Type 1 Urban Redevelopment Project in the West Harumi 5-Chome District

Project Approach

Urban Redevelopment Project

Urban redevelopment projects aim for reasonable, sound and intensive use of land and the renewal of urban functions through integrated development of buildings and public facilities under the Urban Renewal Act.

Those allowed to take on an urban redevelopment project include private entities, urban redevelopment cooperatives, redevelopment companies, local public entities, the Urban Renaissance Agency, and local housing supply corporations.



Develops roads and other urban infrastructure



- The construction of buildings, including accommodations for athletes during the Games.
- Sale and rental of the residential buildings and the commercial building

Designated Builder System

This system allows the designated builder (or consortium of builders) to construct the buildings and market reserve floor space in place of the project operator.

It enables the operator to make active use of the funds and expertise of private sector developers to build more attractive and highly marketable properties and advance the project smoothly.



Buildings to be constructed by the consortium for the urban redevelopment project

Designated group of builders(one group selected through public tender)

Leader of the group Mitsui Fudosan Residential Co.,Ltd.

Group members

- NTT Urban Development Corporation Nippon Steel Kowa Real Estate Co.,Ltd. Sumitomo Corporation Sumitomo Realty & Development Co.,Ltd. Daiwa House Industry Co., Ltd.
- Tokyu Land Corporation Tokyo Tatemono Co.,Ltd. Nomura Real Estate Development Co.,Ltd. Mitsui Fudosan Co.,Ltd. Mitsubishi Estate Residence Co.,Ltd.

Project	Ove	rview /	Overview of	building plans						
		/		Block 5-3		ck 5-4	Block 5-5			
Name	Type 1	Urban Redevelopment Project in the	Site area	Approx. 26,310m		23,640 m	Approx. 37,450 m			
Name	•••	· ·	Building area	Approx. 7,590 m ²		k. 7,890 m	Approx. 12,980 m			
		arumi 5-Chome District	Floor area Floor area for	Approx. 112,870m	Approx. 104,490m		Approx. 223,630 m			
Location		/letropolitan Government Harumi 5-Chome, Chuo-ku, Tokyo	calculating floor-area ratio	Approx. 78,180 m	Approx. 70,780 m		Approx. 147,450 m ²			
Area Period	Approx. From F	18 ha Y2016 through FY2025	Main uses	Housing(1,487 units),		(686 units)	Housing (1,822 units), Shops			
		x. 54 billion yen (excluding the		Block 5-6	Block 5-7		Total			
	develop	ment costs of the consortium)	Site area	Approx. 35,180 m	Approx.	11,360 m	Approx. 133,940 m			
No. of	21 resid	dential buildings (medium-rise) (approx.	Building area	Approx. 10,970 m	Approx	. 7,010 ㎡	Approx. 46,460 m			
buildings	50-60m	high, 14 to 18-story buildings with a	Floor area	Approx. 209,480 m	Approx.	19,820 m	Approx. 670,320 ന്			
(height and floors)	baseme	ent floor) ential buildings (high-rise) (approx. 180m	Floor area for calculating floor-area ratio	Approx. 138,950 m	Approx.	19,240 ㎡	Approx. 454,630m			
)-story buildings with a basement floor)	Main uses	Housing (1,637 units), Shops	Shops					
	-	nercial building (approx. 25m high, 3-story	Overview of	Dverview of infrastructure plans						
	building	with a basement floor)	Туре	Name	Width	Length	Category			
No. of housing	5.632 (4	1,145 condominium units and 1,487 rental	Arterial road	Auxiliary Route 314	25m	210m	Metropolitan road			
units	housing		Access street	Access Street 5-1	23m	380m	Municipal road			
Construction	•	rial road totaling 210meters and access	Access street	Access Street 5-2	25m	100m	Municipal road			
of roads		5	Access street	Access Street 5-3	36m	260m	Municipal road			
	SILEEIS	totaling 1,570meters	Access street	Access Street 5-4	18m	830m	Municipal road			
		Block 5-5 Block 5-5 Block 5-7 Legend Residential bldgs. (medium-rise)								
General layout plan		014 stories, approx. 50m) 16 stories, approx. 60m) (14 stories, approx. 50m) 5-A Bldg. 5-T Bldg. (14 stories, approx. 50m) 5-T Bldg. 5-F Bldg. 5-E Bldg. (18 stories, approx. 60m) 5-E Bldg. 6-B Bldg. 0.1 Dis	7-S Bldg (3 stories, approx. 25m)							
		Access Street 5-3 Block 5-3								
		6-R Bidg. (18 stories, approx. 60m) 6-C Bidg. (14 stories, approx. 60m) 6-C Bidg. (14 stories, approx. 60m) 6-C Bidg. (50 stories, approx. 180m) 6-C Bidg. (50 stories, approx. 180m) (50 stories, approx. 180m) (50 stories, (50 stor		3-A Bidg. (17 stories, approx. 60m)		3-B Bldg. (17 stories, approx. 60m)				
		(14 stories, approx. 50m) (16 stories, approx. 60m) (14 stories, approx. 50m)		3-D Bidg. (15 stories, approx. 60m)	3-C B (15 st appro					
		Access Street 5-4		Access Street 5-1						
		BIOCK 5-6 (18 stories, (14		Bidg.4-D Bidg.tories, (18 stories, approx. 60m)	(18 s	Bidg. tories, ox. 60m)	10 20 50 100m			
Co lu mr			Bloc	k 5-4			1			

