



Tokyo Midtown

TOKYO, JAPAN

Tokyo Midtown is an urban infill project on the 6.9-hectare (17-ac) former headquarters site of the Defense Agency, a cabinet-level ministry of the Japanese government, in the Roppongi district of the capital city. The project includes a 248-meter (814-ft) skyscraper surrounded by five buildings with luxury apartments, high-end retail space, 311,176 square meters (3.35 million sf) of office space, and a world-class medical facility. The 564,000 square meters (6.07 million sf) of floor area is concentrated in one quadrant of the site, leaving over 40 percent of the project area reserved for an expansive, urban park that links to the community greenbelt.

The project area has housed a variety of former uses: a Japanese army garrison, residences for the post-World War II occupation forces, and most recently, the headquarters of Japan's Defense Agency.



JURY STATEMENT

Tokyo Midtown represents a strategy by one developer to shift public perception of the Roppongi district from its reputation as a nighttime destination to an updated view—one that makes the area as vital during the day as it is at night. The mixed-use development is integrated with, and doubles the area of, a public park to create an environmentally sensitive and commercially active attraction that serves the entire neighborhood and adds economic value to nearby properties.

DEVELOPMENT TEAM

Owner/Developer

Mitsui Fudosan Group
Tokyo, Japan
www.mitsuifudosan.co.jp

Master Architect

Skidmore, Owings & Merrill, LLP
New York, New York
www.som.com

Architect of Record

Nikken Sekkei Ltd
Tokyo, Japan
www.nikken.co.jp

Landscape Architect

EDAW
San Francisco, California
www.edaw.com

Associate Architects

Tadao Ando Architects & Associates
Osaka, Japan

Jun Aoki & Associates
Tokyo, Japan
www.aokijun.com

Communication Arts, Inc.
Boulder, Colorado
www.commarts-boulder.com

Kengo Kuma & Associates
Tokyo, Japan
www.kkaa.co.jp

Sakakura Associates
Tokyo, Japan
www.sakakura.co.jp





When the ministry relocated from Roppongi, it opened a continuous urban site for development in a city center where available land is scarce.

The Roppongi area has long been considered a “night town” favored by expatriates, better known as a free-wheeling entertainment hub than as a traditional neighborhood. Recent mixed-use developments in the area have begun to change that perception, and Tokyo Midtown aspires to permanently transform the district’s image into a balanced mix of businesses and homes, with an emphasis on cultural amenities. In fact, the relocation of the famed Suntory Museum of Art to the site completes the Roppongi “art triangle,” with the nearby Tokyo National Art Center and Roppongi Hills Mori Arts Center.

In 2001, when developer Mitsui Fudosan began the project, Japan was in a recession. The development team envisioned Tokyo Midtown as an emblem of a resurgent Japanese economy and sought to collect the best characteristics of Japanese society and display them in a single mixed-use development. The national government designated the Roppongi area as a “priority urban redevelopment area,” which positioned the project to receive subsidies of approximately ¥2 billion (US\$18.5 million) over four years for public improvements. The grant was applied to the construction of an underground passageway 470 meters (1,542 ft) long, which links the site to the neighborhood subway station.

The master plans were created collaboratively among the developer; Skidmore, Owings & Merrill as master architect; Nikken Sekkei as the project architect; and EDAW as the master landscape architect. The design team achieved a harmonious balance between dense, vertical development and ample outdoor areas by clustering all the buildings on the southeast portion of the site. Doing so reserved four continuous hectares (9.9 ac) of green space—or over 40 percent of the project area—which was bolstered by the integration and refinement of an adjacent public park. The project’s large community park also links to an existing greenbelt that connects the project area to abundant neighboring green space, including the grounds of a Tokyo government cemetery and a Shinto religious shrine. Rather than raze the entire site, the design team carefully removed and transplanted 140 mature cherry and camphor trees located on the original Defense Agency grounds.



PROJECT DATA

Website

www.tokyo-midtown.com

Site Area

6.9 ha (17 ac)

Facilities

311,176 m² (3.35 million sf) office

70,993 m² (764,162 sf) retail

517 multifamily units

248 hotel rooms

1,226 parking spaces

Land Uses

office, retail, restaurant, hotel,
entertainment, museum, medical,
parks/open space

Start/Completion Dates

February 2004–March 2007

At a height of 248 meters (814 ft), Midtown Tower—the second-tallest building in Tokyo—soars from the center of the building podium. The Ritz-Carlton Tokyo occupies the top nine and bottom three floors of the skyscraper and includes 248 guest rooms. Two smaller towers for the Konami corporation and Fuji Film stand at the base of the Midtown Tower, in a formation inspired by a traditional Japanese rock garden.

The Galleria, an expansive four-story shopping arcade, is the main retail center at Tokyo Midtown. The enclosed space, 150 meters (492 ft) long and 25 meters (82 ft) high, features more than 130 stores, including a 24-hour high-end grocery. More than 517 multifamily units are housed in a single tower with a landscaped roof, and the project includes a world-class medical facility for the community—a product of an international partnership with Johns Hopkins Medicine International.

Tokyo Midtown features a number of environmentally friendly designs: landscaped building roofs minimize stormwater runoff, photovoltaic arrays provide a renewable energy source, recycled rainwater is used for landscaping, sodium-sulfur batteries store late-night electricity to stabilize power use at peak demand, and the building façades use sunlight-triggered window blinds. The project introduces a regional heating and cooling system to the district, which includes the recovery of waste heat created during gas-fired power generation. The vast green space not only provides recreational opportunities for residents and workers, but also reduces the heat island effect associated with most concrete-laden urban developments. A postconstruction survey revealed the surface temperature is three degrees Celsius (5.4 degrees F) lower than surrounding areas during the summer.



Tokyo Midtown has become a new center of activity in the Roppongi neighborhood, with 28 million people visiting in the first nine months. Retailers are expected to post ¥30 billion (US\$278 million) in annual sales; the initial forecast was ¥25 billion (US\$232 million). The public approval process and construction time frame took less time than anticipated, allowing the project to open a year ahead of schedule. The early opening led to additional rental revenues of approximately ¥30 billion (US\$278 million) in the project's first year.

SITE PLAN



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