Urban Development in Tokyo

2018

Gyoko-dori Avenue: Using open public space to create vitality
In April 2016, the Tokyo Metropolitan Government started work on the Type 1 Urban Redevelopment Project in the West Harumi 5-chome district, and is now building the Athletes’ Village for the Olympic and Paralympic Games Tokyo 2020 and developing the area to be a legacy of the Games.
To make this district a legacy of the Games, the TMG is leveraging the area’s seaside location and proximity to the city center to develop a community where various residents, including families with children, senior citizens, and foreign nationals, can interact and lead fulfilling lives. In addition, initiatives aimed at creating a city that can serve as a model for advanced environmental policies, including pioneering the introduction of hydrogen as an energy source for the community, will be promoted.
The Bureau of Urban Development is in charge of a broad range of tasks related to the lives of Tokyo residents and business activities that include formulating urban development policies and housing policies, developing urban infrastructure such as roads and railways, improving built-up areas through land readjustment and urban redevelopment projects, providing guidance on housing land development and architectural structures, building and managing metropolitan housing, and handling matters concerning U.S. military facilities in Tokyo.

Taking advantage of its position as an organization undertaking a variety of tasks ranging from the planning to implementation of urban development, the Bureau will bring the insights of those on the front lines and new ways of thinking to steadily proceed with projects, and implement urban planning measures with a medium- to long-term view toward the Olympic and Paralympic Games Tokyo 2020 and beyond.

Ensuring Urban Safety and Security 5P
The Bureau will work to make Tokyo a city that is resistant to disasters such as earthquakes and floods by improving areas with close-set wooden houses, promoting the seismic retrofitting of buildings, securing evacuation areas and roads by which to evacuate, taking comprehensive flood control measures, and other initiatives.

Urban Renewal That Strengthens the City’s International Competitiveness 11P
The Bureau will promote the renewal of urban functions and the creation of quality communities through efforts that include utilizing various systems for urban renewal, harnessing the full potential of the private sector, and strategically implementing projects that use metropolitan government-owned land.

Enhancing the Functions of Networks for Exchange Among People and Goods 21P
The Bureau will proceed with urban transportation policies, including strengthening infrastructure such as airports, roads, and railways, as well as taking measures for aging infrastructure. The Bureau will also promote measures for enhancing transportation nodes and developing water transport.

Creation of a Comfortable Urban Environment 28P
The Bureau will promote measures aimed at the realization of a beautiful and elegant city and the creation of a low-carbon city, including preserving and creating green spaces, beautifying the urban landscape and encouraging relevant parties to do so, and making efficient use of energy.

Achieving and Sustaining Comfortable Housing Conditions 31P
The Bureau will promote measures aimed at ensuring that citizens can live in good, comfortable housing throughout their lives, retaining and enhancing the vigor of the city, and achieving and sustaining better housing environments, including securing housing stability for the people of Tokyo, revitalizing the existing housing market, and building a stock of safe and high-quality condominiums.

Building Code Administration and Development Control 37P
The Bureau will promote the creation of a well-ordered metropolis by ensuring proper construction work and providing appropriate development guidance, based on statutory standards and regulations, such as the Building Standards Act, and regulations specific to Tokyo.

Matters Concerning U.S. Military Facilities 39P
By working for the consolidation, downscaling, and reversion of U.S. military facilities and addressing aircraft noise and other problems caused by such facilities, the Bureau will uphold safety in the daily lives of Tokyo residents and promote community development. The Bureau also aims for early realization of civil-military dual-use of Yokota Air Base.
Bureau of Urban Development Budget for Fiscal 2018
Total Account: 319.2 billion yen

By project category

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Amount (Unit: 100 million yen)</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Planning/Surveys</td>
<td>Green spaces, landscape/Measures for reservoir areas/City planning/etc.</td>
<td>64</td>
</tr>
<tr>
<td>Infrastructure Development</td>
<td>Road network development/Railway and other public transit development/Aviation policies/Comprehensive flood control measures/etc.</td>
<td>216</td>
</tr>
<tr>
<td>Urban Area Development</td>
<td>Improvement of close-set wooden housing districts/Land readjustment/Redevelopment of built-up areas/Infrastructure development of the Tokyo waterfront areas/etc.</td>
<td>690</td>
</tr>
<tr>
<td>Building Code Administration</td>
<td>Seismic retrofitting promotion/Building guidance/etc.</td>
<td>113</td>
</tr>
<tr>
<td>Housing Policies</td>
<td>Metropolitan housing building and management/Municipal housing/Private housing/Seismic retrofitting of condominiums/etc.</td>
<td>2,109</td>
</tr>
</tbody>
</table>

