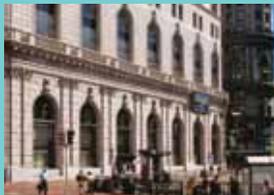


2007 Finalists

31st Design & International Development Awards



2007 International Design and Development Awards Committee



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ICSC International Design and Development Awards

2007 Finalists

Global recognition of outstanding projects is the basis of ICSC's highly acclaimed International Design and Development Awards – which set the standards for the development of retail projects around the world. The program is designed to honor the industry's best and brightest, while bringing information and insight to the entire industry on what it takes to achieve the highest level of accomplishment and success.

Renovation or Expansion of an Existing Project

Retail Projects under 150,000 sq. ft. (13,395m²) of total retail space



Hyderdome Piazza

Logan, Queensland, Australia

MERIT AWARD

Owner: QIC Real Estate & Longhurst Holdings

Management/Development/Leasing Company: QIC Real Estate

Design/Production/Graphic/Lighting/Landscape Architects: The Buchan Group

General Contractor: Adco

The Piazza development has delivered both Hyperdome and the wider Logan community with a facility which was not previously available within the center's trade area or within Logan City. The Piazza provides a central public space bounded by restaurants offering a range of dining experiences, passive entertainment through the cinemas, active activities such as bowling and a gymnasium, a high quality children's playground, entertainment through the HyperVision big screen and shows on a stage, all within an environment which is vibrant, active, safe, and accessible to all. The development has provided a point of arrival for Hyperdome, along with a well-designed precinct statement which supplements the identity of the center.

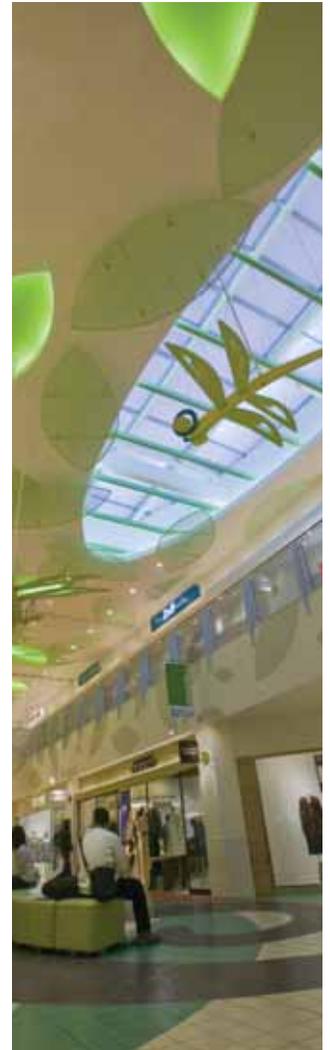


Fig Garden Village
Fresno, California, USA

FINALIST

- Owner/Management/Development/Leasing Company:** Donahue Schriber Realty Group, L.P.
- Production Architect:** Architects Orange
- Graphic Designer:** RTKL
- Lighting Designer:** How Electric
- Landscape Architect:** Riverside Nursery & Landscape, Inc.
- General Contractor:** Tolladay Contractor
- Finance Company:** Commercial Retail Associates

The Fig Garden Village in Fresno, CA was considered one of Central California’s premier open-air lifestyle shopping. For over 50 years, it offered an optimum blend of “town and country charm” with retail sophistication offered by a broad array of national, regional, and local retailers. Despite Fig Garden Village’s strong historic performance and customer loyalty, there was increasing competition in the Fresno marketplace and the need to further strengthen Fig Garden’s fashion, lifestyle, and restaurant offerings. Through renovation, the project restored its retail prominence in the marketplace. The renovation integrated the strengths of its existing merchandising and design, with a broad introduction of new retailers to the Fresno marketplace

**The Parkside,
Garden Walk Makuhari**
Chilba, Japan

FINALIST

- Owner/Development/Leasing Company:** Mitsui Fudosan Co., Ltd.
- Management:** Lalaport Co., Ltd.
- Design/Graphic Architects:** RTKL
- Production Architect/General Contractor:** Mitsui Sumitomo Construction Co. Ltd.
- Lighting Designer:** Theo Kondos Associates Inc.

In 2000, Garden Walk, a themed, outdoor shopping center, provided a vibrant retail core to the growing urban community of Makuhari. Located 30 minutes outside of Tokyo, the center has experienced seven years of commercial success. With the recent addition of Parkside in 2005, an enclosed, 80,730-SF two-level expansion, Garden Walk has enhanced its position as a dominant retail destination. It offers over 100 new retail choices and provides a twist to the themed experience of Garden Walk. Configured as an indoor addition to an outdoor retail center, it effectively resolves the issue of fluctuating customer volume due to weather concerns.



