



Peripheral Area of Tamachi Station West Exit/Fudanotsuji Crossing
Guideline for Community Development (Summarized)

February 2013
Minato City

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The community, from Edo to Tokyo, continues creating a future where comfortable and active living blends in with bustling streets, bringing splendid harmony

Objectives

1. A community that assumes the role in creating new hubs
<Renewal of the existing urban areas>
2. A community that is fun to walk through
<Development of barrier-free traffic lines>
3. A community that is safe and secure
<Improvement of disaster and crime prevention>
4. A community that takes advantage of regional resources
<Utilization of resources with consideration for the landscape and environment, revitalization of local community>

7. Urban Development Policies

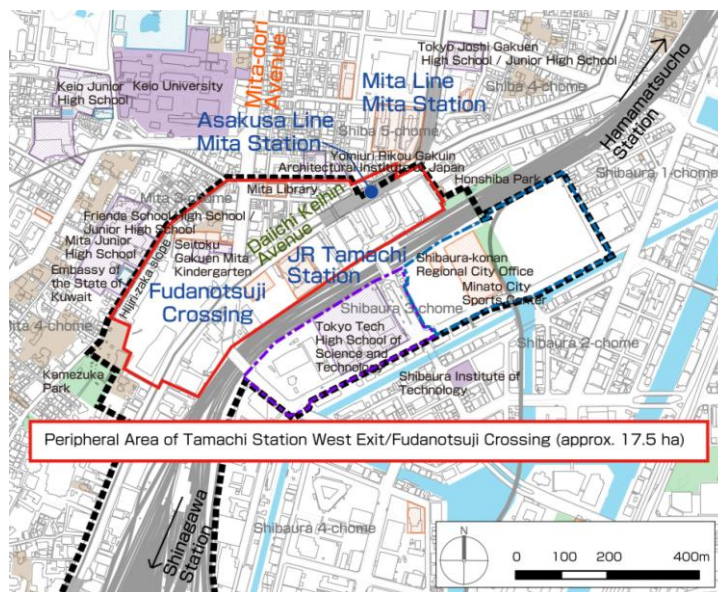
- (1) Policy for land use
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- (3) Policy for disaster prevention
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Background and purpose

- The peripheral area of Tamachi Station West Exit and Fudanotsuji Crossing, which covers a space of approximately 17.5 hectares, includes two core components for community development, Tamachi Station West Exit which is an important traffic node, and Fudanotsuji Crossing, where arterial roads intersect.
- The area around Tamachi Station where scholastic and academic institutions, including universities, and cultural facilities such as Mita Library are located, is also a site for concentration of business functions. This living area creates a verdant cityscape in good condition, including a terrace in Takanawa, as well as having lively streets combining the bustle of shopping avenues and other facilities with the work-residential functions that are similar to old towns.



- In the District, there are large areas of little-used or unused land and structures that should be renewed, but any specific direction of community development has not been determined. In addition, to make the entire district around Tamachi Station more attractive, it is crucial to resolve issues faced by the District, including restricted walking and open spaces, as well as to respond to diversified needs, and strengthen disaster prevention functions while giving consideration to the landscape and environment.
- Thus, Minato City has developed the Guideline for Community Development that determines the direction of the community for sharing the future image of the community with residents, developers, and administrations, as well as setting it as a goal for systematic implementation of community development.

The Role of this Guideline

- To provide an indication of the future vision for the District that should be shared by residents, business operators, and administration
- To provide an indication of the items to be realized in the process of the improvement of basic infrastructures and other structures
- To be used as a foundation in seeking cooperation from residents, business operators, and administration, etc., for community development

2 Positioning of the District

【National Government】

- Designation of “Area to be Emergently Developed for Specified Urban Reproduction” (January 2012) <Peripheral Area of Shinagawa and Tamachi Station>
- Designation of the Comprehensive Zone for International Strategies, “Special Zone for Asian Headquarters” (December 2011)

