



## NEW DEVELOPMENTS

### Mixed-use projects

#### GOLD

##### Kingsley Town Center Fort Mill, South Carolina

Total Retail Space: 150,000 sq. ft.  
Number of Retail Stores: 41

Development Company/Owner: Clear Springs Development Company  
Design Architect: 505Design, Inc.  
Production/Executive Architect: 505Design, Inc.

With multiple corporate headquarters, proximity to the Anne Springs Close Greenway, and direct access to the interstate, Kingsley is not only a conversation changer in Fort Mill, but also a unique mixed-use project in the Charlotte market. With 1.5M sf of commercial space and 5,000+ jobs added at full build-out, Kingsley is establishing itself as a hub for the region.

Born out of the textile industry of Springs Industries, Clear Springs Development is committed to the legacy of Fort Mill. Kingsley is an heirloom project; woven into the community of Fort Mill. Crafting a place that honors past generations by providing a development that will be cherished by generations to come.



#### GOLD

##### Van Aken District Shaker Heights, Ohio

Total Retail Space: 89,500 sq. ft.  
Number of Retail Stores: 33

Development Company/Owner: RMS Investment Corporation  
Design Architect: Bialosky Cleveland, Dimit Architects  
Production/Executive Architect: Bialosky Cleveland

The Van Aken District is the product of a long-term planning effort to transform the auto-oriented environment around the Cleveland RTA terminal to a pedestrian-centric, transit-oriented retail development. The development sits at the intersection of Chagrin Boulevard and Warrensville Center Road – previously a six-point intersection that was considered for decades to be one of the most dangerous in the region. With changes to the traffic configuration and lane reductions along the two corridors, the development replaces a 40s-era 100,000- square-foot strip shopping center with a vibrant, walkable ‘downtown’ for the Shaker Heights community. The concept for the new Van Aken District development goes back to the early 20th Century vision for the City of Shaker Heights planned as a “Garden City” suburban oasis that could easily be reached by rail from bustling downtown Cleveland. The area’s natural features and vegetation were leveraged in planning the residential community with only necessary commercial amenities. The Van Aken District reflects this original concept with lush landscaping and tree lined boulevards throughout the district in a small scale, walkable neighborhood setting. The new development has also created a true ‘downtown’ for Shaker Heights where there was none before and attracts both local and regional shoppers to experience the unique center with a “best of local” retail strategy.



# NEW DEVELOPMENTS

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

## SUSTAINABLE COMMENDATION

### Denver Premium Outlets Thornton, Colorado

Total Retail Space: 328,150 sq. ft.  
Number of Retail Stores: 80

**Development Company:** Simon Premium Outlets  
**Owner:** Simon Property Group  
**Design Architect:** NELSON Worldwide  
**Production/Executive Architect:** NELSON Worldwide

The challenge was to create a multidimensional consumer experience from the ground up that would align with the active lifestyles of residents and tourists in Denver, Colorado. Denver Premium Outlets, a LEED certified, open-air outlet answers that challenge, touting more than 375,000 square feet of prime retail space with stunning views of the Rocky Mountain landscape and a market hall. The property also features an extensive green space, an elevated playground offering, and a blend of art and sustainable implementations, including a solar-panel roof and commissioned art program. The team transformed Denver Premium Outlets into a place to shop and play, while enjoying the picturesque Colorado landscape.



## SILVER

### Mellody Farm Vernon Hills, Illinois

Total Retail Space: 258,687 sq. ft.  
Number of Retail Stores: 35

**Development Company/Owner:** Regency Centers  
**Design Architect:** Torti Gallas  
**Production/Executive Architect:** Nelson Architecture

