March Nor’easters Down Two Huge Trees in Rittenhouse Square

By Bonnie Eisenfeld

Two huge trees fell in Rittenhouse Square during the March Nor’easters, a linden and a horse chestnut. (Pictured is the linden tree, on the outer circle.) Luckily they did not injure anyone. Each tree was next to a path and fell, roots and all, at a southeast angle, away from the path.

“Wow, that’s always so amazing to me,” says Ranee Shipley, a development associate at JEVS Human Services, who works in a high-rise office building on the north side of Rittenhouse Square, “the power of the wind versus the power of trees to hang on. Unfortunately, these two trees lost the battle.”

Kevin Feeley, Communications Manager at Pennsylvania Horticultural Society, says their Public Landscapes team blames a combination of saturated ground and extremely high winds. Bob Regan, a Center City resident and former owner of many trees, thinks another contributing factor could be damage to the trees’ root systems during paving. Cutting roots weakens a tree’s support system, making the tree more susceptible to strong winds.

Friends of Rittenhouse Square is currently raising funds to help cover the replacement cost of the trees. President Renée Dubyk says, “We are hoping to get a sizable tree replacement specifically for the horse chestnut tree that fell in the middle section of the park, since that tree was an integral part of the landscape. It will be very costly to get a large-diameter tree. We are hoping that we will get additional members to join, and that existing members will contribute additional funds to replace the tree.”

http://friendsofrittenhouse.org/
Paul R. Levy, Center City District President & CEO, Honored at CCRA Event

The 2018 recipient of the Lenora Berson Community Service Award, Paul R. Levy, is the founding chief executive of Philadelphia’s Center City District (CCD), serving in that capacity since January 1991. The CCD is a $24.5 million downtown management district, which provides security, cleaning, place-marketing, promotion, planning and capital-improvement services for the central business district of Philadelphia.

To date, the CCD has completed $155 million in streetscape, lighting, and façade improvements at four Center City parks managed by the CCD. In the fall of 2016, the CCD began construction on phase one of the Viaduct Rail Park, converting the derelict former Reading Railroad elevated rail line into a public park, analogous to New York’s High Line.

Levy also serves as executive director of Central Philadelphia Development Corporation (CPDC), an advocacy and planning organization supported by the downtown business community.

Levy holds an MA and a Ph.D. in history from Columbia University, and an undergraduate degree in history from Lafayette College. He serves on the boards of many civic organizations, including the Philadelphia Convention and Visitors Bureau Executive Committee, the Independence Visitor Center Corporation, and the Passyunk Avenue Revitalization Corporation, which he chairs.

Presented to Levy at CCRA’s annual Celebration of Center City Living on May 10, at the Ethical Society on Rittenhouse Square, the award is named in memory of longtime civic booster and past CCRA President Lenora Berson.

Lenora Berson Community Service Award

Lenora Berson (1928-2011) loved our Center City neighborhood, and worked tirelessly to make it great right up until her death at 83. She served as President of CCRA from 1999 until 2001, strategizing about, and leading, numerous activities, including opposition to the Crosstown Expressway (which had been proposed to run along South Street). As noted by former Representative Mark Cohen, Berson, who lived most of her life in this neighborhood, was “an impassioned advocate who could teach a class, do social work, organize testimony and demonstrations, write speeches, lobby elected officials, initiate candidacies for public office, mastermind election campaigns, write articles and books, take photographs worthy of being shown in art galleries, promote Philadelphia’s hidden gems, and organize events to promote the city that no one else thought of.”

There are few who can match Lenora’s energy and tenacity. The award given in her name is intended to pay tribute to Lenora and to recognize others who have had a substantial positive impact on our neighborhood.

CCRA Celebrates – and Supports – Center City Living

CCRA especially wants to thank and acknowledge the following individuals and businesses for their support in making the 2018 version of this annual fundraiser a success.

SPONSORS

Platinum ($2500)
- Brandywine Realty Trust
- Independence Blue Cross

Gold ($1500)
- AT&T

Bronze ($750)
- Boyds Philadelphia
- Firstrust Bank
- Republic Bank
- Robin Apartments
- Trident Mortgage

Angels ($500)
- Jeff Braff & Hope Comisky
- Joseph Coradino
- Susan & Stephen Huntington
- Matthew Schreck

Benefactors ($300)
- Anne Bigler
- Nancy & Ben Heinzen
- Dan Rottenberg

Patrons ($125)
- Wade Albert
- Guy Aiman
- Ed Bronstein
- Michael Dean
- Barbara Halperrn
- John Derham
- Peter Ferry
- Carole Giampalmi
- Margaret Mund

In-kind Sponsors
- Di Bruno Bros.
- Veda
- Devon Seafood Grill

And a special Thank You to all the businesses and persons who contributed to our raffle, and silent and live auctions. And thanks of course to all our guests! See you next year!
**President’s Report**

**Starbucks Incident Strikes a Nerve and Sends a Jolt to Our Complacency**

Among the things that make Center City desirable for so many CCRA members is the fact that our neighborhood is diverse. For me, it is one of the main reasons I love living in Center City. It is a melting pot with people of all races, ethnicities, religions, sexual orientations, gender identities, ages, and socioeconomic backgrounds. My life has been enriched by the many opportunities I have been given to develop close relationships with people who are different from me. And I am certain that many of you reading this probably share the sentiment.

That is why it upset me when I learned about the incident that occurred recently when two black men were arrested at a local coffee shop because they were simply sitting at a table waiting for a friend to join them. As we all know, the incident made national news.

When I considered my feelings, I realized that the incident was so troubling because it struck close to home. Not only is it bad enough that two men were treated unfairly likely because of their race, but it happened at a store I have consistently visited multiple times a week for the past few years. I had previously noticed that the staff there is diverse, and so are the people who frequent the shop. Based on my expectations, it should have been the last place for a race incident to occur. Yet it was not. That means a similar incident really can happen anywhere.

The incident shook me deeply; I know that others feel the same way. Rightfully so.

Things like racism, xenophobia, and homophobia are terrible things. That is something just about everyone can and should agree with. We like to think that our City and our neighborhood are better than that – and they generally are. However, the incident that happened in April is proof that each of us must do more than simply give lip service to these ideals. As we go through life, each of us needs to be cognizant of how our words and actions can and do hurt others.

So how does this tie in to CCRA? CCRA is an organization that exists to improve our neighborhood and make it a better place for everyone to live, work, and play. However, we cannot achieve that important goal unless we ensure that the services we provide and the work we do benefit everyone in our community, equally.

After what happened recently, I know that I will do everything in my role as President of CCRA to make sure that our neighborhood continues to be a vibrant, diverse community. If anyone believes that CCRA has room to improve on this front, I invite you to reach out to me to discuss. I truly want to hear those concerns and address them.

