



The Bellwether
District

AN hrp PROJECT

Community Meeting

June 17, 2025



1. Welcome
2. Industrial Development Update
3. Innovation Campus Update
4. Environmental Remediation Update
5. Community & Workforce Update
6. Q&A

Public Benefits

Economic Benefits



\$1B Investment
Committed

\$4B Total
Investment
Projected

\$100MM
Philadelphia
Projected Annual
Tax Revenue

\$120MM
Pennsylvania
Projected Annual
Tax Revenue

Community Investment



\$10MM Community
Benefits
Commitment

\$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

\$2MM+ 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%

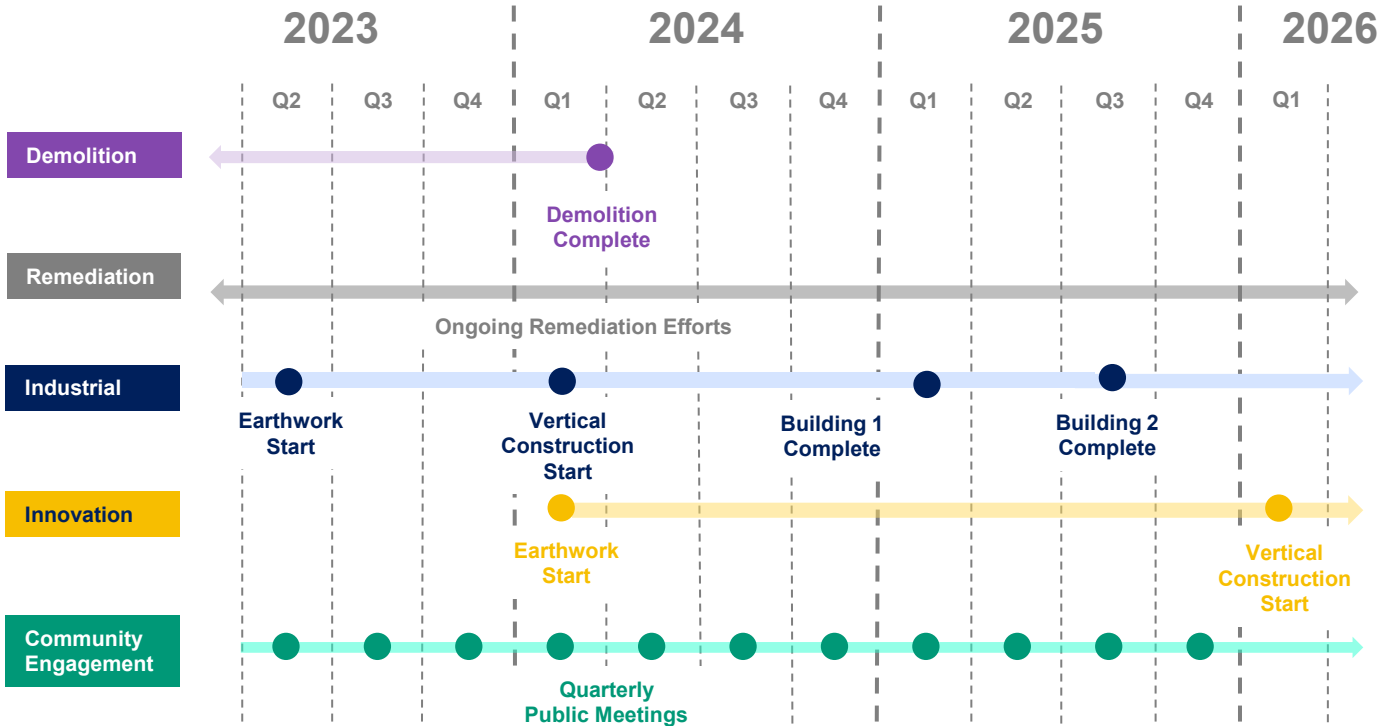
3MM+ Tons/Year
CO2 Reduction

950 Miles of
Pipeline Removed

18.5MM Gallons of
Petroleum Product
Removed

320,000 Tons
Material Reused or
Recycled

Phase 1 Schedule



Master Plan



Innovation Campus

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

Industrial Campus

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

