



The Governor's Office of Transformation and Opportunity

PA Permitting Fast Track Program Overview

Agricultural Advisory Board Meeting

December 11, 2025

PA Permit Fast Track Program – Executive Order

- **The PA Permit Fast Track Program and Guidance was authorized by Governor Shapiro's Executive Order 2024-04:**

- This EO builds on Governor Shapiro's previous permit reform initiatives to streamline permitting for complex, high-impact projects by:
 - Providing high-touch inter-agency coordination
 - Building in accountability for project sponsors and agencies
 - Ensuring transparency in permitting for project sponsors, stakeholders and the public



Executive Order

Commonwealth of Pennsylvania
Governor's Office

Executive Order 2024-04 – PA Permit Fast Track Program

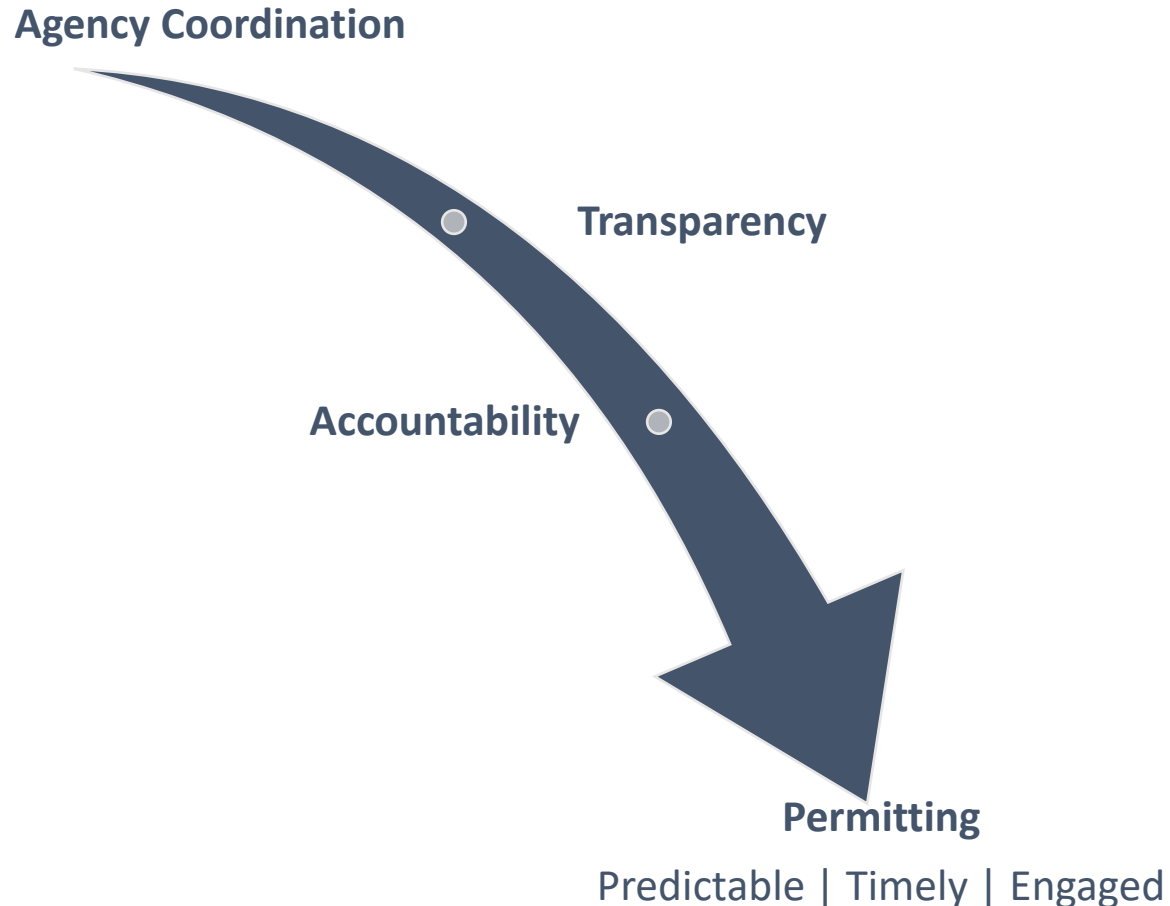
Date: November 19, 2024

By Direction of:

A handwritten signature in blue ink, appearing to read 'Josh Shapiro'.