【Tokyo Metropolitan Government】

- Comprehensive Urban Reproduction and Improvement Project: Peripheral Area of Shinagawa and Tamachi Station Guideline for Community Development (November 2007)
- Tokyo’s Vision for City Planning (revised) (July 2009)
- Tokyo Earthquake-Resilient Renovation Promotion Plan (March 2012)

【Minato City】

- Minato City Master Plan for Community Development (April 2007) <Peripheral Area of Shiba/Mita> <Peripheral Area of Takanawa>
- Minato City Basic Concept of Traffic Barrier-Free (April 2007) <Peripheral Area of Tamachi and Shirokane-takanawa Stations>
- Minato City Scenery Plan (August 2009) < Special Cityscape Formation Area Surrounding Mita-dori Avenue>
- Minato City Comprehensive Plan of Greenery and Water (March 2011) <Shiba Area> <Takanawa Area>

● Entrance to the City of Edo

At Fudanotsuji Crossing that had the official bulletin board in the Edo Period, a gate called Shibaguchimon was constructed at a fork in Tokaido, leading to the City of Edo in 1616, and serving as a main entrance to the city.

● Daimyo mansions and temple towns

In Mita District where a settlement had been formed before the Edo Period, the number of Daimyo mansions increased after the Tokugawa family entered the metropolitan area and streets were lined with tradesmen's houses.

● Changing from Samurai town to a community gathering students and modern industrial businesses

As Keio University relocated to the District in 1871, the atmosphere of the District changed due to a flow of a lot of students. The District also saw the development of modern industry in its early stage.

● Opening of a station and acceleration of urbanization

Tokyo's first tram started to operate between Shimbashi and Shinagawa along the Daiichi Keihin Avenue in 1903, and its station was constructed in the District as well. The Tamachi Station was built in 1909 when it started to provide the service.

● From the period of rapid economic growth to the present

During the period of rapid economic growth, the tram was discontinued and the Asakusa and Mita Lines were opened. In addition, the District was transformed from a factory zone to the area led by business functions.



4 Characteristics of the Community

● Highly accessible public transportation and roads

Tamachi Station is one of the stations that provides good access to Haneda Airport. At Mita Station, two subway lines are available. In addition, Daiichi Keihin Avenue and Mita-dori Avenue run through the District, and Fudanotsuji Crossing in particular serves as an important traffic node.

● Diversified land use

The area around Tamachi Station gathers many corporate headquarter buildings and other structures, helping Tokyo play a role in business functions as an international city. In addition, there is a bustling atmosphere brought by shopping avenues and other facilities, as well as streets combining business and residential functions with an old town-like ambience. The District is also characterized by an educational area where a lot of academic institutions are located.

● Ample public facilities

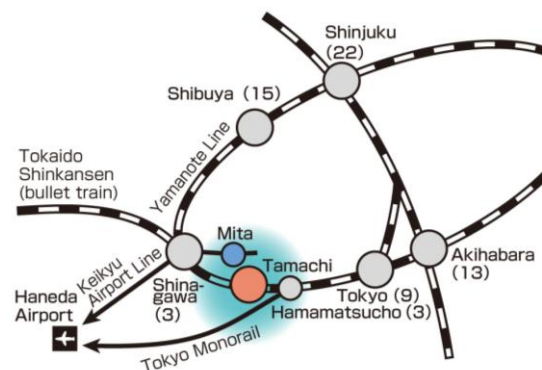
There are many public facilities, including a library and nursery schools, etc, gathered in the District.

● Great view of Tokyo Tower

Mita-dori Avenue is the only street from which people can enjoy a full view of Tokyo Tower, and there is unity among the buildings along the avenue due to the almost same position and height of their walls.

● Slope green

A lot of leafy areas have been conserved in parks, temples, shrines and other locations in the western part of the District. Especially, the slope green located on the border between the terrace and lowland has become central to the green zone, serving various functions, such as conservation of natural habitat and provision of an uninterrupted green landscape.



① Land use

● Aging structures and little-used or unused land

Since the number of structures to be rebuilt is growing, functions should be renewed in order for the District to be appropriate as part of Tokyo South Gate.

