

Guideline for Community Development of the Mita and Takanawa District (Summarized)

Chapter 1. Introduction

<Background and Purpose of Formulation>

- Activity is beginning for large-scale urban development in the area, including development of the Shinagawa Station area such as establishing the new JR station and maintaining Circular Route #4 and Auxiliary Route #14.
- We will respond precisely to movements in community development in the area, and guide systematic community development.

Chapter 2. Community background

<1. Summary of the Mita and Takanawa district>

- Businesses and commercial functions are built up along National Route 15, and the west side has an expansive quite residential area dotted with temples and shrines and greenery

<2. Related Superior Plan and Related Plan>

- Peripheral Area of Shinagawa and Tamachi Stations Guideline for Community Development 2014 (Tokyo metropolitan area)
- While leveraging the area resources of the "Takanawa Side Established City Areas" including historical resources, embassies, greenery, and cliffsides, plan the buildup of diverse city functions such as residences, businesses, and commerce based on area characteristics
- Minato City Master Plan for Community Development
- Preservation of calm residential areas filled with rich greenery
- Promotion of improvement of urban planning roads
- Formation of a new global base in the area of Shinagawa Station and the new JR station

<3. Development and community development movements in this district and its surrounding area>

- There are numerous, large-scale community development movements, including establishing the new JR station, development of the Shinagawa Station area, and maintenance of Circular Route #4

<4. Community history>

- The current community framework was formed as people's daily lives were carried on since prehistoric times, and as the Tokaido was built in the Edo period, accompanied by daimyo mansions and temples and shrines
- Urbanization progressed rapidly after WWII, and as transportation convenience improved, advanced use of land proceeded with the construction of condominiums, commercial buildings, etc.

<5. Current situation of the community>

- The western side contains many residences, temples and shrines, and schools, while the eastern side contains many offices, etc.
- The population totals approx. 16,000 including the target district by chome (2018), an approx. 23% increase since 2006

<6. Community charms (present and future)>

- Calm residential environment and urban environment
- Favorable area community and vigorous locally-based community development activities
- Convenient public transportation
- Abundant greenery and water in the area
- Deeply engraved local history, natural features and elegant scenery
- Further improvement of transportation convenience
- Transportation environment improvement through maintaining Circular Route #4 and Auxiliary Route #14

<7. Community issues (present and future)>

- Many aging condominiums
- Insufficient lifestyle convenience facilities such as supermarkets
- East-west travel is difficult due to difference in elevation
- Influx of traffic flow to Katsurazaka
- Demand for disaster prevention functions improvement
- Insufficient open spaces and green areas
- Incomplete urban planning parks
- Sediment-related Disaster Warning Areas, flood prediction areas along National Route 15
- Increase in traffic volume due to new community development
- Environmental improvement considering greenery and historical scenery

The community way to carefully inherit charms and handle issues and new community development

A community that inherits its living greenery and history and connects to the future

Chapter 3. Future vision
Of the community

<Objective 1>

A community fragrant with rich greenery and history and culture inherited from the area

<Objective 2>

A community where anyone can live with peace of mind in a comfortable, calm environment coexisting with a safe, pleasant urban environment

<Objective 3>

A community that develops dynamically toward the future based on area vitality

Chapter 4. Community development policies

<Policy 1> Effective Land Utilization	<Policy 2> Residential Buildings, Living Environments, Regional Community, and Crime Prevention	<Policy 3> Thoroughfare and Transportation	<Policy 4> Greenery and Water	<Policy 5> Disaster prevention and Recovery	<Policy 6> Cityscape	<Policy 7> Reducing Carbon Emissions	<Policy 8> Globalization, Tourism and Culture
Formation of community areas with calm residential environment preservation and diverse urban functions	Formation of an environment where anyone can live pleasantly with peace of mind	People-friendly road development that considers the point of view of pedestrians and environmental improvement centering on Sengakuji Station	Community development blessed with greenery that weaves in new greenery among the area's abundant greenery and water	Community development with high feelings of safety and disaster prevention and area disaster prevention ability improvement	Inheriting natural features engraved in the district and creating a new face	Environmentally-friendly community development utilizing greenery and water	Community development that enables diverse people to enjoy the district's charms of history and culture, and greenery and water
<Measures> 1 Formation of urban areas centered on residential areas, businesses and commerce, etc. 2 Promotion of community development based on local areas 3 Guidance for a plan that considers calm living environments 4 Consideration for community development that responds to the issue of aging condominiums	<Measures> 1 Promotion of initiatives to respond to the issue of aging condominiums 2 Robust facilities that improve convenience and pleasantness for living with peace of mind 3 Promotion of support and cooperation for various community activities centered on the community residents 4 Promotion of crime prevention activities that maintain a "community with good public order"	<Measures> 1 Maintenance and securing of pedestrian-friendly road spaces 2 Connect new community development with cooperating pedestrian networks 3 Functional enhancement for smooth movement along hill roads and between the east and west 4 Promotion of urban planning road projects for safe, pleasant road spaces 5 Strengthening of the potential of Sengakuji Station as a transportation hub and area functions for increasing users	<Measures> 1 Preservation of the abundant greenery and water of sloping green spaces 2 Preservation of area greenery, including temples and shrines 3 New greenery creation according to area characteristics 4 Maintenance of local greenery beloved by the area	<Measures> 1 Promotion of strong community development against earthquake disasters 2 Promotion of strong community development against water damage 3 Sediment disaster countermeasures 4 Active support for disaster prevention activities by area 5 Maintenance of community functions during disasters and early recovery	<Measures> 1 Formation of scenery that inherits the area's deeply rooted history and culture 2 Formation of scenery that respects the area's familiar atmosphere 3 Formation of scenery with connections to the surrounding areas that keeps a sense of harmony	<Measures> 1 Develop streets where heat is not easily stored 2 Develop streets with good ventilation 3 Maintenance of an environmentally-friendly transportation environment 4 Strengthening of environmental performance of buildings	<Measures> 1 Maintenance of an environment enabling feeling the history and culture 2 Creating a community where history, greenery, and culture can be experienced and enjoyed

