

DESIGN  
ADVOCACY  
GROUP  
of Philadelphia

February 19, 2004

Mr. Tom Scannapieco  
Scannapieco Development Corporation  
400 South River Road  
New Hope, PA 18939

RE: 1706 Rittenhouse Square

Dear Tom:

Thank you for coming with your staff, your development partners and your architect to the meeting of the Design Advocacy Group of February 5, 2004, and for presenting to us the latest design drawings for the project you propose at the corner of 17<sup>th</sup> and Rittenhouse Square streets. We appreciate being given the opportunity to share our observations with you, and the candid and professional conversation with you and your team that followed.

We are writing to communicate for the record our strong support for the project. We were particularly impressed with the parking system - which is completely underground, automated, and may provide a model for future buildings, by the attention paid to maintaining pedestrian friendly facades at street level, by the project's response to the scale and needs of adjacent townhouses, and generally by its thoughtful response to its context.

As you will recall, there are two issues that we believe need careful attention as the design proceeds.

1. The north façade of your building will, of necessity, be substantially windowless because of the position of the building core. We can think of no better model than our own PSFS building for this condition, and we urge you to consider treating your own blank wall in a similarly dignified manner.
2. The architectural treatment of lower portion of the 17<sup>th</sup> Street façade is quite handsome, and begs for it to be an actual entrance, rather than just a window. You could keep the entrance for residents in its current position and add a visitor entrance on 17<sup>th</sup> Street without making any changes to the lobby design. This would greatly enhance the building's positive contribution to the character of the public environment of 17<sup>th</sup> Street.

Notwithstanding these two concerns, we believe your project would be an important and welcome addition to Center City Philadelphia.

Sincerely,

THE DESIGN ADVOCACY GROUP OF PHILADELPHIA

William P. Becker  
Chair

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