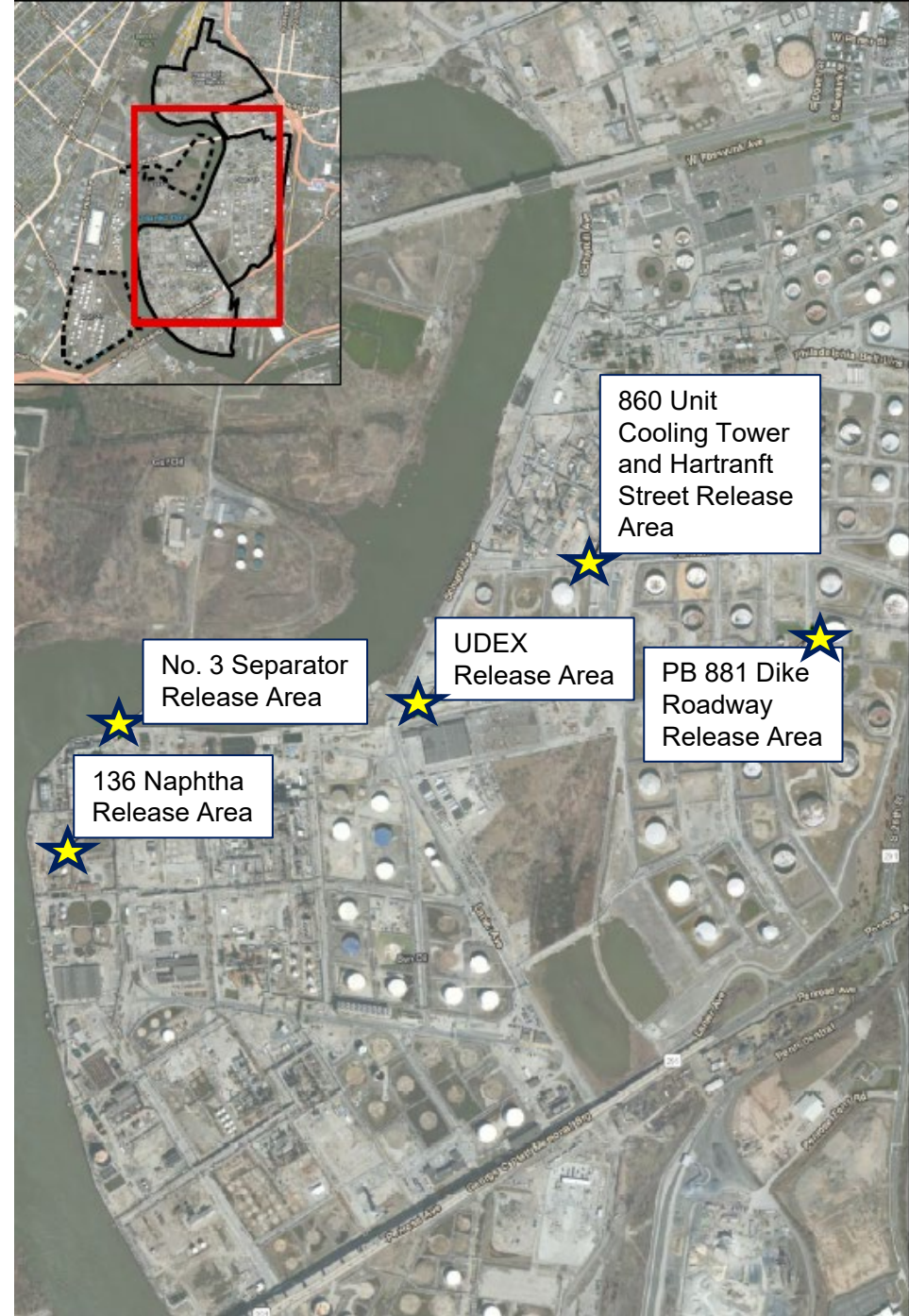


WHO IS RESPONSIBLE FOR WHAT?

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

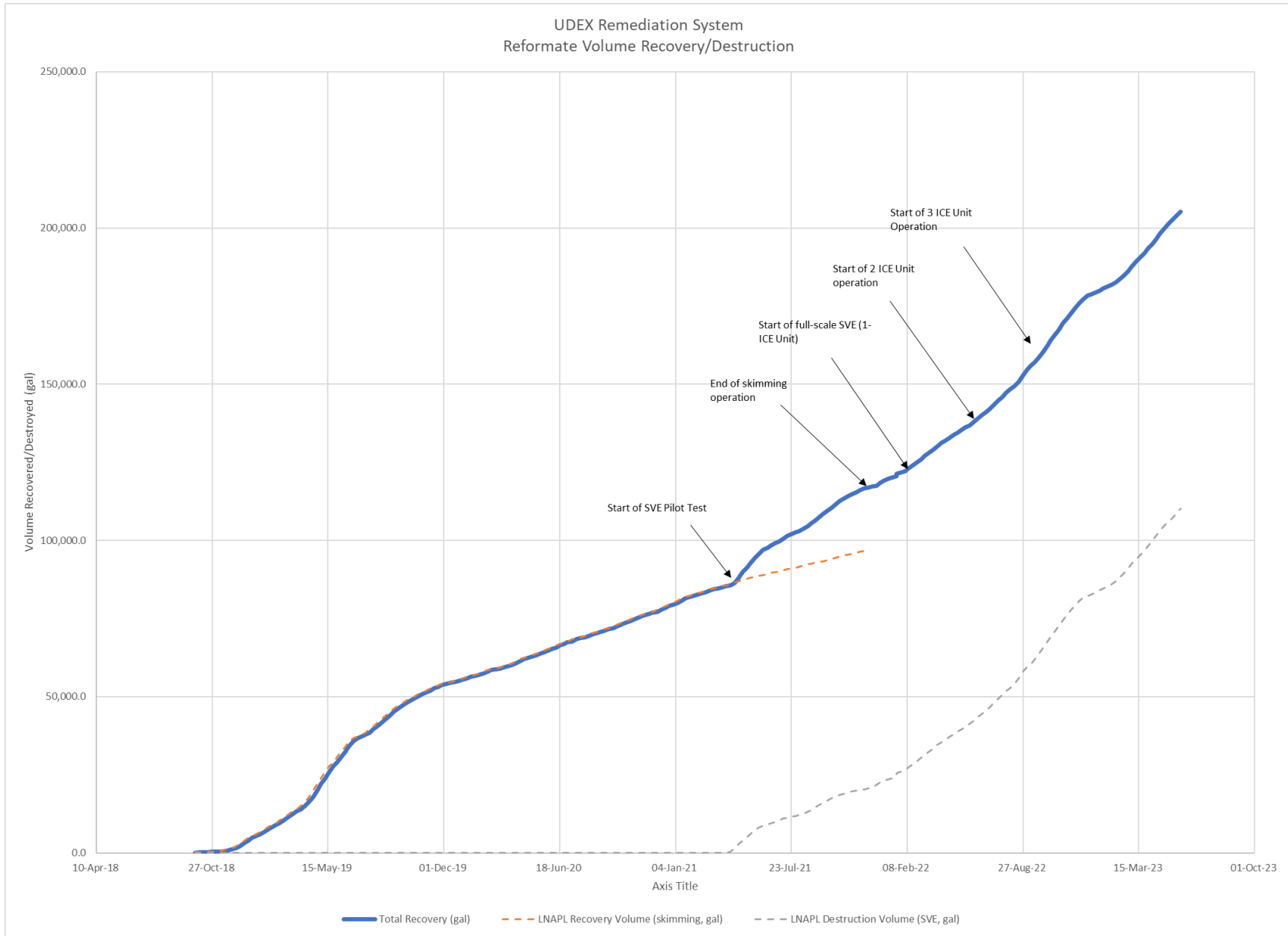
- Notices of Intent to Remediate (NIR) have been submitted to PADEP for five releases that occurred after September 2012
- NIR formally enter releases into Pennsylvania's Land Recycling Program (Act 2)
- Reports and PADEP correspondence are available on The Bellwether District website (www.thebellwetherdistrict.com)
 - Go to Community → Environmental → Reports → Remediation



PESRM Act 2 Activities

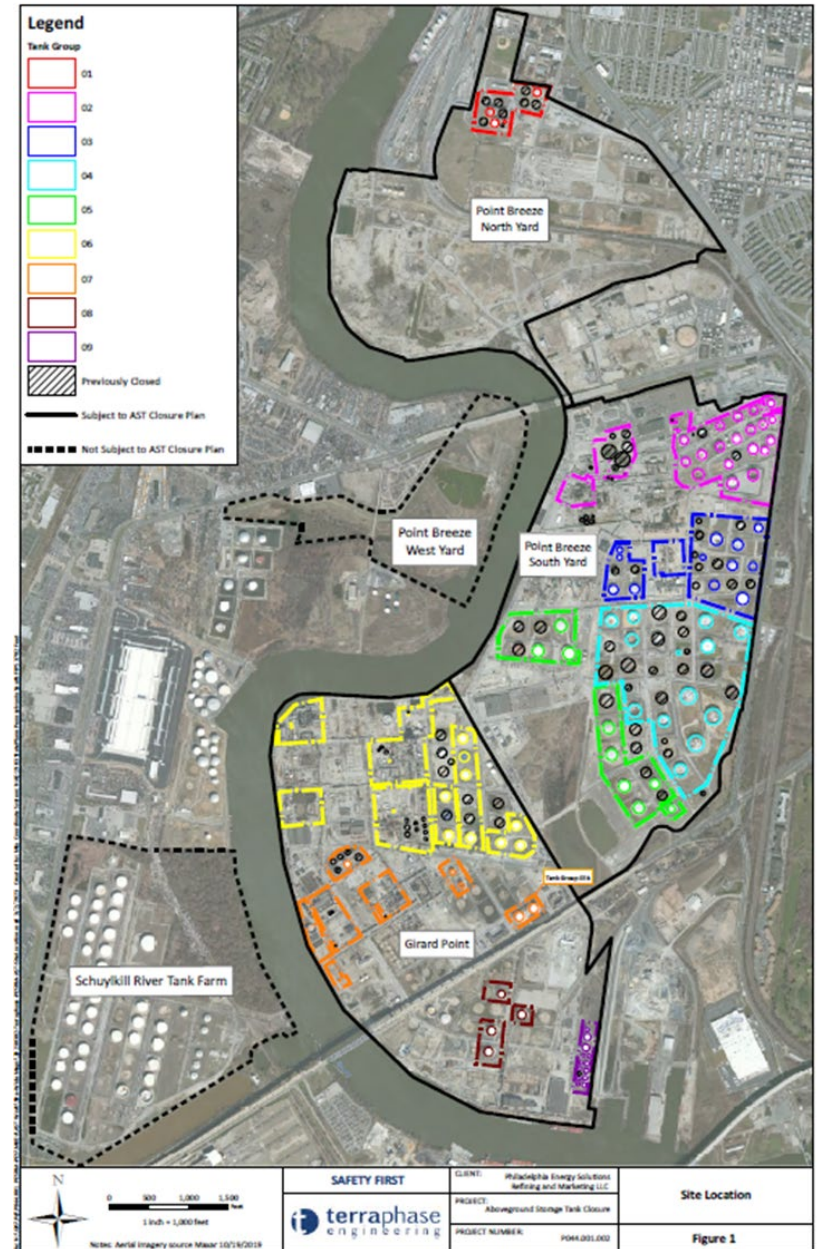
Release Area	Date of Release	Type of Remediation	Status	Next Steps
No. 3 Separator Release Area	2013	Groundwater and oil pumping	Pumping system shut down in October 2021	Groundwater monitoring
UDEX Release Area	2018	Oil skimming and soil vapor extraction (SVE)	SVE started 2021 and ongoing	Continued SVE 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



