



The Bellwether  
District

AN hrp PROJECT

# Community Meeting

September 22, 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

**\$200,000+** Investment in Local Parks & Community Tree Planting

Community Advisory Panel

## Workforce Development



**+/-19,000** Direct Permanent Jobs

**+/-28,000** Direct Construction Jobs

**220** 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

# Tenant Announcements

## DrinkPAK & TerraPower Isotopes



### DrinkPAK

- 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.

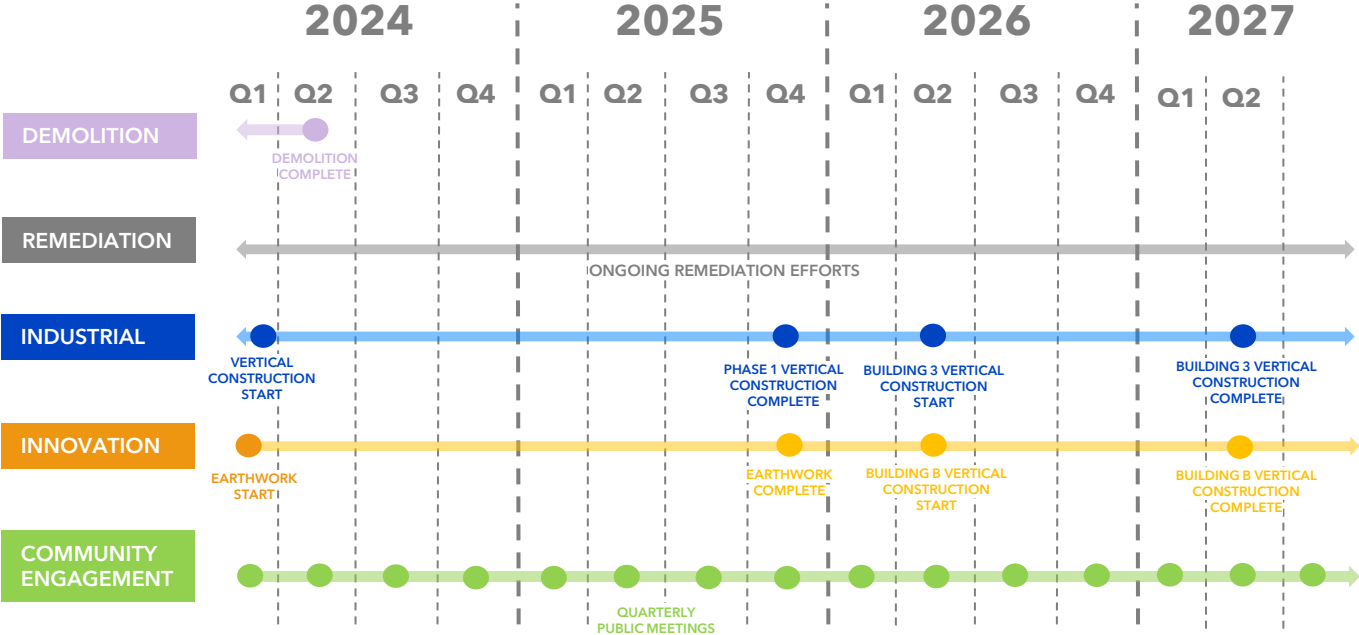


