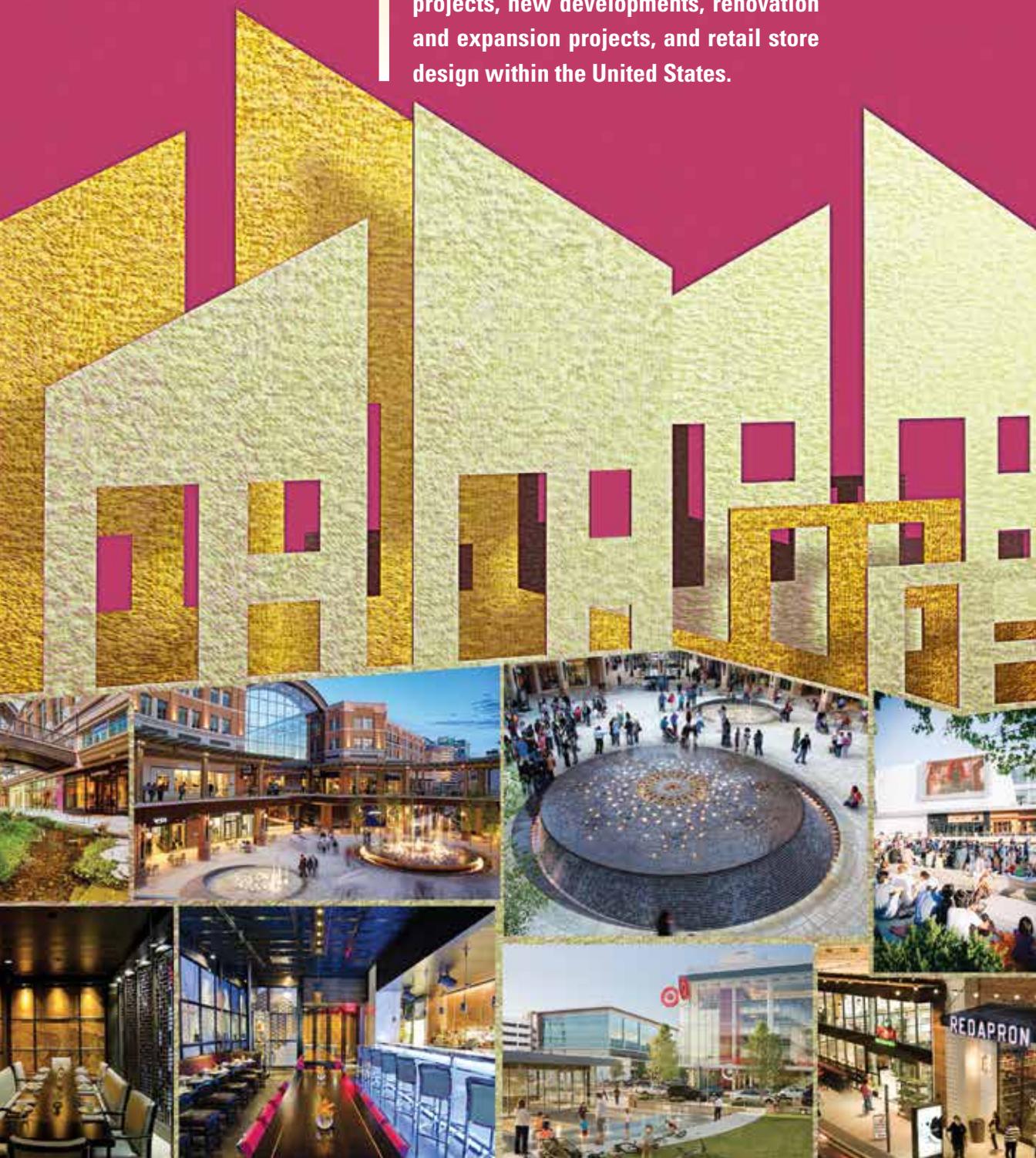




# ICSC U.S. Design and Development Awards

## 2014 Winners

The ICSC U.S. Design and Development Awards honor and recognize the premier design and development trends of retail projects, new developments, renovation and expansion projects, and retail store design within the United States.





