

Development of a New Yokohama City Hall

Current Issues and Development Need

1. Facility/Equipment Aging

- Overall deterioration of equipment 50+ years old
- Insufficient consideration for elderly/disabled access

2. Office Dispersion

- Insufficient workspace due to increased workload
- Dispersed among roughly 20 nearby buildings (confusing, inconvenient, inefficient; approx. 2 billion yen in rent, etc. per year)

3. Insufficient Space to Accommodate Citizens

- Insufficient space to provide information, advise citizens and handle other diversifying needs

4. Responsiveness to Social Circumstances

- Digitalization of society and diversifying/complexifying governmental issues
- Enhancing security measures and crisis management
- Environmental measures to achieve a low-carbon society

5. Disaster Measures

- Based on the experience of the Great East Japan Earthquake, ensuring safety to operate as a disaster shelter
- Developing a strong building that can respond immediately to earthquakes, tsunami, etc.



Building a New City Hall -Completion in 2020-

■ Basic Mission

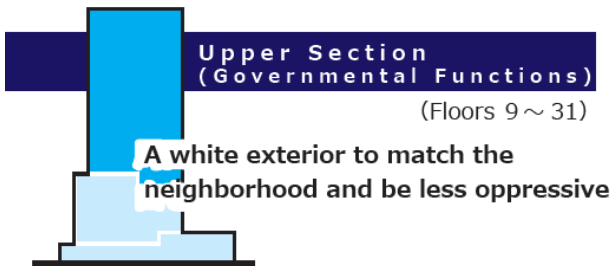
- 1) An open city hall that provides accurate information and governmental services and utilizes the rich citizen power
- 2) A hospitable city hall loved by its citizens and befitting an international city
- 3) A city hall that plays a central role in crisis management of a range of crises
- 4) A low-carbon city hall that maximizes environmental consideration
- 5) A city hall that reduces financial burden, adapts to future change and remains useful in the long term

■ Basic Development Policy

- Enhance citizen information provision, consultation, guidance, etc.
- Develop a space for citizen collaboration and exchange
- Achieve open city council meetings
- Develop a space that is loved by citizens and exudes Yokohama to visitors
- Ensure structural integrity and equipment resilience for business continuity during a major earthquake, etc.
- Effective use of natural and renewable energy and promotion of urban greening

Composition of New City Hall -Upper-middle-lower 3-section composition-

The lower floors are spacious with high ceilings, so they will include the roofed plaza, citizen-use facilities and commercial facilities for diverse, energetic, public activity. The middle floors (3-8) with an atrium will be for council meetings and the floors above that will contain governmental functions.



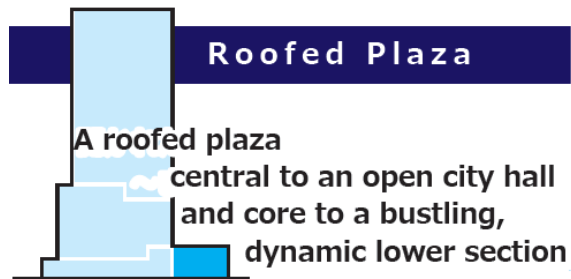
Consolidating government functions on the 9th floor and above will make it easier for visitors to know where to go after the reception on the 3rd floor.



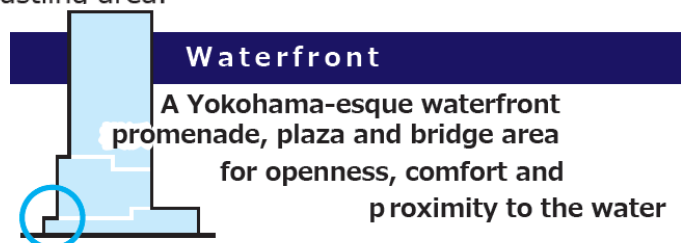
The 3rd floor will include the council meeting entrance, PR corner and library. Floors 5-8 will have committee meeting rooms as well as a council meeting room separate from the upper section.



Floors 1-3 will contain the roofed plaza, citizen collaboration/creation spaces, exhibition spaces, a citizen lounge and more. Furthermore, commercial facilities for dining, shopping and services will make the lower section a bustling area.



Viewable from three floors, the roofed plaza will host arts and culture, public viewings and diverse other activities and events.

