

# **The Urban Redevelopment Policy in Tokyo: Case Studies of Roppongi Hills and Tokyo Midtown Projects**

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## **INTRODUCTION**

As a country with long historical development, Japan has her own urban renewal policy. Urban renewal is generally classified into three categories: redevelopment, rehabilitation and conservation (Sakamoto, 1998). Urban Redevelopment System is one of the most popular methods of urban renewal in Japan (Sakamoto, 1998). Since 1969, Japanese government has established her Urban Redevelopment System and passed the Urban Redevelopment Law. Redevelopment refers to the partial or total clearance of a large-scale physically or socially deteriorating area so as to redesign the area for environmental improvement and better social quality of life (Sakamoto, 1998). As redevelopment played an important role in urban renewal policy Japan, cases in this paper will be discussed from the perspective of urban redevelopment. Also, being the capital of Japan, Tokyo was one of the focuses for urban redevelopment. Hence, this paper will focus on examining how redevelopment projects work in Tokyo.

## **URBAN REDEVELOPMENT POLICY IN JAPAN**

### **Organizational structure for managing urban redevelopment policy in Japan**

In May 2001, the Japanese national government set up the Urban Renaissance Headquarters chaired directly by the Prime Minister. The Urban Renaissance Headquarters was established within the Cabinet with the mission to promote 21<sup>st</sup> century projects for urban rebirth from various perspectives, including environmental and internationalization perspectives, and more effective land use. The Deputy Chief of the Urban Renaissance Headquarters included the Chief Cabinet Secretary and the Minister of Land, Infrastructure and Transport, while all other Ministers of State were members.

In 2002, the Urban Renaissance Special Measure Law was enacted for which Urban Renaissance Headquarters was a decision making body on a multi-staged Urban Regeneration Project and the revitalization of urban areas. Since the enactment of the Law, the Tokyo Metropolitan Government also set up the Council for the Promotion of the Urban Regeneration Project in Tokyo to administrate intensive urban regeneration arrangements (The Cabinet Public Relations Office of the Cabinet Secretariat, 2006a).

As of Aug 2005, the Bureau of Urban Development in the Tokyo Metropolitan Government led the Urban Development Projects Division to formulate basic plan for urban development.

### **Urban Redevelopment Law**

After World War II, the rapid urbanization in Japan prompted the Ministry of Construction to establish various guidelines and standards for cities redevelopment (Sakamoto, 1998). Urban redevelopment in Japan is regulated by the planning method and the project method.

In terms of the planning method, it is mainly guided by the City Planning Act and the Building Standards Act. The City Planning Act controls areas and land-use categories, while the Building Standards Act regulates the usage and structural safety of buildings.

Since 1969, the Urban Redevelopment Law was established to aim at utilizing urban areas in a reasonable, sound and highly efficient way by completing private buildings and public facilities in a package (Bureau of Urban Development Tokyo Metropolitan Government, 2006). The Urban Redevelopment Law required a consent of two thirds of those who have interests to the properties to implement the project (Minerbi et al., 1986). The urban redevelopment policy is guided by the Urban Redevelopment Law. According to the Tokyo Metropolitan Government, the urban redevelopment policy is a fundamental plan under which various measures for redevelopment of urban areas are coordinated from a long-range and comprehensive perspective (Bureau of Urban Development Tokyo Metropolitan Government, 2006). Such policy also aims at improving urbanization promotion areas and to counter urban problems such as traffic congestion.

According to the urban redevelopment policy (Bureau of Urban Development Tokyo Metropolitan Government, 2006), the redevelopment areas will be classified into 3 categories: Urban Areas Category 1, Redevelopment Promotion Areas (Area Category 2) and Redevelopment Inducement Areas. Details are as follow (Bureau of Urban Development Tokyo Metropolitan Government, 2006).

Urban Areas Category 1 refers to areas where systematic redevelopment is necessary. Redevelopment Promotion Areas (Area Category 2) includes urban areas Category 1 and areas where redevelopment should be promoted under unified and comprehensive planning and where active arrangements for redevelopment are seen. Redevelopment Inducement Areas refers to those areas where redevelopment is not so urgent as in redevelopment promotion areas but where the redevelopment promotion is desirable and redevelopment is expected to produce good results.

In February 1999, the Tokyo Metropolitan Government established 314 redevelopment promotion areas and 149 redevelopment inducement areas in the Tokyo's ward area.

## **Urban Redevelopment Project**

Since the establishment of Urban Redevelopment Law in 1969, the urban redevelopment project as a method for urban redevelopment has been widely used throughout Japan. Urban redevelopment projects are classified into two categories (Bureau of Urban Development Tokyo Metropolitan Government, 2006): Category 1 urban redevelopment projects by "the right conversion formula" and Category 2 urban redevelopment projects by the "land purchase formula."

In 2002, there were 124 declared urban redevelopment projects in Tokyo which handled by various parties (Bureau of Urban Development Tokyo Metropolitan Government, 2006). Most of the projects are handled by Union (87 projects), followed by private individuals (12 projects) and Urban Development Corporation (12 projects). Only a small number of projects are done by Metropolitan Government (8 projects) and Municipalities (4 projects).

When the urban redevelopment project is carried out in cooperation with local governments (public) and the private sector (private), it is known as a public-private partnership (PPP). PPP in Japan involve not only local governments (public) and the private sector (private), but also local residents. Funds for the redevelopment project are provided by the developers or end users from the private sector who can gain part of the redeveloped land, building or floor rights. The private sector will cover the construction and planning cost, with subsidy offered by the government to simulate the project. Local residents contribute their land or buildings to redevelopment so that they can have a new plot of land, building or floor rights in turn. Local residents' titles remain intact that they need not move to another area afterwards. Local government as the public sector will supervise the project to protect the interest of all parties involved.

