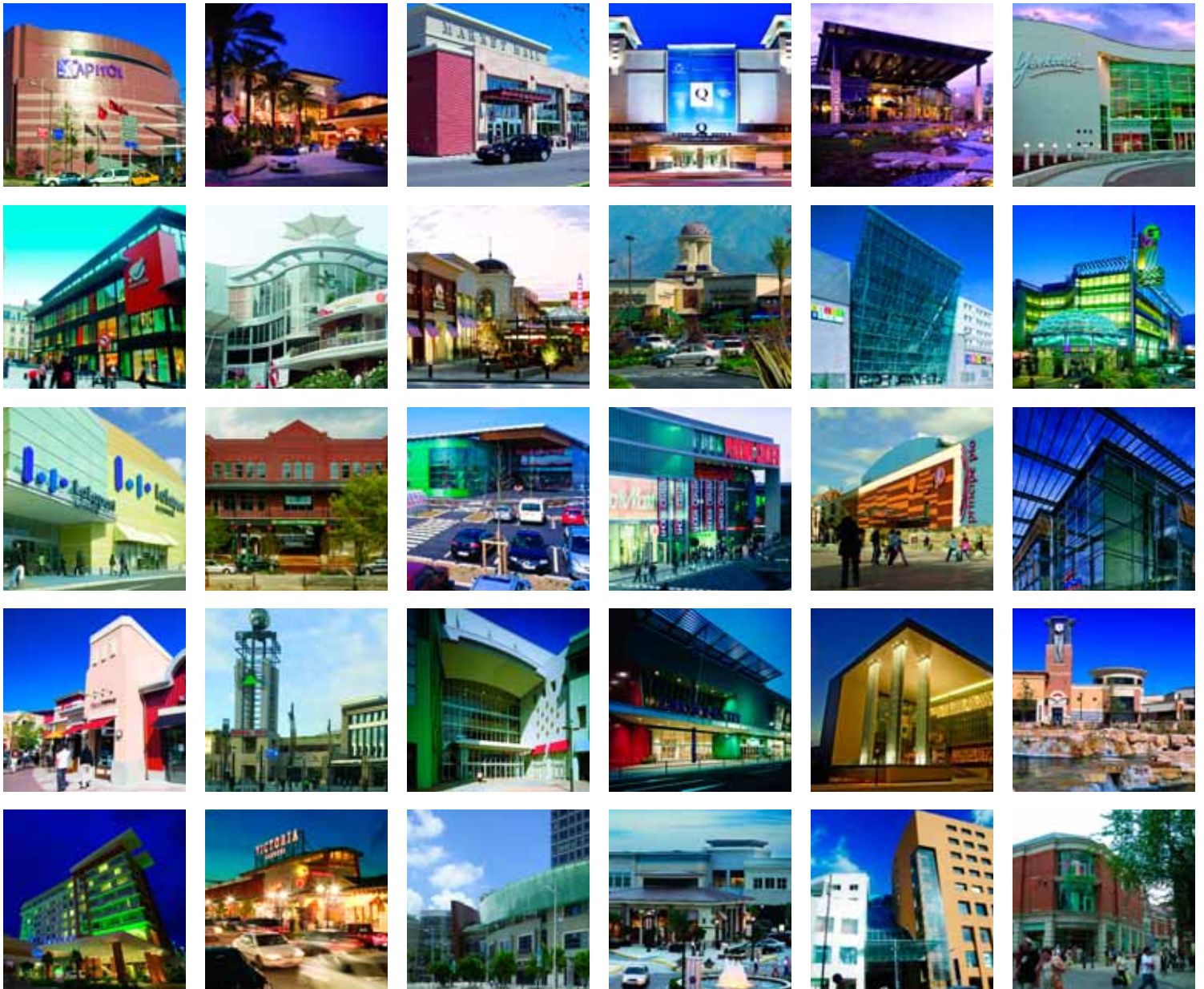




30th International Design and Development Awards Program 2006 Winners



2006 International Design and Development Awards Judges

Chairman

Rao K. Sunku

J.C. Penney Co., Inc.
Dallas, Texas

Ronald A. Altoon

Altoon & Porter Architects
Los Angeles, California

Gordon T. Greeby

The Greeby Companies, Inc.
Lake Bluff, Illinois

J. Thomas Porter

Thompson, Ventulett, Stainback & Assocs.
Atlanta, Georgia

Thomas S. Brudzinski

General Growth Properties, Inc.
South Portland, Maine

John M. Millar, SCSM

Divaris Real Estate, Inc.
Virginia Beach, Virginia

Ian F. Thomas

Thomas Consultants, Inc.
Vancouver, BC Canada

Arcadio Gil Pujol, CSM

LaSBA, S.A.
Madrid, Spain

Kathleen Nelson

KMN Associates, Inc.
East Atlantic Beach, New York

Gerald M. White

Copaken, White & Blitt
Leawood, Kansas

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.



