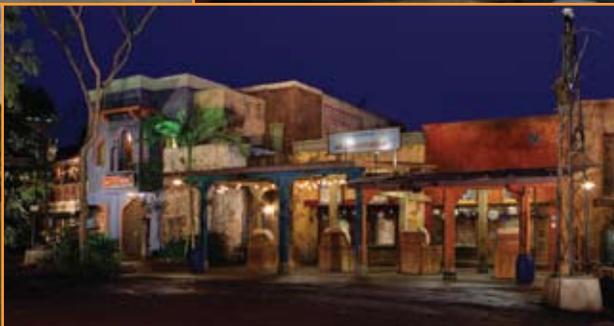


ICSC
**United States Design and
Development Awards**
2009 Winners



The **ICSC U.S. Design and Development Awards** are designed to honor and recognize the premier design and development trends of retail projects and retail store design within the U.S. These awards only enhance and compliment the Design and Development Award programs currently offered by ICSC and will bring information and insight to the entire industry on what it takes to achieve the highest level of recognition in design and development within the U.S.

Winners of ICSC's U.S. Design and Development Awards program, along with winners from other regional design and development programs, will automatically be entered into the ICSC's Global Design and Development Awards competition, the Best-of-the-Best, and eligible to be named "The Shopping Center of the Year" or the "Best Sustainability Project". ICSC's Best-of-the-Best Awards honor and recognize the most outstanding examples of shopping center design and development, sustainability, marketing, and community service worldwide. The winners of the Best-of-the-Best Awards are announced during RECon, ICSC's annual convention in Las Vegas, Nevada, May 2010.



Renovation or Expansion of an Existing Project

Retail Projects less than 150,000 sq. ft. of total retail space



Lincoln & Rose Venice, California

Owner/Development/Management/ Leasing Company: Combined Properties Incorporated
Design/Production/Executive Architect: Studio One Eleven
Graphic Designer: Newsom Design
Lighting Designer: USA Architectural Lighting
Landscape Architect: EPT Design
General Contractor: A.J. Padelford & Son Inc.

Total Retail Space: 75,327 sq. ft.
Number of Stores: 3



Lincoln & Rose is the revitalization of an existing 75,000 square foot retail center along Lincoln Boulevard in Venice, California. Originally built in the 1960s, the shopping center had become blighted: it suffered from awkward additions, an influx of low-rent tenants, crime, and general disrepair. The primary objective of the project was to transform the site into a community gathering place and attract tenants that would be beneficial to the area. The project modifies the interior spaces to accommodate a large-scale supermarket anchor, increases the width of sidewalks to encourage pedestrian activity, establishes an inviting atmosphere, and creates a distinctive and innovative building exterior that reflects the character of this unique beachside neighborhood. The redevelopment of the old shopping center included an extensive façade renovation, new exterior lighting, a new site and landscape plan, and a cohesive signage program. The contemporary building material palette features a pattern of textured and colored stucco, steel, colored glass, metal panels, clear anodized storefront, burnished concrete block, bamboo plywood, and a variety of wood siding. Demolition was minimized: the original canopy of the building was removed, but many of the new building materials were installed directly over the existing façade. Steel trellis structures with wood siding were constructed around the existing pad building at the corner of Lincoln Blvd. and Machado Dr. to conceal the sloped roof. The sidewalk design is inspired by the beach, including decorative concrete with shell and pebble aggregate. After closing hours, the exterior sales areas are secured by lowering the façade's distinctive mechanized wood and steel gates.

Renovation or Expansion of an Existing Project

Retail Projects 150,001 sq. ft. to 500,000 sq. ft. of total retail space



Royal Hawaiian Center Honolulu, Hawaii

Development Company: The Festival Companies
Owner: Kamehameha Schools
Design/Production/Executive Architect/Graphic Designer: Callison Architecture
Lighting Designer: Horton Lees Brogden Lighting Design
Landscape Architect: EDAA
General Contractor: Charles Pankow Builders, Ltd.
Management Company: Festival Management Corporation
Leasing Company: Festival Management Corporation