Chapter 5. Community development in each area

- ① **Area centered on housing, temples and shrines, and greenery**
Core area with abundant greenery and history, and a calm living environment
- ② **Area along Circular Route #4**
Area promoting consideration of community development toward the future based on the environment of overlapping greenery and culture
- ③ **Area along Auxiliary Route #14**
Area that is fun to walk in that maintains pleasant pedestrian spaces

- ④ **Area along National Route 15**
Area that brings together diverse functions including business, commercial, culture, exchange, and residential, while exhibiting synergy with the surrounding areas
- ⑤ **Area surrounding Sengakuji Station**
Area that plans the formation of stylish scenery with appropriate positions for transportation hubs

**-Areas with high development potential
-Growing momentum for community development**

Chapter 6. Guiding policy for community development in the area surrounding Sengakuji Station

- <Priority initiatives>
- 1 Secure pedestrian gathering spaces and open spaces
 - 2 Strengthen of the flow line toward Sengakuji Station and improvement of the circuit around the Sengakuji Temple
 - 3 Secure pedestrian spaces along National Route 15
 - 4 Scenery formation as an entrance to a community where one can feel local history and culture
 - 5 Scenery formation along National Route 15
 - 6 Connection with the community in the Shinagawa Station Northern Area District
 - 7 Consideration for the area centered on residences, temples and shrines, and greenery
 - 8 Restrictions on wall locations
 - 9 Guidance on lifestyle convenience facilities and tourism and prosperity functions
 - 10 Maintenance of parks and green spaces utilizing sloping green tracts, and creation of new greenery

Chapter 7. Toward realization of community development

- 1 Promotion of community development through area ideas
- 2 Techniques for realizing community development
- 3 Way of thinking for joint area community development
- 4 Application of the Guideline for Community Development

Points for each section of Guideline for Community Development of the Mita and Takanawa District

Chapter 3. Future vision of the community

A community that inherits its living greenery and history and connects to the future

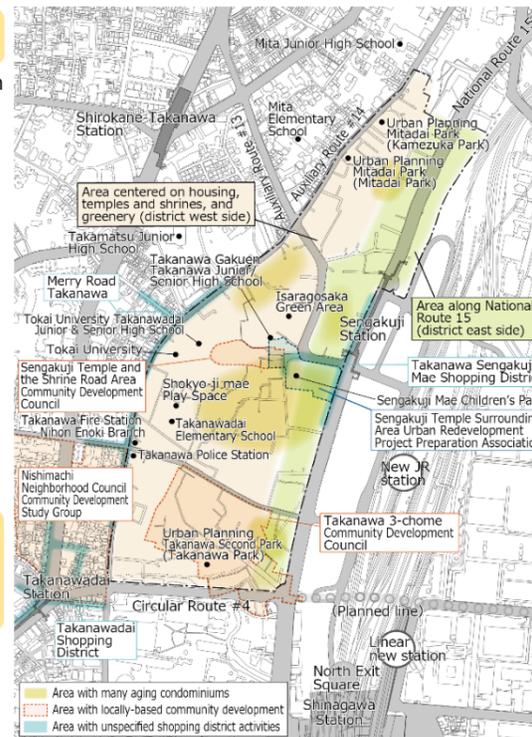


<Policy 1> Effective Land Utilization

- Devise plan guidance with consideration for calm living environments on the basis of forming community areas centered on residential areas, businesses and commercial
- Regarding aging condominiums, devise improvement of charms of residential areas with proper maintenance control, in conjunction with advancing consideration from the viewpoint of sharing if rebuilding separately is difficult

