In the heart of the city, the Tokyo Metropolitan Government is leveraging the dynamism of the private sector to promote urban development through public-private collaboration in order to advance the formation of an international financial center and other urban spaces that have the elegance and multi-functionality befitting an international business center.

Additionally, in the Priority Development Areas for Urban Renaissance designated according to the Act on Special Measures Concerning Urban Renaissance, Tokyo is also striving to boost international competitiveness and the appeal of the city by, among others, attracting outstanding projects by private developers.

Otemachi/Marunouchi/Yurakucho District

In 1996, the TMG, together with Chiyoda Ward, the East Japan Railway Company, and local landowners and leasehold owners, established the Panel for Otemachi/Marunouchi/Yurakucho District Community Development. In this way, the public and private sectors are cooperating to advance the creation of an attractive area, bustling with activity, which has an elegance and charm befitting the “face of Tokyo, Japan’s capital.”

In this district, about 26 buildings have been reconstructed up to now, creating an area that is versatile in function with high quality business, cultural, and commercial facilities. Notably, in the Otemachi district a serial redevelopment project utilizing land where joint offices of the central government once stood is being advanced with the aim to renew the district’s functions as a business nerve center and strengthening business support functions. The first and second phases of development have been completed. The third phase of development is currently underway, and a review of the implementation of the fourth phase is set to begin.

Furthermore, along with preserving historic sites such as the Meiji Seimei Building, the creation of landscapes by taking an all-encompassing design approach was advanced for the Tokyo Station Marunouchi Side area, with a portion of the Gyoko Dori Avenue project completed in 2010, followed by the restoration of Tokyo Station’s red-brick station building in 2012.

In order to renew international business centers within the city, the TMG will continue to promote urban development through public-private collaboration.

Development of Shinagawa/Tamachi Station District

The overall potential of the Shinagawa/Tamachi Station district is growing due to developments such as further increase of regular international flights to and from Haneda Airport and the decision to launch services of the Linear Chuo Shinkansen high-speed maglev train line in 2027. With this area home to large parcels of vacant or underutilized land, and its designation as a Special Priority Area for Urban Renaissance in January 2012 and a National Strategic Special Zone in May 2014, development that utilizes the dynamism of the private sector is expected to further advance.

Based on these developments, the TMG announced a revised version of the existing Urban Development Guidelines for the Shinagawa/Tamachi Station District in September 2014, making “Shinagawa—an international hub to drive Japan’s future growth” the vision for the area. To realize this vision, the TMG will advance the realignment and improvement of Shinagawa Station, as well as the development of priority development areas which serve as the core of area development, while fully leveraging the strengths of the private sector.
Promotion of Land Use Change for Large Vacated Sites
With regard to the development of large vacant parcels of land, including the former sites of the Japan Defense Agency's Hinokicho office building in Akasaka 9-chome, Minato Ward, and the Ishikawajima-Harima Heavy Industries factory in Toyosu 2-chome/3-chome, Koto Ward, the TMG is working with the local wards to encourage and support high quality development projects, such as determining the District Plans for Areas Designated for Redevelopment Promotion, which set out new land use plans.

Development of the Area around Shibuya Station
In the Shibuya Station area, developments such as the relocation of the Tokyu Toyoko Line underground and commencement of mutual direct services with the Tokyo Metro Fukutoshin Line in March 2013 have provided the opportunity to begin integrated redevelopment of the surrounding area that combines upgrading the functionality of station facilities and realigning urban infrastructure.

TMG will continue to work in cooperation with the central government, Shibuya Ward, railway companies, and private developers, offering appropriate guidance to private-sector development projects in the area around Shibuya Station. By integrating reorganization and development of urban facilities with that of the surrounding area, including improvements to railways alongside the redevelopment of station plazas and the creation or reorganization of pedestrian walkways, the TMG will greatly improve the safety and convenience of Shibuya Station and the surrounding area.

In addition, the TMG will promote urban planning aimed at strengthening international competitiveness by adopting projects that enhance Shibuya's functionality as a center to promote culture and exchange, as well as support the advanced business functions and growth of industries such as the creative contents business.

