



The Bellwether  
District

AN hfp PROJECT

# Community Meeting

September 24, 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%**

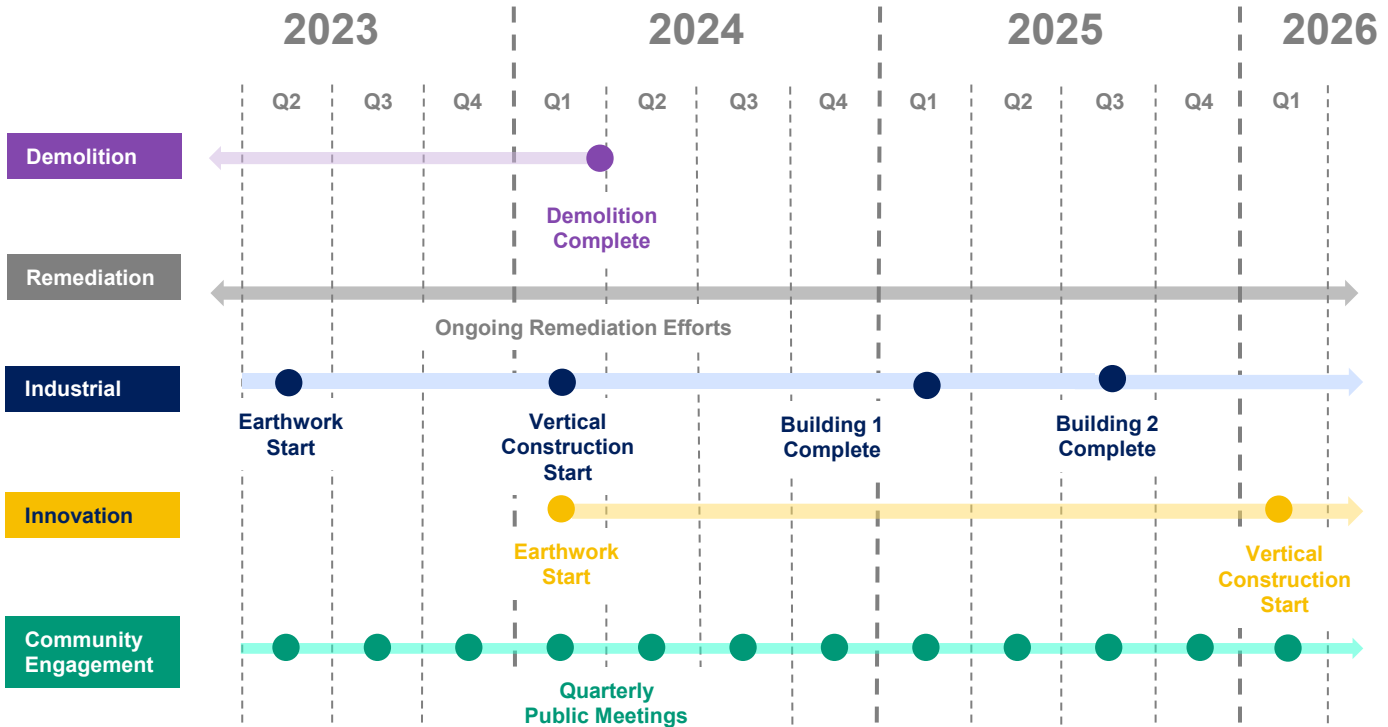
**3MM+** Tons/Year CO2 Reduction

**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 Campus - Earthwork Progress

## Progress

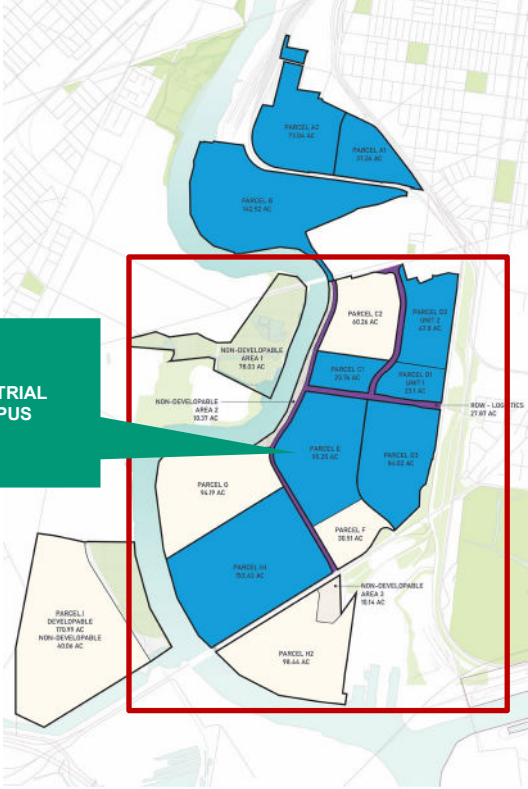
- Phase 1 of mass earthwork program substantially complete.
- Substantially complete of subgrade demolition in Phase 2.

