

Tokyo's New Urban Development Plan Incorporating Changing Socioeconomic Conditions (Report)

By Bureau of City Planning Tokyo Metropolitan Government

Chapter 1 Toward Tokyo's New Urban Development

In response to important socioeconomic changes - such as the decreasing graying of the population, global environmental problems, the impact of the IT revolution, intensifying international competition among cities, and increasing decentralization - it is necessary to switch from demand-based urban planning policies to policy-guided urban development. To accomplish this, the desired urban image must be clarified and urban development must be systematically promoted.

- Set 2025 as the next target year, the halfway point of the coming 50-year period
- Tokyo's population is forecast to peak at 12.26 million in 2010, and decline to 11.82 million in 2025
- Long-term stable economic growth is considered possible

Chapter 2 Basic Approach to New Urban Planning

(1) Tokyo's ideal image in 2050 years

We drafted a scenario using an image of Tokyo in 50 years, and explored future directions of urban development.

(2) Urban development concept

- Maintenance and development of economic energy to compete

internationally

- Coexistence with environment for future generations
- Creation and diffusion of unique urban culture
- Realization of a high-quality living environment allowing people to live in safety and health
- Participation and cooperation with various bodies such as residents, companies, non-profit organizations, etc.

(3) Urban development targets

"Creation of an attractive and energetic international Tokyo that leads the world"

(4) Targeted new urban structure (Loop Megalopolis)

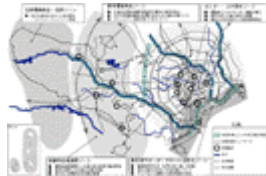
The period of continuous economic growth is over, and it is essential the multipolar city which has existed until now is transformed into a multifunctional concentrated-type city that makes the most of being in the Tokyo Metropolitan Area, which fulfills the functions of the nation's capital.

- 1) Area-wide cooperation (including businesses, housing, industry, distribution, disaster prevention, and culture)
- 2) Environment-friendly (creation of city that promotes coexistence with an environment formed by water and greenery)
- 3) Four structural elements (center core, Tokyo Bay waterfront urban axis, urban axis linking core cities, water and greenery loop)
- 4) Creation of a loop urban axis (creation of loop urban axis that smoothes the flow of people, goods, and information in the Tokyo Metropolitan Area by linking the urban axis which connects core cities and the Tokyo Bay waterfront urban axis)
- 5) Base allocation

City cores	Center core: Downtown, sub-centers, new bases (Shinagawa, Akihabara)	Living area bases
	Tokyo Bay waterfront urban axis: Coastal sub-centers Urban axis linking core cities: Core cities (Traditional "Heart" of Tama)	Life bases

Each base is connected to another via a transportation and information network, and all bases function in an integrated manner as the Tokyo Metropolitan Area.

(5) Zoning strategy to realize city structure



Zoning strategy to realize city structure[Figure 1]

Center core reconstruction zone	<p>Strategy 1: Strengthen the functions needed to become an international business center</p> <p>Strategy 2: Promotion of downtown housing to enjoy the city</p> <p>Strategy 3: Creation of spaces that utilize history and culture</p>
Tokyo Bay waterfront revitalization zone	<p>Strategy 4: Enhance international Tokyo's "window on the world"</p> <p>Strategy 5: Creation of dynamic and attractive "waterfront city"</p> <p>Strategy 6: Form and coordinate industrial functions with the rest of Asia</p>
Urban environment reconstruction zone	<p>Strategy 7: Secure and improve areas with a high concentration of wooden houses</p> <p>Strategy 8: Coordinate the creation of water and greenery with the development of rivers, arterial roads, etc.</p> <p>Strategy 9: Urban development firmly grounded in community living</p>
Core city area-wide cooperation zone	<p>Strategy 10: Formation of dynamic Tama base through development of urban infrastructure, etc.</p> <p>Strategy 11: Promotion of industrial bases through cooperation between public industry and universities</p> <p>Strategy 12: Systematic development of high-quality residential areas</p>
Natural environment protection and utilization zone	<p>Strategy 13: Creation of recreation zones in the Tokyo Metropolitan Area making full use of nature</p>

Chapter 3 Deployment of Policy-guided Urban Development

(1) Maintenance and development of urban vitality

- Create a city in which life is attractive and dynamic and which is internationally competitive -

1. Development of operation and business environments

- Review various urban development systems and the project for reorganizing city blocks; promote gentrification of older parts of the city; introduce diversified functions; create urban spaces with charm and character; develop residential environments; and so on. Strengthen the international business center functions of the center and cores
- In the Tama area, strengthen operation and business functions and create bases with originality through the development of an area-wide transportation infrastructure such as a metropolitan area center connecting highways, the enhancement of public transportation facilities, the use of Yokota airport by private airlines, the development and enhancement of an information communication infrastructure, and so on

2.

3. Urban development coordinated with industrial policies

- Support the formation of new industry concentrations such as IT-related businesses as well as the revitalization of the fabrication industry in locations such as Akihabara and coastal sub-centers.
- Review local proposals for urban development and new urban development systems integrated with industrial support measures

4.