## **Urban Renaissance**

A 5-year urban regeneration project for Tokyo was presented in April 2001 to stimulate national recovery and economy by urban regeneration in Tokyo (The Cabinet Public Relations Office of the Cabinet Secretariat, 2006b). The project involves an emergency 10 trillion-yen to revitalize and enhance the attraction of the urban Japanese cities to increase their international competitiveness. Urban Renaissance aimed at attracting private sector investment and technology into urban areas to encourage new economic growth. In May 2001, the Japanese national government set up the Urban Renaissance Headquarters which is a decision making body on both the multi-staged Urban Regeneration Project and the enactment of the Urban Renaissance Special Measure Law.

The Urban Renaissance Special Measure Law was enacted in April 2002. Such new law put emphasis on some measures, including financial assistance and exemptions from city planning ordinances, to promote and support some outstanding urban regeneration projects undertaken by the private sector for limited times.

According to the Basic Policies for Urban Renaissance in April 2004 (The Cabinet Public Relations Office of the Cabinet Secretariat, 2006b), the general goal of the Urban Renaissance is to revitalize Japanese cities to allow their culture and history to flourish and prosper. These areas will be positioned as rich, comfortable, and internationally active cities for future sustainability. Also, the Urban Renaissance focuses on improving conditions in hazardous urban districts, for example infrastructures, to solve earthquakes, chronic traffic congestion and traffic accidents. The Urban Renaissance targeted at advancing city functions and improving the standard of living in cities with a list of specific priorities for revitalization (The Cabinet Public Relations Office of the Cabinet Secretariat, 2006b). The Urban Renaissance prioritizes to preserve vigorous urban activities, to realize various exchanges and prosperous economic activities and to ensure the infrastructure to cope with natural disasters. Then, a lower priority is given to construct a society that is sustainable and has development potential, and to realize a safe and comfortable urban life where everyone can exercise their own ability.

The Urban Renaissance considers the preservation and improvement of the natural environment in areas, including greenery, water, air, energy and scenery, and the maintenance of the residences of long-term residents (The Cabinet Public Relations Office of the Cabinet Secretariat, 2006b). Private-sector efficiency and ingenuity are highly appropriated in the Urban Renaissance. The urban planning proposals relating to the urban development projects should incorporate the innovation of the private sector to create the master plan for urban planning.

To realize various exchanges and prosperous economic activities, one of the efforts promoted by the Urban Renaissance is to enhance international exchange functions and promotion of city sightseeing. The Urban Renaissance also promotes enhancement of urban functions, such as cultural, environmental and residential functions, by highlighting existing facilities to collaborate with software measures and tourism measures.

There are some basic items to consider when formulating urban redevelopment plans. Independence and creativity are emphasized when promoting such nationwide urban renaissance. To revitalize regional economies and society, Town Development Subsidy is provided by the Government to encourage free thinking of communities. Collaboration and coordination between the administration and private community (including residents, industry, universities, specific non-profit corporations and experts) development activities are encouraged. Also, urban redevelopment plans prepared by municipalities should pay attention to municipal independence and maximize the creativity of municipalities using both tangible and intangible regional resources according to regional characteristics, including declining birth rates, aging and other changes in regional society, local history, climate, landscape, the environment, industrial structure, traffic issues and urban safety issues. (The Cabinet Public Relations Office of the Cabinet Secretariat, 2006b)

By promoting private-sector redevelopment projects for the improvement of the city, seven zones totaling about 2,400 hectares were designated as Priority Areas for Redevelopment in the

Fourth Development Policy for Urban Redevelopment Areas by the national government on 12<sup>th</sup> May 2004. The Tokyo Metropolitan Government believed that these redevelopment projects can increase the capital's international competitiveness and its attractiveness. The following sections will examine two redevelopment projects in Akasaka and Roppongi area: Roppongi Hills and Tokyo Midtown Projects.

## **URBAN REDEVELOPMENT PROJECTS IN TOKYO**

### **Case one: Roppongi Hills Project (the Roppongi 6-chome area)**

Roppongi Hills Project was a Public-private Project. The private sector, Mori Building Co. Ltd founded in 1959, focuses business on all aspects of the urban landscape, including urban redevelopment, and planning, development, design supervision, operation, and management of office and residential buildings, commercial facilities, hotels, etc.

#### ***Historical background***

Roppongi was a district of Minato Tokyo in Japan since 1660. After World War II, the United States Army moved in and Roppongi's reputation began as a foreigner neighborhood. Greatly due to the US military presence, Roppongi became crowded with Western-oriented shops, bars, restaurants, prostitution establishments. In the late 1960s, Roppongi was known for her nightlife and the presence of Western tourists and expatriates, although the vast majority of visitors are Japanese and Tokyo's entertainment elites. Several foreign embassies and foreign corporate offices were located in Roppongi which promoted the international scene in the district. However, the market crash of 1989 brought the recession of Roppongi's night life. The Roppongi area received a major economic boost in 2002-2003 when the Izumi Garden Tower and the Roppongi Hills high-rise complexes were completed (Wikipedia Foundation, 2006a).

#### ***Timeline***

Although the Urban Redevelopment Law required only two thirds' consent of those who had interests to the properties to implement the redevelopment project, Akasaka-Roppongi District as a Public-private Partnership redevelopment project took 12 years to obtain a consensus from all the parties involved (Minerbi, et al., 1986). Since 1969, Akasaka-Roppongi District has been designated as a redevelopment district. Mori-biru Corporation started to negotiate with the government and plan to turn the district into a high-rise area. However, Mori, the owner of Mori-biru Corporation, faced strong oppositions from environmental movements and local residents, together with gradually weak support from the government. As there were several hundred units claimed rights to the Akasaka-Roppongi District, it was difficult to gather their consents. Mori-biru Corporation continued sending staff members to the district to increase communication

with the local residents and set up “benkyokai” study session. To avoid wasting the 10,000 square meters land purchased in advance, Mori-biru Corporation constructed a high-rise building at that moment which gained residents’ sympathy toward the project. It was until 1979, the Land Readjustment Preparatory Association was formed in the district, with Mori as the Executive Director. At that moment, the Akasaka-Roppongi District extended over 5.6 hectares and 90% of the district was owned by the Mori-Building Corporation when the owners finally sold their property rights to the Corporation. The negotiation was completed at last as the remaining lands were in the hands of about 40 owners only (Minerbi, et al., 1986). In November 1986, Roppongi 6-chome area granted redevelopment inducement area status (Type I).

