



The ICSC U.S. Design and Development Awards honor and recognize the premier design and development trends of retail projects, new developments, renovations, expansions and retail store design within the U.S. These awards provide 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 the 2018 U.S. Design and Development Awards, along with winners from ICSC’s other regional design and development programs, are automatically entered into ICSC’s Global Design and Development Awards competition, the VIVA (Vision, Innovation, Value, Achievement) Awards, and are eligible to be named “The Shopping Center of the Year” or “Best Sustainability Project.” ICSC’s VIVA 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 VIVA Best-of-the-Best Awards are announced during RECon, ICSC’s annual convention in Las Vegas, Nevada.

## RENOVATIONS/EXPANSIONS

Retail projects between 150,001 and 500,000 square feet of total retail space

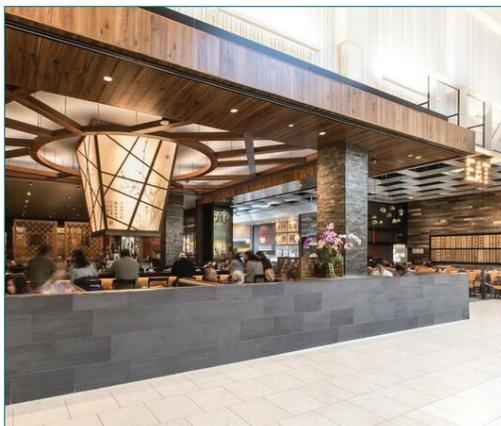


### COMMENDATION

**Galleria Luxury Building**  
**The Galleria in Houston**  
**Houston, Texas**

- Development Company/Owner:** Simon
- Design Architect:** GHA Design Studios
- Production/Executive Architect:** Beck Architecture, LLC
- Lighting Designer:** Bliss Fasman Inc.
- Landscape Architect:** Studio Outside
- General Contractor:** The Beck Group

The Galleria’s 14,000-square-foot Luxury Building is a free-standing addition developed above an existing two-level underground parking structure. The building incorporates wood, metal and glass to create a striking jewel box façade offering 360 degrees of glass paneled frontage, and houses The Webster—a multi-brand luxury fashion house and Yauatcha—a Michelin star rated dim sum teahouse and patisserie. The connection to the main center includes a paved walkway accented by lush landscaping and feature lighting, topped by a glass canopy to offer protection from the elements.



### COMMENDATION

**Laneway at Westfield Santa Anita**  
**Arcadia, California**

- Development Company/Owner:** Unibail Rodamco Westfield
- Design Architect:** URW Design
- Production/Executive Architect:** Stenforth Architects
- Graphic Designer:** URW Design/ Digbar Interiors
- Lighting Designer:** URW Design
- General Contractor:** Unibail Rodamco Westfield

Westfield Santa Anita transformed their underperforming pedestrian link connecting their indoor center and outdoor promenade into a vibrant and imaginative dining zone. The eclectic Laneway features metal and wood beams, exposed ceilings, instgram worthy murals and rustic art décor pieces, alongside a curated selection of nine Asian inspired fast-casual cuisine, classic dining and new to region restaurants.



**GOLD/COMMENDATION FOR SUSTAINABILITY**

**The Pizitz  
Birmingham, Alabama**

- Development Company:** Bayer Properties
- Owner:** Bayer Properties, Stonehenge Capital, Wisznia Architecture + Development
- Design Architect:** The Pizitz: Wisznia Architecture + Development and KPS Group; The Pizitz Food Hall: Rule Joy Trammell Rubio and Creature
- Production/Executive Architect:** Wisznia Architecture + Development; KPS Group as associate architect
- Graphic Designer:** The Pizitz: Luckie & Co.; The Pizitz Food Hall: Yellowhammer Creative
- Lighting Designer:** SSOE, Inc.
- Landscape Architect:** KPS Group
- General Contractor:** The Pizitz: Brasfield & Gorrie; The Pizitz Food Hall and Courtyard: Creature

