



The Bellwether
District

AN hrp PROJECT

Community Meeting

March 17, 2026



1. Welcome
2. Industrial Development Update
3. Innovation Campus Update
4. Environmental Remediation Update
5. Community & Workforce Update
6. Q&A

Public Benefits

Economic Benefits



Community Investment



Workforce Development



Transportation & Connectivity



Sustainability & Resiliency



Environmental Remediation



\$1B Investment Committed

\$4B Total Investment Projected

\$100MM Philadelphia Projected Annual Tax Revenue

\$120MM Pennsylvania Projected Annual Tax Revenue

\$10MM Community Benefits Commitment

\$250,000 Scholarship Commitment to S/SW Philly Students

\$150,000 Investment in Local Parks & Community Tree Planting

Community Advisory Panel

+/-19,000 Direct Permanent Jobs

+/-28,000 Direct Construction Jobs

178 Interns & **2,500** Students Engaged Through Career-Connected Learning Program

\$2MM+ in Workforce Development Investment

Reconnecting Historically Closed Off Area of the City

8 Miles of New Internal Streets and Infrastructure Improvements

New City Bicycle and Pedestrian Connections

Significant Offsite Infrastructure Improvements

LEED Certified Buildings

Projected **10,000** New Trees & Bioswales to Absorb CO2

Electric Vehicle Ready Facilities

Solar Ready Construction

Raising Low-Lying Areas Out of 100 and 500-Year Floodplain

Reduced Emissions in Philadelphia by **16%**

3MM+ Tons/Year CO2 Reduction

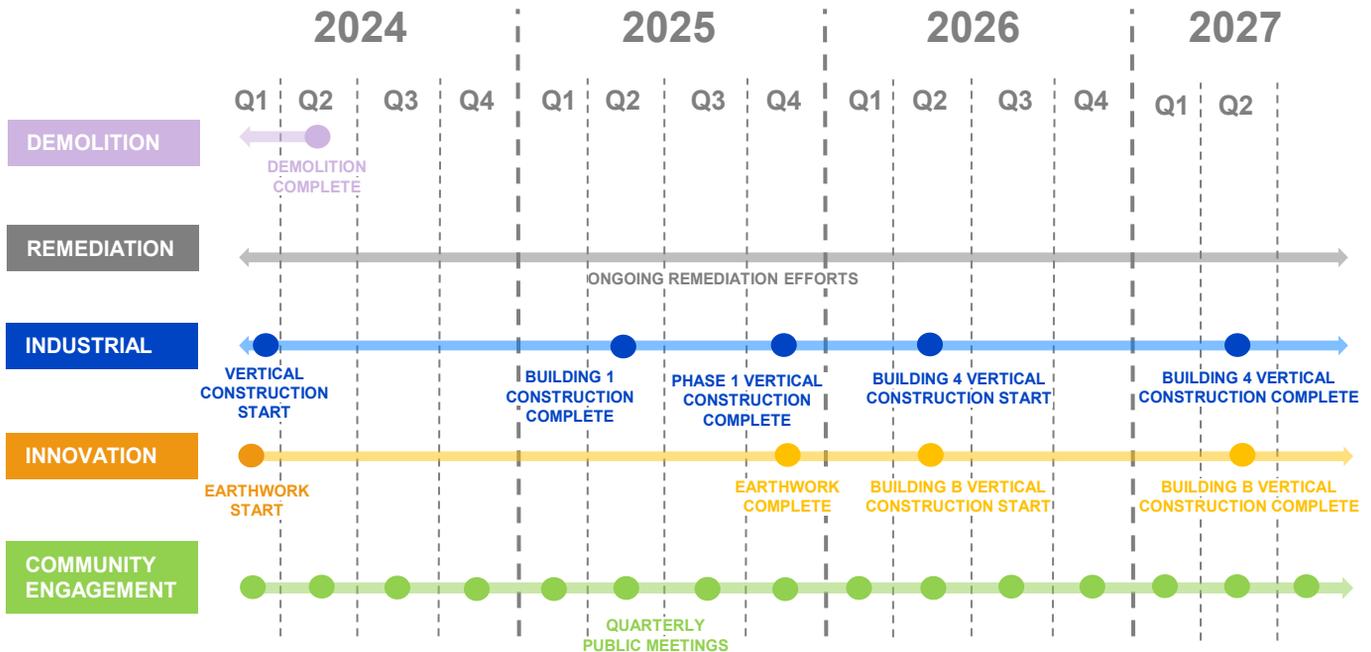
950 Miles of Pipeline Removed

18.5MM Gallons of Petroleum Product Removed

320,000 Tons Material Reused or Recycled

The Bellwether District

Phase 2 Schedule



Master Plan

Innovation Campus

250 Acres
+/- 3-4M SF
+/- 8,500 Jobs

Industrial Campus

750 Acres
+/- 10.5M SF
+/- 10,500 Jobs

DrinkPAK

Industrial Campus – Building 4

1.4MM

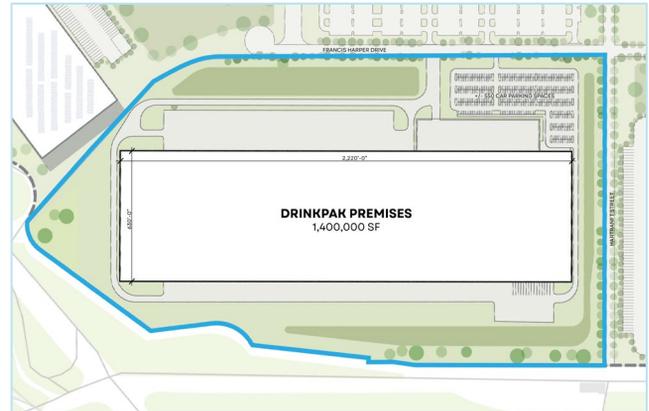
SQUARE FEET

74.84

ACRES

APRIL 2027

SUBSTANTIAL COMPLETION



- Premiere manufacturer of canned beverages in North America; new facility at The Bellwether District will serve as flagship East Coast location.