Located in the heart of Chicagoland's affluent Lake County, Mellody Farm offers a convenient, open-air, urban-inspired community destination. The \$191.2 million ground-up development is centrally located in Vernon Hills, two miles west of the I-94 corridor. Rooted in heritage but built for today's customer, the modern, upscale development provides 260,000 SF of retail and 260 luxury apartments. Mellody Farm introduces a distinctive shopping center model to the suburban setting. The shopping center combines multifamily and retail to create a walkable community that encourages local shopping, while offering placemaking opportunities for retailers and visitors alike. Built on the undeveloped Hawthorne Mellody Farms Dairy parcel, the project emphasizes green, open spaces within the community and the surrounding nature preserves. The marriage of economic activation and environmental consciousness helped breathe life into a portion of Vernon Hills which had laid dormant for many years. The project's mix of modern-industrial and eclectic architecture, rustic finishes, lush landscaping, vibrant murals, music system, and artisan-crafted benches, creates an enjoyable customer experience. The merchandising was curated to include a collection of best-in-class retailers and restaurants. All of these elements combined, has transcended Mellody Farm into the experiential destination for shopping, fitness, and dining throughout Lake County.



# RENOVATIONS/EXPANSIONS

## Mixed-use projects

### SILVER SUSTAINABLE GOLD

#### Ballston Quarter Arlington, Virginia

Total Retail Space: 435,413 sq. ft.  
Number of Retail Stores: 74

**Development Company:** Brookfield Properties  
**Owner:** Brookfield Properties, Queensland Investment Corporation (QIC)  
**Design Architect:** CallisonRTKL, Inc., Cooper Carry  
**Production/Executive Architect:** Cooper Carry, CallisonRTKL, Inc.



When the doors opened on the newly renovated Ballston Quarter in Arlington, Virginia in April 2019, visitors were thrilled with the retail and dining options – transforming what was once an enclosed generic American shopping mall into a dynamic, open Main Street experience.

Originally master planned and designed by CallisonRTKL in the 1980s, Ballston Quarter's new design removed portions of the mall's roof, creating an indoor/outdoor street anchored by an existing Macy's and a new 400 unit, 22-story luxury residential tower over new retail.

The retail layout was reconfigured to maximize exterior storefronts that connect to Wilson Boulevard and inviting shoppers to explore. About two thirds of the existing mall's roof was removed to create an open-air, two-level street. The enclosed and conditioned portion was completely renovated, with strengthened connections to parking and the existing Regal Cinema. The two office tower lobbies were also renovated to reinforce the transformation of the development. The Kettler Capitals Iceplex also brings in the community.

The main entrance along Wilson Boulevard serves as an open-air plaza with stairs leading down to a new food hall. The outdoor space can accommodate performances, with spectator seating along the grand stair. The brick building facades were extended into the internal retail mews and enhanced with steel detailing. The palette of the brick provides architectural contrast to new modern limestone facades across the alleyway.

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

### SILVER SUSTAINABLE GOLD

#### Devonshire Mall Windsor, Ontario

Total Retail Space: 1,035,130 sq. ft.  
Number of Retail Stores: 160

**Development Company/Owner:** Cushman & Wakefield  
**Design Architect:** GH+A Design, MMC Architecture  
**Production/Executive Architect:** MMC Architecture



Devonshire Mall's renovation features a reconfiguration and readaptation of the former Target space into a new Metro grocery store and a Shoppers Drug Mart, a relocated food court with expanded dining options, new entrances, landscaping and overall interior uplift. The transformation in the interiors are highlighted by the new skylights and clerestory windows which bring in an abundance of natural light into the general mall common areas and food court. Accents of warm wood on the columns and ceiling complement the contemporary renovated storefronts which were designed in accordance to the mall's new design criteria. This renovation reinforces Devonshire Mall as the premier shopping destination for the city of Windsor as it also introduces leading retail brands, elevating the centre's overall shopping experience.

# RENOVATIONS/EXPANSIONS

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

### SILVER

#### CF Chinook Centre Dining Hall Calgary, Alberta

Total Retail Space: 946,060 sq. ft.  
Number of Retail Stores: 250

**Development Company/Owner:** ONTREA Inc., Cadillac Fairview Corporation  
**Design Architect:** GH+A Design Studios  
**Production/Executive Architect:** Zeidler Architecture Inc.

