



The Bellwether District Community Meeting

September 17, 2024



The Bellwether
District

AN HRP PROJECT

AGENDA

- Welcome & Introductions
- Industrial Development Update
- Innovation Campus Update
- Environmental Remediation Update
- Community & Workforce Update
- Q&A

PUBLIC BENEFITS

ECONOMIC BENEFITS



\$1 B Investment Committed

\$4 B Total Investment Projected

\$100 MM Philadelphia Projected Annual Tax Revenue

\$120 MM Pennsylvania Projected Annual Tax Revenue

COMMUNITY INVESTMENT



\$600,000 in Community Investment to Date

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

\$150,000 Investment in Local Parks & Community Tree Planting

Community Advisory Panel

WORKFORCE DEVELOPMENT



+/-19,000 Direct Permanent Jobs

+/-28,000 Direct Construction Jobs

120 Interns & **1,300** Students Engaged Through Career-Connected Learning Program

\$1.2 M in Workforce Development Investment

TRANSPORTATION & CONNECTIVITY



Reconnecting Historically Closed Off Area of the City

8 Miles of New Internal Streets and Infrastructure Improvements

New City Bicycle and Pedestrian Connections

Significant Offsite Infrastructure Improvements

SUSTAINABILITY & RESILIENCY



LEED Certified Buildings