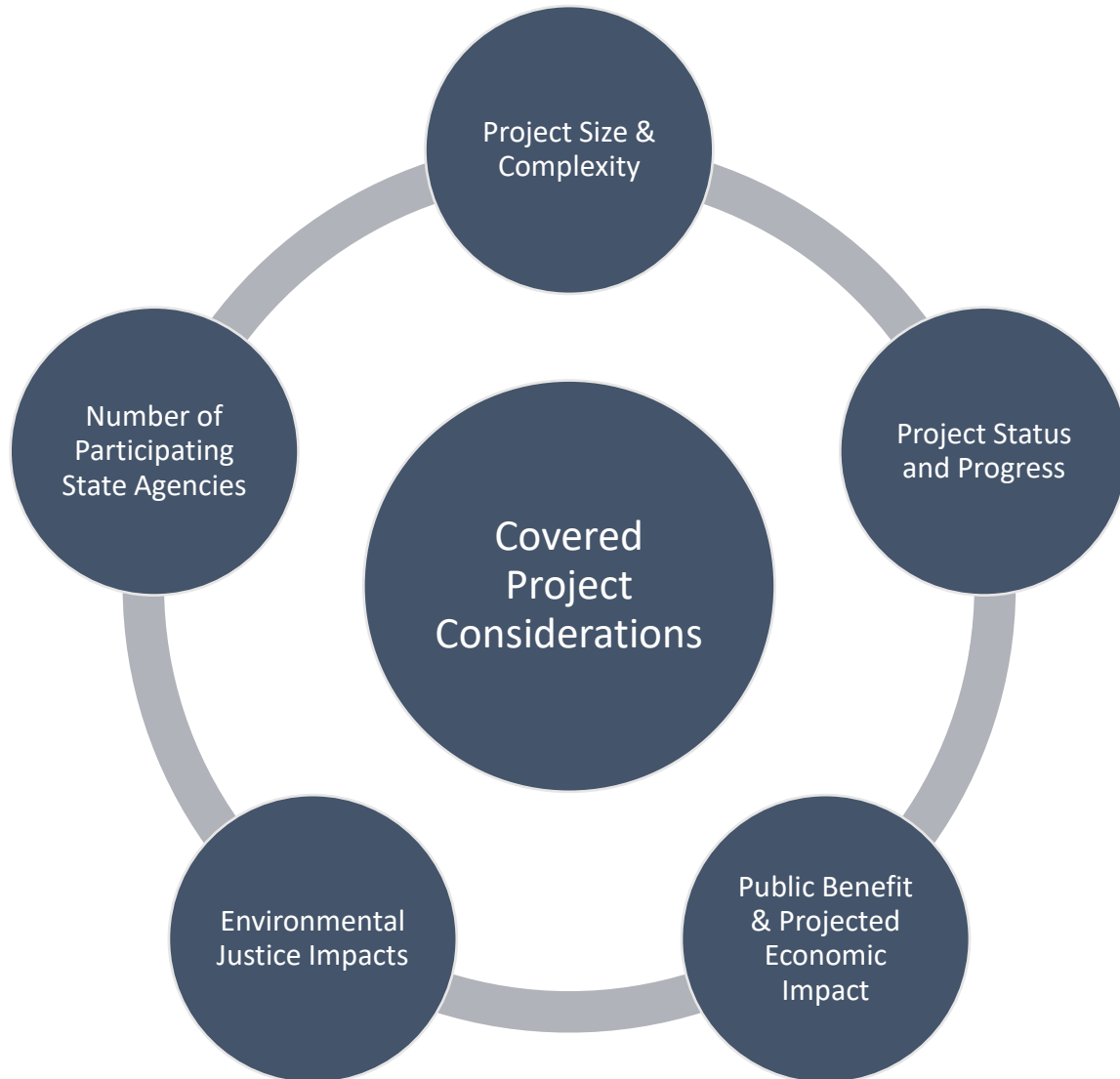
Josh Shapiro, Governor

PA Permit Fast Track Program - Purpose



A collaborative process which aims to accelerate project delivery within the Commonwealth, enhance Pennsylvania's competitiveness, increase economic opportunity, and position Pennsylvania as an economic leader nationally and globally.

PA Permit Fast Track Program – Covered Project Considerations



Projects are vetted for inclusion within the Fast Track Program based on a set of comprehensive and interrelated criteria.

