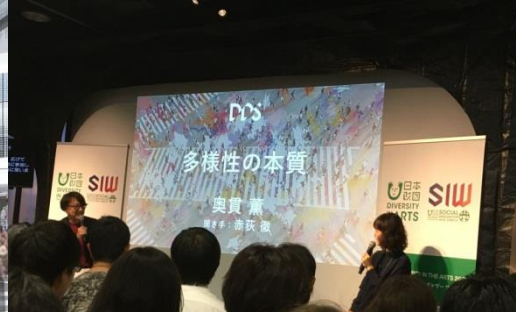


# TOD in Tokyo by Private Railways —especially focusing upon SHIBUYA development—

Masafumi Ota  
Tokyu Architects & Engineers INC.



# Tokyu has conducted railway and urban development.



Before land readjustment



After land readjustment



Urban development

Land value increase  
User increase

Railway construction



Commercial facility



Sports facility



Culture center



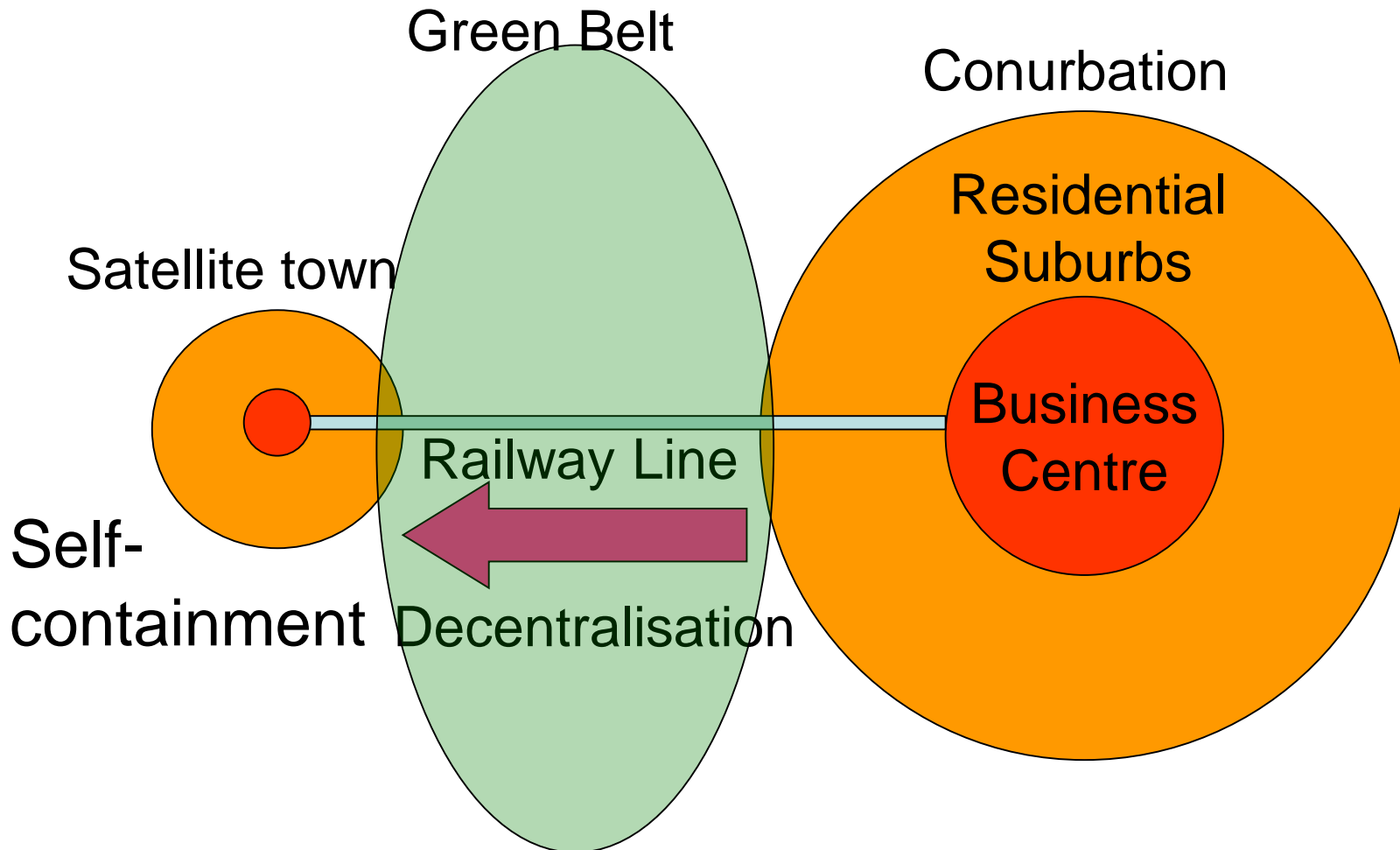
CATV

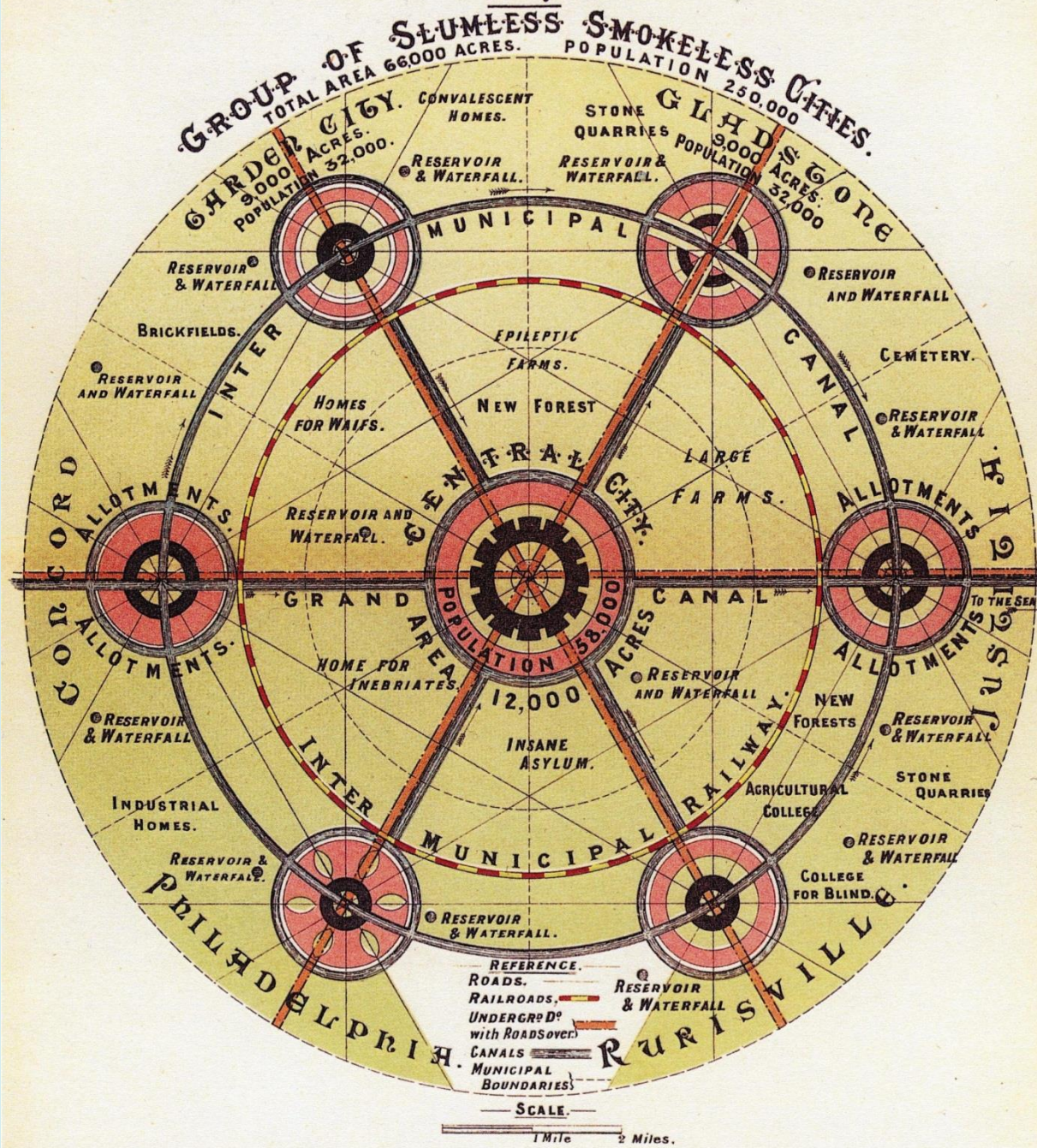
Integrated development of urban development and railway construction

Ebenezer Howard proposed the “Garden City”  
in the late 19<sup>th</sup> century in London.



