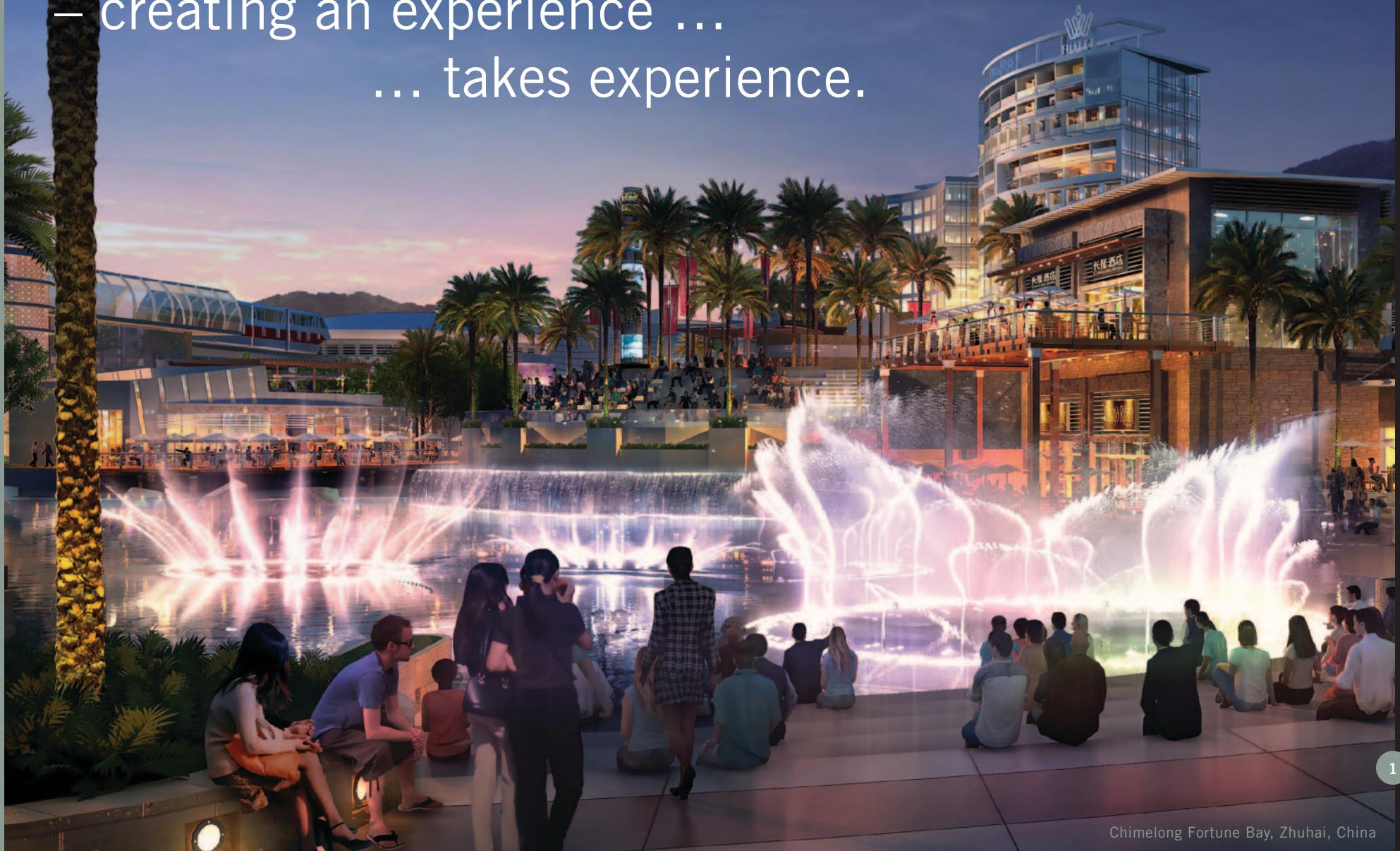


Mixed Use + Entertainment

(formerly Retail and Mixed-Use)



Designing just the right mix of living,
working, shopping and entertainment
– creating an experience ...
... takes experience.







Experience Design

It's our legacy.

For nearly four decades, FORREC has been at the forefront of experiential design, creating memorable places that make the people who use them – and the people who own them – very happy. Our deep roots in entertainment design have given us the wisdom and skill to create remarkable experiences that are locally relevant and globally acclaimed.

We are guided by the fundamental principle that the quality of our built environment has a direct influence on the quality of our lives, our work and our leisure time.

Our designs always reflect an artful combination of dynamic public space, exciting architecture and just the right mix of retail, food and entertainment.

Every project is unique, with its own opportunities and challenges. FORREC pays careful attention to distinguishing factors, such as site character, location and program. By balancing these elements, mixing retail and non-retail in just the right proportions and adding in the active,

changing dynamics of the customer experience, we can open up exciting new possibilities. And by putting people first, we create unforgettable experiences that stir people's emotions, while promoting business vitality.





Ha Long Bay Mixed-Use, Ha Long Bay, Vietnam

THIS CAREFUL DYNAMIC BALANCE IS MADE POSSIBLE THROUGH OUR UNDERSTANDING OF THE QUALITIES THAT MAKE GREAT SPACES AND GREAT EXPERIENCES.

Dynamic Balance

CONCEPT

Based on a great concept, a retail or mixed-use development can create a world of its own. Successful developments grow out of a strong overall concept and a smart Master Plan that consider the total experience, throughout the life of the project.

COMMUNITY

People like to get together and be where the action is. Mixed-use and retail environments provide a sense of occasion and a community focus.

CONNECTION

Unusual building forms will catch the eye of first-time visitors, but it's the quality of the experience – the sensations, the interactions and the memories – that keeps customers coming back. What does it feel like to be there?

CREATIVITY

"Thinking big" and "thinking out of the box" are important. But a well balanced experience is even more important. Consider the long view. What are the events that will shape the project's future? What unforeseen circumstances should you allow for? Remember that today's cutting edge is tomorrow's relic, so build on timeless design fundamentals – space, form, light, texture, colour and quality of experience.



Sweetland Mixed-Use, Dalian, China

COMFORT

Create comfort for your tenants, as well as your visitors, and you will have a sustainable business environment. We create projects that encourage a balanced and rich lifestyle by providing physically, mentally and emotionally healthy places.

CONTEXT

A successful mixed-use development responds to both the unique characteristics of the site and the external forces acting on it. These forces include culture, geography, history, terrain and movement patterns. A memorable project begins with a strong expression of the site.

CULTURE

Every place has its own distinct shopping culture. Our global experience has given us the insight to understand the specific needs of retailers and individual customers. We design our projects to attract the most suitable tenants and serve the preferences of the local market.

CHARACTER

Whatever the scale of the development, consider how you can make it distinctive. Shopping is an entertainment experience, but special attractions such as scheduled shows and media displays can add to the experience, increasing the appeal and enhancing revenue. FORREC looks at every space as a potential entertainment environment.

CREATING VALUE

In addition to being innovative, our designs also create value – commercial, financial, and social. A well planned, well designed retail and mixed-use development benefits everyone: customers, tenants and owners.

We believe that the best developments arise from a mix of wisdom, experience and talent. At FORREC, every retail and mixed-use development is a seamless creation, making a complex process look easy.

Designing Success

PROGRAM DEVELOPMENT

From raw numbers to buildable reality

The Program describes, in simple numbers, all the project elements, including circulation and gathering areas. It considers site characteristics, market demographics and budget. The Program's goal is to create a complex that is well balanced, appropriately targeted and financially viable.

MARKET AND SITE ANALYSIS

Understanding the demand and the mechanics

We work hand-in-hand with technical analysts to assess all site conditions, and with feasibility consultants to distil statistics and market analyses into targets for physical program and sizing.

MASTER PLANNING

A development guidebook

From concept to completion, the Master Plan provides a graphic description of the organization, circulation patterns, zones and inter-relationships. Master Plans are drawn in two dimensions, but are always conceived in three, often with overlapping levels. The individual components may change over time, but the Master Plan's basic structure remains intact, providing a template to guide future growth.

ARCHITECTURAL DESIGN

Ideas in three dimensions

Architectural Design transforms the Program and the Master Plan into three-dimensional reality, using forms, spaces and materials. Architecture can establish a gentle continuity with the existing neighbourhood, or create a bold new presence.