oct		rview		Overview of	building plans				
	Ove				Block 5-3	Bloc	k 5-4	Block 5-5	
				Site area	Approx. 26,310 m		23,640 m	Approx. 37,450 m	
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	West H	arumi 5-Chome District		Floor area	Approx. 112,870 m ²	Approx. 104,490 m		Approx. 223,630	
by		Metropolitan Government Harumi 5-Chome, Chuo-ku, T	okvo	Floor area for calculating floor-area ratio	Approx. 78,180 m	Approx. 70,780 ന്		Approx. 147,450 m	
	Approx From F	.18 ha Y2016 through FY2025	Main uses	Housing(1,487 units), Childcare facilities, Nursing homes			Housing (1,822 units) Shops		
		x. 54 billion yen (excl		Block 5-6	Block 5-7		Total		
	develop	oment costs of the consortium	Site area	Approx. 35,180 m	Approx. 11,360 m		Approx. 133,940		
	21 resi	dential buildings (medium-ris	Building area	Approx. 10,970 m	Approx. 7,010m		Approx. 46,460m		
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)-story buildings with a basem	Main uses	Housing (1,637 units), Shops	Shops				
	1 comn	nercial building (approx. 25m	high, 3-story	Overview of	infrastructure plan	S			
	building	with a basement floor)	Туре	Name	Width	Length	Category		
ng	5,632 (4,145 condominium units and 1,487 rental			Arterial road	Auxiliary Route 314	25m	210m	Metropolitan road	
	housing units)			Access street	Access Street 5-1	23m	380m	Municipal road	
1	An arterial road totaling 210meters and access			Access street	Access Street 5-2	25m	100m	Municipal road	
		0		Access street	Access Street 5-3	36m	260m	Municipal road	
	5110015	totaling 1,570meters		Access street	Access Street 5-4	18m	830m	Municipal road	
		Block 5-5 Access Street 5-4 5-B Bldg. 5-C Bldg.	*Width figures indicate the entire width. *Figures are all approxima Block 5-7 Legend Residential bldgs. (medium-rise)						
out	nlan	(14 stories, approx. 50m) 5-A Bldg. (14 stories, approx. 50m) 5-F Bldg. (18 stories, approx. 60m) 5-F Bldg. (18 stories, approx. 60m) 5-E Bldg.	5-T Bldg. (50 stories, approx. 180m)	7-S Bidg (3 stories, approx. 25m)	S Bldg B stories, Resident			dgs. (high-rise)	
out plan	Access Street 5-3			Blo	ock 5-3				
		 6-B Bldg. (18 stories, approx. 60m) 6-C Bldg. 6-A Bldg. (14 stories, (14 stories, approx. 50m) 	6-T Bidg. (50 stories, approx. 180m)		3-A Bidg. (17 stories, approx. 60m)	3-B B (17 sto appro:			
		6-F Bidg. (14 stories, approx.50m) 6-E Bidg. (16 stories, approx.60m)	(14 stories,		3-D Bidg. (15 stories, approx. 60m)	3-C BI (15 sto approx	ories,		
		Access Street 5-4		Access Street 5-1					
	_	Block 5-6	(18 stories,	4-B Bldg.4-C B(14 stories, approx. 50m)(14 st		4-E B (18 str appro		10 20 50 10	
mn				Bloc	k 5-4				

Main features of urban infrastructure development, including roads 1)Elevation of the ground

In order to build a safe community resilient to storm surge, the road level is raised about 2.5 meters using soil to a height of A.P.+6.5m.

2 Installation of utilities underground

For the purpose of improving disaster management capabilities and in consideration of the streetscape, power and other utility lines are planned to be buried underground.

3Solar heat-blocking pavement

Solar heat-blocking pavement has been used on roads to combat the heat.



