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November 22, 2023

Via Email

Jon Farnham
Executive Director
Philadelphia Historical Commission
Committee on Historical Designation
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

**Re: *Opposition of the Property Owner, Moday Realty, LLC, to the
Nomination and Historical Designation of
2037 S. Broad Street, Philadelphia Pennsylvania***

Dear Members of the Committee:

I represent Moday Realty, LLC, (“Moday”), the owner of 2037 S. Broad Street. Please accept this correspondence as Moday’s formal opposition to the nomination of 2037 S. Broad Street (“the Property”) for designation as a historic landmark and inclusion on the Philadelphia Register of Historic Places.

The Historical Commission (“the Commission”) should reject the proposed nomination (the “Nomination”) of the Property because the Nomination fails to provide sufficient evidence to satisfy the required criteria for designation.

By way of background, 2037 S. Broad Street is located at the northeast corner of South Broad Street and Snyder Avenue. The property is currently vacant. Prior to vacancy, the Property was leased by a tenant, Briad Wenco, LLC (“Briad”) for the purpose of operating a franchise Wendy’s fast-food restaurant. Significant interior and exterior modifications were performed on the Property in order to accommodate Wendy’s as a tenant. Thereafter, Briad ceased operating at the Property during the COVID-19 pandemic. Since then, the Property has remained vacant. Recently, due to the failure of Briad to maintain it, the Property has been the subject multiple enforcement actions by the City of Philadelphia for alleged violations of the Philadelphia Fire and Property Maintenance Code (*City of Philadelphia v. Moday Realty LLC, et al.*; Case No.: 00937). Moday is currently litigating these alleged code violations with the City of Philadelphia and Briad. To date, Moday has not located or obtained a new tenant for the Property, despite hiring a leasing/brokerage firm to solicit offers to buy or lease the Property.

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Moday anticipates that any new tenants will require significant interior and exterior modifications before agreeing to lease the Property. The restrictions that accompany historical designation will make the anticipated modifications more difficult and expensive. It is also possible that these restrictions would prohibit any anticipated modifications. Therefore, historical designation will only serve as another set of obstacles for the Property owner to lease or sell what currently is a “zombie” structure.

The Standard for Designation as Historic under the Preservation Ordinance

The Commission is statutorily constrained when evaluating whether to designate the Property as “historic” under §14-10004. In this case, the Nomination fails to meet the standard required for historic designation.

The Preservation Ordinance statutorily mandates the purposes of the Commission. *See*, § 14-1001. One of the Commission’s stated purposes is “restoring and conserving the City’s natural and historic resources.” *See* Phila. Code § 14-1001. In furtherance of this purpose, the Commission is empowered to designate as historic buildings and structures that the Commission “determines are **significant** to the City” pursuant to the criteria of § 14-1004(1). *See* § 14-1003(2)(a).

In this case, the Nomination claims that the Property meets the criteria of § 14-1004(1)(c)-(e). Therefore, to designate the Property, the Commission must find that the Property is **historically significant** because it:

- (c) reflects the environment in an era characterized by a distinctive architectural style; or,
- (d) embodies distinguishing characteristics of an architectural style or engineering specimen; or,
- (e) is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth, or Nation.

See § 14-1004(1)(c)-(e).

Here, the Nomination before the Commission fails to demonstrate how this unremarkable Property, with an unknown architect, satisfies the criteria asserted to qualify as historic or significant to the City of Philadelphia. Accordingly, the Commission should reject the Nomination.

There is No Evidence that the Property was Designed by Julian Abele

A primary basis for this Nomination is the tenuous claim that the Property was designed by Julian Abele. Yet, the Nomination does not provide any concrete evidence that proves that Mr. Abele actually contributed to the design of the Property. The Nomination admits that

“[s]ources **suggest** that Julian Abele...**likely** oversaw the design of the building.” *See* Nomination at p. 5 (emphasis supplied). Thus, the role of Mr. Abele is speculative. Without additional evidence, the unsubstantiated claim that the Property was only “likely” designed by Mr. Abele is insufficient to satisfy the criteria for historical designation.

