



# Urban Development in Tokyo

(Reference)

- promoting urban development to designated area or districts by private sector
  - Designation of urban renaissance emergency development area and urban planning decision for special urban renaissance district
  - Utilization of various urban development schemes



## Urban Renaissance Emergency Development Area

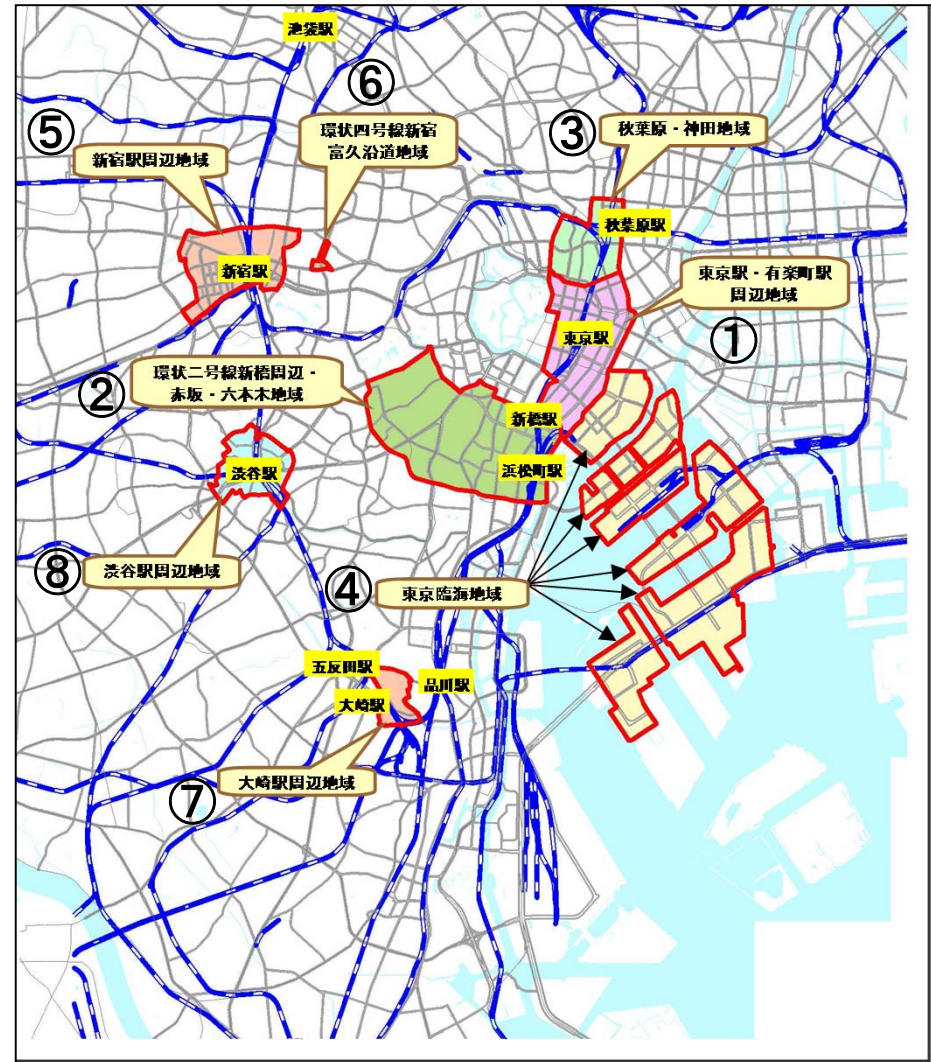
- Areas situated as a center of urban renaissance districts where urban development shall be focused and promoted urgently through urban development project provided for in paragraph (3), Article 2 of the Act on Special Measures Concerning Urban Renaissance (Act No. 22 of 2002)
- Accommodating a different sense of time by private developer, for the purpose of maximum utilize of their ingenuity, special provision to urban planning, financial support measures and the other measures to be required for urban renaissance are implemented.

## Special Urban Renaissance District

- Special urban renaissance district is designated inside the urban renaissance emergency development area, and application of floor-area ratio regulation based on existing use districts are excluded there, as the result it is possible to formulate the plan and design with a lot of flexibility.
- The district is designated only where contributing urban renaissance and reasonable and healthy intensive land use are required.

# Designation of urban renaissance urgent districts

- ① Tokyo Station/Yurakucho district (320ha)
- ② Loop Road 2 Shimbashi/Akasaka/Roppongi district (590ha)
- ③ Akihabara/Kanda district (160ha)
- ④ Tokyo Waterfront district (1,010ha)
- ⑤ Shinjuku Station district (220ha)
- ⑥ Loop Road 4 Shinjuku Tomihisa district (10ha)
- ⑦ Osaki Station district (60ha)
- ⑧ Shibuya Station district (139ha)



