



# Redevelopment of the Jingu Gaien District

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## Factsheet



The Tokyo Metropolitan Government (TMG)

Issued on August 18, 2022

Revised on February 17, 2023



**For the past 100 years.**

**For the next 100 years.**

The Jingu Gaien District was built as a garden about 100 years ago in 1926, with monetary and tree donations from, the public and Shibusawa Eiichi, among others. Since then, the park has been loved by many people as a “center of greenery and sports” with its symbolic and dignified scenery of four rows of ginkgo trees overlooking the Meiji Memorial Picture Gallery and the memories of two Olympic and Paralympic Games.

In the development plan for the “Redevelopment of the Jingu Gaien District Project,” in response to calls from citizens, the Tokyo Metropolitan Government (the TMG) has requested information and assurances from the developers regarding: the preservation of trees - including the rows of Ginkgo trees - and the broader participation of citizens in the process. Amid these efforts, developers have announced their plans to plant trees, donated and otherwise, in the area.

Even with the passage of time, we must inherit the will of our predecessors and pass them on to the next generation.



## Chapter 1: Redevelopment of the Jingu Gaien District Until Now

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Content of request made to developers involved in the redevelopment plan	5
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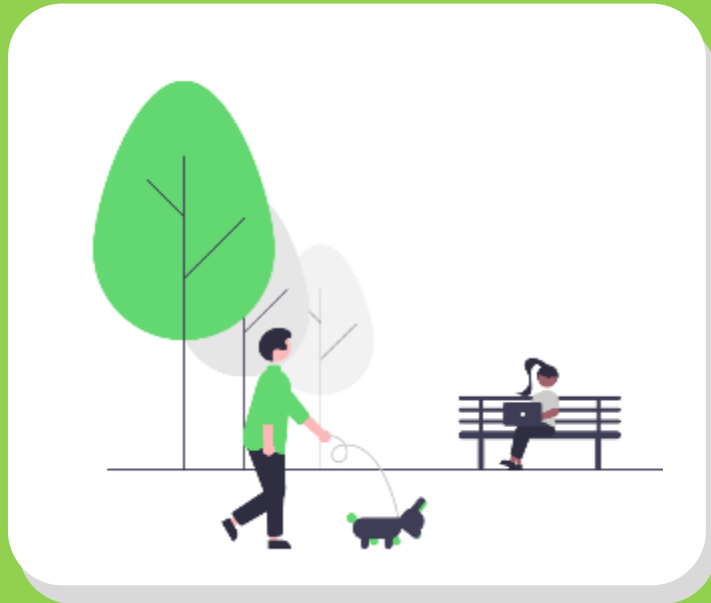
## Chapter 2: Redevelopment of the Jingu Gaien District Going Forward

- Contents of the plan by private developers -

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# Redevelopment of the Jingu Gaien District Until Now



Based on the voices of the citizens of Tokyo, the Tokyo Metropolitan Government (TMG) made an sought assurances from developers in the name of the Governor on May 26, 2022.

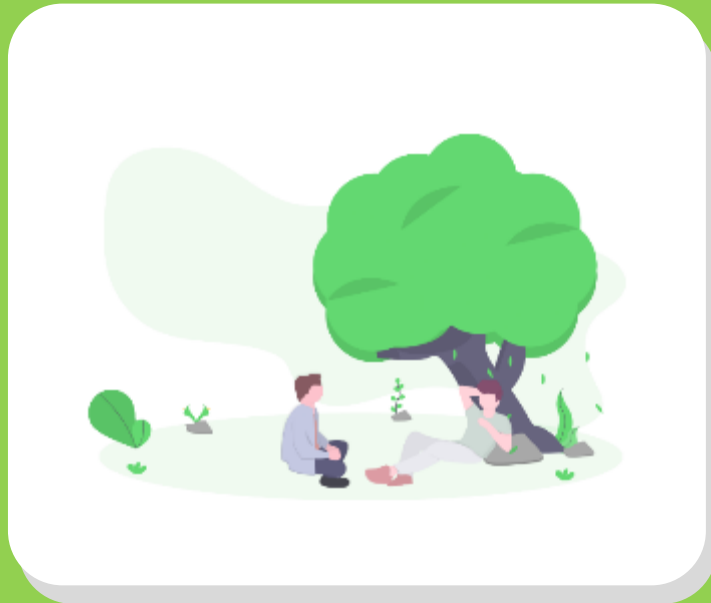
## Content of request made to developers involved in the redevelopment plan