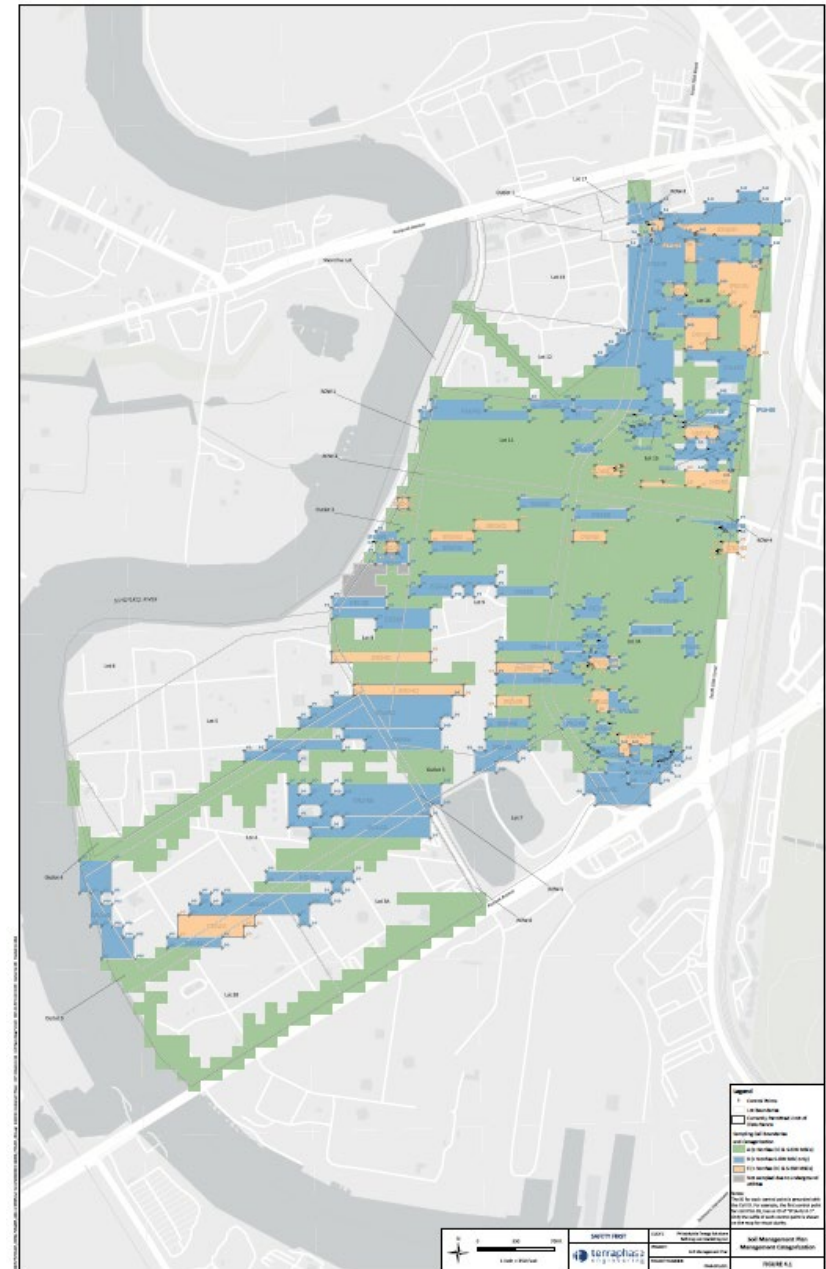
AST Activities

- 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) was 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 → Environmental → Reports → Tank Closure



Soil Management Plan

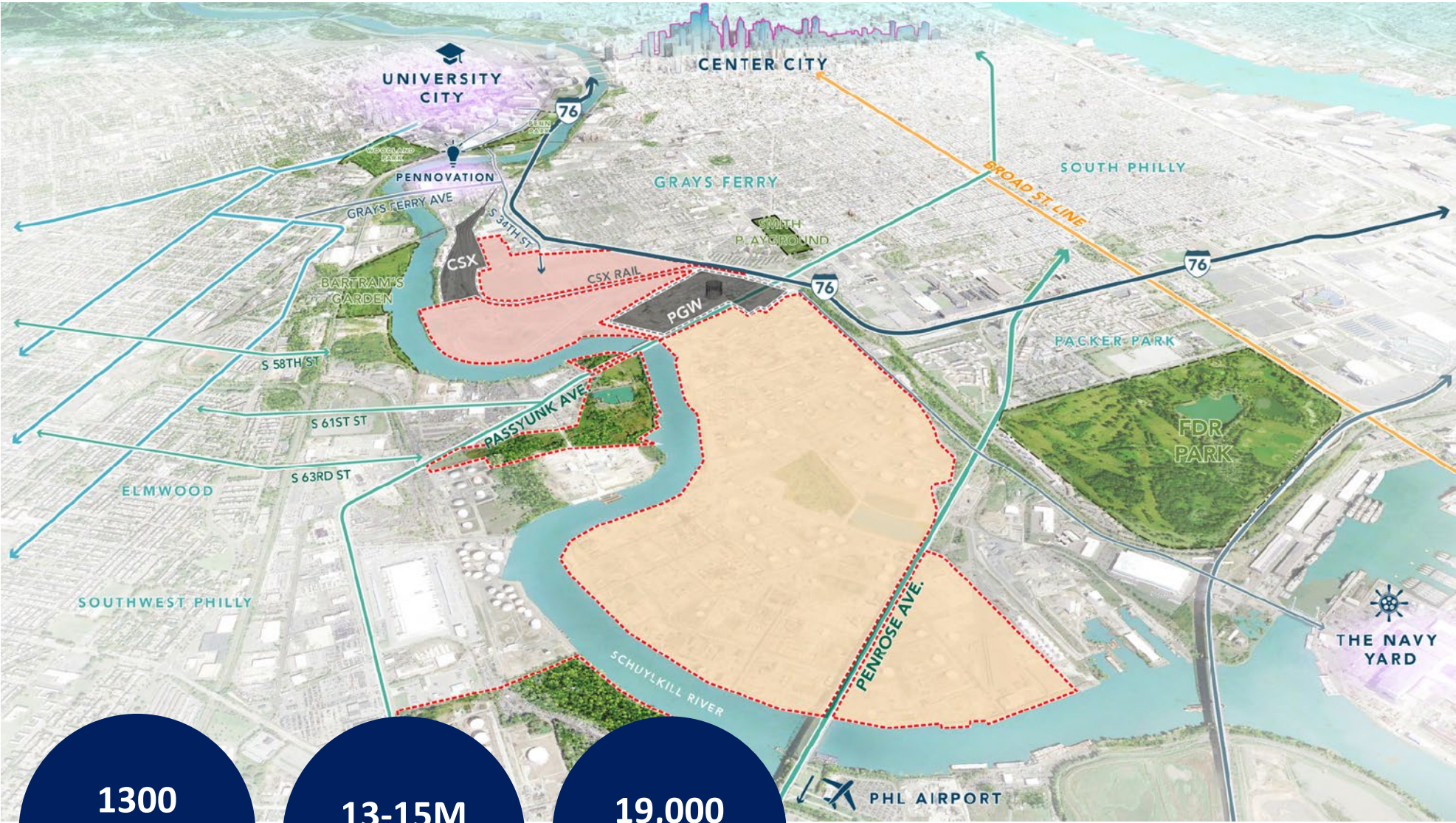
- To ensure appropriate management of soil during redevelopment, PESRM has agreed with PADEP on a Soil Management Plan, which includes:
 - Sampling soil before it is moved at a frequency of 1 sample per 2,000 CY
 - Comparing sampling results to statewide health standards to identify soil that needs to 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 → Environmental → Reports → Soil Management