# Urban Renaissance Special Districts

Area		Osaki West E-East	Osaki West A	Marunouchi 1-1	Otemachi			West Shinjuku 1-7	Marunouchi 2-1
					Zone "A"	Zone "B"	Zone "C"		
Designation		Jan. 2004	Mar. 2005	Jun. 2005	Jan. 2006			Mar. 2006	Aug. 2006
Developer		Meidensha	Property Owners' Redevelopment Association	Mori Trust	Otemachi Development Co.	-	-	Mode Gakuen	Mitsubishi Real Estate
Address		Osaki 2 and 3	Osaki 2	Marunouchi 1 and Yaesu 1	Otemachi 1 and 2			West Shinjuku 1	Marunouchi 2
Site area		2.4ha	1.8ha	1.2ha	1.5ha	7.8ha	3.1ha	0.9ha	1.7ha
FAR (%)	Maximum	750	650	1300	1590	1470	1470	1370	1530
	Minimum	500	400	400	400			400	400
Building coverage ratio(%)	Maximum	60	60	60	70			80	80
Minimum building area		5,000㎡	200㎡	3,000㎡	8,000㎡	700㎡	700㎡	3,000㎡	8,000㎡
Maximum height (m)		GL (High-rise) +141, (Low-rise) +15	GL (High-rise) +143, (Low-rise) +40	GL (High-rise) +178, +100, (Low-rise) +40, +10	GL (High-rise) +155, +180, +125, (Low-rise) +30	GL +150	GL +150	GL (High-rise) +210, (Low-rise) +35	GL (High-rise) +158, (Middle-rise) +45, +35, +30, (Low-rise) +3
Outline of development	Uses	Office, Shop, Parking	Condominium, Office, Shop, Nursery, Parking	Office, Hotel, Shop, Tourist information, Parking	Office, Conference Hall, Shop, Parking	-	-	School, Shop, Hall, Parking	Office, Shop, Museum, Parking
	Building area	10,900㎡	4,400㎡ 4,000㎡	6,500㎡	9,200㎡	-	-	3,400㎡	8,700㎡
	Gross floor area	155,200㎡	66,500㎡ 60,400㎡	180,000㎡	240,000㎡	-	-	8,300㎡	205,000㎡

Total: 19 areas 40.7ha (in 2011)



# Marunouchi 2-1 Project

- Institution of Urban Planning
  - special urban renaissance district
  - designated district to apply special floor-area ratio
- Applied Floor-Area Ratio
  - 1,530% (standard ratio 1,300%)
- Height
  - 157m ( 35 stories above ground and 4 below)
- Contribution to Urban Renaissance
  - Build a cultural interchange center
  - Development of museum and integrated out-of-door exhibition space
  - Development of urban infrastructure
  - Contribution to historical Tokyo Station restoration
  - Development of ground and underground pedestrian network in accordance with Guidelines
- Groundbreaking : 2006
- Completion : 2009
- Restored Mitsubishi Building No.1 is used as a museum
- Creation of green agora in Marunouchi
  - — inner court is allocated as the agora
- Active efforts for living in harmony with the environment
  - Mitigation of heat-island phenomenon through green agora and permeability pavement
  - Renewal of neighbor building's DHC facility