Total Retail Space: 310,000 sq. ft.
Number of Stores: 108

The three-block center consists of three main buildings interconnected with bridges, elevators and escalators that easily move visitors throughout its four levels. To take advantage of the ample pedestrian foot traffic in the area, new pathways connect the Center to the surrounding hotels. Additionally, a performance theater and restaurants with outdoor seating areas overlooking the courtyards and Kalakaua Avenue are strategically positioned on the third and fourth levels to improve the Center's vertical circulation by drawing visitors to the upper levels. The Hawaiian-inspired design elements celebrate the local environment and allow visitors to enjoy the open-air attributes of the Center, which is nestled among palm trees and tiki torches. Several lanai decks feature vistas and views of the surrounding area. Native landscaping and the use of extended beams and trellises provide a comforting filter from the bright sunlight. The trellises, inspired by Hawaiian outrigger canoes, help soften the hard, exterior edges of the Center's existing buildings. A new foot bridge connecting the central buildings overlooks the historic Royal Grove and runs alongside a large, tropical banyan tree with suspended glowing lanterns. A dynamic mix of 110 world-class retailers, restaurants and entertainment destinations caters to both local residents and visitors. Several high-end luxury retailers occupy street-front townhouse-style stores along Kalakaua Avenue such as Hermes, Fendi, Cartier, Bulgari and Salvatore Ferragamo.

Renovation or Expansion of an Existing Project

Retail Projects more than 500,001 sq. ft. of total retail space



Bayshore Town Center Glendale, Wisconsin

Development/Management/
Leasing Company: Steiner + Associates
Owner: Bayshore Town Center, LLC
Design Architect: Development Design Group Inc
Production/Executive Architect: Eppstein Uhen
Executive Architect: Meacham + Apel (Building N)
Graphic Designer: David Carter Design Associates
Lighting Designer: Powrtek Engineering Inc
Landscape Architect: Graef, Anhalt, Schloemer & Associates and
David J. Frank, Landscape Contractors, Inc
General Contractor: Hunzinger Construction Co and
Corna Kokosing Construction Company
Finance Company: HSBC

Total Retail Space: 1,020,818 sq. ft.
Number of Stores: 137



Bayshore Town Center integrates residential, retail, dining, office, a health club and two freestanding pavilions framing a central town square into the partial demolition and renovation of a preexisting indoor mall. The project is located six miles north of downtown Milwaukee. A hybrid town center and enclosed mall, Bayshore includes an eclectic blend of architectural styles, featuring a prominent two-level octagonal grand rotunda, a powerful linking element between indoor and outdoor components. The heart of the new Bayshore, the rotunda includes double-height windows and clear stories, and opens onto a valet plaza. A connecting walkway runs from the rotunda to an adjacent parking deck. The Grand Hall highlights the interior renovation, using windows, light fixtures, graphics and signage to convey the impression of a street transformed into a covered, colorfully animated retail Galleria. The project features over 215,000 square feet of office and 115 loft-style residential-above-retail apartments, while 75 condominium-style residences laminate the four-level eastern parking deck and interface with adjacent neighborhoods. A diverse mix of restaurant, retail and entertainment options includes an eight-screen art-house cinema and a comedy club. Brick and stone facades and copper roofing add Milwaukee character and architectural flavor, while outward-facing retail engages the surrounding community and integrates with an existing commercial avenue.



Clackamas Town Center Portland, Oregon

Owner/Development/Management/Finance/
Leasing Company: General Growth Properties
Design/Production/Executive Architect: DLR Group
Graphic Designer: RSM Design
Lighting Designer: Luma Lighting Design
Landscape Architect: Nevue Ngan
General Contractor: Howard S. Wright Construction Company

Total Retail Space: 1,461,220 sq. ft.
Number of Stores: 261



Clackamas Town Center has been reborn, shedding its former role as a suburban mall to become a true town center. Originally constructed in 1981, the mall in Clackamas County, Oregon, was designed to meet the car-centric suburban shopping expectations of the era. The only improvements during the past two decades included an interiors upgrade in 1994. Despite its ideal location at the confluence of an interstate, a major arterial, and a state highway, the mall was all but invisible. Its outdated design was hidden behind nondescript massive boxes and a sea of parking. By adding approximately 324,000 square feet of new retail space, the mall's character and function is dramatically improved, increasing its gross leasable area to 1,475,000 square feet. The Northwest Metropolitan design concept fuses nature's organic warmth with the industrial chic character of urban loft neighborhoods, evoking the best qualities of Portland, Clackamas County, and the greater Pacific Northwest community that the center serves. This previously inward-facing mall now reaches out to shoppers and the surrounding community; the existing sea of parking now supports a thriving regional mass transit system; the new exterior pedestrian experience connects formerly isolated shopping center areas and provides space for community events. As these improvements have elevated the mall to true shopping destination status, so have they propelled its retail success.