MASTER PLAN FRAMEWORK



DISTRICT OVERVIEW

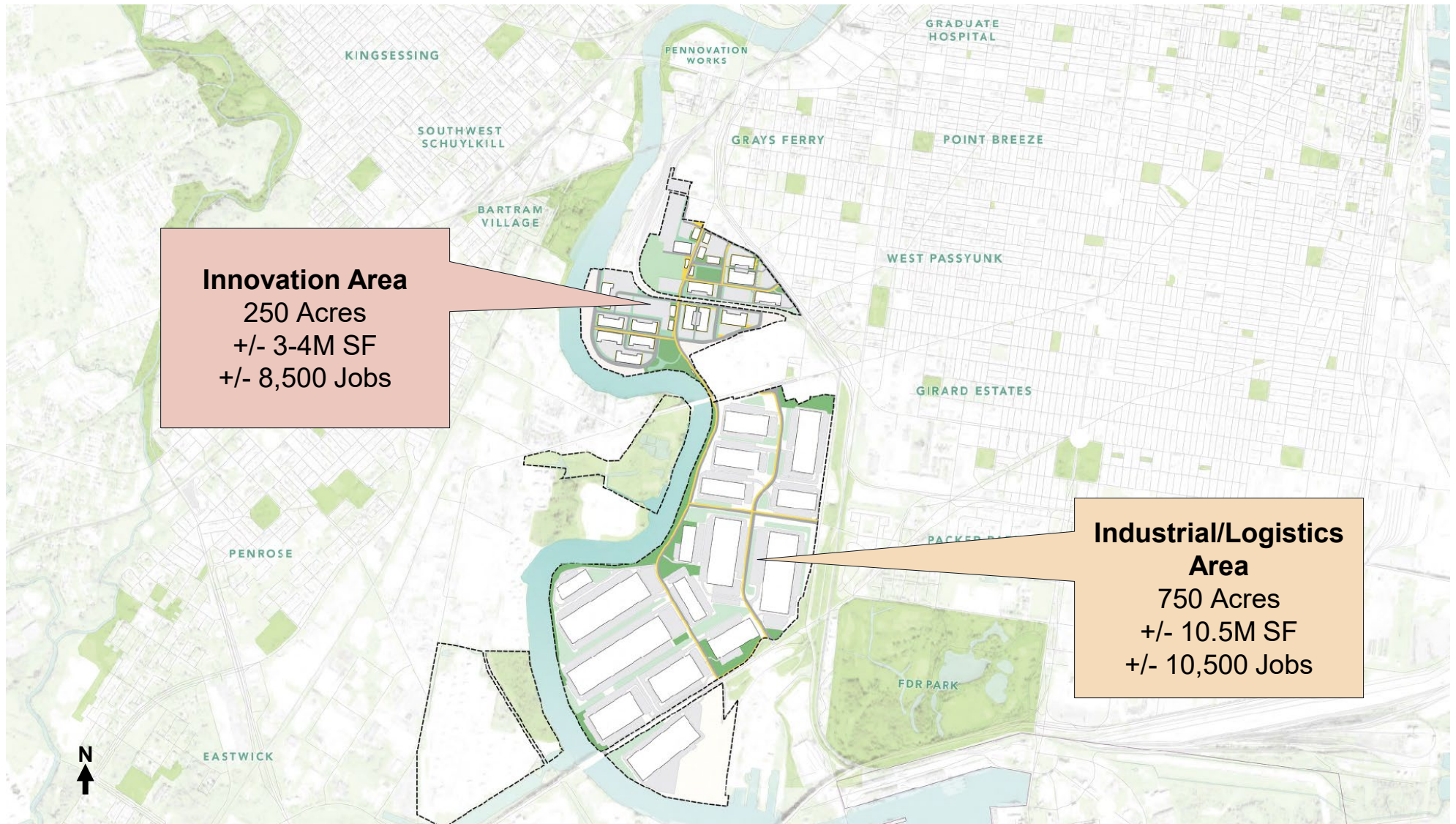


1300 Acres*
(1000 Developable)*

13-15M SF

19,000 Jobs

MASTER PLAN



PROJECT GOALS

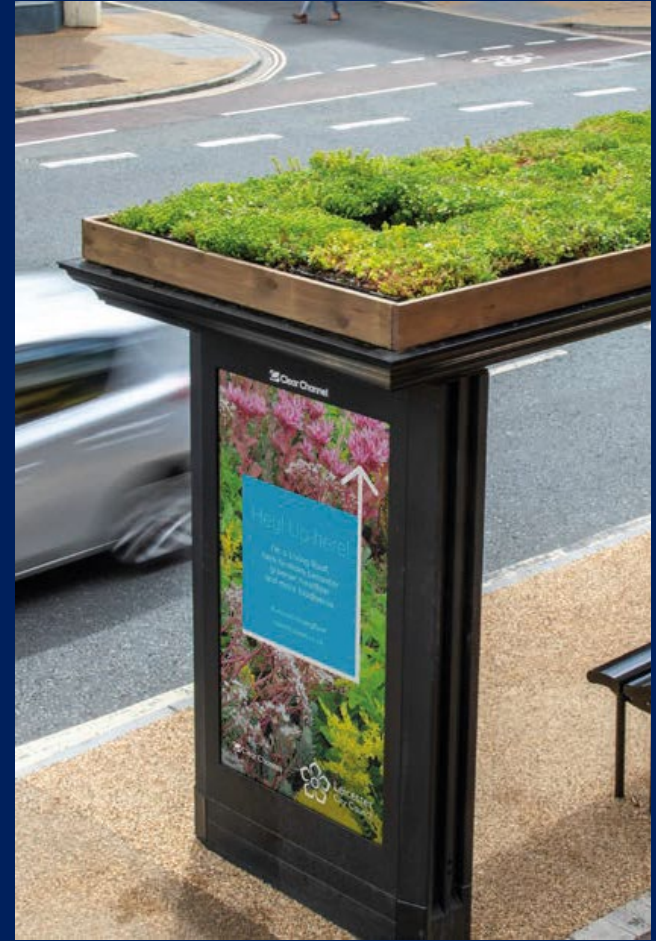
1 RE-INTEGRATE THE SITE



2 CREATE GREEN PATHWAYS



3 CREATE A SUSTAINABLE DISTRICT



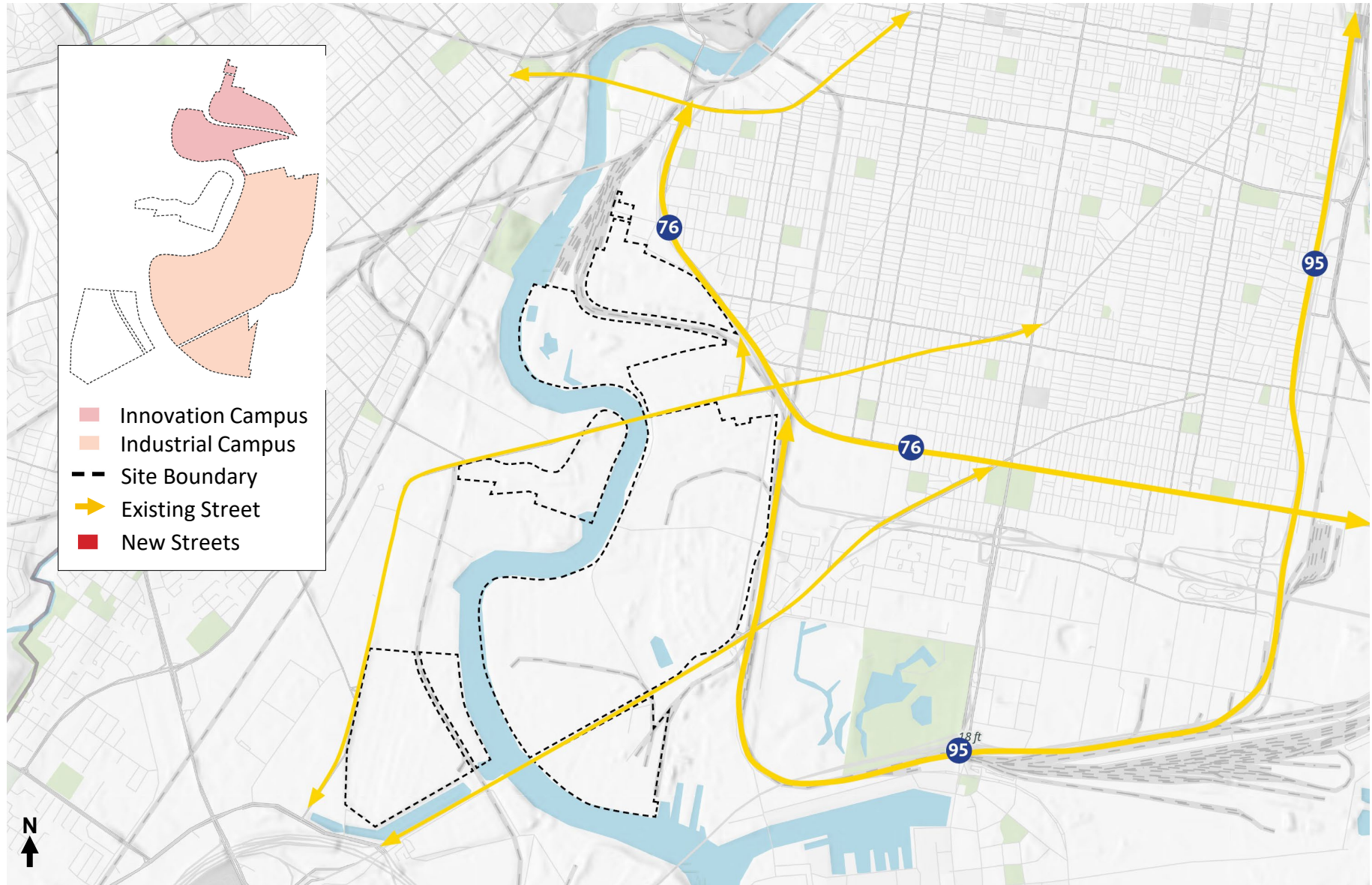
PROJECT GOALS

1 RE-INTEGRATE THE SITE

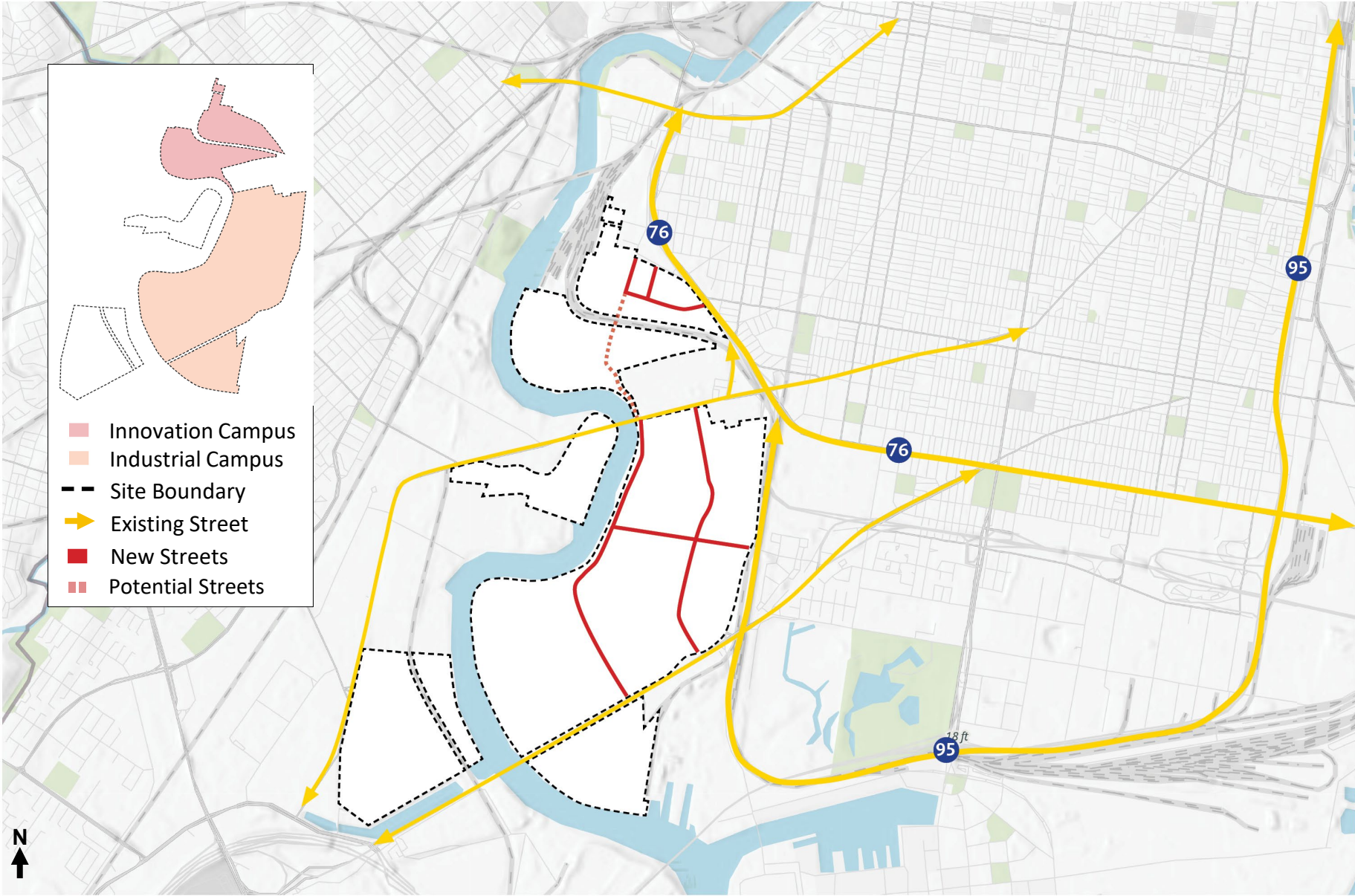
- Create new connections to existing City street network
- Create new internal streets with new bicycle & pedestrian pathways
- Provide new transit access to/from the site
