東京都都市整備局
Bureau of Urban Development
Tokyo Metropolitan Government

Tsukiji District Development Project
― Overview Fact Sheet ―

Bureau of Urban Development, Tokyo Metropolitan Government（TMG）

東京都

April 2024 release
November 2026 update

Tsukiji District Development

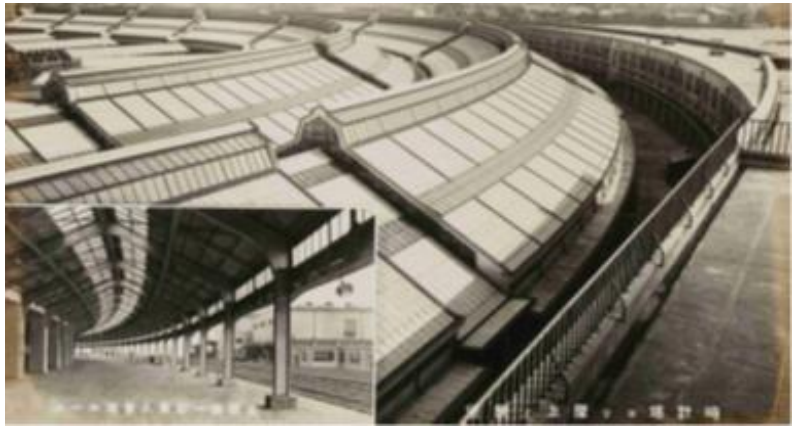
Once home to beautiful rows of samurai residences during the Edo period, since the Meiji era (1868-1912), the Tsukiji district became the site of a foreign settlement, where Japan's first institution of higher education for women, a full-fledged hotel, and a hospital were established. This district was later utilized as the site of the wholesale market. Then, with the opening of Toyosu Market in 2018, a large tract of open area was created at the site of the former Tsukiji Market.

As to the urban development of the Tsukiji district, the Tokyo Metropolitan Government (TMG) asked experts to discuss a wide range of issues, including food culture, and to propose ideas on further enhancing Tsukiji's value. Their report, "A Broad Perspective on Tsukiji District Development" was submitted in 2018.

Based on this proposal, and input from Tokyo residents, the TMG formulated the "Tsukiji District Development Policy" in 2019. In November 2022, TMG began soliciting applicants to carry out the district development project, in April 2024 selected the Prospective Operator, and in March 2025 concluded the Basic Agreement with the Operator (Special Purpose Company[SPC]) and its members.
The TMG will henceforth promote urban development that will lead to the sustainable growth of Tokyo in collaboration with the Operator, related organizations, and others.



Tsukiji Hotel exterior



Former Tsukiji Market

Background of the Tsukiji District Development Project

The Tsukiji District Development Project was formulated in 2019, based on the opinions of experts and Tokyo residents. In 2022, TMG began soliciting applicants to carry out the project, and selected the Prospective Operator in April 2024, and concluded the Basic Agreement with the Operator (SPC) and its members in March 2025.

Sep. 2017	The "Tsukiji Redevelopment Study Council" was established to make the most of Tsukiji's appeal by gathering ideas from experts in diverse fields , thus establishing a broad perspective for the project.
May 2018	At the Tsukiji Redevelopment Council, "A Broad Perspective on Tsukiji District Development"* was proposed to TMG. *"A Broad Perspective on Tsukiji District Development" set out the basic direction for creating a hub for people to gather and communicate, and to transmit Tokyo's attractions to the world.
July 2018	TMG established the "Tsukiji District Development Study Committee" to consider the draft of the "Tsukiji District Development Policy (tentative name)."
Oct. 2018	With the opening of Toyosu Market, a large tract of open area was created on the former site of Tsukiji Market.
Jan. 2019	TMG released the "Tsukiji District Development Policy (Draft)" and made requests for public comment.
Mar. 2019	TMG formulated the "Tsukiji District Development Policy"* outlining a future vision, the direction and process for implementing the redevelopment of the Tsukiji district. * "Tsukiji District Development Policy" describes the introduction of interactive facilities, including a conference hall with exhibition spaces and large-scale visitor attractions, forming the core of an area that will attract visitors from home and abroad, promote exchanges, and create a vibrant environment.
Sep. 2020	"The Direction of Soliciting Prospective Operators for the Tsukiji District Development Project" was released. TMG decided to consider the project implementation policy with regard to recruiting prospective operators for both the preliminary and full-scale development of the project, in an integrated manner.
Mar. 2022	TMG released the "Implementation Policy of the Tsukiji District Development Project," describing specific conditions for recruiting prospective operators.
Nov. 2022	TMG released the "Application Guides for Operators for the Tsukiji District Development Project, which show the procedures for recruiting prospective operators, contract conditions, etc. Call for applicants began.
Aug. 2023	TMG began accepting proposals from applicants.
Apr. 2024	TMG selected the Prospective Operator and made it public.
Mar. 2025	TMG concluded the Basic Agreement with the Operator (SPC) and its members.

For details, please visit the Bureau of Urban Development website: https://www.toshiseibi.metro.tokyo.lg.jp/bosai/toshi_saisei/saisei08.html

The Aim of the Tsukiji District Development Project

The Aim of the Project
Forming a hub for creating and sharing new culture through interaction

The Tsukiji area is full of potential, with places like Hama-rikyu Gardens, which were once called “Hama Goten (or Palace),” the Sumida River, which has many famous Edo-period landmarks, and Tsukiji Outer Market, which draws visitors to its culinary attractions.

The idea behind the Tsukiji District Development Project is to promote urban development that will lead to sustainable growth for Tokyo and Japan. This will be achieved by utilizing the potential of this vast area in central Tokyo, surrounded by water and greenery, and its historical and cultural resources, while linking the city center with the waterfront and making the best possible use of the private sector. On the basis of such an idea, the project concept has been established as written below.

Project Concept

“A Hub with Abundant Water and Greenery for Creating and Promoting New Culture through Diverse Exchanges with People from around the World.”







The Aim of the Project
Forming a hub to create and share new culture through interaction

Approaches to realize the project concept (see the previous page)

① To create a landscape that symbolizes Tokyo's waterfront

- To design symbolic and impressive landscapes that represent the characteristics of Tokyo as a Water City, with a view to welcoming people through the waterway routes.

② To welcome visitors from around the world with the charm that Tokyo can offer through its rich environment and history unique to the city

- To create venues to welcome people in many ways by taking advantage of the multiple accessibility via land, the Tokyo Bay, and Sumida River.
- To develop a pleasant district that invites people to explore by making the best use of the waterside areas and enriching greenery, while providing enough space where people can enjoy themselves and socialize.
- The district should be an area where, by creating a space with attractive and appealing design, people can discover the charm of Tokyo that embraces both tradition and cutting-edge technology.