● Indistinct characteristics of the community

Since the community's unique characteristics do not leave much impression, a new future vision utilizing our regional resources must be established and shared.



② Transportation functions

● Lack of station square function

Bus stops and taxi stands protrude to Daiichi Keihin Avenue, compromising the function of the arterial road.

● Restricted walking space and difference in height

Pedestrians are concentrated on the sidewalk along Daiichi Keihin Avenue during commuting hours, resulting in insufficient walking space sometimes. At Hijiri-zaka Slope, with its long and steep slope, smooth barrier-free traffic lines to stations and other facilities are required.



● Many illegally-parked bicycles, etc.

Although the number of illegally-parked bicycles is decreasing through the installation of temporal parking spaces for bicycles, etc. and the designation of no-parking zones, permanent countermeasures must be taken.



③ Disaster/crime prevention functions

● Maintenance and improvement of disaster prevention bases for public land

It is necessary to maintain and redevelop regional disaster prevention functions.

● Lack of space for temporary staying and places for travelers having difficulty returning home

There is the need to widen walking space and secure space for staying and places for travelers having difficulty returning home in railway station vicinities, in order to relieve congestion and confusion in the event of a disaster.

● Strengthening of functions that deter crimes

There is the need to promote community development that prevents crimes at busy streets in particular.

④ Landscape, environment, and local community

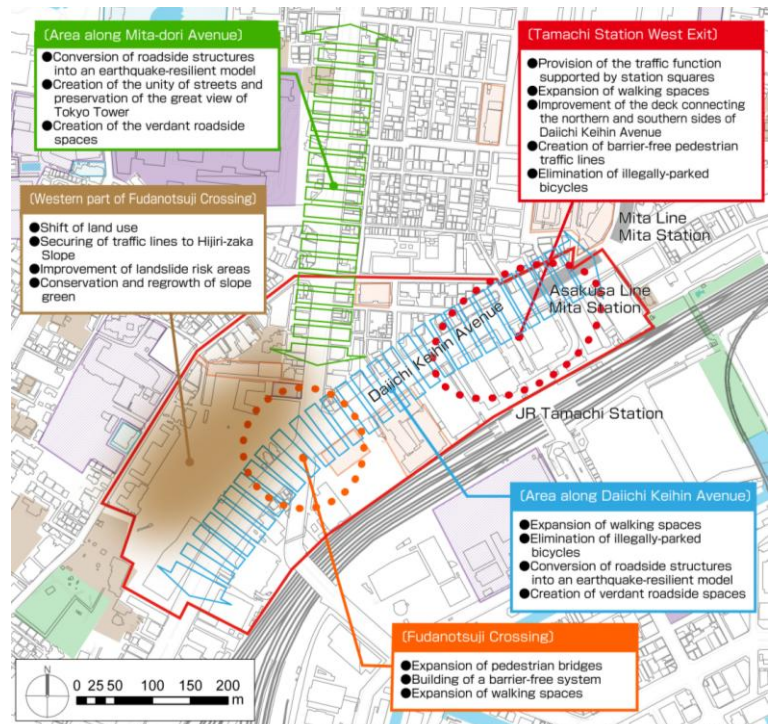
● Conservation of cityscape resources

Space along Mita-dori Avenue must be maintained with consideration for a superb view of Tokyo Tower.

● Lack of green and open spaces

We must positively promote greening as well as conserve slope green.

In addition, there are not enough open spaces that can be used for events and other occasions.



Future Vision

The community, from Edo to Tokyo, continues creating a future where comfortable and active living blends in with bustling streets, bringing splendid harmony

During the shift from Edo to Tokyo, the community has transformed to the area where a lot of educational and academic institutions are located since the relocation of Keio University in 1871. Factory zones that supported people's lives have now been replaced with those centered on business functions.

To develop the community, we must continue to create a living space that enhances amenities by renewing business facilities and constructing urban-type residences, and commercial buildings as well as facilities that make people's lives convenient. It is also important to ensure safe and secure environments that prevent disasters and crimes.