# London: poly-centric structure based on the “Garden City” concept





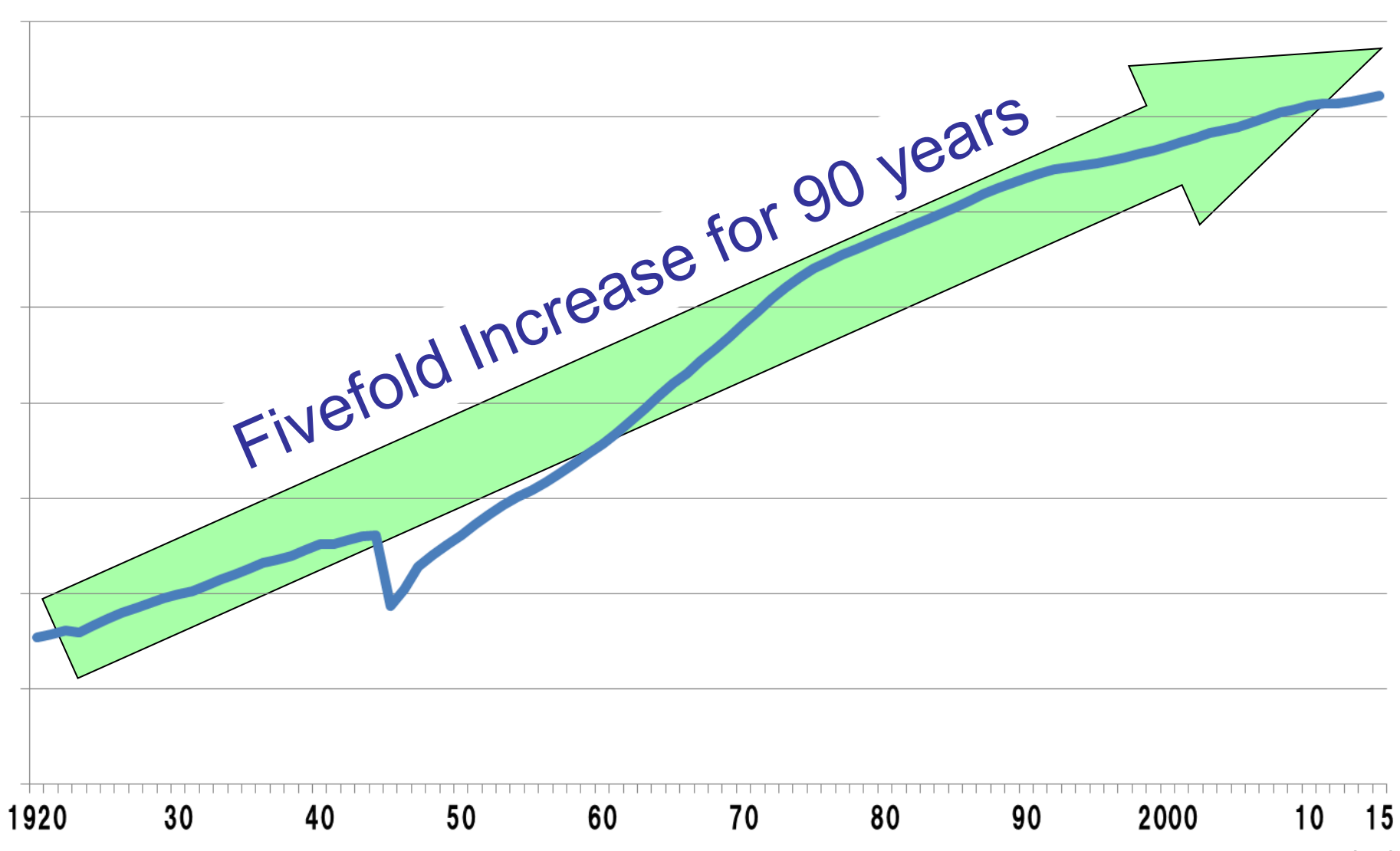
Eiichi Shibusawa tried to import the concept of the “Garden City”.



# Population growth of the Tokyo Metropolitan Area

(millions)

