



**Skip Terrace** Vertically-arranged strolling garden filled with lush greenery and open space each with its own character.



**Master Plan**

Scale 1:1600

KEYWORD OF LANDSCAPE DESIGN



This is a high-rise office building project in the Takeshiba District by the Tokyo Bay. Our challenge was to create a landscape teeming with lush greenery and human activities on the multi-tiered terrace in the podium section provided with open spaces with different characters. Another challenge was to improve the environment and biodiversity of the area, to which we responded by designing the “Eight New Views of Takeshiba.” Since the completion of the project, the outdoor spaces have been bustling with office workers and visitors from the local community looking for a comfortable place to work or interact with other neighbors.



Location Map

**Tokyo Portcity Takeshiba Office Tower**

Address : 1-7-1 Kaigan, Minato-ku, Tokyo  
 Purpose : Offices, retail shops, exhibition/assembly halls  
 Developer : Albero Grande Co., Ltd. (Tokyu Land Corp./Kajima Corp.)  
 Landscape : Landscape Design Inc.  
 design (master plan, basic design, detail design, construction supervision support)  
 PLACEMEDIA, Landscape Architects Collaborative, Inc. (master plan)  
 Architectural : Kajima-KumeSekkei JV for Construction Supervision design  
 Exterior design: KOHN PEDERSEN FOX ASSOCIATES supervision



Exterior Appearance



Bird's-eye View of Project Area



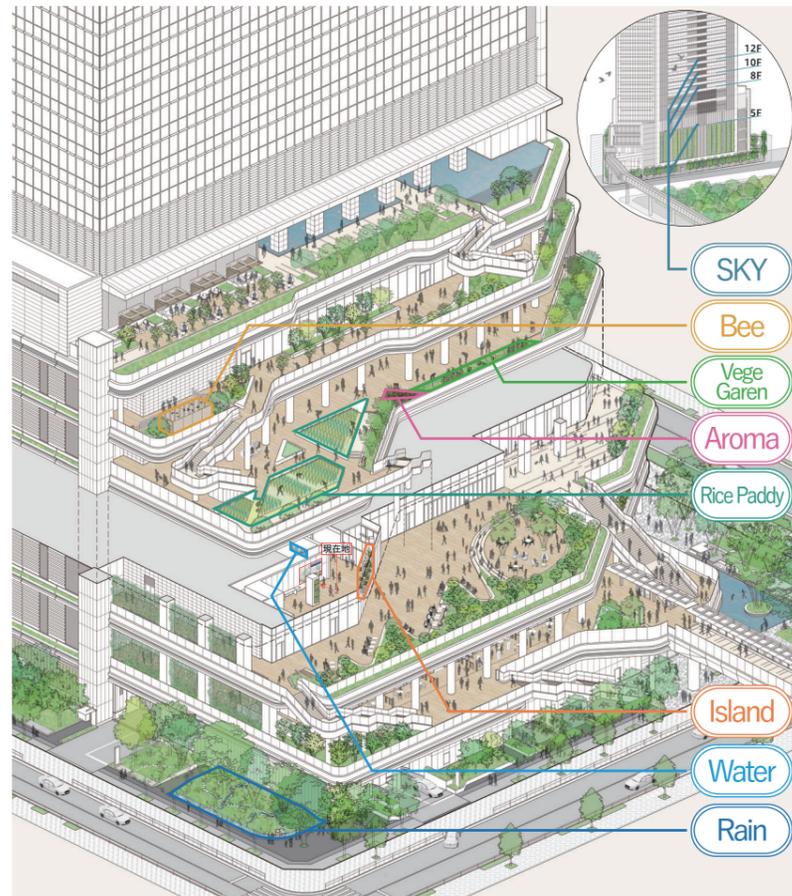
Multi-tiered Terrace with A Variety of Open Spaces



Night View of Skip Terrace

**Vertically-Arranged Strolling Garden**

The area surrounding the project site is also home to the renowned Kyu-Shibarikyu and Hamarikyu Gardens, two of the most sophisticated and graceful pond strolling gardens in Tokyo, where greenery and water are arranged in perfect harmony. The Skip Terrace laid out to face the Tokyo Bay is a modern interpretation of these strolling gardens. It is filled with lush greenery and a variety of open spaces, where the office workers and visitors can gather, sit to relax, or stroll through the winding walkway.



The Eight New View of Takeshiba

Vertically arranged eight new views with themes of their own.



5F:Apiary

Bees play a vital role in connecting with surrounding ecosystems.



4F:Vege Garden

Fresh vegetables emanates a sense of the season.