Projected **10,000** New Trees & Bioswales to Absorb CO2

Electric Vehicle Ready Facilities

Solar Ready Construction

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

ENVIRONMENTAL REMEDIATION



Reduced Emissions in Philadelphia by **16%**

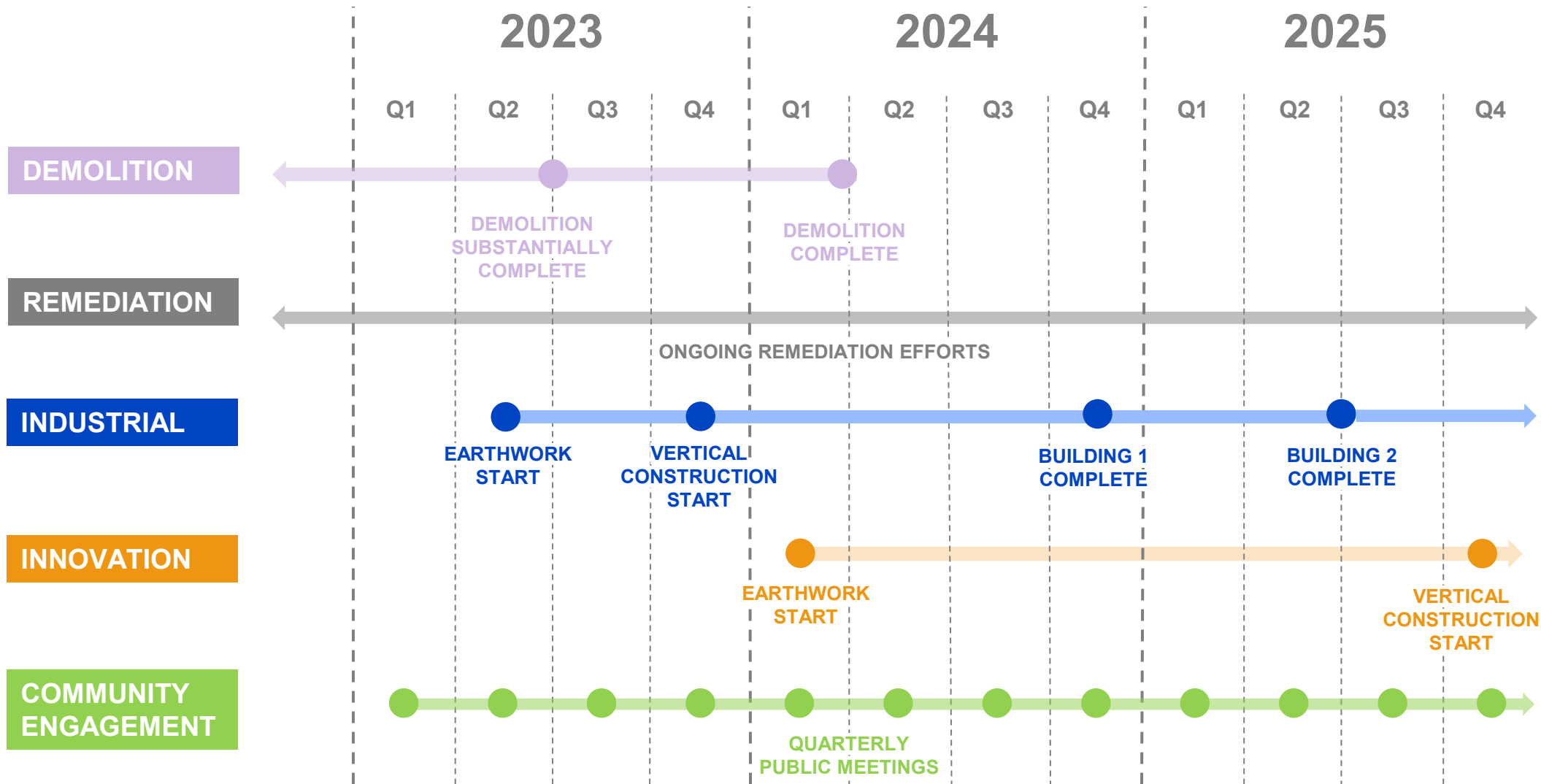
3 M+ Tons/Year CO2 Reduction

950 Miles of Pipeline Removed

18.5 MM Gallons of Petroleum Product Removed

200,000 Metal Reused or Recycled

PHASE 1 SCHEDULE



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

2 CREATE GREEN PATHWAYS



- Projected 10,000 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

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

MASTERPLAN FRAMEWORK



MASTER PLAN

SOUTHWEST
SCHUYLKILL

GRAYS FERRY

POINT BREEZE

BARTRAM
VILLAGE

WEST PASSYUNK

INNOVATION CAMPUS

250 Acres
+/- 3-4M SF
+/- 8,500 Jobs

GIRARD ESTATES

LOGISTICS CAMPUS

750 Acres
+/- 10.5M SF
+/- 10,500 Jobs

FDR PARK

LOGISTICS SITE PROGRESS



EARTHWORK PROGRESS – LOGISTICS CAMPUS

PROGRESS

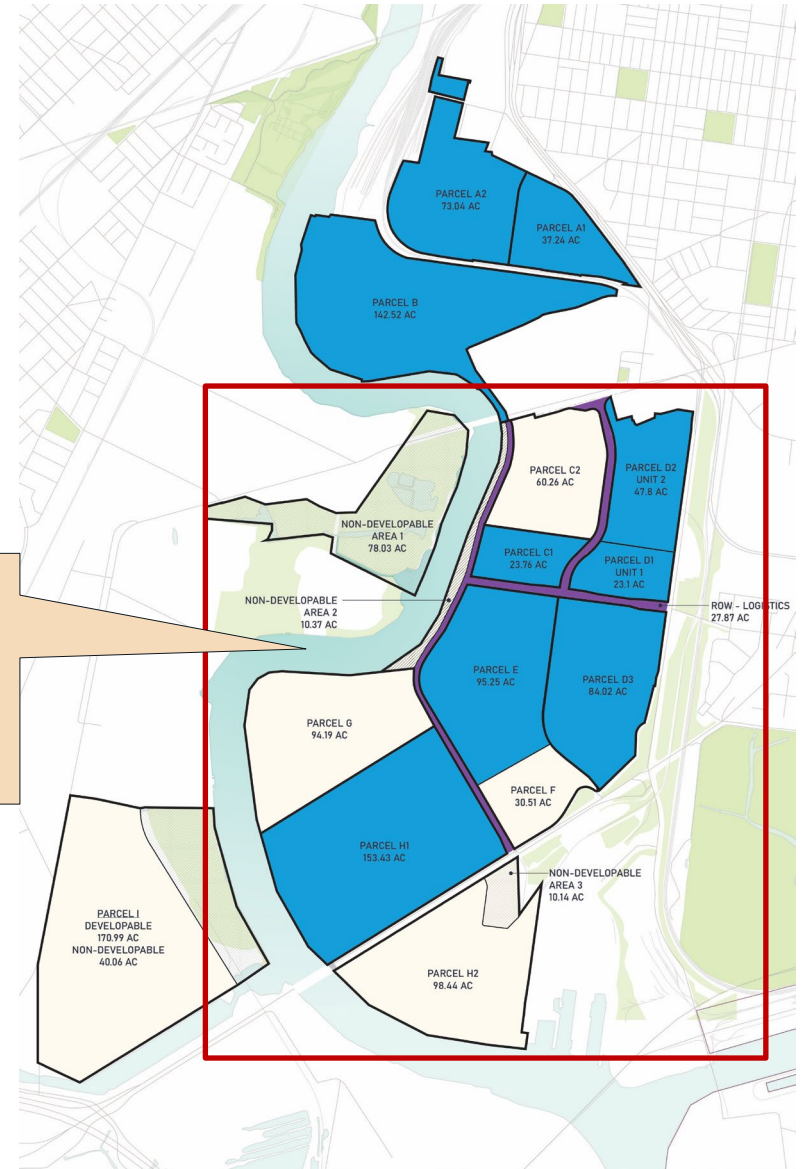
- Subgrade demolition complete within Parcel D3 & C1.
- Parcel E (Lot 9) interim subgrade achieved.
- Ongoing earthwork in Parcel D3 & H1 (Lots 3A, 3B, 4, & 14).
- Civil Engineering Plans for Parcels C, H2, G & F complete.