## Next Steps

- Complete Phase 2 mass earthwork program by end of 2025.



INDUSTRIAL  
CAMPUS



# Industrial Campus - Earthwork Progress



# Industrial Campus – Infrastructure Progress



## Progress

- Onsite roadway construction substantially complete.
- Onsite street lighting installation ongoing.
- Offsite roadway construction ongoing.
- Natural gas relocations complete.

## Next Steps

- Complete final paving - 26<sup>th</sup> Street.
- Install traffic signal equipment.



-  Phase I Onsite Improvements
-  Phase I Offsite Improvements



# Industrial Campus - Infrastructure Progress



# Industrial Campus - Infrastructure Progress



# Industrial Campus - Onsite Infrastructure Progress



# Industrial Campus – Building 1 Progress



# Industrial Campus – Building 2 Progress



# Innovation Site Progress



# Master Plan – Innovation District



# Innovation Campus – Phase 1





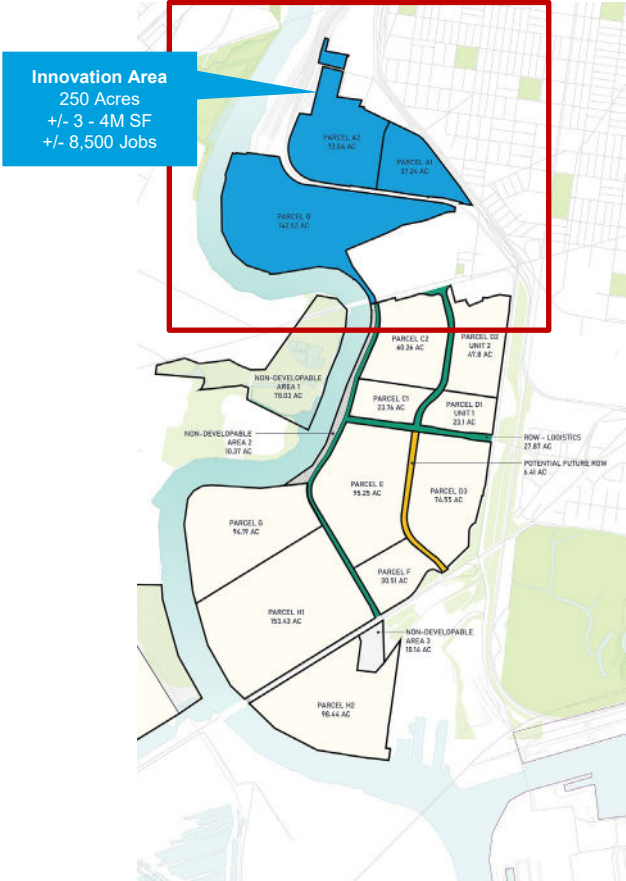
# Earthwork Progress

## 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 75% complete
  - Anticipated completion by year-end 2025
- Mass grading commenced June 2025
  - Approximately 60% complete
  - 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 31 miles 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.
- Contractor has completed movement of approximately 200,000 cubic yards of soils on Parcel B to date.

## 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 gross tons of metal from Parcel A.
- Contractor has recycled over 5,095 gross tons of metal from Parcel B to date.

## Concrete Crushing

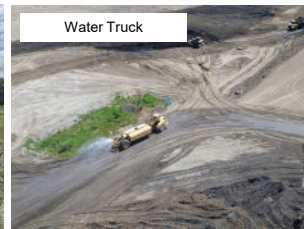
- Contractor has demolished approximately 150,000 tons of concrete to date.
- Contractor has crushed approximately 30,000 tons on concrete to date for re-use onsite



