

ICSC
**United States Design and
Development Awards**



2011 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 VIVA (Vision, Innovation, Value, Achievement) Awards, and eligible to be named “The Shopping Center of the Year” or the “Best Sustainability Project.” ICSC’s Best of the Best VIVA 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 VIVA Awards are announced during RECon, ICSC’s annual convention in Las Vegas, Nevada.

Renovation or Expansion of an Existing Project

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



Westfield Culver City Culver City, California

Owner/Management/Development/Finance/Leasing Company: Westfield LLC
Design Architect/Graphic Designer: Westfield Design/Omniplan
Production Architect: Omniplan
Lighting Designer: Candela
Landscape Architect: LRM, Ltd.
General Contractor: Westfield LLC

Total Retail Space: 1,056,000 sq. ft.
Number of Stores: 147



The renovated and expanded Westfield Culver City is a bold new presence on the busy 405 freeway in Los Angeles and serves as a gateway to Culver City proper. After languishing in obscurity for years, Westfield Culver City's transformation shows that turning around a once troubled property is not only possible, but vital to the well-being of the local community. The project goals were ambitious: bring the same energy and vitality found in downtown Culver City; supplant the image of a center suffering from years of neglect and perceived as dangerous; attract national retailers who had long dismissed the center as irrelevant to the market; and expand the customer base. At over 1 million total square feet, the \$180 million investment features 330,000 square feet of new shop space including Target and Best Buy anchor stores and national brands such as H&M, XXI Forever, Coach, G by Guess, and Hollister; a vibrant line-up of outward facing, full service restaurants; a stunning new dining terrace and unique amenities including family areas and public art installations. The expansion of the center provided the opportunity to open up the old, inwardly focused mall to the exterior, creating a new public face for the project. Its large glass window, viewed from the 405 freeway, reveals the excitement and energy contained within. Aesthetically, the crisp geometry, bold signage, glass, metal and plaster are incorporated in a composition that reflects the context of current, forward-looking design in Southern California.

Renovation or Expansion of an Existing Project

Mixed-Use



The Streets at SouthGlenn Centennial, Colorado

Owner: Southglenn Property Holdings, LLC
Management Company: Alberta Development Partners, LLC
Design Architect: Commarts
Production Architect: Mulhern and Associates, DCC Architects, SEM Architects, CLC Associates
Graphic Designer: StephenStudio
Lighting Designer: JK Design
Landscape Architect: EDAA
General Contractor: Saunders Construction, Inc., The Weitz Company, Ledcor, Catamount Constructors, Beck
Development Company: Alberta Development Partners, LLC; Pacific Coast Capital Partners, LLC; Walton Street Capital, LLC
Finance Company: Walton St Capital
Leasing Company: David Hicks and Lampert, Legend Retail Group
Total Retail Space: 1,000,000 sq. ft.
Number of Stores: 75



The Streets at SouthGlenn is a mixed-use, upscale, urban shopping district located in Centennial, Colorado. A redevelopment of the former Southglenn Mall, The Streets at SouthGlenn brings new life and energy to South Denver. With nearly, 1,000,000 square feet of retail, 140,000 square feet of Gold LEED certified office space and 202 luxury, for-rent apartment units, The Streets at SouthGlenn is a true neighborhood village designed to engage the community. The project incorporates classic design, traditional materials and modern details that build on the neighborhood character and public spaces that support community events and activities. The center features a Whole Foods Market, Sears, Macys, 24 Hour Fitness Super Sport Club, 14-screen Hollywood Theaters, several restaurants, a regional library and unique local and national retailers in an outdoor setting. The retail center is also home to the Commons, a one-city-block-long park, which features a grand fountain and fireplace, mature landscaping and lush gardens. Commons Park is the center of year round events and entertainment such as a monthly market, summer concert series as well as winter activities including an ice skating rink and a Christmas tree.

Innovative Design and Development of a New Project

Retail projects under 150,000 sq. ft. of total retail space



Georgetown “Social” Safeway Washington, D.C.

