

# INTERNATIONAL MARKET PLACE

## The Architecture and Design Story

### LAYOUT OVERVIEW

- Located in the heart of Waikīkī, International Market Place is a 345,000 square-foot three-level outdoor shopping center anchored by Hawai'i's only Saks Fifth Avenue.
- This exciting new shopping and dining destination, showcasing approximately 100 of today's most in-demand retailers and 10 premium restaurants, features stunning water features, lush indigenous and exotic landscaping, and an approximately 160-year old exceptional banyan tree.
- Customers will find it extremely easy to get to the center by car with convenient access from Kūhiō and nearby Ala Wai Boulevard. Valet parking service for both the mall and the restaurants is located on the level 3 restaurant level. Ample self-parking for over 700 await visitors on the three levels above.
- The new center will allow guests to experience a reimagined International Market Place, which celebrates the history of the land and the people, perpetuates the legacy of Queen Emma, and is the central gathering place of Waikīkī.
- The urban center, fronting on both Kalākaua and Kūhiō with retail on the first two levels and rooftop dining on the third level, is planned around three courts. Each court has a strong cultural connection to the site's unique location and history and is connected by a series of water features reminiscent of the stream that ran through the site at one time.

### PROJECT DESIGN: CONTEMPORARY WITH REFERENCES TO HAWAIIAN HERITAGE

The reimagined International Market Place design embraces the rich heritage of the site and its cultural history and translates those qualities in a fresh contemporary manner that still resonates with its iconic past. Throughout the design process, the designers adhered to three guiding design principles:

- **Perpetuate the Legacy of the Queen Emma** – Continue the Queen's mission to improve the well-being of the people of Hawai'i – promoting a healthy natural environment.
- **Celebrate the history of the land (Kaluaokau) and its people** – Promote the rich natural and cultural history of Kaluaokau, the epicenter of Waikīkī.
- **Revitalize International Market Place as the signature gathering place in Waikīkī** – Restore International Market Place as an urban oasis and world class destination for shopping, dining, entertainment and culture.

## **Planning Principles: Respect for Nature**

The landmark banyan tree and a number of the significant canopy trees inspired the layout of the center. The three Courts that are linked by curved retail concourses and the terraced levels above were designed to highlight these legacy trees and create a visual connection between the upper level Grand Lānai and the street level below.

Retaining the site's 'Mauka to Makai' pedestrian connection, a traditional Hawaiian planning principle preserving the natural flow through the center from mountain to ocean, was also extremely important to reestablish connectivity. The design team embraced this concept by creating a series of water features referencing the 'Apuakehau stream that once flowed through the site, preserving the pedestrian passage between Kūhiō and Kalākaua, and celebrating both entrances.

## **Architectural Highlights: Memorable Spaces, Unique Features, Elegant Details**

### **Project Entrances: Welcoming, Inviting, Convenient**

Whether arriving from the busy sidewalks of Kalākaua or Kūhiō, the 700-space parking structure with convenient third-level valet, or from the elevators connecting the three levels of retail and the parking levels above, visitors will have an immediate sense that International Market Place is a special place.

- **Kalākaua: Iconic Entry Tower, Spouting Waters, Hawaiian-inspired Details**
- **The Lamakū Torch Tower** – A modern interpretation of a lamakū, which was a large torch-lit tower used as a coastal beacon along the shoreline by night fishermen. With its unique gas lantern chandelier, the iconic 79' tall tower will be a modern beacon attracting visitors from up and down Kalākaua with its flickering flames creating a warm, inviting ambiance that recalls the nostalgic and magical past of this iconic property.
- **Spouting Waters** – This prominent water feature, with its geyser-like impact, marks the point where the stream running through the project, ends and meets the ocean. Inspired by its namesake, Waikīkī or 'spouting waters', this feature references the many places where subterranean water bubbled up or spouted from under the ground.
- **Architectural Features** – The design palette at the street includes coral stone cladding with an engraved kappa pattern and a series of metal projecting canopies and trellises with patterned filigree that provide interest and a 'Hawaiian Sense of Place.'
- **Entry Column Lanterns** – These vertical lanterns, supporting the curved International Market Place entry canopy above, are internally illuminated with a dynamic color light source and are clad with a decorative metal grille and diffuser composed of banyan leaf and kapa patterns – creating an impactful experience from both far and near. The Kūhiō entrance offers even taller illuminated columns establishing it as a signature gateway to the center.
- **Dramatic Lighting** – The entire façade and nearby landscape is dramatically lit at night extending the magic of the Kalākaua entry into the evening hours.

