



The Bellwether
District

AN hrp PROJECT

Community Meeting

June 23, 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



\$1B Investment Committed

\$4B Total Investment Projected

\$100MM Philadelphia Projected Annual Tax Revenue

\$120MM Pennsylvania Projected Annual Tax Revenue

Community Investment



\$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

Workforce Development



+/-19,000 Direct Permanent Jobs

+/-28,000 Direct Construction Jobs

184 Interns & **4,000** Students Engaged Through Career-Connected Learning Program

\$2MM+ in Workforce Development Investment

Transportation & Connectivity



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

Sustainability & Resiliency



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

Environmental Remediation



Reduced Emissions in Philadelphia by **16%**

3MM+ Tons/Year CO2 Reduction

950 Miles of Pipeline Removed

18.5MM Gallons of Petroleum Product Removed

393,000 Tons Material Reused or Recycled

DrinkPAK

Industrial Campus – Building 4

1.4MM

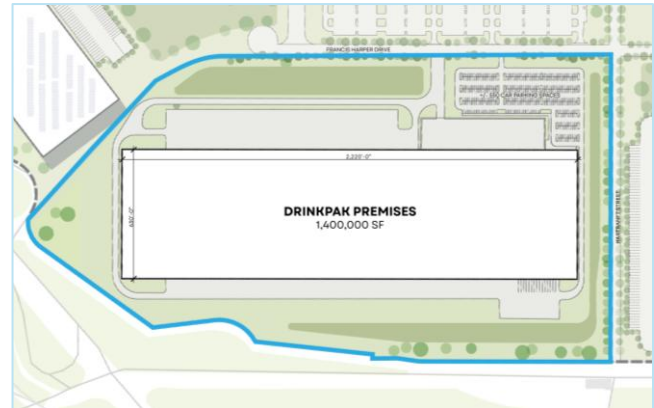
SQUARE FEET

74.84

ACRES

MAY 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 May 2027.