ICSC International Design and Development Awards

2006

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.

This year's winners are:

Renovation or Expansion of an Existing Project

Projects over 500,000 sq. ft. (46,451 sq. m)



MERIT AWARD

Capitol Shopping Center Istanbul, Turkey

- Owner: Tursoy Hotels & Tourism Investments Inc./ Mesa Housing Inc.
- Management/
General Contractor/
Development Company: Capitol Inc.
- Design Architect: Geoff Morrison -
Concepti International Design
- Production Architect: Mahmut Gultekin
- Graphic/Lighting Designer/
Landscape Architects: Concepti International Design
- Leasing Companies: Shopmix Inc.

Capitol Shopping Center dominated Istanbul's Asian Side retail scene for over a decade. During the last three years however, new developments began to impact the number of visitors. The owners of the center decided to carry out an extensive refurbishment. Today Capitol Shopping Mall is completely refurbished in line with global trends for new life style shopping experiences. The refurbishment includes a vertical mall expansion with a new extensive skylight roof, improved retail planning, a major extension and redesign of the multiplex cinemas and a renewal and upgrade of the overall retail mix. The facades have been completely re-clad with dramatic lighting effects adding to the local landmark attraction of the building.



FINALIST

The Galleria at Ft. Lauderdale, Florida
Ft. Lauderdale, Florida, USA

Owner: PSERS
 Management/Development/Leasing Company: Kravco Simon Company
 Design Architect: spg3 with James Paresi
 Production Architect: spg3
 Graphic Designer: Leibowitz Gould
 Lighting Designer: Theo Kondos and Associates
 Landscape Architect: Site Works
 General Contracting: Whiting-Turner Contracting Company

The overall theme of the renovation is based on the design of Grand Old Floridian hotels — recalling a sense of history, grandeur and comfort which continues to be special to South Florida. The redevelopment of the Galleria needed to address three key goals: reintroduce the center to the local customer as the main choice in downtown Ft. Lauderdale, attract the tourist customer, and appeal to a younger customer looking for an entertaining evening. Through innovative retail planning and design, the renovation successfully achieved these goals and sales per square foot have increased almost 200%.



MERIT AWARD

Market Mall Renovation & Expansion
Calgary, Alberta, Canada

Owner: Cadillac Fairview Corp. Ltd./Ivanhoe Cambridge
 Management/Development/Leasing Company: Cadillac Fairview Corp. Ltd.
 Design Architect: Pappas Design Studio, Inc.
 Production Architect: Cohos Evamy
 Lighting Designer: Gabriel Design
 Landscape Designer: Larry Patterson
 General Contractor: PCL Constructors Inc.

To reverse a decline in market share and productivity, Market Mall undertook renovation and expansion. The goal of the project was to provide an upscale shopping experience with the largest and best retail mix, including many first-to-market destination and new retail store concepts than any mall in Calgary. The project has greatly exceeded all expectations. The upscale elegance of the design coupled with a strong retail mix and unique family amenities have appealed to the young affluent families in the trade area. Since opening in August 2004, an astonishing 73% increase in traffic has been realized and productivity has increased 24.7%.