**Editor’s note:** Apologies to Past President and former Executive Director Stephen Huntington, whose name was inadvertently left off the list of Past Presidents of CCRA for a number of years predating the installation of the current editorial team, until it was recently brought to our attention. During Steve’s presidency CCRA started the Friends of Schuykill River Park, negotiated the garden lease, conducted the first children’s event (a Halloween party, which, sadly, was discontinued after 10 years or so) and inaugurated a children’s soccer league. While Executive Director, Steve did not exercise his voting rights as a Past President, which accounts for his absence from the list of “active” Past Presidents, when our term began. His name should have been reinstated when he retired as Executive Director and his voting rights on the Board were restored. We sincerely regret the oversight, and thank Steve for his many years of tireless service to CCRA, which continues to this day.
## Market Share Totals - 2017 - Source: MLS Trend

<table>
<thead>
<tr>
<th>Name</th>
<th>List #</th>
<th>List $</th>
<th>Sell #</th>
<th>Sell $</th>
<th>Total #</th>
<th>Total $</th>
<th>Market Share %</th>
<th>Avg Price</th>
<th>Days on Market</th>
<th>Prod Agents (Total)</th>
<th>Prod Agents (Search)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BHHS Fox &amp; Roach-Center City Walnut</td>
<td>1,218</td>
<td>496,956,969</td>
<td>981</td>
<td>387,023,838</td>
<td>2,199</td>
<td>883,980,807</td>
<td>9.1</td>
<td>571,819</td>
<td>64</td>
<td>167</td>
<td>169</td>
</tr>
<tr>
<td>BHHS Fox &amp; Roach-CC Rittenhouse</td>
<td>506</td>
<td>295,756,423</td>
<td>521</td>
<td>291,502,088</td>
<td>1,027</td>
<td>587,258,511</td>
<td>6.0</td>
<td>303,373</td>
<td>47</td>
<td>141</td>
<td>131</td>
</tr>
<tr>
<td>Keller Williams Philly</td>
<td>815</td>
<td>248,823,463</td>
<td>963</td>
<td>290,573,390</td>
<td>1,778</td>
<td>539,396,853</td>
<td>5.5</td>
<td>275,269</td>
<td>50</td>
<td>184</td>
<td>199</td>
</tr>
<tr>
<td>Keller Williams Realty Center City</td>
<td>654</td>
<td>174,284,518</td>
<td>796</td>
<td>224,855,690</td>
<td>1,450</td>
<td>399,140,208</td>
<td>4.1</td>
<td>301,768</td>
<td>50</td>
<td>67</td>
<td>72</td>
</tr>
<tr>
<td>Coldwell Banker Preferred-Old City</td>
<td>629</td>
<td>189,525,016</td>
<td>654</td>
<td>209,190,012</td>
<td>1,283</td>
<td>398,715,028</td>
<td>4.1</td>
<td>275,269</td>
<td>50</td>
<td>67</td>
<td>72</td>
</tr>
<tr>
<td>Coldwell Banker Preferred-Center City</td>
<td>392</td>
<td>123,814,751</td>
<td>434</td>
<td>129,942,350</td>
<td>826</td>
<td>253,757,101</td>
<td>2.6</td>
<td>307,212</td>
<td>56</td>
<td>64</td>
<td>81</td>
</tr>
<tr>
<td>SPACE &amp; COMPANY</td>
<td>245</td>
<td>87,587,825</td>
<td>468</td>
<td>157,246,560</td>
<td>713</td>
<td>244,834,385</td>
<td>2.5</td>
<td>343,386</td>
<td>47</td>
<td>68</td>
<td>85</td>
</tr>
<tr>
<td>REMAX Access</td>
<td>496</td>
<td>131,409,013</td>
<td>370</td>
<td>78,672,832</td>
<td>866</td>
<td>210,081,845</td>
<td>2.2</td>
<td>242,589</td>
<td>53</td>
<td>59</td>
<td>67</td>
</tr>
<tr>
<td>BHHS Fox &amp; Roach-Chestnut Hill</td>
<td>223</td>
<td>111,704,733</td>
<td>183</td>
<td>86,369,234</td>
<td>406</td>
<td>198,073,967</td>
<td>2.0</td>
<td>343,386</td>
<td>47</td>
<td>68</td>
<td>85</td>
</tr>
<tr>
<td>Elfant Wissahickon-Chestnut Hill</td>
<td>238</td>
<td>78,928,077</td>
<td>231</td>
<td>57,474,136</td>
<td>469</td>
<td>136,402,213</td>
<td>1.4</td>
<td>290,836</td>
<td>48</td>
<td>58</td>
<td>56</td>
</tr>
<tr>
<td>OCF Realty LLC</td>
<td>92</td>
<td>60,866,567</td>
<td>130</td>
<td>70,312,854</td>
<td>222</td>
<td>131,179,421</td>
<td>1.4</td>
<td>590,898</td>
<td>43</td>
<td>18</td>
<td>18</td>
</tr>
<tr>
<td>Keller Williams Main Line Realty</td>
<td>251</td>
<td>59,779,233</td>
<td>242</td>
<td>62,818,889</td>
<td>493</td>
<td>122,598,122</td>
<td>1.3</td>
<td>248,678</td>
<td>52</td>
<td>126</td>
<td>91</td>
</tr>
</tbody>
</table>

REAL ESTATE FACT
OCF agents sell homes faster, at a higher average price than any other brokerage in Philly!

CALL ME TODAY - SEE THE DIFFERENCE

Andy Nicolini  
484.483.3114  
andy@ocfrealty.com

Center City Homeowner, Block Captain, Community Gardener, CCRA past board member
In partnership with Drexel University’s Close School of Business, Friends Select School will offer *Nature, Grittiness, Grit, and Entrepreneurship in The City* as part of its flagship SummerSessions course offerings, July 9 to 20.

Rising 10th through 12th graders can enroll in this immersive urban experience, with explorations of Philadelphia’s unique and unsung landmarks. Three-hour classes will take place largely off campus, and the varied journeys will expose students to both fabricated and natural beauty, as well as challenging social problems. Students will be joined by inspiring local social entrepreneurs making a positive impact on the city’s neighborhoods. By course’s end, students will gain an awareness of Philadelphia’s many strengths and—perhaps—an urge to get involved in a cause that speaks to their personal passion.

In the summer of 2017, officials from Friends Select and Drexel convened to lay the groundwork for Friends Select’s summer entrepreneurship course. Desiree Harmon, Middle School Dean and SummerSessions Director at Friends Select, met with Drexel’s Close School of Entrepreneurship founding Dean and Silverman Family Professor of Entrepreneurial Leadership Donna De Carolis, Ph.D.; Damian Salas, Assistant Teaching Professor and Assistant Dean of Drexel’s Entrepreneurship Programs; and Scott Quitel, the Close School’s Director of Social Entrepreneurship, and founder of Land Health Institute — a local nonprofit whose mission is to “Put Nature Back,” through exploration, environmental education, and community-based land revitalization. Quitel will further enrich the course with his expertise and instruction, and will incorporate material from the courses he teaches at Drexel.

Harmon encourages high school students from both private and public schools in Philadelphia to consider enrolling in the course. “The *Nature, Grittiness, Grit, and Entrepreneurship In The City* summer course offers high school students an intensive two weeks of college-level material and instruction, taught by a Drexel professor,” she says. “It is a wonderful addition to our SummerSessions rotation and an extension of how Friends Select uses the city as its classroom throughout the academic year. It is a really genuine and unique experience that cannot be found anywhere else in Philadelphia.”

For more information about Friends Select School and its SummerSessions programming, including course listings and descriptions, enrollment costs, and the online application, visit www.friends-select.org/summersessions, or contact Desiree Harmon at desireeh@friends-select.org.

