

European Shopping Centre Awards

2018





Every year since 1977, ICSC has recognised excellence in new and refurbished shopping centres throughout Europe with the presentation of the prestigious and highly sought-after European Shopping Centre Awards. In recent years, the programme has added awards for urban redevelopment and existing centres—ReSource, Regeneration, and Established Centre Awards, respectively.

AWARD CATEGORIES

New Developments: Medium
New Developments: Large
New Developments: Extra Large
New Developments: Specialised
Refurbishments and/or Expansions: Medium
Refurbishments and/or Expansions: Large
Refurbishments and/or Expansions Extra Large
Established Centres: Extra Large
ReSource
Regeneration

Jury Members



Jury Chair

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Consultant
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Designers
United Kingdom



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Design & Innovation
Apsys
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Managing Director
Gentalia
Spain



CHRISTIAN RECALCATI
Managing Director
Savills Larry Smith S.r.l
Italy

NEW DEVELOPMENTS (MEDIUM)

AWARD WINNER

Shopping Rive Gauche - Charleroi, Belgium

REGENERATION
AWARD WINNER

www.rivegauche.shopping



DEVELOPER: Iret Development SA

ARCHITECTS: DDS+ & MSA

TOTAL RETAIL SPACE: 40,639 sq. m.

NUMBER OF STORES: 94

MAJOR TENANTS: Primark, C&A, Zara, Bershka, Pull&Bear, Kiabi, H&M, Delhaize, JBC, Planet Parfum, Burger King

Rive Gauche is an urban shopping centre of 40,000 square metres, and includes a four star hotel with 124 rooms, and a residential complex with 50 apartments.

This mixed-use project is designed to be a major regenerator of the lower district of Charleroi, Belgium transforming the previously rundown part of the City into a dynamic and attractive area. The development intricately reconnects the prominent Place Verte and the Boulevard Tirou districts with an extensive paved pedestrian zone—that also serves as hub for community and cultural events, and skillfully links the railway station with the city's upper business and administrative districts. The development process began in 2007 and has demanded excellent relationships with the City, Region and Community.

The building's architecture creates a landmark building which is bold and at an urban scale. It has a major glazed front to the new square and there is an abundance of natural light throughout the multistorey centre. The interior was designed to offer an 'urban street-like' feel...ground level shop windows are uniquely double facing and offer expansive views from both the interior and exterior.

Rive Gauche provides 94 shops including major tenants Primark, C&A, Zara, Bershka, Pull&Bear, Kiabi and H&M, as well as a variety of dining and leisure options, and attracts 650,000 visitors each month.

COMMENDATION

Victoria Gate - Leeds, United Kingdom

www.victorialeeds.co.uk



DEVELOPER: Hammerson PLC

ARCHITECT: ACME

TOTAL RETAIL SPACE: 37,094 sq. m.

NUMBER OF STORES: 32

MAJOR TENANTS: John Lewis, Victoria Gate Casino, The White Company, Tommy Hilfiger, Anthropologie

The newly completed Victoria Gate is a multibuilding retail development that forms an extension between the existing Victoria Quarter Arcade and the Leeds retail district.

The scheme development includes a John Lewis flagship department store, The Victoria Gate Casino, a multistorey car park, and twin two-story buildings housing a premium mix of new to region shops including Tommy Hilfiger, Anthropologie, and The White Company, as well as restaurants and leisure facilities.

Iconic architectural design elements reminiscent of 19th century Leeds were incorporated into the twin building exteriors, and include Victorian brick, terracotta façades, and complex roofscapes, whilst the John Lewis building features a diamond grid façade that pays homage to city's historical relevance as a textile manufacturing centre.

Interiors also reflect the opulence of the era, and feature bold herringbone patterned marble floors, curved glass shop fronts accented by black and gold accents, and dramatic light fixtures suspended from a geometrically patterned glass ceiling.

Victoria Gate and the Victorian Quarter Arcades are now known as Victoria Leeds—and collectively have become North England's largest premium retail and leisure destination.

NEW DEVELOPMENTS (LARGE)

AWARD WINNER

Docks Bruxsel – Brussels, Belgium

www.docksbruxsel.be



DEVELOPER: EQUILIS SA
ARCHITECTS: Art&Build; Altoon Porter

TOTAL RETAIL SPACE: 61,000 sq. m.
NUMBER OF STORES: 113

MAJOR TENANTS: Michael Kors, G-Star, Superdry, 7 For All Mankind, Liu.Jo, Camaïeu, Kiabi, Sergent Major, JBC, Samsung Experience Store, Kiabi, Terre Bleue, Nuit de Folie, H&M Home, Les Cupcakes d'Émilie, Nuit de Folie, Blooming, Sole, FOX&Cie

Docks Bruxsel is Brussels first new shopping centre in more than 35 years, and is the first phase of the urban regeneration of this brownfield, ex-industrial site. Built on the oldest industrial site in Brussels, the master plan includes residential and office use together with this innovative mixed-use retail centre. Public transport access via the City's tram system is excellent and the project has carefully retained and reused existing historic buildings.

