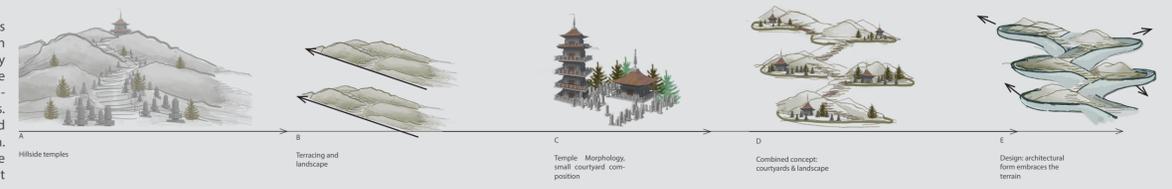
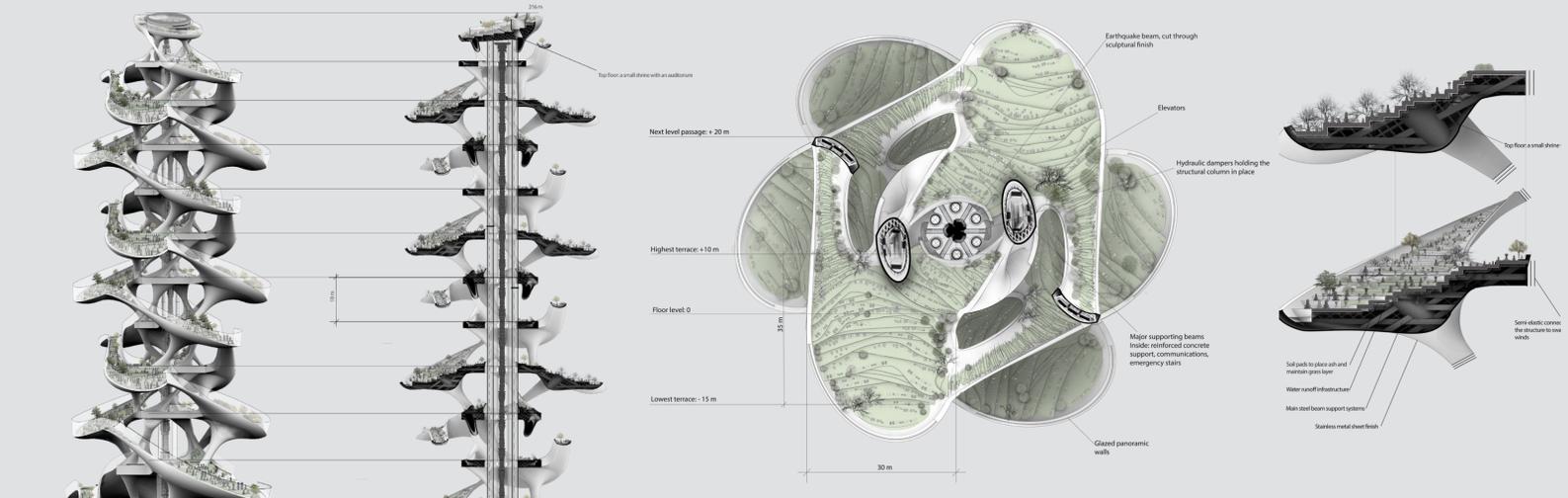


We propose an affordable high-rise cemetery tower that seeks to provide solution to the lack of graveyard space in downtown Tokyo and establish an environment that would not merely serve as a dead body storage site but replicate the experience of visiting a traditional shrine garden. The tower is a continuous terraced landscape split into intimate high-rise courtyards. The stability of the tower is due to the flexible exoskeleton and the core column that is left exposed as an element of design. Upon completion, the tower will expand the capacity of the adjoining Aoyama cemetery by 80 000 m², a third of its current capacity.