Innovative Design and Development of a New Project

Retail Projects less than 150,000 sq. ft. of total retail space



Court Street, San Luis Obispo San Luis Obispo, California

Development/Management Company: Copelands Properties
Owner: CP Court Street, LLC
Design Production/Executive Architect/Graphic Designer: Mark Rawson, AIA
Lighting Designer: Thoma Electric
Landscape Architect: FIRMA
General Contractor: JW Design and Construction
Finance Company: Rabobank
Leasing Company: Fandel Retail Group

Total Retail Space: 49,044 sq. ft.
Number of Stores: 11



The Court Street Project is an open air retail specialty center located in the Historic District of Downtown San Luis Obispo at the site of a former parking lot. The project is carefully crafted to be compatible with surrounding historic buildings and although constructed as one three story building, it is designed to appear as several buildings to blend with the scale and variety of the surrounding areas. Retail is located on two primary levels—the project's upper retail level fronts onto a pedestrian walkway which connects opposite corners of the project site. A grand stair and terrace connect the pedestrian walk to the street frontage at ground level and serves as an informal seating/gathering area during the weekly Thursday night farmer's markets. Another pedestrian only walk street serves the lower retail level and provides opportunities for outdoor dining and restaurant seating.

Innovative Design and Development of a New Project

Retail Projects over 500,000 sq. ft. of total retail space



Town Square Las Vegas Las Vegas, Nevada

Owner/Development/ Management Company: Turnberry Associates and Centra Properties
Design Architect/Graphic Designer: Development Design Group Inc
Materials Consultant: Mayer & Associates
Production/Executive Architect: Marnell Corrao Associates
Lighting Designer: Francis Krahe & Associates
Landscape Architect: Lifescapes International
General Contractor: Marnell Corrao Associates
Finance Company: Deutsche Bank Inc
Leasing Company: Turnberry Associates

Total Retail Space: 897,383 sq. ft.
Number of Stores: 132



A lifestyle destination that breaks the traditional town square mold, Town Square features a compelling combination of public parks, retail, office, dining and entertainment options. Located on the Vegas Strip, the project is at the heart of the action in Las Vegas. Town Square offers an array of retail options and boutique shops oriented around a central town square with fountains and courtyards. Family-friendly facilities include a children's park with a carousel, bookstores, art galleries, gourmet market and an 80,000 square foot, 18-screen second-level multiplex theater. A revolutionary concept for Las Vegas, the unique format channels vibrant Vegas energy into an innovative new neighborhood-style retail and entertainment community. Telling evidence of this new approach is the conspicuous absence of those iconic Vegas landmarks: casinos. Town Square includes over 200,000 square feet of loft office space above street-level retail and a boutique hotel is planned. A collage of different architectural styles from Old World-styled, Spanish mission-inspired pueblo-deco, to contemporary town center styling and Mediterranean influences confer an organic sensibility, conveying the impression that the town has evolved over time. Abundant green space and tree-lined, colonnaded avenues shaded with trellises and canopies soften the streetscape, enabling the city's two million residents and 40 million annual tourists to experience a fresh new approach to Las Vegas design.



Winter Garden Village at Fowler Groves Winter Garden, Florida

Development/Management/Leasing Company: The Sembler Company

Owner: Cole Capital

Design Architect/Graphic Designer: Architecture Plus International

Production/Executive Architect: Lyman Davidson Dooley

Graphic Designer: Architecture Plus International

Finance Company: Wachovia

Total Retail Space: 1,144,342 sq. ft.

Number of Stores: 87

Winter Garden Village at Fowler Groves is a 1,150,000 square foot, open-air shopping center located in the burgeoning submarket of Orange County in the Orlando area. The project boasts 150 acres of retail that is 100% built out and a 25 acre multi-family residential parcel. Since opening in October 2007, Winter Garden Village has become an integral part of the community having created over 2,200 jobs and annually generating approximately \$2 million in ad valorem tax, the most of any tax paying entity in the City of Winter Garden. Winter Garden Village is divided into three sections: The Exchange, The Crossings and The Grove. The Exchange represents the largest big box retailers and sits along the 429 Expressway. The Crossings along Daniels Road, features outparcels and community-scale services while The Grove is the lifestyle retail component and is considered the heart of the shopping center with the soaring Clock Tower as its centerpiece. Winter Garden Village's design borrows from a vast palette of historic architecture, creating a collection of four-sided retail storefronts meant to look like a main street built over time. At street level, lush landscaping, outdoor seating and a public art collection create a sense of place and the easily accessible connectors throughout the surface parking help make the village walk-able and safe



Innovative Design and Development
of a New Project
Mixed-Use Projects

The Americana at Brand Glendale, California

Owner/Development /Management/ Finance/Leasing Company: Caruso Affiliated

Design Architect: Elkus/Manfredi Architects

Production/Executive Architect: Harley Ellis Devereaux

Graphic Designer: Romero Thorsen Design

Lighting Designer: Visual Terrain

Landscape Architect: Lifescapes International

General Contractor: Bernard's Builders

Total Retail Space: 454,000 sq. ft.