Here is the detailed timeline for the operation of the redevelopment project (Mori-biru Corporation, 2006):

Year	Items
1988	Established “Community-improvement town meetings” (5 areas)
1990	Established “Community-improvement council”
Dec 1990	Established “Roppongi 6-chome urban redevelopment preparatory association”
City planning ideals were debated via town meetings, council, and preparatory association activities; investigation/preparation necessary to carry out the redevelopment and form an agreement between rights holders proceeds.	
Apr 1995	“Roppongi 6-chome category 1 urban redevelopment project” plan finalized and decided
Oct 1998	Established “Roppongi 6-chome area redevelopment association” to act as the principal project leader and responsible for the harmonization of the opinions of the 400 rights holders in the designated area
Rights conversion plan is worked out and the formation of an agreement proceeds.	
Oct 1999	Ownership transfer plan inspection (29 <sup>th</sup> Oct 1999 – 11 <sup>th</sup> Nov 1999)
Dec 1999	Ownership transfer plan permit application
Feb 2000	Ownership transfer plan approval granted, conversion of rights from the Governor of Tokyo
Apr 2000	Construction began
Jun 2000	Complex was named Roppongi Hills
2003 Spring	Completion

### ***Redevelopment objectives***

The redevelopment objective of Roppongi 6-chome Redevelopment Project aimed at providing a modern, disaster-proof residential, commercial and cultural area. Hence, Roppongi was repositioned as the cultural heart of Tokyo, while move away from her old image as a center of nightlife. Roppongi was shaped as an area where people live, work and relax in a perfect example of what 21<sup>st</sup> Century urban life should offer. (Mori-Building Corporation, 2006).

As the land price in Tokyo is one of the highest in the world, redevelopment allows using high priced lands more intensively, improving land use patterns, using fire retardant construction materials, improving housing style and city environment (Minerbi, et al., 1986).

## *Zones of the redevelopment project*

The redevelopment project was divided into three zones:

### *Zone A*

Situated to the north of the development and faced Roppongi-dori, Zone A is an area of approximately 6,600 square metres which serves as the main gate to the entire area and incorporate a station plaza connected directly to the Hibiya Line subway station at Roppongi through underground passage way. The plaza contains a mixed-use building including a variety of retail outlets (Hollywood Beauty Plaza) and academic facilities (Roppongi Academy Hills).

### *Zone B*

Situated at the center of the development, Zone B has an approximate area of 57,200 square metres. It consists of a 54-storey Roppongi Hills Mori Tower (Office Tower A), Mori Art Museum, a five-star international hotel with a capacity of approximate 400 guestrooms (Grand Hyatt Tokyo), broadcasting center (TV Asahi, J-Wave Broadcasting), and theatre (Toho Cinemas Roppongi Hills), to position the area as an integrated functions of a modern urban environment in the 21<sup>st</sup> Century. With the TV Asahi and J-Wave broadcasting centered in the development, Roppongi Hills is said as a place constantly communicating new information and new cultural ideas to the world.

### *Zone C*

Situated at the south side of the development adjacent to the quiet residential area of Moto-Azabu, Zone C covers approximately 21,000 square metres which forms the residential heart of the development. There are four buildings (residence A to D) providing 840 residential units, as well as a medium-height office building (Office Tower B).

## *Thematic zoning*

Throughout the development, commercial facilities are located on the lower floors of every building, and comprise different themes according to zone (East Loop, West Loop, Main Plaza, and East-West Road). Thematic zoning is used to naturally create movement lines along and around which residents and visitors are able to wander according to their interests.

## *Local environment and open spaces*

The local environment was enhanced by the creation of public parks and open spaces, which

covered half of the total area of the redevelopment area, and the retention of the pond and green spaces of the former Mouri residence.

The Mori Roppongi Hills Arena on the upper floors of the Mori Tower is an outdoor event space is the venue for a variety of events and is almost in the center of the development.

### ***Features of the redevelopment project***

According to the information announced by Mori-Building Corporation (2000), the project was positioned with 6 features:

#### *The largest private sector urban area redevelopment project in Japan*

The Roppongi 6-chome area consisted of approximately 11 hectares of prime urban land to the southwest of Roppongi Station on the Hibiya (subway) Line. The redeveloped area was the largest ever private sector redevelopment in Japan which contained 725,000 square meters of total floor areas (approximately twice as large as Ark Hills, 1.5 times as large as Ebisu Garden Place). The site area was 84,801.02 square meters, with the total operating cost for approximately \$2,700 billion (approximately \$4,700 billion including the estimated land price). There were approximately 400 rights holders in the area.

#### *Office building that met with high international standards*

Office buildings, 54-storey above ground and 238m high, are built as dynamic new landmark of Tokyo with unique and sophisticated design and fitting. As the largest total lease area in Japan, the building provides a total lease area in standard floors of approximately 4,500m<sup>2</sup>, 2.8m high ceilings, with 100mm raised floor for IT Technology, equal to the highest international standards.

#### *Creating a highly cultural and active urban environment*

The Mori Art Center, which symbolizes the cultural heart of Tokyo, occupies the top five floors of office tower A, and provides an exciting new venue for cultural exchanges with opportunities to enjoy contemporary works of art from around the world through an alliance with the Museum of Modern Art in New York. Fitting the symbol of the Artelligent City, such “arts center” combines an art museum (the Mori Art Museum), an observation deck (Tokyo City View), a private club (the Roppongi Hills Club), and facilities for an academy and forum (Roppongi Academy Hills).