LANDSCAPE ARCHITECTURE

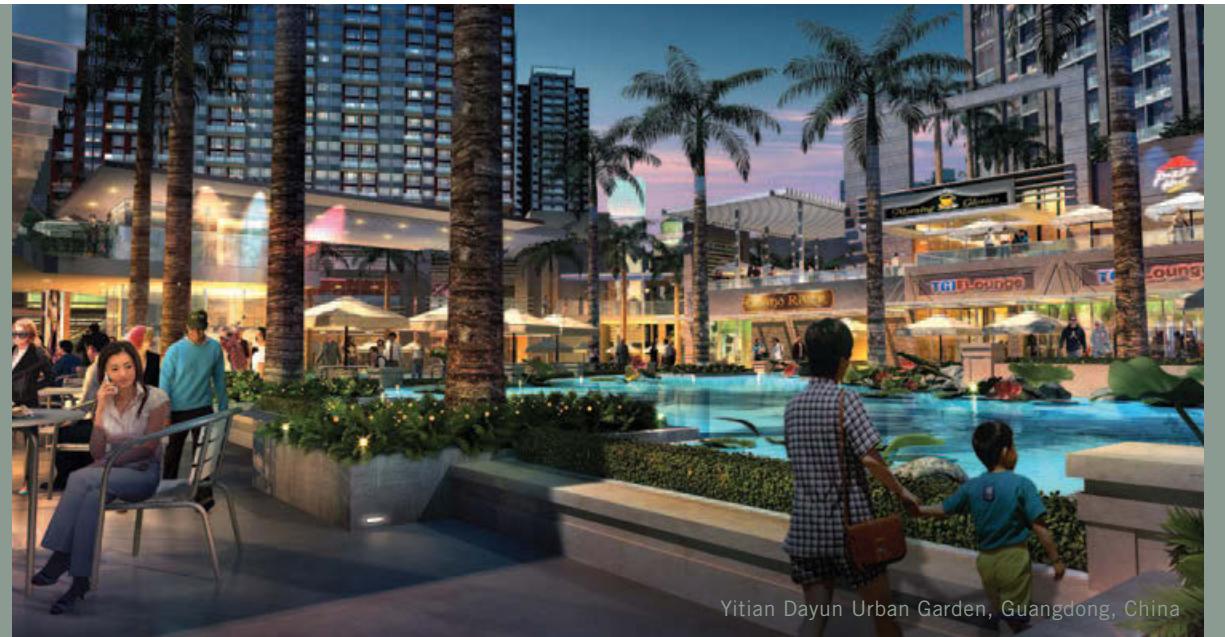
Creating spaces with a human scale

Along with Architecture, Landscape Architecture expresses a project's identity. In both outdoor and indoor spaces, Landscape Architecture helps to provide efficient, comfortable and distinctive environments.

INTERIOR DESIGN

Come in and stay awhile

Interior Design establishes the project's indoor character and identity. Circulation spaces should be active. Shopping and entertainment spaces should be places of celebration that will encourage increased attendance and spending.



Yitian Dayun Urban Garden, Guangdong, China

GRAPHIC DESIGN AND WAYFINDING

Identity and direction

A project's graphic identity is established well before the visitor even encounters the site. Approaching the project and moving within it, there are signs and graphics to guide the way. A good signage and graphics package not only strengthens economic performance, but also ensures appropriate and visible identification for tenants.

DESIGN MANAGEMENT

Preserving the core concepts

In a successful project, core ideas prevail from concept design to construction. With 40 years of experience around the world, FORREC is able to engage contractors, consultants and specialists in local markets and can be on hand to art-direct the work as it proceeds.

ATTRACTION DESIGN AND SELECTION

The added Wow factor

Entertainment provides the drawing power to keep customers on-site and bring them back again and again. FORREC's experience enables us to offer full coordination services, including selection, integration, tendering and on-site direction.



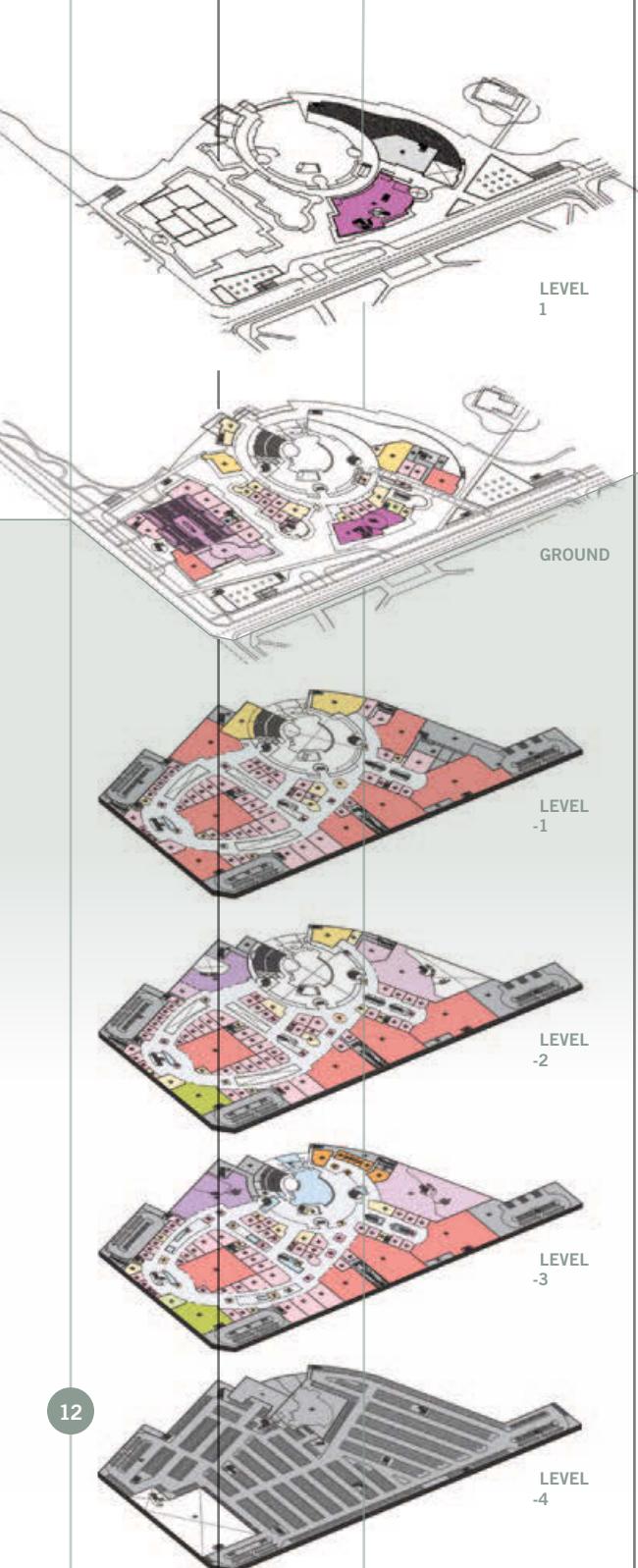


Thanh Xuan Park

A PROJECT WRAPPED IN A PARK

130,000 SQUARE METRES OF PRIME RETAIL SPACE
NESTLED IN A PUBLIC PARK

Designed to grow with the community, the project with its new lake and green space is a major recreational amenity for the area.



IN A CITY OF LAKES AND PARKS, THE THANH XUAN SITE IS A UNIQUE URBAN EXPERIENCE: 13 HECTARES OF COMMERCIAL SPACE TUCKED INTO THE LANDSCAPE, WITH ONLY 6,600 SQUARE METRES VISIBLE ABOVE GROUND.

CLIENT/DEVELOPER Vina Megastar Group

LOCATION Hanoi, Vietnam

SITE AREA 132,300 sq. m.