---

**Friends Select School Partners with Drexel University for Summer Entrepreneurship Course**

By Casey Ann Beck

---

**Greenfield School Participates in National School Walkout March 14**

Greenfield students participated in the National School Walkout on Wednesday, March 14. Along with principal, teachers and parents, students in grades 5 to 8 walked out of the school at 10 am and gathered in the schoolyard, where they remained standing for 17 minutes to demonstrate solidarity with the victims of the recent school shooting in Parkland, Florida, and others, and to support gun control. Encouraging these young people to make their voices heard, Principal Dan Lazar spoke about the tragedies and the need to ensure that no school shooting ever happens again.

— Bonnie Eisenfeld

---

**It’s Academic**

---

---

---

---

---

---
At The Philadelphia School

depth of understanding comes from exploring and discovering, from making mistakes and achieving success. Students benefit from a school community that recognizes the richness that arises when people of different cultures, histories, and worldviews teach and learn from one another. It is the place where students say,

“Here I learned to be the best possible me!”

The Philadelphia School

2501 Lombard Street | Philadelphia, PA 19146
215.545.5323 tpschool.org

TAKE A TOUR
Small group tours available most Wednesdays and Thursdays at 9 AM
To reserve a place, contact us at 215.545.5323 x 222.

A progressive independent school educating children in preschool through 8th grade
A Road Paved with Good Intentions
By Bill West

Once upon a time there was a bus lane, but it wasn't really a bus lane. At least nobody treated it like one. Cars drove in it. Delivery trucks stopped in it. The only thing the buses didn't have to contend with very much were the bicyclists. That's because most of them were too terrified to ride on the street, even though the lane was explicitly for buses and bikes.

The delivery trucks in particular created some truly gnarly snarls, and the buses were slowed in the completion of their daily rounds. The little old people, possibly headed to a political demonstration at Senator Toomey's office, didn't care as long as they had a seat. They would just sit and chat with themselves and other passengers, and occasionally even divert the time-bound from consultation with their wristwatches.

It was Chestnut Street in old Philadelphia, in the time of Trump, and while the problems may now seem quaint, at the time there were people who actually cared about traffic jams, and tried to do something about them.

And these people made a wonderful discovery. There were almost always solutions. You just needed to look carefully. Getting the solutions adopted was a whole other story.

One researcher decided to take a close look at a particularly problematic stretch of Chestnut, running from Broad Street west to 19th. And he found something very interesting. The vast majority of buildings had rear access, and didn't need to have delivery trucks block the bus lane on Chestnut to make deliveries through their front doors.

The rear access was through little alleys named Ranstead, and Ionic, and Stock Exchange Place. This last name was for a business that had once been located in the area, but had long since moved. Philadelphians, however, are noted for their attachment to the past.

On some blocks the little Ionic Street or Stock Exchange Place did not exist, but on these blocks the buildings tended to be very large and extend south all the way from Chestnut to Sansom, where they would have rear access.

And north of Chestnut, Ranstead would also disappear from time to time, most notably for the Liberty Place complex in the 1600 block. But Liberty Place also came with its own huge underground loading zone off of 16th Street. Neither the shops nor the offices of Liberty Place had any need for unloading on Chestnut.

The researcher did note a number of buildings that appeared to lack rear access. He wondered what the fire department would say if there was actually no second means of egress, but he also knew that the number of these buildings was so small that, if they lacked rear access, they could get their deliveries on Chestnut Street without blocking the bus lane. All the City needed to do was take the existing truck-loading zones on Chestnut and expand their hours past 10 a.m.

As the researcher put it in his report, "It would be nice, of course, if all the deliveries could take place before 10 a.m., but clearly that is not happening. We need to see people as they are, not as we would have them be. And then we need to design accordingly, remembering that the two top priorities for this street are deliveries and keeping the bus lane free of obstructions."

Since this is a fairy tale, the needed changes were quickly made, and all was well on Chestnut Street. The merchants got their goods, the bus riders rolled merrily across town without obstruction, and most of the shoppers arriving by car parked in a garage.
The Church of the Holy Trinity on Rittenhouse Square was the venue for the world premiere on May 11 of the cantata “The World Is Changing,” the culmination of a unique creative collaboration among Temple Music Prep, Temple University’s Boyer College of Music, The Philadelphia School (TPS), and the Chester A. Arthur School. The cantata, sung by Boyer College vocal students Megnot Toggia and Kyle Dunn, was conducted by TPS music teacher and string conductor Aaron Picht.

This musical collaboration began in the fall of 2017, when 16 middle-school students from the Chester A. Arthur School and The Philadelphia School came together under the guidance of TPS teachers Shannon Coulter and Ashley Opalka to write poetry based on their life experiences.

The students met once a week for 10 weeks, and on three occasions they met with Jon Paul Mayse and Timothy DelCollo, two student composers from the Boyer College of Music. The middle schoolers and the composers shared their ideas about the sounds and musical textures the poems evoked. The composers selected lyrics from the wealth of poetry generated by the students, and composed eight songs for string orchestra, piano, soprano and baritone.

“The World Is Changing” was well received not only at its world premiere at the Church of the Holy Trinity, but also at concerts performed for fellow students at TPS and Chester A. Arthur. All those involved are looking forward to their next musical collaboration.

Young Pianists from around the World to Perform in Philadelphia in August
By Bonnie Eisenfeld

Twenty gifted young pianists from around the world will perform, compete, and attend master classes at The 6th Philadelphia Young Pianists’ Academy and International Piano Competition from Sunday, August 5, to Sunday, August 12. This year’s Academy and Competition will be held at a new location, The Academy of Vocal Arts, 1920 Spruce.

World-renowned concert pianist and Center City resident Ching Yun Hu is the organizer and artistic director of this annual event. Simone Dinnerstein, best known for her highly rated recording of Bach’s Goldberg Variations, will join the faculty this summer, Gary Graffman, Jerome Lowenthal, and Charles Abramovic will return.

Two guest presenters will talk to the students about the business side of career development: Jonathan Eifert, Founder, Jonathan Eifert Public Relations; and Pierre van der Westhuizen, Executive Director, Gilmore Keyboard Festival. For concert information, please go to https://pypa.info/
Although I’ve known for a while that major auto manufacturers and tech companies have been developing self-driving cars, I was unsettled to learn that driving services like Lyft and Uber are now road-testing these cars. Fatal accidents have been reported, worrisome to me as a rider and as a pedestrian; and I have other concerns.

This year I started using a driving service, and have found it very pleasant and convenient. As a city dweller, I have not driven in years and am very happy to let another driver take the wheel. But no driver? I don’t think so. Who would help me, a lone rider, with my luggage or packages? What if I want to make an unplanned stop? How will the car find a clean restroom? What if the technology stops working on the road? Is AAA going to send a robot to tow my car?

I’m thinking there must be other people who worry about these issues too. As it turns out, many people are very worried. Four national consumer surveys, by Pew, AAA, J. D. Power, and MIT, report that most American consumers do not want self-driving cars.

Pew’s survey, “Automation in Everyday Life,” reports that 54 percent of respondents would not want to ride in a driverless car today. Many do not trust the technology, do not want to give up control, and are concerned about machines making life-or-death decisions. Interest in riding in a driverless car is somewhat higher than average among men, people under age 50, educated people, and urban residents. This survey was conducted in May 2017 using a sample of more than 4,100 adults in the U.S.

