



Global
Awards
U.S. Design
& Development

ICSC U.S. DESIGN & DEVELOPMENT AWARDS

2017 Winners



2017 ICSC U.S. DESIGN & DEVELOPMENT AWARDS

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 2017 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

GOLD AWARD

Ala Moana Center
Honolulu, Hawaii



Total Retail Space: 2,270,186 sq. ft.
Number of Stores: 333

Owner/Development Company:

GGP Inc.

Architect: CallisonRTKL Inc.

Graphic Designer: CallisonRTKL Inc.

Lighting Designers: The Lighting Alliance; Design with Light

Landscape Architects: PBR Hawaii; Walters, Kimura, Motoda, Inc

General Contractor: Hawaiian Dredging Construction Company

Leasing Company: GGP Inc.

Ala Moana Center's most recent project included the addition of a 650,000-square-foot multi-level wing, which houses major anchors Bloomingdales and Hawaii's first Nordstrom, as well as a diverse mix of international brands, in-line retailers, upscale boutiques, entertainment options, and food-and-beverage offerings. Local materials and plants, custom light fixtures, trellises, canopies, and paving stones were incorporated throughout to create continuity between the new wing and existing center, leading to a large, outdoor court shaded by an abundance of native trees and accented with fish ponds, and custom art installations inspired by Hawaiian culture. The extensive project also included the reconfiguration of 65,000 square feet of tenant and concourse areas, upgrades to the parking garages, and the addition of 1,000 new parking spaces, all undertaken while the center remained open.

COMMENDATION

Asheville Outlets
Asheville, North Carolina



Total Retail Space: 460,898 sq. ft.
Number of Stores: 72

Development Company: New England Development

Owners: New England Development; Tremont Realty Capital, a division of The RMR Group

Architect: Adams + Associates Architecture

Graphic/Lighting Designer: Adams + Associates Architecture

General Contractor: Winter Construction

Management Company: New England Development

Leasing Companies: New England Development; FFO Real Estate Advisors

Asheville Outlets is the imaginative redevelopment of the former Biltmore Square Mall into an expansive multi-building open-air center. The unique mountain village design layout incorporates architectural elements reflective of the region's historic charm and features stone cladding, wood accents, paved pedestrian walkways, water fountains, landscaped gardens, and a variety of seating areas. The 325,000-square-foot center is ideally located five miles from Asheville's eclectic downtown with easy access from the interstate, and houses some of the most popular names in the outlet industry including Ann Taylor, Banana Republic, Brooks Brothers, J Crew, Tommy Hilfiger, Under Armour, Vera Bradley, and one of the country's first Field and Stream outlet stores.

COMMENDATION

Roosevelt Field Mall
Garden City, New York



Total Retail Space: 2,366,692 sq. ft.
Number of Stores: 246

Owner/Development Company:

Simon

Architect: CallisonRTKL

Lighting Designer: Bliss Fasman

Landscape Architect: Mahan Rykiel Associates

General Contractor: VCC

Management/Leasing Company: Simon

Roosevelt Field Mall's extensive refurbishment project touched every surface of the existing center, repurposed underutilized areas, and added an additional 160,000 square feet of leasable area. LED Technology and the most advanced glass curtain wall materials were complemented with lush landscaping and incorporated into the exterior facades and entrances while interior floors, bulkheads, handrails, ceilings, and the center's iconic barrel skylights were refreshed with a palette of modern materials. The project also relocated the bus transfer point to increase parking capacity near the front entrance, added a retail concourse to the center's newest anchor, Neiman Marcus, created second level connections to the center's four major anchors, and introduced an enhanced food court laid out in a unique racetrack configuration.