# citySet

DESIGNED TO CREATE CROWDS BY USING CROWDS



WITH 12 DINING CONCEPTS

2 HOTELS

7.8 ACRES



BLENDING CONSUMER OPTIONS TO STAY AND PLAY

**C**onceived and designed by Stantec's Visioning, Brands & Experiences Team | Boulder.

CitySet is an "Open"-Minded Entertainment Environment that puts people and activity on display by blending an urban gastronomic village and hotel district in Glendale | Cherry Creek | Colorado. Google: Stantec Vibe

DESIGN WITH COMMUNITY IN MIND

 **Stantec**

# Renovations/Expansions

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

**GOLD**



## Shops Around Lenox, Atlanta, GA

**Website:** [www.shopsaroundlenox.com](http://www.shopsaroundlenox.com)

**Number of Stores:** 21

**Total Retail Space:** 97,148 sq. ft.

### Professional Recognition

**Owner:** Eric Weatherholtz/Healey Weatherholtz Properties, LLC

**Management/Development Company:** Healey Weatherholtz Properties, LLC

**Design Architects:** ASD, Inc. (Roberto Paredes, AIA)

**Production Architects:** ASD, Inc. (Micah Hall, AIA)

**Finance Company:** Healey Weatherholtz Properties, LLC

**General Contractor:** Outsource Construction (Glenn Gilbert)

**Graphic Designer:** sky design (W. Todd Vaught)

**Landscape Designer:** Leung Gregory (Tony Leung); Site Solutions (Scott Jones)

**Leasing Company:** Healey Weatherholtz Properties, LLC



When it was purchased in 2009, the property was 40% occupied, with vacant big-box stores and underperforming local retailers. Today, reborn as Shops Around Lenox, the 97,148-square-foot center serves as an alfresco complement to Lenox Square and a critical mass of surrounding commercial uses. It is a benchmark for retail redevelopment, combining design, merchandising and connectivity, a walkable streetscape with individualized storefronts composed of artisan restaurants and unique fashion and home furnishings merchants. The redevelopment has transformed the tired car-centric retail center into a fresh, contemporary, pedestrian-friendly environment.