Cursory research into the works of Mr. Abele confirms that there is no reference to his involvement with the design of the Property. The University of Pennsylvania’s published a profile on Mr. Abele, a University of Pennsylvania alumni, which lists many of the projects that he is credited for designing.¹ The Beneficial Savings Fund Society, South Philadelphia Branch located at 2037 S. Broad Street is not listed as one of those projects. Given the lack of evidence of Mr. Abele’s involvement in this project, the Nomination cites the work of Dreck Spurlock Wilson, a Julian Abele biographer, as having allegedly assigned the design of the Property to Mr. Abele. Yet, there is **no quotation or citation** included in the Nomination where Mr. Abele’s biographer allegedly assigned the design of the Property to Mr. Abele. *See* Nomination at p. 16. In fact, no other biographer or architectural historian has found sufficient evidence to credit Mr. Abele with the design of the Property. Moreover, the evidentiary value of this claim is limited when even the Nomination admits that it cannot confirm whether Mr. Abele designed the Property. Without additional evidence this mere possibility of Mr. Abele being somehow involved in the design is insufficient to constitute a basis for historic designation.

The only confirmed factual connection between Mr. Abele and the Property is that the Property was designed by the Horace Trumbauer firm. The Horace Trumbauer firm was a large national architectural firm that employed dozens of architects and was responsible for the design of hundreds of buildings across the United States over the course of several decades. Mr. Abele served as chief architect for the Trumbauer firm during the time the Property was designed, but absent any evidence of direct contact with the Property, that fact alone is insufficient to designate the Property.

To distract from the lack of evidence of Mr. Abele’s involvement in the design of the Property, the Nomination includes a lengthy discussion of the history and accomplishments of Mr. Abele, Horace Trumbauer, and the Trumbauer firm. There is no disputing that Mr. Abele was a historically significant architect who is responsible for many historically significant architectural designs. However, the historical significance of Mr. Abele and the Trumbauer firm do not necessitate the historical designation of the Property. This is especially the case where the Nomination cannot state with certainty who designed the Property.

The Nomination excuses the Property’s lack of a credited architect by claiming Trumbauer “never officially credited” Mr. Abele for any designs that came from the Trumbauer firm. *See* Nomination at p. 16. However, as the Nomination and many architectural historians agree, there are several historically significant works that are attributed to Mr. Abele. These designs include portions of Duke University, the Philadelphia Museum of Art, the Widener

¹ *See* <https://archives.upenn.edu/exhibits/penn-people/biography/julian-francis-abele/>

Library at Harvard University, and the Free Library of Philadelphia, among others.² Notably, the Nomination discusses specific instances where Mr. Abele and the Trumbauer firm were credited with design of prominent bank buildings. *Id.* at p. 17. The Nomination cannot include the Property as one of them. *Id.* All of the buildings that are attributed to Mr. Abele share something in common. They are historically significant and Mr. Abele is credited as the architect. The Property is neither.

Given the multiple historically significant buildings that are accredited to Mr. Abele, it is unclear why the Nomination would ask the Commission to ignore the plain lack of evidence of Mr. Abele's direct involvement in the design in this building as a basis for its historic designation. Taken together, there is simply insufficient evidence to attribute the design of the Property to Mr. Abele. It would be illogical to credit the design of the Property to any individual when the designer of the Property is currently **unknown**.

Due to the Nomination's failure to produce sufficient evidence to satisfy § 14-1004(1)(e), the Commission should reject the Nomination to designate the Property as historic.

**The Property Does Not Reflect a Distinctive Architectural Style or
Embody Distinguishing Characteristics of an
Architectural Style or Engineering Specimen**

The Nomination also fails to satisfy § 14-1004(1)(c)-(d), because there is insufficient evidence that the Property reflects or embodies the distinguishing characteristics of a distinctive architectural style. The Nomination claims that the Property reflects and embodies the "Classic Renaissance-Revival" style that characterized many banks between 1900 and 1930. The Nomination is incorrect.

The Nomination provides multiple examples of Classic Renaissance-Revival bank buildings that were designed and constructed in Philadelphia. Generally, these buildings are multi-storied, composed of stone or marble with large ornate columns that were designed to imitate Greek and Roman temples. *See* Nomination at p. 11-13. The Nomination provides the "domed Girard Trust Company" as an example of this style. The building is grandiose, "faced in white marble" and has "all of the characteristics of a classical temple." *Id.* at p. 12. The Nomination claims this style was altered between 1900 and 1930. In that period, Renaissance-Revival style buildings were designed with a large, recessed entrance with multiple columns supporting the façade of the building to imitate a classical temple. *Id.* at p. 12-13. The Nomination provides examples of this adapted style, including the Northwestern National Bank and The Federal Trust Company.