Urban Renaissance Projects
The TMG is implementing urban development to establish charm and vitality befitting an international city.

Through high-quality private sector development projects carried out in Priority Development Areas for Urban Renaissance based on the Act on Special Measures Concerning Urban Renaissance, urban development, including initiatives to boost international business functions, reduce environmental impact, create urban greenery, and form an elegant cityscape, is promoted to strengthen international competitiveness.

Also utilizing the Special Priority Development Area for Urban Renaissance system established under the revised 2011 Act on Special Measures Concerning Urban Renaissance, the TMG will continue to advance urban renewal with the aim to build up international competitiveness through quality private-sector projects.
To promote the urban renewal of Tokyo, the Bureau is undertaking projects that use metropolitan government-owned land and effectively utilize the vitality and resources of private firms. For example, land created through the rebuilding of metropolitan housing developments can be utilized to encourage people to live in central Tokyo, improve districts with close-set wooden houses, and deal with the graying of society with the support of the private sector.

The Bureau is also advancing “urban renewal upgrade projects” that effectively utilize several plots of metropolitan government-owned land.

Furthermore, regarding land owned by the central government as well, the Bureau will work with the central government and local municipalities to establish high-quality urban spaces.

### Urban Renewal Upgrade Projects

Urban Renewal Upgrade Projects aim to create a Tokyo that is vibrant and attractive. Under the TMG-wide initiative, the program first establishes a concept tailored to the characteristics of an area and brings in investment and expertise from the private sector to utilize several pieces of metropolitan government-owned land in an integrated manner, while also bringing about development of the surrounding area.

In March 2010, the Takeshiba district was announced as an area for implementation of the project, and the Shibuya district was announced in February 2011. Developers selected through public invitations for proposals for the Shibuya district (Miyashita-cho apartment complex) in March 2012, and the Takeshiba district in May 2013, have entered into a basic agreement with the TMG, and are now working on projects based on the proposals submitted.

#### Takeshiba District

Metropolitan government owned-land slated for use: Approx. 1.5 ha

Former sites of ① the Tokyo Metropolitan Archives, ② the Tokyo Metropolitan Inspection Institute of Weights and Measures, and ③ the Tokyo Metropolitan Industrial Trade Center

*Concept*

To establish a dynamic center for business and commerce that provides an environment rich in greenery, the ocean, and culture.

#### Shibuya District

Metropolitan government-owned land slated for use: Approx. 2.6 ha

Former sites of ① the Tokyo Metropolitan Miyashita-cho apartment complex, ② the Tokyo Metropolitan Children’s Hall, and ③ the Tokyo Metropolitan Aoyama Hospital

*Concept*

To create a flow of people linking the Shibuya, Aoyama, and Harajuku areas, and form bases setting trends for lifestyle and culture, the fashion industry and other fields.
Urban Development Utilizing Metropolitan Land

The TMG is implementing projects in the following four areas using the fixed-term land leasehold system to provide land created through the rebuilding of metropolitan housing to private developers selected by public tender.

- Minami-Aoyama 1-Chome Apartment Complex Reconstruction Project

In addition to metropolitan housing facilities, construction was completed in March 2007 for private housing for rent, ward facilities, a group home, and commercial and business facilities.

- Konan 4-Chome Third Apartment Complex Reconstruction Project

This project, completed in October 2008, provides affordable condominium-style housing aimed at middle-income level families, as well as daycare and commercial facilities.

- Kachidoki 1-Chome District Project

Completed in January 2011, this project includes private sector rental housing, including units for families with children, as well as facilities offering child-rearing support and commercial facilities.

- Higashimurayama, City Honcho District Project

This project, completed in March 2011, included the construction of detached housing, a childcare center, social welfare facilities for the elderly, and commercial facilities, as well as roads and parks.