### **Banyan Court: Celebrating the Banyan Tree, Stream, Nostalgia**

The Banyan Court, one of the most unique and memorable spaces in the project, celebrates the natural wonders of the Banyan Tree and the 'Apuakehau stream, as well as the nostalgia of the former International Market Place with highlights including:

- **The Banyan Tree** – The large Indian Banyan tree draws customers in from the street and fascinates them with its unique aerial roots. The tree, dating back to the mid-1800’s, is among the oldest historic trees in Waikīkī and is designated an “exceptional tree” by the City and County of Honolulu. The tree’s broad canopy is decorated with a series of colorful lanterns hanging from the branches – providing a decorative accent during the day and a delightful ambiance at night.
- **The Tree House** – While familiar to many locals, the tree house in Banyan Court is an unexpected surprise for many first-time visitors. The original tree house was home to the former International Market Place’s founder Don Beach – serving as his office and later as a local radio station. Designed into the iconic banyan tree, the present-day structure evokes the feeling of floating within the tree canopy, but it actually has its own separate support system and does not rely on the tree at all for support. The Tree House and bridge feature are part of an interpretive program that recalls the rich past of International Market Place, by celebrating its history and highlighting iconic local performers.
- **‘Apuakehau stream** – The water feature that meanders around the banyan’s aerial roots represents the stream that once existed on the site. ‘Apuakehau, which literally means ‘basket of dew,’ was one of three primary tributaries that flowed from Mānoa to Waikīkī Beach.

### **Queen’s Court: Queen’s Legacy, Performance Stage, Feature Elevators**

The Queen’s Court is the open-to-sky centerpiece of the project where guests can reflect upon the legacy of Queen Emma, watch performances occurring on the stage, or relax under the canopy of mature trees. The court also serves as the vertical connection point between the three levels via the glass-enclosed elevators. This court honors the legacy of Queen Emma, whose mission was to provide, in perpetuity, health care services to improve the well-being of Native Hawaiians and all the people of Hawai‘i. Notable features include:

- **The Queen’s Garden**, which highlights native medicinal plants
- **Statues** in remembrance of the Queen and her ‘ohana (family), husband King Kamehameha IV Liholiho and son Prince Albert to pay tribute to their sacrifices and contributions in establishing the Queen’s Hospital.
- **The performance stage** for daily performances, hula dancing and other cultural programming
- The glass **Feature Elevator Tower** with interpretive graphics incorporating the Queen’s mele (poetry) to celebrate her love of poetry and music.
- **The Celestial Pool**, a feature with LED lights within a shallow pool of water that is inspired by the celestial navigation charts used by Hawaiian voyagers.
- The landscape also features a Lo‘i pond with taro plants and pink water lilies, and a coconut grove as a way of re-introducing features that once stood on this site.

### **Mauka Court: Inspiration from Nature, Customer Service Desk, Elevators to Parking**

Bathed in natural light from the level 6 skylight above, Mauka Court is inspired by the natural features of the Mānoa Valley featuring.

- **The Rain Curtain** – This two-story cascading water feature is symbolic of Mānoa Falls, located near the origin point of the water source that feeds ‘Apuakehau stream.
- **The Light Chandelier** – A four-story tensile light fixture that is symbolic of the Mānoa Valley rain, or ‘basket of dew’, that feeds the stream and waterfall.