### TerraPower Isotopes

- 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



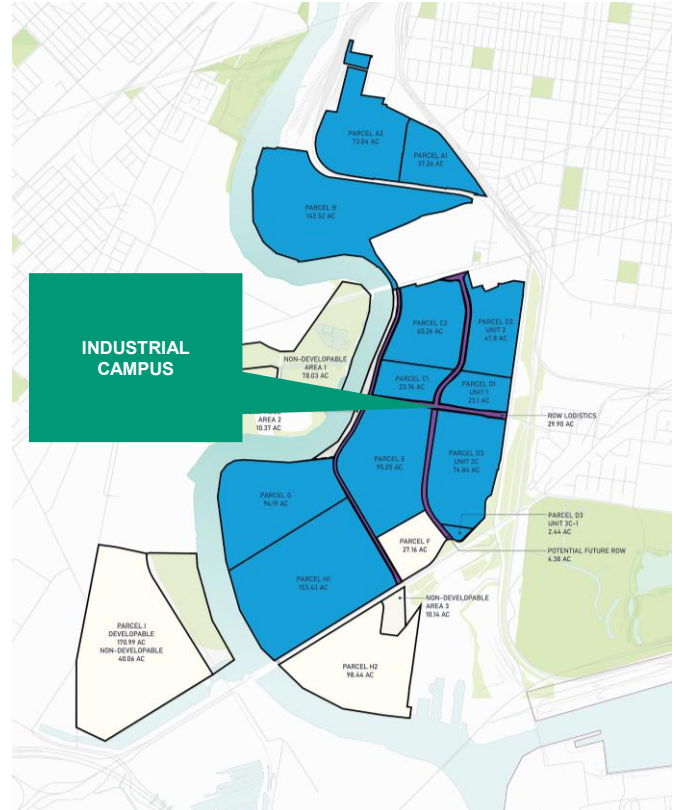
# Industrial Campus - Earthwork Progress

## Progress

- Phase 1 & 2 of mass earthwork substantially complete.

## Next Steps

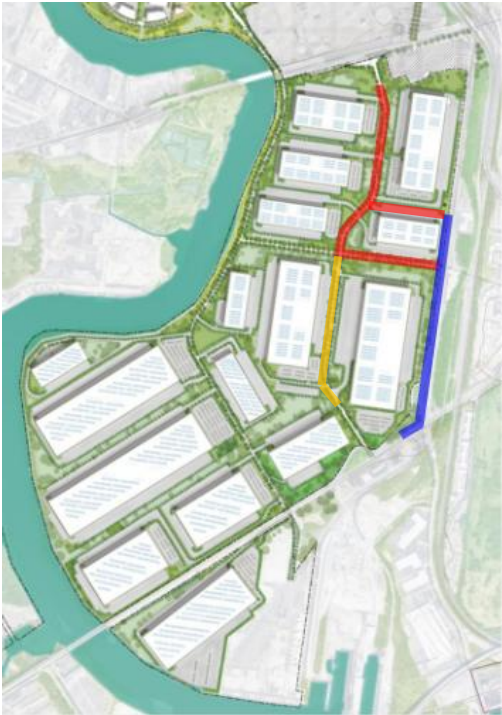
- Complete Phase 2 mass earthwork program by end of 2026.



# Industrial Campus - Earthwork Progress



# Industrial Campus – Infrastructure Progress



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

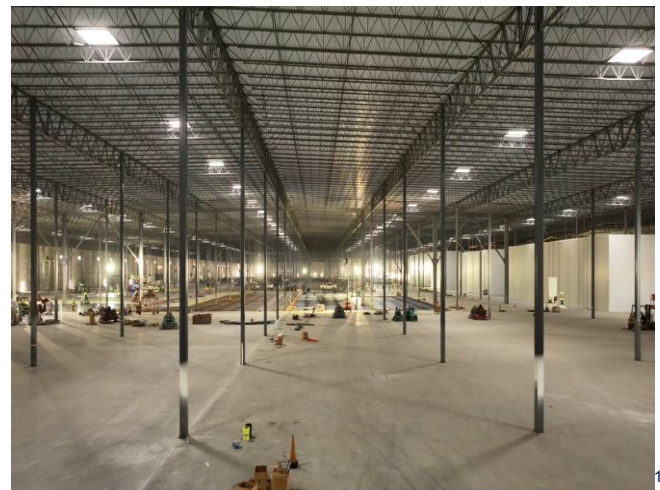
# Industrial Campus - Infrastructure Progress