AAA’s recent survey of U.S. drivers reports that over 60 percent would be afraid to ride in a fully self-driving vehicle. And almost half of drivers would feel less safe sharing the road with driverless cars. However, more than half want semi-autonomous technology in their next vehicle. This survey was conducted in December 2017 with randomly selected landline and cell-phone numbers, using a sample of over 1,000 adults residing in the U.S.

J.D. Power reports that most generational groups are becoming more skeptical of self-driving technology and would not trust fully automated cars. However, car owners were interested in certain automated features—collision protection and driving-assistance technologies such as blind-spot warning, smart headlights, camera rear-view and side-view mirrors, emergency braking and steering systems, lane-change assist, and advanced windshield display. Consumers who have experienced automated driving features are more inclined to have a positive attitude. Power’s online survey was conducted in January and February 2017 using a sample of 8,500 consumers in the U.S. who had purchased or leased a new vehicle in the past five years.

MIT AgeLab and New England Motor Press Association report that almost half of vehicle owners would not purchase a fully autonomous car because they don’t like to relinquish control, don’t trust the technology, and do not feel such cars are safe. Younger people are more comfortable with autonomous vehicles than older people, but they are becoming more cautious about the technology. People’s experiences with technology failures affect their views. However, car buyers do want features such as automatic emergency braking, lane-keeping, and auto-park. MIT conducted the survey in 2017 with a sample of almost 3,000 vehicle owners recruited through a variety of websites and online notices.

In spite of the overwhelming evidence that most people do not want driverless cars, I began to think about all the traffic accidents that are caused by human drivers. The National Highway Traffic Safety Administration reported over 40,000 vehicle deaths in the U.S. in 2017, blamed mostly on people not wearing seat belts, drunken driving, and speeding—belts, booze, and speed. Distracted driving is a growing factor: people talking, texting or using apps on their cell phones, or putting on make-up.

Imagine a perfect world in which all vehicles were self-driving, the technology was flawless, and tech support was easily available. These automated cars would be programmed to follow the rules of the road and detect all obstacles in their paths. There would be no DUIs, no speeding, and no distracted driving. No road rage. Forty thousand lives would be saved each year. Minor accidents and delays would be eliminated—no rear-enders, no illegal turns, no running red lights, no gaper delays.

Promoters of self-driving cars imagine scenarios with energy savings and other cost savings, but these claims are untested. As with many advanced technological inventions, the future may not be what we imagine.
Several years ago, a group of neighbor buildings organized to work with local developer Pearl Properties to improve the proposed development at the Alexander Building at 19th and Chestnut Streets and continuing down Chestnut. What was initially proposed as a very tall, view-blocking structure, or later as a red, white and blue plastic-clad tower, became a more modest, architecturally resonant building occupying the southeast quadrant of the block. Traffic and loading concerns were addressed, and the projected retail on Sansom Street promises to revitalize a seriously underutilized urban corridor. That process became known as The Stakeholder Process, and I was the organizer.

The governing principles involved having the Stakeholders raise money to employ an architect to interface with the developer and its architects. Issues such as context, view, mass, circulation and loading were all up for review. If consensus was reached, the Stakeholders would commit, upon a 70 percent vote, to support the redesigned project before the various city agencies whose approval was required to proceed.

Pearl is now hard at work on The Harper, the new Target store is a complete success, and an upscale restaurant will go into the former Boyd Theater this fall. The 19th and Chestnut that was for years a blighted corner will shortly be a vibrant new facet of the Rittenhouse Square neighborhood. And no lawsuits were brought against the developers to achieve these results!

When Southern Land first announced plans for a 55-story, sheer-glass tower at 1911 Walnut, including demolition of historic properties on Sansom, several neighbor buildings asked me to undertake a second Stakeholder Process. Southern Land agreed that it seemed like a reasonable approach to achieving consensus and harmony with its neighbors. Seven neighboring buildings, individual residents on Moravian Street, and the Preservation Alliance all joined the process and contributed $21,000 to engage Cecil Baker and Partners and John Randolph as our architects.

• The architects first identified Stakeholders’ major concerns:
  • the proposed building was discordant with the iconic architecture of Rittenhouse Square;
  • the historic buildings should be preserved and repurposed if at all feasible;
  • the loading and traffic plan disrupted efforts to repurpose Sansom Street as a pedestrian-friendly shopping street;
  • more air and space were needed around the tower to preserve views and reduce mass;
  • overall the project needed to be redesigned from the ground up.

Over a period of months, Stakeholder architects met with Southern Land and its architects, who proposed responses to Stakeholder concerns, which were considered and either accepted or negotiated. The iterative nature of the dialogue went on for a year, but the results were well worth it:

• the building was redesigned with a three-story, stone-clad pedestal, which harmonizes with its Walnut Street neighbors;
• the tower was reconfigured with cladding and punch-outs far more respectful of and in harmony with the architecture of the Square;
• the tower was reduced in height and stepped back at the 20th floor, rendering a far more modest street-level front than its overall dimensions suggest;
• the building size was shrunk by 100 units;
traffic and loading were (largely) moved off Sansom Street to a refurbished and widened Moravian Street and an entrance on 20th Street, assuring a steady flow of cars and trucks around the block and minimizing congestion;

• the historically significant Rittenhouse Coffee Shop and the Warwick are being restored and repurposed as low-moderate housing (the Oliver Bair building could not be saved); and

• underground parking is being made available to neighbor buildings to further reduce congestion.

The Stakeholders approved the redesigned building and worked with Southern Land and the office of the City Council President to ensure that zoning could be adjusted to achieve these goals as a matter of right and without moving it up to impermissible limits. The Philadelphia Historical Commission has approved the project (now known as The Laurel); it is expected to get underway this summer and be open in less than 36 months.

When the Harper and the Laurel are fully developed, these two large parcels off Rittenhouse Square will have been successfully and intelligently renovated, respecting the existing architecture of the area, minimizing traffic congestion and returning vitality to blocks that have been dormant or blighted for decades. Of particular significance to the Stakeholders was the historic preservation and repurposing of two key properties on Sansom Street into low- or moderate-income housing. That this was a desired result in one of the wealthiest neighborhoods in the city is truly remarkable and a model for welcoming such housing citywide.

I am proud to have served as the Stakeholder chair for this result, and was ably assisted by David Rose as the organizer and scribe for the group. Walt Spencer participated very helpfully on CCRA’s behalf. But the real credit goes to the intelligence of our architects, the unusual willingness of Southern Land to listen to them (and to us) and to make meaningful changes to their plans, and to the willingness of the Stakeholders to reach a consensus while achieving their stated goals. And all this was done without resorting to litigation!

We believe this can serve as a model for successful and balanced growth and development in the new Philadelphia.

Neighbours Take a Lively Interest in Long-Awaited Development on Rittenhouse Square

CCRA President Wade Albert opened the well-attended meeting on April 29 at Trinity Memorial Church, part of the civic-design review by the community of The Laurel, the pending development on Rittenhouse Square. The Stakeholders chair, Rick Gross, described the process that led to the redesigned building. Lawyer, architect and son of the owner of the Southern Land company Dustin Downey was in attendance, and his presentation was followed by questions from the audience.