5. Realization of functional transportation network

- Strengthen airport functions, such as internationalizing Haneda airport, expanding airport capacity, returning Yokota airport, etc.
- Complete major arterial roads such as the 3 ring and 9 radial arterial roads as an area-wide arterial network by 2025, and complete by 2025 the "roads to be developed by target year" mentioned in Report 18 by the Advisory Committee on Transport Policies.
- Realize transportation services that are people- and environment-friendly by preventing traffic accidents, adopting universal design rules, and reviewing the excessive dependence on automobiles
- Coordinate local urban development with transportation facilities,

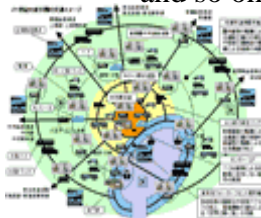
for example by developing intra-region transportation facilities such as bus transportation and community roads, development of symbol roads, etc.

- Make transportation infrastructure development smoother and faster by developing roads through securing funds and the increased use of private-sector vitality based on priorities, develop railways by adequately compiling the functions of public bodies, and so on

6.

7. Improving distribution efficiency

- Development of an effective distribution system through the strategic placement of area-wide distribution centers, the promotion of both hardware and software for intra-city distribution efficiency, etc.
- Emphasis on distribution environment, for example, promotion of modal shift to railways, etc., internalization of environmental costs, and so on



Transportation in 21st Century Tokyo[Figure 2]

(2) Creation of prosperous city environment

- Creation of an attractive living environment with plentiful water and greenery and a low environmental load -

1. Creation of a water and greenery network

- Picture Tokyo's water and greenery network as a grand design, and promote the policies required for the creation of a water and greenery network
- Create water and greenery through an approach involving various parties such as residents, companies, and non-profit organizations
- Evaluate agricultural land within urban area and take it into consideration during urban development. Guarantee privately-owned greenery such as woods, cliffs and springs within urbanized zones

2.

3. Create a city that coexists with the environment

- To help alleviate environmental pollution, it is necessary to create an urban structure that offers a balance between work and living, for example by systemically expanding urban areas
- Control the flow of auto traffic by promoting TDM policies, promoting modal shift, enhancing local transportation, and encouraging great use of bicycles and walking
- Create a system to promote comprehensive environmental policies from an early stage of urban development
- Rapid realization of a recycling society by controlling waste product emissions, promotion of recycling, and so on

(3) Creation and diffusion of urban culture

- Creation of city that offers international charm fit for a capital, through the creation and diffusion of an original urban culture and the strengthening of city tourism -

1. Policies to make Tokyo attractive through diverse cultures

- Urban development utilizing Tokyo's diverse historical and cultural resources, for example creation of attractive and original spaces in downtown and peripheral areas, preservation and use of historical and culture resources, formation of urbanize look taking into consideration scenery, urban development using waterways in downtown area, and so on
- Creation of systems that support local urban cultures by drafting plans for large-scale development from a cultural point of view, development of systems that support creation of scenery by local bodies, and so on
- Urban development that emphasizes amenities and scenery, for example introduction of "urban designer system," laying electric cables underground, transition to construction regulations that emphasize shape, and so on

2.

3. Policies to promote active exchange by strengthening urban tourism

- Develop tourist resources and acceptance system, promote sales, and so on
- Promote Tokyo both domestically and overseas by organizing various events
- Expand urban exchange spaces such as parks, halls and so on
- Transform Haneda airport into an international airport, improve accessibility, adopt universal logo for public transport, provide comprehensive tourism information, etc.

(4) Create an environment where people can live in safety and health

- Design a city with geared toward safety and health where living is comfortable -

1. Develop housing and residential areas that meet the needs of an aging population

- Promote downtown living by developing high-quality downtown residential projects by rezoning and renovating condominiums
- Build diversified and comfortable housing that fits new life and work styles while simultaneously diverting land scheduled for other use to residential use, revitalize used housing market, and so on
- Establish high-quality suburban living environments by developing community roads, not building mini-developments, and so on

2.

3. Realization of a city where people can live in safety and good health

- Create a community in which people have control over safety and health standards
- Make it easy for people to travel around and use facilities
- Develop community roads and form life bases, etc., in urban reconstruction zones
- Support from the Tokyo Metropolitan Government to local municipal bodies, who are the main proponents of city development

4.

5. Securing city safety

- For city administrations to take responsibility for establishing measures to alleviate damage following an earthquake
- Support policies to create a "crime-free" Tokyo
- Increase the percentage of nonflammable areas to 60% by 2025 by establishing a new fire protection area system, reorganizing city blocks, and so on
- Prepare against water damage by controlling drain water, developing waterways and sewers, and implementing software measures
- Develop a system to cope with a volcanic eruption

(5) Urban development supporting computerization

- Create a city that raises the level of living and makes full use of

sophisticated urban functions through the IT revolution -

1. Full utilization of the intellectual power concentrated in the city

To make the city more appealing and to make maximize the intellectual capacity of that exists in the city, more multi-purpose facilities should be constructed and IT-related activities should be pursued.