# 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](http://thebellwetherdistrict.com/contact)





# Environmental Remediation



# Who Is Responsible For What?

## Bellwether District Holdings (Formerly PESRM) / HRP Group

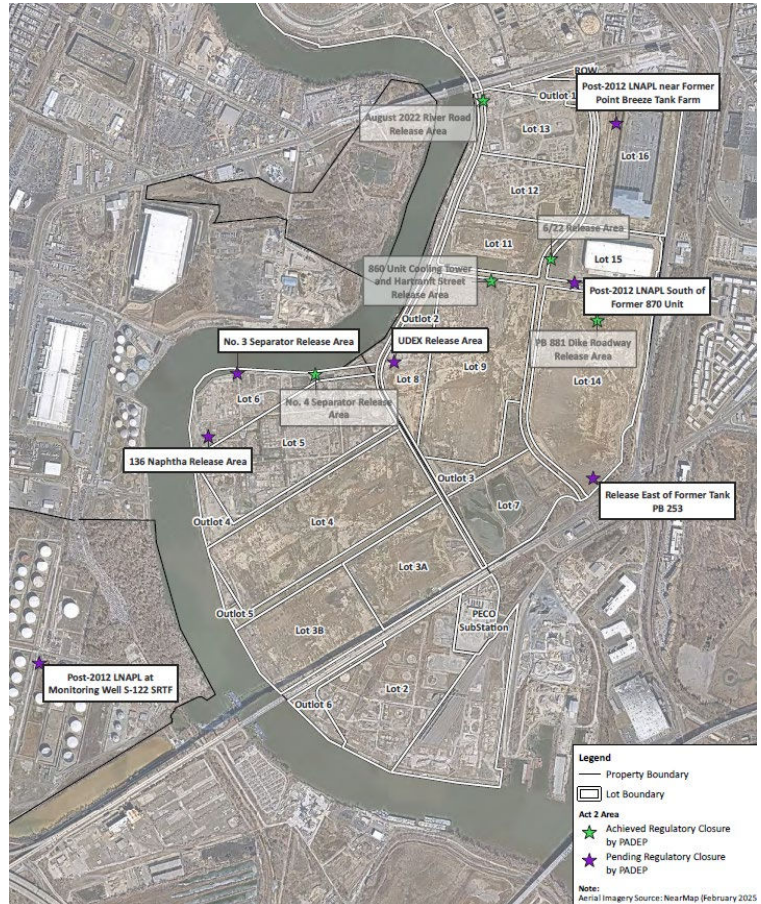
- Assessment and cleanup of contamination that was released after September 2012
- PADEP Act 2/One Cleanup Program reporting associated with contamination that was released after September 2012
- Sampling beneath Storage Tanks after removal
- Management of soil during redevelopment in accordance with 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