③ To offer an open space for creating new cultures through diverse exchanges

- To develop highly accommodating venues by introducing features including high-capacity facilities and outdoor plazas accessible to a diverse range of people, stimulating interactions and allowing them to proactively promote diverse activities, thereby creating new cultures.

From the perspective of promoting urban development that will lead to Tokyo's sustainable growth, the Operator shall effectively work on the following four initiatives in bringing the Project in shape:

- **Realizing zero emissions and using domestically sourced timber**
- **Utilizing digital and innovative technologies**
- **Embedding the prevention and mitigation of infectious diseases, that may emerge in the future, in the improvement and management of facilities**
- **Promoting urban development from the perspective of children and childcare**

The Objective of the Project
Formation of a wide-area transportation hub

Around the Tsukiji district and its neighboring area, new infrastructures are being considered, such as a Future Subway Network in Central Tokyo and Waterfront Area Subway Line, as well as the Urban Expressway Route No.10 Harumi Line. Additionally, in conjunction with urban development following the relocation of the Tsukiji Market, construction of the Tsukiji Disaster Prevention Pier, renovation of the pedestrian network on the Tsukiji-Takeshiba Seawall, the Sumida River Super Levee Development Project, and the Tsukiji River Seawall Project are also being planned.

The Tsukiji District Development Project will work in tandem with these infrastructure projects to ensure smooth urban development, while creating a wide-area transportation hub with infrastructure such as boats, buses and subways through the initiatives listed below.

Initiatives to be taken under the Project

- **Develop traffic plazas that connect new subway stations, buses, and boat transportation (boat landings) in the city center and waterfront areas.**
- **Secure access to the Urban Expressway Route No. 10 Harumi Line.**
- **Make use of the Tsukiji Disaster Prevention Pier to make it a vital part of Tokyo's water transport network.**
- **Develop facilities such as waiting areas which will contribute to building momentum for and improving the convenience of the water transportation networks.**
- **Develop a pedestrian network for enjoyable walks, including pedestrian decks that connect both sides of Loop Road 2 to enhance integration and ease of access.**

(Reference) The image of infrastructures near our Tsukiji development

The below infrastructure is being considered:

➢ New Central Tokyo and Waterfront Area Subway Line

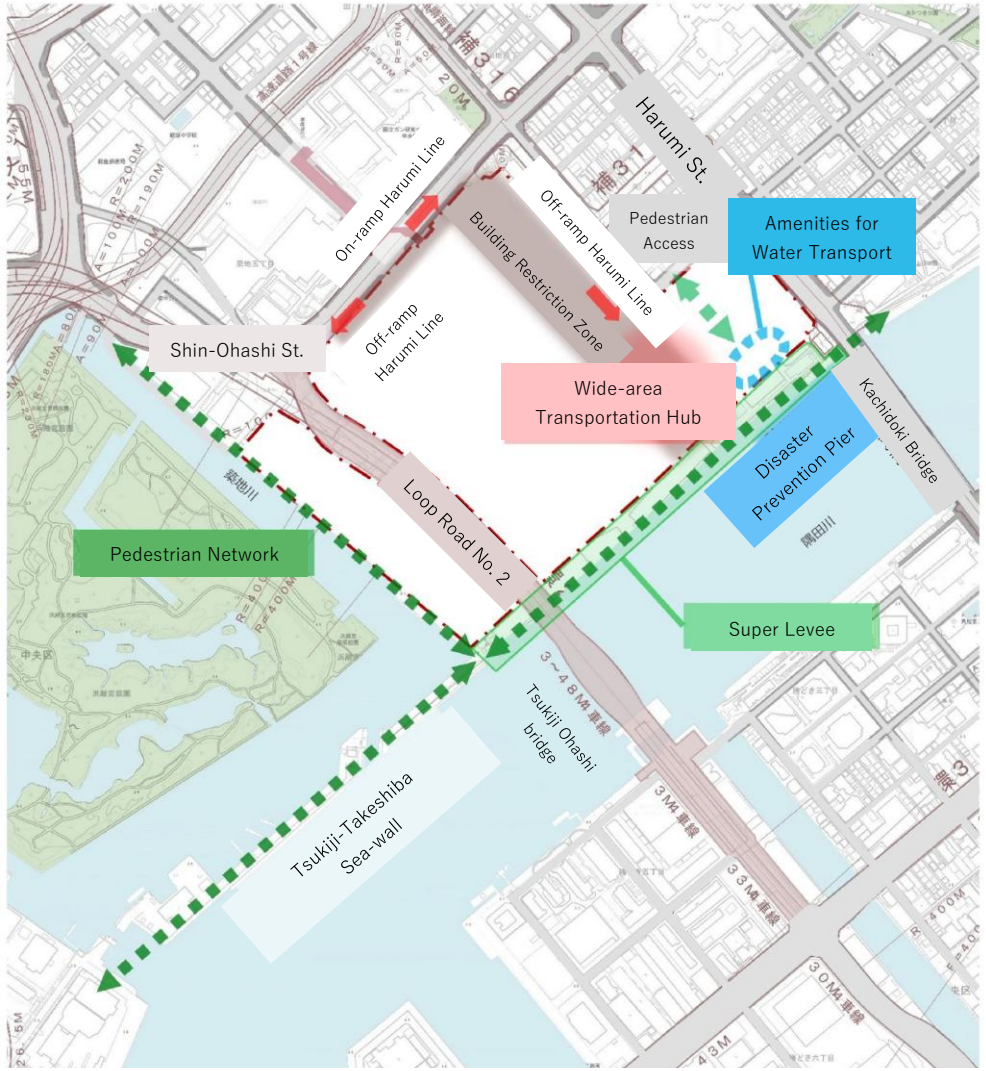
Within the building restriction zone of our project area(see the map) ,the main subway line and a new station are planned for construction.
For details, see the Bureau of Urban Development's website (https://www.toshiseibi.metro.tokyo.lg.jp/bunyabetsu/kotsu_butsuryu/kentoukai.html)

➢ Urban Expressway Route No.10 Harumi Line

Within the building restriction zone of our project area (see the map), the main line and other facilities are planned. For details, see the Bureau of Urban Development's website (https://www.toshiseibi.metro.tokyo.lg.jp/bunyabetsu/kotsu_butsuryu/kosoku_shinkyobashi.html)

➢ Development Plan for Tsukiji Disaster Prevention Pier

Construction of a disaster prevention pier (see the map) is planned in the vicinity (the lower reach) of the Kachidoki Bridge. For details, see the Bureau of Urban Development's website (https://www.kensetsu.metro.tokyo.lg.jp/jigyo/river/bousaifunatsukiba/index_bousaihunatukiba.html)



This map has been approved by the head of the Geospatial Information Authority of Japan (public announcement 2012, No. 269) and drafted using the topographical map of Tokyo (S=2,500) (3 Toshikiko No. 983). Additionally, this map utilizes the road network map ((approval no.)3 Toshikigai Tokyo No. 227, March 3, 2022). Copying without approval is prohibited.

