

## ULI Philadelphia Blog

### 28 Finalists Announced for ULI Philadelphia's Inaugural Willard G. "Bill" Rouse Awards for Excellence

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*Finalists include projects from across the tri-state region. Winners will be honored at an awards ceremony on June 18; Registration is now open.*

Philadelphia, PA- May 15, 2014 – **Urban Land Institute Philadelphia (ULI Philadelphia)**, a non-profit organization dedicated to providing leadership in the responsible use of land and in creating and sustaining thriving communities, is pleased to announce the finalists for its inaugural Willard G. "Bill" Rouse III Awards for Excellence. Winners will be announced at a cocktail reception on June 18<sup>th</sup>.

In its inaugural year, the Awards for Excellence will recognize the best projects completed within the last five years in Eastern and Central Pennsylvania, Southern New Jersey, and Delaware.

The 28 selected finalists represent a wide variety of project types, including adaptive reuse, commercial, residential, institutional, open spaces and many more from across the tri-state region. Jurors were tasked with ensuring each project met ULI's mission to provide leadership in the responsible use of land and to help create and sustain thriving communities. ULI Philadelphia received nearly 60 nominations, which were reviewed by a 14-member panel of esteemed ULI members from across the country.

“This is an extremely competitive applicant pool, and we are thrilled with the level of response from the real estate community. The finalists represent a wide breadth of high quality project types from across the tri-state region, which speaks volumes about the caliber of development in the area,” said Gary A. Hack, Ph.D., Awards Jury Chair. Dr. Hack is past Dean of the University of Pennsylvania School of Design; past Chair of the Philadelphia City Planning Commission; and a member of ULI New York.

The finalists are (divided by region and listed alphabetically):

## **PHILADELPHIA:**

- **19<sup>th</sup> & Fairmount** (Philadelphia): This small mixed-use project by Daniel Greenberg was developed on a parcel vacant for 40 years, encouraging adjacent development and greening of the community.
- **2013 Spruce/115 S. 21<sup>st</sup> Street** (Philadelphia): A small-scale adaptive development by AMC Delancey Group restored two historic properties while providing density in an attractive setting.
- **Cedars Village** (Philadelphia): Developed by the Ingerman Group, this senior housing community represents an urban infill project with a strong social mission.
- **Five Crescent at the Navy Yard** (Philadelphia): Developed by Liberty Property Trust & Synterra Partners, this project is now corporate headquarters for GlaxoSmithKline and shows an extreme commitment to the ultimate LEED certification within a dynamic sculptural building which moved forward in tough economic times.
- **Frankford Hall** (Philadelphia): Creatively designed within an old industrial area, this commercial adaptive reuse by Kassis Ventures has received accolades as an economic generator and for its community acceptance.

- **JBJ Soul Homes** (Philadelphia): The newest affordable housing project from Project HOME provides living space and supportive amenities and achieved LEED Silver certification, maximizing the land with a strong integration of community mission.
- **John C. Anderson Apartments** (Philadelphia): Affordable housing developer Penrose Properties identified a need to house the region's senior lesbian, gay, bisexual and transgender (LGBT) community and designed this project to meet that specific market.
- **Lenfest Hall, The Curtis Institute of Music** (Philadelphia): An exceptional institutional infill project by AthenianRazak addressed community concerns with a creative setback, lovely street facade, and robust supporting uses.
- **Morgan Hall** (Philadelphia): Temple University's newest tower for student living serves the community as well as the institution with a visually appealing design in a complicated urban setting, including converting parking lots to green space.
- **Naval Square** (Philadelphia): Toll Brothers was cited for its excellent preservation and reuse of historic buildings into a multifamily residential development new for this otherwise disadvantaged area of the city.
- **Northern Liberties** (Philadelphia): Tower Development pioneered an excellent adaptive reuse into a mixed-use community with "some of the best new multifamily housing built in the country over the last decade" and "one of the best programmed public spaces anywhere."
- **Paseo Verde** (Philadelphia): With the nation's first Platinum LEED-ND (Neighborhood Development) certification, this affordable mixed-use development from Asociacion Puertorriquenos en Marcha and the New York's Jonathan Rose Company offers transit accessibility and creative supporting uses.

- **Race Street Pier** (Philadelphia): An important adaptive reuse by the Delaware River Waterfront Corporation to recycle and transform an underutilized public asset in a challenging location with green design elements.
- **Sister Cities Park** (Philadelphia): The Center City District created what one juror called a “cozy family room” for the downtown core, welcoming to children and adults alike, and cited its complex development partnerships, geothermal and solar energy elements, as well as its ability to be replicated in other cities.
- **Southstar Lofts** (Philadelphia): “The epitome of a do-it-all urban mixed use project which transforms an underperforming corner,” this development by Dranoff Properties was cited as a sophisticated transit-oriented development making a strong architectural statement, with numerous healthy living aspects.
- **Symphony House** (Philadelphia): This mixed-use development by Dranoff Properties was deemed a finalist for serving as a “catalytic development” for the Avenue of the Arts, consistent with the Governor’s mandate.