RioSul Shopping
Seixal, Portugal

FINALIST

Owners: Sonae Sierra/Pan European Fund
Management: Sonae Sierra
Design/Architect: José Quintela da Fonseca/LaGuarda Low

RioSul Shopping and Leisure Centre is an innovative development that is the result of the expansion of the Continente do Seixal Shopping Centre. RioSul Shopping Centre is a decisive contributor to modernization, quality and increased choice. A total of 137 shops includes a Continente hypermarket as well as 22 restaurants and free parking with 2,300 parking spaces, 1,900 of which are indoors.

Siam Center
Bangkok, Thailand

MERIT AWARD

Owner/Management/Development/Leasing/ Finance Company: Siam Piwat Company Limited
Design/Production Architects: Design 103 International Limited
Production Architect: Design 103 International Limited
Graphic Designer: Orbit Design Studio
Lighting Designer: EEC Lincoline Company Limited
Landscape Architect: Siam Piwat Company Limited
Development/Leasing/Finance Company: Siam Piwat Company Limited

With striking new looks sure to draw the attention of all passers-by, a new marketing concept, a focused loyalty program, world-class neighboring Siam Paragon and a prime real estate right on the mass transit line making it both a destination and the gateway to others, Siam Center today is at its top form.



Bella Terra
Huntington Beach, California, USA

FINALIST

Owner: Bella Terra Associates, LLC
Management: CB Richard Ellis
Design/Production Architects: Perkowitz & Ruth Architects
Graphic Designer: Romero Thorsen Design
Lighting Designer: Lighting Design Alliance
Landscape Architect: LA Group
General Contractor: Magnum Enterprises, Inc.
Development Companies: J.H Snyder Company/DJM Capital Partners /The Ezralow Company
Leasing Company: J.H. Snyder Company

Bella Terra is the successful result of the repositioning of the former Huntington Beach Mall—a dilapidated and unleaseable enclosed mall from a bygone era that remained largely vacant for nearly 20 years—into a vibrant and outdoor mix of entertainment, dining, specialty retail and large lifestyle anchors. Themed after an Italian hill town, large civic spaces were created that include a Greco-Roman amphitheater where programmed events take place on a regular basis and a towering marquee sign serves as the new northern gateway to the community of Huntington Beach, CA.

Eastridge
San Jose, California, USA

MERIT AWARD

Owner/Management/Development/Leasing/Finance Company: General Growth Properties
Design/Production Architects: ELS Architect and Urban Design
Graphic Designer: Scott Architectural Graphics
Lighting Designer: Theo Kondos & Associates
Landscape Architect: Catalyst
General Contractor: Vratsinas Construction Company

When it opened in 1971, Eastridge boasted cutting-edge retail design and was the largest mall west of the Mississippi. Over the years it declined and was eclipsed by competitors. As the eastside hills of San Jose prospered, General Growth Properties purchased Eastridge and undertook a major renovation. The mall remained open while a former department store was demolished, a cinema and street shops were constructed, and the interior was remade. The San Jose Mercury News architecture critic wrote, it is extraordinary that Eastridge Mall has undergone a major remodeling that imaginatively blends the historic mall with new retail concepts.

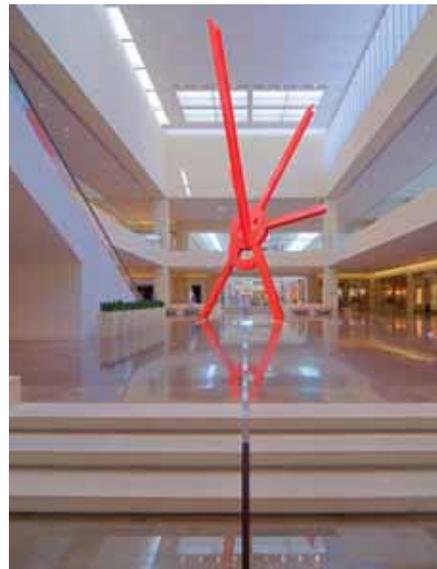


EUROPARK Salzburg Expansion Salzburg, Austria

Owner: Spar Österreichische Warenhandels
Management: EUROPARK Entwicklungs-und Betriebsges.m.b.H
Design Architect: Massimiliano Fuksas
Finance Company: Atelier Buegelmayer
Consultants: Herbrich Consultants and Bartenbach Lichtlabor

Since its opening in 1997, Salzburg's EUROPARK heads the list—unrivalled—of the most successful shopping malls in Austria. With its expansion, the owner (who is also the investor, developer, operator and most substantial tenant in EUROPARK) planned to ensure for the future that this position would be maintained and would continue to grow. The most important requirement given to architect Massimiliano Fuksas was that, after the expansion, the customer should find it “made in one casting.”

DESIGN AWARD WINNER AND SPECIAL
AWARD FOR SUSTAINABLE DESIGN



NorthPark Center Dallas, Texas, USA

MERIT AWARD

Owner/Management/Development/Leasing Company: NorthPark Development Company
Design/Production/Graphic Architects: Omniplan
Lighting Designer: Candela
Landscape Architect: Mesa Design Group
General Contractor: The Whiting-Turner Contracting Company
Development/Leasing Companies: NorthPark Development Company

As one of the premier shopping centers in the United States, NorthPark Center offers shoppers the best in every category represented including the finest in luxury retail and market exclusives. After a two-year, \$200 million expansion, NorthPark Center is the largest shopping center in North Texas and is projected to be one of the top five shopping destinations in the country. NorthPark Center will continue to open more stores and restaurants throughout 2007 to reach more than 235 stores and restaurants, and is expected to surpass \$1 billion in annual sales by 2008. NorthPark is known for its impressive displays of world-class art and sculpture.