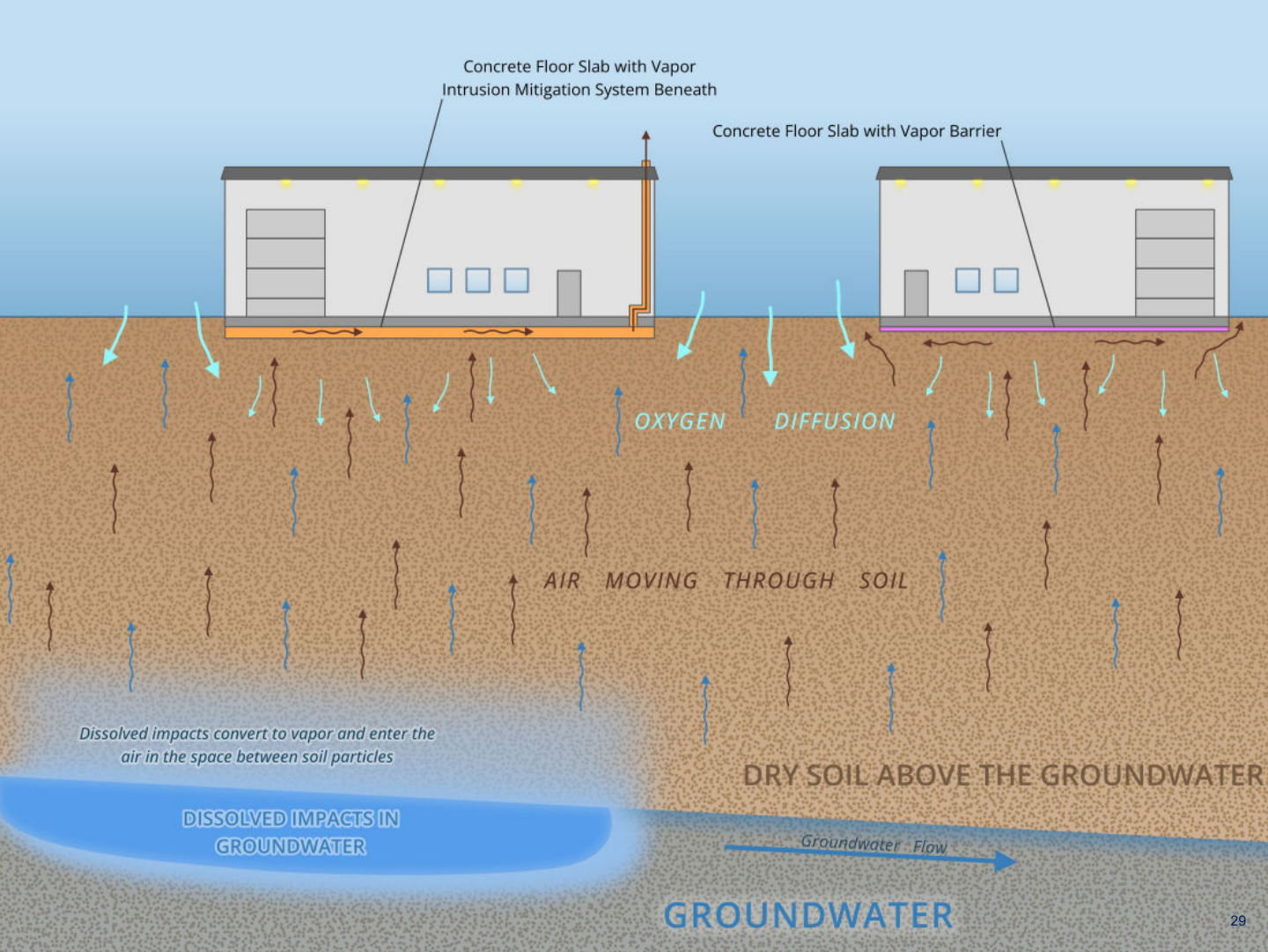
# Bellwether District Act 2 Activities

- Notices of Intent to Remediate (NIR) have been submitted to PADEP for 12 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](http://www.thebellwetherdistrict.com))
  - Go to Community → Environmental → Remediation



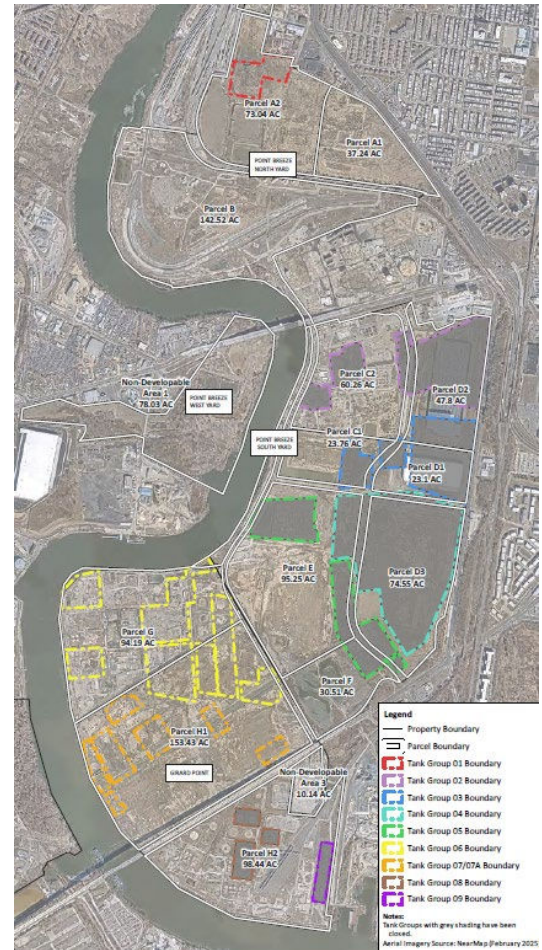
# Bellwether District Act 2 Activities - Open

Release Area	Date of Release	Type of Remediation	Status	Next Steps
No. 3 Separator Release Area	2013	Groundwater and oil pumping	Remedial Investigation Report/Cleanup Plan submitted to PADEP in August 2025	Awaiting approval or disapproval from PADEP
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 ended in July 2025.	Report preparation ongoing
136 Naphtha Release Area	2019	Oil recovery/soil excavation	Revised Remedial Investigation/Final Report submitted to PADEP in August 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	Not applicable	NIR submitted in April 2025	Report preparation ongoing
Post-2012 LNAPL at Monitoring Well S-122 SRTF	Post-2012	To be determined	NIR submitted in July 2025	Currently evaluating remedial approach