NEW DEVELOPMENTS

COMMENDATION

400 East Pratt - Addition
Baltimore, Maryland



Total Retail Space: 24,499 sq. ft.
Number of Stores: 5

Development Company: PDL Investment Company
Owner: David Leibowits
Design Architect: FILLAT+ Architecture
Production or Executive Architect: Peter Fillat
General Contractor: Constantine Commercial Construction Inc.
Management/Leasing Company: PDL Investment Company

The 400 East Pratt Street Addition is a two-level, mixed-use expansion connected to an 11-story office building, and is the first in a series of proposed expansions to existing buildings on Pratt Street in downtown Baltimore. The addition contains a new "gallery" style lobby and 50,000 square feet of retail and office space fronted and sided by a two-story glass curtain wall that allows an abundance of natural light during the day and serves as a beacon at night. The street-level environment includes paved patios and walkways, landscaped boulevards alongside casual dining restaurants, a convenience store, and a bank while the lushly landscaped rooftop terrace offers office workers scenic views of the city and the famous inner harbour.

COMMENDATION/ SUSTAINABLE GOLD AWARD

Hughes Landing
The Woodlands, Texas



Total Retail Space: 120,000 sq. ft.
Number of Stores: 32

Owner/Development Company: The Howard Hughes Corporation
Architects: Gensler; Ziegler Cooper Architects; Mitchell Carlson Stone, Inc.; Kirksey Architects
Landscape Architect: The Office of James Burnett
General Contractors: Harvey Builders; Tribble & Stephens Construction, Ltd.; Arch-Con Corporation; Hoar Construction
Management/Leasing Company: The Howard Hughes Corporation

Hughes Landing is a 66-acre mixed-use development comprised of five office buildings, an upscale multifamily residence, a 205-key Embassy Suites by Hilton hotel, a 120,000-square-foot retail podium anchored by Whole Foods Market, and a restaurant district set alongside the picturesque Lake Woodlands. The beautifully landscaped grounds include a dog park, art sculptures, a planked boardwalk, and an open-air theatre that hosts a series of free concert performances. Residents and visitors are also able to rent water sport equipment, access bike and hiking trails, or simply relax and enjoy the lakeside view. Developed over a quick three-year period, the first phase of Hughes Landing offers urban style amenities amidst the natural beauty of the Woodlands and provides the consummate live, work, play, and stay environment.

COMMENDATION

Liberty Center
Liberty Township, Ohio



Total Retail Space: 856,635 sq. ft.
Number of Stores: 92

Development Company: Steiner + Associates
Owners: Bucksbaum Retail Properties, LLC; Steiner + Associates
Design Architects: Torti Gallas + Partners; CallisonRTKL
Production or Executive Architects: KA Architecture; M+A Architects
Graphic Designer: RSM Design Studio
Lighting Designer: Illuminating Concepts
Landscape Architect: MKSK
General Contractor: Hoar Construction
Management/Leasing Company: Steiner + Associates

Located between Cincinnati and Dayton, Ohio, The Liberty Center mixed-use development spans more than 100 acres and offers an impressive range of retail and dining options, exciting events, and entertainment venues. The development's major tenants include Dillards, Dick's Sporting Goods, Cinopolis, H&M, Gap, Kona Grill and the Cheesecake Factory and the center's retail building houses a diverse selection of in-line retailers, personal and professional amenities, and dining options underneath a living breathing green roof. The Town Center-inspired development is pedestrian friendly and uses tree-lined, paved walkways to intricately connect pristine parks, water features, and central plazas with high-end residences, a hotel, office space, and the retail and restaurant podiums, providing a true community hub for an underserved area.

COMMENDATION

The Mall of San Juan San Juan, Puerto Rico



Total Retail Space: 389,000 sq. ft.
Number of Stores: 100

Development Company: Taubman
Owners: Taubman; New Century Development, Inc.
Design Architects: 505Design; JPRA Architects
Production or Executive Architect: Hobbs + Black
Graphic Designer: 505Design
Lighting Designer: Hillmann Dibernardo Leiter
Landscape Architect: Grissim Metz Andriese Associates
General Contractor: dck Bird/dck Puerto Rico LLC
Management/Leasing Company: Taubman

The Mall of San Juan is centrally located in the Puerto Rico capital within minutes from the city's hotels, resorts, international airport, and cruise ship port, with easy access from two major highways. The upscale shopping and dining destination is anchored by the Caribbean's only Nordstrom and Saks Fifth Avenue and houses nearly 100 retailers and restaurants--60% of which are unique to market-- alongside many of the world's most in-demand merchants. The center's airy and open design concept is elegant yet relaxed, and features natural stone and wood mixed with bold Caribbean accent colors, underneath a 900-foot-long serpentine shaped skylight that provides an abundance of tropical sunshine throughout the concourse areas. Dining options are plentiful and

include a variety of exterior-facing restaurants and a third-level alfresco dining terrace with spectacular views of the lagoon.

