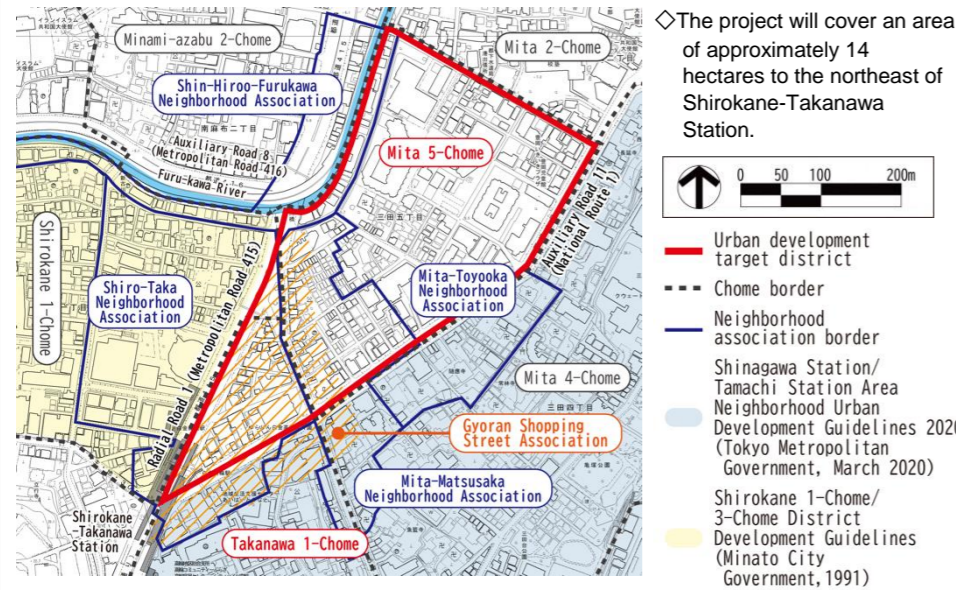


Part 1: Introduction

<Background and Purpose of the Project Plan>

- ◇While the main district has an attractive local environment with active community activities and a good living environment, it also faces issues related to disaster prevention, such as many aging buildings, and low safety and convenience for pedestrians.
- ◇Given the fact that several community development projects are under consideration in this district, we have formulated this community development concept in order to share the future vision of the area with local residents and deliberately guide community development in this district.

<Target District>



Part 2: Community Background

1. Relevant High Rank Plans and Related Plans

- ◇Minato City Community Development Master Plan, etc.

2. Trends in Community Development

- ◇In addition to the multiple community development projects underway, the city is expected to undergo major changes in the future due to the announcement of the Shinagawa Subway Project in the Center of the City.

3. History of the Community

- ◇In the past, streetcars ran through the community, and the area developed with many uses. In 2000, Shirokane-Takanawa Station opened, and the community has become a highly convenient place to live.

4. Current Situation of the Community

- ◇Both the population and number of households are increasing and are expected to continue increasing in the future.
- ◇Public facilities are located in and around the district, and convenient facilities for day-to-day life such as supermarkets are available.

5. Characteristics and Attractions of the Community

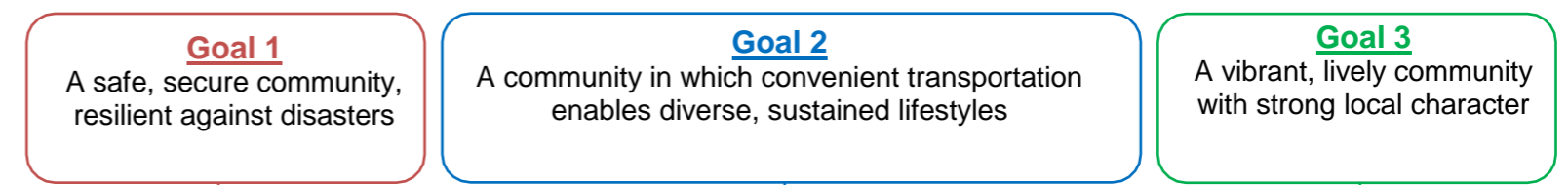
- ◇The area is mainly residential, but also has a mix of commercial, and industrial areas, as well as factories, etc.
- ◇The area is highly attractive as a residential area, with a wide variety of housing options and thriving community activities.
- ◇The area is highly convenient in terms of transportation, with Shirokane-Takanawa Station located within the district and several bus routes.

