



Artist's rendition of the completed Urban Redevelopment Project

*The Harumi Passenger Ship Terminal is an image of the current plan and is subject to change.

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

Urban Development as a Legacy of the Tokyo 2020 Games

(The West Harumi 5-Chome District)



Future image of the West Harumi 5-Chome District

*Following termination of the acceptance of ships at the Harumi Passenger Ship Terminal (timing to be determined), plans call for the site to be converted into a green space.

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**BUREAU OF URBAN DEVELOPMENT
TOKYO METROPOLITAN GOVERNMENT**

Urban Development as a Legacy of the Tokyo 2020 Games

The Tokyo Metropolitan Government (TMG) started work on the Type 1 Urban Redevelopment Project in the West Harumi 5-Chome District in April 2016 to proceed with development of the Olympic and Paralympic Village for the Tokyo 2020 Games and Post-Games area development, and has been carrying out the project. This district were used as the Tokyo 2020 Games Olympic and Paralympic Village in 2021. The TMG leverages the area's seaside location and proximity to the city center to develop the district as a legacy of the Games, creating a community where various residents, including families with children, senior citizens, and foreign nationals, can interact and lead fulfilling lives. The TMG promotes measures to make the area a model of an environmentally-advanced city, such as pioneering the introduction of hydrogen as the energy of the community.



Make the Olympic and Paralympic Village a desirable place where everyone wants to live

Transforming the Olympic and Paralympic Village constructed for the Tokyo 2020 Games into a town that embraces people from diverse backgrounds

- Buildings used to house athletes during the Games



To be converted into private residential complexes consisting of a total of 5,632 housing units

Residential buildings (medium-rise) used as temporary housing for the athletes was renovated, and new residential buildings (high-rise) is being constructed.



- Complex which housed a polyclinic, fitness center, and other facilities during the Games



To be converted into a commercial complex that supports people's day-to-day lives

The commercial building used as a complex has been renovated into a supermarket, living convenience facility, etc.



For details, see P5-8.

Turning the eco-friendly, sustainable initiatives of the Games into their legacy

During the Tokyo 2020 Games, various eco-friendly initiatives were taken, including use of hydrogen energy. Initiatives such as these are utilized in the development of the area as a legacy of the Games.

- Eco-friendly initiatives taken during the Tokyo 2020 Games

- Through the establishment of a temporary hydrogen station, hydrogen fuel was supplied 24 hours a day to vehicles used during the Games.
- Use of electricity generated from Hydrogen in the Relaxation House (a rest facility for athletes) of the Olympic and Paralympic Village



Realization of a city to serve as a model for advanced environmental policies to achieve a carbon-neutral society

- Construction of a hydrogen station
- Supply hydrogen fuel to fuel cell buses and other vehicles
- Supply hydrogen to residential blocks through pipelines



For details, see P9-12.

Construction of Harumi 5-Chome Terminal and pier

Transportation demand in the Harumi district is expected to grow due to factors such as post-Games area development. In view of this situation, resident mobility is supported by building a Harumi 5-Chome Terminal for introduction of TOKYO BRT, route buses, a bicycle-sharing system, and other transportation systems and a landing dock.



For details, see P13-14.

Passing on the memory of the Tokyo 2020 Games to future generations as a legacy of the heart

Facilities established for the Games are preserved in the area to commemorate the Games, passing the memory on to future generations as a legacy.



★ Signages for Direction



● Tokyo 2020 Olympic and Paralympic Village Map



Area Development Concepts

1

Diverse interaction within a community that is comfortable to live in

Leveraging the features of its location near the city center, an urban space with abundant "housing," "entertainment," "business," "learning," "childcare," and "health" services will be created by promoting interaction among diverse generations, communities, and cultures, and forging partnerships with the surrounding areas.

Most of the condominium units for sale will be designed for families with children. Rental housing will include not only regular residences, but also a variation ranging from serviced apartments (furnished homes) to SOHO, shared housing, and housing with services for the elderly, to flexibly satisfy various needs.

Family support, community and other such facilities will be built to realize a multigenerational community.



2

Close to water and greenery, a city where peace and calm can be felt

A mature urban life will be realized, where people can relax and find inner calm in an attractive blend of city and nature, which is open to the sea and surrounded by verdant greenery. Specifically, as open spaces rich in greenery and seaside green spaces, three types of plazas will be developed: a "community plaza," which can be used for various activities and as a place for children to play freely; a "central plaza," which serves as a vibrant space for exchange; and "roadside plazas," which serve as attractive entrances to the blocks.



3

A sustainable, eco-friendly city realized through the use of new technologies

A self-sufficient, decentralized smart-energy city with enhanced disaster management capabilities will be created by developing infrastructure that enables residents to benefit from advanced hydrogen energy, energy-saving technologies, and the energy management system (EMS) in their daily lives. Hydrogen will be supplied by pipeline to community blocks. This will be the first practical application of such a mechanism in Japan, making this a model eco-friendly community.



In addition...

Shops and facilities that create vibrancy

Shops and other facilities that create vibrancy and support everyday life will be located on the lower floors of buildings along Harumi Main Street to create areas bustling with residents and visitors.



A community where people can easily move around by eco-friendly means

A community cycle bicycle sharing service, a car sharing service for residents, centralized parking facilities, and electric vehicle charging stations will be available.



