(4) Amelioration of squares and open spaces

Development preserves open spaces of about 8 ha. Many large space are publicly available, such as squares or walkways.

(5) Change of greenbelt

Development has produced green squares and roads, and tree-lined streets, creating an attractive greenbelt. In precincts with a shrine or sloping land, old greenery is preserved, creating a tasteful landscape.

* Roof greening for the year 1991 was not reviewed.
4. Community issues

(1) Living, Working, Community

(i) Lack of residences and supporting facilities to meet various needs

As the District has an extremely low night population ratio, and does not have sufficient family residences and supporting facilities, it is important to ameliorate residences and supporting facilities to improve this ratio in the future.

(ii) Maintenance and management of residences

Some districts within the District implement or are considering implementing shared management pursuant to the City Redevelopment Project. After sharing, in order to continue to live comfortably while attractively maintaining the shared parts (e.g. common facilities or outer courts of apartment building), it will be necessary to find a management system.

(iii) Vitalization of the Community

In recent years, there has not been a substantial reduction in the night population, but there are concerns that the community may be declining. It is our goal to fuse the existing community with a highly autonomous community to be created by the development.

In addition, the District has twice as many foreign residents as the entire Minato City average. While in connection with foreign community activities, about one in four persons wishes to participate in the regional town councils and residents’ associations, there is a problem of insufficient information disclosure for taking part in those activities.

(iv) Intensified competition among cities due to increasing globalization

As Minato City has better facilities that support foreign workers or their family members than other cities, there are relatively more foreign-owned corporations in Minato City. While competition among cities to attract corporations is intensifying, it is important to enhance attractiveness as an economic activity, and develop an environment in which foreign residents can live comfortably.

(2) Traffic network

(i) Enhanced accessibility from outside the District

The District is surrounded by a main road, but access from the southern part of the District may be insufficient.

The total number of passengers of four subway stations such as Toranomon, Tameike-Sanno, Kamiyacho, and Roppongi Ichome is increasing year by year, and some points within the stations are crowded in the morning and evening, thus the facilities’ functions must be enhanced.

In addition, as commuters using bicycles are increasing recently, it is necessary to take appropriate measures against illegally parked bicycles and to prevent minor collisions with other bicycles or pedestrians.
(ii) Ensuring smooth and secure traffic

Insufficient road networks within the District make it difficult to realize smooth vehicle traffic flow. Some spots are dangerous for pedestrians, where adequate underground installation of power transmission cables or sidewalks of sufficient width have not been provided. There are dangerous spots for traffic safety. In particular, the spot near the intersection in front of Roppongi Housing for Public Officers is crowded with high vehicle traffic and insufficient walking space.

(iii) Insufficient functions of pedestrian networks

In the northern part of the District, accessibility to subway stations is insufficient. Some intersections do not provide sufficient space for pedestrians. In addition, slopes and stairways with varying elevation due to geographic features, while being an element of the District with rich variety, should be made barrier-free.

(3) Streets and landscape

(i) Insufficient attractiveness of streets

The District has many historical and cultural facilities and features, such as irregularly formed blocks, linear roads, or sloping greenbelts, which provide streets with variation. Community development requires active development of these factors to form more attractive streets.

(ii) Landscape in disorder

According to a questionnaire on community issues, about 27 percent of respondents answered that the “Landscape is without a sense of unity and is in general disorder.” The District has various landscape features, such as historic or newly rebuilt structures, low, mid-level, or high buildings, and various types of residences, businesses, and commercial facilities, and while it is well developed in general, there is inconsistency between peripheral areas and streets. It is considered necessary to take steps for harmonization between peripheral areas and the landscape, with particular consideration to create a sense of unity pertinent to streets with low buildings.
(4) Afforestation and considerations for the environment

(i) Enhancement of functions and proper maintenance and management of parks and greenbelts

According to the 2007 Greenery Survey, the green space ratio of the District is about 18 percent, although afforestation carried out in the development has been enhanced. The questionnaire revealed that there is insufficient open space, such as parks, and that this is a community issue. This may be caused not only by a lack of substantial open areas in spite of increasing greenbelts, but also by insufficient green space where people can get together due to problems with respect to maintenance and management.

