

ULI Philadelphia Announces 2021 Awards for Excellence Finalists, Recognizing Superior Development Projects

12 finalists were selected by a national jury from a strong applicant pool include a variety of project types; Winners to be announced and all projects honored at a virtual awards ceremony on June 16.

Philadelphia, PA – [May 5, 2021] -- Urban Land Institute (ULI) Philadelphia is pleased to announce the finalists for its Awards for Excellence program, now in its 7th year. The national jury of experts, comprised of interdisciplinary industry leaders from around the country, applauded the high quality and impact of all projects that were submitted. Winners will be announced at a virtual celebration on June 16, 2021, featuring film and television writer and producer, **Lee Eisenberg**.

The Awards for Excellence, modeled after the [ULI Global Awards for Excellence](#), recognizes superior development projects in the Greater Philadelphia Region, Eastern and Central Pennsylvania, Southern New Jersey, and Delaware that capture the ULI mission of pushing the standard of excellence in shaping the future of the built environment for transformative impact in communities worldwide.

This year's award criteria include leadership in development, equitable development & community impact, resilience & sustainability and market acceptance. Celebrated projects are selected for demonstrating creativity and providing replicable strategies that better communities and the built environment.

The 12 selected finalists represent a variety of project types including market rate and affordable housing, office, civic spaces, mixed-use, makers space and policy initiatives, and all provided high impact and exemplary models to the surrounding community and region. The national jury is celebrating this group as the highest quality projects that represent all aspects of real estate and land use. The Jury, which includes leaders in development, finance, design and planning from across the country, had a difficult task this year with a strong pool of applicants and recognized high quality across the board.

"As a former graduate student in Philadelphia, it was a lot of fun evaluating this year's pool of high-quality projects and leading our amazing jury in thoughtful deliberations around each application," said Nolan Lienhart, Principal and Director of Planning & Urban Design at ZGF, ULI Full Member and Chair of the 2021 ULI Philadelphia Jury. "We were all very impressed with the quality, creativity and impact that each finalist exhibited and are proud to celebrate them as embodying the ULI mission."

"ULI Philadelphia's Awards for Excellence features the best of ULI by uplifting and showcasing excellence in land use through projects that embody our mission at the local and regional levels," said Alan Razak, Chair of ULI Philadelphia and Principal at AR Spruce. "After such a unique and trying year for our industry, we are especially proud to celebrate our region's developments and take a moment to recognize the amazing work being done in our communities. We are grateful for the participation of our national jury and look forward to hearing more about the projects on June 16."

The 2021 finalists are (alphabetically):

1. **Bok Building (Philadelphia, PA).** A former vocational high school in South Philadelphia providing affordable workspaces for over 200 businesses and non-profit organizations, incorporating a variety of neighborhood amenities, including a wellness center, dog park, rooftop bar and coffee shop. *Developed and submitted by scout.*
2. **Bridgeport Zero Energy Ready Home Twins (Bridgeport, PA).** Born out of a collective vision for a new paradigm in home design and building that also supports Bridgeport's growth and revitalization efforts, these homes are the

first Department of Energy (DOE) Zero Energy Ready Home certified single-family attached twins in Montgomery County. *Developed by Bridgeport Properties Bush & Fifth Street LLC, submitted by Prescott Public Relations.*

