The Bellwether District
AN hrp PROJECT

Community Meeting

November 17, 2026



Agenda

The Bellwether District

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

Public Benefits

The Bellwether District

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

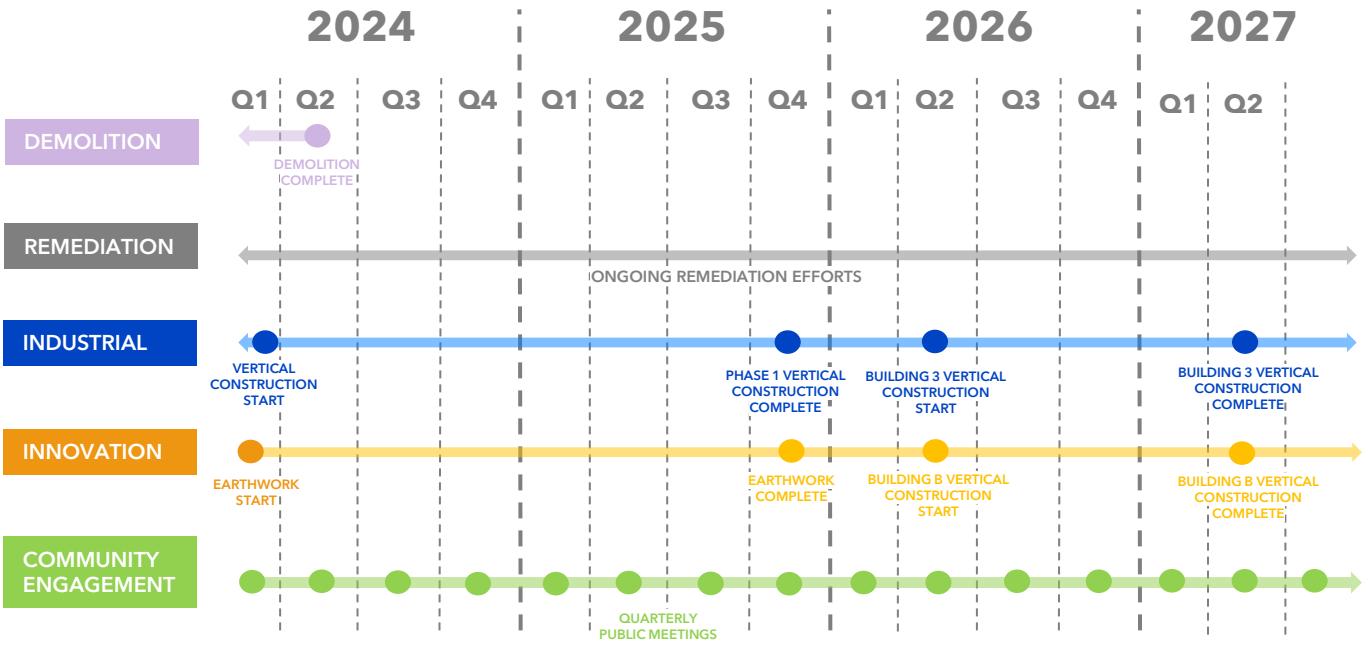
950 Miles of Pipeline Removed

18.5MM Gallons of Petroleum Product Removed

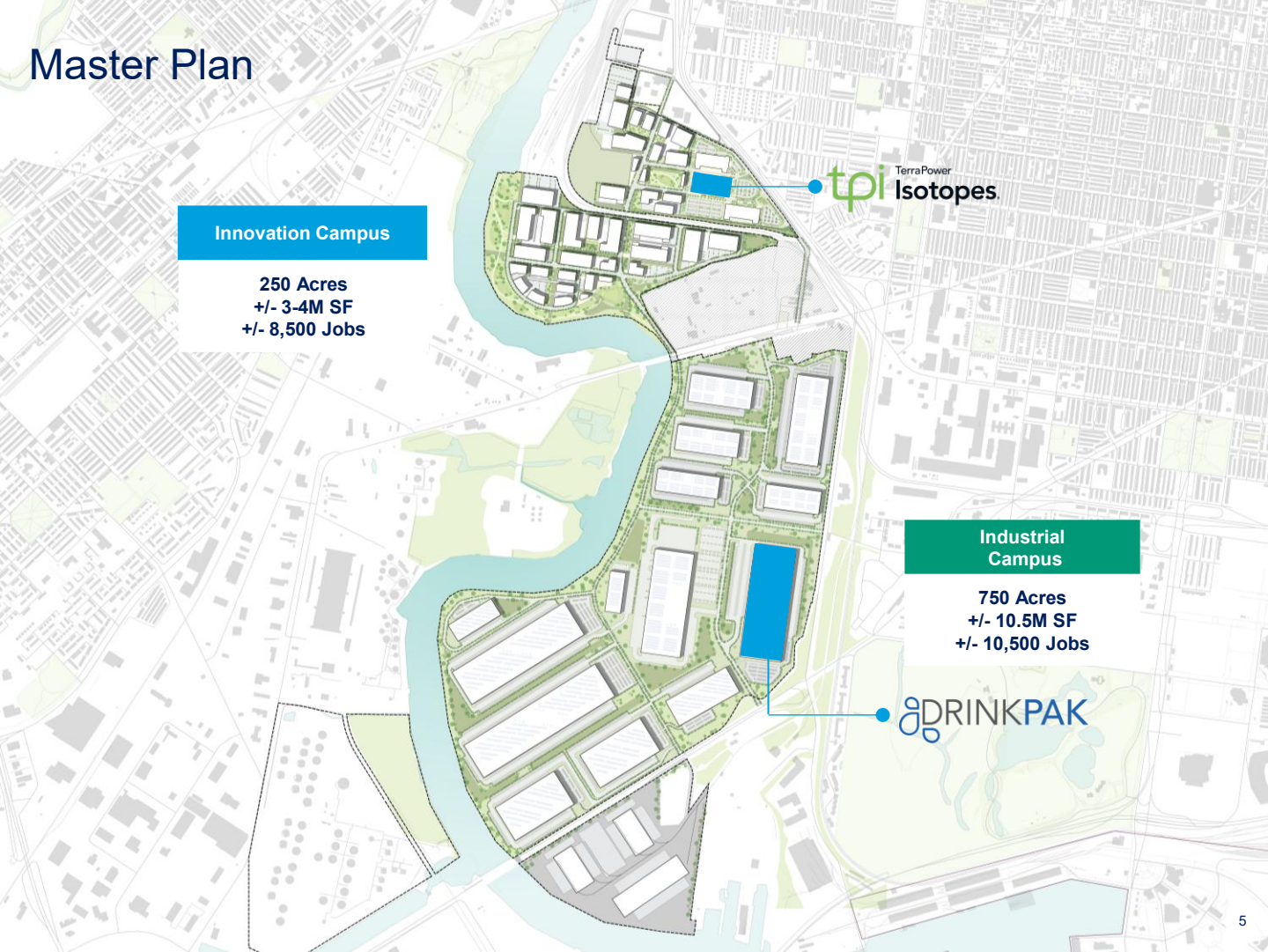
393,000 Tons Material Reused or Recycled

