



The Bellwether District Community Meeting

September 26, 2023



The Bellwether
District

AN HRP PROJECT

AGENDA

- Welcome & Introductions
- Environmental Remediation Update
- Development Update
 - Traffic Impact Study overview
- Community Update
- Q&A

PUBLIC BENEFITS

ECONOMIC BENEFITS



\$4 Billion Total Investment

\$100 Million Philadelphia
Projected Annual Tax
Revenue

\$120 Million Pennsylvania
Annual Tax Revenue



COMMUNITY INVESTMENT



Internships, Pre-
Apprenticeships Programs
for Local Students

\$250,000 Scholarship
Commitment
to S/SW Philly Students

\$75,000 in Environmental
Grants in 2023

Regular CAP Meetings



WORKFORCE DEVELOPMENT



Apprenticeships/ Annual
Jobs Fair

+/-19,000 + Direct
Permanent Jobs

+/-28,000 + Direct
Construction Jobs

\$850k in Workforce
Development Investment



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



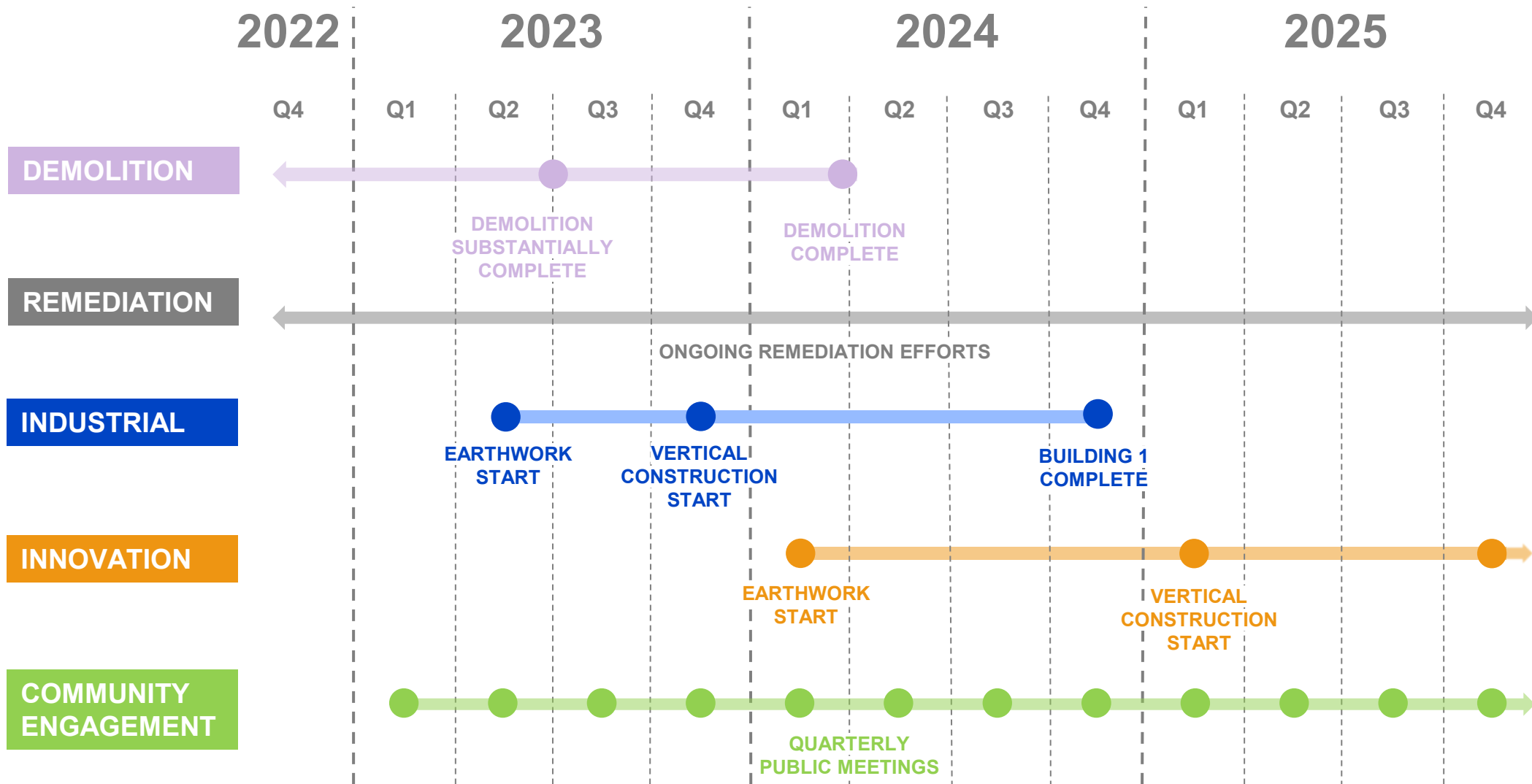
Reduced Emissions in Philadelphia by 16%