In addition, we have to create new open spaces as well as active and bustling spots while taking advantage of regional cityscape and green spaces.

Furthermore, it is expected that the collaboration among business functions and many educational/academic institutions as well as cultural facilities located around the District will realize business cooperation, business-academia cooperation, industrial development, and create hubs that generate new values. For the creation of such hubs, it is indispensable to enhance the appeal of the District by strengthening coordination with the area around Tamachi Station East Exit.

To this end, we should renew and enhance urban functions including residence, business, commerce, education, and culture, and then organically align them. This will enable local residents, workers, students, and visitors from other parts of Japan and abroad to safely stay in the District with comfort, as well as to carry out vigorous communication and activities.

For this reason, we have established the future vision to become this kind of attractive community.

Objectives

(1) A community that assumes the role in creating new hubs <Renewal of the existing urban areas>

(2) A community that is fun to walk through <Development of barrier-free traffic lines>

(3) A community that is safe and secure <Improvement of disaster and crime prevention >

(4) A community that takes advantage of regional resources <Utilization of resources with consideration for landscape and environment, revitalization of local community>



(1) Policy for land use

Policies for land use have been established in line with the connection with the area around Shinagawa Station as part of Tokyo South Gate that connects places in both Japan and abroad, as well as continuity with waterfront areas along Tokyo Bay including the area around Tamachi Station East Exit.

“Business/industry revitalization zone”

A zone centered on business functions utilizing superior transportation convenience

“Business/residence combination zone”

A zone that combines various functions, including residence, business and commerce

“Residential environment development zone”

A zone with a goal of conserving and developing a better living environment

“Slope green conservation/regrowth zone”

A zone with a goal of conserving and enhancing the quality of slope green, which is central to the regional green space

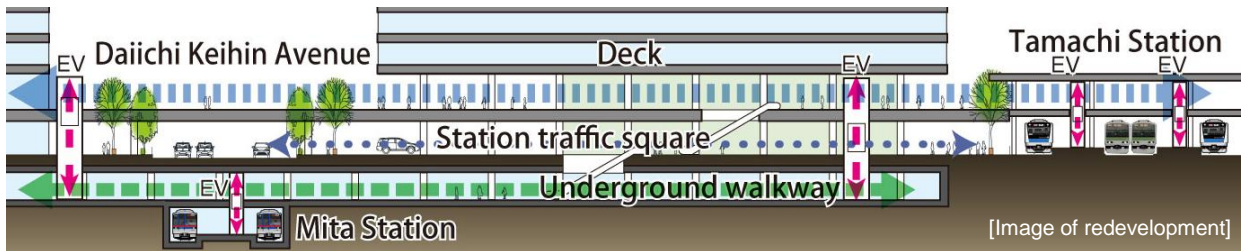
(2) Policy for infrastructure development

1. Area around Tamachi Station West Exit (southern part of Daiichi Keihin Avenue)

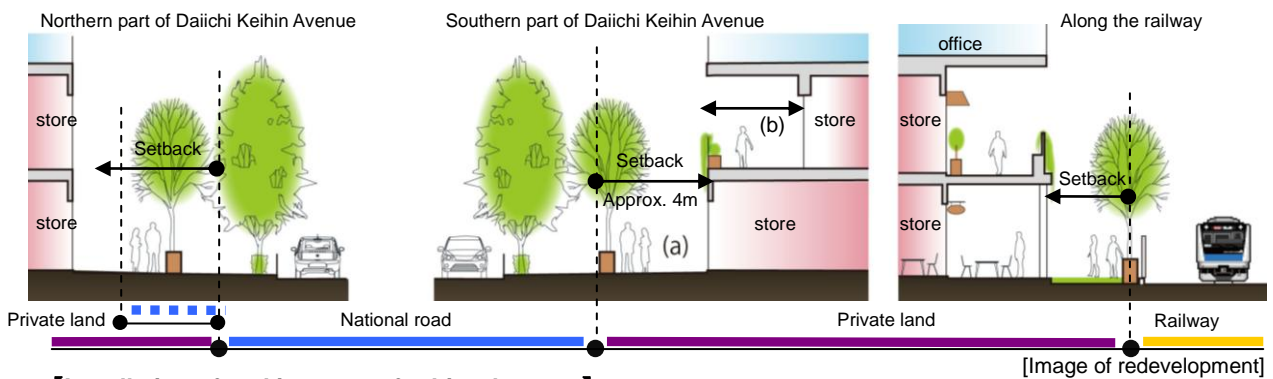
【Development as a gateway of the community】 【Securing of traffic square functions】