Located in the heart of downtown Birmingham, The Pizitz was developed on the site of an iconic 1920's department store and transformed into a vibrant mixed-use destination. The upper floors of the seven-level development offers 143 residential units, a rooftop plunge pool, a community meeting room, and a fitness center with showers, sauna, and steam room. The City's first modern co-working space – the Forge occupies the mezzanine level and includes open and enclosed office spaces, a working kitchen and meeting rooms. The ground floor features the Pizitz Food Hall and offers 14 food and beverage stalls, two full service restaurants and the Louis Bar, and is complemented by an outdoor courtyard area complete with lounge areas, café seating and a vibrant art collection. It also houses two retailers, and the Gallery – a flexible multi-use event space, with plans to incorporate two 100 seat theaters, concession stands and classrooms in the near future.

**Retail projects over 500,000 square feet of total retail space**



**COMMENDATION  
Fashion Show  
Las Vegas, Nevada**

- Development Company/Owner:** Brookfield Properties Retail
- Architects:** CallisonRTKL
- Graphic Designer:** CallisonRTKL
- Lighting Designer:** Oculus Light Studio
- Landscape Architect:** LRM
- General Contractor:** VCC

The Fashion Show's transformational redevelopment of the center's public façade fronting Las Vegas Boulevard included enhanced connectivity throughout the development, the addition of curved video displays, lush landscaping and an exterior passenger elevator to the main parking level. Paved walkways throughout the open plaza area guide visitors to a variety of food and beverage outlets, free-standing retail cabanas and anchor shops, interspersed with communal public spaces and seating terraces, and set beneath The Cloud Bar--an iconic showpiece fronted by curved glass paneling and topped by a floating oval-shaped roof.



**COMMENDATION**

**Oakbrook Center  
Oak Brook, Illinois**

- Development Company:** Brookfield Properties Retail
- Owner:** Oakbrook Shopping Center, LLC
- Design Architects:** OMNIPLAN
- Graphic Designer:** RSM Design
- Lighting Designer:** Randy Burkett Lighting Design
- Landscape Architect:** Studio Outside
- General Contractor:** Graycor Construction Company Inc.

Oakbrook Center transformed their 60's era center into a contemporary and elegant community meeting space. Outdoor paths were created to guide visitors to glass fronted pavilions, lushly landscaped feature areas and to the Village Green, a vast open air meeting space. The project also included extensive upgrades and enhancements of center infrastructure, equipment, and parking levels, and the addition of a 14,000-square-foot dining zone and a state of the art AMC theater complex.



**COMMENDATION**

**Shops at South Town  
Sandy, Utah**

- Development Company/Owner:** Pacific Retail Capital Partners
- Architect:** Gensle
- Graphic Designer:** Gensler
- Lighting Designer:** CD+M
- Landscape Architect:** Studio Outside
- General Contractor:** Unified Construction

The Shops at South Town's comprehensive interior and exterior renovation project included repurposing a 220,000-square-foot anchor store to accommodate new tenants and improve center connectivity, and a bold and transformational injection of art onto the center's façade. The center's exterior walls are filled with a vibrant and colorful mural, offering a contemporary art take of the majestic Wasatch Mountains that lay beyond. The 20 million dollar project also included the addition of new restrooms, a family lounge and food court, as well as enhanced upgrades to center flooring, lighting, furniture, fixtures, technology and equipment.



**GOLD/GOLD FOR SUSTAINABILITY**

**Broadway Plaza  
Walnut Creek, California**

- Development Company/Owner:** Macerich
- Architect:** Field Paoli Architects
- Graphic Designer:** RSM Design
- Lighting Designer:** Francis Krahe Associates
- Landscape Architect:** Studio Outside
- General Contractor:** Rudolph and Sletten

The transformative renovation project undertaken at Broadway Plaza included the demolition and rebuilding of existing retail buildings and parking structures, extensive enhancements to public sidewalks and streets, the inclusion of LEED certified infrastructure, and the addition of 800 new parking spots and 230,000 square feet of gross leasable area. Expansive paved walkways and crossing areas, accented by lush landscaping, raised planters, water features and a variety of seating areas, guide visitors throughout the more than one million-square-foot urban center. A centrally located event plaza also offers a programmed series of live performances, activities and community events. The San Francisco Bay area center is anchored by Macy's, Neiman Marcus and Nordstrom, and includes a stand alone Apple store, a comprehensive mix of food and beverage options, specialty shops and retailers, and permanent plaza kiosks.

