**Q & A Response: The Bellwether District Public Meeting – September 26, 2023**

Below are questions received during The Bellwether District’s September 26, 2023 virtual public meeting. During the meeting, development, environmental remediation, and community-focused updates were provided, with a particular focus on The Bellwether District’s current Traffic Impact Study (TIS).

Questions are copied directly as asked with spelling errors corrected.

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**Q 1: Given the intended uses of the industrial phase, is it realistic to assume that in the Traffic Impact Study (TIS), traffic into and out of the site will conform to a typical Monday through Friday, peak hour pattern? Isn’t it more likely that traffic will operate in and out of the site on a more regular basis throughout the day. And if so, why is peak hour impact being used as the primary impact?**A: When we look at pre- and post-development analysis for developments like The Bellwether District, we focus on peak hour traffic impacts even for industrial type uses. It is correct that unlike a typical office development, industrial type uses have additional traffic generation throughout the course of a given day. However, roadway volumes are typically much lower at those times. Therefore, when looking at pre- and post-development analysis, we look at traffic patterns during worst case scenarios, which in this case is when adjacent street volumes are at their highest and supplemental traffic is being generated as a result of the development. We also look at other non-peak periods throughout the day because the adjacent street volumes are actually lower. In those scenarios, there’s more capacity on adjacent roadway networks resulting in better accommodation of those additional traffic demands.

**Q 2: How could an internet or data provider get involved with the project, and become a preferred vendor?**

A: If your business is interested in working with The Bellwether District, please email Mia Fioravanti at mfioravanti@hilcoglobal.com.

**Q 3: Is the list of community advisor members available to public?**

A: Information regarding The Bellwether District’s Community Benefits Agreement (CBA) process, including participating groups, were presented at each of our fall 2022 meetings. To view a recording of and presentation materials from those meetings, please visit [www.thebellwetherdistrict.com](http://www.thebellwetherdistrict.com)/community/.

**Q 4: What (traffic) impact are you looking at the site generating during peak hours?**

A: While we are assuming the site will generate peak volumes during peak hours, we also understand that traffic will continue to be generated throughout the day. We also know that shift changes will occur during peak hours, which could have a significant traffic impact. In line with the above, the Pennsylvania Department of Transportation and the Philadelphia Streets Department require us to focus on these peak commuting hours as part of our Traffic Impact Study (TIS) because if there is traffic generation occurring during other times of day, roadway lines will be significantly less congested. Therefore, as part of our process, we collect traffic data to set a baseline condition on adjacent roadways to demonstrate traffic fall-off in those areas outside of the peak hours.

**Q 5:  Adjacent to the site was labeled PGW. I assume that this is a site owned by PGW. Does HRP anticipate purchasing this site?**

A: Yes, this site (referenced above) is owned by PGW. HRP has no current plans to purchase the property.

**Q 6: Are there any plans in place for a net zero microgrid community district (or other innovative configurations to support energy, modernization and decarbonization) for this development?**

A: We are continuously evaluating what kinds of renewable energy could be generated on-site. For example, we believe we have a strong opportunity for solar roof installations (i.e., PV panels), particularly on the industrial campus.

**Q 7: Is HRP able to do a site tour at any time?**

A: As part of our upcoming Community Resource Fair (held October 5, 2023), we are offering members of the community the opportunity to tour The Bellwether District. To RSVP, visit <https://lnkd.in/gYyHTekk>.

**Q 8: Are STEM related program for STEM students currently in place in this stage?**

A: As part of our summer internship program, students have the opportunity to spend time with and be mentored by members of our team that work in science and engineering fields. In terms of our overall workforce commitments, because the nearest term jobs at The Bellwether District will be construction focused jobs, many of our current workforce programs are focused on building a diverse, local pipeline of workers in the construction industry. However, as the project progresses, our approach to workforce will evolve and include more STEM focused training opportunities.

**Q 9: Does the TIS include the intersection of 26 Street and Passyunk?**

A: Yes, the TIS includes plans for the intersection of 26 Street and Passyunk Avenue.