**Q&A: The Bellwether District Public Meeting – September 24, 2025**

Below is a compilation of questions received, and answers provided, during The Bellwether District's virtual community meeting held on Wednesday, September 24 at 6:00 PM ET. During the meeting, The Bellwether District team provided updates on development, environmental remediation, and community and workforce related efforts. Note: Questions are transcribed directly as asked.

**Q1. Can the Bellwether District apply resources (e.g. trees) to Penrose Avenue, from the new roundabout to I-76? That (area) could really use some beautification.**

As you can imagine, 2026 is shaping up to be an exciting year for the City of Philadelphia, and we are eager to support the major events coming to the city while showcasing our own development efforts. We have been working closely with the city to help improve the site's surrounding areas, which include 26th Street and Penrose Avenue.

**Q2. Will there be a way for trucks to get directly from the highway to your buildings without driving through residential areas?**

The main entrance to the Industrial Campus is located at 26th and Hartranft Streets. Typical vehicular traffic will come from I-95, cross the Platt Bridge, and turn left onto 26th Street, proceeding directly to the site. When exiting the Industrial Campus, there will be four turn lanes – two heading north towards I-76 and two heading south back towards the Platt Bridge. In both cases, traffic avoids nearby residential areas.

There's also a physical traffic feature called a "pork chop" on the east side of 26th Street at Hartranft Street that prevents trucks and other vehicles from turning and passing under the adjacent bridge. We have been very intentional about this design and went through an extensive review process with the City's Streets Department and PennDOT to ensure these traffic patterns are maintained.

Similarly, on our Innovation Campus — which will experience a different and generally lighter volume of truck traffic compared to the Industrial Campus — vehicles will access the site via I-76 by way of Maiden Lane and Vare Avenue. Exiting traffic will follow the same route. These roadways are being designed specifically to limit truck access to any surrounding residential areas.

**Q3. What is the available power for buildings on the industrial campus and the innovation campus?**

On the Industrial Campus, the first building — a 326,000-square-foot facility — has a 4,000-amp service, which is expandable to 12,000 amps. Since this is a speculative development, we've designed the infrastructure with market flexibility in mind while avoiding unnecessary overbuilding.

The second building — a 727,000-square-foot facility — has an 8,000-amp service expandable to 16,000 amps. Combined, these capacities equate to roughly 3 to 10–12 megawatts of power at full buildout across both buildings.

On the Innovation Campus, we are targeting the delivery of approximately 16 megawatts of power by Q1 2027 to support upcoming vertical construction. While the specific building designs are still being finalized — whether build-to-suit or speculative — we generally plan for CGMP-type facilities to require between 20 to 25 watts per square foot, and we're designing accordingly to meet those needs.

**Q4. Could you explain what you mean by market dependent as it relates to vertical construction?**

The term market dependent refers to the concept that timing and approach are largely driven by market demand. For example, our first two buildings on the industrial campus were built speculatively. That means we engaged a team of consultants to analyze what the market was seeking and designed buildings that could be quickly occupied—even though we did not yet have tenants in place.

As we shift our focus to the Innovation Campus, vertical construction will depend on the same market dynamics. We will need to evaluate whether it makes sense to move forward with another speculative project—essentially building ahead of a tenant to meet anticipated demand—or to wait until we have a specific tenant in hand and deliver a build-to-suit project tailored to their needs. In either case, the goal is to ensure that the timing and investment align with strong market support and that tenants can occupy the space immediately upon delivery.

**Q5. This progress is awesome, and I would like to review and digest the plan. Is it available online?**

Yes, all of our community meeting materials—including presentation decks, recordings and Q & A—are available on our website (www.thebellwetherdistrict.com/community).