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Phase 2 Schedule



Master Plan


Innovation Campus
250 Acres
+/- 3-4M SF
+/- 8,500 Jobs
TerraPower
tpi Isotopes
Industrial Campus
750 Acres
+/- 10.5M SF
+/- 10,500 Jobs
DRINKPAK

Industrial Site Progress



Industrial Campus - Earthwork Progress

The Bellwether District

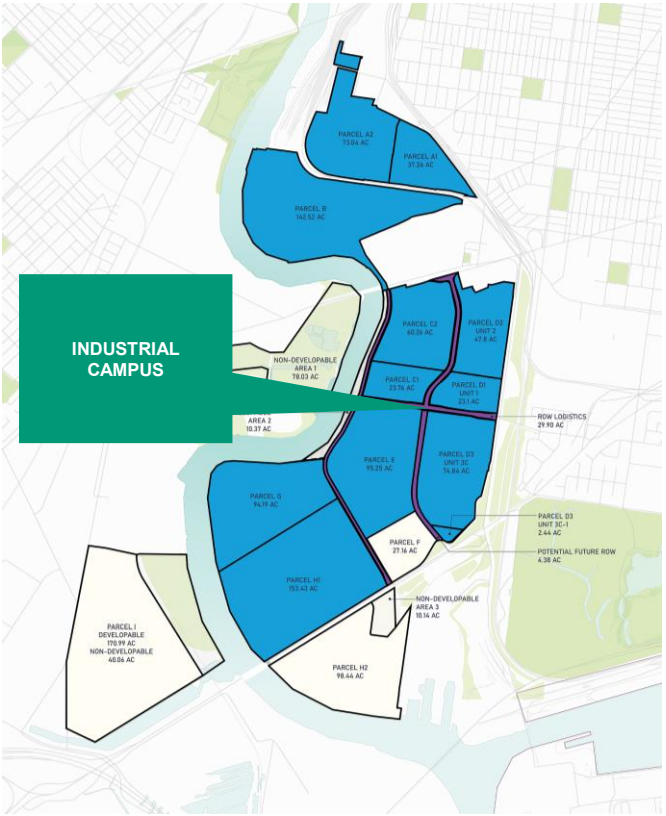
Progress

- Phase 1 & 2 of mass earthwork substantially complete.

