

## **Q & A Response: The Bellwether District Public Meeting – June 13, 2023**

The list below shows questions received during The Bellwether District’s virtual public meeting held on Tuesday, June 13, 2023, at 6:00 PM. During the meeting, The Bellwether District team provided updates on demolition, environmental remediation, development, and community engagement efforts.

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### **Q1: Will the Bellwether District’s plan allow bicycle and pedestrian access from South Philly neighborhoods through the science campus or the logistics warehouse district to the Schuylkill River waterfront?**

A: We are committed to integrating The Bellwether District into surrounding neighborhoods and delivering a street network that will support multi-modal transportation facilities, including both pedestrian and bicycle connections throughout the site. These connections will further connect the site to the community, the street network, and surrounding infrastructure.

### **Q2: Will the plan also allow access along the Schuylkill River waterfront for the length of the development?**

A: Due to its historical use as a refinery, the site is subject to regulatory and third-party restrictions and covenants that limit our ability to create publicly accessible recreational space today. However, our long-term goal is to develop publicly accessible open space within the site, including along the Schuylkill River waterfront. We are incorporating these goals into our long-term planning with an eye towards providing bicycle and pedestrian access to the waterfront in certain locations as we work toward modifying the existing restrictions.

### **Q3: Follow up from Q3: I was trying to ask about the pedestrian bridge on Snyder Avenue. There's a news article published on January 13<sup>th</sup> 2023 by Mike D’Onofrio. This article stated that there is supposed to be one. Either way, my business would be okay. But it's important for us to kind of know as soon as you know whether there's going to be a pedestrian bridge.**

A: Our current design does not include a pedestrian bridge over I-76. However, we are always considering creative ways to reintegrate the site into surrounding neighborhoods. In the future, if a bridge is proposed, it would require approvals at city, state, and federal levels.

### **Q4: When will you be sharing the traffic impact study (TIS) with neighboring communities?**

A: Our goal is to share more in-depth information regarding the traffic impact study at an upcoming public meeting.

### **Q5: Is the project exceeding parking requirements?**

A: For future tenants, we are designing buildings in accordance with local zoning and building codes. Buildings will include ample employee parking and trailer parking designed for specific tenant needs. Local zoning requires a certain number of parking spaces related to building size and use.

**Q6: I assume that residential uses are not allowed due to contamination. Will there be any retail entertainment uses allowed?**

A: Due to its historical use as a refinery, the site is subject to regulatory and third-party restrictions and covenants that limit our ability to create residential uses today. We do anticipate retail and potentially entertainment uses may be developed as supporting uses on the site.

**Q7: Are building heights constrained due to the Philadelphia flight path?**

A: The Bellwether District is not close enough in proximity to the airport to impact height restrictions.

**Q8: How will the vacant land be landscaped before future phases are built?**

A: The site's vacant land is covered with a significant number of impervious surfaces due to previous use, including remnant concrete slabs and pavement sections. Right now, there is no plan to landscape before future phases are built. If any future areas are utilized for stockpiling or earthwork related activities, we would perform incremental stabilization such as grass seeding or installing matting products that are acceptable within erosion and sediment control regulations.

**Q9: Will there be an updated visual of the ground layout flash building design? Will there be opportunity for small retail business?**

A: As design work is completed for future phases of the redevelopment, updated master planning visuals, including major roadways and connection points to neighboring communities, will be presented during our regularly scheduled public meetings. In the future, we expect there will be opportunities for local retail businesses.

**Q10: How may the increased height of the site, change the dynamic of the river and increase the water levels on the west bank, affecting flooding?**

A: Flood mitigation is a major area of focus as we work to redevelop the former refinery site. We have been engaged in a 2-year-long flood study, working closely with FEMA, to ensure our redevelopment plan has as minimal an impact as possible on flooding. The overall site elevation is not increasing unilaterally. Rather, we are relocating soil from higher elevations to lower elevations. Additionally, as part of our stormwater management plan, we are putting mechanisms (e.g., bioswales, new piping, retention basins) in place to control flooding during rain events.