



Garden Plaza on the lower level takes advantage of the difference in elevation, and boldly incorporates rooftop greenery.
Photo: courtesy of Mori Building Co., Ltd.

Azabudai Hills: Harmony Between People and Nature

Tokyo’s new neighborhood offers a healthy way of living, combining biodiverse green spaces with community and sustainable practices.

Born in November 2023, Azabudai Hills is a Vertical Garden City* that offers offices, residences, hotels, shops, medical facilities, and even an international school, all within walking distance. The developer, Mori Building Co., Ltd., consider this verdant skyscraper city, or Vertical Garden City, as the ideal model for urban living.

Operating on the concept that envisions green urban development for the next 100 years, the Tokyo

Metropolitan Government is pushing initiatives to protect, cultivate and utilize Tokyo’s greenery. Azabudai Hills is an excellent example of a private-sector project that stands alongside the TMG’s initiatives to increase greenery in the capital.

The area around Kamiyacho Station on the Tokyo Metro Hibiya Line was once a long, narrow, valley-like plot, densely populated with small wooden houses and buildings. After around 35 years of planning, Azabudai



Adjacent to the Central Green, an event space with a characteristically designed roof that can be used for many purposes.
Photo: courtesy of Mori Building Co., Ltd.

Hills is bringing new energy to the area, which over the decades had evolved to become an important spot for cultural and international exchange, due to the presence of many hotels and embassies.

A completely new type of neighborhood for Tokyo, Azabudai Hills has three towers and lower-level buildings built around a plaza where people can gather, all surrounded by lots of greenery. Despite its central location in Japan’s often crowded capital, the total area of the plaza is around 6,000 square meters, with around 2.4 hectares of green space. Taking advantage of the hilly terrain, water flows through the neighborhood, and a wide variety of plants are spread throughout the site.

Unlike the conventional way of planning buildings first and then greening the spaces in-between, the developers at Mori Building took a new approach of creating a seamless landscape with a plaza at the heart of the space. The idea was to create an environment surrounded by refreshing greenery, as contact with nature brings about a more human way of living.

A rich variety of plants seamlessly connect the various areas of Azabudai Hills. A certified arborist selected around 320 plant species based on the existing vegetation that used to flourish on this eastern edge of the Musashino Plateau. The new Sakuraasa-dori street is lined with ten kinds of trees, and ten varieties of

*Vertical Garden City:
An urban concept envisioned by Mori Building. By consolidating land and creating a compact city through high-rise development, they aim to realize a new urban environment that solves many of the issues conventional cities face.

cherry trees with different blooming times have also been planted throughout the area, to ensure strolls in springtime are a delightful experience.

Easy access to art and cultural events also play an important role in making Azabudai Hills a vibrant, exciting place to live or visit. As multifaceted community connections that result from human interactions become richer over time, Azabudai Hills offers multiple public artworks and galleries throughout the complex.

Even more importantly, Azabudai Hills is entirely powered by renewable energy and promotes decarbonization and recycling, with additional goals of

proactively protecting biodiversity, conserving energy, and extending healthy life expectancy.

It will be exciting to see what possibilities this Vertical Garden City will open up in the next 50 to 100 years. By promoting initiatives like the creation of greenery in city centers together with urban development, the TMG’s efforts aim to transform Tokyo into a sustainable city that exists in harmony with nature.



Public artworks are placed throughout the plaza. Shown is “Miss Forest in Tokyo” (2023) by Nara Yoshitomo.
Photo: courtesy of Mori Building Co., Ltd.