Next Steps

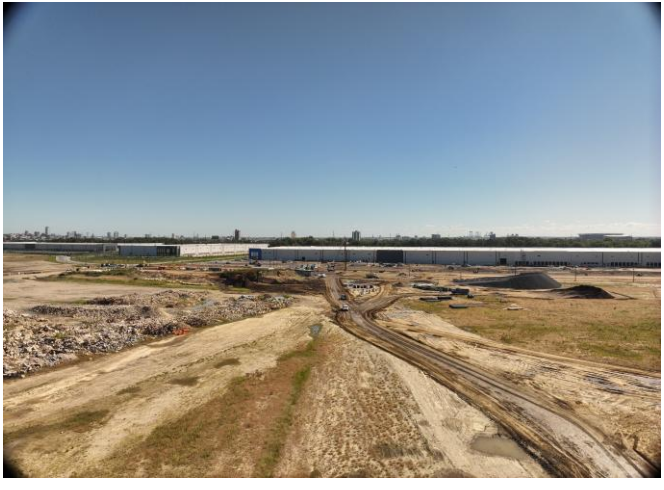
- Complete Phase 2 mass earthwork program by end of 2026.





Industrial Campus - Earthwork Progress

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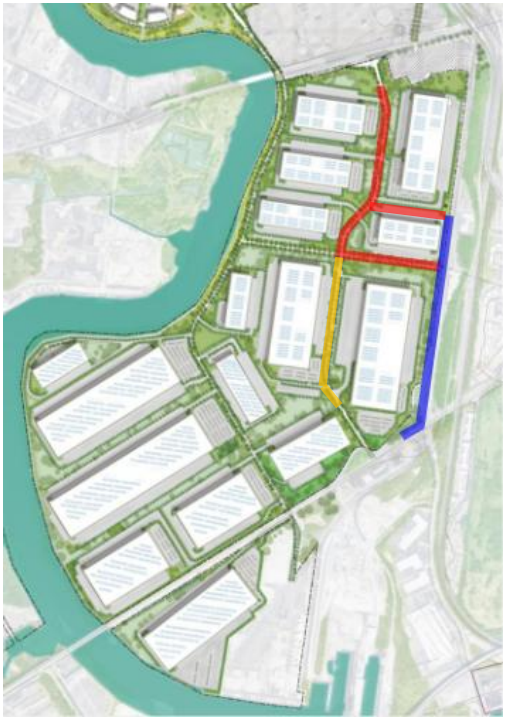


Industrial Campus – Infrastructure Progress

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Phase I Onsite Improvements

Phase I Offsite Improvements

Phase 2 Onsite Improvements

Industrial Campus - Infrastructure Progress

The Bellwether District







Industrial Campus – Buildings 1 & 2

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Industrial Campus – DrinkPAK Progress

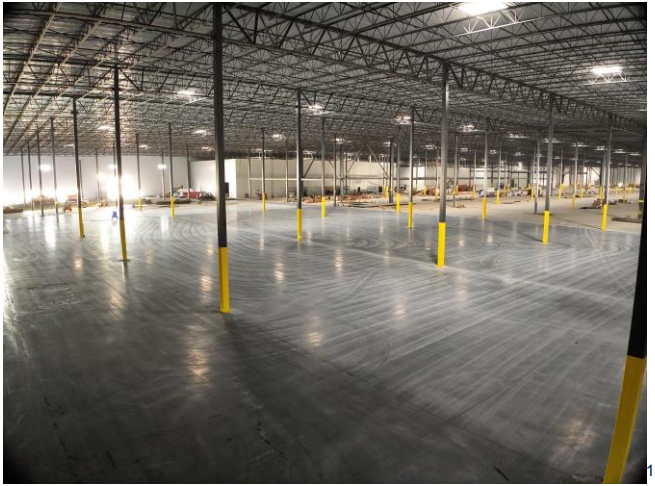
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CONCEPTUAL RENDERING







Innovation Site Progress



Master Plan – Innovation District

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Innovation Campus – Building B