Industrial Site Progress



Earthwork Progress – Industrial Campus

Progress

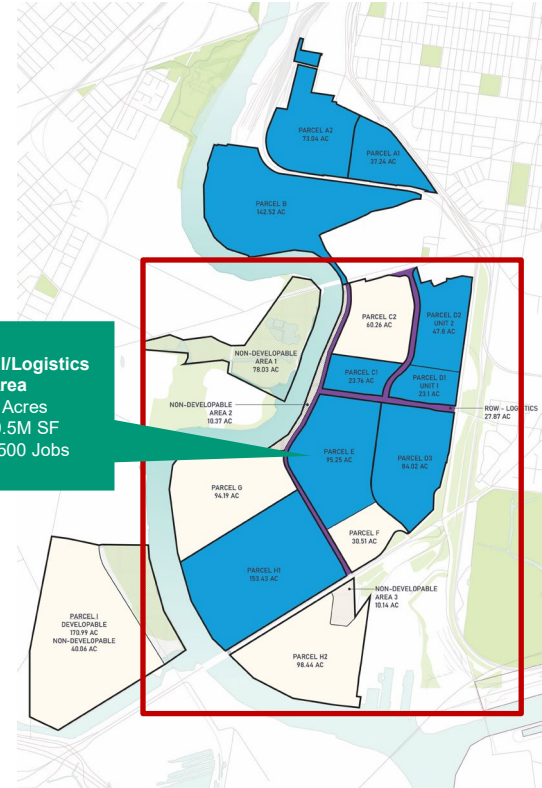
- Phase 1 of Mass Earthwork program substantially complete.

Next Steps

- Commence Subgrade Demolition in Phase 2 of program.
- Complete Phase 2 Mass Earthwork program by 2025 year end.



**Industrial/Logistics
Area**
750 Acres
+/- 10.5M SF
+/- 10,500 Jobs



Earthwork Progress – Industrial Campus



Earthwork Progress – Industrial Campus



Infrastructure – Industrial Campus



Progress

- Sanitary sewer installation substantially complete to first two buildings.
- Offsite water main extension work complete.
- Asphalt pavement on new onsite roadway complete.
- Offsite roadway construction ongoing.

Next Steps

- Complete final paving - 26th Street.
- Install traffic signal equipment.



-  Phase I Onsite Improvements
-  Phase I Offsite Improvements

Infrastructure – Aerial Update



Infrastructure – Aerial Update



Infrastructure – 26th & Hartranft St.



