

Basic questions/information requests:

1. What is the current status of warehouse construction on the site? Has vertical construction begun, and if not is there an estimated timeline?
2. Does Hilco have firm numbers on the total acreage on site that will be devoted to warehouse use? I.E., total number of buildings/acreage and anticipated timeline of construction?
3. It was previously stated that a “Life Sciences” campus was envisioned for the site, potentially beginning construction as early as 2024. Can Hilco provide the latest details on this proposal: what specific uses (i.e. pharmaceutical manufacturing?) are envisioned and what is anticipated timeline to construction/operation?
4. Can Hilco provide any update on the current and future use of the “tank farm?” Is the site still being used for petroleum storage and is there any solid understanding of how that site will be utilized in the years/decades ahead?

The Bellwether District represents a historic transformation of the former PES Refinery into a 1300-acre state-of-the-art campus that will serve as Philadelphia’s new home for e-commerce, life sciences, and logistics leaders. The name is a reference to Philly’s one-of-a-kind legacy of leadership and its role as a bellwether city, from the early beginnings of the nation to the modern era.

As the national leader in reimagining, remediating and redeveloping obsolete industrial assets, HRP has the vision, expertise and experience to develop this complex site into a global model of sustainable development.

Since this site changed ownership in June 2020, HRP has promised that The Bellwether District would never operate as a refinery again and, as a result, carbon emissions in the city of Philadelphia have declined by 16%.

HRP has made tremendous progress deconstructing the former PES refinery, including:

- *88% of facility tanks have been demolished*
- *91% of pipe has been removed*
- *99% of petroleum product has been removed*
- *HRP is expecting to have substantially completed demolition work by the end of Q1 2023 - on-site demolition activity is over 92% complete*

We expect vertical construction to begin later this year (2023). Master-planning for the site is still underway, although we know there will be two campuses divided by Passyunk Avenue. To the north there will be an approximately 250-acre Life Sciences area located near Gray’s Ferry, and to the south 750 acres dedicated to industrial and logistics use.

Substantive questions/topics

1. **Future use.** A key angle of this story is exploring different visions for what the ~1,400 acre

former PES site/Bellwether District could become in the future. Other interviewees/residents offered opinions ranging from light industrial, to recreational, to wetland restoration, to mixed use including even the potential for residential one day. Some offered disappointment that they had not yet seen a master plan from Hilco, or similar planning/organizational material.

A. Does Hilco have a master plan for the entirety of the 1,400 acre property, or otherwise can it offer comment regarding all envisioned future uses?

B. Specifically, has Hilco made any decision to extend the Schuylkill River Trail across the site, engage in any wetland restoration along the Schuylkill Banks, or rezone/reutilize any portion of the property for uses other than light/heavy industrial?

C. Any additional comment on Hilco's vision for the property?

At HRP, we re-imagine complex properties across the United States and utilize a uniquely holistic approach to remediate and redevelop sites for the future. The Bellwether District will set a new standard not only for what can be achieved on a site of this scale and complexity, but also for the opportunities that are unlocked when development leaders bring communities to the table and chart a course together. Our team is passionate about and committed to making a lasting positive impact in the city of Philadelphia with this transformational project that prioritizes the community, the environment, and the economy.

The site of this retired refinery will be reinvigorated to contribute to the local economy once again. The project will support local businesses; generate an estimated 19,000 direct jobs through future tenants in life sciences, e-commerce, and logistics; garner millions in tax revenue; and prioritize workforce development programs equipping the labor force of the future for success.

Through our many workforce development initiatives, HRP is committed to ensuring Philadelphians benefit from The Bellwether District's impact. Our Career Connected Learning program, which is run in partnership with the Philadelphia School District, provides hands-on career exposure to Philadelphia students in the form of internships, job shadowing opportunities, and pre-apprenticeship training. We are also working in close partnership with the Philadelphia Building Trades Council and workforce training programs throughout the city to collectively build a more diverse pipeline of workers in the construction and real estate industries.

2. **Remediation and pollution.** My research and interviews have led to following understanding: After ~150 years of heavy industrial use, there are concerns re: air, soil, groundwater, and surface water (Schuylkill) contamination at the site with pollutants such as benzene, lead, and PFAS. Responsibility for remediation is apportioned between Sunoco and Hilco, with 2012 marking the transfer of activity responsibility. Both entities are currently engaged in an Act 2 remediation process, with both PADEP and EPA involvement/review of remedial activities. The stages and advancement of remedial investigations and activities vary across different areas (units) of the site.