1.	Based on the urban development guidelines and urban plans established by the TMG, efforts should be made to ensure the following: a concentration of attractive, inclusive sports facilities that everyone can enjoy, the enhancement of greenery and open space, the creation of a lively space, landscaping that makes the most of the history and characteristics of the district and improved disaster preparedness.
2.	Taking into account the history of the Gardens as being built with donations from the public and trees donated by private volunteers, the plan should engage a broad range of citizens.
3.	The condition of existing trees should be investigated and disclosed in detail, while taking into account the expertise of multiple arborists. In order to preserve the rich quality of the natural environment of the Jingu Gaien, each tree should be treated with care and developers should strive to preserve, or transplant, as many trees as possible. In particular, take all possible measures should be taken to preserve the four rows of ginkgo trees that are the symbolic of the Jingu Gaien District.
4.	Detailed information on specific development plans and initiatives for citizen participation should be provided in an easy-to-understand manner to gain the sympathies of the citizens of Tokyo for the redevelopment.
5.	To work toward the realization of a "zero-emission Tokyo," including the introduction of high-efficiency equipment and the active use of renewable energy.
6.	To take into account the perspective of children in the redevelopment, improving facilities and create opportunities to enjoy sports and greenery. The aim is to create a space for children, the "treasures of society," where they can enjoy themselves and are full of smiles.

# Redevelopment of the Jingu Gaien District

## Going Forward

- Contents of the plan by private developers -





# Plan overview 1

Redevelopment of the Jingu Gaien District is a large-scale, mixed-use urban redevelopment project covering 28.4 hectares. It will develop the district into an even more vibrant center for sports while preserving the area's lush greenery and elegant urban landscape.

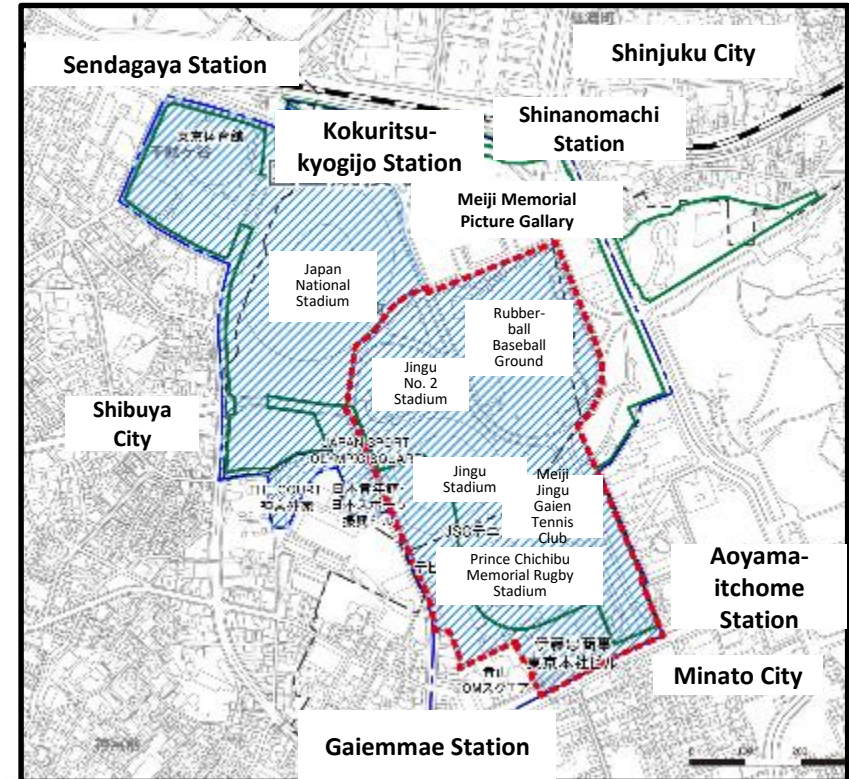
## ● Developers

- Mitsui Fudosan Co., Ltd.
- Meiji Jingu, a religious corporation
- Japan Sport Council, an independent administrative agency
- ITOCHU Corporation

## ● Conceptual image (view from the east)



## ● Map

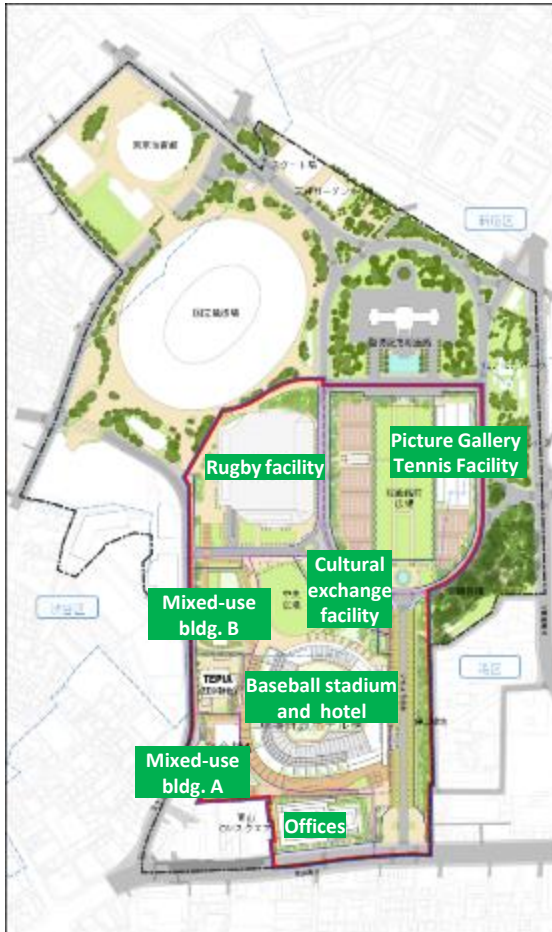


- Area covered by the Park Urban Development Plan (area: 28.4ha)
- Parks planned under the City Planning Act (area: 55.1ha)
- Area covered by district plans (area: 66.0ha)
- City boundary
- Area for which district plans have already been formulated