880 Miles of Pipe Removed

18.5 Million Gallons of Petroleum Product Removed



PHASE 1 SCHEDULE



PHASE 1 PROGRESS



LOT 15 SURCHARGE PLACEMENT
COMPLETE MID Q3 2023

PHASE 1 PROGRESS



PHASE 1 PROGRESS

LOT 16 GRADING
ONGOING MID Q3 2023



ENVIRONMENTAL REMEDIATION

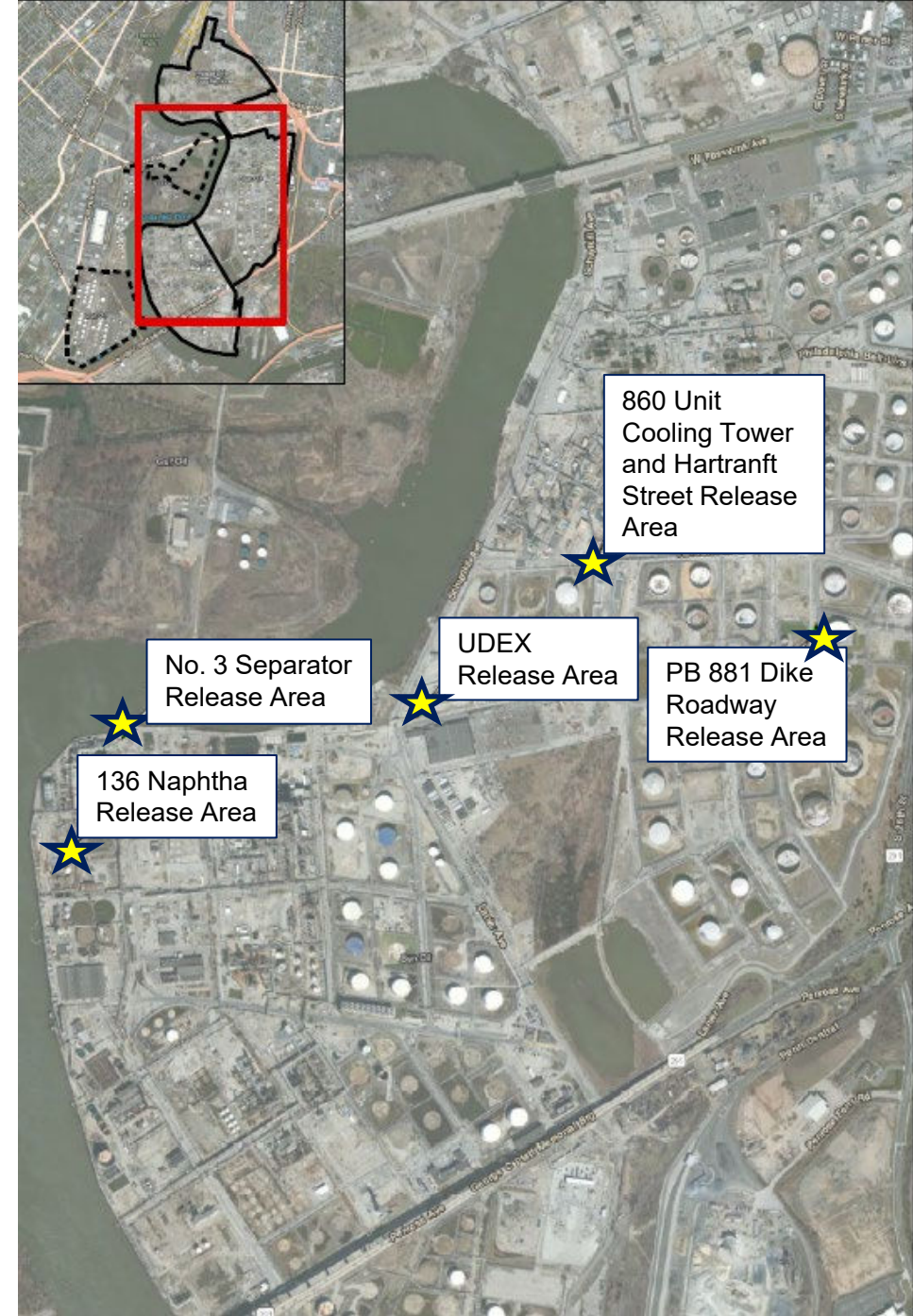


WHO IS RESPONSIBLE FOR WHAT?

PESRM/ HILCO REDEVELOPMENT PARTNERS	EVERGREEN/ SUNOCO
<ul style="list-style-type: none"> • Assessment and cleanup of contamination that was released after September 2012. • PADEP Act 2/One Cleanup Program 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. • PADEP Act 2/One Cleanup Program 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