- Provide off-site transportation improvements



EXISTING STREETS



NEW PRIMARY STREET CONNECTIONS



TRAFFIC IMPACT STUDY

What is a Traffic Impact Study (TIS)?

Reviews and analyzes existing and future traffic conditions

Coordination between the **HRP**, **PennDOT** and **City Streets** Department.

Proposes onsite and offsite mitigations

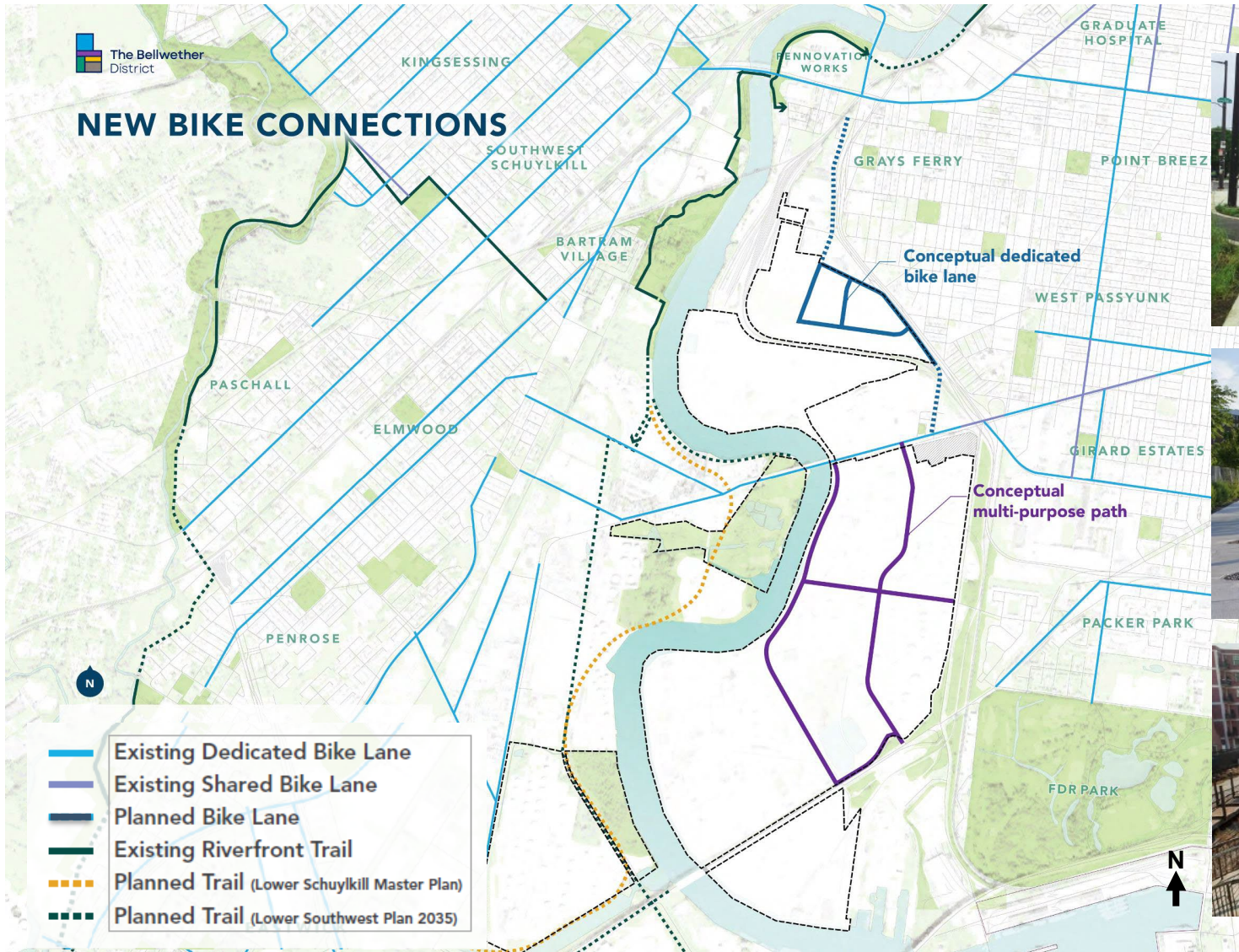
Where are we in the process?

Phased approach due to the immense nature of the improvements.

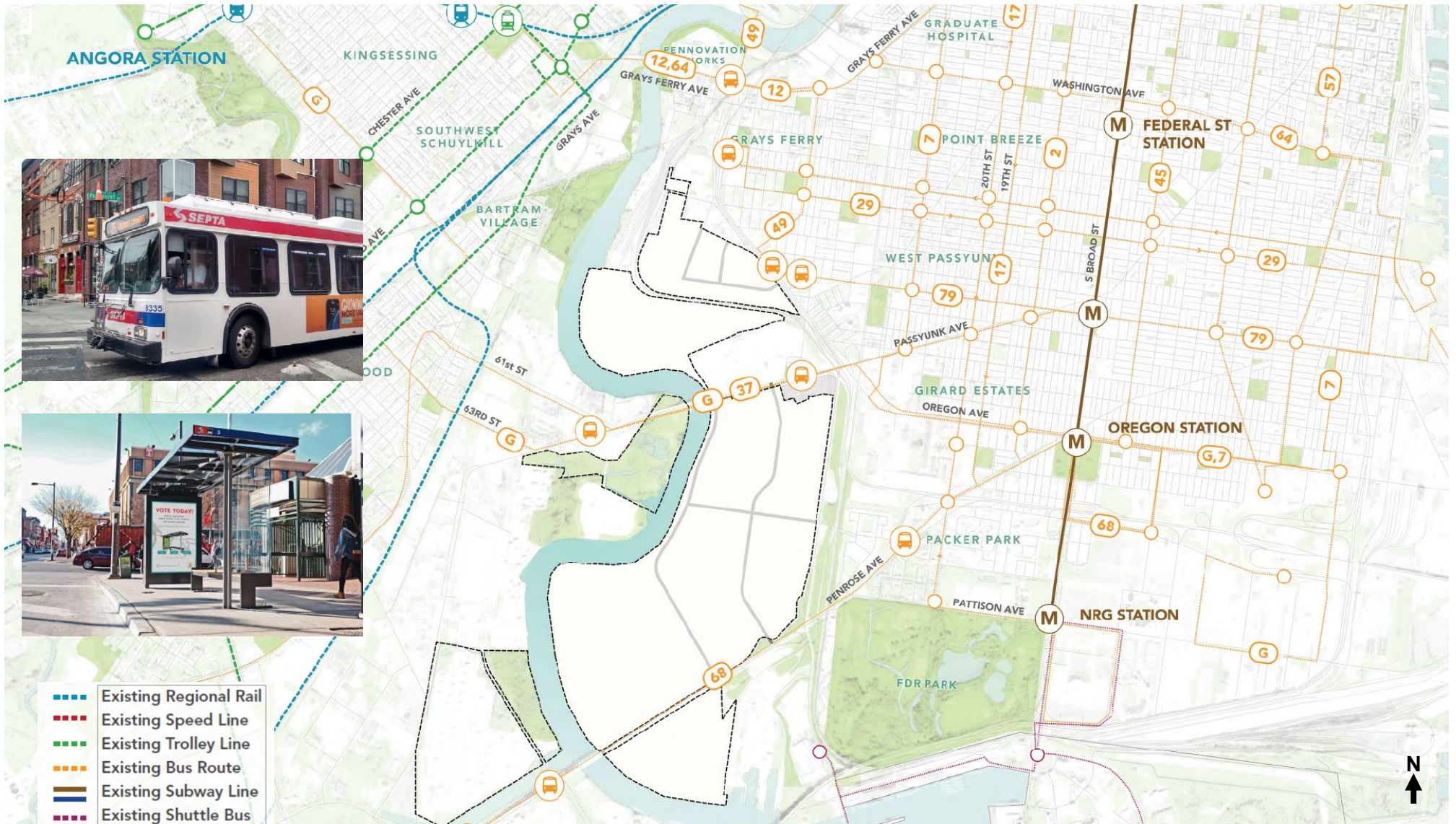
Future plan reviews will be conducted to confirm actual traffic counts and reaffirm remaining projected traffic counts.