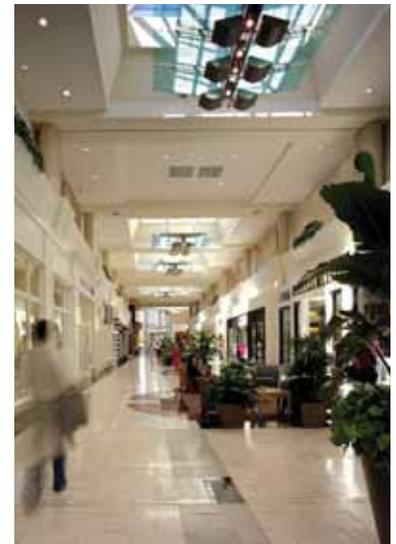


Tysons Corner Center
McLean, Virginia, USA

MERIT AWARD

- Owner:** Tysons Corner Holdings, LLC
- Management:** Macerich
- Design/Production/Graphic Architects:** RTKL
- Lighting Designer:** Theo Kondos
- Landscape Architect:** Mesa Design Group
- General Contractor:** Wilmorite Inc.
- Development/Leasing Companies:** Wilmorite Inc./Macerich

Noted as a bellwether of the retail industry, Tysons Corner Center has transformed McLean, Virginia, into one of the most prominent shopping destinations on the U.S. East Coast. The most recent 2005 renovation and expansion of an existing anchor contains approximately 525,000 SF of newly designed space and adds a new food court, cinema and additional retail options to the center.



Washington Square Expansion
Tigard, Oregon, USA

MERIT AWARD

- Owner/Management/Development/Leasing/Finance Company:** Macerich
- Design/Production Architects:** DLR Group
- Graphic Designer:** National Design
- General Contractor:** Howard S. Wright Construction Co.

The Washington Square Expansion elevates a successful super-regional mall to be a landmark experience for shoppers. Creative planning and design resulted in an extension of the mall increasing GLA, radically improving its front-door identity, providing a breathtaking interior space, and attracting premiere tenants. The scope of this project includes: a 184,000 SF expansion, including new GLA, concourse area and two new mall entries; improvements to the existing mall: new soft seating areas and restroom upgrades; a new 4 level, 575 stall parking structure; a new two level, 500 stall parking deck; and site upgrades including frontage road improvements and a new loading area.



One Powell
San Francisco, California, USA

FINALIST

Original Owner/Development: Wilson Meany Sullivan
Present Owner: SPI Holdings, LLC
Production Architects: Gensler (exterior renovation and retail interior architecture) MBH (apartment interior architecture)
Graphic/Lighting Designers: Gensler
General Contractor: Webcor
Development Company: Wilson Meany Sullivan
Leasing Company: SPI Holdings, LLC
Finance Company: Bank of America

Respected SF Chronicle Urban Design Critic John King, said this project demonstrates “good buildings like good cities are resilient enough to adapt to changing times.” One Powell, built in 1921, was restored and converted from a single-tenant 7-story building to a mixed-use 8-story building that includes the 3-story Forever 21 San Francisco flagship store, a basement-level state-of-the-art retail and merchant banking center, and five stories of loft apartment housing in a prime downtown location. The goal of the rehabilitation project was to breathe new commercial life into a historically significant building that was not being used to its full potential while keeping its character.



Madinat Al-Fahaheel
Fahaheel City, Kuwait

DESIGN AWARD

Owner: Tamdeen Real Estate Company (Al-Manshar Complex), The Ministry of Finance –Kuwait (Al-Kout Shopping Center and Waterfront Development)
Management Company: Tamdeen Shopping Center Development Co. (Al-Kout and Al-Manshar Complex – except Rotana Hotel), Rotana Hotels Group (Al-Manshar Rotana Hotel).
Development Company: Tamdeen Real Estate Company
Leasing Company: Tamdeen Shopping Centers Development Co.
Design Architect: Dar Al-Omran, (Principal Project Architect: Wael Al-Masri)-C7A (initial concept for Al-Kout component only)
Production Architect: Dar Al-Omran (Principal Project Architect: Wael Al-Masri)
Graphic Designer: Arrowstreet. (Al-Kout Shopping Center), and Early Bird (Al-Manshar Complex) and Sandra Chesrown, Graphic Design Coordinator
Lighting Designer: US Lighting
Landscape Architect: Dar Al-Omran,
General Contractor: Ahmadiyah Contracting and Trading Company

Madinat Al-Fahaheel is an integrated mixed-use development south of Kuwait, with several components including the completed Al-Kout Shopping Center, Fahaheel Waterfront, Al-Manshar Complex and Rotana Hotel as well as other future components.

