

Construction of passenger terminal starts at Shimojishima Airport, Okinawa

Mitsubishi Estate to Build/Operate Domestic & International Terminal

Mitsubishi Estate Co., Ltd. has officially started construction of the new Shimojishima Airport Passenger Terminal in Irabu, Miyakojima City, Okinawa Prefecture, with a groundbreaking ceremony held on Oct. 11, 2017. The new passenger terminal is scheduled to open in March 2019, servicing international and domestic flights as well as private jets.

A proposal for the Project, the Development & Management of International Passenger Terminal Building / Services for General Aviation, was presented to the Okinawa Prefectural Government in December 2015, and the master agreement was signed with the Prefecture in March 2017.



Artist's impression of the new terminal

Moving forward, Mitsubishi Estate Co., Ltd. will make the best use of the untapped potential of Shimojishima Airport as the gateway to the Miyako Islands and its extraordinary location as a vacation destination. Through this Project, the Company will apply its expertise and resources to contribute to the vitalization of the airport and its surrounding areas. Increased flows of people in and out of Japan will inject energy to the region as a whole. The Company views the Project as an initial step in expanding its business in Okinawa.

Attracting airlines

Okinawa Prefecture has set a target of attracting 12 million tourists, including 4 million international visitors, by fiscal year 2021. Toward this goal, Shimojishima Airport in conjunction with the Prefecture is promoting itself to attract new routes to stimulate the demand for and service international flights, domestic Low-cost carrier (LCC) flights, as well as private aircrafts.

For international flights, Asia is identified as the main target market, as Taiwan and Hong Kong have been sending a large number of tourists to Okinawa in recent years and Korea already has charter flights to Miyako Island. For the domestic market, the focus will be on LCCs flying from major cities.

Efforts to attract regular scheduled flight services to and from Shimojishima will be coordinated with Okinawa Prefecture and the Okinawa Tourism Convention Bureau, Miyakojima City and the Miyako Island Tourism Association.

Designed with the theme “Your resort starts from the Airport.”

The key concept of the Project is “Your resort starts from the Airport.” The terminal is designed and will be operated for the convenience of passengers and airline personnel. Lush plants and greenery as well as abundant natural light and breezes will welcome travelers so that they are immersed in a resort experience from the minute they step off the plane until they board their flight home. Tourists will appreciate the user-friendly layout of the terminal, designed to optimize passenger flow. One such measure is car rental pickup and drop-off located in front of the terminal.

Artist’s rendering



Advanced environmental features

The new terminal building will incorporate two advanced environmentally friendly features: Cross Laminated Timber (CLT) and Net Zero Energy Building (ZEB).

The facility will be Japan’s first-ever airport terminal built with CLT (Cross Laminated Timber). CLT consists of large-dimension wooden panels formed by laminating layers of sawn lumber perpendicular to each other. The terminal is expected to use the greatest quantity of CLT in any building in Japan (as of October 11, 2017, according to the Japan CLT Association). CLT is a new structural material that has been developed mainly in Austria since around 1995 and is expected to be widely used in Japan in the future. The Project has been awarded financial assistance for its use of CLT under the FY2016 Demonstration Project of Buildings using CLT and under the Assistance Program for Creating Foundation for the Revitalization of Forest/Forestry, both offered by the Forestry Agency of Japan. Regional wood as designated by Okinawa Prefecture (produced in Okinawa or Kyushu and distributed in Okinawa) will be used for CLT production, thereby contributing to the vitalization of the regional forest industry.

