



Open space transformed into a front garden of the Residential Tower while retaining existing trees.

## KEYWORD OF LANDSCAPE DESIGN



This project is a renewal of a Privately Owned Open Space under the Tokyo Metropolitan Government's Comprehensive Design System, which became the first applicant to undergo consultation and obtain approval. Nearly 30 years after its completion, the building has become outdated and an area for illegal bicycle parking by neighbors and residents, which compromised its function as an open space. The overall appearance of the building is uniform and mediocre and is divided into residential, commercial and business facilities, with each having its own zone. The space was reorganized to have a well-defined and easier access to each building. In addition, the bicycle parking lot has been expanded and spatially rearranged, so that non-facility users cannot easily park bicycles and have succeeded in eliminating the number of illegal parking on the premises after the renovation.



Before: The ground was monotonously covered with tiles & full of illegally parked bikes.



## River Side SUMIDA Landscape Renovation

Location: 1-19 Tsutsumidori, Sumida-ku, Tokyo  
Main uses: office, retail, residential  
Owner: Undisclosed  
Landscape renewal design: Landscape Design Inc.  
Overall supervision, architectural/bridge-renovation design: IAO Takeda Architects Associates  
Exterior renovation: Obayashi Corporation  
Exterior renovation completed: April 2021

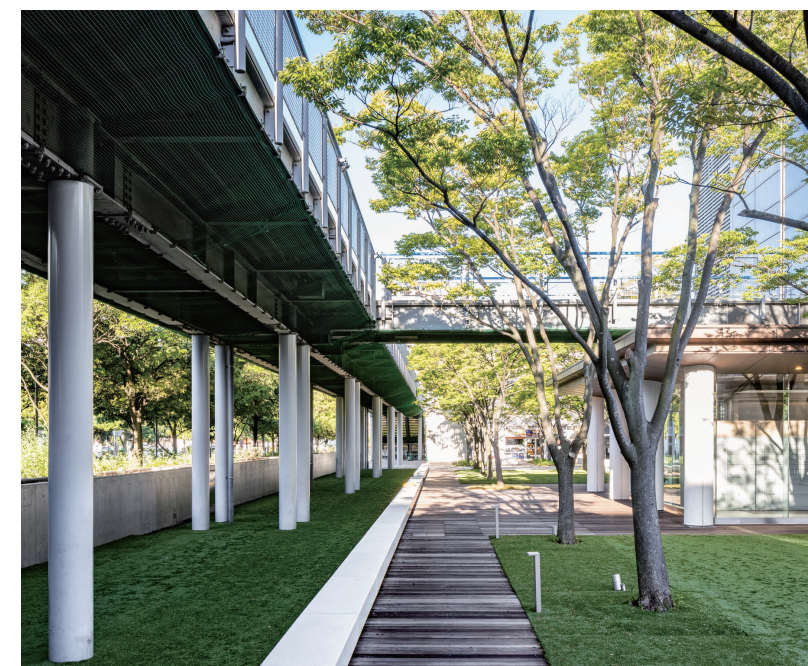
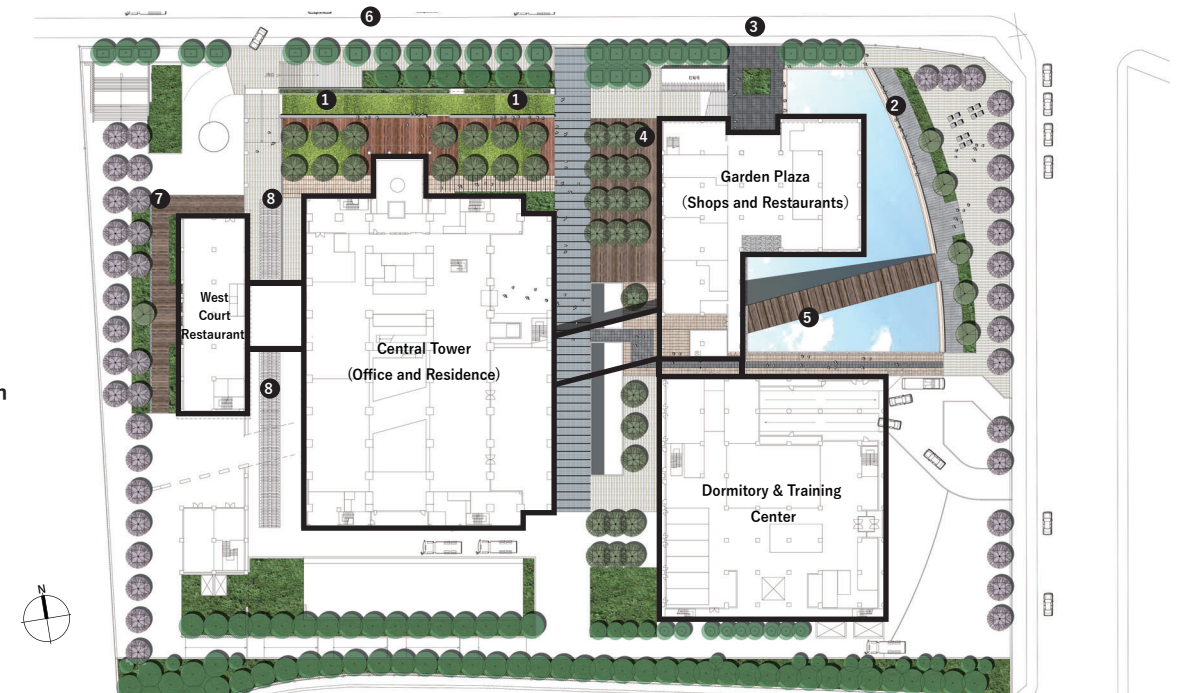
The site is located by the Sumida River, a 20-minute walk from the nearest train station (Higashi-Mukojima Sta.) There is a direct bus service between the site and Hikifune Sta. to provide convenient access to transportation. The 23,000m<sup>2</sup> site is now utilized efficiently and effectively under the Comprehensive Design System of Tokyo Metropolitan Government.