**Q6. How is it that the construction will be completed by the end of this year, but the cleanup plan hasn't been approved yet?**

To clarify, construction will not be complete by the end of this year. With respect to the Cleanup Plan, Evergreen submitted a Site-Wide Cleanup Plan over the summer. The Bellwether District does not have a Site-Wide Cleanup Plan under Act 2 because the Act 2 work we're performing is more localized to discrete post-September 2012 releases. We therefore do not have a Site-Wide Cleanup Plan under that framework.

As far as construction proceeding before the Cleanup Plan has been approved, both can occur simultaneously. Cleanup is ongoing at the site, and has been for decades, and will continue alongside development. We are able to move forward with construction and development by following the protocols and systems we have in place (e.g. our soil management program). In conclusion, the development can proceed and does not prohibit us—or Evergreen—from continuing cleanup work at the site.

**Q7. What are the vapor intrusion mitigation practices being implemented?**

The vapor intrusion mitigation systems we're using at the site are what we call sub-slab depressurization or sub-slab venting systems. This approach is very similar to a radon mitigation system. Beneath the building slab, we place a layer of crushed stone or another permeable material that allows air to move more freely than it would through surrounding soil. If vapors migrate upward from underground, they enter that permeable layer. From there, we can collect and vent them, so they don't migrate through cracks in the slab and into indoor air.

**Q8. If we're mitigating the indoor air, what happens when someone goes outside?**

The reason we focus on vapor intrusion mitigation for indoor air is because indoor air is an enclosed space. Similar to radon, which can occur naturally underground, vapors that migrate to the outdoor air are dispersed by natural air circulation. Because of that, those vapors don't accumulate at levels that would pose a health concern for people breathing outdoor air.

That specific pathway—outdoor air—has been evaluated in Evergreen's Human Health Risk Assessment, which was submitted earlier this year. The results confirmed that outdoor air presents a much lower potential concern because of natural ventilation. Our focus is therefore on indoor air, where vapors can accumulate in an enclosed environment.

**Q9. When will the public have vehicle, bicycle, and pedestrian access to the campus and when will they have public access to the Schuylkill River?**

We are actively looking for opportunities to provide public access throughout the site, but there are several factors we need to work through first, including site-specific restrictions, regulatory requirements, and tenant needs.

That said, bike access is being incorporated into our plan—all roads will include grade-separated bike lanes and pedestrian sidewalks. So, while there are requirements to address before opening full access, these features are very much part of the vision we are working towards.

**Q10. Are you also sampling the soil after it's been moved, and before it's been capped, so that the workers and community members can be confident that the soil has been sufficiently cleaned up?**

We do not re-sample soil after it is moved if it is soil that has already been tested. Here's how the process works: before we move soil as part of a mass grading or large relocation activity, we sample it first. Based on those results, we know what's in it and then place it in appropriate locations depending on those concentrations—whether that means under a cap, at a certain distance from the river, or in another controlled area. We don't need to sample that same soil again after it is moved, because we already have the data and track it carefully during placement.

Where we *do* sample after movement is the newly exposed surface. For example, if we remove two feet of soil, the ground surface is now two feet lower than before. That newly exposed layer is what we sample, because it has not been tested previously.

In short, we sample soil before it is moved, and then we sample the newly exposed surface after movement. That way, both the relocated soil and the new surface conditions are properly evaluated.

**Q11. How much contaminated soil (e.g. lead, PFAS) has been or will be removed? From where has it been removed, where was it taken, and how will it be disposed of?**

With respect to lead, our responsibility is for post-September 2012 releases, and there have been no such releases of lead. Lead was once used as a fuel additive, but that practice stopped decades ago. It was not used at the refinery after September 2012. For that reason, we are not conducting any active remediation related to lead.

With respect to PFAS, we are not conducting any remediation for PFAS constituents. Evergreen is addressing PFAS as part of its cleanup program, and they have detailed information on their website about that work. If you are interested in lead or PFAS specifically, I would recommend reviewing Evergreen's Cleanup Plan and reporting.