## Utilization of various urban development schemes

Specific Block

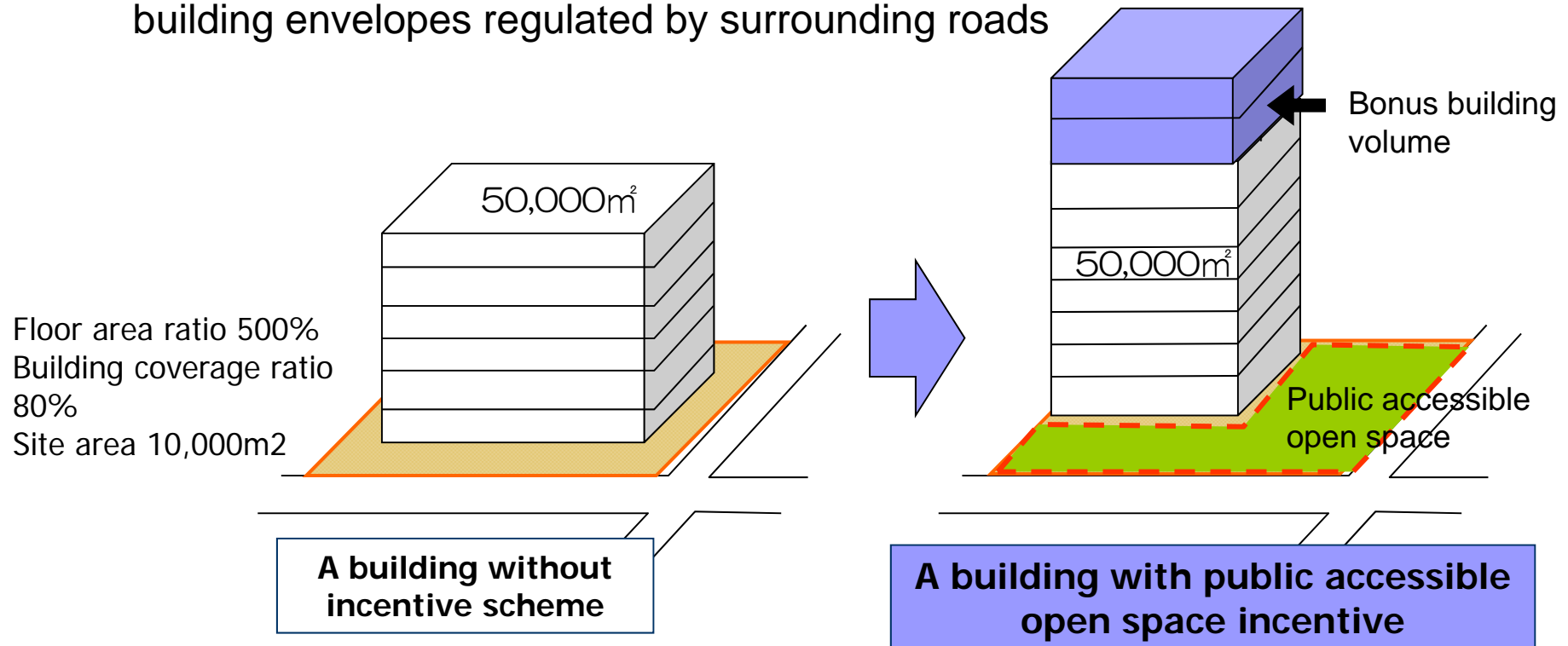
Intensive Land Use District

District Planning that stipulates urban  
redevelopment promotion district

Comprehensive Design

# Various urban development schemes

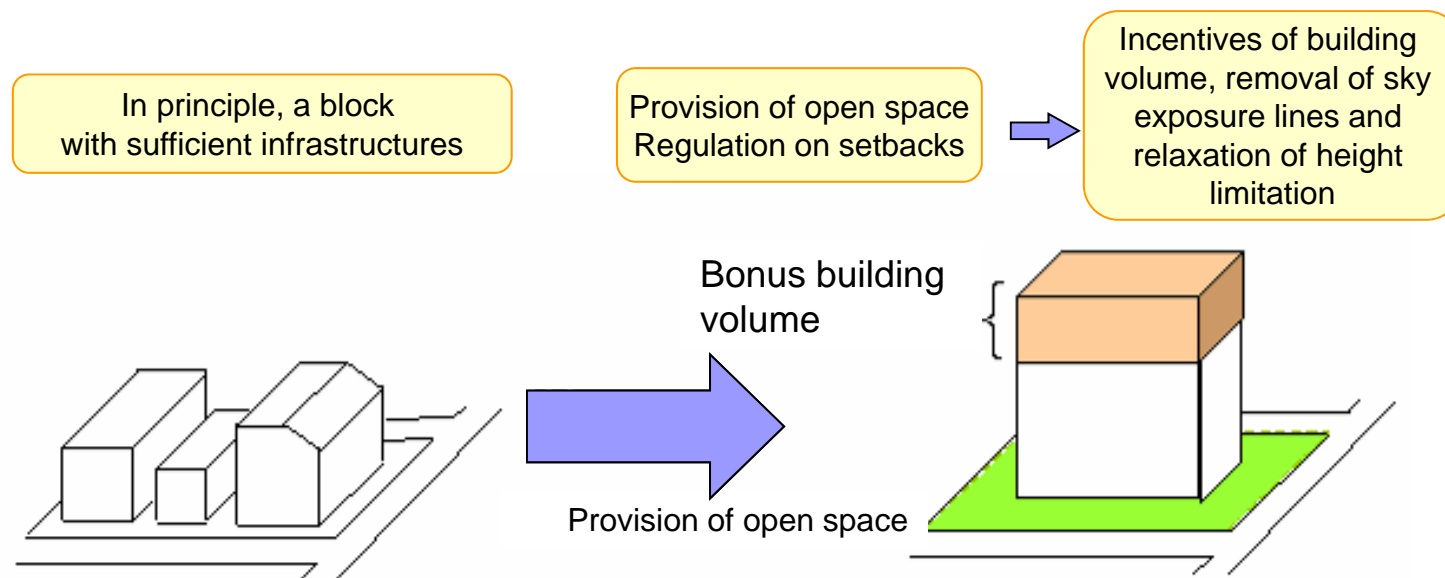
Schemes that intend to give incentives to a buildings plan, which contributes to creating good-quality urban environment, regarding building volume and/or building envelopes regulated by surrounding roads



Public accessible open space in private domain: open space inside building site that open to the public all the time and that are usable for pedestrians to walk through

# Specific Block

Applicable to large scale projects that intend to upgrade urban functions and create/preserve excellent urban spaces  
Exceptions of applying general building regulations such as floor area ratio, building coverage ratio and height limitation and individual designation of building form suitable to the concerned block



