

Arch 574 / 575 Studio  
2021 Fall Semester  
Location: TBH 317north

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## MIXED-USE 'GREEN' RESIDENTIAL AND HOTEL COMPLEX IN TOKYO

Tokyo is one of the largest metropolises in the world and Japanese Architecture is one of the most prominent among contemporary practices today. Yet, contemporary residential complexes with an added 'residential' boutique hotel with ecology-conscious design or green architecture are still in short supply in the city. This is particularly exacerbated by the fact that Tokyo's green areas, parks especially, lag far behind comparable large urban conglomerates in the world. In the 2021 Fall Semester the Bognar studio will design a mixed-use, high-rise urban complex which, celebrating greenery in its fabric, proposes a new type of urban living with *all* the services it requires.

### THE SITE

The site of the project is at one of Tokyo's busiest intersections, the one between Aoyama-dori Avenue and Omotesando Boulevard. Aoyama-dori Avenue, connecting the Imperial Palace area and Ginza with Shibuya sub-center is running in the SW-NE direction, while Omotesando connecting Aoyama-dori with the Yoyogi Olympic Stadiums and Meiji Shinto Shrine compound is running in the direction of SE-NW. For the upcoming *2020 Olympic games in Tokyo*, Shibuya is now undergoing a major urban redevelopment with several high-rise buildings and a new transportation hub.



Map of the site indicating the larger area around

## Detailed site map



The **SITE** of the new Architecture Center is comprised of three parts:

**1<sup>st</sup>** is along the very busy urban thoroughfare, Aoyama-dori Avenue at the corner of Omotesando Boulevard; its size is: **6 m x 80 m** (~20' x 262.5').

**2<sup>nd</sup>**: located between two, narrow, ~3.5 m- (~11.5'-) wide lanes without sidewalks and, like the 1<sup>st</sup> part of the site, faces a small plaza with one of the metro entrances, along Omotesando Boulevard; its size, is: **25 m x 34 m** (~82' x 111').

**3<sup>rd</sup>** is across the second narrow, ~3,5 m- (~11.5'-) wide lane, approximately, is: **10 m x 34 m** (33' x 111') but it is set back by about 14 m (60') from the site line because of a small Shinto Shine occupies the front facing Omotesando Blvd. This shrine must remain there and respected by your design scheme. This site faces a small and quiet Buddhist cemetery and a temple on its NW side.

(You will be working in the metric system, as Japan uses this one).

In other words, your overall site is intersected by the two lanes what you need to keep as pedestrian passages. They, nevertheless, can also be used for service access by small trucks or vans at certain times of the day. The three components of the site can be connected both underground and above these passages while leaving the mainly pedestrian traffic below unaffected. Moreover, you do not necessarily need to build up all the entire footprint of the site(s); depending on your design scheme, some areas could be developed as plaza, small courtyard(s) or just landscaped.



The current condition of the site area seen from the south corner of the intersection.



The site is seen from the same direction but from the air.

## PROGRAM

Public facilities (for all visitors, most of them on the lower levels of the complex)

Entrance Hall(s) / Atrium / Lobby / Reception

Art gallery (temporary), on one of the lower levels

Lecture Hall for 150 - 200 persons

Information and Computer Center / Library

Bookstore

Some retail shops / boutiques

Restaurant for 200 persons accessible by the public as well

Full-fledged kitchen, with all the services

Coffee Shop / Drink Bar / Lounge on 1F or mezzanine level

Night club / Bar on the top of the building

Plaza / garden (if any)

Condominiums (mid-section of the building)

Lobby with services and a small office

50-60 luxury apartments with ample terraces with lots of green vegetation

Some community facilities, i.e., lounges, small reading room, etc.

Gym and related facilities.

Boutique hotel (for hotel guests only in the top section of the complex)

Separate well-appointed lobby

40-50 rooms for double, single or other occupancy

Banquet Hall / multipurpose room

Office / computer center for guests

Several administrative offices with at least two meeting rooms

Service areas / washrooms, etc.

Storage spaces and mechanical areas

Rooftop Terrace; could be combined with the night club

Direct access to underground Metro Station on B1 level

No parking is necessary on site

The size and content of the Program is **flexible** and can be adjusted according to each team's interpretations of site and proposed architecture in its urban context.

Two built or physical **models** will be required: one on the scale of **1:200 (~1/16 inch)** showing the entire building and its surroundings, the other a large **sectional** model on the scale of **1:100 (~1/8 inch)** showing a selected part of the building with a public space ie, entrance hall, gallery, etc.

Because of the size and complexity of the project, students will work in **teams of two**.

In the course **you will learn** about the urban attributes of Tokyo, something about Japanese culture, how to design in a complex urban conditions, high-rise architecture with integrated green areas, various structural systems and internal circulation in mixed-use high-rise buildings, as well as how to document your project in a clear, professional way.

Wishing you the best of success, I look forward to working with you.

Prof. Botond Bogнар  
Edgar A. Tafel Endowed Chair in Architecture