For other constituents not mentioned in the question, when we do remove soil from the property, which happens from time to time if that is the appropriate remedial approach for a release area, it is generally related to petroleum impacts, such as oil releases. Those are the types of post-2012 releases that fall under our responsibility.

Receiving facilities are typically permitted landfills or recycling/disposal facilities. All of this information—including volumes and destinations—is documented in our regulatory reporting under Act 2, and those reports are available on our website for anyone who wants to review the details.

**Q12. The Philadelphia City Planning Commission held a public meeting on Monday, September 22nd at the Finnegan Recreation Center to discuss the developers UPenn, CHOP, and Bellwether's new vision for Grays Ferry. None of the developers attended. Was Bellwether invited? Do you plan to engage in any similar in-person community meetings in the future?**

The Bellwether District did attend this meeting, which was related to a study the city is conducting focused on Grays Ferry Avenue. The study looks specifically at pedestrian and bicycle connections and how to improve them throughout the corridor. At the meeting, the city presented information for public input and also conducted walking tours along 34th Street to gather feedback. In addition, they've created a website where community members can complete a survey and share their input.

We encourage you to participate through that survey and to engage directly with the city as they lead this process. We are coordinating closely with the city, Pennovation, and the University of Pennsylvania as part of this effort.

**Q13: Do we engage in community meetings or community-led meetings regularly?**

In addition to our quarterly community meetings and meetings of our Community Advisory Panel, we participate regularly in meetings with local organizations, particularly those in South and Southwest Philadelphia. If you're interested in hosting us at a future meeting, please don't hesitate to reach out—we're always open to those opportunities.

**Q14: Julianna claimed that the soil management reports, which contain sample info on the soil and where they were moved are available on your website. I'm unable to find them on Bellwether's website. Can you share a link and file PDF?**

The soil management reports can be found at [www.thebellwetherdistrict.com/community](www.thebellwetherdistrict.com/community) under the environmental tab. There, you will find a number of grouped reports—covering air monitoring, remediation, soil management, and tank closure.

Under the Soil Management section, you'll find all of our soil management reports, including analytical data, laboratory reports, and other details related to the soil sampling activities discussed in tonight's meeting.

**Q15: Will the buildings be leased prior to PADEP approving the soil and groundwater reports for each respective AOI?**

AOI is a term that Evergreen uses with respect to its assessment of the site, so this may be a question for Evergreen. I would refer you to the Evergreen team if you have questions about their work.

**Q16: How much does looming inflation affect your plans? Do you think it will discourage securing new tenants?**

We are attuned to all market dynamics. There are always multiple factors to consider. For example, interest rates coming down is a positive. Overall, we are feeling optimistic about the market.

**Q17: In terms of commercial landscaping needs, how is that being rolled out to vendors and when will bidding be considered?**

If you are interested in contracting opportunities at The Bellwether District, please visit our website at www.thebellwetherdistrict.com/contact and select the “work with us” tab. After filling out the enclosed form, our team will follow up to learn more about your company and ensure you’re in our database and able to be considered for contracting opportunities with either The Bellwether District or one of our general contractor partners.

**Q18: Would you upload on Bellwether's website the sizing of stormwater retention basins?**

The sizing of the stormwater retention basins is included in our National Pollutant Discharge Elimination System (NPDES) permits for both the Innovation and Industrial campuses. As we work through Post-Construction Stormwater Management (PCSM) efforts and major amendments with PADEP, the revisions and final sizing details are all reflected on permit-related drawings.

These materials are posted to our website and PADEP also makes them available during public comment periods.

**Q19: The prototype shows solar panels on the buildings. Do you have an idea as to when you will be evaluating solar proposals at these sites?**

Yes, solar is a specific initiative that we plan to advance in the coming months. With the first two buildings being speculative, it’s difficult to pinpoint exactly where panels could be installed without knowing the final building uses, since rooftop units and other equipment may affect placement.

That said, we are actively evaluating solar as part of our long-term energy strategy. We will be sure to provide updates as the development moves forward.