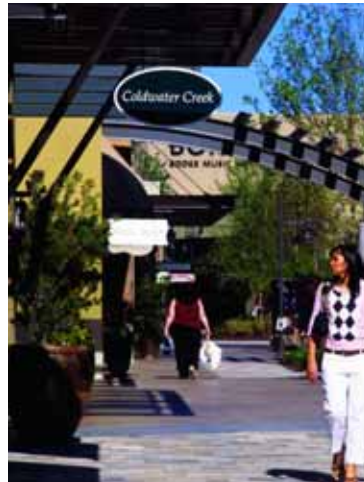


MERIT AWARD

Queens Center
Elmhurst, New York, USA

Owner/Management/Development
 Leasing Company: The Macerich Company
 Design Architect/Graphic Designers: Communication Arts
 Production Architect: Gilligan & Bubnowski Architects
 Lighting Designer: Hillman Dibernado & Associates, Inc.
 Landscape Architect: Mesa Design Group
 General Contractor: Skanska USA Building

The renovation and expansion of Queens Center has transformed what was already a very successful shopping center into a retail mecca for the residents of the Borough of Queens. This transformation included an expanded Macy's, a new 200,000 square-foot JC Penney, an extensive renovation that included multi-story atriums infused with natural light, more than one hundred new stores, a new food court which has resulted in the creation of a unique shopping and entertainment destination within New York City. The "timeless elegance" approach to the overall design of this project resulted in the creation of a first-class suburban shopping environment and experience in a very urban environment.



MERIT AWARD

The Village at Alderwood
Lynnwood, Washington, USA

Owner/Management/Development
 Leasing Company: General Growth Properties, Inc.
 Design Architect/Graphic Designer: Callison
 Lighting Designer: Schuler Shook
 Landscape Architect: MESA
 General Contractor: Bayley Construction

The project expands a dated, 27-year-old suburban Seattle mall by nearly 25%, transforming it into a 1.27 million square-foot retail and entertainment destination. The new Alderwood has attracted lifestyle retailers to serve the area's growing population and increasing affluence. The expansion adds two major components to the enclosed mall: The Village, a 175,000 square foot outdoor lifestyle component, and The Terraces, an entertainment and food and beverage district with outdoor seating, distinctive landscaping and a 16-screen cinema.



DESIGN AWARD AND SPECIAL AWARD FOR SUSTAINABLE DESIGN

**Yorkdale Shopping Centre
Toronto, Ontario, Canada**

Owners:	OMERS Realty
Management/Development	
Leasing Company:	Oxford Properties Group
Design Architect:	MMC International Architects
Retail Designer:	GHA Shoppingscapes
Graphic Designer:	Bruce Mau Design
Lighting Designer:	Hammerschlag & Joffe
Landscape Architect:	du Toit Allsopp Hiller
General Contractor:	Ellis Don

Spring 2005 was a time of reinvention for Yorkdale Shopping Centre, as they opened their expansion. In order to solidify its coveted position as a premier fashion destination, Yorkdale was ripe for its most ambitious venture in its 40 year history. With the introduction of a new prototype, Yorkdale is a hybrid between conventional mall design and highstreet shopping. Its transparent roof and exterior scaled architectural storefronts have been embraced by top international brand retailers and shoppers alike, who relish in the abundant natural daylight, the dynamic downtown vibe and a shopping experience that closely approaches one of main street shopping.

Innovative Design and Development of a New Project Projects under 150,000 sq. ft. (13,935 sq. m)



MERIT AWARD

**Fleur d'Eau
Angers, France**

Owner:	Apsys/Fonciere Euris/ Xavier Galice
Management/Development/ Leasing Company:	Apsys
Design/Production Architects:	AU4G
Graphic Designer:	Minale Design Strategy
Lighting Designer:	Pierre Bideau
General Contractor:	Fonteneau

Working with the Chamber of Commerce and the City of Angers, whose centre is classified by UNESCO as a World Heritage, Apsys has transformed the former "Halles" seldom frequented by the inhabitants, into a new shopping centre, beautifully integrated into the surrounding city fabric. Fleur d'Eau is an extraverted mall, opening each shop to the city. A striking glass and metal building of 136,985 square feet offers its transparent windows to passers-by. The lighting effects change according to the natural light. Opened since May 2005, Fleur d'Eau creates new circulation and living possibilities thereby irrigating the centre of Angers and bringing new customers in the whole area.



MERIT AWARD

**J Avenue
Bangkok, Thailand**

Owner/Management/
Development Company: Siam Future Development PLC.
Design/Production/Landscape
Architects: Contour Company Limited
Graphic/Lighting Designers: Contour Company Limited
General Contractor: Cho Runglert Group Company Limited
Leasing Company: Jones Lang LaSalle Thailand

Lifestyle Centers are popping up everywhere in the world to cater for changing consumer preferences. The right ingredients for a successful Lifestyle Center are an affluent residential location, entertainment options, table-service restaurants with “lifestyle”, and multipurposeness. Not an easy mix, especially for a barely structured city like Bangkok, but Siam Future Development welcomed the challenge and invested in this 88,000 square foot piece of land located in the residential area home to the elite Bangkokians and wealthy ex-pats. The result is the first-ever Lifestyle Center in Thailand — J Avenue.