TerraPower Isotopes (TPI) Innovation Campus – Building B

250K

SQUARE FEET

10.5

ACRES

Q2 2027

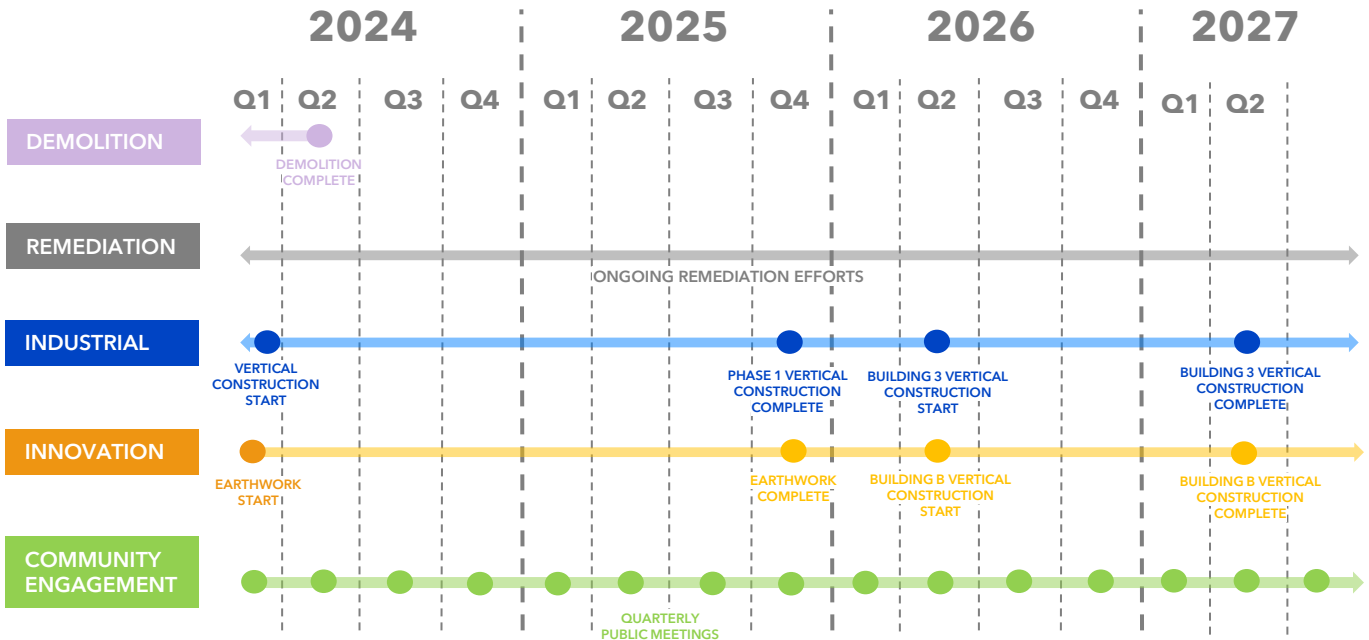
SUBSTANTIAL COMPLETION



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

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

Industrial Site Progress



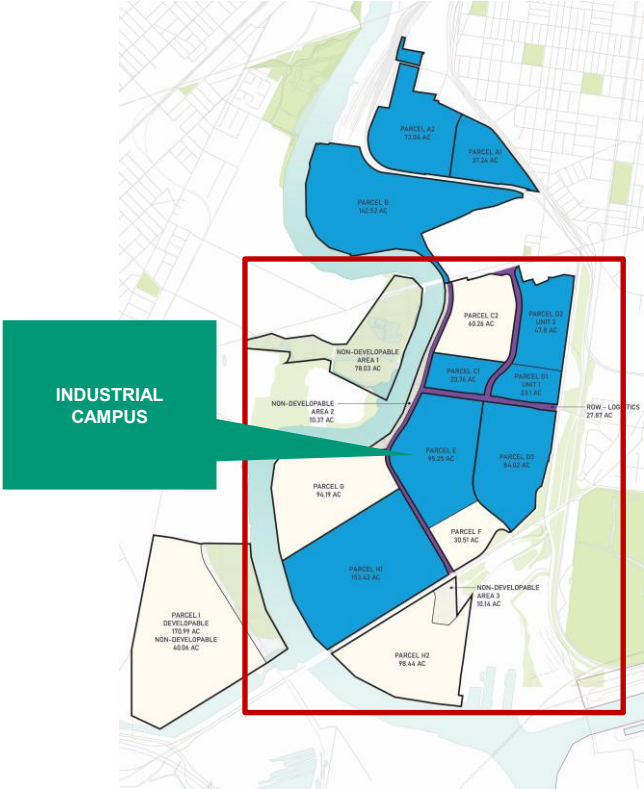
Industrial Campus - Earthwork Progress

Progress

- Phase 1 of mass earthwork program substantially complete.
- Subgrade demolition in Phase 2 substantially complete.
- Parcels C2, G, H2 substantially complete.

Next Steps

- Complete Phase 2 mass earthwork program by end of 2026.



Industrial Campus - Earthwork Progress



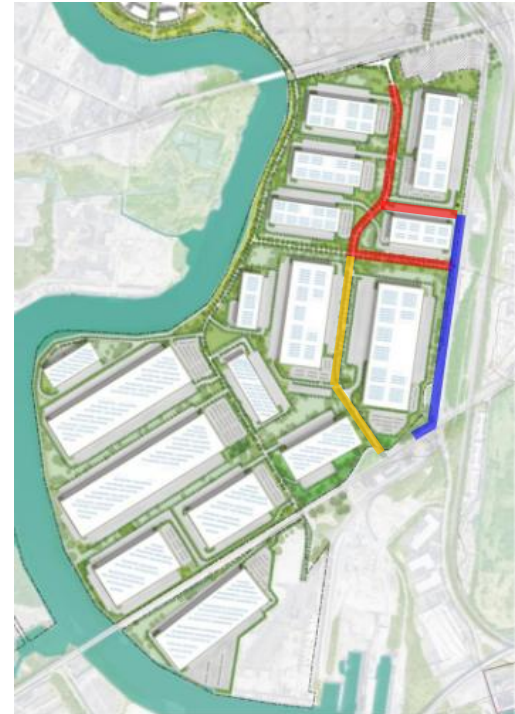
Industrial Campus – Infrastructure Progress




Progress

- Onsite roadway construction substantially complete.
- Onsite street lighting installation substantially complete.
- Offsite roadway construction ongoing.
- Natural gas relocations complete.
- Traffic signal installation complete.
- Final Paving (26th Street) complete.

Next Steps

- Complete Industrial Infrastructure Phase 2 (S. Frances Harper Drive).



-  Phase I Onsite Improvements
-  Phase I Offsite Improvements
-  Phase 2 Onsite Improvements

Industrial Campus – Offsite Infrastructure Progress



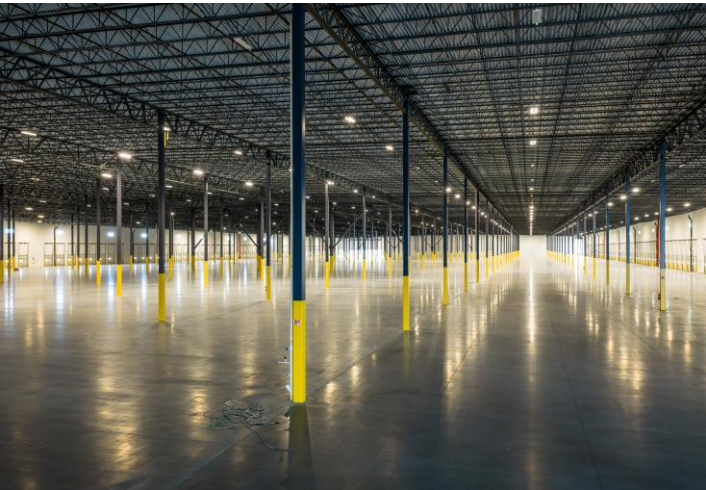
Industrial Campus - Infrastructure Progress