PA Permit Fast Track Program – Process

Coordination Across Project Partners

- Project Sponsor
- Commonwealth Agencies
- Municipalities
- Utility Providers

Coordinated Project Plan

- Required Authorizations and Agency Partners
- Permitting Timetable
- Mitigation of Barriers
- Public Engagement

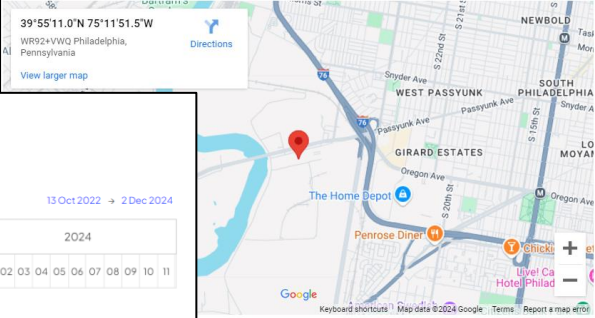
Dashboard Development

- Project Tracking System

The Bellwether District

Project Description

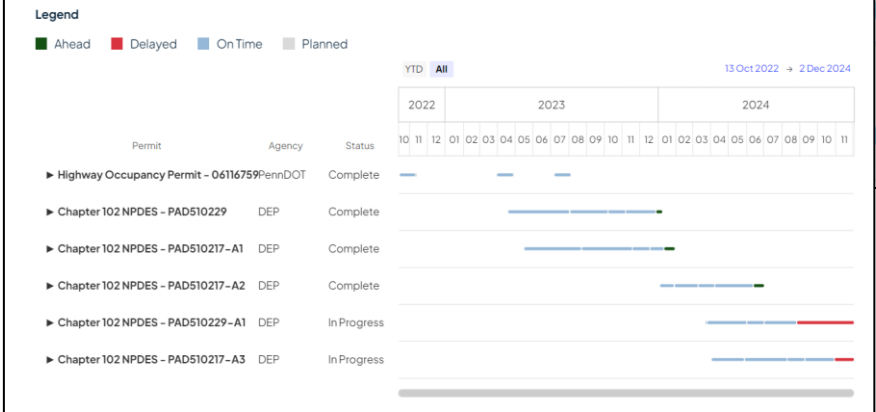
The Bellwether District is a 1,300-acre, 14 million SF master planned, sustainably-built development on the site of the former Philadelphia Energy Solutions refinery in South Philadelphia. Comprising nearly 2% of the City's landmass, the site is less than 3 miles from Center City, Philadelphia International Airport, I-95, and I-76, and less than 5 miles from PhilaPort, with connectivity to existing rail and maritime infrastructure. The initial development plan consists of a 700-acre logistics campus and a 250-acre innovation campus, projected to create approximately 19,000 direct permanent jobs. This transformational redevelopment is led by HRP Group, a vertically integrated real estate investment and redevelopment company that reimagines, remediates, and redevelops obsolete industrial sites across the United States. HRP Group does this all with its uniquely holistic approach to development that prioritizes economic, community and environmental sustainability.



Point Of Contact

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Permitting Timeline



Community Manure Digester (Pending) – Martinsburg, PA

Community-scale anaerobic digester constructed on a single farm serving as an aggregate “hub” to receive manure from 10+ dairy operations in the surrounding **Blair County** area

Developer has similar community digester located in **Indiana County**

Biogas produced by the digester will connect directly to UGI pipeline

Anticipated Environmental Permits: Ch102 NPDES Construction Stormwater Management, Ch105 Waterways Encroachment, WQM Part II for Manure Storage, Air Quality Plan Approval

Agriculture Strategic Plan

- Industry plan to be released at 2026 PA Farm Show.
- **Five Priority Areas:**
 - Support Food & Agriculture Careers
 - Champion Industry Modernization & Resilience
 - Expand Market Access
 - Promote Land Access & Responsible Planning
 - Optimize Customer Service & Resource Accessibility

Agriculture Strategic Plan – Theme Call-Outs

Champion Climate Resilience through Resource Management: Build on conservation and nutrient management programs to strengthen soil health, water quality, and farm profitability simultaneously.

Advance Renewable Energy and Resource Recovery: Partner on strategies to expand on-farm energy generation, biogas, and circular economy systems that turn waste into value.

Align Land Use and Infrastructure Planning: Integrate agricultural needs into site development, utility expansion, and regional planning to support both environmental and economic outcomes.

Promote Technology and Innovation for Environmental Protection: Support data-driven tools and precision systems that reduce nutrient loss, improve input efficiency, and enhance sustainability metrics.

Strengthen Interagency Coordination and Accountability: Leverage existing partnerships (PDA, DCED, PennDOT, DEP) to align permitting, streamline investments, and demonstrate measurable progress on shared goals.

Contact our office:
pa.gov/oto