Innovative Design and Development of a New Project
Projects 150,001 to 500,000 sq. ft. (13,935 to 46,451 sq. m)



MERIT AWARD

**Bridgeport Village
Tigard, Oregon, USA**

Owner/Management/Development
Leasing Company: CenterCal Properties, LLC
Design Architect: Perkowitz+Ruth Architects
Production Architect: OPUS A&E
Graphic Designer: Redmond Schwartz Mark Design
Lighting Designer: Candela
Landscape Architect: The Berger Partnership
General Contractor: Opus NW

Emerging from an abandoned rock quarry in Tualatin, OR, Bridgeport Village has become a central gathering place for the residents of the Greater Portland area. Conveniently located just 10 miles south of downtown Portland, it has opened up the region to new high-end retail shopping and dining opportunities. This premier 500,000 square foot outdoor shopping, dining and entertainment experience, complete with available office space, generates sales competitive with the top lifestyle centers in the nation. Enriching the local community, Bridgeport Village provides activities in its central courtyard, resulting in a vibrant lifestyle center from morning into the evening.



FINALIST

Citrus Plaza
Redlands, California, USA

Owner/Management/Development
 Leasing Company: Majestic Realty Co.
 Design/Production Architects: Carter & Burgess, Inc.
 Graphic/Lighting Designers: Carter & Burgess, Inc.
 Landscape Architect: Environs Landscape Architecture
 General Contractor: Commerce Construction, a division of Majestic

Citrus Plaza is a power center designed to resemble and, eventually, interact with a lifestyle center. With a layout that emphasizes the vistas to the local San Bernardino Mountains, amenities far more elaborate than the typical big box-center, and an iconic 45-foot-high domed tower, Citrus Plaza is the focal point for the Inland Empire. And with a lifestyle center to be developed in the next two years, developer Majestic Realty and designer Carter & Burgess have begun the creation of a true downtown core for Redlands and its neighbors.



DESIGN AWARD

Dolce Vita Coimbra
Coimbra, Portugal

Owner/Management Company: Amorim Imobiliária –Dr. Jaimes Lopes
 Design Architect: Suttle Mindlin- Michael Mindlin
 Production/Landscape Architects: Sua Kay Architects – Arch Mário Sua Kay
 Graphic/Lighting Designers: Sua Kay Architects – Arch Mário Sua Kay
 General Contractor: Amorim Imobiliária
 Development/Leasing Company: Amorim Imobiliária

Designed as part of the modernization of the university city's football stadium prior to the Euro 2004 championship, the Dolce Vita Coimbra Shopping Centre was developed underneath the stadium seating. It has four floors of shopping, all below ground level, with natural light, a play of colors through the glass facade and eye-catching steelworks, which appear to hang off the glazed exterior. The centre is an example of integrated planning and original design. The developer also built and paid for an Olympic-size swimming pool and a 3,000-seater multi-use pavilion which are both linked to the centre.



MERIT AWARD

Gateway Mall
Quezon City, Philippines

Owner/Management/Development/
Leasing Company: Araneta Center, Inc.
Design Architect: Sudhakar Thakurdesai, AIA
Production Architect: Julie I. Castro
Graphic Designer: Dudrow Design, USA
Lighting Designer: Emerald Systems Consultants
Landscape Architect: PDAA Partners Landscape Architects
General Contractor: C-E Construction Corp.

From its visionary plan to its fulfillment, Gateway has brought elegance to shopping and set the standard for the upscale mall experience. Built around a one-of-a-kind floating garden and anchored by a 25,000-seater Coliseum, Gateway successfully integrates public transportation into its design, linking two mass transit systems to benefit its patrons. Gateway breathed new life into Araneta Center, attracting new customers; serving as a spark for future residential and office developments in its surrounds. At every turn, the Gateway team turned constraints into opportunities and successfully built what now stands as Araneta Center's symbol of urban renaissance.