(ii) Measures to reduce the heat island effect and consideration for low carbonization

Except for some residential land, the entire District shows a high level of artificial exhaust heat volume. There is a need to take measures to reduce the heat island effect, including reduction in exhaust heat volume and ensuring air cooling resources.

The carbon exhaust volume from the private sector of the entire District has increased by 55 percent compared to 1990 in proportion to the increase in the amount of floor space, accounting for 69 percent of the total amount included in the breakdown by sector. It is necessary to consider the creation of a low carbon in the District that is sufficient for a variety of uses including business uses.

![Graph showing changes in carbon exhaust volume from 1990 to 2009](image)

Source: 2009 Evaluation Report of measures against the heat island effect

(5) Safety and security

(i) Anxiety about evacuation during disasters

There are some areas that have narrow streets or dead-end roads, which are likely to prevent people from evacuating, taking shelter, or performing firefighting or relief operations.

The daytime population ratio of the District is 18 times higher than the night population, which is considered extremely high. This may result in travelers having difficulty returning home in the case of disasters, and so it is of urgent importance to ensure temporary shelters or establish a system to guide people to such sheltering facilities.

(ii) Measures against landslides

Some parts of land that have geographical differences in elevation are designated as “Dangerous points that may cause landslides.” It is important to take precautionary measures to prevent landslides caused by localized torrential downpours.

(iii) Crime prevention measures

The crime ratio of this District remains low, but according to a questionnaire, many people have expressed a desire for improved safety and a secure community without crime and accidents, and so it is important for us to continue to enhance crime prevention in order to ensure a safe and secure environment.

![Map showing locations and roads in the District](image)

Source: Minato City Community Disaster-Prevention Plan (Minato City 2007)
1. Future image and targets for creating a better community

Based upon the characteristics and topics of the Community, the future image is indicated below.

<table>
<thead>
<tr>
<th>Characteristics of the Community</th>
<th>Topics</th>
</tr>
</thead>
<tbody>
<tr>
<td>City area with various functions</td>
<td>Enhance functions for living, working, and for the Community</td>
</tr>
<tr>
<td>Many facilities with international features, and with a historical and cultural legacy</td>
<td>Extending the traffic networks</td>
</tr>
<tr>
<td>Greater traffic convenience</td>
<td>Forming and constructing attractive streets and landscapes</td>
</tr>
<tr>
<td>Enriched geography that creates a varied landscape</td>
<td>Afforestation and environmental consideration</td>
</tr>
<tr>
<td>Attractive green space</td>
<td>Improve disaster and crime prevention</td>
</tr>
</tbody>
</table>

Opinions
- Questionnaire for local residents
- Information exchange meetings etc.

The community, surrounded by a beautiful green environment, where people can live, work, and get together safely and securely; a city whose regional vitality looks to the future and the world.

The varied streets created by the sloping geography create a dignified and lush green landscape with a range of functions, and a comfortable and peaceful urban atmosphere.

Natives and newcomers alike enjoy the benefits of living in a safe, secure and comfortable way. Many Japanese and foreigners work in this internationally attractive economic platform, where many people get together, attracted by the Community’s history and culture.

This vibrant cosmopolitan community is a place where residents, workers, and others take advantage of the history and culture, and work hand in hand to develop a city with vitality for the future, a smart city with advanced considerations for the environment, one that is attractive internationally. This is our Community’s future image.
<Objectives of Community Development>

We set out the “Objectives of Community Development” which consists of five tenets that constitute our future image.

○A community where people can feel the breath of life and live in a safe and secure environment.
We aim to have a community where various people can live safely and comfortably, in an environment secured from disasters, while ensuring communication and interchange in the community.

○A community supporting the growth of Tokyo through the development of economic activities and international exchange
We aim to have a vibrant community that contributes to the growth of Tokyo. We are working for the development of economic activities and international exchange, while taking advantage of the ideal environment, including the location, traffic access, and various facilities in the community.

○A community with better traffic networks to support urban lifestyles and activities
We aim to have a community with convenient, secure and comfortable traffic networks to support residents’ and workers’ lives and corporate activities.