By account category

<table>
<thead>
<tr>
<th>Account Category</th>
<th>Amount (Unit: 100 million yen)</th>
</tr>
</thead>
<tbody>
<tr>
<td>General account</td>
<td>1,342</td>
</tr>
<tr>
<td>Metropolitan housing and related project account</td>
<td>1,737</td>
</tr>
<tr>
<td>Security money account for metropolitan housing and others</td>
<td>15</td>
</tr>
<tr>
<td>Urban development fund account</td>
<td>41</td>
</tr>
<tr>
<td>Tokyo waterfront area infrastructure development project account</td>
<td>24</td>
</tr>
<tr>
<td>Urban redevelopment project account</td>
<td>35</td>
</tr>
</tbody>
</table>

History of the Bureau of Urban Development

The Bureau of Urban Development was established in April 2004 through the reorganization and consolidation of the urban development divisions of the City Planning Bureau, Housing Bureau, and Construction Bureau (Urban Development Division and Tama New Town Project Division), with the aim to form an organization that could advance fast-paced urban development initiatives that reflect the insights of those on the front lines. In July 2014, the US Military Facilities Relations Division was transferred to the Bureau from the Headquarters of the Governor of Tokyo.
Planning Tokyo’s Urban Development

The Bureau of Urban Development has established as its main plans, the Grand Design for Urban Development, the Master Plan for City Planning, and the Master Plan for Housing, to clarify its basic policies related to future urban planning in Tokyo.

The Grand Design for Urban Development

To make Tokyo a city that can continue evolving while responding to major socioeconomic changes, including the aging and shrinking of the population, the TMG formulated the Grand Design for Urban Development in September 2017. It is an administrative plan that describes the 2040s urban vision Tokyo should pursue and basic policies and concrete measures for urban development toward the realization of the vision.

The TMG will advance urban development that lays the foundation for the realization of the “three cities” presented in the Action Plan for 2020—a safe city, diversity (diverse city), and smart city.

New Urban Vision Tokyo Should Pursue

(1) Goal of urban development
   Based on the image of social conditions and Tokyo resident activities in the 2040s, as well as roles the city should play in the world and in Japan, the goal of urban development was set as “a highly developed mature city that is relaxing and full of vitality” so that Tokyo will continue to evolve in a sustainable way.

(2) Urban structure and regional spheres
   The urban structure Tokyo should pursue on a regional level as well as a local level is set forth in the plan. Four new spheres divided based on each area’s characteristic features and two zones that serve as the driving force for Japan and Tokyo are also defined.

Urban Development Strategies and Concrete Initiatives

Seven urban development strategies and policies for each strategy have been established from a cross-sectoral standpoint, which will be translated into concrete actions.

While continuing to solve various challenges faced by the city, the TMG will work to obtain the support of many, including Tokyo residents and companies, and advance initiatives toward Tokyo’s bright future.
Master Plan for City Planning

In fiscal 2014, the metropolitan government made revisions to its city plans in which the following four policies are stipulated. Individual city plans stipulated for city planning areas must adhere to these policies, which are outlined below.

1. **Master Plan for City Planning Areas**
   - This plan defines the future vision of the city from a long-term perspective and the path to follow to make that vision a reality. The direction of urban development must take in order to realize the future vision clarified in the Urban Development Vision for Tokyo is positioned within the city planning scheme, and serves as the foundation for drafting individual city plans.

2. **Policy for Urban Redevelopment**
   - This is a master plan for offering appropriate guidance to urban redevelopment projects and systematically promoting such projects, formulated in accordance with the Urban Renewal Act.

3. **Policy for Development and Improvement of Residential Districts**
   - This is a long-term, comprehensive master plan for the development of quality residential districts formulated in accordance with the Act for Special Measures to Promote the Supply of Housing and Housing Lands in Urban Districts.

4. **Policy for the Development of Disaster Resistant Blocks**
   - This is a master plan which aims to develop blocks in concentrated urban areas into disaster resistant blocks, formulated in accordance with the Act for Promoting the Development of Disaster Resistant Blocks in Concentrated Urban Areas.

Master Plan for Housing

Since the Master Plan for Housing was formulated in fiscal 1991, it has been revised every five years to develop housing policies current with the times in order to ensure that there is enough housing to allow all Tokyo citizens to enjoy comfortable lives in a good residential environment that suits the size and composition of their households.

With concerns looming over socioeconomic changes and the weakening of communities due to population decline, the TMG needs to aim to ensure housing stability for Tokyo citizens by bolstering necessary infrastructure, achieve comfortable housing conditions throughout their lives, and enhance and sustain community vibrancy and residential environment.