PROGRAM: Retail and Entertainment Street

1. Site Area 132,300 sq. m.

2. Site Coverage 5%

3. Commercial FAR 1.3

4. Allowable Height 3 Floors

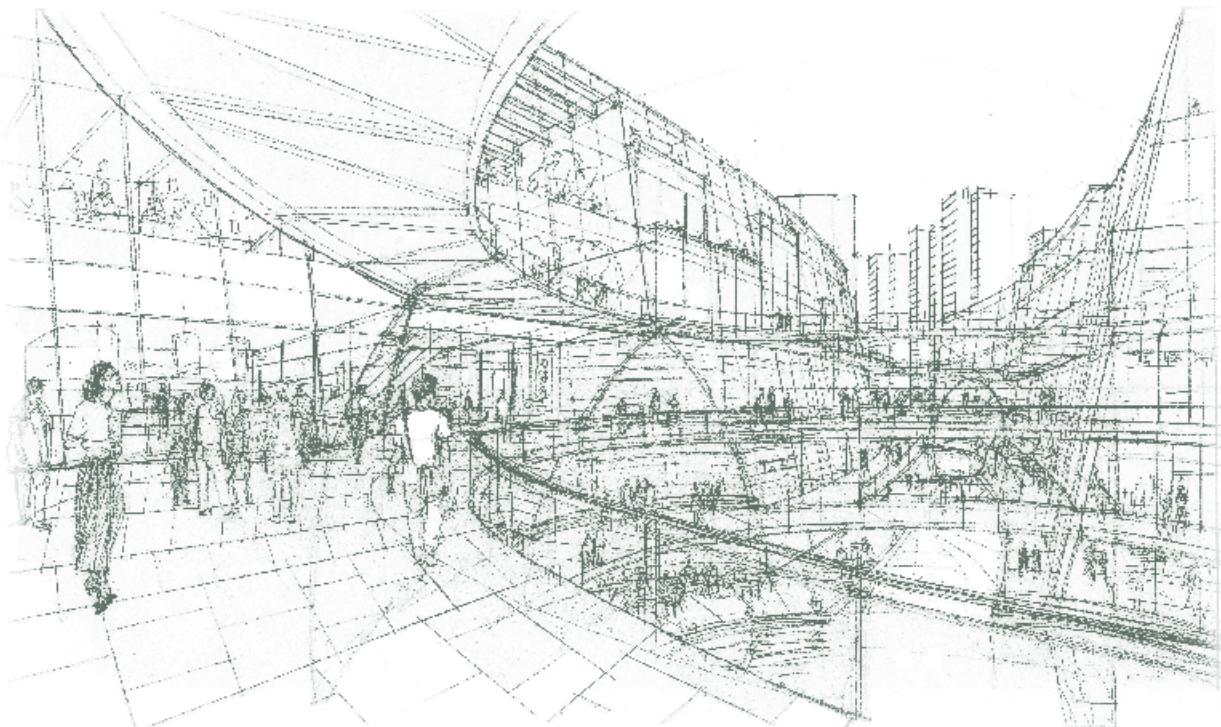
5. Allowable Above Ground Area 6,600 sq. m.

6. Reservoir 9 Ha

Total GFA 100,000 sq. m.

SCOPE Concept, Master Plan and Schematic Design





ORGANIZING AROUND A COURTYARD AND A GREEN KNOLL

To accommodate severe development constraints, the project has been tightly organized into zones around an open central space. A planted knoll housing the aquarium, retail, restaurants and entertainment centre provides a symbol for the project and enables visitors to move freely between the park and the retail areas, through a sequence of connected public spaces. As an arrival point, the knoll provides a unique entry experience, under and through the landscaped terraces and skylights.



BLURRING DISTINCTIONS

By wrapping the landscape over the development and dropping it down into the courtyard, architecture and landscape have been merged into a single, seamless environment. Although nearly all of the retail program is below grade, it surrounds an airy open courtyard, while the park pathway system winds in and out of the streets and plazas of the retail zone. The boundary is similarly obscured at the edge of the lake, where a dramatic waterfall cascades from the surface down into the lower plaza spaces, providing not only a visual centrepiece, but also a powerful link for the development, the lake and the surrounding park.

A NATURAL EXPERIENCE

Throughout the park, a variety of indigenous plant species, winding paths, pavilions and water activities create a natural experience. The lake, originally intended as part of the city's overall water management system, offers boating and fishing. At the water's edge, boardwalks connect café pavilions, boat rentals and sitting areas; a bridge leads to an island teahouse and a wooden walkway projects into the site's natural wetlands, providing a welcome contrast with the nearby urban areas.

HANOI'S FIRST INTERNATIONAL PARK

Thanh Xuan Park represents Hanoi's first urban park with attractions, entertainment and retail designed to international standards. By nesting a commercial development within a natural environment, it also demonstrates a commitment to greening the city and a direction for future development.





The Villages

FLORIDA'S FRIENDLIEST HOMETOWN

RETIREMENT REDESIGNED

Our client had a lot of vision and a large tract of land in central Florida. FORREC was asked to help them develop an entirely new model for a retirement community – one that was self-contained, active and with enough entertainment to draw visitors from the surrounding communities.



EACH VILLAGE SQUARE PROVIDES A VALUABLE AMENITY FOR LOCAL RESIDENTS AND ATTRACTS DAYTIME AND EVENING VISITORS FROM SURROUNDING AREAS.

CLIENT/DEVELOPER

The Villages

LOCATION

The Villages, Lady Lake, Florida, USA

SIZE

Spanish Springs

62,000 sq. m.

Lake Sumter Landing

46,500 sq. m., approx.

Brownwood

36,500 sq. m., approx.

SCOPE

Spanish Springs

Concept through to Detail Design

Lake Sumter Landing

Master Plan through to Detail Design

Brownwood

Master Plan through to Detail Design

COMPLETION DATE

Spanish Springs

1995

Lake Sumter Landing

2004

Brownwood

2012







CREATING A FOCUS WITH CHARACTER, IDENTITY AND ACTIVITY

The client wanted the retirement communities to represent not just real estate, but an appealing way of life – a reconstruction of the pace and texture of small-town America – safer, cleaner, quieter and slower than many of us are used to. Each of the three Villages – Spanish Springs, Lake Sumter Landing and Brownwood – is defined by the special character of its active

"When we started the development of The Villages, we were delighted that we had found a design firm that understood our objectives so well and had the experience to help us realize them."

Tracy Mathews, VP of Design,
The Villages

village centre. Each project reflects a different architectural style that is traditional to the region and creates a strong community identity. Just as important, each village square provides a valuable amenity for local residents and attracts daytime and evening visitors from surrounding areas.



A LONG-TERM COMMITMENT

The project began with a “meeting of the minds” between FORREC and the client and has continued as a creative, collaborative venture for more than 20 years, with each successive village square building on the lessons and successes of the one before. From the very start, the client intended the project to be a long-term commitment and today, the design process continues to be engaging and enjoyable for all involved: developers, designers and residents.