【Improvement of pedestrian networks】

Networks with three tiers consisting of a deck, aboveground floor, and basement will be developed to decentralize pedestrians.



【Development of uninterrupted walking spaces】



【Installation of parking space for bicycles, etc.】

This will improve convenience through the installation of appropriate-sized parking spaces for bicycles, etc. in multiple areas.

2. Area around Tamachi Station West Exit (northern part of Daiichi Keihin Avenue)

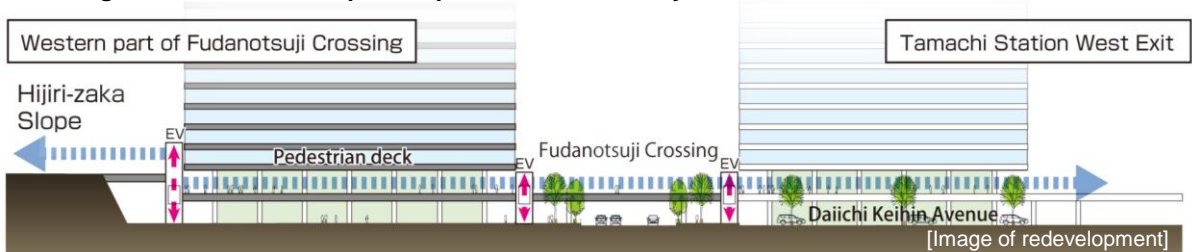
【Improvement and expansion of walking spaces and strengthening of disaster prevention function】

This will improve disaster prevention functions by increasing the safety of evacuation through the renewal of structures.

3. Area around Fudanotsuji Crossing

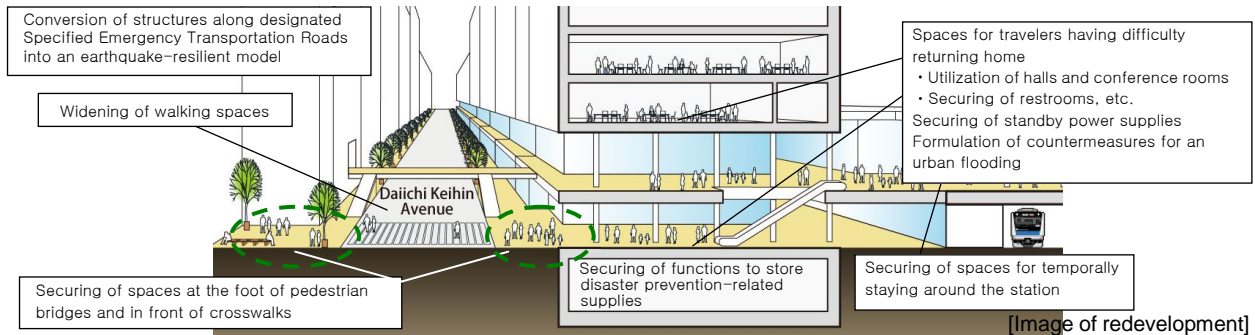
【Creation of barrier-free pedestrian traffic lines】 【Formation of pedestrian networks】

【Securing of communication spaces open to the community】



(3) Policy for disaster prevention

- 【Earthquake countermeasures】 【Countermeasures for urban flooding】 【Maintenance of cliffs】**
- 【Securing of evacuation spaces/routes】**
- 【Securing of spaces for the community's disaster-prevention activities and storage of disaster stockpiles】**
- 【Development of systems for accepting travelers having difficulty returning home】**
- 【Securing of standby power supplies and adoption of stand-alone/distributed energy systems】**