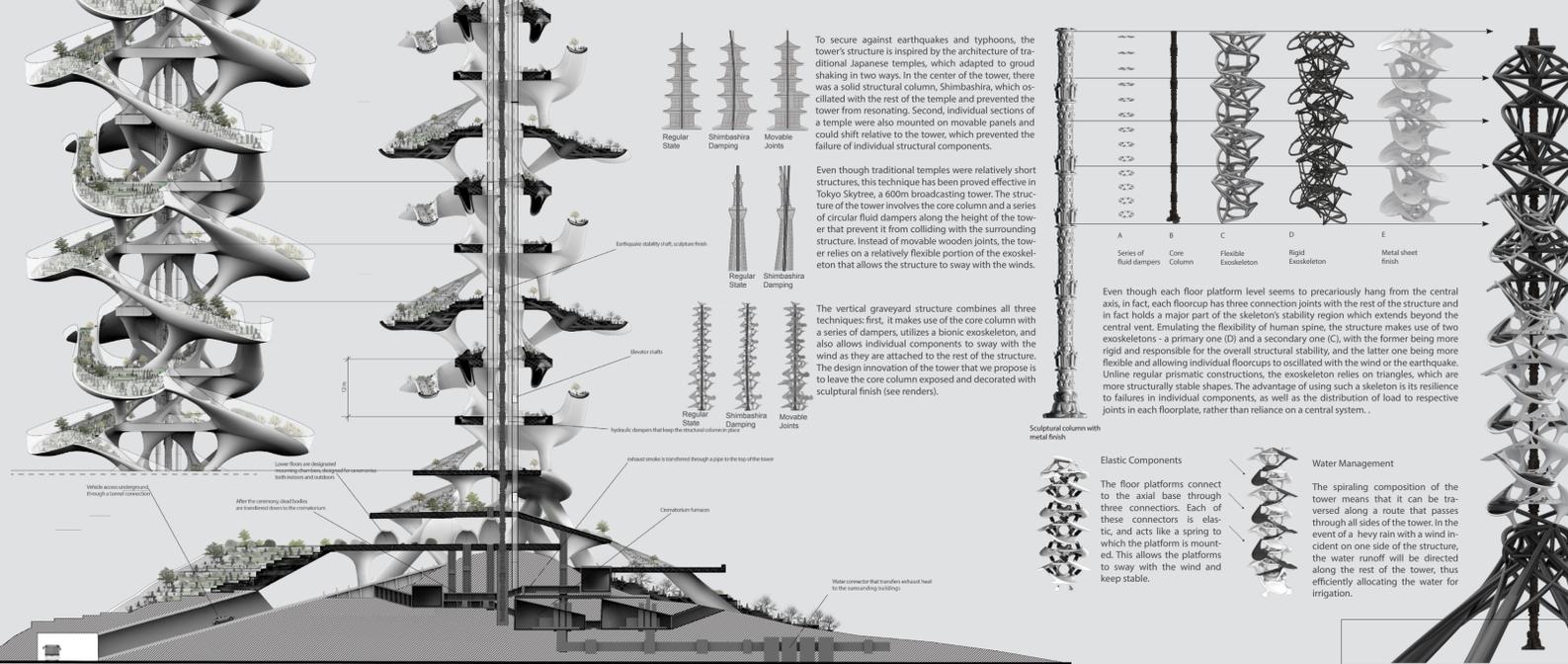


The primary source of inspiration for the design is the hillside temples in rural Japan, where cemeteries are often located along narrow, terraced passages, becoming parts of the undulating landscape and manifesting a rational use of limited flat land space. On the other hand, the design is directed by the motivation to create enclosed cemetery courtyards similar in size to a regular residential cemetery. Connecting these courtyards in a spiraling fashion at 60 degrees guarantees maximum stacking with unobstructed sky view, in order to replicate the experience of a real cemetery.

ARCHITECTURAL PROGRAM



STRUCTURAL STABILITY



SITE ANALYSIS

Location
As diagram (A) suggests, graveyard spaces in Tokyo's residential areas are typically small and fragmented, which makes it impossible to establish a large spanning urban cemetery or expand in the place of the existing one. The suggested site is a lot adjacent to the Aoyama cemetery, one of the largest in Japan. The site, of size around 10 000 m², included a combination of parking lots, basketball fields, and a small yet poorly organized recreational area. The demolished basketball field can be compensated by access to nearby Olympic sites, the new crematorium parking will be located beneath the tower, and plentiful green space will be established above in the tower. From the one hand, the tower is a natural visual vertical continuation of the adjoining Aoyama cemetery, one of the largest in Tokyo. It also provides a logical access to the previously excluded cemetery appendix. From the other hand, the green pagoda-like tower resonates with the parks and tall shrines to the north and finally, continues the poetics of green platforms of the nearby New National stadium. Fluid terracing at the base is both a design decision and a move to conceive the heavy reinforcement structure and the crematorium complex below the ground, as well as make the terrain to flow better to the surrounding low-storey housing and provide sufficient infrastructure for access from several key streets.

Investment Analysis
Given that the tower is comprised of 20 levels, 2 platforms each, the total available graveyard area sums up to 85 000 m² for the tower's platforms, interior lots, and its landscape base. Given the construction site of approximately 10 000 m², the tower is 8 times more efficient than a regular cemetery. Considering the total area of Aoyama of 250 000 m², the tower complex expands the graveyard's capacity by a third. Since the height of the tower is slightly above 200, it compares to a regular commercial skyscraper. According to Statista.com, the average land price in Tokyo ranges between 10 000 - 70 000 USD, and the cost of a standard commercial skyscraper is 3 - 40 million USD per floor. Taking relaxed estimates of 30 000 USD/sq.m. for land, the price of the 100x100 m site totals 100 million USD. The total graveyard skyscraper project cost is \$ 2 billion USD. This is less than the estimated \$3 billion lost by acquiring a land 8 times larger than the building site.