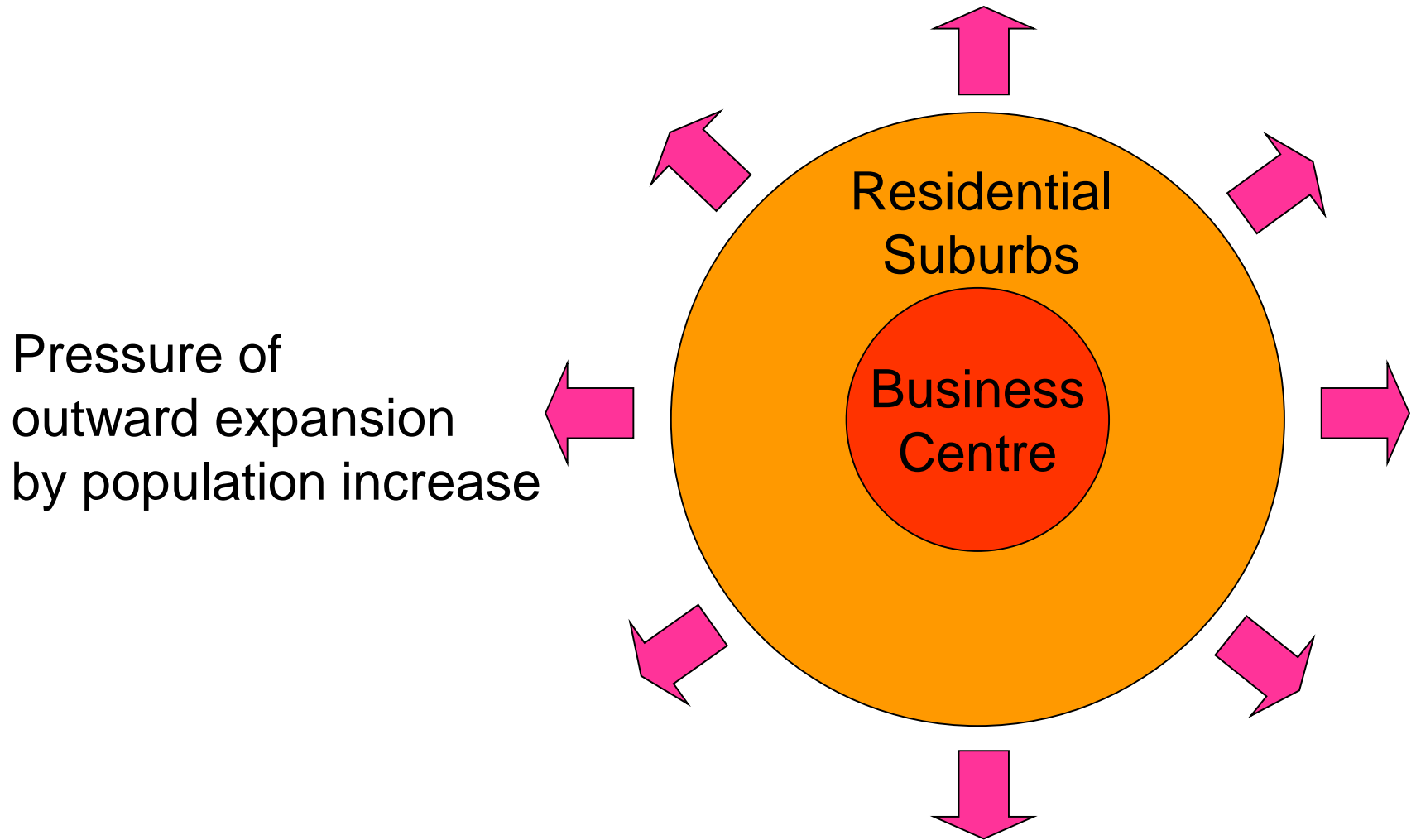
Fivefold Increase for 90 years



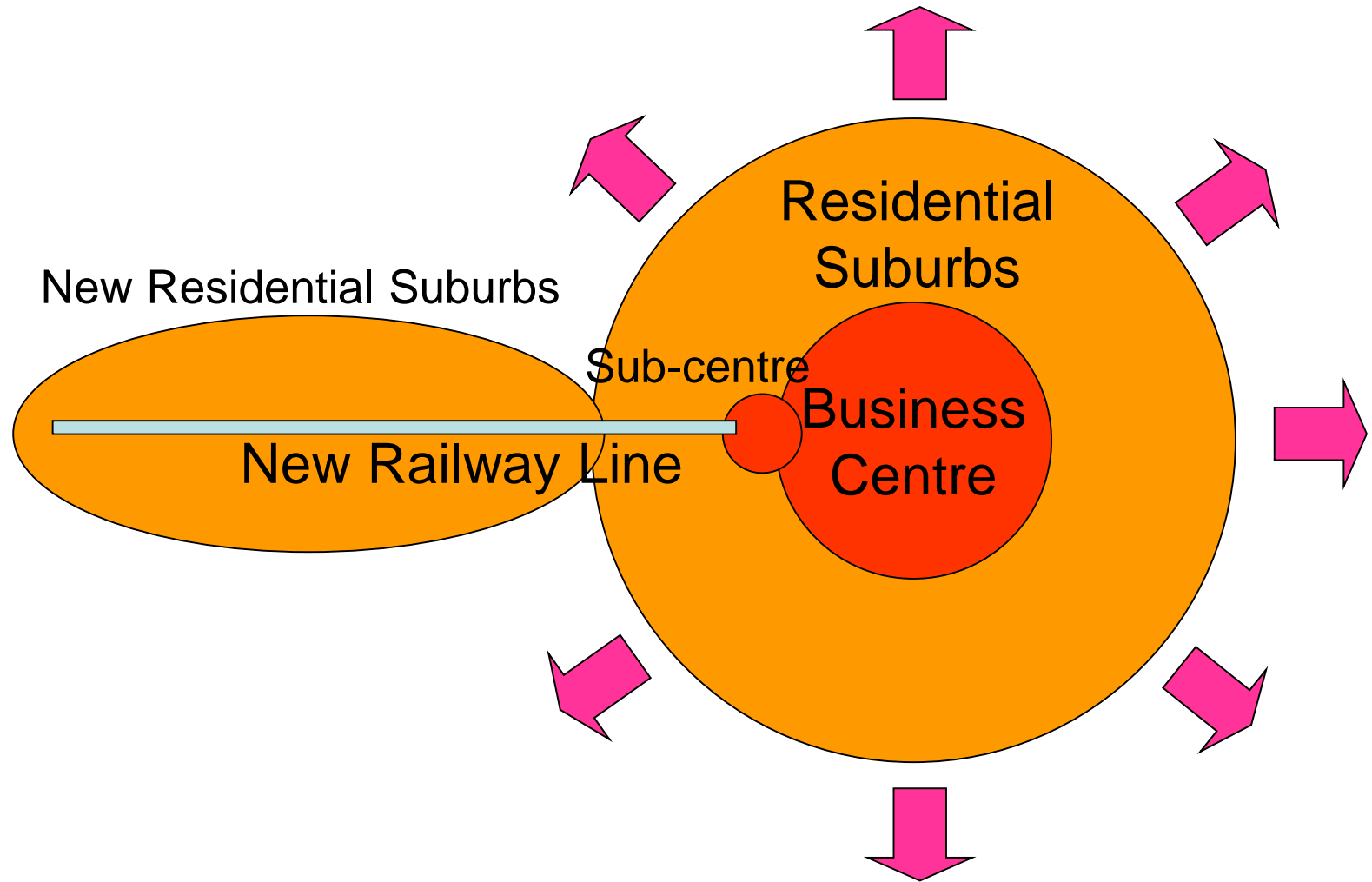
TMA : Tokyo, Kanagawa, Saitama, Chiba

(yr)