Infrastructure – Aerial Update



Infrastructure – Aerial Update



Infrastructure – Aerial Update



Infrastructure – Aerial Update



Vertical Progress – Unit 1



Vertical Progress – Unit 1



Vertical Progress – Unit 2



Vertical Industrial: Unit 2 Aerial



Innovation Site Progress



Master Plan – Innovation District



Innovation Campus – Phase 1



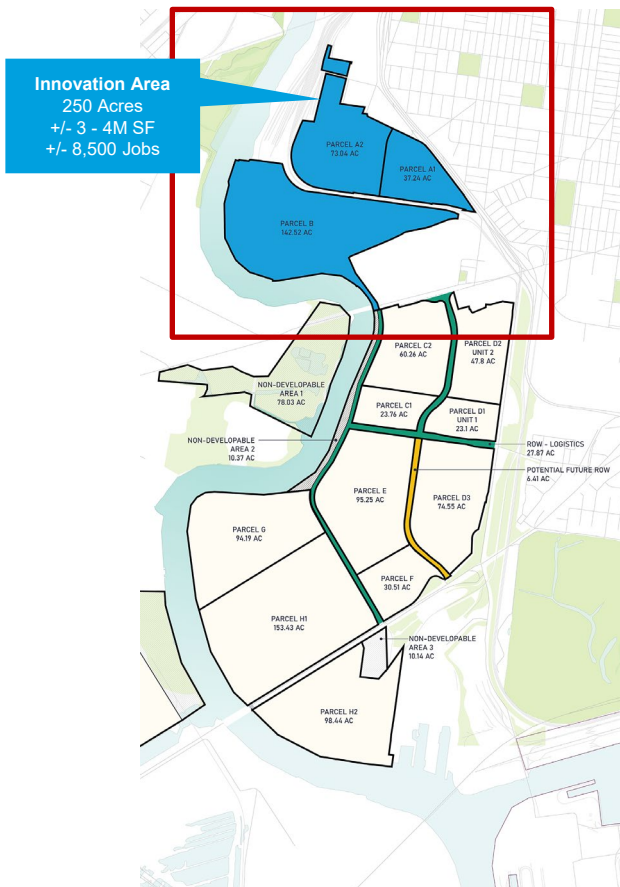
Earthwork Progress

Parcel A Progress

- Surface/Subsurface demolition complete in December 2024.
- Mass grading complete in December 2024.

Parcel B Progress

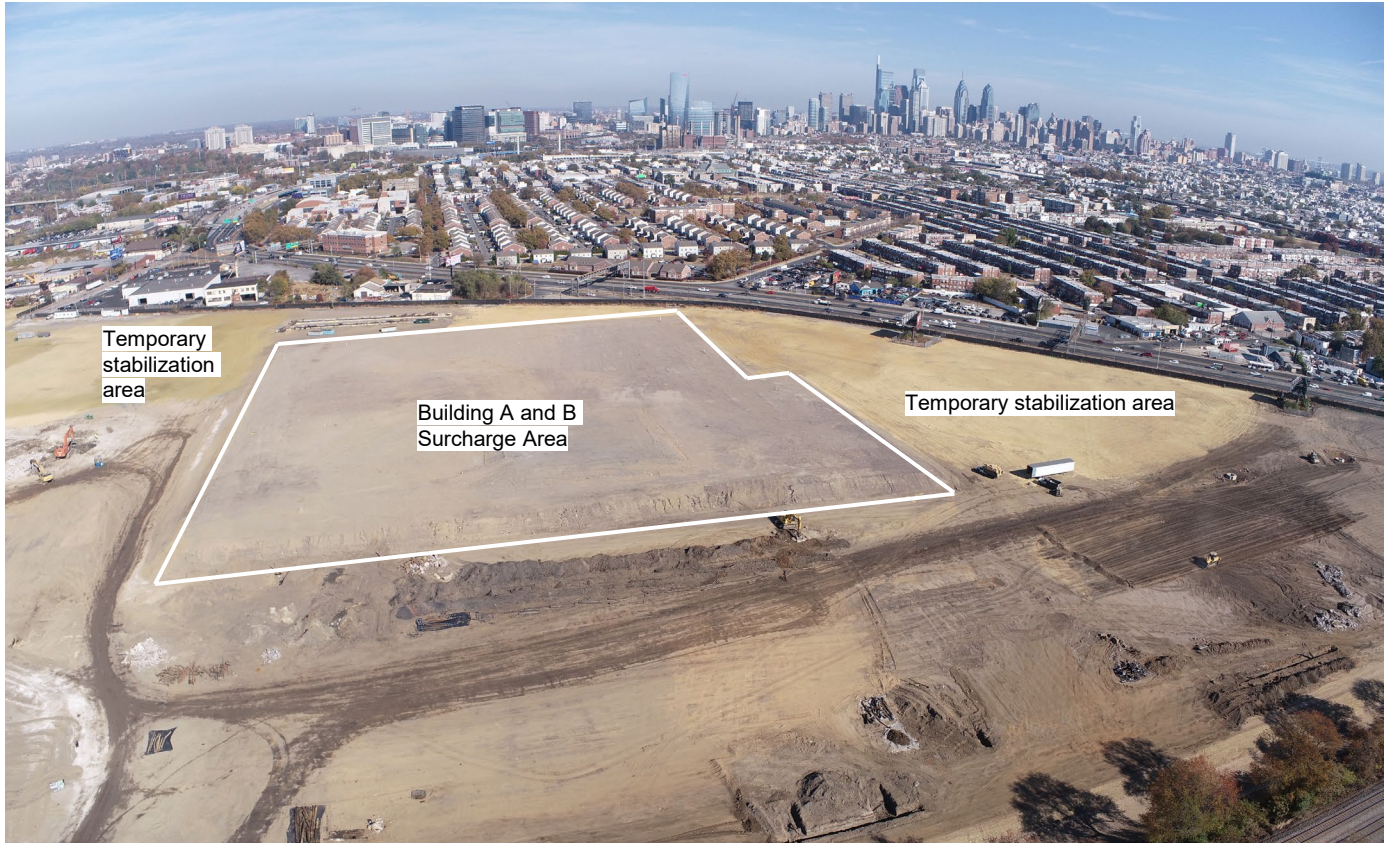
- Surface/Subsurface demolition commenced February 2025
 - Approximately 35% complete
 - Anticipated completion by year-end 2025
- Mass grading commenced June 2025
 - Anticipated completion by year-end 2025



