

ICSC

United States Design and Development Awards

2012 Winner



The **ICSC U.S. Design and Development Awards** are designed to honor and recognize the premier design and development trends of retail projects and retail store design within the U.S. These awards only enhance and compliment the Design and Development Award programs currently offered by ICSC and will bring 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 ICSC’s U.S. Design and Development Awards program, along with winners from other regional design and development programs, will automatically be entered into the ICSC’s Global Design and Development Awards competition, the Best of the Best VIVA (Vision, Innovation, Value, Achievement) Awards, and eligible to be named “The Shopping Center of the Year” or the “Best Sustainability Project.” ICSC’s Best of the Best VIVA Awards honor and recognize the most outstanding examples of shopping center design and development, sustainability, marketing, and community service worldwide. The winners of the Best of the Best VIVA Awards are announced during RECon, ICSC’s annual convention in Las Vegas, Nevada.



Renovations or Expansions

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



Del Mar Highlands San Diego, California

Owner/Development Company: Donahue Schriber
Architect: Perkowitz+Ruth Architects
Lighting Designer: Konsortium 1
Landscape Architect: MW Peltz + Associates, Inc.
General Contractor: Simac Construction
Management/Leasing Company: Donahue Schriber

Total Retail Space: 273,298 sq. ft.
Number of Stores: 78

When planning the renovation of Del Mar Highlands Town Center, the development team turned to its customers to define the vision for this local destination. Carmel Valley is an upscale suburb of San Diego known for its beautiful climate and strong sense of community. Thus, the goal of the reimagining was to create a stronger sense of place and be seen as a vibrant, community-oriented and contemporary shopping destination. Project goals were met by enhancing gathering spaces to promote interaction and provide areas for dining and special events; cost-effective architectural enhancements to update the look of the center and improve vehicular and pedestrian circulation; and unique, sustainable landscape design to reflect the near-coastal setting. As the primary gathering space, the former amphitheater was transformed to include outdoor dining, an outdoor living room with fireplace, enhanced hardscape, comfortable seating, an iconic clock tower, covered escalator, pop jet fountain and performance stage. Building façades were enhanced while keeping the basic form of the existing buildings and adding a variety of layering in reference to local architecture. Outdated features were replaced by new elements such as trellises, arches, awnings, new materials and updated exterior lighting.



Renovations or Expansions

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



Christiana Mall Newark, Delaware

Owner/Development Company: General Growth Properties
Architect: RTKL
Graphic Designer: Lorenc+ Yoo Design
Lighting Designer: T. Kondos
Landscape Architect: RTKL
General Contractor: VCC
Management/Leasing Company: General Growth Properties

Total Retail Space: 1,113,738 sq. ft.
Number of Stores: 129

Christiana Mall is a successful superregional mall in Newark, Delaware, that houses 125 stores and 4 anchors on a single level. The project first opened in 1978; was expanded in the mid-90's and was renovated and expanded once again in 2010. Many of the design attributes in the original mall were respected and expanded upon in both renovations, creating a living reflection of timeless retail design principles as well as trends that speak to current customer priorities. Guiding principles of design—accessibility, sight lines, exposure, identity, natural light and quality materials—form the underlying structure of this renovation. Exterior facing stores were added and existing common areas were redesigned with new finishes including stone flooring, wood accents and metal panels, illuminated by light fixtures, that changes the perceptions of the interior space from tired to elegant.



