



The Bellwether District Philly Thrive Presentation

August 2, 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



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



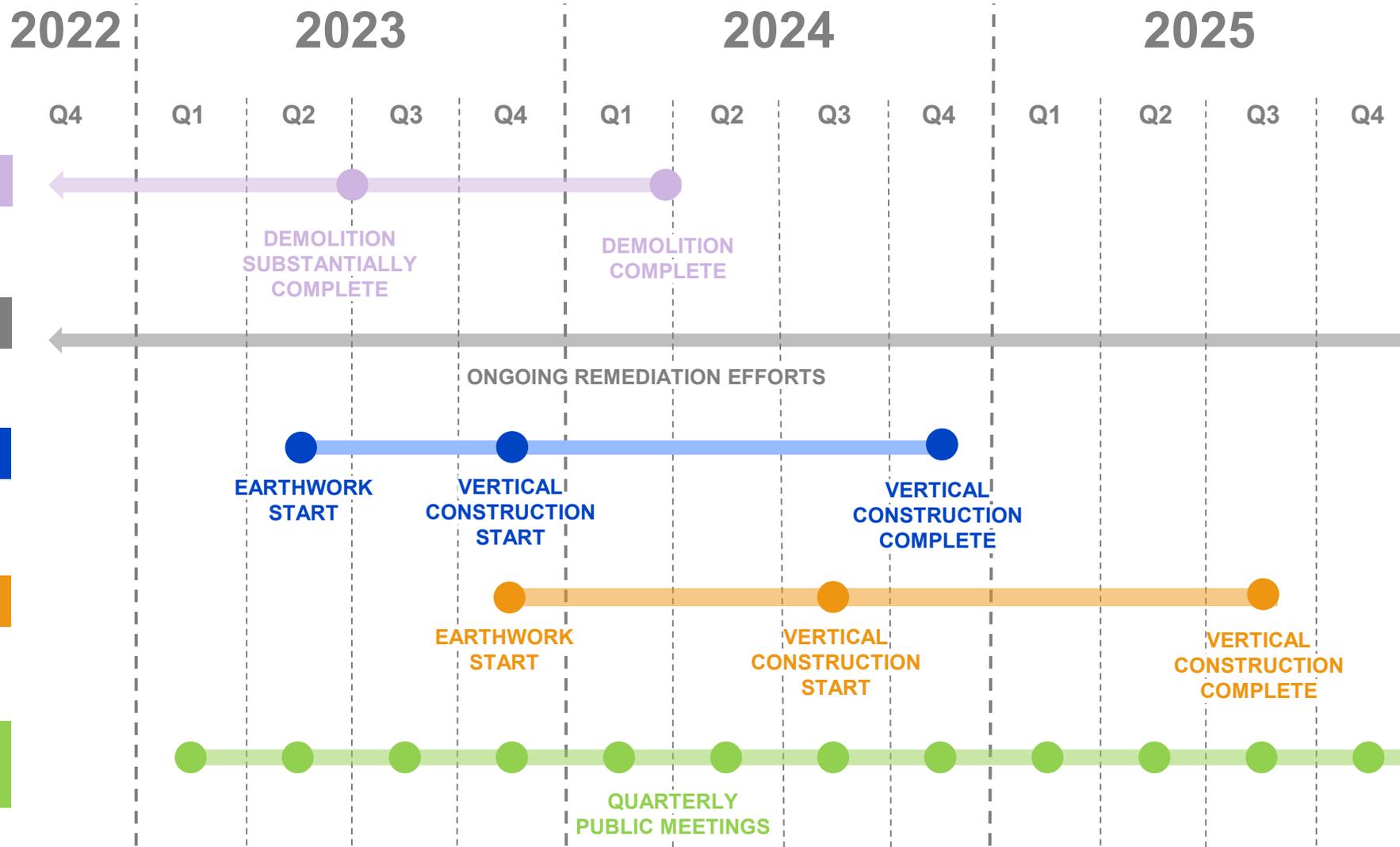
Reduced Emissions in Philadelphia by 16%

880 Miles of Pipe Removed

18.5 Million Gallons of Petroleum Product Removed



PHASE 1 SCHEDULE



DEMOLITION



DEMOLITION UPDATE

- Decommissioning and Demolition at the Former Refinery site east of Schuylkill River commenced in June 2020 with the purchase of the facility.
- The shutdown and decommissioning of the Former Refinery led to immediate **16%** reduction in Philadelphia's emissions.
- 99% of the legacy petroleum product has been removed from the facility.
- Demolition is now substantially complete.
- Over 190,000 tons of scrap metal has been recovered for recycling.



Entire Refinery, May 2021



Entire Refinery, March 2023

ENVIRONMENTAL REMEDIATION

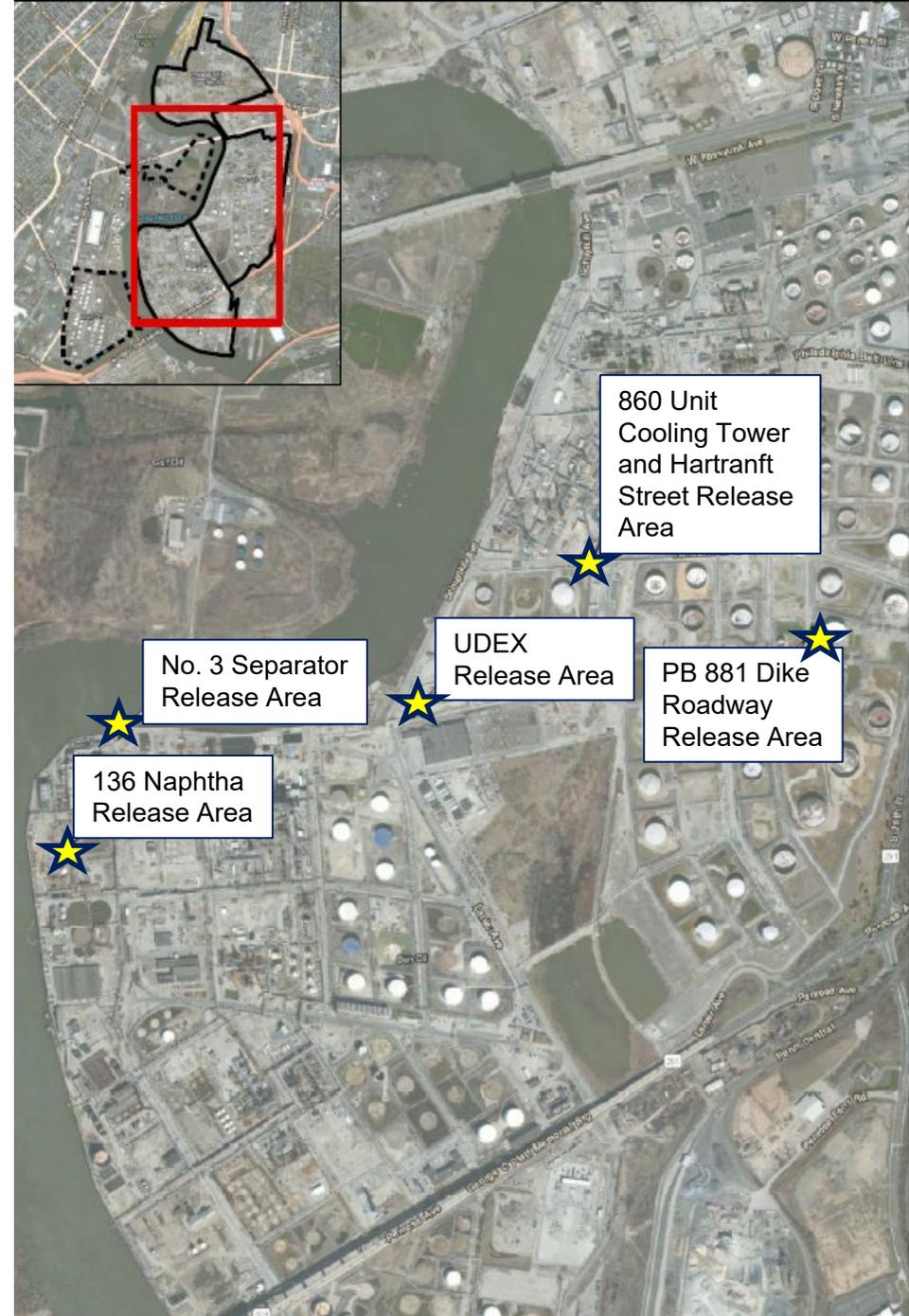


WHO IS RESPONSIBLE FOR WHAT?