The following information is excerpted from the company’s promotional materials:

• Named for the Pennsylvania state flower, The Laurel is located on the last undeveloped parcel on Rittenhouse Square. At 48 stories, The Laurel will be one of the tallest residential-only buildings in Philadelphia.

• Designed by Solomon Cordwell Buenz, the $300 million, luxury mixed-use tower will include 54 condominiums, and long- and short-term residences with separate lobbies and entrances. The Laurel will also feature 24,000 square feet of high-end retail that wraps around Walnut, Sansom, and 20th Streets. The floor plan features expansive corner residences, offering panoramic views of the City and Square.

• Amenities include valet parking underground, indoor lap pool and hot tub, fitness center with luxury locker room, steam room and sauna, yoga and Peloton room, Club Room and terrace overlooking Rittenhouse Square with bar and catering kitchen, conference room, and dog spa. Residents also have use of a rental suite for out-of-town guests, and car service.

• Prices start around $2.5 million. Full-floor penthouses are also available. The sales center was set to open at 1845 Walnut Street in Spring 2018, with groundbreaking slated for early 2019.

Additional points to emerge from the follow-up question-and-answer period:

• Based in Tennessee, Southern Land Company has been in the Philadelphia market for six years

• Parking entrance is on 20th Street; 172 parking spaces, including 20 spaces for neighboring buildings

• No curb cuts or drop-off on Walnut Street; no cut-out on Walnut for stopping or deliveries

Southern Land has purchased the adjoining land on Moravian Street as well as Sansom. Many of the old buildings that have been unused for decades could not be saved. Two others, the Rittenhouse Coffee Shop and the Warwick, will be saved and repurposed into low-income housing for veterans.

Much discussion ensued about traffic on Walnut, and the location for drop-off and pick-up. Many were upset that there are no curb cuts. Walt Spencer, who served on the Stakeholders committee, explained that because Walnut Street is a state highway, it would take a special ordinance to get a curb cut, and would likely not be granted.

After the meeting was adjourned, Southern Land accommodated those members of the community with more to say, and stayed while attendees lined up with further questions. Questions and comments were thoughtful and respectful.

This report was based on information provided by meeting attendee Judy Heller and Rick Gross.
Take advantage of the fresh produce, meats, dairy, seafood, spices & baked goods that the Reading Terminal Market has to offer.

Best time for locals to shop:
8 am - 11 am & 4 pm - 6 pm

Shop Reading Terminal Market. All under one roof.
**CCRA Merchant Members Discount Program**

Support our local merchants and save money too. These local merchants will provide a discount to any member who shows a current CCRA membership card and personal identification.

**NextMove Dance** - Get $10 off Dance Performances with your CCRA Membership. Members use promo code SAVE10.

**Philly Foodworks** - Use the code "CCRA" when signing up for home delivery and receive a $20 discount on delivery charges.

**Photo Lounge**
1909 Chestnut Street
(267-322-6651)

**Twenty-Two Gallery**
236 S. 22nd Street
(215-772-1911)

**Raven Lounge**
1718 Sansom Street
(215-840-3577)

**Rim’s Dry Cleaners & Tailors**
2203 South Street
(215-546-1889)

**Rittenhouse Hardware**
2001 Pine Street
(215-735-6311)

**Society Hill Dance Academy**
2nd & Pine
(215-574-3754)

**Suga Restaurant**
1720 Sansom Street
(215-717-8968)

**Ursula Hobson Fine Art Framing**
1528 Waverly Street
(215-546-7889)

**Astral Artists** - Use promo code "CCRA" to receive a $10 flat rate on all tickets to their concerts

**Di Bruno Bros.**
1730 Chestnut Street
(uses separate card, see info on CCRA website)

**Dom’s Shoe Repair**
203 S. 20th Street
(215-972-0098)

**Eye Candy Vision**
218 S. 20th Street
(215-568-3937)

**Home Helpers Philly**
1835 S. Broad Street, Ste. 2
(215-334-2600)

**Koresh Dance Company**
2002 Rittenhouse Sq. Street
(267-687-1769)

**Nature’s Gallery Florist**
2124 Walnut Street
(215-563-5554)

---

**Shop Talk**

**Dining Scene**

**Di Bruno Bros. Tomato Pie Now Available for Delivery by Caviar**

*By Bonnie Eisenfeld*

Neighborhood fans of tomato pie likely already know that Di Bruno Bros., at 1730 Chestnut Street, offers square slices of tomato pie at the prepared food counter, at lunchtime every day, produced and packaged daily by a local vendor, Corropolese. Philly-style tomato pie, with its Sicilian origins, is made with focaccia-like dough, topped with tomato sauce, usually no cheese, and is served at room temperature. Delicious for a meal or snack!

Recently, when I wanted to serve my lunch guests tomato pie at home, I searched Caviar, a restaurant delivery service (TryCaviar.com); Di Bruno Bros. was on their website, but tomato pie was not listed as an option. Instead, I found that Joe’s Pizza, 122 S. 16th, offers Sicilian Style Pizza Pies with marinara sauce and no cheese. (A variety of veggies, cheeses, and meats are offered as topping options.)

The day before my guests were to arrive, I went to Joe’s Pizza for a test run. I tried a triangular slice cut from a round pie. The marinara was thick, tomato-y, not spicy, and very tasty; the crust was thick and crunchy. So the next day, I ordered a Joe’s Sicilian marinara pizza pie, no toppings, for my guests and they were happy.

Still, I couldn’t get the Di Bruno Bros. traditional square tomato pie out of my head. So I went to the Contact section of Di Bruno Bros. website and sent in a recommendation. I got a receptive and enthusiastic answer from Amanda Bernhardt, Training and Customer & Employee Retention Manager, who thanked me for the suggestion and said, “What a no-brainer! Our merchandising team just got this uploaded and live on the Caviar site.”

At first, I didn’t see the tomato pie listed. Checking again, I found tomato pie under the Dessert heading! I reported this error to Bernhardt, who said, “Oh no, Bonnie! This is truly turning into quite the saga! Will have our merchandising team reach out to Caviar support for help on this.”

Last I checked on Caviar, Di Bruno Bros. listed both whole tomato pie and slice of tomato pie, with no cheese or with cheese added, as options under Entrees.
Creating Sustainable and Cost Effective Workplace Environments since 1976

Contact Sam Weinberg
Former CCRA President
Cell 215-704-6569 • sweinberg@transamfurn.com
3800 Main St. • Phila, PA 19127 • www.transamfurn.com

The Rev. Dr. Peter C. Wool, Pastor
Michelle Cann, Director of Music
An American Baptist Congregation
Founded 1698

www.FirstBaptistPhiladelphia.org
123 South 17th Street • Philadelphia, PA 19103
215-563-3853

Community Worship
11:30AM, Sunday Mornings

All worship services are wheelchair accessible.

A 300-Year Ministry
Moving into the Future:
An Inspiring Encounter
with God’s Grace

Sold
2410 Delancey
2413 Spruce
2133 Green
279 S 5th
113 Naudain
624 Kenilworth
1420 Locust
2330 Pine
304 Cypress
1919 Chestnut
1837 Lombard
2509 Pine
2330 St Albans
1702 Panama
1839 Addison
1134 Waverly
507 S 24th
1632 Bainbridge
506 Pine St
426 S Taney
925 S 2nd
609 Lombard
1932 Bainbridge
2609 Aspen St

CCRA Past President

Open 7 days
early & late, 365 days a year
Absolutely FREE
Personal Checking
FREE coin counting1
for everyone
Fee FREE ATMs2
over 55,000 Allpoint ATMs worldwide

myrepublicbank.com

Some limitations or restrictions may apply for businesses. Not available at Bank of America store.
1For Republic Bank customers.