# Industrial Campus – Buildings 1 & 2



# Industrial Campus – DrinkPAK 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

# The Bellwether District

## Innovation Campus – Master Plan

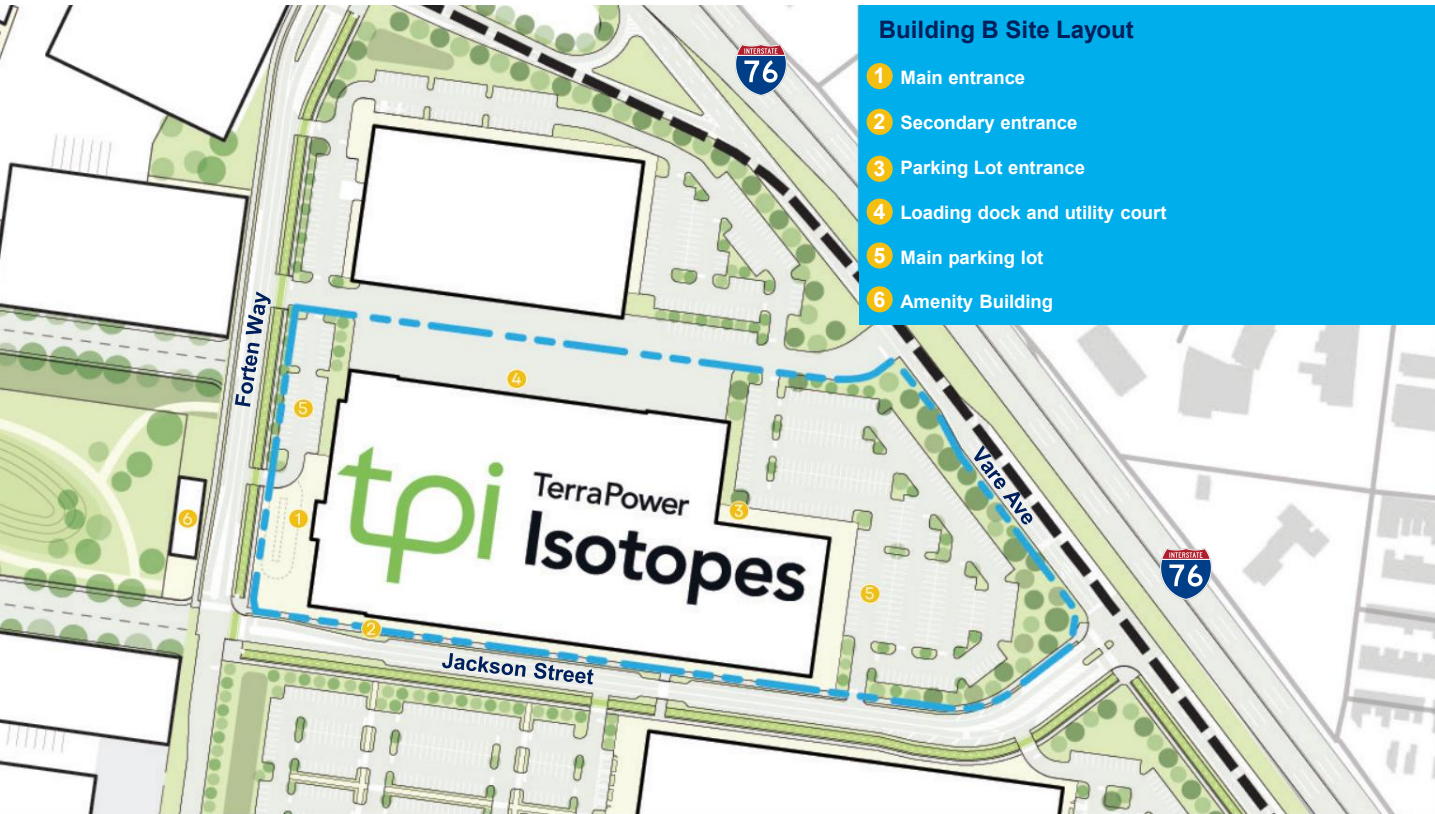


### Master Plan Overview

- 1 Two Way Conversion of Vare Ave to Jackson Street
- 2 Widening and Improvements to Maiden Lane
- 3 New Intersection – Jackson Street / Vare Ave
- 4 Future 34th Street / Maiden Lane Entrance
- 5 New Internal Streets – Jackson Street
- 6 New Internal Streets – Jackson Street
- 7 New Amenity Center