The mission of the Mori Art Museum is “to inspire visitors by showing art in new ways and frameworks through an accessible program of exhibitions, public events and research projects that provide an international platform for emerging and established artists and designers through Japan,



Asia and the World (Mori Art Museum, 2006). It is a place focused on the development of contemporary art.

Also, TV Asahi's Broadcasting Center is a state-of-the-art information dissemination base. The project has several distinctive pedestrian areas at which people are able to enjoy their leisure, including, among others, an open-air pathway overlooking a serene pond, a shopping galleria leading to the hotel, and a 400m-long gentle sloping European-style fashion street.

*The organization of the infrastructure contributed to the maintenance of the order of the wide area traffic network*

The local infrastructure is improved by the construction of a road to connect Roppongi-dori (Radial Road No. 22) with Circular Road No. 3, and an area trunk road to connect east and west from TV Asahi-dori (Annex Road No. 10) to Circular Road No. 3. Such arrangements relieved the traffic congestion in the surrounding area.

Open spaces are maintained, such as the grounds of the former Mouri residence. The Plaza in front of the station which provides an open door to the city is connected to Roppongi subway station by an underground passageway, thereby providing pleasant all-weather access to the district.

*The project provided residence for various lifestyles in a cosmopolitan environment*

There are approximately 840 housing units on the south side of the district which connected directly with the existing Moto Azabu residential area. The district provides cosmopolitan-style housing which meets the requirements of various lifestyles and age groups, including high-rise building and other units designed to provide a sense of solitude surrounded by a green environment. The residential population of the district is expected to increase from approximately 800 to 2,000 people to the securing of a permanent residential population within Minato Ward.

*Modern design is assured by the employment of an international designer*

International designers capable of designing a cultural cosmopolitan environment have been selected.

Buildings	International designers involved
Office Tower A, Hotel Tower, Theater Tower	Kohn Pedersen Fox Associates PC
Lower level commercial facilities, Station Plaza	The Jerde Partnership International Inc.
Residential Tower	Conran and Partners Limited
Broadcasting Center	Maki and Associates (Fumihiko Maki)
Museum	Gluckman Mayner Architects

## **Case two: Tokyo Midtown Project (the Akasaka 9-chome area)**

Tokyo Midtown is the redevelopment project in the Akasaka area of Tokyo. The project is completed in spring 2007 as a high-rise development. It includes the tallest building in Tokyo as well as a variety of residential, commercial, and leisure space. The Tokyo Midtown Project site was previously occupied by the Japan Defense Agency in 9-chome, Akasaka. The property is less than a kilometer (half a mile) from the Roppongi Hills building. Site area is approximate 68,900 square metres, while district planning area is about 102,000 square metres.

The consortium consists of the National Mutual Insurance Federation of Agricultural Cooperatives, The Yasuda Mutual Life Insurance Company, Sekisui House Ltd, Fukoku Mutual Life Insurance Company, Daido Life Insurance Company and Mitsui Fudosan Co., Ltd.

### ***Historical background***

Until May 2000, the Japan Defense Agency was based in Akasaka which is now the redevelopment area of the Tokyo Midtown Project (Wikipedia Foundation, 2006b).

### ***Timeline***

Here is the timeline for the development of Tokyo Midtown Project:

Time	Items
Sep 2001	Tender and Closing Bid
Jul 2002	Designated Priority Urban Development Area
Oct 2003	Start of transplanting existing trees
Mar 2004	Designated Landscaped area (Machinami Keikan Juten Chiku)
May 2004	Certified Private Urban Redevelopment Project
May 2004	Start of Construction
Spring 2007	Scheduled completion

### ***Redevelopment objectives***

To regain Japan's competitiveness in the world market, it is important to revitalize Tokyo to enhance the competitiveness of its cities. "Design" is regarded as the driving force to make Japan more competitive. The project is to create opportunities and spaces where the world's brilliant minds can meet and create values. With attractive streets and individual architectures, Tokyo Midtown is a city of Japanese beauty and design, together with greenery environment.

### ***Features of the redevelopment project***

According to Mitsui Fudosan Co., Ltd. (2006), the Tokyo Midtown Project has the following features:

Total Floor Area	Approx. 569,000 m <sup>2</sup> Offices: Approx. 330,000 m <sup>2</sup> Residence: Approx. 111,000 m <sup>2</sup> (517 units) Hotel: Approx. 48,000 m <sup>2</sup> (approx. 250 rooms) Commercial Space: Approx. 57,000 m <sup>2</sup> Others: Approx. 23,000 m <sup>2</sup>
Construction	Midtown Tower, Parkside, Midtown West: Construction Joint Venture of Takenaka Corporation and Taisei Corporation Midtown East, Midtown Front: Joint Venture of Taisei Corporation and Takenaka Corporation
Architecture	Chief Architect: Nikken Sekkei Ltd. Master Architect: Skidmore, Owings & Merrill LLP Landscape Design: EDAW, Inc. Residential building design: Sakakura Associates Architects and Engineers Residential building exterior design: Jun Aoki & Associates Commercial Wings Design: Communication Arts, Inc., Kengo Kuma & Associates 21/21 DESIGN SIGHT Design: Tadao Ando Architect and Associates and Nikken Sekkei Ltd.

### *Project name*

The name of the project is “Tokyo Midtown” which means the center of Tokyo’s creative activities. Apart from identifying design as one of its themes, the project demonstrates the ability to disseminate Japanese culture, similar to the case of midtown New York. The project is expected to contribute to the sharing of Japanese values and sensibilities around the world, and improve Tokyo’s international standing.

The project will be completed in Spring 2007. The theme is “exceptional hospitality and service” which aims at offering grand hospitality and sophisticated housing to urban residents.