It is clear from a basic comparison of the photographs of the buildings cited in the Nomination that the Property is not a significant reflection or embodiment of the distinct characteristics of the Classic Renaissance-Revival style. Similarly, the Property does not serve

² *See* <https://spotlight.duke.edu/abele/>

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as a notable example of the adapted style popularized between 1900 and 1930. If any similarities exist between the Property and other historically significant buildings designed in these styles, it is only that the Property is a bank building made of stone. That, however, is where the similarities end.

The Property is not a significant reproduction of the grand ornate bank buildings that are reflective of the distinct Classic Renaissance-Revival style. The Property is a single story, plain, limestone bank building. The Property does not have a dome and does not come close to replicating the illustrious style of a Greek or Roman temple associated with the Classic Renaissance-Revival style bank buildings of that era. Similarly, the Property does not reflect or embody the adapted Renaissance-Revival style. The Property does not have large ornate columns or a recessed façade. The façade of the Property is ordinary and diminutive when contrasted with the designs of buildings referenced in the Nomination. Simply, the Property was designed to serve as a respectable, but modest local Philadelphia bank. The Nomination has exposed this contrast by providing examples of historically significant banks that were clearly designed to reflect the style of the Classic Renaissance-Revival. Given the facially obvious differences between the Property and the distinctive and historically significant structures referenced in the Nomination there is simply insufficient evidence to warrant historic designation in this case.

Due to the Nomination's failure to produce sufficient evidence to satisfy § 14-1004(1)(c)-(d), the Commission should reject the Nomination to designate the Property as historic.

Conclusion

The Commission is statutorily restricted from nominating buildings or structures that are not of historical significance and do not meet the criteria of § 14-1004(1). The Nomination has not, and cannot, produce sufficient evidence that the Property was designed by Julian Abele. Further, there is insufficient evidence to demonstrate that the Project is a historically significant reflection of the Classic Renaissance-Revival architectural style or era. It is clear from this Nomination that the 2037 S. Broad Street is a pleasant, but historically insignificant building that was designed by an unknown architect. Accordingly, the Commission should reject this Nomination.

Respectfully submitted,



Jonathan W. Hugg
FOR ECKERT SEAMANS CHERIN
& MELLOTT, LLC

MSC



November 22nd, 2023

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ATTORNEYS FOR MODAY REALTY, LLC

RE: Douglas J. Green Expert Report – Historical Nomination Review for MODAY REALTY, LLC – 2037 South Broad Street, Philadelphia, PA 19148

INTRODUCTION

Please allow this report to serve as the written professional expert opinion of Douglas J. Green, a Principal of MSC Retail, Inc. (“MSC”). This expert opinion concerns the nomination of 2037 South Broad Street, Philadelphia, PA 19148, (“the Property”) for designation as a historic landmark and inclusion on the Philadelphia Register of Historic Places before the Philadelphia Historical Commission. It is critical to note that the intent of this report is to render an opinion within the confines of my professional expertise: retail leasing and investment sales. In order to lay the groundwork for my opinion I will provide a brief background on my firm, an overview of core services offered and my own professional experience and skillsets.

BACKGROUND

MSC was founded in 1989 by my partner, Michael S. Salove. We are a third-party, full-service commercial real estate services company that exclusively focuses on the retail, restaurant, hospitality and entertainment industries. We focus on these specific asset classes of commercial real estate and do not handle any other asset classes (multi-family, office, industrial, etc.). Our disciplines are split into four main service lines: tenant representation,

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landlord representation, investment sales and consulting / advisory services. Our tenant representation division exclusively represents over 100 international, national, regional and local retailers and restaurants as they plan real estate expansion strategies, identify sites to expand, and negotiate Letters of Intent (LOIs) for the securement of those locations. On the landlord side, we exclusively represent landlords ranging from publicly traded Real Estate Investment Trusts (“REITs”) to large privately held development groups and small, family owned and operated development partnerships; in sum, our firm currently exclusively leases over 20 million square feet throughout the region. Lastly, our investment sales division has sold in excess of \$500M of commercial real estate in the last 5 years alone. Our unique depth of services across our various divisions provides an unmatched diversity of experience in retail, restaurant, hospitality and entertainment real estate leasing and investment sales.