FINALIST

LaLaport Koshien
Nishinomiya-Shi, Japan

Owner/Management/Development/
Leasing Company: Mitsui Fudosan Co., Ltd.
Design Architect: RTKL
Production Architect: Local Architect – Obayashi Corporation
Graphic Designer: RTKL
Lighting Designer: Lum Architectural Lighting
Landscape Architect: Mahan Rykiel Associates
General Contractor: Obayashi Corporation

The 498,000 SF Lalaport Koshien brings an exciting retail experience to Nishinomiya City, Japan. The center's 31-acre site formerly housed a zoo and is adjacent to Koshien Stadium, the country's oldest ballpark. The building's design scheme corresponds to the surrounding landscape, with streamlined architecture that complements a nature-themed environmental graphic design scheme. The retail diagram is oriented around three main courts: the Ocean Court, the Mountain Court and the Woods Court. The two-story retail complex houses a tenant mix of over 170 specialty shops and large-scale anchors, providing diverse commercial options for area residents and visitors.



MERIT AWARD

Market Street at The Woodlands Town Center
The Woodlands, Texas, USA

Owner/Management/Development Company: Trademark Property Company
 Design Architect: Development Design Group Inc.
 Production Architect: Gensler and Runyon Architects & Associates
 Graphic Designer: FMG Design Inc.
 Lighting Designer: DDG with Bouyea & Associates Lighting
 Landscape Architect: TBG Partners
 General Contractor: Trademark Property Company
 Leasing Company: Trademark with Boyd Page

Market Street at the Woodlands creates and celebrates a memorable town-center experience. An upscale retail/mixed-use neighborhood with a variety of options and amenities, Market Street presents a stylish and convenient shopping destination and unique office environment, all centered around a world-class public space that provides the downtown focal point for surrounding residential neighborhoods. A gourmet grocery, loft office space, and second story cinema, contribute to the small-town feel. Tree-lined walkways, a heavily shaded oval central park, and a series of fountains provide communal gathering spaces and nooks and crannies where new discoveries can be made with every visit.



MERIT AWARD

max.center
Wels, Austria

Owner: Maximarkt Immobilien GmbH
 Management Company: max.center Betriebsgesellschaft mbH
 Design/Production Architects: ATP Architects and Engineers
 Lighting Designer: Bartenbach Lichtlabor

This large and powerful stand-alone building which dominates its surroundings has been likened to a Taco Shell — a colorful, generous and spicy filling in a crispy casing — a glistening container bursting with the tempting range of goods on offer. Morphologically reinterpreting the tiger logo of the supermarket it replaces, this newly built center is an ambitious reinterpretation of retail architecture. The gently rolling shining silver aluminum skin of the roof, the glazed façade punctured by shop units and the LED lighting which transforms the translucent structural glazing into an illuminated artwork give the max.center an almost magical appearance.



MERIT AWARD

**Phoenix-Center Hamburg-Harburg
Hamburg, Germany**

Owner: Immobilienkommanditgesellschaft FEZ
 Management/Development
 Leasing Company: ECE Projektmanagement GmbH & Co. KG
 Design/Production/Landscape
 Architects: ECE Projektmanagement GmbH & Co. KG
 Graphic/Lighting Designer: ECE Projektmanagement GmbH & Co. KG
 General Contractor: ECE Projektmanagement GmbH & Co. KG

Phoenix-Center Harburg is a new-generation inner city shopping center with 110 shops spread over 3 levels that are linked by lifts and escalators. It is a regional shopping center with a strong radiation to the Lower-Saxony region. Modern-building with bright rooms, the mall is complete with daylight. The Mall is designed like a triangle with three light domes at the intersection points. At one of the three floor-opening courtyards with natural light is a fountain with "jumping jets" over 2 levels.



DESIGN AWARD

**Principe Pio
Madrid, Spain**

Owner/Management/ Development
 Leasing Company: Riofisa, S.A.
 Design/Graphic Architects: RTKL
 Production Architect: Riofisa – IDOM – Estudio Fernandez del Amo
 Lighting Designer: Theo Kondos Associates
 Landscape Architect: Derek Lovejoy
 General Contrator: Eralan, S.A.