### *Tokyo Midtown as a centre of Japanese Art*

In the western society, 20/20 means perfect vision and the ability to see matters properly or excellent insight. 21/21 Design Sight conveys that the design hub goes beyond the limits of 20/20 to have insight to the future. 21/21 Design Sight is a design based-space where the question of "What defines design?" can be explored through elements in our everyday lives. According to the Miyake Issey Foundation (2005), the design sight is a forum in which to probe into the nature and meaning of design and reexamine just "what is design" through the examination of routine items found in everyday life. It appeals to a broad audience ranging from children to adults in a manner to stimulate imaginations and new ideas through a series of exhibitions and workshops.

Tadao Ando Architect & Associates and Nikken Sekkei designed the building of 21/21 Design Sight and the Miyake Issey Foundation was in charge of its operation. Total floor area is approximate 1930 square metres for exhibitions and restaurants uses. Exhibition area is approximate 500 square metres.

To enhance Roppongi's role as an artistic centre, 21/21 Design Sight will also collaborate with other local museums, such as Mori Art Museum in Roppongi Hills and the National Art Centre which will open in Spring 2007

The Suntory Museum of Art, which has 40 years of history and is renowned for unique special exhibitions, will be relocated to Gardenside to drive Roppongi a town of sophisticated culture and design and a centre for the creation and propagation of Japanese culture.

The design hub will be located on the 5<sup>th</sup> floor of the Midtown Tower as a new base for exchanging ideas of innovative design. Also, Design Institutions as Japanese Industrial Design Promotion Organization and Japan Graphic Designers Association Inc. will open their offices in the town. For institutions of design education, five renowned foreign art colleges will establish their Japanese liaison centres. Also, Design Centre of Excellence, Faculty of Design, Kyushu University will open. These collaborations will create and propagate new values.

### *Three rental housing projects built along different concepts*

Midtown East is a premier residence provides 166 rental housing units with services by world-renowned The Ritz-Carlton Hotel Company and is the first in Japan to be run by a 5-star hotel. It is also called Tokyo Midtown Residences.

Gardenside as a service apartment provides 107 units and completes with designer appliances and kitchen utensils, a maid and concierge service which is produced by Oakwood, a global leader in the serviced apartment industry.

Parkside, the residence with 244 rental housing units, is a sophisticated residence with quick access to Roppongi Station, built with urban residents whose work and lifestyle are closely integrated in mind. It is also called The Park Residences at The Ritz-Carlton, Tokyo.

To match the residential development, medical centre for safety and security will open in spring 2007. The medical centre provides advanced medical care to offer safety and security to the urban lifestyles of those living in the area, including foreign citizens. Such medical services is accomplished with the support of Johns Hopkins Hospital which ranked number one for 15 consecutive years on America's Best Hospitals published by U.S. News & World Report, L.P.

## *Office Building*

Midtown Tower as the landmark of the district will be the tallest building in Tokyo at 248m (814 feet) which is the second-tallest in Japan, following Yokohama's Landmark Tower. It provides 127,000 square metres total leased area. The building includes office space and condominiums, and its top floors are occupied by Tokyo's first Ritz-Carlton hotel.

Midtown West facing the Gaien-Higashidori Street provides total leased area 22,800 square metres, while Midtown East provides over 3,300 square metres (35,800 square metres total leased area) for the cross-function of commercial and convention space.

Current office tenants include The Ritz-Carlton, Fuji Photo Film Co., Ltd., Fuji Xerox Co., Ltd. and Yahoo Japan Corporation.

## *Shopping facilities*

“The Lifestyle Museum” is the concept describing Tokyo Midtown as an urban version of the Life Solution Community proposed by Mitsui Fudosan for the development of new commercial facilities. The new town will be a place providing fashion and interior design as well as high-quality, sophisticated life solutions, including beauty and health. The town is a gathering centre for shops based on art and design.

## *Infrastructure*

The Project is planned to have direct connection with Roppongi Station on the Toei-Oedo and Tokyo Metro Hibiya lines, and required only 3-minute walk from Nogizaka Station on the Tokyo Metro Chiyoda Line.

## DISCUSSION

Tokyo, as long been the capital of Japan, required intensive urban redevelopment. Roppongi Hills and Tokyo Midtown Projects are two adjacent projects located in Akasaka-Roppongi District. The commonality of these two projects is the emphasis on developing Tokyo as the centre of Japanese Art and Culture. Museums are commonly found in both projects; however, the focuses are different. Mori Art Museum in Roppongi Hills promotes the development of contemporary art for international exchange, while The Suntory Museum of Art has 40 years of history exhibiting the traditional Japanese Culture. From another perspective, such differences can be a complementary arrangement of Tokyo museum policy and allow a better cultural planning in the whole Akasaka-Roppongi District and even in Tokyo. Such Tokyo museum policy also reflected the government no longer regards museum as a place for cultural heritage preservation only, but a place for international or modern ideas exchange.

Apart from museum arrangement, it seems that both projects did not retain the characteristics of the districts before redevelopment, though Roppongi Hills had kept the pond and green spaces of the former Mouri residence. To illustrate, Roppongi was once well-known for her night life, however, such cultural value is not emphasized in the redevelopment arrangement even though high-end bars and pubs still exist in the districts. Also, though occupied by the Japan Defense Agency before, the Tokyo Midtown Project has not preserved such historical characteristics in the redevelopment consideration. Both redevelopment projects not only ignored the cultural heritage of the local community, but also being reshaped as centres of contemporary Japanese art and culture, with high-end residences, prestige fashion boutiques, business and commercial uses. However, some other development projects in Tokyo, for example the Beer Museum in Yebisu developed in 1994, have retained local culture even after redevelopment.

Apart from the national emphasis on redevelopment, the success of redevelopment projects in Tokyo is subject to the support from the local Metropolitan Government. Since the enactment of the Urban Renaissance Special Measure Law (2002), the Tokyo Metropolitan Government set up the Council for the Promotion of the Urban Regeneration Project in Tokyo to administrate intensive urban regeneration arrangements (The Cabinet Public Relations Office of the Cabinet Secretariat, 2006a). As of Aug 2005, the Bureau of Urban Development in the Tokyo Metropolitan Government led the Urban Development Projects Division to formulate basic plan for urban development. Redevelopment in Tokyo, which is the core for regeneration in Japan, is fully supported by the government parties.

