ICSC
EUROPEAN SHOPPING CENTRE AWARDS 2009

ICSC European Shopping Centre Awards 2009

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Every year since 1975, 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.

Award Categories

New Developments
Refurbishments/Expansions

Special Distinctions

ReStore

The ReStore distinction rewards both the developer and the local authority for a successful partnership that delivers a sustainable result for the local and regional community.

ReSource

The ReSource distinction is only given when the ICSC Shopping Centre Awards Jury agrees that a project, developer, architect, manager or retailer has proved a commitment to long-term sustainable development.

ICSC European Shopping Centre Awards 2009

The ICSC European Shopping Centre Awards are the supreme awards in European retail property. From a shortlist of Finalists, outstanding schemes are selected as Award winners. Commendations and Certificates of Merit may also be given to the selected Finalists, in recognition of particular achievements or features of special interest.

Derek Barker, chairman of the ICSC European Shopping Centre Jury, comments on the trends evident in this year's ICSC European Shopping Centre Awards:

"This year we saw an increasing number of entries from emerging markets therefore widening the geographical reach of the established European shopping centre industry. Well planned and presented, good quality, and professional developments are evident realizing effective and efficient real estate solutions and introducing the shopping centre culture to new and enthusiastic audiences. With this expansion follows the continuing spread of cross border retailing, a trend that has been evident for a number of years.

Urban and edge of town solutions are still prevalent and this continues the strong theme of urban regeneration and town and city centre development which we have seen in recent times. The combined mixture of open and enclosed environments is a continuing trend that seeks to blend city environments together and at the same time provide weather protected shopping places.

Sustainable and efficient standards are increasingly incorporated as part of shopping centre design and management using the latest technology to reduce energy consumption and CO2 emissions. Some seek to provide alternative or 'green' energy sources. The management and recycling of waste is now routine across the spectrum of entries. Centres are also addressing social, economic and cultural issues through specific programmes involving local communities. Equally, designers are achieving new shopping places within architecturally significant environments, providing a strong connection and identification for the communities they serve.

The ICSC European Shopping Centre Award Jury welcomes the new trends, and whilst it celebrates the architectural and social heritage of many of our European cities with both new development and rebuilt historic buildings, it also gives shoppers what they have come to expect over the last few decades: exciting retail, excellent facilities and lively environments."

ICSC European Shopping Centre Awards 2009

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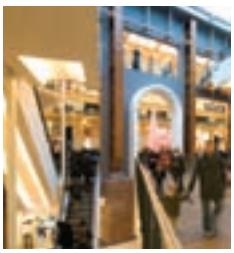
New Developments: Small



Stadsfeestzaal Shopping

Antwerp, Belgium

Developer: **Multi Development Belgium NV**
Architects: **T+T Design, Exners and Verbaenen-Berteloot**
Total Gross Leasable Area (GLA): **20,751 sq. m**
Number of Stores: **38**
Major Tenants: **Saturn, Delhaize, Urban Outfitters, Men at Work and LaPlace**

Stadsfeestzaal (SFZ) is an important historical 100-year-old monument located between Hopland, a more up-market retail area, and Meir, the high street mainstream shopping in Antwerp. This remarkable building was almost completely destroyed by a fierce fire on December 27, 2000. Multi Development Belgium refurbished the building with an eye for historic detail and grandeur. This unique building was returned to the city, not only as the “shopping hot spot,” but also as a place to come together and celebrate life. Stadsfeestzaal became truly a unique asset to the city of Antwerp and reconfirmed once again the city as a preferable shopping destination. Stadsfeestzaal comprises 40 shops spread over 4 levels, on a 20,751-square-metre retail area, 49 apartments, and 275 underground parking spaces. The centre combines fashion, leisure and food in a unique fusion of historical and modern architecture. The concept is from the hand of T+T Design, in collaboration with a team of architects: Exners Tegnestue A/S and Graziosi Progetti.

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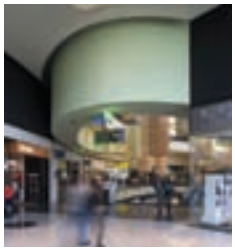
New Developments: Medium



8ª Avenida

S. João da Madeira, Portugal

Developer: **Sonae Sierra**
Architects: **Sonae Sierra (José Quintela) and Laguarda Low**
Total Gross Leasable Area (GLA): **28,269 sq. m**
Number of Stores: **133**
Major Tenants: **Continente Hypermarket, Worten, C&A, Lefties and Lopes Cinemas**