(4) Policy for crime prevention

- 【Strengthening of crime prevention functions of structures】**
- 【Development of crime prevention-conscious environments】**
- 【Promotion of crime prevention activities with collaboration between the community and administration】**

(5) Policy for landscape and greenery

- 【Creation of landscape with consideration for cityscape】**
- 【Promotion of greenery】 【Conservation and regrowth of slope green】**

(6) Policy for environment

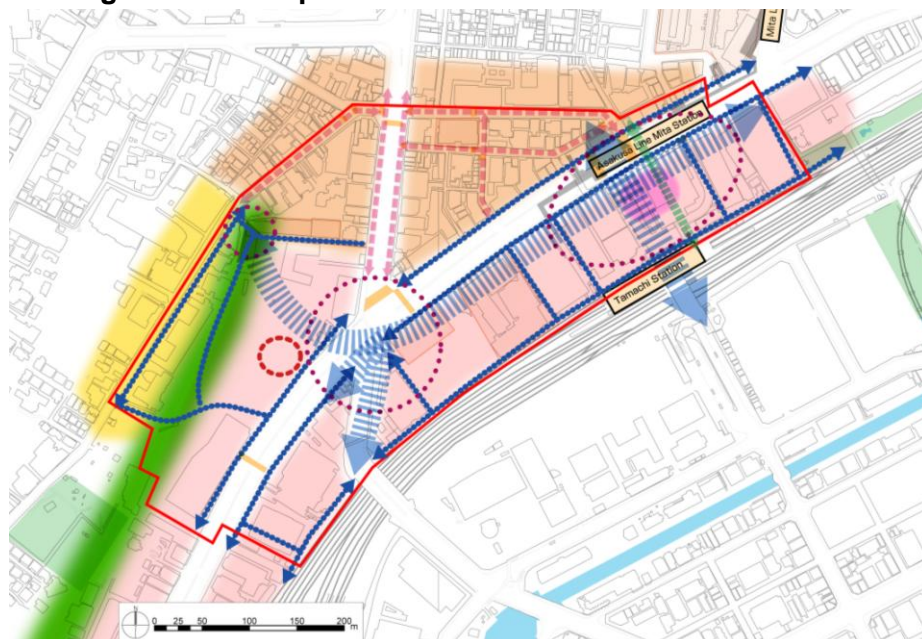
- 【Realization of low carbon society】 【Effective use of resources】**
- 【Countermeasures for the heat-island effect】**

(7) Policy for local community

- 【Creation of communication spaces for the community】**
- 【Promotion of local community activities】**

8 Image of Urban Development

Image of redevelopment of the entire District



Legend

- Policy for land use**
 - Business/industry revitalization zone
 - Business/residence combination zone
 - Residential environment development zone
 - Slope green conservation/regrowth zone
- Existing land use**
 - Public facilities/land
 - Park
- Policy for infrastructure development**
 - Improvement of pedestrian traffic lines (image)
 - Improvement of traffic lines on decks (image)
 - Traffic line connecting Tamachi and Mita Stations
 - Traffic line connecting safe walking spaces and bustling streets
 - Existing underground walkway
 - Existing crosswalk
 - Securing of spaces for walking and temporary staying
 - Station traffic square
- Policy for disaster prevention**
 - Improvement of the community's local disaster preparedness

Image of Redevelopment by Area



<Area 1: Area around Tamachi Station West Exit (southern part of Daiichi Keihin Avenue)>

Creating a hub for urban revitalization mainly led by business functions

<Area 2: Area around Tamachi Station West Exit (northern part of Daiichi Keihin Avenue)>

Creating living space that is fun to walk through while taking advantage of the current bustling atmosphere

<Area 3: Area around Fudanotsuji Crossing>

Creating the community's communication hub mainly led by business functions, while at the same time, combining residence, commerce, and education