PESRM/ HILCO REDEVELOPMENT PARTNERS	EVERGREEN/ SUNOCO
<ul style="list-style-type: none">• Assessment and cleanup of contamination that was released after September 2012.• Regulatory 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 subject to USEPA's Corrective Action Program and PADEP's Act 2 program, under the One Cleanup Program.• Regulatory reporting associated with 11 Areas of Interest (AOIs), including Cleanup Plans and Final Reports.• Sampling beneath former Refinery Process Units after removal

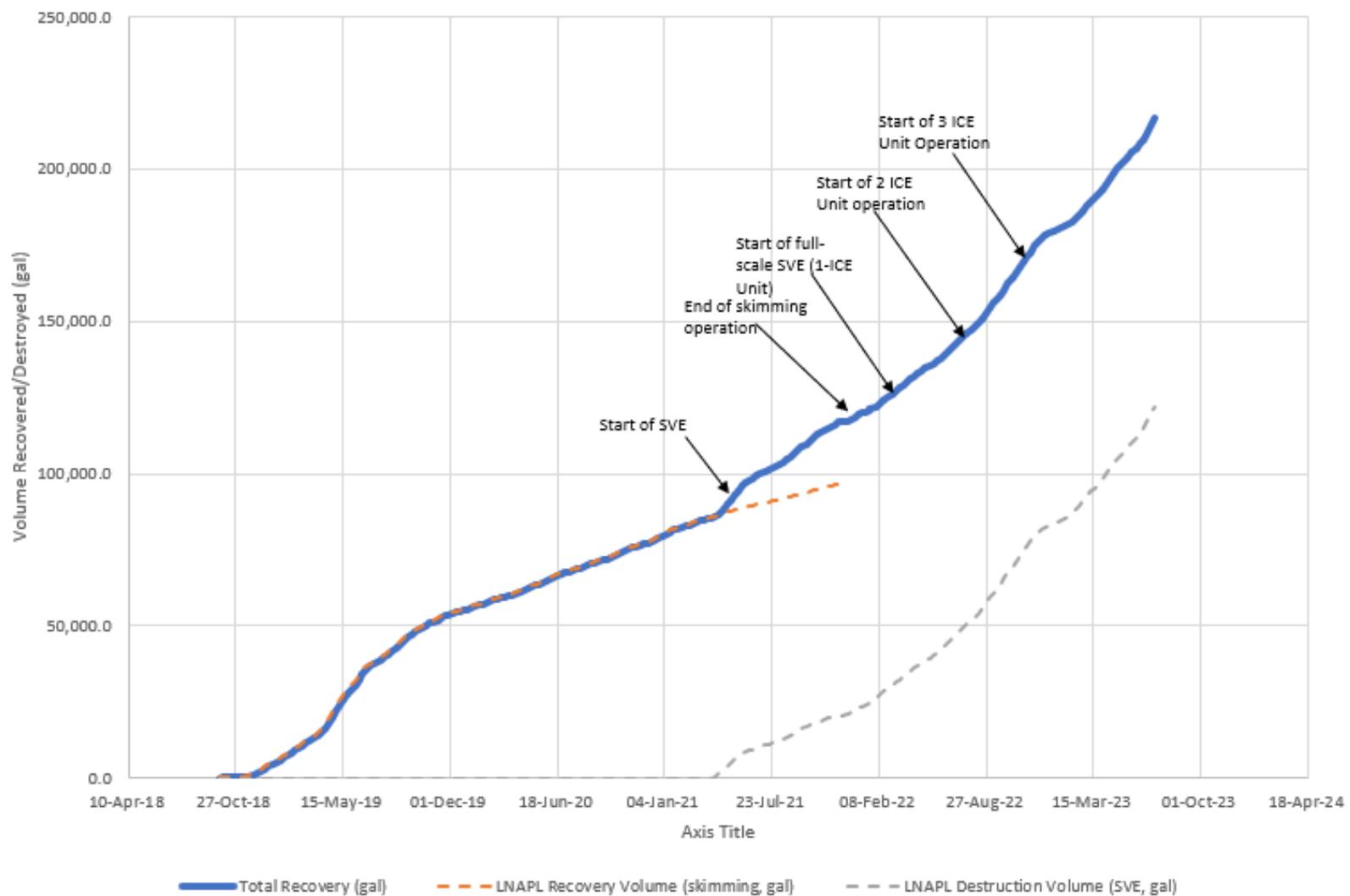
PESRM Act 2 Activities

- 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)
- As additional contamination is identified, it will be addressed by PESRM or Evergreen depending on the age of the release.