STATUS

- Parcel D1 (Lot 15/Unit 1)
Turnover to vertical completed February 2024.
- Parcel D2 (Lot 16/Unit 2)
Substantially complete.
Turnover to vertical: Target October 2024.
- Parcel C1 (Lot 11)
Surcharge program amendment study under review.

Industrial/Logistics Area

750 Acres
+/- 10.5M SF
+/- 10,500 Jobs



EARTHWORK – LOGISTICS CAMPUS (JDM PROGRESS TO DATE)

PIPE REMOVALS

- Approximately 83 miles of subsurface utility and refinery pipe removed.
- Approximately 32 miles of existing utility pipe removed.
- Approximately 51 miles of former underground refinery pipe decommissioned and removed.

EARTHWORK VOLUMES

- Contractor has moved over 1.7 million CY of soils on site.

STORMWATER VOLUMES

- 45 million gallons of new/in progress stormwater management storage capacity via sediment basins which outfall through the temporary treatment plant before discharging to the river.

SCRAP METAL

- During pipe and structure removal, contractor removed over 6,500 tons of scrap through the end of August 2024.

CONCRETE CRUSHING

- Contractor crushed approximately 71,000 tons of onsite concrete through the end of February from slabs and structures encountered during the earthwork process which will be reused for building and roadway subbase.



EARTHWORK PROGRESS – LOGISTICS CAMPUS



EARTHWORK PROGRESS – LOGISTICS CAMPUS



INFRASTRUCTURE – LOGISTICS CAMPUS

PROGRESS

- Sanitary sewer installation substantially complete: Frances Harper N. & Pollock St.
- Storm sewer installation commenced and ongoing.
- Roadway widening excavation ongoing.