6. Issues in the Community

- ◇There are areas with old buildings and densely built-up detached houses facing narrow streets.
- ◇There is a lack of greenery and open space.
- ◇The station does not have adequate accessibility, making it less convenient.
- ◇There are issues with the pedestrian environment, such as narrow sidewalks and inconvenient intersections.

Part 3: Community Vision

A community that uses its unique character to foster a vibrant, lively, safe, secure, and comfortable urban lifestyle



Part 4: Community Policies by Field

Policy Field	Policy 1	Policy 2	Policy 3	Policy 4	Policy 5	Policy 6	Policy 7	Policy 8
<Policy 1> Land Use / Application	Plan 1 Form an urban area with both a calm residential environment and diverse uses	Plan 2 Provide guidance for community development activities (including development projects) that will solve local issues						
<Policy 2> Housing / Lifestyle / Environment / Community / Anti-crime	Plan 1 Maintain and develop the local community	Plan 2 Maintain and improve a safe living environment	Plan 3 Create an environment where anyone can live securely and comfortably					
<Policy 3> Roads / Traffic	Plan 1 Improve the convenience of public transportation, focusing on the station	Plan 2 Develop a safe and comfortable traffic environment in the district	Plan 3 Improve the environment for bicycle use					
<Policy 4> Greenery / Water	Plan 1 Secure more greenery and open spaces	Plan 2 Improve the hydrophilicity of the Furu-kawa River						
<Policy 5> Disaster Prevention / Recovery	Plan 1 Build a disaster-resistant urban area	Plan 2 Build urban areas that are resistant against floods	Plan 3 Promote area-based disaster prevention in cooperation with local communities					
<Policy 6> Scenery	Plan Form an attractive cityscape with unique character							
<Policy 7> Low Carbon	Plan Mitigate the heat island phenomenon and promote measures against global warming							
<Policy 8> Globalization / Tourism / Culture	Plan Use local resources to develop a community where diverse people can gather and enjoy the area							

Part 5: Direction of Community Development in the Station Area

Direction of Community Development in the Station Area
A convenient and safe complex in front of the station

- <Priority Policies>**
- Policy 1: Create a hub in front of the station with a variety of uses**
 - Policy 2: Strengthen transport node functions as a regional hub**
 - Policy 3: Develop greenery and open spaces friendly to the community**

Part 6: Realizing Community Development

- Promotion of community development** (1) Promotion of community-based development (2) Methods and systems to realize community development
- Implementation of the community development concept**

Part 3: Community Vision



A community that uses its unique character to foster a vibrant, lively, safe, secure, and comfortable urban lifestyle



Part 4: Community Policies by Field

<Policy 1: Land Use / Application>

◇ While its land use is mainly residential, this urban area was formed with a mixture of purposes. We aim for urban development that solves the problems of the district while engendering land use that takes full advantage of the characteristics of the community.

<Policy 2: Housing / Lifestyle / Environment / Community / Anti-crime>

◇ The city has formed a comfortable living environment through dynamic community activities and low crime. We aim to create a community in which diverse people, including families with children and the elderly, can interact and continue to live, while retaining this appeal.

<Policy 3: Roads / Traffic>

◇ The area around Shirokane-Takanawa Station is a hub for transport nodes, but the pedestrian lanes are narrow, and cyclists and pedestrians get mixed together in the flow lines. There are also concerns about increased congestion due to population growth, so we aim to improve these issues and increase the convenience of public transportation.
 ◇ We aim to create a traffic environment that takes pedestrians and bicycles into consideration by expanding the pedestrian lanes and improving the bicycle traffic environment throughout the district.