250K	10.5	LEED
SQUARE FEET	ACRES	CERTIFIED





APRIL 2026	Q2 2027	GILBANE
CONSTRUCTION COMMENCEMENT	SUBSTANTIAL COMPLETION	GENERAL CONTRACTOR

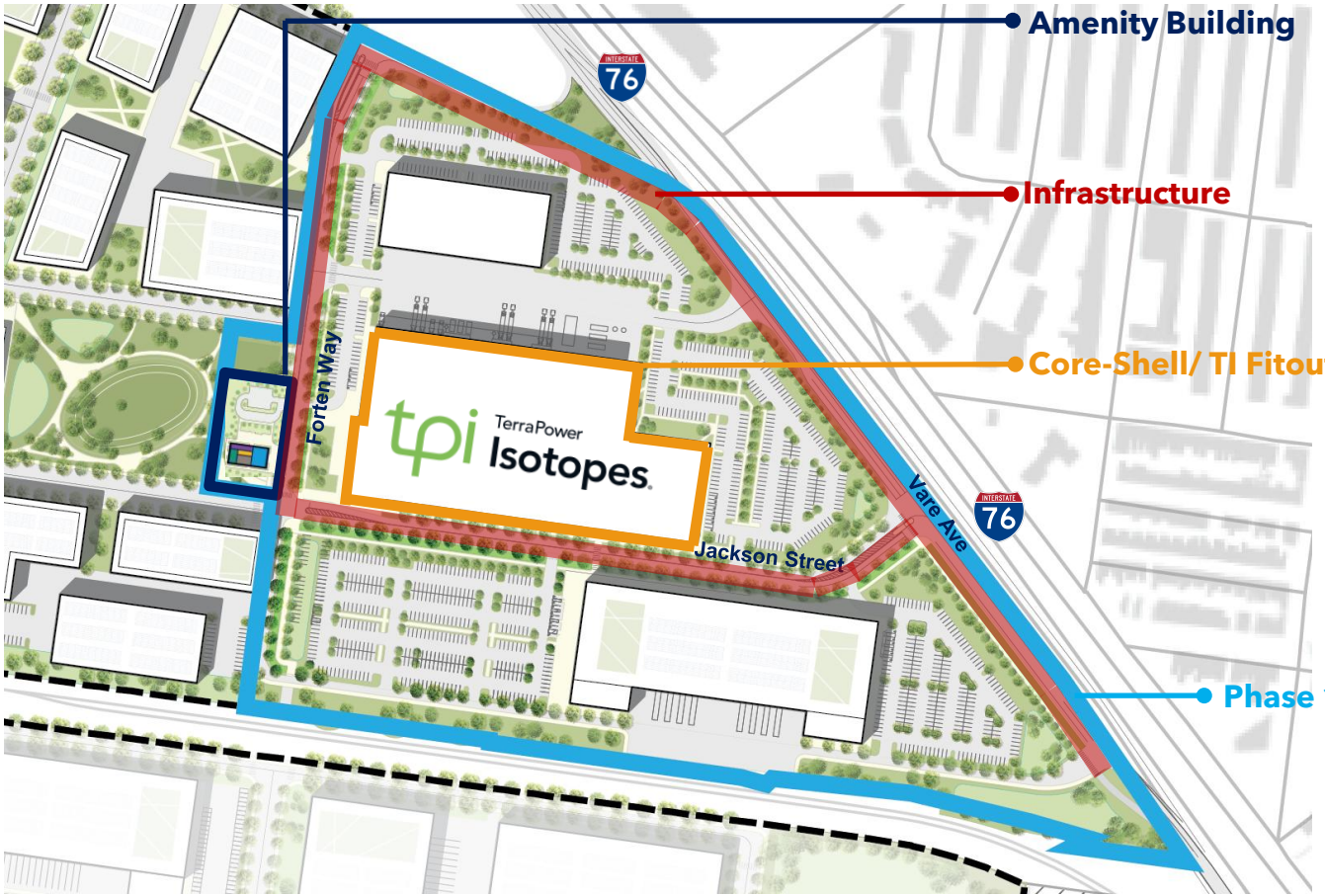
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Innovation Campus – Master Plan



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Innovation Campus – Building B



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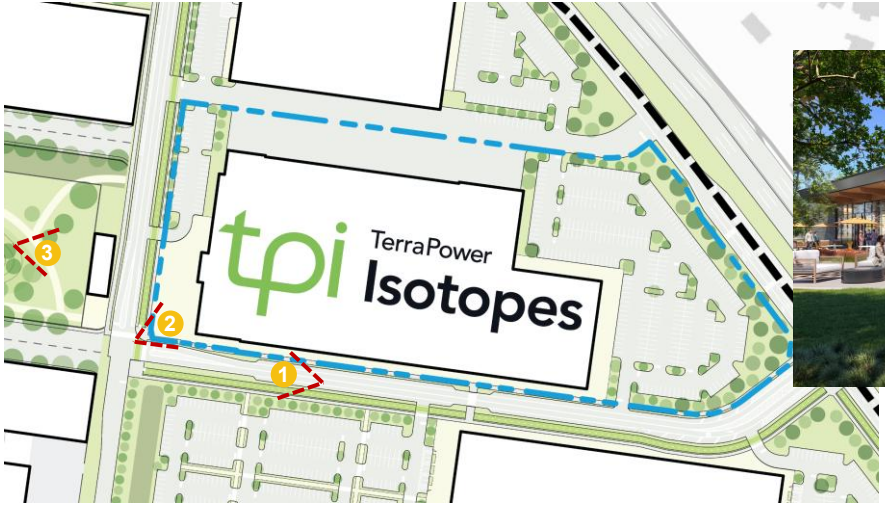
Innovation Campus – Building B



1 View Looking West on Jackson Street



2 View Looking East from Forten Way





3 View Looking East from Amenity Plaza

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Innovation Campus – BEFORE



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Innovation Campus – AFTER

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Innovation Campus – Site Progress

Progress

- Infrastructure progress being made on Forten Way, Vare Ave, Darby St and Maiden Ln (electrical/telcom, storm-water, potable-water, sanitary)
- Precast panel erection commenced in October and is roughly 50% complete
- Steel structure to begin mid-Nov



Environmental Remediation



Who Is Responsible For What?