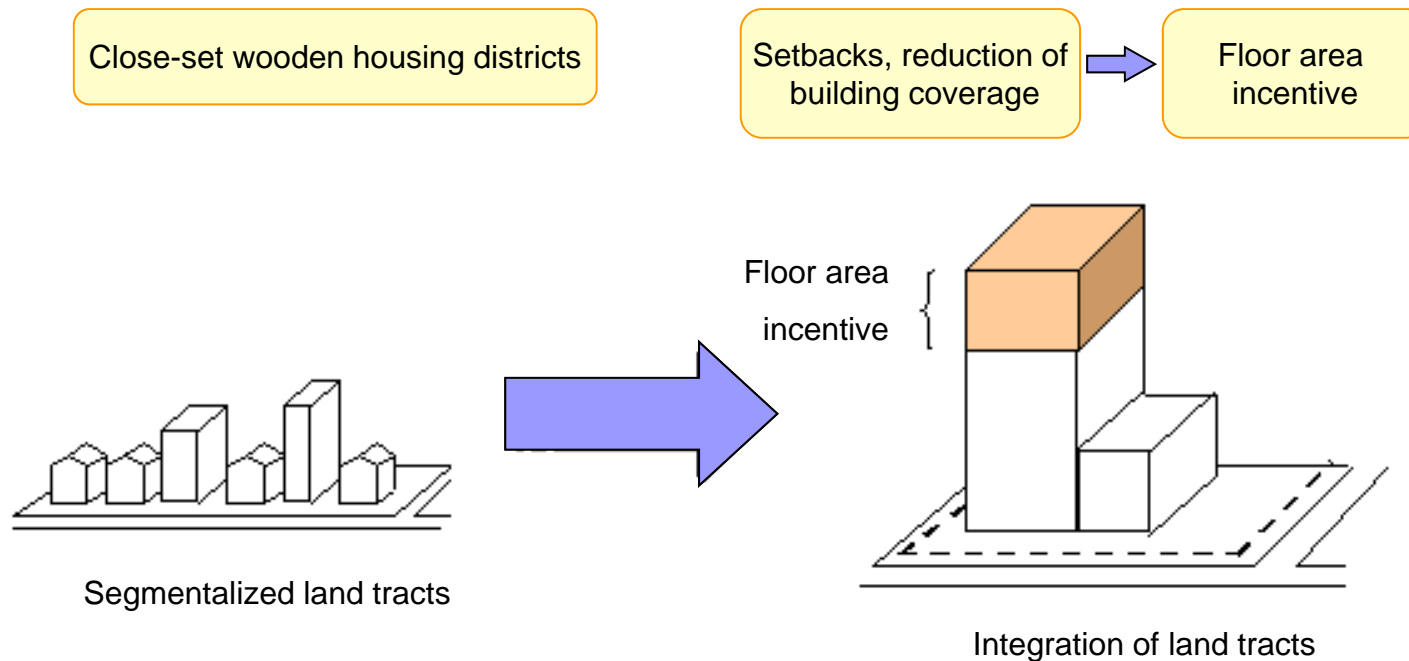


# Intensive Land Use District

Promotes integrating segmentalized land tracts in urbanized areas and realizes disaster prevention through rational and sound intensive land use

Floor area incentive in exchange for setbacks, reduction of building coverage and provision of housing

Urban redevelopment project usually conducted in an intensive land use district



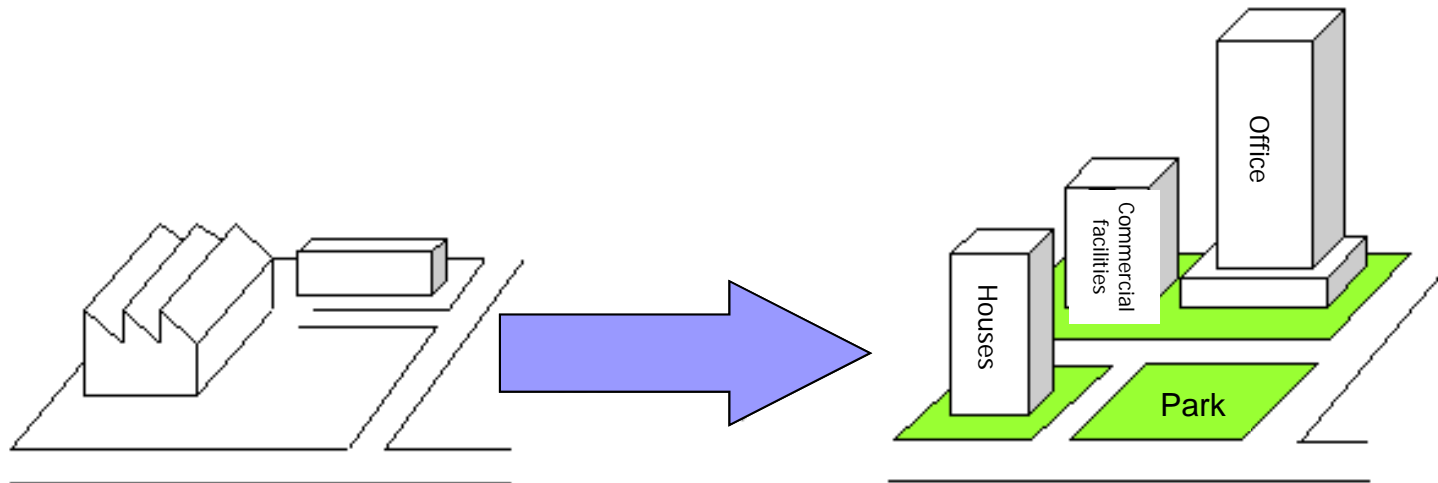
# District Planning that stipulates urban redevelopment promotion district

Promotes land use transition of unused/under-used large scale tracts with a plan that develops buildings and public facilities integrally and comprehensively

Effective use of land, promotion of urban functions, provisions of houses and offices, a hub for area revitalization

Large scale tracts such as a former factory sites, rail yards, port facilities and etc.