- Project will create an anticipated 174 permanent jobs.
- Construction underway with expected substantial completion in April 2027.

TerraPower Isotopes (TPI) Innovation Campus – Building B

250K

SQUARE FEET

10.5

ACRES

Q2 2027

SUBSTANTIAL COMPLETION



- National leader in producing ingredients for advanced cancer treatments.
- Project will create an anticipated 225 permanent jobs over the next three years.
- Construction to commence mid-2026 with expected substantial completion in Q2 2027.

Industrial Site Progress



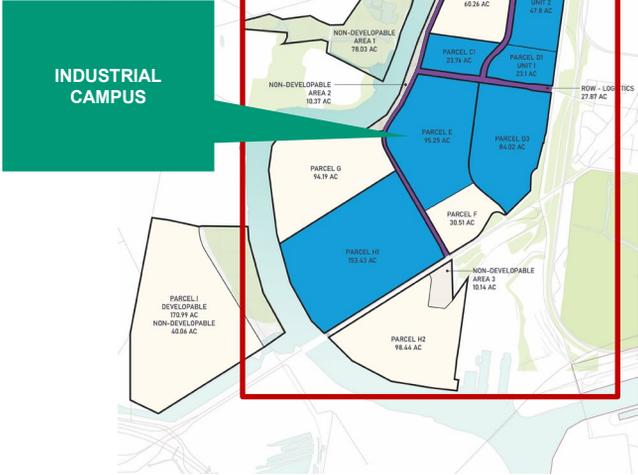
Industrial Campus - Earthwork Progress

Progress

- Phase 1 of mass earthwork program substantially complete.
- Subgrade demolition in Phase 2 substantially complete.

Next Steps

- Parcels C2, G, H2 to be substantially complete Q1 2026.
- Complete Phase 2 mass earthwork program by end of 2026.



Industrial Campus - Earthwork Progress



Industrial Campus – Infrastructure Progress

Progress

- Onsite roadway construction substantially complete.
- Onsite street lighting installation substantially complete.
- Offsite roadway construction ongoing.
- Natural gas relocations complete.
- Traffic signal installation complete.

Next Steps

- Complete final paving - 26th Street – pending weather.
- Complete Industrial Infrastructure Phase 2 (S. Frances Harper Drive).



-  Phase I Onsite Improvements
-  Phase I Offsite Improvements

Industrial Campus - Infrastructure Progress



Industrial Campus - Infrastructure Progress



Industrial Campus - Onsite Infrastructure Progress



Industrial Campus – Building 1 Progress



Industrial Campus – Building 2 Progress



Industrial Campus – Building 4 Progress



Innovation Site Progress



Master Plan – Innovation District



TRAM
LAGE

SCHUYLKILL RIVER

76

PHASE 1

76

PASSYUNK AVE

The Bellwether District Innovation Campus – Building B

250K

SQUARE FEET

10.5

ACRES

LEED

CERTIFIED



APRIL 2026

CONSTRUCTION COMMENCEMENT

Q2 2027

SUBSTANTIAL COMPLETION

GILBANE

GENERAL CONTRACTOR

Environmental Remediation



Who Is Responsible For What?