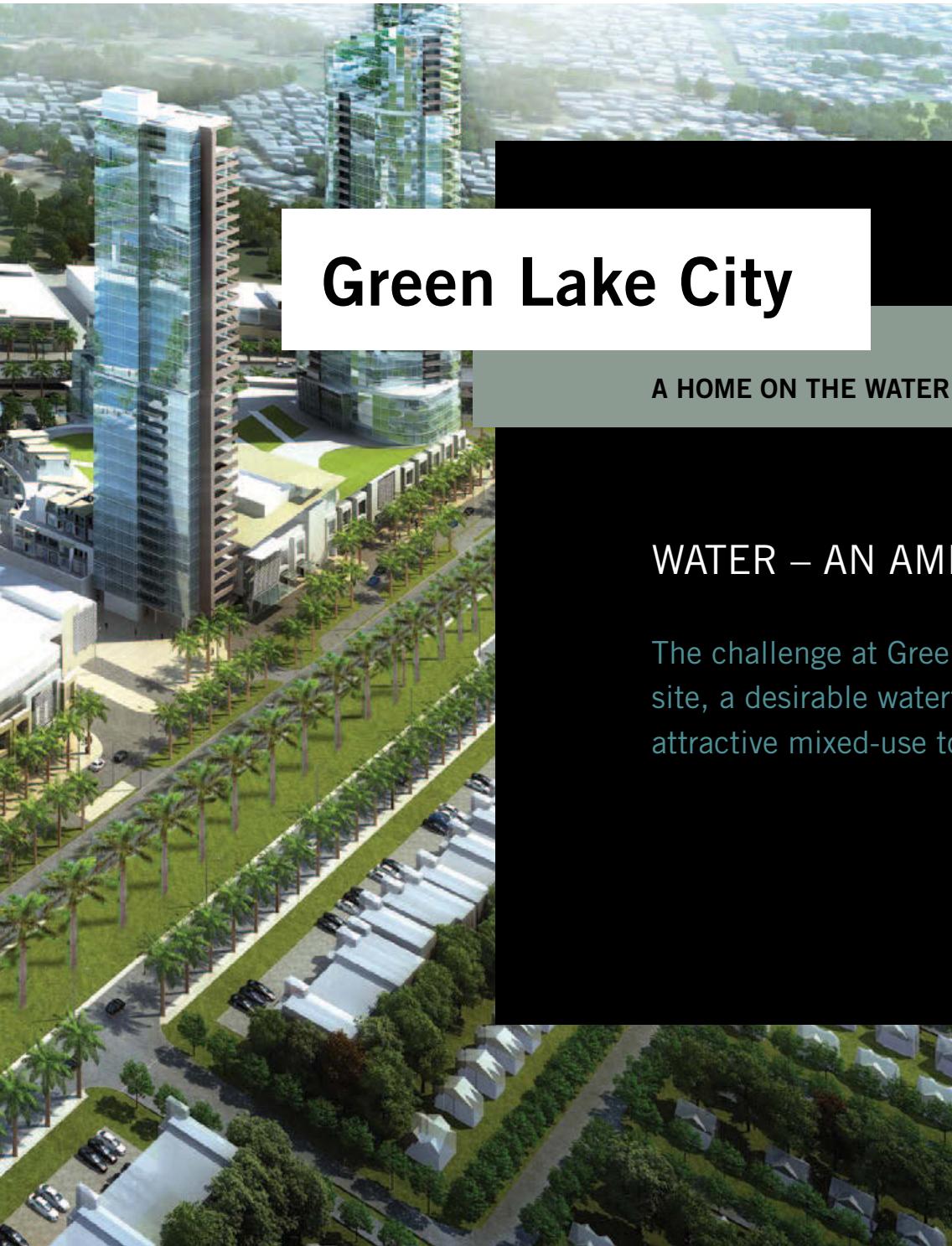
ORGANIZING THE EXPERIENCE

The main objectives were: convenience, comfort and quality of experience. The planning process took into account circulation routes to and through the village centres, as well as space planning within them. Pedestrians, golf carts (for residents) and automobiles (for visitors) all needed to be accommodated. To help maintain activity within the centres, the location of amenities was carefully considered: major tenancies positioned as anchors at the main corners, with restaurants, cafés and shops, including major brands, in between. Constant activity ensures that the stores and restaurants remain active and profitable, so that the commercial core stays healthy, to the benefit of all.

“RETIREMENT COMMUNITY” REDEFINED

By most standards, The Villages are the most successful retirement communities in North America. They attract permanent residents from across a wide social spectrum and, unlike some retirement communities, they provide primary year-round residence. The Villages are constantly active, so there is always something to do and somewhere interesting to do it. They have hosted high-profile international sporting events and maintain their own TV station, radio station, newspaper, entertainment facilities, golf courses, sports and recreation facilities. The Villages redefine “retirement community” as an entertainment environment for people who know how to enjoy their leisure time.





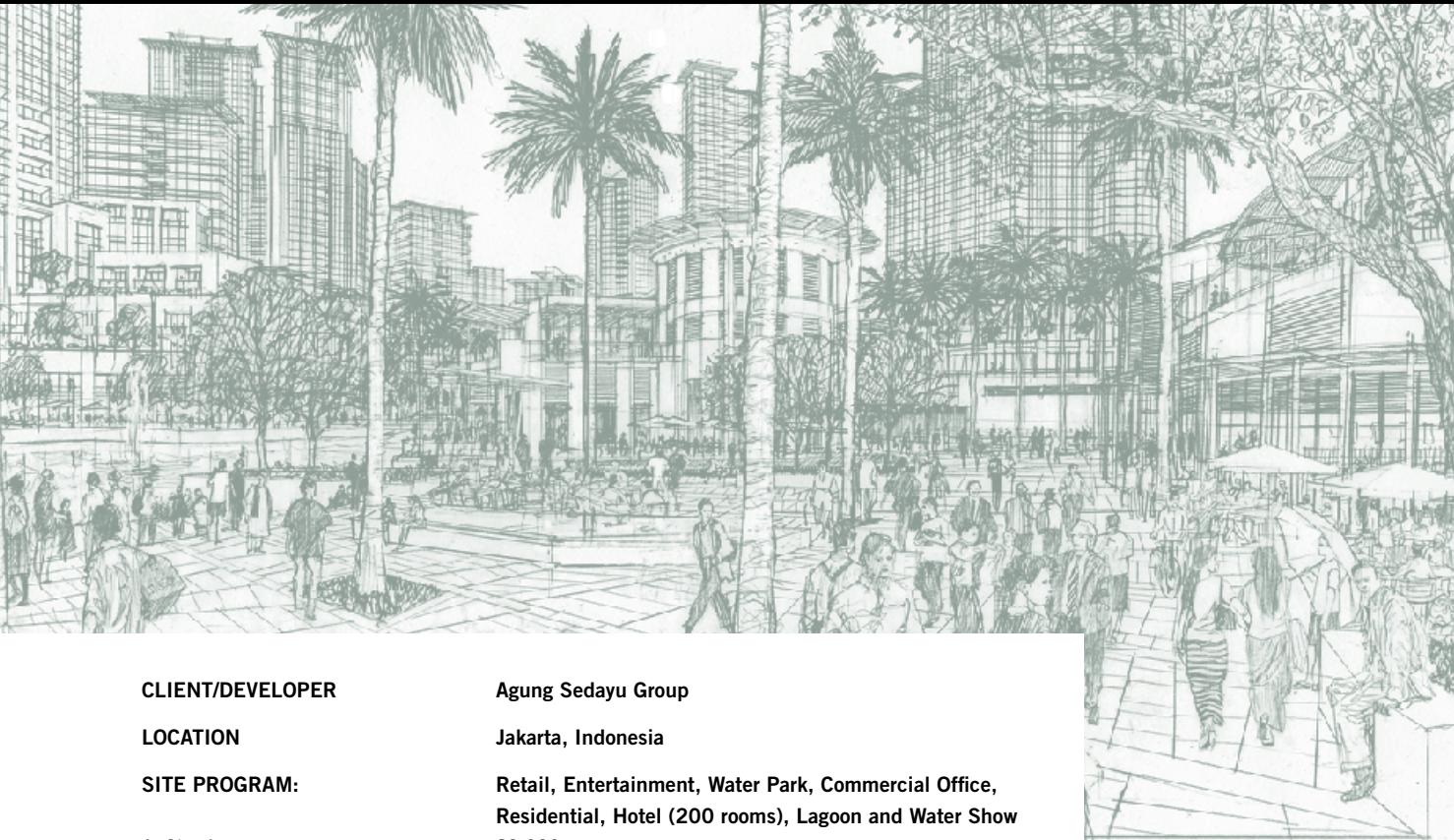
Green Lake City

A HOME ON THE WATER

WATER – AN AMENITY AND AN ATTRACTION

The challenge at Green Lake City was to create, on an unexceptional site, a desirable waterfront residential community that would also be an attractive mixed-use tourist destination.

THE PROJECT IS A MODEL DEVELOPMENT FOR THE MARKET AND A CATALYST FOR FURTHER DEVELOPMENT IN THE AREA – A GREAT PLACE TO LIVE, WORK AND PLAY – AND AN ALLURING TOURIST DESTINATION.



CLIENT/DEVELOPER

Agung Sedayu Group

LOCATION

Jakarta, Indonesia

SITE PROGRAM:

1. Site Area	89,000 sq. m.
2. Site Coverage	42%
3. Target FAR	3.5
4. Commercial GFA	38,000 sq. m.
5. Residential GFA	172,000 sq. m.
6. Hospitality GFA	26,000 sq. m.
7. Retail GFA	78,000 sq. m.
Total GFA	314,000 sq. m.

SCOPE

Concept and Master Plan







FROM RETENTION POND TO LAGOON

The transformation was accomplished by dressing up the proposed stormwater pond and turning it into an attractive lagoon with a canal extending into the site. This simple improvement elevated the site from a flood control plain to a desirable waterfront property with an active “Riverwalk” experience along the canal and with the lagoon as a recreational focus – an inward-looking, softly landscaped waterfront community with an urban outer edge.

DESCENDING SCALES

The visual appeal of the scheme has been carefully orchestrated. From a distance, tall identifiable structures distinguish the project on the skyline. Closer up, the streetfront architecture maintains a consistent urban scale, with points of entry carefully defined. Behind this façade, the retail mall steps down to a more

human scale, creating a distinctive pedestrian precinct at the waterside, where contemporary architecture, landscaped terraces and lush planting provide an urban, people-centred, sustainable environment.