NEW BIKE CONNECTIONS



EXISTING SEPTA ROUTES



PROJECT GOALS

2 CREATE GREEN PATHWAYS

- Plant thousands of new trees and plantings
- Create enhanced tree canopy, reducing urban heat island effect
- Provide buffered sidewalks and protected bicycle lanes with street trees and landscaping
- Provide onsite stormwater infrastructure



NEW LANDSCAPE CONNECTIONS



PROJECT GOALS

3 CREATE A SUSTAINABLE DISTRICT

- Closing the refinery reduced emissions in Philadelphia by 16%
- Raise the site out of the 100-year floodplain
- Raise the buildings out of the 500-year floodplain
- Develop LEED certified new buildings
- Provide solar PV and Electric Vehicle infrastructure
- Reduce use of fossil fuels



SUSTAINABILITY INITIATIVES

Sustainability is a **core value** of HRP. The Bellwether District will incorporate a number of key **sustainability initiatives**, including:



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.



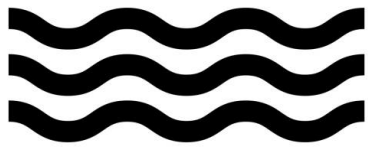
Thousands of new trees and plantings across the entire 1300-acre property.

FLOOD MITIGATION

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
> 17.5 square miles



Drainage areas
> 1,900 square miles

4 = **92,000** football fields

FLOOD MITIGATION

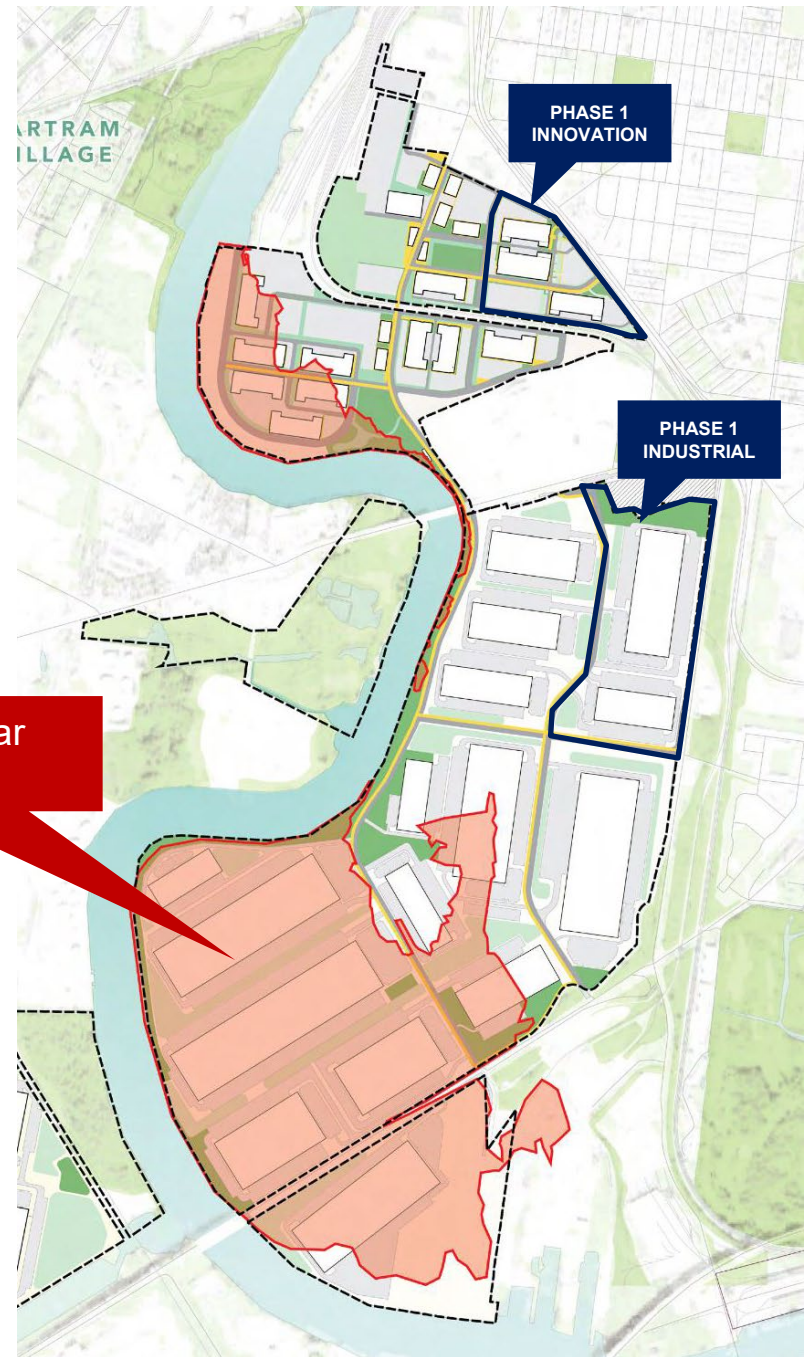
Process



- FEMA provided final determination to the City of Philadelphia based on 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



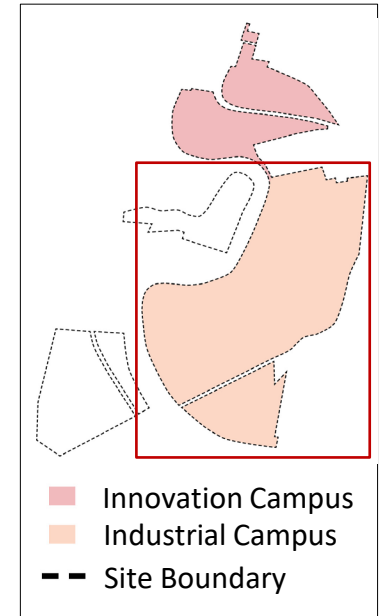
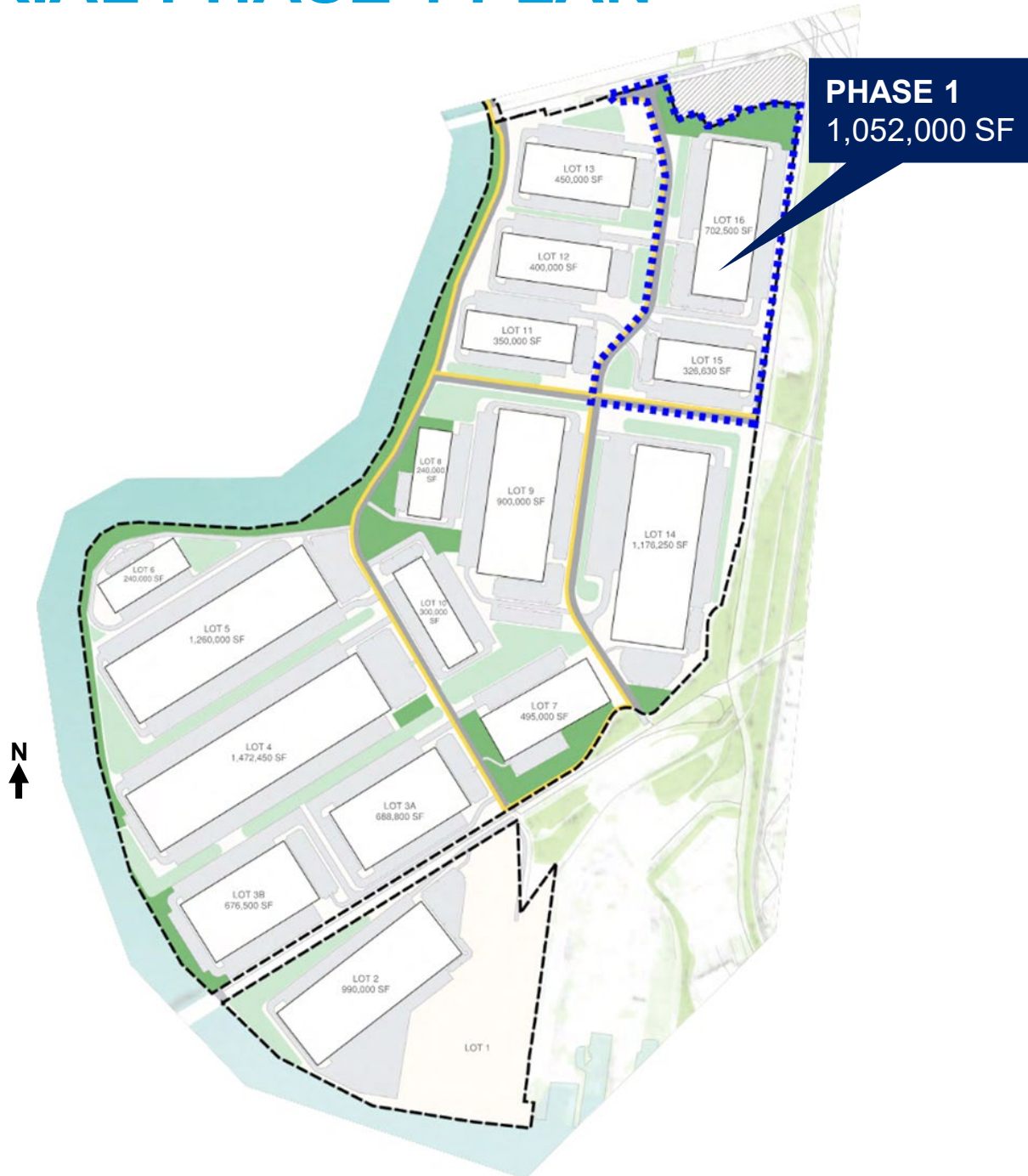
Existing 100-year Floodplain



