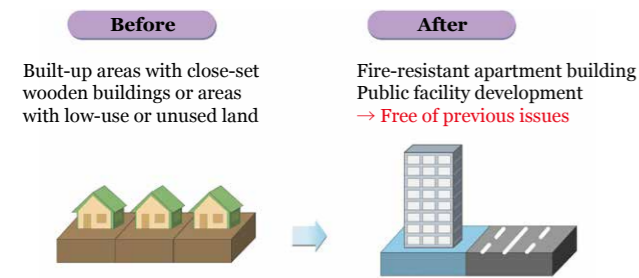


10 | The turning point in urban redevelopment

In order to propel the development of public facilities in already built-up areas, in 1961, the Act on Renewal of Built-Up Areas Associated with Development of Public Facilities (Urban Renewal Act) was promulgated and enacted. In 1969, the achievements and institutional issues of the Urban Renewal Act and the Act on Construction of Building Blocks for Disaster Prevention were sorted out and improved for the promulgation and enactment of the Urban Renewal Act.

From the era of rapid economic growth, large-scale urban

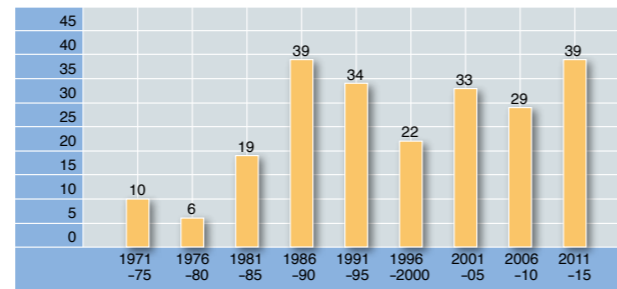
redevelopment projects were promoted to create quality urban spaces in the city's built-up areas. Along with systematically building public facilities such as roads and parks that were lacking in the city, other developments such as the supply of urban housing with good living environments and the modernization of business facilities were also advanced. It became possible to advance comprehensive urban development to create safe and pleasant living spaces—the features that define Tokyo today.



Urban redevelopment projects

Under the Urban Renewal Act, urban redevelopment projects construct buildings, prepare building sites, and develop public facilities with the aim of promoting the practical and sound, intensive use of built-up land, and renewal of urban functions.

Source: Bureau of Urban Development, Tokyo Metropolitan Government.



Change in number of urban redevelopment projects determined as Tokyo's city planning projects

As of the end of March 2018, there were 245 urban redevelopment districts in Tokyo, of which 189 have been completed.

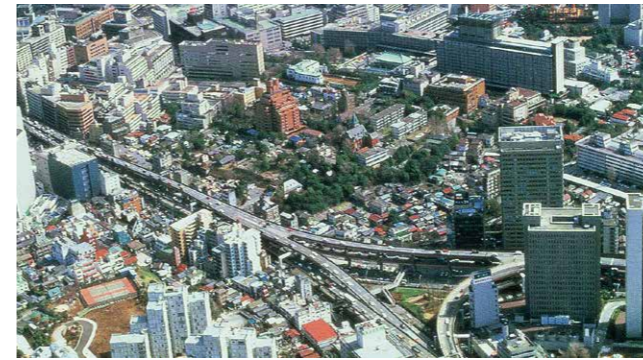
Prepared from "List of Urban Redevelopment Project Districts." Bureau of Urban Development, Tokyo Metropolitan Government.



Edogawabashi Bldg

Redevelopment project building in Edogawabashi, Bunkyo-ku (Edogawabashi Bldg.)

The first building to be built as an urban redevelopment project (project area about 0.54 ha) in Tokyo was completed in 1972 in Edogawabashi, Bunkyo-ku. Since that time many urban redevelopment projects have been advanced in Tokyo. Source: Syoei Buildings Co., Ltd.



ARK Hills site before construction
Source: Mori Building Co., Ltd.



ARK Hills after construction
Source: Mori Building Co., Ltd.

ARK Hills (completed in 1986)

Around the time that Japan's Urban Renewal Act was enacted, the idea of a multifunctional urban center for work, residence, leisure, rest and study was being studied in the Akasaka-Roppongi area as a way to improve Tokyo's disaster resilience. Consequently, Japan's first large-scale private redevelopment-ARK Hills—took shape under the Akasaka-Roppongi District Category 1 Urban Redevelopment Project (site area approx. 5.6ha).



Site of Harumi Island Triton Square (before construction)
Source: Harumi Corporation.



Site of Harumi Island Triton Square (after construction)
Source: SS. Inc.

Harumi Island Triton Square (completed 2001)

In Harumi, Chuo-ku, an urban redevelopment project led to the birth of Harumi Island Triton Square, a new town balancing the three urban functions of work, residence, and leisure on a 10-hectare site. In the late 1950s to early 60s, it was a mixture of the Harumi Danchi public housing development built by the Japan Housing Corporation (currently the Urban Renaissance Agency) and warehouses and other logistics related facilities. But with the rising trend for reconstruction of housing developments and more effective use of land set aside for logistics facilities, it was positioned as a district requiring unified redevelopment. Community development was promoted through organizations of stakeholders, such as the Association to Improve Harumi, which was established in 1984, and the Harumi 1-chome District Development Council and Harumi Corporation established in 1988.



Ohashi Junction site (before construction)
Source: Bureau of Urban Development, Tokyo Metropolitan Government.



Ohashi Junction site (after construction)
Source: Bureau of Urban Development, Tokyo Metropolitan Government.

Ohashi Junction (Urban redevelopment project determined in 2004 to be a city planning project)

Ohashi Junction was built through seamless advancement of an urban redevelopment project undertaken by the Tokyo Metropolitan Government and a road construction project of the Metropolitan Expressway Co., Ltd. Since it was to be constructed in a highly built-up area in central Tokyo, an important perspective from the start was to give consideration to the surrounding environment and community development. Taking advantage of the system that allows structures to occupy the space above roads, the section of the Metropolitan Expressway was also included as land of the urban redevelopment project to facilitate the building of a high-rise and concentrate multiple functions such as residences, stores, offices, a library, and others to serve as a life center for the surrounding area.