# Renovations/Expansions

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

FINALIST

## Fashion Mall at Keystone, Indianapolis, IN

**Website:** [www.simon.com/mall/the-fashion-mall-at-keystone](http://www.simon.com/mall/the-fashion-mall-at-keystone)

**Number of Stores:** 120

**Total Retail Space:** 708,837 sq. ft.

### Professional Recognition

**Owner/Management/Development:** Simon

**Design/Production Architects:** RATIO Architects, Inc.

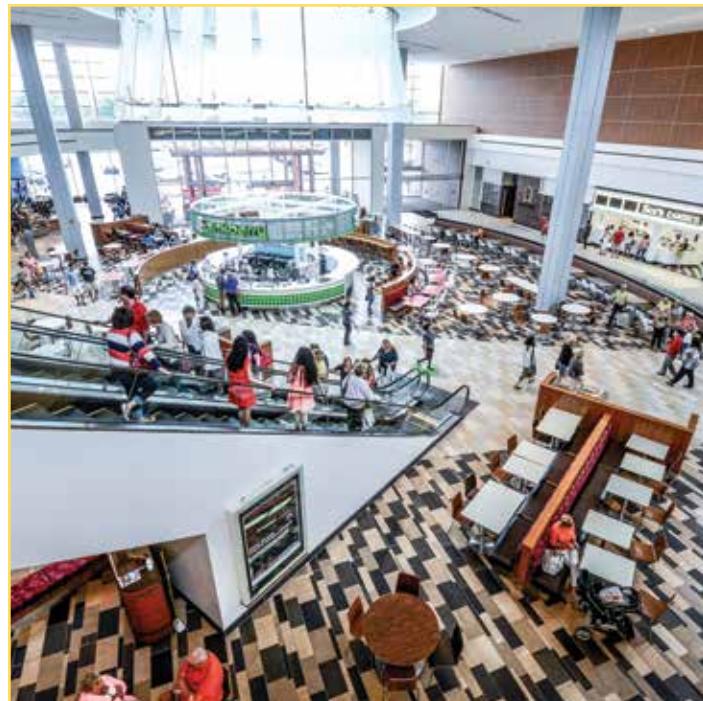
**Lighting Designers:** Bliss Fasman

**Finance/Leasing Company:** Simon

**General Contractor:** Pepper Construction

**Graphic Designer:** Kiku Obata & Co.

**Landscape Designer:** RATIO Architects, Inc.



Since its beginnings as the “Bazaar” in the 1970s, Fashion Mall at Keystone has been a destination for upscale shoppers and retailers. A dramatic renovation was planned with the goals of adding new dining and additional lease space, and to aesthetically connect all mall areas into one cohesive design. A bridge now connects new retail space on either side of a new concourse. A new food court occupies a wide concourse flanked with wood-faced columns under a large skylight. The makeover of existing concourses combined with the dynamic new “Fashion Café” provide additional leasable space. And with its fresh style, sophistication and elegance, Fashion Mall at Keystone is once again a premier shopping destination.

# Renovations/Expansions

SILVER



## Southdale Center, Edina, MN

**Website:** [www.simon.com/mall/southdale-center](http://www.simon.com/mall/southdale-center)

**Number of Stores:** 131

**Total Retail Space:** 1,797,562 sq. ft.

### Professional Recognition

**Owner/Management Company:** Simon

**Design/Production Architects:** JP2 Architects, LLC

**Lighting Designers:** Randy Burkett Lighting Design, Inc.

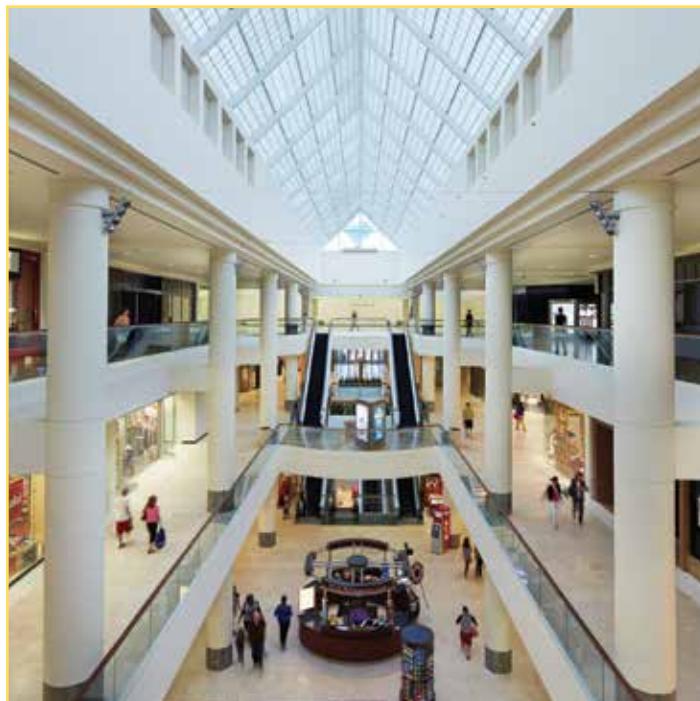
**Development/Leasing Company:** Simon

**General Contractor:** Kraus-Anderson Construction Company

**Graphic Designer:** Huie Design Inc.

**Landscape Designer:** Mahan Rykiel Associates

**Leasing Company:** Simon



Recently featured by PBS as “one of the 10 buildings that changed America,” Southdale is the United States’ oldest enclosed shopping mall. But incongruent modifications over the years, planning inefficiencies, dated finishes and furnishings—and newer competition—brought on a decline that necessitated a major renovation. And that renovation clearly addresses those problems, creating a revitalized 1.8 million-square-foot center, re-energized as a regional shopping destination. Site identity and signage advertises Southdale’s fresh new look. The food court has been relocated under a new skylight. A new play area has been added. Sustainability has been addressed wherever possible. And all-new interior finishes provide a cohesive, upscale image using a palette of light stone and rich wood millwork.