Owner/Management/Development/Finance Company: Safeway Inc.
 Design Architect: Torti Gallas and Partners (Design and Executive Architect)
 Production Architect: Rounds Van Duzer Architects (Store Architect)
 Graphic Designer: CenSource
 Lighting Designer: MCLA
 Landscape Architect: Freeland and Kaufman
 General Contractor: Roche Constructors
 Leasing Company: Property Development Company
 Total Retail Space: 77,813 sq. ft.
 Number of Stores: 4



GOLD SUSTAINABLE DESIGN AWARD

The Georgetown Social Safeway resolves one of the biggest challenges facing established urban communities today: finding solutions that incorporate large-format retailers in ways respecting our most sensitive urban fabric. In this solution, a stretch of Wisconsin Avenue formerly inhospitable to pedestrians, has been transformed into a vibrant, walkable corridor with numerous active retail tenants. This precedent helps to show that the community can have it all—the goods and services it needs to have a healthy active lifestyle and a harmonious urban design. The case of the Georgetown Safeway is one of a large format retailer who is cherished by its community, does not displace other retailers (Georgetown thrives and contains numerous boutique food markets), and acts as a true urban market hall, serving the greater community. Known as more than a simple grocery store, Safeway features flat screen TV’s, a climate controlled wine cellar and open flame hearth. It is LEED certifie, with sunshade screens, a green cooling system and pedicabs on hand to transport customers.

Innovative Design and Development of a New Project

Retail projects between 150,001 and 500,000 sq. ft. of total retail space



Fifth & Alton Miami Beach, Florida

Owner: AR&J SOBE, LLC
 Management/Development Company: Berkowitz Development Group, Inc.
 Design/Production Architect: Robin Bosco Architects & Planners, Inc.
 Graphic Designer: Tom Grabowski Associates, Inc.
 Lighting Designer: B&A Consulting Engineers
 Landscape Architect: EGS2 Corp.
 General Contractor: Suffolk Construction Company, Inc.
 Finance Company: MetLife, Inc.
 Leasing Company: Berkowitz Realty Group, Inc.
 Total Retail Space: 179,861 sq. ft.
 Number of Stores: 13



Fifth and Alton is a 180,000 square foot, three-level vertical shopping center housing value-oriented “box” retailers, including Best Buy, TJ Maxx, Ross and Staples, a grocery store, several restaurants and a six-story enclosed 1,081 space parking garage built on a converted brownfield. The project serves as a world-class gateway to the heart of Miami’s renowned South Beach. Its prime location welcomes residents, tourists and day-trippers from mainland Miami. The building’s modern design, punctuated with a colorful Romero Britto sculpture and innovative configuration reflects and expresses the vibrancy of its location, the urban fabric of its context and the needs of its neighbors and tenants. The project incorporates a faithfully restored early 1920’s historic building into its southeast corner. The ground floor features smaller retailers and a supermarket. Service areas are neatly buried within the building visible only as small entrances and exits on the east and west sides. Generous parking is integrated into the building with an ingress and egress ramp to a full parking floor at the second level and shared retail-parking upper levels culminating in roof parking. The third and fourth levels accommodate four value box retailers that are directly adjacent to parking. There is one retail floor for every two floors of parking, combined with an ample common area with escalators and elevators to move patrons easily from level to level. The project features scooter parking and bike racks for the convenience of locals.



Innovative Design and Development of a New Project

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



Scottsdale Quarter Scottsdale, Arizona

Owner/Management/Development/Leasing Company: Glimcher Realty Trust
 Design Architect: Nelson Architects, Inc.
 Production Architect: Nelson Architects, Inc.
 Graphic Designer: Brick
 Lighting Designer: Francis Krahe & Associates, Inc.
 Landscape Architect: Design Workshop
 General Contractor: The Whiting-Turner Contracting Company
 Finance Company: KeyBank

Total Retail Space: 345,093 sq. ft.
 Number of Stores: 41



The goal of the Scottsdale Quarter project was to create a distinctive mixed-use, lifestyle district where the vibe of the city meets the serenity of the desert in Scottsdale, Arizona. One of the few large retail developments to open in the United States in 2009, this hip, urban destination is a 28-acre, 1.2 million-square-foot open-air center. Built on the site of the former Dial Corporation, Scottsdale Quarter will ultimately include more than 411,000 square feet of premium fashion, entertainment, dining and office facilities (189,000 square feet) amid elegant, diverse architecture and lush landscape. With an upscale blend of tenants, Scottsdale Quarter positions itself as a destination for chic locals and tourists alike. Several tenants made their Phoenix/Scottsdale area debut with their Scottsdale Quarter location. In addition, a number of retailers have opened two-level stores, following the trend of vertical development in urban areas. The Quarter has meaningful spaces for guests to shop, work, dine and play. The center is in a regional district; a sophisticated urban model of main street, that provides a unique experience for guests and has proven popular with shoppers, workers, area residents and tourists. Moreover, it has worked synergistically with surrounding retail and businesses.