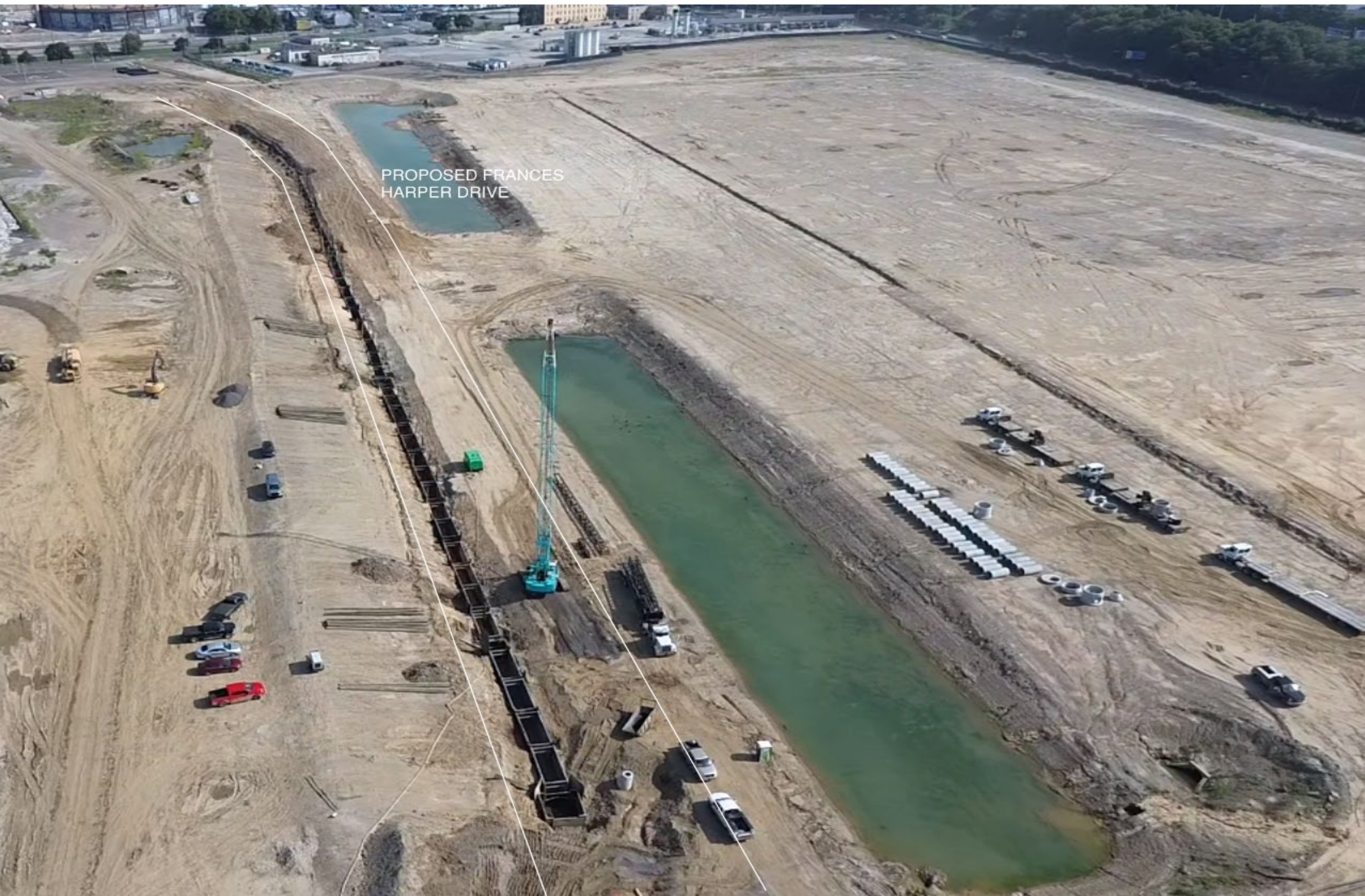
NEXT STEPS

- Continue installation of new underground utilities.
- Complete subgrade mass earthwork.
- Continue prep for roadway construction.



- Phase I Onsite Improvements
- Phase I Offsite Improvements

INFRASTRUCTURE – AERIAL UPDATE



INFRASTRUCTURE – 26TH & HARTRANFT ST.