La Palmera Corpus Christi, Texas

Development Company: Trademark Property Company
Owner: Corpus Christi Retail Venture L.P.
Design Architect: Stantec ViBE formerly CommArts
Production/Executive Architect: Beck Architecture, LLC
Graphic Designer: Stantec ViBE formerly CommArts
Lighting Designer: Impact Illumination (Henderson Engineers, Inc.)
Landscape Architect: Mesa Design Group
General Contractor: Hoar Construction
Management/Leasing/Finance Company: Trademark Property Company

Total Retail Space: 983,845 sq. ft.
Number of Stores: 125



**SUSTAINABLE DESIGN
SILVER WINNER**



La Palmera is the result of a \$50M transformation of the former Padre Staples Mall in Corpus Christi, TX. The redevelopment included the “de-malling” of the main entrance to an outdoor lifestyle court, new 600-seat food court featuring a 4,000 gallon aquarium and children’s ocean-themed play area creating a world-class leisure and shopping destination. The mall is exceptionally well located and highly visible, particularly to travelers along South Padre Island Drive. The project was designed to capture the imagination of thousands of passersby, conveying the message that this mall has changed and this is something worth stopping to see.

“Moments” were created within the project to communicate that the experience inside is rich and varied, rather than uniform and boring. This was achieved by choreographing all of the aspects of the environment, taking it from high intensity, fun and electric in some zones, to serene and restful in other areas. The experience blurs the transition from outside to inside wherever possible to expand the appeal and extend the stay for the shopper. The perception of the shopping experience was elevated to bring it a bit more upmarket, without creating an aura of exclusivity.



Santa Monica Place Santa Monica, California

Owner/Development Company: Macerich
Design Architect: The Jerde Partnership
Production/Executive Architect: Omniplan
Graphic Designer: 505 Design
Lighting Designer: Kaplan, Gehring, McCarroll Lighting Design
Landscape Architect: LRM Ltd.
General Contractor: Whiting-Turner
Management/Leasing Company: Macerich

Total Retail Space: 537,112 sq. ft.
Number of Stores: 98



**SUSTAINABLE DESIGN
GOLD WINNER**



Santa Monica Place was re-introduced as a new urban place after a dramatic two-year renovation, converting a well-storied traditional enclosed shopping center into a show-stopping, open-air destination. To complement the neighboring Third Street Promenade, nearby Pacific Ocean and the iconic Santa Monica Pier, distinguishing and enhanced features needed to create a landmark and differentiating attraction, yet by design, allow the property to blend seamlessly into an urban retail environment. Today, a collection of the most discerning global brands, a one-of-a-kind rooftop dining deck highlighted by a food court and restaurants, key premier anchors Bloomingdales and Nordstrom, and The Market, an innovative assemblage of independent and artisanal shops, kitchens and cafes, define a comfortable, contemporary Santa Monica Place that represents the intimate seaside community.

Removing the roof and gutting its interior retained over 50% of the existing structure on its 10-acre site. Santa Monica Place connects on all four sides to Santa Monica’s walkable downtown and neighboring iconic shopping districts. Incorporating forms, materials, and landscaping native and familiar to the city, the design blends seamlessly to its context, resulting in an expanded pedestrian network. Most importantly, as one of the few large-scale urban centers to be LEED Gold certified, Santa Monica Place serves as a new model for transforming struggling U.S. commercial properties.





Tucson Mall Tucson, Arizona

Professional Recognition

Owner/Development Company: GGP - Tucson Mall LLP
 Architect: ELS Architecture and Urban Design
 Graphic Designer: ELS Architecture and Urban Design
 Lighting Designer: T. Kondos Associates, Inc.
 Landscape Architect: MESA Design Group
 General Contractor: VCC

Total Retail Space: 1,280,000 sq. ft.
 Number of Stores: 180

The redevelopment of Tucson Mall arose after an anchor store became empty, resulting in 135,000 sq. ft. of potential new lease space. The redesign of the mall added a completely new southern perimeter that includes dramatic desert-inspired plazas, fountains and pass-
 eos that connect directly to the interior of the mall. Desert landscaping and shading roofs and trellises respond to the climate and create a pedestrian ambiance.