In Madrid's bustling historic district, the Principe Pio retail centre offers an exciting new way of thinking about the convergence of urban transit and retail. The center incorporates a historic train station that houses regional train lines, two subway lines, and one of the largest bus stations in Madrid. The demanding program of Principe Pio required the project team to use innovative engineering techniques; preserve the aesthetics of the train station; create a landmark 110,000 sq. ft. destination-based retail centre within the densely compact urban setting; and maintain all transit lines at full operational capabilities during design and construction.



MERIT AWARD

Schlössle-Galerie, Pforzheim
Pforzheim, Germany

Owner: WestInvest Gesellschaft für Investitionsfonds
 Management Company: Multi Mall Management Germany GmbH
 Design Architect: T+T Design BV
 Production Architect: RKW Architekten Rhode Kellerman und Wawrowsky
 Landscape Architect: Landschaftsarchitekten Diekmann
 General Contractor: Walterbau
 Development/Leasing Company: Multi Development Germany GmbH

The Schlössle-Galerie is a closed mall project and is the architectural eye-catcher of Pforzheim. A very special feature is the roof garden, which covers the complete lightly sloped concrete roof. This garden has been designed with grass areas, trees, plants, a playground for children, walkways and a wooden terrace with a panoramic view over the hills of Pforzheim into the "Schwarzwald." The project has 374 parking places in a dedicated two-story parking garage on top of the shopping centre.



DESIGN AWARD

The Village at Park Royal
West Vancouver, British Columbia, Canada

Owner/Management Company: Larco Investments Ltd.
 Design Architect: F&A Architecture
 Production Architect: Musson Cattell Mackey Partnership
 Graphic Designer: Letterbox Design
 Lighting Designer: Schenke Bawel
 Landscape Architect: Durante Kreuk Ltd.
 General Contractor: Bird Construction
 Development/Leasing Company: Park Royal Shopping Centre Holdings Ltd.

The Village at Park Royal was the first Lifestyle Center in Canada and acts as a tail to the existing enclosed regional centre. A pedestrian friendly, upscale urban village where people can walk between shops, restaurants and outdoor spaces. The goal was to create a design that reflects a setting that has been established for 50 years. Buildings were designed as though there was a previous use in mind and today have been adapted to suit higher and better uses such as retail, restaurants and services. The project also established a venue for several new and unique retail concept stores to compliment the existing regional shopping center.



DESIGN AWARD

**Arkadia
Warsaw, Poland**

Owner: Simon Ivanhoe
 Management/Leasing Company: CEFIC Polska Sp. z.o.o.
 Design Architect: RTKL
 Production Architect: Guillaume Sadoux, GROUPE BEG
 Graphic Designer: RTKL
 Lighting Designer: The Lighting Practice
 Landscape Architect: Mahan Rykiel Associates, Inc.
 General Contractor: BEG Ingenierie
 Development Company: European Retail Enterprises (ERE) Groupe

Located on a 22-acre site that formerly contained state-owned warehouses and railroad infrastructure, Arkadia brings new commercial options to Warsaw, Poland. Three levels house over 200 regional and international retailers, many of whom are appearing in the Polish market for the first time. Entertainment and leisure options include a multi-screen cinema, 15 restaurants, and a 10-vendor food court. The design scheme comprises four arcades that express diverse elements of Polish culture and history, and ample parking options, links to nearby transit, and a pedestrian-friendly urban park at the center's grand entrance help to position Arkadia as a dynamic new landmark.



MERIT AWARD

**DIAMONDCITY SOLEIL
Fuchu-cho, Aki-gun, Japan**

Owner: Kirin Brewery Co., Ltd.
 Management/Development Leasing Company: Diamond City Co., Ltd.
 Design Architect: RTKL Associates Inc. / D-Brain Corporation
 Production Architect: TAISEI Corporation
 Graphic Designer: RTKL Associates Inc. / D-Brain Corporation
 Lighting Designer: Taisei Corporation/D-Brain Corporation
 Landscape Architect: Mesa Design Group
 General Contractor: Taisei, Obayashi, Fujita, Toda JV

Located near the city of Hiroshima, DIAMONDCITY SOLEIL, with a total leasable area of over 876,000 square feet, is the largest shopping center in Western Japan. Anchored by Jusco, Lifestyle Assortment Stores and a mall with 205 specialty retailers, the center serves 1,130,000 customers in a 40-minute radius by car. With Japan Rails (JR) Tenjingawa train station nearby, shuttle bus service to the central JR Hiroshima Station 1.5 miles away and a bus terminal on-site, SOLEIL has superb connections to public transportation. Its playful look is inspired by the artifacts of the former Kirin Brewery factory site.