Since joining MSC in 2004 as an associate, and named Principal in 2011, I have had the privilege of exclusively representing a diverse mix of tenants ranging in size from 1,000 SF to 160,000 SF across virtually every use category in retail real estate. I have leased shopping centers and urban retail, both new construction and existing, of every type and size, including, but not limited to, grocery-anchored, power, lifestyle, strip and free-standing pads. Throughout my career, I have represented both landlords and tenants, buyers and sellers in over 500 lease and 25 sales transactions with a total value in excess of \$1 billion. In addition to my transactional work, I am responsible for our entire Philadelphia practice including day-to-day operations, strategic growth of all third-party brokerage, consulting and property management.

I frequently provide journalists with expert opinions regarding the retail real estate industry and have been quoted in articles in *The Philadelphia Inquirer*, *The Philadelphia Business Journal*, and industry trade publication *Shopping Centers Today*. I guest lecture on retail leasing and development bi-annually at Villanova University and have previously served as a faculty member at the International Council of Shopping Center’s (ICSC) *University of Shopping Centers* at The Wharton School of University of Pennsylvania. Having negotiated over 2,000 Letters of Intent (LOIs) over the past 19 years, I am intimately familiar with every clause found in a traditional retail LOI and have a substantive depth of knowledge in language interpretation, negotiation tactics, industry trends and market conditions.

OPINIONS / ANALYSIS

The lens for this report is intended to be the “real world” expertise of a retail real estate leasing and investment sales expert. Drawing upon both historical and real-time market data and trends, it provides an assessment of the “leasability” of the Property, the impact of a historical designation and the implications on value for the Property. In my preparation to author this report I visited the Property on two occasions. Additionally, my firm is extremely active throughout South Philadelphia and I was very familiar with the Property and the challenges associated with leasing it in its current condition prior to my engagement by its owner. These recent visits, coupled with my

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experience leasing comparable properties experiencing similar challenges, have brought me to my opinion, within a reasonable degree of professional certainty, that placing a historical designation on the Property would create an undue hardship on the Property owner by irreparably and irreversibly impacting the leasability of the Property and, in turn, substantially decreasing its overall value. First, the physical attributes of the Property have created leasing challenges for the owner that would become exacerbated and permanent should a historical designation be granted. Second, in a very competitive environment for tenants, the Property is already disadvantaged when compared to the adjacent competitive set. A historical designation would only exacerbate the inability of the Property to attract localized demand. Third, lower demand drives lower rents. This, coupled with chronic vacancy in the building drives down the Property's value. Fourth, comparable commercial buildings with retail space in the city that have been designated as historic have been adversely affected by their designation, with several examples of long-term vacancies despite well-capitalized ownership groups. Lastly, chronic vacancy and lack of traffic creates a welcoming environment for homelessness, vagrancy and public drug use, all of which will create a public safety hazard and erode the quality and character of the neighborhood in which the Property sits.

To fully understand the manner in which a historical designation would significantly decrease the retail value of the Property, by suppressing tenant demand and achievable rents, it is important to first explain the general nature of retail leasing and expansion (and for the purpose of this report, the term "retail" or "retailer" shall intend to also include restaurants as well). The type of tenant that would most likely have interest in this microlocal submarket, given the adjacent co-tenancy, demographics and market conditions, is a regional or national tenant. These types of tenants have very rigid building requirements and expectations for the physical plant of their spaces. Given that these tenants are expanding on a national level, with options to grow and spend capital in virtually every city or region in the country, their options are plentiful, and there is no specific requirement or need for them to be in any one particular neighborhood or city. As such, these tenants tend to be extremely selective and seek buildings with spaces that work perfectly for their requirement and concept. These criteria include, among others, minimum critical frontage, storefront glazing specifications, desired ceiling heights, and most importantly, branding and signage applications.

i. Restrictions on the Owner's Ability to Modify the Property's Current Architecture Will Adversely Affect its Leasability and Value

The architecture of the Property clearly lent itself very well to a financial institution when it was originally built. Unfortunately, all of the design attributes that benefited a bank are very much barriers to the Property's current leasability to virtually every other use. High windows that restrict sightlines into the space, non-traditional storefront and limited branding opportunities are clearly all very conducive to promoting security, stability and the appearance of long-term institutional fortitude. However, these design elements contrast modern-day retail demand and tenant requirements. Retailers want the prominence of their store to be impressionable from the street and the energy created by a successful business to be directly visible to pedestrian and vehicular traffic through their storefront. Without necessary modifications to the Property, none of that is possible. The restrictions that

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accompany historical designation would irreversibly impact the owner's ability to modify or adjust the Property to conform to retail's everchanging landscape.

ii. Adjacent Structures Without Historical Designation Restrictions Demonstrate Increased Leasability