- **The Customer Service Desk** – Convenient location near the Kūhiō entry.
- Comfortable seating areas with hand-held device charging stations.
- Convenient elevator connections to all parking and retail/restaurant levels. Escalator connections available between the three retail levels.

### **Grand Lānai: Level 3 Urban Oasis, Nine Distinct Restaurants, Retractable Lānai Roofs**

The third level Grand Lānai is the project's premier dining destination featuring a collection of nine unique 'open to the sky' restaurants directly served by the third level Valet. Each restaurant in the unique rooftop setting features outdoor dining lānai, with retractable roofs allowing guests to dine under the sun or stars in Waikīkī's premier gathering space.

- The restaurants provide unique views of Queen's Court, the Banyan Tree and Kalākaua Avenue.
- The sign from the former International Market Place was preserved and is on display.
- The landscaping was designed to be an extension of the streetscape, creating a third level urban oasis with plantings such as the "Queen's" shower tree – a distinctive tree that was introduced to Hawai'i by Dr. William Hillebrand, The Queen's Hospital first physician and a noted botanist.

### **Kūhiō: Impactful Architecture, Welcoming Entry, Stunning Saks Fifth Avenue Design**

The Kūhiō façade features the vehicular entry into International Market Place, the dramatic Saks Fifth Avenue store, two levels of street-facing retail and restaurants, and the distinctive pedestrian entry canopy. Additional features at the entry and at Saks include:

- Gas chandelier and backlit entry columns reminiscent of the Kalākaua entry features
- Saks Fifth Avenue Design - The three level Saks department store is designed in a dramatic contemporary style with abstract Hawaiian references including:
  - Continuous glass band running the length of the Kūhiō façade at the second level opening up views into and out of the store towards Mauka.
  - Random window mullion patterns and undulating vertical wood-like fins reminiscent of the 'Apuakehau mauka and the forests of the Mānoa Valley.
  - 20'-wide water feature recalls the nearby waterfall at Waiakeakua.

### **Landscaping: Enhancing the Hawaiian Sense of Place**

The lush landscape design, inspired by Queen Emma's love for nature and the healing aspects that it provides, illustrates the connection to the Queen, the site and the culture. Examples include:

- Plantings that provide connectivity to Kaluaokau and other important residences of Queen Emma
- Water features paying homage to 'Apuakehau and Waikīkī
- The preservation and protection of the exceptional banyan and other significant trees
- Native Hawaiian and Polynesian-introduced plants

- Exotic plants that have come to represent Hawai'i
- Indigenous materials such as native hardwoods ('ohi'a lehua) and basalt – used in the site walls and paving to reinforce the Hawaiian natural heritage and complement the lush vegetation

### **Queen Emma's Legacy: The Healing Garden**

Queen Emma and King Kamehameha IV devoted their lives to humanitarian efforts including the establishment of the hospital known as Queen's Medical Center. Given her love of plants, the creation of a healing garden at International Market Place embodies the legacy of Queen Emma. Some examples of medicinal plants that are incorporated into the landscape include:

- Hapu'u (Hawaiian Tree Fern): Pulu or "hair" was used for dressing wounds and embalming
- Kī (Ti): Flowers and leaf buds were used to treat asthma; leaves were used for fever and headaches
- Niu (Coconut): Fabric-like sheath was used to strain liquids; shells were used as cups to measure dosages
- Pohinahina: Leaves were used as a medicinal tea

### **Plants from the Residences of Queen Emma: Coconut Palms and Favorite Flowers**

Coconut palms, filtering sunlight through their overhead canopy, are used to recall the ambiance of the royal residences that were located in Waikīkī for hundreds of years and to appeal to visitors seeking a tropical paradise.

The plants that grew in the Queen's residences in Kaluaokau and other locations, including some of her favorites, are recounted in stories, songs, and chants and are incorporated throughout the project providing connectivity to the places and times of her legacy.