* The above positions and figures are estimates for representative purposes

(Reference) Outline of Application Guide for the Operator

(1) Location of the Project	Areas within Tsukiji 5-chome and Tsukiji 6-chome, Chuo-ku, Tokyo Area of Metropolitan Government-owned land for use: 194,679.11 m2 * *Expected area to be leased, excluding future public facility-usage land, will be approximately 18.7ha
(2) Project Outline	● Concept "A Hub with Abundant Water and Greenery for Creating and Promoting New Culture through Diverse Exchanges with People from Around the World" ● Key Points of the Project (key conditions for development) ① Landscape Tokyo to epitomize its waterfront-city characteristics • Creation of an attractive landscape, unique to Tsukiji, by utilizing the surrounding historical and cultural landscape resources and waterfront • Design the areas to be an impactful icon symbolizing Tokyo's waterfront ② Welcome visitors from around the world with the charm that Tokyo can offer through its rich environment and history unique to the city. • Develop traffic plazas that connect new subway stations, buses, and boats in the Central Tokyo and Waterfront Area • In order to become an integral part of Tokyo's water transport network, utilize the disaster prevention boat landing to be developed by TMG • A pedestrian network to be developed in cooperation with TMG, including pedestrian spaces that utilize the waterfront connecting Kachidoki Bridge to Takeshiba and a pedestrian deck that connects both sides of Loop Road No. 2 to enhance integration and ease of access ③ Offer an open stage for creating new cultures through diverse exchanges • Adopt functionality to disseminate new culture through the utilization of local resources such as Hamarikyu Gardens and the Sumida River, in addition to historical and cultural assets such as food culture • Together with the creation of new culture, introduce "high-capacity facilities and people-to-people exchange functionality" which will be Tokyo's strengths in relation to the rest of the world. In addition, introduce "functionality for conferences and events appropriate for an international exchange hub" • Creation of vibrancy, appropriate for the district, while taking into account the vitality and liveliness that Tsukiji has fostered as well as creating synergies with the surrounding areas • To promote effective urban development, generate a new vibrancy for the area in advance, before the development of facilities is completed

(Reference) Outline of Application Guide for the Operator

(2) Project Outline	④ Take initiatives to realize a sustainable city Tokyo that balances growth and maturity • Realize a zero-emission community which contributes to the promotion of the Tokyo Bay eSG Urban Development Strategy • Maximize the usage of cutting-edge digital technology and technological power well into the future • Promotion of urban development from the perspectives of children
(3) Application Outline	▷ Description of the Operator's Business ・Based on applicant proposals, implements the design, construction, operation, maintenance, etc. of facilities ▷ Method of Selection ・Selection of Prospective Operator based on the public request for proposals ▷ Lease of TMG-owned Land ・Lease of TMG-owned land to the Operator under an ordinary fixed-term land lease* Lease Period: A period of 70 years＋period of construction, etc. (70 years from the start of operations of water transport, etc. facilities) * Additional land lease to provide for advanced creation of area vibrancy ▷ Regarding response to changes in circumstances in the future and to the most advanced urban development ・Alterations to the plan in response to changes in socioeconomic conditions, etc., shall be accepted on the condition that the concept of the initial proposal is maintained
(4) Project Schedule	After selection of the Prospective Operator, the Basic Agreement is entered into, and urban development is started * Specifics of the schedule depends on the Operator's proposal • Promptly begin operations to create initial vibrancy • In conjunction with TMG's development of the disaster prevention pier (scheduled for completion in 2029), provide convenient water transport facilities such as waiting areas and others to enhance vibrancy Develop the entire district as early as possible (the whole district to be leased by the first half of the 2030s)

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Details Regarding Selection of the Prospective Operator

Process of Selecting the Prospective Operator

The recruitment and selection of the Prospective Operator was made on a “Request for Proposals” basis.
Groups of private companies willing to join the Project participated in an open recruitment. The “Tsukiji District Development Project Selection Committee”, which is made up of outside experts, reviewed received proposals. Based on the results of the committee’s review, TMG selected the Prospective Operator.

[Selection Timeline]

Nov. 30, 2022	The Application Guide for Operator for the “Tsukiji District Development Project” was announced publicly.
March 30, 2023	Answers to the questions raised by applicants concerning the Application Guide for Operator for the “Tsukiji District Development Project” were made public.
Jun, 2023	Dialog on proposal details was held.
Aug. 31, 2023	Proposals by applicants were submitted.
Apr. 19, 2024	The Prospective Operator was selected.

Results of the Selection of the Prospective Operator

Based on the review of the results of the Tsukiji District Development Project Selection Committee, the Prospective Operator was selected as detailed below.

Prospective Operator	Group Name　ONE PARK x ONE TOWN
Members	Mitsui Fudosan Co., Ltd.(representative company), Toyota Fudosan CO,Ltd., Yomiuri Shimbun Group Inc., Kajima Corporation, Shimizu Corporation, Taisei Corporation, Takenaka Corporation, Nikken Sekkei Ltd, Pacific Consultants Co., Ltd, The Asahi Shimbun Company, Toyota Motor Corporation

*For the Committee review results and outlines of proposals by the Prospective Operator, please check the following Bureau of Urban Development webpage regarding the “Selection of the Prospective Operator”:
(https://www.toshiseibi.metro.tokyo.lg.jp/bosai/toshi_saisei/data/press24yoteisyakettei01.pdf)

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Plans Following the Selection of the Prospective Operator

Plans Following the Selection of the Prospective Operator
How to proceed with the Project from now on

- In the light of various opinions expressed by the members of the Selection Committee in the selection of the Prospective Operator, TMG, external experts and the Prospective Operator will hold talks to brush up the plan proposed by the Operator.
- Henceforth, the Basic Agreement, land lease contract, and the contract to set forth fixed-term land lease rights will be concluded, and the parties will work toward the realization of the objective of this project.

Inquiries

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Bureau of Urban Development
Tokyo Metropolitan Government

Q&A Regarding Tsukiji District Development

Bureau of Urban Development, Tokyo Metropolitan Government

TOKYO
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List of Q&A

1	What is the objective of this Project?
2	How has TMG listened to and reflected the opinions of residents up until now?
3	Please explain the method of implementing the Project.
4	What are the roles of the Operator and TMG?
5	Please provide details on the process of selecting the Operator.
6	What selection process was used to determine the Prospective Operator? Also, what was the overall result of the selection process, including the number of applications, etc.?
7	How were the members of the Selection Committee chosen?
8	What is the score distribution for the selection process?
9	What kind of studies have been conducted since the selection of the prospective operator?
10	What is the Basic Plan?
11	What has changed (brushed up) from the initial proposal in the basic plan?
12	How is environmental consideration addressed?