<Policy 2> Residential Buildings, Living Environments, Regional Community, and Crime Prevention

- Promote initiatives to handle the issue of aging condominiums



Policy map of Policies 1 and 2

Chapter 4. Community development policies

<Policy 3> Thoroughfare and Transportation

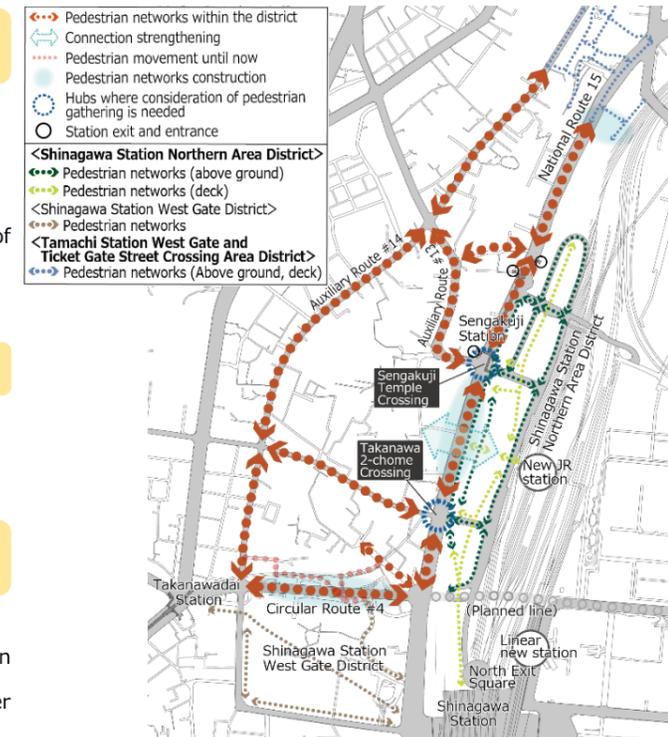
- Regarding places needing strengthening of flow lines, combined with area development, undertake construction of pedestrian networks
- Promote acceleration of use of the Minato City Community Bus (Chii Bus), and maintenance of bicycle sharing ports

<Policy 4> Greenery and Water

- Preserve greenery of sloping green spaces and form ecological networks coordinated with area greenery

<Policy 5> Disaster prevention and Recovery

- Advance initiatives toward quick problem resolution in areas with disaster prevention issues (areas with strong demand for improved disaster prevention functions)



Policy map of pedestrian networks

<Policy 6> Cityscape

- Inherit not only historic structures, but also familiar, local scenery elements
- Form scenery with connections to the surrounding areas that keeps a sense of harmony

<Policy 7> Reducing Carbon Emissions

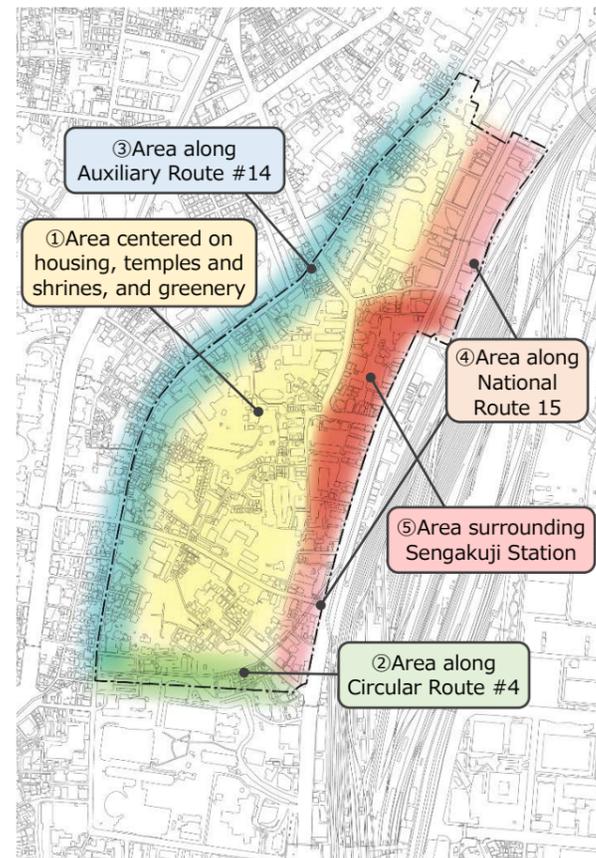
- Use the Peripheral Area of Shinagawa and Tamachi Stations Guideline for Community Development 2014 as the basis for development of well-ventilated streets

<Policy 8> Globalization, Tourism and Culture

- Guide tourism and prosperity functions befitting this community
- Promote community development that enables diverse people visiting from new communities in the surrounding area to experience history, culture, and greenery

Chapter 5. Community development by area

The district has been divided into 5 areas based on district charms and issues, uses and terrain, surrounding area development trends, etc., and the directions for community development are indicated.