Countryside Marketplace Menifee, California

Owner/Management/Development Company: Donahue Schriber Realty Group L.P.
 Principal Design Architect: Perkowitz + Ruth Architects
 Building Architects: Perkowitz + Ruth Architects/Jacobs Carer Burgess, Nadel Architects and MBH Architects

Landscape Architect: Hirsch & Associates
 Graphics Consultant: RTKL
 General Contractor: Lyle Parks, Jr. Inc./CSI Construction, Primus Contracting Group, Moorefiled Construction, Inc. and Near-Cal Corporation
 Finance Company: Bank of America
 Leasing Company: Donahue Schriber & Strategic Retail Advisors
 Total Retail Space: 721,775 sq. ft.
 Number of Stores: 53

Countryside Marketplace is a master-planned 66+/- acre project located at the southwest corner of Newport Road and Interstate 215 in the recently incorporated City of Menifee, California. The previous farming activity on this linear shaped site inspired the Agrarian style architectural theme. The objective of the site plan was to establish functional, attractive and effective organization of all buildings, circulation corridors, parking and service areas and to provide gathering places that the new community can enjoy. The balance of the site is grouped into four retail village clusters. The entry plaza features curvilinear forms to reinforce the natural influence of Agrarian landscape. The walkways and plaza sweep through ornamental grass clusters and a riparian stream bed, creating a unique environment for pedestrians and casual dining areas. Other plazas feature specimen oak trees and a welcoming fireplace for informal gathering and dining. While proportions established are predominantly horizontal, multi-roof forms were encouraged, including hip roofs with ventilators, sliding barn doors, and a variety of suspended canopies and trellises along the walkways. Agricultural-inspired graphics similar to signage found on the side of old barns, a Windmill, oversized planter pots and rustic style furniture complete the picture.

Innovative Design and Development of a New Project

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



Crystals at CityCenter Las Vegas, Nevada

Owner/Development/Finance Company: MGM MIRAGE and Infinity World Development Corp.

Management Company: MGM Resorts International

Design Architect: MGM MIRAGE and eight internationally acclaimed architectural firms

Production Architect: Studio Daniel Libeskind

Lighting Designer: Focus Lighting

Leasing Company: The Taubman Company

Total Retail Space: 275,000 sq. ft.

Number of Stores: 48

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December 2009, Crystals at CityCenter, a 500,000 square foot retail and entertainment district, opened its doors to the world, showcasing an unparalleled array of the world's most exclusive retailers and forever redefining the Las Vegas retail experience. An architectural movement of sheer energy, Crystals interactive atmosphere lures guests straight from the Las Vegas Strip to be part of the excitement. The exterior architecture, conceived by Studio Daniel Libeskind*, is a multi-faceted, glass canopy depicting the intricate beauty of a quartz crystal that welcomes an abundance of natural light into the stunning three-level experiential environment. Within, David Rockwell and Rockwell Group have created an abstract 21st century park that celebrates nature and the seasons. The incredible array of luxury retailers includes one of the largest Louis Vuitton locations in the world. Other large-format luxury retailers located at Crystals include Prada, Gucci, Christian Dior, Bottega Veneta, Bulgari, Fendi, Hermes, Van Cleef & Arpels, Versace, and Ermenegildo Zegna. Unique-to-the-market retailers opening their only locations in Las Vegas include Tom Ford, Lanvin, Assouline, Miu Miu, Robert Cavalli, Paul Smith, Porsche Design, Kiki De Montparnasse, H. Stern, de Grisogono, Marni, Boutique Tourbillon and Mikimoto. The 500,000 square foot Crystals was the second destination to open at CityCenter, the unprecedented urban metropolis located on 67 acres on the Las Vegas Strip. At the forefront of sustainability, CityCenter is one of the world's largest green developments. Crystals is LEED® Gold certified, making it the world's largest retail district to receive this level of recognition.