Incentives of land use, floor area, building height on condition of conformity to a government stipulated district planning



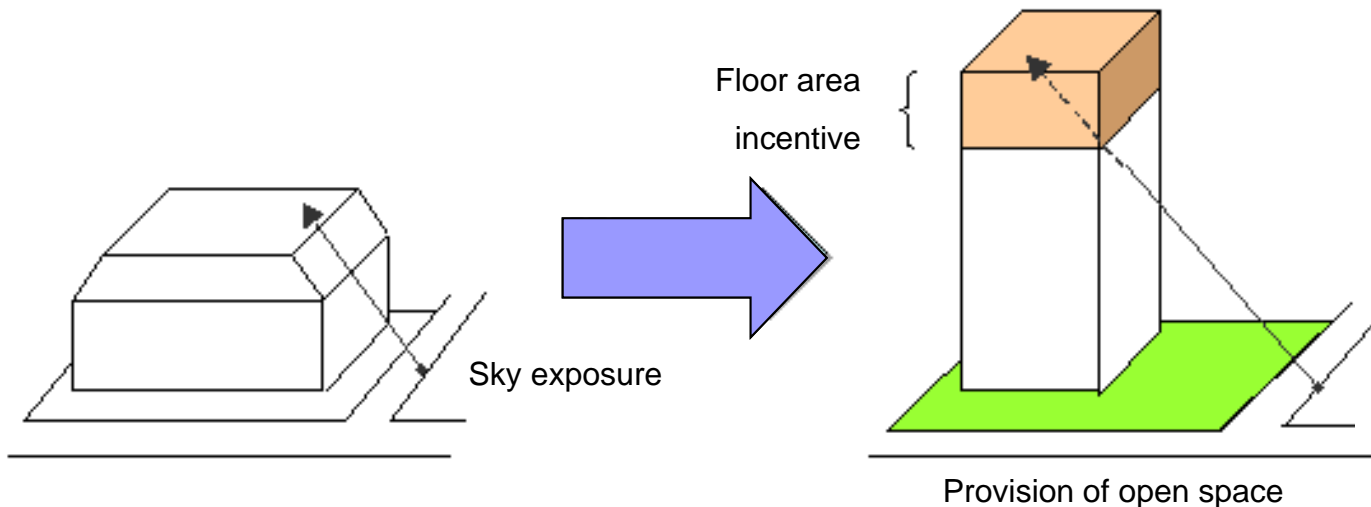
# Comprehensive Design

Local government relaxes regulations on building volume, building envelopes, building height for large scale developments with intensive open spaces

Promotes effective and rational use of land through integration of tracts, improves urban environment by securing open spaces which are usable to the general public

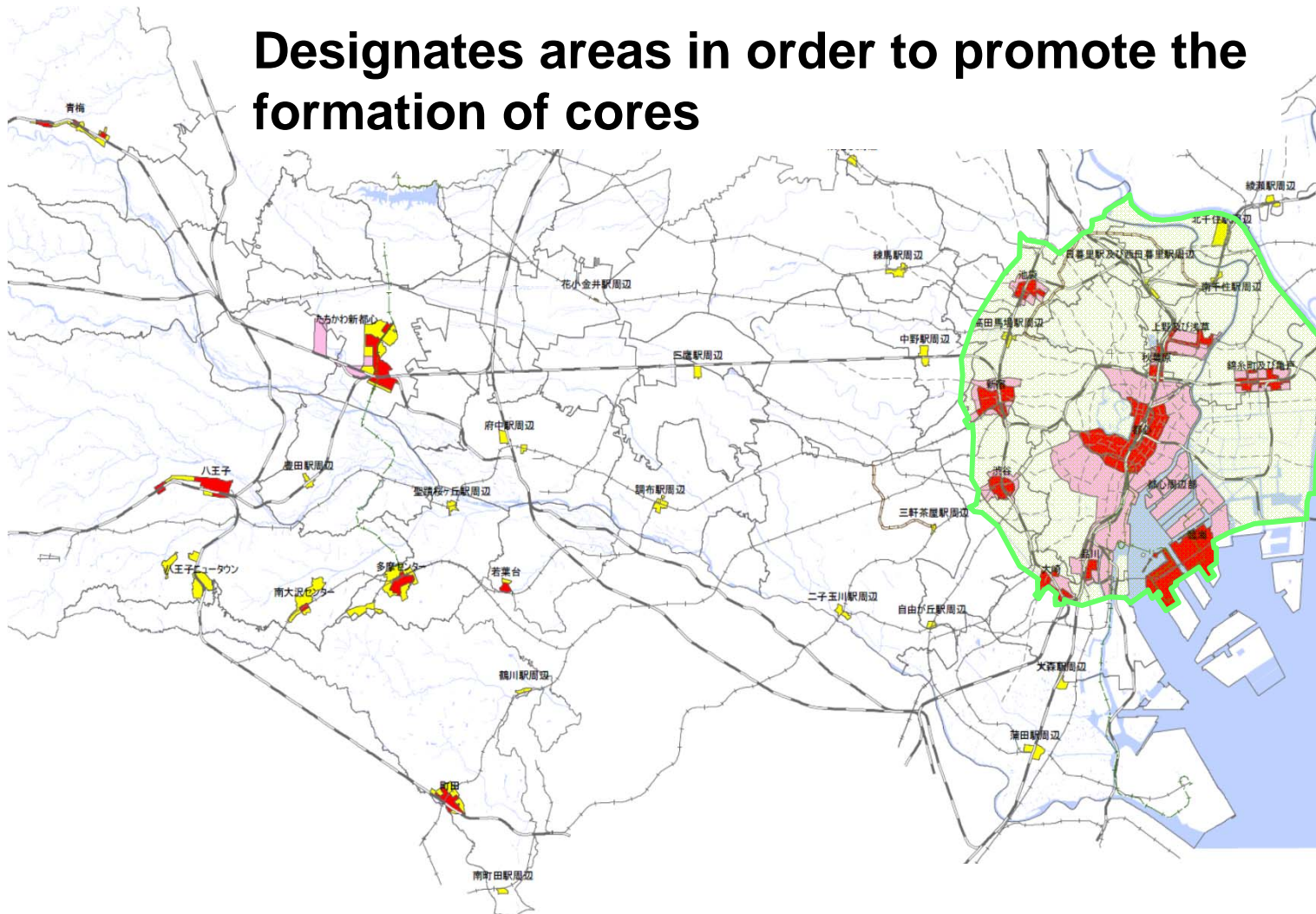
Large scale tract and provision of open space