The Bellwether District

Bellwether District Holdings (Formerly PESRM) / HRP Group

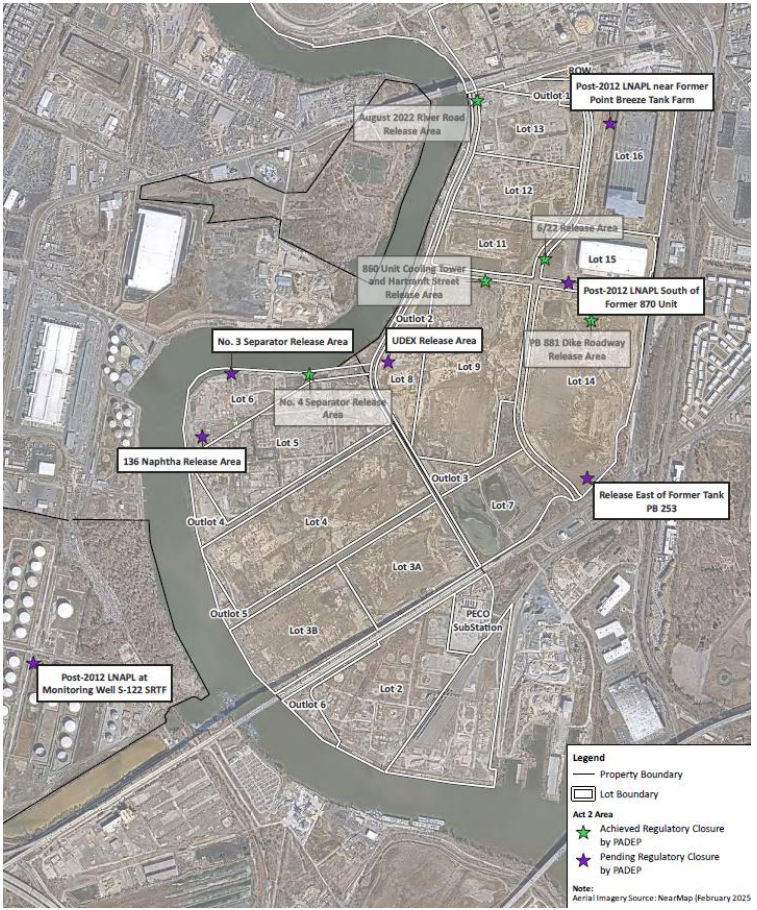
- Assessment and cleanup of contamination that was released after September 2012
- PADEP Act 2/One Cleanup Program reporting associated with contamination that was released after September 2012
- Sampling beneath Storage Tanks after removal
- Management of soil during redevelopment in accordance with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

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

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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 approved by PADEP in May 2026. Cleanup Plan submitted in September 2026	Awaiting feedback from PADEP on the Cleanup Plan
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	Monitoring ongoing
Post-2012 LNAPL at Monitoring Well S-122 SRTF	Post-2012	To be determined	NIR submitted in July 2025	Field work ongoing