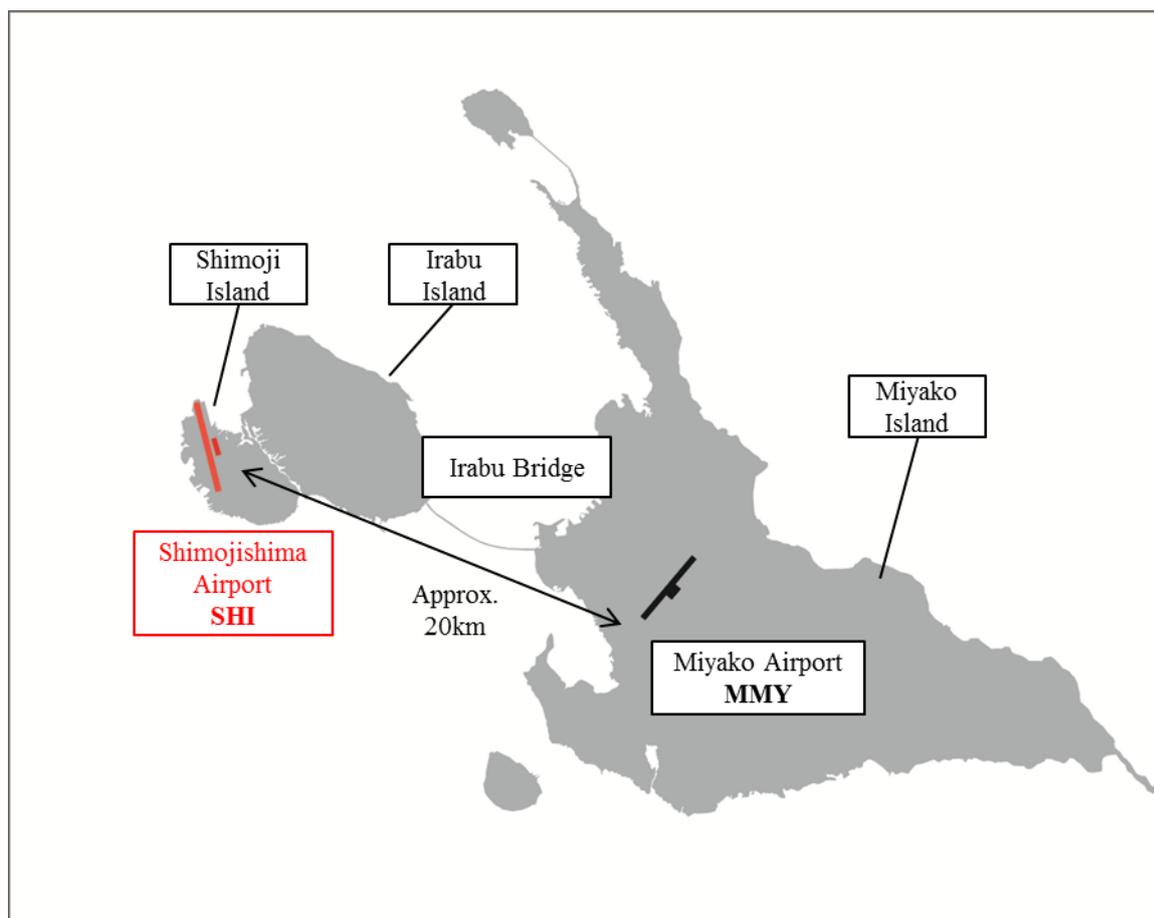
The airport terminal is also designed as a Net Zero Energy Building (ZEB), meaning that it aims to achieve a zero net balance of annual primary energy consumption when a renewable energy source is employed. Substantial energy savings are produced while maintaining the quality of the indoor environment and a high level of energy self-sufficiency. Energy-saving strategies include minimizing the energy load of the building by advanced design and construction; active utilization of natural energy through passive technologies; and highly efficient mechanical systems. Primary energy consumption is estimated at 68% less than a comparable structure built to the national standard.

This corresponds to the ZEB Ready ranking in the “ZEB Roadmap” of the Agency for Natural Resources and Energy of METI (Ministry of Economy, Trade and Industry), and it has received the highest ranking certification of BELS (Building Energy-Efficiency Labeling System) from the Ministry of Land, Infrastructure, Transport and Tourism (MLIT). This is a first for an airport terminal, and in achieving the ZEB ranking, the facility has become part of METI’s ZEB Demonstration Project.

■Project Outline

Location	1727 Sawada, Irabu Aza, Miyakojima City, Okinawa Prefecture
Construction	RC and CLT, single-story on grade
Area	31,580 m ²
Floor area	13,840 m ²
Opening date	March 2019
Contractors	Special Construction Joint Venture: Kokuba-gumi Co., Ltd., Daiyone Kensetsu Corporation CLT installation: Yamasa Mokuzai Co., Ltd.
Architectural design	Nikken Sekkei Ltd.
Interior design	Nomura Co., Ltd. A.N.D.

Map



Summary of Project Objectives

1. Making Okinawa's Miyako Islands an international resort destination

The Miyako Islands are one of the best-known resorts within Japan. The new terminal will move the airport beyond its traditional role as a site for pilot training to become a commercial passenger airport, thereby contributing to the islands' growth as an international resort destination by servicing direct international flights.

2. Designed for "Your resort starts from the Airport."

The key design concept is "Your resort starts from the Airport." The terminal will feature lush plants and greenery as well as abundant natural light and breezes so that visitors feel their vacation has begun as soon as they step off the plane.

3. Advanced environmental features: CLT and Net Zero Energy Building

The facility is Japan's first airport terminal built with CLT (Cross Laminated Timber), which will be used as the structural material for the roof. It will also be the first Japanese airport terminal that is a Net Zero Energy Building. With these two features the terminal aims to be true to the local slogan, "the Eco Island, Miyakojima."