# Plan overview 2

The redevelopment project aims to create an environment where sports become a part of everyone's lives. To that end, not only will facilities for specific sports be developed, but also new facilities and spaces that can be used by the general public.

## ● Layout



## ● Key facilities

Name	Approx. site area	Planned FAR	Approx. floor area	Approx. bldg. height	Purpose
Rugby facility	43,480m <sup>2</sup>	150%	76,700m <sup>2</sup>	55m	Rugby field, cultural exchange facility, store, parking space, etc.
Mixed-use bldg. A	12,100m <sup>2</sup>	900%	127,300m <sup>2</sup>	185m	Office, commercial space, parking space, etc.
Mixed-use bldg. B Public facility	14,710m <sup>2</sup>	200%	30,300m <sup>2</sup>	80m	Sport-related facility, accommodation facility, parking space, etc.
Cultural exchange facility	8,760m <sup>2</sup>	150%	2,000m <sup>2</sup>	6m	Park support facility, commercial space, etc.
Baseball stadium and hotel	69,040m <sup>2</sup>	150%	115,700m <sup>2</sup>	60m	Ballpark, accommodation facility, commercial space, parking space, etc.
Offices	13,170m <sup>2</sup>	1150%	213,000m <sup>2</sup>	190m	Office, commercial space, parking space, etc.
Picture Gallery Tennis Facility	40,550m <sup>2</sup>	200%	15,300m <sup>2</sup>	15m	Tennis courts, parking space, etc.





# Vision for the Redevelopment of the Jingu Gaien District

The Jingu Gaien developed as a center for sports. In order to pass on its history and promote its development as a new culture by creating opportunities for many people to come in touch with its history and culture, it would be essential to make this an attractive district that draws a diversity of people. To further develop the Jingu Gaien District as a lively center of sports that is full of greenery, its transformation into a town incorporating the following three visions will be pursued.

## ● Current challenges

- Lack of greenery and open spaces to serve as parks
- Aging of sports facilities
- Poor walkability in the area
- Crowding of the Stadium-dori Ave. during events
- Barrier-free design of the path from the subway



## ● Visions to be pursued

**Vision 1: An exhilarating center for sports and activities**

**Vision 2: A center with diverse greenery and interactions that make the best of the district's historical features.**

**Vision 3: An attractive center for culture and activities that make the best of the district's distinguishing features.**

## ● Urban redevelopment vision and policies

For the next 100 years of the Jingu Gaien District that has sports at its core, promote the realignment of parks that can be easily visited and enjoyed by everyone, and the mixed-use development of parks to serve as regional evacuation sites for enhanced disaster resilience.

### The next 100 years...

This town makes the best of Japanese culture and the historical features of Jingu Gaien, and also has the flexibility to meet the needs of generations to follow.



### Easy to visit and enjoy...

This community is one that anyone can easily join and is a very safe and comfortable space for daily life.



### With sports at its core...

With a high affinity for sports, this town is well known as Tokyo's sports hub, which attracts many visitors from Japan and abroad.



### Mixed-use development...

This town has a concentration of diverse functions, high convenience, and allows people to have an enriching time.



### Enhanced disaster resilience...

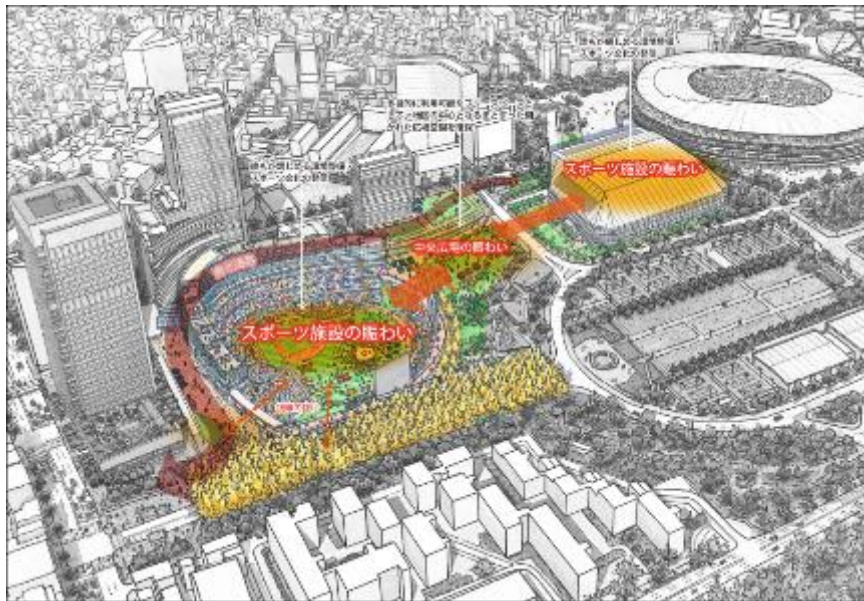
This town contributes to the area's disaster resilience as a regional evacuation area in times of emergency.