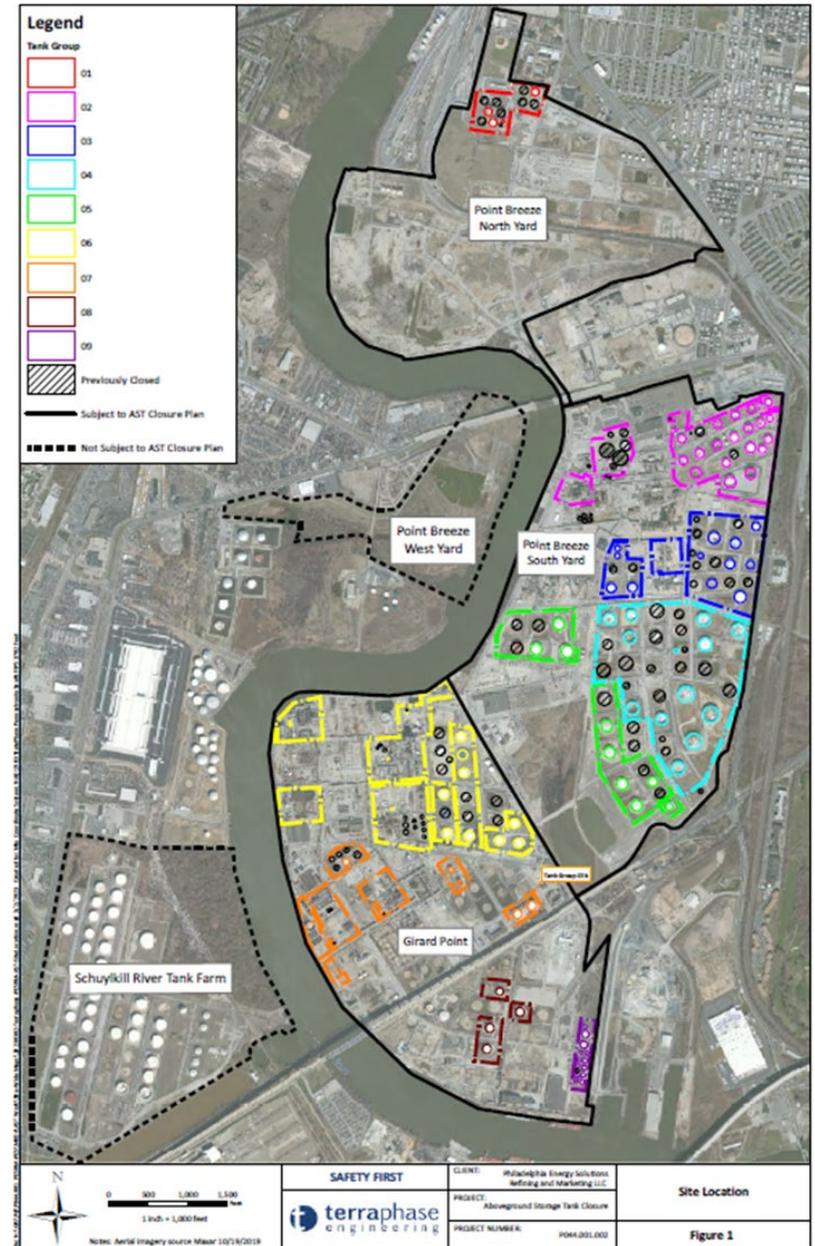
UDEX Release Area

UDEX Remediation System
Reformatate Volume Recovery/Destruction



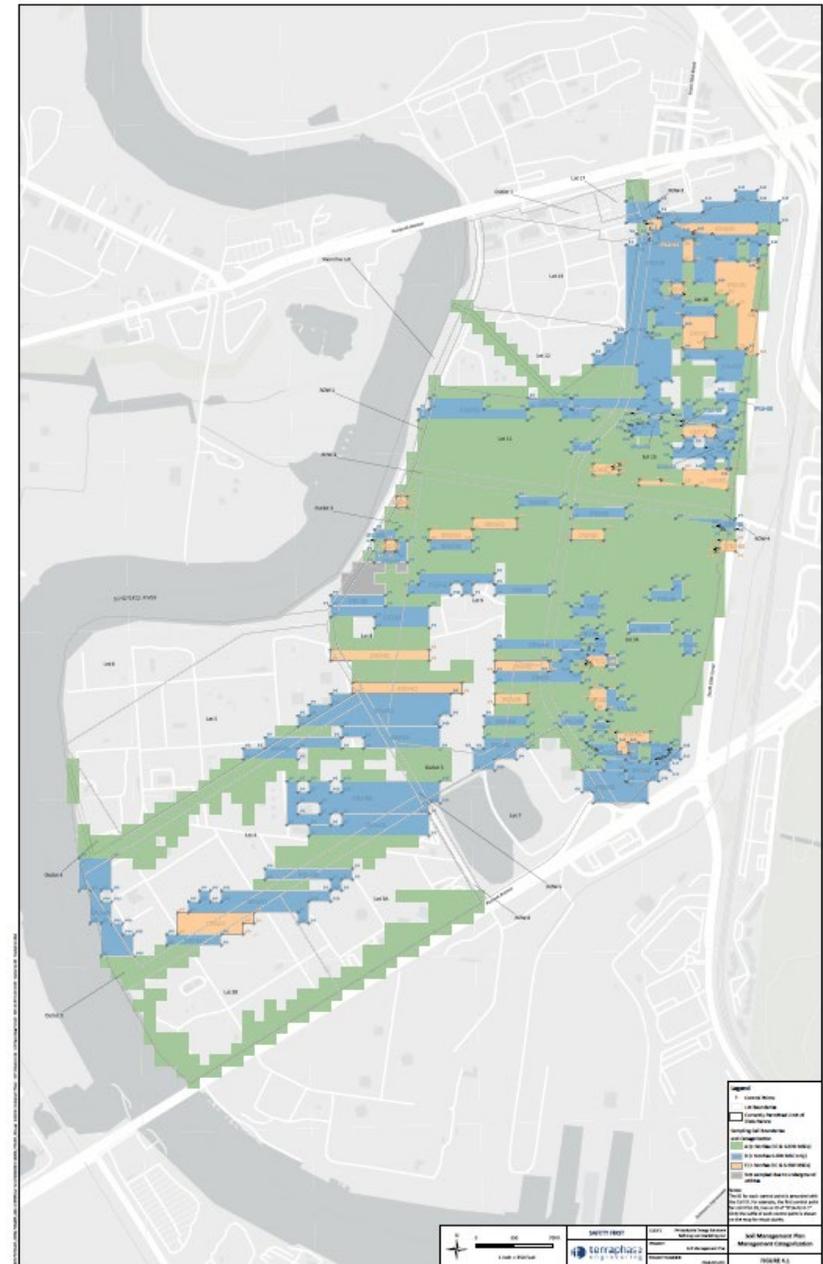
AST Activities

- 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 will continue until all tanks have been demolished.
- Releases identified during AST closure sampling will be addressed by PESRM or Evergreen depending on the age of the release.