For retailers that want a location in South Philadelphia, and specifically at the Broad and Snyder Streets retail node, there are several blocks of viable retail opportunities, both to the north and south of the intersection. In short, it is a competitive environment in this hyperlocal submarket; retailers have options and are willing to be patient and selective to find a traditional, modernized retail building that suitably fits their prototypical store requirements. The existing market conditions speak volumes about the challenges associated with the conditions of the Property. Historically, the block on which the Property sits has been very well leased, with few vacancies. Even the adjacent property which has been vacant for several years was purchased by an end-user (USA Vein Clinics) despite the fact that their fit-out appears stalled. Yet, the Property has struggled to house successful retail tenants or field any meaningful demand over the years. This is despite the fact that it sits on a corner, something that is generally very attractive to a retailer and even commands a premium in rent. However, adjacent mid-block buildings on the same block have maintained their national tenancy with generally stable and successful businesses. In my expert opinion, the only viable explanation for this unusual situation is the constraints and limitations imposed by the Property's fortress-like architecture. A historical designation would only exacerbate these challenges by making more intractable the largest obstacles the owner is currently facing.

iii. Historical Designation Will Significantly Reduce the Value of the Property

Though there are several ways to value income producing retail real estate, the most widely accepted method is the capitalization of the net operating income (NOI) of the building. A capitalization rate (often known as a "cap rate") is applied to the NOI based on a number of factors, including the building's location, creditworthiness of the tenant, market conditions, including interest rates, the perception of the tenant's overall stability and long-term prospects for success in the location and the potential to re-lease should the tenant vacate. The NOI is divided by the cap rate to create a value of the building. The lower the cap rate, the higher building valuation—the higher the cap rate the lower building valuation. As rents are driven down by a lack of demand, and a chronically vacant building stokes fear of long-term viability in its existing condition, overall building valuation deteriorates. If the Property is subject to the modification restrictions associated with historical designation, the demand for the retail space will continue to erode and the value of the Property on the open market will further decline. As this happens, market cap rates for the Property will invariably rise, causing the Property's value to plummet.

iv. Historical Designation Will Eliminate the Owner's Right and Ability to Redevelop the Property

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Additionally, a historical designation will also restrict the ability to redevelop the existing structure on the Property. When a building becomes functionally obsolete for market conditions and demand, the land can have more value to the owner than any improvements. In such a case, redevelopment is a viable option as a means to preserve the value of the property. Here, historical designation would eliminate this option, further suffocating the value of the property and creating an undue hardship for the owner. In sum, restricting options to adaptively reuse the Property to increase leasing viability, while also preventing a redevelopment of the Property by demolishing the building, severely limits the owner's options and substantially reduces the Property's value in the marketplace.

v. Examples of Historical Designation Creating an Undue Hardship for Similarly Situated Properties in Philadelphia

The opinions contained in this report are founded in almost 20 years of leasing and sales experience throughout not only the city of Philadelphia but the region as a whole. Beyond that, however, they are fundamentally supported by countless concrete examples throughout the City of historically protected properties that were once designed for financial institutions close to 100 years ago. On arguably Philadelphia's most desired retail block, Walnut Street in and around Rittenhouse Square, buildings with historic designations have sat vacant or without any meaningful long-term demand due to the owner's inability to adapt the building's façade, and in some cases interior, to the demands and needs of modern retailers. Among the many examples are The Drexel Building, located at 135-143 S. 15th Street (NE corner of 15th and Walnut Streets), which has sat vacant for over 8 years despite being owned by a savvy and well-capitalized local real estate developer. 1513 Walnut Street, currently occupied by Brooks Brothers on a temporary basis, has been publicly marketed by my firm for the past 14 months without any meaningful interest or demand. The inability to modify the façade of the building has turned off any viable retailer that has inquired about the property. Like the Property, these examples stand in contrast to the otherwise successful retail and well-leased buildings along the Walnut Street corridor. Conversely, 1529 Walnut Street is also a building built almost 100 years ago for a financial institution and has had many of the marketability challenges that face the Property in this case. Notably, 1529 Walnut Street is not designated as historic and has been tastefully and successfully modified over the past 10 years to accommodate modern retail demand. Specifically, street front windows and storefronts were lowered as to allow sightlines into the building and increase the tenant's ability to market and brand itself. Today, the property houses a very successful local jeweler, Govberg. All of this is to say that there is a clear history, along with present examples, of how restricting a building's ability to adapt to market conditions and demand can significantly impact the owner's ability to lease it, and in turn, create an undue hardship for the owner of the building.