Pam Resser Thistle, REALTOR®
BHHS Fox & Roach, REALTORS®
Cell/Text: 215-342-7790
Office: 215-527-6005
230 Walnut St, Suite 250
Philadelphia, PA 19106
pam.thistle@foxcroach.com
# CCRA Business Member Directory

To get your business listed in the Directory, or to learn more about becoming a Business Member, go to www.centercityresidents.org. To find out more about the businesses listed here, please use the contact information provided. Don't see a category for your business? Join today and we'll create a custom category just for you! (Listings current at press time; for most up-to-date info, consult CCRA website.)

## Accommodations
- **Rittenhouse Philly - AirBnb**
  - 223 S. Bonsall St, 215-901-7363
  - Contact: Barbara Halpern, halpernlaw@gmail.com

## Apartment Living
- **Dorchester on Rittenhouse Square**
  - 226 W. Rittenhouse Sq, 215-546-1111
  - http://dorchesterina.com/

## Architects
- **Toll Brothers, Inc.**
  - 600 S. 24th St, 267-324-5412
  - Contact: Brian Emmons, bemmons@tollbrothersinc.com
  - www.tollbrothers.com

## Arts & Culture
- **Twenty-Two Gallery**
  - 236 S. 22nd St
  - www.twenttwo-gallery.com
  - Contact: Shawn Murray

## Bars/Lounges
- **Irish Pub**
  - 2007 Walnut St, 215-568-5503

## Raven Lounge/Pendulum
- 1718 Sansom St, 215-569-4869
  - Contact: Jonathan Hunter, Owner

## Community Outreach
- **Community Associations Institute, PA and DE Chapters**
  - 601 S. Henderson Rd, Suite 151, King of Prussia, PA 19406
  - Ph: 610-783-1315 | Toll-Free: 877-608-9777
  - Fax: 610-783-1318 | info@cai-padelval.org
  - http://cai-padelval.org

## Penn's Village
- **Neighbors Helping Neighbors Thrive**, Connect and Engage
  - 201 S. 21st St, 215-925-7333 or info@pennsvillage.org
  - pennsvillage.org

## Project Home
- **1929 Sansom Street**
  - https://projecthome.org/
  - Contact: Joan McLennon
  - joanmcannon@projecthome.org

## Society Hill Civic Association
- **241 S. 6th St**
  - http://societyhillcivic.org/

## Trinity Center for Urban Life
- **2212 Spruce St**
  - http://www.trinitycenterphiladelphia.org/

## Dining
- **Ladder 15 Restaurant**
  - 1528 Sansom St
  - www.ladder15philly.com

## Suga Restaurant
- **1720 Sansom St**
  - www.sugabyfoo.com

## Education
- **Bright Horizons Center City**
  - 1601 Market St, 215-901-7363
  - Contact: Lisa Cianfrani, centercity@brighthorizons.com
  - http://www.brighthorizons.com/centercity

## Formative Years Learning Center
- **1925 Lombard St, 215-735-3558**
  - Contact: Anne Seelaus, ann.formativeyears@gmail.com
  - http://www.FormativeYearsLearningCenter.com

## Friends Select School
- **17th & Benjamin Franklin Parkway**
  - Contact: Annemiek Young
  - 215-561-5900, x102, friends-select.org

## Greene Towne Montessori School
- **2121 Arch St, http://gtms.org/**

## Society Hill Dance Academy
- **2nd & Pine Streets, www.societyhilldance.com**

## Entertainment
- **Dance Affiliates**
  - Dance Affiliates presents NextMove at the Prince
  - 1412 Chestnut St, www.danceaffiliates.org
  - Contact: Randy Swartz, Artistic director
  - 215-636-9000 ext. 105
  - Anne-Marie Mulgrew, Project/Ed. Director
  - 215-636-9000 ext. 110

## Faith & Religion
- **First Baptist Church of Philadelphia**
  - 123 S. 17th St
  - Contact: Rev. Peter Wool, fbcpilha@aol.com

## First Presbyterian Church in Philadelphia
- **201 S. 21st St**
  - Trinity Memorial Church
  - 2212 Spruce St

## Financial & Banking
- **Ameriprise Financial Services, Inc.**
  - 1515 Market Street, Suite 714 | 215-802-2509
  - Harvey C. Sacks, JD, Financial Advisor
  - http://ameriprisedivsaders.com/harvey.c.sacks

## Firstrust Bank
- **1515 Market Street**
  - Contact: Scott Cirella, Vice President

## Health & Fitness
- **Row Zone Indoor Rowing & Fitness Studio**
  - 2006 Chestnut St
  - http://therowzone.com/

## Yoga and Thrive
- **2016 Walnut Street, 2nd Floor | 267-908-5395**
  - Contact: Holly Beyer
  - info@yandpphiladelphia.com
  - www.yandpphiladelphia.com

## Home Care
- **Home Helpers**
  - 1835 S. Broad Street, Suite 2
  - Contact: Patricia Grace, 267-402-7271
  - www.centercitynotary.com

## Home Design
- **Tecnika Design Group: Kitchen Remodeling**
  - 226 Paterson St | 215-922-4414
  - http://www.teknikadesigngroup.com/

## Home Maintenance
- **Joseph Giannone Plumbing, Heating, Air Conditioning**
  - 1641 Delmar Dr, Folcroft, PA 19032
  - Contact: jgiannoneplumbing@gmail.com

## Solar States
- **1508 N. American Street**
  - Contact: Michael Gold-Markel
  - 215-939-6699
  - www.solar-states.com, info@solar-states.com

## Legal
- **Badey, Sloan & DiGenova P.C.**
  - 2200 Locust St, 215-790-1000
  - Contact: George J. Badey, III

## Center City Notary & Apostille Company
- **100 S. Broad St, Suite 1415**
  - www.centercitynotary.com
  - A 24/7/365 notary company; mobile notary available

## Medical
- **Craig Lichtman, MD, MBA**
  - 2031 Locust St | 215-567-7336
  - Specializing in Psychiatry & Neurology. Other services:
  - Psychotherapy, Psychoanalysis, Psychiatric Consultation;
  - Family Business Consulting; Divorce Coaching and Mediation

## Penn Medicine
- **399 S. 34th St | 800-789-PENN**
  - www.pennmedicine.org

## Pennsylvania Hospital
- **800 Spruce Street | 215-829-3000**
  - www.pennmedicine.org/for-patients-and-visitors/
  - penn-medicine-locations/pennsylvania-hospital

## Meeting Space
- **Pyramid Club**
  - 1735 Market St, 52nd Floor
  - http://www.clubcorp.com/Clubs/Pyramid-Club
  - Contact: Maureen Coyle

## Pets
- **Liberty Vet Pets**
  - 265 S. 20th St | 888-458-8587 (phone & fax)
  - http://libertyvetpets.com/

## Real Estate
- **Abbolone & Scullin Realty, LLC**
  - 415 S. 20th St | 215-546-2030
  - Contact: Mark Gamba, info@as-realty.com
  - http://www.as-realty.com/