In order to achieve this, the new Master Plan for Housing was formulated in March 2017 (plan period: FY2016 through FY2025), based on the housing policy’s basic principle of “achieving and sustaining comfortable housing conditions.” The plan sets forth the following eight goals.

- To achieve the eight goals, the TMG will take a comprehensive and systematic approach in implementing specific measures, while focusing on “using existing housing stock effectively,” “collaborating with various stakeholders and various sectors,” and “implementing policies tailored to local characteristics.”

### Achieving and Sustaining Comfortable Housing Conditions

- **1.** Make housing more children-friendly
- **2.** Ensure housing stability for the elderly
- **3.** Ensure housing stability for those requiring special consideration concerning housing
- **4.** Achieve a market environment where people can choose good-quality housing with peace of mind
- **5.** Build a stock of safe and good-quality condominiums
- **6.** Renew apartment complexes in tandem with local area development
- **7.** Ensure that residents are safe in the event of a disaster
- **8.** Realize bustling and sustainable residential districts
Ensuring Urban Safety and Security

Improvement of Districts With Close-Set Wooden Houses

In the event of earthquakes, districts with close-set wooden houses are expected to suffer major damage such as the outbreak of fires, due to inadequate roads, parks, and other urban infrastructure and the large number of old wooden structures.

In light of the impending threat of an earthquake directly striking the capital and the 2011 Great East Japan Earthquake, the TMG launched the Ten-Year Project to Advance Fire Resistance in Close-Set Wooden Housing Areas in January 2012 to protect the lives of residents and the urban functions of Tokyo. In collaboration with municipalities, the TMG has been implementing measures for accelerating improvements in such areas.

In March 2016, the Urban Development Plan for Disaster-Resistance was revised to incorporate the measures taken under the 10-year project. The TMG also started work on local roads to enhance disaster response, and is working hard to improve areas with close-set wooden houses.

Urban Development Plan for Disaster-Resistance (Revised in March 2016)

Drawing on lessons learned from the Great Hanshin-Awaji Earthquake, the TMG formulated the Urban Development Plan for Disaster-Resistance in fiscal 1995 (revised in fiscal 2003, fiscal 2009, and fiscal 2015), and is working to improve the level of disaster resistance in built-up areas. In accordance with the Tokyo Metropolitan Earthquake Preparedness Ordinance, the plan establishes policies for creating firebreak belts, raising the level of fire resistance in districts with closely-packed wooden houses, and other initiatives.

In the plan, areas with close-set wooden houses that are likely to suffer particularly severe damage in the event of an earthquake have been designated “Development Districts” (28 districts covering approx. 6,900 hectares). Fireproof zones under the Ten-Year Project to Advance Fire Resistance in Close-Set Wooden Housing Areas, in which extensive measures are taken to further accelerate improvements in such housing areas, are designated “Priority Development Districts” (53 districts covering approx. 3,200 hectares). Various projects contributing to the creation of a disaster-resistant city are intensively carried out in these districts.

Also in these districts, development of roads, parks, and other basic infrastructure, as well as reconstruction of old wooden houses into shared residences or fire/quake-resistant homes are underway based on policies to regulate and encourage plans such as the project to develop areas with close-set wooden houses and program to develop disaster-resistant blocks.

New initiatives have been taken since fiscal 2016, including measures for further improving the areas designated as development districts.
To accelerate improvement of Tokyo’s greatest weakness, its districts with close-set wooden houses, the TMG formulated policy for the implementation of the Ten-Year Project to Advance Fire Resistance in Close-Set Wooden Housing Areas in January 2012, and is carrying out the initiatives outlined below.

(1) Acceleration of Efforts to Make Built-Up Areas Fire Resistant in Cooperation With the Special Wards

To accelerate efforts to improve the level of fire resistance in development districts, which are likely to suffer particularly severe damage in the event of an earthquake, the program for Special Development Zones to Advance Fire Resistance (Fireproof Zones) was launched in March 2013, in which the TMG extends special support upon requests from special wards in areas that are particularly in need of improvement. As of the end of March 2017, the program is being implemented in 53 districts. The TMG aims for a fire-resistant ratio* of 70 percent by fiscal 2020.

In the fireproof zones, along with building fireproofing regulations, the TMG is promoting reconstruction of buildings through a variety of efforts, including extending subsidies tailored to the situation in each community, tax reductions or exemptions (fixed asset tax, etc.), and actively paying visits to homes and businesses within the zones.

* Indicator of how fire resistant a built-up area is. This ratio of more than 70 percent means almost zero destruction from fire.

