Urban Renewal That Strengthens the City’s International Competitiveness

Development of Core Areas Through Private Sector Collaboration and Support

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 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, for instance, attracting outstanding projects by private developers.

- Otemachi/Marunouchi/Yurakucho District
  
  In 1996, the TMG, together with Chiyoda-ku, 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 28 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 of renewing 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 preparations for construction of the fourth phase have begun. 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 enhance the city’s functions as an international business center, the TMG will continue to promote urban development through public-private collaboration.

- Development of Shinagawa/Tamachi Station Area
  
  The overall potential of the area around Shinagawa and Tamachi stations is growing due to developments such as a further increase of regular international flights to and from Haneda Airport, and the decision to launch Linear Chuo Shinkansen high-speed maglev train services 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 revised existing guidelines and released the 2014 Development Guidelines for the Shinagawa/Tamachi Station Area 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 step-by-step the realignment and improvement of Shinagawa Station and cultivate Priority Development Districts to drive the area’s regeneration, 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-ku, and the Ishikawajima-Harima Heavy Industries factory in Toyosu 2-chome/3-chome, Koto-ku, the TMG is working with the local special 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 Tokyo Toyoko Line underground and commencement of through-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. The TMG will continue to work in cooperation with the central government, Shibuya-ku, 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 supporting advanced business functions and the growth of sectors such as the content industry.

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.
Use of Metropolitan and Central Government-Owned Land

To promote the urban renewal of Tokyo, the TMG 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. The TMG will also work with the central government and local municipalities to establish high-quality urban spaces on land owned by the central government.

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 one such project, and the Shibuya district was announced as another 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 engaged in construction based on the proposals submitted.

Takeshiba District

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

- 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 hectares

- 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

Conceptual drawing of the Takeshiba District project
(Final plans subject to change dependent upon future negotiations.)

(1) Conceptual drawing of the project at the former site of the Tokyo Metropolitan Miyashita-cho apartment complex
(Final plans subject to change dependent upon future negotiations.)
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, special 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 hectares of central government-owned land spanning the west side of Showa Kinen Park and includes a portion of land which reverted to Japan from 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).
Urban Development Undertaken by the Tokyo Metropolitan Government

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 TMG are currently underway in eight districts of central Tokyo, the surrounding special-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 has been continuing 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 FY2021)

- Land Readjustment Projects in Redevelopment of Built-Up Areas
  In the Mizue Station West, Shinozaki Station East, Rokudo, 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 Tokyo Waterfront City 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 TMG 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 another 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 hectares) of the Kameido/Ojima/Komatsugawa district, which straddles Koto-ku and Edogawa-ku. 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

Landowners and leaseholders, as individuals or associations (henceforth private sector), undertake numerous land readjustment and urban redevelopment projects in many districts in Tokyo. The TMG is responsible for approving the project and land rezoning plans and so on, and offers necessary supervision, guidance and financial support for the smooth implementation of these 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.

- Land Readjustment Projects Undertaken by the Private Sector and Others

As of December 2015, land readjustment projects by the private sector and others were underway in 49 districts (including projects undertaken by municipalities.) In the special ward area, in the Otemachi district (Chiyoda-ku) and the Minato 2-chome district (Chuo-ku), among others, integrated urban redevelopment projects are being carried out within areas designated for land readjustment projects.

In the Shibuya Station district and Shibuya Station South district (Shibuya-ku), among others, land readjustment projects have also provided the chance for renewal and reorganization of station facilities as well as the urban development and reorganization of the area itself, now underway. In the Tama area, in the Minamiyama Tobu district (Inagi City), work on dangerous escarpments and major roadways has led to improved safety for residents while at the same time a richly green urban area is being created. In at the former site of the Tachikawa air base in the Akishima district (Tachikawa City and Akishima City), progress is being made for planned utilization of this large area of government-owned land.

- Urban Redevelopment Projects Undertaken by the Private Sector and Others

As of December 2015, urban redevelopment projects by the private sector and others were underway in 37 districts, and in a further 15 districts, city plans have been drawn up and projects are due to start.