○A community with enriched vegetation and a dignified atmosphere that draws on local history and culture
We aim to have a community where residents can enjoy the vegetation, with various flora and fauna, and a dignified community that enhances the lives of residents and visitors with its rich heritage and history.

○A community that continues to develop, based on the vitality of its strong base
We aim to have a community which addresses advanced environmental considerations and carries out community affairs, as well as a community that develops the local culture for continuous growth, where residents, developers, and administration closely cooperate with each other, based on new development in the community from the past into the future.
### 2. Policies and measures for community development

<Committed policies on Objectives and commitment to realization of community development>

We set out several policies on our commitment to community development.

<table>
<thead>
<tr>
<th>Objectives of community development</th>
<th>Policies on commitment to community development</th>
</tr>
</thead>
<tbody>
<tr>
<td>A community where people can feel the breath of life in a safe and secure environment.</td>
<td>Creating a comfortable and attractive living environment and a working environment with international perspectives</td>
</tr>
<tr>
<td>We aim to have a community where various people can live safely and comfortably, in an environment secured from disasters, while ensuring communication and interchange in the community.</td>
<td>Rebuilding facilities and reinforcing disaster prevention measures through community activities</td>
</tr>
<tr>
<td>Creating an environment in which residents can easily monitor unlawful activities and enhance crime prevention through local activities</td>
<td></td>
</tr>
<tr>
<td>A community supporting the growth of Tokyo through the development of economic activities and international exchange</td>
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<td></td>
</tr>
<tr>
<td>Creating a comfortable, convenient and friendly traffic networks</td>
<td></td>
</tr>
<tr>
<td>Creating rich local history and quiet, dignified streets</td>
<td></td>
</tr>
<tr>
<td>Creating an urban space enriched with varied and plentiful greenery</td>
<td></td>
</tr>
<tr>
<td>A community with better traffic networks to support urban lifestyles and activities</td>
<td>Reinforcing the environmental performance of individual entities and improving the overall environmental performance of the community through networking</td>
</tr>
<tr>
<td>We aim to have a community with convenient, secure and comfortable traffic networks to support residents’ and workers’ lives and corporate activities.</td>
<td></td>
</tr>
<tr>
<td>Community as a base for greater vitality</td>
<td></td>
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<td>Creating an urban space enriched with varied and plentiful greenery</td>
<td></td>
</tr>
<tr>
<td>A community that continues to develop, based on the vitality of its strong base</td>
<td>Community as a base for greater vitality</td>
</tr>
<tr>
<td>We aim to have a community which addresses advanced environmental considerations and carries out community affairs, as well as a community that develops the local culture for continuous growth, where residents, developers, and administration closely cooperate with each other, based on new development in the community from the past into the future.</td>
<td>Reinforcing the environmental performance of individual entities and improving the overall environmental performance of the community through networking</td>
</tr>
</tbody>
</table>
<Measure based on initiative policies>
We established measures for community development in accordance with eight policies.

### Policies and Measures

<table>
<thead>
<tr>
<th>Policy</th>
<th>Creating a comfortable and attractive living environment and a working environment with international perspectives</th>
</tr>
</thead>
</table>
| Measures | (i) Providing space where people can create a comfortable living environment  
| | (ii) Providing space for competitive economic activities and a comfortable working environment  
| | (iii) Creating a multi-functional and international urban environment |

<table>
<thead>
<tr>
<th>Policy</th>
<th>Creating comfortable, convenient and friendly traffic networks</th>
</tr>
</thead>
</table>
| Measures | (i) Reinforcing traffic functions that enhance access to the District  
| | (ii) Establishing networks of secure and comfortable public space  
| | (iii) Organizing friendly car networks |

<table>
<thead>
<tr>
<th>Policy</th>
<th>Creating an urban space enriched with varied and plentiful greenery</th>
</tr>
</thead>
</table>
| Measures | (i) Forming a green axis and locations with accumulated vegetation  
| | (ii) Ensuring and organizing a network of various greenery that makes people feel closer to nature  
| | (iii) Providing and developing green spaces to improve the community’s relationship with nature |

