



Newsletter of the Center City Residents' Association

Vol. 8 No. 2 Summer 2018

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Our Greene Countrie Towne

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 Raneë 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/>



Bonnie Eisenfeld

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.



Paul Levy, the 2018 recipient of CCRA's Lenora Berson Community Service Award, addresses the audience.

Members enjoy socializing at CCRA's Celebration of Center City Living May 10.

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.

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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!

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President's Report

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



Wade D. Albert
CCRA President

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 coffeeshop 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 Schuylkill 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.

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Market Share Totals - 2017 - Source:MLS Trend

Name	List #	List \$	Sell #	Sell \$	Total #	Total \$	Market Share %	Avg Price	Days on Market	Prod Agents (Total)	Prod Agents (Search)
BHHS Fox & Roach-Center City Walnut	1,218	496,956,969	981	387,023,838	2,199	883,980,807	9.1	401,992	64	167	169
BHHS Fox & Roach-CC Rittenhouse	506	295,756,423	521	291,502,088	1,027	587,258,511	6.0	571,819	57	69	70
Keller Williams Philly	815	248,823,463	963	290,573,390	1,778	539,396,853	5.5	303,373	47	141	131
Keller Williams Realty Center City	654	174,284,518	796	224,855,690	1,450	399,140,208	4.1	275,269	50	184	199
Coldwell Banker Preferred-Old City	629	189,525,016	654	209,190,012	1,283	398,715,028	4.1	310,768	50	67	72
Coldwell Banker Preferred-Center City	392	123,814,751	434	129,942,350	826	253,757,101	2.6	307,212	56	64	81
SPACE & COMPANY	245	87,587,825	468	157,246,560	713	244,834,385	2.5	343,386	47	68	85
RE/MAX Access	496	131,409,013	370	78,672,832	866	210,081,845	2.2	242,589	53	59	67
BHHS Fox & Roach-Chestnut Hill	223	111,704,733	183	86,369,234	406	198,073,967	2.0	487,867	52	80	70
Elfant Wissahickon-Chestnut Hill	238	78,928,077	231	57,474,136	469	136,402,213	1.4	290,836	48	58	56
OCF Realty LLC	92	60,866,567	130	70,312,854	222	131,179,421	1.4	590,898	43	18	18
Keller Williams Main Line Realty	251	59,779,233	242	62,818,889	493	122,598,122	1.3	248,678	52	126	91
BHHS Fox & Roach-CC 1818	96	45,235,359	152	71,785,284	248	117,020,643	1.2	471,857	45	32	35

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Friends Select School Partners with Drexel University for Summer Entrepreneurship Course

By Casey Ann Beck

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.”



(From left) Desiree Harmon, Donna De Carolis, and Damian Salas, along with Scott Quitel (not pictured), created a unique summer curricular experience for Philadelphia's high school students.

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

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



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



1500 block of Ionic: not the most inviting place to make a delivery.



Morning on Chestnut, a few minutes after 10.

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.

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/>



Young pianist performs in the Field Hall at the Curtis Institute of Music.

Courtesy of www.sohu.com.

It's Academic

Multi-School Collaboration Yields a World Premiere of a New Work

By Lois Traub West

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 DeCollo, 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.



These students from The Philadelphia School participated in a unique musical collaboration with Temple Music Prep, Boyer College of Music, and Chester A. Arthur School.

Lois West

Technology Will Be Your Driver Tomorrow: Yikes!

By Bonnie Eisenfeld

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-



A Google self-driving car at an intersection.

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.

Grendelkhan - Own work, CC BY-SA 4.0, <https://commons.wikimedia.org/w/index.php?curid=47467048>

The Stakeholder Process for Major Developments: Pearl Properties and Southern Land as Success Stories

By Rick Gross

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



Architect's rendering depicts the building's three-story entrance on Walnut.

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.
- 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;



Skyline view of the planned apartment tower at 1911 Walnut, looking north and west from Rittenhouse Square.

- 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.

Bricks & Mortar

Neighbors 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.

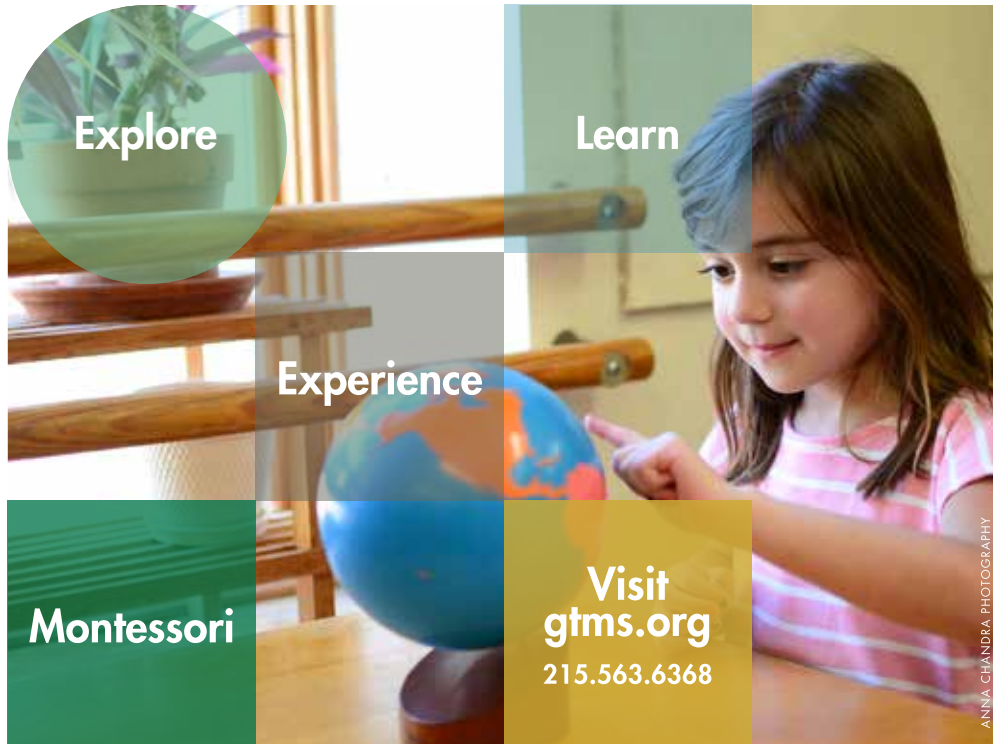
Much discussion ensued about traffic on Walnut, and the location for drop-off and pick-up. Many were upset that there are no curb cuts. Walt Spencer, who served on the Stakeholders committee, explained that because Walnut Street is a state highway, it would take a special ordinance to get a curb cut, 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.