# The Bellwether District

## Innovation Campus – Building B



# The Bellwether District

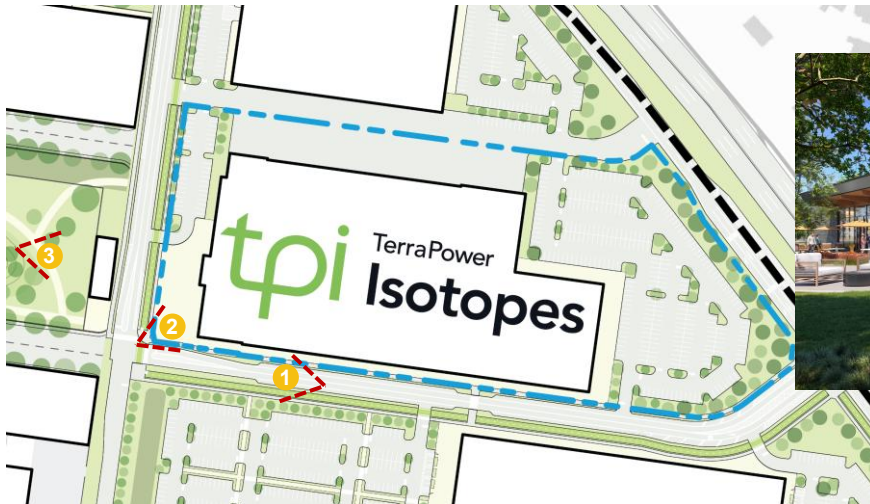
## Innovation Campus – Building B



1 View Looking West on Jackson Street



2 View Looking East from Forten Way



3 View Looking East from Amenity Plaza

# The Bellwether District

## Innovation Campus – BEFORE



# The Bellwether District Innovation Campus – AFTER



# The Bellwether District

## Innovation Campus – Site Progress

### Progress

- Core and Shell foundation installation complete – CMC's installed and Footings completed
- Infrastructure commenced for on- and off-site roadways



# Environmental Remediation



# Who Is Responsible For What?

## Bellwether District Holdings (Formerly PESRM) / HRP Group

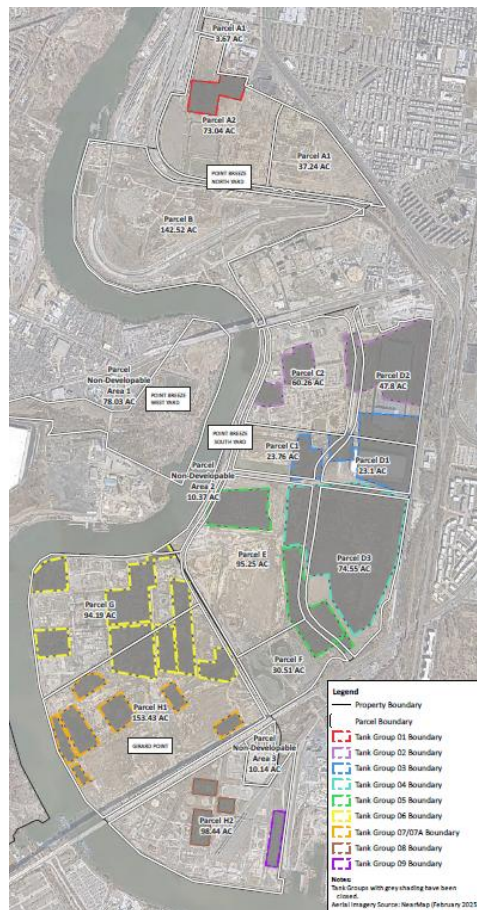
- Assessment and cleanup of contamination that was released after September 2012
- PADEP Act 2/One Cleanup Program reporting associated with contamination that was released after September 2012
- Sampling beneath Storage Tanks after removal
- Management of soil during redevelopment in accordance with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