<table>
<thead>
<tr>
<th>Policy</th>
<th>Reinforcing the environmental performance of individual entities and improving the overall environmental performance of the community through networking</th>
</tr>
</thead>
</table>
| Measures | (i) Facilitating a society with a lighter carbon footprint  
| | (ii) Building streets with better ventilation that more efficiently release heat  
| | (iii) Establishing environmentally friendly lifestyles and working environments |

<table>
<thead>
<tr>
<th>Policy</th>
<th>Rebuilding facilities and reinforcing disaster prevention measures through community activities</th>
</tr>
</thead>
</table>
| Measures | (i) Creating an environment that reduces direct damage due to disasters  
| | (ii) Creating an environment that enables people to evacuate or go home safely during disaster, as well as recover from them.  
| | (iii) Implementing disaster prevention measures and building disaster prevention systems |

<table>
<thead>
<tr>
<th>Policy</th>
<th>Creating an environment in which residents can easily monitor unlawful activities and enhance crime prevention through local activities</th>
</tr>
</thead>
</table>
| Measures | (i) Creating an environment designed for effective crime prevention  
| | (ii) Reinforcing the effectiveness of structures  
| | (iii) Implementing crime prevention measures through collaboration between the community and the administration |

<table>
<thead>
<tr>
<th>Policy</th>
<th>Community activities as a base for greater vitality</th>
</tr>
</thead>
</table>
| Measures | (i) Facilitating community interchange or development for the local community  
| | (ii) Promoting integral community development through Public-Private Partnership  
| | (iii) Facilitating community activities that develop the local community |
Chapter IV
Committed community development for realizing our future image
“Creating a comfortable and attractive living environment and a working environment with international perspectives”

The District, located in the central of Tokyo, has a cosmopolitan atmosphere, rich history and culture, and distinguished streets that successfully merge business and residential elements.

There seems to be insufficient residential functions and convenient facilities, and there are concerns that the local community is declining. On the other hand, in addition to the convenience provided by the four subway stations situated in the area surrounding the District, construction of Circular Route #2 will improve access to Haneda Airport, which is undergoing rapid internationalization measures. This is set to provide increasingly convenient access to the District.

We commit ourselves to creating a varied urban area with improved residential functions and convenience. Our goal is to establish a community that enables a diverse group of people to live comfortably, interchange functions that maintain and develop the local community, and business functions that foster competitive economic activities. Further, taking advantage of the local resources which showcase the international atmosphere, we will create a community where various people can get together for international exchange.

Measures (i): Providing space where people can create a comfortable living environment.

Based on district plans and the “Guideline for Promotion of Settling Down Relating to Minato City Development Project,” we will commit ourselves to providing quality residential areas that meet various needs and ensuring facilities that enhance the convenience and comfort of residents, and creating a sustainable environment to maintain and develop the permanent resident population, by taking advantage of the geographical characteristics and rich heritage of the area.

- Quality housing that meets various needs and allows for convenient and comfortable living
  - Realize a residential space in any form of provision (e.g. subdivision, lease, or tenancy) and with various people (e.g. family, DINKS, elderly residents, and foreign nationals)
  - Housing accessible to elderly residents, the disabled, or childrearing households, or homes with appropriate barrier-Free support for such citizens
  - Ensure common facilities (i.e. meeting places, kids rooms, and party rooms) that create a community within apartments
  - Residences that provide guidance in foreign languages

- Ensure facilities for residents’ convenience and comfort, which are necessary for continuous living
  - Ensure convenient facilities that meet the all needs

An Environment:
Where daily convenience is available: facilities where goods or foodstuffs are provided
Where elderly or disabled persons can live safely: medical or welfare service facilities;
That support childbirth and childrearing: facilities for rearing children or education
That supports foreigner residents: international schools, hospitals with internationalization reform measures, life development centers, and multilingual facilities

- Ensure interchange facilities for the local community
  - Arrange activities and interchange for local organizations (e.g. neighborhood associations)
  - Ensure facilities used by various generations for cultural activities or maintaining health

