

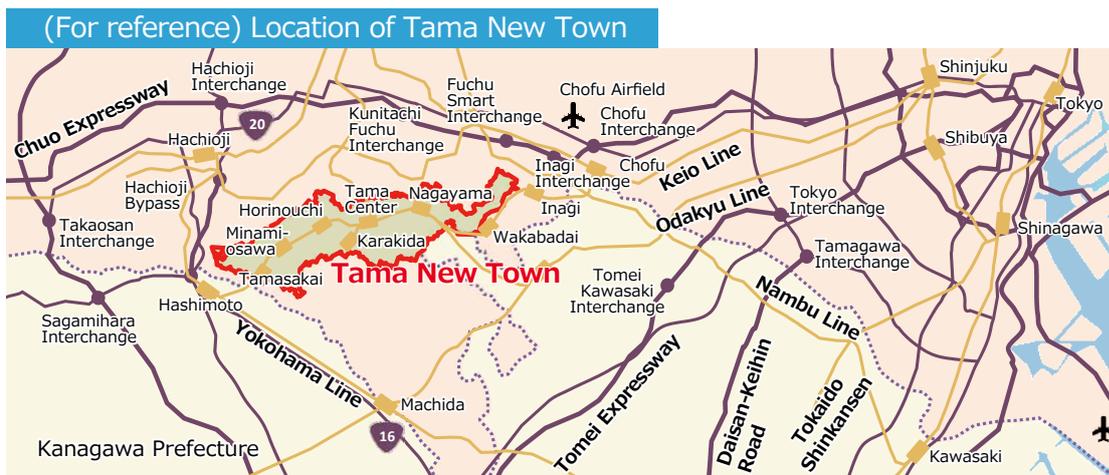
1 Positioning of the Guidelines

Objective in Formulating the Guidelines

- To provide technical assistance in urban development efforts by the local cities and other entities, by sharing Tama New Town's challenges and future vision with various players involved in the renewal, as well as by presenting urban development policies for the renewal and the Tokyo Metropolitan Government's basic concept.

Target Year

- The Guidelines set the 2040s as the target, based on factors such as when at least one-third of Tama New Town's population will be elderly and the expected progress of transportation infrastructure construction.



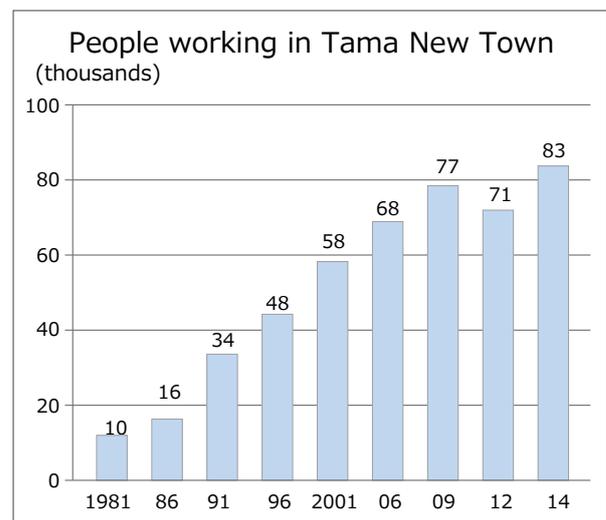
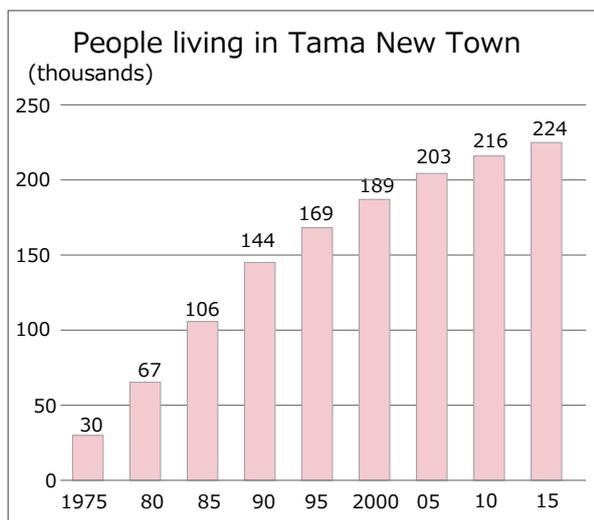
2 Current Situation and Challenges Faced by Tama New Town

Current Situation Surrounding Tama New Town

Before studying the renewal of Tama New Town, first, the area's current situation, such as population changes, will be sorted out.