13	What is the procedure for environmental impact assessment?
14	What is planned as the transportation infrastructure for the future?
15	What once stood in this district?
16	When did the trial excavation of buried cultural properties begin, and what had been found so far?
17	What has been found in the ongoing archaeological survey? (As of June 2026)
18	What has been found from the Yokuon-en area during the ongoing archaeological survey?
19	What measures have been taken to deal with soil contamination?
20	How much does archaeological survey and soil contamination countermeasures cost?
21	What sort of proposals were made by the Prospective Operator? And please tell us the scale of the facilities (the building area, total floor space, etc.) proposed by the Operator?
22	What is the current development plan?
23	What is the schedule for the future?

Q 1 ：What is the objective of this Project?

The basic concept of the Tsukiji District Development Project is to pursue urban development, leading to the sustainable growth of Tokyo and Japan by leveraging the potential advantages of the centrally located large land areas with rich sources of water and greenery, as well as historical and cultural resources. Based on this concept, the Project is to create “A Hub with Abundant Water and Greenery for Creating and Promoting New Culture through Diverse Exchanges with People from around the World.”

Q 2 ：How has TMG listened to and reflected the opinions of residents up until now?

In preparation for the formulation of the “Tsukiji District Development Policy” which sets forth the future vision, direction, and process of implementing the project for the urban development of the Tsukiji District, a policy draft was released for public comments during a period from January 23, 2019, until February 21.

TMG received a total of 202 comments, of which 69 were reflected in the revised draft. In March 2019 we formulated the Tsukiji District Development Policy by enhancing the draft to include visions for the future, the current situation regarding land usage, perspectives on the introduction of new functionality, as well as the concepts of how to introduce new functionality.

For more information on the comments received and TMG’s concepts, please see the Urban Development Bureau’s website (https://www.toshiseibi.metro.tokyo.lg.jp/bosai/toshi_saisei/saisei08_06.html)

Q 3 : Please explain the method of implementing the Project.

For the Project, TMG has issued a public request for proposals (TMG announced the implementation policy, application guidelines, etc., and solicited plan proposals from the private sector) through which the Operator is selected. Upon selection, TMG will establish a fixed-term land lease right on the land owned by TMG and leases it to the Operator.

The length of the fixed-term land lease rights (for the main facilities) is “a period of 70 years [70 years from the start of operations of water transport facilities, etc.] + period of construction, etc.). During this period, the Operator will design, construct, operate, maintain, manage, etc. the facilities based on their proposal.

In addition, the Operator will propose, develop, and operate measures to create vibrancy before the construction of the main facilities.

Q 4 : What are the roles of the Operator and TMG?

For the Project, TMG will establish the fixed-term land lease rights on metropolitan-owned land that will be used, and lease the land to the Operator. During the lease period, the Operator will design, construct, operate, maintain, and manage the facilities, while paying rent to the landowner (TMG).

For details on the division of roles, please refer to the Urban Development Bureau’s website on “Application Guide for Operator” (https://www.toshiseibi.metro.tokyo.lg.jp/bosai/toshi_saisei/saisei08.html)

Q 5 ：Please provide details on the process of selecting the Operator.

Nov. 2022- Announcement of the Application Guide for Operators
March 2023- Announcement of responses to the questions raised by applicants concerning the Application Guide for the Operator
June 2023- Hold dialog on proposal details
June 2023- Announcement of public information based on the dialog
August 2023- Submission of proposals from applicants
October 2023 - Tsukiji District Development Project Selection Committee convenes
December 2023 - Tsukiji District Development Project Selection Committee convenes
February 2024 - Tsukiji District Development Project Selection Committee convenes
April 2024 - Tsukiji District Development Project Selection Committee convenes
April 2024 - Selection of the Prospective Operator, and public announcement
*Regarding the documentation of responses to the questions raised by applicants concerning the Application Guide for the Operator and the announcement of public information based on the dialog, please refer to the Urban Development Bureau's website （https://www.toshiseibi.metro.tokyo.lg.jp/bosai/toshi_saisei/saisei08.html）
*Regarding selection results and outline of the proposal from the Prospective Operator, please refer to the "Selection of Prospective Operator" section of the Urban Development Bureau's website (https://www.toshiseibi.metro.tokyo.lg.jp/bosai/toshi_saisei/data/press24yoteisyakettei01.pdf)

Q 6 : What selection process was used to determine the Prospective Operator? Also, what was the overall result of the selection process, including the number of applications, etc.?

With regard to the screening of proposals from applicants, the selection process, criteria, etc. are made available in the “Application Guide for Operator for the Tsukiji District Development Project.”

Specifically, the “Tsukiji District Development Project Selection Committee”, which consists of nine external experts in the fields of urban development, transportation, culture, etc., based on selection criteria, confirms whether applicant group members meet the requirements to be qualified as participants (examination of participation qualifications). They also confirm whether the basic conditions for the proposal are met (eligibility screening of basic matters), and evaluate proposals based on the “examination of business plans,” “screening of rent,” and “overall evaluation,” as well as other factors.

On Aug. 31, 2023, proposals were received from 2 groups, and as a result of the selection process, the best proposal, from ONE PARK x ONE TOWN, was selected.

* With regard to the results of the selection, please refer to the “Selection of the Prospective Operator” section of the Urban Development Bureau’s website.
(https://www.toshiseibi.metro.tokyo.lg.jp/bosai/toshi_saisei/data/press24yoteisyakettei01.pdf)

Q 7 ：How were the members of the Selection Committee chosen?

The Selection Committee was established for the purpose of professionally and objectively reviewing matters related to the recruitment of operators and the selection of their proposals.

Selection Committee Members were asked to join as outside experts with specialized knowledge and experience in various fields. Members' fields were based on 9 set areas, all specialized fields necessary for the selection of the Project, including urban development, transport, environmental friendliness and landscaping, design, creating vibrancy, culture, legal affairs, finance, and real estate appraisal.

Q 8 ：What is the score distribution for the selection process?

Proposals from applicants were reviewed from three standpoints: the project plan, rent, and an overall evaluation, each receiving a maximum of 80 points, 10 points, and 10 points respectively for a total of 100 points. Within the project plan, "facility/urban development plans and technical evaluation" as well as "project operations and management evaluation" were scored up to a maximum of 65 points and 15 points, respectively.

Additionally, proposals that do not meet participation qualifications or eligibility screening for basic matters were disqualified.