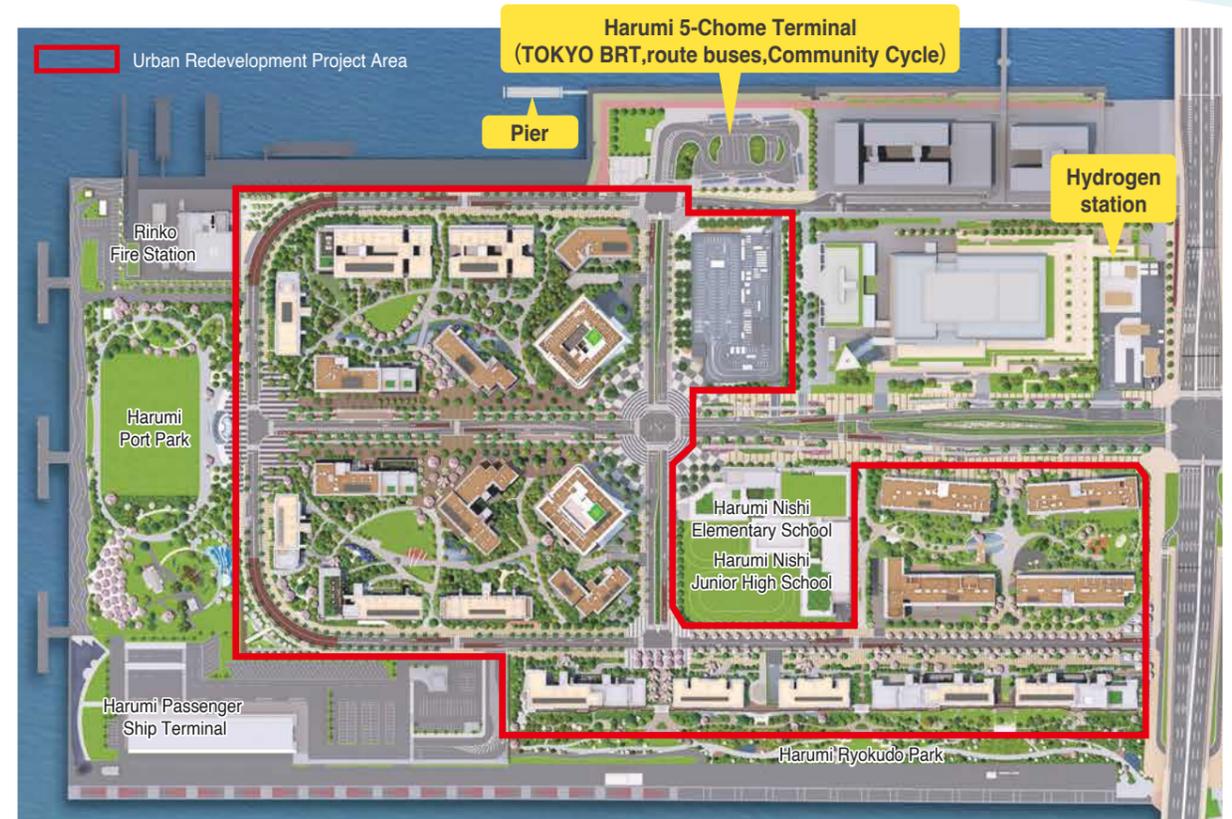
Building design that gives due consideration to landscape creation

In addition to reducing the sense of oppression created by the buildings through articulation of the facade and other techniques, ample space is secured between buildings to create a line of sight to the sea and an open feel.



Creation of a mixed-use community with enhanced disaster response capabilities

Spaces for accommodating people stranded when a disaster strikes, as well as emergency supply warehouses, will be secured.



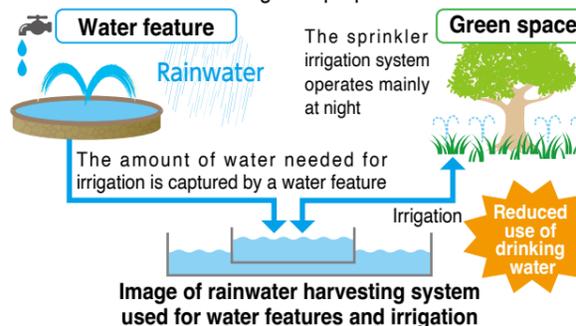
Column

Awarded four environmental certifications

~Examples of highly-evaluated initiatives~

Eco-friendly landscaping measures

Various eco-friendly landscaping measures are being implemented including green space plans that take into consideration native flora and change over time, and the adoption of a rainwater harvesting system for use by water features and for irrigation purposes.



Highly rated by ABINC ADVANCE and SITES



High connectivity and a townscape abundant with open spaces

Two through streets are built in each community block to separate buildings, increasing the connectivity of the town.



Highly rated by LEED-ND and CASBEE



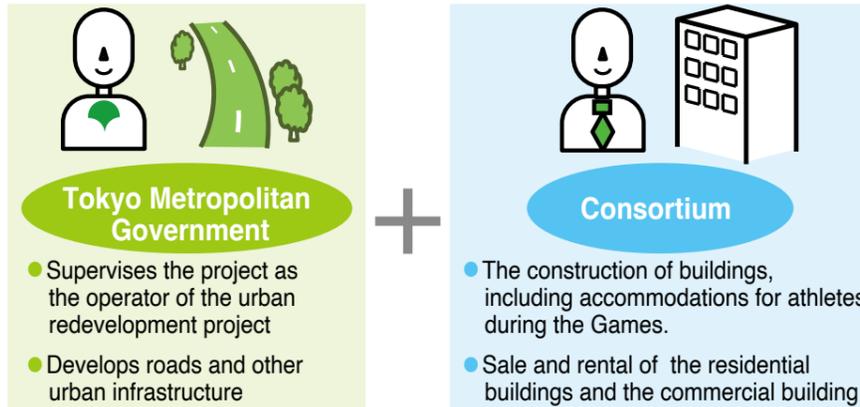
Type 1 Urban Redevelopment Project in the West Harumi 5-Chome District

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.