**GOLD****Del Amo Fashion Center****Torrance, California****Development Company/Owner:** Del Amo Fashion Center Operating Company, LLC**Design Architect:** 5+Design**Production/Executive Architects:** Retail Design Collaborative (Interiors), Stir Architecture (Shell)**Graphic Designer:** RSM Design**Lighting Designer:** KGM Architectural Lighting**Landscape Architect:** L R M Landscape Architecture**General Contractor:** Whiting-Turner

Del Amo Fashion Center's extensive multi-phased renovation project included upgrades and enhancements to the mall's interior, exterior and parking areas, the addition of a two-level retail mall, food court, digital wayfinding and LED display elements, and improvements to pedestrian connectivity, circulation and flow. The newly modernized interior incorporates lifted ceilings, skylights and glass paneling, combined with an elegant design palette, to produce an airy and unified environment awash in natural light, that harmoniously simulates the center's outdoor environment. The Grand Court is a focal point of the development and offers a six-tiered seating terrace complemented by a living wall, complete with natural plants and greenery. The 2.4 million-square-foot center is the fifth largest center in the United States, and is home to several department store anchors including Macy's and Nordstrom, a multi-screen AMC Theatre complex, entertainment favorite Dave and Busters, as well as popular regional and new to market restaurants and eateries.

**Mixed-use Projects****COMMENDATION****Town Center Corte Madera****Corte Madera, California****Development Company:** Colliers International**Owner:** State Board of Administration of Florida**Design Architect:** 505Design**Production/Executive Architects:** SGPA Architecture/RIM Architects**Graphic Designer:** 505Design**Lighting Designer:** JK Design**Landscape Architect:** LandDesign**General Contractor:** TEAM Commercial Construction

Town Center Corte Madera's customer-centric revitalization project focused on creating an experiential community gathering place for residents and visitors to enjoy. Inspired by the whimsical charm of the existing center, the project included transforming their central plaza into a series of outdoor rooms and informal gathering spaces intricately connected by paved walkways and landscaping. The resulting design incorporates cat and mouse sculptures, an elephant water feature, a stately town center clock tower, a terraced garden wall, and a variety of dining and seating areas to encourage visitors to relax and linger.



**GOLD**

**Boulevard East at Avalon  
Alpharetta, Georgia**

**Development Company:** North American Properties  
**Owner:** Prudential Financial  
**Design Architects:** Wakefield Beasley & Associates, Dwell Design Studio and Cooper Carry  
**Graphic Designer:** Huie Design, Inc.  
**Lighting Designer:** Bliss Fasman  
**Landscape Architect:** Site Solutions  
**General Contractor:** Hoar Construction

Boulevard East represents the culminating phase of the Avalon urban-burb development, a new-concept community located in the affluent Alpharetta suburbs. Building on the success of the pedestrian-friendly community, the innovative expansion offers an additional 1.2 million square feet of leasable space, doubling the size of the initial Avalon development while tripling its density, and includes 276 loft-style apartments, an eight-story office tower and a 12-story Hotel with an adjacent conference center. The 330-room Hotel at Avalon serves as the crown jewel of the 2.4 million-square-foot development, and is seamlessly connected to the vibrant main street that offers chef-driven restaurants, best in class retailers, lushly landscaped communal spaces and a series of community events and activities.