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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)

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.



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- 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
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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 Street, 215-901-7363
Contact: Barbara Halpern, halpernlaw@gmail.com

Apartment Living

Dorchester on Rittenhouse Square

226 W. Rittenhouse Sq., 215-546-1111
<http://dorchester0a.com/>

Architects

Toll Brothers, Inc.

600 S. 24th Street, 267-324-5412
Contact: Brian Emmons, bemmons@tollbrothersinc.com
www.tollbrothers.com

Arts & Culture

Twenty-Two Gallery

236 S. 22nd Street
Office: 215-772-1515 | Gallery: 215-772-1911
www.twentytwogallery.com
Contact: Shawn Murray

Bars/Lounges

Irish Pub

2007 Walnut Street, 215-568-5503

Raven Lounge/Pendulum

1718 Sansom Street, 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 Street,
215-925-7333 or info@pennsvillage.org
pennsvillage.org

Project Home

1929 Sansom Street
<https://projecthome.org/>
Contact: Joan McConnon
joanmccnon@projecthome.org

Society Hill Civic Association

241 S. 6th Street
<http://societyhillcivic.org/>

Trinity Center for Urban Life

2212 Spruce Street
<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 Street - Lower Level
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 Street, <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 Street 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 Street
Contact: Rev. Peter Wool, fbcp Philadelphia@aol.com

First Presbyterian Church in Philadelphia

201 S. 21st Street

Trinity Memorial Church

2212 Spruce Street

Financial & Banking

Ameriprise Financial Services, Inc.

1515 Market Street, Suite 714 | 215-802-2509
Harvey C. Sacks, JD, Financial Advisor
<http://ameripriseadvisors.com/harvey.c.sacks>

Firsttrust Bank

1515 Market Street
Contact: Scott Cirella, Vice President
215-563-0900, www.firsttruststreet.com

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: Hally Bayer, info@yandpphillly.com
<http://www.yandpphillly.com/>

Home Care

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1835 S. Broad Street, Suite 2
Contact: Patricia Grace, 267-402-7271
pgrace@homehelpersphilly.com
www.homehelpersphilly.com

Home Design

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226 Race Street | 215-922-4414
<http://www.teknikadesigngroup.com/>

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Contact: jgiannoneplumbing@gmail.com
215-383-2957 www.calljg.com

Solar States

1508 N. American Street
Contact: Micah Gold-Markel, 215-939-6699
www.solar-states.com, info@solar-states.com

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www.pennmedicine.org

Pennsylvania Hospital

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<https://www.pennmedicine.org/for-patients-and-visitors/penn-medicine-locations/pennsylvania-hospital>

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<http://www.clubcorp.com/Clubs/Pyramid-Club>
Contact: Maureen Coyle

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<http://libertyvetpets.com/>

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415 S. 20th Street | 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 Street | 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 Henry Friedman, 855-745-2587
henry@renaissancepropertiesgroup.com
www.renaissancepropertiesgroup.com

Tori Properties

266 S. 23rd Street, 16A
Contact: Gloria Tori, 215-735-3020
<http://www.addisonre.com/>

Retail/Shopping

Boyd's Philadelphia

1818 Chestnut Street | 215-564-9000
<http://www.boydsphila.com/>

David Michie Violins

1714 Locust Street
www.davidmichieviolins.com | info@davidmichieviolins.com

Di Bruno Bros, Rittenhouse Sq.

1730 Chestnut Street | 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

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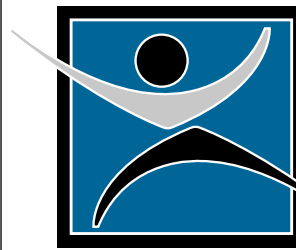
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Annual Meeting Convenes Distinguished Experts to Discuss City's Development

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.

City Lit

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

Our Greene Countrie Towne

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



A Spring panorama beckons pedestrians to the Square.



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

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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

Newsletter Pages Are 8 1/2" x 11"		Non-Member Rate		CCRA Member Rate	
Size	Dimension	Four Issues	One Issue	Four Issues	One Issue
Full Page	8" w x 10.5" h	\$1,425.00	\$475.00	\$1,350.00	\$450.00
1/2 Page (horizontal)	8" w x 5" h	\$ 825.00	\$275.00	\$ 750.00	\$250.00
1/2 Page (vertical)	3.75" w x 10.5" h	\$ 825.00	\$275.00	\$ 750.00	\$250.00
1/4 Page (vertical)	3.75" w x 5" h	\$ 450.00	\$150.00	\$ 375.00	\$125.00

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.odundefestival.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

Bloomsday

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/bloomsday-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/>

Fringe Festival

Thursday, September 6 to
Saturday, September 22
<http://fringearts.com/all-presentations/fringefestival/>

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>



Guests enjoying the Ball on the Square.

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

Town Square

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