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 Overview

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

Undertaken by Tokyo Metropolitan Government

Location Part of Harumi 5-Chome, Chuo-ku, Tokyo

Area Approx. 18 ha

Period From FY2016 through FY2025

Total cost Approx. 54 billion yen (excluding the development costs of the consortium)

No. of buildings (height and floors) 21 residential buildings (medium-rise) (approx. 50-60m high, 14 to 18-story buildings with a basement floor)
2 residential buildings (high-rise) (approx. 180m high, 50-story buildings with a basement floor)
1 commercial building (approx. 25m high, 3-story building with a basement floor)

No. of housing units 5,632 (4,145 condominium units and 1,487 rental housing units)

Construction of roads An arterial road totaling 210meters and access streets totaling 1,570meters

Overview of building plans

	Block 5-3	Block 5-4	Block 5-5
Site area	Approx. 26,310㎡	Approx. 23,640㎡	Approx. 37,450㎡
Building area	Approx. 7,590㎡	Approx. 7,890㎡	Approx. 12,980㎡
Floor area	Approx. 112,870㎡	Approx. 104,490㎡	Approx. 223,630㎡
Floor area for calculating floor-area ratio	Approx. 78,180㎡	Approx. 70,780㎡	Approx. 147,450㎡
Main uses	Housing(1,487 units), Childcare facilities, Nursing homes	Housing (686 units)	Housing (1,822 units), Shops

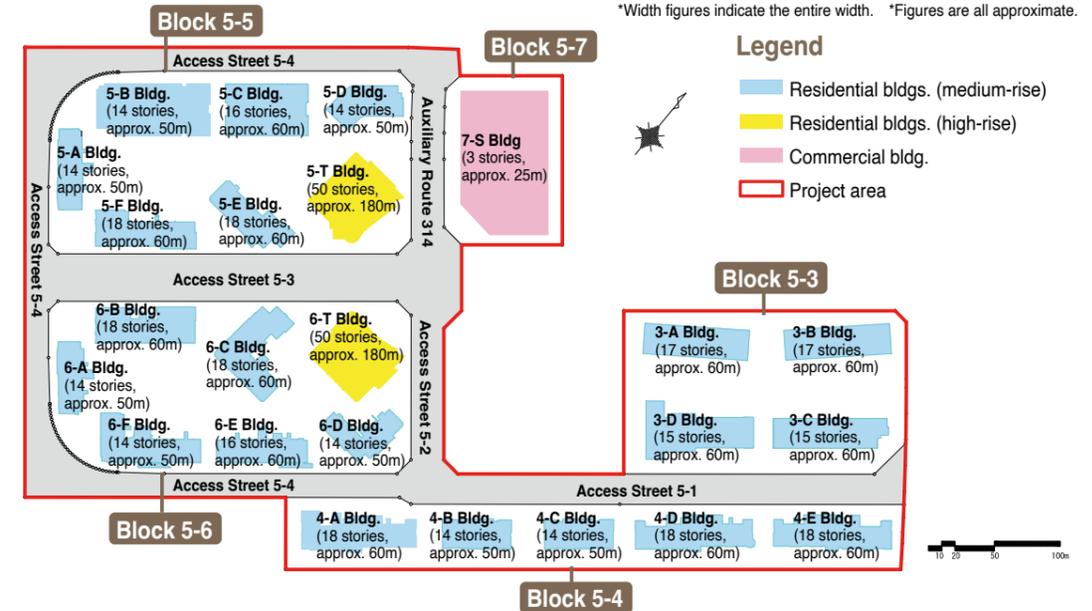
	Block 5-6	Block 5-7	Total
Site area	Approx. 35,180㎡	Approx. 11,360㎡	Approx. 133,940㎡
Building area	Approx. 10,970㎡	Approx. 7,010㎡	Approx. 46,460㎡
Floor area	Approx. 209,480㎡	Approx. 19,820㎡	Approx. 670,320㎡
Floor area for calculating floor-area ratio	Approx. 138,950㎡	Approx. 19,240㎡	Approx. 454,630㎡
Main uses	Housing (1,637 units), Shops	Shops	

Overview of infrastructure plans

Type	Name	Width	Length	Category
Arterial road	Auxiliary Route 314	25m	210m	Metropolitan road
Access street	Access Street 5-1	23m	380m	Municipal road
Access street	Access Street 5-2	25m	100m	Municipal road
Access street	Access Street 5-3	36m	260m	Municipal road
Access street	Access Street 5-4	18m	830m	Municipal road

*Width figures indicate the entire width. *Figures are all approximate.

General layout plan



Column

Main features of urban infrastructure development, including roads

① Elevation of the ground

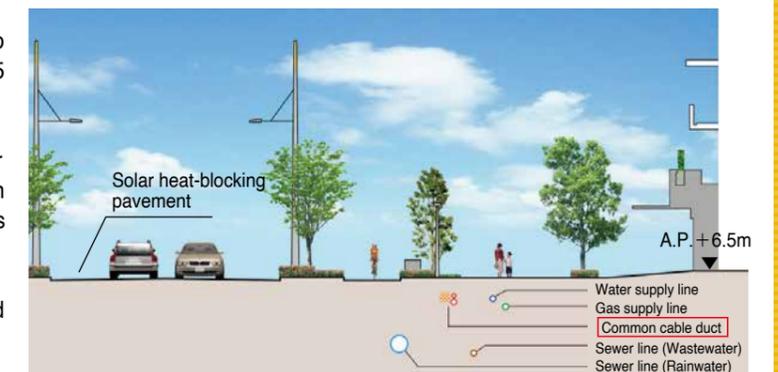
In order to build a safe community resilient to storm surge, the road level is raised about 2.5 meters using soil to a height of A.P.+6.5m.

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.

③ Solar heat-blocking pavement

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



Transformation of the West Harumi 5-Chome District

Before the Tokyo 2020 Games

At the beginning of construction



December 2016

Just after the start of urban infrastructure construction, but prior to the start of construction by the consortium.

Pre-Games construction underway



Elevation of the ground

Sewer lines



Common cable duct



Pre-Games construction began at the site in fiscal 2016 and was completed in December 2019.

Completion of the Olympic and Paralympic Village



December 2019

With pre-Games construction safely completed, we were ready to hold the Tokyo 2020 Games.

Coordination meeting for construction



Frame construction of buildings in the 5-6 Block



Road pavement



Project launch in fiscal 2016

Construction of roads

Work on the basic infrastructure began, including the elevation of ground, installation of sewer lines and common cable ducts, and construction of roads.

Construction of buildings

Construction of the 21 residential buildings (medium-rise), excluding the 2 high-rise buildings, and the commercial building started.

