

Innovative Design and Development of a New Project

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



Georgetown “Social” Safeway Washington, D.C.

Owner/Management/Development/Finance Company: Safeway Inc.
Design Architect: Torti Gallas and Partners (Design and Executive Architect)
Production Architect: Rounds Van Duzer Architects (Store Architect)
Graphic Designer: CenSource
Lighting Designer: MCLA
Landscape Architect: Freeland and Kaufman
General Contractor: Roche Constructors
Leasing Company: Property Development Company
Total Retail Space: 77,813 sq. ft.
Number of Stores: 4

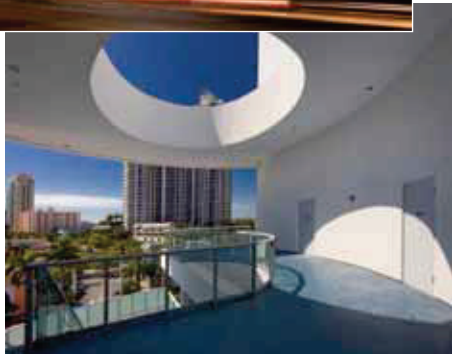


GOLD SUSTAINABLE DESIGN AWARD

The **Georgetown Social Safeway** resolves one of the biggest challenges facing established urban communities today: finding solutions that incorporate large-format retailers in ways respecting our most sensitive urban fabric. In this solution, a stretch of Wisconsin Avenue formerly inhospitable to pedestrians, has been transformed into a vibrant, walkable corridor with numerous active retail tenants. This precedent helps to show that the community can have it all—the goods and services it needs to have a healthy active lifestyle and a harmonious urban design. The case of the Georgetown Safeway is one of a large format retailer who is cherished by its community, does not displace other retailers (Georgetown thrives and contains numerous boutique food markets), and acts as a true urban market hall, serving the greater community. Known as more than a simple grocery store, Safeway features flat screen TV’s, a climate controlled wine cellar and open flame hearth. It is LEED certifie, with sunshade screens, a green cooling system and pedicabs on hand to transport customers.

Innovative Design and Development of a New Project

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



Fifth & Alton Miami Beach, Florida

Owner: AR&J SOBE, LLC
Management/Development Company: Berkowitz Development Group, Inc.
Design/Production Architect: Robin Bosco Architects & Planners, Inc.
Graphic Designer: Tom Grabowski Associates, Inc.
Lighting Designer: B&A Consulting Engineers
Landscape Architect: EGS2 Corp.
General Contractor: Suffolk Construction Company, Inc.
Finance Company: MetLife, Inc.
Leasing Company: Berkowitz Realty Group, Inc.
Total Retail Space: 179,861 sq. ft.
Number of Stores: 13



Fifth and Alton is a 180,000 square foot, three-level vertical shopping center housing value-oriented “box” retailers, including Best Buy, TJ Maxx, Ross and Staples, a grocery store, several restaurants and a six-story enclosed 1,081 space parking garage built on a converted brownfield. The project serves as a world-class gateway to the heart of Miami’s renowned South Beach. Its prime location welcomes residents, tourists and day-trippers from mainland Miami. The building’s modern design, punctuated with a colorful Romero Britto sculpture and innovative configuration reflects and expresses the vibrancy of its location, the urban fabric of its context and the needs of its neighbors and tenants. The project incorporates a faithfully restored early 1920’s historic building into its southeast corner. The ground floor features smaller retailers and a supermarket. Service areas are neatly buried within the building visible only as small entrances and exits on the east and west sides. Generous parking is integrated into the building with an ingress and egress ramp to a full parking floor at the second level and shared retail-parking upper levels culminating in roof parking. The third and fourth levels accommodate four value box retailers that are directly adjacent to parking. There is one retail floor for every two floors of parking, combined with an ample common area with escalators and elevators to move patrons easily from level to level. The project features scooter parking and bike racks for the convenience of locals.