The scale of the centre is carefully handled by using a series of urban buildings and features wide pedestrian walkways, landscaping, terraced gardens, water features, and a stunning glass canopy with openable windows—to provide natural light and ventilation, whilst protecting visitors from the elements. Sustainability principles have been at the heart of the design and even include taking the heat output from a nearby incinerator plant, which was formerly discharged into a canal.

Docks Bruxsel houses a mix of premium, international and regional brands, independent boutiques, and exclusive first to markets including Samsung, Kiabi, Terre Bleue, Nuit de Folie and H&M Home. Other attractions include an eight-screen cinema complex, an indoor adventure course, 20 restaurants and cafes, and a 1500 seat event room.

COMMENDATION

ParkLake – Bucharest, Romania

www.parklake.ro



DEVELOPERS: Sonae Sierra/Caelum Development
ARCHITECT: Sonae Sierra

TOTAL RETAIL SPACE: 72,377 sq. m.
NUMBER OF STORES: 223

MAJOR TENANTS: Forever 21, Play Park, Lanidor, Cinema City, H&M, all Inditex brands in Romania (Zara, Massimo Dutti, Zara Home, Oysho, Bershka, Stradivarius and Pull & Bear), LPP Group's five brands (Reserved, Mohito, Sinsay, House and Cropp), WorldClass Gym, Altex, Hervis, Lem's, Levi's, Motivi, Tommy Hilfiger, Gant & Lacoste, Swarovski, Khulto, Fossil, Lego, Nike, Adidas and Sketchers

Located in a catchment area of more than 2.5 million, Bucharest Romania's Park Lake Development is adjacent to the beautiful Titan Park, and is easily accessible by motorway and public transit, as well as city walkways and bicycle lanes. ParkLake's exterior is fronted by paved plazas, lush greenery, industrial art sculptures, seating areas, a children's playground, and a vast outdoor activity and event space. Interior design highlights include vaulted glass ceilings, eclectic décor elements, unique restrooms, and suspended art installations.

The Centre has an impressive mix of more than 200 retailers—including many first to market, plus 23 restaurants, a cinema complex, hypermarket, fitness centre with swimming pool, and sporting fields. The centre's greenhouse-inspired food court serves an international selection of casual dining options, with an al fresco terrace overlooking Titan Park.

Digital wayfinding, and a dedicated mobile app allow visitors to easily navigate throughout the 70,000 square metre development, whilst also receiving up to the minute information on upcoming promotions and the centre's weekly events. Built with strict adherence to environmentally conscious practices, ParkLake harmoniously blends retail, entertainment, and leisure facilities, with modern design and natural beauty.

NEW DEVELOPMENTS (EXTRA LARGE)

AWARD WINNER

Posnania - Poznań, Poland

www.posnania.eu



DEVELOPER: Apsys Polska

ARCHITECTS: RTKL London, AND Architects, BEG Ingénierie Polska

TOTAL RETAIL SPACE: 99,983 sq. m.

NUMBER OF STORES: 298

MAJOR TENANTS: Forever 21, H&M, Pandora, Rolex, Samsung, Tommy Hilfiger, Zara, Zara Home

Newly opened in October 2016, Posnania is home to 300 retailers with over 100,000 square metres of retail space, and is the largest shopping and lifestyle destination in Poland's Wielkopolska region. The distinctive exterior comprises stone and glass façades, and is fronted by generous plazas, gardens, and water fountains. The interior's highlights include marble and wood flooring, ample lounge areas, traditional and digital art, a glass staircase, and a 206 square metre crystal light installation.

Free wi-fi, touch screen wayfinding, interactive digital installations, mobile charging stations, hands-free shopping, collect and try, and valet parking are amongst the many customer services on offer.

Posnania houses several new to market and premiere brands that include Forever 21, H&M, Pandora, Rolex, Samsung, Tommy Hilfiger, and Zara. Other amenities include a children's playground, bowling lanes, a multiscreen cinema complex, a fitness and wellness centre, six restaurants, and the Dining Village—a unique casual dining environment with outdoor terraces, and specialised areas for children and teenagers. Located a short drive from the city centre, main highway, and rail station... and easily accessible by a major public transport hub... Posnania is at the heart of the community it serves.