**NEW DEVELOPMENTS**

**Retail Projects under 150,000 square feet of total retail space**



**COMMENDATION/COMMENDATION FOR SUSTAINABILITY**

**The Point  
El Segundo, California**

**Development Company/Owner:** Federal Realty Investment Trust  
**Architect:** Architects Orange  
**Lighting Designer:** Architects Orange & Oculus Light Studio  
**Landscape Architect:** Lifescapes International, Inc.  
**General Contractor:** Snyder Langston

This premiere outdoor lifestyle center was developed on a former industrial site in LA's South Bay community. Set below a busy intersection, tall in-ward facing buildings house an engaging blend of upscale shops, local and regional food offerings, lifestyle brands and daily amenities. An expansive central plaza acts as an outdoor living room, and features lush landscaping, paved walkways, an interactive water fountain, dining terraces, and a variety of seating areas to entice visitors to linger and enjoy a series of live performances, activities and events, fully sheltered from the bustle and traffic of surrounding streets.

## Retail projects between 150,001 and 500,000 square feet of total retail space



### GOLD

#### International Market Place Honolulu, Hawaii

**Total Retail Space:** 343,000 square feet, **Number of Stores:** 88  
**Development Company:** Taubman Centers, Inc.  
**Owner:** Taubman Centers, Inc. and CoastWood  
**Design Architects:** 505Design  
**Production/Executive Architects:** JPRA Architects  
**Graphic Designer:** 505Design  
**Lighting Designer:** HLB Lighting  
**Landscape Architect:** (WKM) Walters, Kimura, Motoda, Inc.  
**General Contractor:** DCK Worldwide

Taubman's reimagined International Market Place is a modern interpretation of the iconic Polynesian themed village that was the home to Hawaiian royalty, the birthplace of Tiki culture, and was a must-visit destination for international celebrities and tourists alike. The three level center was developed around a one hundred and sixty year old banyan tree, and incorporates a stately tree house, water features, a 79-foot tall Torch tower and lush landscaping with local plants and trees. A nightly torch lighting ceremony complete with cultural dance and music performances, pays homage to the site's heritage and historical importance.

## Mixed Use



### COMMENDATION/GOLD FOR SUSTAINABILITY

#### Notch 8 Alexandria, Virginia

**Development Company/Owner:** JBG Smith Properties  
**Design Architects:** JCA Architects  
**Production/Executive Architects:** Torti Gallas and Partner  
**Graphic Designer:** HZ | Integrated Creative Agency  
**Lighting Designer:** MCLA Architectural Lighting Design  
**Landscape Architect:** STUDIO 39  
**General Contractor:** Clarks Construction

This combined residential-retail project in Alexandria, Virginia, is part of the initial phase of a transit-oriented town center being developed on the site of the former Potomac Rail Yard. The 1.9-acre development houses a mix of studio, and one- and two-bedroom residences, with a central courtyard and pool, and includes a 65,000-square-foot Giant grocery store with an internal Starbucks, underground parking for 478 vehicles, and will offer direct access to the future Potomac Yard Metro station.

## RETAIL STORE DESIGN

### Food Court Units/Fast Food



#### COMMENDATION

**Food Truck Alley**  
**Minneapolis-St. Paul International Airport (MSP)**  
**St. Paul, Minnesota**

**Company:** Midfield Concession Enterprises  
**Architects:** NORR, LLC  
**General Contractor:** Schreiber Mullaney Construction; Chameleon Concession (Food Truck Restoration)

The Food Truck Alley at Minneapolis-St. Paul International Airport is a new concept food court offering a variety of popular food items from local well-known restaurants, all prepared in a single enclosed kitchen. Patterned floor tiles draw travelers throughout the narrow alley-like space where restored vintage trucks serve as point of sales terminals for visitors to purchase their meals. The area is accented by faux brick walls, twinkle light ceiling panels and vintage outdoor lighting fixtures, and leads to the Dining yard, a pavilion like area with communal tables topped by overhead trellises, and anchored by a bar set within the frame of an Airstream Traveler.