Westfield Valencia Valencia, California

Development Company: Westfield LLC
 Owner: Westfield LLC & LNR
 Design Architect: Field Paoli/Westfield Design
 Production or Executive Architect: Westfield Design
 Graphic Designer: RSM
 Lighting Designer: T Kondos
 Landscape Architect: Mesa
 General Contractor: Westfield LLC
 Management/Leasing/Finance Company: Westfield LLC
 Leasing Company: Westfield LLC

Total Retail Space: 1,150,000 sq. ft.
 Number of Stores: 193



The 250,000sf expansion of Westfield Valencia Town Center created a new type of retail experience at a much beloved social and retail hub for the community of Santa Clarita. The new Patios district was conceived to meet these goals: Solidify Valencia's position of market dominance in this region; Expand the market penetration by attracting those customers who were by-passing the center; Increase the number of customer visits by increasing the range of offerings, especially daily needs offerings; Attract retailers new to this area by creating a retail ambiance unavailable anywhere else in the region; and Create a new and vibrant front door to the existing center on a previously underutilized area of the site. Prior to expansion, Valencia Town Center was comprised of a 2 level indoor shopping mall linked at its lowest level to Town Center Drive, a much imitated mixed-use retail street anchored by entertainment and office facilities. The new Shops at the Patios district comprises 250,000sf of new outdoor retail space built between an existing Sears and Macy's and connects directly to the center of the existing mall at level 2. The \$120 million expansion replaced a blank wall facing south to Valencia Blvd with a new array of vibrant, outward facing shops, restaurants and patios arranged along a new public pathway which leads to a lushly planted and richly detailed series of outdoor retail spaces. The rich ambiance of this new destination has redefined the retail experience in the Santa Clarita Valley.

New Developments
Mixed-Use



Burr Ridge Village Center Burr Ridge, Illinois

Development Company: OPUS North
Owner: Burr Deed, LLC
Architect: RTKL
Graphic Designer: RTKL
Lighting Designer: Anne Kustner Lighting Design, LLC
Landscape Architect: Wolff Associates
General Contractor: OPUS North
Management Company: Mid-America Group
Leasing Company: Mid-America Group and The Pollard Group
Total Retail Space: 241,720 sq. ft.
Number of Stores: 50

The 20-acre Burr Ridge Town Center is an exciting mixed-use development that has become an integral part of the urban fabric of the community and the first pedestrian-focused center, in a community formerly dependent on cars. The open-air development offers a combination of 191,000 SF of leasable retail space, 25,000 SF of restaurant space, and 33,000 SF of second-story office space, as well as 179 loft and condominium-style residences with private parking facilities in one of the fastest-growing, high-income demographic areas of the Chicago metro area. All seven buildings have individual character with different facade height and depth, giving the impression that each building has been built over time by different owners. The creative use of masonry textures, patterns, and colors enhances the structure's individuality. Burr Ridge Village Center has had a positive impact on the community in that it has created a commercial hub for a suburban village that lacked a heart. It has added density, created a new street, increased community access, offered a heavily programmed green space, accommodated existing buildings and infrastructure, and established the area's first mixed-use anchor. Despite a phased opening during the most difficult commercial environment in decades, Burr Ridge Village Center is one of the most successful developments in the area.

Retail Store Design

Stores between 2,501 and 5,000 sq. ft. in area



Peeps and Company National Harbor, Maryland

Company: Peeps & Company
Architect/Designer: RTKL
General Contractor: Shawmut Design and Construction
Merchandise: General Merchandise



The retail experience of Peeps and Company was designed to create an environment in which walking into the store would be like stepping into a storybook, where shoppers can let their imagination run wild. Using innovative and creative environmental media, the design enhances the customer experience by drawing shoppers into a playground-like atmosphere. All resources, from lighting, sound and video technology to interior finishes and materials, have been designed to create a unified backdrop that sets the tone for how the client brings its products to the marketplace. The resulting retail environment appeals to all five senses and focuses on the spirit of each brand rather than on the products themselves.