GROWING AND ADAPTING

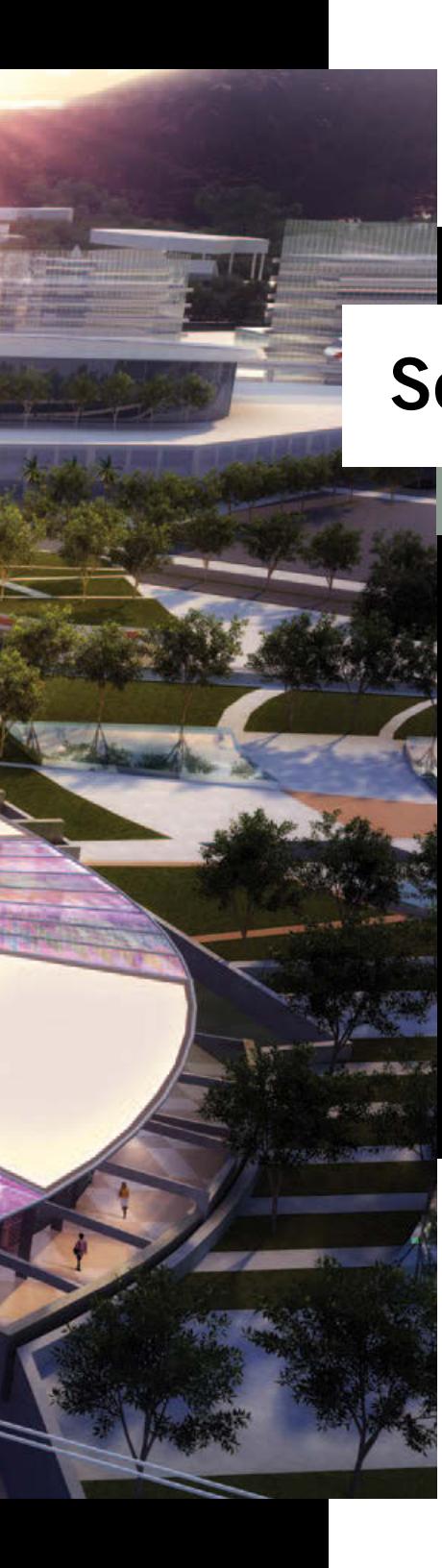
Green Lake City has been planned as a growing and evolving community. Phase One will serve as a commercial hub for the area's new low-rise residential neighborhoods. As the local community grows, Phase Two will establish the development as a retail and entertainment destination for greater Jakarta. When the neighborhoods have fully matured and the site, with its built-in amenities, has become highly desirable, Phase Three will replace the Phase One Retail Village and Water Park with high-density residential towers and a landmark commercial tower.

A NEW STANDARD

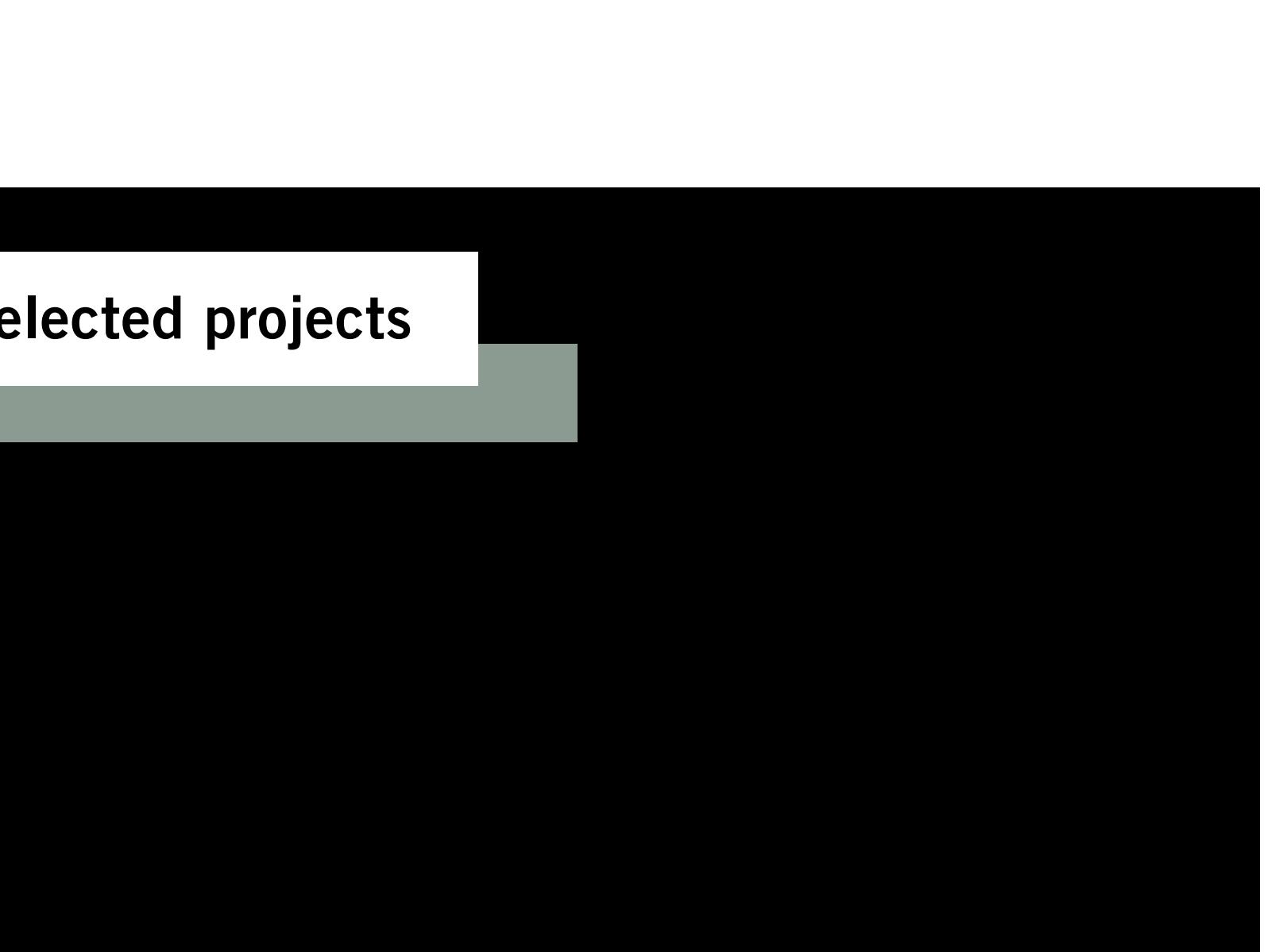
The combination of an attractive water amenity with fabulous views makes this a desirable place to live. The idea of “unlocking the site” – taking advantage of the site’s natural amenities, even when they seem unpromising – convinced the client to undertake a second major project in downtown Jakarta and to expand into future development projects.



Chimelong Fortune Bay, Zhuhai, China



Selected projects



A multi-faceted entertainment complex

Future Ark

The first entertainment site to be developed within FORREC's Guiyang Future Ark overall master plan, this 100-hectare hillside development sits strategically on one of the site's major axes. The project consists of a tightly integrated mixed-use entertainment complex, with retail, a luxury hotel, an indoor water park, a commercial aquarium and a performance theatre. The plan also integrates an ecological resort, a wedding chapel, a pedestrian bar street and a riverside promenade. All components overlook the adjacent river.



