



THE NAVIGATOR

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News from the Grounds Committee

The Grounds Committee has been busy since early spring planning for improvements to the ground level landscaping and the third floor putting green area. We asked a company called Land Stewards to put together a plan to renovate many of the ground floor landscaping beds. Land Stewards is an ecologically based landscape firm which focuses on environmentally appropriate and sustainable plantings. With the exception of some front entrance improvements there have been no major investments in the landscaping in 15 years, so the scope of work is extensive. They provided us with a comprehensive plan encompassing 8 different zones on the first floor which we can implement in phases over the next few years, starting with the areas in greatest need of renovation. The Landscaping Committee, the Board, and management have been reviewing and prioritizing the plans and hope to start work on 2 of the beds this fall.



The Committee has also been planning improvements to the 3rd floor roof park, focusing on the very tired and virtually unused putting green area, which was originally scheduled for replacement in 2017. Plans are in the works to pull up the putting green, install gravel and/or pavers, and create a seating area including a fire pit! The fire pit will feature an automatic turn-off timer as a safety precaution. The furniture and the fire pit have been ordered and the Committee is weighing the options for the appropriate hardscaping.

Looking to next year, in addition to continuing the renovations of the ground floor beds, the Committee hopes to start to replace some of the grassy areas on the 3rd/4th floor roof park with meadow plantings as recommended in the plans by Roof Meadows.

Ahoy There!

Want to get a closer look at the work on the Ben Franklin Bridge? Or a better view of the ships that pass us daily on their way to ports near and far? Now you can!

In the next few weeks, a binocular will be installed at Peninsula Point. The Mark II Binocular features automatic focus to view any object more than 35 feet away and a 10X powered optic lens.

What a great way to enjoy, close-up, our already amazing views!



Our Book Club is Back!

You've probably seen the flyers announcing Zoom book club meetings this summer. We're so happy they're back!



The Personal Librarian by Marie Benedict and Victoria Christopher Murray will be the book discussed on Tuesday, October 26th at 1 PM.

This New York Times Bestseller is the fictionalized account of J.P. Morgan's personal librarian, Bella da Costa Greene. Famous for her intellect and wit, it's a story of the lengths she must go to to protect her family and legacy while preserving her carefully crafted white identity.

Meetings are open to all residents. All meeting dates and book titles are posted in building elevators and lobbies.

Parking Etiquette



Now that we're all self-parkers again, it's probably a good idea to brush up on some of the basics - for everyone's sake!

Park Between the Lines

One of our first childhood lessons is staying in the lines while coloring. Yep, that skill comes in handy when parking too! Straighten your car out and park evenly between the lines. Parking evenly makes getting in and out of the car so much easier for you and your neighbors and helps to avoid dings and scratches.

Park in a Proper Spot

Some of our spots are earmarked for disabled drivers, electric vehicle charging, or compact cars. Make sure you fit the criteria for the spot before you park there.

Watch Out for Pedestrians

Always. And everywhere on our property. Let's check our mirrors, slow down, and keep our WFS neighbors safe.

Meet Adam Saruya

Adam joined the Waterfront Square Management team in April as Assistant Property Manager and has already had a positive impact with his people skills and infectious energy.

Born and raised just outside of Philadelphia in Huntington Valley, he developed an understanding of various building trades early on through his father's construction business. Adam's background includes finance and accounting, which will serve him well in his position as Assistant Property Manager. He moved on from the financial sector to pursue a passion in residential property management, and recently oversaw a portfolio of over 300 properties.

Adam has made his home in Philadelphia and loves to explore the city. He enjoys spending his free time tending to his garden as an avid gardener and is also a recreational musician. He is excited to be part of such a great community and strives to enhance the quality of life offered at Waterfront Square.



Spring Cleaning



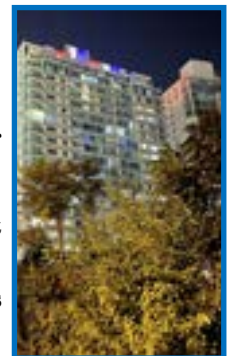
Many thanks to the Grounds Committee for organizing a much needed clean-up of the path directly to the north of Waterfront Square! Volunteers, armed with gloves, rakes, and brooms, met in April to tackle the mess. The before and after pics speak for themselves! Shortly after the clean-up, a gate was installed at the entrance to the path and trash is now minimal. We'll continue to monitor the area.



We're Lighting Up the Night - Responsibly

Several months ago, our Waterfront Square rooftop lighting project was completed and we flipped the switch on our new state of the art RGBW color changing fixtures on the Reef. We can even sync our lights with the Center City skyline colorway!

In keeping with the city's **Lights Out Philly** project to protect migrating birds, our lights have been programmed to follow a bird-friendly on/off schedule. As a reminder, we're in the midst of the fall migration period which runs through November 15. Residents who would like to help out can turn off the lights in their units or draw their blinds during the hours from midnight to 6 a.m.



Pie Sale

Buy MANNA'S delicious pies for delivery to Waterfront Square!