Innovative Design & Development of a New Project

Retail Projects under 150,000 (13,935 m²) of total retail space



Place d'Armes

Paris, France

Owner: Klepierre

Management: Ségécé

Production Architect: Alluin & Manduit

MERIT AWARD

Place d'Armes—the heart of Valenciennes' renaissance in the city center. On April 19 2006, the people of Valenciennes in the North of France discovered their shopping mall for the first time: more than 50 new stores that bring the area back to life. The Place d'Armes mall, an integral part of the town's overhaul, is a real commercial success. Shoppers have come back to the center. Created through a close partnership with the City Council, the mall is an example of a business operation within an extensive urban renewal programme.

Retail Projects under 150,000 to 500,000 sq. ft.

(13,935-46,451 m²) of total retail space



City Mall San Pedro Sula

San Pedro Sula, Cortes, Honduras

MERIT AWARD

Owner/Management/Development/Leasing Company:

Corporacion Laly Lee

Design Architect: Beame Architectural Partnership

Production Architect: Mario Zepeda/Inmobiliaria Americana

Graphic Designer: Redmond Schwartz Mark Design Inc.

Lighting Designer: Theo Kondos Associates

Landscape Architect: Mesa Design Group

General Contractor: Jesus Hernandez/Copreca S.A.

Finance Company: Banco Atlantida

City Mall is a dense, urban infill shopping center situated in the center of San Pedro Sula, Honduras, on Avenida Circunvalacion, one of the busiest and most traveled thoroughfares in the city.

The five-level project includes two levels of parking beneath three levels of retail. The lowest level of underground parking has a vehicular tunnel directly from Avenida Circunvalacion allowing easy access to the Mall. At street level, grade level parking is screened by restaurants and shops surrounding an outdoor, civic entrance plaza linked to a grand vertical indoor space. Enclosed by a monumental picture window, this space vertically connects a series of stepped retail plazas, which recede gently providing a generous view into the Mall. The three upper retail levels, organized around a continuous public corridor in a "racetrack" design, include the three main anchors, several major stores, smaller shops, a 1200 seat food court with 20 tenants, and 8 movie theaters with stadium seating.



Ettliger Tor Karlsruhe Karlsruhe, Germany

DESIGN AWARD

Owner: Ettliger Tor Karlsruhe KG
Management and Design Architects: ECE Projektmanagement GmbH & Co.KG

The Ettliger Tor Shopping Centre is a very special and individual shopping center in Germany's "City of Law," which, since the opening, is also famous for shopping. With more than 120 shops, a new architectural feeling and a high standard of service (including a supervised children's room for visitors and other amenities), it offers the "new art of shopping." They guarantee opening times until 8 o'clock in the evening for every shop and the best climatisation ever—in the town with Germany's highest outside temperatures. The Ettliger Tor is the biggest city shopping center in the South of Germany.

Dolce Vita Porto Porto, Portugal

DESIGN AWARD

Owner/Management Company: Amorim Imobiliária
Design Architect: Suttle Mindlin

Dolce Vita Porto is a key part of the regeneration of Porto's Antas area. It is part of a large-scale development that includes the Dragon Stadium, home ground to Porto's world-class soccer team, residential area and a 4-star hotel. Dolce Vita Porto's shopping and leisure facilities complement these perfectly, drawing visitors to Antas all year round. Inside the striking façade, there is a grand urban gallery and a mixed-use plaza featuring bold works of art. Access is easy: there is parking on all four floors of the center, and it is served by major access routes and the city's metro network.



McArthurGlen Barberino Designer Outlet
Florence, Italy

MERIT AWARD

Owner/Management Company: McArthurGlen U.K. Ltd./ Fingen Group
Design Architect: Giustiniani/Spadolini/Perekhodtsev/Hydea srl

Barberino Designer Outlet, located 30 km north of Florence, is the third project of McArthurGlen in Italy. Barberino Designer Outlet sits in a catchment area that has 7 million residents and 11 million tourists within a 90-minute drive time. The design of the center takes its inspiration from the architectural renaissance styles of the noble villas of Tuscany. The sun-washed shades of color are enhanced by arches, brick stone streets, café piazzas for al fresco dining and footbridges over the river that runs through the scheme. The center has 107 stores, bars and restaurants, a playground and many other services and facilities.