1. Land use policy	2. Sports environment policy	3. Green and open space policy	4. Transit network policy	5. Scenery creation policy	6. Disaster resilience policy	7. Area management policy
Guide redevelopment based on area specific zoning established in accordance with redevelopment goals.	Rebuild in stages to ensure the continuity of sports events, and build large-scale sports facilities open to the public.	Plan for greening that considers the continuity of greenery over a wide area and build places that will generate a wide variety of activities.	Strengthen the district's network as a sports cluster and secure pedestrian safety by separating pedestrians and vehicles	Create attractive night views and landscapes that leverage the district's features and also take its history into account.	As an evacuation site in the regions in times of emergencies, strengthen and improve the disaster resilience of the district.	Create liveliness through area management and study integrated urban redevelopment through cooperation with neighboring districts.

## Plan

1. Update the ballpark and rugby stadium to boast world-leading competition and spectator environment standards, such as expanding the competition space, securing ample spectator seating, and introducing universal design.
2. Along with building an expansive 1.5ha central square between the large sports facilities, a main line of movement will be developed that goes through this square for the formation of an integrated and continuous space.
3. Along with building safe and comfortable pedestrian spaces that are barrier-free, a wide variety of functions and open spaces will be formed throughout the district to create opportunities for anyone to enjoy a variety of sports.
4. As a center for spreading the culture of sports, cultural exchange facilities, etc., will be developed to convey the history and attraction of sports culture.



An open public space will be built between the rugby stadium and ballpark where people can exercise, relax, or just hang out.

Develop a ballpark like Petco Park in San Diego, U.S.A., where the inside of the stadium can be seen from the square that is integrated with the ballpark.

The square is integrated with the facilities, allowing public viewing, etc., to be held during events, so that many people can enjoy and share in the excitement of sports both within and outside the facilities.

## Green and open space policy



### Plan

- **Vertical greening is planned** to ensure the continuity of regional greenery within the site and to give residents and visitors a sense of the diversity of greenery that spreads throughout area.
- Based on the purpose of this area's original design, giving due consideration to the vista from the ginkgo tree-lined promenade to the Meiji Memorial Picture Gallery, **in addition to preserving the four row of ginkgo trees**, the front yard of the Picture Gallery will be **redeveloped as a relaxing square with a lawn, based on how it looked when it was originally built**. The building in front of the Picture Gallery will give due consideration to preserving the scenic beauty.
- **With a focus on using species of trees from when the Jingu Gaien District was first developed and species native to Tokyo**, along with a design that encourages the formation of shady green spaces with a Japanese sense of the seasons, greenery that takes biodiversity into consideration will be planted.
- Around the sports facilities, along with having **an open, plaza-like spaces** that secure space for people to gather, **an approx. 1.5ha central square** will be developed between the ballpark and rugby stadium. This can be used for multiple purposes and will also contribute to raising disaster resilience by serving as a regional evacuation site.

## Diverse and various greenery that suits the character of each area

### ① Ginkgo-lined street

The vista of the ginkgo-lined street will be preserved for the formation of a shady green pedestrian space.

Tree species planned: Ginkgo, staghorn, camphor, etc.



Ginkgo Staghorn Camphor

### ② Central square

A diversity of trees that give off a sense of seasonality will be placed around the grassy square to create a shady green space.

Tree species planned: Cherry, Japanese snowbell, maple, Japanese judas, magnolia kobus, etc.

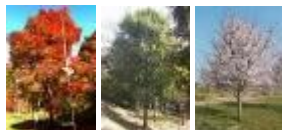


Japanese snowbell Japanese judas Magnolia kobus

### ③ Cultural exchange facility (Tsunagi Spot)

Evergreen and deciduous trees, centering on ordinance-designated protected trees and transplanted trees, will be planted in a well-balanced manner to create a rich landscape that changes with the seasons.

Tree species planned: Maple, Chinese evergreen oak, cherry, etc.



Maple Chinese evergreen oak Cherry

### ④ Stadium-dori Avenue

Existing trees will be fully utilized to create a roadside landscape that carries on the history of the district.

Tree species planned: Japanese chinquapin, Chinese fringetree, Japanese stone oak, etc.



Japanese chinquapin Chinese fringetree Japanese stone oak

### ⑤ Aoyama-dori Avenue

A verdant and elegant roadside landscape that befits a major road will be created.

Tree species planned: Japanese bay tree, etc.