CLIENT	PROJECT	SCOPE	SITE PROGRAM	SITE AREA	GFA	
Guiyang Zhongtian Urban Investment Group	Future Ark	Master plan and concept design	Residential Retail Hotels Theme and Water Parks	155,000 m ² FAR 1.5 TOTAL GFA 232,500 m ²	Retail/Commercial/F&B Hotel (300 rooms) Commercial Aquarium Indoor Water Park Special Performance Theatre (2000 seats) Aqua Show Theatre	120,000 m ² 20,000 m ² 30,000 m ² 15,000 m ² 10,000 m ² 2,500 m ²
	LOCATION	Guangzhou, China				



Interplay between land and sea Sweetland Mixed-use

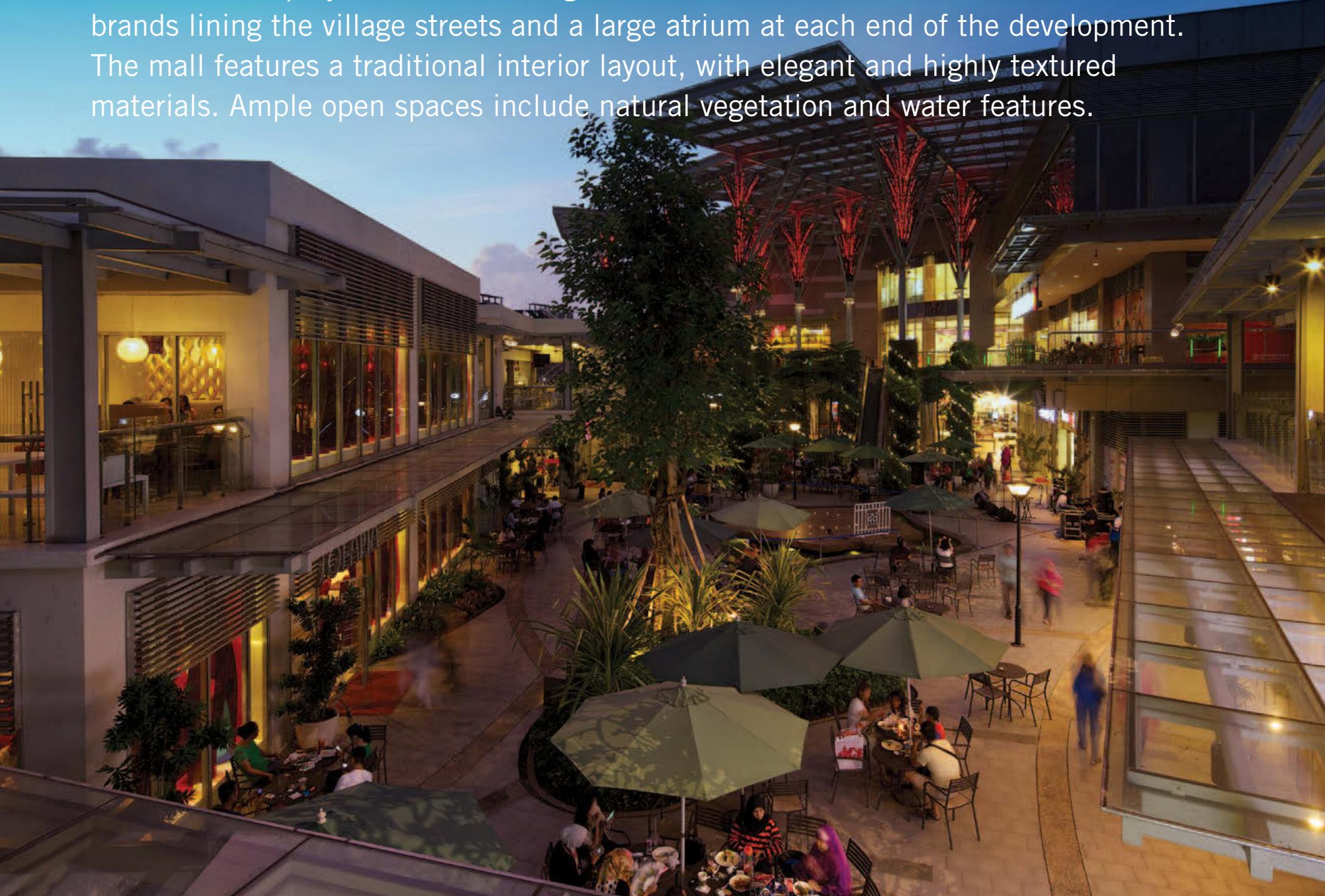


CLIENT	PROJECT	LOCATION	SCOPE	SITE PROGRAM	SITE AREA	GFA	
Dalian Sweetland Real Estate Development Co., Ltd.	Sweetland Mixed-use	Dalian, China	Master plan and concept design	Residential Commercial office Hotel Retail Community	800,000 m ²	Residential Commercial TOTAL GFA Parking	3,042,000 m ² 621,000 m ² 3,663,000 m ² 27,900 Spaces

This residential/commercial mixed-use project draws its inspiration from Dalian's unique, dramatic interplay between land and sea. The project's residential areas are divided into two realms: The Land, reflecting the traditional orthogonal city planning of Dalian and The Sea, consisting of more organic forms that flow across the site. Between these two areas, an open space Greenway, representing the shoreline, unites them and connects them to the community's retail/entertainment heart.



This destination mall in Jakarta is designed to appeal to both tourists and local residents. The project acts as a village centre with smaller anchor tenants and local brands lining the village streets and a large atrium at each end of the development. The mall features a traditional interior layout, with elegant and highly textured materials. Ample open spaces include natural vegetation and water features.



A destination mall at a village scale

Grand Galaxy Mall



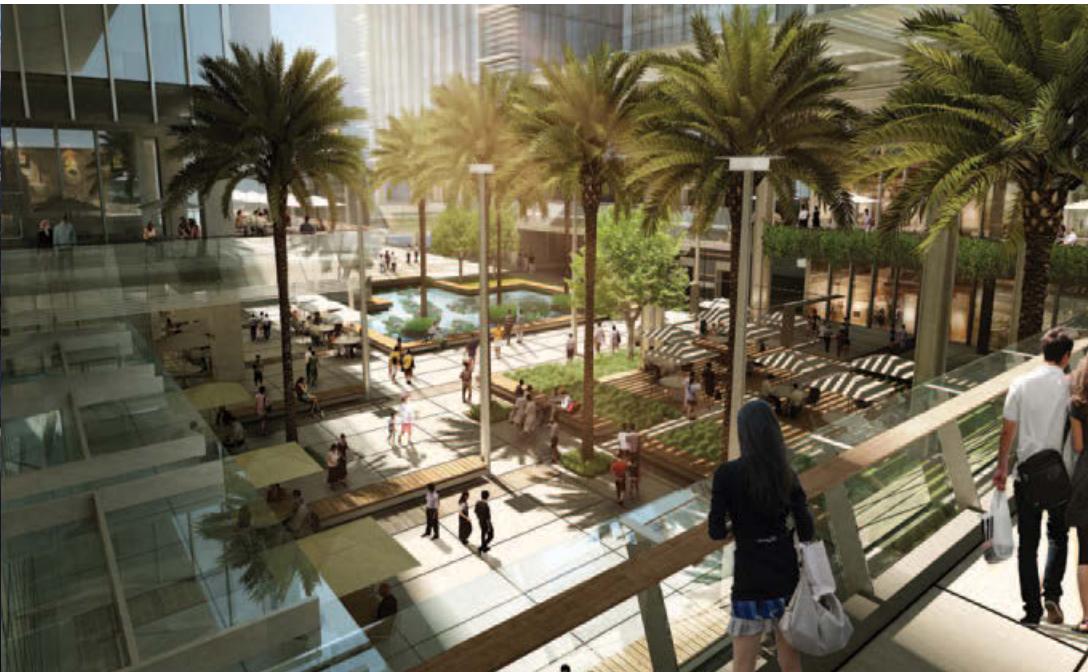
CLIENT	PROJECT	SCOPE	SITE PROGRAM	SITE COVERAGE	TOTAL GFA	GFA	
Agung Sedayu Group	Grand Galaxy Mall	Master plan, concept and schematic design	Retail Entertainment	41.8% Average	53,112 m ² (including a half level parking)	Retail Parking	37,152 m ² 641 Spaces
LOCATION			SITE AREA	TARGET FAR			
Jakarta, Indonesia			31,680 m ²	1.17			

This vibrant mixed-use development will be situated in the heart of Jakarta, on a 4.2-hectare site, contiguous with the Residence 8 project that is currently under construction. Senopati 2 will create an iconic and desirable urban destination with a dynamic mix of residential, retail, entertainment and commercial uses, and a five-star hotel. The complex is environmentally sustainable, family-friendly, comfortable and secure, and contains significant areas of public space for entertainment events, and casual gatherings.