FINALIST

DIAMONDCITY LUCLE
Kasuya-machi, Kasuya-gun, Japan

Owner: The Sumitomo Trust & Banking Co., Ltd.
 Management Company/Development/Leasing Company: Diamond City Co., Ltd.
 Design Architect: D-Brain Corporation
 Production Architect: YASUI Architects & Engineers, Inc.
 Graphic/Lighting Designers: D-Brain Corporation
 Landscape Architect: TAISEI Corporation
 General Contractor: TAISEI Corporation / Mitsubishi Corporation

Located near the city of Fukuoka, DIAMONDCITY LUCLE with a total leasable area of over 850,000 square feet, is one of the largest shopping centers in Western Japan. Anchored by Jusco, Lifestyle Assortment Stores, Toys-R-Us, Tera Books, and a mall with 200 specialty retailers, the center serves 1,080,000 customers in a 30-minute radius by car. Surrounded by 3 expressways with 2 additional highways under construction, the center provides parking for a whopping 4,200 cars. Its bold and dynamic look reflects the vibrant youthful demographics and the burgeoning local economy.



MERIT AWARD

Field's Copenhagen
Copenhagen, Denmark

Owner/Management Company: Steen & Strøm ASA
 Design/Production Architects: C.F. Møller
 Graphic Designer: Evenden Denmark A/S + Haskoll Ltd.
 Lighting Designer: Martin Gruppen
 Landscape Architect: C.F. Møller
 General Contractor: MTHP
 Development Company: Steen & Strøm Denmark + TK Development
 Leasing Company: Steen & Strøm Denmark

Field's is the first super-regional shopping center in Scandinavia and "the heart" of "Ørestad", one of Europe's largest new city developments. It covers housing, offices, public institutions, educational establishments and recreational areas. Field's — a 10 minute drive from the centre of Copenhagen — is an important part of this new city planning project and will as Ørestad's main destination point bridge greater Copenhagen and the southern part of Sweden. Ørestad is characterized by high standards for architecture, and Field's has successfully found the unique balance of architectural qualities and the welcoming liveliness of a commercial shopping centre.



DESIGN AWARD

Jordan Creek Town Center
West Des Moines, Iowa, USA

Owner/Management/Development/ Leasing Company:	General Growth Properties, Inc.
Design Architect:	Callison
Graphic Designer:	Callison
Lighting Designer:	Schuler Shook
Landscape Architect:	Murase Associates
General Contractor:	VCC

Jordan Creek Town Center is a 2 million-square-foot shopping and dining destination in West Des Moines, Iowa, featuring a man-made, 3.5-acre lake as its centerpiece. It is composed of three distinct, but connected areas: 1. The Shopping District is a two-level, enclosed shopping center featuring a combination of upscale fashion and lifestyle retailers in a contemporary, light-filled environment. 2. The Lake District features a lake surrounded by a boardwalk with waterfront dining, a hotel and amphitheater, bike trails, pedestrian walkways and grassy play areas. 3. The Village is an open-air collection of large and specialty retailers.



MERIT AWARD

Multiplaza Pacific
Panama City, Panama

Owner/Management/Development/ Leasing Company:	Grupo Roble
Design Architect:	RTKL
Graphic Designer:	RTKL
Lighting Designer:	Luz y Forma
Landscape Architect:	Fuster Design Associates
General Contractor:	Grupo Roble

Panama City's location on the Panama Canal has positioned the city as a leading center of international trade. The 516,000-SF Multiplaza Pacific retail center reflects this identity, while also expressing traditional Panamanian and Latin American culture. To respond to local market conditions, the center's atypical configuration comprises a two-level combined-anchor "pinwheel" diagram. A central spine bisects the square system of concourses, with a food court and cinema on the third level.