# Renovations/Expansions

Mixed-use projects



## The Street, Chestnut Hill, MA

**Website:** [thestreetchestnuthill.com](http://thestreetchestnuthill.com)

**Number of Stores:** 41

**Total Retail Space:** 378,555 sq. ft.

### Professional Recognition

**Owner/Management Company:** WS Development

**Design Architects:** Prellwitz Chilinski Associates (PCA)

**Production Architects:** David Chilinski, AIA

**Lighting Designers:** J&M Lighting and PCA

**Development/Finance/Leasing Company:** WS Development

**General Contractor:** Torrey Construction and D.F. Pray

**Graphic Designer:** NSG Swat, New York

**Landscape Designer:** Halvorson Design Partnership



The former Chestnut Hill Shopping Center has undergone a dramatic redevelopment, beginning with demolition of the former Macy's, transforming three buildings into a state-of-the-art, 378,555-square-foot retail and dining experience known as The Street. Its unique textures and architecture offer an environment of charming, elegant streetscapes along tree-shaded walkways. It has become the home of such sought-after retailers and restaurants as Showcase SuperLux, Sports Club/LA, Pottery Barn, lululemon, Portobello Road, City Sports, Pinkberry, Be Styled, and the first Shake Shack in Massachusetts. Its redevelopment was completed with the opening of a 60,000-square-foot building featuring office space and high-end boutiques.

# New Developments

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



## The Gallery at Westbury Plaza, Garden City, NY

**Website:** [www.galleryatwestburyplaza.com](http://www.galleryatwestburyplaza.com)

**Number of Stores:** 28

**Total Retail Space:** 311,705 sq. ft.

### Professional Recognition

**Owner/Management/Development Company:** Equity One, Inc.

**Design/Production Architects:** S9/Perkins Eastmann

**Lighting Designers:** SBLD Studio

**General Contractor:** E.W. Howell

**Graphic Designer:** Kiku Obata Associates

**Landscape Designer:** Lee Weintraub Associates



The development challenge: The site had been abandoned for over a decade, and tenants and local officials alike had to be convinced that a viable project, one of the first since the economic turmoil of 2008–2009, could be delivered. The result: The Gallery at Westbury Plaza is a center that breaks the rules for traditional outdoor centers, combining elements of a lifestyle center with elements of an urban destination. The tenant roster is impressive—such brands as Nordstrom Rack, Bloomingdale's, Saks Fifth Avenue, Banana Republic/Gap, Sports Authority Elite, Trader Joe's, Home Goods, and The Container Store. The Gallery stands out by using landscaping, signage and materials that put a premium on the pedestrian experience.

# New Developments

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



## Fashion Outlets of Chicago, Rosemont, IL

**Website:** [www.fashionoutletsofchicago.com](http://www.fashionoutletsofchicago.com)

**Number of Stores:** 150

**Total Retail Space:** 733,000 sq. ft.

### Professional Recognition

**Owner/Management/Development Company:** Macerich & AWE Talisman

**Design Architects:** RTKL Associates Inc. (Lead Design) & KA Architecture

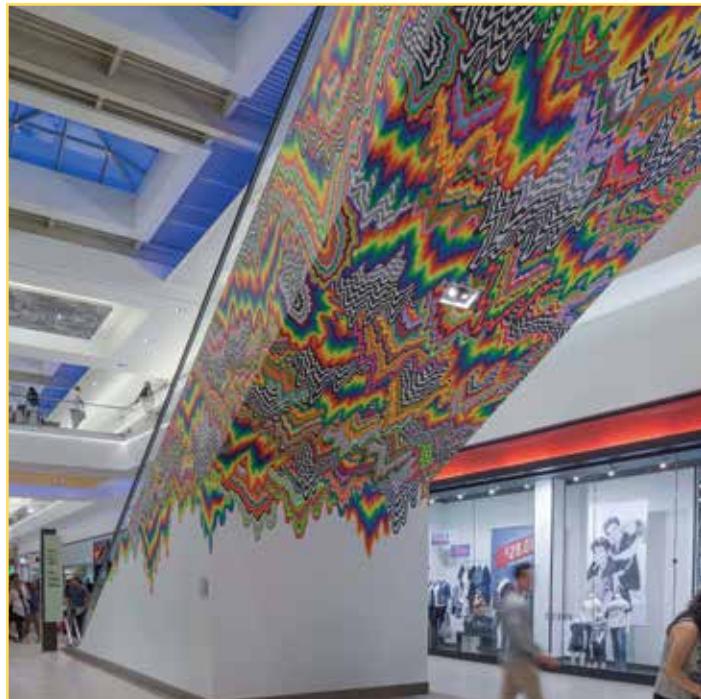
**Production Architects:** KA Architecture