Representing an investment of €54.3 million, 8ª Avenida is the 46th shopping and leisure centre owned and managed by Sonae Sierra – the 20th under operation in Portugal – and is an important step towards the modernisation of the shopping and leisure offer in the S. João da Madeira region, where there is no other similar development. With a Gross Lettable Area (GLA) of 28,269 square metres, 8ª Avenida makes available a complete and wide-range offer of a total of 133 shops, including the 13 previously occupying the pre-existing Modelo Shopping Centre. The development features a total of eight large dimension shops: Continente hypermarket, Castelo Lopes cinema with 5 screens, and SportZone, Worten, Modalfa, Lefties and C&A. The offer is completed by restaurants and shops hosting several prestigious brands, such as Bershka, Pull & Bear, Kiddy's Class, Stradivarius, Women Secret, Springfield, Pré Natal, Lanidor, Zippy and United Colors of Benetton, among others. In the restaurant area, the highlights will be Pizza Hut, Pan's & Company, Burger King and Loja das Sopas e Brasa Rio. Located in an area of about 300,000 inhabitants, in a 20-minute catchment area, the 8ª Avenida will serve a far larger population, since it will attract people from the surrounding counties, which include an important industrial area, and therefore expect a population growth in the coming years. The shopping and leisure centre is expected to have 5.7 million visits and estimated sales of €62 million in the first complete year of operation, excluding the hypermarket sales. The architectural theme of this new shopping and leisure centre, designed by Sonae Sierra's team, lead by architect José Quintela, and Laguarda Low, is based on S. João da Madeira's regional codes – the fashion industry thus establishing an emotional attachment with the local community.

New Developments: Medium (continued)

Centro Commerciale Gran Sasso Gran Shopping

Teramo, Italy

Developer: **Foruminvest Italia Srl**
Architects: **CCONCEPT, RTKL and PCMR**
Total Gross Leasable Area (GLA): **30,000 sq. m**
Number of Stores: **97**
Major Tenants: **E. LeClerc Conad, Unieuro, H&M, Oviesse and Burger King**

The construction of the centre Gran Sasso Gran Shopping reached its climax on the 22nd of November 2007 with the opening of a modern, covered shopping centre, situated right next to the A24 motorway which links Rome with the Adriatic coast. This area, called Piano d'Accio, consists of the Gran Sasso Gran Shopping, a new football stadium with approximately 9,000 seats, and the campus of the new University of Teramo, currently under construction. The Gran Sasso is a shopping centre of approximately 36,000 square metres spread over 100 stores, offices, cafes, and restaurants as well as a hypermarket rented by E. Leclerc Conad with a total GLA of 29,839 square metres. It has 1,832 free parking spaces (1,371 in the underground parking and 461 at ground level, in front of the main entrance). In addition the 1,700 parking spaces of the football stadium are also accessible to visitors of the shopping centre. As a result, the city of Teramo has increased its commercial offer with a "unique selling point" that no city in the catchment area can compare to. The Gran Sasso belongs to a new generation of shopping centres introduced in Italy by Foruminvest itself: the third generation. A generation that is born not only for commercial reasons, but that also groups various objectives: recreational and social. Every sector has been designed to satisfy both the need to shop and the need to feel at home in a warm environment chosen as a place to relax. The layout of the Gran Sasso Gran Shopping consists of a compact shopping circuit of three malls with shops on both sides. In addition there are a number of spectacular large squares that reconnect to the Italian concept of the plaza as meeting place. The largest square, Corno Grande, is the main food court that can also be used to host events and fashion shows. Big LED screens will entertain the visitors in this centre. With the opening of the Gran Sasso Gran Shopping, the attractiveness of the city of Teramo is guaranteed for future decades.

New Developments: Medium (continued)

Delta City

Belgrade, Serbia and Montenegro

Developer: **Delta Real Estate**
Architect: **MYS Architect**
Total Gross Leasable Area (GLA): **30,381 sq. m**
Number of Stores: **125**
Major Tenants: **SuperMaxi, Star Cinemas, Kolosej Lounge & Play, Zara and Tehnomarket**

The first international-style shopping mall in Serbia, Delta City is situated in New Belgrade, the largest residential area of Belgrade with a very high population density. The property benefits from a superb location and excellent traffic infrastructure, only ten minutes away from downtown, and the nearby highway E75 which enables fast and simple access from all areas of the capital.
As a regional fashion mall Delta City has over 20 fashion brands which entered the Serbian market for the first time. Delta City's unique design features two floors of a carefully planned tenant mix including leading names, such as Zara, New Yorker, Marks & Spencer, Esprit, Bershka, and a strong sports cluster anchored by a large format Nike store. An innovative hypermarket design introduced SuperMaxi as well as a wide range of electronics in the Technomarket store. The top level of the mall represents entertainment options new to the Serbian market, with a multiplex cinema, a bowling court with complementary entertainment, a kid's playground, as well as a fast food.
In order to satisfy the custom of Serbian people, various restaurants and appealing cafes are allowing shoppers to use Delta City for socialising. Delta City has been designed in a way that offers direct access from the street in addition to the five-level deck garage and underground parking, totaling 1,200 spaces. As a pioneer in this industry, Delta Real Estate has introduced a totally new shopping culture to the market through this state-of-the art development. This premier project is already transforming the local shopping culture and its various entertainment facilities have made it a major attraction not only for the people of Belgrade, but for many visitors flocking from all over the country.