VERTICAL PROGRESS – UNIT 1



VERTICAL LOGISTICS: UNIT 1 INTERIOR



VERTICAL LOGISTICS: UNIT 1 INTERIOR



VERTICAL PROGRESS – UNIT 2



INNOVATION SITE PROGRESS



MASTER PLAN – INNOVATION DISTRICT



INNOVATION CAMPUS – PHASE 1



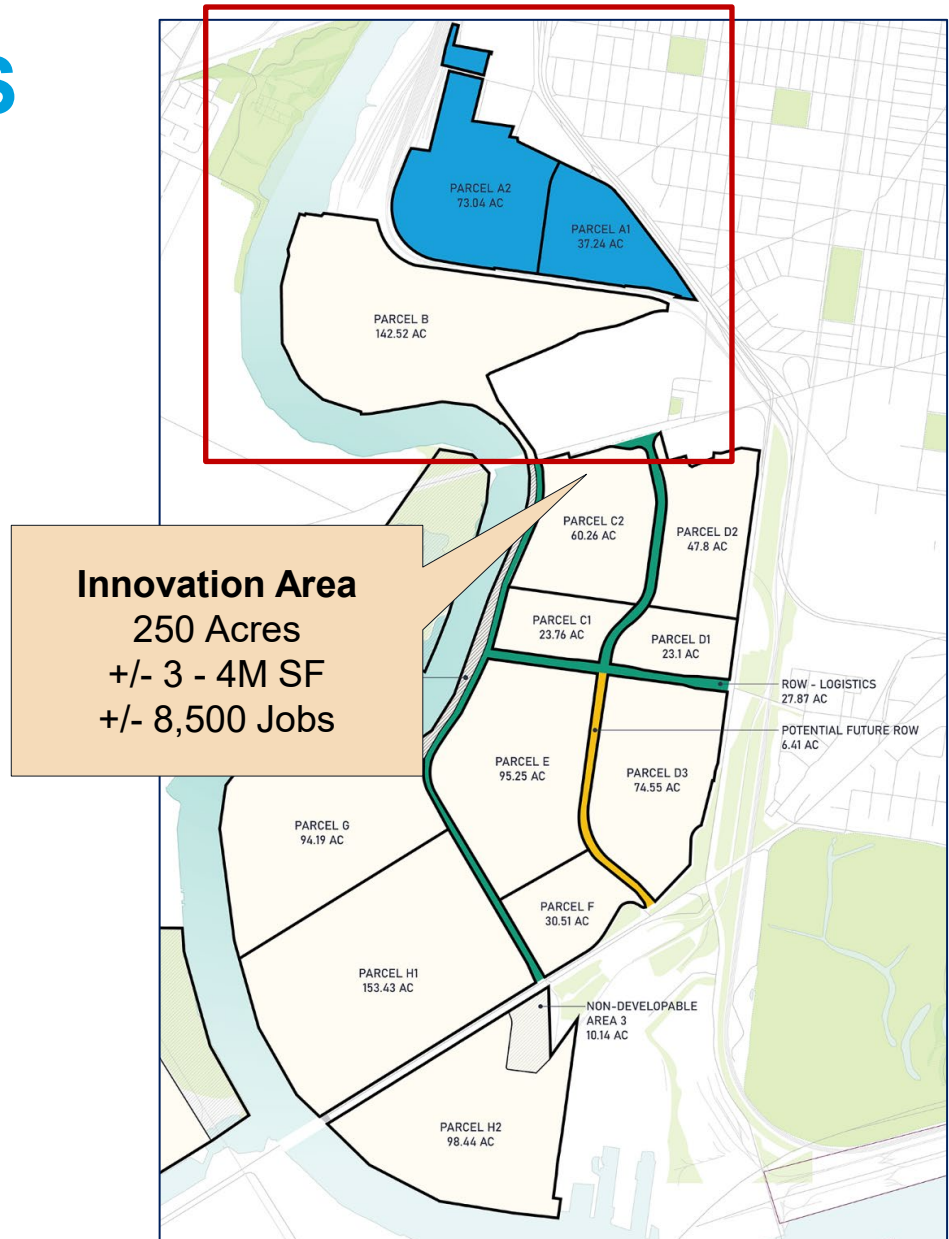
EARTHWORK PROGRESS

PROGRESS

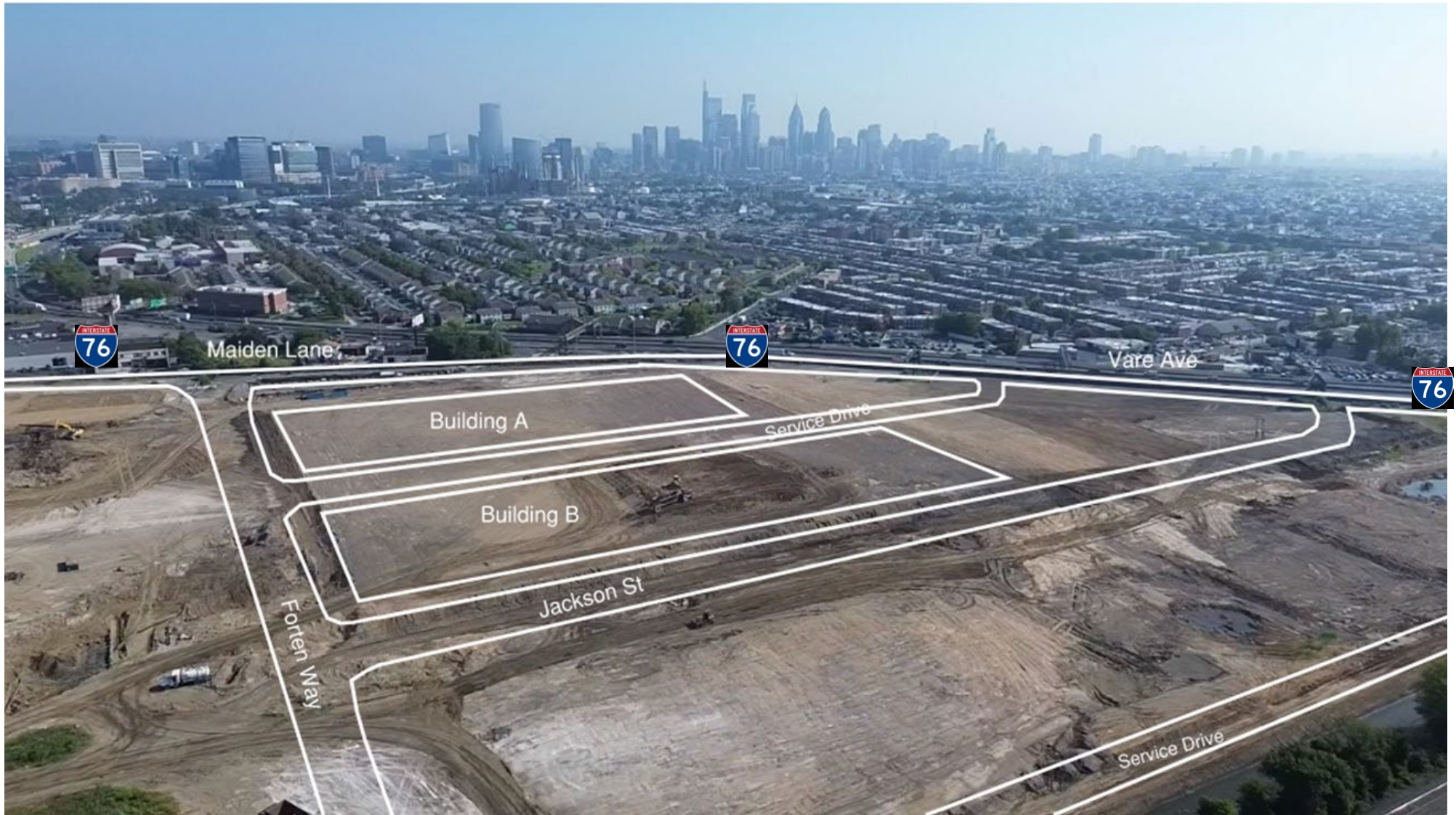
- Subsurface demolition began in March 2024 on Parcel A.
- Mass grading began in May of Parcel A.