In the heart of downtown Jakarta

Senopati 2



CLIENT	PROJECT	SCOPE	SITE PROGRAM	SITE AREA	ALLOWABLE FAR	GFA	
Agung Sedayu Group	Senopati 2	Master plan and concept design	5 Star Hotel Residential Commercial Office Connection Lobby and Podium Retail, F&B, Entertainment	4.2 ha	9	5 Star Hotel Residential Commercial Office Entertainment	11,000 m ² 334,282 m ² 128,000 m ² 10,457 m ²
LOCATION	Jakarta, Indonesia			SITE COVERAGE	ALLOWABLE HEIGHT		
				43%	32 storeys		

Village-scale urban entertainment destination

Yitian Dayun Urban Garden

The development objective of the Urban Gardens was to create an urban entertainment destination with a village scale. To accomplish this, the massing of the retail mall was broken down and open spaces with water features and generous landscaped areas were provided, integrating the neighbourhoods with the retail precinct and recreation club. Well placed pedestrian connections bridge the gap created by a permanent roadway that bisects the site.



CLIENT	PROJECT	SCOPE	SITE PROGRAM	SITE AREA	TARGET FAR	GFA	
Yitian Group	Dayun Urban Garden	Concept and master plan	Residential Service Apartments Hotel Retail / Entertainment	44,595 m ²	3.5 Average	Residential Hospitality Retail Parking	62,415 m ² 30,200 m ² 68,550 m ² 1,800 Spaces
LOCATION	Shenzhen, China			SITE COVERAGE	TOTAL GFA		
				50%	102,950 m ²		



A street that is experiential in nature

Yitian Holiday Commercial Street



CLIENT	PROJECT	SCOPE	SITE PROGRAM	SITE AREA	ABOVE GROUND	GFA	
Dalian Yitian	Yitian Holiday	Master plan and	Residential	229,000 m ²	AREA	Commercial	190,000 m ²
Shida Real Estate Co. Ltd.	Commercial Street	concept design	Retail/ Entertainment Street	950,000 m ²	PROJECT FAR	Residential	690,000 m ²
			Hotel and Service Apartments Schools	5.6	TOTAL GFA	Hospitality Schools Parking	60,000 m ² 10,000 m ² 10,000 Spaces
LOCATION	Dalian, China				1,450,000 m ²		

The City of Dalian is evolving into China's leading information technology centre and creative think tank. Yitian Holiday Commercial Street is a world-class urban entertainment destination that combines lively entertainment, cutting-edge technology and modern design. It merges retail, entertainment, cultural and performing arts venues, bars, restaurants, residential units, a hotel, and serviced apartments into an urban environment that provides an exciting and memorable experience for visitors and local residents.



Wave City Centre has been designed as a dynamic retail mall and entertainment centre in New Delhi, India. The complex is planned to include hotels, commercial towers, and retail mall and outdoor plazas for dining and entertainment. The indoor entertainment program includes three major areas: a theme park that includes a Drop 'n' Twist Tower and a bungee trampoline; a water park with slides, wave pool, experience river and giant Rain Fortress; and a snow park, featuring slides, snowmobiles, a curling rink and a dramatic luge run.



An iconic retail entertainment destination

Wave City Centre



CLIENT	PROJECT	SCOPE	SITE PROGRAM	SITE AREA	GFA
Wave Inc.	Wave City Centre	Master plan, concept and schematic design	Retail/Entertainment Mall 5 Star Hotel/Branded Residences Tower Theme Hotel Tower Commercial Office Tower Media Entertainment Plaza	7 ha	Retail/Entertainment Mall 196,500 m ² 5 Star Hotel/Branded Residences Tower 82,700 m ²
LOCATION	Noida, India	SITE COVERAGE			Theme Hotel Tower 13,000 m ² Commercial Office Tower 88,700 m ²
FAR		65%			Media Entertainment Plaza 10,500 m ²



Seen as the next big tourist destination in China, Fortune Bay Tourism City is situated on Hengqin Island, a few kilometres from Macau. FORREC was asked to create a master plan for this vibrant development, encompassing entertainment, a large luxury retail mall, luxury hotels, commercial, residential, a safari park and a hilltop eco park. The waterfront includes international ferry terminals and a large-scale yacht marina.

The next big tourist destination

Fortune Bay Tourism City



CLIENT	PROJECT	SCOPE	SITE PROGRAM	SITE AREA	
Chimelong	Fortune Bay Tourism City	Master plan and concept design	Waterfront Commercial, Waterfront Promenade, Marina, Hotels, Residential, School,	600 ha	Commercial Land Residential Marina Hilltop Entertainment
	LOCATION Hengqin Island, China		Commercial and Entertainment, Hilltop Entertainment, Safari, Marine Theme Park		376.17 ha 80.5 ha 37.2 ha 237.82 ha

Two interconnected icons ASG & SG Corporate Headquarters

The modern, elegant corporate offices for the Agung Sedayu Group (ASG) and the Salim Group (SG) have been designed as two separate but equal iconic towers, each with its own core, linked by a common lobby. Due to the site's proximity to an international airport, recognizability from the air was also considered. Building features include high ceilings in executive floors, roof terraces and penthouse gardens, private sky lounges, and executive restaurants. A tunnel connection leads directly to the adjacent PIK Mall.



CLIENT	PROJECT	LOCATION	SCOPE	SIZE
Agung Sedayu Group & Salim Group	Agung Sedayu Group & Salim Group Corporate Headquarters	Jakarta, Indonesia	Concept design	1,750 m ²



One mall with two distinct retail areas

Marina Walk



CLIENT	PROJECT	LOCATION	SCOPE	SITE PROGRAM	PHASES	TOTAL GLA	GFA	
SLS Trust Ltd.	Marina Walk	Herzlia, Israel	Master plan to detail design	Retail Entertainment Commercial Office	Three	29,500 m ²	Retail/F&B Entertainment	24,400 m ²
			OPENED 2003	Residential	TOTAL GFA 40,000 m ²		Total Parking Spaces	5,100 m ²

This retail centre was already under construction when FORREC was commissioned to re-evaluate its program and physical configuration. Our mandate included a full redesign and new thematic approach in order to establish the project as a regional retail and entertainment destination. The interior of the mall was designed with two distinctly themed retail areas, inspired by the area's Mediterranean location and nautical influences. Retail areas are organized around a multi-purpose central piazza with a dramatic feature staircase.

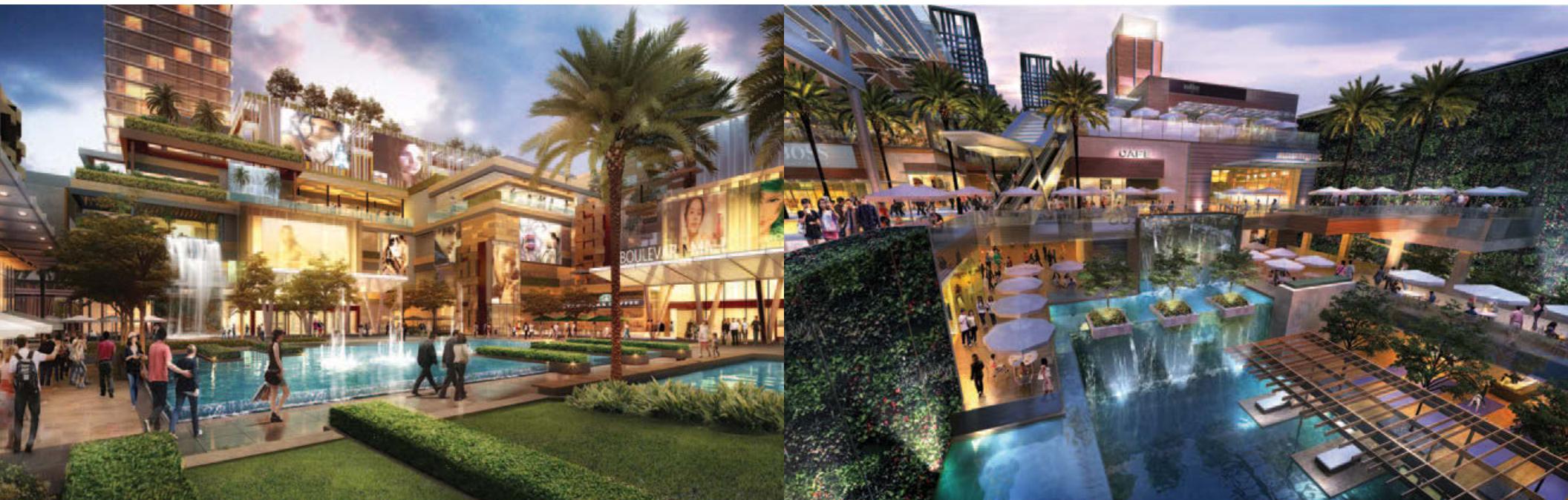




Lahan Fatmawati is a 22-hectare mixed-use multiphase city centre development initiated through an international design competition. The master plan consists of a mix of programs that include residential condominiums and apartments, an office campus, and a mixed-use retail development that includes a mall, a hotel conference centre and a lifestyle commercial-recreational walk.