Q 9 ：What kind of studies have been conducted since the selection of the prospective operator?

Since selecting the prospective operator in April 2024, the TMG established a Management Committee* in June of the same year, comprising external experts, the TMG, and the prospective operator. It has advanced discussions to brush up the plan, taking into account the supplementary opinions* raised during the selection process.

Subsequently, in March 2025, the TMG and the operator concluded a basic agreement. In August of the same year, based on discussions within the Management Committee, the operator formulated and published the “Tsukiji District Development Project Basic Plan” (hereinafter referred to as the Basic Plan).

* For details on the Management Committee, please refer to the TMG Urban Development Bureau website (https://www.tmg.metro.tokyo.lg.jp/machizukuri/machi_project/toshi_saisei/saisei08).

* For details on the attached opinions, please refer to the “Review Results” on the Urban Development Bureau website (https://www.tmg.metro.tokyo.lg.jp/documents/d/toshiseibi/pdf_bosai_toshi_saisei_data_shinsa24kekka02).

Q１０：What is the Basic Plan?

The Basic Plan, formulated and announced by the operator in August 2025, serves as a guideline for the future implementation of this project. It outlines fundamental concepts for advancing the project, facility development, area management, and operational maintenance policies, based on the Tsukiji District Development Policy formulated by the TMG, the application guidelines, proposals from operators, supplementary opinions raised during the review process, and discussions within the Management Committee.

Moving forward, the operator will deepen discussions to concretize the project based on this plan. This will involve collaboration with the TMG and related organizations, while also listening to the opinions of the Management Committee, the local ward, regional stakeholders, and Tokyo residents.

For the basic plan, please refer to the operator's website (https://tsukiji-machizukuri.jp/pdf/top/information/kihonkeikaku.pdf).

Q１１：What has changed (brushed up) from the initial proposal in the basic plan?

The basic plan outlines several key initiatives based on discussions at management committee meetings. These include establishing the “ Japanese fan ” as the design motif to preserve Tsukiji’s history and context while envisioning new development, aiming to create a landscape that becomes a new Tokyo icon. It also addresses considerations such as planning deck improvements to ensure connectivity with areas outside the district, creating waterfront open spaces that attract residents and visitors, and preserving views from Hama-rikyu Gardens.

Furthermore, the plan has been brushed up to include initiatives in collaboration with the Tsukiji Outer Market to preserve and develop Japanese food culture, as well as initiatives to disseminate information according to the phase of urban development.

For details, please refer to the Basic Plan (https://tsukiji-machizukuri.jp/pdf/top/information/kihonkeikaku.pdf).

Q１２：How is environmental consideration addressed?

The basic plan aims to develop urban infrastructure and green infrastructure that harmonizes with the surrounding environment to achieve carbon neutrality, promoting cutting-edge, environmentally conscious urban development.

More specifically, we aim to achieve net-zero CO_2 emissions by maximizing energy savings through cutting-edge technologies that promote HTT (reduce, create, store), generating on-site power, and procuring the shortfall from off-site sources. We will promote initiatives that contribute to coexistence with nature, such as greening (approximately 40% green coverage rate) that benefits biodiversity and human activities, utilizing domestic timber, and consideration for resource circulation.

Furthermore, to create a favorable urban environment in the surrounding urban areas and central districts, the layout plan and building shapes are designed to accommodate the wind corridor flowing east of the planned site (the cold airflow from Tokyo Bay and the Sumida River toward the central district during summer). This ensures that the airflow over the rear area is maintained at 80% or more of the current level.

For details, please refer to the Basic Plan (https://tsukiji-machizukuri.jp/pdf/top/information/kihonkeikaku.pdf).

Q１３：What is the procedure for environmental impact assessment?

In May 2025, an “Environmental Impact Assessment Survey Plan” detailing the items and methodologies for surveys related to the project implementation was submitted and deliberated upon by the Tokyo Metropolitan Environmental Impact Assessment Council.

Moving forward, a “Draft Environmental Impact Assessment Report” detailing the results of surveys conducted based on the survey plan and environmental conservation measures is scheduled to be submitted and deliberated upon by the Council.

*For information on environmental impact assessment, please refer to the Bureau of Environment website:
(https://www.kankyo.metro.tokyo.lg.jp/assessment)

Q１４：What is planned as the transportation infrastructure for the future?

The basic plan created by the operator includes developing land, sea, and air mobility hubs. Specifically, it plans for flying car ports, water transport networks, and next-generation mobility solutions.

Tokyo Metropolitan Area and Waterfront Area Subway Project aims for completion by 2040, and the extension of the Expressway Harumi Line also targets commencement of service in the early 2040s.

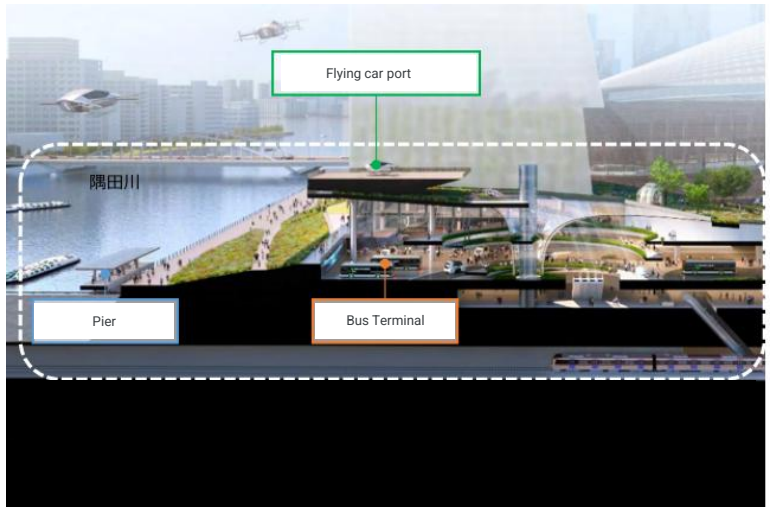
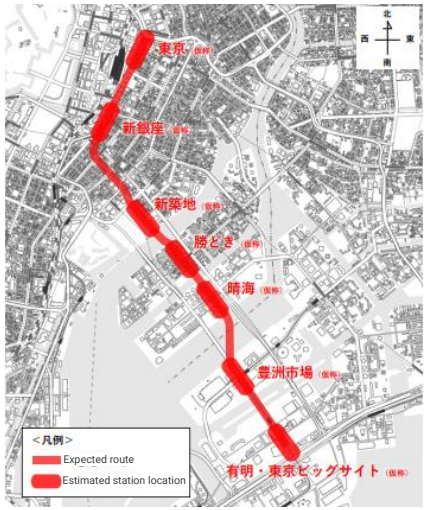


Image of mobility hubs



Tokyo Metropolitan Area and Waterfront Area Subway Project

Q１５：What once stood in this district?