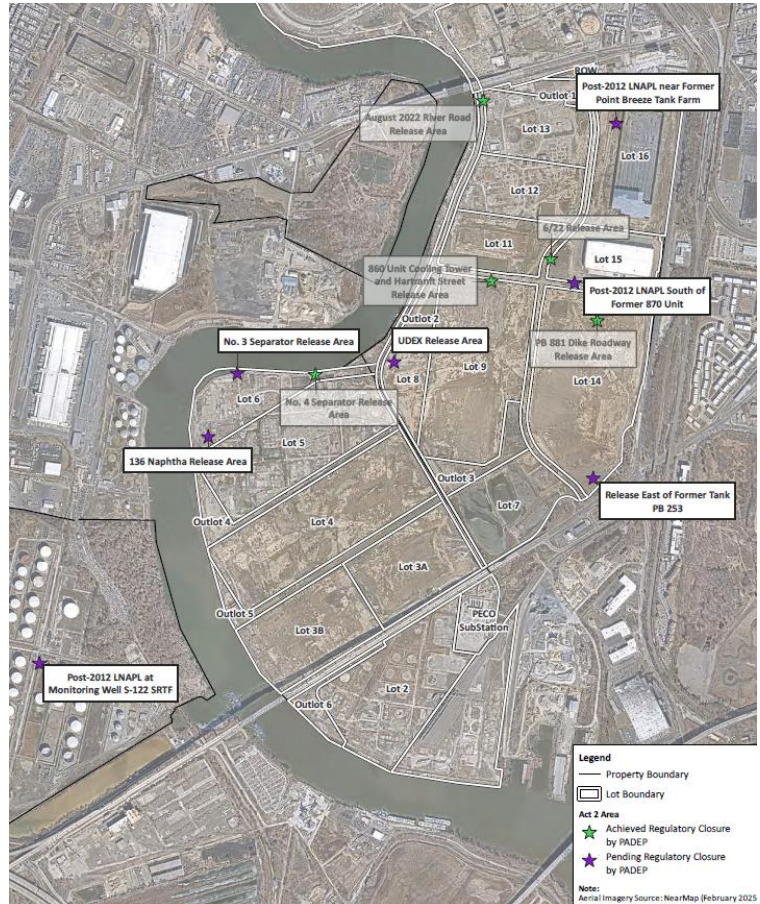
# AST Activities

- 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 through 09.
- Reports and PADEP correspondence are available on The Bellwether District website ([www.thebellwetherdistrict.com](http://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](http://www.thebellwetherdistrict.com))
  - Go to Community → Environmental → Remediation