**Lighting Designers:** Bliss Fasman

**General Contractor:** Power Construction Company, LLC

**Graphic/Landscape Designers:** RTKL Associates Inc.

**Leasing Company:** AWE Talisman



As the Chicago area's first ground-up enclosed mall in more than a decade, the Fashion Outlets of Chicago breaks the mold of the traditional shopping center. Located across the street from O'Hare International Airport and just 20 minutes from downtown Chicago, the 733,000-square-foot center features high-end amenities throughout. It fuses fashion and art in an original and significant way, its design incorporating nationally and internationally commissioned artwork that enriches and enlivens its unique ambiance. Its stellar 150-store tenant roster includes such names as Gucci, Prada, Barneys, Diane Von Furstenburg, and Moncler.

# New Developments

Mixed-use projects



## 8500, Los Angeles, CA

**Website:** [www.8500burton.com](http://www.8500burton.com)

**Number of Stores:** 2

**Total Retail Space:** 16,177 sq. ft.

### Professional Recognition

**Owner/Management/Development Company:** Caruso Affiliated

**Design/Production Architects:** MVE + Partners, Inc.

**Lighting Designers:** Francis Krahe & Associates

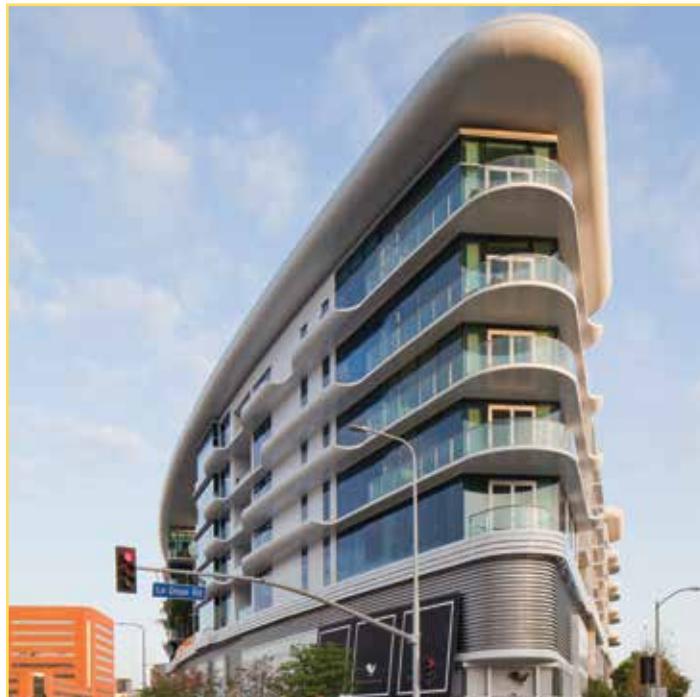
**Finance/Leasing Company:** Caruso Affiliated

**General Contractor:** Bernards Builders

**Graphic Designers:** Project M+

**Landscape Designers:** Lifescapes International

**Leasing Company:** Caruso Affiliated



8500 is a mixed-use project of 87 apartments atop Trader Joe's and The Larder Café, located at the gateway to Beverly Hills. The eight-story contemporary tower features wall-to-wall, floor-to-ceiling glass, marble and metal façades, elegant interiors, courtyards, a podium garden, and panoramic views of downtown, the Hollywood Hills and Pacific Ocean. The sleek lines and finishes of a luxury yacht inspired the blue water-like glazing, smooth white curvilinear forms, and oculus-penetrated roof cloud structure. Ultimately, 8500 has revitalized an infill site, a unique and lively setting with pedestrian-friendly streetscapes, offering a distinctive experience with luxury amenities and services.