COMMENDATION/ SUSTAINABLE COMMENDATION

Village at La Floresta Brea, California



Total Retail Space: 86,969 sq. ft.
Number of Stores: 20

Owner/Development Company: Regency Centers
Architect: Architects Orange
Landscape Architect: LRM Landscape Architecture
Lighting Designer: Architects Orange
General Contractor: Lyle Parks Jr. Construction
Management/Leasing Company: Regency Centers

Located within an affluent residential community, the Village at La Floresta is alongside a desirable thoroughfare boasting a vehicle count of more than 57,600 cars per day. The nearly 87,000-square-foot center is anchored by North Orange County's first Whole Foods Market, and offers an impressive mix of regional best-in-class retailers and restaurants, as well as a fitness studio, and personal and professional service amenities. At the heart of the open-air complex is the Oasis--a multi-level, terraced plaza overlooking the area's largest kinetic art installation, which serves as an amphitheater and gathering point for a diverse range of cultural performances and community events.

GOLD AWARD/ SUSTAINABLE COMMENDATION

The Village at Westfield Topanga Woodland Hills, California



Total Retail Space: 550,000 sq. ft.
Number of Stores: 71

Development Company: Westfield
Owner: West Valley Owner, LLC
Architect: Westfield Design
Graphic Designer: Square Peg Design
Lighting Designer: Kaplan Gehring
McCarroll Architectural Lighting
General Contractor: Westfield Construction
Management Company: Westfield Property Management
Leasing Company: Westfield

Located across the street from the flagship Westfield Topanga property, the vibrant Village at Westfield Topanga development capitalizes on the San Fernando Valley's temperate climate and celebrates its rich culture and history. The Village features a series of intimately scaled outdoor spaces under a canopy of mature sycamore, pine and olive trees, interspersed with engaging water features, and a careful composition of patios and seating areas. Building facades incorporate reclaimed timber, bricks, plaster, and ribbed metal, and include both modern and traditional architecture to create a dynamic environment. Paved pedestrian walkways are covered by a series of large-scale trellises to provide much needed shade. Other elements include a modern clock tower, art installations, a unique children's climber, bocce ball court, yoga lawns, and snack stations for canine visitors. Major anchors include Costco, REI and 24

Hour Fitness, as well as a diverse selection of boutique retailers, spas and dining options, to offer something for everyone. Partnerships with local organizations allow for an extensive arts program, health services, and community enrichments, such as mini public libraries.

RETAIL STORE DESIGN

COMMENDATION

AceBounce—The Home of Ping Pong OneEleven Wacker Chicago, Illinois



Type of Merchandise: Restaurant

Company: AceBounce LLC
Architect: Jonathan Splitt Architects
Designer: Russell Sage Studio
General Contractor: Crane Construction

AceBounce is an all-inclusive social venue that incorporates a restaurant and bar with high-energy entertainment and events—all with a focus on the popular game of ping-pong. The unique, subterranean environment features Victorian architecture interspersed with custom, artisanal pieces created by local artists; edgy, UV-activated graffiti; state-of-the-art presentation systems; and a variety of seating options to accommodate small and large groups of visitors, as well as corporate and private events. Guests may enjoy a meal prepared by an award-winning chef, handcrafted cocktails created by the in-house mixologist, entertainment provided by comedic performers and DJs, or participate in ping-pong tournaments organized by Games Gurus. Located in the Loop—

Chicago’s bustling Loop business neighborhood—AceBounce provides a dynamic and social atmosphere for visitors to stop in after work or to enjoy a night on the town.