- Reduction in costs for and improvement of maintaining and controlling residences
  - Solutions for subsequent easy cleaning and repair at the planning stage (structure, materials, etc.)
  - Reduction in maintenance and administration costs through joint ownership of rentable floor in redevelopment
Chapter IV  Committed community development for realizing our future image

Guideline for Community Development

The District's geographical potential

Major Subway Stations
- JR Line Station
- M

Convenient facilities pursuant to the “Guideline for Promotion of Settling Down Relating to Minato City Development Project”

(Summarized Guideline)

This is a system that requires structures under the development project with a total area of 3,000m² or more to establish good quality housing and convenient facilities that have an area corresponding to ten percent of the total area.

<Convenient facilities>
- Stores selling foods or commodities
- Medical facilities
- Child care support services centers such as nursery schools
- Support services centers for mentally disabled persons such as group homes
- Elderly persons support services centers such as care houses, nursing homes
- Facilities for community activities such as neighborhood associations
- Culture centers such as library, museum, and art museum
- Local disaster management facilities such as warehouse for emergency supplies
- Parking areas for bicycles available to the public

<Child care support services center (Shinagawa Front Building)>

<Supermarket (Shibaura Island)>

Good quality housing

Facilities for food & beverage

Facilities for welfare

Facilities for community activities

Facilities for culture

(Suntory Hall)

Facilities for health promotion
Measure (ii): Providing space for competitive economic activities and a comfortable working environment

In accordance with enhanced functions for redevelopment, we will establish business functions that are internationally competitive, and build facilities or services for convenience and comfort for commuters and visitors (transients) to ensure that they can work in a more comfortable way.

In addition, we will reinforce disaster prevention measures and evaluate environmental issues to ensure more competitive areas for economic activities.

For building such areas, we will focus on the improvement of the living environment (i.e. reduced commuting time, life support services center).

- Ensure good offices equipped for restructuring or extension of functions, or business support centers
  → Flexible office space and conference center, etc.
- Establish facilities for the convenience and comfort of workers and visitors (transients) to ensure that they can work in a more comfortable way.
  → Facilities that provide business information/exchange, hotels serviced apartments, SOHO, etc.
- Complete functions for addressing corporate concerns
  → Introduction of autonomous and diversified energy system, etc.

<Fusion of life space and work place (image)>

We commit ourselves to creating spaces or facilities where people living or working in the District can relax or interact, to develop a community in which the living space is fused with working places.

Measures (iii): Create a multifunctional and international urban environment

In order to create an urban area that attracts many people from Japan and abroad, we will reduce commuting times, introduce new facilities and facilitate cooperation among facilities by taking advantage of the local characteristics of concentrated internationalized facilities, to ensure international exchange.

- Introduction of facilities which take advantage of local characteristics
  → Cultural and artistic facilities, galleries, or international exchange facilities
- Facilitate cooperation among facilities while taking advantage of the local characteristics
  → Unique venues (Cooperation with business, cultural and artistic), and medical tourism (Cooperation with accommodation, sightseeing, and medicine)
  → Provide information on culture and art (exhibition of works of art using office entrance space)
Fusion of various functions focused on livable and workable space (image)

A competitive city that has personality and various attractive features

Lifestyle support

- A livable and workable environment
- Business support

Shopping
- Food & beverage, and entertainment

Medicine and welfare

Supporting daily convenience

Safe living environments for the elderly

Good environments for childcare

Supporting foreign residents

Living Lifestyle space

Shared community properties

History and culture

Preserving historical and cultural resources in the district

Sightseeing

Preserving historical and cultural resources in the district

Friendly attitudes

Preserving local heritage

Working

A lively atmosphere

Systematic chart of policies for promoting a globalized environment that can be advertised to the world

1) Proceed with internationalization plans
2) Ensure opportunities for foreigners to participate in the district administration or local community society
3) Reinforce cooperation and information exchange with embassies or other establishments
4) Promote education consistent with the international society
5) Create an environment supporting childcare for foreigners

(i) Create an environment where we can live together and cooperate with foreign people

(ii) Ensure administrative services are compatible with multilingual/multicultural society