Industrial Campus – Building 1 Progress



Industrial Campus – Building 2 Progress



Industrial Campus – Building 3 Progress



Innovation Site Progress



Master Plan – Innovation District



The Bellwether District

Innovation Campus – Building B

250K

SQUARE FEET

10.5

ACRES

LEED

CERTIFIED



APRIL 2026

CONSTRUCTION COMMENCEMENT

Q2 2027

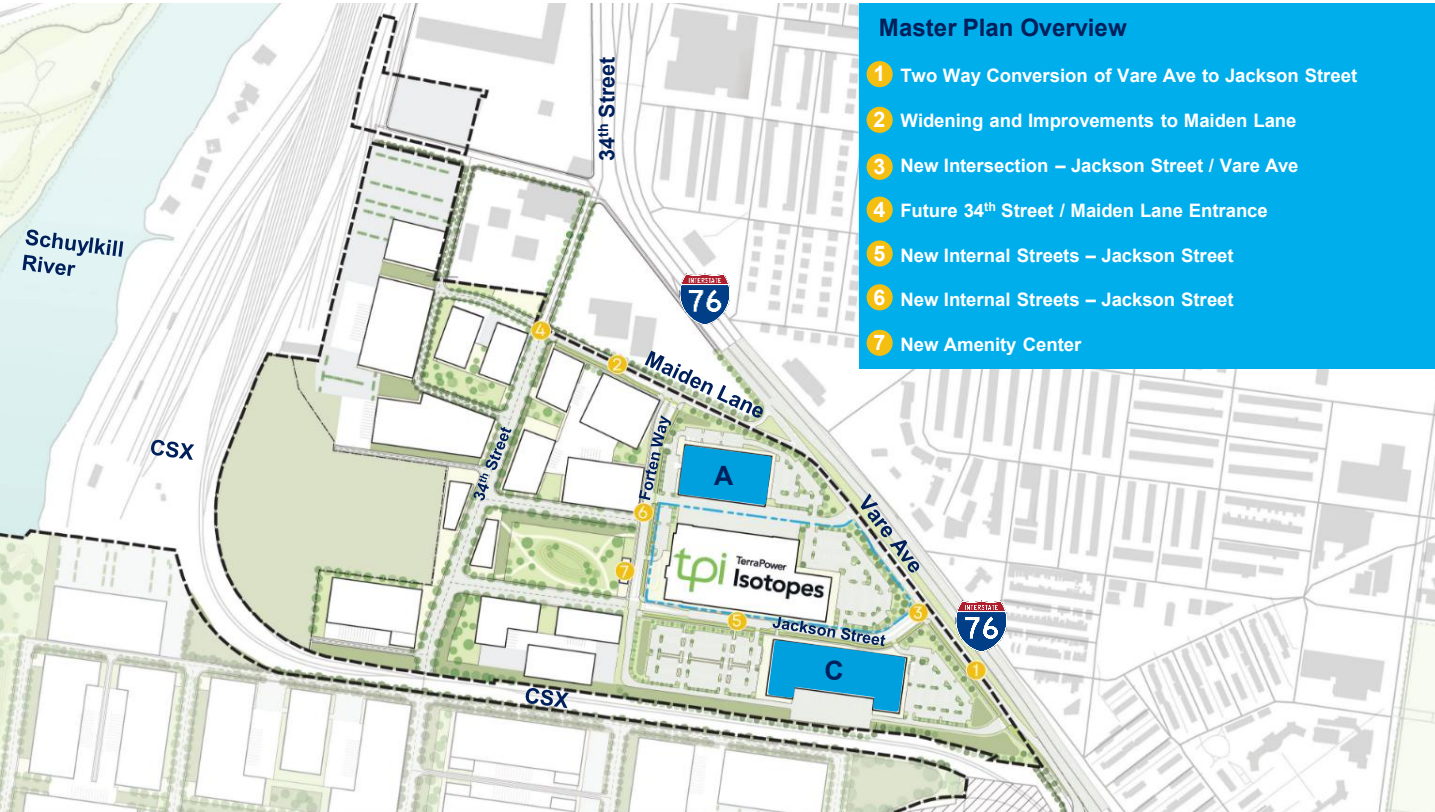
SUBSTANTIAL COMPLETION