New Developments: Medium (continued)

FINALIST

Wilmersdorfer Arcaden

Berlin, Germany

Developer: **Mfi Management für Immobilien AG**
Architect: **Christoph Quick**
Total Gross Leasable Area (GLA): **32,600 sq. m**
Number of Stores: **117**
Major Tenants: **Deutsche Post, H&M, Kaiser's, MediMax and SpieleMax**

Wilmersdorfer Arcaden, located at Wilmersdorfer Straße in the Charlottenburg district of Berlin, was developed on partially developed land that had become a wasteland within the city. Its success is an example of a town planning project that uses existing resources to upgrade a deteriorating area. Wilmersdorfer Arcaden is a multifunctional shopping centre (in addition to apartments, offices, health and fitness facilities), which - despite its size - harmonically fits into the block construction typical of Berlin. Basically, it is nothing but a roofed part of the city. The Arcaden, characterised by the curved mall, are perfectly integrated into the district. At several places, they are open to the pedestrian area and are perfectly connected to the transportation network. The curved mall receives abundant natural light and features well conceived details that arouse the visitors' curiosity every few metres. Select specialty stores and suppliers and large-scale anchor tenants were combined in a balanced way. They include well-known names and established brands as well as innovative, new business concepts, contributing to the mall's uniqueness. The centre offers fashion from Denmark, Russia, Portugal and Italy. Restaurants are characterised by diversity in their cuisine and high-quality lounges. Wilmersdorfer Arcaden is now a place to see and be seen and to relax in comfortable, attractive surroundings. In addition to retail, the Wilmersdorfer Arcaden has doctors' offices, a blood donation service, a gym, offices and well-equipped apartments with their own playground. In the end, the Wilmersdorfer Arcaden will enhance and enrich the traditional Wilmersdorfer Straße with its retail offer that is both classic and unique.

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New Developments: Large

Forum Mersin Shopping and Lifestyle Centre

Mersin, Turkey

Developer: **Multi Turkmall Gayrimenkul Yat. Ins ve Tic AS**
Architects: **T+T Design, Chapman Taylor and MM Proj**
Total Gross Leasable Area (GLA): **71,500 sq. m**
Number of Stores: **203**
Major Tenants: **Media Markt, Koctas /BNQ, Migros, YKM and Cinebonus (Mars the Cinema Professionals)**

A unique concept, Forum Mersin is located in the Mediterranean city of Mersin (Turkey), close to the seafront where the city's population of 1.8 million triples during the summer months. The 66,000-square-metre centrally-located site is divided by a boulevard, requiring an innovative design concept to join two plots. An open-air bridge was designed that offers seafront views whilst joining the main elements of the scheme: a covered shopping arcade and an outdoor mall. An open street leads to an open square connecting a covered shopping area via the bridge.
The result is the best of two worlds. Suiting its urban context, Forum Mersin was designed to be an integral part of the city with strong links to its surroundings. The new urban space is made up of a variety of environments, each bringing a different feel and experience to visitor. The architecture incorporates existing historical features with modern iconic elements such as landscape, cinemas and a red-lighted tower in the outdoor mall. Every element of design mirrors the scheme's seafront location, from water-like ripples in the pavement, to palm trees, many water features, sails used for shading and the pier-like bridge. A new heart for Mersin's retail, the new development has been a commercial success and a boost to the local economy. Since its opening in October 2007, Forum Mersin has been visited by 11.2 million people. Not only has Mersin attracted local visitors, it has become a destination for tourists, attracting those from Syria and Lebanon in particular.
A wide commercial provision leading to economic improvement, the approximate €200 million development comprises 200 commercial units with shops, restaurants and cinema. The centre is a distinctive project in terms of scale, investment and employment. It is the largest retail project in the entire surrounding Mediterranean Region, having gross leasable area of 71,500 square metres and providing 2,500 job opportunities. Forum Mersin has been an economic success from the outset. It has been fully let out since its opening and retailers have reported strong turnover and visitor figures.

New Developments: Large (continued)

Galeria Baltycka Gdansk

Gdansk, Poland

Developer: **ECE Projektmanagement Polska Sp. z.o.o**
Architects: **ECE Projektmanagement Polska Sp. z.o.o. and A-plan**
Total Gross Leasable Area (GLA): **40,000 sq. m**
Number of Stores: **193**
Major Tenants: **Carrefour, Peek & Cloppenburg, Saturn, H&M and Zara**

Galeria Baltycka is the most modern and the most elegant shopping centre in Gdansk and the whole Tricity metropolis (Gdansk-Gdynia-Sopot). With nearly 200 stores, cafes and restaurants, Galeria Baltycka also has a regional impact and attracts customers from the whole Pomerania region. Immediately after the opening in October 2007, Galeria Baltycka proved to be extremely successful, with the number of visitors and turnover exceeding expectations.

Tenant mix in Galeria Baltycka offers a great choice of products and services, starting from modern fashion brands, through consumer electronics and supermarkets, to cosy cafes and restaurants. The tenant mix was especially designed by leasing managers of ECE to include international brands as well as Polish and local ones. Galeria Baltycka introduced 30 new stores, so far absent in the Gdansk market, including brands as Zara, Mango, Biba, Peek & Cloppenburg, Hugo Boss, Tommy Hilfiger and many others.