The Chinook Centre is Calgary's largest and premier shopping centre located 3 miles from the downtown core. While the historical perception of the city of Calgary, Western Canada's centre of the oil and gas industry, has been associated with stampedes and cowboy culture, it has evolved into a multi-cultural sophisticated city with a thriving food scene. The food court in the Chinook Centre did not reflect the expected level of sophistication, nor was it on par with the recent mall renovations that attracted luxury high-end brands such as Saks Fifth Avenue, Burberry and Louis Vuitton. As the last bastion of the property still expressed in a heavily thematic style, a fresh, contemporary and urban approach to elevate the food court experience was overdue. The space is vast and multilevel, with the challenge to make the space easy to navigate while offering different styles of seating and ambiances on a more intimate scale, and to transform the experience from fast food to that of dining. A new adjacent pedestrian bridge linking the Dining Hall directly to light rail transit station and parking introduced an additional circulation through the space. The existing food court space had a carnival-like ambiance, with an iconic vintage carousel, cartoon style tenant signs and a "forest" of splayed out metal columns presented a unique set of challenges and opportunities to reimagine the space as a modern food emporium.



### GOLD

#### Lau Hala Shops Kailua, Hawaii

Total Retail Space: 46,266 sq. ft.  
Number of Retail Stores: 9

**Development Company/Owner:** Alexander & Baldwin  
**Design/Production/Executive Architect:** AHL

Lau Hala Shops is an adaptive reuse of a mid-century modern department store in Kailua, Hawaii. Transformed from an enclosed building to an open-air lifestyle center that embraces the community's laid-back beach town vibe, the Shops have revitalized the town center with a vibrant mix of local and regional retailers, eateries, and services. Retaining the original '50s design authenticity was a prominent goal with equal focus on sustainability, walkability, buffering traffic, and providing shelter from heat and occasional tropical showers. A local retailer of organic and natural foods and two restaurant anchors are strategically located to engage pedestrians and activate the street level. Boutique spaces are sprinkled throughout. Complementing the open-air architecture, a glass curtainwall entrance opens into a grand two-story modern lobby where old and new artistic features are displayed. Natural light conserves energy and creates a natural indoor-outdoor connection. Wood inspired gathering structures along the path create a relaxing and inviting experience along the promenade that is lined with raised, wide-rimmed concrete planter boxes. The boxes showcase 18 varieties of native Hawaiian plants. Community interaction is abundant at exterior. Casual, indoor-outdoor restaurants capture trade winds and front three unique facades that integrate floor-to-ceiling glass storefronts, with distinct modernist architectural features reminiscent of the original mid-century structure.



# RETAIL STORE DESIGN

## Restaurants

### GOLD

#### JA Jiaozi Authentic The Market Place Irvine, CA

**Type of Merchandise:** Restaurant  
**Company:** Yi Xuan Hospitality Management  
**Architect/Designer:** CallisonRTKL, Inc.  
**General Contractor:** Mitchell General Contractors, Inc.



This is not your typical Chinese restaurant. JA Jiaozi Authentic is a 2,954- square-foot restaurant that hopes to reintroduce Chinese cuisine to the U.S. by incorporating only fresh, natural ingredients into the food. This concept is carried out and reflected in the design throughout the space. One challenge was incorporating the restaurant's brand story to reflect the feeling of home. "Ja" is the phonetic pronunciation of the Chinese word for home which aligns with the restaurant's overall concept. In China, the art of preparing and feasting on dumplings has brought families together for generations. Just as the Japanese gyoza has become synonymous with a dumpling, the client hoped for the same association of the word "jiaozi," which is Chinese for dumpling. As a key part of the design, CallisonRTKL created a dumpling bar, that gives guests a front-row seat to experience the theatre of the kitchen. The large glass window puts everything in the kitchen on display – providing an entertaining element as diners watch their dumplings being rolled into wrappers, filled with savory treats, folded into half-moon shapes and pinched into their traditional jiaozi shape. Equally unique is the restaurant's decorative wall festooned with handmade ceramic dumplings and large ribbons of painted metal which were designed to evoke the fragrant steam coming off freshly made dumplings. These two key elements anchor JA Jiaozi's mission to bring tradition and warmth to the space.