GILBANE

GENERAL CONTRACTOR

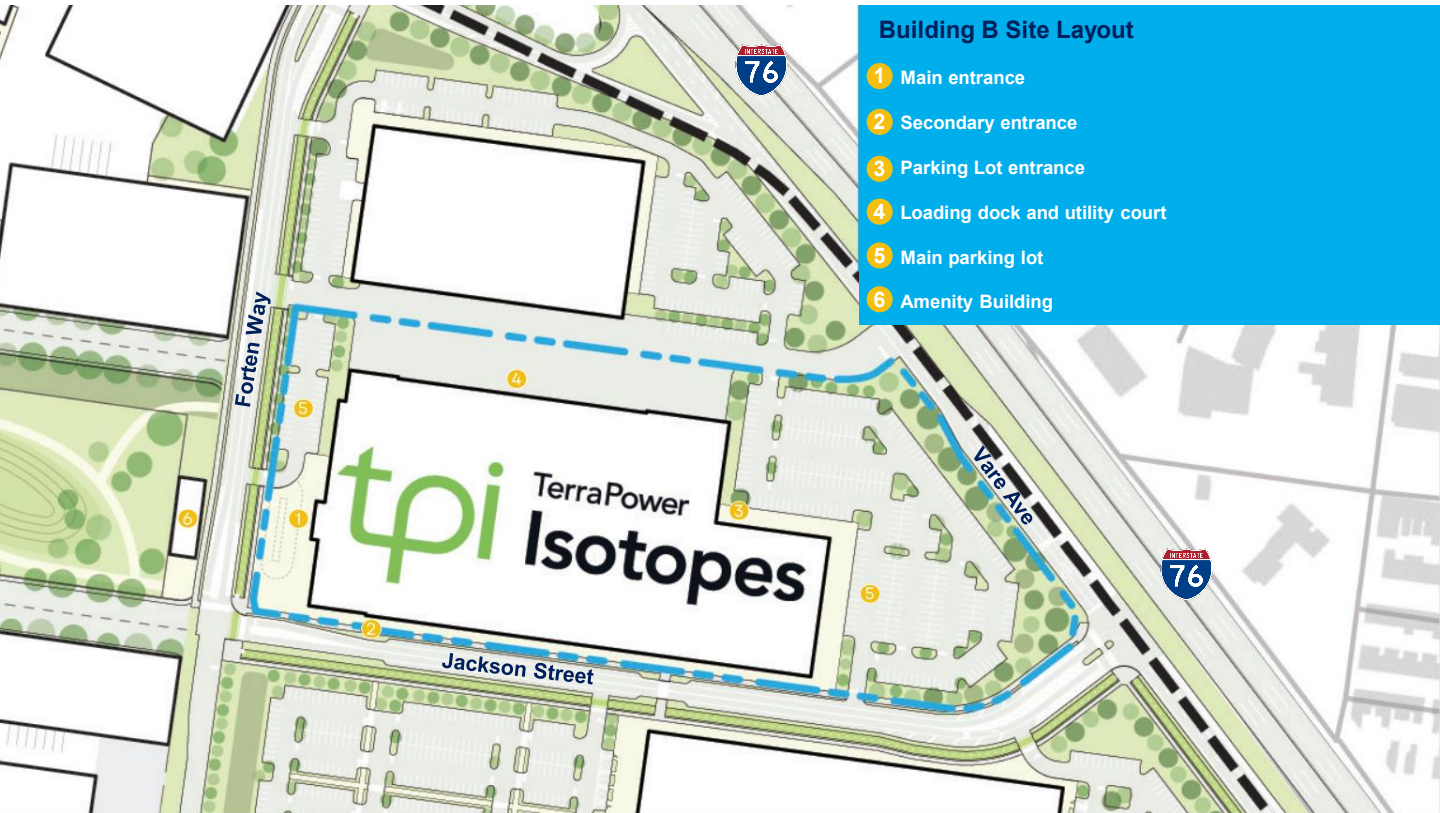
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Innovation Campus – Master Plan



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Innovation Campus – TerraPower Isotopes



Building B Site Layout

- 1 Main entrance
- 2 Secondary entrance
- 3 Parking Lot entrance
- 4 Loading dock and utility court
- 5 Main parking lot
- 6 Amenity Building