NEW DEVELOPMENTS (SPECIALISED CENTRES)

COMMENDATION

McArthurGlen Designer Outlet Provence - Miramas, France

www.mcarthurglen.com/fr/mcarthurglen-provence/en/



DEVELOPER: McArthurGlen

ARCHITECTS: Marseille Architecture Partners & Hydea

TOTAL RETAIL SPACE: 25,000 sq.m.

NUMBER OF STORES: 123

MAJOR TENANTS: Polo Ralph Lauren, Nike, Tommy Hilfiger, Printemps, De Fursac, Karl Lagerfeld, Figaret, FreyWille, Hugo Boss, Michael Kors, Armani, Trussardi, Coach, Furla, Hackett, Calvin Klein, Escada, Bimba y Lola, Pinko, Puma, asics, Timberland, Diesel

The McArthurGlen Designer Outlet Provence in Miramas, is a landmark development and the most recent addition to the McArthurGlen properties in France.

The 25,000 square meter development is the first designer outlet in Southern France and offers a diverse collection of local, premium, and luxury brands, amongst them Polo Ralph Lauren, Armani, Michael Kors, Tommy Hilfiger, Karl Lagerfeld, Furla, and Coach. The offer has been well received by customers and has led to good commercial performance. Strong links have been built with the local community through an extensive staff recruitment and training programme.

The site layout is innovative, with a paved walkway connecting the tree-lined parking area to the development's entrance, where a majestic living green wall welcomes visitors. The centre has the character of traditional Provençale village featuring stucco buildings with wrought iron balconies, paved streets, heritage lamp posts, art sculptures, ample green space, and a central plaza with a water fountain feature.

Guests may enjoy an al fresco meal from one of the many restaurants and cafes, relax with onsite entertainment, or watch their children as they play in the expansive children's playground. This charming traditionally inspired development harmoniously blends nature with retail, culture, art, and entertainment, and provides a unique shopping destination for residents and tourists alike.

REFURBISHMENTS AND/OR EXPANSIONS (MEDIUM)

AWARD WINNER

Capitol Shopping Center - Istanbul, Turkey

www.capitol.com.tr



DEVELOPER: Capitol Shopping Services Trading Corporation

ARCHITECT: Geoff Morrison (Concept-i)

TOTAL RETAIL SPACE: 35,000 sq. m.

NUMBER OF STORES: 165

MAJOR TENANTS: H&M, Kiehl's, LC Waikiki, Mosafer, Samsung, Sephora, Yargici Home & Accessories

In 2015, Capitol Shopping Center began a transformational project to enhance mobility for guests with physical challenges—particularly in elevators, restrooms, and parking garages, whilst accommodating the relocation of 23 existing tenants, and the rightsizing of five other tenants.

The centre's unused fourth floor was converted into a 5000 square metre loft area to accommodate a state of the art cinema complex, an indoor children's playground, and a stunning new concept food court environment complete with adjacent outdoor dining terraces and lounges.

The project also included upgrades to the lighting fixtures and HVAC system, modernized and family friendly restrooms on each floor, a complete refurbishment of common areas and parking garages, as well as the addition of three new elevators—two of which provide panoramic views of the centre.

Today the Capitol Shopping Center can accommodate guests of all abilities, offering a choice of more than 165 retail outlets, innovative entertainment and leisure offerings, and a diverse range of food and beverage options.

Hoog Catharijne - Utrecht, Netherlands

COMMENDATION

www.hoogcatharijne.com



DEVELOPER: Klépierre

ARCHITECTS: STIR Architecture, OZ and MoederscheimMoonen Architects

TOTAL RETAIL SPACE: 41,998 sq. m.

NUMBER OF STORES: 114

MAJOR TENANTS: H&M, C&A, Zara, Sting, Strabucks, Stradivarius, Hema, We Women, Nike, Prenatal, Media markt, Name it, Men at work, Bijou Brigitte, Manfield, Jack & Jones, Vero Moda, Timberland, Five Guys, Exki, McDonald's new concept

Hoog Catharijne, first opened in 1973, is the largest shopping centre in the Netherlands and attracts 26 million visitors a year, ranking it within the top ten for footfall amongst European centres. The centre is being transformed by the current refurbishment and expansion project. The first phase in a multiphase urban transformation, due for overall completion in 2021, has recently opened. The total project has the vision of becoming a major Retail-tainment destination.

The development process for this highly complex project began in 2001 with five major stakeholders involved in master planning an urban block in this historic city.