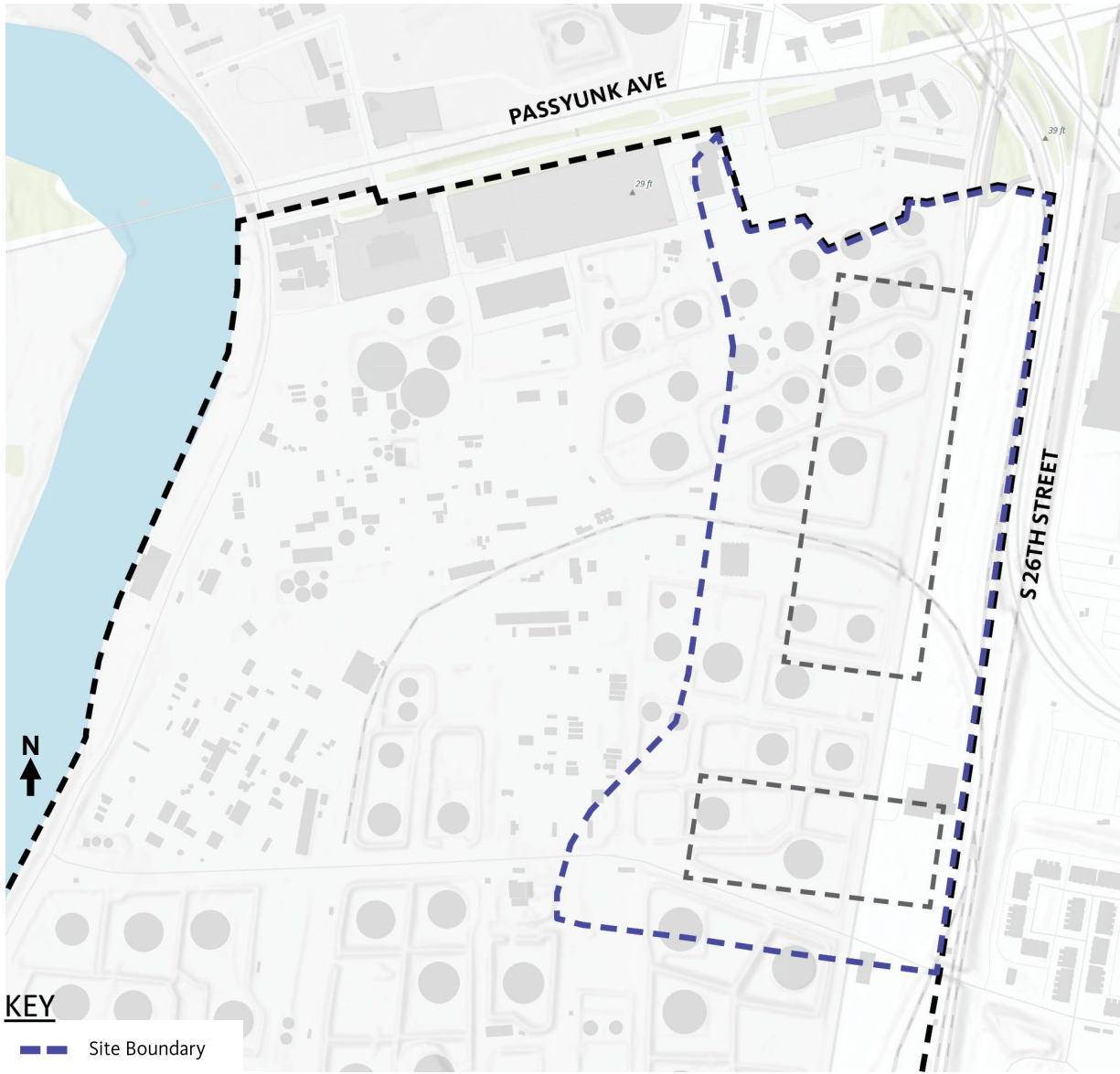
INDUSTRIAL DEVELOPMENT



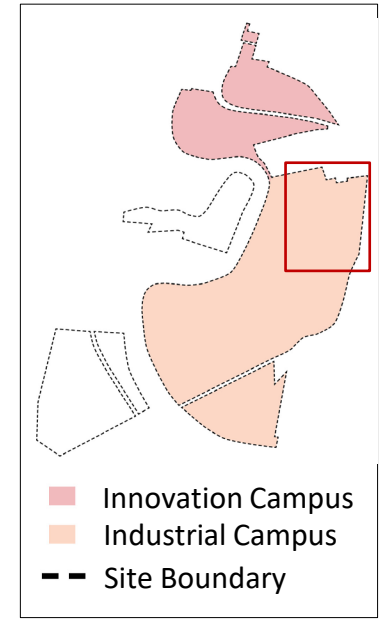
INDUSTRIAL PHASE 1 PLAN



INDUSTRIAL PHASE 1: EXISTING ROAD CONDITIONS



- KEY**
- Site Boundary
 - New Public Street



INDUSTRIAL PHASE 1 TRAFFIC IMPROVEMENTS

OFFSITE

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

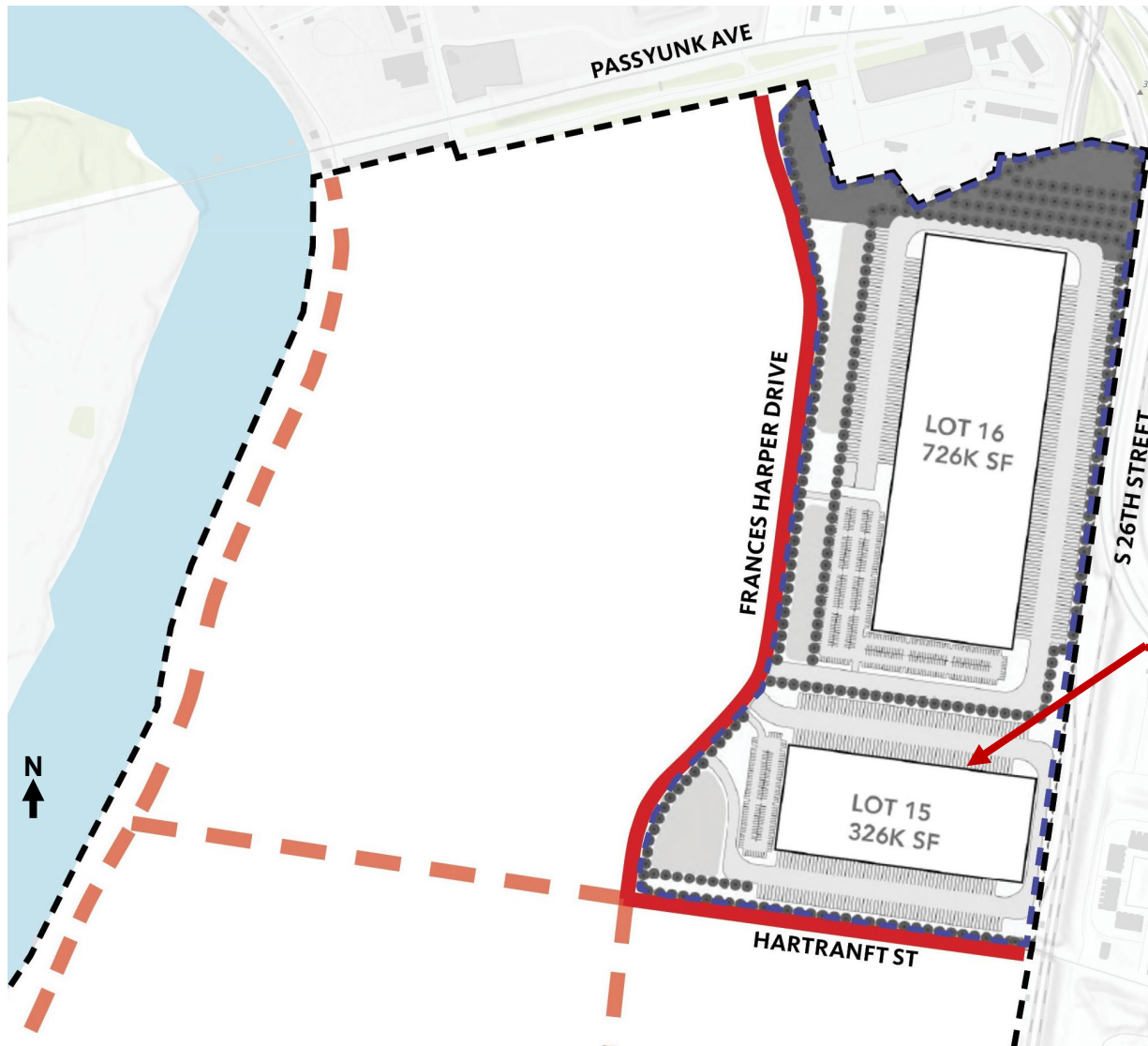


ONSITE

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



INDUSTRIAL PHASE 1: *FUTURE ROAD CONDITIONS ONSITE*



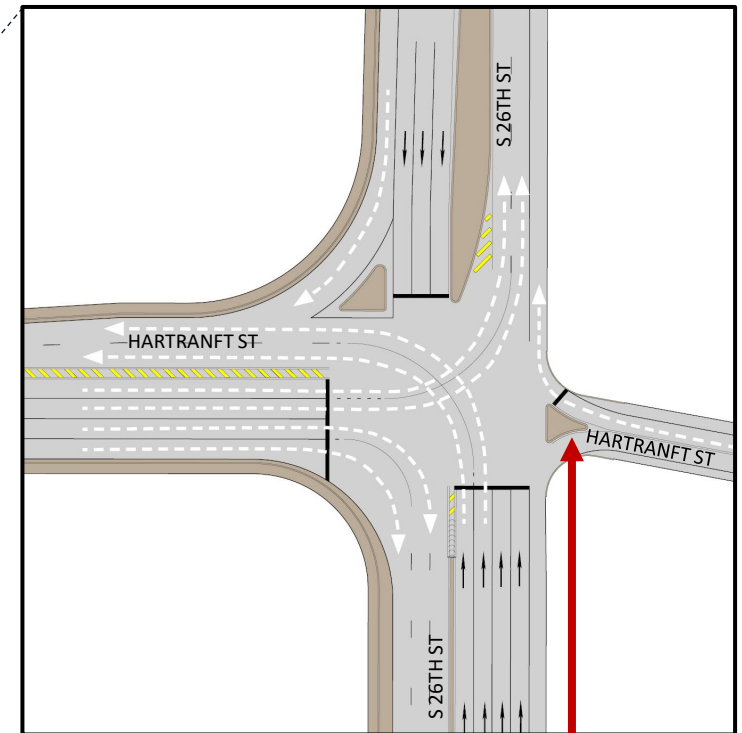
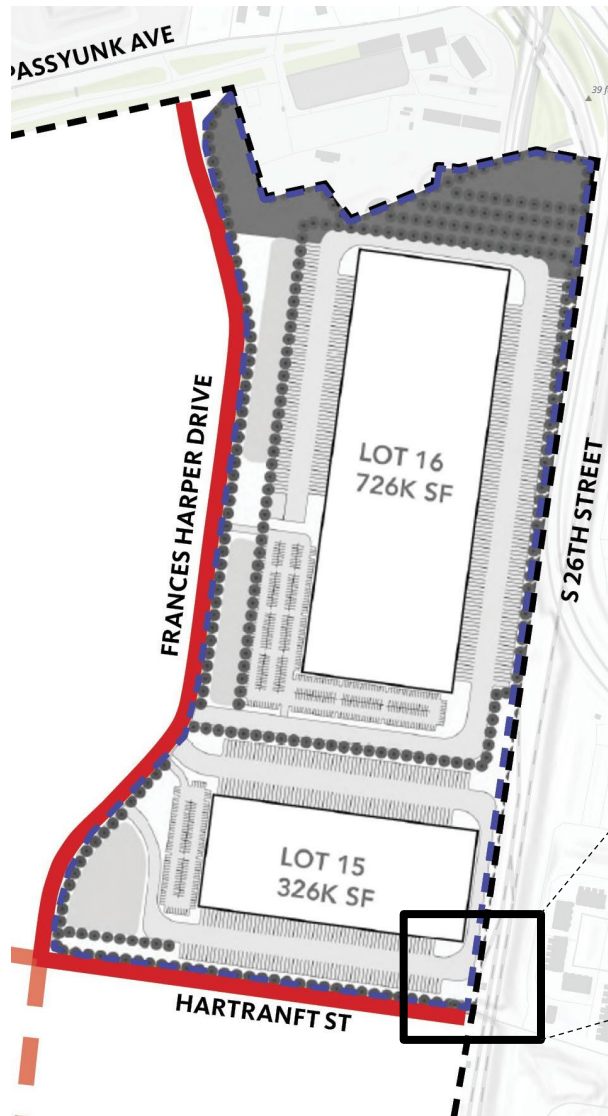
KEY