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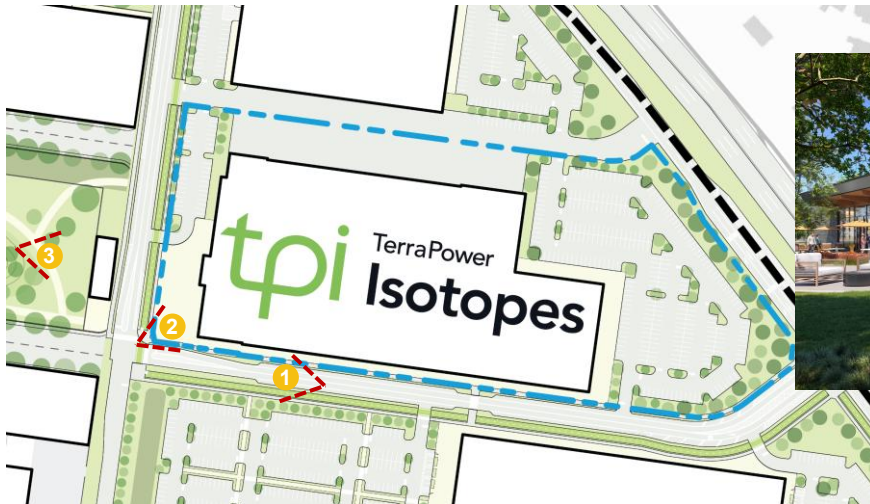
Innovation Campus – TerraPower Isotopes



1 View Looking West on Jackson Street



2 View Looking East from Forten Way



3 View Looking East from Amenity Plaza

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Innovation Campus – BEFORE



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Innovation Campus – AFTER



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Innovation Campus – Site Progress

Progress

- Mass earthwork substantially complete across the site.
- Gilbane site enabling Building B and associated infrastructure in process.
- Foundation installation commenced and ongoing.



Environmental Remediation



Who Is Responsible For What?

Bellwether District Holdings (Formerly PESRM) / HRP Group

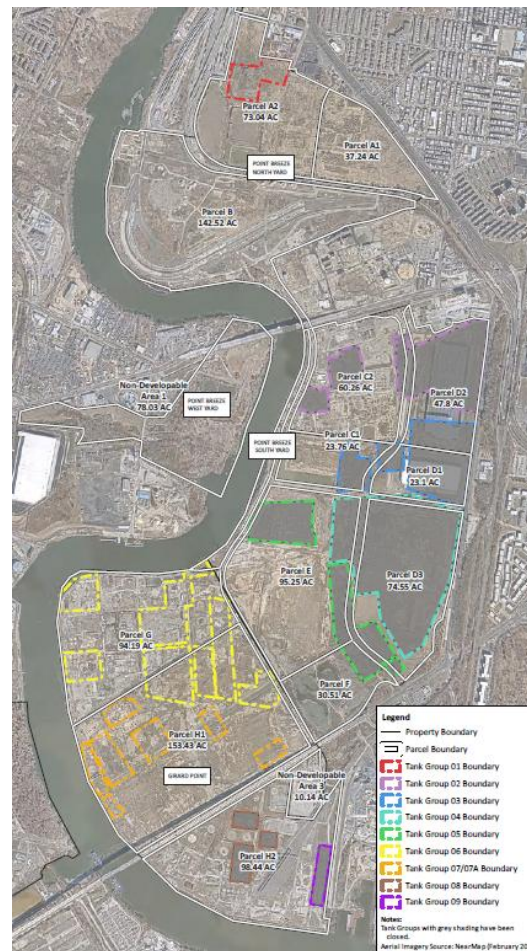
- Assessment and cleanup of contamination that was released after September 2012
- PADEP Act 2/One Cleanup Program reporting associated with contamination that was released after September 2012
- Sampling beneath Storage Tanks after removal
- Management of soil during redevelopment in accordance with 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