(2) Construction of Major City-Planned Roads to Form Firebreak Belts

The Bureau has selected as Designated Routes for Improvement, roads constructed by the TMG based on city planning (28 sections of road totaling approx. 25 kilometers in length) which will be highly effective in enhancing disaster resistance by blocking the spread of fire and serving as space for evacuation and rescue operations. The TMG will proceed with development of Designated Routes for Improvement while extending special support measures to property rights holders to assist them in rebuilding their lives, with the aim of completing the development by fiscal 2020.

Improvement of Development Districts Through Construction of Local Roads to Enhance Disaster Response

To improve development districts and accelerate efforts to make them fire resistant, the TMG designates narrow streets in such districts as local roads to enhance disaster response*, implements projects to widen the roads, and promotes reconstruction of roadside buildings.

Also, the TMG supports initiatives by special wards (ku) to remove utility poles to prevent them from falling down and blocking such roads following an earthquake.

* Roads that are particularly important in light of disaster response as they can allow the passage of emergency vehicles and smooth evacuation and firefighting/rescue operations in built-up areas surrounded by firebreak belts.

Initiatives Taken in Areas Other Than Development Districts

In districts with close-set wooden houses, as well as areas at risk of becoming such districts, the TMG will encourage municipalities to establish district plans or take other steps to prevent land from being subdivided into smaller lots, and to advance the designation of new fire resistance regulation zones, which is designed to raise the level of fire resistance in built-up areas, so as to improve those areas and to prevent the spread of close-set wooden housing areas. Along with these measures, the TMG works to build good housing environments.
### Designation of New Fire Resistance Regulation Zones

To step up the fireproofing of buildings in areas such as districts with close-set wooden houses that pose a high risk when a disaster occurs, zones in which the fire resistance performance of buildings must be enhanced are designated according to regulations stipulated in the Tokyo Metropolitan Construction Safety Ordinance.

The regulations state that, as a rule, all buildings must meet or exceed the quasi-fireproof standard, and, of these buildings, those with a total floor space exceeding 500 sq. meters must meet the fireproof building standard.

As of the end of December 2017, a total of 6,600 hectares of land in eighteen special wards and one city (Shinjuku, Bunkyo, Taito, Sumida, Koto, Shinagawa, Meguro, Ota, Setagaya, Shibuya, Nakano, Suginami, Toshima, Kita, Arakawa, Itabashi, Adachi, Edogawa, and Mitaka City) have been designated to fall under the program. Expansion of designated areas is underway to further enhance safety in built-up areas.

### Integrated Development of City-Planned Roads and Roadside Communities

City-planned roads can block the spread of fire and serve as space for evacuation and rescue operations. As part of projects to construct such roads in areas designated as priority development districts under the Urban Development Plan for Disaster-Resistance and other areas, the TMG also promotes the development of roadside communities through the redevelopment of existing buildings into shared complexes and effective land use, to further enhance the level of disaster resistance in those areas.

The Bureau is currently advancing city planning projects in the Higashi Ikebukuro district of Toshima-ku and Auxiliary Route 81 and Kanegafuchi district of Sumida-ku and Auxiliary Route 120 (approved as city planning projects in FY2005); the Jujo district of Kita-ku and Auxiliary Route 83 and the Meguro Hon-cho district of Meguro-ku and Auxiliary Route 46 (approved in FY2009); the Oyama Central district of Itabashi-ku and Auxiliary Route 26, the Haramachi-Senzoku district of Meguro-ku and Auxiliary Route 46, the Togoshi-koen Station district of Shinagawa-ku and Auxiliary Route 29, and the Shimo district of Kita-ku and Auxiliary Route 86 (approved in FY2014). Of these routes, auxiliary routes 120, 46, 26, 29, and 86 are Designated Routes for Improvement.
Community Earthquake Risk Assessment Study

In accordance with the provisions of Article 12 of the Tokyo Metropolitan Earthquake Preparedness Ordinance, community risk levels are scientifically assessed and made public about once every five years with the following objectives:

1. To serve as indicators for city planning to build earthquake resilience
2. To help select districts where measures aimed at reducing the impact of earthquakes will be implemented
3. To deepen the understanding of Tokyo residents with respect to earthquakes and heighten awareness of disaster preparedness

In the eighth survey, for which the results were announced by the TMG in 2018, 5,177 communities in urbanized districts were examined. Each community’s risk of building collapse, risk of fire outbreak and spread, and emergency response difficulty (how difficult it is to conduct rescue activities in stricken areas) were assessed. Using the “combined risk,” which combines these risk assessments, the survey rates communities on a scale of five (high risk) to one (low risk), according to the each community’s vulnerability to hazards.