Architecture: The seashore landscape has been the source of inspiration for the impressive architecture of Galeria Baltycka. The facades are fitted with sandstone and glass panes relating to the beach and water of Gdansk Bay. The malls entice with maritime and beach motifs. The elegant atmosphere is created by an atypical arrangement of malls that form an irregular triangle. Its corners and its centre constitute plazas with a lot of natural light.

Location: Galeria Baltycka is perfectly located at the main traffic route in the Tricity in the Wrzeszcz district, traditionally the most favoured shopping location in Gdansk. It is easily accessible by car or public transportation, favoured by the commuters in the Tricity. The railway station and long distance bus terminal are located within short walking distance from the shopping centre. For drivers Galeria offers a convenient parking lot with 1,100 parking places.

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New Developments: Large (continued)

Meydan Shopping Square

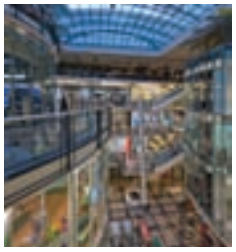
Istanbul, Turkey

Developer: **Metro Group Asset Management GmbH & Co KG**
Architect: **Foreign Office Architects (FOA)**
Total Gross Leasable Area (GLA): **68,655 sq. m**
Number of Stores: **51**
Major Tenants: **Real Hypermarket, Media Markt, Ikea, Mars Entertainment and YKM Dept Store**

Remarkable architecture in association with innovative, sustainable engineering are the outstanding features of the Meydan Shopping Square opened by METRO Group Asset Management in October 2007 in Istanbul. The building complex represents a new generation of retail properties. Using natural roof meadows and flowing transition from buildings to spacious plaza, star London architects Foreign Office Architects (FOA) have created a modern marketplace for the Ümraniye district of Istanbul. Meydan is also exemplary when it comes to ecological aspects: the air-conditioning (cooling and heating) is provided by one of the largest geothermal systems in Europe. The name of the shopping square – Meydan – Turkish for “marketplace,” sums up the innovative architectural design. The centre of the complex is an open plaza that is connected to all levels of the building by a series of ramps and staircases. The roofs (30,000 sq. m.) of the buildings are covered in wild meadow vegetation and invite the shopper to linger awhile. In the middle of this city district otherwise dominated by concrete edifices, Meydan acts as a green oasis – a place to play, stroll and picnic. Meydan has already become the centre of Ümraniye, a fast-growing quarter of Istanbul where 650,000 people live, with the population expected to grow to one million by 2010. The shopping square combines shopping and leisure time activities.
There are 50 different shops, a food court with restaurants and cafés and a movie theater complex. The food, media, sport and fashion shopping worlds are primarily aimed at the younger target group. Ikea, Real, Media Markt and other international brands such as Nike, Adidas, GAP, Mango, Mudo, Koton, Starbucks and Burger King are the anchor stores.

New Developments: Large (continued)

FINALIST ICSC EUROPEAN SHOPPING CENTRE AWARDS 2009



Palladium

Prague, Czech Republic

Developer: **European Property Development**
Architects: **Architekten-Ingeneieure PSP, SIAL architekti a inzenýri, Bose International, RTKL and SH Architects**
Total Gross Leasable Area (GLA): **41,294 sq. m**
Number of Stores: **186**
Major Tenants: **Marks & Spencer, Albert, H&M, C&A and Conbipel**

Located on the site of an old stable and military barracks, Palladium provides an exciting new shopping destination in the historic city of Prague and claims status as the largest mall in the Czech Republic. The building retains the architectural style of the site's former structure, juxtaposed against a richly ornamented modern interior. The project incorporates portions of the original foundation, dating back to the 12th century, into the new 115,000-square-metre building. The centre also features a completely restored historic façade, reflective of the building's original state, grandeur and colour. Totalling 11 storeys, Palladium is composed of three below-ground parking levels, five levels of retail (two below-ground and three above), and three of Class-A office space. Designers developed an interior design concept that celebrates the history of the site by drawing on Prague's rich tradition of music, theatre and arts. The word "Palladium" itself creates connotations of a performance venue. To express this thematic idea, designers established a layout in which each floor functions as a stage showcasing its various retailers. While large, glass panels offer unobstructed views into storefronts, a steel-framed glass skylight runs the length of the building and enables natural light to fill the corridors. Each floor is dedicated to a different musical theme and subtly references various musical genres. Local artwork is incorporated into the design of both interior and exterior spaces. Palladium's vertical layout mimics a traditional urban street. At ground level, floor patterns reflect Prague's cobbled alleys, public plazas and busy market streets. As one ascends, these floor patterns, wall finishes, and graphic enhancements become increasingly more lively and playful, culminating at the top retail floor where all of the entertainment, restaurants and bars are located. The centre boasts 41,000 square metres of retail, 18,500 square metres of office space, 912 parking spaces, and connections to public transit.