Japanese bay tree

### ⑥ Picture Gallery Square

The symbolic historic landscape will be passed on to future generations by enhancing the vista. Rows of tall trees will be planted and the perimeter will be greened mainly with existing trees.

Tree species planned: Oak, zelkova, trident maple, etc.



Chinese evergreen oak Zelkova Trident maple

### ⑦ North side of the rugby stadium

Green space will be developed on the north side of the rugby stadium as an area to preserve existing trees.

Tree species planned: Cherry blossom, Chinese fringetree, Japanese chinquapin, zelkova, etc.



Cherry blossom Chinese fringetree



Japanese chinaquapin Zelkova



# Trees and Greenery

● Number of trees

1,904



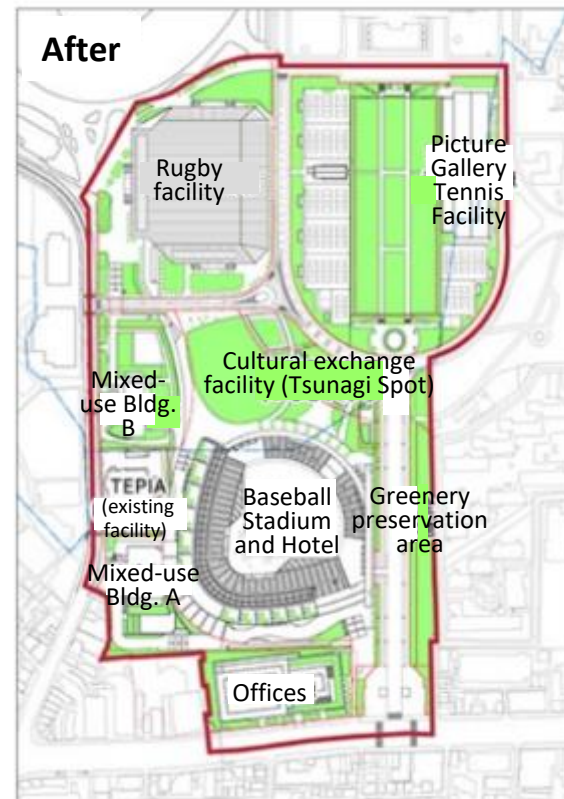
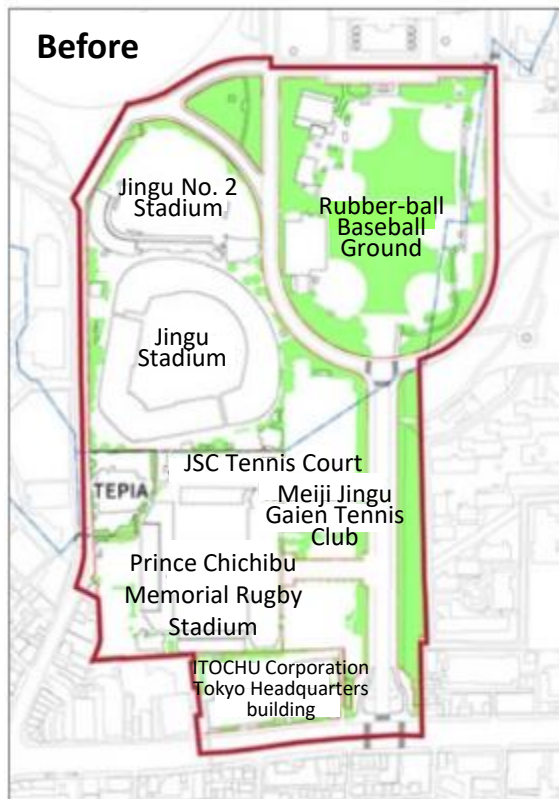
1,998

● Percentage of greenery

Approx.  
25%



Approx.  
30%



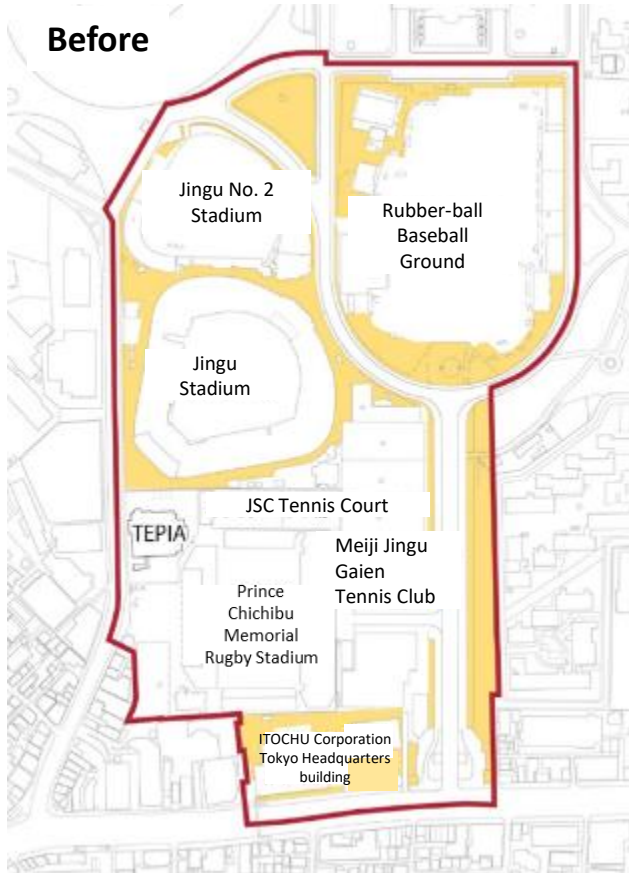
 Area covered by the Park Urban Development Plan