Number of Stores: 75

The Americana at Brand is ten miles north of Los Angeles in Glendale, California, home to 200,000 residents. Located in a mature downtown, The Americana at Brand replaced eight blighted city blocks next to the 1.6 million square foot Glendale Galleria and is bordered by major north/south and east/west thoroughfares connecting the site to four major freeways. This traditionally styled mixed-use development is the symbolic heart of Glendale and destination of choice for residents and visitors from 111 zip codes throughout Southern California. Designed in the tradition of great public spaces, The Americana at Brand recovers that which is lost in Southern California's car culture: the sense of community that comes from street life and fulfilling the desire to connect with the community. The open spaces are lined by shops and restaurants, animated water and light and by residents who live on the park, who step out onto terraces and balconies to enjoy it. It is interwoven into the existing context of the city, yet separate from its traffic and noise. This concept is proving to have strength through the recent downturn in the economy. Attendance is very strong and tenants are experiencing sales at or near the top in their chains. The Americana at Brand combines the best that street front retail has to offer with the marketing strength, amenities, convenient parking and secure environment that a managed private development can offer.





Bridge Street Town Centre Huntsville, Alabama

Owner/Development/Management/Leasing Company: O&S Holdings, LLC
Design Architect: TSD Design Group, Inc./ TSArchitects
Production/Executive Architect: TSArchitects
Graphic Designer: ID8
Lighting Designer: Visual Terrain, Inc.
Landscape Architect: EDAW Inc.
General Contractor: Winter Construction and ValleyCrest Landscape Development
Finance Company: Wells Fargo Bank NA

Total Retail Space: 450,000 sq. ft.
Number of Stores: 66

Bridge Street Town Centre is a mixed-use project composed of high-end retail shops, a 14-plex upscale movie theater, a Class-A office building and an upscale hotel centered around a 10-acre man-made lake. The concept was to create a retail street reminiscent of a Mediterranean village which would be so unique and timeless that it would draw people from not only the adjacent areas immediately surrounding Huntsville, but also a destination center that would draw people from the adjacent towns. There are fourteen separate retail buildings (including the movie theater) few of which are on the same angle with each other. This was done to create the main meandering street with nooks and side streets that gives people a real sense of place. In order to achieve a sense of timelessness the building materials were varied so that the center didn't appear to have been constructed at the same time. Some of the aesthetic issues dealt with were centered on the issues of creating an authentic/timeless project. Plaster and stone facades lend authenticity, as do varying roof heights, having dummy second floors with lights that come on behind the windows at night. The plaster colors, two-piece clay tile roof mixes and the stone mixes were all varied. The first phase of what will eventually be a 2 million square foot retail/office/residential/hotel complex opened in November 2007 with 450,000 square feet of retail and a 132,000 square foot 5-story Class-A office building and a 14-story Westin hotel/condominium use.



The Greene Beavercreek, Ohio

Owner/Development/Management/ Leasing Company: Steiner + Associates
Design Architect: Development Design Group Inc.
Design Architect: Torti Gallas and Partners (Building C)
Production/Executive Architect: Meacham + Apel
Graphic Designer: David Carter Design Associates
Lighting Designer: Grenald Waldron
Landscape Architect: Edge Group
General Contractor: Messer Construction
Finance Company: HSBC

Total Retail Space: 411,892 sq. ft.
Number of Stores: 77

The Greene, designed around a progressive mix of Midwestern mercantile architectural styles features regional shopping, dining and a residential district. Approximately 400,000 square feet of retail and restaurants, an 80,000 s.f. stadium-seating cinema and 150 loft-style residences overlook The Greene's fountained town square and central park. The project also features 100,000 square feet of high-tech office suites. Phase 2 includes a full-service hotel. By placing residential components in a prominent manner, The Greene achieves a level of established authenticity; a mix of shopping and living that creates the dense livable space of a town that has evolved over time. Civic anchors, rather than retail icons, evoke architectural memories of a firehouse, town hall, bank and library. These echoes of a traditional main street are positioned at key visual intersections along streets and park corners. Two large farmers market buildings, complete with restaurants and small shops, bracket the town square. The Greene's use of colors, textures and traditional brick-and-stone materials, and its canopies, colonnades and outdoor dining options infuses the project with life and vitality. The result is a mixed-use destination that enlivens the public square and encourages residents and visitors to engage, experience and explore their environment.



