

Q & A Response: The Bellwether District Public Meeting – June 23, 2026

The list below includes questions received during The Bellwether District's virtual public meeting on June 23, at 6:00 PM. During the meeting, The Bellwether District team provided updates on environmental remediation, development progress, and community and workforce initiatives.

The questions below are copied directly as asked.

Q1: What bicycle and pedestrian infrastructure is planned as part of The Bellwether District? When will these facilities be developed, and how will they connect to existing neighboring trail and bike networks, including Passyunk Avenue and the Navy Yard? Will there be a riverfront trail?

Multimodal connectivity is a major priority for our campus, and we have been working closely with the city to strengthen those connections. In Phase 1, our newly constructed onsite streets, Jackson Street and Forten Way, will have buffered, grade separated, two-way bike lanes. To the South, we are creating a new two-way bike lane along Vare Avenue connecting to 28th Street, where it will then join the existing Passyunk Avenue bike network. To the north, we are focused on improving the connection along Maiden Lane to 34th Street, which provides direct access to the Schuylkill River Trail extension. Through the trail extension, cyclists and pedestrians will be able to connect to the larger Philadelphia trail network and adjacent neighborhoods.

Q2: What actions will Bellwether District take to minimize air pollution, with clients like TerraPower Isotopes, and their operations onsite?

Noting that TerraPower Isotopes is a highly advanced, future-focused company, we do not anticipate it to be a significant source of emissions. More generally, all Bellwether District tenants will be subject to applicable federal, state, and local environmental regulations. Because the site is located entirely within the City of Philadelphia, tenants must comply with Pennsylvania Department of Environmental Protection (DEP) requirements, under delegation from the U.S. Environmental Protection Agency (EPA), as well as City of Philadelphia regulations enforced by agencies such as the Department of Public Health's Air Management Services (AMS). These regulations govern air quality, water, soil, and other environmental protections.

More broadly, The Bellwether District is focused on not only removing the former refinery and its associated infrastructure which, as mentioned earlier, accounted for approximately 16% of Philadelphia's air emissions, but also building a more sustainable future for the site.

Buildings across the site, including those on the Innovation Campus, are being designed to meet LEED-certifiable standards. We are also installing EV-ready infrastructure and planting 10,000 trees, more than 1,000 of which are already in the ground on a site that previously had very little tree canopy. These investments will help reduce the urban heat island effect and improve environmental conditions in South and Southwest Philadelphia, areas with some of the city's lowest levels of tree coverage.

The site also incorporates sustainable stormwater management and carbon-absorbing green infrastructure, including bioswales and other landscape features. As noted earlier, the Innovation Campus will emphasize open space and green infrastructure throughout its design. We are also planning for multimodal access, recognizing that many employees may choose to bike, walk, or use public transportation in addition to driving. Through these investments and design choices, we are creating a more sustainable future for a site that was once one of Philadelphia's largest sources of emissions while continuing to reduce environmental impacts for the surrounding community.

Q3: How is The Bellwether District ensuring that lead levels in the soil meet EPA standards after earthwork is completed?

Lead, and other constituents that may be present in the soil, are sampled before any soil is moved. Based on those results, we develop a soil placement plan. Soil that is not suitable for reuse in landscaped areas where people may come into contact with it is placed in locations that will ultimately be covered by an engineering control, such as a roadway, sidewalk, or building slab.

Once soil placement and construction activities are complete, we return and sample the areas that are not covered by engineering controls to confirm that the soil placed there is appropriate for those uses. This post-construction sampling is conducted at a higher frequency to verify that contaminant concentrations remain within acceptable levels.

To date, all post-construction sampling results have met the applicable standards. If elevated concentrations were identified in an area intended for landscaping or other potential human contact, that soil would be removed and replaced with soil that meets the required criteria.

Q4: Please explain "cross-docking."

A cross-dock building is an industrial facility with loading doors on opposite sides of the building. This design allows goods to be unloaded from inbound trucks on one side and transferred directly across the facility to outbound trucks on the other, minimizing storage time and improving the speed and efficiency of freight movement.

Q5: Will the amenity building exclusively serve your tenants, or will it be open to the general public?

The amenity building is intended as a tenant-only facility and will be used exclusively by TerraPower Isotopes (TPI) and future Bellwether District tenants. As the campus continues to grow, we anticipate adding additional retail space and are exploring opportunities to create amenities that can be enjoyed by both Bellwether District tenants and the surrounding community. We look forward to sharing more information as those plans take shape.

Q6: If you're a vendor that's interested in working with us, how do you get on our, you know, bidder list for the project?

Businesses interested in working at Bellwether District can visit The Bellwether District website and select the "Work With Us" option in our "Contact Us" form. Once submitted, a member of our team will reach out to learn more about your business and help identify potential opportunities to participate in the project.