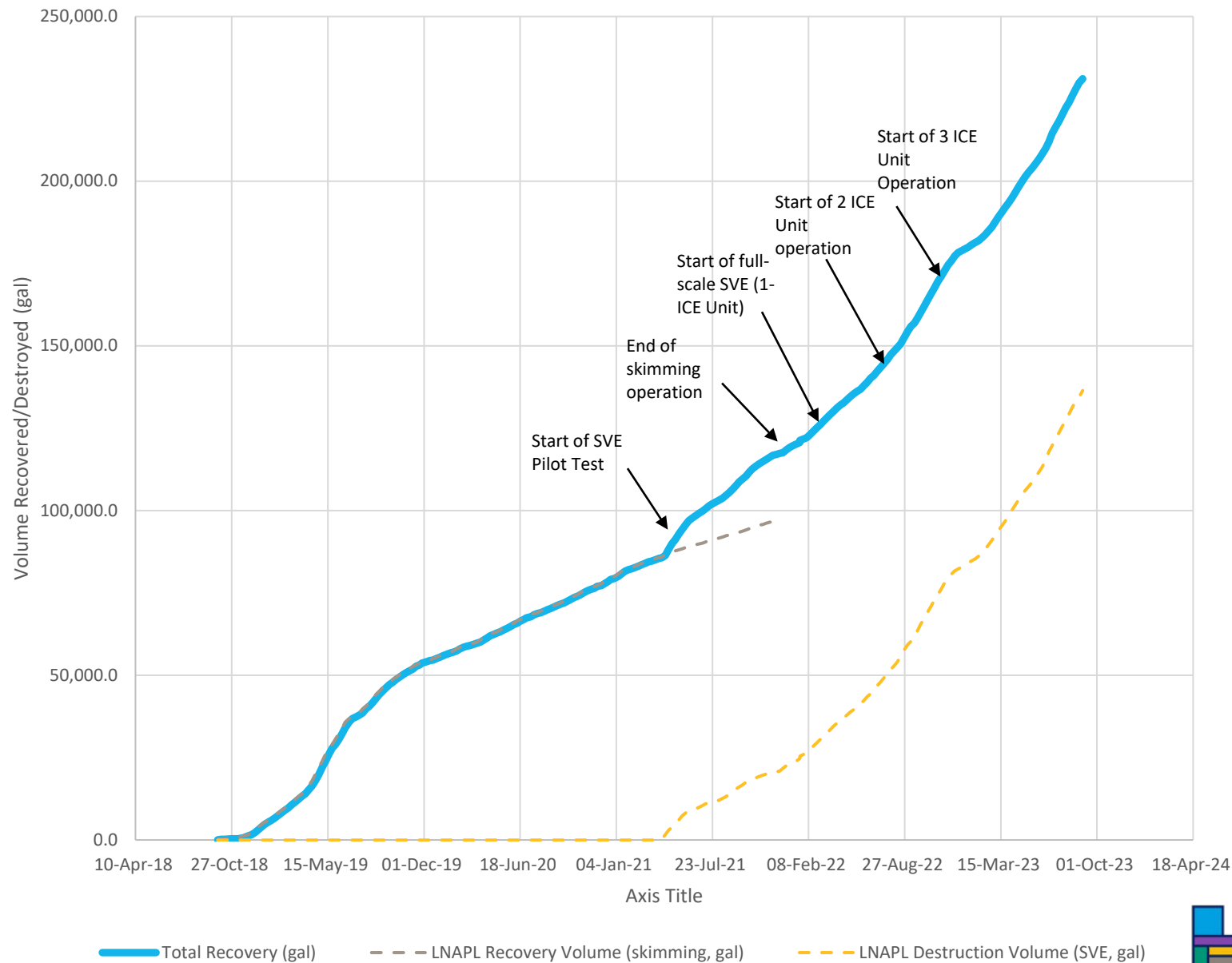


PESRM Act 2 Activities

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	Public meeting

UDEX Release Area

UDEX Remediation System
Reformat Volume Recovery/Destruction



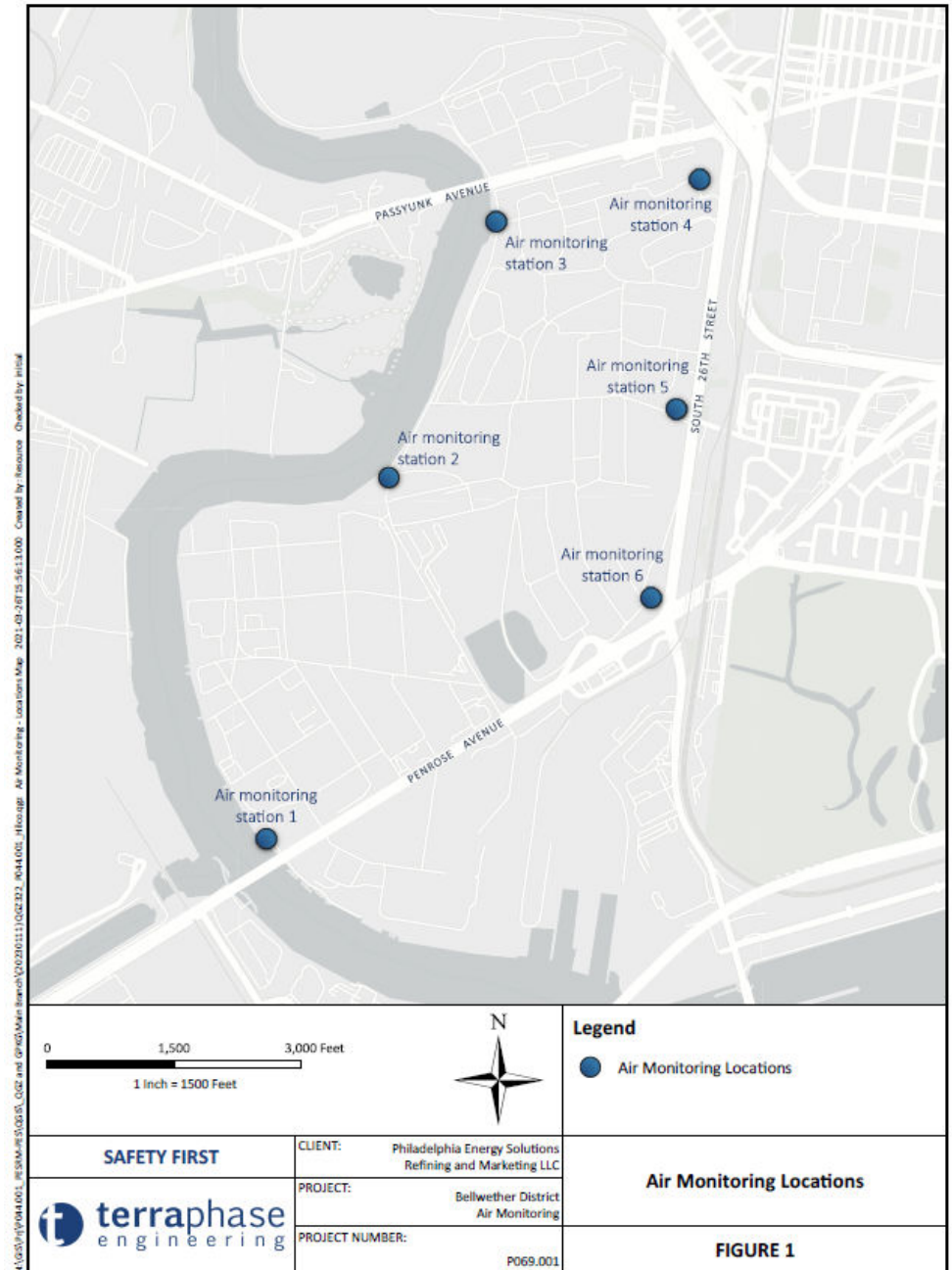
Soil Movement

- Earthwork began in May 2023.
- Soil was sampled prior to movement, at a frequency of 1 sample per 2,000 cubic yards.
- An environmental consulting company is providing daily oversight to track the contaminated soil throughout earthwork. The environmental consulting company will also document that all contaminated soil is appropriately capped in the final development.



Air Monitoring

- Six monitoring stations are located along the perimeter of the first phase of work.
- Total volatile organic compounds (VOCs) and particulate matter (also known as dust) are continuously monitored.
- Baseline monitoring began in November 2022, prior to the start of earthwork activities.
- Monthly reporting began in May 2023.
- No exceedances of the site-specific 24-hour action levels for dust were detected with the exceptions of readings associated with the Canadian wildfire smoke in June 2023.
- No exceedances of the site-specific 8-hour action level for VOCs were detected.
- Reports are available on The Bellwether District website.
 - Go to Community → Environmental → Air Monitoring