Akishima District (Former site of the Tachikawa Air Base)

This district is approximately 70 ha of central government-owned land spanning the west side of Showa Kinen Park and includes a portion of land reverted to Japan by the United States in 1977 (the former site of Tachikawa Air Base). This parcel of precious, unused land is included in the development area for the “regional core city” of Tachikawa. As such, while promoting the introduction of business and commercial functions, as well as facilities befitting a “regional core city” such as the International Justice General Center (tentative name) the greenery of the Showa Kinen Park will be used to create high-quality urban spaces that are environmentally friendly.

The city plans, including land readjustment projects, were decided in March 2012. Land readjustment projects are being carried out by the Urban Renaissance Agency (UR), an independent administration corporation. In order to ensure the smooth progress of the projects, the TMG will work with the central government, city, and others to provide financial and technical support.

Akishima District Land Utilization Plan for the Former Site of Tachikawa Air Base (October 2014).
Land readjustment and urban redevelopment projects implement comprehensive urban development in an integrated manner such as building roads, parks, and plazas, as well as developing residential land and supplying quality urban housing.

The TMG takes the initiative in implementing projects that are highly public in nature or those that are difficult for the private sector to execute, such as the creation of a new transportation network. Land readjustment and urban redevelopment projects are also carried out by other entities, including municipalities, individuals, associations, organizations, and public corporations.

**Land Readjustment Projects**

Land readjustment projects by the metropolitan government are currently underway in nine districts of central Tokyo, the surrounding ward area, and waterfront area, in order to enhance the urban functions of built-up areas and create a highly-convenient city.

- **Land Readjustment Projects to Develop Large Vacated Sites**
  Integrated development of the urban infrastructure is underway in the Shiodome district and the surrounding areas, centering around the former site of a Japan National Railways freight terminal, to advance mixed-use development with business, commercial, cultural, and residential facilities (project period: FY1994 through FY2015).

- **Land Readjustment Projects in Redevelopment of Built-up Area**
  In the Mizue Station West, Shinozaki Station East, Rokucho, Hanahata North, and Tabata districts, the TMG will work to develop a quality living environment in the areas along the Toei Shinjuku Line and the Tsukuba Express Line.

- **Land Readjustment Projects in Tokyo’s Waterfront Area**
  In the Harumi 4-chome and 5-chome districts, as well as the Toyosu district and the Ariake-kita district, regional arterial roads linking central Tokyo to the waterfront sub-center area are being constructed and mixed-use development combining business, commercial, cultural, and residential facilities is underway.
Urban redevelopment projects undertaken by the metropolitan government

Two urban redevelopment projects of the metropolitan government are currently underway: the Urban Facilities Redevelopment Project, which develops essential urban facilities such as city-planned roads and promotes intensive use of the land in surrounding areas, is being implemented in one district, and the Urban Redevelopment Project Related to Disaster Reduction, currently implemented in one district, aims to create disaster-resistant communities by developing evacuation areas and routes, and also improving the living environment.

While promoting the steady progress of these projects, the vitality of the private sector is employed through such programs as the designated builder system.

**Urban Facilities Redevelopment Project**
*<Ring Road No. 2 and the Shimbashi/Toranomon District>*

In order to respond to the requests of rights holders, who wished to continue to reside at the same location, the system for integrated development of roads and buildings has been employed in the development of Ring Road No. 2 in the Shimbashi and Toranomon districts. By placing the main line of Ring Road No. 2 underground, allowing the space above and below the road to be used for building construction, a building has been completed in Block III.

Construction of the underground portion of Ring Road 2 (the main line) is advancing as a Tokyo Metropolitan Bureau of Construction road project, with the above-ground portion of the project advancing as part of the redevelopment project (project period: FY2002 through FY2019).

**Urban Redevelopment Projects Related to Disaster Reduction**
*<Kameido, Ojima, and Komatsugawa District>*

One of the largest redevelopment projects in Japan is underway in the vast area (approx. 98.6 ha.) of the Kameido/Ojima/Komatsugawa district, which straddles Koto and Edogawa wards. The district is situated on relatively soft soil, has a high population concentration, and has been vulnerable to disaster. Therefore, with the aim to build a disaster-resistant community, the development of a disaster-reduction base has been promoted under the Basic Plan for Redevelopment of the Koto District established in 1969, in order to develop evacuation areas and evacuation routes, as well as to improve the living environment and provide a stable supply of housing (project period: FY1979 through FY2017).
Urban development undertaken by the private sector and others

Private organizations or “associations” established by landowners and leasehold owners undertake numerous land readjustment and urban redevelopment projects in many districts in Tokyo.

