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/Ropponnigi 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

<table>
<thead>
<tr>
<th>Area</th>
<th>Osaki West E-East</th>
<th>Osaki West A</th>
<th>Marunouchi 1-1</th>
<th>Otemachi</th>
<th>West Shinjuku 1-7</th>
<th>Marunouchi 2-1</th>
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<tbody>
<tr>
<td>Developer</td>
<td>Meidensha</td>
<td>Property Owners’ Redevelopment Association</td>
<td>Mori Trust</td>
<td>Otemachi Development Co.</td>
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<tr>
<td>Address</td>
<td>Osaki 2 and 3</td>
<td>Osaki 2</td>
<td>Marunouchi 1 and Yaesu 1</td>
<td>Otemachi 1 and 2</td>
<td>West Shinjuku 1</td>
<td>Marunouchi 2</td>
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<tr>
<td>Site area</td>
<td>2.4ha</td>
<td>1.8ha</td>
<td>1.2ha</td>
<td>1.5ha</td>
<td>7.8ha</td>
<td>3.1ha</td>
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<tr>
<td>FAR (%)</td>
<td>Maximum 750</td>
<td>650</td>
<td>1300</td>
<td>1590</td>
<td>1470</td>
<td>1470</td>
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<tr>
<td></td>
<td>Minimum 500</td>
<td>400</td>
<td>400</td>
<td>400</td>
<td>400</td>
<td>400</td>
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<tr>
<td>Building</td>
<td>Maximum 60</td>
<td>60</td>
<td>60</td>
<td>70</td>
<td>80</td>
<td>80</td>
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<tr>
<td>coverage</td>
<td>ratio (%)</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Minimum building area</td>
<td>5,000㎡</td>
<td>200㎡</td>
<td>3,000㎡</td>
<td>8,000㎡</td>
<td>700㎡</td>
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<tr>
<td>Maximum height (m)</td>
<td>GL (High-rise) +141, (Low-rise) +15</td>
<td>GL (High-rise) +143, (Low-rise) +46</td>
<td>GL (High-rise) +178, +100, (Low-rise) +40, +10</td>
<td>GL (High-rise) +155, +180, +125, (Low-rise) +30</td>
<td>GL +150</td>
<td>GL +150</td>
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<tr>
<td></td>
<td>Building area</td>
<td>10,900㎡</td>
<td>4,400㎡</td>
<td>4,000㎡</td>
<td>6,500㎡</td>
<td>9,200㎡</td>
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<tr>
<td></td>
<td>Gross floor area</td>
<td>155,200㎡</td>
<td>66,500㎡</td>
<td>60,400㎡</td>
<td>180,000㎡</td>
<td>240,000㎡</td>
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</table>

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.

- Floor area ratio 500%
- Building coverage ratio 80%
- Site area 10,000m²

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

- In principle, a block with sufficient infrastructures
- Provision of open space
- Regulation on setbacks
- Incentives of building volume, removal of sky exposure lines and relaxation of height limitation
- Bonus building volume
- Provision of open space
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.

- Close-set wooden housing districts
- Setbacks, reduction of building coverage
- Floor area incentive

Segmentalized land tracts

Integration of land tracts
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
Buildups of multi functions

Floor area bonus according to developments of rearing uses

- **City center hubs**
  - FAR basis
  - (City center)

- **Mixed urban zones**
  - FAR basis
  - (Sub centers)

- **Other hubs**
  - FAR basis
  - Other than office use

- **Zones of housing-office adjacency**
  - FAR basis

※ (175%) is in a Comprehensive Design
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

In case of Mixed used urban zones

Stipulates urban redevelopment promotion district
Comprehensive design 500%

Stipulates urban redevelopment promotion district
Comprehensive design 200%

Rearing use

General-type

FAR basis

Housing preferential-type
(housing occupy more than two-thirds of the total floor areas)

FAR bonus other than housing

Open space

Limit raising of a Bonus of FAR
New schemes to promote carbon-minus

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 (mon-housing)

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

Average of “reduction of PAL” and “ERR”

Reduction of PAL (%)

ERR (%)
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%)