FRAMEWORK PLAN



SITE OVERVIEW

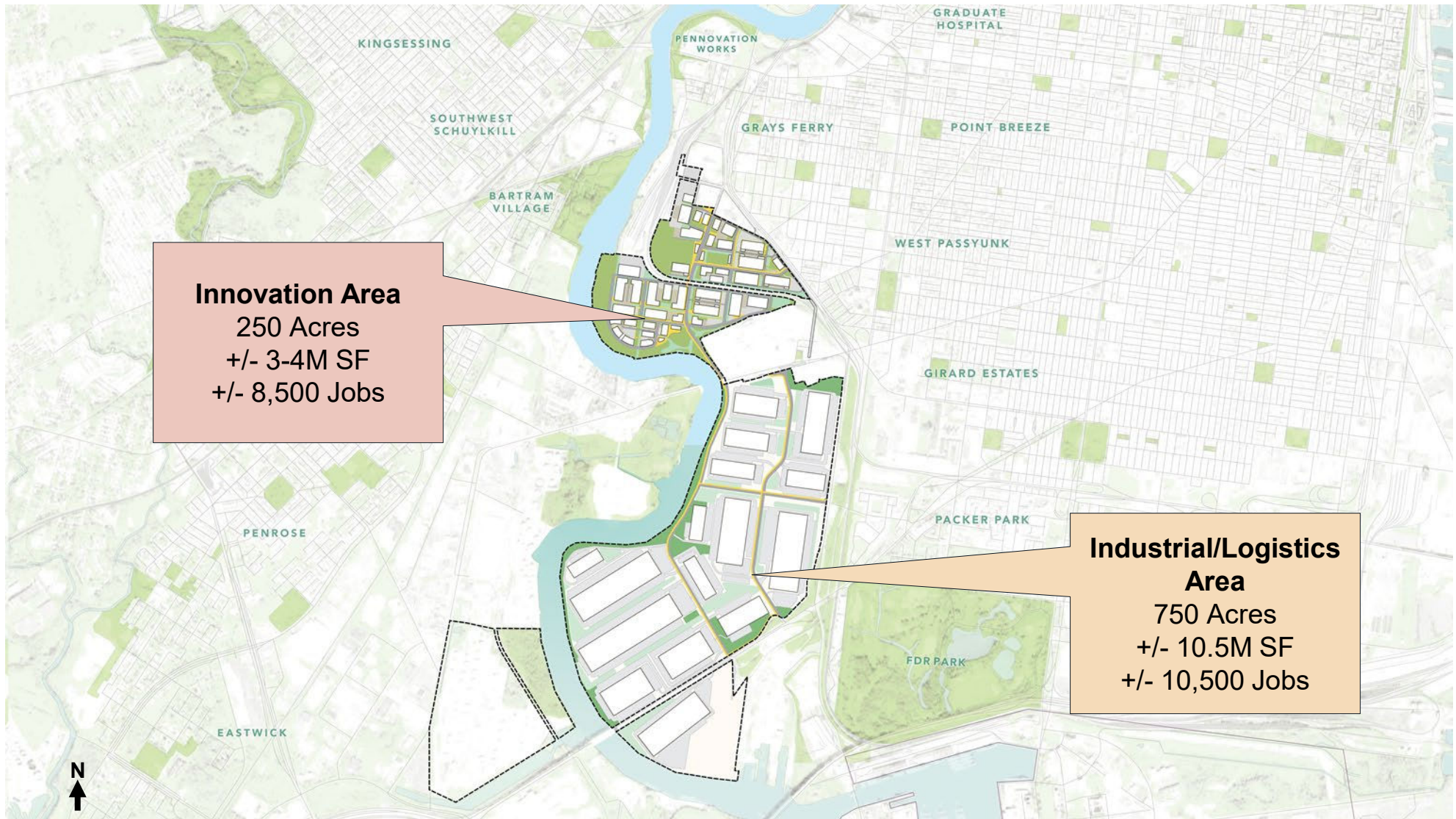


1300
Acres

13-15M
SF

19,000
Jobs

MASTER PLAN



PROJECT GOALS

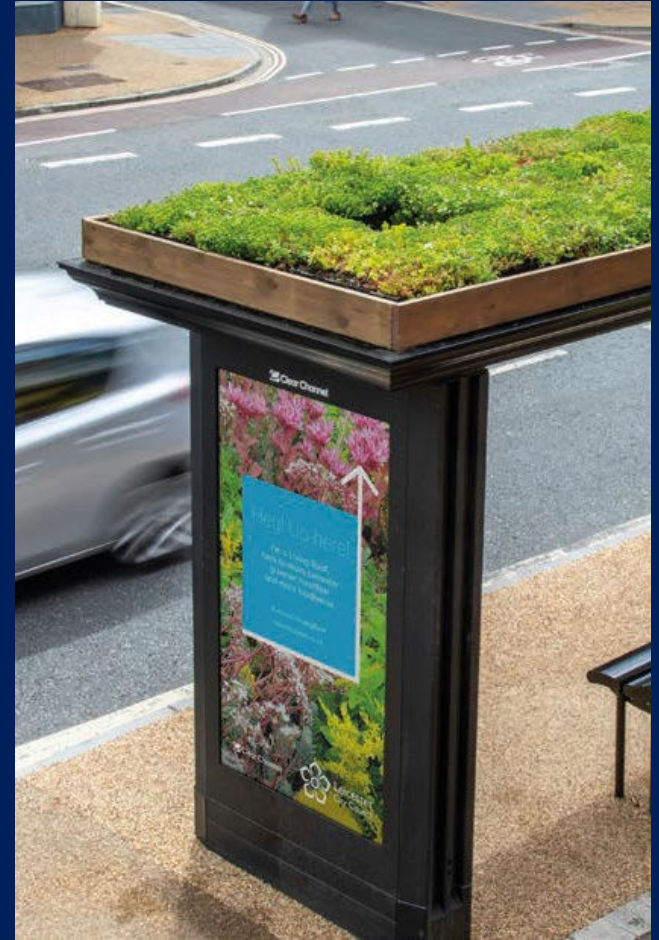
1 RE-INTEGRATE THE SITE



2 CREATE GREEN PATHWAYS



3 CREATE A SUSTAINABLE DISTRICT



PROJECT GOALS

1 RE-INTEGRATE THE SITE

- New Internal Streets
- Offsite Street and Intersection Upgrades
- New Bicycle and Pedestrian Pathways
- Upgraded Transit Connectivity and Access To and From Site



PROJECT GOALS

2 CREATE GREEN PATHWAYS

- Thousands of New Plantings and Trees Across Site
- Enhanced Tree Canopy
- Stormwater Retention Onsite
- Protected Two-Way Bicycle Lanes and Buffered Sidewalks



PROJECT GOALS

3 CREATE A SUSTAINABLE DISTRICT

- Reduced Emissions in Philadelphia by 16%
- Fossil Fuel Reduction
- New Solar and Electric Vehicle Infrastructure
- Raising the Site Out of 100 and 500-Year Flood Plain
- LEED Certified Buildings



TRAFFIC IMPACT STUDY

What is a Traffic Impact Study (TIS)?

Reviews and analyzes existing and future traffic conditions

Requires local and state agency coordination and approval

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.