Fiscal year	2016	2017	2018	2019	2020	2021
Redevelopment project	● Approved ● Consortium selected					
Road development	Ground level elevation, sewer line, common cable duct, street construction works				Partial finishing	
Building construction	Construction of residential buildings (medium-rise)		Construction of commercial building			
Energy project	Construction of hydrogen pipeline and temporary hydrogen station					

After the Tokyo 2020 Games

Construction of residential buildings (high-rise)

By placing the 2 residential buildings (high-rise), which will be the town's major features, on the inland side, the entire town will form a gentle silhouette, making the group of buildings appear pleasing to the eye.



The cluster of buildings viewed from the ocean side (artist's rendition)

Following the post-Games construction of the residential buildings (high-rise) and finishing work on streets and other open spaces, the project is slated to be completed in fiscal 2025.

Renovation of residential buildings (medium-rise) and commercial building

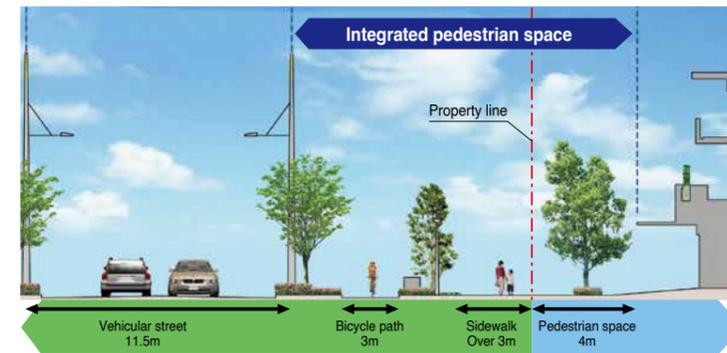
Renovation of the 21 residential buildings (medium-rise), used as the temporary accommodation facilities in the Olympic and Paralympic Village during the Games, and the commercial building was completed.



The commercial building (artist's rendition)

Finishing work on streets and other open spaces

After the Games, finishing work will be performed on the streets and other open spaces. The TMG and the consortium will work together to advance urban development that connects public spaces and building sites in a seamless way, with the aim to build an integrated, attractive cityscape and comfortable pedestrian spaces.



Distribution of street space within community blocks (Access Street 5-3)



Image of integrated urban development

Fiscal year	2021	2022	2023	2024	2025
Redevelopment project					Project completed ●
Road development	Finishing of streets, etc. (Related project) Harumi 5-Chome Terminal and a landing dock construction				Completed
Building construction	Renovation of residential buildings (medium-rise)		Completed	Renovation of commercial building	
Energy project	Construction of residential buildings (high-rise)				
Energy project	Construction of hydrogen pipeline and hydrogen station, Installation of pure hydrogen fuel cells				

A city to serve as a model eco-friendly city

Olympic and Paralympic Village District Energy Development Plan

In the Olympic and Paralympic Village district, through the use of new technology, we aim to realize a model eco-friendly city, including ensuring self-sufficiency in times of disaster and achieving a balance between comfort and an eco-friendly lifestyle.

To achieve this goal, the Olympic and Paralympic Village District Energy Study Panel was established together with outside experts in July 2016. Based on discussions held, the Olympic and Paralympic Village District Energy Development Plan was compiled, setting forth the vision to be pursued, policy direction, and specific development plans.

In addition to use of the electrical grid and city gas, by applying a combination of approaches in the district, including the use of hydrogen and waste heat, we aim to realize a more resilient, low carbon, energy efficient city.

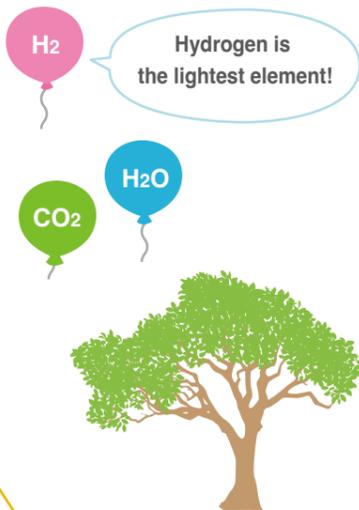


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What is hydrogen?

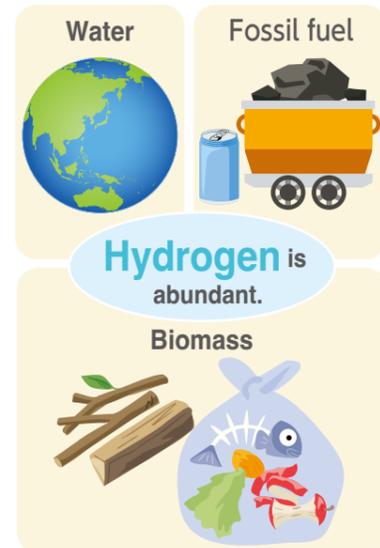
About Hydrogen

Hydrogen is the lightest element, and the most abundant element in the universe. Hydrogen (H₂) is a gas. However, on earth, it is mainly present in compound form, such as seawater.



Hydrogen is abundant.

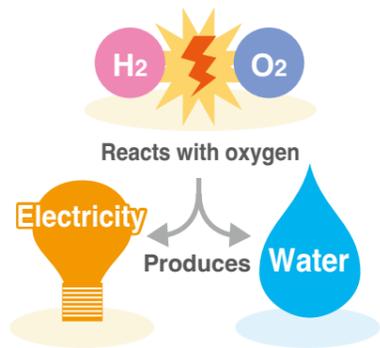
Through electrolysis of water, hydrogen and oxygen can be extracted. Hydrogen is also found in fossil fuels and biomass.



Hydrogen is very reactive.

When hydrogen reacts with oxygen, it easily burns, producing heat (electricity) and water. Conversely, hydrogen can be extracted from that water through the process of electrolysis. Therefore, it is also attracting attention as a recyclable energy source.