The metropolitan government is responsible for approving the plans of such projects, and offers necessary guidance as well as financial and technical support for the smooth implementation of the projects. It also takes a supervisory position in approving the land readjustment and urban redevelopment projects undertaken by the municipalities and in the execution of subsidies granted from the central government to these projects.

The Kachidoki 6-chome project was implemented by a private redevelopment company established and financed by landowners and leaseholders.

In the Otemachi district (Chiyoda Ward) and the Minato 2-chome district (Chuo Ward), integrated urban redevelopment projects are being carried out within areas designated for land readjustment projects.

Tama New Town projects

The Tama New Town covers an expansive area of approximately 2,853 ha spreading over the four cities of Hachioji, Machida, Tama, and Inagi. The Tama New Town projects were launched in 1966 to cope with the housing shortage in Tokyo during the period of high economic growth and the accompanying rampant development of housing land in the Tama area. Now, with a high-standard of urban infrastructure, including roads and parks, completed, the area has matured into an urban complex where over 200,000 people reside, featuring rich greenery and homes and workplaces located in close proximity to each other. With development works by the metropolitan government fully completed in fiscal 2003, community development is now being promoted through the sales of housing land.

However, as over 40 years have passed since housing complexes in the area first welcomed residents, issues such as the aging of these facilities and the residents as well are surfacing. The TMG is supporting the efforts of the local government for renewal of these housing complexes based on the Large-scale Housing Complex Renewal Guidelines for Tama New Town and Other Areas formulated in 2012.
Community Renewal

For the comprehensive promotion of urban development in Tokyo, it is important to also carry out urban renewal that addresses the conditions existing in local communities. Such efforts include the steady advancement of improvement of built-up areas through block rearrangement as well as development that gives due attention to the townscape. The TMG is promoting such “community renewal” efforts.

- Ordinance to Promote Elegant Neighborhoods in Tokyo
  This ordinance provides three systems for creating unique and attractive neighborhoods. These systems are intended to encourage local initiatives and efforts for town development in order to advance community renewal and enhance the charm of Tokyo.

- System for urban development through block rearrangement
  The purpose of this system is to create attractive neighborhoods by encouraging joint rebuilding and other improvements in areas that present development challenges, such as densely built-up communities.

- System for the creation of townscapes
  In this system, areas that are particularly important from the perspective of townscapes are designated as priority townscape districts. These include districts where efforts are being made to utilize historic or cultural assets to create attractive landscapes and those scheduled for development projects. The local community will play a central role in this system to draw up a townscape guideline together with professional urban designers, which incorporates local color and characteristics. (10 districts have been designated as of the end of February 2015).

- Registration system for local community development groups
  The TMG registers groups that can engage proactively in community development activities to enhance community charm by incorporating local color and characteristics. By encouraging their activities, resources of the private sector are used to enhance the appeal of Tokyo. (As of the end of February 2015, 5 groups involved in creating townscapes and 41 groups involved in utilizing open spaces for community activities have been registered.)

- Promotion of Barrier-free Urban Design
  Based on an ordinance for the development of buildings that can be used without difficulty by the elderly and those with disabilities (Barrier-free Building Ordinance), which stipulates barrier-free requirements depending on the use and size of buildings, the TMG is promoting the development of barrier-free structures to ensure that buildings in Tokyo are more accessible to all people including the elderly, persons with disabilities, and those with infants.

- Initiatives for the Renewal of Stations and Communities
  Railway stations and their surrounding areas are community centers that support residents’ lives and business activities, but many issues still remain such as the delay in developing barrier-free facilities.

  To transform the stations and their surroundings into bustling and vital community centers that are convenient for everyone, improvement of facilities such as concourses and station squares are underway at Higashi-nakano and other stations.