2. Realization of an IT city

Concentrate IT-related industry by exploiting the characteristics of sections such as Akihabara, strengthen the international competitiveness of manufacturing through greater use of IT, promote IT infrastructure development, enhance administrative services and the improvement of residents' lives through the use of IT, eliminate information access disparities, etc.

Chapter 4 New System Required for Urban Development Policy

It is necessary to change the public's understanding of urban development from one based on "the administration should decide and execute everything" to "working toward the common benefit of diverse entities."

Create 5 goals and the methods to achieve them from the standpoint of an understanding of the public, emphasis the role of the private sector and the role of municipal governments, developing a wide area and expanding the influence cities exert on the country, and so on

(1) Urban development that is easy to understand and popular

- Sharing urban development goals by establishing a "new urban development vision for Tokyo"
- Establish an information system, including that which will support urban development by residents, non-profit organizations, etc., by promoting social understanding through urban planning education, periodic publication of materials and results related to urban development

- Greater transparency of the process by which decisions are made by having the administration be more accountable from the initial planning stage, employing PI-type methods, strengthening resident participation, and so on

(2) Attractive urban development through resident participation

- Concrete explanation of public investment programs to stimulate peripheral private-sector investment
- Establish conditions to stimulate urban development by reviewing urban development systems, etc.
- Promote urban development by using private-sector funds, such as securing projects, use of SPC laws, and so on
- Promote non-profit organization participation in urban development by training personnel training, conferring given rights, and so on
- Promote cooperation with residents through PPP promotion, use of TMO, the quasi-public sector, and so on

(3) Urban development using and implementing urban planning functions

- Implement regulations to increase the attractiveness of cities, such as emphasizing the city's appearance, establishing a new fire protection area system, drafting city-wide plans, and so on
- Implement appropriate deregulation measures guide urban development, such as providing incentives premised on contributions to urban development, establishing a system of guidance for city rezoning projects, adding a regulation regarding sunshine, and so on
- Efficient and systematic implementation of urban development projects by creating a system that allows flexible project deployment, suitable implementation of land expropriation laws, and so on
- Coordinate urban development and land policies, such as promotion of investigation of the land register, development of land-related

information and improvement of access to such information, implementation of minimum plot size regulations, and so on

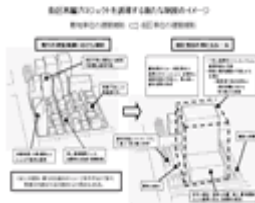


Image of New System to Guide Rezoning Projects[Figure 3]

(4) Effective urban development making efficient use of limited financial resources

- Promote investments that give priority to major cities, with an emphasis on urban renewal rather than urban expansion
- Study financial resources for urban development specific to the Tokyo Metropolis, such as the establishment of a non-statutory special-purpose tax, the securing of transport financial resources, etc.
- Strengthen the link between urban development and the tax system, etc., such as providing tax incentives for urban development activities that match administration goals
- Promote development of public utilities using private-sector funds, through PFI promotion

(5) Urban development under an autonomous city

- Play an autonomous role by coordinating strategic urban development projects and by addressing area-wide issues affecting the entire Tokyo Metropolitan Area and supporting municipalities
- Strengthen area-wide cooperation systems by drafting policies for the Tokyo Megalopolis and developing systems for their execution

Chapter 5 Switch to New Urban Development

To create Tokyo as an attractive international city, it is necessary to take the initiative in proposing a new administrative style of urban development called

"Tokyo Style."

(1) Drafting Tokyo's "New Urban Development Vision"

When promoting policy-guided urban development, it is necessary to make the proposed city image and goals as easy to understand as possible. Tokyo's "New Urban Development Vision" has been drafted based on this report. Its aim is to share the proposed city image and goals to ensure projects are implemented smoothly through the cooperation of various bodies.

(2) Establishment of "Basic Urban Development Ordinance" (tentative name)

It is necessary to establish a "Basic Urban Development Ordinance" (tentative name) that systematically defines an original urban development strategy for Tokyo and a system to implement such a plan. These should include the basic concepts and goals of policy-guided urban development, the promotion of the participation of various bodies such as non-profit organizations, the ideal form of consensus building in the planning stage, improved implementation of legal proceedings, going beyond the current legal system related to urban development while staying within the scope of the responsibilities of a large municipality.

(3) Reorganization of control to promote urban development

Along with using its rights and capabilities even more actively than, it is necessary to reorganize the Tokyo Metropolitan Government with the aim of changing the conventional hierarchical type organization to one that prioritizes promotion of policy targets.

(4) Changing consciousness

The most basic issue is to create a clear understanding of Tokyo's attractiveness by fostering through urban development a love of Tokyo as a place where one lives and works, and at the same time cultivating awareness among residents of the cooperation needed to further strengthen these aspects.

Source: <http://www.toshikei.metro.tokyo.jp/>