Tokyo Midtown Project was developed under the enforcement of The Urban Renaissance Special Measure Law since June 2002, while Roppongi Hills was a project negotiated across

several decades with construction finally started in April 2000. Directly established within the Cabinet, Urban Renaissance Headquarters is an important government department and urban regeneration is a crucial issue to the national government since 2001. The Urban Renaissance Special Measure Law provided redevelopment projects financial assistance and exemptions from city planning ordinances. Such government arrangements promote and support some outstanding urban regeneration projects undertaken by the private sector.

However, before the enactment of the Urban Renaissance, only private sectors and local residents will negotiate the terms and property rights when consider having a redevelopment project. Government will not involve in the negotiation process, until the private sectors and local residents send redevelopment proposal to the Government. Such limited government supports and arrangements brought extreme difficulty to the private sector if there were plenty of right holders in a single district. In the Akasaka-Roppongi District, Mori Building Corporation encountered such kind of difficulty in negotiation which led to a long delay to start a redevelopment project. To implement the project, the Urban Redevelopment Law requires a consent of two thirds of those who have interests to the properties (Minerbi et al., 1986). However, with around 400 rights holders in the designated Akasaka-Roppongi District, it is difficult to conduct such negotiate task managed by the private sector only.

Since 1969, the urban redevelopment policy in Japan emphasized on the participation of private corporations with limited government intervention. The Category 1 urban redevelopment projects by "the right conversion formula" preserved citizens' rights and participations in the urban redevelopment process. Though difficulties existed in the negotiation process between private corporations and local residences, such policy is people-oriented that local residents' titles remain intact that they need not move to another area after redevelopment. Despite the difficulties in the negotiation process between private corporations and original landowners, Category 2 urban redevelopment projects by the "land purchase formula" allowed private corporations to make agreement with and purchase land rights from original landowners or local residents without compulsory government redevelopment action. Local government as the public sector will only supervise the project to protect the interest of all parties involved.

Public-private partnership (PPP) has long been the major principle for urban redevelopment project in Japan. Funds for the redevelopment project are provided by developers or end users from the private sector who can gain part of the redeveloped land, building or floor rights when the project completed. The private sector will cover the construction and planning cost, with subsidy offered by the government to simulate the project. Local residents contribute their land or buildings to redevelopment so that they can have a new plot of land, building or floor rights in turn. Local government as the public sector will only supervise the project to protect the interest of all parties involved. Such low profile of government participation allowed a high degree of citizens' participation in urban redevelopment and prevented the government from engaging heavy

expenditure for extensive urban regeneration across the whole nation.

In Japan, urban redevelopment policy is closely related to tourist measures. According to the Basic Policies for Urban Renaissance in 16<sup>th</sup> April 2004 (The Cabinet Public Relations Office of the Cabinet Secretariat, 2006b), one of the goals for the Urban Renaissance is to realize various economic activities and prosperous exchanges by enhancing international exchange functions and promotion of city sightseeing. Matching the famous scenic spot in Tokyo, “Tokyo City View” in the Mori Art Center in Roppongi Hills is a tourist-oriented arrangement at which observation deck is available for tremendous day and night views towards Tokyo Tower (東京鐵塔). The emphasis of Japanese art and culture in these two projects, including museums, sculptures on the streets, also promoted tourist activities in the districts.

To realize various exchanges and prosperous economic activities, both projects are developed into districts of art and commercial activities, luxury residences, prestige brands and shopping centres. Through redevelopment, the local community can be sustainable and has its own development potential. Residents in Roppongi Hills are named as “hills” group for their high income level and prestige living standard in Japan. It actualized what Urban Renaissance targeted at advancing city functions and improving the standard of living in cities for revitalization (The Cabinet Public Relations Office of the Cabinet Secretariat, 2006b).

Urban Renaissance aimed at improving conditions in hazardous urban districts, for example infrastructures, to solve earthquakes, chronic traffic congestion and traffic accidents. For both projects, infrastructures are well-developed in the redevelopment areas which revitalized Tokyo through better networking.

One of the goals of the Urban Renaissance is to promote enhancement of urban functions, such as cultural, environmental and residential functions, by highlighting existing facilities to collaborate with software measures and tourism measures. However, this study is subject to limited information search about the software measures provided by the Japanese national government. Further investigation on such software measures in Japan should be conducted.

In brief, comparing with the redevelopment policy in Hong Kong, the low profile of Japanese government’s participation strongly contrasted with the practice of Hong Kong government. Under The Urban Renaissance Special Measurement Law, the Japanese government is highly supportive to the redevelopment projects by providing private sectors financial assistance and exemptions from city planning ordinances to carry out the projects. Though Hong Kong Urban Renewal Authority also cooperated with private developers to implement the renewal projects, the mechanism is not the same as the public-private partnership (PPP) in Japan. In Japan, PPP enabled a high degree of citizens’ participation in urban redevelopment, instead of the government



determinism in Hong Kong. Also, urban regeneration in Japan is working with the development of tourism, which is hardly mentioned by Hong Kong Urban Renewal Authority.