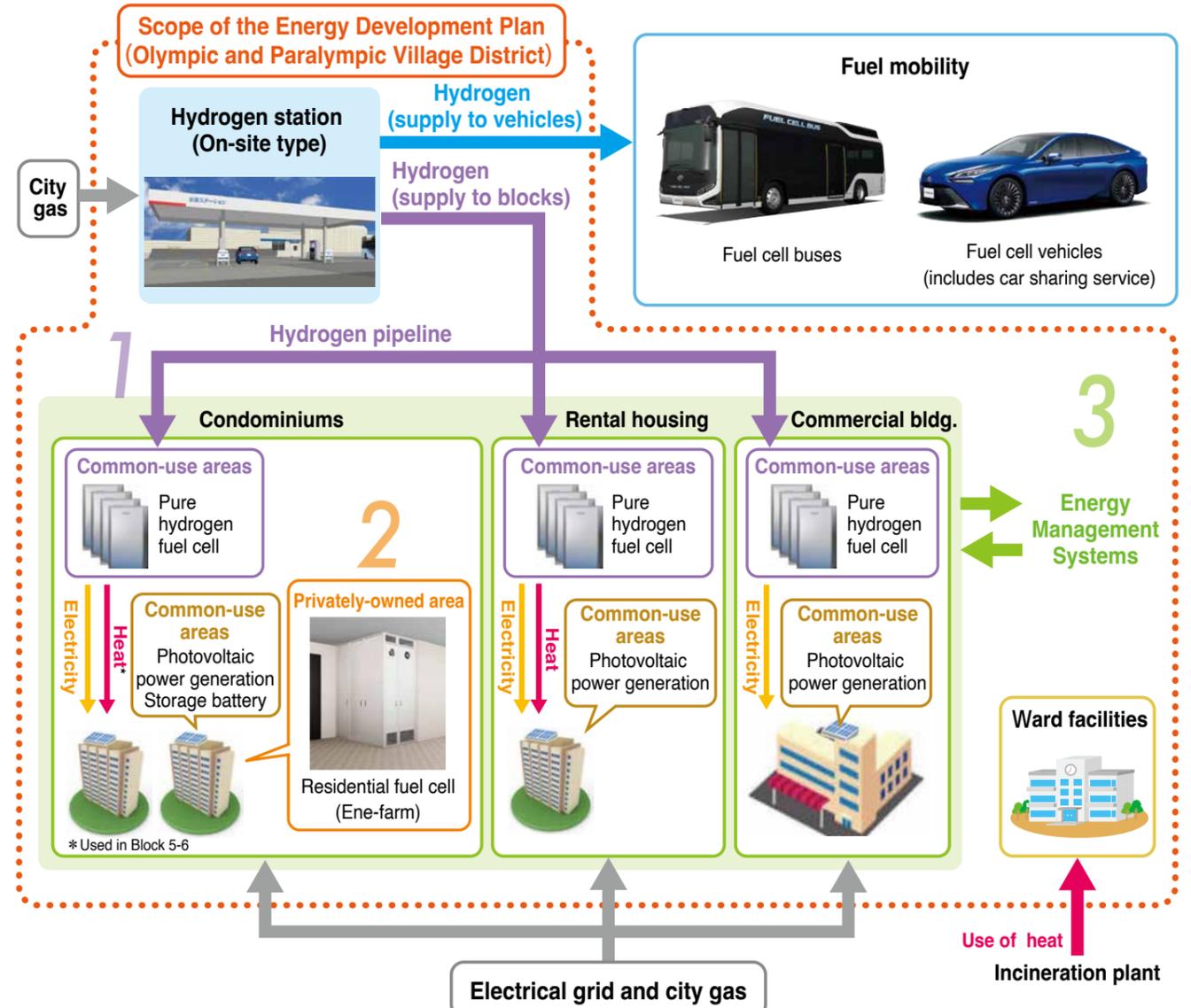
How hydrogen produces electricity



Since hydrogen energy **emits no CO₂ when used**, if a system to mass-produce hydrogen from water using electricity produced from renewable sources is put into use, **this would be the key to realizing a carbon neutral society.**

In addition, because hydrogen can be produced from fossil fuels, as well as from biomass and other resources, **its use will contribute to transforming the energy structure.**

Olympic and Paralympic Village District Energy Project Initiatives



1 Supply Hydrogen to Olympic and Paralympic Village District Blocks

In the Olympic and Paralympic Village district, in addition to power supplied by the electrical grid and other sources, hydrogen is delivered from the hydrogen station to community blocks via pipelines to fuel pure hydrogen fuel cells, which produces the electricity used in areas such as common spaces in residential buildings. ⇒For details, see the next page.

2 Residential fuel cell (Ene-farm)

The latest Ene-farm model is installed in all condominium units. The Ene-farm system causes hydrogen extracted from city gas and oxygen in the air to react, generating electricity. It also converts heat generated when producing electricity into hot water. With the use of a storage battery, the system can use power supplied by the battery to start itself and generate electricity during a power outage.

3 Energy Management Systems

Information about energy in the whole city is visualized and analyzed under integrated management so that energy is used effectively. The peak power is optimally cut by demand forecast for electricity and combination of storage batteries, photovoltaic power generation, pure hydrogen fuel cells and other sources of energy supply.

Supplying Hydrogen in the Olympic and Paralympic Village District

A hydrogen station, hydrogen pipelines, and pure hydrogen fuel cells have been installed to supply hydrogen to fuel cell buses and other vehicles, and to blocks through pipelines. In February 2018, a basic agreement was concluded with six companies led by Tokyo Gas Co., Ltd. (Tokyo Gas Co., Ltd., Harumi Eco Energy Co., Ltd., ENEOS Corporation, Toshiba Corporation, Toshiba Energy Systems & Solutions Corporation, and Panasonic Corporation), commencing the project.