- Based on aerial photos, figure was calculated using the tree projection area/total residential land within the area covered by the district development plan. Only residential land is included in the tree projection area calculation.
- Calculation of the percentage of greenery excludes land to be developed as public land (parks, green zones, roads).

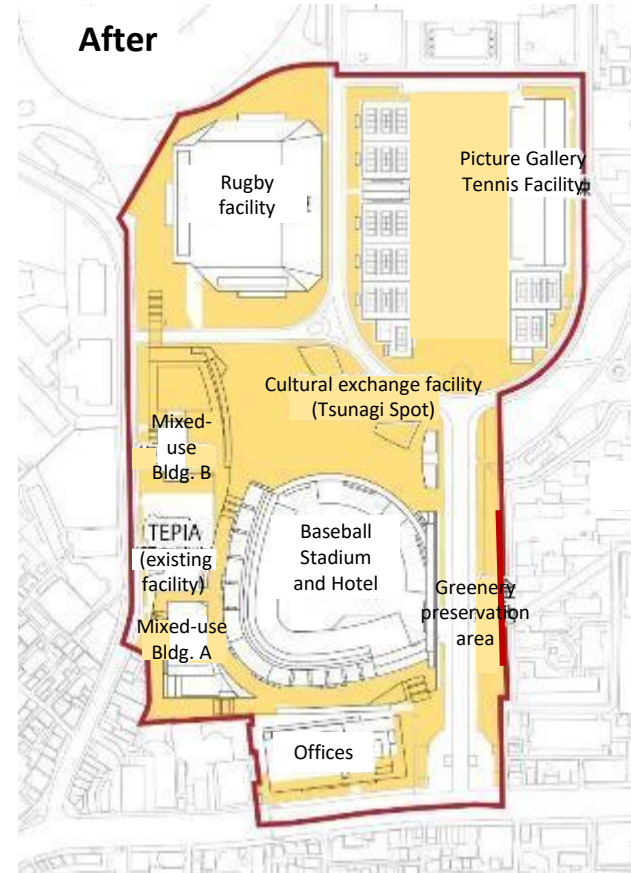


● Percentage of open space

Approx.  
**21%**



Approx.  
**44%**



 Area covered by the Park and the Redevelopment Plan

- Open space refers to public spaces (squares, green zones, and pedestrian corridors, etc.) and other areas that combine with public spaces to form open space and so forth within the area covered by the plan.
- Green zones, etc. include access-restricted areas as required for management.

## Prior to Development (Current Situation)

There are many areas closed off by fences.

Upon completion

The amount of open space available for use by visitors will increase from approx. 21% to approx. 44%\*

\*Percentage of open space in the area covered by the Park Urban Development Plan

Once past the four rows of ginkgo trees that line the path from Aoyama-dori Ave., a baseball facility enclosed by a fence makes it impossible to proceed straight through to the Meiji Memorial Picture Gallery.

Upon completion

It will be possible to proceed straight in the direction of the picture gallery through a redeveloped garden that will center on the original grass lawn.

Continuity of barrier-free routes linking subway stations and various facilities has not been achieved, leading to many dead-end paths and unnecessary detours to reach facilities.

Upon completion

Dead-end paths will be eliminated and accessible routes linking stations and facilities will be improved.

It is difficult to stroll around this area on days when baseball games are held due to crowding.

Upon completion

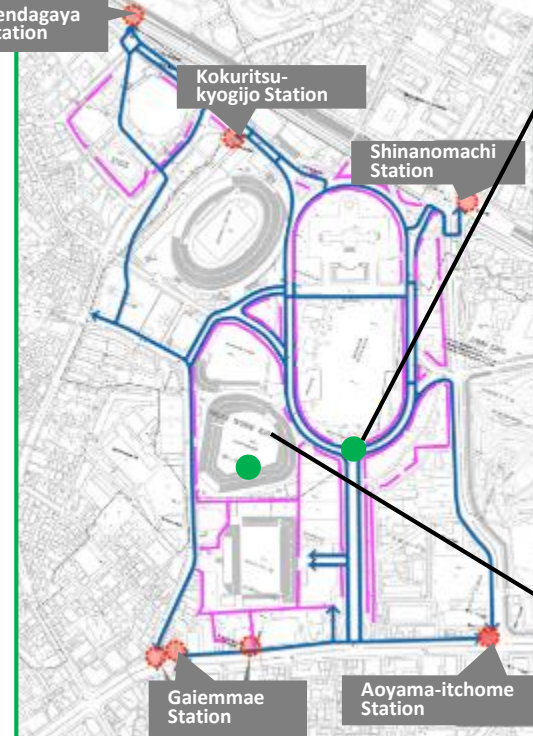
The flow of pedestrians will be greatly improved, making it easier to walk around the area.