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# APPENDIX I

## Roppongi Hills Facilities Map I

(Information from: [http://www.roppongihills.com/en/map/facilities\\_map/index.html](http://www.roppongihills.com/en/map/facilities_map/index.html))

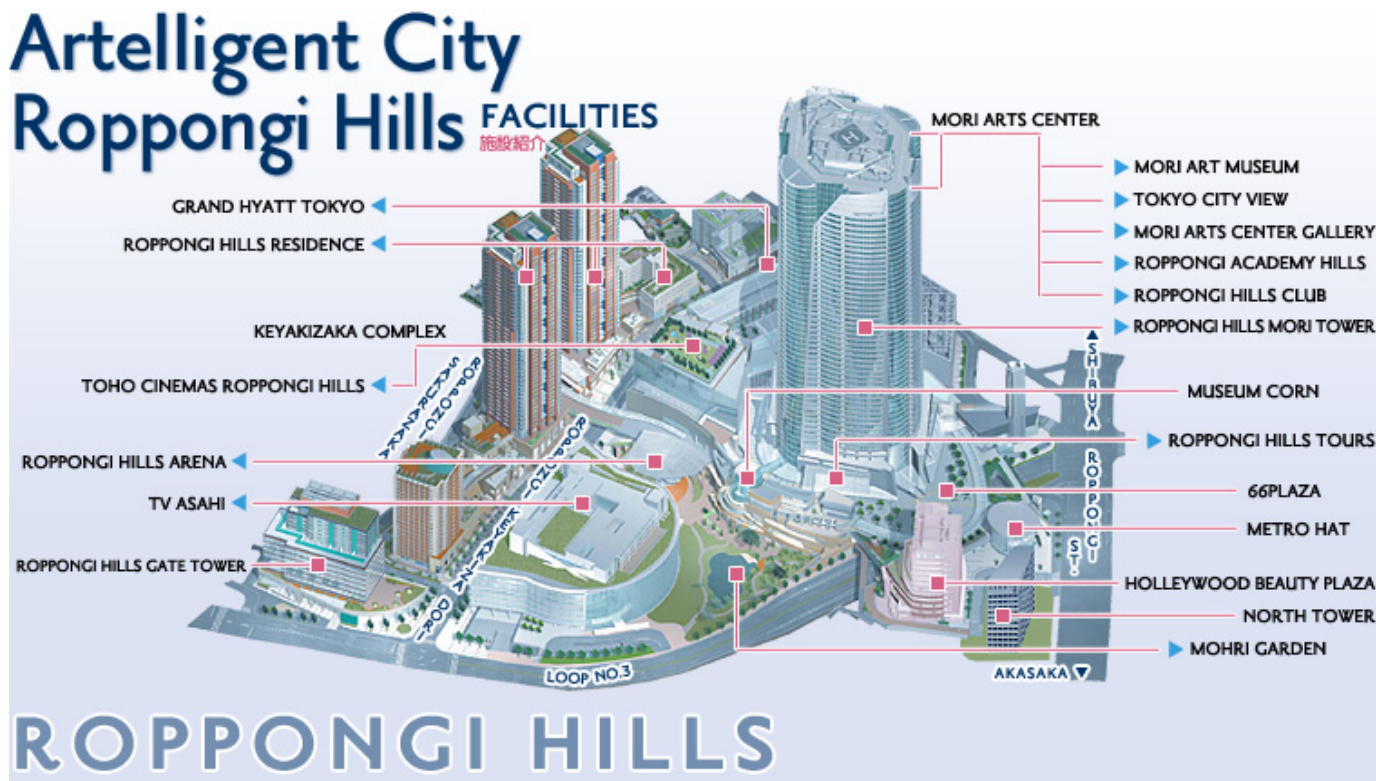
### Roppongi Hills Facilities Map



APPENDIX II

Roppongi Hills Facilities Map II

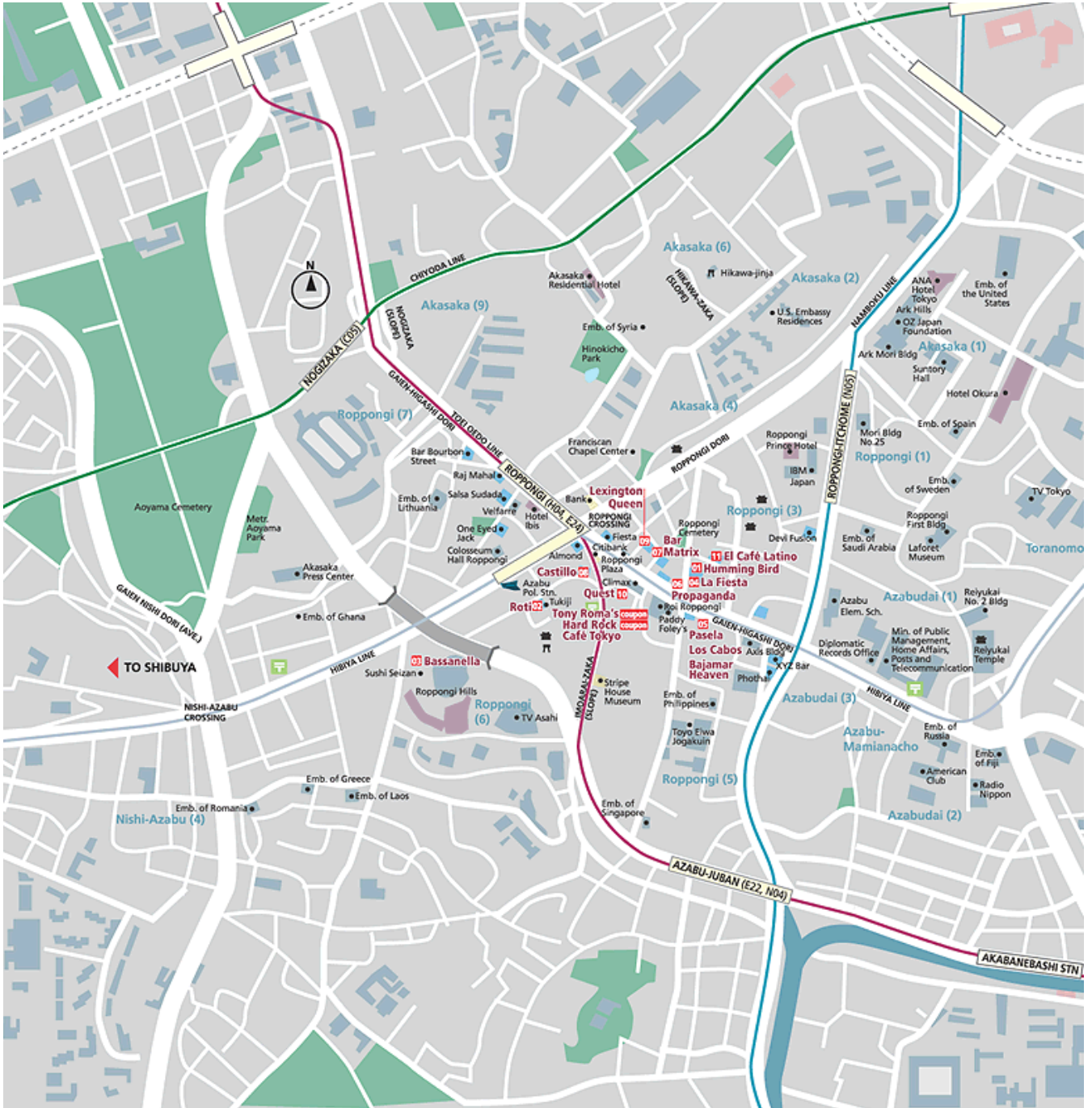
(Information from: <http://www.roppongihills.com/en/index.html>)