Paseo El Hatillo-Lagunita
Caracas, Venezuela

FINALIST

Owner/Management/Development/Leasing Company: Fondo de Valores Inmobiliarios F.V.I.
Design Architect: M.D.A Architects/Arch. G. Gasparini
Production/Graphic Architect: Arch. Hugo Davila/A Taramona/L Osorio
Graphic Designer: Arch. Hugo Davila/ Arch. Angel Taramona
Lighting Designer: Eng. Nagib Ablan
Landscape Architect: Arypaica Arquitectura y Paisajismo
General Contractor: Lagunita S.A.
Finance Company: Banesco

PASEO EL HATILLO-La Lagunita, placed between the historic town of El Hatillo and the sophisticated neighborhood of La Lagunita Country Club, where in a harmonious way are integrated the colonial style with the operability of technological modernism. A mall in the middle of two worlds and still creating a Fashion Statement. With 124 shops spread over 6 levels, one designed as an extension of the colonial town, the other 4 without any extreme tendencies and a lot of transparency, and the highest one, PISO 5 as a distinctive mark of casual elegance, offering culinary proposals of delicious gastronomy in an open environment. PASEO EL HATILLO La-Lagunita a statement of design, quality and success.

Innovative Design & Development of a New Project

Retail Projects over 500,000 (46,451 m²) of total retail space



Parque Delta Mexico City, Mexico

FINALIST

Owner: Grupo Danhos/Grupo Gigante
Management/Development/Finance Company: Grupo Danhos
Design Architect: Juan Jose Sanchez-Aedo
Production Architect: Alejandro Viniegra/Hector Leyva
Graphic Designer/Landscape Architect: Grupo Arquitech
Lighting Designer: Architectural Lighting Solutions
General Contractor: Grupo Danhos
Leasing Company: Grupo Danhos/Grupo Arquitech

Located on one of the primary routes inside the city, Parque Delta is settled on the former Mexico baseball stadium site. This location and the great solution given to the site have determined the extreme success of the mall. Its scheme sets the main brand stores on the edges needing to find a balance among their retail operations. This need developed an internal 3-level street which has a continuous circulation fusing the inside with the outside in a very natural way and is designed to allow daylight in. The combination of materials and trees in the main square, which also is parking lot, invites further access.

Chapelfield Norwich, England

FINALIST

Owner: Capital Shopping Centres
Design Architect: Building Design Partnership Residential Architect
Chaplin Farrant Partners
Development Company: Lend Lease in Partnership with CSC

Chapelfield—East Anglia's stylish and contemporary new shopping center. With over 80 shops and 17 cafes and restaurants, 40 of which are completely new to Norwich, the center has become the region's new fashion capital and includes a stunning new House of Fraser. But it is not all about fashion; there are restaurants like Wagamama, cafes including Costa Coffee, and big names such as Boots, Beaverbrooks, HMV and a flagship Borders, now the city's biggest bookstore. Chapelfield was the largest retail scheme to open in 2005 and has already improved Norwich's position in the UK retail league.



Dundrum Town Centre
Dublin, Ireland

MERIT AWARD

Owner/Development Company: Crossridge Investments
Design Architect: Burke Kennedy Doyle/Lafferty Design
Finance Company: Glenrye Properties

Dundrum Town Centre is Ireland’s new shopping capital. In March 2005, the first 80,000-sq. m. phase of this landmark center opened its doors—attracting over 600,000 customers in its first week and over 12 million in its first year. At a main transport interchange 5 km from Dublin city center, Dundrum Town Centre offers over 100 international brand stores—including over 20 “retail firsts” to Ireland: 22 restaurants and bars, a 12-screen cinema, a 220-seat theatre and a 3,400-space car park. Future phases will increase the center to 150,000 sq. m. of retail space based on Crossridge Investments’ vision and the success of Dundrum Town Centre.



Forum Coimbra
Coimbra, Portugal

MERIT AWARD

Owner: ING Real Estate
Design Architect: Broadway Malyan Portugal - Arquitectos e Designers, Lda.
Structural Design: Tal Projecto, Lda.
Development Company: Multi Development Portugal

Forum Coimbra is a suburban regional-sized shopping center anchored by a Carrefour hypermarket. It sits on a hill on the left bank of Mondego River in the future expansion area of the city. It is a 3-level enclosed scheme: 5 levels of underground and surface car parking. The project is perfectly integrated with the environment, achieving significant visibility to and from the city. The original site was quite difficult due to its slope, but this was converted into an advantage by allowing direct access from the different levels of parking, to almost all the areas of the scheme. The center encompasses a wide retail offer and a strong presence of leisure facilities: a 6-screen cinema and 28 restaurants.



Mall of Emirates, Dubai
Dubai, United Arab Emirates

DESIGN AWARD

Owner: Majid Al Futtain (MAF Shopping Malls)
Management Company: Andrew Keegan, MAF Shopping Malls/MACE
Design Architect: Andy Feola F&A Architects
Production Architect: David Tripney, Holfords
Graphic Designer: Scott AG (wayfinding signage)
Lighting Designer: Frances Krahe
Landscape Architect: Cracknells
General Contractor: Khansaheb/Al Naboudah Laing O'Rorke
Development Company: Jeffery Rossely, MAF Shopping Malls
Leasing Company: Graham Dreverman/Shahram Shamsae MAF SM

Mall of the Emirates, located in Dubai, United Arab Emirates is a unique super-regional 2.3 million square foot GLA mixed-use destination.

