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The tower at 1706 Rittenhouse Square Street is one of 20 finalists in a contest for projects in the Americas.

## Bridget Wingert: Happy to Be Here Bucks developer an international finalist

The Urban Land Institute has selected 1706 Rittenhouse Square Street as one of 20 finalists in the "2011 ULI Awards for Excellence: The Americas Competition." The condominium tower is a project of Scannapieco Development Corporation of New Hope.

"We are honored to be selected among so many elite projects" said developer Tom Scannapieco. "To receive such recognition from the

lenging economic cycles. Even though that cycle had not ended, demand for the condominiums continued after the first residents moved in, in the winter of 2010. At that time, 17 units had already been sold – the penthouse went for \$12.5 million. This year, the final lease was signed.

The automated parking system, developed by Woehr of Germany, was the first of its kind in

Urban Land Institute truly reflects on the exceptional team that was assembled for this project."

The competition, widely recognized as the land use industry's most prestigious recognition program, acknowledged the impeccable design, cutting-edge technology and the impact of 1706 Rittenhouse Square Street on Center City Philadelphia.

Entries for the competition came from more than 148 applications representing world class architects and leading developers throughout North and South America. It is the only project representing the city of Philadelphia in the competition.

The tower set new standards for residential living in the region. In the ULI's 32-year history there have been only five Philadelphia projects named as finalists, prior to 1706 Rittenhouse.

When Scannapieco and Joe Zuritsky of Parkway Corporation first envisioned the project, prime luxury spaces were limited to a handful of penthouse units in existing condominium towers.

The developers made a significant departure from Center City's customary high-rise residences by positioning the 31-story tower of full-floor units as a world class building incorporating exceptional amenities, systems and materials. The full-floor units, all but four of the 31 total, offer 360-degree views and balconies. Common areas include a board room, a social room, a fitness center and a 61-foot lap pool.

Work started in 2007 with the digging of a 45-foot hole to accommodate underground parking. Work included redirecting a stream the excavators encountered.

The official groundbreaking came after bank approvals, in September 2008, near the start of one of this country's most chal-

Philadelphia and only the third in the United States.

The underground system transports cars from street level down beneath the building automatically, without a parking attendant. The owner of the car presents an electronic card on the elevator going to the lobby and the vehicle is delivered to an entry and exit compartment at street level. Retrieving a car takes less than two minutes.

The tower, designed by Cope Linder Architects, is around the corner from Rittenhouse Square, one of William Penn's four original squares.

It is the latest Scannapieco development, adding to major projects in Philadelphia, Baltimore and Atlantic City.

The company has also built the Waterworks and Waterview condominiums on the Delaware River in New Hope. The Waterworks is a reuse of a former bag factory. Waterview, built just a few years ago, is a complex of elegant, European-style buildings that look out to the river and canal.

Tom and his wife, Alycia have been active among local and city nonprofits. They donated the space for the New Hope Contemporary Arts Center, an ongoing community effort, and they have been major donors to Philadelphia's Liberty Museum.

The ULI Award for Excellence is a project-based award competition open to real estate developments and programs from around the world.

The awards recognize the full development process of a project-construction, economic viability, marketing and management – as well as design.

L.F. Driscoll was construction manager for 1706. Karen Daroff did the interior design for all of the common areas.