Incentives of floor area and sky exposure



# Urban structure of strategically on/off land uses

Designates areas in order to promote the formation of cores



## City center hubs

### ● 都心

Otemachi, Marunouchi, Yurakucho, Nihonbashi, Yaesu, Ginza etc.

### ● 副都心

Shinjuku, Shibuya, Ikebukuro, Osaki, Ueno and Asakusa, Kinshicho and Kameido

### ● 新拠点

Akihabara, Shinagawa

### ● 核都市

Hachioji, Tachikawa, Ome, Machida, Tama New Town

## Mixed used urban zones

### ● 都心周辺部

Akasaka, Roppongi, Kanda, Shibaura, Kachidoki, Harumi, Toyosu etc.

### ● 副都心複合ゾーン

Shinjuku, Shibuya, Ikebukuro, Osaki, Ueno and Asakusa, Kinshicho and Kameido

### ● 新拠点複合ゾーン

Shinagawa

## Other hubs

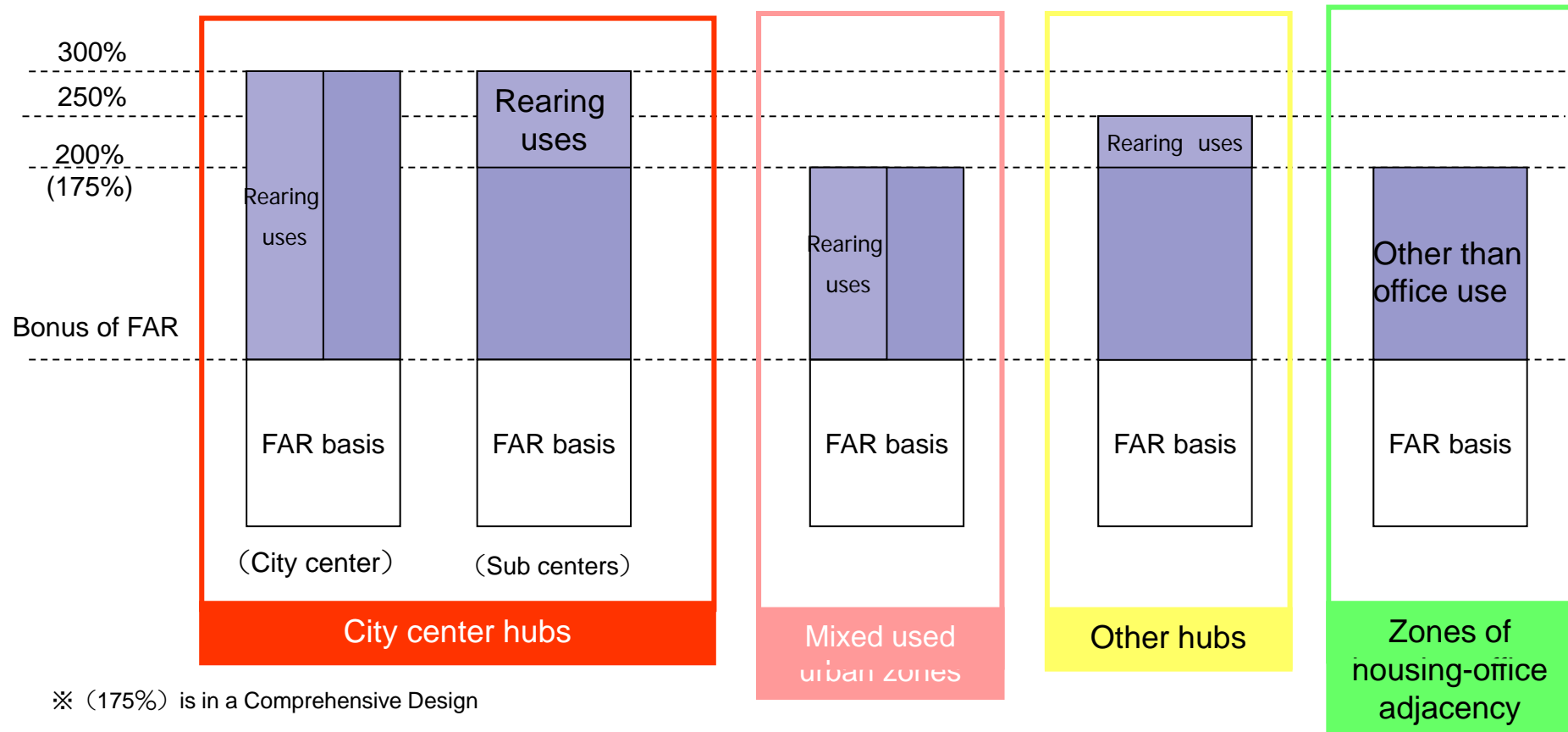
Kamata, Sangenjaya, Nakano, Minamisenju, Nerima, Kitasenju, Fuchu, Takadanobaba, Jiyugaoka, Omori, Hutakotamagawa, Narimasu, Ayase, Nippori, Hachioji New Town, Mitaka, Chofu, Tsurukawa, Minamimachida, Hanakoganei, Toyoda, Seisekisakuragaoka