## Bernadette McClelland, Real Estate & Paralegal
- **The Condo Shop, 1425 Locust St | 215-284-5251**
  - Bernadette@TheCondoShops.com

## Mary on the Square Realtors
- **210 W. Rittenhouse Sq. | 215-806-1500**
  - Contact: Mary Genovese Colvin
  - mary@maryonthesquare.com | www.maryonthesquare.com

## Renaissance Properties
- **1324 Locust Street, Mezzanine Level**
  - Contact: Anne-Marie Mulgrew, Project/Ed. Director
  - www.renaissancepropertiesgroup.com

## Tori Properties
- **266 S. 23rd St, 16A**
  - Contact: Gloria Tori, 215-735-3020
  - http://www.addisonsoire.com/

## Retail/Shopping
- **Boyd's Philadelphia**
  - 1818 Chestnut St | 215-564-9000
  - www.boydsphila.com

## David Michie Violins
- **1714 Locust Street**
  - www.davidmichievioins.com | info@davidmichievioins.com

## Di Bruno Bros, Rittenhouse Sq.
- **1730 Chestnut St | 215-665-9220**
  - www.dibruno.com

## Metropolitan Bakery
- **262 S. 19th Street | 215-545-6655**
  - www.metropolitanbakery.com

## Reading Terminal Market
- **12th & Arch Streets | 215-922-2317**
  - www.readingterminalmarket.org

## Rittenhouse Market
- **1733 Spruce Street | 215-985-5930**
  - Groceries, gourmet foods, produce, seafood & deli;
  - delivery service.

## Ursula Hobson Fine Art Framing
- **1528 Waverly St | 215-546-7889**
  - http://www.ursulahobsonframing.com/home
  - Contact: Ursula Hobson
OUR PROFESSIONAL CAREGIVERS ARE READY TO LEND A HAND.

Home Helpers is Philadelphia’s premier provider of non-medical and personal in-home care. We offer a full-range of elite caregiver services that include:

• Mobility care & fall prevention
• Personal hygiene
• Light housekeeping & personal laundry
• Medication reminders
• Alzheimer’s/dementia care
• SafeEscort to and from appointments
• Meal preparation/ dining assistance
• Companion care to include Hospital and Long-Term Care facility visits
• Direct Link Personal Response System
• And much more

We accept private pay, Long-Term Care Insurance and PCA Aging Waiver.

Call today for a FREE no-obligation needs assessment and let us start lending you a hand. Contact Patty Grace at (267) 402-7271 or email pgrace@homehelpersphilly.com.

Gian Costello
Certified Personal Trainer, ISSA
www.fitness-works.biz • 267-808-1522
g lancostello@fitness-works.biz

STRENGTH TRAINING
CARDIO • YOGA
WEIGHT LOSS
HEALTHY EATING
RITTENHOUSE AREA

St. Peter’s School
Preschool (3 years old) through Eighth Grade

INDEPENDENT
NON-SECTARIAN
COEDUCATIONAL

VISIT US!

319 Lombard Street, Philadelphia, PA 19147
215.925.3963 | st-peters-school.org
**Annual Meeting Convenes Distinguished Experts to Discuss City’s Development**

CCRA’s 2018 Annual Meeting was scheduled for Wednesday, May 23, at the Academy of Vocal Arts. Following a brief business session, including the election of new Board directors and officers, the program turns to a panel of esteemed guests to discuss current issues in development in Center City. As of press time, the panel was slated to include **Anne Fadullon** (Director of Philadelphia Department of Planning and Development), **Jon Geeting** (Director of Engagement for Philly 3.0), and **Paul Steinke** (Executive Director of the Preservation Alliance for Greater Philadelphia). Pulitzer Prize-winning journalist and architecture critic **Inga Saffron** of the *Philadelphia Inquirer* will serve as moderator.

The Annual Meeting is open to all, however only CCRA members are entitled to vote during the business session.

---

**Philadelphia City Institute Library Branch Needs a Lift**

By Pamela Freyd

The Free Library of Philadelphia’s mission is to advance literacy, guide learning, and inspire curiosity… for everyone. To live up to this great charge, the spaces and materials of the Free Library must be fully accessible.

To ensure all members of the community can benefit from its rich resources and many programs, the Free Library, Philadelphia City Institute (PCI) branch, at 1905 Locust on Rittenhouse Square, is launching a campaign to outfit this treasured neighborhood library with a new lift.

The Philadelphia City Institute Lift Campaign will transform the accessibility of PCI, on the west side of Rittenhouse Square. For the first time, this vital neighborhood institution will be fully ADA-accessible, allowing all patrons equal access to the Children’s Department and the Meeting Room, both located on the lower level of the building. These two spaces provide critical resources and programming opportunities for neighborhood residents and Philadelphians of all ages throughout the year.

A long-desired improvement to the building, the planned state-of-the-art lift and ramp will be equipped with doors that open on two sides to allow library users easy access to the multiple levels of the ground floor of PCI. The Philadelphia City Institute Lift Campaign is being developed as a collaborative effort between the Friends of PCI and the Free Library Foundation. Together, we are working to raise $400,000 for this initiative. Please consider a gift today to support the PCI Lift Campaign!

**STAY CONNECTED!**

To become involved with and learn more about this transformative initiative for Philadelphia City Institute, you can:

- attend community meetings
- follow the Philadelphia City Institute Facebook page
- make a gift of support by making a check made payable to Free Library of Philadelphia Foundation/PCI Lift and mailing to 1901 Vine Street, Suite 111, Philadelphia, PA 19103

---

**Spring Comes to Rittenhouse Square in a Burst of Flowers and Foliage**

*Our Greene Countrie Towne*

A Spring panorama beckons pedestrians to the Square.

---
ADVERTISE IN THE CENTER CITY QUARTERLY

Your ad in the CCRA’s Newsletter will reach your customers who live, shop and work in Center City Philadelphia. You will communicate directly with people about their community. The Center City Quarterly is published four times per year—September, December, March and June.

For more information, please call 215-546-6719 or email centercity@centercityresidents.org

<table>
<thead>
<tr>
<th>Newsletter Pages Are</th>
<th>Non-Member Rate</th>
<th>CCRA Member Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>8½” x 11”</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Size</td>
<td>Dimension</td>
<td>Four Issues</td>
</tr>
<tr>
<td>Full Page</td>
<td>8”w x 10.5”h</td>
<td>$1,425.00</td>
</tr>
<tr>
<td>½ Page (horizontal)</td>
<td>8”w x 5”h</td>
<td>$825.00</td>
</tr>
<tr>
<td>½ Page (vertical)</td>
<td>3.75”w x 10.5”h</td>
<td>$825.00</td>
</tr>
<tr>
<td>¼ Page (vertical)</td>
<td>3.75”w x 5”h</td>
<td>$450.00</td>
</tr>
</tbody>
</table>

Helping you to maintain your independence Providing you with peace of mind Convenient, with one number to call for all your service needs

Riverfront

Riverfront is a community of friends living cooperatively in an intergenerational building. Members reside in their own spacious condominiums, and share in private community spaces, where they enjoy weekly dinners, discussions, exercise, and entertainment.