<Policy 4: Greenery / Water>

◇ The project aims to create an appealing urban space by developing the inadequate greenery and open spaces, as well as improving the hydrophilicity of the Furu-kawa River.

<Policy 5: Disaster Prevention / Recovery>

◇ We aim to make the community more fire resistant by eliminating the issues of narrow roads and aging buildings. We will also promote disaster prevention measures in the Shirokane-Takanawa Station area, which is expected to be particularly chaotic in the event of a fire.

<Policy 6: Scenery>

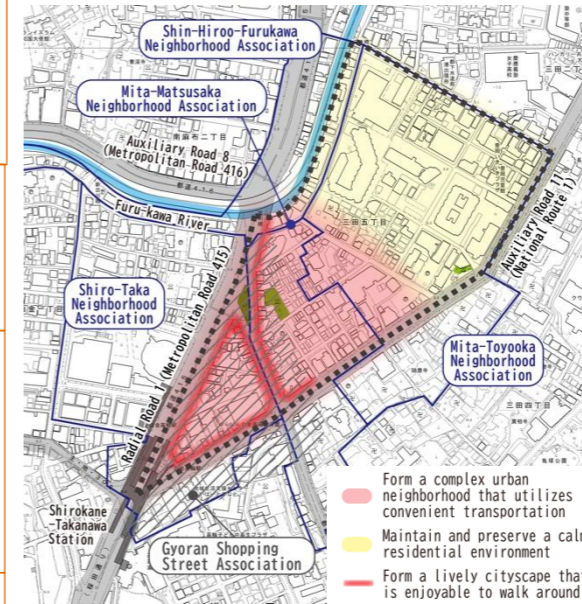
◇ While maintaining the relaxed scenery, we aim to create a cityscape that expresses the local character of the community, including its temples, shrines, and the Furu-kawa River.

<Policy 7: Low Carbon>

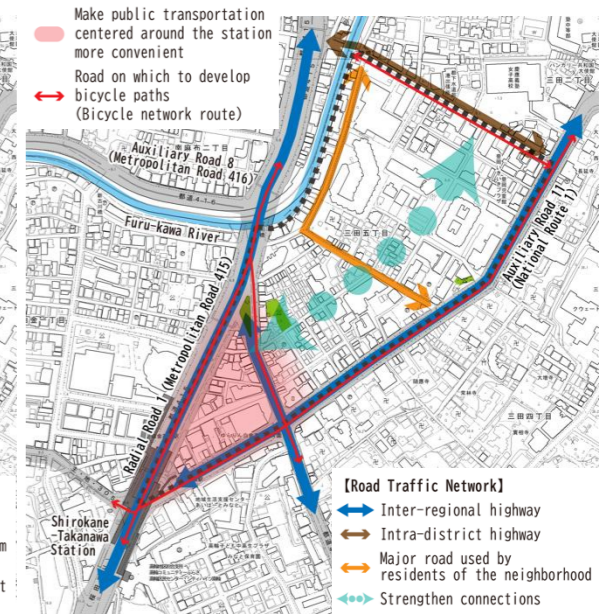
◇ We aim to mitigate the heat island phenomenon by making public transportation more convenient and introducing more greenery, which is currently lacking.

<Policy 8: Globalization / Tourism / Culture>

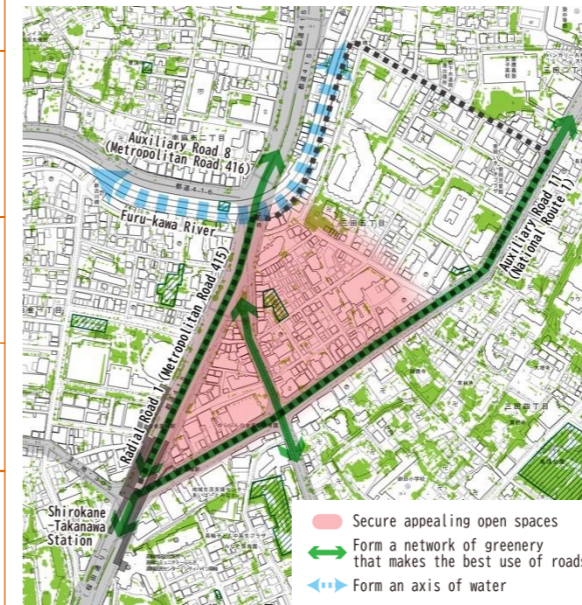
◇ There are many local resources in the area, and it is expected that more people will visit after the opening of Takanawa Gateway Station. Therefore, we aim to create a community where diverse people can come to have fun, while keeping the residential areas calm.