DESIGN AWARD

**Victoria Gardens
Rancho Cucamonga, California, USA**

Owner: Forest City Enterprises, Lewis Retail Centers
 Management Company: Forest City Commercial Management
 Design Architect: Altoon + Porter Architects LLP – Exec Design
 Production Architect: KA Inc., Architecture
 Graphic Designer: Redmond Schwartz Mark Design
 Lighting Designer: Kaplan Gehring McCarroll Architectural Lighting
 Landscape Architect: SWA Group
 General Contractor: VCC Construction
 Development Company: Forest City Commercial Development Calif. Inc.
 Leasing Company: Forest City Commercial Leasing Group

Victoria Gardens is an open-air “downtown” regional retail and lifestyle center built according to traditional street grids incorporating a large town square. Serving as the new downtown for Rancho Cucamonga, California, Victoria Gardens is part of a 175 acre master plan that includes an approved 2.45 million square feet of retail, office, civic uses, and 600 residential units. Open October 2004, Victoria Gardens currently includes 3 department stores, 170 shops, restaurants, cafés, movie theaters, a police substation, professional offices and a City Cultural Center opening August 2006 which includes a full service library and a 536-seat performing arts center.

Mixed-Use Projects



MERIT AWARD

**The MIXC at City Crossing
Shenzhen, China**

Owner/Development/
 Leasing Company: China Resources (Shenzhen) Co., Ltd.
 Management Company: China Resources Property Limited
 Design Architect: RTKL
 Production Architect: Architectural Design and Research Institute
 Graphic Designer: RTKL
 Lighting Designer: Kaplan Partners Architectural Lighting
 Landscape Architects: Place Planning and Design
 General Contractor: China Resources (Shenzhen) Co., Ltd.

In the last 20 years, Shenzhen has transformed from a fishing village to an economic powerhouse and center of China’s high-tech industries. The City Crossing mixed-use development addresses this growth and forms a new live-work-play urban core. Phase I is anchored by the MIXC, a six-level center that houses over 300 retail tenants, an Olympic-size skating rink, and a multiplex cinema. The center comprises diverse architectural forms and aligns with the city fabric through a new open space network. The MIXC will link to Phase II development, including a 300-room hotel, 1.2 million SF of residential, and additional commercial options.



MERIT AWARD

North Hills
Raleigh, North Carolina, USA

Owner/Management/Development/
 Leasing Company: Kane Realty Corporation
 Design/Production Architects: Carter & Burgess, Inc.
 Graphic Designer: FMG Design
 Lighting Designer: The Lighting Practice
 Landscape Architect: Mahan Rykiel & Associates
 General Contractor: Bovis Lend Lease

North Hills provides a template for the redevelopment of obsolete enclosed centers. A undersized, fortress like mall is being converted into a multi-level open-air town center, with retail, entertainment, condominiums, office space, and a hotel, on just 31 acres (Mall site) and 14 acres (Lassiter Mill site) for a total of 45 acres. Despite the challenges of uneven topography, coordination with neighboring centers and stacking anchors, developer Kane Realty Corp. and designer Carter & Burgess worked with the community to create a dense, vibrant center that is a real neighborhood for Raleigh.



MERIT AWARD

Nucleus Mall
Pune, India

Owner: Mr. RN Jeejeebhoy & One Stop Shop Pvt. Ltd.
 Management Company: Vascon Engineers Pvt. Ltd.
 Design/Production/
 Landscape Architects: KIPA Architects/Planners & Interior Designers
 Graphic/Lighting Designers: KIPA Architects/Planners & Interior Designers
 General Contractor: Vascon Engineers Pvt. Ltd.
 Development/Leasing
 Company: One Stop Shop Pvt. Ltd., a Vascon group

In a location where shopping is merely an activity, shopping has been elevated to the platform of a memorable experience at Nucleus Mall. Designed on international standards, Nucleus is defined by its soaring atriums, enhanced circulation that allows easy access to retailers, integrated traffic planning, and contemporary interiors that allowed the retailers to stand out. Nucleus is a one stop for work, eat and shop thus bringing in dynamism, culture and profitability under one roof.



MERIT AWARD

Whitefriars
Gravel Walk, United Kingdom

Owner/Development Company: Land Securities
Design Architects: Chapman Taylor

Whitefriars Securities owned development is a mixed-use scheme consisting of retail, residential, restaurants and car parking. As an “open-street” concept, it consists of a series of building blocks ranging from three to five stories high. The ground floors are for retail, while certain of the buildings have new residential units on the upper levels with roof-top streets overlooking the city and stunning views of the Cathedral. The development has 4 anchor stores, which occupy more than half of the newly realised shopping floor area, and Whitefriars has been conceived as high quality fashion streets within the existing local retail surroundings.