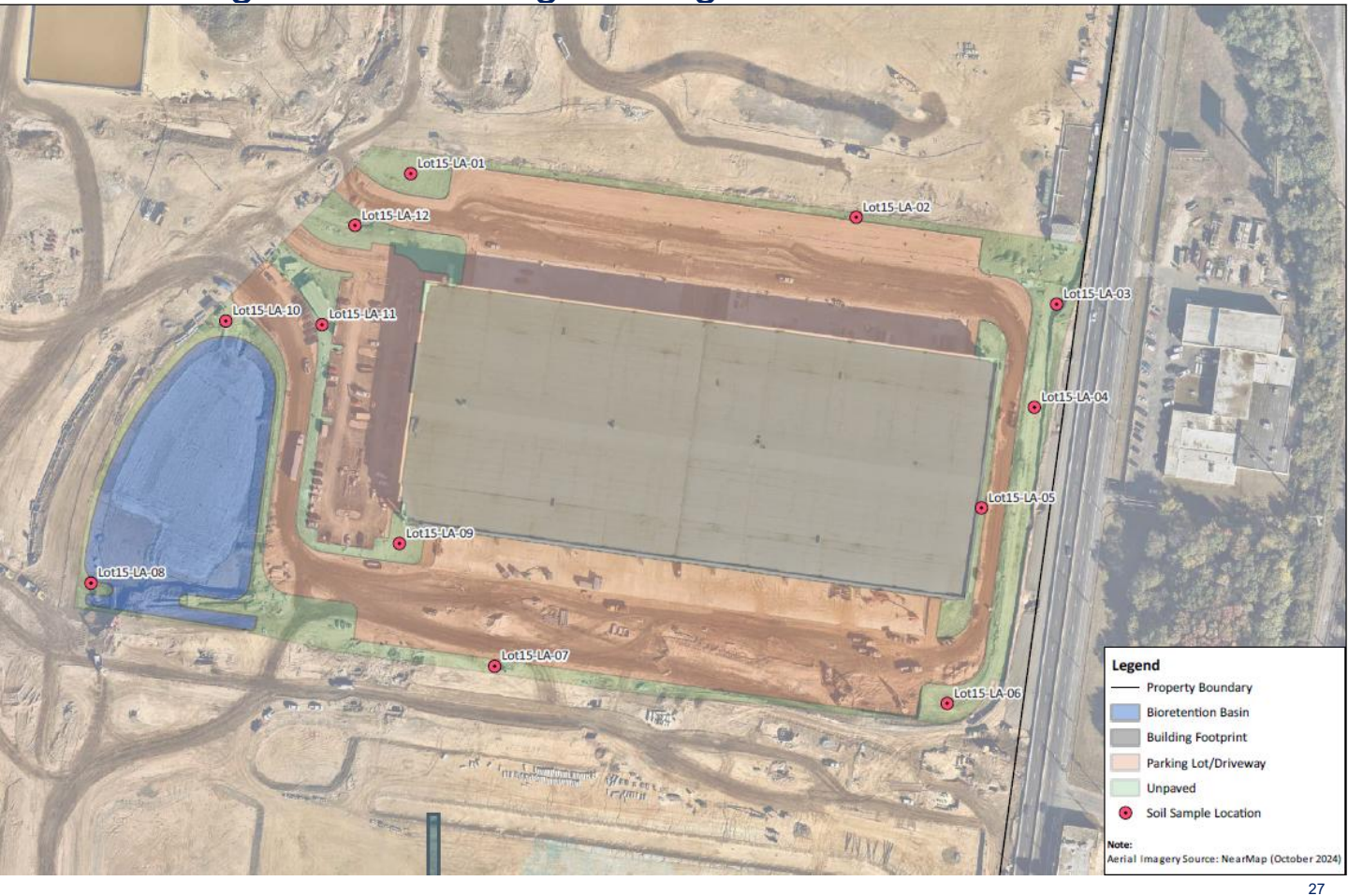
Soil Management and Engineering Controls

The Bellwether District

- 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

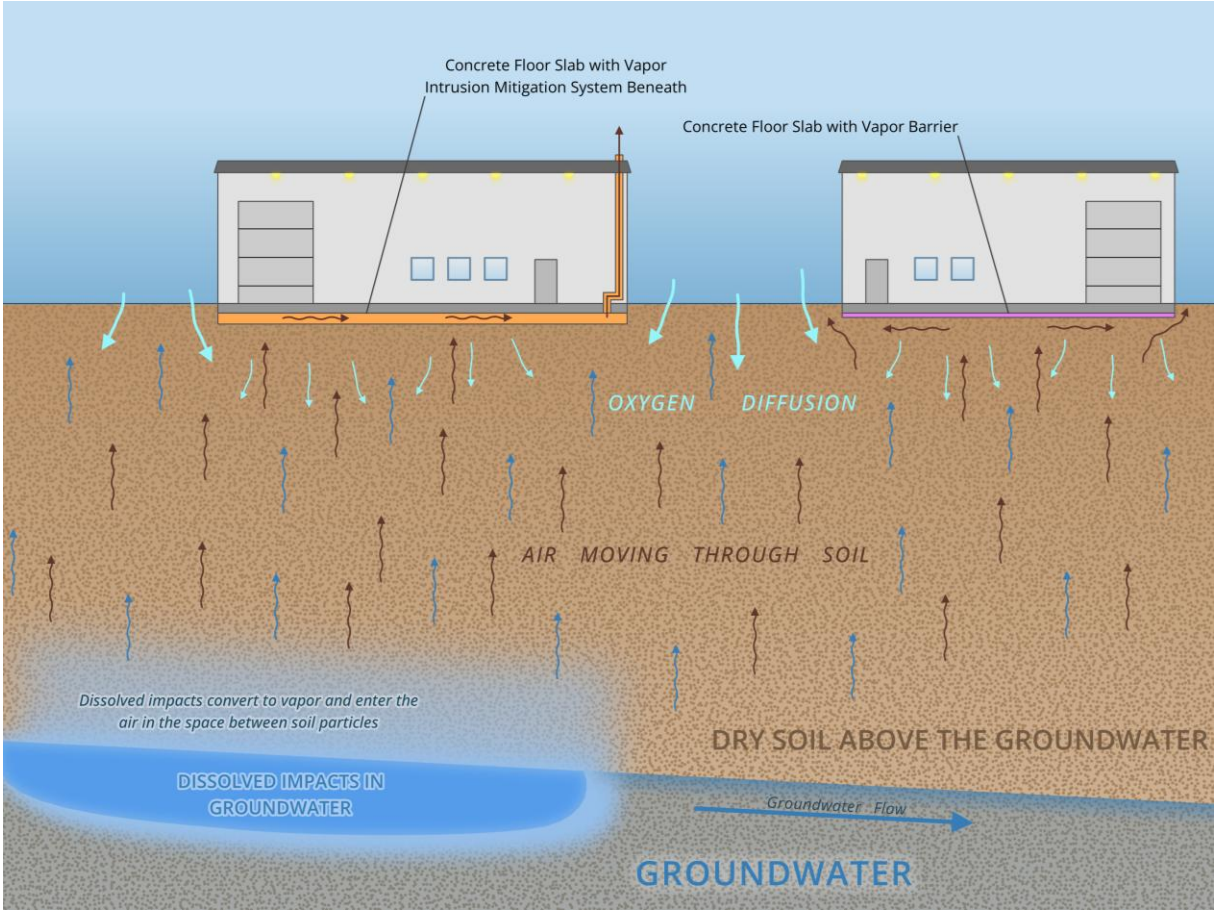
Soil Management and Engineering Controls