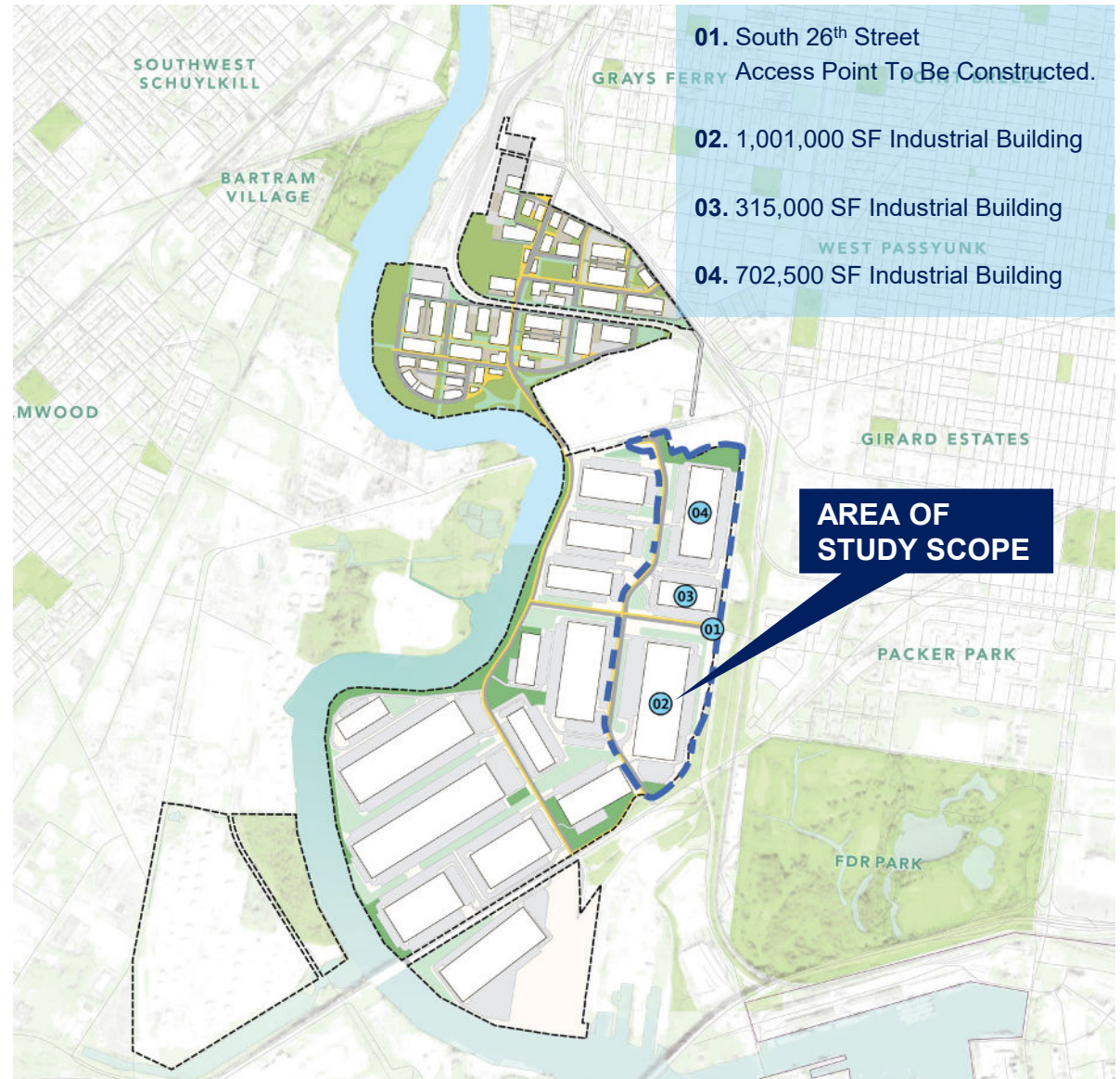
Future plan reviews will be conducted to confirm actual traffic counts and reaffirm remaining projected traffic counts.



Study Scope: Industrial Phase 1

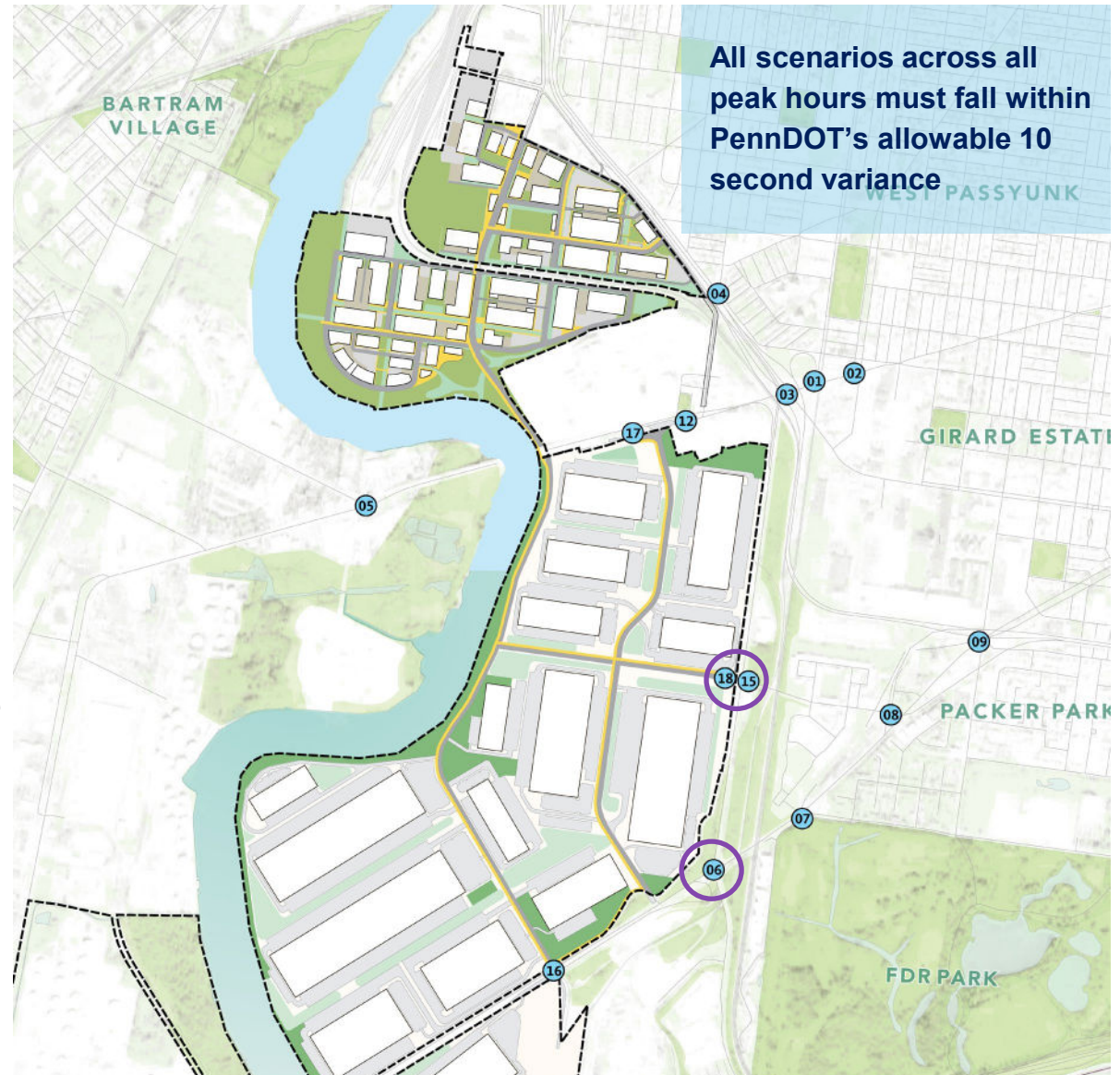
All scenarios across all peak hours must fall within PennDOT's allowable 10 second variance

