

# Public-Private Partnership for Urban Development

Tokyo is a work in progress, where the public and private sectors are united in various development projects looking ahead to the future, leveraging the potential of cities to change for the better.



In areas designated as Priority Development Areas for Urban Renaissance, projects are underway to enhance Tokyo's international competitiveness.

Photo credit: "Shibuya Station" Tokyu Corporation



Integrated improvement of the Shibuya Station district, construction of a plaza in front of the station and redevelopment of the area is underway. Upgrades include simplifying the process of transferring between train lines.



Urban development is advanced based on guidelines drawn up by a council organized under public-private partnership.



For many years construction of the Shimbashi-Toranomon section of Ring Road No. 2 could not be started. But with establishment of a system in 1989 enabling buildings to be constructed above roads, road construction and redevelopment were able to be advanced with the cooperation of local residents. As the builder, the Tokyo Metropolitan Government also employed private sector expertise, leading to the birth of Toranomon Hills, a skyscraper with a concentration of diverse functions to make Tokyo more globally competitive and which generates open spaces.



**D** Marunouchi Bon Odori Dance in Hibiya Park  
**E** Urban Dock LaLaport Toyosu **F** Roppongi Hills

## Creation of attractive urban spaces through area management

Throughout Tokyo, landowners and other stakeholders are taking the initiative in maintaining and improving the environment and value of the community. Their undertakings include using public spaces for open air cafes and events. The Tokyo Metropolitan Government is also supporting such groups in their efforts to leverage the characteristics of their communities to make them more compelling.

## COMMENT

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### Area management drawing out the unique appeal of each urban community

Cities are more than just size and functions. People today look to cities for fun, livability, safety, and many other appealing features that are unique to a particular neighborhood. Answering this demand is area management. In area management, developers, land owners, residents and other stakeholders create their vision for their community and work with local governments toward making it a reality. Tokyo has numerous urban communities that are front runners in these efforts. Often, effective use of public spaces gives birth to new places for activities and encounters. Examples are the Otemachi-Marunouchi-Yurakucho area, where an attractive street was created to transform a staid office district into a community with diverse appeal; Waterras in Kanda Awajicho, which involved local students in the redevelopment planning to revitalize the community; and Tokyo Midtown, where a more compelling result was achieved by integrating a public park into a private redevelopment project. This Tokyo area management model, of returning to the community the business profits from public spaces, is drawing the interest of Asia and the rest of the world, leading to expectations of further advancements in public-private partnerships and institutional development.



**G** Kanda Waterras: Former elementary school site was redeveloped under the concept of interchange with the local community  
**H** Tokyo Midtown: Fully utilized the neighboring park and open space.

Photo credit: "Marunouchi Bon Odori Dance in Hibiya Park" Chiyoda City Tourism Association