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



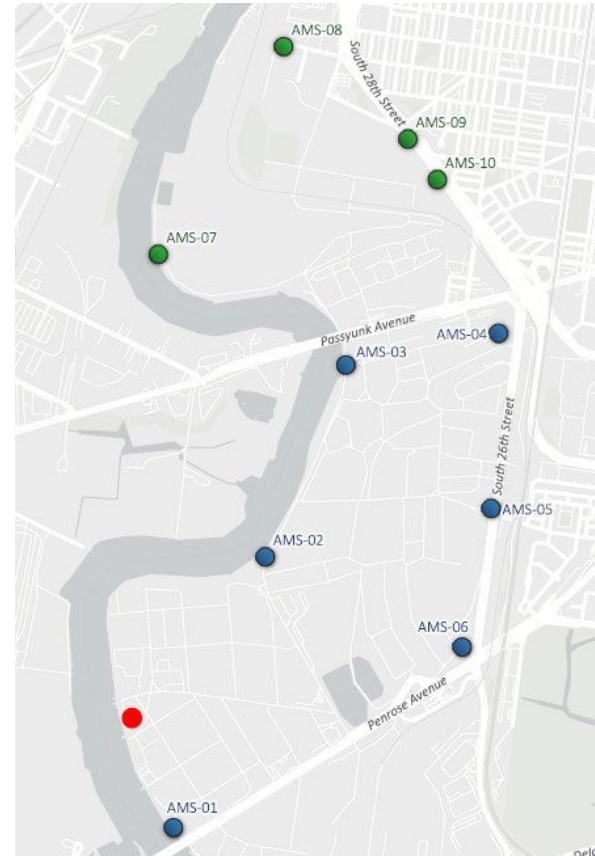
# Soil Movement

- 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](http://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](https://thriveairphilly.com)





# Community & Workforce Update



# Summer 2025 Highlights

- Employed 39 interns
- Partnered with Philadelphia School District to provide resources and career awareness experiences for students
  - Driver education pilot
  - Dare to Dream Career Awareness Week
  - Union Experience Fairs
- Hosted pre-apprenticeship programs and other organizations focused on expanding the number of women and people of color in the trades
  - CARP 311
  - MyWIC
  - Girls Inc.'s Design & Build Camp
- Connected with local firms through organizations like CREW and NAIOP Philadelphia



# 2025 Summer Internship Program

- 39 high school interns participated in the 2025 Bellwether District summer internship program
  - 50 interns year-to-date
  - 178 interns since start of program
- Students gained paid hands-on experiences at one of 5 Bellwether District internship sites
- Employer sites included:
  - BSI Construction/OCSA
  - IBEW's Rosie's Girls
  - Langan Engineering
  - The Bellwether District
  - The Philadelphia School District
- Students participated in:
  - Classes on various aspects of commercial real estate (e.g. architecture design, development)
  - Professional development activities (e.g. career planning, resume building, financial literacy)
  - A capstone project



# Partner Spotlight: Rosie's Girls

IBEW Local 98's Rosie's Girls is a registered pre-apprenticeship program designed to expand opportunities for women in the building and construction trades. To date, Rosie's Girls has graduated 24 women.

*"There were a lot of people that I got to meet...and talk to that I don't feel like I would have if it wasn't for Rosie's Girls."*

*– Tytiyanna Johnson*



Rosie's Girls served as an employer partner for the 2025 Bellwether District summer internship program. Through HRP Group's support, three Rosie's Girls graduates received a 6-week paid internship at IBEW. Importantly, the internships created a meaningful bridge opportunity for three young women who graduated from the program but have not been formally accepted into an apprenticeship position at IBEW or another trade.

*Excitingly, the program was featured on 6ABC!*

# You're Invited: Community Site Tours

Join The Bellwether District team to hear more about plans for the redevelopment and see the site's transformation firsthand!

- **When:** Friday, October 17, 3–6 PM
- **Where:** The Bellwether District
- **How to Register:** Visit <https://www.eventbrite.com/e/the-bellwether-district-site-tours-tickets-1680654525929?aff=oddtcreator>

or utilize the QR code below:



Please join us

## Site Tours of The Bellwether District

Friday, October 17, 2025  
between 3 - 6 PM ET



- Join us to tour the site, meet the project team, and learn about plans for The Bellwether District
- Register in advance for your preferred tour slot at : <https://www.eventbrite.com/e/the-bellwether-district-site-tours-tickets-1680654525929?aff=oddtcreator>
- Attendees will be entered in a raffle to win a signed Philadelphia Eagles Jersey 
- Project info can be found at [TheBellwetherDistrict.com](http://TheBellwetherDistrict.com)

Scan QR to register:



# Thank You



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

 [thebellwetherdistrict.com](http://thebellwetherdistrict.com)     [TheBellwetherDistrict](https://www.facebook.com/TheBellwetherDistrict)     [@thebellwetherdistrict](https://www.instagram.com/thebellwetherdistrict)

 [The Bellwether District](https://www.linkedin.com/company/the-bellwether-district)     [@BellwetherDst](https://twitter.com/BellwetherDst)