vi. Historical Designation Will Create Increased Risk of Vagrancy and Danger to the Community

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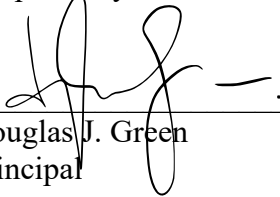


Lastly, chronically vacant buildings provide a welcoming environment for homelessness, public drug-use and vagrants. These problems only worsen and become more difficult to resolve, the longer a building remains vacant. Foot traffic entering and exiting an open and active retail store puts eyes on the street and generally promotes public safety, thus deterring dangerous and unwanted activity and visitors. The restrictions caused by historical designation, as referenced above, will only exacerbate these risks by making the Property more difficult to lease. Not only does this cause an undue hardship to the owner of the Property, but also creates a public safety hazard to the community. These risks are not hypothetical. In my two visits to the Property in preparation for writing this report, I was forced to navigate homeless people that had created a semi-permanent encampment on the doorstep to the Property. Surely, these conditions will only worsen should the Property become subject to the restrictions associated with historic designation.

CONCLUSION

The modern-day retailer is extremely particular and discerning when it comes to the physical plant of any building which it looks to occupy. Many of the reasons that once made the architecture of the Property conducive and successful to house a financial institution are now the very attributes that create an incredibly challenging leasing environment. As retail continues to evolve, it is critical that the Property's owner retains the right and the ability to adapt to market conditions and modify its building to capture a reasonable level of market demand. Without this, and should the nomination for historical designation be granted, market rent will likely decline precipitously causing the market value of the Property to follow. This is demonstrated by the lack of retail demand for similarly situated historically designated structures located on the Walnut Street corridor. Whereas, a comparable building that has not been subject to historical designation, such as 1529 Walnut Street, has maintained retail demand due to its ability to change to meet market demand. Lastly, chronic vacancy in the Property has already and will continue to promote homelessness and vagrancy and create a public safety issue. It is for all of these reasons that granting a historical designation for the Property would create an undue hardship for the owner and should not be granted by the commission.

Respectfully submitted,



Douglas J. Green
Principal

MSC



EXHIBIT A

DOUGLAS J. GREEN PROFESSIONAL BIOGRAPHY

DOUGLAS GREEN

PRINCIPAL



During his career, Mr. Green has handled initial market penetrations, strategic rollouts and disposition work for some of the most powerful and active brands in the retail and restaurant world, including AMC Theatres, Citibank, T-Mobile, Forever 21, Equinox, SoulCycle, Starbucks Coffee Company, Shake Shack, Nike and WeWork, amongst many others. In addition to his extensive tenant representation experience, Douglas has also successfully leased, sold and redeveloped every retail asset class from lifestyle and power, to grocery anchored and high-street urban, and currently oversees over 20M SF throughout the Delaware Valley region. Mr. Green is widely regarded as one of the foremost experts on Philadelphia's explosive retail and restaurant scene, having completed many retail and restaurant flagships with the city's most influential and prestigious developers. In his role as a Principal of MSC, Douglas is responsible for the strategic direction and growth of the company, business development and management of the firm's transactional brokerage division.

Douglas is an active member of the Urban Land Institute (ULI), as well as the International Council of Shopping Centers (ICSC). Douglas is frequently called upon by journalists for expert opinions regarding retail real estate and is regularly quoted in local, national and industry-related publications. Mr. Green also guest lectures annually on retail leasing and development

at Villanova University, restaurant real estate and development at Drexel University's Center for Hospitality and Sports Management, and currently serves as a faculty member for ICSC's University of Shopping Centers, held annually at the Wharton School of the University of Pennsylvania. Douglas serves on the Board of Directors of the Philadelphia Convention and Visitors Bureau (PHLCVB) as well as the advisory board of the Philadelphia chapter of Back on My Feet, a national nonprofit organization that uses running to help those experiencing homelessness and other challenges transform their lives. Additionally, Douglas is an actively-practicing expert witness in the field of retail leasing and has been retained for various legal matters throughout his career. Mr. Green was awarded the Philadelphia Business Journal's 2017 "40 under 40" award and named as Commercial Property Executive's "Stars to Watch" in 2018.

Mr. Green graduated from Hobart College in Geneva, New York with a BA in Political Science and currently resides in Haverford, PA with his wife Casey, their children and dog Hobie.