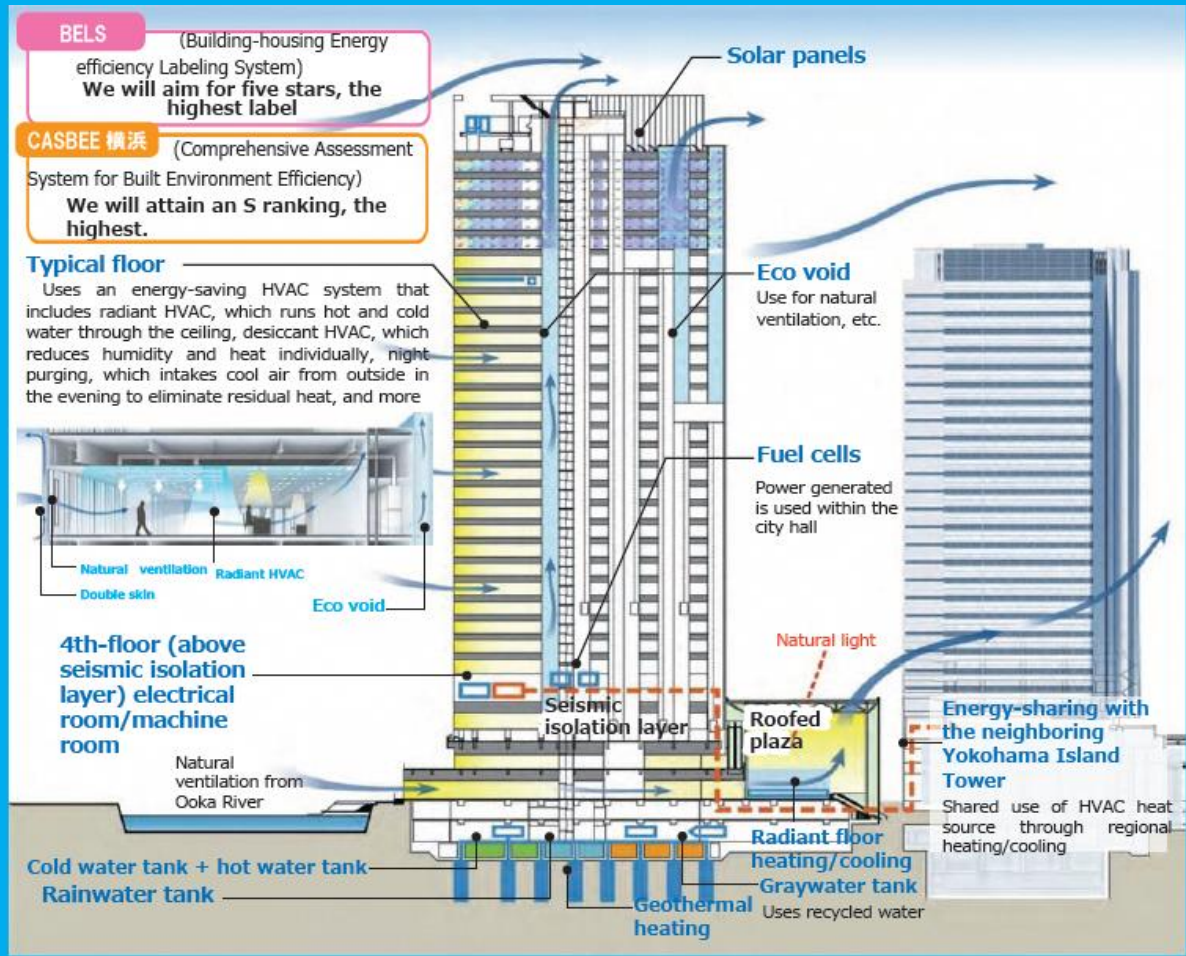


A promenade, plaza and bridge area will be built along Ooka River for people to relax and stroll along the waterfront. The vegetation planted in a stair-step pattern up from there will create a three-dimensional natural space. Open deck terraces will offer a new point from which to view Minato Mirai 21 and the sea.

A low-carbon city hall that maximizes environmental consideration

Environmental Consideration

We will aim for a low-carbon city hall that achieves the highest levels of both energy saving and comfort by reducing the HVAC heat burden through highly-insulating outer walls and open air inflow on the upper floors, implementing high-efficiency HVAC, lighting and other fixtures and maximizing use of natural ventilation, solar power and other natural energy