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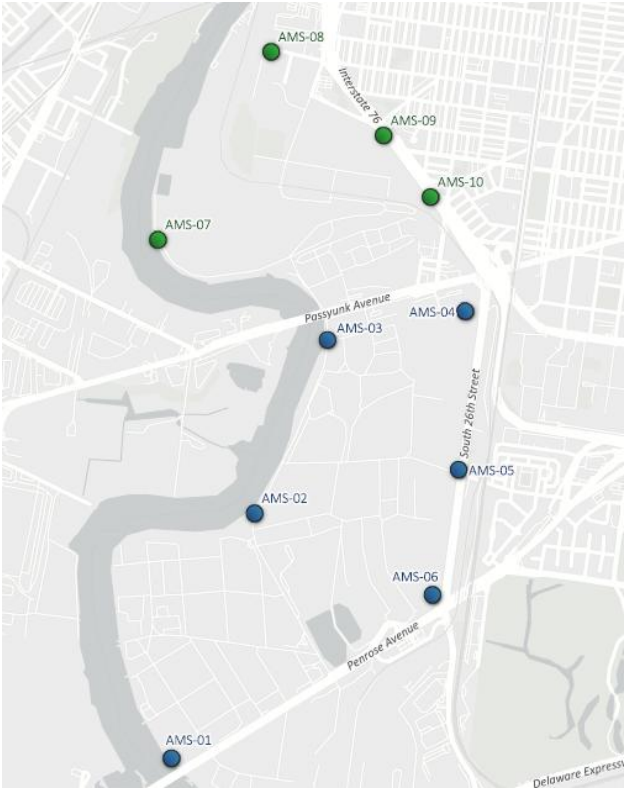
Soil Management and Engineering Controls

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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



Habitat for Humanity service project

Happenings at The Bellwether District



Habitat for Humanity service project


African American Real Estate Professionals of Philadelphia

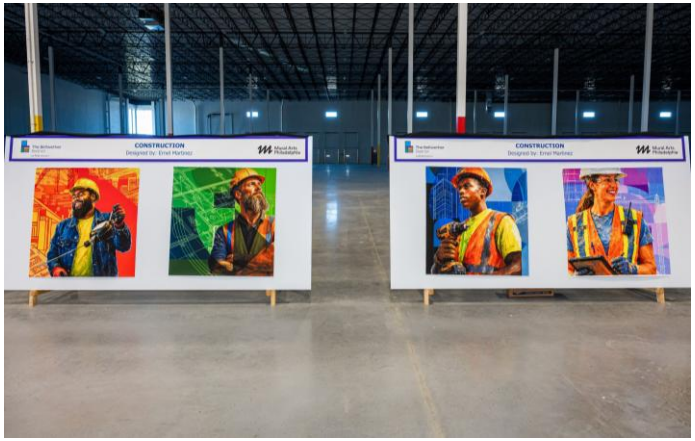
- Partnered with Habitat for Humanity Philadelphia for a volunteer service project
- Participated in National Association of Women in Construction (NAWIC) Block Kids program
- Led sessions as part of Greater Philadelphia Hispanic Chamber of Commerce's Build Latino program
- Participated in Council President Kenyatta Johnson's Peace Not Guns event
- Welcomed African American Real Estate Professionals of Philadelphia, American Society of Civil Engineers, and Economy League of Greater Philadelphia's GPLEX program for site visits
- Honored as "Project of the Year" at the March of Dimes Transportation, Building & Construction Awards

Mural Arts Throughlines Unveiling

The Bellwether District



- Partnered with Mural Arts Philadelphia as part of *Throughlines* exhibit
- Commissioned five local artists to create 20 original artworks to be displayed along the Bellwether District's 26th Street corridor.
- Artwork highlights emerging career opportunities at the Bellwether District and showcases local workforce, education, and community development partners.





Bellwether District Community Site Tours Recap

Thank you for joining us!