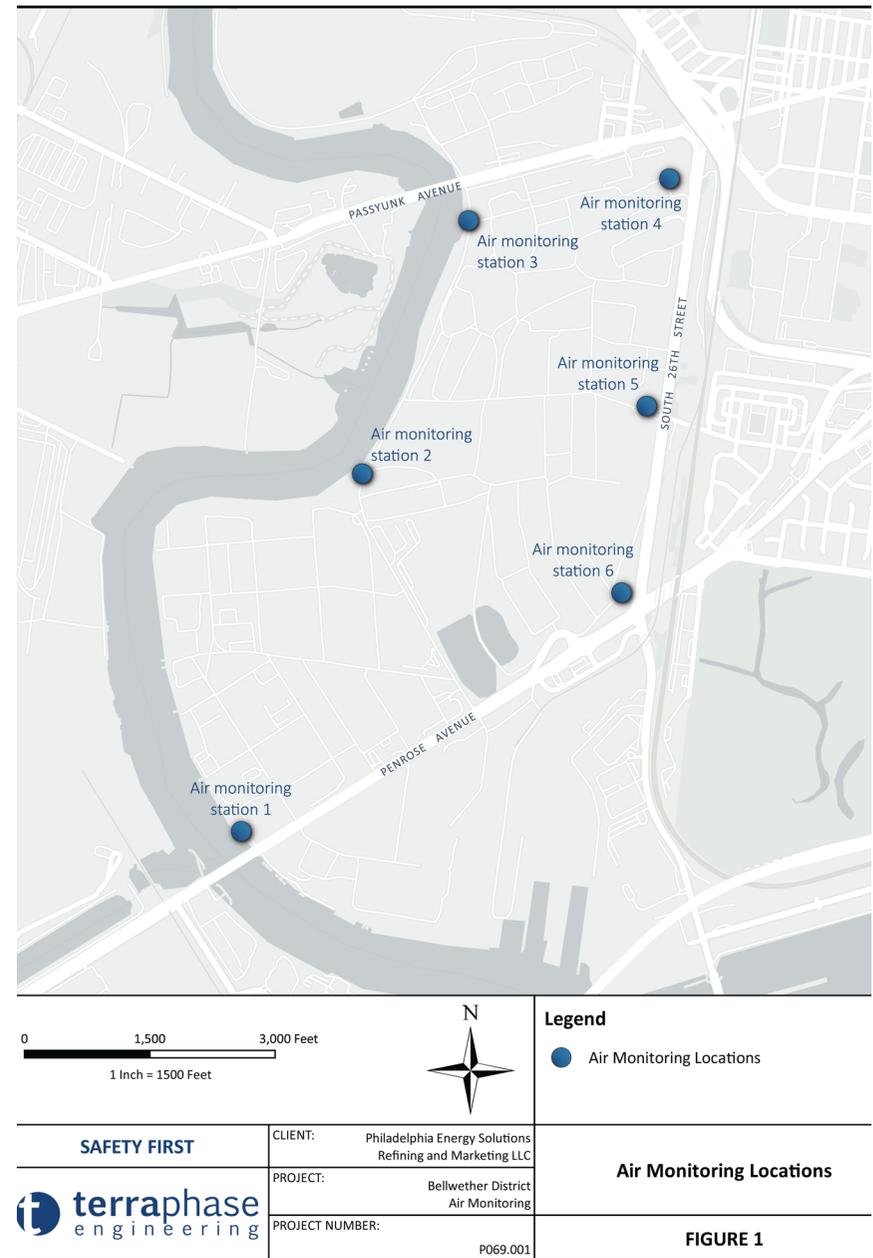
Soil Management Plan

- 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



Perimeter Air Monitoring

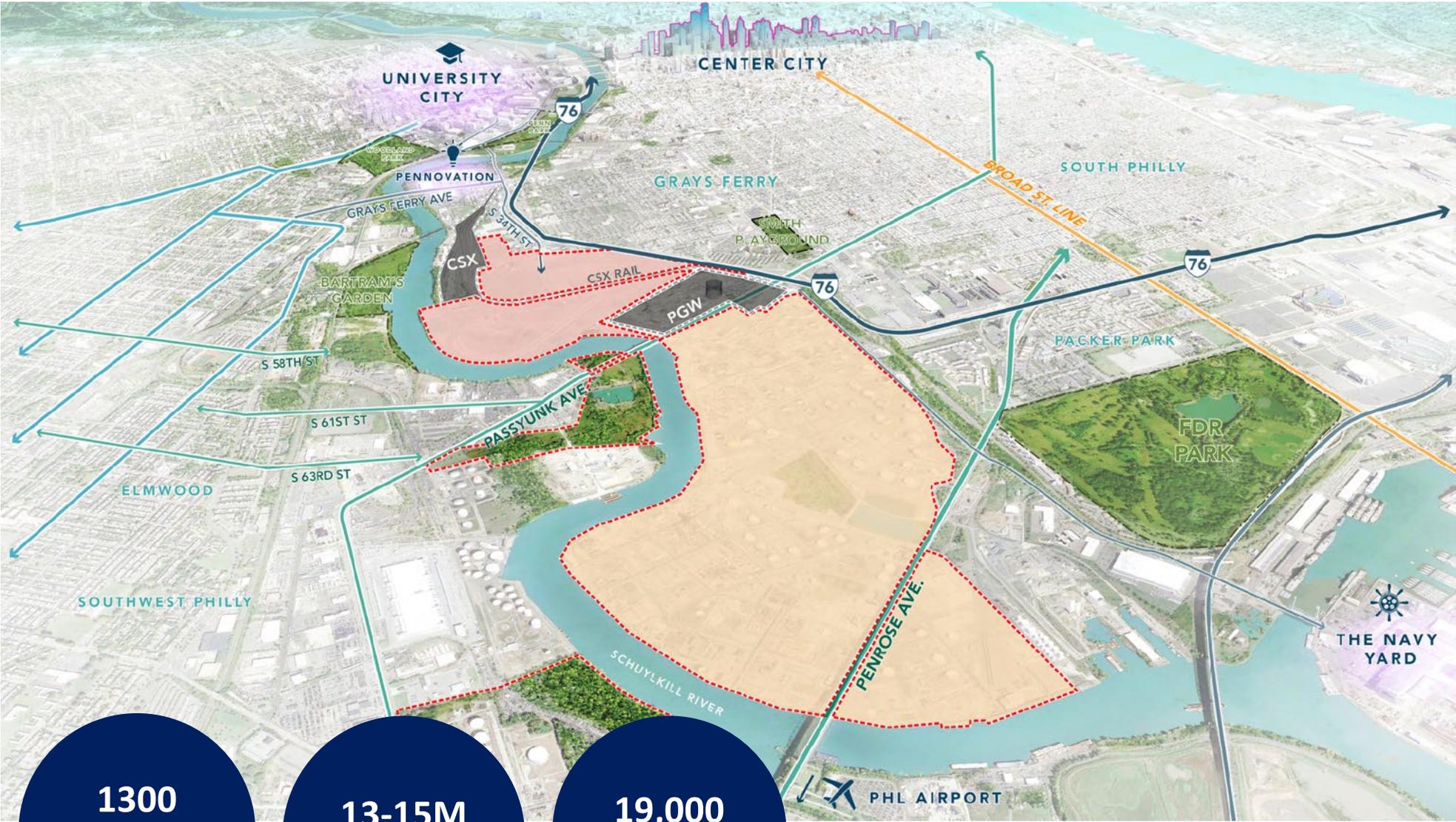
- During earthwork, perimeter dust and volatile organic compound (VOC) monitoring is being conducted to verify that dust and vapor mitigation measures are maintaining levels below action levels.
- The Air Monitoring Plan describing the details of the monitoring and action levels is available on the project website.
- Six monitoring stations have been installed at the perimeter of the work area that continually measuring dust and VOC concentrations.
- If monitoring data indicate dust or VOC concentrations approaching an action level, mitigation measures will be adjusted to reduce concentrations.