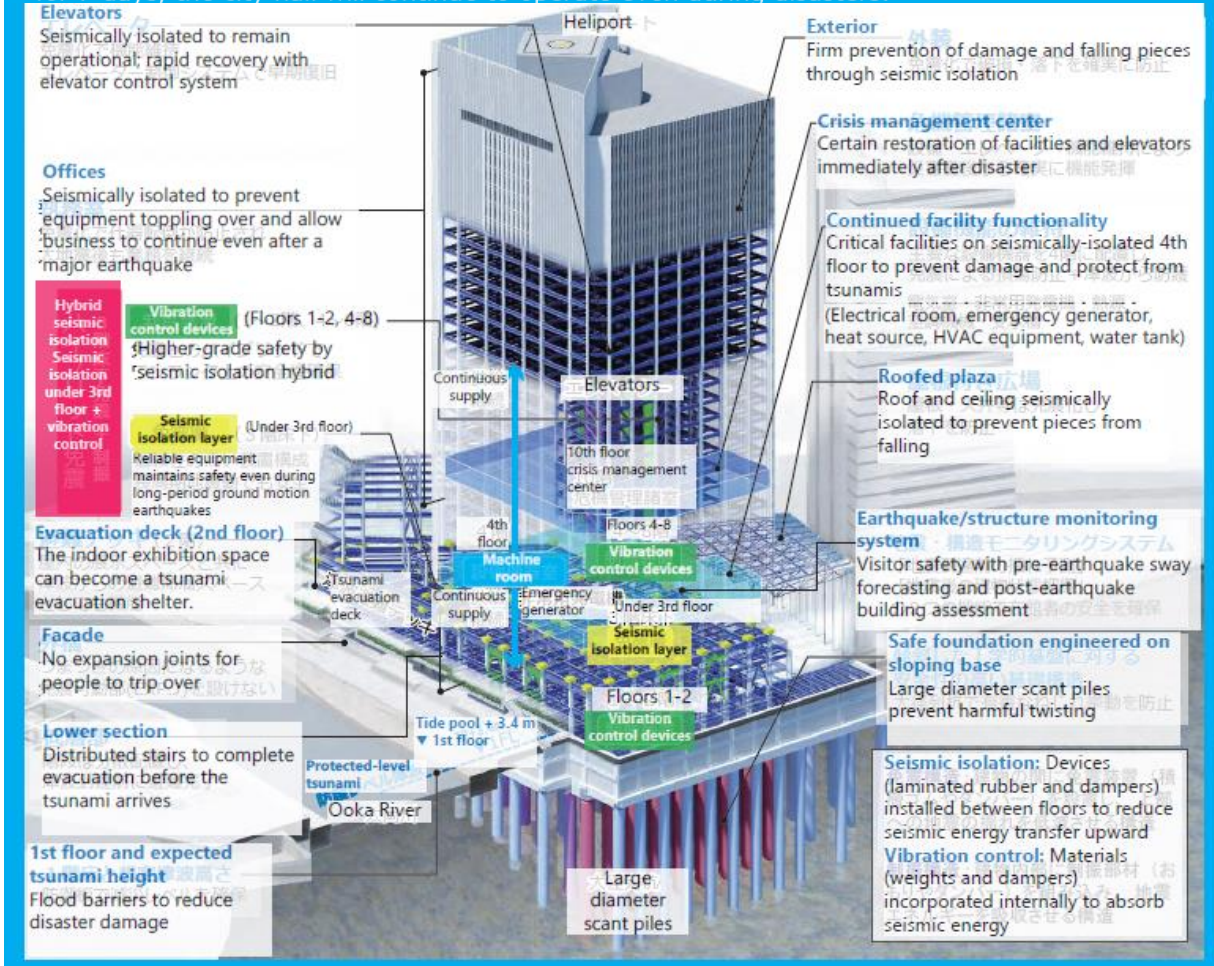
BCP Measures

A city hall that plays a central role in crisis management of a range of crises

Ample safety through a structural hybrid of seismic isolation and vibration control

BCP : Business continuity planning

Highly structurally-sound internal seismic isolation coupled with vibration control devices will not only prevent damage to the building during a major disaster, it also will limit equipment toppling over. Furthermore, by installing critical facilities on the 4th floor, well above the risk of tsunami flooding, and ensuring emergency power supply and drinking/toilet-flushing water for 7 days, the city hall will continue to operate even during disasters.



Building Overview

Project Name: Yokohama City Hall Relocation Construction Project	Client: City of Yokohama
Construction Manager (*): Yamashita PMC/ Yamashita Sekkei JV	Design/Construction: Takenaka/ Nishimatsu Construction JV
Order Method: Integrated design/construction	Site Area: Approx. 13,160 m ²
Gross Floor Area: Approx. 143,450 m ²	No. of Floors: 32 above ground, 2 below, 2 penthouses
Max. Height: Approx. 155 m	Foundation: Pile foundation (cast-in-place concrete piles) + spread foundation
Structure: Steel frame (CFT columns), etc. Internal seismic isolation + vibration control	Construction Period: February 2016 Contract August 2017 Construction started Spring 2020 Completion scheduled

*Construction Manager: Takes on the central technical role at each stage (planning, ordering, designing, building, etc.) on the part of the client, executing process, quality and cost management.