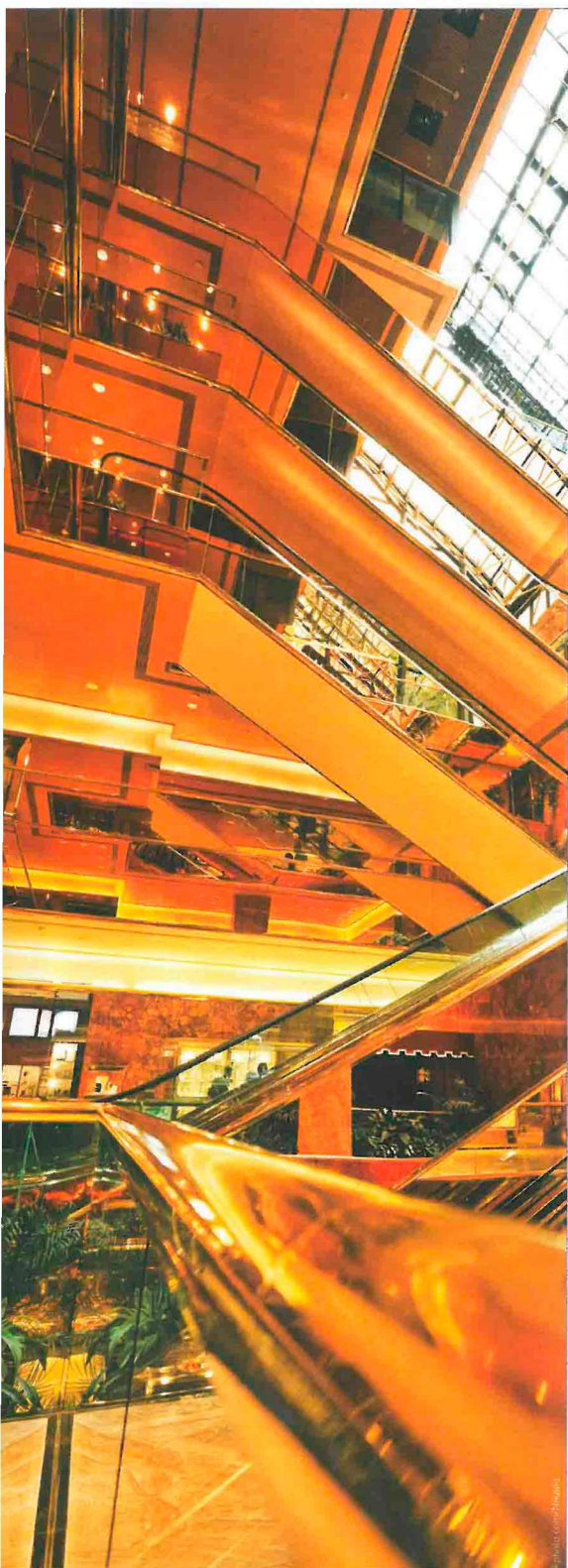


The new frontiers

A host of new developments and expansions are driving the North American shopping-centre pipeline. Debra Hazel looks at how the top retail cities are re-shaping for the future



New York City

PROBABLY the most expensive market in the US, New York is seeing its retail districts expand. In addition to the upcoming Westfield World Trade Center and recently-opened Brookfield Place (see page 10) downtown, other mixed-use developments are creating new retail districts.

Hudson Yards, Manhattan: Now under development on the Far West Side over rail yards, this project from Related Companies will feature five office towers, 5,000 residences, open space, a public school, and a 100-shop retail complex anchored by the first Neiman Marcus in New York City and dining from Thomas Keller.

Empire Outlets, Staten Island: Being built near the Staten Island Ferry Terminal just 20 minutes from Manhattan, this 1 million sq ft (92,900 sq m) open-air centre is the first true outlet project within New York City. Developer BFC Partners has signed Nordstrom Rack and H&M as anchors, with Gap, Banana Republic, Guess, US Polo and dining to be part of the mix when it opens in 2016.