Bellwether District Holdings (Formerly PESRM) / HRP Group

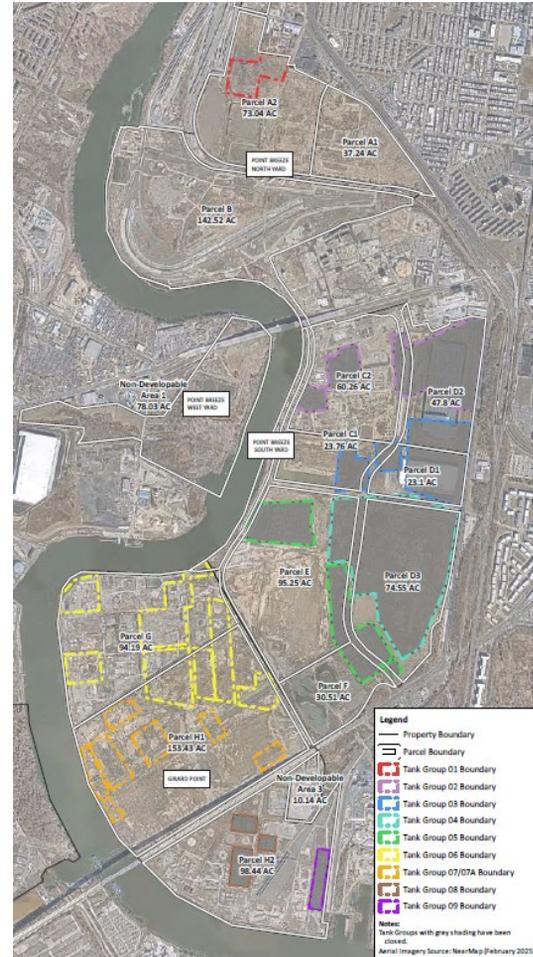
- Assessment and cleanup of contamination that was released after September 2012
- PADEP Act 2/One Cleanup Program reporting associated with contamination that was released after September 2012
- Sampling beneath Storage Tanks after removal
- Management of soil during redevelopment in accordance with June 2020 Soil Management Plan
- Vapor intrusion assessments for new buildings

Evergreen / Sunoco

- Assessment and cleanup of contamination that was present prior to September 2012
- PADEP Act 2/One Cleanup Program reporting associated with 11 Areas of Interest (AOIs), including Cleanup Plans and Final Reports
- Sampling beneath former Refinery Process Units after removal