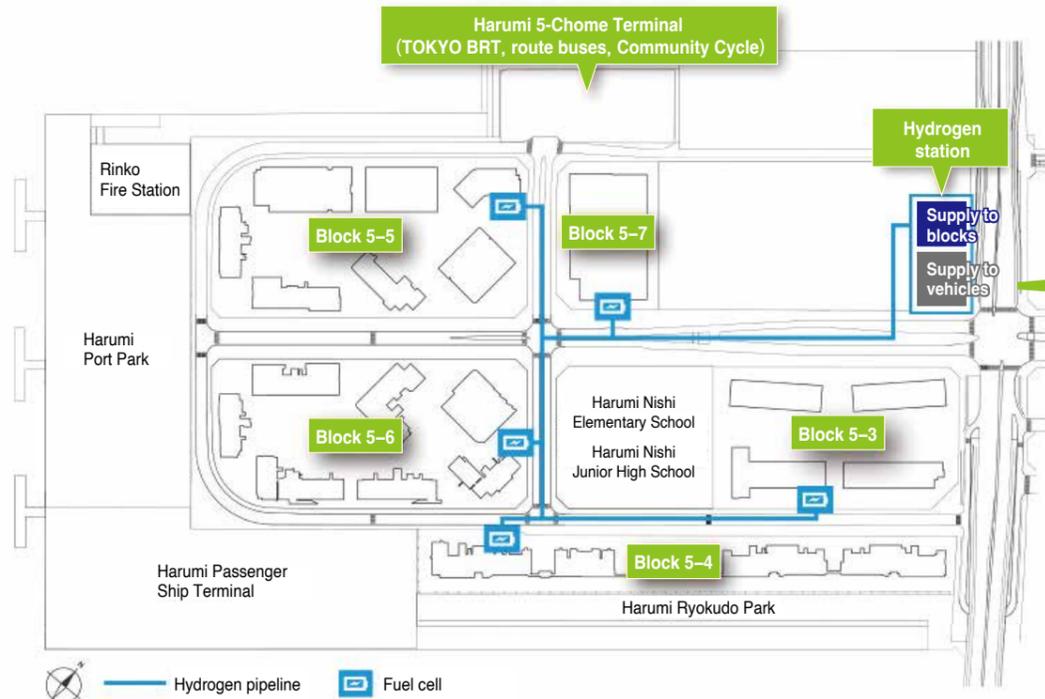


Image of hydrogen pipeline installation

Refueling vehicles

The hydrogen station is spaciouly designed to allow articulated buses, such as the BRT, to make turns within the premises, making it possible to supply hydrogen not only to FC buses and FCVs, but to any type of fuel cell vehicle.



* Image



* Image

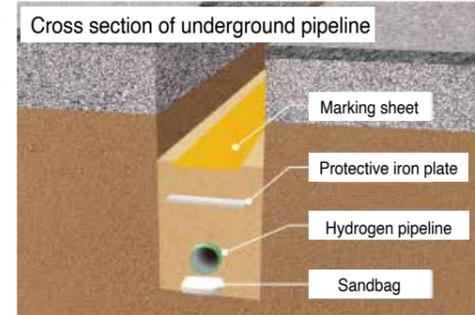
* FC buses and FCVs fall under the category of Zero Emission Vehicles (ZEV), which do not produce emissions such as CO₂ when running.

Supplying residential blocks

● Hydrogen pipeline

The pipeline, which realized Japan's first practical implementation of supplying hydrogen to residential blocks, is supporting urban development that aims to create a model for a hydrogen-based society.

[Pipeline]



* Image

● Pure hydrogen fuel cells

Pure hydrogen fuel cells installed in the common use areas of residential buildings and commercial facilities generates electricity using the hydrogen supplied by the pipeline.



* Image

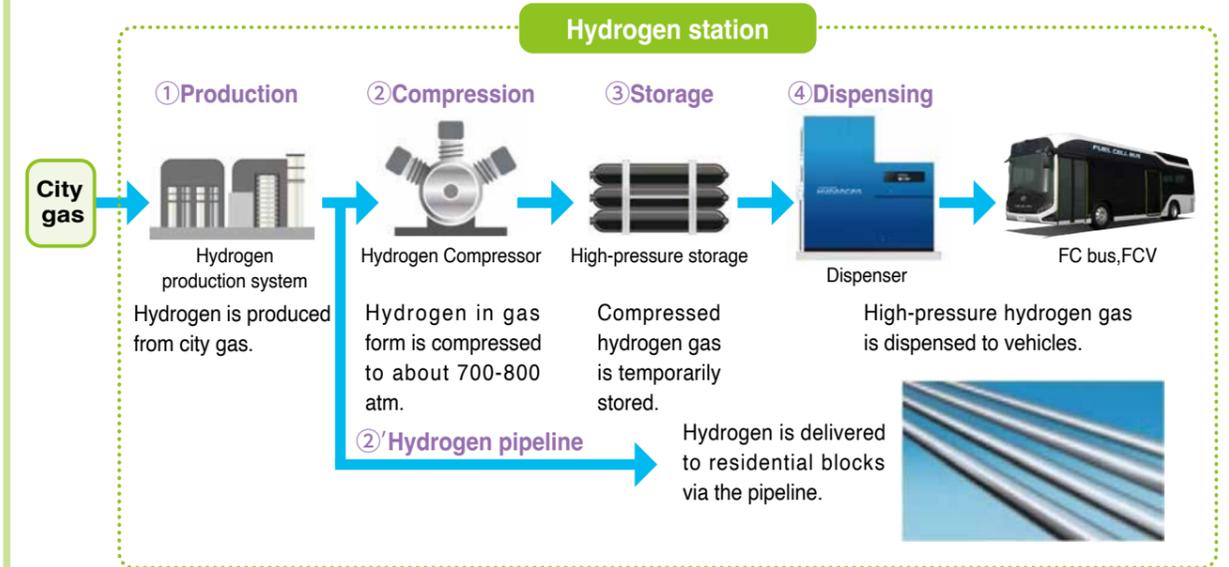
Hydrogen station

Types of hydrogen stations

Hydrogen stations are categorized into the following three types according to method of supplying hydrogen. The on-site type has been adopted in the Olympic and Paralympic Village district.

On-site type **Adopted in the Olympic and Paralympic Village district**

This type of station produces hydrogen from city gas or LP gas, compresses, stores, and dispenses it on site.