Innovative Design and Development of a New Project

Mixed-use



Biltmore Park Town Square Asheville, North Carolina

Owner/Development Company: Biltmore Farms, LLC; Crosland, LLC

Management Company: Biltmore Farms, LLC

Design Architect: Shook Kelley, Inc.

Production Architect: Shook Kelley, Inc.; LS3P Associates, LTD

Graphic Designer: RSM Design (Signage)

Lighting Designer: Hilbish McGee Lighting Design

Landscape Architect: LaQuatra Bonci Associates

General Contractor: Shelco, Inc.

Leasing Company: Biltmore Farms; Crosland; Trademark Property

Total Retail Space: 284,859 sq. ft.

Number of Stores: 38



Biltmore Park Town Square is a high-density, mixed-use, sustainable Urban Village District in Asheville, NC. The 42-acre project is densely wooded, on a gently sloping terrace between a mountain and a creek. Connected via a series of roads to a 400-acre up-slope residential community by the same name, Biltmore Park Town Square combines retail, a movie theatre, office, hotel, rental housing, condominiums and a YMCA into a compact development. The site is adjoined by three schools and is in close proximity to an airport and a major mall. The conceptual plan for Biltmore Park balances the need for incorporation of contemporary development requirements with the natural beauty of the land, and neo-traditional design elements. With these principles in mind, and in response to the mountain topography, the design features elements of towns of the past while recognizing the forces conditioning the future, in order to create a unique sense of place. There are many overlapping sustainable aspects the team was able to capitalize on, including a state of the art infrastructure, best practice storm water and erosion measures, reduced vehicular dependency as a result of a mixed-use environment, pedestrian and bicycle friendly design, development wide low flow fixtures, drip irrigation or no irrigation, and highly planned structured parking. The project contains two LEED-certified buildings and the project was chosen for the LEED-ND Neighborhood Development pilot program.



Sodo Mixed-Use Development Orlando, Florida

Owner/Management/Development/Leasing Company: Kimco Realty Corporation

Design/Production Architect: CUPKOVIC architecture

Graphic Designer: Huie Design

Lighting Designer: Thorson Baker & Associates

Landscape Architect: Site Solutions

General Contractor: Hoar Construction

Total Retail Space: 368,914 sq. ft.

Number of Stores: 50

Sodo, whose name is derived from South of Downtown Orlando, is located just south of the city's central business district. Built on an outdated strip shopping center and abandoned drive-in movie theatre, Sodo's modern aesthetic brings a fresh approach and gives priority to pedestrian friendly elements. The project is organized along a main street and is divided into 3 primary areas: South Block, North Block, and the Super Target that anchors the main street. Each of these areas self park through the use of parking decks and street parking. Hoar Construction of Orlando served as the General Contractor for all site work and South Block buildings. Wood Partners constructed the North Block residential building and Williams Company of Orlando constructed the Super Target. The project went through a year long pre-development process, working closely with the city of Orlando Planning Department. The Sodo design guidelines and submittals for the process currently serve as models for future projects going through the process with the city. Sodo serves as a pioneering development project for this area of Orlando and has been an impetus to generate new growth and additional developments in this light industrial area.



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Innovative Design and Development of a New Project

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

The Mercato Naples, Florida

Owner/Development: Mercato, LLC, Lutgert Companies, Barron Collier

Management Company: The Lutgert Companies

Design/Production Architect/Graphic Designers: Cooper Carry, Inc.

Lighting Designer: The Lighting Practice

Landscape Architect: Cooper Carry, Inc/Bruce Howard Associates

General Contractor: Hoar Construction

Finance Company: Wachovia

Leasing Company: Lutgert Cos. & Mall Properties/Skye Group/Madi

Total Retail Space: 494,816 sq. ft.