New Developments: Large (continued)

Victoria Square

Belfast, United Kingdom

Developer: **Multi Development UK**
Architect: **T+T Design**
Total Gross Leasable Area (GLA): **64,000 sq. m**
Number of Stores: **103**
Major Tenants: **House of Fraser, TopShop, Urban Outfitters, Zavvi and Odeon**

The €500 million Victoria Square regeneration scheme in Belfast opened on 6th March 2008. Victoria Square is the first major city centre development in Belfast for 15 years. It is the first fully financed private sector investment of this scale ever in Northern Ireland. As the first development of this magnitude in Belfast, Victoria Square offers a mix like no other, integrating retail, residential, restaurants, cafes, a cinema and more, providing a new heart for the centre of Belfast. The 75,000-square-metre scheme is anchored by department store House of Fraser and has brought over 40 new brands not previously available in Belfast. Victoria Square is an open-air, light-filled space with streets, public areas, and 17 contextually different buildings. A key element in the plan is two covered, multi-level streets linked to a massive glass dome measuring 35 metres in diameter. A public square covered entirely by the glass dome serves as the hub of the entire area. An ornate memorial fountain (Jaffe Fountain), constructed in the 1870s to honour a leading Victorian Belfast businessman, has been restored and returned to its original location in Victoria Square. Victoria Square has a number of pedestrian links to nearby business, nightlife and shopping streets on Laganside, Donegal Place, Royal Avenue, and Ann Street. After 30 years of under-investment in Belfast due to the civil unrest, Victoria Square is a tangible benefit of the “peace dividend” in Northern Ireland, restoring confidence in Belfast for investors and boosting the civic pride of local people in their City. Victoria Square brings a boost to Belfast City Centre’s evening economy by pioneering regular late trading in the main shopping area, which for many years was “sealed off” from the remainder of the City Centre due to the civil unrest.

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New Developments: Very Large

Campania

Marcianise Caserta, Italy

Developer: **Corio Italia/Interporto Sud Europa**
Architects: **Ferdinando Iodice and Design International**
Total Gross Leasable Area (GLA): **107,000 sq. m**
Number of Stores: **175**
Major Tenants: **Carrefour, Saturn, Euronics, Brico Center and H&M**

Campania opened in September 2007 in the heart of the Campania region. It is the biggest shopping centre in Southern Italy, located in the second most populous Italian Region (5.8 million inhabitants), in the municipality of Marcianise between Naples and Caserta. Campania benefits from the Interporto Sud Europa (a crucial logistic pole) road network infrastructure. Thanks to its location, Campania benefits also from being visible from the Rome-Naples roadway, one of the busiest Italian highways. Campania is a two-level indoor shopping centre with external big and medium units and 7,000 parking spaces. The centre hosts an innovative concept for the Italian market: Piazza Campania, a square where people meet and where daily entertainment is provided (interactive game shows, dance, live music, various kinds of entertainment that involve customer participation), is equipped with a high quality audio, a giant screen and a special lighting system. Around the Piazza are restaurants, a cinema, a bookstore, a FEC. The centre has been built using natural materials such as wood and stone; the malls and the squares have glass ceilings, allowing natural sunlight during the day, while at night special lights and LED illumination give Campania a suggestive image both inside and outside. The project has thus been developed with great attention to the customers' comfort. Shops are distributed in accordance with various thematic areas identified by design motifs. The external big surface units are accessible directly from the parking lot and are occupied by some of the most important European and Italian retail groups. The shopping centre has been named Campania in order to underline its connection with the region.

New Developments: Very Large (continued)

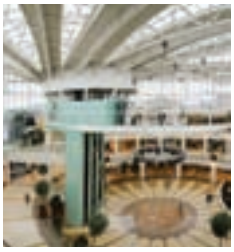
Islazul

Madrid, Spain

Developers: **Grupo Lar and Ivanhoe Cambridge**
Architect: **L35**
Total Gross Leasable Area (GLA): **89,265 sq. m**
Number of Stores: **208**
Major Tenants: **Eroski, Saturn, H&M, Yelmo Cines and Zara**

Islazul – the Blue Island – was born as part of a planned southwestern expansion of the city of Madrid. An imaginative approach to the city's zoning for the site created an opportunity to develop not just a local shopping centre, but a major regional retail and leisure destination. Islazul's unique totem pole, illuminated at night by a moving display, welcomes visitors as they approach through the city's southwestern outskirts. Arriving by car, they follow the guidance system in the brightly lit underground garage, making parking a stress-free experience, from which they rise to Islazul's heart. Islazul's triangular floorplan creates a series of malls, each with its own character and feel, using curving organic shapes to engender an intimacy of scale and a feeling of meandering. The layout uses anchor stores at the apexes, and with three points of entry from the parking garage, promotes good circulation and even footfall. The transparent ETFE roof lets daylight flood in, creating a street atmosphere for shoppers while leaving them free from the extremes of the Madrid climate. Islazul offers one of the best fashion shopping experiences in Spain, with retailers grouped to provide comparison shopping for visitors. Spaces within the malls give room to stop and relax, and a kid's play area provides a safe haven for the little ones. La Cesta, a traditional style fresh food market, revives and redefines the excitement of the open market stall environment for shoppers, and includes a culinary demonstration space. The Plaza, Islazul's hub, is a town square oasis providing leisurely dining and refreshment. Clever baffles dapple the sunlight; small, intimate bars and cafes nestle beneath subtle canopies. A food court provides value refreshment, while a series of quality restaurants open off the Plaza, serving both shoppers and visitors to Islazul's leisure attractions, including the Yelmo cinema, its multi-screen offering including the first interactive gaming auditorium in Spain and the largest screen in Europe.