## Stores between 5,001 and 10,000 sq. ft. in area

### GOLD

#### 7-Eleven lab Store Dallas, TX

**Type of Merchandise:** General Merchandise  
**Company:** 7-Eleven, Inc.  
**Architect/Designer:** CallisonRTKL, Inc.  
**General Contractor:** Schaffer Construction



7-Eleven's giant's new "lab store" in Dallas is the first of its kind, boasting a format where shoppers can try and buy the retailer's latest innovations. Located just two miles from where the 7-Eleven convenience concept was born, the space takes cues from the surrounding West Dallas neighborhood, incorporating corrugated metal, brick and warm wood finishes, colorful art and photos of the original location. A modern exterior design and outdoor seating distinguish this store from a typical 7-Eleven. A colorful "Born in Texas" wall mural on the building's side reflects local pride. Inside, design elements and brand colors come along with natural and industrial materials, wood grains, and perforated metal panels. 7-Eleven's orange, green and red stripes are present, but with a twist: the lines undulate throughout the space in different shades and tones and break away at different points within the space. The new store introduces different zones to help patrons create a unique c- store experience. There are several beers on tap for filling up growlers; a made-to-order beverage area, featuring coffee drinks and smoothies, as well as cold brew, tea and kombucha on tap; a "Brain Freeze" area, featuring classic Slurpee favorites and organic flavors; and The Cellar, which carries an expanded selection of wines and craft beers. In addition to the store zones, this 7-Eleven also features an in- store restaurant, Laredo Taco with a separate entrance and an outdoor patio.

# RETAIL STORE DESIGN

## Stores between 5,001 and 10,000 sq. ft. in area

### SILVER

**COVERGIRL NYC**  
Times Square NYC  
New York, NY

**Type of Merchandise:** General Merchandise  
**Company:** COVERGIRL  
**Architect/Designer:** NELSON Worldwide  
**General Contractor:** Shawmut Construction

As COVERGIRL's first-ever brick-and-mortar store, the goal for this space was to bring the iconic brand to life as a fully immersive cosmetic hub. As retail becomes more experiential the brand wanted to give customers something truly immersive, a destination-worthy, beauty playground that embodies the brand's confident and empowering spirit – and allows consumers to touch, test and share. Looking to pay homage to the past while celebrating the future, the design team modernized key legacy elements of the beloved brand, from a new take on the iconic vanity lights to utilizing ring lights as décor, the goal was to create a playful space that was more relevant for today's consumer. Staying true to the brand's "I Am What I Make-Up" philosophy, COVERGIRL the design team created an environment where shoppers are encouraged to experiment and express their personal style while using their favorite products and discovering new ones. Putting product-trial at the core of its experience, the store ushers in a new era of beauty retail where COVERGIRL fans and guests can test and share the brand's products—something that is not possible in other stores where COVERGIRL cosmetics are sold. This was an extremely fast-moving project from start to finish, working towards the goal of being open for shoppers to experience on Black Friday. Through strategic planning and execution, the project was completed on time to kick-off the holiday shopping season.



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

### SILVER

**PetCoach**  
Grand Plaza  
San Marcos, CA

**Type of Merchandise:** General Merchandise  
**Company:** Petco  
**Architect:** MG2  
**Designer:** CallisonRTKL, Inc.  
**General Contractor:** Petco

Though first asked to work on a simple concierge service space, through a series of cocreation workshops with leadership it became apparent that a service-driven approach would be a strong asset in the transformation of the entire brand. A series of deep-dive research projects were done to segment the market and understand key drivers for Petco's future customer. The team then led another set of workshops that defined a new business model – one where a membership program would unlock all the products and services needed to be a great pet parent. Through a mobile app, members could access a one-stop-shop for veterinary services, grooming, day care, training, nutrition and a curated selection of enhanced products. A full omnichannel program was also devised, connecting services in store with mobile vet and grooming services, pet transportation, and click and collect. From there, the physical design of the store took shape. The façade offers a sense of simplicity that effectively introduces the brand. A welcoming sense of intimacy greets customers when they step inside the store, instead of the typical big-box feel of some pet stores. The design emphasizes the core services offered and creates an intuitive transitioning from one area to the next. Casual seating spaces within each service area support personal interactions with "pet coaches", in-store experts who help guide the experience.