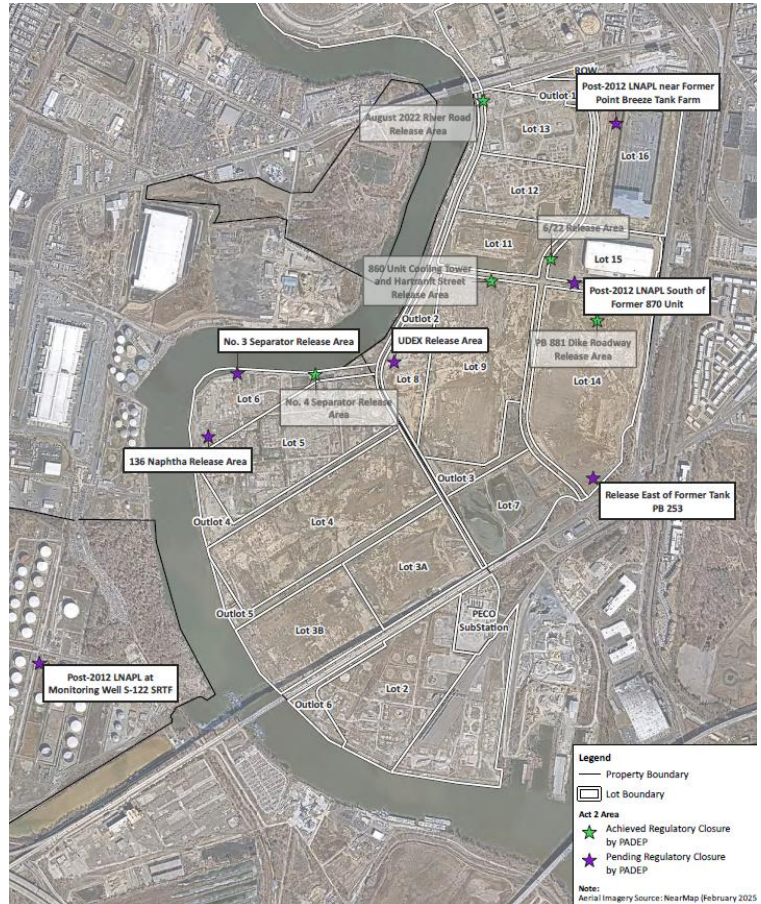
AST Activities

- 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 01, 02, 03, 04, 05, 08, and 09.
- AST regulatory report submitted to PADEP for the remaining Tank Groups (06 and 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



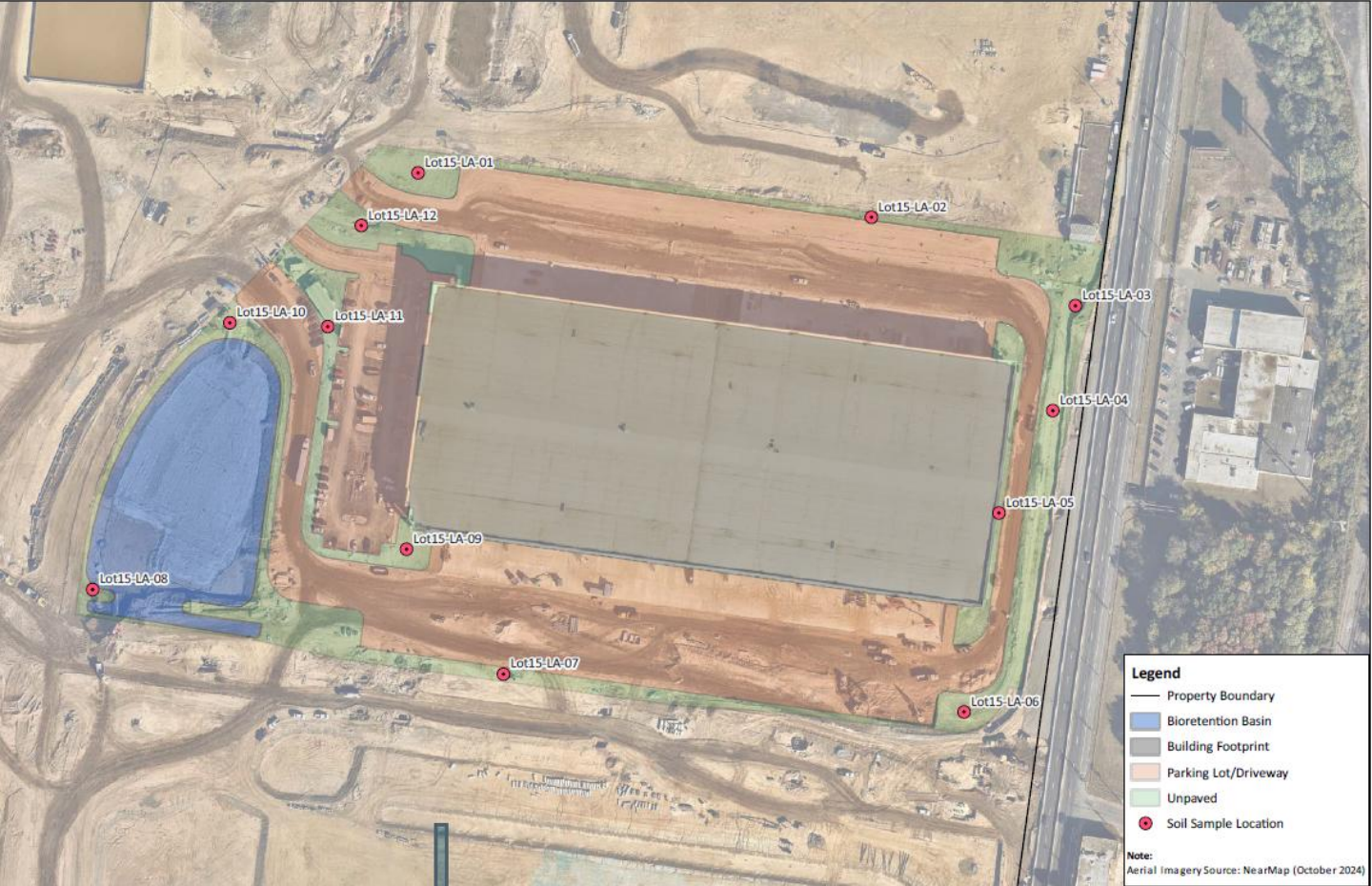
Bellwether District Act 2 Activities - Open