In a market, where project completion dates are often prolonged well beyond their scheduled openings, Mall of the Emirates opened within the targeted month promised of September 2005. This unique mixed-use destination has become world renowned for bringing "snow to the desert" and has been credited for introducing a brand new leisure sport to the Middle East region. And although "snow" is certainly what initially "peaks" visitors interest, it is by no means the only reason for return visits. The tagline "Shopping Is Just the Beginning" is an apt description of this urban shopping and leisure resort.



Plenilunio
Madrid, Spain

DESIGN AWARD

Owner: Santander Real Estate
Management Company: Knight Frank
Design Architect: Riofisa/Hok/Metrica Tip
Production Architect: Metrica Tip, S.L.
Graphic Designer: Riofisa/Metrica Tip
Lighting Designer: Theo Kondos/Monlux
Landscape Architect: Isaac Escalante
General Contractor: Eralan
Development Company: Riofisa
Leasing Company: Cushman Wakefield/Jones Lang Lasalle
Finance Company: Banco Popular

PLENILUNIO, developed by RIOFISA, a leading Spanish shopping center developer, close to Madrid's Airport is an innovative approach that offers a balanced mix of shopping and leisure, bringing together concepts such as retail, health and entertainment with appealing architecture. The project has been carried out on a total surface area of 2,365,591 sq. ft., with a GLA of 753,000 sq. ft. and brings new operators to the Spanish market, such as Saturn or Primark. Plenilunio is a strategic project for Madrid. Thanks to its location, facing two major highways, it represents a key driver for the modernization of the region of Madrid, with an area of influence of over 4 million people.



Sambil San Cristóbal

San Cristóbal, Venezuela

MERIT AWARD

Owner: Constructora Sambil
Management Company: Administradora Sambil San Cristobal
Design Architect: Helena Trotta
Production/LandscapeArchitect: Isiat Madrid
Graphic Designer: Mall Advertising
Lighting Designer: Conrado Cifuentes
General Contractor: Constructora Cabaleiros
Development/Leasing Company: Constructora Sambil

The project is located in the City of San Cristobal, an Andean province in which the service sector of the city had not been developed in years, and where the impact of a work of this kind has been fundamental for the city. The project looks to integrate not only a vanguard architecture where modernity arrives like a fact, but to establish as the foundation a project with a level of services and corrections of all the deficiencies that were detected, which will contribute to the further development of the city. The mall is integrated with a convention center and a hotel, creating a complete set where the city is strengthened and the set responds clearly to each one of its uses.



The Shops at La Cantera

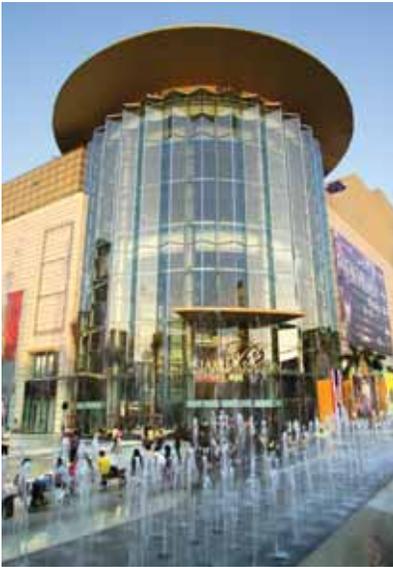
San Antonio, Texas, USA

DESIGN AWARD

Owner/Management/Development/Leasing Company: La Catera Retail Partnership, an affiliate of GGP
Design/Production Architects: Alamo Architects
Graphic Designer: fd2s, Inc
Lighting Designer: Kaplan Gehring McCarroll Arch Ltg
Landscape Architect: J. Robert Anderson, FASLA
General Contractor: Whiting-Turner Contracting Co.
Finance Company: Commerzbank & Goldman Sachs

The Shops at La Cantera was developed as a response to many competing trends and constraints. Its characteristics can be summarized as the responses to those trends and constraints. Responsive to the site: Overall planning for the center was developed initially with the goal of preserving the natural landscape. Responsive to climate: The Shops at La Cantera is particularly sensitive to the conservation of natural resources. Responsive to heritage: The Shops at La Cantera blends the visual heritage of San Antonio and the Texas Hill Country with a fashion edge to create a setting for high-end retailers. Responsive to construction efficiency, cost, and appearance: The project used very efficient and cost effective concrete construction to control costs, but also to allow the application of an extensive amount of architectural detail. Responsive to merchandising opportunities: San Antonio was ready to embrace a wider variety of merchandising options with the Shops at La Cantera. The introduction of Nordstrom and Neiman-Marcus taps shopping power that had been leaking from the market. This new dimension in offerings also reinforces the Shops at La Cantera as a major destination for consumers from Mexico.