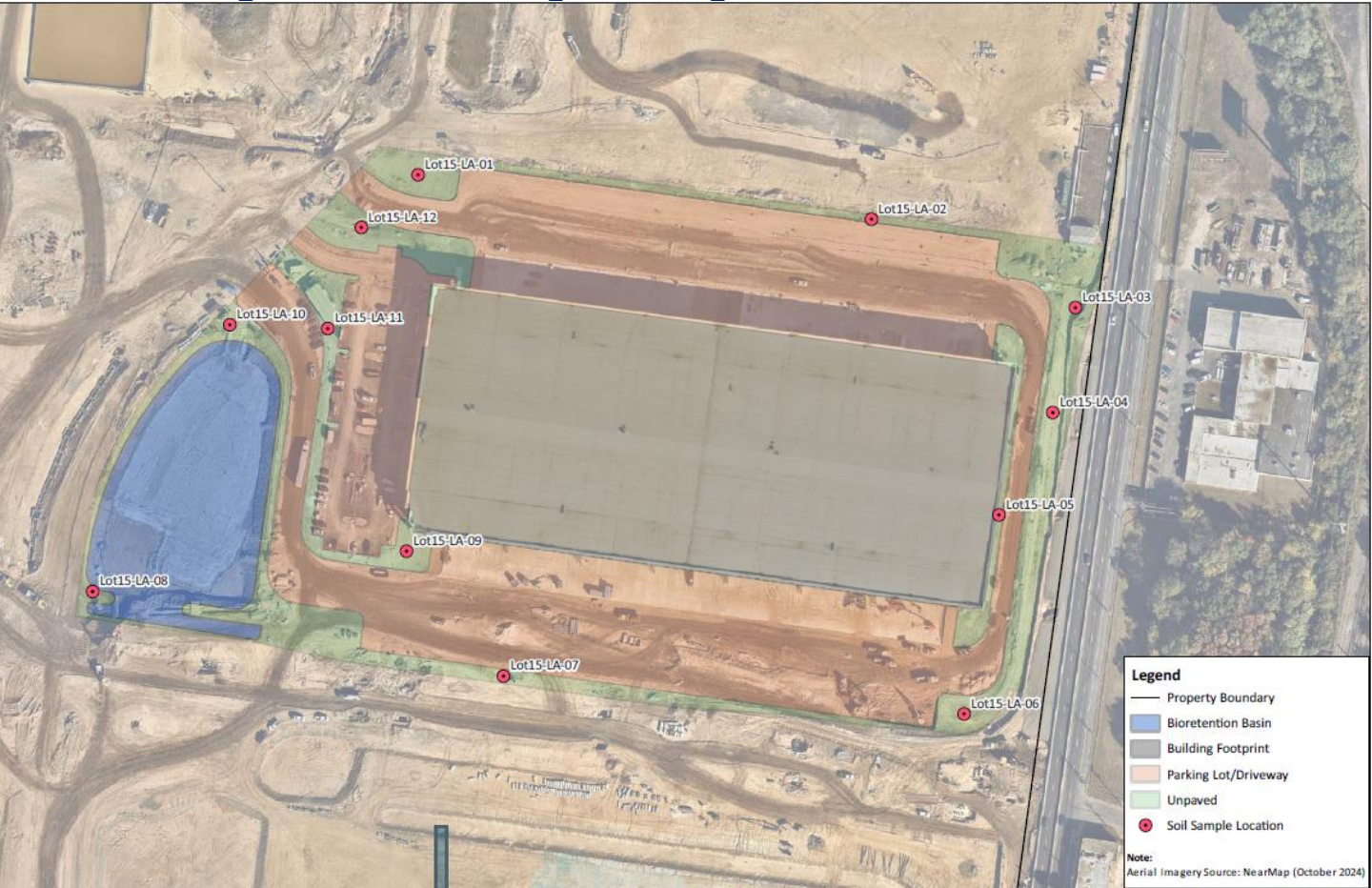
# Bellwether District Act 2 Activities - Open

| Release Area                                       | Date of Release | Type of Remediation                          | Status                                                                                                                                                           | Next Steps                                                             |
|----------------------------------------------------|-----------------|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| No. 3 Separator Release Area                       | 2013            | Groundwater and oil pumping                  | Final Report approved by PADEP in June 2026                                                                                                                      | Awaiting feedback from PADEP on the environmental covenant.            |
| 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                                                     |