To learn more about availability or to be on the Priority Wait List, contact us at info@friendscentercity.com or call 267-639-5257

Friends Center City – Riverfront
22 S. Front St. Phila., PA 19106
www.friendscentercity.com

Call for your FREE C.A.R.E. Assessment.
(267) 499-4700
www.synergyhomecare.com

Health, Home and Lifestyle Services
Exclusively for FitC Members
Email: info@friendscentercity.org
Call: 267-639-5257

We Are Now Serving Your Philadelphia Neighborhood

- Companionship
- Homemaking
- Medication Reminders
- Meal Preparation
- Personal Care
- Errands & Appointments
- Trained & Insured
- Background Checked

Synergy HomeCare

FitC Plus

www.synergyhomecare.com
CCRA Summer Calendar – A “Summer”y of Things to Do
For updated information on hours and more events, please go to VisitPhilly.com

Rittenhouse Square Fine Art Show
Friday, June 1, 11 am to 7 pm
Saturday, June 2, 11 am to 7 pm
Sunday, June 3, 11 am to 5 pm
www.rittenhousesquareart.com

Philadelphia International Festival of the Arts
Through Sunday, June 10
https://www.kimmelcenter.org/events-and-tickets/201718/pifa/pifa-2018/

Philly Beer Week
Friday, June 1 to Sunday, June 10
http://www.phillylovesbeer.org/

Odunde Festival
23rd & South Streets
Sunday, June 10
https://www.odunde.org/

Pop-Up Library in Rittenhouse Square
Free Library of Philadelphia Book Bike Stories, activities, and the Summer Reading Game
Goat statue in Rittenhouse Square
Mondays, June 11 – July 30, 6 pm

Bloomday
Readings from James Joyce’s Ulysses
Rosenbach Museum & Library
2008 Delancey Place
Saturday, June 16, noon to 8 pm
naudainartcollaborative@gmail.com
https://rosenbach.org/events/bloomday-2018/

4th Annual Sky High Block Party
Pyramid Club, 1735 Market St
Monday, June 18

Little Friends Festival
Rittenhouse Square
Wednesday, June 20, 5:30 to 7:30 pm
http://friendsofrittenhouse.org/events/all/little-friends-festival/

Ball on the Square
Rittenhouse Square
Thursday, June 21, 7 pm to midnight
http://friendsofrittenhouse.org/events/all/ball-on-the-square/

Young Friends Ball on the Square
Rittenhouse Square
Friday, June 22, 7:30 to 11:30 pm
http://friendsofrittenhouse.org/events/all/young-friends-ball-on-the-square/

Bastille Day Festival at Eastern State Penitentiary
Reenactment of the French Revolution’s Storming of the Bastille
2027 Fairmount Avenue
Saturday, July 14, 5:30 pm Free
https://www.easternstate.org/visit/events/bastille-day

Curtis Institute SummerFest
Young Artist Summer Program
Sunday, July 15 to Saturday, August 4
https://www.curtis.edu/summerfest/

The Philadelphia Art Alliance at The University of the Arts: Uniting Two Legacies
Exhibition on the merger and history of two arts institutions, more than a century old.
251 S. 18th Street
Tuesday to Sunday, noon to 6 pm
Free and open to the public
Through August 5

Summer Jazz Concert Series
Free Library, Philadelphia City Institute Branch
1905 Locust Street, lower level
Mondays in August, 6:30 to 7:30 pm
215-685-6621

The Philadelphia Young Pianists’ Academy and International Piano Competition
Academy of Vocal Arts
1920 Spruce Street
Sunday, August 5 to Sunday, August 12
https://pypa.info/

Schuylkill River Races and Regattas
Until end of November
http://boathouserow.org/schuylkill-river-schedule/

Schuylkill Banks RiverBoat Tours Cruises
Walnut Street Dock, east side of Schuylkill River
Beneath Walnut Street Bridge
Select Thursdays, Saturdays, and Sundays from June through October
https://www.schuylkillbanks.org/events/riverboat-tours-1

Schuylkill Banks Events
https://www.schuylkillbanks.org/events

Architectural Tours
Preservation Alliance for Greater Philadelphia
http://www.preservationalliance.com/what-we-do/architecture-walking-tours/

Center for Architecture and Design
https://www.philadelphiacfa.org/architecture-tours

To get more news about events in Center City, sign up for (IN) Center City, the e-newsletter of the Center City District: www.centercityphila.org/incentercity/signup.php
DATES TO REMEMBER:

Sunday, October 14
CCRA’s 60th Annual Fall House Tour

Near Neighbors Meeting Pilot Program Introduced
By Wade Albert, CCRA President

Do you reside in CCRA territory, and face going through the zoning process? Want to participate in early, informal discussions with your neighbors to resolve potential zoning disputes? CCRA is here to help!

Background
CCRA is the registered community organization (RCO) representing the territory from the west side of Broad Street to the Schuylkill River, and the south side of J.F.K. Boulevard to the north side of South Street. The Philadelphia Zoning Code requires that all applicants for Variances and Special Exceptions in our territory present their plans to CCRA’s Zoning Committee before appearing at the Zoning Board of Adjustment (ZBA). In connection with the Variance process, CCRA must inform the ZBA whether we oppose or do not oppose each project.

Both CCRA and Variance applicants typically take the input of near neighbors very seriously. However, there is no provision under the law to allow applicants to meet with their near neighbors prior to a formal RCO presentation. As a result, applicants may not learn about serious near-neighbor concerns until CCRA’s Zoning Committee meeting. When that happens, applicants often go back to the drawing board to tweak plans, and usually seek a continuance (or multiple continuances) from the ZBA while negotiations with neighbors are ongoing. Under these circumstances, the applicant also will likely have to make a follow-up presentation to CCRA’s Zoning Committee before finally going to the ZBA. Not surprisingly, this process can be costly, time-consuming, frustrating, and detrimental to neighborhood communications.

Pilot Program
To improve the process, CCRA is instituting a Near Neighbors Meeting Pilot Program to facilitate communication between applicants and near neighbors prior to the formal CCRA Zoning Committee meeting. The purpose is to allow applicants to get valuable input from near neighbors, enabling both applicants and CCRA to avoid expending time and resources in presentations that might be withdrawn mid-meeting due to near-neighbor concerns.

Under this Pilot Program:

**CCRA will**
1. Provide space for an applicant to meet with near neighbors.
2. Provide one or two neutral facilitators from our Zoning Committee to assist the meeting and offer limited feedback about Zoning Committee considerations in making its decision to oppose or not oppose a project.

**Applicant will**
1. Be required to notify near neighbors of the meeting.
2. Be required to cover the minimal costs incurred by CCRA for use of the space.
3. Be required to participate in good faith with near neighbors.

**Disclaimer**
CCRA is excited about this Pilot Program and we hope it will improve the Variance process for those who choose to participate. However, please be advised that participation in this Pilot Program will NOT excuse any applicant from having to present to the CCRA Zoning Committee at a formal RCO meeting. Moreover, participation in this Pilot Program will not guarantee that the CCRA Zoning Committee will vote in any particular way on the applicant’s project.

**More information**
If you are an applicant (or expected applicant) wishing to participate in this Pilot Program, or if you want more information, please contact CCRA’s Operations Manager, Travis Oliver, at 215-546-6719 or centercity@centercityresidents.org