Designation of Evacuation Areas and Evacuation Routes

In order to protect the lives of residents from major urban fires caused by earthquakes, in the special-ward area of Tokyo, the TMG has pre-designated safe locations to be used as evacuation areas based on the Tokyo Metropolitan Earthquake Preparedness Ordinance, and strives to familiarize residents with these locations.

In evacuating to a designated evacuation area, the route a resident uses is, in principle, up to the individual. However, in areas where residents must travel long distances to reach the evacuation area, or those in which the risk of the spread of fire is particularly high, the TMG has designated evacuation routes to guide evacuees safely and smoothly, based on the ordinance.

In order to reflect changes in the city and fluctuations in the population, the designation of evacuation areas and routes are reviewed about once every five years. In the May 2013 revision, 197 locations were designated as evacuation areas and approximately 54 kilometers of roadways designated as evacuation routes.

*Areas in white were not included in this assessment.

8th Community Earthquake Risk Assessment (Combined Risk Ratings)
Promoting the Seismic Resistance of Buildings

Amid the pressing urgency to prepare for a major earthquake directly hitting the capital, in March 2007 the TMG formulated the TMG Plan to Promote Seismic Retrofitting (latest revision: March 2016) with the aim of making Tokyo a disaster-resistant city and protecting the lives and property of its residents. In addition to outlining the current state with respect to seismic retrofitting of buildings and goals to be achieved, the plan sets forth a basic policy on seismic retrofitting and a specific direction for policy implementation. With the cooperation of the municipalities, the TMG is working to advance the seismic evaluation and seismic retrofitting of buildings in Tokyo.

Specifically, based on this plan, along with working to inform building owners about the necessity of seismic resistance, the TMG provides technical assistance to owners so that they will take the initiative in enhancing their building’s resistance to earthquakes. This includes the establishment of a consultation system; provision of information on seismic retrofitting methods and selection; registration and introduction of firms capable of conducting seismic evaluations; and opening a portal site for central provision of information on earthquake resistance. Due to their highly public nature, the TMG is also working to advance seismic resistance of wooden framed houses in closely-packed housing districts, condominiums, and buildings along disaster response routes by subsidizing seismic inspection and retrofitting costs.

With respect to disaster response routes, which are the lifelines that enable evacuation, relief and rescue efforts, and the transport of emergency supplies in the event of a disaster, it is essential to prevent the blocking of roads due to the collapse of roadside buildings.

To this end, the Ordinance to Advance the Earthquake Resistance of Buildings Along Disaster Response Routes took effect in April 2011 to make it mandatory for owners of buildings located alongside specified routes* to carry out seismic inspections and submit a report on the seismic resistance of their building. In line with this, the TMG is also expanding the subsidy system that covers such costs as seismic retrofit design and retrofitting work, and is advancing seismic resistance in cooperation with the municipalities. In addition, the TMG supports efforts of building owners along specific routes to retrofit their properties by responding to technical inquiries and providing assistance with creating plans through the establishment of a dedicated consultation desk and dispatching seismic retrofit specialists.

Furthermore, the TMG’s own Seismic Certification System has been established to make information on the seismic resistance of buildings widely available so that the public can feel safe using buildings. Through this system, the TMG will heighten the awareness and sentiment of residents with respect to seismic retrofitting in order to promote efforts to make the city more resistant to earthquakes.

(*) Buildings meeting certain conditions that are located along designated disaster response routes (disaster response routes that particularly require seismic retrofitting of buildings along the road)

Anti-Liquefaction Measures for Buildings

Following the Great East Japan Earthquake, liquefaction occurred not only in waterfront areas, but also in inland areas of Tokyo, causing damage to buildings such as making some wooden structures tilt.

In order to prepare for liquefaction, it is essential to provide information so that building owners and builders can ensure the safety of their buildings. Based on the February 2013 report compiled by a TMG committee made up of geotechnical engineers and other experts, the Guide to Preparing for Liquefaction Induced Damage to Buildings was created in cooperation with municipalities to raise awareness among residents (latest revision: March 2016). Starting in May 2013, the guide was made available for viewing online and related pamphlets were distributed. Other materials helpful in determining whether the potential for liquefaction exists in a certain area, including past topographic maps and columnar sections showing layers of rock and soil below ground, were also made available. Furthermore, a liquefaction advisor system was established to respond to inquiries from residents.