## Renewal Zone

- ① Residential Garden
- ② Water Terrace
- ③ Garden Plaza Entrance
- ④ Garden Plaza Terrace
- ⑤ Office Tower Approach
- ⑥ Semi-public Sidewalk
- ⑦ West Court Approach
- ⑧ New Bicycle Parking

Master Plan S=1:1500



Existing Zelkova trees with a new timber deck & lawn playground

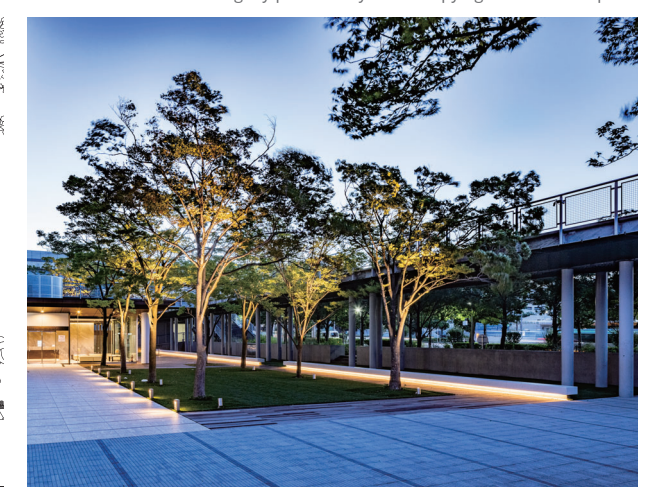
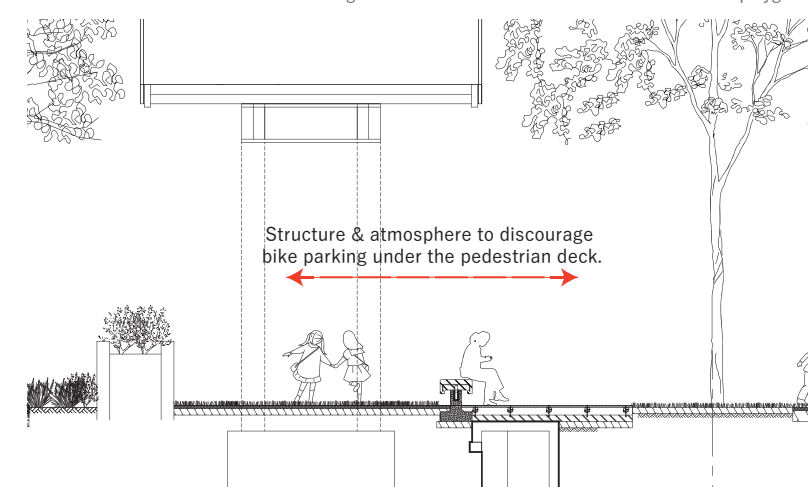
## ① Residential Garden

### Existing trees + Minimal intervention

The space under the pedestrian deck, which had been inviting illegal bicycle parking, was renovated into a children's playground by simply laying artificial lawn and surrounding it with benches and timber deck, creating a feeling of a semi-private garden for the residents. By preserving all of the existing Zelkova trees, we were able to create a sense of maturity in the renewed space.



Before: Illegally parked bicycles occupying much of the space

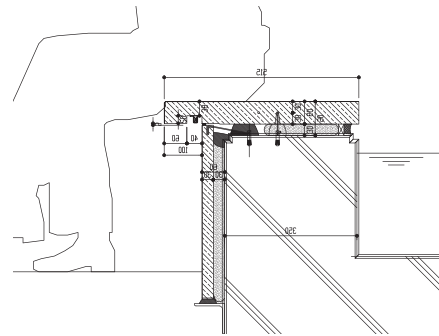


Simplified approach to the Residential Tower entrance  
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**②Water Terrace****Transformation of provisional fire-fighting water tank**

Benches were added along the pool and surrounding it with greenery created a refreshing place for visitors to unwind by the water.



Before: Outdated enormous lighting objects, unattractive water feature and aged/monotonous pavement



After: Provisional fire-fighting water tank transformed into a pleasant water feature with high added values

**③Garden Plaza Entrance**

Bicycle parking was screened off with glass partitions and shrubs planted to create an enticing walkway leading to the entrance.

By removing a couple of existing trees, considerably improved the visibility from the street and enhanced the commercial value of the property.



Before: Stores were not very visible from the street



After: Visibility considerably improved by clear demarcation of bicycle parking and thinning out of trees

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**④Garden Plaza Terrace****Creating vibrancy**

In response to the current situation where individual stools were placed under the trees, the intention was to generate vibrancy by replacing them with large benches, creating a gathering place for many pedestrians and increasing the number of visitors.

**Existing trees effectively preserved**

The successful outcome lies in the transformation of the plaza while preserving the existing trees, resulting in the creation of a new and matured scenery.



Before: Existing stools were hardly used



After: Large benches that naturally attract people

**⑤Office Tower Approach****Renewal of a busy approach to the Office Tower**

Before: An ambience of a secondary approach or service access



After: Refurnished ceiling, walls and floors

**⑥Semi-public Sidewalk****Restoration of streetscape**

Before: Traffic cones and signages to deter illegal parking



After: Improvement to landscaping to discourage bicycle parking