### Stores in excess of 10,001 square feet in area



#### GOLD

**Brooklyn Boulders Queensbridge**  
**Long Island City, New York**

**Company:** Brooklyn Boulders  
**Architect:** Arrowstreet, Inc.  
**Designer:** Arrowstreet, Inc. + Vertical Solutions  
**General Contractor:** Mega Contracting

Brooklyn Boulders Queensbridge provides climbing and bouldering walls, personal training services, retail, event space, and a co-working office space with desks and WiFi, all on the ground floor of an urban high-rise apartment building. The 20,000-square-foot environment is awash in natural light filtering through from the street level windows, and incorporates unique and playful design features including a walkway overlooking the dynamic and sculptural climbing walls with vibrantly colored holds. This ground-breaking urban location is a harmonious blending of art, culture, music and entrepreneurship within a street-smart environment, and was designed to foster a community where activity stimulates innovation and creativity.



**GOLD**  
**Nordstrom**  
**South Coast Plaza**  
**Costa Mesa, California**

**Company:** Nordstrom  
**Architect:** CallisonRTKL  
**Designer:** Nordstrom in collaboration with CallisonRTKL  
**General Contractor:** Pacific National Group

Nordstrom's transformative renovation of their three decades old legacy store at South Coast Plaza, included extensive upgrades and enhancements to the building's interior and exterior façade. Exterior changes included lightening the building's outward facing facades, and the addition of large windows on the first and second level, to allow for an abundance of natural light while creating a connection between the indoor and outdoor environments. Interior changes included a new-concept street scheme incorporating a series of flexible pop-up retail zones, easily adapted to accommodate seasonal or new design trends, the inclusion of public and private lounge areas, a complete revamping of the existing espresso bar and restaurant, and the addition of a new bar area. The elegant design scheme features both unique and vintage display elements, custom fixtures and furnishings, and curated sculptures, paintings and installation art, interspersed throughout the store.



**GOLD**  
**Uniqlo**  
**Faneuil Hall**  
**Boston, Massachusetts**

**Company:** Uniqlo  
**Architect/Designer:** MG2  
**General Contractor:** Shawmut Design and Construction

The Uniqlo flagship store at Faneuil Hall is the first foray into the Boston market, and represents a departure from the brand's sleek, modern, bright and mostly-white design narrative. Exposed brick, wood ceiling trusses, rustic wood flooring, and a one of a kind granite staircase with glass partitions and metal handrails, harmoniously blend with black design elements, to create a unique environment that reflects the historical significance of the building, and a newly imagined signature look. Eye catching elements include expansive store front windows, displays of Boston sports memorabilia, historic images of Faneuil Hall, and a glass cylinder display containing four mannequins suspended between the store's first and second levels.



## GOLD/COMMENDATION FOR SUSTAINABILITY

### Velocity Honolulu

#### Honolulu, Hawaii

**Company:** JN Automotive Company

**Architect/Designer:** AHL

**Graphic Designer:** RTV Designs

**Lighting Designer:** Designing with Light

**General Contractor:** Unlimited Construction

Velocity Honolulu is an innovative multi-level glass fronted showroom in an urban residential building, housing 18 of the world's most iconic luxury vehicle and motorcycle brands. The interior design is a compilation of mid-century modern, ultra-contemporary and modern-industrial, and incorporates angular vehicle display areas, glass paneling and floating ceiling panels, to allow for an abundance of natural light and exceptional sightlines throughout the showroom. Unique design elements include a hexagonally-shaped chandelier in the reception area, adjacent to the 10-foot-wide central grand staircase that leads visitors to the show floors above. The 88,713-square-foot facility is LEED-certified, and houses a ground-floor café and wine bar with an adjacent outdoor piazza equipped to host community events, as well as an Italian inspired fine dining restaurant and bar on the second level. The third level features a glass floor which is visible from the street beyond, upon which eight vehicles are on display – offering car aficionados a 360 view of the expertly designed and crafted vehicles. Other amenities include luxury vehicle services for members, an upscale men's boutique and barber shop, a premiere lash and dry-bar salon, and a 33-service bay maintenance center discretely housed above the showrooms.