Area 1

- Creating the bustling environment brought by business functions and other commercial facilities
- Preparing environments for business alignment, business-academia cooperation, and industrial development
- Improving a traffic square function in line with the development of surrounding areas
- Decentralizing and improving pedestrian traffic lines through the development of a deck connecting Tamachi Station West Exit and Fudanotsuji Crossing, and uninterrupted open spaces in the form of a sidewalk
- Strengthening the coordination between East and West Exits for securing a pedestrian traffic line through development of a deck connecting Tamachi Station East Exit, and the northern part of Daiichi Keihin Avenue
- Widening or adding walking/open spaces
- Resolving the issue of illegally-parked bicycles by installing parking spaces for bicycles, etc.



Area 2

- Securing and maintaining uninterrupted bustling environment
- Improving traffic lines to stations
- Widening Daiichi Keihin Avenue
- Reorganizing blocks through sharing of private land and other measures
- Securing safe and comfortable walking spaces by laying power lines underground and other measures
- Resolving the issue of illegally-parked bicycles by installing parking spaces for bicycles, etc.
- Improving safety in terms of evacuation, etc. in built-up parts on the northern side of the area



Area 3

- Developing pedestrian networks and decks that connect functions of surrounding areas, including Tamachi Station West Exit, and those within the area with consideration for cityscape and ease of navigation
- Securing spaces at the foot of pedestrian bridges
- Improving the community's disaster prevention base function (E.g. locations where resident organizations conduct disaster prevention-related activities)
- Improving the condition of cliffs and creating safe slope green with consideration for the openness of them to local residents and visitors
- Developing parks and squares that serve as a bustling space and place for communication at representative parts of the area and those with a mixture of traffic lines



■ For successful community development

- To realize our community's future vision and development described in the Guideline, it is necessary for residents, business operators, and administration to assume their respective roles and evaluate community development based on this Guideline.
 - We are also able to benefit from the establishment of integral rules in line with the momentum of community development in surrounding areas prior to the implementation of the development, including renewal of structure functions. Once such rules, including the District Plan, are established, community development will be promoted under the cooperation of residents, business operators, and administrations according to the rules.
- **Public facilities:** Administrations are responsible for enhancing the function of public facilities according to the progress of community development and the demand of residents, etc.
 - **Infrastructures:** Business operators, etc. and administrations will improve infrastructures while assuming their respective responsibilities. A concrete division of roles and incentives given according to roles will be determined in the course of establishing rules or carrying out improvement.
 - **Development by the private sector:** This will be carried out in an integrated manner by establishing rules for community development, including the District Plan.

■ How to carry out community development

Area 1

This area is characterized by sites, which are regular in shape with considerable size.

In respect to renewal of structures, we should establish policies for development of decks, open spaces in the form of sidewalks, and other structures in the District Plan, etc. in order to develop barrier-free walking spaces. By working out District Development Plan for each plan after clarifying zones and mapping out policies for the community development in the District Plan, it will enable us to realize the community development based on this Guideline even when carrying out step-by-step development.

Area 2

This area is characterized by a familiar, friendly and uninterrupted bustling environment.

One of methods to maintain and nurture such an environment is to establish the "Rules for community development in a region" based on the "Minato City Community Development Ordinance" and other rules in the District Plan. It is also possible to renew the area in stages while creating a bustling environment through the block reorganization by utilizing "Reorganization of Blocks and Development Plan" based on the "The Tokyo Municipal Ordinance on Promoting the Creating of an Attractive and Exceptional City."

Area 3

In the western part of Fudanotsuji Crossing included in this area, there stretches out vast amount of little-used or unused land, which requires a land-use shift. When doing so, it is necessary to construct decks, open spaces in the form of a sidewalk, elevators and other structures through coordination with the area around Tamachi Station West Exit to build barrier-free pedestrian traffic lines, improve the disaster prevention function, create safe slope green, and provide communication spaces for the community.

In respect of Fudanotsuji Crossing, there is the need to develop smooth traffic lines that connect to Shinagawa and Shibaura areas.

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(Summarized)

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