# New Developments

SILVER



## CitySet, Glendale, CO

**Website:** [www.citysetcherrycreek.com](http://www.citysetcherrycreek.com)

**Number of Stores:** 12

**Total Retail Space:** 30,338 sq. ft.

### Professional Recognition

**Owner:** Sonely Retail, LLC, Sonely Lodging, LLC & Cherry Creek Lodging, LLC

**Management Company:** Stonebridge Companies

**Design Architects:** Stantec ViBE

**Production Architects:** G3 Architecture, Inc

**Lighting Designers:** Stantec ViBE

**Development Company:** Stonebridge Companies

**Finance Company:** TCI, Wells Fargo

**General Contractor:** Milender White Construction Co; Martines Palmeiro Construction, LLC; Waner Construction Co, Inc.

**Graphic/Landscape Designers:** Stantec ViBE, Boulder, CO

**Leasing Company:** Crosbie Real Estate Group LLC



A seven-acre mixed-use development, CitySet is an “island,” surrounded by the city and county of Denver. What began as a hotel remodel has emerged as a 250,000-square-foot open-air plaza with an experimental blend of high-profile restaurants, hotels and retailers. CitySet’s 12 dining concepts target national and regional hospitality, residential and business consumers, creating an organic symbiosis. Its well-met goals provide a quality, upscale experience, one that is inviting, friendly and warm, as well as sophisticated, smart and fresh. It is contemporary, yet blends with nature, water and mountain views. Ultimately, CitySet is where out-of-town guests intermingle with Denver’s citizenry.

# Retail Store Design

Restaurants



## Nobu Malibu, Malibu, CA

### Professional Recognition

**Company:** Nobu Restaurants

**Architects:** Montalba Architects

**Interior Designers:** Studio PCH and Scott Mitchell Studio

**General Contractor:** Shawmut Design and Construction



Nobu Malibu, a high-end sushi restaurant, is located just steps from the Pacific Ocean and boasts panoramic views from nearly every seat. The space was designed to withstand time and natural forces, and to capitalize on its spectacular location. The restaurant's horizontality blends the dining experience with the landscape. An exterior lounge, high-end floor-to-ceiling windows and an outdoor deck allow guests to enjoy the ocean view. The restaurant's bright palette of natural materials, including board-form concrete, bleached wood, and stone, all complement the abundant daylight that emits through the glass.

# Retail Store Design

Stores in excess of 10,001 sq. ft. in area



## Bloomingdale's Glendale Galleria, Glendale, CA

### Professional Recognition

**Company:** Macy's Inc.

**Architect of Record:** Hixson Architecture Engineering Interiors

**Design Architect:** Kevin Kennon Architects

**Interior Designers:** David Rockwell Associates

**General Contractor:** CW Driver Contractors



Anchoring the dramatically remodeled Glendale Galleria, the newest Bloomingdale's delivers a sophisticated, high-end shopping experience. The 115,000-square-foot store features two levels of interior space designed to showcase high-end merchandise in 48 designer shops. It echoes the glamour of Hollywood, but with a unique and modern approach, by design, juxtaposing luxe and common materials in surprising aesthetics. The interior features an open-air floor plan, exposed structural, mechanical and electrical systems, and natural light in the sales area. Sustainability is also a key factor in the store's design.

