



**Suggestions from Green Justice Philly (GJP) to Philadelphia Regional Port Authority (PRPA) for the Southport Request For Proposal (RFP):**

- General statements in introduction...
  - The location of Southport on the Delaware River at the Southeast corner of the city makes it the leading edge in protecting Philadelphia from future rising sea levels and extreme storm surges expected as results of human-caused climate disruption. PRPA will evaluate proposals for Southport development with respect to their impact on such critical protection.
  - Environmental considerations are of high importance for PRPA in general and are central for the evaluation and selection of Southport proposals in particular.
- Minimum threshold requirements...
  - Shortlist candidates must demonstrate a track record of corporate social responsibility, transparent accountability, and ongoing public engagement.
  - Shortlist candidates must demonstrate strict adherence to environmental laws and regulations (specifically, no violations of environmental permits for the last 5 years).
  - Proposals must be consistent with principles for environmental stewardship including avoidance of emissions that could contribute to nonattainment of federal air quality standards.
  - Proposals must demonstrate that the company would use the most stringent technologies and practices required for any category of emissions source (for example, LAER, or Lowest Achievable Emission Rate, as is required on major new or modified sources in non-attainment areas) .
- Scored mandatory categories for proposal evaluation that includes a category for environmental considerations...
  - Protection of the health of workers, neighbors, and the people of Philadelphia as demonstrated through air modeling that proves the project would have less than a 1 in 1,000,000 cancer risk to surrounding neighborhoods.
  - Protection of the safety of workers, neighbors, and the people of Philadelphia.

- Protection of the Delaware River, Navy Yard, and surrounding environment, including the living resources and habitat of the Delaware River.
- Inclusion of the highest rated level of energy efficiency design, technologies, and practices established by organizations such as the US Department of Energy, the US Army Corps of Engineers, and the US Green Building Council (LEED standards).
- Use of technology, practices, monitoring, and record keeping that are more stringent than regulatory requirements.
- Use of the highest amount of renewable energy resources possible to power electricity needs of the project.
- Avoidance of use of fossil fuels in operations of the completed project.
- *If environmental criteria alone would score less than 1/3 of the points allotted, we request that environmental considerations be included with other sustainability and social justice issues such as diversity and job creation to create a broader category. (Presumably other categories would include such considerations as providing revenue to PRPA, expanding port capacity and desirability for shippers, adding to the regional distribution network logistics, etc.)*
- Extra credit considerations that, while optional (and not scored), would influence a close decision...
  - Plans to make Southport a “Zero Net” facility with respect to energy use and GHG emissions through such measures as
    - Integration with PIDC to create a local electrical grid for the Navy Yard
    - Support for and coordination with projects to build a PV solar farm on adjacent property such as the Sports Complex parking lots
  - Commitment to take responsibility for assuring best environmental company policies and practices up their supply chains and down their distribution channels during the construction and operation of the proposed facilities.
  - Creation of a publicly available monitoring and reporting system to verify compliance with PRPA environmental requirements and achievement of project environmental goals.

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