Earthwork Progress – Parcel A



Earthwork Progress – Parcel A



Earthwork Progress – Parcel A



Earthwork Progress – Parcel B



Earthwork Progress – Parcel B



Earthwork Progress

Pipe Removals

- Approximately 45 miles of underground pipe removed from Parcel A.
- Approximately 81,500 linear feet of underground pipe removed from Parcel B to date.

Earthwork Volumes

- Contractor has completed movement of approximately 270,000 cubic yards of soils on Parcel A.
- Anticipating the movement of approximately 350,000 cubic yards of soils on Parcel B.

Stormwater Volumes

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

Recyclable Metal

- Contractor has recycled over 3,850 tons of metal piping from Parcel A.
- Contractor has recycled over 2,240 tons of metal piping from Parcel B to date.

Concrete Crushing

- Contractor has demolished approximately 100,000 tons of concrete to date.
- Contractor has crushed approximately 30,000 tons on concrete to date for re-use onsite



Earthwork Progress

Dust And Odor Suppression

- Installation of temporary stabilization including straw, tack and temporary seed over completed mass grading areas.
- 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



Environmental Remediation



Who Is Responsible For What?

Bellwether District Holdings (Formerly PESRM) / HRP Group

- 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

Evergreen / Sunoco

- 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 11 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 - Closed

Release Area	Date of Release	Type of Remediation	Status	Next Steps
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 on 6/22/23 Area	2023	Oil recovery/soil excavation	Final Report approved by PADEP on January 16, 2025	No further action
August 2022 River Road Release Area	2022	None necessary based on soil sampling	Remedial Investigation/Final Report approved by PADEP on June 3, 2025	No further action

Bellwether District Act 2 Activities - Open

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; revised NIR submitted in April 2025	Report preparation ongoing
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 and Air Sparge operation
136 Naphtha Release Area	2019	Oil recovery/soil excavation	Remedial Investigation/Final Report submitted to PADEP in April 2025	Awaiting approval or disapproval from PADEP.
Post-2012 LNAPL near Former Point Breeze Tank Farm	Post-2012	To be determined	NIR submitted in December 2024	Currently evaluating remedial approach
Post-2012 LNAPL South of Former 870 Unit	Post-2012	To be determined	NIR submitted in April 2025	Currently evaluating remedial approach