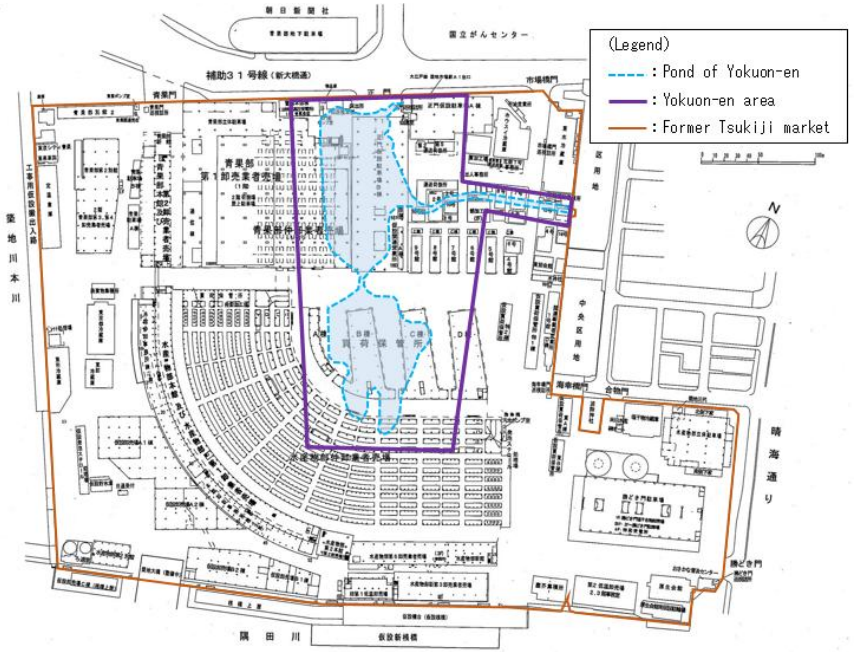
The Tsukiji district has a history of having been the former site of the “Yokuon-en,” a post-retirement residence of Matsudaira Sadanobu, who served as a senior councillor in the Tokugawa shogunate.
Since the end of the Edo period (1603-1867), naval facilities were developed here. In 1935, Tsukiji Market was established, serving as the center of the nationwide food trade until it was relocated to Toyosu in 2018.



A whole view of Edo Yokuon-en
Source: The National Diet Library’s Digital Collections



Former Tsukiji Market



Q１６：When did the trial excavation of buried cultural properties begin, and what had been found so far?

The trial survey has been conducted since FY2020. The survey area was determined under the guidance of the authorities in charge of cultural properties. To date, approximately 10,200 m^2 of the area has been investigated.
In the survey carried out thus far, stonework reckoned to be part of the former wall of the Sumida River, and masonry that is reckoned to be the wall of a pond -- apparently damaged by the foundation of the former Tsukiji Market -- have been excavated. The excavated remains will be handled with appropriate care in coordination with the relevant organizations.

Survey name		Survey area
①	FY2020 survey	50㎡
②	FY2021 survey1	316㎡
③	FY2021 survey2	243㎡
④	FY2022 survey	672㎡
⑤	FY2021-2 survey	5900㎡
⑥	FY2023 survey1	800㎡
⑦	FY2023 survey2	311㎡
⑧	FY2024 survey1	916㎡
⑨	FY2024 survey2	1,040㎡
	Total	10,248㎡



Status of the investigation of buried cultural properties

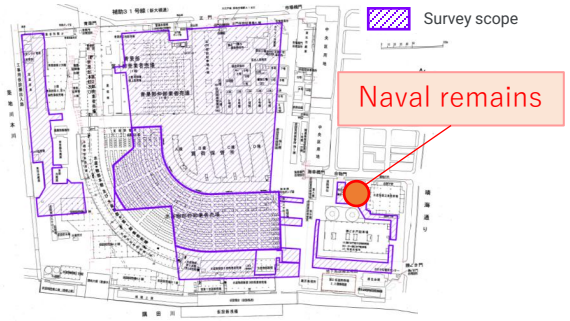
For more detailed survey information, visit the “Tsukiji District Development Project” page on the Bureau of Urban Development’s website. (https://www.toshiseibi.metro.tokyo.lg.jp/bosai/toshi_saisei/saisei08.html).

Q１７：What has been found in the ongoing archaeological survey?　(As of June 2026)

This excavation survey has been underway since July 2025. The survey area was determined under the guidance of the authorities in charge of cultural properties.

To date, surveys have uncovered the base of a steelmaking furnace believed to be part of naval remains from the Meiji period.

Regarding the unearthed archaeological remains, we will, based on the opinions of experts, proceed appropriately while consulting and coordinating with relevant organizations to enable the partial relocation and preservation of the remains.



The location where it was found



The bottom of a Siemens-type crucible furnace from the Meiji period

Expert opinions (compiled by the Bureau of Education)

- This site can be positioned as one of the earliest remains marking the transition in Japan’s iron and steel industry—later a key pillar of the national economy—from the stage of melting iron in reverberatory furnaces to the stage of utilizing steel melted in crucible furnaces.
- It represents a unique node in the history of industrial technology, where advanced Western technologies were transferred while incorporating indigenous techniques, with a view to domestic production of raw materials.
- The foundation of the Siemens-type crucible furnace is considered to have continued to be used, even after its original function had ended, as a heat source for a furnace used to melt optical glass—thus serving as the starting point for the production of high-quality optical lenses that continues to this day. In this sense as well, it is of great value and should be relocated and preserved.

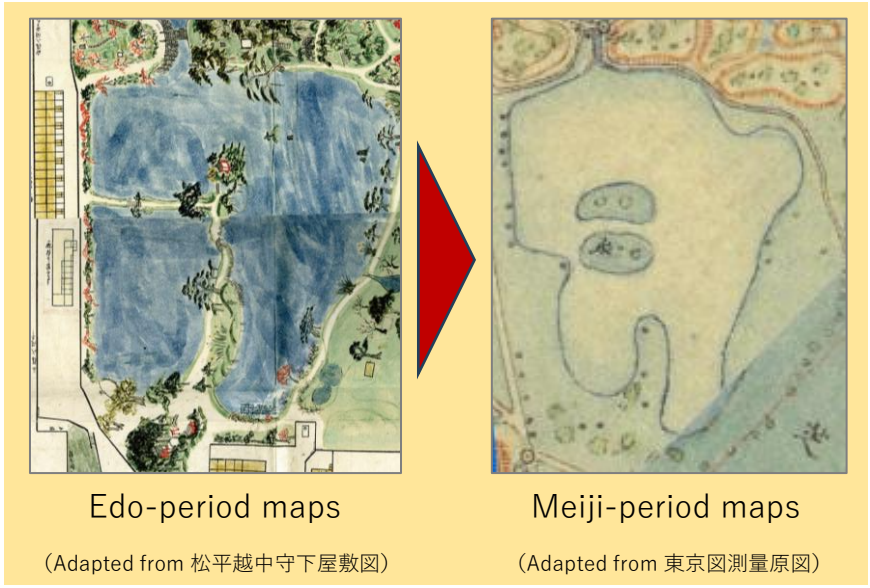
Experts

Jun Suzuki, Department of Japanese History, Graduate School of Humanities and Sociology / Faculty of Letters, The University of Tokyo

Kazuyoshi Suzuki, Emeritus Researcher, National Museum of Nature and Science; Former Director, Center of the History of Japanese Industrial Technology

Q１８：What has been found from the Yokuon-en area during the ongoing archaeological survey?