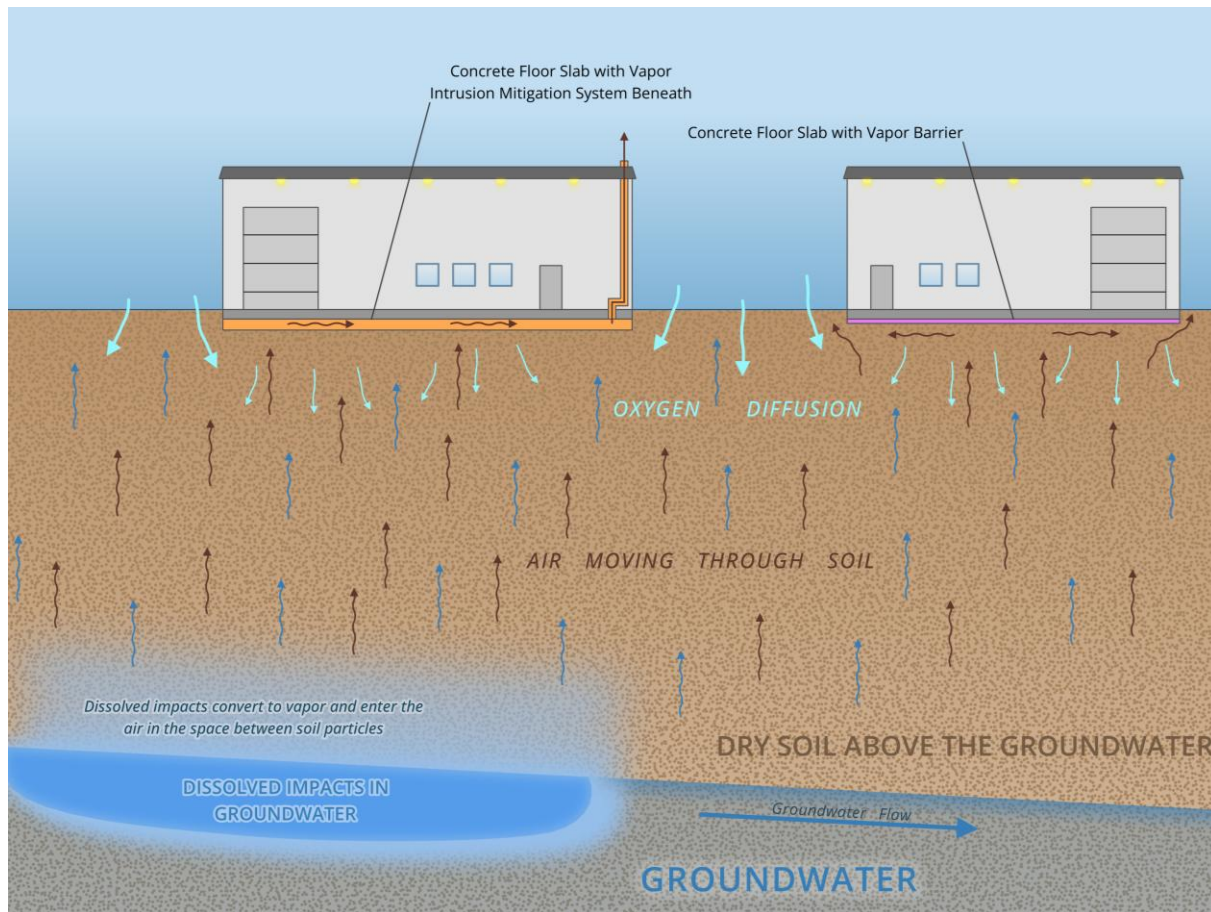
# Soil Management and Engineering Controls

- 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](http://www.thebellwetherdistrict.com))
  - Go to Community → Environmental → Soil Management