MASTER PLAN FRAMEWORK



DISTRICT OVERVIEW

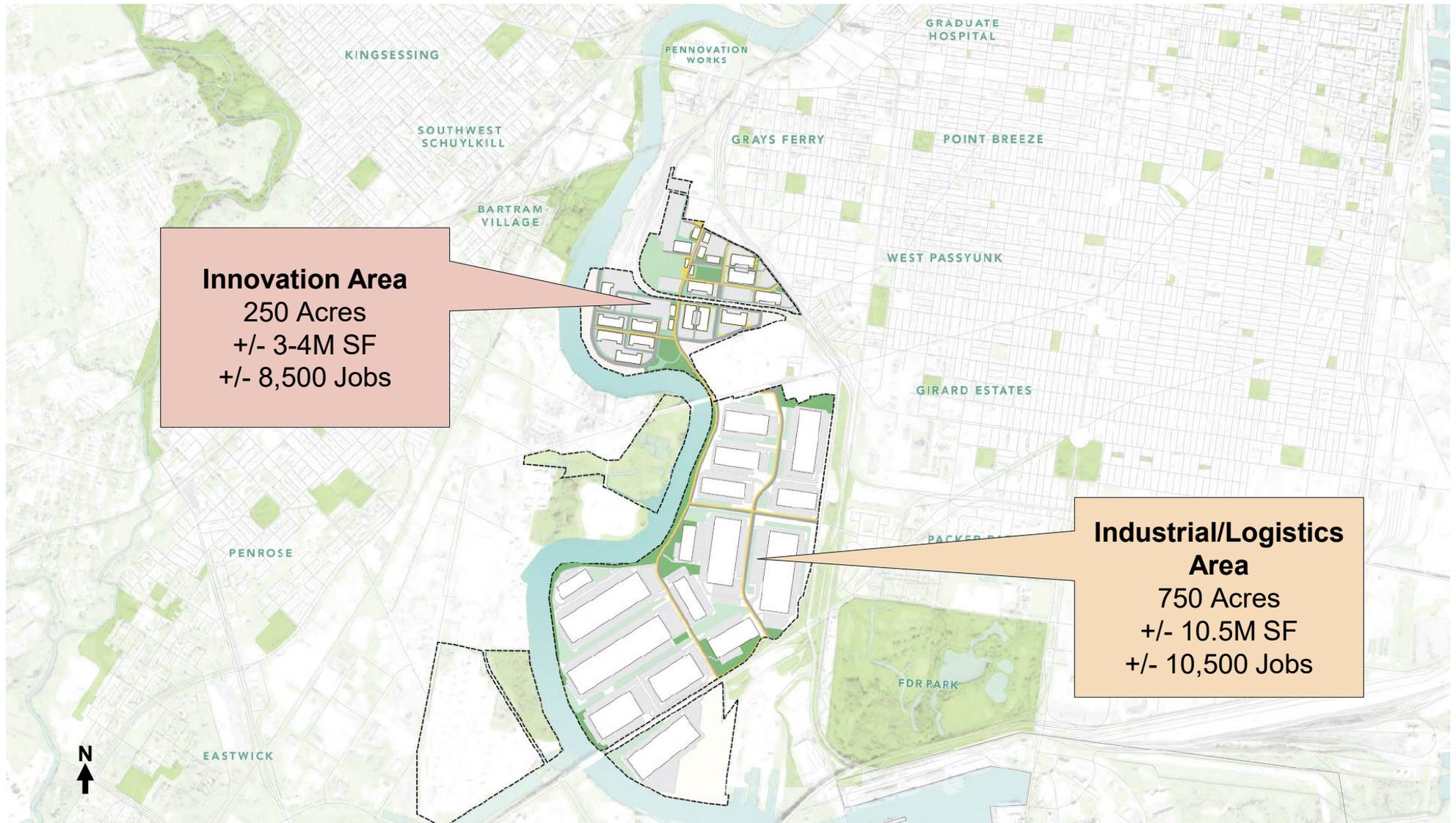


1300 Acres*
(1000 Developable)*

13-15M SF

19,000 Jobs

MASTER PLAN



PROJECT GOALS

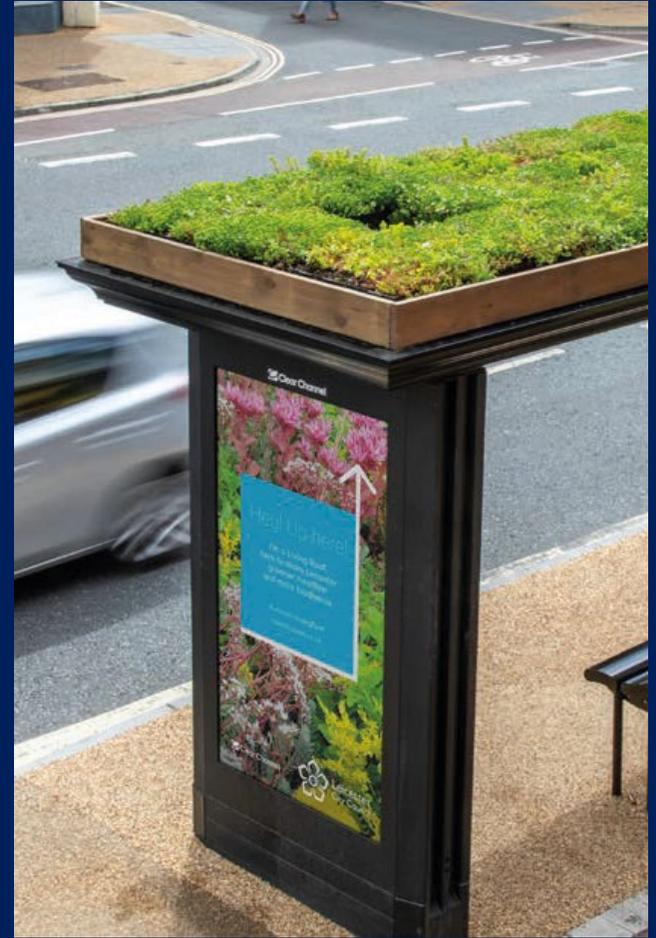
1 RE-INTEGRATE THE SITE



2 CREATE GREEN PATHWAYS



3 CREATE A SUSTAINABLE DISTRICT



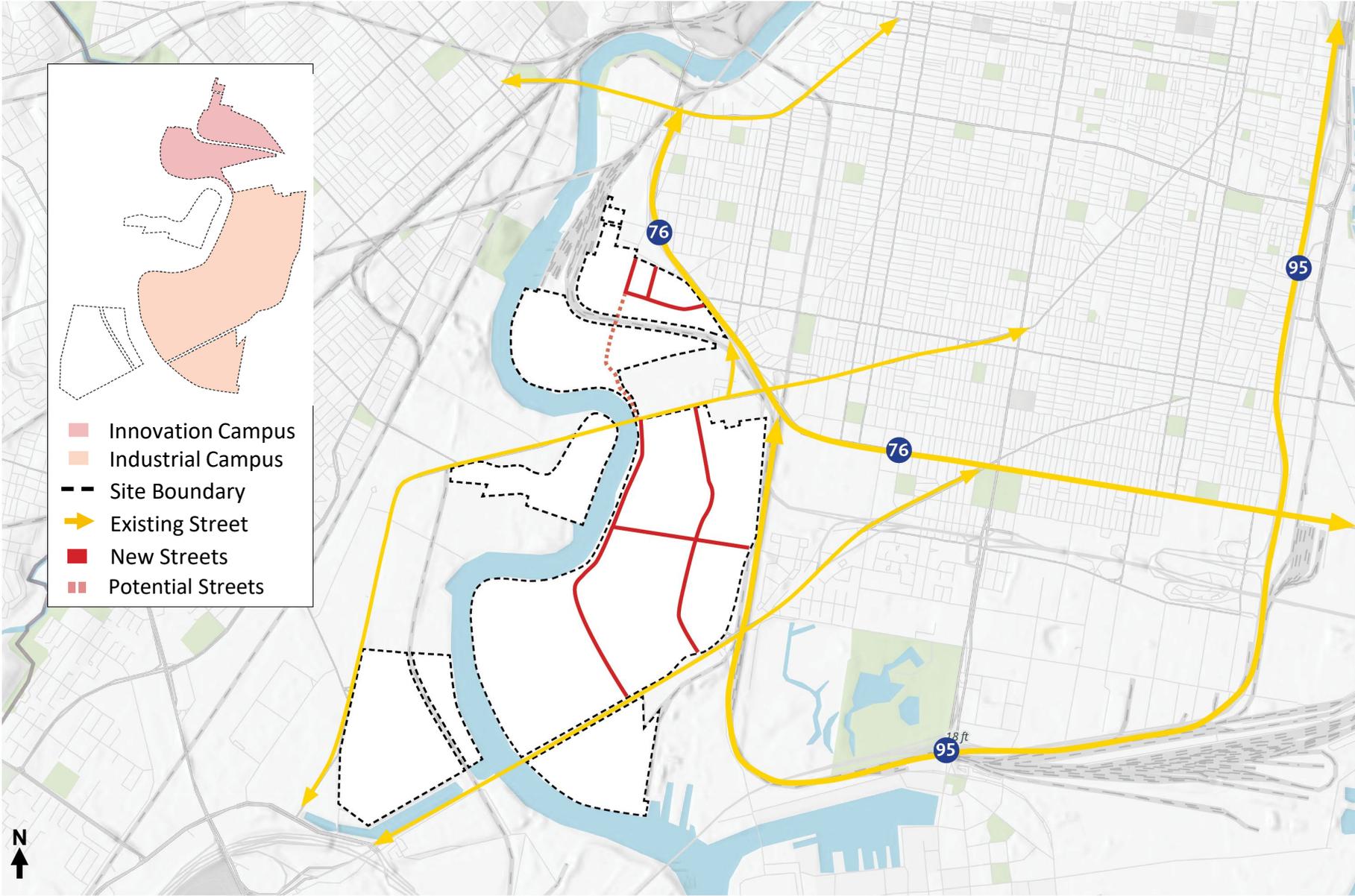
PROJECT GOALS

1 RE-INTEGRATE THE SITE

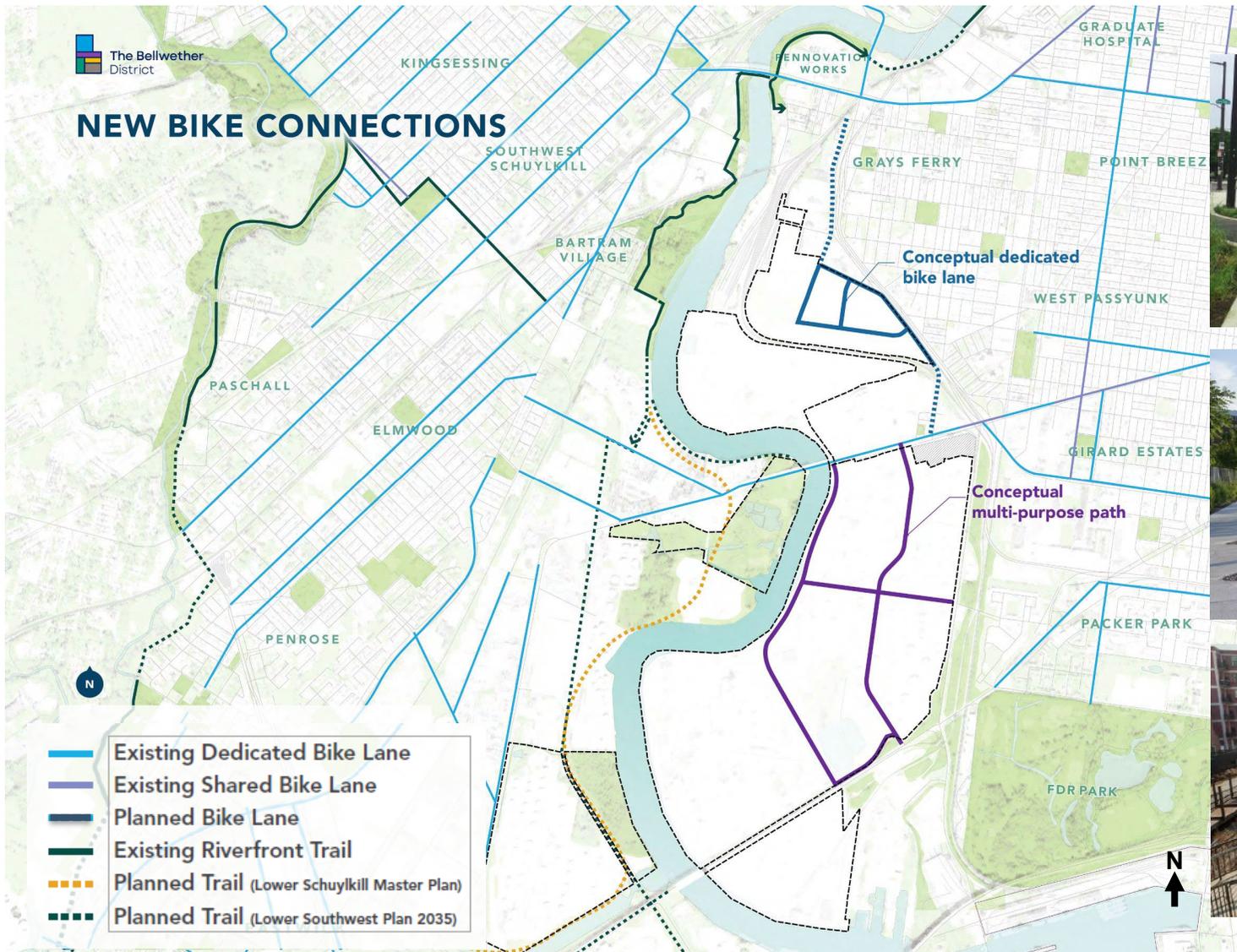
- Create new connections to existing City street network
- Create new internal streets with new bicycle & pedestrian pathways
- Provide new transit access to/from the site
- Provide off-site transportation improvements