Staten Island Mall, Staten Island: Owner General Growth Properties (GGP) will add 427,000 sq ft to this enclosed centre, which has dominated the borough's retail scene for decades, by 2017. Most interesting is the inclusion of a Fairway Market to the tenant mix — combining a supermarket with fashion anchors and tenants remains a rarity in the US.

Suburban New York

New York's suburbs, ironically, are some of the most under-retailed markets in the US, the reason being that the population is dense and the barriers to entry (including zoning and lack of available land) are high. Yet it now is one of the most active areas in terms of development.

American Dream Meadowlands: Just across the Hudson River in East Rutherford, New

Jersey, the never-opened American Dream (formerly Meadowlands Xanadu) now appears to be taking shape. New developer Triple Five has signed Saks Fifth Avenue, Saks Off Fifth and Lord & Taylor, all HBC brands, for the 3 million sq ft retail colossus. Joining them will be Aritzia, Banana Republic, Gap, Mac, Microsoft, Pink, Uniqlo, Victoria's Secret and Zara. Entertainment includes an indoor ski slope. The opening is now set for late summer 2017.

The Shops at Syosset Park: Planned for a holiday 2018 debut, Simon Property Group's project in Oyster Bay, New York, will include 450,000 sq ft of retail, restaurants and entertainment, up to 200,000 sq ft of class-A office space, hotels and residential spaces in eastern Long Island.

Roosevelt Field: Built on the airfield from which Charles Lindbergh departed for his historic flight to Paris, this mall is being expanded again to add the only Neiman Marcus on Long Island.

Green Acres Mall, Valley Stream: Located just outside the New York City line in Nassau County, this enclosed mall is seeing local off-price legend Century 21 open this autumn, as an adjacent 20-acre (8.09 ha) parcel is being developed into a power centre with big-box retail.

Boston

With unemployment rates dropping more than 120 basis points to 3.8% from April 2014 to April 2015 — well below the US average — mixed-use construction featuring residential and retail space is remaking districts in the city. As young professionals return to downtown, supermarkets including Roche Bros, Star Markets and Wegmans all have found or are looking for locations.

Copley Place: Simon Property Group is renovating and expanding this luxury centre in the Back Bay at a cost of \$500m, adding high-end finishes, as well as designer retailers including Moncler and Versace.

Seaport Square: Twenty-three acres of South Boston waterfront will be converted into a neighbourhood, with 6.3 million sq ft of residential, retail, entertainment, office, hotel and cultural space. Approximately 1.3 million sq ft will be dedicated to retail, dining and entertainment uses, says developer WS Development.

Miami

One of the busiest retail markets in the country, Miami is seeing massive development, with 1.9 million sq ft under construction in the second quarter of 2015, according to CBRE. Many international retailers now consider Miami the second most important location after New York, as international tourism booms.

American Dream: Canada's Triple Five is continuing to assemble the land for the project, which it says will be the largest in the US, with 2.5 million sq ft of retail, as well as entertainment. Plans call for retail, an indoor ski slope similar to that found at American Dream Meadowlands, dining, a skating rink and a submarine ride on 200 acres

The Mall at Miami Worldcenter: Not far from Brickell City Centre and to be anchored by Bloomingdale's and Macy's, the 765,000 sq ft development will also include 90,000 sq ft of restaurants and entertainment. Some 1,500 residential units will top the project, located at the intersection of Interstates 95 and 395. It is being developed by Forbes and Taubman, who created The Mall at Millennia in Orlando. SoLe Mia Mainstreet: This 675,000 sq ft lifestyle centre will serve as the core of Turnberry Associates and LeFrak's \$4bn 183-acre master-planned community on undeveloped land in North Miami. Among the proposed tenants when the project is completed in 2018 are a high-end cinema with dining, a gourmet grocer and fashion retail.

Houston

Hit only lightly by the Great Recession and thriving despite a decline in oil prices, Houston is a market that continues to attract new residents, especially those in search of comparatively affordable single-family homes. Even as the developers of River Oaks (see page XX) attempt to establish an urban core, older suburban projects are renovating and expanding. More than 8 million sq ft of new retail space has been proposed, CBRE reports.