The Kansas City Power & Light District Kansas City, Missouri

Owner/Development/Management/Leasing/Finance Company: The Cordish Company
 Design Architect: Beyer Blinder Belle
 Production/Executive Architect: 360 Architecture, Booth Hansen, Rafael Architects Inc., and Helix Architecture
 Graphic Designer: Selbert Perkins Design
 Lighting Designer: Lighting Design Alliance
 Landscape Architect: Young & Dring Landscape Architects
 General Contractor: JE Dunn Construction Co. and
 KC Live LLC with Jess Burts Enterprises as owner's Representation

Total Retail Space: 600,000 sq. ft.
 Number of Stores: 50



Kansas City Power & Light District, Kansas City, Missouri, was developed as a part of a public-private partnership with the City of Kansas City and the State of Missouri. The District was the culmination of forty year City efforts that transformed an area of urban blight into a vibrant downtown core which now attracts 8 million visitors. The \$850 million, nine city block, mixed-use district encompasses 600,000 SF of retail entertainment, 1 million SF of office, hotels, civic and sports venues and more. Highlights include the expanded 400,000 SF Bartle Hall Convention Center, the 18,000 seat Sprint Center Arena, H&R Block's World Headquarters, the 4-star 213 room President Hilton Hotel, two restored historic theaters (the Empire and the Midland), Cosentino's Market (the City's first downtown grocery store), the new home of The Kansas City Repertory Theater, and KC Live! a city block of open-air plaza featuring restaurants and entertainment venues surrounding a public events space. The District was masterplanned in an environmentally sensitive manner to incorporate public space and roof top parks.

The Market Common, Myrtle Beach Myrtle Beach, South Carolina

Development/Management/Leasing Company: McCaffery Interests, Inc.
 Owner: LUK-MB1, LLC; McCaffery Interests, Inc., Leucadia International Corporation
 Design Production/Executive Architect: Antunovich Associates
 Graphic Designer/Landscape Architect: Sasaki Associates, Inc.
 General Contractor: Plant Construction, Construction Management of 8 contractors
 Finance Company: Leucadia National, JP Morgan Chase City of MB

Total Retail Space: 350,000 sq. ft.
 Number of Stores: 49



The Market Common, Myrtle Beach (MCMB) is a masterplanned, mixed-use development strategically situated on 121 acres of a portion of the larger 3,790 acre former United States Air Force Base in Myrtle Beach, South Carolina. The Air Force Base was fully operational until 1993 when it was closed. The MCMB fulfills the vision of reopening the base to the public for parks, schools and roadways and private investment. When fully developed, the former Air Force Base will contain over 4,500 home sites, 3 million sf of commercial uses, 400 acres of institutional uses and 200 acres of parks, recreational facilities and open space. The MCMB is the new urban village for Myrtle Beach and indeed the entire Grand Strand area. The MCMB development has been planned to be completed in 3 phases over a 5 year period. Phase 1 contains 25 acres and has extensive frontage along Farrow Parkway. This phase adds over 350,000 sf of retail and restaurant uses, 195 rental apartments above the retail, over 45,000 sf of office, 1,700 surface and structured parking stalls, and 5 acres of parks and open space—all in a mixed-use urban village format. This phase was completed on April 3, 2008. The retail, restaurant and rental apartment uses within Phase 1 are situated along two main pedestrian-oriented boulevards integrated with amenities such as water features, gazebos, a children's play lot, and richly landscaped areas.



Cole Haan Factory Store Philadelphia Premium Commons
Limerick, PA

Company: Cole Haan
Architect/Designer: Callison
General Contractor: Hirsch Construction.
Type of Merchandise: Apparel

Targeted to luxury customers, the clean, natural design enhances Cole Haan's classic products. Cole Haan's new factory store concept provides a chic, casual shopping environment. The design employs strong horizontal lines, with low sightlines and merchandising organized by style rather than size for ease of shopping. The new concept allows for a focused presentation that has elevated the Cole Haan brand among the upscale outlet retailers and streamlined its brand portfolio.