In May 2014, the TMG also established a portal site that introduces anti-liquefaction measures for buildings, enabling residents to access materials such as a guide and topographical maps from the site.
Promoting Measures for Urban Restoration and Recovery

- **Initiatives Taken Before a Disaster to Guide Recovery Efforts**
  
  With respect to post-disaster recovery, initiatives taken before a disaster occurs, including having the government and residents share a common understanding of the guidelines for action and of how the community should be rebuilt after a disaster, are of great importance. The Tokyo Metropolitan Government has compiled the TMG Earthquake Recovery Manual (March 2003), which outlines actions to be taken from the outset of the disaster through to recovery.

  Every year, the Bureau holds drills pertaining to urban recovery for TMG and municipality staff to enable them to fully master the steps outlined in the manual, and also holds earthquake recovery symposiums for residents to raise awareness of post-disaster recovery.

- **Post-Disaster Risk Assessment in Residential Areas**

  Post-disaster risk assessment in residential areas is a system designed to reduce and prevent secondary disasters in the event residential areas are struck by disasters such as an earthquake or torrential rains that have caused major, widespread damage, by enabling the prompt and accurate assessment of the damage and the distribution of information to residents. Based on objective nationwide standards, visible damage is given a numerical score. The results of the assessment are then indicated through three different color-coded stickers, which also list information such as points of caution and where to contact for more information.

  Working with the municipalities, the TMG trains risk assessors, and is also developing a system to cooperate with other prefectures.

- **Post-Disaster Emergency Building Risk Assessment**

  Post-disaster emergency building risk assessment is a system in which buildings that have sustained damage in a major earthquake are inspected by an assessor and classified into three ranks: "Dangerous," "Use Caution," and "Inspection Completed," with the aim to prevent the occurrence of secondary disasters from building collapse and falling debris due to large aftershocks and other causes. Color-coded stickers corresponding to each of the three categories are affixed to buildings to alert residents and passersby of the inspection results.

  In preparation for large-scale assessment activities, the TMG is registering architects from the private sector as volunteer assessors. Along with creating a system for conducting assessments in cooperation with the municipalities of Tokyo, a system making it possible for Tokyo and other prefectures to support each other in such activities is also being established.

**Promotion of Comprehensive Flood Control Measures**

Following a 2005 torrential downpour exceeding 100 millimeters per hour, which mainly affected Suginami-ku and Nakano-ku, the TMG formulated its Basic Policy for Measures Against Heavy Rainfall in August 2007, and has been working to improve flood control measures.

However, as torrential downpours that surpassed the established maximum expected rate of rainfall at the time (50 millimeters per hour) continued to result in flooding, the TMG established a committee to study measures against heavy rainfall. Based on factors such as rainfall characteristics in recent years and the occurrence of floods, the Basic Policy for Measures Against Heavy Rainfall was revised in June 2014.

The revised plan strengthened disaster mitigation measures, including setting rainfall levels for flood protection in light of rainfall characteristics, designating river basins and districts requiring intensified measures for the development of rivers and sewerage systems, and enhancing flood control measures for large-scale underground shopping areas. In addition, the TMG is working to further strengthen measures against torrential rain by setting initiatives through the year 2025 that also cover the Tokyo 2020 Games.

Using Urban Development as an Opportunity to Promote the Creation of a Disaster Resilient City

In preparing for a major disaster such as an earthquake that directly strikes the capital, measures such as enhancing the capacity of buildings so that they can function more independently following a disaster, making it possible for employees and others to take refuge inside the building, and securing facilities that will take in stranded commuters for a time until it is possible for them to return home (temporary shelters) are crucial to strengthening urban disaster response capabilities. To this end, the TMG is using urban development as an opportunity to create a disaster resilient city, including encouraging large-scale projects that apply various urban development schemes to create warehouses to store emergency supplies and temporary shelters.
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 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 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 befitting the “face of Tokyo, Japan’s capital.”

  In this district, about 32 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 through third phases of development have been completed, and the fourth phase is currently underway.

  Furthermore, along with preserving historic sites such as the Meiji Seimei Building, the creation of landscapes 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. The remainder of the Gyoko-dori Avenue project was finished in 2017, when the Marunouchi Station Square was completed.

  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 the Area around Shinagawa/Tamachi Station**
  The overall potential of the area around Shinagawa station and Tamachi stations is growing due to developments such as a further increase of regular international flights to and from Haneda Airport and the scheduled launch of 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, further advancements are expected for development that utilizes the dynamism of the private sector.

  Based on these developments, the TMG revised existing guidelines and released Area around Shinagawa Station and Tamachi Station Community Development Guidelines 2014 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 staged 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.

  In April 2016, district plans for the district around Shinagawa Station North and the Shinagawa Station block district, which are Priority Development Districts, were approved as city planning projects.
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 Ishikawajima-Harima Heavy Industries factory in Toyosu 2-chome and 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 Tokyu 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 redevelopement of station plazas and the creation or realignment 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 in development projects that are tailored to the characteristics of each area, encourage people to live in central Tokyo, improve districts with close-set wooden houses, and deal with the graying of society.