NEW PRIMARY STREET CONNECTIONS



NEW BIKE CONNECTIONS



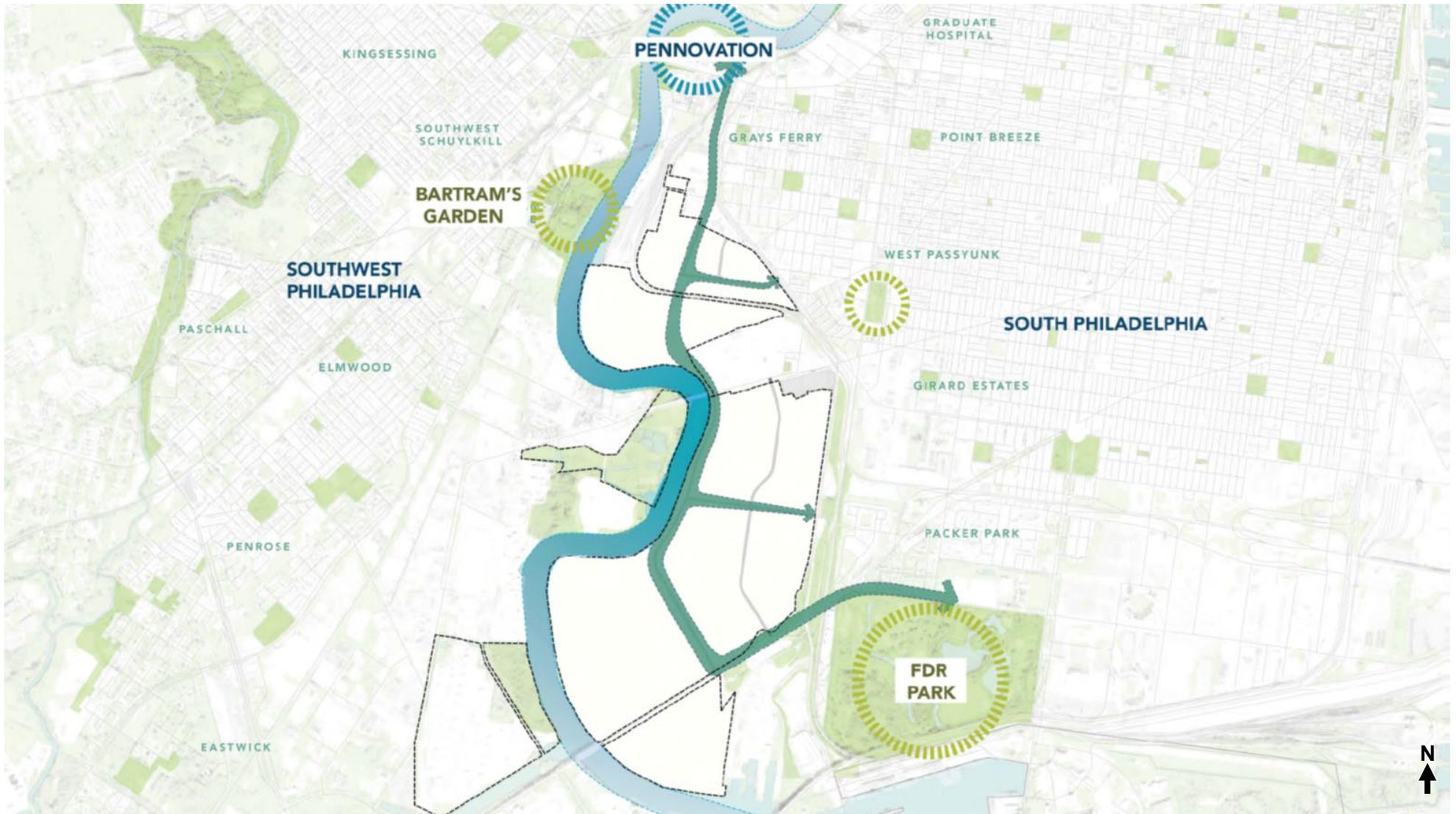
PROJECT GOALS

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

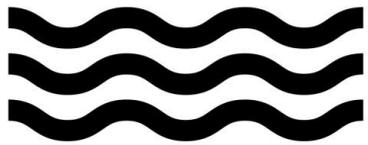


FLOOD MITIGATION

Process



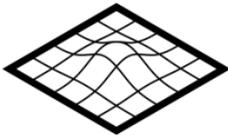
- Approval process with FEMA and the City of Philadelphia
- Worked with FEMA reviewers for over **2 years**
- FEMA study results accepted by City of Philadelphia floodplain manager