- Reviews the level of service in a non-build condition vs. post build condition with mitigation
- Analysis of 16 existing intersections + 2 intersections added by new internal roadways.
- AM and PM peak hour trip generation for trucks and cars
- Capacity analysis scenarios
- Existing & future levels of vehicular delays at studied intersections



Study Scope: Intersections Evaluated

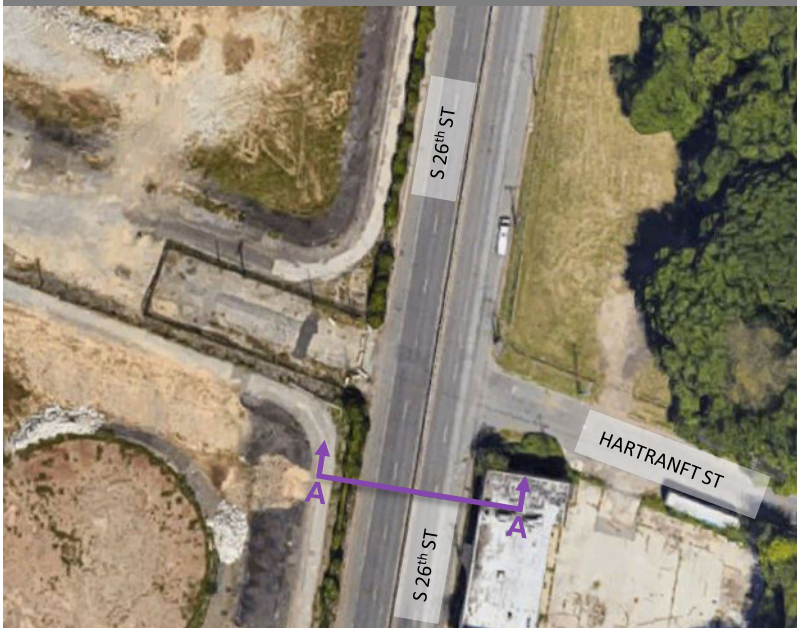
1. Passyunk Ave & South 24th Street
2. Passyunk Ave & South 25th Street
3. Passyunk Ave & Oregon Avenue
4. Passyunk Ave & South 28th Street/Frontage Road
5. Passyunk Ave & South 61st Street
6. Penrose Ave & South 26th Street
7. Penrose Ave & Pattison Ave
8. Penrose Ave & Hartranft Street
9. Penrose Ave & Packer Ave/South 20th Street
10. Broad Street & Pattison Ave
11. Broad Street & Interstate 95 Ramps
12. Passyunk Ave & Frontage Road U-Turn/Slip Ramp
13. Wharton Street & Warfield Street
14. South 34th Street & Wharton Street
15. South 26th Street & Hartranft Street
16. Penrose Ave & Lanier Ave
17. Passyunk Ave & Proposed Site Access
18. South 26th Street & Proposed Site Access



Proposed Improvements: 26th Street & Hartranft

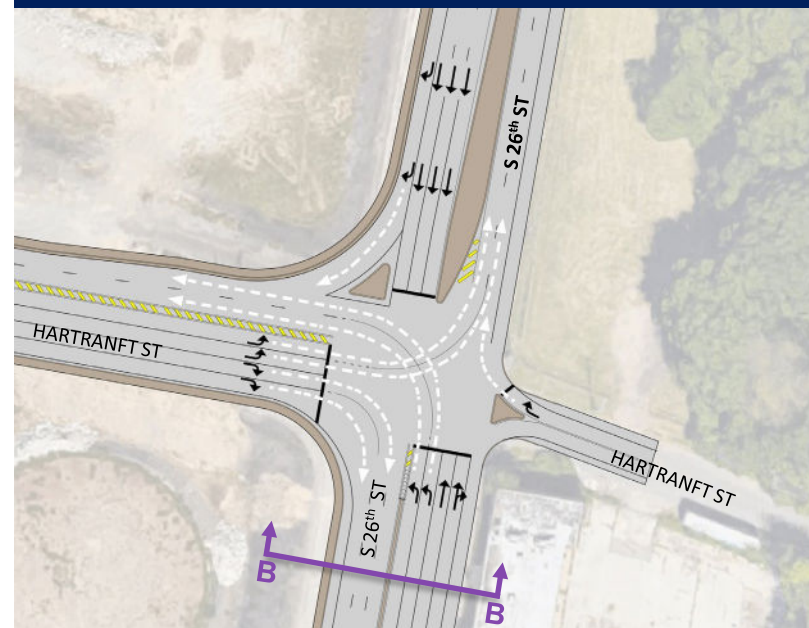
The following proposed mitigations maintain the same level of service between build and no build scenarios meeting PennDOT's allowable 10 second variance

EXISTING



- South 26th St and Hartranft St form a T-intersection
- Northbound of South 26th St provides **(1) through lane & (1) through /right turn lane**
- Southbound of South 26th St provides **(2) through lanes**
- Westbound of Hartranft St provides **(1) right turn lane**