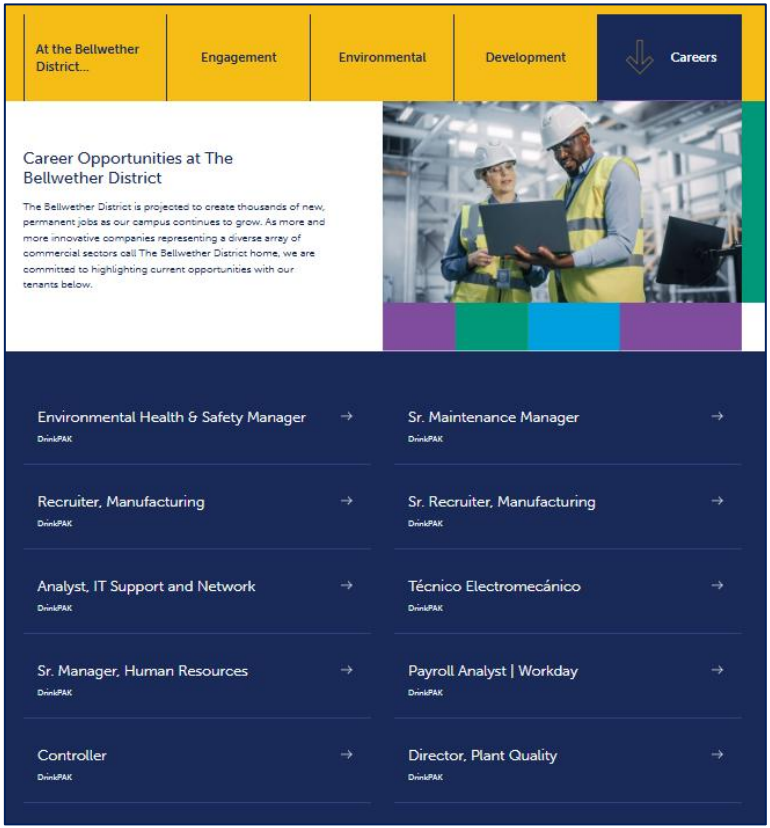
DrinkPAK Advanced Manufacturing Technician Program

- DrinkPAK, the largest canned beverage contract manufacturer in North America, is opening a state-of-the-art facility at The Bellwether District.
- The facility brings advanced technology, high-speed production, and new career opportunities to Philadelphia.
- The Skills Initiative is partnering with DrinkPAK on a paid training program that prepares local residents for Advanced Manufacturing Technician careers.
- Roles start at $25/hour plus generous benefits.



Career Opportunities at The Bellwether District

- We are excited to announce the addition of a new careers page to our website!
- The Bellwether District is projected to create thousands of new, permanent jobs as our campus continues to grow.
- As more and more innovative companies representing a diverse array of commercial sectors call The Bellwether District home, we are committed to highlighting current and future opportunities.
- Learn more by visiting thebellwetherdistrict.com/community or scan the QR code below:



2026 Community Investment Fund Awards

- Community-led process resulting in $120,000 in grants to 24 organizations serving South and Southwest Philadelphia.
- Programs focused on workforce development, youth programming, health, hunger relief, community support, and community safety and reentry services.
- Received 69 applications from local nonprofit organizations during the fund's inaugural grant cycle. Advisory board made up of leaders in South and Southwest Philadelphia selected recipients.



2026 Community Investment Fund Grantees

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2026 COMMUNITY INVESTMENT FUND

Meet the Grantees

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24 community-selected organizations serving South & Southwest Philadelphia

WORKFORCE DEVELOPMENT

- ACANA
- On Chite for the People
- Southwest CDC
- Unity in the Community

YOUTH PROGRAMMING

- Children's Scholarship Fund of Philadelphia
- Discovery Pathways
- Launch of Philadelphia, Inc.
- Pennsylvania Oldtimers Community Sports Association
- Philadelphia Robotics Coalition
- Universal Audenried Charter School

COMMUNITY SUPPORT

- Bartram's Garden
- Millennial Juneteenth
- Point Breeze Business Association
- Resident Action Committee II

HEALTH

- Maternity Care Coalition
- Nature Momz
- Sugga Mamas Diabetes Prevention and Management

HUNGER RELIEF

- SHARE Food Program
- St. Paul Metropolitan AME Church
- Tasker Street Baptist Church

COMMUNITY SAFETY & REENTRY

- The Fathership Foundation
- Kingsessing Heals
- Law Enforcement Mentor Club
- Men of Understanding

You're Invited: Grays Ferry Salvation Army Thanksgiving Dinner

- **Annual community Thanksgiving dinner**
  - The Bellwether District continues its partnership with The Salvation Army to host a Thanksgiving-style dinner for Grays Ferry individuals and families
  - A festive meal celebrating the season of giving and gratitude
  - Take-home meal kits, children's coats, and more
- **Event details**
  - Date: Thursday, November 19
  - Location: Grays Ferry Salvation Army
  - Free and open to the community; registration required for Grays Ferry neighbors
  - RSVP: call The Salvation Army at 215-465-0300



Thank You

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