① Area centered on housing, temples and shrines, and greenery

<Direction of community development>
Core area with abundant greenery and history, and a calm living environment

<Main initiatives>

- Consider sharing for cases where rebuilding aging condominiums separately is difficult
- Aim to preserve sloping green areas and form streets where people can feel local history



③ Area along Auxiliary Route #14

<Direction of community development>
Area that is fun to walk in that maintains pleasant pedestrian spaces

<Main initiatives>

- Along with maintenance of urban planning roads, promote moving electricity cables underground, maintaining bicycle paths, and roads with greenery
- Promote area community activities including town councils, shopping districts, and universities



② Area along Circular Route #4

<Direction of community development>
Area promoting consideration of community development toward the future based on the environment of overlapping greenery and culture

<Main initiatives>

- Promote community development centered on the local community, and have Minato City and Tokyo together consider the new community form
- Have the public and private unite in efforts regarding the new surrounding area road environment accompanying the maintenance of Circular Route #4 and pedestrian network construction
- Create an appropriate community form along the main roads
- Promote community development in cooperation with the Shinagawa Station West Gate District
- Actively guide lifestyle convenience facilities

④ Area along National Route 15

<Direction of community development>
Area that brings together diverse functions including business, commercial, culture, exchange, and residential, while exhibiting synergy with the surrounding areas

<Main initiatives>

- Undertake environment improvement for pleasant pedestrian areas united with privately owned land along National Route 15
- Foster elegant, prosperous, charming streets as the entrance to Tokyo's south side



Chapter 6. Guiding policy for community development in the areas surrounding Sengakuji Station

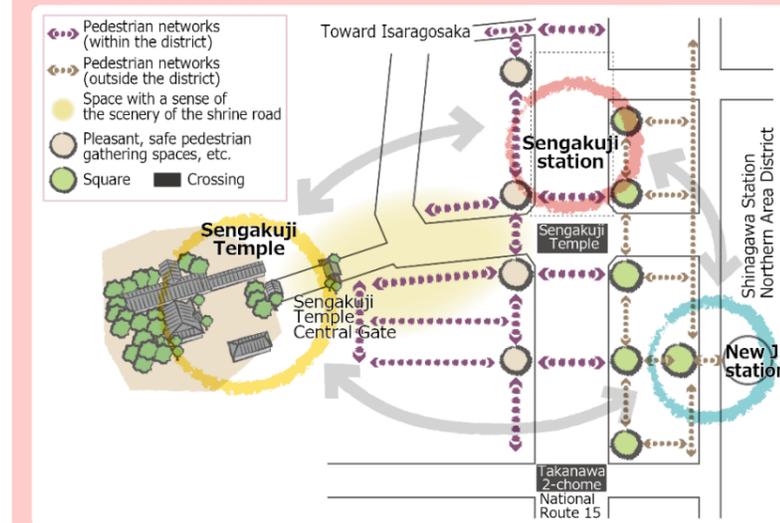
⑤ Area surrounding Sengakuji Station

<Direction of community development>

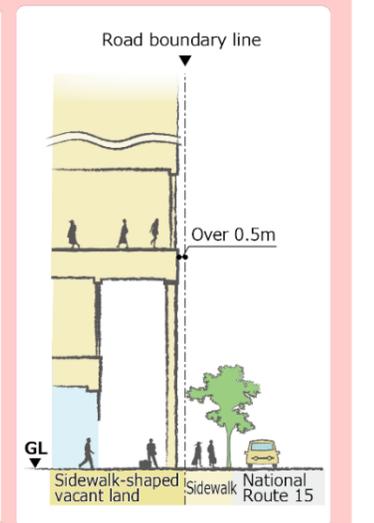
Area that plans the formation of stylish scenery with appropriate positions for transportation hubs

<Priority initiatives>

- Scenery formation as an entrance to a community where one can feel local history and culture
- Consideration for the area centered on residences, temples and shrines, and greenery
- Improve functions such as pedestrian gathering area where pedestrians are expected to increase, and flow lines accessible to people with disabilities, etc. around the station



- For the district plan establishing redevelopment, etc. promotion, etc., regarding those conducting the priority initiatives, consideration is possible for maintaining the wall surface location restriction from the site boundary line to above 0.5m



Chapter 7. Toward realization of community development

- Actively promote community development through area ideas
- As a technique for realization of community development, record the way of thinking for joint area community development