Previous surveys have uncovered stonework and an island-like mounds that are believed to be the retaining walls of a pond damaged by the foundations of the former Tsukiji Market. Evidence from historical records indicates that the shape of the pond changed from the Edo period through the Meiji period. Based on the shape of the support beams installed beneath the stone wall shown in Photo 1, as well as the placement of the piles and other structures on the island-like shown in Photo 2, it is presumed that the pond was reconstructed during the Meiji period or later. Experts have pointed out that the island-like mounds and stone walls that have actually been unearthed-were significantly leveled during the modern era (the Meiji period), resulting in the early modern (Edo period) structures being drastically altered. They have requested that the survey appropriately capture the natural historical changes, including the original topography, as well as the formation process of Yokuon-en and its subsequent changes. We will continue to respond appropriately under the guidance of relevant agencies, such as the Board of Education.



Changes in the Pond Shown in Historical Maps



Photo 1: Cross-section of stonework believed to be part of the pond revetment

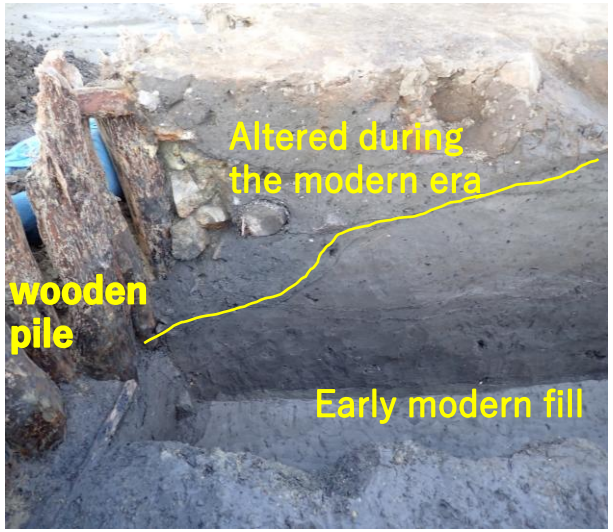


Photo 2: Cross-section of the island-like mounds

Q１９：What measures have been taken to deal with soil contamination?

The surveys conducted thus far on the condition of soil contamination showed that there are some spots that exceed the standard values based on the Soil Contamination Countermeasures Law. But there are no ingestion routes for soil contamination found, and no health hazards are expected to occur.

When we conduct land modification in the future, we will consult with the Operator and implement soil contamination countermeasures appropriately in accordance with the Soil Contamination Countermeasures Law and other related regulations.

For the surveys against soil contamination, please check the “Tsukiji District Development Project” on the Bureau of Urban Development’s website (https://www.toshiseibi.metro.tokyo.lg.jp/bosai/toshi_saisei/saisei08.html).

Q２０：How much does archaeological survey and soil contamination countermeasures cost?

Underground at the Tsukiji Market site, numerous concrete structures and foundation piles constructed as part of the Tsukiji Market buildings remain. While proceeding with their removal and appropriately treating contaminated soil, we will carefully conduct archaeological excavations for buried cultural properties.

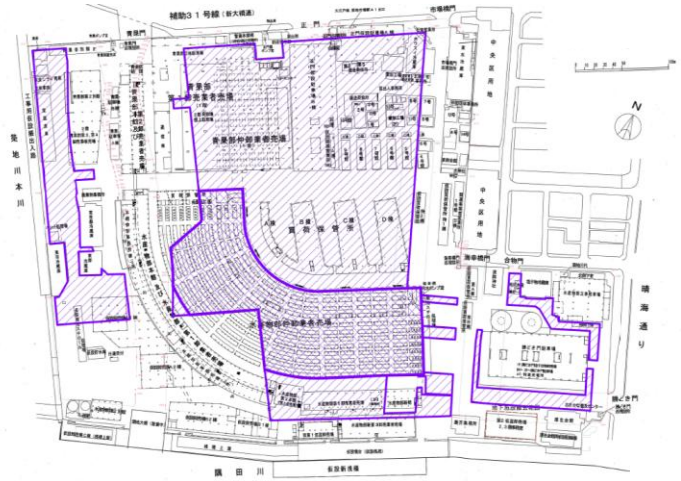
The estimated cost required for this project going forward, covering the main excavation survey of these buried cultural properties, soil contamination countermeasures, and removal of existing structures, is calculated to be 145 billion yen (as of September 2025).

Furthermore, regarding the transfer of jurisdiction over the Tsukiji Market site for a fee, a memorandum of understanding has been concluded between the Central Wholesale Market, the Bureau of Finance, and the Bureau of Urban Development. According to its provisions, costs for soil contamination countermeasures, etc., are to be borne by the Central Wholesale Market Accounting, which is the party transferring the land.

■ Estimated scope of buried cultural property investigation

(As of August 2025)

Survey scope



Purpose	Buried Cultural Property Survey	Soil contamination countermeasures	Removal of remaining objects
Main contents	・Expenses for excavation of buried cultural properties	・Disposal and transportation costs for contaminated soil	・Removal costs for the concrete structures and foundation piles of the old market
	・Earth retaining works during excavation		

Q２１：What sort of proposals were made by the Prospective Operator? And please tell us the scale of the facilities (the building area, total floor space, etc.) proposed by the Operator?

The Bureau of Urban Development website provides an overview of the proposal by the prospective operator (published in April 2024).