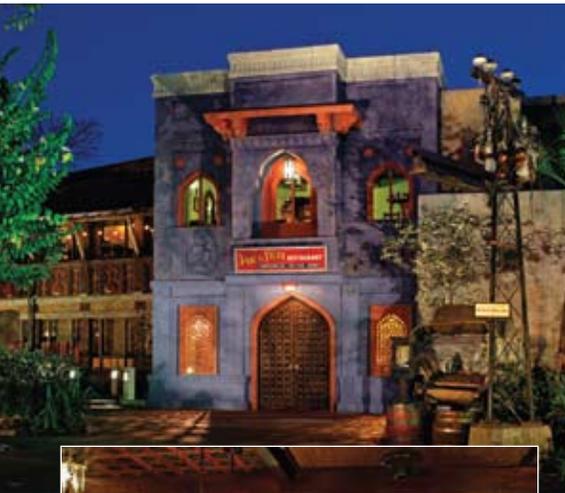


Target Atlanta Midtown at Atlantic Station
Atlanta, Georgia

Company: Target Corporation
Architect/Designer: Target Corporation
General Contractor: H. J. Russell and Company
Type of Merchandise: General Merchandise

Atlantic Station Overview: The Atlantic Station community is a national model for smart growth and sustainable real estate development. Master developed by AIG Global Real Estate and officially opened in 2005, the 138-acre community is an environmental redevelopment and reclamation of the former Atlantic Steel Mill. Located at the nexus of Interstates 75 and 85 in Midtown Atlanta, Atlantic Station is ultimately projected to include 12 million square feet of retail, office, residential and hotel space as well as 11 acres of public parks. Providing homes for 10,000 people, employment opportunities for 30,000 and shopping and entertainment options for millions more, this 24-hour neighborhood buzzes as one of the premier live/work/play communities in the United States. Target Atlanta Midtown at Atlantic Station is a unique Target Store in its urban siting, program variation, architectural expression and aspiration, building materiality and landscape design. Target Corporation operates over 2,000 General Merchandise and Super Target Stores across 49 states and until recently has only built on large undeveloped/redeveloped suburban landscapes. The Target Atlanta Midtown at Atlantic Station store is one of the first of the new generation urban design strategy stores that began in larger cities such as Chicago and San Francisco. The Atlantic station site is 5.87-acres total with an available 4.86 buildable parking area. 1.1-acres were un-buildable due to an underground utility easement. To achieve a store on this site we utilized a new strategy—a raised single-level store over parking.





Yak & Yeti™ Restaurant Disney's Animal Kingdom® Park Lake Buena Vista, Florida



Company: Landry's Restaurants, Inc.
Architect/Designer: Cuningham Group Architecture, P.A.
General Contractor: The Whiting-Turner Contracting Co.
Type of Merchandise: Restaurant

Yak & Yeti™ Restaurant developed by Landry's Restaurants, Inc. and Schussler Creative, Inc. is a must-see restaurant experience within Disney's Animal Kingdom® Park. It complements the popular Expedition Everest—Legend of the Forbidden Mountain attraction by giving visitors the option of dining in an immersive sit-down Asian restaurant, visiting the theatrical quick service food café, or purchasing an item in the quaint retail village Yak & Yeti represents the first time a third party restaurant owner has ever operated inside a Disney Park. As such, close coordination between Walt Disney Imagineering, Cuningham Group Architecture, P.A., Landry's Restaurants, Inc., and Schussler Creative, Inc. was required. Design and development goals called for reflecting authentic Himalayan culture and eclectic Asian architecture while still performing efficiently to meet the demands of a large commercial restaurant. The design needed to blend flawlessly as part of Animal Kingdom's Asian-inspired setting and create a seamless guest experience by connecting existing establishments, all while not disrupting animal exhibits or current environments during construction. The resulting 17,366 squarefoot restaurant reflects the evolution of small houses and buildings stitched together over time to form a large dining venue at the base of the Himalayan Mountains. The immersive experience with 250 indoor and 350 outdoor seats both supports the existing park features and provides a compelling destination. Guests can dine in various rooms, patios and porches with well-designed sight lines allowing a full experience from any vantage point.



2009 UNITED STATES DESIGN AND DEVELOPMENT AWARDS JURY

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Congratulations to the design and development team for Yak & Yeti™ Restaurant at Disney's Animal Kingdom® Park — 2009 ICSC U.S. Design and Development Award Finalist.

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