



SEA HAVEN  
VILLAS

SELF-SUSTAINING GREEN ENERGY  
LUXURY WATERFRONT VILLA AGENDA

Philadelphia to Rehobeth/Dewey Beach Sister City



100% GREEN WATERFRONT CENTER CITY AND SHORE LIVING THAT IS BOTH SELF-SUSTAINING AND LUXURY LEVEL.

The project features advanced self-sustainable waterfront accommodations that can float and move from Philadelphia to Rehobeth/Dewey Beach, Delaware, via an electric tug boat down the Delaware River. The project offers two luxury homes, one in a major east coast city and a shore home at the beach for the price of one house. Sea Haven Villas offers zero environmental or existing grid and infrastructure impact.

### GRANT TO BUILD PILOT PROJECT - \$38 MILLION

The 10 luxury self-sustaining villas, when complete, along with the built-out locations, will be donated jointly to the city of Philadelphia for sale or auction to high net worth individuals and environmental philanthropists at the approximate value of 2.5 million per Villa.

- Financing is for the development of waterfront dock locations and parking in both cities and includes:
  - Construction of 10 waterfront villas
  - Philadelphia’s first all-electric tub boat
  - Transport of villas
  - Ongoing research and development
    - New model construction
    - Implementation of new advancing energy systems in hydrogen
    - water production and energy storage



### SEA HAVEN VILLAS FIGHTS CLIMATE CHANGE WITH FUTURE-PROOF CONSTRUCTION



- 100% green waterfront center city and shore living that is both self-sustaining and luxury level.
- Sea Haven Villas will demonstrate America’s commitment to environmental change and the UN climate change agenda.
- Signifies the US leading the way in the climate change fight
- Scalable and expandable to all US coastal cities and abroad
- Will put American shipyards and unions back to work

# THE TOP ISSUES SEA HAVEN VILLAS WILL ADDRESS

## 1 UNION AND MERIT SHOP JOB CREATION IN RENEWABLE ENERGY SECTOR, CONSTRUCTION, ONGOING MAINTENANCE.

- US shipyard jobs, construction, and refits
- Transport and shipping jobs
- Manufacturing jobs
- Local property maintenance jobs
- Green energy system installation jobs



## 2 NATIONALLY AND GLOBAL RECOGNITION FOR GREEN CONSTRUCTION PRACTICES.

- We do not add an additional tax on existing energy grids, water supply, or waste management infrastructure.
- We return energy to the grid. (proposed 10 villa pilot project will potentially generate 2.6 megawatts of energy per week. During peak usage, they would consume)
- 1.3 MW leaving a constant 1.3 MW to return to the grid. During non-use, the full 2.6 MW would be available to return to the grid.



## 3 AMERICAN CLIMATE CHANGE TRANSITION (AMERICAN INNOVATION)

- Scalable and expandable future climate change-proof construction.
- Lowering the carbon footprint and environmental impact of waterfront construction.
- No fossil fuel consumption
- No coastal ecosystem destruction to expand communities (no onsite construction)
- No use of existing public energy, water supply, or municipal waste system.
- Storm and flood-proof structures



# MUNICIPALITY ADVANTAGES



Additional taxable real estate with no additional use of municipal utilities



National and global recognition



Local job creation

## CONSUMER ADVANTAGES



The best of city and shore living.



Two Luxury homes for one price. Housing market is currently at a peak, land is at a premium.

## HOW TO IMPLEMENT THIS AGENDA

This could be a standalone project or a plug-and-play. For example, it can plug into an existing Philadelphia waterfront development project.

The city of Philadelphia and Rehobeth/Dewey Beach can donate waterfront dock real estate to use as build-out space.