Number of Stores: 53

Located in the resort city of Naples, Florida, this half-million square foot vertical mixed-use project consists of retail, restaurant, office, theater and residential components. National and local retailers line a pedestrian friendly shopping artery named Strada Boulevard, anchored at one end by Whole Foods Market and a national bookseller and at the other by the Silverspot luxury theater. The street is punctuated by places for people to gather. One in the shape and function of a village green is more community oriented, where visitors can sip a coffee and residents can enjoy local yoga classes on the lawn. The second, in front of the theater and flanked by restaurants, has outdoor dining spilling into the plaza where one can take pleasure in a candlelit dinner before enjoying a movie in a theater replete with reserved plush leather chairs. 92 luxury condominiums sit above retail on two blocks. Three other blocks include office space above the retail and one stand-alone investment grade four story office building exists at the secondary entrance to the development. In order to improve density, a substantial portion of the parking is provided in conveniently located parking structures with pedestrian connections to upper level office, theater and residential lobbies. The end result is an exciting community that has become the town center of North Naples.



The Mercato, Naples, Florida



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Innovative Design and Development of a New Project

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



Wisconsin Place Chevy Chase, Maryland

Owner/Development Company: Wisconsin Place Project Developer LLC (New England Development, Archstone, Boston Properties)

Management Company: New England Development (retail site and parking garage)

Design/Production Architect: Arrowstreet Inc. (Master Planner & Retail Architect)

Graphic Designer: Arrowstreet Inc. (wayfinding and signage)

Lighting Designer: Lamb Partners

Landscape Architect: Carol R. Johnson Associates

General Contractor: Turner Construction (retail, main garage, residential) and Balfour Beatty Construction

Finance Company: Wells Fargo, Bank of America, UBoC

Leasing Company: New England Development (retail)

Total Retail Space: 305,000 sq. ft.

Number of Stores: 19



Wisconsin Place is a vibrant 1.1 million-square foot mixed-use development in Chevy Chase, Maryland on the site of a former Hecht's store. It includes The Shops at Wisconsin Place, featuring 305,000 square feet of retail anchored by Bloomingdale's, Whole Foods, and The Capital Grille; a 300,000-square foot office building occupied by Microsoft; a 432-unit luxury apartment building; a 21,000-square foot Community Center; a 1765-car underground garage; two parks; and a public plaza. Wisconsin Place creates a retail focal point for Chevy Chase. Shoppers are invited into the site by having Bloomingdale's set back from Wisconsin Avenue and the Friendship Heights Metro Station, to form a large landscaped plaza ringed by boutiques and The Capital Grille. Outdoor dining is enhanced by a large fountain and obelisk. Wisconsin Place's proximity to the metro station, its open design, landscaped pathways, and neon-accented arcade leading to Whole Foods and past the outdoor seating for P.F. Chang's, encourage pedestrian use. Shoppers arriving by car take elevators to The Shops at Wisconsin Place and to neighboring shops and restaurants, Whole Foods, and on-site offices and apartments. Whether accessed by Metro or by car, Wisconsin Place is the heart of the Chevy Chase shopping district.

Retail Store Design

Stores in excess of 10,001 sq. ft.



Aéropostale New York, New York

Company: Aéropostale

Architect: Sargenti Architects

Retail Designer: GHA Design Studios

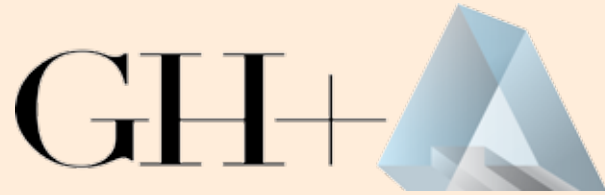
General Contractor: Structure Tone

Type of Merchandise: General



At the crossroads of the world, the Times Square flagship store introduces the Aéropostale brand to an international audience. Taking its cue from some of New York's beloved neighborhoods and icons, the store integrates familiar visual references in a holistic manner throughout the two-levels. The store sought to strike a balance between the familiarity of its typical mall stores and a distinct New York vibe. New York City iconography was the basis of the design concept and was integrated into the design without abandoning Aéropostale's classic collegiate roots. The store façade had to make an original statement amidst the plethora of bright lights and signs, and feels fluid and organic, while weaving its way in and out of the building, bringing the outside experience inside. The digital storefront sign brings the magic of Times Square in the second level of the store. Inside, merchandise categories are separated into "shops", reminiscent of New York's famous neighborhoods. The design and materials used reflect this theme as well, with grey porcelain tile with glitter effects, distressed wood, white wash ceramic planks, natural red bricks, glazed subway tiles, back-lit acrylics and brass were all used to capture the New York feeling.

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