STATUS

- Subsurface demolition is approximately **85% complete**.
- Mass grading is approximately **70% complete**.
- Anticipated completion by year-end 2024.



EARTHWORK PROGRESS



EARTHWORK PROGRESS



EARTHWORK PROGRESS



EARTHWORK PROGRESS

PIPE REMOVALS

- Approximately 160,000 linear feet of underground pipe removed to date.
- Approximately 90,000 linear feet of this has been unknown refinery pipe.

EARTHWORK VOLUMES

- Contractor has moved over 250,000 cubic yards of soils onsite.

STORMWATER VOLUMES

- Over 1.7 million gallons of new or in progress construction stormwater capacity is being constructed.



RECYCLABLE METAL

- Contractor has recycled over 2,100 tons of metal piping.

CONCRETE CRUSHING

- Contractor has demolished approximately 30,000 tons of concrete for future crushing and re-use onsite.

EARTHWORK PROGRESS

DUST AND ODOR SUPPRESSION

- Dust control fabric has been installed on perimeter fencing.
- Perimeter air monitoring is ongoing with monthly reports being distributed via our website.
- Water trucks are traversing the site daily to distribute water on haul routes.
- Various odor suppression methods are available to be used to suppress or minimize odors as needed.
- Phone line and online contact form to report onsite activity concerns is available at thebellwetherdistrict.com/contact

Dust Control Fabric



Water Truck



Odor Suppression Foam



Misting Fans



Air Monitoring Station



ENVIRONMENTAL REMEDIATION



WHO IS RESPONSIBLE FOR WHAT?

BELLWETHER DISTRICT HOLDINGS (FORMERLY PESRM)/ HRP GROUP	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



Bellwether District Act 2 Activities

- Notices of Intent to Remediate (NIR) have been submitted to PADEP for eight 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 → Remediation