During 2015, within the special ward area, while carrying out development of urban housing, community facilities and so on, plans were made for the revitalization of the Nishitomihisa District (Shinjuku-ku), including work on the vital Ring Road No. 4. In the Futagotamagawa Higashi District (Setagaya-ku), construction of the business and commercial facilities around the station was completed and a safe and pleasant urban complex with residential facilities, in harmony with the natural environment, was created.

At the same time, in the Tama area, in tandem with the development of the major road and other facilities, the impressive complex in the Chofu Station North No. 1 District was completed providing an appropriate focus point in front of the station.
Tama New Town Projects

The Tama New Town covers an expansive area of approximately 2,853 hectares 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 TMG 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.

Development of the Olympic Village

The Tokyo 2020 Olympic Village will be situated at the center of the Olympic facilities in Harumi (Chuo-ku). The housing facilities will be used for a short period of time during the Tokyo 2020 Games, providing 17,000 beds for athletes during the Olympic Games and 8,000 beds during the Paralympic Games. After the Tokyo 2020 Games are over, sites and structures in this area—which is close to the city center and has sea views on three sides—will be retained and transformed to provide housing and other facilities.

The urban infrastructure, including housing and the commercial facilities and roads which support the community after the Olympics, will be developed by the TMG as an urban redevelopment project (Type 1). In order that work can be completed in time for the Tokyo 2020 Olympic and Paralympic Games, development of the infrastructure, such as roads, will be carried out in parallel with the buildings, such as housing.

For the development of the buildings, TMG will use the special designated building scheme for urban redevelopment projects, and make use of funding and expertise from the private sector.

In order to respond flexibly to the many different needs and wide age range of residents, facilities providing services for the elderly and supporting childcare will be incorporated, so that the post-Games Olympic Village will be a place where many different people can interact, enjoy a pleasant living environment and lead fulfilling lives.

<table>
<thead>
<tr>
<th>Concept behind the housing facilities etc.</th>
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<tbody>
<tr>
<td>No. of blocks: Housing block 22 blocks</td>
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<tr>
<td>Housing block (high rise tower) 2 blocks</td>
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<tr>
<td>Commercial block 1 Block</td>
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<tr>
<td>No. of floors: Housing block (medium rise)</td>
</tr>
<tr>
<td>14–17 floors</td>
</tr>
<tr>
<td>Housing block (high rise tower) 50 floors</td>
</tr>
<tr>
<td>Commercial Block 4 floors</td>
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<td>Total units: approx. 6,000</td>
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Plan for housing in the Olympic Village after the 2020 Games
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.

These areas are designated as neighborhood renewal districts, and a renewal policy that serves as the guideline for the development of each neighborhood is also formulated at the same time. This policy serves to enhance local motivations for development by providing advance notice of the future image of the area and an outline of deregulations that can be implemented in line with the degree of community contribution. A city plan is then drawn up according to this policy for a staged implementation of development.

System for the creation of townscape

In this system, areas that are particularly important from the perspective of townscape 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. (Ten districts have been designated as of the end of February 2016.)

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 2016, five groups involved in creating townscape and 46 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. The TMG is also progressing with making major stations, which play a key role in the public transit system, barrier-free, and is communicating with the central government and local authorities to support the installation of elevators and platform doors by rail operators to provide an environment offering the smoothest and safest possible movement for residents and travelers.

![Removing barriers by installing ramps](image1)

![Universal access toilet](image2)

![Installation of platform doors](image3)

(Kichijoji Station, Keio Inokashira Line)

Developing Child and Elderly Care Facilities

Focusing on the challenges of a graying society, including the need for facilities for childcare and for the elderly, the TMG is increasing the area of floor-space permitted for construction of large scale developments which fall under the urban development system, if they incorporate such facilities. In the case of exceptionally large-scale development projects, the TMG is promoting the establishment of childcare facilities which take into account the needs of the community, by making it a condition that developers consult with local municipalities to assess the need for childcare and other services.

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 Shinjuku, Shinkoiwa and other stations.