

Q & A Response: The Bellwether District Community Meeting – March 17, 2026

The list below includes questions received during The Bellwether District's virtual community meeting held on March 17 at 6:00 PM. During the meeting, The Bellwether District team provided updates on environmental remediation, development progress, and community and workforce initiatives.

Q1: Can you clarify whether there are any current discussions or plans to develop or lease space for a data center?

Our policy is not to discuss specific tenants until agreements are finalized and we are ready to make a formal announcement, as we did today with TerraPower Isotopes (TPI). So, our response will remain general rather than specific.

At The Bellwether District, our focus has consistently been on attracting tenants in manufacturing, logistics, life sciences, and technology. Our first two tenants reflect that vision – one in consumer product manufacturing and another in life sciences manufacturing – demonstrating alignment with our long-term plan for the site.

As we continue engaging with potential tenants, we will share updates through our quarterly meetings, website, and social media channels, just as we did today. However, it would be premature to comment on any specific prospective tenants at this time.

We encourage you to stay tuned for future announcements as we continue to bring new tenants to the site.

Q2: Of the 225 jobs referenced, how many are construction-related? Additionally, regarding the estimated 28,000 construction jobs mentioned, does that figure apply to all buildings across the site or just the TPI building? And does this number represent individual workers or the total number of temporary job positions created?

We anticipate over 10,000 permanent jobs will be created across the project as a whole, with approximately 225 positions associated with TPI's initial operations. We also anticipate approximately 28,000 construction jobs across the project, with roughly 500 positions tied to the TPI project.

Construction workforce estimates are calculated using Full-Time Equivalent (FTE) standards, meaning total labor hours are converted into the equivalent number of full-time roles over the life of the project.

Q3: When do you expect the traffic signal to be operational at 26th & Hartranft?

We are currently coordinating with the Philadelphia Streets Department and PennDOT regarding the installation and timing of the traffic signal at 26th and Hartranft. The timeline will be aligned with ongoing construction progress and tenant needs, and we will provide updates as more information becomes available.

Q4: Are there plans for The Bellwether District to create and operate a new fossil fuel power plant onsite?

The Bellwether District is focused on ensuring a reliable and sustainable power supply to support both current and future tenants, particularly as operations become more complex and energy intensive.

At this time, we are working closely with PECO, the regional electric utility provider, to meet the site's energy needs through the existing grid and planned infrastructure upgrades. This remains our primary source of power.

Importantly, there are no current plans to build a traditional fossil fuel power plant onsite. In parallel, we are investing in sustainable energy solutions, including approximately 6 million square feet of solar-ready rooftop space. This creates the potential for significant on-site solar generation, which could either directly power buildings or contribute energy back to the grid, depending on tenant needs and utility coordination.

Overall, our approach is to prioritize grid-based power delivery in partnership with PECO while expanding renewable energy opportunities across the site.

Q5: Is the TerraPower reactor being built here the same as the Natrium reactor in Wyoming?

To clarify, there are no plans to build a traditional power generation facility, including a nuclear reactor, at The Bellwether District.

We continue to explore opportunities to support renewable and innovative energy solutions – such as solar power and participation in broader regional initiatives like the hydrogen hub – but these efforts are focused on sustainability and grid support rather than on-site power generation facilities.

At this time, our primary focus remains working with PECO to ensure reliable power delivery, alongside expanding our solar-ready infrastructure.

Q6: How does a company become a preferred vendor for Bellwether?

Companies interested in contracting opportunities with the Bellwether District are encouraged to visit our website at www.thebellwetherdistrict.com.

Under the “Work With Us” section, you can submit your company’s information, including your capabilities and relevant experience. Once received, our team will review your submission and ensure you are considered for potential opportunities – either directly with HRP or through one of our general contractor partners.

Q7: Have the vapor intrusion studies of the two newly built warehouses been completed? Where can we find the results or when do you expect it to be completed?

Vapor intrusion sampling and analysis have been completed for Unit 1. Results are included in the Environmental Construction Completion Report for Unit 1, which was posted on our website in April 2026. Vapor intrusion sampling and analysis are ongoing for Unit 2. Results will be included in the Environmental Construction Completion Report for Unit 2, which will be posted on our website when it is complete.

Q8: Is there an environmental monitor working onsite to monitor earth movement and soil testing per the Soil Management Plan? Can you provide details about this person’s background and hours per week on site?

Daily oversight of soil movement is conducted by Langan Engineering & Environmental Services, LLC (Langan). Langan representatives are typically onsite for approximately 40 hours per week, with one to three staff members present on a given day depending on the scope and location of earthwork.

Q9: When do you expect to submit a new Clean Up Plan? What are The Bellwether District and Evergreen’s plans to address the lack of coordination between the entities cited in PADEP’s recent rejection of the Clean Up Plan?

We are continuing to coordinate with Evergreen through regular meetings to resolve potential conflicts between language in Evergreen’s Cleanup Plan and development plans for The Bellwether District. Questions about the timing of submittals by Evergreen should be addressed to Evergreen. We are not in a position to comment on timing of Evergreen submittals.

Q10: Is The Bellwether District prioritizing leasing land/warehouses to clients that plan to use renewable/low-emission electricity generators such as solar panel fields or geothermal power plants?

We are building the campus with a strong focus on sustainability, prioritizing energy efficiency, LEED certification, solar-ready rooftops, and EV charging infrastructure throughout. As shared previously, we anticipate approximately 6 million square feet of solar-ready rooftop at full buildout. We expect many tenants will take advantage of this infrastructure and integrate renewable energy into their operations.