- Site Boundary
- New Streets
- Future Streets

ON SITE PARKING

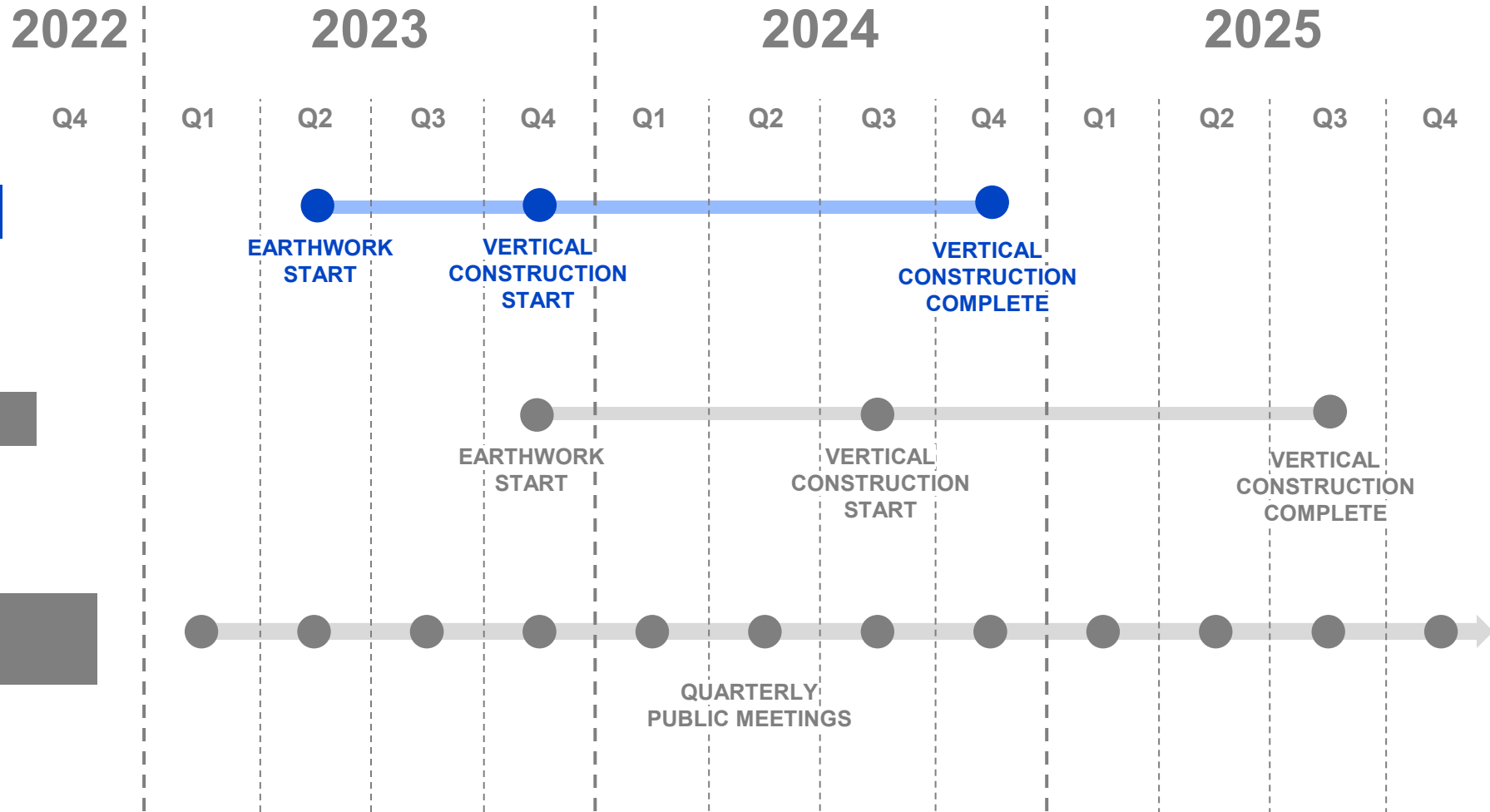
Will provide adequate truck parking within tenant lots to discourage trucks from idling or parking in adjacent residential areas.

INDUSTRIAL PHASE 1: *FUTURE ROAD CONDITIONS OFFSITE*



TRUCK TRAFFIC
26th / Hartranft Street intersection improvements remain right in – right out to discourage trucks from entering adjacent neighborhood.

PHASE 1 SCHEDULE – INDUSTRIAL CAMPUS

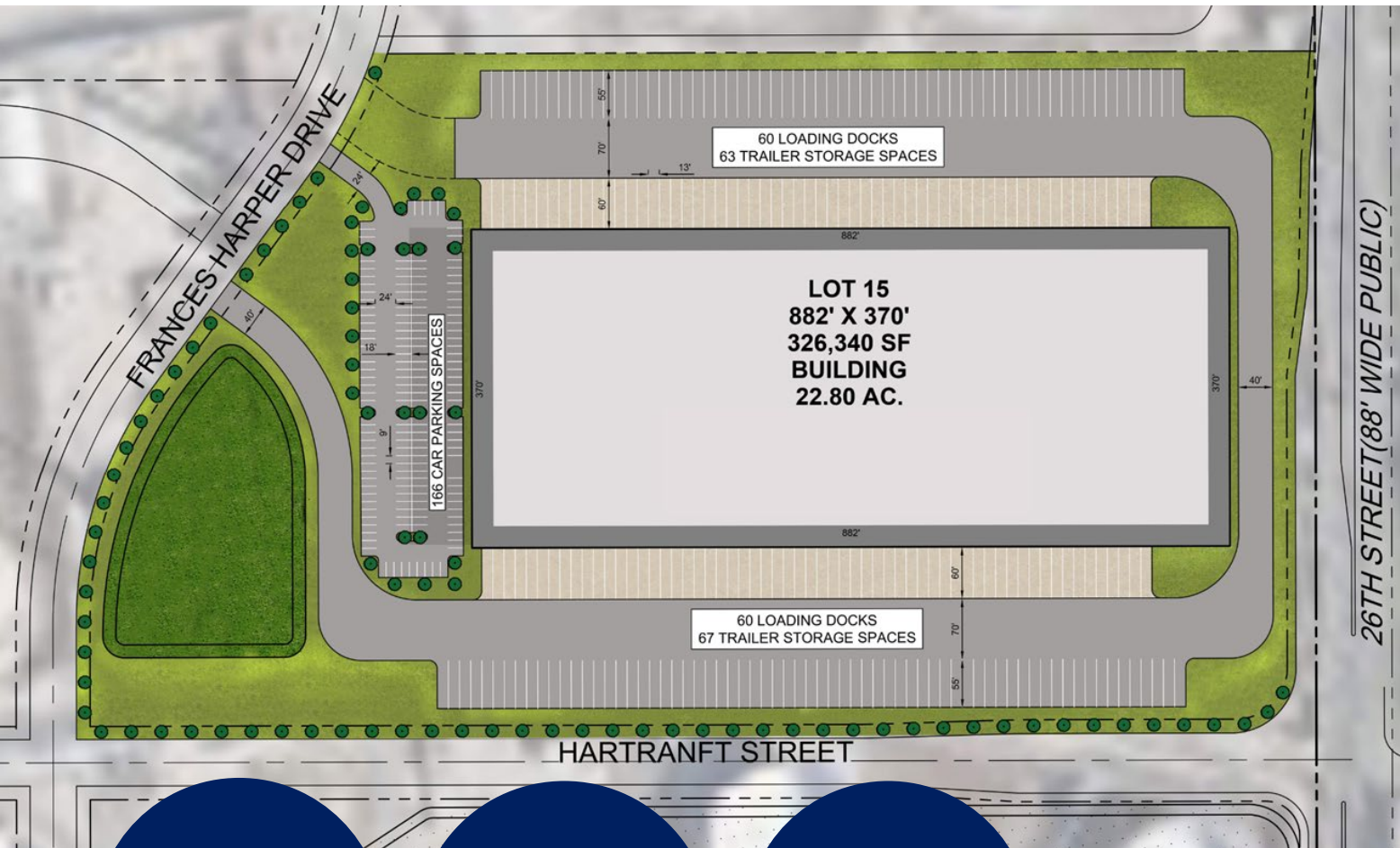


EARTHWORK UPDATES

- Earthwork permits secured
- Earthwork commenced in May
- Initial earthwork phase is focused on Lots 11, 15 and 16 to support initial vertical projects