| 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 submitted to PADEP in late March 2026; expect PADEP feedback in late June 2026. |
| 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 in February 2026 and approved by PADEP in May 2026. | Cleanup Plan preparation is ongoing. |
| 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 |

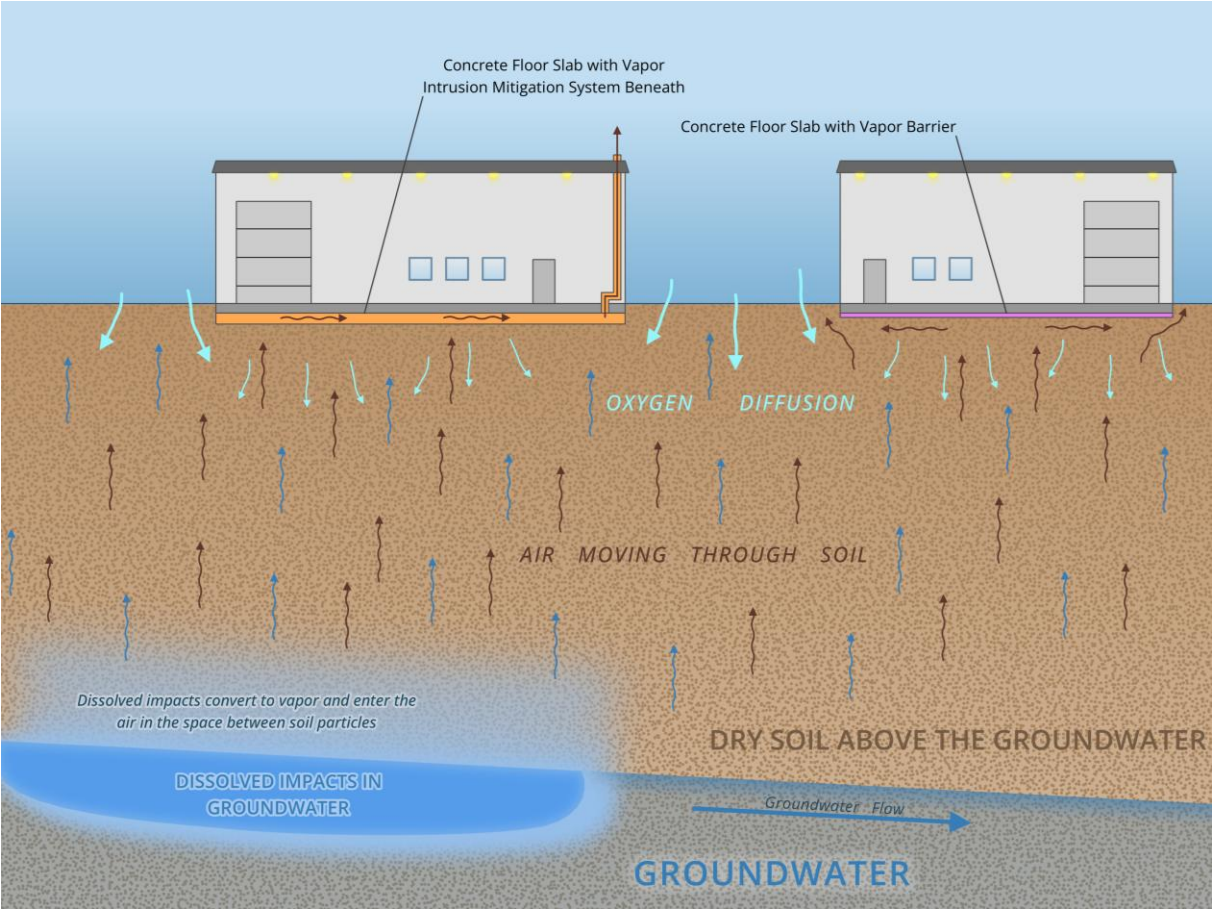
Soil Management and Engineering Controls