New Developments: Very Large (continued)



Istinye Park

Istanbul, Turkey

Developer: **Orta Gayrimenkul Yat. Yon. ve Turizm A.S.**
Architect: **Development Design Group, Inc.**
Total Gross Leasable Area (GLA): **88,936 sq. m**
Number of Stores: **274**
Major Tenants: **Beymen, Vakko, Boyner, Marks & Spencer and Mudo**

Istinye Park is a unique urban lifestyle environment; an innovative retail, dining and entertainment centre. Three conceptually distinct elements – Grand Rotunda, Lifestyle Centre and Fashion Zone – combine into one multifaceted omni centre destination targeting people of all socioeconomic levels. A compelling combination of creative design and breathtaking range of facilities, Istinye Park transforms bold possibilities into everyday realities, making “doing it all” a way of life. Istinye Park encompasses over 93,000 square metres of retail, restaurants and entertainment venues serviced by four levels of sub-ground parking. The options, convenience, style and energy of Istinye Park extend throughout the centre. The open-air Lifestyle centre, with green central park, street-side shopping and two levels of high-end retail below, offers up the relaxed atmosphere of a town-square project. The national/international department stores and anchors under the massive skylights and abundant natural lighting of the three-level Fashion Zone present a fresh new take on an enclosed mall. From the media wall hung in the centre of Rotunda, to the health spa, to the full selection of service and convenience facilities, Istinye Park offers something special: a spectacular array of retail and leisure possibilities in a unique urban environment; Istanbul’s first true contemporary gathering space.

New Developments: Very Large (continued)

Panora Shopping and Leisure Centre

Ankara, Turkey

Developer: **Merkez Construction, Tourism, Management Inc.**
Architects: **A Tasarim Architecture and Consulting Ltd.**
Total Gross Leasable Area (GLA): **85,791 sq. m**
Number of Stores: **210**
Major Tenants: **Mars Entertainment Group (Cinema & Fitness Center), Tesco, Mudo Concept, Zara and Beymen**

Panora Shopping and Leisure Centre, with the surrounding collective housing and villa areas and belt highway, was built in an urban transformation region that will be the intersection point of the living spaces of high-income groups for the next 20 years. Not only close to a group interested in a high standard of living, Panora is also located in Çankaya, the most significant district of Ankara where there are developing business centers, big corporations, embassies, a prime ministry building and Çankaya Mansion. Panora, featuring the qualifications of a super regional shopping mall with its rentable area of 85,791 square metres, 9 anchor stores and 210 stores, provides a different atmosphere for its customers with its architectural details. Panora's glass dome, the largest in Turkey with a 39-meter diameter, glass facades, and its avenues provide the guests the opportunity of a capacious shopping experience in daylight. On first floor of Panora, educational activities are conducted in connection with the two biggest solid-glass aquariums in Turkey. One is a shark aquarium and the other is a reef aquarium, each with a 75-ton water capacity. Both attract the attention of our customers and are used by schools for training purposes. The single piece application mosaic located on the ground floor was made by 240x magnification of the original of Piri Reis' World Map located in Topkapi Palace. It represents the face of Panora waiting to be discovered. Panora offers living space as well as shopping with Panora Park, including amphitheatre, ornamental pool, outdoor sport facilities and natural housing spaces. Panora Terrace hosts restaurants from world kitchens, a sports centre offering various activities and services, an entertainment centre featuring bowling, billiards, darts and playgrounds, 12 cinema halls and 3D technology that is used for the first time in Ankara.

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Specialised Developments

Vicolungo Outlet

Vicolungo, Italy

Developer: **Neinver**
Architects: **William Taylor and Lombardini22**
Total Gross Leasable Area (GLA): **28,500 sq. m**
Number of Stores: **133**
Major Tenants: **Puma, Hilfiger Denim, Guess By Marciano, Samsonite and Breil Milano**

Vicolungo Outlets was opened in October 2004 and expanded to more than 130 shops in April of 2008. Located in the province of Novara, Vicolungo Outlets is in a strategic position only 30 minutes from Milan, 40 from Turin and Malpensa International Airport and 50 from Varese. It is also less than 1 hour from the busy tourist destinations Maggiore and d'Orta lakes. Shopping, fun and urban life are the keys that inspired the development of Vicolungo Outlets. It features more than 130 prestigious brand name retailers, including Baldinini, Benetton, Botticelli, Breil Milano, Cerruti 1881, CK Jeans, Frette, Guess by Marciano, Henry Cotton's, Hilfiger Denim, Les Copains, Levi Strauss & Co., Nike, Parah, Puma, Samsonite and Piquadro. Open 7 days a week including holidays, the outlets alternate elegant boutiques with relaxing green areas, bars and restaurants. Its streets and squares often offer cultural events and entertainment, with areas dedicated to children. Created by William Taylor, American retail designer, Vicolungo Outlets extends along both sides of the urban centre main street, with its squares and public spaces. The traditional Piemonte style paving and the combination of green areas and expanses of water enhance the landscape and architecture of the pre-existing urban area.