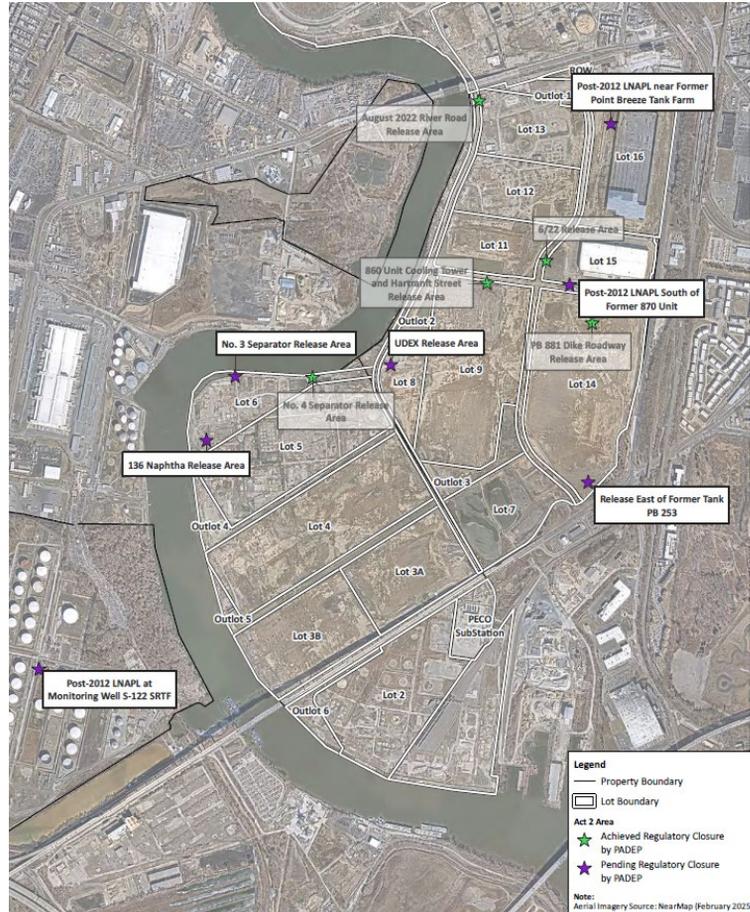
AST Activities

- PADEP requires soil sampling beneath and around aboveground storage tanks (ASTs) to obtain regulatory closure under the state's Storage Tank Program (Act 32).
- Regulatory closure achieved for Tank Groups 02, 03, 04, 05, 08, and 09.
- AST regulatory reports submitted to PADEP for the remaining Tank Groups (01, 06, 07).
- Reports and PADEP correspondence are available on The Bellwether District website (www.thebellwetherdistrict.com)
 - Go to Community → Environmental → Tank Closure



Bellwether District Act 2 Activities

- Notices of Intent to Remediate (NIR) have been submitted to PADEP for 12 releases that occurred after September 2012.
- NIR formally enter releases into Pennsylvania's Land Recycling Program (Act 2).
- Reports and PADEP correspondence are available on The Bellwether District website (www.thebellwetherdistrict.com)
 - Go to Community → Environmental → Remediation



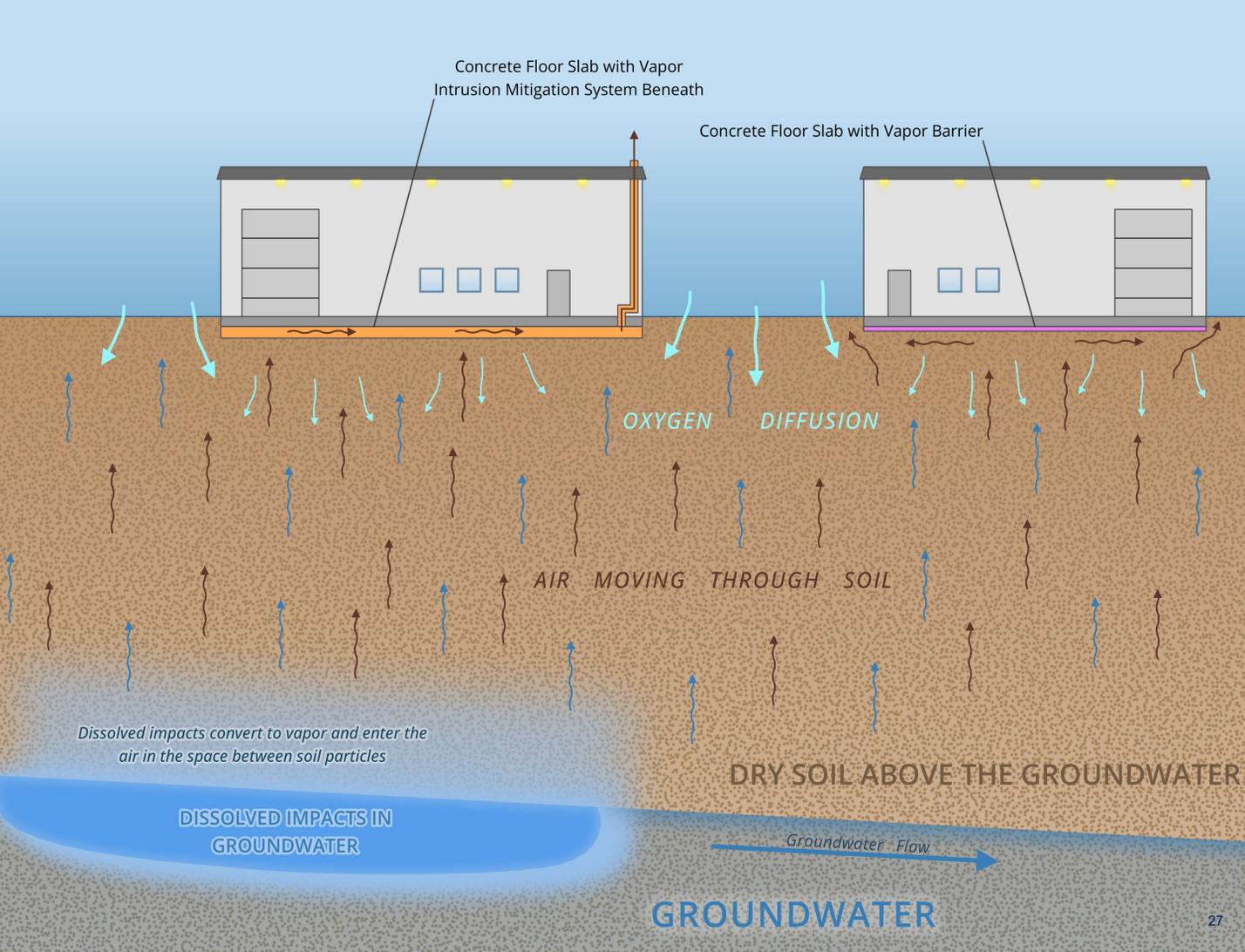
Bellwether District Act 2 Activities - Open

