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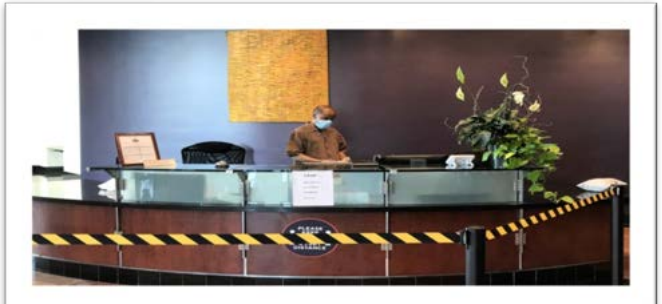
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Our Socially
Distant
Spring



Summer Reading Ideas

Our much-loved Book Club hasn't been able to meet during the pandemic, so we asked the members what they were reading this summer. Thanks to Nina Zimmer for compiling the following list:



The Ten Thousand Doors of January by Alix E. Harrow (Fiction/Fantasy) In the early 1900s, a young woman embarks on a journey of self-discovery after finding a mysterious book.

The Secrets We Kept by Lara Prescott (Historical Fiction) The love story of Boris Pasternak and his mistress Olga and the intrigue and CIA involvement in getting the book, *Dr. Zhivago*, published.

The Guardians by John Grisham (Mystery/Thriller) Grisham's latest novel about a workaholic attorney/minister and his investigation into the wrongful murder conviction of a young black man twenty years prior.

Mistress of the Ritz by Melanie Benjamin (Historical Fiction) A novel based on a real life American woman playing hostess for the Germans at the Hotel Ritz in Paris while secretly working for the French Resistance.

The Other Einstein by Marie Benedict (Historical Fiction) The story of physicist Mitza Mirac, Albert Einstein's first wife, who shaped his theories.

The Book of Lost Friends by Lisa Wingate (Historical Fiction) Three young women search for family amid the destruction of the post-Civil War South.

Delaware River Gets Environmental Honor



An environmental advocacy group has named the Delaware as its river of the year. American Rivers bestowed that honor on the river because of its dramatic revitalization after decades of being polluted by industrial and sewage waste.

Thanks to initiatives by the Delaware River Basin Commission and the Delaware River Watershed Initiative, among others, the river is home again to American shad, striped bass, and Atlantic sturgeon. Bald eagles, once nearly extinct, can be seen soaring above the river again.

In related news, the Washington Post featured an article on the Green City, Clean Waters program and the Tookany/Tacony-Frankford Watershed Partnership of which Waterfront Square's own, Julie Slavet, is the director. These groups focus on the reduction of rainwater runoff which often overwhelms urban sewer systems, sending raw sewage into the Delaware River. They focus on projects that can trap rainwater before it enters the drains such as residential rain barrels, rain gardens, and transforming large tracts of impervious land into "greened acres". Our green roof, one of the largest in the city, is an excellent example of how to reduce rainwater runoff. For more info or to get involved, visit ttfwatershed.org. We at Waterfront Square certainly appreciate the efforts of all these groups to keep our watery border to the east clean and beautiful!

Excerpted from the Inquirer (4.16.20) and Washington Post (4.9.20)

The Battery

According to the commercial real estate news magazine, *Commercial Property Executive*, Lubert Adler Partners has plans to transform the defunct PECO power plant to the north of Penn Treaty Park into a one million square foot mixed use development. Named "The Battery" (get it?) the project will include hundreds of apartment units within the existing building, additional units on two floors built atop the roof, coworking offices, and an event venue. There were no details on the approval process or timeline, but demolition work appears to have begun on the interior of the plant.



Room to Breathe



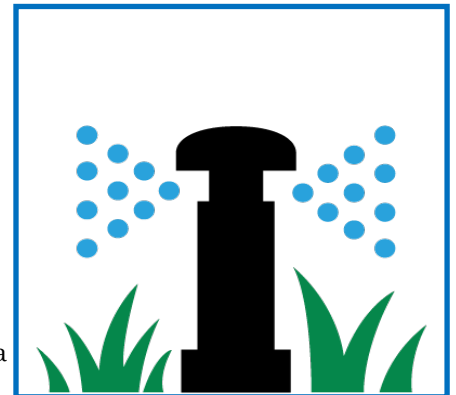
Many WFS residents feel very fortunate lately for an amenity we often take for granted - some room to roam, especially during the pandemic. Our 9.5 acre riverfront community coupled with the wide Delaware River Trail right outside our door makes it so easy to get some air while still practicing social distancing. We enjoy the best of city living but with a lot more elbow room!