The Galleria: This pioneering mixed-use development and city landmark will be ex-

panded to include a 198,000 sq ft Saks Fifth Avenue in spring 2016, while the older Saks building is converted to luxury retailers.

Los Angeles

With the downtown area close to the Staples Center and LA Live seeing renewed interest, multiple developers are creating mixed-use projects that will bring residential and high-end fashion space to what had been a neglected area of the city.

Westfield Century City: Now in the midst of an \$800m renovation and 422,000 sq ft expansion, this centre will add an outdoor event arena, 70 shops and restaurants, parking and eight acres of outdoor space when completed in 2017.

Del Amo Fashion Center: Nordstrom has joined this Simon Property Group centre, which opened on October 9. It forms part of a \$200m, three-year renovation that added an upscale wing and deck parking.

The Village at Westfield Topanga: The \$450m open expansion of the mall debuted in September, featuring a combination of large retailers including Costco and Crate & Barrel, and restaurants that continue to open.

The Bloc: part of the complete remaking of Downtown LA, the former Macy's Plaza is being redeveloped by Wayne Ratkovich into an open-air collection of shops and restaurants, an office building, a hotel, a public plaza and the first linkage of the Los Angeles metro to a private development. An Alamo Drafthouse Cinema and updated Macy's will anchor the retail.

Honolulu

It's all about tourism and constrained land availability in Honolulu, with low unemployment (4.1% in April — below the national average), visitor arrivals increasing and redevelopments taking centre stage.

Ala Moana Center: One of the dominant regional centres in the US, with some \$1,300 per sq ft in sales, the 2 million sq ft open-air mall is in the final stages of a renovation and expansion by GGP. Also joining the project next year is a \$35m Japanese food village from Shirokiya Holdings, to open in June 2016.

International Market Place: Taubman's redevelopment of what had been a project dominated by mom-and-pops in the heart of Waikiki's high-end hotel and shopping district will create an upscale retail and dining destination anchored by a full-line Saks Fifth Avenue. An

iconic banyan tree will remain in the middle of the centre, which will open in August 2016.

Philadelphia

Philadelphia is in the midst of outlet mania, particularly in its central business district, Center City. Older centres are being renovated into new projects.

Shops at Liberty Place: Bloomingdale's will open at outlet store at this existing complex on Chestnut Street this month.

Fashion Outlets of Philadelphia @ Market East: Pennsylvania Real Estate Investment Trust and Macerich will turn The Gallery, which comprises three blocks on East Market Street in Center City, into 730,000 sq ft of designer outlet stores.

Washington, DC

Luxury tenants continue to find this affluent, ever-solid market, bolstered by law and lobbying firms. Large mixed-use projects continue to dominate new construction.

Clarksburg Premium Outlets: Being built by a partnership between New England Development, Streetscape Partners and Simon Property Group in an affluent corridor in suburban Maryland, the 400,000 sq ft centre will be home to 100 designer and name-brand outlets in 2016.

Toronto, Canada

The exit from US general merchandiser Target has created vacancy throughout Canada as it leaves nearly 15 million sq ft of space, reports Cushman & Wakefield. However, the entry of Muji, Uniqlo and Nordstrom will help absorb some of this space.

Yorkdale Shopping Centre: The Oxford Properties centre is expanding both to the east and the west, with the east expansion adding 298,000 sq ft including five levels of underground parking, a 188,000 sq ft Nordstrom and a 35,000 sq ft Uniqlo. The 120,000 sq ft west expansion will be anchored by Restoration Hardware (taking a former Sears location). Both will open in late 2016.

Sherway Gardens: Cadillac Fairview opened the first phase of this project's C\$550m expansion in September, debuting a new flagship Harry Rosen, a renovated Hudson's Bay and new upscale stores including Ted Baker London, Uno De 50 and Samsung, a food hall and restaurants. Coming in 2016 and 2017 will be Saks Fifth Avenue and Nordstrom.