## **CHESTER AND MONTGOMERY COUNTIES:**

- **Ambler Boiler House** (Ambler, PA): Summit Realty Advisors’ removal of environmental barriers enabled this successful office use of a former industrial building, spurring neighboring development.
- **Arbor Heights** (Norristown, PA): Jurors cited this small-scale multifamily development by Progressive Housing Ventures for its creative design of stacked townhomes around an existing house while fitting into a challenging neighborhood, as well as high sustainability standards within an affordable context.
- **CrossPoint at Valley Forge** (Wayne, PA): The Davis Companies, based in

Boston, re-purposed two suburban office buildings into a single modern, light-filled building with shared amenities and sustainable design elements, adding value for both tenants and property owners.

- **Endo Health Solutions** (Malvern, PA): This new corporate headquarters by the Trammell Crow Company was created from a former brownfields site dating back to the mid-1800s. In addition to LEED Silver certification sustainability aspects, the development features walking trails and an employee garden designed to grow vegetables for a local food bank.
- **Moorhead Environmental Complex**: (Avondale, PA): This new facility by Stroud Water Research provides important education on water and sustainability issues and serves as an innovative community resource. “Walks the walk while encouraging others to do the same,” said one juror.

## **LANCASTER:**

- **Lancaster County Convention Center and Lancaster Marriott at Penn Square** (Lancaster, PA): High Associates was cited for its adaptive reuse and excellent historic preservation through a private/public partnership with the Redevelopment Authority of the City of Lancaster.
- **Plum and Walnut Green Intersection Project** (Lancaster, PA): The City of Lancaster redeveloped a key street intersection to inspire and implement an example of sustainable infrastructure.

## **BETHLEHEM:**

- **SteelStacks Arts and Cultural Campus** (Bethlehem, PA): A “truly remarkable” and creative adaptive reuse by the City of Bethlehem, transforming the old Bethlehem Steel Plant into a state-of-the-art cultural center that preserves the history of steelmaking while providing open space for events and setting a new course for the city.

## READING:

- **Amanda E. Stout Elementary School & Benners Court** (Reading, PA): This institutional redevelopment by the Reading School District engaged students throughout the construction process, resulting in an extraordinary community project pioneering educational concepts while being completed on time and under budget.

## SOUTHERN NEW JERSEY:

- **Gateway to Camden** (Camden, NJ): This masterplan by Campbell's Soup enabled the company to remain and keep jobs in Camden with a beautiful corporate campus and flexible workspace.
- **The Cooper Building** (Camden, NJ): This pioneering neighborhood renewal affordable housing project by M&M Development was lauded for providing many sustainable elements in a challenging market.

## STATE OF DELAWARE:

- **Health Sciences Complex** (Newark, DE): An innovative reuse of an abandoned Chrysler automotive assembly plant by the University of Delaware and STC Phase I Associates provides a forward-focused economic generator, including plans for a future Amtrak connection and bike trails, fulfilling a community need for redevelopment.

The awards will honor the legacy of the late business and civic leader Bill Rouse, one of the founders of ULI Philadelphia and a past Trustee of the Urban Land Institute. Rouse created and led Liberty Property Trust and its predecessor Rouse & Associates as a unique and visionary developer, kicking off a return to urban development with the Philadelphia Stock Exchange Building, the Society Hill Sheraton and a generation of new skyscrapers and a modern skyline starting with Liberty Place and the redevelopment of The Navy Yard. As a tough-minded civic leader his achievements included We The People, the Pennsylvania

Convention Center, and the Kimmel Center.

Winners will be announced at a cocktail reception on June 18<sup>th</sup> at The Ballroom at The Ben, located at 834 Chestnut Street, Philadelphia, PA 19107. To register for the event please visit <http://philadelphia.uli.org/event/inaugural-awards-excellence/>

## **About ULI Philadelphia**

The Urban Land Institute is a nonprofit education and research institute whose mission is to provide responsible leadership in the use of land and in creating and sustaining thriving communities worldwide. Established in 1936, ULI today has more than 32,000 members around the globe, representing the entire spectrum of land use and development disciplines including developers, builders, property owners, investors, architects, public officials, planners, attorneys, engineers, academics and others engaged in the land use field.

The Philadelphia District Council encompasses about 850 members throughout Eastern and Central Pennsylvania, the southern half of New Jersey and the State of Delaware. It is one of the most robust District Councils in the country, providing education on best practices and important community outreach initiatives such as technical assistance, scholarships, mentoring and networking. For more information visit [philadelphia.uli.org](http://philadelphia.uli.org).

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