Off-Site type

Hydrogen produced at another location is transported to the hydrogen station. This is then compressed, stored, and dispensed.



Hydrogen Trailer

Mobile type

A vehicle equipped with hydrogen fueling equipment is dispatched to a designated location to dispense hydrogen.



Mobile hydrogen station (image)

Features of the hydrogen station in the Olympic and Paralympic Village district

● Hydrogen production and supplying

In addition to refueling vehicles (FC buses and FCVs,), hydrogen is supplied to common-use areas in residential blocks.

● Car sharing service parking lot

In addition to EVs, FCVs are made available for use here through a car sharing service. By providing people in the area who do not own a car with the opportunity to use FCVs, we promote the use of hydrogen energy.

● Energy education facility

An energy education facility was set up on the second floor of the multi-function facility. This allows anyone to easily access information on energy.

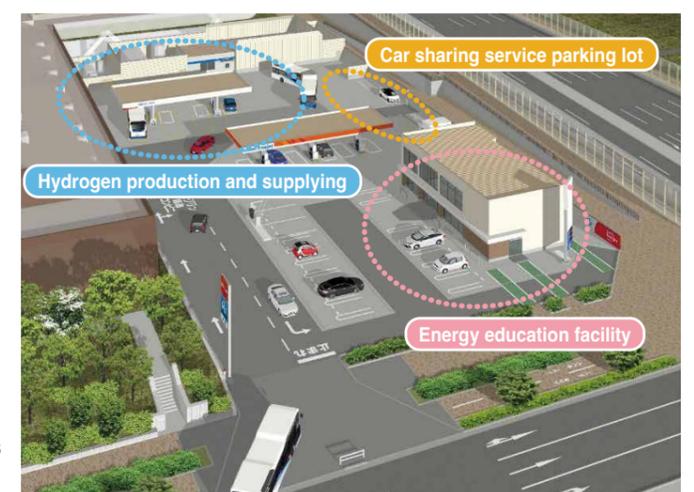


Image of hydrogen station from auxiliary route 314

To support resident mobility

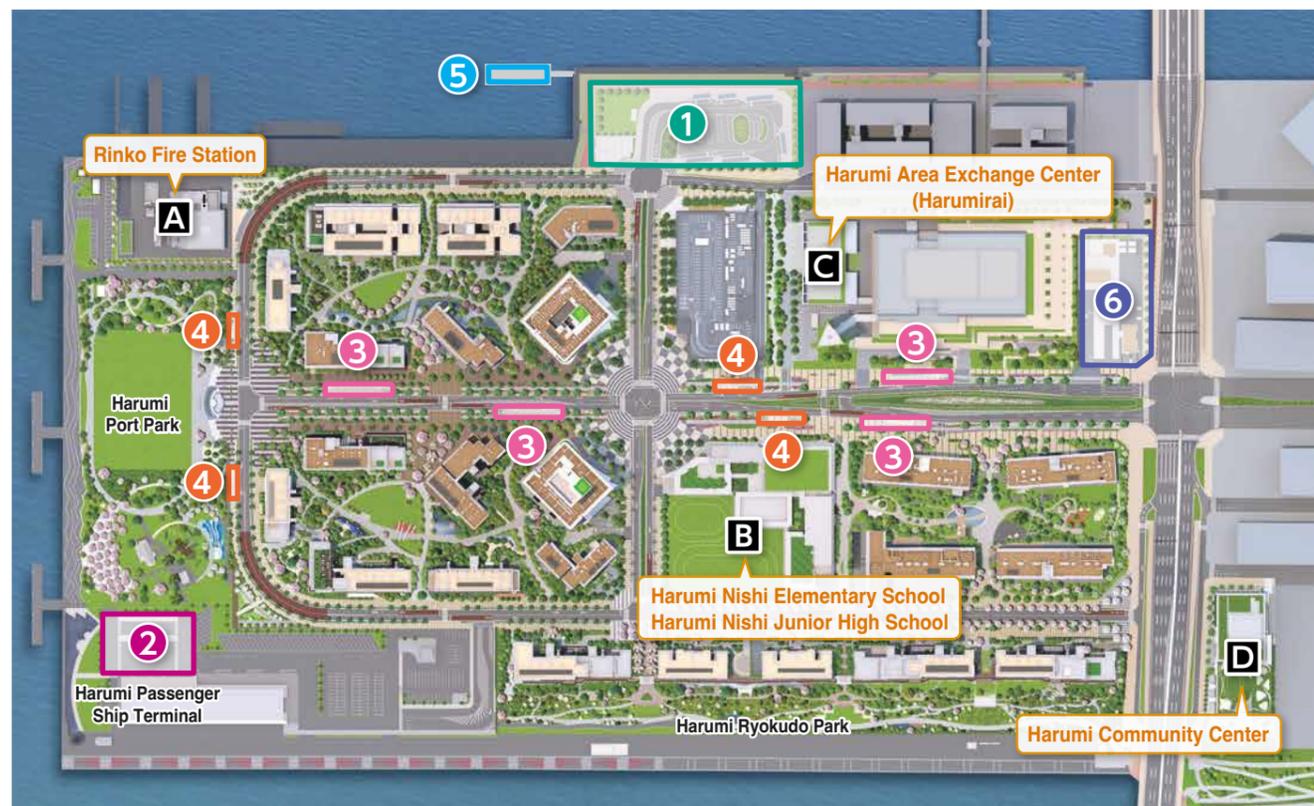
Transportation in the Harumi District

Transportation demand in Harumi district is expected to further grow due to, among others, the Post-Games area development. To support resident mobility, new TOKYO BRT or bus stops were set in West Harumi 5-Chome District and Harumi 5-Chome Terminal (a multi-functional traffic square) and a landing dock will be built.



Transportation facilities in the West Harumi 5-chome District

While continuing Toei bus operations, transportation facilities necessary for TOKYO BRT operations will be constructed to respond to the increase in transportation demand to occur after residents move into the area.