Your pie purchase provides a MANNA client and their family with a delicious Thanksgiving meal. Place your orders by **November 19**. To purchase one of their tasty pies, please go to mannapies.org and make your selections. In the "Pie Seller Area," scroll down and type in "Waterfront Square Team". Click continue, then enter your contact and payment information. Your pie will be delivered frozen the **Tuesday before Thanksgiving Day** to your front desk concierge.

This is the thirteenth year that WFS residents have supported this very worthy campaign! Thank you from your Waterfront Square Team!

Kindly consider joining our pie selling team. Contact judyclapper@aol.com

Ditty Bags for Seafarers

Larry Isard and Nikki Green of the Peninsula are organizers of an annual collection drive coordinated by Seamen's Church Institute. This wonderful cause supports the crews of the large ships that pass Waterfront Square every day.



Seamen's Church Institute reaches out to ships in ports along both sides of the Delaware to provide ditty bags filled with small gifts during the holiday season. Due to closed borders and quarantine requirements during the pandemic, the last year has been particularly hard on the crews, who are often working months beyond the end of their contracts.

Nikki and Larry will set up a collection bin in the lobby of the Peninsula from October 15th through November 5th to collect donations for the ditty bags. If you miss the deadline for the Peninsula collection box, you can still drop off donations at the Seamen's Church Institute's office at 1113 Admiral Peary Way, 2nd floor through November 15th.

Wish List

(full sizes for toiletries, please)

- Hats and Scarves (dark colors)
- Work socks, work gloves
- ChapStick
- Nail clippers
- Razors
- Shaving cream
- Playing cards
- Hand lotion
- Toothbrush, toothpaste
- Deodorant
- Shampoo
- Comb
- Pens and writing paper
- Mini sewing kit
- Hard or boxed candy, gum, cough drops

Self Parking 2.0

The community transitioned from valet service to self-parking in 2020 with a mix of assigned and unassigned parking spaces. While many residents enjoyed their assigned spaces, this model prevented the community from utilizing the full capacity of the garage. Dependence on the unpaved overflowed lot was at a high level. After recently adopting a first-come-first-served approach for all parking spaces, the garage now has excess capacity, typically 45-50 empty spaces each night. Also, utilization of the overflow area dropped by 50% and there is greater capacity for visitor parking.



The executive board consulted with professionals and is now evaluating the requirements to pave the overflow lot, which includes a stormwater management plan that is acceptable to the PWD and obtaining permits and approvals from the City. While this could be a protracted process, it is possible to install parking management equipment for the visitor parking area sooner. This could facilitate a policy change to allow guest parking overnight, which is one of the goals. It has been a long road to finding the right formula for self-parking. Thank you for your continued patience throughout this process.

Article contributed by Ryan Zeichner

NLNA's Operation Santa



It may be October, but the holidays are right around the corner and we're happy to again partner with Northern Liberties Neighborhood Association to

support the Operation Santa project. The project typically serves 45 households and 150 kids in the greater Northern Liberties area. Referrals for households are received from neighbors and from local schools and libraries. Operation Santa is non-denominational and aims to provide at least one gift and a book to each child as well as a holiday meal to each family. Funding for the meals and other support comes from the Penn Treaty SSD. Gifts come from donations from Northern Liberties neighbors, particularly Waterfront Square.

Please consider donating a new toy to this worthwhile project. Collection boxes will be placed in the lobbies right after Thanksgiving. Toys will be collected through December 13th and distributed on December 22nd.

And be sure to check out the NLNA's website at nlna.org for updates and information about our neighborhood.

Ben Franklin Bridge Renovation

The Ben Franklin Bridge is certainly a focal point of the view from WFS, so we've all noticed a flurry of construction activity on the bridge over the last year. So what are they doing?

The majority of the work to be completed consists of repairs to steel components on the suspended spans, painting, and installing a dehumidification system for the main cables. Dehumidification works by blowing very dry air into the cable at a low pressure with the goal of reducing the relative humidity to a level where it stems corrosion of the steel.

The steel repairs include the replacement of critical components of the suspension system. Access for the work on the suspended spans includes underbridge platforms, visible from WFS, that will also provide containment for the painting operations.

The work also includes repairs to reinforced concrete and steel members, rehabilitation of the north and south walkways, and what will probably be most noticeable to WFS residents, the replacement of the decorative lighting.

The Ben Franklin opened to traffic in July 1926 and took 4 1/2 years to build, Until 1929, it held the distinction of being the world's longest suspension bridge. The renovations are expected to be completed by December 2024.



A New Neighbor?



West Highland Holdings, the owners of a surface parking lot at 933 N. Penn Street, between Rivers Casino and WFS, presented the details of their plan to build a 196 unit

apartment building to the NLNA zoning committee as part of a Civic Design Review (CDR). Plans call for a 7 story building with 57 parking spaces, 66 bicycle stalls, and a courtyard and roof deck for residents, but no commercial space. Plans also include a public outdoor space along the river including seating, paths, and a shade canopy, although those plans won't be part of the initial construction.

The final CDR with the city of Philadelphia was October 5th and their recommendations, along with those of NLNA, will be forwarded to L&I. Check out <https://www.phila.gov/departments/philadelphia-city-planning-commission> for more details once the recommendations are posted.

Excerpted from the DRPA website