Q & A Response: The Bellwether District Public Meeting – September 22, 2026

Below are questions received during The Bellwether District's September 22, 2026 virtual community meeting. During the meeting, development, environmental remediation, and community-focused updates were provided.

Questions are copied directly as asked with spelling errors corrected.

Q1: Is HRP considering building a hyperscale data center at the Bellwether site?

A: We are not in discussions with any data center tenants. Our vision for The Bellwether District has always been a diverse mix of industrial, manufacturing, logistics, life sciences and other innovative uses that bring transformational investment and thousands of new jobs to Philadelphia. The tenants we've announced to date, DrinkPAK and TerraPower Isotopes, reflect that vision. We look forward to sharing news about additional tenants as it becomes available, as well as continuing our commitment to responsible development practices and transparent community dialogue.

Q2: Curious what the local neighborhood community engagement process looks like for development?

A: Community engagement is a top priority for our team. We hold quarterly virtual community meetings as well as in-person site tours where participants can see the site firsthand and talk with our team directly. Throughout the year, we also take part in events and meetings held by community partners (more than 375 to date) and meet regularly with our Community Advisory Panel, a coalition of nonprofits, Registered Community Organizations, and other community-based organizations serving South and Southwest Philadelphia. Additionally, we've invested more than $3 million in community and workforce development initiatives to date. That investment includes our newly launched Community Investment Fund, which facilitates community-directed contributions to nonprofits serving South and Southwest Philadelphia.

Q3: Are there tenants for Buildings 1 & 2?

A: Buildings 1 and 2 were built on a speculative basis, meaning construction proceeded without a committed tenant. We are currently seeing significant interest and expect to share tenant news for these buildings soon. Separately, Building 1 recently achieved LEED Silver certification and was the first building on site to complete that process.

Q4: Can you please share any studies or consultations with environmental health and medical experts on the isotope facility?

A: Questions about TerraPower Isotopes' operations are best directed to TerraPower Isotopes. That said, TerraPower Isotopes operates in a highly regulated industry and is subject to oversight at both the state and federal levels. Treatments that use their radioisotopes are currently in clinical trials with several major institutions and are under federal regulatory review.

Separately, all of HRP's environmental reports, permits and studies for The Bellwether District are available at https://www.thebellwetherdistrict.com/community/.

Q5: Any plans for rooftop farms?
A: Our building rooftops are being designed to be solar-ready, with the structural capacity and infrastructure needed to support future solar installations. The decision to install panels will ultimately rest with each tenant, but the necessary foundation will be in place to make that option readily available.

We do not currently plan to install green roofs, as we are prioritizing rooftop space for solar and for tenants' mechanical equipment needs. That said, we welcome the opportunity to work with any tenant interested in exploring a green roof installation.

Q6: Evergreen's sitewide Cleanup Plan rejection / coordination update and resubmission timeline?
A: Our coordination with Evergreen is ongoing. We cannot speak to the timing of Evergreen's report resubmission.

Q7: For how long will you be performing air monitoring and posting results publicly?
A: At this time, we have no plans to end our air monitoring protocols. We intend to continue through at least the end of 2027 and reevaluate at that time.

Q8: Have you determined the final bioretention and stormwater swale configurations for the sites?
A: Final configurations will be determined lot by lot as each site comes online. Each lot will use a combination of underground and traditional stormwater basins, based on its specific needs.

Q9: Are there any professional development programs available for women in the construction industry or those focused on inspiring interior architectural design?
A: We support and partner with several organizations focused on attracting and retaining women in real estate and construction related careers including IBEW's Rosie's Girls program, the Finishing Trades Institute, WINC, and CREW. We also annually sponsor and host the National Association of Women in Construction's MyWIC program and Girls Inc.'s Design & Build program, both of which are introducing middle and high school students to careers in construction and design.

Q10: How do you envision getting to 10,000–19,000 permanent jobs, given DrinkPAK and TerraPower Isotopes together represent a much smaller number?
A: At opening, DrinkPAK expects to employ 174 people and TerraPower Isotopes expects to employ 225 people, with both companies projecting growth over time. The 10,000–19,000 figure is the projected number of permanent jobs at full build-out. That projection was gained from an independent economic impact study conducted by Econsult Solutions. We're still early in the project, with only two tenants confirmed and much of the campus still to be developed, so we expect the job count to grow significantly as leasing continues.

Q11: Are there any plans to amend the Title V air quality permit that HRP holds for the site as part of future development?
A: The Title V permit was terminated for the main portion of The Bellwether District site in July 2024, once demolition of the main site was completed and related assets were closed. A Title V air permit is still in place for the Schuylkill River Tank Farm, which contains inactive equipment.

Per regulatory requirements, the Tank Farm Title V permit will need to remain in place until those inactive assets are removed.

Q12: Will any tenants be participating in community meetings? Are they doing their own engagement?
A: We expect tenants' approach to community engagement to be determined on a case-by-case basis and anticipate that some may participate in our community meetings and events while others may choose to engage directly. We are committed to providing tenant updates in our regular community meetings and to creating a dedicated tab on the Bellwether District website with information about employment opportunities with tenants, which we expect to launch very soon.

Q13: Are there any scholarships or grants for women in interior architecture, and can aspiring interior designers attend the in-person meeting?
A: We offer a scholarship with the Community College of Philadelphia (CCP) that includes a $6,000 award for CCP students who live in South or Southwest Philadelphia. We accept applications on a rolling basis as spots open up. For more information, visit https://www.ccp.edu/admission-aid/paying-college/scholarships.

For more information on our upcoming October 23 Community Site Tours, visit https://tr.ee/M4mJZw.

Q14: Do I need to be a student or have a degree and apprenticeship to apply for an internship?
A: Our paid internship programs are designed for middle and high school students. Our one-week middle school program runs every year during the School District of Philadelphia's Spring Break. Our six-week summer program for rising juniors and seniors in high school offers opportunities at The Bellwether District and with contractors and professional services firms working on the project. Applications open each spring. For more information, visit www.thebellwetherdistrict.com.