

Q & A Response: The Bellwether District Community Meeting – November 18th, 2025

The list below includes questions received during The Bellwether District's virtual community meeting on November 18, 2025, at 6:00 PM. During the meeting, The Bellwether District team provided updates on environmental remediation, development progress, and community and workforce development initiatives.

The questions below are copied directly as asked.

Q1: A recent press report indicated that you are exploring possibilities for an AI data center, along with a gas-fired power plant to support electricity for that data center. Can you confirm and elaborate?

At this time, no official announcements have been made regarding prospective tenants, so we cannot confirm or deny any media reports. Companies exploring locations often engage contractors even when evaluating multiple sites, so unconfirmed press reports should be viewed with caution.

Since initiating our tenant marketing efforts earlier this year, we have seen significant interest in the Bellwether District from a diverse range of industrial, logistics, and innovation users, many of whom would be establishing a presence in Philadelphia or Pennsylvania for the first time. We are currently in late-stage negotiations with several prospective tenants, and we anticipate being able to provide an update later this year or in early Q1.

Regarding data centers specifically, our vision remains focused on attracting a diverse mix of users across industrial, logistics, and innovation sectors.

Regarding power generation, reliable and sufficient power access is critical for all modern industrial users. We are working closely with PECO, the region's electric utility provider, to ensure the site will have the necessary infrastructure to support the power needs of all our future tenants.

We are also actively pursuing on-site solar power generation by installing solar-ready rooftops across all buildings. At full build-out, an estimated 6 million square feet of rooftop area will be capable of supporting solar arrays.

While we continue to monitor evolving technologies, including previous involvement in hydrogen hub initiatives, we do not have plans to construct a traditional power plant on the site.

Q2: Since the mass earthwork is almost done for Phase 1, will you perform post-earthwork soil testing to confirm final contamination levels following all soil movement? Will those test results be released to the public?

Yes. After earthwork is completed on each lot, The Bellwether District conducts additional soil sampling. The results are compiled into individual lot reports, which will be made publicly available on our website once completed. None of these reports are finalized yet, but they are forthcoming and will be discussed in future meetings.

Q3: Would you consider creating a pedestrian and bicycle bridge over the railroad tracks in the innovation area?

Multimodal connectivity is a major priority for the Innovation Campus. Current plans include sidewalks and dedicated, grade-separated two-way bike lanes across Parcels A and B, all connecting into the broader road and trail network.

The site already contains three existing underpasses beneath the CSX rail line. At least two of these will be used to ensure safe and accessible pedestrian and bicycle connections between the two campuses. While Phase 1 focuses primarily on Parcel A, these multimodal features will continue to be explored and integrated as development progresses.

Q4: Will HRP Group consider increasing the amount of trees and vegetation planned for the site?

We anticipate 10,000 new trees will be planted onsite over the length of the project. The estimate of 10,000 trees is an initial, high-level projection consistent with current regulations. We anticipate that final plantings at full build-out will exceed this number. However, specific commitments cannot be made at this early stage, as final landscaping depends on future tenant needs and building locations. The Bellwether District is committed to maximizing green space and vegetation wherever possible while balancing operational requirements.

Q5: If the ground that needs to be remediated is the responsibility of Sunoco/Evergreen and it has not been remediated, will you still build on top of it?

Contamination released before September 2012 is Evergreen's responsibility, and contamination released after September 2012 is The Bellwether District's responsibility. Some remedial approaches (like excavation and off-site disposal of soil) need to occur

before construction of a building can proceed, and others (like treatment of subsurface oil or groundwater) can continue during and after construction. Where excavation and off-site disposal is part of Evergreen or The Bellwether District's remedial approach, the excavation work is completed prior to construction.

Implementation of the site Soil Management Plan and installation of vapor intrusion mitigation systems allow redevelopment to proceed in coordination with ongoing cleanup work. Evergreen's Site-wide Cleanup Plan incorporates The Bellwether District's ongoing redevelopment of the site. Evergreen's Cleanup Plan will not impact the constructability or future occupancy of buildings constructed at The Bellwether District. Rather, the site's redevelopment is being incorporated into Evergreen's cleanup and may facilitate eventual regulatory closure of the site.

Q6: Some members of the community are interested in potentially building a memorial on site honoring the lives lost and people made sick by decades of oil refinery pollution. Would HRP consider working with the community to build this memorial?

The Bellwether District team recognizes the historical impacts of refining operations on the site's surrounding neighborhoods and remains receptive to community feedback and ideas.