INDUSTRIAL PHASE 1 PLAN – LOT 15



**326,000
SF**

**130 TRAILER
PARKING
SPACES**

**160
EMPLOYEE
PARKING
SPACES**

INDUSTRIAL PHASE 1 PLAN – LOT 16



**726,000
SF**

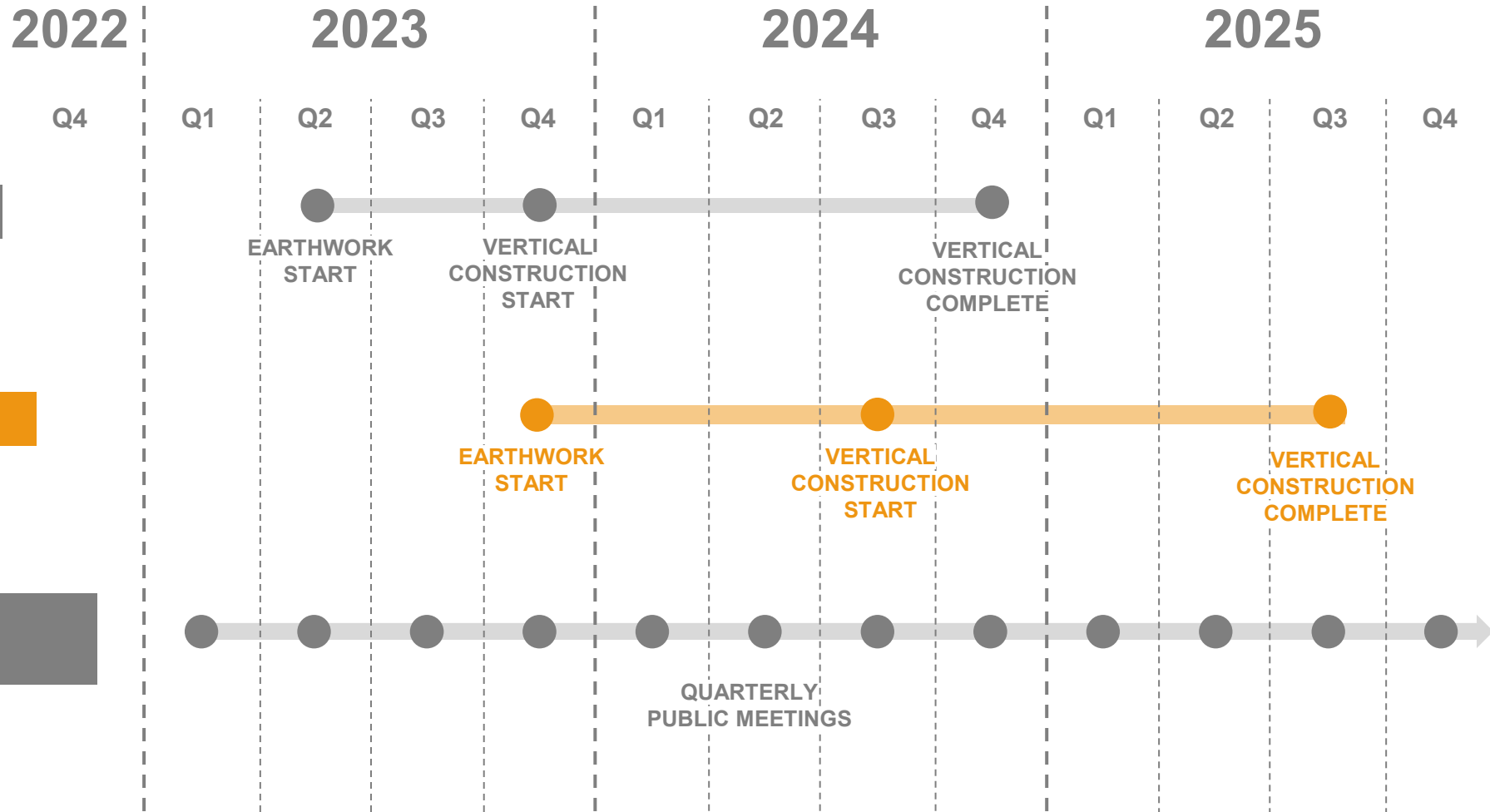
**181 TRAILER
PARKING
SPACES**

**497
EMPLOYEE
PARKING
SPACES**

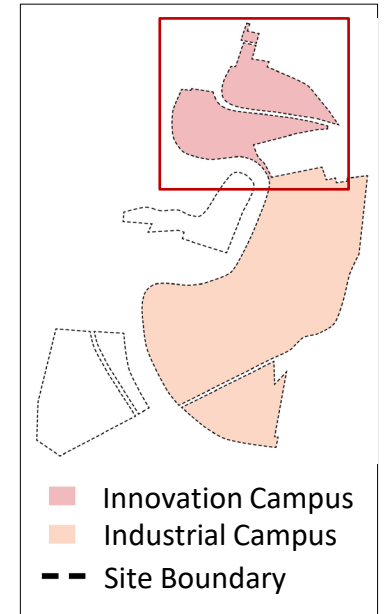
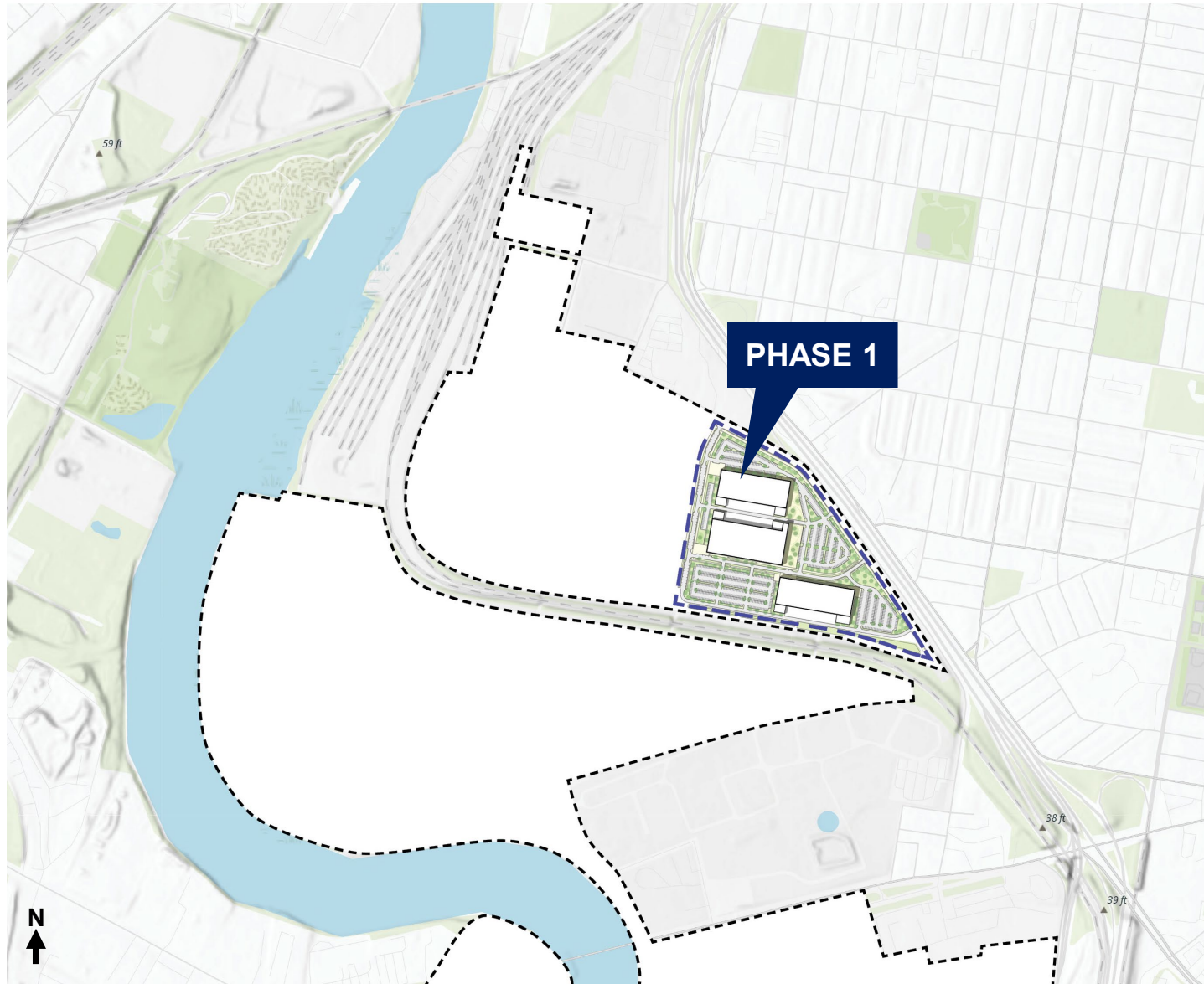
INNOVATION CAMPUS



PHASE 1 SCHEDULE INNOVATION CAMPUS



PHASE 1 SITE PLAN – INNOVATION CAMPUS



PHASE 1 SITE PLAN – INNOVATION CAMPUS



KEY
Site Boundary

COMMUNITY UPDATE



2023 EARTH DAY AT HRP



Earth Day Clean-up at Finnegan Playground with Resident Action Committee II, Grays Ferry Community Council, and Councilman Kenyatta Johnson's office

TOUCHDOWNS FOR SUSTAINABILITY



2023 Recipients, \$75,000 in donations:

Gray's Ferry parks – Finnegan Playground, Stinger Square Park, Lanier Park
Bartram's Garden & Partnership for the Delaware Estuary
CHOP Center for Health Equity

HRP TEAM IN ACTION



**From top left,
clockwise:**
Workforce Development
& Internship Fair
Broad Street Run Expo
Girls Inc Annual
Celebration
Audenried Community
Resource Fair

2023 Summer Internship Program



We're Hiring Summer 2023 Interns

Gain immersive and interactive professional development training and hands-on experience in HRP's 6-week 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 support the HRP team on a variety of projects related to the clean-up and transformation of The Bellwether District, an upcoming state-of-the-art logistics and life campus.

All interns will receive a broad education on HRP's business, but will also have the opportunity to pursue one of six areas of focus: Accounting/Finance, Administration, Corporate Affairs, Development, Environmental Remediation, and Project Management.

For any questions, email mfioravanti@hilcoglobal.com or mmiles@pynino.org

Scan the QR code to submit an Interest Form.



Program details:

6-week paid program

Recruiting incoming high school
Juniors and Seniors

Encouraging students living in
the following zip codes to apply:
19142, 19143, 19145, 19146,
19147, 19153

CBA COMMITMENT AND TIMELINE

Formally committed to a Community Benefits Agreement (CBA)

CBA TIMELINE

- Process began 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 COMMUNITY MEETING
SEPTEMBER 26
AT 6PM



Thank You



Mia Fioravanti

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