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

=



92,000
football fields

FLOOD MITIGATION

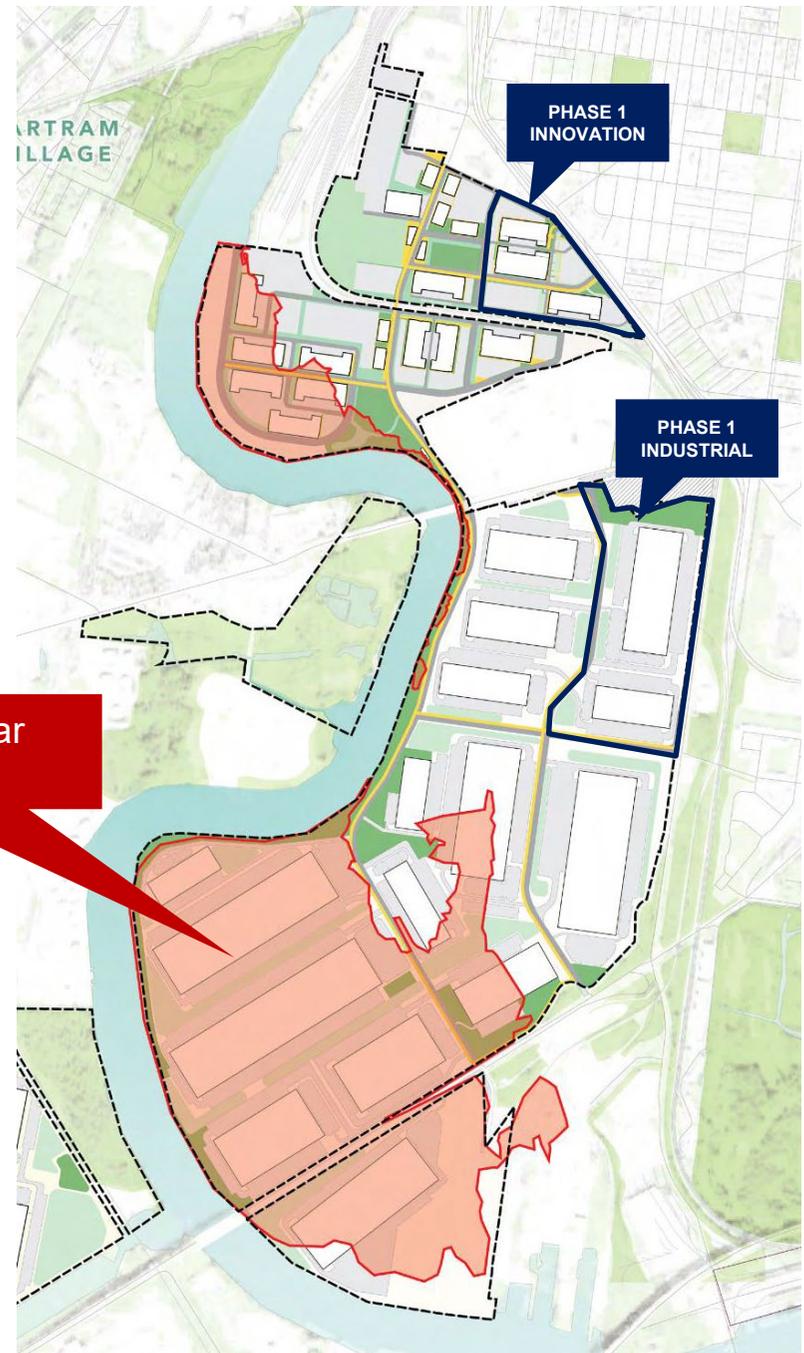
Process



- 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



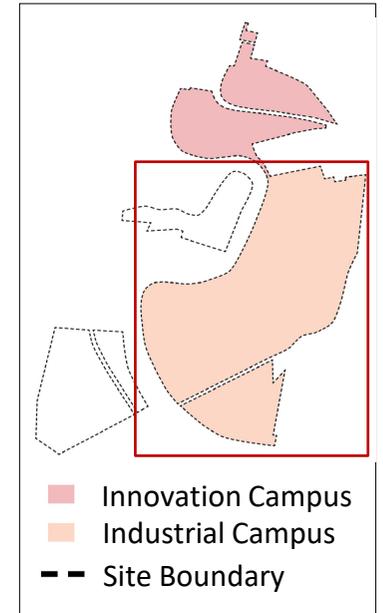
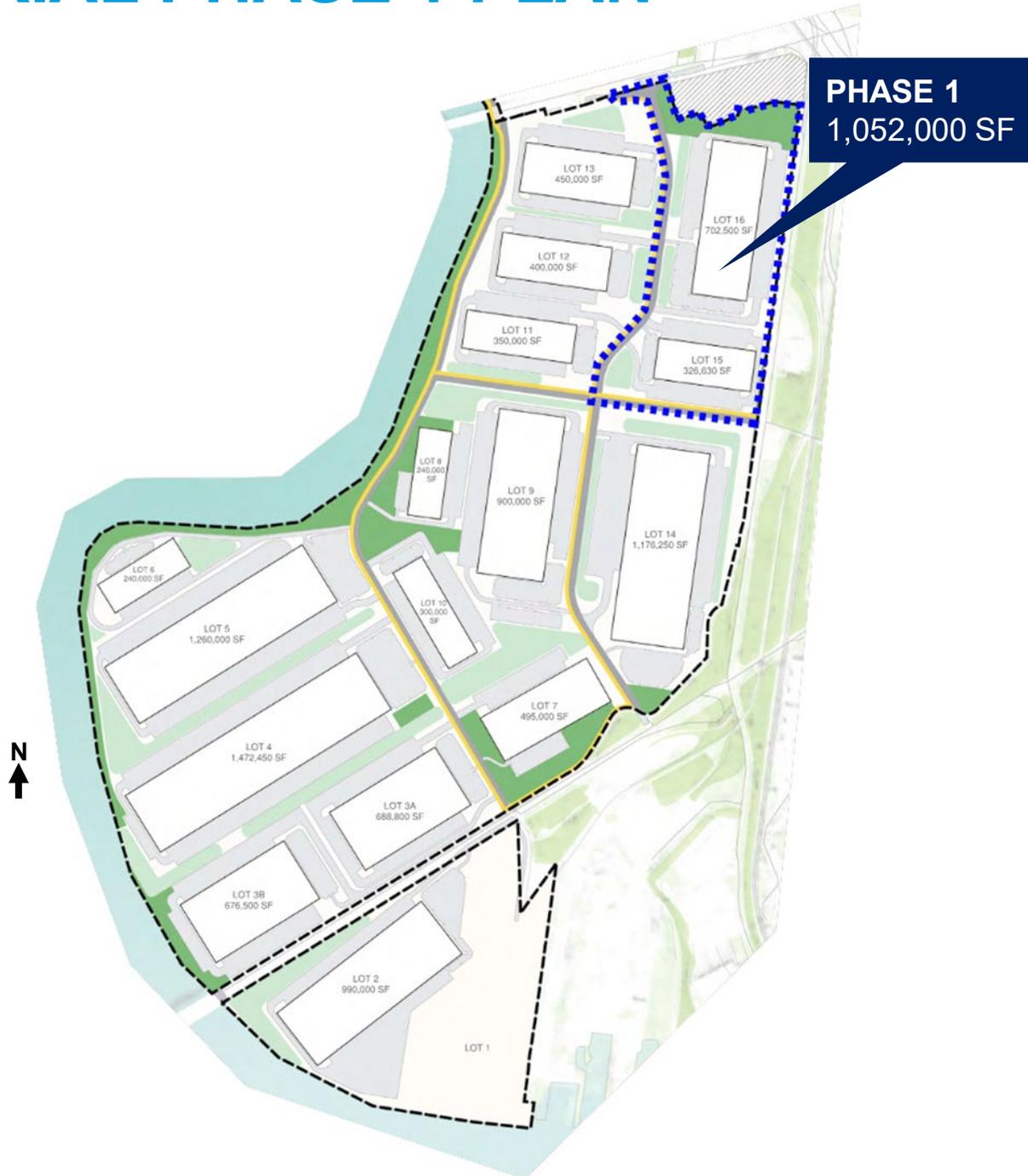
Existing 100-year Floodplain



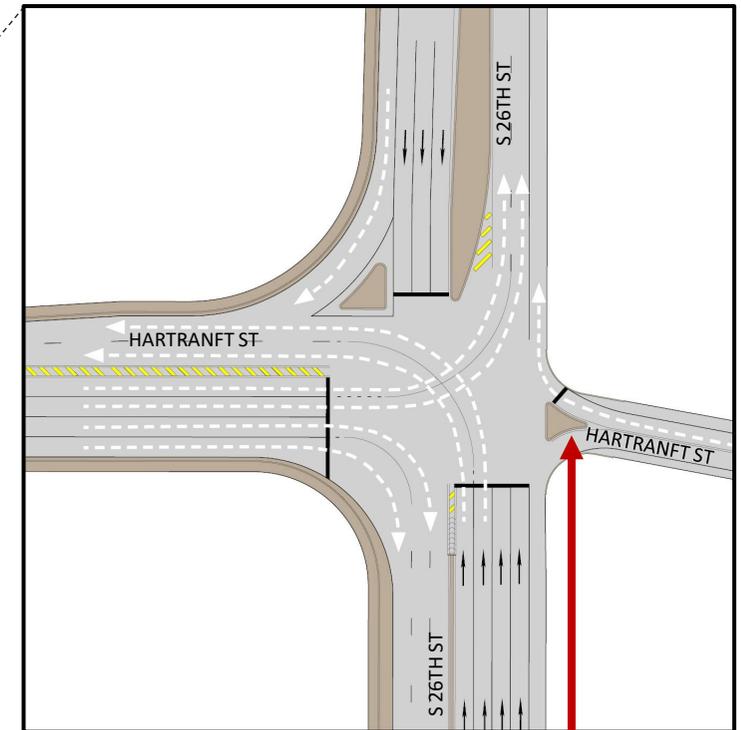
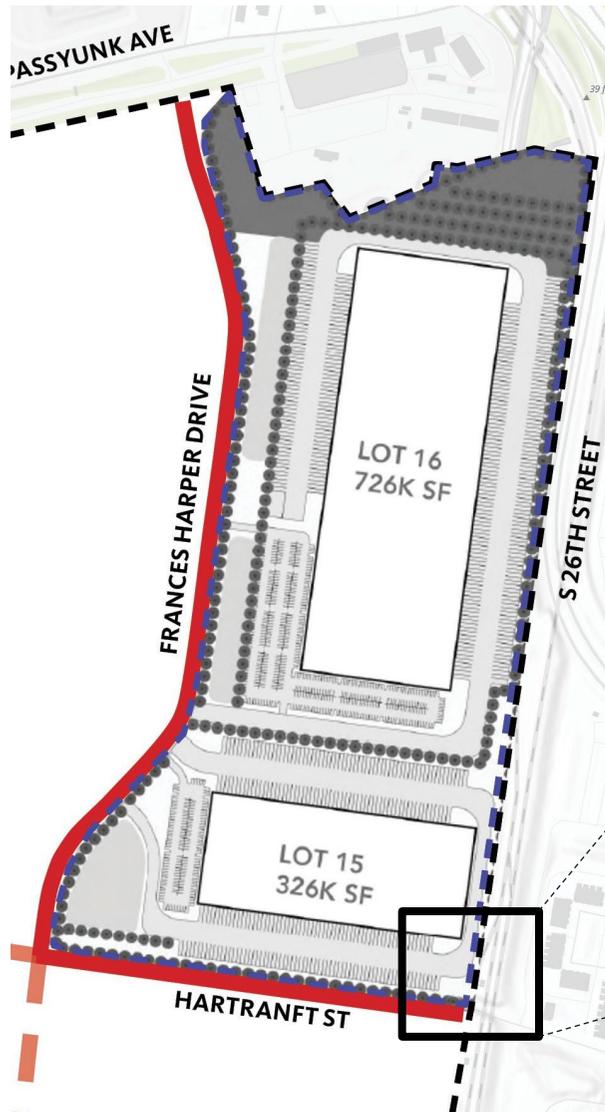
INDUSTRIAL DEVELOPMENT



INDUSTRIAL PHASE 1 PLAN



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.