The Bureau is also advancing “urban renewal upgrade projects” that effectively utilize 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 a TMG-wide initiative, the program advances urban development by establishing concepts tailored to the characteristics of an area and bringing in investment and expertise from the private sector for the integrated development of several plots of metropolitan government-owned land, while also bringing about development of the surrounding area.

Developers selected through public tenders have concluded basic agreements with the TMG, and are now engaged in construction.

In the Shibuya district, the project at the former site of the Tokyo Metropolitan Miyashita-cho apartment complex was completed and a commercial and residential complex was opened in April 2017. In the Takeshiba district, work is underway with the aim of completion in 2020.

---

**Takeshiba District**

1. Metropolitan government-owned land used:
   - Approx. 1.5 hectares
   - Former sites of
     ① Tokyo Metropolitan Archives,
     ② Tokyo Metropolitan Inspection Institute of Weights and Measures, and
     ③ Tokyo Metropolitan Industrial Trade Center

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

**Shibuya District**

1. Metropolitan government-owned land used:
   - Approx. 2.6 hectares
   - Former sites of
     ① Miyashita-cho apartment complex,
     ② Tokyo Metropolitan Children’s Hall, and
     ③ Tokyo Metropolitan Aoyama Hospital

2. Project goal:
   - To create a flow of people linking the Shibuya, Aoyama, and Harajuku areas, and form a center setting trends for lifestyle and culture, the fashion industry and other fields


Urban Development Utilizing Metropolitan Land

Private-sector projects utilizing metropolitan government-owned land have been implemented in such districts as Minami-Aoyama 1-chome, Konan 4-chome, Kachidoki 1-chome, and Higashimoshyama City Honcho. And, we will continue advancing urban development that utilizes private-sector resources in the following areas.

Kamimeguro 1-Chome District Project

The project was made possible through the joint development of metropolitan government-owned land and adjacent ward-owned land. The TMG and the local ward invited proposals from developers, centered on the concept of “creating a beautiful community that connects Nakameguro and Daikanyama.” A developer for the project was selected in September 2015. Works are currently underway with the aim of opening a university campus in April 2019.

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

Kita-Aoyama 3-Chome District Urban Development Project

This project combines rebuilding of metropolitan housing blocks into a high-rise building and employing the vitality of the private sector in the use of the land created by rebuilding. Integrated urban development with the area along Aoyama-dori Avenue is being advanced in stages to create a center that sets the latest trends in culture and fashion.

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

Shiodome West District Metropolitan Government-Owned Land Utilization Project

The project is being implemented on metropolitan government-owned land formerly used as replacement property for a land readjustment project, and aims to create a community with a sustainable vibrancy while blending the project into the attractive space being created by the community. In February 2018, the TMG concluded a basic agreement with a developer that proposed a plan to construct buildings that will house its offices, a space for non-profit organizations, and other facilities.

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

Hachioji City Nagabusa District Urban Development Project

The project uses land created through the rebuilding of the Nagabusa Housing Complex, a large metropolitan housing complex, to promote the establishment of day-to-day facilities, such as commercial, healthcare, and welfare facilities, that will support the everyday lives of residents of the housing complex and nearby areas, as well as local communities, aiming to create a community that is convenient to live in for everyone (policy for the project implementation released in November 2017).

Akishima District (Former Site of the Tachikawa Air Base)

This district is approximately 70 hectares of central government-owned land and consists of a portion of land (the former site of Tachikawa Air Base) reverted to Japan from the United States in 1977. While promoting the development of the International Justice General Center (tentative name) and the introduction of business and commercial functions, the greenery of the area’s iconic Showa Kinen Park will be used to create a high-quality urban space that is 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 technical support.

Akishima District Land Utilization Plan for the Former Site of Tachikawa Air Base
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 new transportation networks.

Land readjustment and urban redevelopment projects are also carried out by other entities, including municipalities, individuals, associations, organizations, and public corporations.

The TMG is also using urban development projects as opportunities to remove utility poles on streets.

### 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, Rokucho, and Hanahata North districts, the TMG will work to develop a quality living environment in the areas along the Toei Shinjuku Line and the Tsukuba Express Line. (The rezoning order for the Hanahata North district was announced in March 2017.) In the Mizue Station West district, works are underway to remove utility poles on some access streets.

### 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 one district, aims to create disaster-resistant communities by developing evacuation areas and routes, and also improving the residential environment.