The Harumi Passenger Ship Terminal is an image of the current plan and is subject to change.

*Plan as of 2025.

Legend

- ① Harumi 5-Chome Terminal (TOKYO BRT, Route buses, Community Cycle)
- ② Toei Bus turnaround at Harumi Passenger Ship Terminal
- ③ TOKYO BRT stops
- ④ Route bus stops
- ⑤ Pier
- ⑥ Hydrogen station

TOKYO BRT

TOKYO BRT responds to the waterfront area's growing transportation needs and connect the city center and waterfront area as a new public transportation system to support the community's development. Please check the Bureau of Urban Development website (About Tokyo BRT which ties the city center and seaside area.) for more details like the operation route and so on.



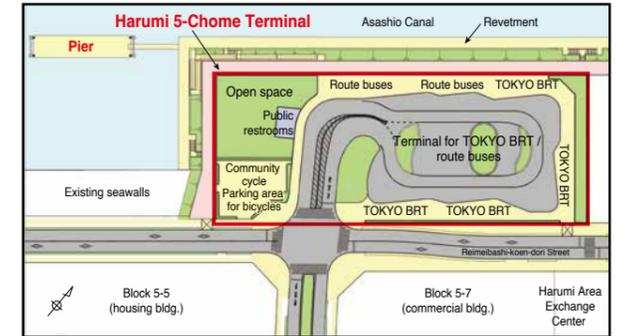
Construction of Harumi 5-Chome Terminal and pier

Harumi 5-Chome Terminal was built as a multi-functional terminal for the TOKYO BRT, route buses, and community cycle bicycle sharing service.

Taking advantage of the waterfront location, a pier that gives consideration to barrier-free access was also developed in an integrated manner.



Image of the area at its completion (simulated as of December 2021)



Layout image

Column

Area facilities

A Rinko Fire Station

A new building to house the Rinko Fire Station was constructed, commencing operations on July 1, 2019. The new building is a five-story building with a helipad on the roof and firefighting capabilities to respond to ship disasters and critical port facilities.

Inquiries: Tokyo Fire Department Rinko Fire Station 03-3534-0119



B Harumi Nishi Elementary School, Harumi Nishi Junior High School

Development of schools to become the town's symbols is promoted from three perspectives: "schools as places to learn," "schools as hubs for the town," and "schools that grow along with the community."



C Harumi Area Exchange Center (Harumirai)

In order to promote voluntary interaction in the community and solve local issues, Hot Plaza Harumi was renewed and the Harumi Area Exchange Center was established as a comprehensive base for community activities conducted in cooperation with local residents and others.



D Harumi Community Center

Chuo-ku built a special sub-branch offices that effectively consolidate functions such as childcare support, educational and cultural administrative services and a complex facility consisting of an elderly person consultation center, health center, library, and certified childcare center.



● Background and Future Plans

2013	Jan. Tokyo 2020 Olympic and Paralympic Bid Committee submits its candidature file The candidature file, consisting of 14 themes, was submitted to the International Olympic Committee headquarters in Lausanne
	Sep. Tokyo selected to host the Olympic and Paralympic Games in 2020
2014	Dec. "Model Plan for Residential Buildings at Post-Games Olympic and Paralympic Village" released The plan was formulated and the following was released: <ul style="list-style-type: none"> • Plan to convert residential buildings into private residential complexes after their temporary use as accommodation facilities for the athletes. • Adoption of the designated builder system in the urban redevelopment project to bring in the vitality and expertise of private developers. • Aim to build a community where diverse residents can interact and live comfortably.
2015	Jan. Call for project partner for the planning of the Tokyo 2020 Games Olympic and Paralympic Village and post-Games legacy
	Mar. Project partner for the planning of the Olympic and Paralympic Village and post-Games legacy decided
	Dec. "Towards 2020: Building the Legacy" formulated The following concepts of area development was outlined to make the Olympic and Paralympic Village an attractive place for anyone to live: <ul style="list-style-type: none"> • Diverse interaction within a community that is comfortable to live in • Close to water and greenery, a city where peace and calm can be felt • A sustainable, eco-friendly city realized through the use of new technologies
2016	Mar. "Community Development Plan for the Olympic and Paralympic Village after the Tokyo 2020 Games" released The overview was released as follows: <ul style="list-style-type: none"> • Construction of buildings and infrastructure (urban redevelopment project): number of housing units and floors, facilities to be introduced, schedules, etc. • Energy plan: construction of a hydrogen station, installation of fuel cells at the commercial building and residential common-use areas • Transportation plan: construction of Harumi 5-Chome Terminal (with a landing dock)
	Apr. Type 1 Urban Redevelopment Project in the West Harumi 5-Chome District approved
	May Call for a consortium (planned price for land disposition disclosed) Call for project partner for the planning of the Olympic and Paralympic Village Energy Project Plan Construction of roads and other infrastructure starts
	Jul. Prospective consortium decided Project partner for the planning of the Olympic and Paralympic Village Energy Project Plan decided
	Sep. Consortium decided (governor approved)
2017	Jan. Construction starts
	Mar. "Olympic and Paralympic Village Area Energy Development Plan" and "Project Implementation Policy" released
	Jun. Call for business operator of the "Olympic and Paralympic Village District Energy Project"
	Sep. Prospective business operator of the "Olympic and Paralympic Village District Energy Project" decided
2018	Feb. Basic agreement for the "Olympic and Paralympic Village District Energy Project" concluded
2019	Dec. Development of facilities necessary for the Tokyo 2020 Games completed
2021	Jul. – Sep. Facilities temporarily used as the Tokyo 2020 Games Olympic and Paralympic Village
	After Oct. Post-Games renovation
FY2023	Residential buildings (medium-rise) and commercial building completed Hydrogen Supply to Blocks commenced
2024	May Opening of the town
FY2025	Project completed (Residential buildings (high-rise) completed)

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Phone: 03-3534-3454

**Bureau of Urban Development website on the Development as a Legacy
of the Tokyo 2020 Games (The West Harumi 5-Chome District)**

©For more information, please visit our website.



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