1) Establish systems for improving international communication abilities and based on revised laws and regulations
2) Facilitate multilingual administrative information, and a means of proving such information
3) Hold round-table talks for foreigners

(iii) Facilitate interaction among residents beyond nationality in collaboration with various participants

1) Consider opportunities places for international exchange
2) Promote international exchange events closely connected with the community and local lifestyles
3) Reinforce collaboration with organizations engaged in international activities

Source: Minato City Basic Plan/Implementation Plan (from 2013 to 2015)
“Creating comfortable, convenient and friendly traffic networks”

We will take into consideration our geographic characteristics to ensure a traffic system comfortable and safe for anyone, including children or elderly people, and combining roads within premises, providing barrier-free access to them and separating pedestrians, vehicles, and bicycles, as well as enhancing connectivity with subway stations and organizing a convenient and comfortable network for pedestrians.

In order to realize a smooth flow of traffic to support lifestyle and activities in the city, we will restructure road networks in terms of pedestrian safety and the surrounding environment, and improve disaster prevention and public facilities, like roads, through the reorganization of traffic networks based on modern community development.

In addition to these systems, we will evaluate the possibility of enhancing facilities within stations and facilitating modes of transportation other than railways, in order to create a community that does not excessively depend on automobile traffic

Measures (i): Reinforcing traffic functions that enhance access to the District

We will construct roads that run from the north and south of the District, enhance the functions of traffic facilities, and improve the traffic system, to ensure access to the District by both pedestrians and vehicles.

- Enhancement of access to the District through reconstructed roads
  - Extension of roads that run from the north and south of the District (City Road Line #1032) to Gaienhigashi-dori st., and enhance accessibility from the south to the north by improving the flow of the northern part
  - Ensure access from the east and west of the District to complement access from the south and north of the District
- Reorganize and extend facilities within stations
  - Ameliorate and extend the entrances and exits of stations
  - Accessibility for the disabled or elderly persons
  - Reinforce networks, like passages within subway stations
- Facilitate modes of transportation that complement or substitute railway transportation
  - Buses that circulate through major stations within or outside of the District (introduction of carrier-affiliated buses, or City operated “Chii Bus”)
  - Ensure parking areas for bicycles in front of stations
  - Evaluate the creation of a space for bicycles for enhanced convenience

Measures (ii): Establishing networks of secure and comfortable public space

We will ensure a safe and comfortable walking space for pedestrians, and organize a network that enables pedestrians to have smooth access to facilities within stations and each urban area.

We will create various functions for relaxation, a lively atmosphere, and disaster prevention, and connect them through pedestrian networks, and realize a comfortable walking space that contributes to creation of attractive urban areas with less commuting time.

- Ensure walking space accessible to children, the elderly persons or anyone else
- Organize a network that provides greater convenience in terms of connectivity with stations and ease of getting around
  - Create a network through subway passages, road space, pedestrian passages within premises, byways within structures, etc.
Chapter IV  Committed community development for realizing our future image

Guideline for community development

Creating a network for pedestrians (conceptual chart)

Enhance traffic functions for greater access to the District (image)

City Road #1032

City operated “Chii Bus”

Parking area for bicycles in front of stations

Bicycle path

Enhancement of facilities within stations

Enhancement of access

Affiliation with outside area

Major axes
Access axis
Station plaza,
Street corner,
Square
Spot (shrine, art museum, etc.)

Enhancement of access
Measures (iii): Organizing friendly car networks

Taking into consideration the situation and geography of existing roads, we will create a low traffic car network on which everybody can drive safely and comfortably.

For existing roads, the minor roads will be extended in accordance with premises integration for joint use, and dead end streets will be removed, and urban infrastructures will be reorganized according to local circumstances.

○ Create a low traffic car network on which everybody can drive safely and comfortably
  → Create a car network through a division of functions based on geography
  → Give consideration to a good surrounding residential environment

○ Reorganize urban infrastructures (e.g. roads) in accordance with the latest community development (urban area reorganization)
  → Reorganize urban infrastructures through integration with premises, and improve disaster prevention

We will use modern public squares and create a space for the local community, where every person from children to the elderly, can interact.