

Attachment: Toranomom-Azabudai Project

The Toranomom-Azabudai Project site lies adjacent to the ARK Hills complex at the midpoint between the “Cultural Heart of Tokyo” (Roppongi Hills) and the “Global Business Center” (Toranomom Hills), in an area with both cultural and business personalities. Its vast 8.1 hectare site will be filled with lush greenery totaling 24,000m² of green space, including a 6,000m² central square. The complex will have a total floor area of 861,500m², including 213,900m² of office space, some 1,400 residential units and the A District Tower soaring 330 meters. The mixed-use site will be able to host some 20,000 employees and 3,500 residents as well as welcome 25–35 million visitors annually, which is comparable in size to Roppongi Hills. This project will constitute the “Hills of the future” by utilizing past experiences in the Hills-series of redevelopments.

Green & Wellness for enhanced lifestyles of “Modern Urban Village”

The concept of the project is “Modern Urban Village,” a huge open space filled with lush greenery, bringing people closer together. The two pillars of this concept are “Green & Wellness”. Overwhelmingly verdant, a diverse community assembles in an environment that is in harmony with nature, forming a new community where people can achieve harmony with nature as well as connect with and inspire others through creativity.

Architectural planning of the project began with planning the flow of people and a seamless landscape with a central square at the heart of the city. Proper locations were then considered for three high-rise towers to melt into the lush greenery. This is the opposite of the traditional approach of placing the buildings first and then filling in the rest of the space with greenery. By utilizing the topographical differences of the area, and providing greenery among the entire site –including the low-rise rooftops of podium buildings – we will manage to produce a 2.4ha green space including the 6,000 m² central square in a heart of this city. In this project, a relaxing atmosphere full of nature will be created by realizing a seamless urban oasis filled with trees, flowers and waterscapes.

All 100% of the electricity supplied to the entire neighborhood will come from renewable sources, which will meet the targets stipulated in the RE100 international environmental initiative led by the UK’s Climate Group. WELL and LEED-ND also will be sought, aiming to establish the project as one of the world’s largest areas to receive such certifications.

With a medical facility inside the project at its core, a spa and fitness clubs, a food market, restaurants, a central square and vegetable gardens will all be linked through a membership program. Working with external facilities and medical institutions it envisages an urban environment allowing all those living and working in it to enjoy “wellness”. Toranomom-Azabudai Project will introduce solutions to address various modern-world issues, including low-carbon cities, biodiversity preservation and truly enhanced health.



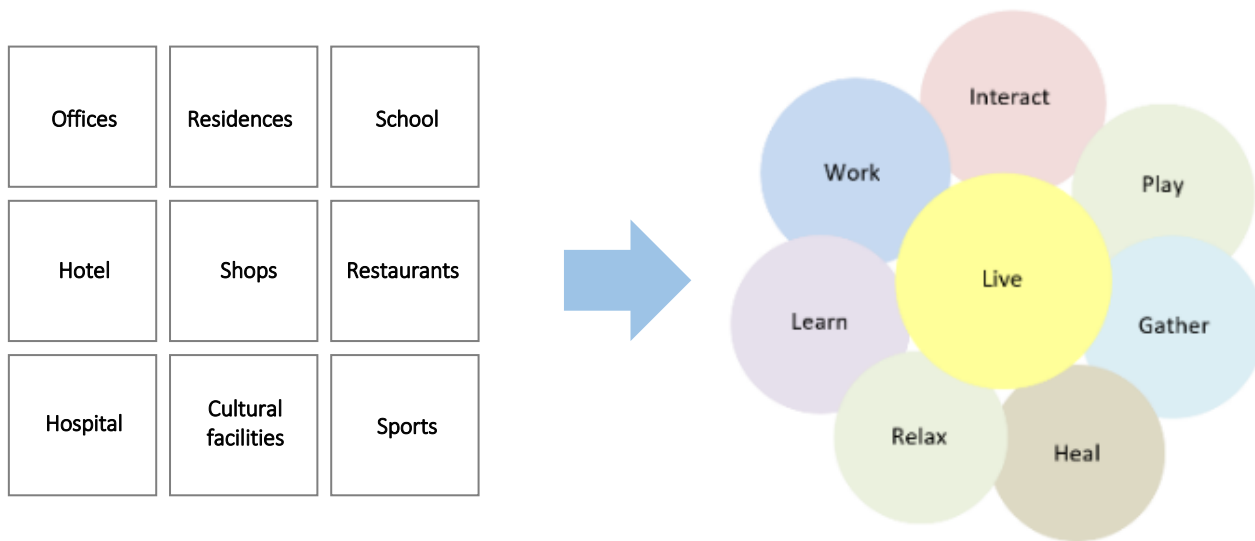
Toranomom-Azabudai Project (image)
Credit:DBOX for Mori Building Co.