The area lacks functionality and space for visitors to casually enjoy activities such as sports and feeling close to nature.

Upon completion

While preserving the scenery and atmosphere of the picture gallery and ginkgo-lined path, the redevelopment plan seeks to generate vitality through the creation of sizeable open spaces and intensive land use.

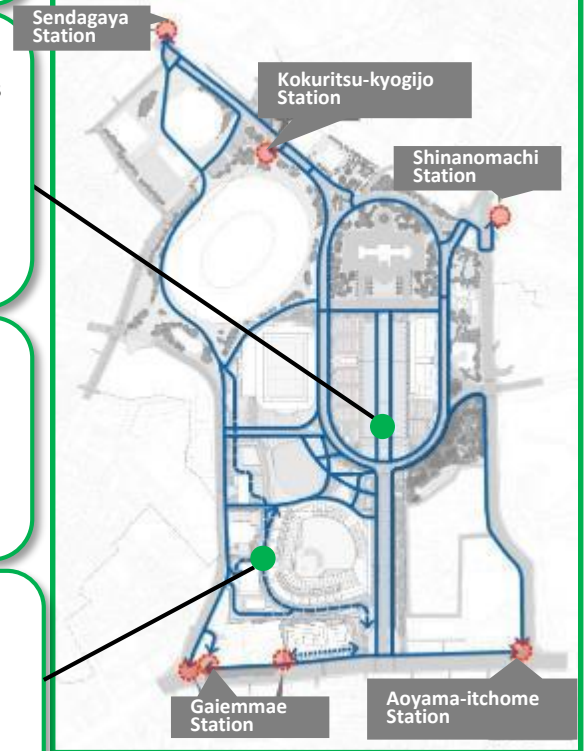
## Following Completion



↔ Ground level pedestrian flow

⊙ Railway station

- - - Fence



⋯ Underground level pedestrian flow

↔ Ground level pedestrian flow

↔ Deck level pedestrian flow

⊙ Railway station



## Plan Details

<b>1.</b>	The landscape will be created paying due consideration to how the view should look from points designated by the Tokyo Metropolitan Government and municipalities. Taking into consideration preservation of the vista and the landscape conservation district, special consideration will be taken to ensure that buildings along the ginkgo-lined street do not exceed the height of the trees from any vantage point in order to preserve the scenic corridor of stately ginkgo trees, as well as the landscape conservation district.
<b>2.</b>	By greening the rooftops of buildings, adding to the greenery on the grounds, preserving existing trees to the extent possible, and planting grass to create multiple levels of greenery, a space where one can feel the expanse of diverse types of greenery throughout the area will be established. In addition, open spaces befitting the area as a center for sports and vitality will be created, giving consideration to the overall atmosphere of the space and walkability. Steps will also be taken to ensure that areas seamlessly blend into the surrounding greenery.
<b>3.</b>	A grassy lawn (Picture Gallery Square) approximately 80m wide will be created in front of the Meiji Memorial Picture Gallery forming an iconic and vast landscape with the picture gallery at the center. The height limit for buildings in the zone located in front of the Picture Gallery will be up to 15 meters.
<b>4.</b>	Through utilization of greenery, including existing trees, and development of small plazas at pedestrian nodes that serve as gateways to draw people into the area, an environment where people can slow down and relax will be created.

【Creation of a landscape with consideration to the vista】



【Using greenery to create a uniform landscape】





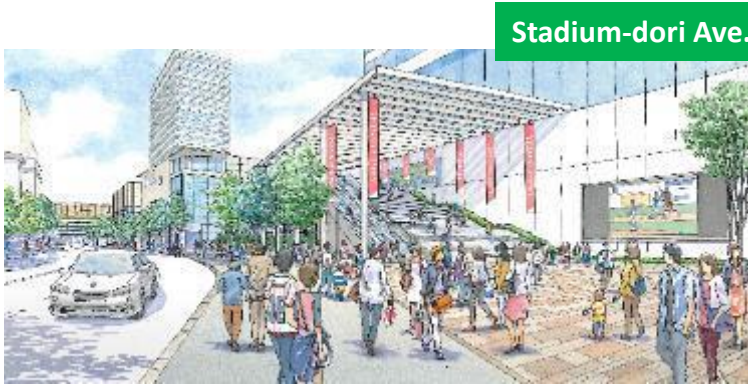


# Image of the completed redevelopment project

**Central Square**  
(space integrated into the baseball stadium area)



Through the creation of a grassy lawn and open space where families can bring children to play freely and anyone can relax and enjoy, a place for even more people to have fun will be built.