- In accordance with the site-specific Soil Management Plan, soil was sampled prior to movement, and newly exposed soil was sampled after earthwork is completed on each lot.
- Development components like roadways, sidewalks, building slabs serve as engineering controls or “caps” to prevent contact with underlying soil.
- Vapor intrusion mitigation systems are being installed as an engineering control to mitigate vapors entering the indoor air of new buildings.
- Environmental Construction Completion Reports will be prepared for each lot/unit and will include documentation of soil movement, soil sampling results, vapor mitigation sampling results, and information on engineering controls.
- The first Environmental Construction Completion Reports for Unit 1 is available on The Bellwether District website (www.thebellwetherdistrict.com)
 - Go to Community → Environmental → Soil Management

Soil Management and Engineering Controls

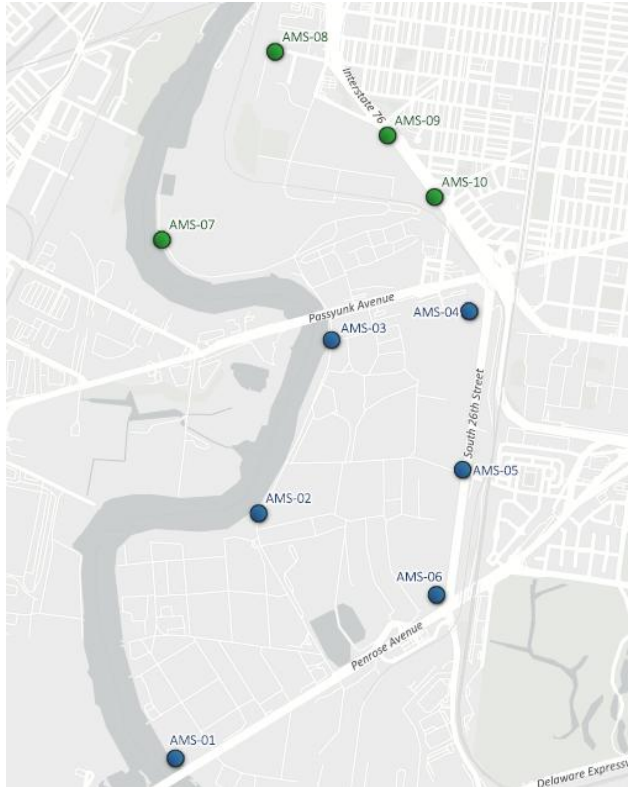


Soil Management and Engineering Controls



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



Community & Workforce Development



Q2 Community Snapshot



- Community College of Philadelphia scholarship recipient “Meet & Greet”
- Earth Month Touchdowns for Sustainability Grants & WURD broadcast
- Community Investment Fund application launch!
- Contractor outreach event with Gilbane for TerraPower Isotopes project



Career Connected Learning



- Success Seminar for Construction, Design & Manufacturing Senior **CTE Students**
- **John Bartram High School** College & Trades Fair
- PA Attorney General's Dare to Dream Week Visit with **John Bartram High School**
- **South Philadelphia High School** Job Fair & Union Experience Fair
- **Universal Audenried** Senior Symposium
- **Benjamin Franklin High School** Union Experience Fair
- FutureNOW Visit with **Early Career Engineers**



Workforce Development Spotlight: Middle School Internship



For the 3rd year in a row, The Bellwether District hosted a group of six 8th grade students from Delaplaine McDaniel School for an immersive weeklong internship during the Philadelphia School District's spring break period.

This paid opportunity included:

- A deep-dive overview of the project
- An introduction to a variety of careers in commercial real estate
- Professional development (e.g., financial literacy)
- Hands on activities geared towards middle school students




Bellwether District Community Investment Fund

- **Community Investment Fund Details:**

- Application open through Friday, June 26.
- Support of community driven initiatives across South and Southwest Philadelphia.
- Eligible organizations can apply for up to \$25,000.
- Applicants must be 501(c)(3) organizations and serve the following zip codes –19142, 19143, 19145, 19146, and 19153.

- **Application Process:**

- For more information and to apply, visit www.thebellwetherdistrict.com/community
- If you have questions, email Mia Fioravanti (mfioravanti@hrpgroup.com).




Application open for The Bellwether District Community Investment Fund

Founded in 2025 as part of The Bellwether District's Community Benefits Commitment, the Community Investment Fund was created to deliver meaningful, locally driven investment in South and Southwest Philadelphia communities. Priority projects include workforce development & job training, violence prevention, environmental initiatives, youth programming, health initiatives, and hunger relief.

| | |
|----------------------------|--|
| Eligible ZIP codes: | Available grants: |
| 19142 | Community Transformation Grant (up to \$25k) |
| 19143 | Mini Grant (up to \$1k) |
| 19145 | Micro Grant (up to \$500) |
| 19146 | |
| 19153 | |

To apply & for more information, visit:
www.bellwetherdistrict.com/community

 The Bellwether
District
an HRP GROUP

Thank You



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