GOLD AWARD

AMC NewPark 12 NewPark Mall Newark, California



Type of Merchandise: Entertainment

Company: AMC
Architects/Designers: ELS Architecture; Urban Design
General Contractor: VCC

AMC transformed the vacant building of a three-level department store into a state-of-the-art complex with 12 theaters and IMAX. The exterior entrance features a dramatically stepped public plaza entryway with a soaring overhead canopy, an open-air garden space with sculptural seating elements, and a tranquil bamboo grove. Double-height glass walls front the length of the building, offering a view to the interior on the lower levels, and incorporate an expansive mural (featuring iconic movie images) that glows at night and serves as a welcoming and inviting beacon to freeway travelers and residents in the nearby community. The interior is expansive and offers a variety of food-and-beverage options in addition to traditional movie-goer treats. A large entertainment tenant occupies the lower level of the building, offering amusement park rides and games, an extensive arcade, and meeting rooms.

COMMENDATION

Crayola Experience Mall of America Bloomington, Minnesota



Type of Merchandise: Toys/Hobby

Company: Crayola LLC.
Architect: Reztark Design Studio, LLC.
Designers: Reztark Design Studio; Weber Group
General Contractor: PCL Construction

Mall of America’s Crayola Experience offers children and their parents an opportunity to immerse themselves in a colorful and creative environment featuring the world’s most iconic crayon brand. The innovative, 60,000-square-foot family center incorporates interactive attractions with a retail outlet stocking a diverse range of Crayola merchandise, souvenirs, and arts and crafts materials. Visitors may customize their own crayons, bring their designs to life using state of the art technology, enjoy themed performances, learn how crayons are made, or create personalized works of art using melted wax. Guests may also choose from amongst the 75 crayon and 24 marker color selections on display in the 10-foot-tall Pick your Pack Wall, which spans an impressive 41 feet long.

COMMENDATION

Eastern Market Dining Experience
Detroit Metropolitan Wayne County Airport
 Detroit, Michigan



Type of Merchandise: Restaurant

Company: Midfield Concession Enterprise Inc.
Architects/Designer: NORR, LLC
General Contractor: MiG Construction

The Eastern Market Dining Experience food court at Detroit Metro Airport features local and national brands delivering chef-prepared farm-to-table meals to travelers around the globe. The inspired, outdoor market design features live-action open kitchens, allowing guests to watch as chefs select ingredients to prepare their meals. The unique space is complemented by a large, living, green wall, streetscape graphics and materials, and an entryway arch that incorporates vintage photographs paying homage to the rich history and importance of Detroit's iconic outdoor market. The environment is bathed in natural light from the overhead skylights, and features a variety of seating areas, carefully balanced with reflective industrial metals, pneumatic tubing, and heavy toned elements that reflect the city's industrial heritage. The open and inviting design plan, coupled with a diverse range of food options, has resulted in an extraordinary airport dining experience.

GOLD AWARD

Masseria By Nicholas Stefanelli
Union Market District
 Washington, District of Columbia



Type of Merchandise: Restaurant

Company: Masseria by Nicholas Stefanelli
Architect: Grupo 7
Designers: EDENS, Nicholas Stefanelli
General Contractor: TEEL Construction

Located in DC's bustling wholesale food market, the Michelin Star restaurant lies behind a heavy timber and concrete wall concealing an open-air courtyard complete with crushed rock terraces, lounge seating, a fire pit, and a charming alfresco dining area with a retractable roof covering. An open-air kitchen is the focal point of the restaurant's interior and is in full view of a variety of seating areas. The farmhouse-inspired design features mosaic and Mediterranean cement tiles, aged timber and brick, bespoke glass and fixtures, steel windows, a granite-top bar, and a custom-built wine wall running the length of the space, filled with a variety of select wines. Saddle leather chairs, Ferrari-inspired banquettes, a handmade wooden chef's table, and a tulip table complete the simple yet elegant design.