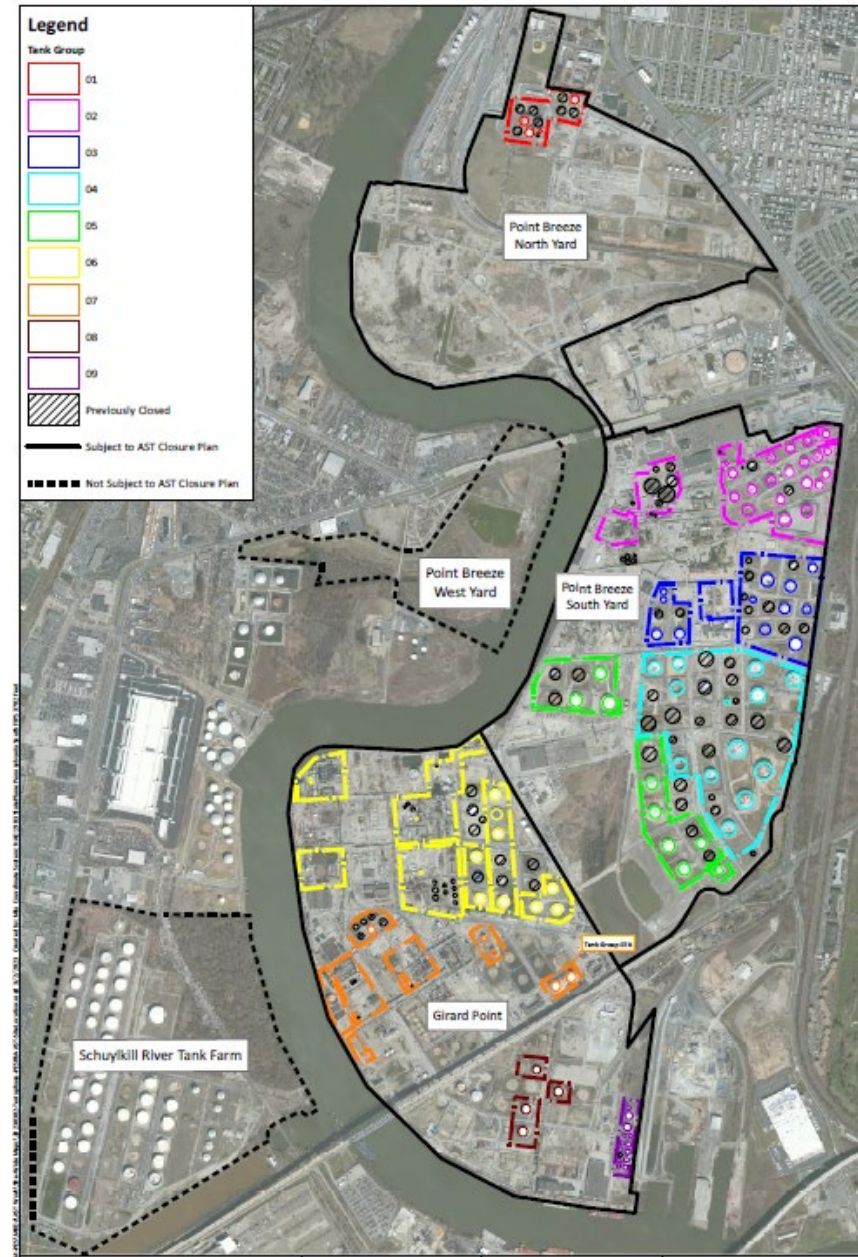


Bellwether District Act 2 Activities

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	Currently evaluating path to closure.
Release East of Former Tank PB 253	2016	Oil recovery/soil excavation	NIR submitted in March 2024	Report preparation ongoing, soil management under Soil Management Plan
UDEX Release Area	2018	Oil skimming and soil vapor extraction (SVE)	SVE started in 2021 and ongoing	Continued SVE operation
136 Naphtha Release Area	2019	Oil recovery/soil excavation	Soil sampling conducted in May 2024	Currently evaluating path to closure.
860 & Hartranft Release Area	2021	Oil recovery/soil excavation	Final Report approved by PADEP on April 26, 2024	No further action
PB881 Dike Roadway Release Area	2021	Oil recovery/soil excavation	Final Report approved by PADEP on April 30, 2024	No further action
No. 4 Separator Release	2022	Oil recovery/soil excavation	Final Report approved by PADEP on September 4, 2024	No further action
ROW-3 Release Area	2023	Oil recovery/soil excavation	NIR submitted in April 2024	Final Report preparation ongoing

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).
- Regulatory closure of Tank Group 05 was achieved in May 2024.
- AST sampling and regulatory reporting are underway in the remaining Tank Groups (01-04, 06-09).
- Reports and PADEP correspondence are available on The Bellwether District website (www.thebellwetherdistrict.com)
 - Go to Community → Environmental → AST Monitoring



Soil Movement

- Earthwork began in May 2023.
- Soil was sampled prior to movement, at a frequency of 1 sample per 2,000 cubic yards in accordance with the Soil Management Plan.
- An environmental consulting company is providing daily oversight to track the contaminated soil throughout earthwork in accordance with the Soil Management Plan.



Air Monitoring

- Ten monitoring stations are located along the perimeter of the first two phases of work.
- Total volatile organic compounds (VOCs) and dust are continuously monitored.
- Continuous monitoring allows us to respond in real time if dust or VOC start to increase.
- Industrial Campus (blue dots) - Monitoring and monthly reporting began in May 2023 when earthwork began.
- Innovation Campus (green dots) - Monitoring and monthly reporting began in April 2024 when earthwork began.
- Reports are available on The Bellwether District website.
 - Go to Community → Environmental → Air Monitoring
- Collect weekly benzene data (red dot) as part of the ThriveAir Community Air Monitoring Program (CAMP). Data available at thriveairphilly.com



