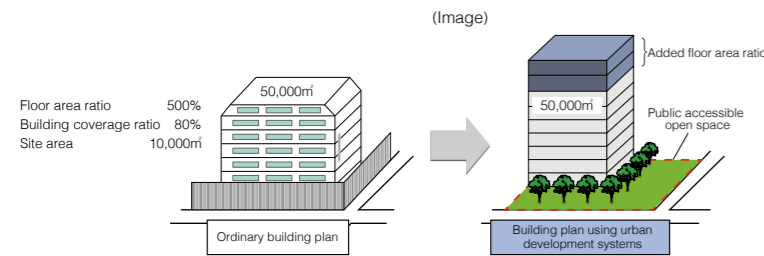


A key policy was formulated in 2003 so that urban development systems can be strategically applied to advance policy-led urban development based on the new city planning vision for Tokyo of 2001. Urban development schemes are systems to drive urban development that will contribute to enhancing the environment of built up areas through deregulation of building restrictions such as floor area ratio (FAR) and roof height and angle. Until then, building plans in the city center or surrounding areas that would make public contributions such as securing spaces open to the public were not allowed to use the added FAR gained from utilization of urban development systems, for business use. But

through this policy, this became allowed under the condition that it was related to the encouraged use of land, and this led to accelerated developments in the city center. In 2003, the Ordinance to Promote Elegant Neighborhoods in Tokyo was formulated and systems including the registering of groups for community development to create vitality through utilization of open public spaces were established. In order to enhance Tokyo's attractiveness by promoting unique activities, this group registration system is used to support groups that take the initiative in community development activities.



### Urban redevelopment systems

There are four systems: 1) district planning to determine urban redevelopment promotion districts, 2) specific block, 3) intensive land use district, and 4) comprehensive design. Leading projects that used these systems include: 1) Roppongi Hills, Tokyo Midtown, 2) Shin-Marunouchi Building, Nihonbashi Mitsui Tower, 3) Harumi Triton Square, Daikanyama Address, and 4) Shinjuku Park Tower and Tennozu Isle.

Prepared from "Tokyo Tech Book." Tokyo Metropolitan Government Technology Council.



**Tokyo Midtown**  
Using the system of district planning to determine urban redevelopment promotion districts, a redevelopment project was implemented on the former site of the Defense Agency and the expansive Hinokicho Park that neighbors it. It opened in 2007 as a mixed-use facility that includes offices, residences, commercial facilities and cultural interaction facilities. Source: Mitsui Fudosan Co., Ltd.

		Culture/Exchange	Commercial	Life support	Office	Industrial support	Residence	
Business and Commercial Zone	City center	●	●	●		●		
	Sub-center	Shinjuku	●	●	●			
		Shibuya	●	●	●		●	
		Ikebukuro	●		●	●		
		Ueno/Asakusa	●	●	●			
		Kinshicho/Kameido	●	●	●	●		
	Osaki	●	●	●	●	●		
New hubs	Akihabara	●	●	●		●		
	Shinagawa	●	●	●	●	●		
Core city	●	●	●	●	●			
Mixed-use Zone	Around the city center	●	●	●		●	●	
	Sub-center	Shinjuku	●	●	●			●
		Shibuya	●	●	●		●	
		Ikebukuro	●		●	●		●
		Ueno/Asakusa	●	●	●			●
		Kinshicho/Kameido	●	●	●	●		●
Osaki	●	●	●	●	●	●		
New hubs	Shinagawa	●	●	●	●	●	●	
General Hub District	Intensive Business Facility District	●	●	●	●	●		
	Other	Encouraged use of land established in the local municipality's development guidelines						

### Encouraged use of land to be promoted by district

In the policy for use of various urban development systems, the use of land that a local municipality wishes to strengthen was expressed as "encouraged use of land" and developments were encouraged according to the district's features. Source: "Policy for Utilization of Various Urban Development Systems for New Urban Development" revised March 29, 2018. Bureau of Urban Development, Tokyo Metropolitan Government.



**Open-air café using spaces open to the public**  
(left) Nishiki-cho Trad Square Source: Yasuda Real Estate Co., Ltd. (right) Ochanomizu Sola City Source: Ochanomizu Sola City.



**Events held in squares, atriums, and other spaces open to the public**  
(left) Roppongi Hills Source: Mori Building Co., Ltd. (right) Futako Tamagawa Rise ©Futakotamagawa Rise



### Community development activities

Through creation of the system to register groups for community development, it became possible for such activities to be held in spaces open to the public that were born through urban development projects. In addition to free events in the public interest, these include events that are recognized to help vitalize the neighborhood such as open-air cafes, which make the best of the area's distinguishing features to raise the attractiveness and vitality of the community.



## Creating vitality in National Strategic Special Zones

- "Area management" is the term used to indicate efforts in which the private sector, including land rights holders, companies, and developers, take the initiative in raising community value in specific areas.
- The National Strategic Special Zone system spearheaded by the Cabinet Office promotes regulatory reform both comprehensively and intensively within the special zones with the goal of strengthening the international competitiveness of industries and promoting the creation of

centers for international economic activities. Through special provisions in these zones, efforts to create vitality are promoted, including the use of road space to hold various events.



Use of road space on Marunouchi Naka-dori Street  
Source: OMY Area Management Association.



Social experiment on an open-air café and market at the street in front of the east exit of Ikebukuro Station.  
Source: nest Inc.