COMMENDATION

Nordstrom
 Seattle, Washington



Type of Merchandise: Apparel

Company: Nordstrom
Architect: CallisonRTKL
Designers: Nordstrom in collaboration with CallisonRTKL
General Contractor: Edifice Construction Company, Inc.

Located in a landmarked terra cotta building in the center of the city, Nordstrom's downtown Seattle flagship store underwent a massive renovation and restoration project. Each of the store's four floors were designed as a unique world to create a more vibrant customer experience, while allowing more flexibility for pop-up retailer shops and kiosks. A sidewalk-facing espresso bar was added, as well as a third-level bar overlooking Seattle's historic monorail. LED lighting was incorporated to increase color rendition and sense of space, and enhanced upgrades were made to ceiling fixtures, flooring, display units, artwork, and furniture. Boxed display windows were expanded and opened to the interior to optimize street presence, and a new, glass canopy was installed to allow natural light to filter through while providing shelter from the elements. The project also included the restoration of the existing terra cotta façade, from the top of the ten-level structure to the base of the building. The airy, bright atmosphere is high end yet inviting, and harkens back to a by-gone era when department stores created glamour and drama.

COMMENDATION

Nordstrom
Chicago, Illinois



Type of Merchandise: Apparel

Company: Nordstrom
Architect: CallisonRTKL
Designers: Nordstrom in collaboration with CallisonRTKL
General Contractors: W. E. O’Neil Construction Company

As part of Nordstrom’s overall design aspirations, their three-level store anchoring The Shops at North Bridge in downtown Chicago underwent a complete renovation. The building’s exterior and mall entrances were transformed with large expanses of windows to connect the inside out and the outside in, and a custom light weave canopy was installed to optimize the presence of the main street entrance. The interior was upgraded throughout the building and included high-end fixtures, original artwork, furnishings, and décor. The open environment features clear sightlines and a barrier-free circulation route, innovatively using hanging fixtures and patterned flooring to delineate merchandise display areas. The existing full-service restaurant also received a transformative renovation while new additions include a pop-up shop at street level, and a unique floating bar on the second floor that adds to an ambient and engaging atmosphere. The light and bright interior and seamless connectivity produces a pleasant shopping environment and is an exciting prototype for the 21st century.

GOLD AWARD

Nordstrom
Del Amo Fashion Center
Torrance, California



Type of Merchandise: Apparel

Company: Nordstrom
Architect: CallisonRTKL
Designers: Nordstrom in collaboration with CallisonRTKL
General Contractors: Pacific National Group

The building’s hard-cast façade was softened with various textures, large expanses of windows, green walls, and terraced landscaping with curated native plants and benches, to create a strong connection to the outdoors. The interior is seamless and barrier-free, and features displays that are continuously moved throughout the store to highlight the merchandise. An espresso bar and a full-service restaurant with a bar and outdoor terrace have been integrated into the environment to provide visitors with an engaging experience. The store’s ceilings and lighting incorporate GWB clouds and white oak to enhance the warm and bright environment and to act as a support system for hanging displays. Custom retail fixtures and tiled floors, combined with innovative displays, original artwork, accent rugs, and unusual handcrafted art pieces, complete this transformational design.

GOLD AWARD

Target Packard’s Corner
Packard’s Corner
Brookline, Massachusetts



Type of Merchandise: General Merchandise

Company: Target Corporation
Architect/Designer: Arrowstreet Inc.
General Contractor: Whiting and Turner Contracting Co.

Target’s 17,000-square-foot location on a bustling urban street is atypical of the brand’s usual store design—it features a curated merchandise mix, combined with advanced technology to appeal to the active student population. The overall design pays homage to the building’s historic heritage while allowing for a recognizable brand identity. Windows were expanded to allow for a greater presence, interior lighting was enhanced, and colorful graphic displays were incorporated to allow visitors to navigate intuitively throughout the store. Catering to its student and young professional demographic, the store stocks a variety of fresh grab-and-go options, fruits and vegetables, and daily household needs. Visitors may choose to use the self-checkout counters, or may place their orders online with the option to pick up in store or have their orders home-delivered.