ICSC European Shopping Centre Awards 2009

Refurbishments & Extensions

ArrábidaShopping

Vila Nova de Gaia, Portugal

Developer: **Amorim & Moya and Sonae Sierra**
Architects: **Genestal Machado, Nelson Almeida and Manuel Ferrei**
Total Gross Leasable Area (GLA): **61,882 sq. m**
Number of Stores: **199**
Major Tenants: **Worten, SportZone, H&M, UCI and Microlândia**

Located in Vila Nova de Gaia, facing Porto on the other side of the Douro River, ArrábidaShopping is a shopping centre with a gross lettable area (GLA) of 61,882 square metres. The centre was developed and inaugurated in 1996 by Amorim Group and acquired by Sonae Sierra in 2002. ArrábidaShopping makes available a complete and wide-range offer of a total of 199 shops, including the biggest cinema in the region with 7,500 square metres and a hospital connected with the centre. The keys to ArrábidaShopping's success were a new food court layout flooded with natural light and with an inviting esplanade; an accessible fashion mall layout; and an optimization process that brought in important new units and improved tenant mix. Relocating the escalators and having the hypermarket operate on a single level helped increase the flow of visitors to previously low-performing corners. The open esplanade also allowed ArrábidaShopping to adapt to new legislation regarding tobacco use. In addition, the improved layout better accommodates visitors to the hospital, access to which is through the mall.

Refurbishments & Extensions (continued)

Beaulieu, île de Nantes

Nantes, France

Developer: **Ségécé**
Architect: **B & H Construire**
Total Gross Leasable Area (GLA): **39,000 sq. m**
Number of Stores: **104**
Major Tenants: **Carrefour, H&M, Vero Moda- Jack & Jones, Armand Theiry and Nature & Decouvertes**

Newly renovated and extended, the Beaulieu centre in Nantes was unveiled on 14 March 2008 after more than 18 months of work. Visitors discovered a centre that has been redesigned with bold architecture and which now accommodates more than 100 brand names over 39,000 square metres of GLA. Situated on Île de Nantes, now a true extension of the town centre, Beaulieu has been following the development of this area since it was created in 1975.
Designed in close collaboration with the architect and town planner Alexandre Chemetoff, who is responsible for the sustainable development of Île de Nantes, the renovation and extension of Beaulieu strengthen the opening of the centre to the town and its environment. On the land of the existing site, the company B&H Construire, led by Patrick Bouchain, decided to align the building with the adjoining streets by extending it by 7,700 square metres of GLA and by developing a parking silo with 600 spaces. To link the existing centre with the extension, he has covered the façade with a “hedgerow” of 260 metal palms in various shades. Inside the mall, the architect combines new and old by retaining the existing materials – marble, brass, etc.
For additional space and light, ceilings have been put in that are studded with light fixtures, continuing in the mall with impressive centre lights fitted with metal tubes, echoing the leaves on the façade. The environmental aspect is strengthened: pre-made slabs on the roof for heat insulation, loading dock covered with an acoustic tunnel, etc. At the same time, the centre has boosted its offerings by adopting a fashionable and trendy position. It accommodates 24 new brand names, some of which are new in France, such as Vero Moda and Jack & Jones, fashion concepts from the Danish Bestseller group. Several existing brand names have also benefitted by expanding and modernising, thereby adapting to the new image of the centre.

Refurbishments & Extensions (continued)

FINALIST ICSC EUROPEAN SHOPPING CENTRE AWARDS 2009

Les Quatre Temps

Paris La Defense, France

Developer: **Unibail-Rodamco**
Architects: **Anthony Belluschi, OWP/P & SRA architects**
Total Gross Leasable Area (GLA): **130,000 sq. m**
Number of Stores: **230**
Major Tenants: **Auchan, UGC, Castorama, Toys 'R Us and Virgin Megastore**