TD Bank - Net Zero Store Fort Lauderdale, Florida

**SUSTAINABLE DESIGN
GOLD WINNER**

Company: TD Bank America's Most Convenient Bank

Architect/Designer: Bergmann

General Contractor: Turner

Merchandise: Bank



TD Bank's first NetZero Energy store, located in Fort Lauderdale, FL is a cornerstone for the bank as they pursue their goal to be as green as the TD logo. The store is designed to produce at least as much energy as it consumes over a one year period. The Fort Lauderdale store serves as a prototype to develop best practices and key learnings for environmental efficiencies for future stores. It aligns with TD's corporate environmental vision of reducing energy consumption across their real estate portfolio. The store was built according to TD's new green-store design standards, making it almost 40% more energy efficient than the bank's previous design.



The iconic design of the NetZero store begins with the exterior approach. Ground mounted solar photovoltaics are clearly visible to customers and introduces them to TD's environmental commitment. In addition, the drive-thru canopy is constructed with bifacial photovoltaics, clearly visible from underneath, which capture solar energy from surrounding hardscapes. Preferred parking for electric vehicles is offered as well as TD branded bike racks for customers who choose to cycle. Entering the store, customers are greeted with a customized entry way announcing key environmental features of the store. Their initial experience is a WOW! experience. The customer lounge is centered around a mural that embraces the local community.

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Retail Store Design

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



Target at Wilson Yard Chicago, Illinois

Company: Target Corporation

Architect: Target Corporation/ Fitzgerald Associates Architects

Designer: Target Corporation

General Contractor: W.L. Butler Construction

Merchandise: General Merchandise

Target at Wilson Yard, has been designed to LEED Standards, receiving a LEED Silver, featuring an extensive green roof and outdoor spaces, including a playground and seating areas. This Target was designed to balance the brand's retail standards with accessibility and openness. Moving the typically interior-oriented food-service spaces to the street perimeter of the store allowed for large windows in place of blank walls, enhancing street activity.

SUSTAINABLE DESIGN
SILVER WINNER



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Bloomingdale's at Santa Monica Place Santa Monica, California

Company: Macy's Inc.
Architect: Hixson Architecture Engineering Interiors
Designer: Kevin Kennon Assoc. & Mancini Duffy Arch. Design
General Contractor: C.W.Driver
Merchandise: General Merchandise

GOLD

Bloomingdale's at Santa Monica Place anchors the southeastern corner of the redeveloped shopping center, which was converted from an enclosed mall into an exciting open air fashion retail and entertainment destination. Bloomingdale's Santa Monica was created from the shell of a late-1970's era department store. The design team thoroughly altered the fortress-like anchor building inside and out to create the new Bloomingdale's and successfully integrated it with the re-developed shopping center. Employing an East-meets-West approach, the design evokes both SoHo grit and SoCal flair. The original building's imposing presence on the street was successfully modulated to a pedestrian friendly scale through several means. The third floor, designed for in-line retail and office use, was set back with a band of windows and projecting sunshade structure. Monumental windows punched into the first and second floors open the free-form interior sales spaces to street view. Glass display vitrines flanked by trellised landscaping were added at side-walk level. Addition of a three-story, glass entrance tower featuring a dynamic sculpture faces the planned development of a light-rail station on the adjacent street corner. The façade is enlivened by the addition of thousands of free-floating stainless steel sequins which undulate in reaction to the shoreline breezes. Green design was extensively employed in engineering and material selection. The resulting design is both urbane and sustainable.

La Costa Cinepolis Luxury Cinema Carlsbad, California

Company: Madison Marquette
Architect/Designer: SMS Architects
General Contractor: Swinerton Builders
Merchandise: Entertainment

Cinepolis Luxury Cinemas providing an upscale hospitality and restaurant experience within a luxury cinema auditorium. This digital theater, includes large hotel-like lounge areas and lobbies with couches and touch screen monitors showing movie trailers, a full service restaurant that includes a fully equipped kitchen and full bar. The auditoriums, two of which serve alcohol, feature reclining leather seats, each with its own swivel table and a waiter call button, combining comfort and functionality while offering ample space between each row; an armrest between every two seats lifts to create a couch-like loveseat.