The centre is bright and airy—awash with an abundance of natural light and features a harmonious combination of modern and traditional elements and materials to reflect the evolution of the city.

Design highlights include dedicated fashion and leisure zones with double height glass shop fronts, spectacular grand entrances from the canal and central station, and an innovative canal water feature that spans the length of the centre's ground floor.

In addition to a long list of premium retailers, Hoog Catharijne also houses a concert hall, a cinema complex, and one of the largest selections of food and beverage offers in the Netherlands.

With a key location in the heart of Utrecht, the centre is easily accessible from the impressive recently rebuilt central station, and offers extensive car parking facilities as well as bike racks that can accommodate 12,500 bicycles.

REFURBISHMENTS AND/OR EXPANSIONS (LARGE)

AWARD WINNER

Izmir Optimum - Izmir, Turkey

www.izmiroptimum.com



DEVELOPER: Rönesans Gayrimenkul Yatırım A.Ş. (RGY)

ARCHITECTS: 5+ Design/USA

TOTAL RETAIL SPACE: 86,000 sq. m.

NUMBER OF STORES: 240

MAJOR TENANTS: Zara, H&M, Migros, Koçtaş, Dechatlon, Media Markt, Cinemaximum, MacFit, LCW

In 2015 Izmir Optimum began an ambitious Growth and Transformation project to expand the centre by 32,000 square metres, whilst converting the existing outlet concept into a conventional—yet family friendly shopping centre.

Izmir Optimum's transformational project included modernizing and enhancing public spaces and restrooms, converting existing outlet shops into main stores, the addition of 10 new restaurants and cafes with outdoor terraces, as well as a fitness club, and 90 new retailers.

Two new outdoor playgrounds covering 3000 square metres were designed to appeal to children of all ages, and include climbing equipment, sand, grass, and the city's first water park, as well as a special play area for children with autism.

Design highlights of the project include the generous central court topped by a geometrically patterned glass dome, and a vast paved plaza outside the main entrance that provide ideal locations for large scale events, live performances, and activities.

With direct access from the city subway and parking facilities for 3000 vehicles, Izmir Optimum's mix of retail, dining, recreational, and entertainment options make it an ideal one-stop family destination.

REFURBISHMENTS AND/OR EXPANSIONS (EXTRA LARGE)

COMMENDATION

Westquay South - Southampton, United Kingdom

www.west-quay.co.uk



DEVELOPER: Hammerson PLC

ARCHITECT: ACME

TOTAL RETAIL SPACE: 92,950 sq. m.

NUMBER OF STORES: 124

MAJOR TENANTS: Existing - John Lewis, Marks and Spencer, Apple, Next, H&M, Zara, New Look Extension - Showcase Cinema de Lux, Hollywood Bowl

The Westquay Centre vision is to become the premiere retail, dining, and leisure destination on the English South Coast. Early research indicated an opportunity to provide a major leisure and hospitality offer in the region, and so the concept for Westquay South was born.

This new building is adjacent to the existing centre and the historic seafront walls which are a Scheduled Ancient Monument. The development incorporates a stunning new public space consisting of two sculpted promenades that, with the ancient walls, frame an Amphitheatre—an ideal stage for the Centre's exciting events programme.

The existing Centre already has a great range of retail—including John Lewis, Marks and Spencer, Apple, H&M, Zara, and other high street favourites, and with Westquay South the offer now includes 20 restaurants and cafes—many with dining terraces—a bowling alley, and an impressive 10 screen cinema complex, with access to a 4,000 vehicle multistorey parking facility.

Westquay South is easily accessible by two major motorways, a regular train service from London's Waterloo station, and is in close proximity to the city's ferry and cruise ship docks.

ESTABLISHED CENTRES (EXTRA LARGE)

AWARD WINNER

RESOURCE
AWARD WINNER

Westfield Stratford City - London, United Kingdom

www.westfield.com/stratfordcity



DEVELOPER: Westfield Europe Ltd

ARCHITECT: Westfield Europe Ltd Design & Construction

TOTAL RETAIL SPACE: 175,000 sq. m.