- Plantings in the center inspired from her residence in Kaua'i include pikake (the Queen's favorite flower), purple bougainvillea, and the 'Queen Emma' spider lily.
- The pond surrounding the Queen's Court elevator tower includes the pink water lily in reference to her summer palace in Lawa'i.

### **Native Hawaiian and Polynesian-introduced Plants: Multiple Uses**

The plants, many of which are native Hawaiian and Polynesian-introduced, provide visitors with an authentic, culturally-based experience. Many of the plant selections at International Market Place were used by native Hawaiians for medicine, food, fiber, and adornment. Some examples of the plants include:

- Hala: The leaves were used for lei, mats, and sails; the ends of aerial roots were used for painting; the fruit was eaten during times of famine
- Hapu'u (Hawaiian Tree Fern): The starchy pith eaten during famine; considered "mother of the forest" because many plants initially grow on the moist, fibrous trunk
- 'A'ali'i: This is considered a royal plant, emphasizing the legacy of the ali'i at Kaluaokau

- Makaloa: Stems were used for plaiting to create the finest quality sleeping mats in Polynesia
- 'Uki'uki: Berries were used to make a blue dye, a reserved marker of dignified elegance

### **Exotic (Non-Native) Plants**

In addition to native Hawaiian and Polynesian-introduced plants, exotic plants are used as many of these are associated with Hawai'i and appeal to our senses of sight, smell, touch, taste and sound. The striking colors and forms of ginger and anthuriums, the fragrance of native gardenia, the bold textures of laua'e iki, the taste of kalo, and the sound of rustling coconut fronds are all incorporated within the landscape.

Similar to the Hawaiian concept of "kaona," which literally translates to "hidden meaning," the proper selection of plants provides multiple layers of understanding of Hawaiian history and culture. The landscape is not only meant to please the eye, but to educate as well.

### **Furnishings: Casual Urban Resort Inspiration**

Many of the furniture pieces at International Market Place were specifically chosen to enhance the project's casual urban resort atmosphere and reinforce the Hawaiian Sense of Place. Among the many unique and distinctive pieces are:

- Classic koa rocking chairs that exude the charm of old Hawai'i
- Artisan benches designed to look like they were made of 'Ōhi'a branches
- Side tables with imprints of Laua'e fern leaves
- Wing chairs with a regal profile that pay homage to Queen Emma
- Pebble-shaped boulders providing casual seating options in Queen's Court

### **Architectural Materials: Contemporary, Natural, Expressing Hawaiian Casual Lifestyle**

Traditional local and high quality building materials are utilized throughout the project in a fresh and contemporary manner blending with the natural landscape and enhancing the casual outdoor lifestyle of Hawai'i including:

- Coral stone with custom bas-relief patterns on the building exterior
- Puka and Basalt stone in paving areas and seat walls
- Ipe and Koa wood in decking, furniture and handrails
- Quartzite stone flooring matching the surrounding streetscape
- Glass for handrails and a feature elevator enclosure, creating lightness and transparency
- Metal and glass cladding on canopies and trellises

## **Environmental Graphic Design: Patterns, Signage, Cultural Plaques**

### **Patterns: Inspired by the Queen, Nature, Tiki Culture**

There are three custom designed patterns used throughout the project that are symbolic of the key inspirations for the project: the Queen, the Banyan Tree and the Nostalgic History of International Market Place.

- Floral patterns that evoke the symmetry of the spider-lily, a favorite flower of Queen Emma.
- Organic patterns, used in graphics as well as the metalwork in the railing, that are derived from the both the historic and contemporary Hawaiian textile arts to illustrate the banyan leaf canopy, land and water.
- Kapa pattern – Referenced by the original International Market Place sign and the ‘tiki- inspired’ vision of Don “the Beachcomber” Beach, the founder of the original International Market Place.
- Geometric patterns that create detail and texture recalling the craft of hand carved Kapa Stamps and the Hawaiian textile arts.