Innovative Design & Development of a New Project Mixed-Used Retail Projects



Siam Paragon Bangkok, Thailand

MERIT AWARD

Owner/Management: Siam Paragon Development Company
Design Architect: RTKL Associates Inc.
Architectural concept/Interior Design: J+H Boiffils
Production Architect: Design 103 International Limited
Graphic Designer: Enspire
Lighting Designer: Lighting Planners Associates (Kaoru Mendes) and Ph.A concepteurs lumière et design (Philippe Almon)
Landscape Architect: Bensley Design Studio (Bunnag Architects)
General Contractor: Thai Obayashi Corp., Ltd.
Development/Leasing Company: Siam Paragon Development Company Limited
Finance Company: Siam Piwat Company Limited

Siam Paragon is a display of an exceptional architectural concept created by a world-class design team creating an unprecedented masterpiece in Asia. Its unique, elegant and imaginative elements of design were composed to honour and compliment the prestigious land. Embracing lavish water cascades, canals and fountains, this tropical oasis exudes a pleasing and unique atmosphere. The creation of this project is destined to be a world-class destination.

Kanyon Istanbul, Turkey

MERIT AWARD

Owner: Eczacıbaşı Holding & Şişli Realst. Inv. Trust
Management Company: Eczacıbaşı Holding & Şişli Realst. Inv. Trust
Design Architect: Jerde Partnership/ USA & Tabanlıoğlu Arc/ Turkey

Kanyon is the antidote for those who are tired of an ordinary life. Its take on the shopping “mall” looks at customers as human beings, not as consumers. Kanyon has something exciting for everyone. It is not only about the world’s best brands; Kanyon also offers the chance to people watch, learn a new skill, go to the gym, catch the latest film, happy-hour with friends, take a pleasant stroll, have a snowball fight and meet your sweetheart.



Kinschicho Olinas Tokyo, Japan

MERIT AWARD

Management Company: Prime Place Co., Ltd.
Design Architect/Graphic Designer: RTKL
Production Architect: Kume Sekkei Co./Matsuda Hirata Sekkei Co.
Lighting Designer: L+F
Landscape Architect: SWA
General Contractor: Taisei Corporation
Development/Leasing Company: Tokyo Tatemono Co., Ltd.

Kinschicho Olinas is a mixed-use development that has quickly become recognized as the city's Eastern Gateway. Comprised of over 590,000 SF of retail, 729,000 SF of office and 960,000 of residential, the development is noted as one of Tokyo's seven metropolitan sub-centers.



Langham Place Hong Kong, Hong Kong

DESIGN AWARD

Owner: Renaissance City Development (a wholly-owned subsidiary of Great Eagle Holdings Ltd.)
Development/Management Company: Great Eagle Development & Project Management Co., Ltd.
Design Architect: The Jerde Partnership
Production Architect: Wong & Quyang (HK) Ltd Architects & Engineers
Graphic Designer: Dutton Bray Design
Lighting Designer: LightSource International
Landscape Architect: Belt Collins & Associates
General Contractor: Sun Fook Kong
Development Company: Great Eagle Development & Project Management
Leasing Company: Great Eagle Estate Agents Ltd
Finance Company: Great Eagle Holdings Ltd.

Langham Place is a significant redevelopment project that creates a world-class destination in Hong Kong's Mongkok district. The 1.8 million square-foot project seamlessly integrates into its urban context, fusing Mongkok's first five-star hotel with a class-A office tower and an innovative retail and entertainment complex that has attracted international tenants. Langham Place's retail center was designed with bold planning notions that represent a new approach for vital vertical centers that are required in increasingly urban settings. In response to the narrowness of the site and consequent height of the building, which require the bulk of Langham Place's retail complex to sit above the street, the center employs a number of forward-thinking design solutions to attract people from the street up into the uppermost levels of the project.



Lincoln Square
Bellevue, Washington, USA

MERIT AWARD

- Owner/Management/Development/Leasing Company:** Kemper Development Company
- Design/Production Architects:** Sclater Partner Architects
- Graphic Designer:** Girvin Design
- Lighting Designer:** Candella
- Landscape Architect:** Atelier Landscape Architects
- General Contractor:** Skanska
- Finance Company:** A consortium led by Bank of America and US Bank

Lincoln Square features 300,000 square feet of shopping, dining and entertainment, 148 residences and a 337-room Westin hotel. The project is graced with a glass Atrium showcasing a three-tiered blown-glass chandelier designed by renowned artist, Dale Chihuly. Five levels of below-grade parking connect to the Atrium with elevators. Kemper Development Company acquired Lincoln Square in 2003 after another developer's failed attempt. KDC redesigned the retail and parking areas and connected them by a sky bridge to its shopping center Bellevue Square. A dynamic success story, Lincoln Square truly brings to life the opportunity to live, work and play in one dynamic location.