PROPOSED

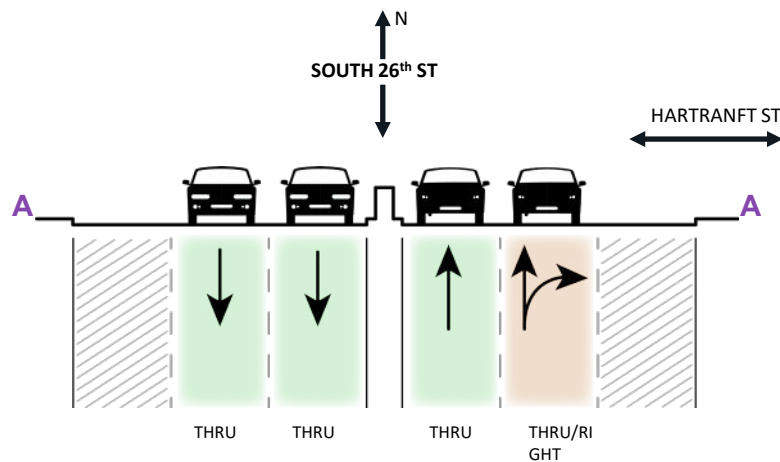


- **South 26th St and Hartranft St to form a four-way intersection**
- Northbound of South 26th St to provide **(2) left turn, (1) through lane, & (1) through /right turn lane**
- Southbound of South 26th St to provide **(3) through lanes & (1) right turn lane**
- Eastbound of Hartranft St to provide **(2) left turn & (2) right turn lanes, (No through lane)**
- Westbound of Hartranft St to provide **(1) right turn lane**

Proposed Improvements: 26th Street & Hartranft

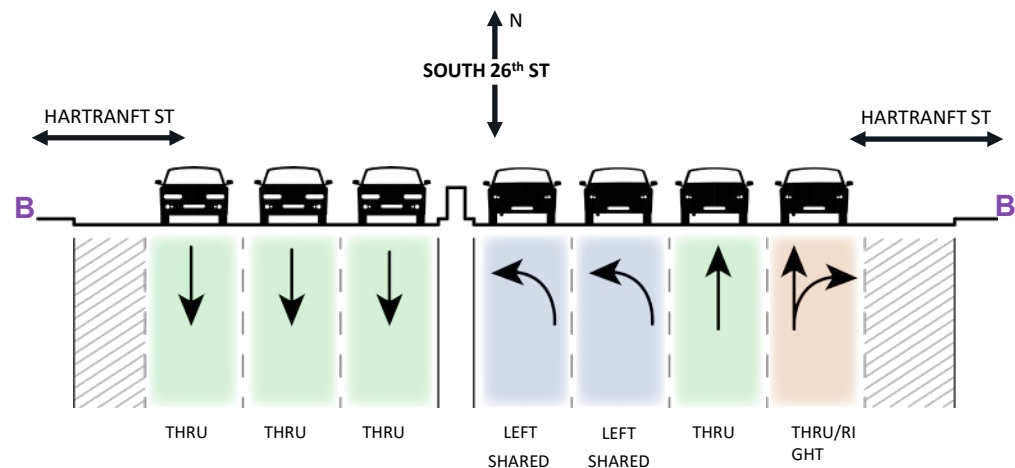
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PROPOSED

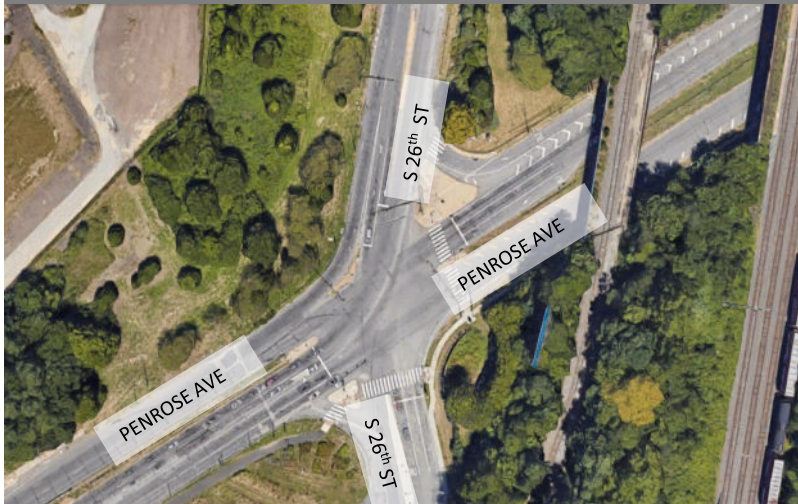


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- Westbound of Hartranft St to provide **(1) right turn lane**

Proposed Improvements: 26th Street & Penrose

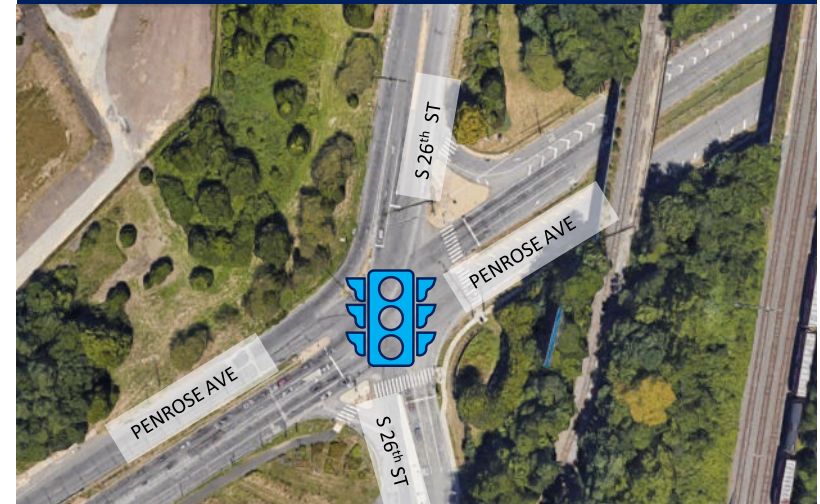
The following proposed mitigations maintain the same level of service between build and no build scenarios meeting PennDOT's 10 second variance

EXISTING



- South 26th St and Penrose Ave form a four-leg intersection on a 180-second background cycle length
- Eastbound of Penrose Ave provides **(2) left turn, (1) through lane, & (1) through /right turn lane**
- Westbound of Penrose Ave provides **(1) left turn, (2) through lanes, & (1) right turn lane**
- Northbound of South 26th St provides **(1) left turn, (1) through lane, & (1) through /right turn lane**
- Southbound of South 26th St provides **(1) left turn, (1) through lane, & (1) right turn lane**

PROPOSED



- **No geometry or lane changes are proposed.**
- **Signal timing modifications** will mitigate additional traffic and result in meeting PennDOT's allowable 10 second variance
- Proposed **overhead mast arm with multiple sets of signal head flashers** for Penrose Ave approach to South 26th Street to reduce potential eastbound rear end crashes.