Pillars of the concept “Green & Wellness”

A city where various aspects of people's lives will be connected seamlessly

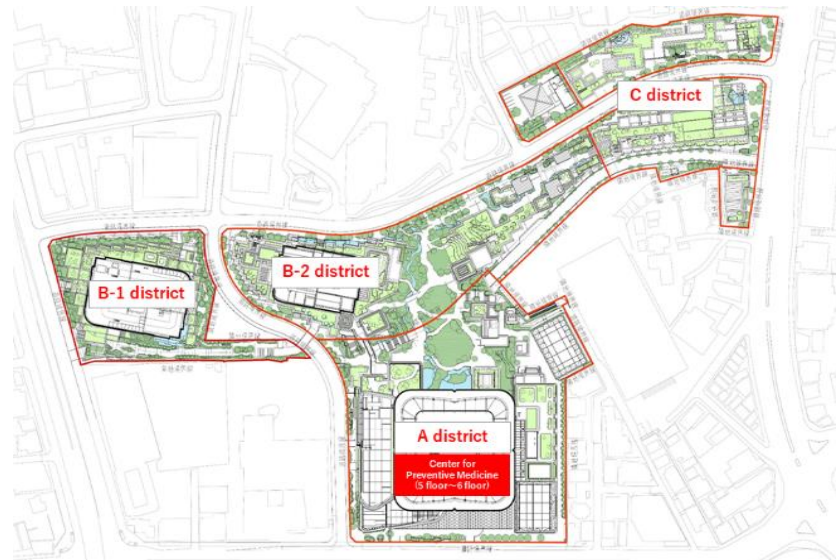
The Toranomon-Azabudai Project will result in an urban environment where various aspects of people’s lives—working, living, relaxing, getting together, learning, playing,—will be seamlessly connected. Rather than designing the city around facilities such as offices, residences and hotels, Mori Building is approaching this development from the perspective of human activity by removing the barriers between facilities. Here, various facilities will interact and collaborate, offering people the opportunity of totally new lifestyles; a place where people can spend their life in harmony with nature, where they will meet and live in a community, and where they can live creative and stimulating lives. The entire city, full of greenery, will become a place of learning, a workplace, a home, and a playground.



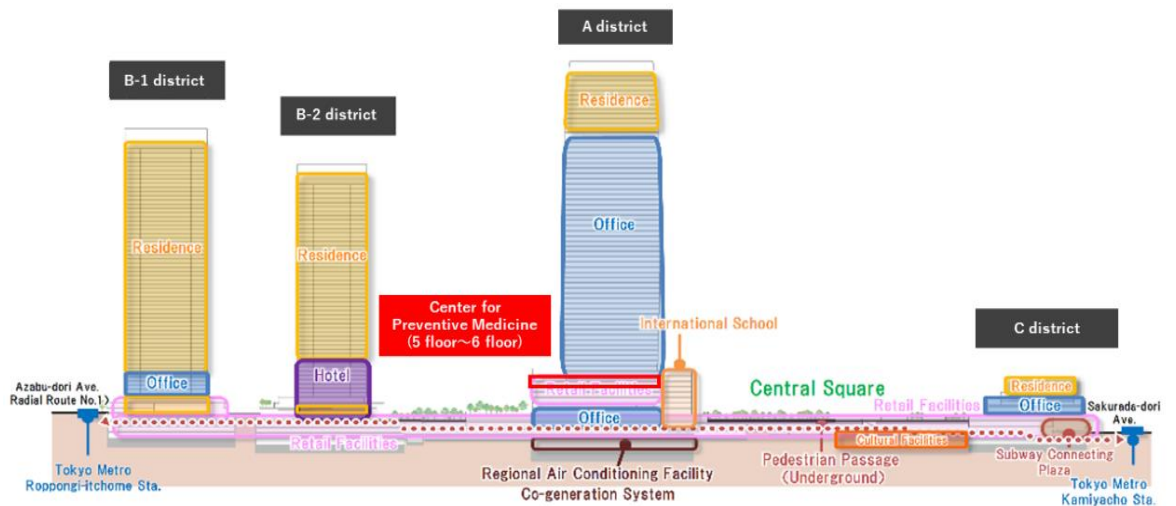
Project Overview

- Project name: Toranomon-Azabudai District Category 1 Urban Redevelopment Project
- Project executor: Toranomon-Azabudai District Urban Redevelopment Association
- Site area: Approx. 8.1 hectares
- Landscaped area: Approx. 63,900 square meters
- Total floor area: Approx. 861,500 square meters
- Buildings: Residences (1,400 units), offices (approx. 213,900 m²), retail facilities (approx. 150 shops), hotel (approx. 120 rooms), international school (approx. 14,000 m², British School in Tokyo (planned)), central square (approx. 6,000 m²), and cultural facilities (approx. 9,000 m²)
- Greenery: Approx. 2.4 hectares
- Parking: Approx. 1,880 spaces
- Project cost: Approx. JPY 580 billion
- Construction start: August, 2019
- Planned completion: March, 2023

Site Plan



Cross Section Plan



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