The metamorphosis of Western Paris' cutting-edge retail and leisure centre, Les Quatre Temps in the Paris business district La Defense took place between 2004 and 2008. Les Quatre Temps is one of the main shopping centres in France and in Europe in terms of surface, visits, and turnover. Les Quatre Temps is a shopping centre located in the heart of the largest business district in Continental Europe, built over and directly connected to an exceptional public transportation hub (with 450,000 commuters every day) and a rich catchment area of more than 4 million inhabitants and 150,000 employees working on the site of La Défense. Les Quatre Temps offers today, on a total surface of 130,000 square metres GLA, 230 stores on 4 levels, among which 12 large specialized stores (Castorama, Darty, Virgin, Go Sport, Andaska, Toys 'R' Us, Sephora, C&A, H&M, La Redoute, Armand Thiery, Zara, Uniqlo), an Auchan hypermarket of 11,500 square metres, 40 restaurants (including 14 restaurants in Le Dôme), 16 theatres at UGC Ciné Cité La Défense (3,627 seats) and 6,500 parking places. In 2007, Les Quatre Temps welcomed 33 million visitors, with an average of 18,000 visits on weekdays, 25,000 on Saturdays and 10,000 on Sundays for the leisure area, generating total gross sales of €817 mln over the year (including the hypermarket).
Those 2007 figures – increasing while the renovation was still a work in progress – show the first results of a metamorphosis started in 2004. This metamorphosis, a major refurbishment and an extension of 15,000 square metres demonstrates the know-how of Unibail-Rodamco in owning and managing large shopping centres with unique positions and its ability to deliver value creation through extension, renovation, retenanting, "welcome attitude" and retailtainment.

ReStore

The 2009 *ReStore* distinction goes to Multi Development UK and the City of Belfast, United Kingdom for Victoria Square, the first major city center development in this historic city in 15 years. Victoria Square is also the first fully financed private sector investment of its scale in Northern Ireland, and the final product provides a dynamic mix of retail, residential, restaurants, entertainment and more. Major tenants House of Fraser, TopShop, Urban Outfitters, Zavvi and Odeon head a roster of over 100 shops, more than 40 of them new brands to Belfast. Architecturally, Victoria Square is an open-air mix of streets, public areas and 17 contextually different buildings linked to a massive glass dome and highlighted by the ornate, restored 1870s Jaffe Fountain. Ultimately, Victoria Square has returned confidence and a deep sense of civic pride in Belfast.

Victoria Square
Belfast, United Kingdom

Resource

The 2009 *ReSource* distinction goes to Metro Group Asset Management for Meydan Shopping Square in Istanbul, Turkey. Its 51 stores led by Real Hypermarket, Media Markt, Ikea, Mars Entertainment and YKM Department Store provide the retail dynamic...its remarkable architecture and sustainable engineering represent a new generation of retail development. From its natural roof meadows of wild vegetation and flowing transition from buildings to spacious plaza, to its cooling and heating from one of the largest geothermal systems in Europe, Meydan Shopping Square is exemplary in its environmental commitment. "Meydan" is Turkish for "marketplace," and Meydan Shopping Square is ultimately a green oasis to shop, play, stroll and picnic.

Meydan Shopping Square
Istanbul, Turkey

2009 Jury Members

Chairman
Derek Barker

Managing Director
Haskoll Architects
and Designers
UK

Vice-chair
Gerrit Beker

Managing Director
ING Real Estate Development
The Netherlands

Judges
Avi Alkas CLS,SCSM,SCMD

Chairman Turkey
Jones Lange LaSalle
Turkey

Carmen Almagro

President
Accessorize
Spain

Biljana Bozic

Senior Advisor
East Capital
Russia

Mario Taccini

Managing Director
CBRE- Espansione Commerciale S.R.L.
Italy

Stephen Pragnell

Group Director for
External Relations
Apsys Group
France

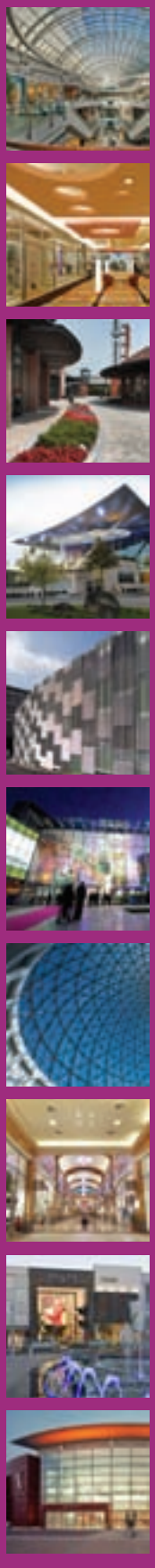
Andreas Ramseier

Director
Maus Frères, S.A.
Switzerland

Why Enter

A winner of the European Shopping Centre Awards Programme represents the shopping centre industry's judgement as to what constitutes "the best European centre of the year". The benefits of this recognition are immeasurable:

- Reputation - a demonstrated standard of excellence. A winning entry shows that it has achieved success in most of the important aspects of the project: its choice of site, planning, architecture, selection of tenants, sales results, acceptance by customers and financial returns
- Industry acclaim - finalists will see their work showcased at the ICSC Annual European Conference followed by the announcement of winners and presentation of the Awards at a specially convened session
- Public recognition - complete coverage in *Shopping Centres Today*, on www.icsc.org and in a feature publication, *Winning Shopping Centre Designs*. ICSC will also issue press releases announcing all winners to the media
- Global leadership - as a winner of the ICSC European Shopping Centre Awards Programme, you will be recognised around the world among the very best the shopping centre industry has to offer. Winners will be automatically submitted to the Global Design and Development Awards Programme



ICSC European Shopping Centre Awards 2010
Go online June 2009

Deadline for entries: 4 September 2009

Awards presentation: 2010 European Conference