Advancing urban renewal

In order to revive Japan’s economy, which had been stagnant since the 1990s, focusing on cities, which are the source of vitality, from 2000, the national government, upon request by the Tokyo Metropolitan Government, decided to enhance the appeal of cities and raise international competitiveness through urban renewal.

The Act on Special Measures Concerning Urban Renaissance was enacted in 2002, and in the same year, seven districts in Tokyo, totalling about 2,400 hectares, were designated as Priority Development Areas for Urban Renaissance. By designating Special Development Areas for Urban Renaissance within these priority development areas to ease land use, FAR and other existing regulations, private developers were able to propose more flexible city planning designs.

While also utilizing redevelopment projects, projects for urban renewal are being advanced throughout the city.

---

- **Chapter 4**

---

Preservation and restoration of Tokyo Station Building (Marunouchi Exit)

- The Marunouchi district has developed as Japan’s business center. The Tokyo Station Marunouchi exit building is the district’s landmark, and is fondly known as the “redbrick station building.” It has also served as the gateway to Tokyo. It was first built before WWII as a three-story building, but was partially ravaged by fire during the war. It was rebuilt as a two-story building in the recovery efforts after the war.

- Entering the 2000s, preservation and restoration of the station building in the creation of the landscape of Japan’s capital, was determined to be important from the perspective of international competitiveness, and the Tokyo Station Marunouchi building was designated as an important cultural property of Japan. Using the Exceptional FAB District System (name changed to Exceptional FAB Block System with amendment of the law in 2004), work began on preservation and restoration of the building, and in 2012, about a century after it was first built, Tokyo station was restored to its original form.

---

Large-scale redevelopment around Shibuya Station

Shibuya Station is a major terminal station servicing eight lines run by four railway operators. It ranks among the top in Tokyo in number of bus users. With its concentration of commercial and business facilities, the area is a cultural brand and information provider. However, the station was becoming labyrinthine due to remodeling and expansions conducted repeatedly since the early 20th century, the station front was overflowing with people, and buildings around the stations were also falling into disrepair, making it difficult to say that the area was fully exhibiting its potential.

To solve such issues, taking the opportunity of the Tokyo Toei Ohashi Line’s move underground, railway improvement projects such as aligning the JR Yamanote Line and Shibuya Line, land rezoning projects such as the construction of an underground plaza and expansion of Shibuya Square in front of the station are being advanced along with the reconstruction of the station building. In addition, through partnerships with the four redevelopment projects adjacent to the station and national road projects, developments that will have ripple effects on the area around the station, such as construction of a vertical pedestrian network, or “urban core,” are being advanced.

---

Shibuya Scramble Square

Shibuya Scramble Square is the tallest building in Shibuya, rising to a height of 250 meters above ground. This large mixed-use facility has an observation deck, industrial exchange facility, commercial facilities and offices.

---

Example 1

Special Block for Urban Renewal:

- **Tokyo Midtown Hibiya**
  - Source: Mitsui Fudosan Co., Ltd.

---

Example 2

Special Block for Urban Renewal:

- **Shibuya Stream.**
  - Through a public-private partnership, Shibuya River was restored and a rich waterfront area was created.

---

Area around Shibuya Station

- **Shibuya Station**
  - Akihabara station
  - Tamachi station
  - Shinagawa station
  - Hamamatsucho station
  - Sannomiya station

---

Area around Shibuya

- **Shibuya**
  - Shibuya ward
  - Shibuya Station
  - Meguro ward
  - Shinjuku ward
  - Shinagawa ward
  - Shinagawa Station
  - Shinagawa station

---

Large areas, about 3,000 hectares, have been designated Priority Development Areas for Urban Renaissance. * The land area noted for recent regulations, private developers were able to propose more flexible city planning designs.

While also utilizing redevelopment projects, projects for urban renewal are being advanced throughout the city.

---

In order to revive Japan’s economy, which had been stagnant since the 1990s, focusing on cities, which are the source of vitality, from 2000, the national government, upon request by the Tokyo Metropolitan Government, decided to enhance the appeal of cities and raise international competitiveness through urban renewal.

The Act on Special Measures Concerning Urban Renaissance was enacted in 2002, and in the same year, seven districts in Tokyo, totaling about 2,400 hectares, were designated as Priority Development Areas for Urban Renaissance. In these priority development areas, mainly in the special priority development areas, through high quality development plans applying private sector proposals, urban renewal is being advanced to further strengthen Tokyo’s international competitiveness.

In 2002, seven districts in Tokyo, totaling about 2,400 hectares, were designated under an ordinance as Priority Development Areas for Urban Renaissance. In these priority development areas, mainly in the special priority development areas, through high quality development plans applying private sector proposals, urban renewal is being advanced to further strengthen Tokyo’s international competitiveness.