# APPENDIX III

## Roppongi Hills Map

(Information from: [http://metropolis.co.jp/vg/images/roppongi\\_click.gif](http://metropolis.co.jp/vg/images/roppongi_click.gif))

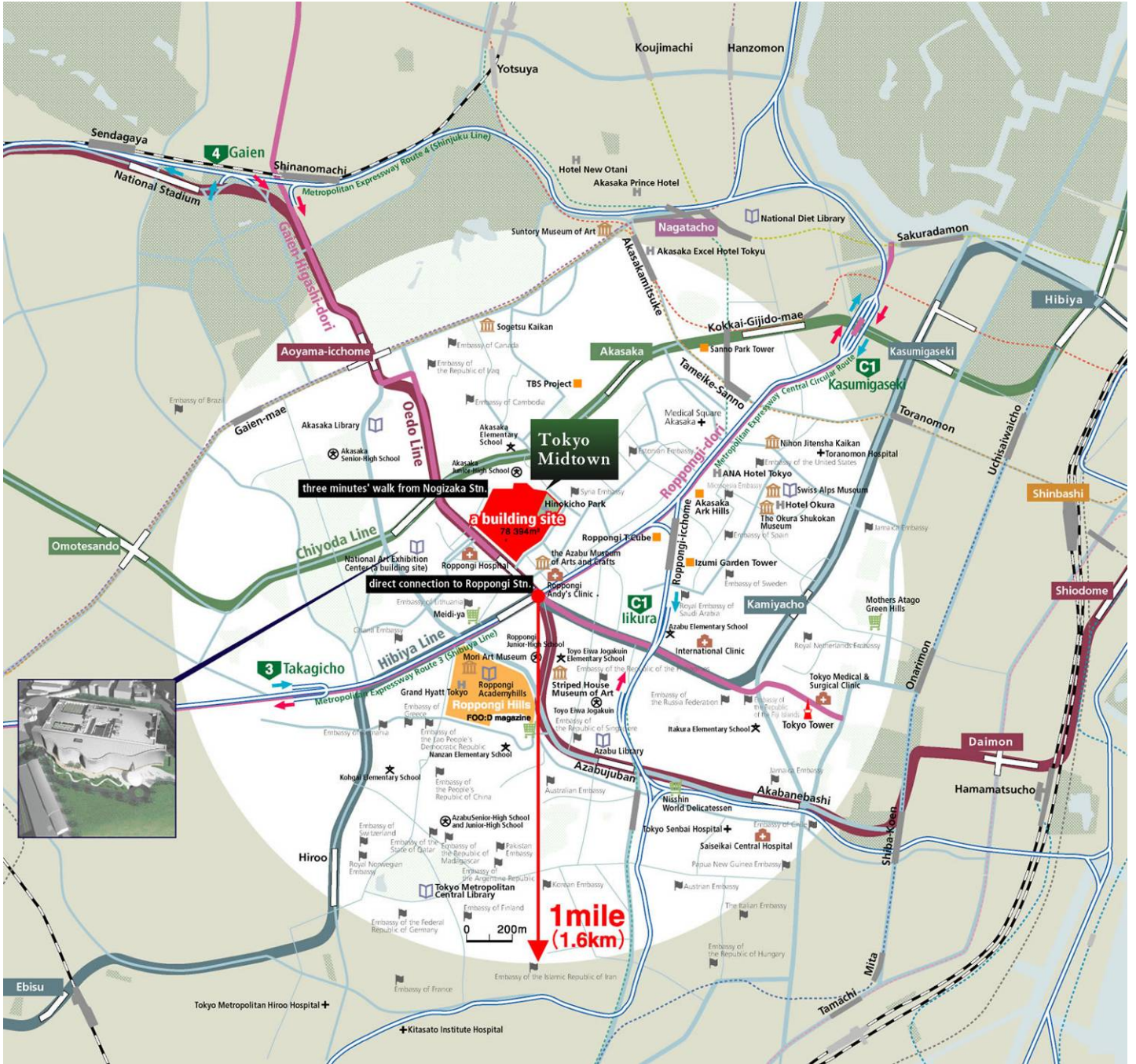




# APPENDIX IV

## Tokyo Midtown Project Map

(Information from: [http://www.tokyo-midtown.com/en/images/map\\_1mile.jpg](http://www.tokyo-midtown.com/en/images/map_1mile.jpg))



## APPENDIX V

### Tokyo Midtown Facilities Map

(Information from: [http://www.mitsui-fudosan.co.jp/english/home/news\\_20050714.html](http://www.mitsui-fudosan.co.jp/english/home/news_20050714.html))