A dynamic multi-phased urban centre

Lahan Fatmawati



CLIENT	PROJECT	LOCATION	SCOPE	SIZE	GFA
Agung Sedayu Group	Lahan Fatmawati	Indonesia	Schematic and detail design	22 ha	+/-1,188,000 m ² allowable area

The inspiration for the design comes from the unique natural qualities of the mountain, valley and canyon that feature prominently in the landscape of Jiling Province. A sequence of varied and unique retail and entertainment environments combine to create a development that is destined to become a true entertainment and retail destination in Changchun.



An urban environment inspired by natural landscape

Yitian Changchun



CLIENT	PROJECT	LOCATION	SCOPE	SITE AREA	SITE PROGRAM	SITE COVERAGE	GFA	
Yitian Group Shenzhen	Yitian Changchun	Changchun, China	Master plan, concept and schematic design	59,700 m ²	Retail/F&B, Office Tower, Entertainment	40%	Retail F&B Entertainment Hypermarket Office Tower	20,500 m ² 12,900 m ² 40,000 m ² 8,400 m ² 17,000 m ²

A truly immersive destination experience

Azerbaijan Dreamland Plaza

Artfully integrated into an existing development, the new Dreamland Town Centre provides a mix of retail and entertainment activities, as a bold expression of the client's vision. Program elements have been carefully woven together to create an immersive environment that makes entertainment the defining characteristic, of the development, making it a true destination.



CLIENT	PROJECT	LOCATION	SCOPE	SITE AREA	SITE PROGRAM	SITE COVERAGE	GFA	
Dream Land LLC	Azerbaijan Dreamland Plaza	Baku, Azerbaijan	Architecture Concept	61,500 m ²	Mall Retail F&B, Office, Hyper-market, Cinema, Food Court, Children Role Play	42%	Retail Office Total Parking Spaces	66,500 m ² 9,490 m ² 840
				TARGET FAR		TOTAL GFA		
				1.23		75,955 m ²		



A tourist city with a sense of the sea

Qingdao International CDF Tourist City

Qingdao International CDF Tourist City will become one of China's most memorable landmarks. This 65-hectare world-class mixed-use tourist destination integrates an ocean theme with the stunning site topography. The project includes a shopping mall, duty free mall, RD&E retail street, entertainment program, luxury hotel and resort, cultural and art village, SOHO offices and service apartments.



CLIENT	PROJECT	LOCATION	SCOPE	SIZE	GFA
CITS (Qingdao) Investment Development Co., Ltd.	Qingdao International CDF Tourist City	Qingdao, China	Master plan and concept design	65.8 ha	400,000 m ² allowable area

A dynamic destination on the Xinji River

CR Land

CR Land is a world-class destination resort and retail-commercial hub in Jinan, China. In the southern part of the site, a family entertainment zone and festival plaza provides a dynamic place of celebration and entertainment for both local residents and tourists. In the northern part, a vibrant river walk environment combines living and working space with a vibrant retail shopping experience.



CLIENT	PROJECT	SCOPE	SITE PROGRAM	SITE AREA	GFA
China Resources Land	CR Land	Master plan, concept	Shopping Mall, Retail Street, Offices, SOHO, Service Apartments, Children's Indoor Entertainment, Water Park	67.3 ha	Indoor Shopping Mall 60,000 m ² Commerical Podium 84,210 m ²
LOCATION	Jinan Shandong, China	FAR	0.4/1.6/2.4	SOHO Loft / Office Towers 157,620 m ² / 139,750 m ² Service Apartments 60,480 m ²	Indoor FEC 10,000 m ² Outdoor Water Park 8,000 m ²

An automotive lifestyle

JHD Mixed-Use



CLIENT
Jinhengde Group
Ltd.

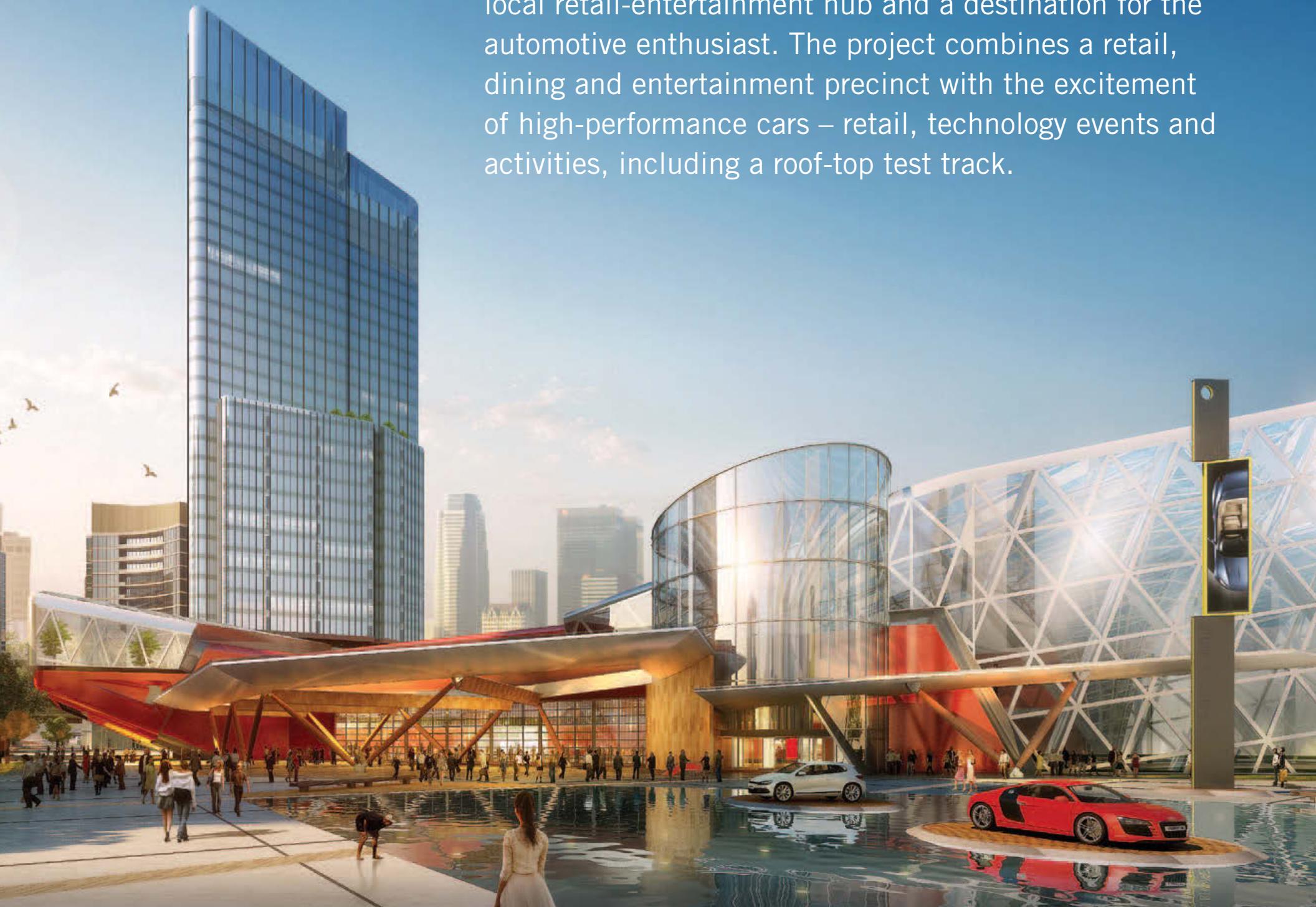
PROJECT
JHD Mixed-Use

SCOPE
Master plan and
concept design

SIZE
333,333 m²

LOCATION
Chengdu, China

With automobile culture as its focus, JHD is both a local retail-entertainment hub and a destination for the automotive enthusiast. The project combines a retail, dining and entertainment precinct with the excitement of high-performance cars – retail, technology events and activities, including a roof-top test track.





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creating places and
experiences that put
people first – and make
business sense.



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