# Growth of Tokyo : The “Garden City” Development

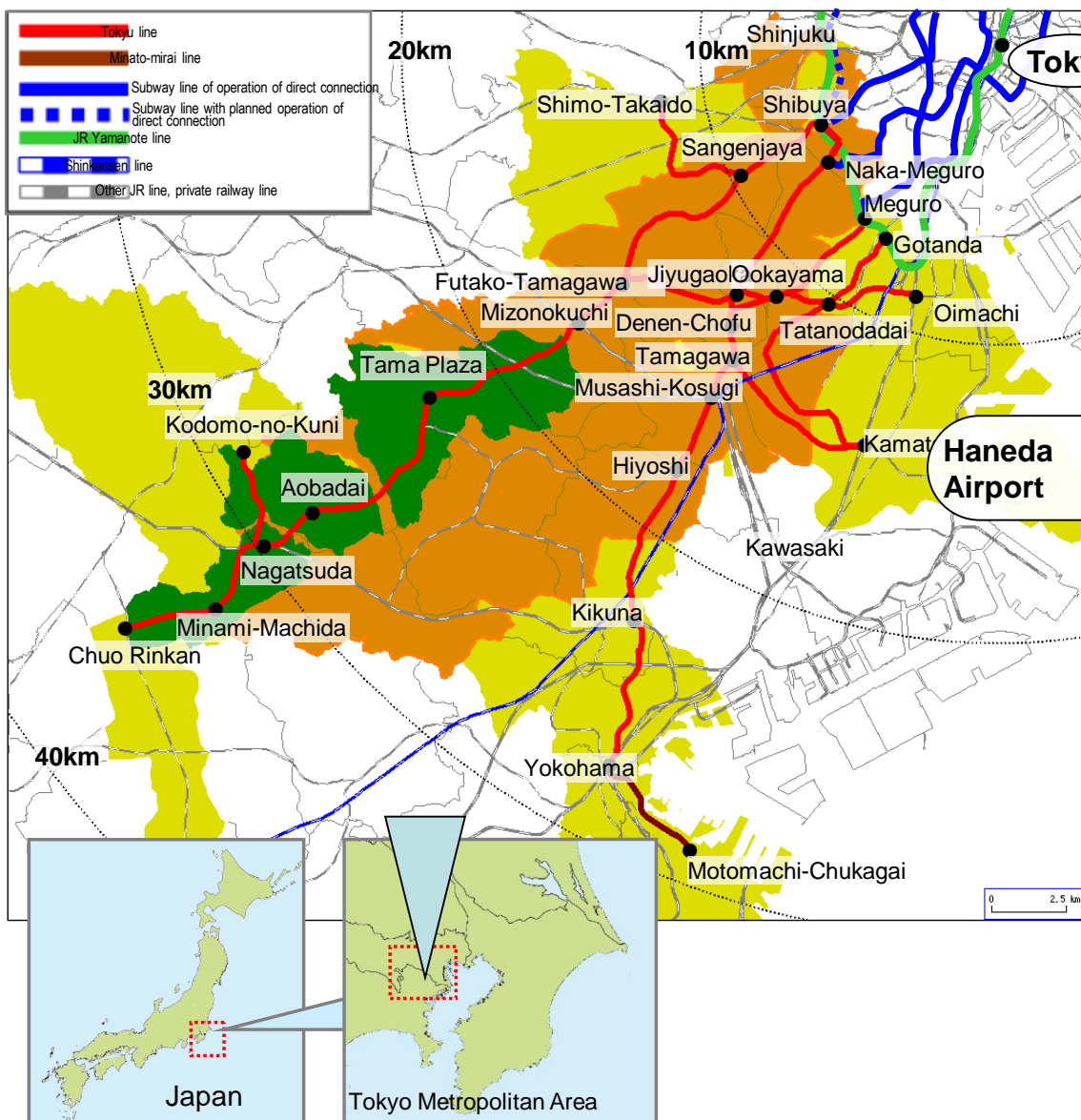


# Growth of Tokyo : The “Garden City” Development





# Areas along Tokyu Lines



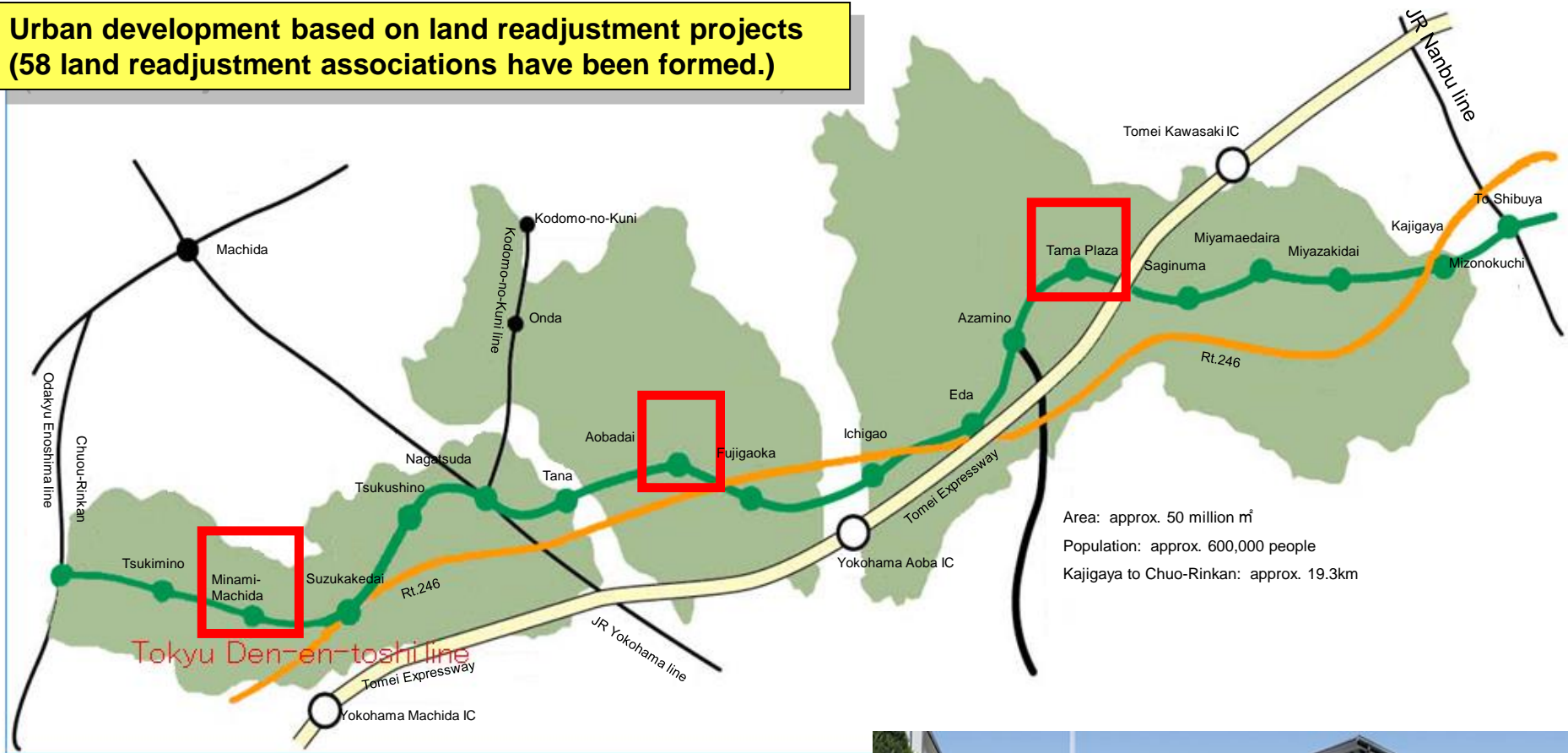
- Areas along Tokyu lines (defined as 17 cities and wards where Tokyu lines run)
  - Area: 490K<sup>m</sup><sup>2</sup> (approx. 1/3 of London) (approx. eightfold of Manhattan)
  - Population: 5.06 million (as of March 31, 2011) (approx. 2/3 of London)
  - Population density: 10.324 persons/K<sup>m</sup><sup>2</sup>
  - Number of households: 2.49 million (as of March 31, 2011)
  - Taxable income per person: 1.5 times as much as national average
  - Consumer spending: 8.0591 trillion JPY※
- Service coverage area of it's communications Inc.
  - Number of households: 1.271 million (as of March 31, 2012)
- Tokyu Tama Denen-toshi
  - Area: 50km<sup>2</sup>
  - Population: 600,000 people

Keita Goto, the founder of Tokyu, tried to expand the “TOD-orientdted Garden City”.



# Land readjustment Projects

Urban development based on land readjustment projects  
(58 land readjustment associations have been formed.)