3. **Crest Manor (Willow Grove, PA).** An affordable housing community, located in a mixed income neighborhood with accessible public transportation and high performing school district, this project serves tenants at or below 60% of area median income. *Developed and submitted by Montgomery County Housing Authority.*
4. **Drexel Square and The Bulletin Building at Schuylkill Yards (Philadelphia, PA).** This catalytic project, part of the \$3.5 billion Schuylkill Yards Master Plan, was created to lead the larger scale neighborhood transformation and includes a community gathering space and greenspace as well as a mix of offices, labs and new ground-level retail space. *Developed by Brandywine Realty Trust and Centennial Parkside Community Development Corporation, Submitted by Kieran Timberlake.*
5. **East Market (Philadelphia, PA).** A multi-phased, mixed-use development in Center City Philadelphia designed to be a bridge, linking the Convention Center to Jefferson Health and Chinatown to Midtown Village, and defined by active, pedestrian-oriented walkways and street-life, resulting in a dynamic twenty-four-hour hub of activity. *Developed by National Real Estate Development, submitted by Cashman & Associates.*
6. **Five City Center (Allentown, PA).** A new Class A office building in the heart of Allentown's central business district and adjacent to premier apartments, the campus redefines the city's skyline and attracts forward-thinking companies downtown. *Developed by City Center Allentown, Submitted by JDavis Architects.*
7. **Huntingdon Mills (Philadelphia, PA).** Located in the Fishtown neighborhood, a unique, civic-focused and mission-driven development that restored the former Franklin Carpet Mills complex into an active, vibrant mixed-use residential and commercial community developed specifically for individuals and organizations in the Health and Human Services sector. *Developed and submitted by D3 Development.*
8. **PHLRentAssist (Philadelphia, PA).** An emergency rental assistance program to help landlords and tenants during COVID-19, which has distributed \$64.2M in emergency rental assistance and included launching an Eviction Diversion Program that ensured access to a housing counselor and a pre-filing mediation. *Developed and submitted by Philadelphia Housing Development Corporation.*
9. **Powel Elementary - Science Leadership Academy Middle School (Philadelphia, PA).** A unique public and private partnership between Drexel University and the School District of Philadelphia that combines an existing K-4 school (Powel) with a recently created middle school (Science Leadership Academy) into one combined facility in West Philadelphia. *Developed and submitted by Wexford Science + Technology.*
10. **Schuylkill River Trail: South to Christian (Philadelphia, PA).** Utilizing public and private partnerships, this project turned an abandoned rail yard into a landscaped, public riverfront trail and greenway, extending the popular Schuylkill River Trail and providing safe and easy access to the river, open space, and other areas of the city. *Developed by City of Philadelphia, Department of Parks and Recreation, submitted by Schuylkill River Development Corporation.*
11. **The Discovery Center (Philadelphia, PA).** An urban bird sanctuary and leadership development center that restores access to the East Park Reservoir, this project offers programming aimed at connecting city residents with nature and serves as a valuable educational and recreational resource to the neighboring Strawberry Mansion community. *Developed by East Park Leadership and Conservation Center (Philadelphia Outward Bound School & Audubon Philadelphia), submitted by DIGSAU.*
12. **University of the Sciences - Living-Learning Commons (Philadelphia, PA).** This new, mixed-use residence hall providing the first new residential development for the area in over 40 years includes multiple classrooms, ground level retail and a public plaza, incorporating sustainable features that have resulted in Green Globe certification. *Developed by University of the Sciences, Submitted by Design Collective.*

Winners will be announced at a virtual celebration on June 16. Our featured speaker will be film and television writer and producer, **Lee Eisenberg**, who has worked on hit shows such as *The Office*, *Good Boys* and *Little America*. In a fireside chat, Lee will touch on his newest venture, [WeCrashed](#), an eight-episode series based on the rise and fall of WeWork, one of the world's most valuable and controversial startups, and the husband wife duo behind the story, played by Jared Leto

and Anne Hathaway. Click the links to [register](#) or [sponsor](#). For additional questions about sponsorship opportunities, contact Kelly Cary, Kelly.Cary@uli.org (deadline June 11).

About ULI Philadelphia

The Urban Land Institute is a nonprofit education and research institute whose mission is to shape the future of the built environment for transformative impact in communities worldwide. Established in 1936, ULI today has more than 45,000 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 ULI Philadelphia District Council encompasses about 900 members throughout Eastern and Central Pennsylvania, Southern New Jersey and 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.

ULI Philadelphia Awards Jury 2021: (include link to juror blog post)

- Chair: Nolan Lienhart, Principal and Director of Planning & Urban Design, ZGF (Portland, OR)
- Stuart Ackerberg, Owner & CEO, The Ackerberg Group (Minneapolis, MN)
- Edward Henley, Founder & Principal, Pillars Development (Nashville, TN)
- Kumar Kintala, Director of Development, Bedrock (Detroit, MI)
- Molly McCabe, CEO & Founder, HaydenTanner (Bigfork, MT)
- Meghan McDermott, AIA, Partner, Robert A.M. Stern Architects (New York, NY)
- Bettina Mehnert, President & CEO, AHL (Honolulu, HI)
- Jenni Morejon, President & CEO, Fort Lauderdale Downtown Development Authority (Fort Lauderdale, FL)
- Trini Rodriguez, Founding Partner, Parker Rodriguez (Washington, D.C.)

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