Release Area	Date of Release	Type of Remediation	Status	Next Steps
No. 3 Separator Release Area	2013	Groundwater and oil pumping	Remedial Investigation Report(RIR)/Cleanup Plan approved by PADEP in November 2025	Final Report preparation ongoing
Release East of Former Tank PB 253	2016	Oil recovery/soil excavation	Notice of Intent to Remediate (NIR) submitted in March 2024	Report preparation ongoing, soil management under Soil Management Plan
UDEX Release Area	2018	Oil skimming and soil vapor extraction (SVE)	SVE started in 2021 and ended in July 2025. RIR approved by PADEP in December 2025. HHRA and SLERA submitted to PADEP in February 2026.	Awaiting approval or disapproval from PADEP of HHRA and SLERA.
136 Naphtha Release Area	2019	Oil recovery/soil excavation	Revised RIR/Final Report disapproved by PADEP in October 2025	Addressing PADEP feedback
Post-2012 LNAPL near Former Point Breeze Tank Farm	Post-2012	To be determined	NIR submitted in December 2024	Field work ongoing.
Post-2012 LNAPL South of Former 870 Unit	Post-2012	Not applicable	NIR submitted in April 2025	Report preparation ongoing
Post-2012 LNAPL at Monitoring Well S-122 SRTF	Post-2012	To be determined	NIR submitted in July 2025	Field work ongoing

Soil Movement

- Earthwork began in May 2023.
- Soil was sampled prior to movement, at a frequency of 1 sample per 2,000 cubic yards in accordance with the Soil Management Plan.
- An environmental consulting company is providing daily oversight to track the contaminated soil throughout earthwork in accordance with the Soil Management Plan.
- Reports documenting our soil sampling are available on The Bellwether District website (www.thebellwetherdistrict.com)
 - Go to Community → Environmental → Soil Management

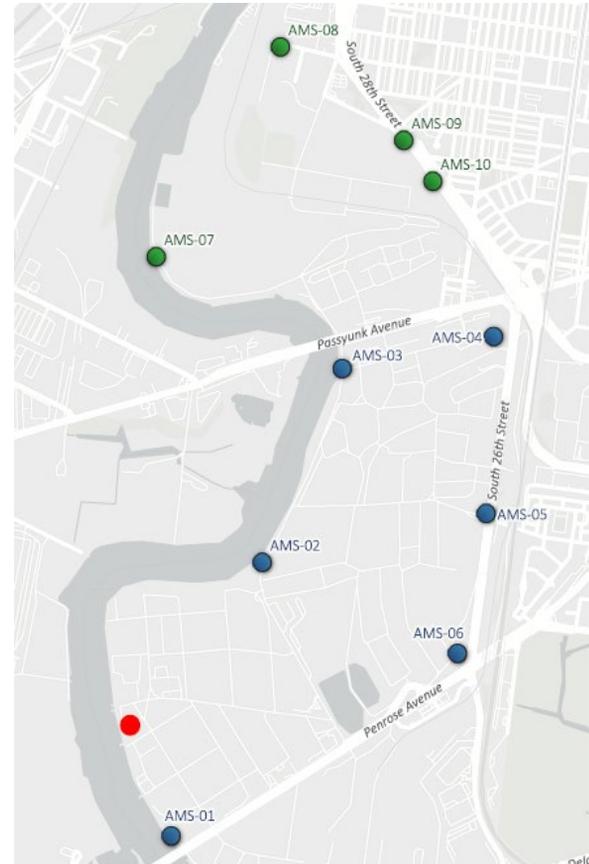




Dissolved impacts convert to vapor and enter the air in the space between soil particles