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

In order to respond to rights holders’ wishes 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 No. 2 (the main line) is underway as a Tokyo Metropolitan Bureau of Construction road project, and the above-ground portion of the project is underway as a redevelopment project (project period: FY2002 through FY2019) of the Bureau of Urban Development.

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 FY2019).
Urban Development Undertaken by the Private Sector and Others

Landowners and leaseholders, as individuals or associations ("private sector and others"), 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 the end of December 2017, land readjustment projects by the private sector and others were underway in 50 districts (including projects undertaken by municipalities.)

In the special ward area, an integrated urban redevelopment project is being carried out within an area designated for land readjustment projects in the Otemachi district (Chiyoda-ku).

In districts such as the Shibuya Station district and Shibuya Station South district (Shibuya-ku), land readjustment projects are also providing an opportunity for renewal and reorganization of station facilities as well as reorganization of urban infrastructure and the area itself.

In the Tama area, in the Minamiyama Tobu district (Inagi City), work on dangerous escarpments and major roadways is underway for improved safety of residents, while at the same time a rich green urban area is being created. At the former site of Tachikawa Air Base in the Akishima district (Tachikawa City and Akishima City), systematic land use is advanced to fully utilize this large piece of government-owned land.

○ Urban Redevelopment Projects Undertaken by the Private Sector and Others

As of the end of December 2017, urban redevelopment projects by the private sector and others were underway in 36 districts, and in a further 17 districts, city plans have been decided and projects are due to start.

During fiscal 2017, within the special ward area, a project was completed in the Ginza 6-chome 10 district (Chuo-ku) for an internationally appealing office and commercial complex that includes a multi-purpose hall (Noh theater). The complex also has a rooftop garden and underground passage-way, contributing to enhancing the charm and vitality of the Ginza area. In the Akasaka 1-chome district (Minato-ku), urban development to create an attractive, multifunctional space that includes offices, residences, day-to-day facilities, as well as lush greenery despite its urban location, was completed.

In the Tama area, a redevelopment project leveraging the elevation of Keio Line railway tracks was completed in the Fuchu Station South Exit No. 1 district to create high-quality pedestrian areas through the development of a station plaza and a pedestrian deck. The project also generated spaces for community activities, such as a multi-purpose hall and the Fuchu municipal information center.
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 the completion of a high-standard of urban infrastructure, including roads and parks, the area has matured into a multifunctional city 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 45 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. Therefore the TMG studied issues concerning the renewal of this area, and compiled the Renewal Guidelines for Tama New Town Area in February 2018. Initiatives will be advanced in close cooperation with local municipalities and other relevant parties.

Development of the Athletes’ Village (Post-Games Community Development)

In April 2016, the TMG started work on the Type 1 Urban Redevelopment Project in the West Harumi 5-chome district, and is now building the Athletes’ Village for the Olympic and Paralympic Games Tokyo 2020 and developing the area to be a legacy of the Games.

The construction of buildings, including accommodations for athletes during the Games which will be converted to residences after the Games, is now underway, with the TMG using the designated builder system to make use of the funds and expertise of private sector developers.

To make this district a legacy of the Games, the TMG is leveraging the area’s seaside location and proximity to the city center to develop a community where various residents, including families with children, senior citizens, and foreign nationals, can interact and lead fulfilling lives. In addition, initiatives aimed at creating a city that can serve as a model for advanced environmental policies, including pioneering the introduction of hydrogen as an energy source for the community, will be promoted.
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 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 townscape guidelines together with professional urban designers, which incorporates local color and characteristics. (As of the end of March 2017, 11 districts have been designated.)

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 December 2017, five groups involved in creating townscapes and 59 groups involved in utilizing open spaces for community activities have been registered.)
Promotion of Barrier-Free Urban Design

The TMG is promoting the development of barrier-free structures 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 to ensure that buildings 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 collaborating with the central government and local authorities to support the installation of elevators and platform doors by rail operators to provide an environment offering smooth and safe movement for residents and travelers.

Building Child and Elderly Care Facilities

Focusing on the advent of a graying society, in order to advance the development of facilities caring for children and the elderly, the TMG is increasing the floor area ratio for construction of large scale developments falling under the urban development system, if they incorporate such facilities. Of such developments, for large-scale development projects above a certain size, the TMG is promoting the establishment of childcare facilities that take into account the needs of the community, by having developers consult with local municipalities to confirm the need for childcare and other services as a condition for urban development.

 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 advancing the development of barrier-free facilities.

To transform the stations and their surroundings into bustling and vital community centers that are convenient for everyone, construction of facilities such as concourses and barrier-free facilities are underway at Shinjuku, Shinkoiwa and other stations.