Mixing the existing stucco with slate tile, wood features and accent lighting has created a warm inviting facade that is welcoming to our customers. This warmth continues throughout the interiors by utilizing wood floors and contemporary fixtures and lighting, giving a sense of casual elegance that invites our guests to come and stay.

Island Cinema Newport Beach, California

Company: Irvine Company, LLC

Architect/Designer: Perkowitz+Ruth Architects

General Contractor: Cuesta Construction

Merchandise: Entertainment

The new Island Cinema, located at Newport Beach's Fashion Island, is a seven-screen theater complex reinvented to offer a complete VIP experience. Auditoria feature reserved stadium seating with oversized leather seats, wide arm rests, generous legroom and spacious aisles. Screens offer state-of-the-art Sony 4K projection and sound technology. A grand lobby welcomes guests to this sophisticated, yet intimate environment. With a character that reflects Fashion Island's newly updated classical Italianate architecture, the lobby features a customized carpet design, granite countertops, Tuscan stone columns, and an abundance of panelized Alder wood treatments. In order to enhance the theater's visibility within this upscale shopping destination, the storefront was redesigned in a classical Italianate architectural style. Enlarged windows offer Fashion Island guests a complete view of the theater's highly detailed lobby, concession area and concierge desk. Cocktail tables positioned beside the concession area help to activate the gathering area as theater patrons enjoy the gourmet food and drinks elegantly displayed. Identity elements, such as redesigned signage, poster cases and other environmental graphics improved wayfinding, provided better exposure and allowed ownership to reprogram this area with complimentary high-quality retailers and restaurants.



Retail Design

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Target at Madison Hilldale Madison, Wisconsin

Company: Target Corporation
Architect: Target Corporation/RSP Architects
Designer: Target Corporation, Roxanne Nelson AIA LEED AP
General Contractor: Ryan Companies
Merchandise: General Merchandise



The Madison-Hilldale project is a 151,000 square foot retail Target store on five-and-a-half acres of a nine acre site in Madison, Wisconsin. The site was formerly part of the Hilldale Mall and previously contained retail and office buildings. Today, the property is comprised of a raised, single level Target store with below-grade parking and a new residential development of 96 affordable housing units. Through thoughtful building placement and a generous green space with gathering areas, the project provides a seamless connection to the vibrant neighborhood. In addition to creating a visually interesting building, special attention was placed on the site design to ensure residents, guests and visitors take full advantage of the area's various transit options and extensive bike paths. By integrating into the site's fifty foot grade change, the overall development provides residences views toward the State Capitol, a Target sales floor at mid-level and parking with the store's two-story lobby at the lowest level.

Target collaborated closely with the City of Madison, the Urban Design Commission and neighborhood to create a unique design expression that references the community's roots in Prairie Style architecture. Windows were incorporated throughout the design to engage the interior spaces with the street and create animation during nightfall. Clerestory windows were incorporated into the sales floor, translucent panels into the stairwells and extensive glazing was used in team member spaces.



Target at Sunnyvale Sunnyvale, California

Company: Target Corporation
Architect: Target Corporation/MBH Architects
Designer: Target Corporation, Robert Grundstrom
General Contractor: W.L. Butler Construction



Merchandise: General Merchandise

The Sunnyvale Target store is a 171,000 square foot building on a four acre block. This store is one part of an extensive six-block redevelopment of a now demolished large, dated enclosed mall part of the initial redevelopment phase is a raised single level store above 250+ parking spaces with additional, guest friendly parking connecting the sales floor level via bridge to the second level ramp across the street. To add to the urban quality and street level vitality, Target also incorporated small shop retail space at the street level. Great attention was paid by the design team to marry the overall development's aesthetics, the city's desire for quality materials, and the need to create a distinguished retail block. With thoughtful material selection and an abundant use of glass, the building is not only visually interesting but is approachable and a signature piece to what will be a successful, urban mixed-use solution to a challenging redevelopment project.

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