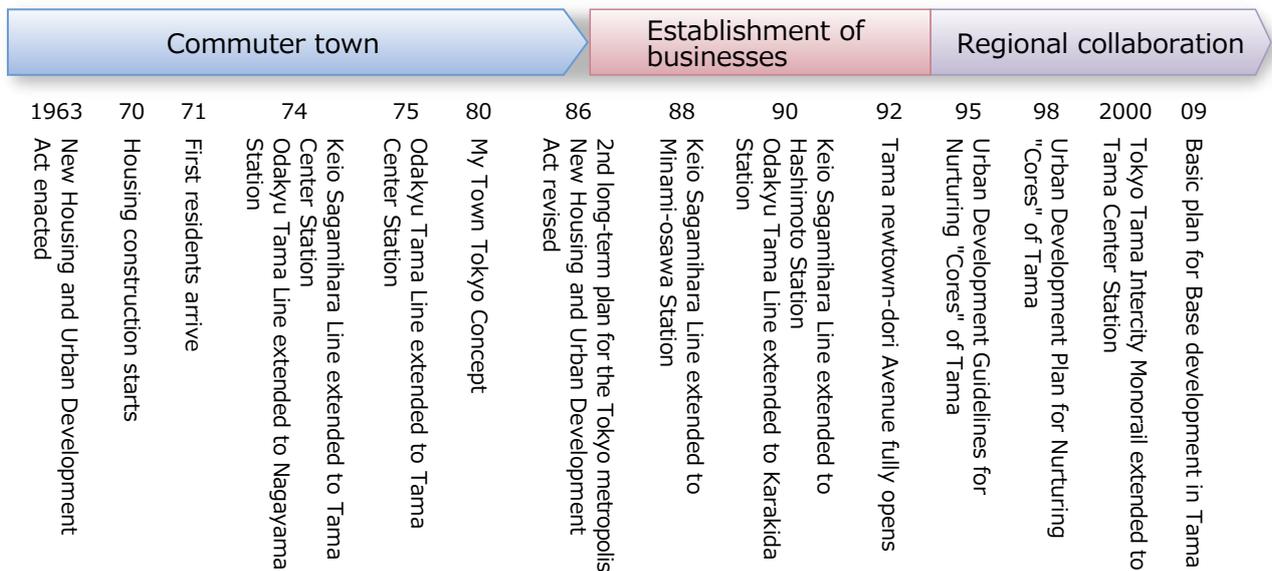
Changes in the population of Tama New Town

- With the steady progress in the development of Tama New Town, the number of people living and working in the area has continued to rise. The area has now grown to a place where 220,000 live and 80,000 work.



■ Changes in the plan for Tama New Town

- The initial plan for Tama New Town was to build a commuter town aimed at resolving the Greater Tokyo Area's housing shortage brought about by the population increase at the time.
- However, the New Housing and Urban Development Act was revised in 1986 to increase employment opportunities and enhance urban functions in so-called new towns. The amendment made it possible to introduce certain types of business establishments, paving the way for Tama New Town's shift to a multifunctional city.
- In recent years, the improvement of transportation networks, such as the extension of railway lines and the start of the Tokyo Tama Intercity Monorail service, is creating a concentration of business establishments, and Tama New Town is evolving into an area where people can live close to their workplaces.
- Tama New Town has played a significant role in setting a model for other new town projects in Japan, as this project involved various pioneering initiatives, such as systematic urban development based on the neighborhood unit concept, separation of vehicular and pedestrian traffic, and construction of new railway lines.



Challenges in the Renewal of Tama New Town

It is necessary to address challenges in the renewal of Tama New Town based on the area's current situation.

■ Urban renewal challenges

Basic infrastructure that was state-of-the-art when built



Aging housing block



Rundown neighborhood center



Inaccessible stairs

Unused or underused land still remains



Area around Tama Center Station



Minami-osawa area



Areas along the Minami-Tama-One Trunk Road