A. Can Hilco please provide an updated summary of remedial investigations and activities on the site? Are contamination/pathways fully delineated on the whole or parts of the property? What cleanup actions have been taken to date?

B. In general, there seems to be a belief that Hilco/Evergreen will primarily encapsulate contaminated

soils on site by reusing and leveling fill from the site, then wait for contamination in soil/groundwater to naturally attenuate. Is this accurate or is Hilco engaging in/planning to perform other remedial activities such as contaminated soil removal or pump and treat methods?

C. There remains a concern about harmful levels of pollution migrating off-site via air or groundwater plumes. What work has Hilco performed to evaluate whether potentially hazardous levels of chemicals are moving off-site via air or water pathways that could expose nearby residents?

D. There also remains a concern among residents that heavy truck traffic from warehouse use could cause pollution in nearby neighborhoods via exhaust/particulate matter. Has Hilco studied this potential at all and/or plan to take any actions to mitigate it?

E. There also remains a concern that the site will not adequately protect against climate change. It appears Hilco intends to raise significant portions of the site four feet above the flood zone to counter any flooding encroachment: how was this number calculated and was any modeling done to ensure its adequacy?

A necessary step in transforming this site from a refinery to a model of sustainable redevelopment is the deconstruction and remediation of the site. HRP finalized a comprehensive, PADEP-approved soil management plan in June 2020 and continues to test soil for contaminants as required. HRP is using soil vapor extraction to remove contaminants from the ground/soil. This is an innovative tactic that requires electricity to run an internal combustion engine and blowers that pull the contaminant out of the ground as fumes. Using this technique, HRP captures the fumes at the surface to power the system creating a unique, closed-loop system.

In line with HRP's commitment to transparency and sustainable redevelopment, HRP makes resources related to our remediation publicly available on [our website](#). On [the Community tab](#), you can find our PADEP-approved soil management plan, Benzene FAQs, voluntary Benzene monitoring results, etc. Furthermore, we have created easy-to-understand video explainers on some of the topics we are most often asked about. These can be found on the [Hilco Redevelopment Partners YouTube channel](#), along with recordings of all recent community meetings, ensuring access for any neighbors unable to attend.

HRP Videos:

- [Remediation Questions Answered](#)
- [What is Environmental Remediation?](#)
- [What's Being Done at The Bellwether District?](#)
- [What is Benzene and What's Been Done to Reduce its Presence at The Bellwether District?](#)
- [What Has Been Done at The Bellwether District to Reduce Carbon Emissions?](#)

3. **Public participation.** Some interviewees have expressed concern about a lack of public involvement in the planning process. This involves both a perceived lack of in-person meetings through which members of the public believe their voice is best heard, and also a lack of fulsome engagement in the planning stages (i.e. Hilco is solely directing planning for future uses at the site, as opposed to a more community-inclusive visioning).

A. Does Hilco have any comment/countering perspective re: its engagement of the public?

B. Can Hilco provide a status update on any negotiations with community members/groups regarding a Community Benefits Agreement (CBA)?

Since the acquisition of the former refinery in 2020, the team working to transform The Bellwether District has been committed to maintaining consistent and transparent dialog with our neighbors. As stated in our Fall 2022 Community Meeting, HRP is voluntarily committing to a Community Benefits Agreement (CBA) and the process for developing the agreement is underway together with our community partners. The more than 20 organizations that are part of our Community Advisory Panel are representative of the surrounding neighborhoods, and many of them helped lead the former refinery into its current transformation. Their institutional knowledge of the site, area, residents, and neighbors is invaluable.

Our shared goal with our community partners is to execute an innovative CBA process that facilitates collaboration with organizations that improve the lives of South and Southwest Philly. We look forward to working alongside our neighbors in building a future with less pollution, more jobs, and greater opportunity for Philadelphians.

We invite the public to learn more about the project and progress at our regular Community Meetings. The next will be on Tuesday March 28th at 6PM ET, and you can register here:
https://hilcoglobal.zoom.us/webinar/register/WN_iK8vjK9nTV-9DQzo5GgGmq