58 development  
corporations  
3,213 ha

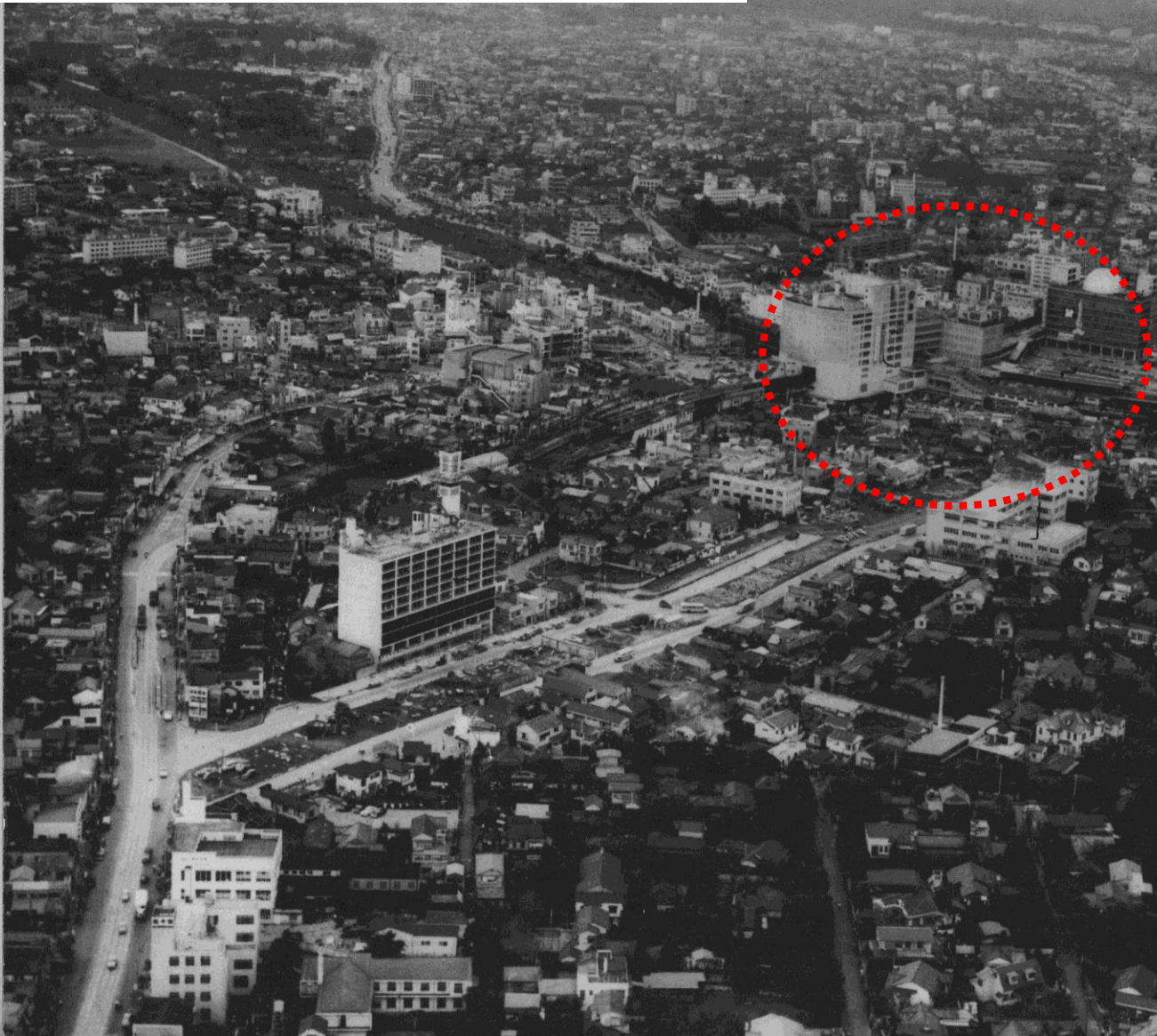


# Shibuya in 1960 : a sub-centre terminal



**1964**

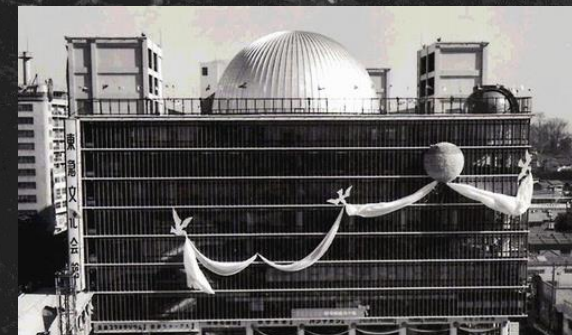
**Shibuya Station Area**



Shibuya Station around 1900



Shibuya Station around 1950

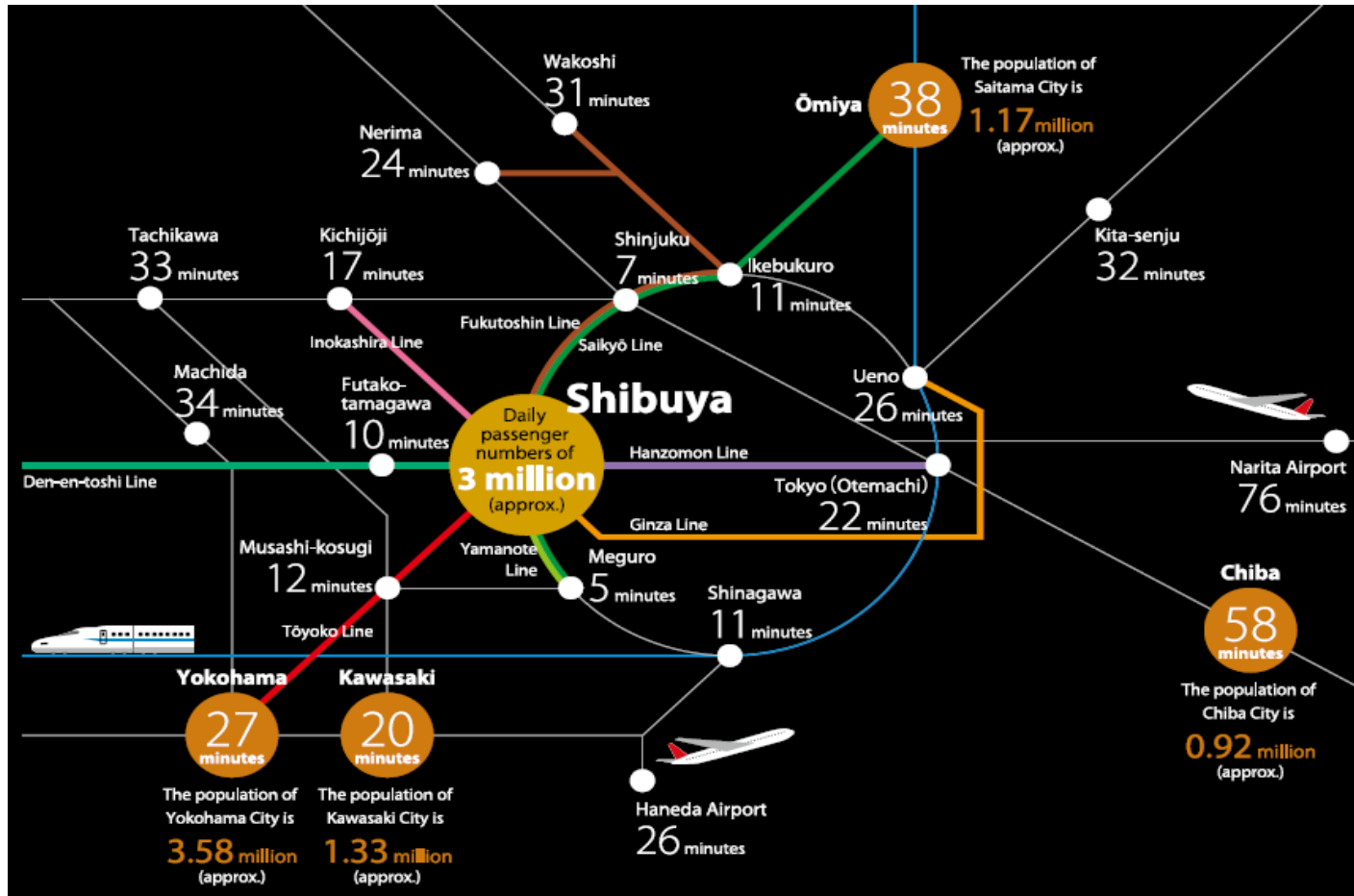


1956: opening of Shibuya Bunkakaikan



# Strength of Shibuya: Terminal Hub

- Japan's #2 terminal hub, where eight train lines link (~3 mil. daily passengers)
- Huge city in the southwestern part of Tokyo backed by prime residential areas served by Tokyu's train lines and others



Excellent access from Haneda Airport and Narita Airport as well as from main parts of Tokyo

# History of Shibuya

- 1885 Shibuya station of the Japan National Railway
  - 1907 Tamagawa railway
  - 1926 Toyoko line railway
  - 1933 Inokashira line railway
  - 1934 Tokyu Toyoko department store
  - 1938 Ginza Line railway
  - 1964 NHK broadcast centre
  - 1973 PARCO shopping building
  - 1977 Shin-Tamagawa (De-En-Toshi) line railway
  - 1978 Tokyu-Hands shopping building
  - 1979 Tokyu-109 shopping building
  - 1980s shopping buildings like Prime, Loft, One-Oh-Nine
  - 1990s shopping buildings like Tower Records, Q-Front
  - 2000 Shibuya Mark City : hotel, office and commerce
  - 2001 Cerulean Tower : hotel and office
  - 2012 Shibuya Hikarie : office, commerce, theatre, etc.
- : railway  
■ : commerce  
■ : others

# History of Shibuya

- 1885 Shibuya station of the Japan National Railway
- 1907 Tamagawa railway

Station

oko line railway

Development

Yamanote line railway

Tokyu Toyoko department store

- 1938 Ginza Line railway

- 1964 NHK broadcast centre

- 1973 PARCO shopping building

- 1977 Shin-Tamagawa (De-En-Toshi) line railway

- 1978 Tokyu-Hands shopping building

Town

Tokyu-109 shopping building

Development

Shopping buildings like Prime, Loft, One-Oh-Nine

- 1990s shopping buildings like Tower Records, Q-Front

- 2000 Shibuya Mark City : hotel, office and commerce

- 2001 Cerulean Tower : hotel and office

- 2012 Shibuya Hikarie : office, commerce, theatre, etc.

# Shibuya – Urban Sightseeing Base



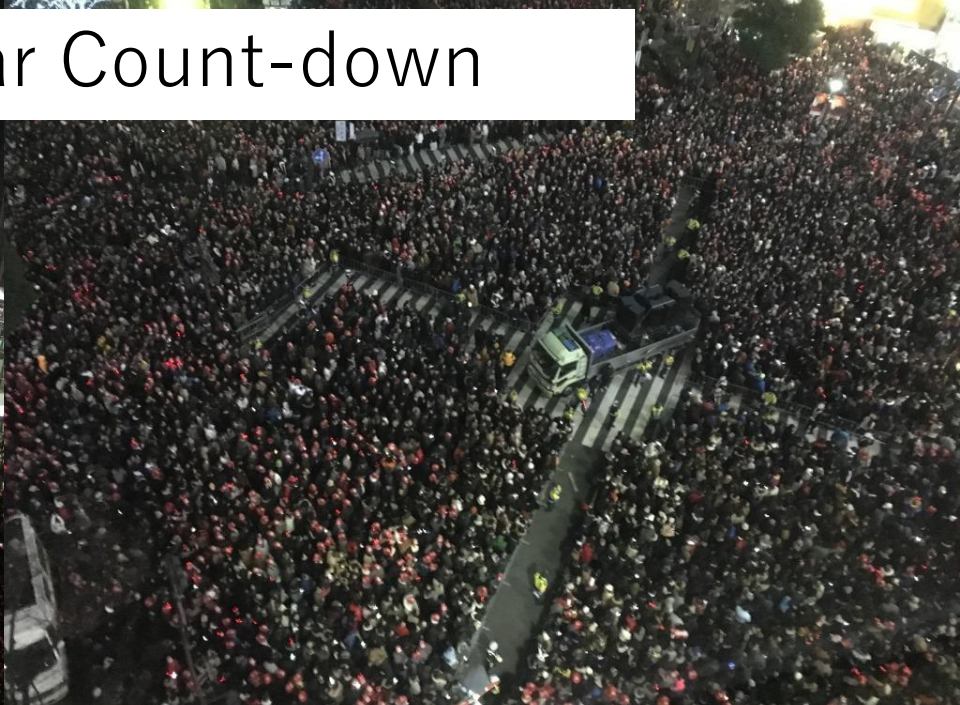
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# The New Year Count-down