COMMUNITY & WORKFORCE UPDATE

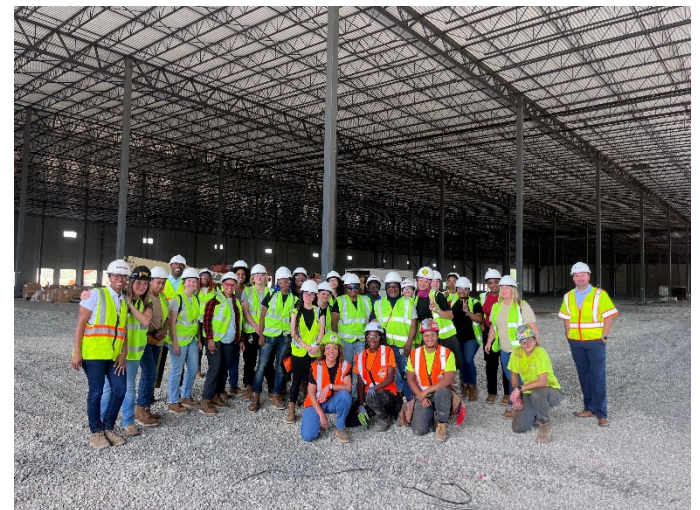


WORKFORCE DEVELOPMENT

- The Bellwether District is projected to add **19,000+** permanent jobs and **28,000+** construction jobs over the next 10–15 years.
- Over **2,000** workers have been employed onsite to date.
- Focus on building a more equitable workforce.
- **\$1.2M+** in workforce development investments.
- Key Partnerships:
 - **Career Connected Learning** program in partnership with Philadelphia School District & Department of Commerce
 - **Everybody Builds** coalition of trades, developers, contractors and anchor institutions
 - **Build Latino** in partnership with the Greater Philadelphia Hispanic Chamber of Commerce
 - **Carpenters' Apprentice Ready Program (CARP)**
 - **Clayco Rising** diversity program
 - Reentry Program in partnership with PhilaWorks and **Center for Employment Opportunities (CEO)**
 - **Women in Nontraditional Careers (WINC)**
 - NAWIC Philadelphia's **MyWIC** (Women in Construction) Program
 - Formalizing partnership with **Sam Staten Sr.** Pre-apprenticeship program



2024 MyWIC Visit



2024 WINC Visit

CAREER CONNECTED LEARNING

Career Connected Learning (CCL) program in partnership with School District of Philadelphia and Philadelphia Department of Commerce provides internship and career opportunities for local students.

Program overview:

- 120+ high-school and middle-school interns employed to date
- 25+ career awareness activities held
- Participation in District events, such as DECA, NOCTI, Perkins Stakeholder Advisory Board, and school-based panels & events
- 10-year scholarship commitment to Community College of Philadelphia
- Estimated **1,300 students** engaged to date
- Internship opportunities are targeted to zip codes surrounding the project site

Recent milestones:

- 2024 CCL summer internship program – 50 interns employed!
- Hosted MyWIC on-site learning opportunity
- Hosted Dare to Dream Career Awareness week event
- NOCTI Facilitation at George Washington High School



2024 Summer Interns



2024 Intern Volunteer Event

Upcoming Community & Workforce Events

- Community Resource Fair
Thursday, September 26, 5:00-7:00pm
- Build My Future Career Awareness Showcase
Tuesday, October 1 & Wednesday, October 2, 9:00am-1:00pm
- Next Community Meeting
Tuesday, November 12, 6:00 PM



JOIN US AT BUILD MY FUTURE PHILADELPHIA

Join us for a **hands-on** construction showcase for students where attendees will learn about potential career opportunities in construction.

23RD STREETARMORY
22 SOUTH 23RD ST, PHILADELPHIA, PA 19103

OCTOBER 1 ST - 9AM-1PM High school focused	OCTOBER 2 ND - 9AM-1PM Middle school focused
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Are you a contractor or industry partner interested in joining us?
Are you an educator or school interested in attending?

Email thebellwetherdistrictevents@hilooglobal.com for more information
Register now at 3pfoundation.org

THANK YOU TO OUR SPONSORS:







JOIN US FOR THE BELLWETHER DISTRICT'S SECOND

Community Resource Fair

Thursday, Sept. 26th
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



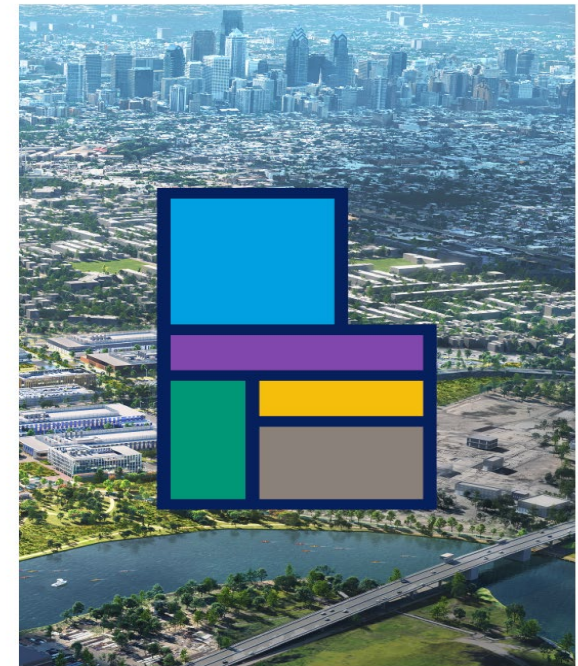
Thanks to our partners at the Philadelphia Eagles, attendees will have an opportunity to win a signed Jason Kelce jersey!



REGISTER FOR EVENT AND SHUTTLES

the-bellwether-district-community-resource-fair.eventbrite.com

The Bellwether District
AN HRP PROJECT



Thank You



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