COMMUNITY UPDATE



HRP Team in Action



**From top left,
clockwise:**
HRP Summer Interns
MyWIC Visit
RAC II Job Fair
Councilman Johnson's
Community
Appreciation Day

Fall Meetings & Events

Community Resource Fair

- Thursday, October 5th
- In-person @ The Bellwether District
- 5 to 7 PM
- Hear from our team & receive resources from The Bellwether District's workforce and community partners
- Site tours

Virtual Community Meeting

- Tuesday, November 14th
- More information to follow

JOIN US FOR THE BELLWETHER
DISTRICT'S FIRST

Community Resource Fair

**Thursday, October 5th
5 to 7 PM**

**The Bellwether District
3144 West Passyunk Ave
Philadelphia, PA 19153**

**SITE TOURS AVAILABLE:
5PM + 5:45PM**

**PARKING AND SHUTTLE
TRANSPORTATION AVAILABLE**

SHUTTLE TRANSPORTATION DETAILS

SOUTHWEST PHILADELPHIA SHUTTLE PICKUP

4:30 PM @ Francis Myer Recreation Center (5801 Kingsessing)

4:45 PM @ Eastwick United Methodist Church (8321 Lindberg)

Final dropoff at 3144 West Passyunk Avenue

Reverse trip at 6:30 PM from site

SOUTH PHILADELPHIA SHUTTLE PICKUP

4:30 PM @ Universal Audenried Charter High School (3301 Tasker)

4:40 PM @ Yesha Ministries Worship Center (2301 Snyder)

Final dropoff at 3144 West Passyunk Avenue

Reverse trip at 6:30 PM from site

CONFIRMED PARTNERS INCLUDE

Councilmember Kenyatta Johnson's office, Representative Jordan Harris' office, Senator Anthony Williams' office, CareerLink, Maternity Care Coalition, Everybody Builds, CARP, Resident Action Committee II, Eagles Vision to Learn, Southwest CDC, Evergreen, CHOP...AND MORE!

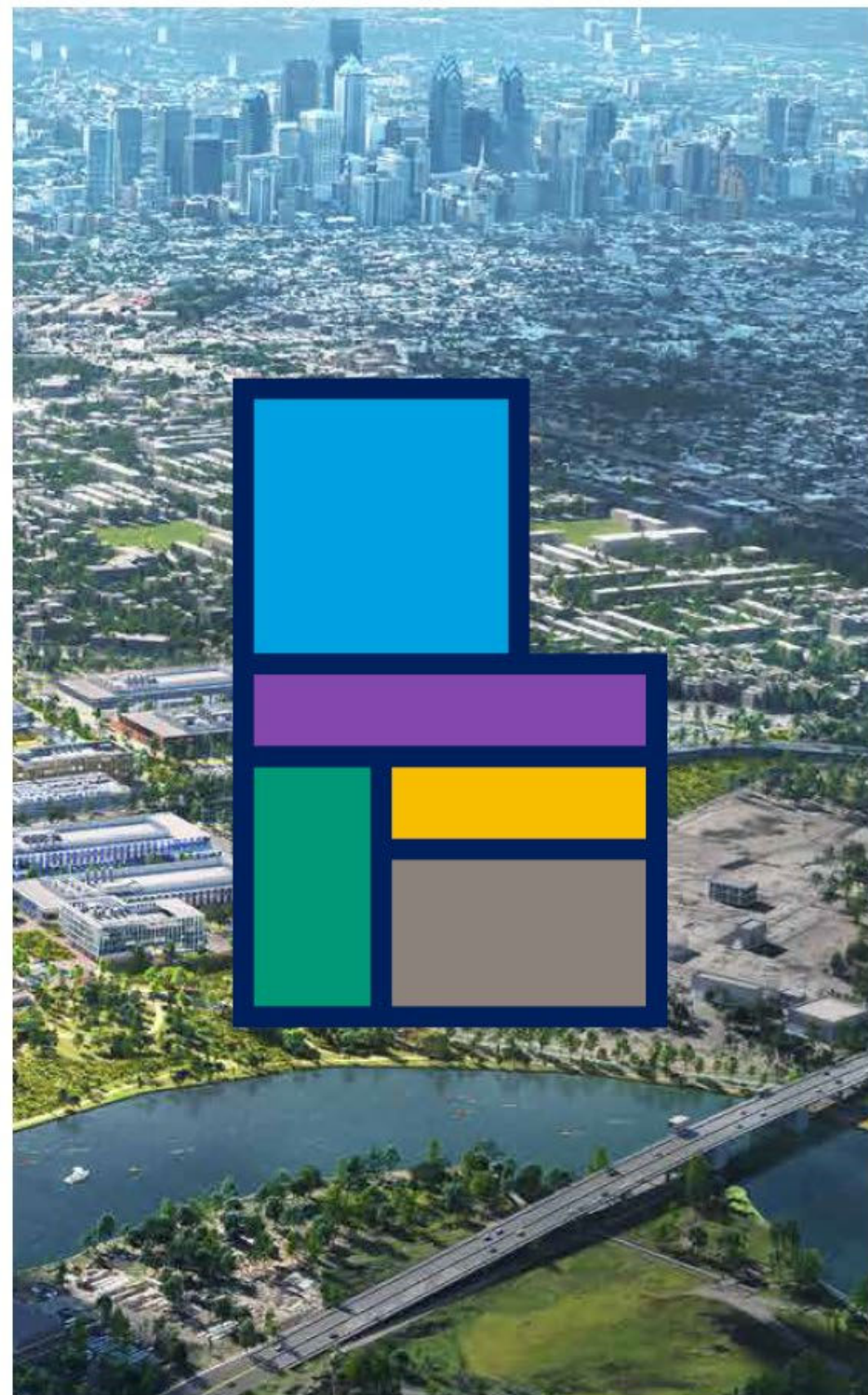


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AN HRP PROJECT



REGISTER FOR EVENT AND SHUTTLES:
the-bellwether-district-crf.eventbrite.com



Community Benefits Agreement Update

CBA TIMELINE

- Process began in May 2023.
- Mix of in-person and virtual meetings.
- Aiming to have completed CBA by early-mid 2024.

CBA PARTICIPANTS

- Utilizing HRP's Community Advisory Panel for CBA process.
- Community Advisory Panel made up of 25 Registered Community Organizations (RCOs) and other key stakeholders that serve South and Southwest Philadelphia.
- Continue to collect feedback from the broader community.



Thank You



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