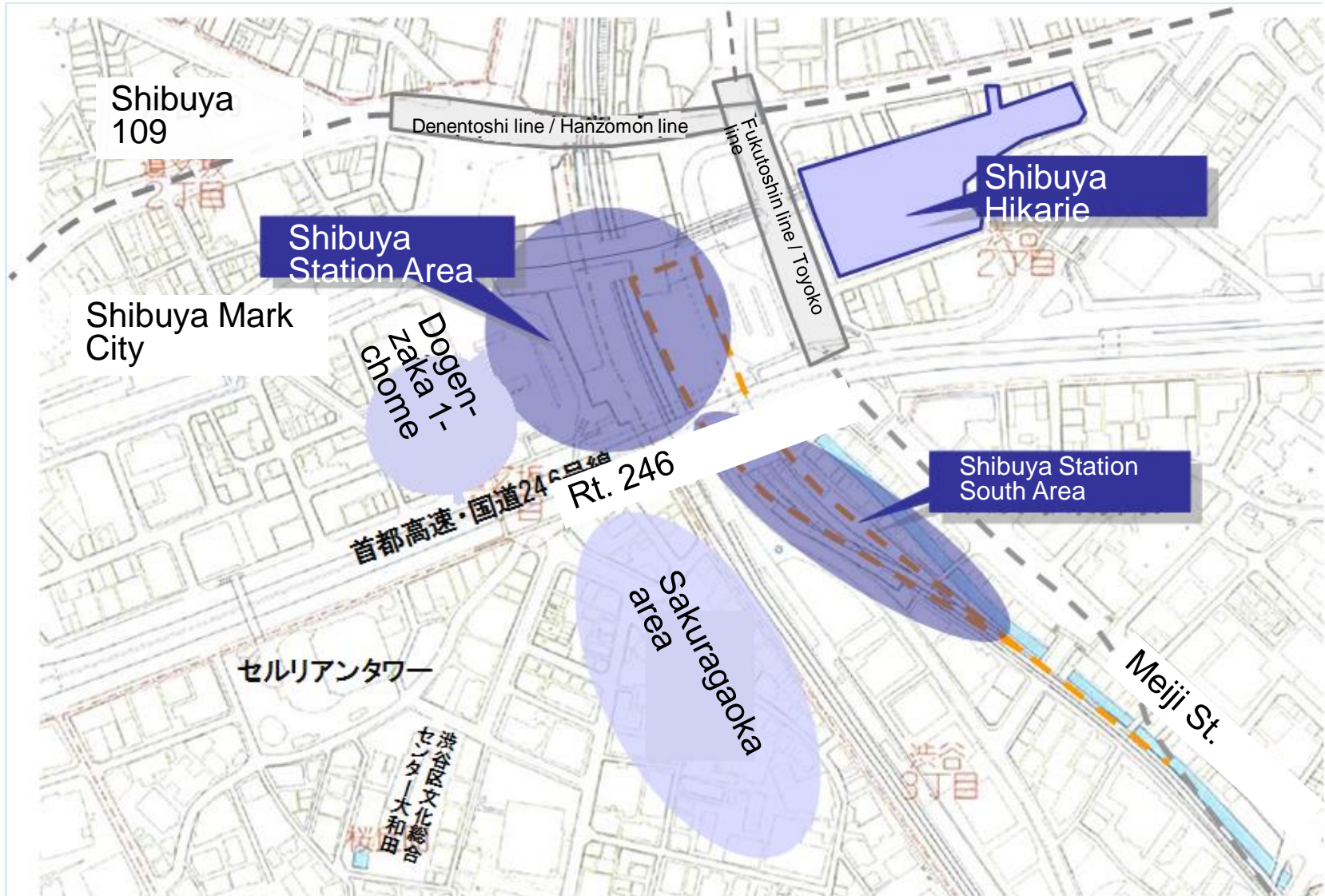


# Shibuya – Fashion Trendsetting City

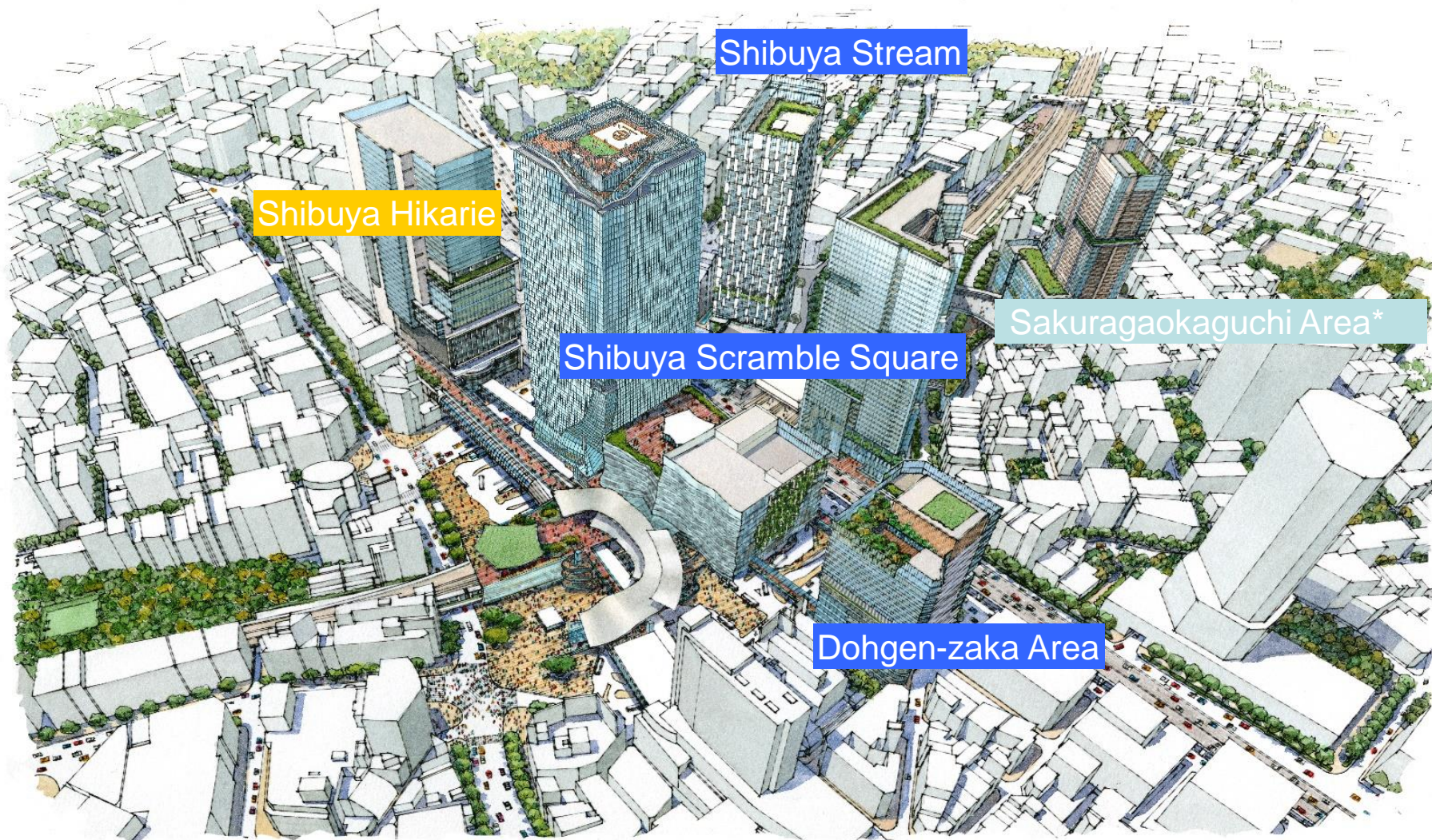




# Future Course of Shibuya Station Area and Its Surroundings



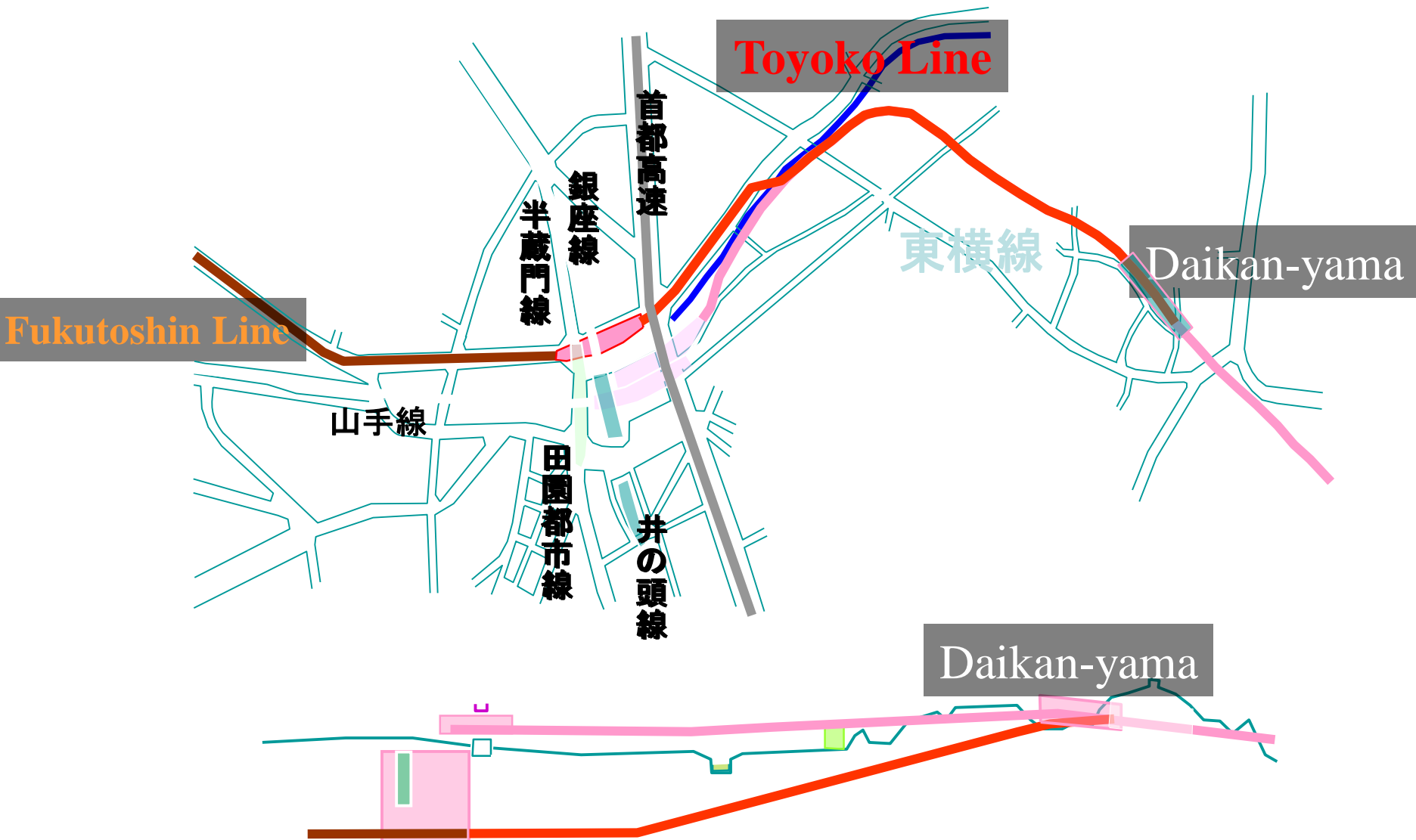
# Shibuya Newly Reborn with Further Development