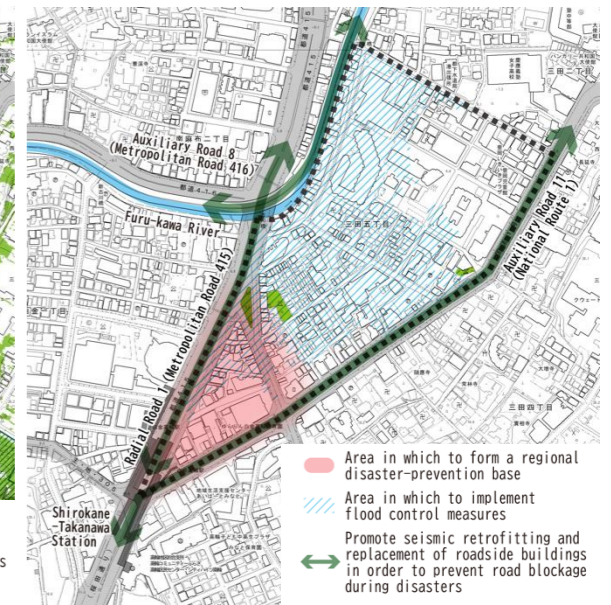
Policy 1 Policy Map



Policy 3 Policy Map



Policy 4 Policy Map

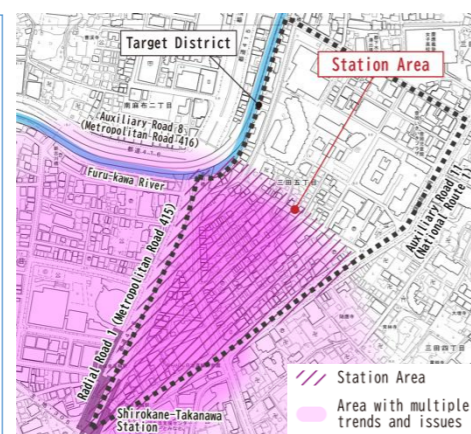


Policy 5 Policy Map

Part 5: Direction of Community Development in the Station Area

◇ In the area around the regional transport hub Shirokane-Takanawa Station, we have set the "Station Area" as a priority area for community development.

◇ In the Station Area, we indicate community development direction and priority policies, in addition to the community development policies by field shown in Part 4.



<Direction of Community Development in the Station Area >

A convenient and safe complex in front of the station

<Priority Policies>

Policy 1: Create a hub in front of the station with a variety of uses

- ◇ Form a multi-purpose complex urban area
- ◇ Make the area fun to walk around by developing vibrant facilities on ground floors

Policy 2: Strengthen transport node functions as a regional hub

- ◇ Make public transit more convenient by strengthening station functions and reshaping intersections
- ◇ Secure ample pedestrian space by securing open space for sidewalks in private areas

Policy 3: Develop greenery and open spaces friendly to the community

- ◇ Promote the development of open spaces with rich greenery for community activities and children's playgrounds

Part 6: Realizing Community Development

1. Promotion of community development

- (1) Promotion of community-based development
 In order to realize this future vision of the community, it is important for local actors to cooperate with each other. Therefore, we promote the establishment of a collaborative system for various actors to work together on community development.
- (2) Methods and systems to realize development
 It is important to select appropriate methods according to community conditions and purposes, and use systems to promote community development.

2. Implementation of the community development concept

It is necessary to review the details of the community development concept at the right time, according to changes in local circumstances.