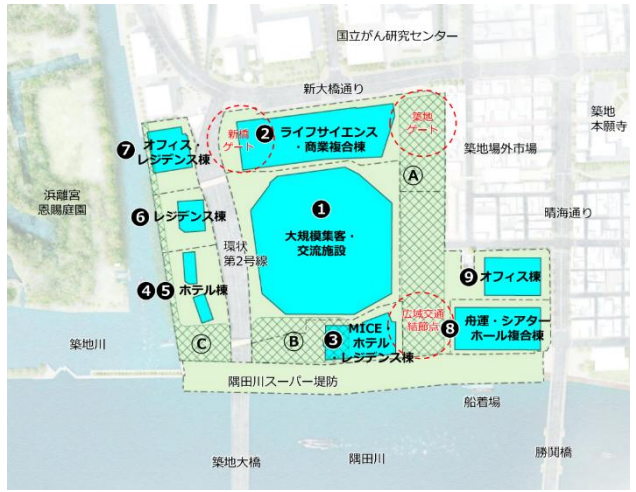
please refer to the Bureau of Urban Development website for “Selection of Prospective Operator”

(https:// www.toshiseibi.metro.tokyo.lg.jp/bosai/toshi_saisei/data/teianegaiyou.pdf)

Q 2 2 ： What is the current development plan?

The outline of the development plan at the time of the basic plan's publication (August 2025) is as follows. For details, please refer to the basic plan (https://tsukiji-machizukuri.jp/pdf/top/information/kihonkeikaku.pdf).

Additionally, the project operator's website (https://tsukiji-machizukuri.jp) provides various information related to this project, in addition to the basic plan.



＜Outline of the Development Plan＞

Utilized metropolitan land area	Approximately 190,000 m2
Land Owner	Tokyo Metropolitan Government
Rights type and period	General fixed-term leasehold 70 years ＋ Construction period etc.
Regional District	Commercial Area
Specified area ratio	Approximately 503% （Weighted average）

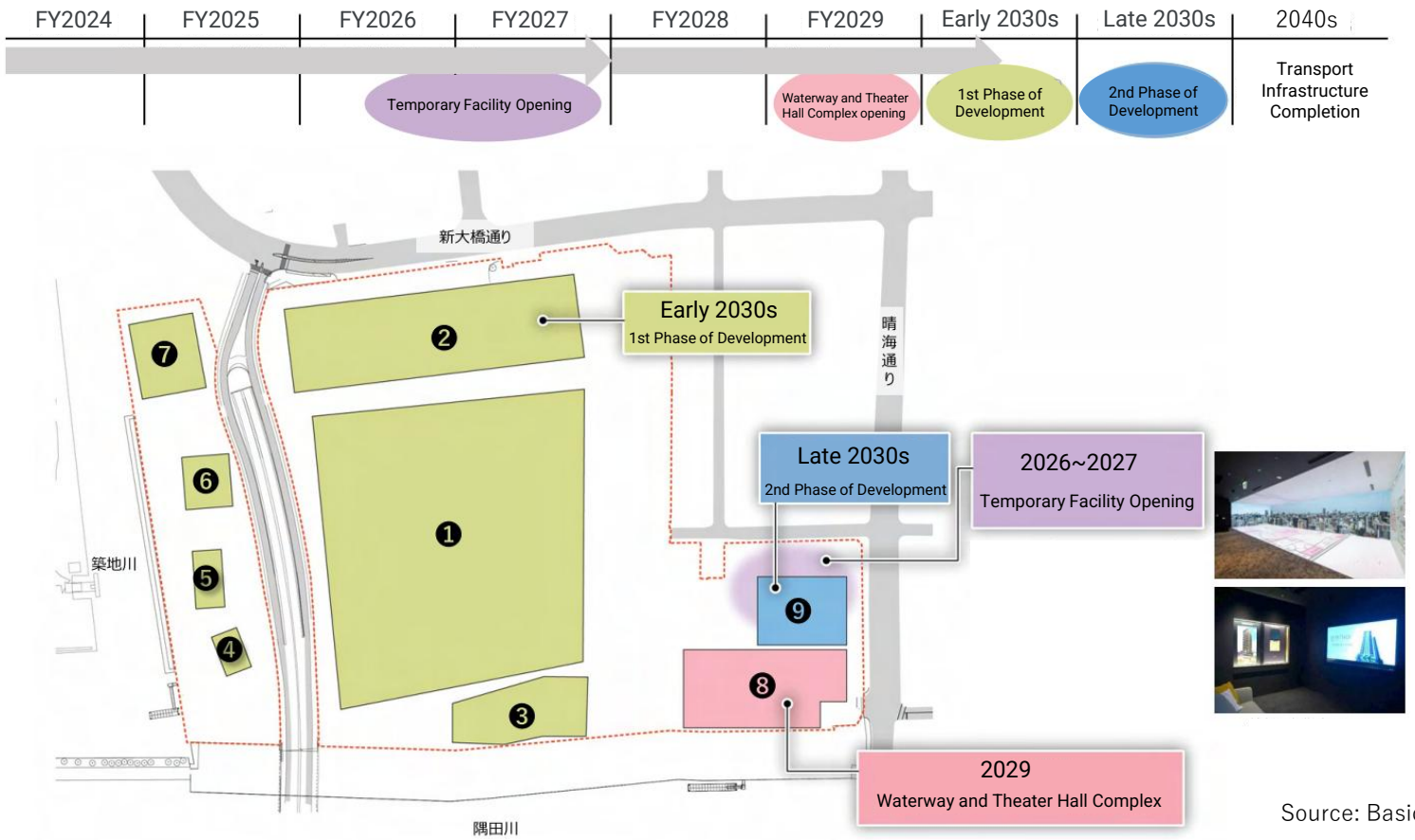
	① Large-scale facility for Attracting visitors and interacting with others	② Life Science and Commercial Complex	③ MICE, Hotel and Residence Building	④・⑤ Hotel building	⑥ Residence Building	⑦ Office and residential building	⑧ Waterway and Theater Hall Complex	⑨ Office Building	ABC
Main Applications / function	Stadiums, stores, etc.	Labs & offices, incubation facilities, stores, etc.	Hotels, MICE facilities, residences, stores, etc.	Hotels, stores, etc.	Residential, commercial, etc.	Offices, homes, stores, etc.	Halls, stores, food labs, etc.	Offices, stores, etc.	Waterfront and city-facing Plazas and green spaces
Total floor area	Approximately 179,000 m2	Approximately 400,000 m2	Approximately 146,000 m2	Approximately 57,000 m2	Approximately 90,,000 m2	Approximately 126,000 m2	Approximately 32,,000 m2	Approximately 231,,000 m2	—
Maximum height	Approximately 40-110m	Approximately 190m	Approximately 210m	Approximately 150m	Approximately 180m	Approximately 190m	Approximately 50m	Approximately 210m	

Source: Basic Plan

Q 2 3 ： What is the schedule for the future?

The current schedule for the future is as follows.

For details, please refer to the Basic Plan (https://tsukiji-machizukuri.jp/pdf/top/information/kihonkeikaku.pdf).



Source: Basic Plan