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Designed for public use, **Retail Projects** provide the challenge of shaping the structure for both functional and aesthetic considerations while working within the constraints of our client's budgetary requirements.

- **Regional Shopping Center Projects:** Excellence in the design of large multi building projects:

▷ **Laulani Village Shopping Center** – When completed in 2009 this \$100,000,000 project will be the largest retail center in Ewa Beach.

▷ **Lanikai Marketplace II** – This 171,000 square foot shopping center expansion includes five Major tenant buildings, seven smaller Shops buildings and two Office buildings located in Kona.

- **Mixed Use Projects:** Our office is currently working on several mixed use projects that combine retail functions with parking, residential and hotel uses. Variations on these projects include “podium” construction, with residential over parking and “wrap” with retail space that wraps around and hides the parking structure.

- **Stacked Retail Projects:** High land costs have led to the evolution of “stacked” retail. These projects can include rooftop parking or the vertical stacking of the retail space:

▷ **Wal-Mart / Sams Club** – This central Honolulu development includes almost 1,000,000 square foot of total construction including a unique “stacked” retail building with Sam's Club located above Wal-Mart.

▷ **Best Buy** – This Iwilei store looks like a Best Buy prototype but incorporates a large parking area on its roof.

▷ **Safeway Shops Kapahulu** – How do you incorporate a large grocery store and several stand alone Shops on a small site? By utilizing the large roof area of the Safeway Store for parking.

- **Dealerships:** These projects typically incorporate two sales functions, the initial vehicle sales followed by service and maintenance:

▷ **Honolulu Ford** – This project combines high ceiling showroom space with a two story office area. The back end of the facility includes parts storage and maintenance areas with rooftop parking.

▷ **Harley Davidson** – Two new multi-story projects with ground floor retail showroom space and basement maintenance facilities.

“Retail projects provide the opportunity to work on fun projects that our family and friends can often use on a regular basis.”