# Retail Store Design

SILVER



**CB2 - Minneapolis**

**Square - Uptown District, Minneapolis, MN**

## Professional Recognition

**Company:** Crate&Barrel

**Architects:** Good Fulton & Farrell Architects

**Interior Designers:** Crate&Barrel Architecture Department

**General Contractor:** JE Dunn Construction



CB2, from Crate&Barrel, worked with the City of Minneapolis to design a unique and site-specific 12,000-square-foot home furnishings store as part of an urban revitalization. It addresses important contextual elements of the site. For one, most of the buildings on the street are two stories or taller. With CB2 preferring a one-level store, a taller lofted space was created to increase the façade's height and unify the building's lines with others. Cues were taken from the nearby warehouse district—two-story warehouse windows in the façade filter daylight to the interior and add drama and texture to the façade. A main entrance was placed on the street side, but a second "back door" entrance at the rear faces a residential neighborhood, embracing the local customer.

# Retail Store Design

SILVER



**Crate&Barrel - Atlanta**  
**Shops Around Lenox, Atlanta, GA**

## Professional Recognition

**Company:** Crate&Barrel

**Architects:** Good Fulton & Farrell Architects

**Interior Designers:** Crate&Barrel Architecture Department

**General Contractor:** Choate Construction



Conceived as part of the revitalization and re-branding of an outdoor urban retail project, Crate&Barrel-Atlanta was designed as two overlapping volumes with a two-story glass façade to create transparency and bring natural light into the selling space. The 25,000-square-foot store, a relocation from a nearby mall, has a façade of white brick and western red cedar that exudes light and color alongside a projecting canopy that folds into a landscape planter. Natural light and wood planks, character-grade oak flooring, white brick and stone give warmth to the modern interior space. Linear skylights and punched windows accentuate the décor. And Crate&Barrel, for the first time, utilized many prefabrication techniques during construction.

# Retail Store Design



## Walgreen Store, Chicago, IL

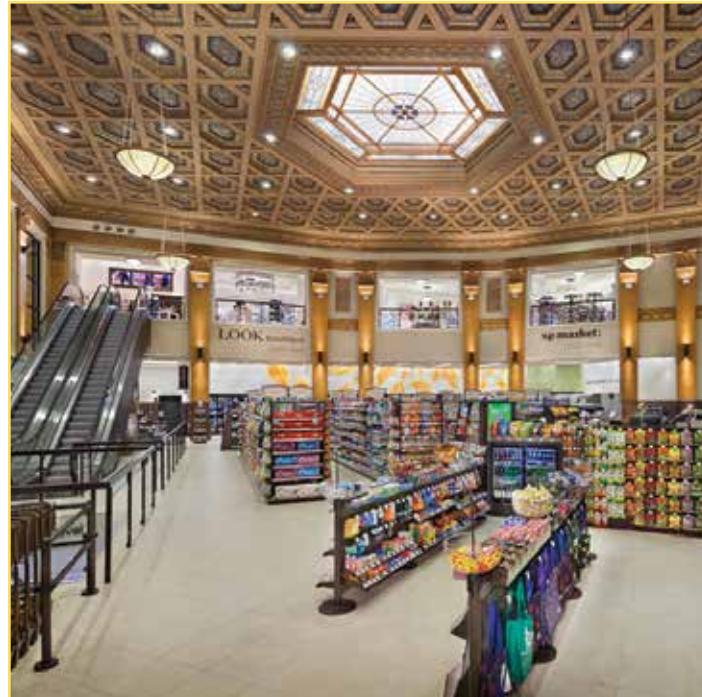
### Professional Recognition

**Company:** Walgreen Company

**Architects:** Camburas & Theodore; Des Plaines, IL

**Interior Designers:** Ted Theodore, Jr.

**General Contractor:** Leonardo Construction; Chicago, IL



The historic Noel State Bank Building, circa 1919, has been reborn as the Walgreens flagship store. The building, abandoned and neglected for many years, has seen its exterior neoclassical terra cotta façade, its hand-painted plaster ceiling and stained-glass skylight carefully restored. The original bank vault was also restored and merchandised. Designed to be reminiscent of a period-piece pharmacy brought into the 21st century, it retains as much of the historical integrity of the building's interior and exterior as possible. Artifacts from Walgreens' Historical Foundation decorate the waiting area and bank vault. It is also one of the largest footprints ever employed by Walgreens—at three levels and more than 30,000 square feet, it is more than twice the size of a typical store.



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