現時点でのイメージであり、今後の検討により変更となります

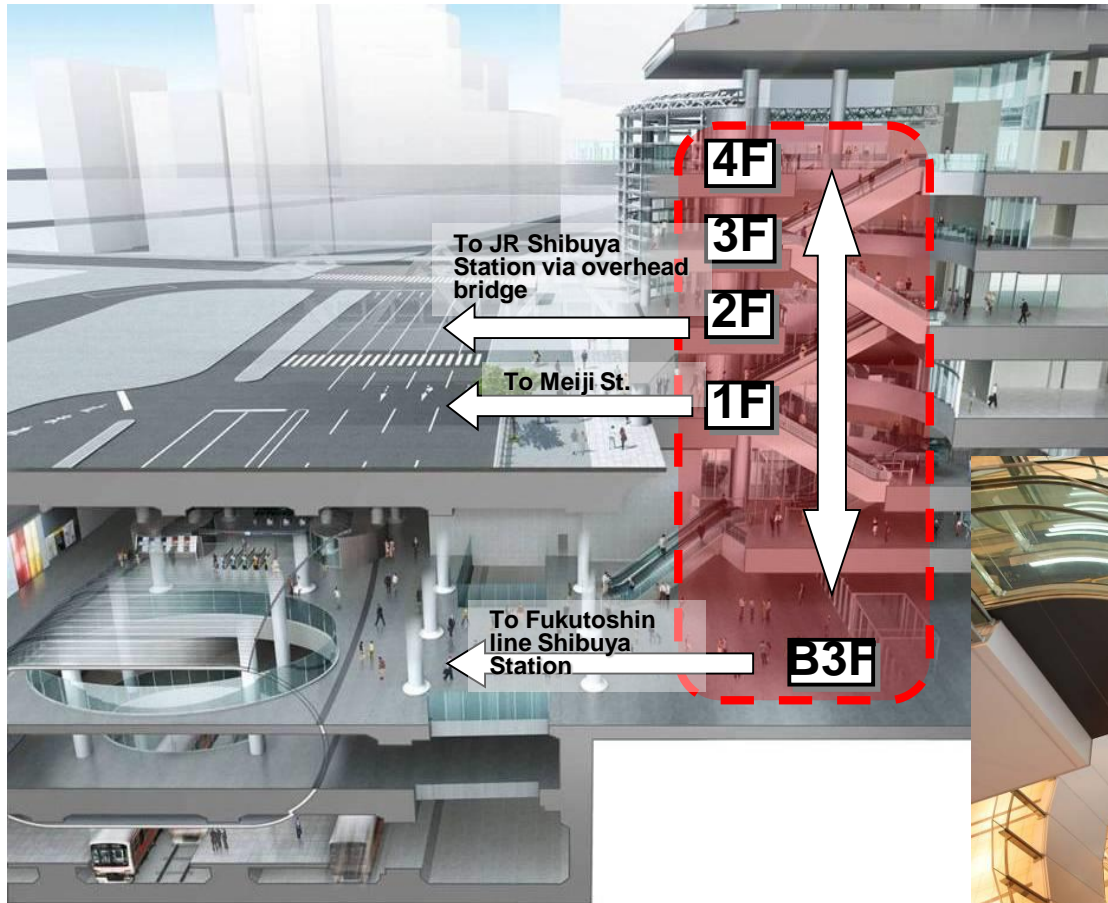
# Railway project : mutual direct services between Fukutoshin Line and Toyoko Line



# Connection with Station and Surrounding Area

②

■ Development of vertical pedestrian space from B3 floor to 4<sup>th</sup> floor (urban core)



# Shibuya Hikarie: An Overview

Shibuya **Hikarie**

## ◆ Project overview

○Site: 2-21-1 Shibuya, Shibuya-ku

○Lot area: approx. 9,640m<sup>2</sup>

○Total floor area: approx. 144,000m<sup>2</sup>

○Building height: approx. 182m

○Floor-area ratio: 1,370%

○Main use: stores, cultural facility, office, parking, etc.

○Scale: 34 levels above ground 4 levels underground

○Construction period: main unit 2009 to 2012  
Deck area 2012 to 2017 (planned)

○Opening: April 26, 2012

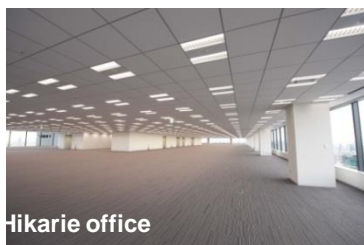
○Rentable area

Offices: 37,970m<sup>2</sup>

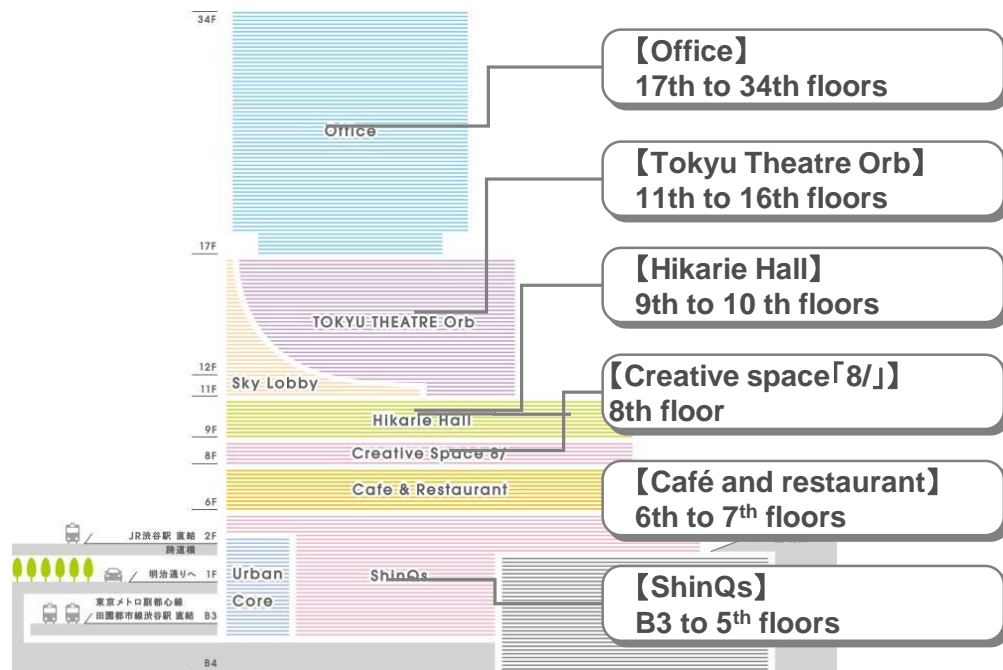
Theatre: 9,208m<sup>2</sup>

Restaurants: 4,113m<sup>2</sup>

ShinQs: 21,502m<sup>2</sup>



[Use]





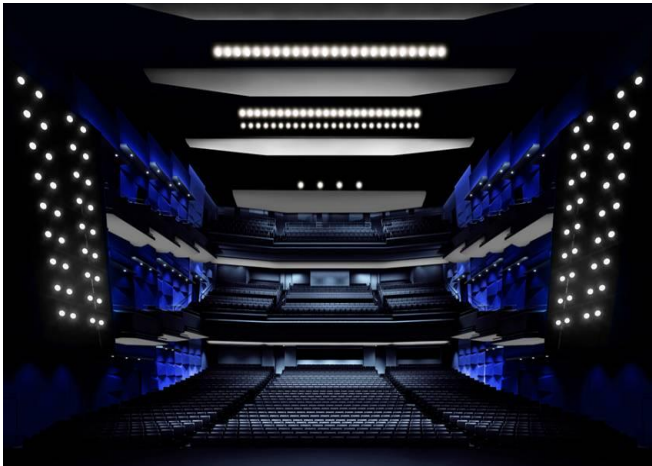
# Tokyu Theatre Orb 11th to 16th Floors

## Tokyu Theatre Orb

Symbolic feature of Shibuya Hikarie

“A musical theatre in the sky”

- Full-scale musical theater with approx. 2,000 seats
- One of best live entertainment theaters at home and overseas
- Closeness between the stage and audience makes the scene alive.
- 70-meter-tall foyer that creates extraordinary gorgeousness.
- Blue-and-white-based design gives a floating image.