## Zones of housing-office adjacency

The area except City center hubs, Mixed used urban zones and Other hubs among central core area

# Buildups of multi functions

## Floor area bonus according to developments of rearing uses



# Promotion of city center living

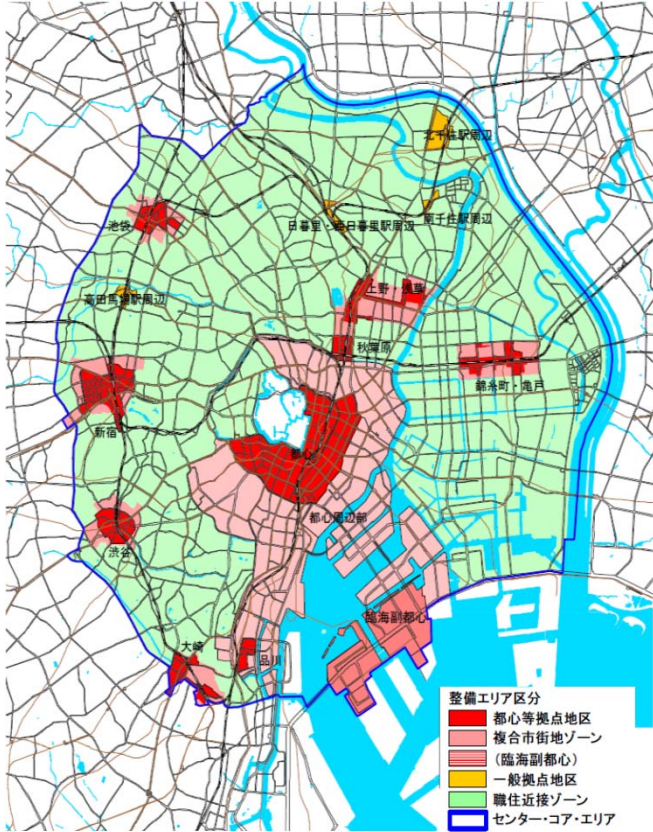
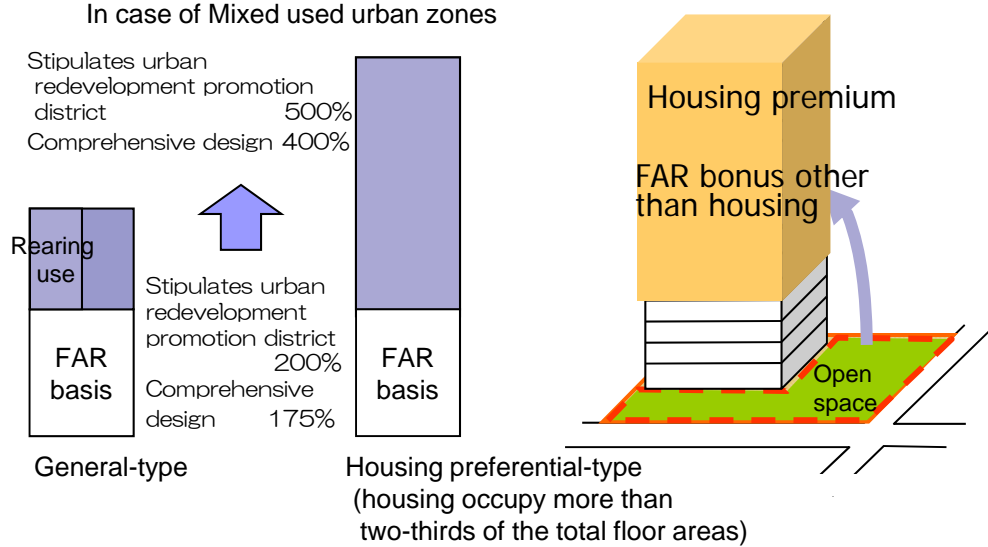
Floor area premium to developments including housing

Object Area

- Program areas are those that meet three conditions below:
- Inside Center Core Area
- Outside city center/sub center/new center hubs
- Outside low housing zonings

A setup of a Bonus of FAR

### Limit raising of a Bonus of FAR



# New schemes to promote carbon-minus

Average of “reduction of PAL” and “ERR”