**Stadium-dori Ave.**



**Rugby Facility**



The rugby facility is planned to be developed as a multi-purpose, all-weather facility that can also be used for other sporting and non-sporting events.

**Picture Gallery Square**



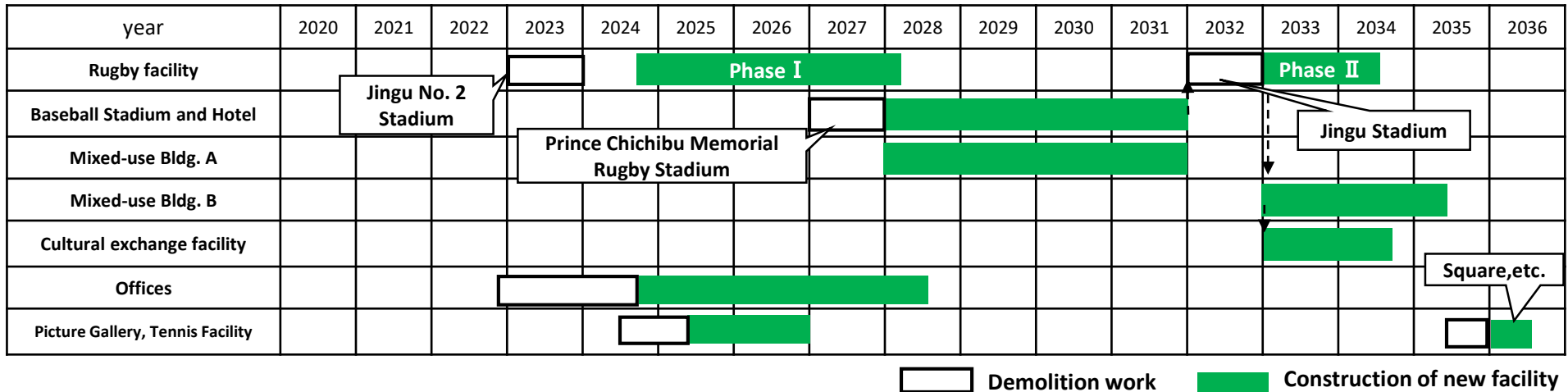
Jingu Stadium has aged considerably and lacks sufficient barrier-free access. By improving the sports environment, ensuring barrier-free accessibility, and creating more spacious spectator seating, the plan seeks to improve the environment for spectators.



# Redevelopment Plan Phases

● To ensure that sports events can continue to be held, major sports facilities will be developed in phases.

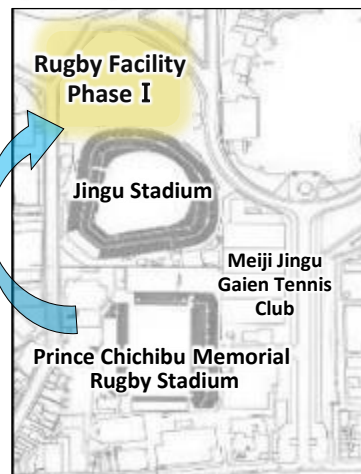
As of July 2021



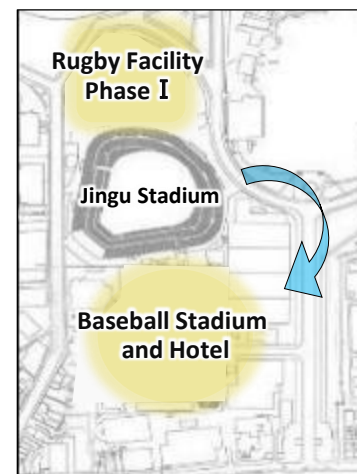
● Current location of facilities



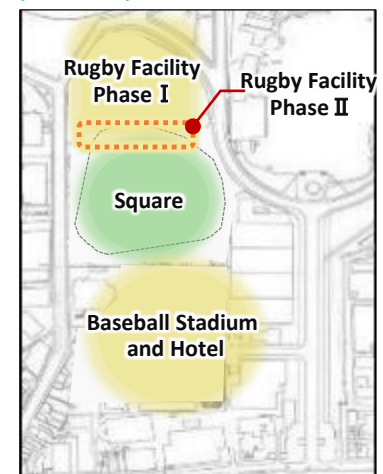
● Demolition of the Jingu No. 2 Stadium  
⇒ Construction of the Rugby Facility (Phase I)



● Demolition of Prince Chichibu Memorial Rugby Stadium  
⇒ Construction of the Baseball Stadium



● Demolition of Jingu Stadium  
⇒ Construction of the Rugby Facility (Phase II)



※ Since the south side of the Rugby Facility, etc., are located where the baseball stadium currently stands, the facilities in this area will be constructed during Phase II.

※ Plans subject to change following discussions with stakeholders, etc.

Careful consideration taken to ensure that baseball and rugby facilities will continue to be available for use.