Magnocentro 26 Fun & Fashion
Mexico City, Mexico

MERIT AWARD

- Owner:** Kimco (T Inmobiliarios Y Kimex Investment)
- Management Company:** Frisa
- Design/Production Architects:** GVA & Associates
- Graphic Designer:** Idée Diseño Gáfico Ambiental
- Lighting Designer:** Theo Kondos
- Landscape Architect:** Peridian de Mexico
- General Contractor/Development/ Leasing/Finance Company:** Frisa

The Magnocenter 26 Fun & Fashion project is an entertainment and shopping center. With stores that offer fashionable items such as City Market (gourmet supermarket) and Zara (clothing apparel for women, men, teens and children), and Game Works and Cinemex Movie theaters that make up the entertainment centers. The designers and the developers organized the commercial track surrounding a central covered atrium that visually connects the whole commercial center in order to obtain a homogeneous space. Integral concept of entertainment integrates restaurant, bar and fast food area. The offices are integrated in the complex and assist in the commercialization.



Main Street at Fort Belvoir

Fort Belvoir, Virginia

MERIT AWARD

Owner: Fort Belvoir Residential Communities/DoD
Management Company: Pinnacle Property Management
Design Architect: Torti Gallas and Partners, Inc.
Graphic Designer: Bizzell Design, Inc.
Landscape Architect: Parker Rodriguez
General Contractor/Development Company: Clark Realty Builders LLC
Leasing Company: Army and Air Force Exchange Service
Finance Company: Lehman Brothers

The historic center of Fort Belvoir functions like a small city made up of civic, administrative, residential, and now, new mixed-use retail facilities. The design creates a walkable “core” destination for those who work and live nearby. This neighborhood main street on Fort Belvoir has proven to be a catalyst for future on-base main street retail at other US military installations in the US and across the world.

Perimeter Place

Atlanta, Georgia, USA

FINALIST

Owner: GLL
Management Company: The Sembler Company
Design/Production/Landscape Architects/Graphic/Lighting Designers: Pieper O’Brien Herr
General Contractor: Ordner Construction
Development/Leasing Company: The Sembler Company
Finance Company: Wachovia

Perimeter Place is a 460,000 square foot mixed-use center located in the Central Perimeter submarket of northern DeKalb County. The 42-acre project is truly a ground-breaking development conceived with a ‘village concept’ in mind from what was formerly the site of two mid-rise office buildings totalling 600,000 s.f. The project includes a ‘main street’, which bisects the site north and south with retailers located on both sides of the divided driveway offering on-street parking. Additionally, an extensive four-mile pedestrian network makes it easy to navigate around the center with a customer never more than 50 ft. from raised landscaping or a sidewalk. The project has an FAR of .86.



San Marcos Power Center
Mexico City, Mexico

FINALIST

Owner: Fondo Commerical Mexicano/Promotora Izcalli
Management Company: Fondo Commerical Mexicano
Design Architect: Migdal Arquitectos/Grupo Architech
Production/Landscape Architects/General Contractor: Migdal Arquitectos
Graphic Designer: Pablo Meyer y Asociados
Lighting Designer: Joaquin Jamaica
Development Company: Fondo Commerical Mexicano
Leasing Company: Promotora Izcalli 2003 SA de CV
Finance Company: Grupo GDI

Plaza San Marcos is a Power Center located in Cuautitlán Izcalli, State of Mexico. It has 701,388 square feet of leasable commercial premises on land with an area of 1,849,200 square feet. The complex has different commercial companies concentrated together, offering business that includes commerce, recreation and entertainment, culture, sports, supplies, education, tourism and gastronomy, all located in islands around the parking lot and by the complex's common areas.

Village at Sandhill
Columbia, South Carolina, USA

FINALIST

Owner/Management Company: Kahn Development Company
Design/Production Architects: Beame Architectural Partnership
Graphic Designer: Rick Zimmerman ZZ Design
Lighting Designer: Addison Kelly
Landscape Architect: Mesa Design Group
General Contractor: MB Kahn Construction
Development Company: Kahn Development Company
Leasing Company: Hill Partners/Kahn Development

The focal point of The Village at Sandhill is a pedestrian-friendly "Main Street." A very strong magnet for retail, it's where all the tenants wanted to be. There is curbside parking and an array of fashion and specialty shops, including high-profile tenants such as Jos.A. Bank and Talbots, as well as a 100,000 square foot JC Penney store and a 120,000 square foot Belk department store, anchoring the streets. There is an upscale Books-A-Million, as well as restaurants and sidewalk bistros. Visitors and residents have an abundance of places to satisfy their shopping, dining and entertainment needs. Four buildings in the village contain shops at the ground level and two to three levels of (160) residential condominiums units above the retail.

Judging and Scoring

Judging

The Judging Committee judged and scored all eligible submissions according to an official criterion in order to determine award winners. Committee members did not review entries from their own companies nor did they judge entries where there was a possible conflict of interest.

Scoring

Submissions were scored using the following criteria:

Presentation of Entry Material (up to 5 points);

Land Use (up to 10 points);

Design (Up to 35 points); **Development Goals** (Up to 20 points)

Productivity/Financial Performance (up to 20 points);

Innovation (up to 10 points)

To be considered for a Design Award, a submission was required to earn a total of 85 points.

To receive a Certificate of Merit, a submission required a score of more than 75 points but less than 85.



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Perimeter Place is proud to be among a laudable group of finalists in the Mixed-Use Category.



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