Visitors can find these patterns used in signage and featured in architectural elements such as the torch tower, railings, vertical surfaces, columns, and ceilings.

### **Signage: Sympathetic to the Architecture, Respectful of Hawaiian Culture**

The rich and detailed project environmental graphics program is inspired by the Hawaiian culture and heritage, the former International Market Place, and the architectural material palette. The thoughtful application of pattern, color, typography and materials is featured in the signage and graphic design of the project. Examples include:

- Sculpted and woven wood, used in the overhead wayfinding signs, with multi-toned Koa and Ipe grains
- Sign typefaces that pay homage to the original International Market Place signage.

### **Cultural Plaques: Hawaiian Natural & Cultural History**

A family of interpretive signs, plaques and graphics was meticulously curated to educate and inform the public of the rich natural and cultural history of the site and the Queen’s legacy. Throughout the interpretive program, there are rich textures, patterns and typography augmenting the photographs and artwork to tell the illustrative story of International Market Place. Visitors can enhance the experience by taking the “Cultural Journey,” utilizing QR Code technology to bring the stories to life.

## **AMENITIES: SHOPPER-FRIENDLY and TECH-SAVVY**

International Market Place offers numerous convenient and innovative amenities for shoppers and retailers – many of which are made possible by an impressive suite of technology tools. Highlights include:

- **Plenty of parking:** More than 700 parking spaces are available in an easy-to-navigate parking deck with digital parking space counters and convenient elevator connections to retail and dining.

- **Valet parking:** Valet and drop-off service for the restaurants, mall shops and Saks Fifth Avenue is provided on the third Level of the parking structure.
- **Electric vehicle charging stations:** Twelve charging stations are available with four each on the fourth, fifth and sixth levels of the parking structure.
- **Touchscreen directories:** Conveniently located at the Kalākaua and Kūhiō entrances, and in Valet.
- **Free Wi-Fi for shoppers and mall shops:** Uninterrupted center-wide Internet access.
- **Hand-held device charging stations:** More than 20 decorative charging stations are integrated into seating areas throughout the center.

## **ENVIRONMENTAL IMPACT: SUSTAINABLE INITIATIVES**

Designed to be both energy efficient and sustainable, International Market Place embraces the following practices for ongoing environmentally-friendly operation:

### **Site Initiatives**

- Reuse of existing dense urban site surrounded by walkable streets
- Direct access to existing and planned Regional Transit lines
- Exceptional Banyan and other trees preserved throughout construction
- Existing tree canopy coverage maintained

### **Community Connections**

- Neighborhood linkages maintained through the site (Mauka to Makai)

### **Transportation**

- Electric vehicle charging stations: Twelve charging stations are available with four each on the fourth, fifth and sixth levels of the parking structure.
- Bike and scooter parking

### **Energy Conservation**

- Efficient condenser water Centralized Mechanical System  
The condenser water system is a central plant that generates cool water that the equipment in the mall can utilize for cooling. It is more efficient than typical direct expansion cooling systems that are utilized in many locations. It saves energy and has a smaller roof footprint, which is important at IMP for aesthetic reasons.  
The system rejects heat through a cooling tower, which does have some evaporation. It is not a pure closed system, but it does keep water use down as much as possible.
- Exterior nature of project reduces energy demand
- LED Lighting Systems used throughout the entire project
- Smart Building Controls and Building Automation Systems to maximize efficiency and coordination
- Smart metering of electric and water usage throughout the property allows for real-time analytics

### **Green Building Practices**

- Light-colored roof reducing heat-gain
- Low-emitting building materials such as paints, adhesives and flooring
- Tenant Guidelines encouraging green building methods



**Water Efficiency**

- Water efficient landscaping
- Low-flow plumbing fixtures

**Waste Reduction / Recycling**

- Construction waste minimized
- Recycling stations in mall and service areas
- Tenant Guidelines encouraging tenant recycling
- We will be composting pre-consumer food materials from the restaurants

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