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**

INDUSTRIAL PHASE 1 PLAN – LOT 16

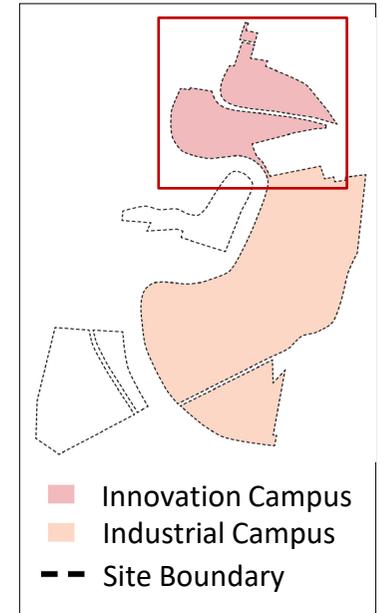
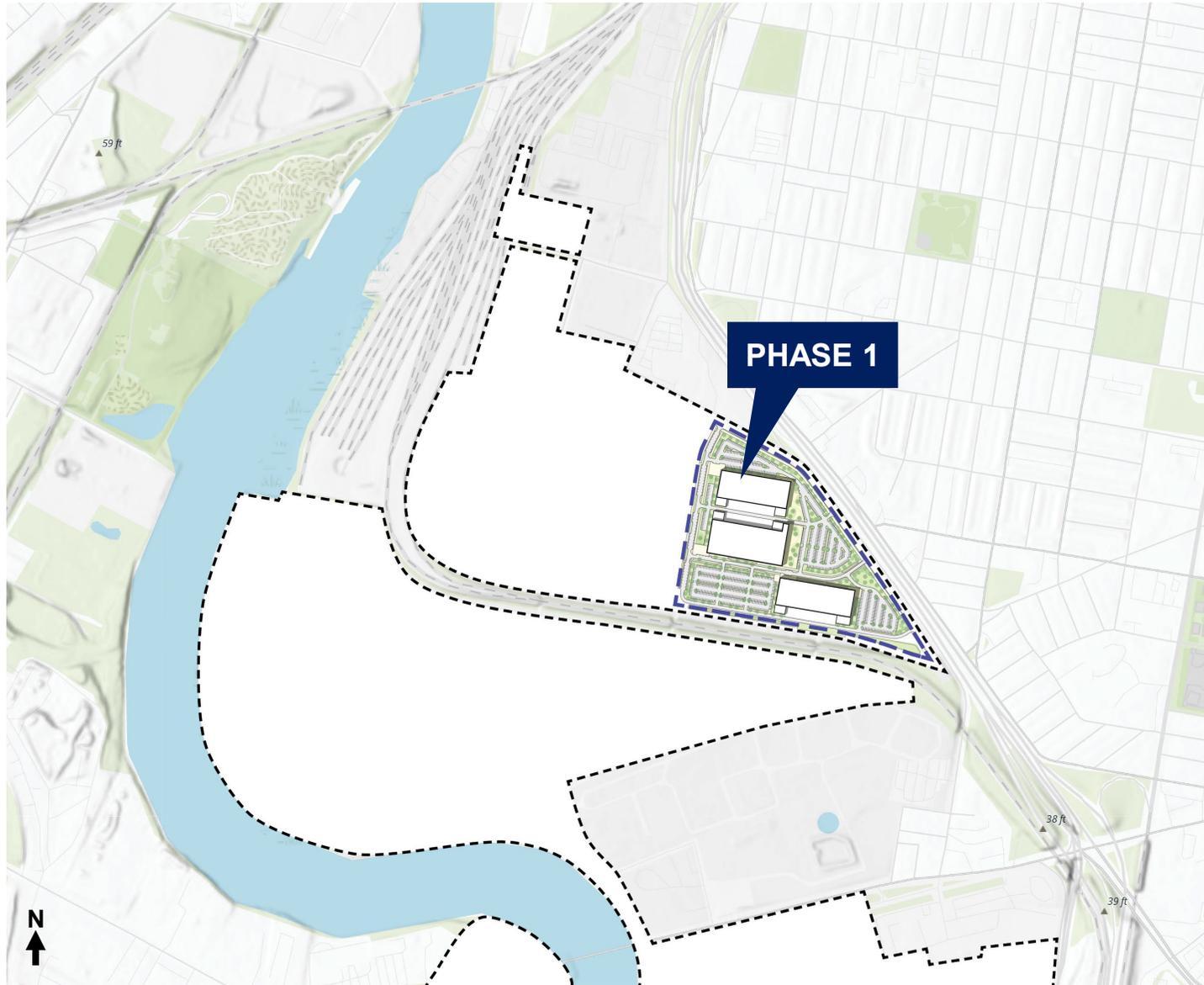


**726,000
SF**

INNOVATION CAMPUS



PHASE 1 SITE PLAN – INNOVATION CAMPUS



PHASE 1 SITE PLAN – INNOVATION CAMPUS



KEY
Site Boundary

COMMUNITY UPDATE



Workforce

- The Bellwether District is slated to add 19,000+ jobs over the next 10–15 years.
- HRP is focused on building a more equitable workforce.
- \$850,000 in workforce development investments.
- Innovative Career Connected Learning (CCL) program providing internship and career opportunities to local students.

Key partnerships:

- Clayco Rising
- Everybody Builds
- Carpenters' Apprentice Ready Program (CARP)
- Build Latino in partnership with the Philadelphia Hispanic Chamber of Commerce
- Mural Arts' Women's Reentry Program
- Center for Employment Opportunities (CEO) Reentry Program
- Philadelphia School District & Department of Commerce
- NAWIC Philadelphia's MyWIC Camp



CARP graduates receive toolboxes provided by HRP



Participants of Mural Arts' Women's Re-entry Program

Community Engagement

APPROACH:

- Quarterly public meetings
- Bi-monthly meetings with Bellwether District Community Advisory Panel (CAP)
- Individual engagement with Registered Community Organizations
- Community Benefits Agreement development in progress
- Quarterly newsletters, regular updates via website & social media
- Community survey and focus groups

COMMUNITY ENGAGEMENT:

- \$250,000 in scholarships to South Philadelphia residents
- Thanksgiving Turkey Drive in partnership with City Council
- 5+ Community events annually
- South Philadelphia Community Health Fair
- Employee volunteerism
- Investments in local parks



Community College of Philadelphia Scholarship



Senior Citizens Health Event
With State Representative Harris & Councilman Johnson



Boo on the Breeze Community Event

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

CCP Hilco Scholars Program



Community
College
of Philadelphia

Hilco Helps SCHOLARSHIP

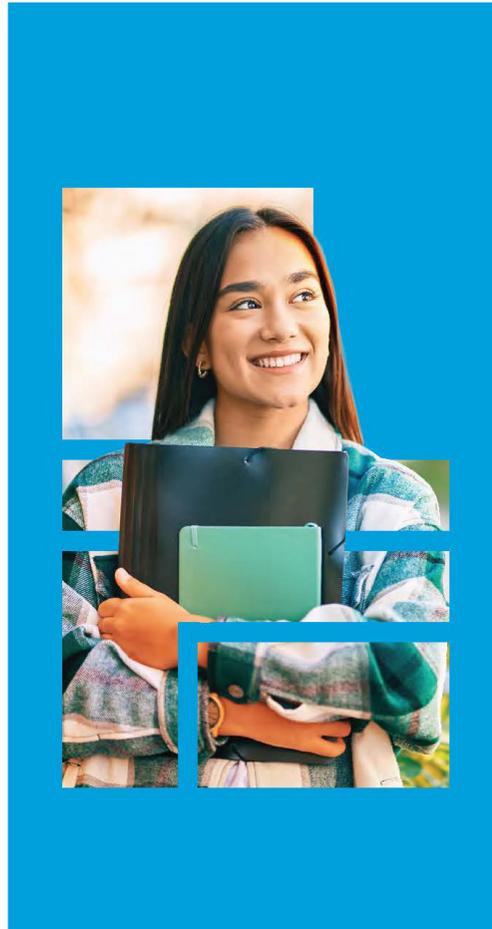
Hilco Redevelopment Partners (HRP) will be awarding 4 scholarships of over \$6,000 each for the 2023-2024 academic year.

Qualifications

- Currently enrolled full-time at CCP and pursuing an associate degree
- Must reside in one of the following zip codes: 19142, 19143, 19146, 19147, or 19153
- Minimum cumulative GPA of 2.5
- Must demonstrate academic progress and financial need

Application Deadline

August 31st, 2023



Program details:

Application is open for 2023–2024 academic year

Students can receive up to \$6,250 annually

Students may apply for up to two consecutive years

APPLY NOW

Scan the QR code or visit
ccp.edu/paying-college/scholarships/how-apply-scholarships



Thank You



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