NUMBER OF STORES: 250

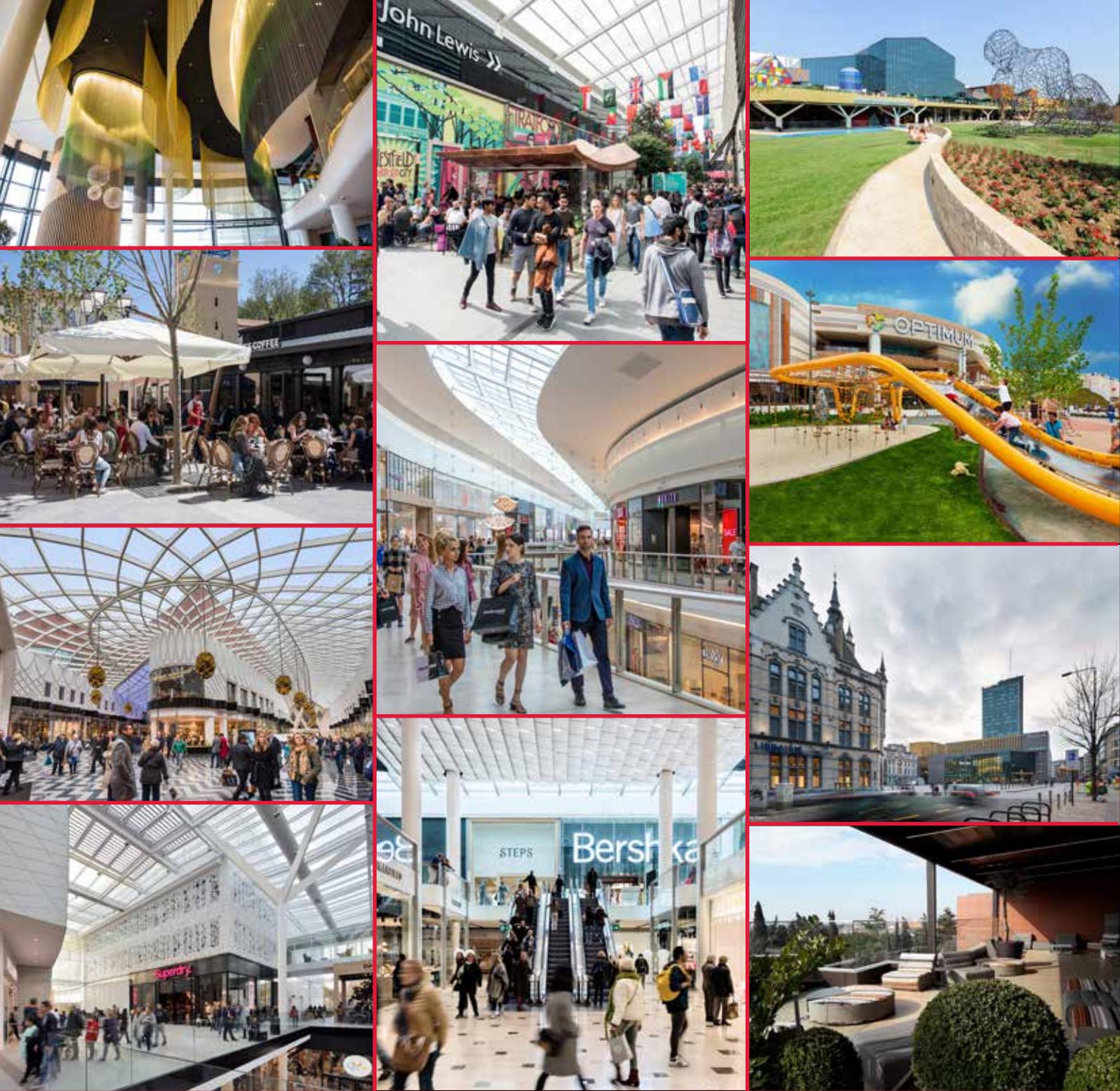
MAJOR TENANTS: John Lewis, Marks & Spencer, Waitrose, Vue Cinema, Aspers Casino, Primark, H&M and Zara

Located at the prestigious gateway to the Queen Elizabeth Olympic Park, Westfield Stratford City is regarded as the first piece of legacy from the London 2012 Olympic and Paralympic games, and served as the catalyst for East London's massive urban regeneration project.

The 175,000 square metre development houses more than 250 stores—amongst them 30 new concept and first to region retailers including Victoria's Secret, Stradivarius, Smiggle, IKEA, NYX, and Missguided, as well as Europe's largest H&M store. The centre features the latest in customer and digital services, and offers 'find my car' technology, ticketless parking, product search, and interactive wayfinding technology.

The mixed-use development also houses 80 restaurants and cafes, three hotels, and world-class leisure amenities including Aspers Casino, Vue Cinema, and an All Star Lanes Bowling Alley.

Westfield Stratford City is the largest urban shopping centre in Europe and the UK's most popular retail destination by footfall. Since its opening in 2011, the centre has attracted more than 220 million visitors and has record-setting retail sales of 5.6 billion euros.



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