3F:Wall Vege Garden(left) and Aqua Terrarium(right)

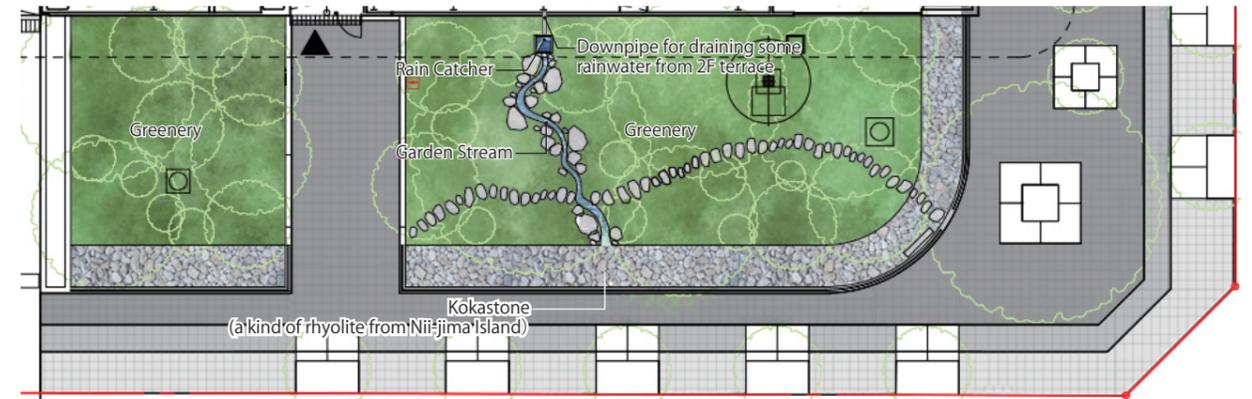


4F:Rice Paddy

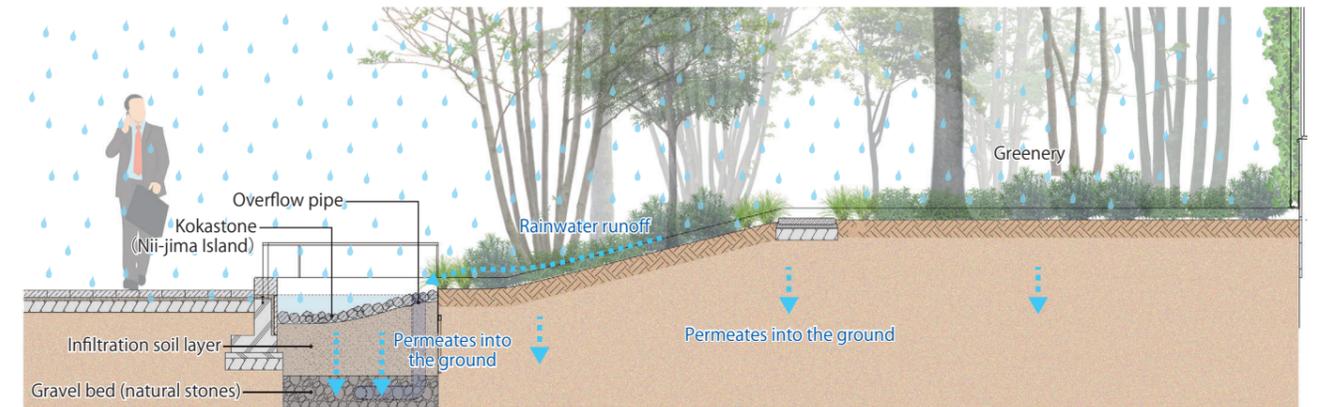
Those seeking to experience Japan's traditional farming culture can grow & harvest rice through changing seasons.

The "Eight New View of Takeshiba" designed around the theme of "biodiversity"

The "Eight New Views of Takeshiba" presented on and above the Skip Terrace comprises eight themes, "Rain, Water, Island, Rice Paddy, Aroma, Vegetable Garden, Bee, and Sky." These places have been used to host various events for the office workers and local school children to learn the importance of environmental conservation and biodiversity through hands-on farming experience and interactions with plants and animals. Our contribution to environmental education and awareness was recognized with the 1st Green Infrastructure Award for Excellence.



Rain Garden - Plan View

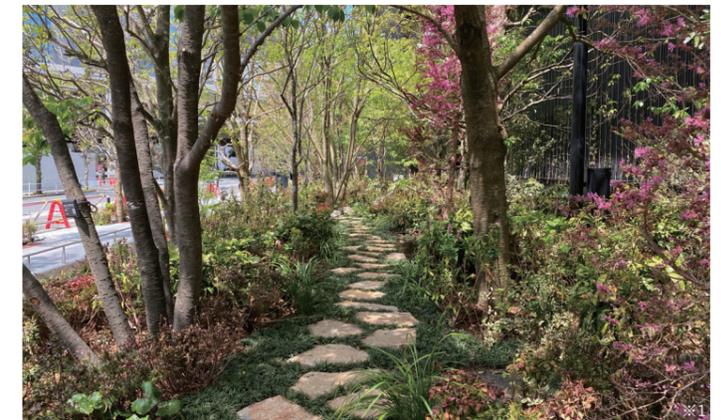


Rain Garden - cross section



1F:Rain Garden

A green infrastructure system for replenishing groundwater and a garden with stepping stones for visitors to walk through.



Rain Garden - Visualization of Rain Water Permeation

The Rain Garden was situated at the southwestern corner of the site for purifying surface water and replenishing the groundwater. It is installed with a system that temporarily collects/stores some of the rainwater from the greenery and terrace areas and let it slowly permeate through the ground to mitigate the load on the sewage system while providing a visual presentation of rainwater permeation into the soil for the purpose of environmental education. Kogastones (a kind of rhyolite) from Nii-jima are used as stepping stones to reflect the Takeshiba District's connection with the Izu Islands.

\*1: Photo courtesy of Kawasumi / Kobayashi-Kenji Photograph Office