Air Monitoring

- Ten monitoring stations are located along the perimeter of the first two phases of work.
- Total volatile organic compounds (VOCs) and dust are continuously monitored.
- Continuous monitoring allows us to respond in real time if dust or VOC start to increase.
- Industrial Campus (blue dots) - Monitoring and monthly reporting began in May 2023 when earthwork began.
- Innovation Campus (green dots) - Monitoring and monthly reporting began in April 2024 when earthwork began.
- Reports are available on The Bellwether District website.
 - Go to Community → Environmental → Air Monitoring
- Collect weekly benzene data (red dot) as part of the ThriveAir Community Air Monitoring Project (CAMP). Data available at thriveairphilly.com



Community & Workforce Development



Q1 Community Snapshot



Greater Philadelphia MLK Day of Service



Winter Coat Giveaway



Skills USA Conference with Philadelphia School District



Universal Audenried Charter High School
Site Visit

Partners Spotlight: Greater Philadelphia Hispanic Chamber of Commerce's Build Latino Program



BUILD LATINO
FUNDAMENTOS Y PRÁCTICAS
PARA EMPRENDEDORES EN LA
CONSTRUCCIÓN

Sesión 2026

ENTENDIENDO RIESGOS

Harold Andres Ortega
Senior Project Manager
HRP Group

WSFS bank Santander Citizens hrp Seconville M&T Bank The Bellwether District

hrp

The Bellwether District
An HRP Project

Each year, The Bellwether District support and partners with the Diverse Chambers Coalition including the African-American Chamber of Commerce of Pennsylvania, New Jersey and Delaware, the Greater Philadelphia Hispanic Chamber of Commerce, the Asian American Chamber of Commerce of Greater Philadelphia, and the Independence Business Alliance.

Last month, HRP Group's Harold Ortega led a class with the Greater Philadelphia Hispanic Chamber of Commerce's Build Latino program which is focused on helping emerging Latino-owned construction businesses grow and scale.

Calling all summer interns!

• Internship Details:

- Paid internship opportunity targeting rising juniors and seniors in high school.
- Program will run Monday–Thursday, June 29 through July 30.
- Residents within the following zip codes are encouraged to apply: 19142, 19143, 19145, 19146, 19147, and 19153.

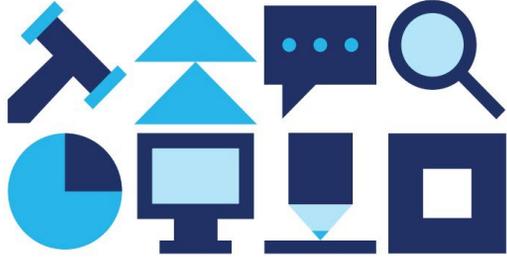
• Application Process:

- For more information or to apply, email Christina Delva-Phillips (cdelva-Phillips@hrpgroup.com) or Mia Fioravanti (mfioravanti@hrpgroup.com).



We're Hiring Summer 2026 Interns

Gain immersive and interactive professional development training and hands-on experience in HRP's 6-week paid internship program.



QUALIFICATIONS

Incoming high school Juniors and Seniors

Students living or attending school in the following zip codes are encouraged to apply: **19142, 19143, 19145, 19146, 19147, or 19153**

Candidates must be able to work both in-person and remotely, Mon-Fri beginning in early July through mid-August

JOB DESCRIPTION

Interns will learn about career opportunities in real estate and development while supporting the HRP Group team with a variety of projects related to the transformation of **The Bellwether District**, an upcoming state-of-the-art logistics and innovation campus.

All interns will receive a broad education on HRP Group's business and have the opportunity to specialize in one of five areas: **Accounting/Finance, Corporate Affairs, Development, Engineering, and Environmental Remediation.**

For more information or to apply, email mfioravanti@hrpgroup.com or cdelva-Phillips@hrpgroup.com



Thank You



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 thebellwetherdistrict.com  [TheBellwetherDistrict](https://www.facebook.com/TheBellwetherDistrict)  [@thebellwetherdistrict](https://www.instagram.com/thebellwetherdistrict)

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