TREATED AIR
DISCHARGE

Concrete Floor Slab with Vapor
Intrusion Mitigation System Beneath

Concrete Floor Slab with Vapor Barrier

Soil Vapor
Extraction
System

Soil Vapor
Extraction
Well

OXYGEN

DIFFUSION

AIR MOVING THROUGH SOIL

Oil Converts to Vapor and Enters the Air
in the Space Between Soil Particles

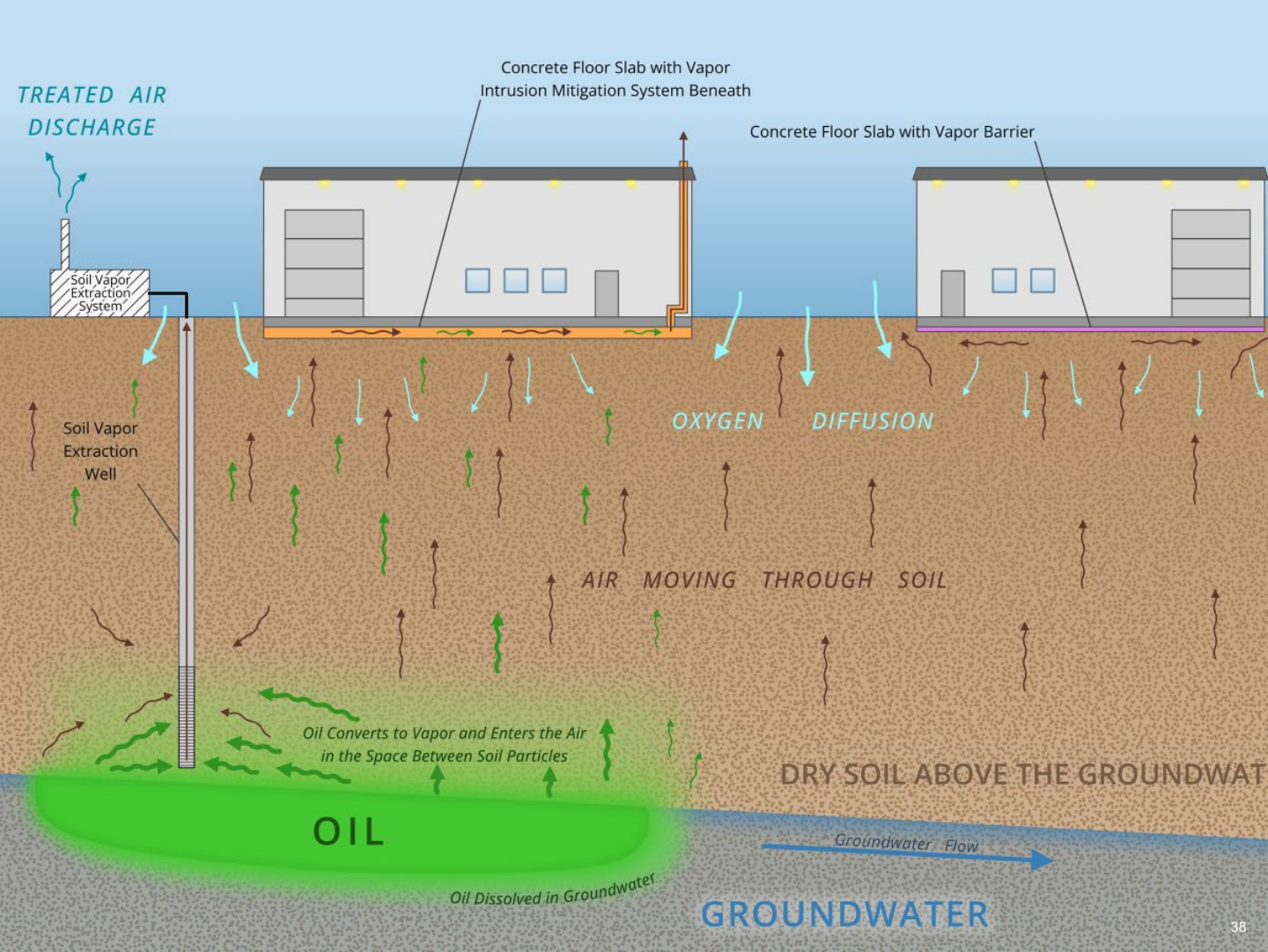
OIL

Oil Dissolved in Groundwater

DRY SOIL ABOVE THE GROUNDWATER

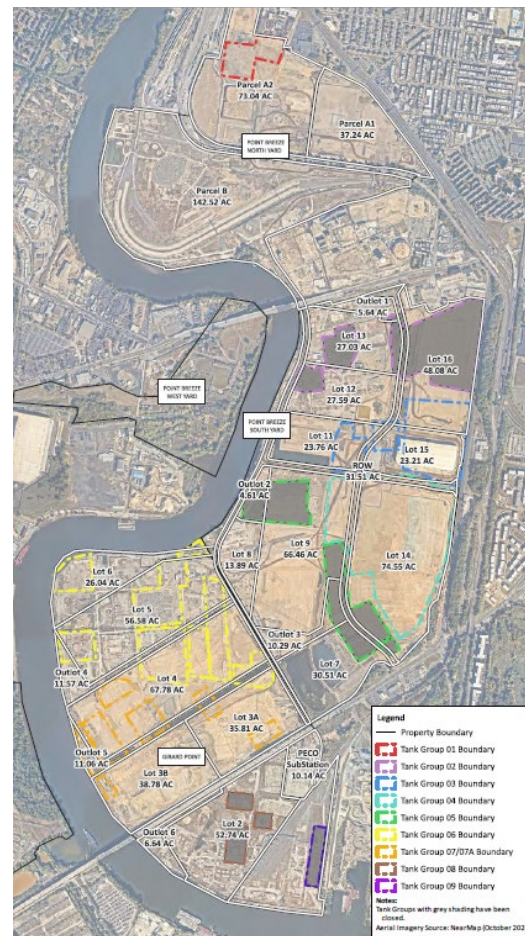
Groundwater Flow

GROUNDWATER



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 achieved for Tank Groups 02, 05, 08, and 09.
- AST regulatory reporting is underway in the remaining Tank Groups (01, 03, 04, 06, 07).
- Reports and PADEP correspondence are available on The Bellwether District website (www.thebellwetherdistrict.com)
 - Go to Community → Environmental → Tank Closure



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.
- Reports documenting our soil sampling are available on The Bellwether District website (www.thebellwetherdistrict.com)
 - Go to Community → Environmental → Soil Management



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 Project (CAMP). Data available at thriveairphilly.com



Community & Workforce Update



Earth Day 2025

- The Bellwether District team celebrated Earth Day by supporting three community-focused green space projects in South and Southwest Philadelphia:
 - **Stinger Square Park** – \$10,000 contribution and volunteer day
 - **Resident Action Committee II** – \$15,000 contribution for new community park
 - **Bartram's Garden Tree Partnership** – \$50,000 contribution towards Southwest Philadelphia tree planting and workforce initiative



Bartram's Garden Tree Project



Stinger Square Volunteer Event

Philadelphia School District & PA Attorney General's Dare to Dream Week



Middle School “Spring Break” Internship

Program Overview:

- Paid opportunity for 8th graders, held April 14–17
- Six participating students from Delaplaine McDaniel School
- Sessions included:
 - Site tour with Dr. Watlington
 - Intro to the Trades
 - Classes in environmental remediation, operations, development, and architecture & design
 - Financial literacy and entrepreneurship
 - Hands-on project building a small-scale model



Summer Internship Program for High School Students

- **6-week paid** internship opportunity
- **Early July** through **mid-August**
- Interns will specialize in one of five areas of focus: Accounting/Finance, Corporate Affairs, Development, Engineering, and Environmental Remediation

 The Bellwether
District
an HRP division

We're Hiring Summer 2025 Interns

Gain immersive and interactive professional development training and hands-on experience in HRP's 6-week paid internship program.



QUALIFICATIONS

Incoming high school Juniors and Seniors

Students living or attending school in the following zip codes are encouraged to apply: **19142, 19143, 19145, 19146, 19147, or 19153**

Candidates must be able to work both in-person and remotely Mon-Fri beginning in **early July through mid-August**

JOB DESCRIPTION

Interns will learn about career opportunities in real estate and development while supporting the HRP Group team with a variety of projects related to the transformation of **The Bellwether District**, an upcoming state-of-the-art logistics and innovation campus.

All Interns will receive a broad education on HRP Group's business and have the opportunity to specialize in one of five areas: **Accounting/Finance, Corporate Affairs, Development, Engineering, and Environmental Remediation.**

For more information or to apply, email mforavanti@hlcoglobal.com or cdeiva-phillips@hlcoglobal.com

 WorkReady

Thank You



Mia Fioravanti
mfioravanti@hilcoglobal.com
610-551-8390