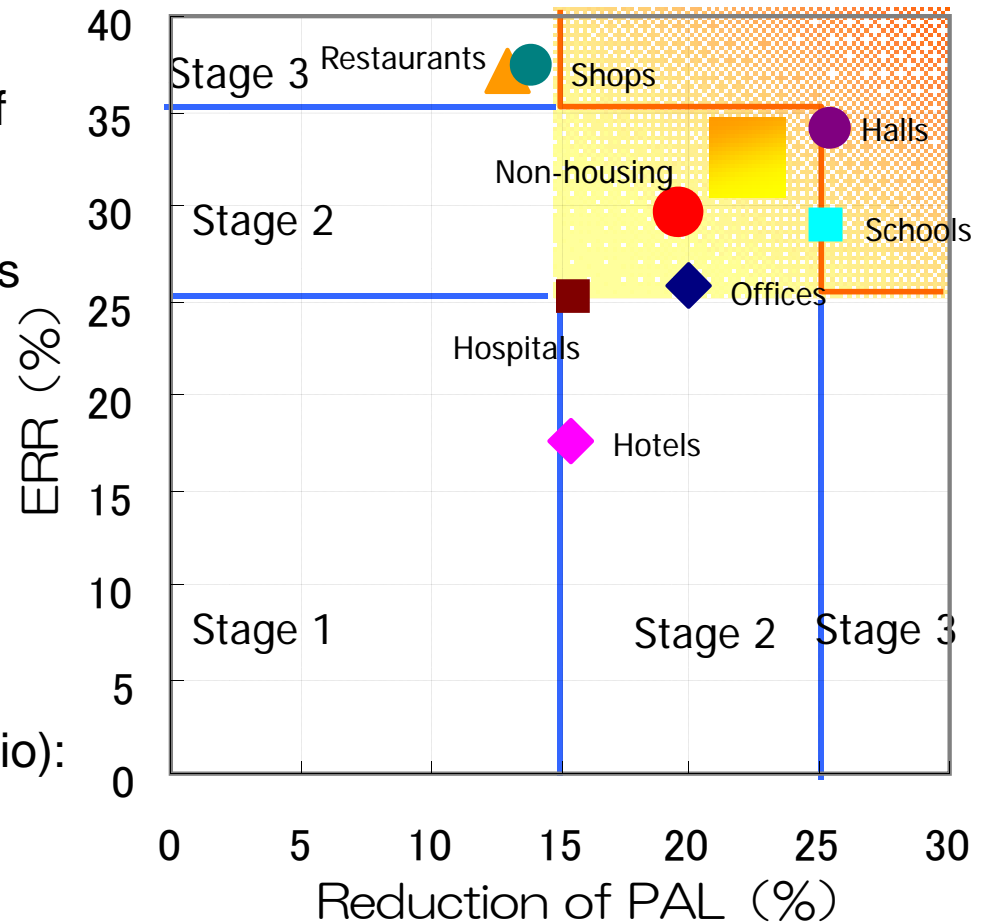
## Reduction of building heat load

Non-housing: 15% or more reduction of PAL (perimeter annual load)

Housing: grade 3 or better for measures of energy saving in Housing Quality Securement Act

## Energy saving for facility systems (non-housing)

Score of ERR (Energy Reduction Ratio): 25% or better

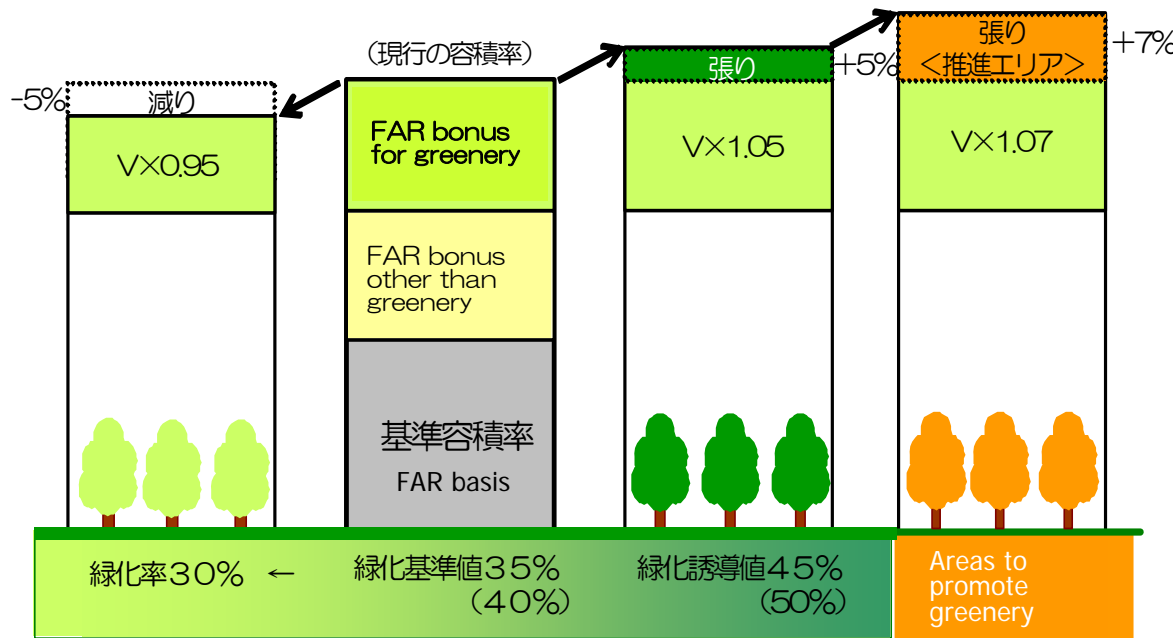


# New schemes to promote greenery

Increases/decreases bonus floor area ratio according to greenery ratio

Increases of bonus floor area ratio for developments of greenery ratio 35-45%  
(in case of promotion areas 40-50%)

Decreases of bonus floor area ratio for developments of greenery ratio below  
35% (in case of promotion areas 40%)



● Greenery standard