# Soil Management and Engineering Controls

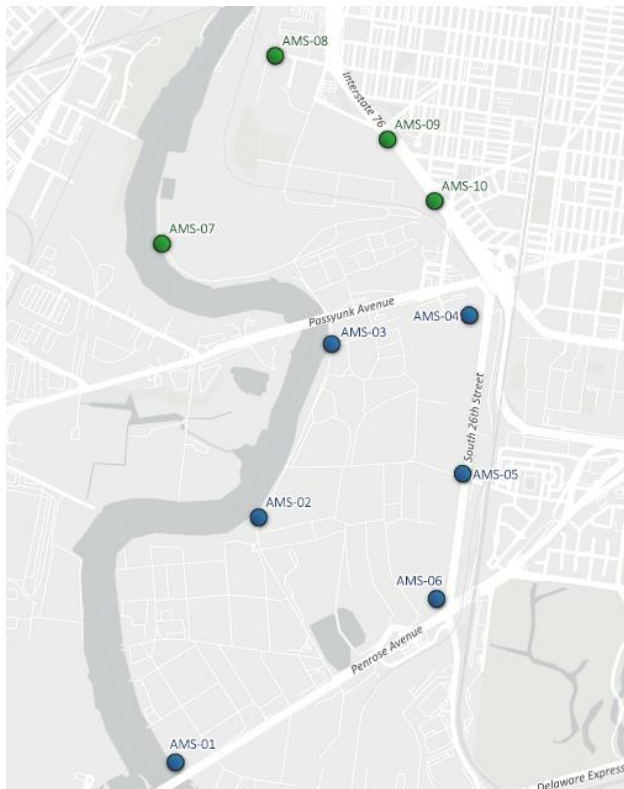


# Soil Management and Engineering Controls



# 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



# Bellwether District Summer Internship Program



Intern Trip to IBEW Local 98

- Congratulations to our 2026 summer interns!
- 50 middle and high school interns employed as part of The Bellwether District's 2026 program
- Employer sites included:



Capstone Presentations @ Langan Engineering



Tour of The Bellwether District

# Workforce Development: Girls Inc & MyWIC



- HRP annually hosts the National Association of Women in Construction's MyWIC program and Girls Inc's Design & Build program for career exploration visits at The Bellwether District.
- 60+ young women interested in the real estate and construction industries.
- Visit included first-hand look at TerraPower Isotopes and DrinkPAK facilities in development!



# Community spotlights



- Council President Johnson's Community Appreciation Day
- Representative Harris' Soul School Festival
- Discovery Pathways Dragon Boat team trip to Taiwan!



# Community College of Philadelphia Scholarship Program

## • Scholarship Details

- \$6,000 scholarship award
- Application open through September 30
- Apply via the QR code

## • Applicant Criteria

- Applicants must be currently enrolled at Community College of Philadelphia (CCP)
- Must reside in South or Southwest Philadelphia
- Must have GPA of 2.5
- Must demonstrate academic progress and financial need



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COMMUNITY  
COLLEGE OF  
PHILADELPHIA

# HRP

## SCHOLARS

HRP Group annually awards four scholarships of over \$6,000 to current Community College of Philadelphia (CCP) students.

**Qualifications**

- Currently enrolled full-time at (CCP) and pursuing an associate degree
- Must reside in one of the following zip codes: 19142, 19143, 19145, 19146, 19147 or 19153
- Minimum cumulative GPA of 2.5
- Must demonstrate academic progress and financial need



# APPLY NOW

Scan the QR code or visit <https://tr.ee/s2EJUv> (search: HRP Scholars)



# Bellwether District Community Site Tours

Please join us

## Community Site Tours

Friday, October 23, 2026  
3-6 PM ET



- Join us for the opportunity to meet our project team, learn more about the redevelopment plans, and see the site's transformation firsthand.
- Tours are available at the following times:
  - 3:00 p.m. - 4:00 p.m.
  - 4:00 p.m. - 5:00 p.m.
  - 5:00 p.m. - 6:00 p.m.
- To request accommodations or discuss accessibility needs, please contact us prior to the event
- Attendees will be entered for a chance to win a signed Philadelphia Eagles jersey!



Scan QR or visit link to register:  
<https://tr.ee/M4mJzw>



### • Community Site Tour Details

- Community Site Tours to be held October 23 from 3–6 PM
- Opportunity to tour the site and hear in-person updates
- Attendees will have the chance to win a signed Philadelphia Eagles jersey!

### • Registration process

- To register, visit <http://tr.ee/M4mJzw> or scan the QR code.
- Please contact us in advance of the tours regarding any accessibility needs.

# Thank You



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