Lawn Irrigation Goes Green

Waterfront Square has acres of lush green spaces and plantings. It takes over 250 sprinkler heads and a generous amount of water to maintain these areas. The sprinkler heads are grouped into 55 zones and managed by five separate controllers, which are original to the property. Irrigation control has come a long way in the past decade. New controllers use WiFi to monitor present and future weather conditions, automatically adjusting water cycles based on climate. Waterfront Square recently replaced the controllers with a new Hunter Hydrowise system. Hydrowise can be managed by property staff and the landscaping contractor through a web-portal.

Installing Hunter Hydrowise is another example of the community's commitment to invest in building system's that are good for the environment and deliver real ROI. Although there are many variables in our projections, particularly due to weather, smart irrigation may save at least \$1,500 over the course of one irrigation season and over 600,000 gallons of water, enough cubic volume to fill one Olympic size pool.



Communication Committee Happenings

The Communication Committee was formed last year with the goal of sharing information with owners and residents that helps to build a sense of community and that highlights for potential buyers the best aspects of living at Waterfront Square, one of the best kept secrets in Philadelphia.

One of the first things the Committee did was to reintroduce the newsletter, and they since have been hard at work on the following projects:

Welcome Packet - Close to completion, the Committee worked in conjunction with management to update and enhance the packet of information given to all new residents upon move-in. There's a lot of good information in the packet, so it will also be available to current residents on BuildingLink.

Website & Social Media - The current website was developed by Grasso Holdings and was used primarily as a marketing tool when they were selling the remaining units in the Reef. The Committee is close to unveiling a website that widens the focus to the community as a whole and which gives us the ability to add content and updates as necessary.

Lighting it Up - The Committee is currently working with a vendor to add state-of-the art lighting to the south and west facades of the Reef. This will give WFS a presence in the city skyline and allow us to coordinate with property managers of other highrises in the city to show our true colors on holidays, during sporting events, for charity drives, etc. Installation is expected to be completed within the next few months, so keep an eye to the sky!

Delaware Ave. Development

Demolition has begun on several parcels on Delaware Ave. across from Rivers Casino adjacent to the George L. Wells Meat Co. The owners plan to construct six buildings consisting of 462 residential units, 6 commercial spaces, 144 car parking spots, and 162 bicycle spaces. Zoning has already been approved but the project is subject to non-binding Civic Design Review (CDR) over the next several months. Additional details and renderings should be available at that time.

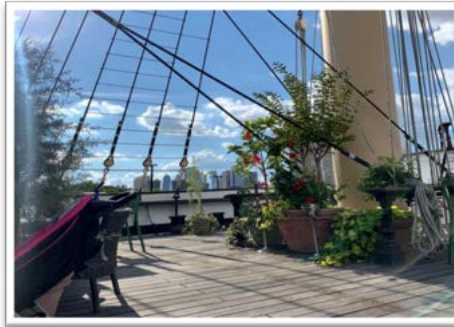


Bye-Bye to the Bus Depot?

Way back in January, the Inquirer reported that developer Sean McGovern is under contract to acquire the large lot across from Waterfront Square where the bus depot is located. He plans to build a 482-unit apartment complex with ground-floor retail and office space while preserving a strip of historic rowhouses at the site. Plans call for two horseshoe-shaped buildings that would nearly fill the block bounded by Delaware Avenue and Front Street, between Brown Street and Fairmount Avenue. There have been no updates, possibly because of the pandemic, but we'll continue to follow any news on this project.



Dining with a Side of History



The Moshulu has been docked on Pier 34 for decades and WFS residents with southern views see her masts from their windows everyday. But that familiar fixture on the Delaware has a fascinating history.

The Moshulu is the only restaurant venue on a Tall Ship in the world. Built in Scotland in 1904 for a German company,

she was a “state-of-the-art” cargo sailing ship. Originally named Kurt, she began her colorful career transporting coal and nitrate from ports in Hamburg, Chile, Baja California, and Australia. When WW1 broke out in 1917, she was seized by the US and eventually renamed by Mrs. Woodrow Wilson to Moshulu, meaning One Who Fears Nothing. Under the American flag, she continued to haul cargo around the world, even out sailing a steam powered German raider ship. Purchased by Gustav Erickson of Finland in 1935 she was used to carry rice between Australia and Europe until she was confiscated by the Germans in Norway in 1942. The ship fell on rough times after that; losing her masts in a bombardment, capsizing and being refloated, only to become a grain storage hulk in Finland.

The Moshulu eventually attracted the attention of David Tallichet and was restored with the intention of transforming her into a restaurant/museum. She was moved to Penns Landing in 1974 and after several changes in ownership and a restoration resulting from a fire in 1994, she is now owned by Fearless Restaurants, owners of White Dog Café and Louie Louie.

So next time you find yourself dining on her decks, raise a glass to this old and storied maritime treasure!

Article excerpted from moshulu.com/history