# Tokyu Theatre Orb (opening series)



Kyle Harris and Ali Ewoldt. © Joan Marcus, 2010.

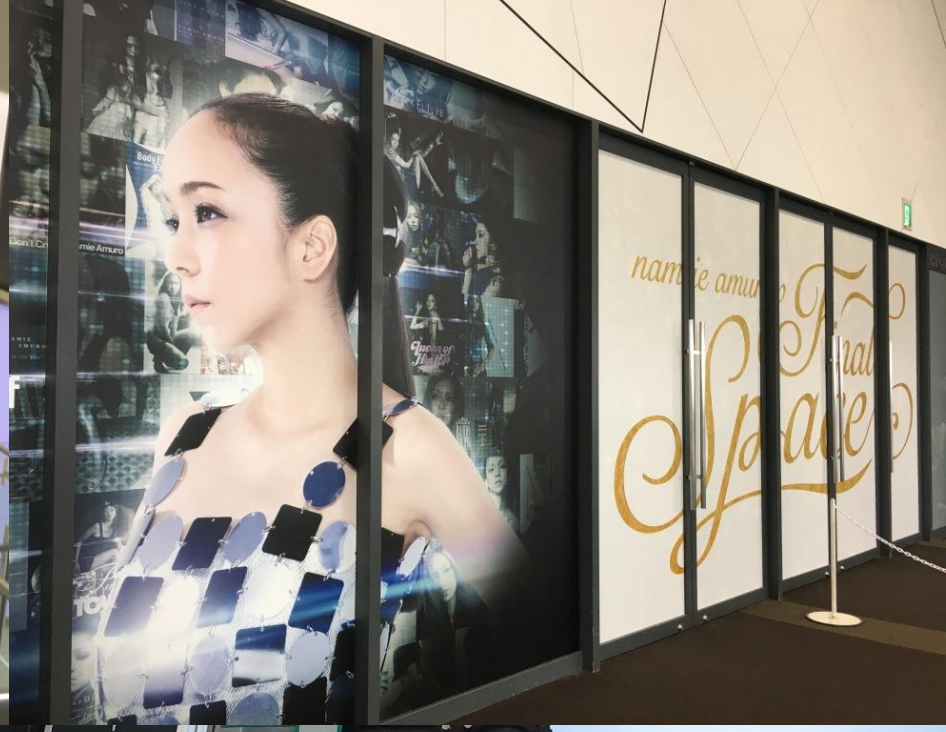
# WEST SIDE STORY

**Invited the masterpiece of modern musical from Broadway for the first time in 48 years!!!**

National Tour of West Side Story. © Joan Marcus, 2010.



**A story of what happened behind the one-night session of four stars, Elvis Presley, Johnny Cash, Jerry Lee Lewis, and Carl Perkins**





# Shibuya Stream

Land : 7,100m<sup>2</sup>

Floor : 116,700m<sup>2</sup>

35F

Height : 180m

Open : 2018.9.13

Floor Use : Office,  
Commerce, Hotel, Hall

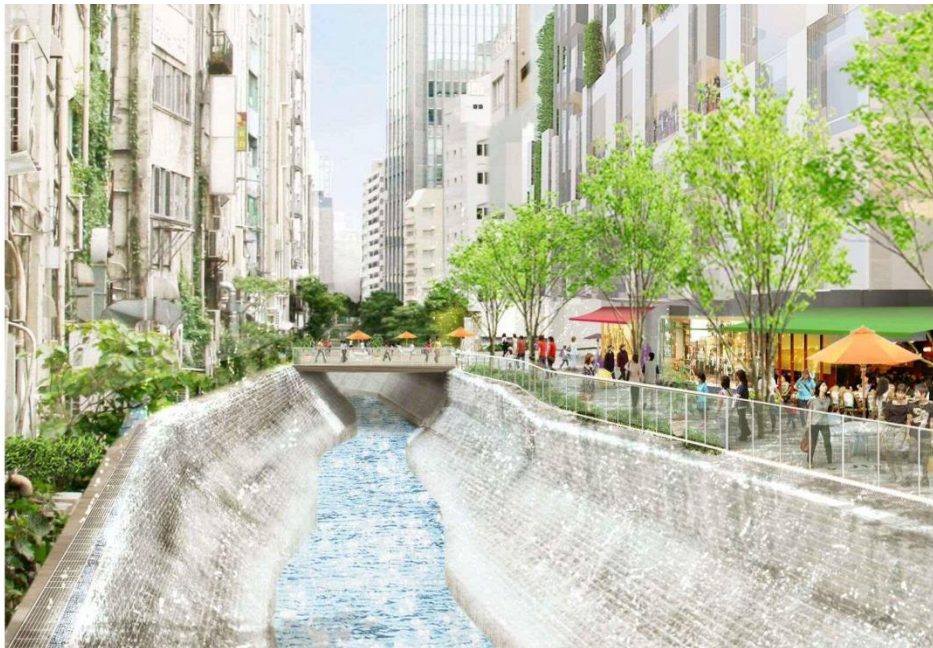


# Shibuya Stream



① Shibuya river from Inaribashi Bridge

② Plaza next to Konnobashi Bridge









# Shibuya Scramble Square

Land: 15,300m<sup>2</sup>

Floor: East 181,000m<sup>2</sup>

Total 276,000m<sup>2</sup>

47F

Height 230m

Open:

East 2019.11.1

Total 2027

Floor use: Office,

Commerce, Observatory, Academics<sup>41</sup>









Source : Shibuya Scramble Square Co.

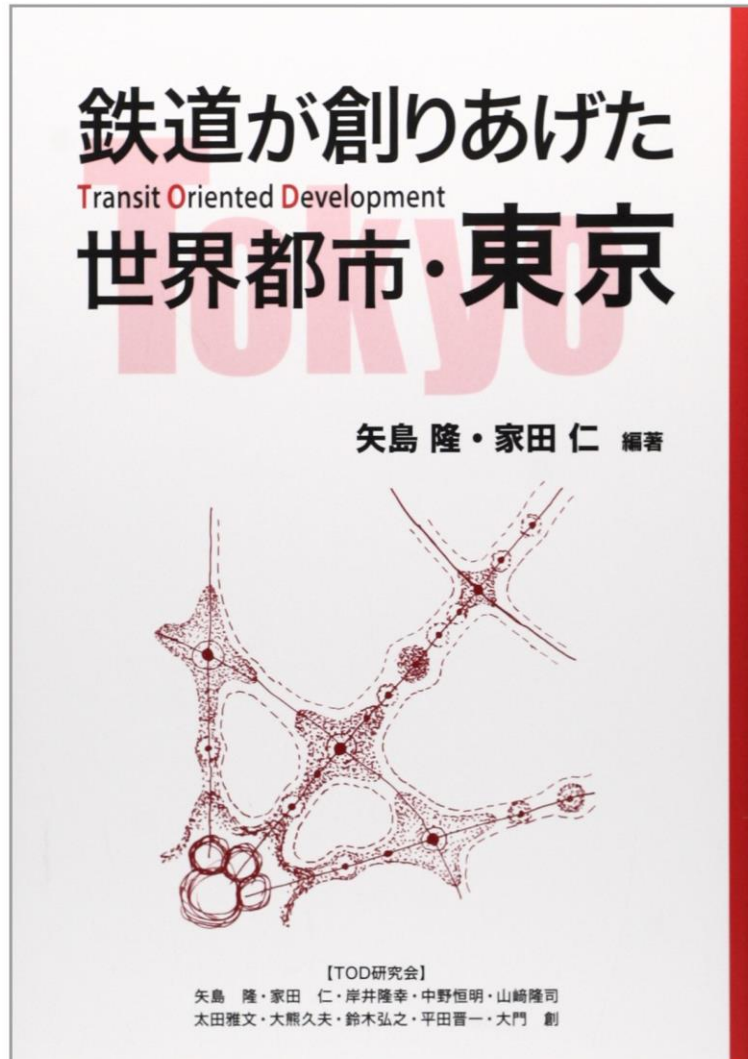


# To sum up

- It is important to promote the level of the terminals in the TOD strategy.
- It is important not only to improve the functions as infrastructure, but also the functions as gateway towards surrounding towns.
- High dense developments on/around the terminal are effective to increase the economic efficiency.
- In order to progress TOD, a strategy to manage the area, not limited in the terminal is necessary.

# TOD Practice in Japan

## Tokyo, A Global City Creayed by Railways



Chinese version has  
been already  
published by  
清華大学.