

Transit-Oriented Development by TOKYU

Tokyu Corporation
Masafumi Ota

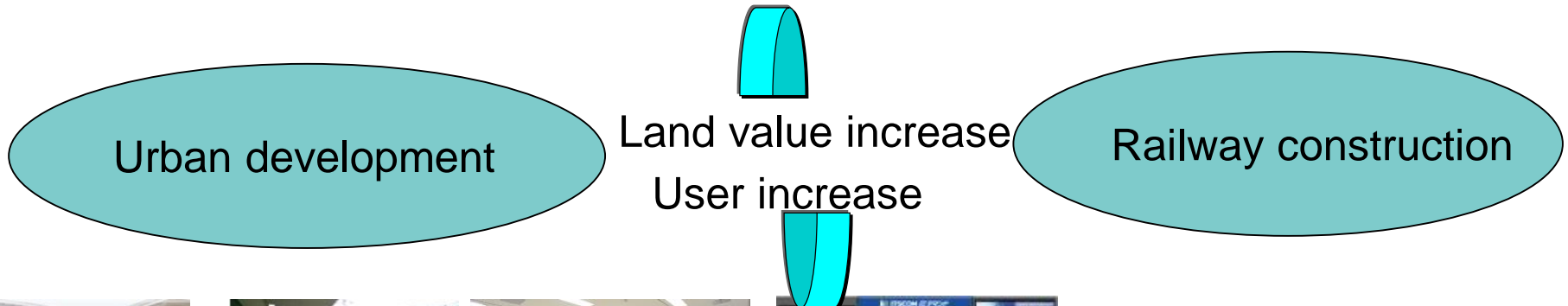
Tokyu's Urban Development Techniques



Before land readjustment



After land readjustment



Commercial facility



Sports facility



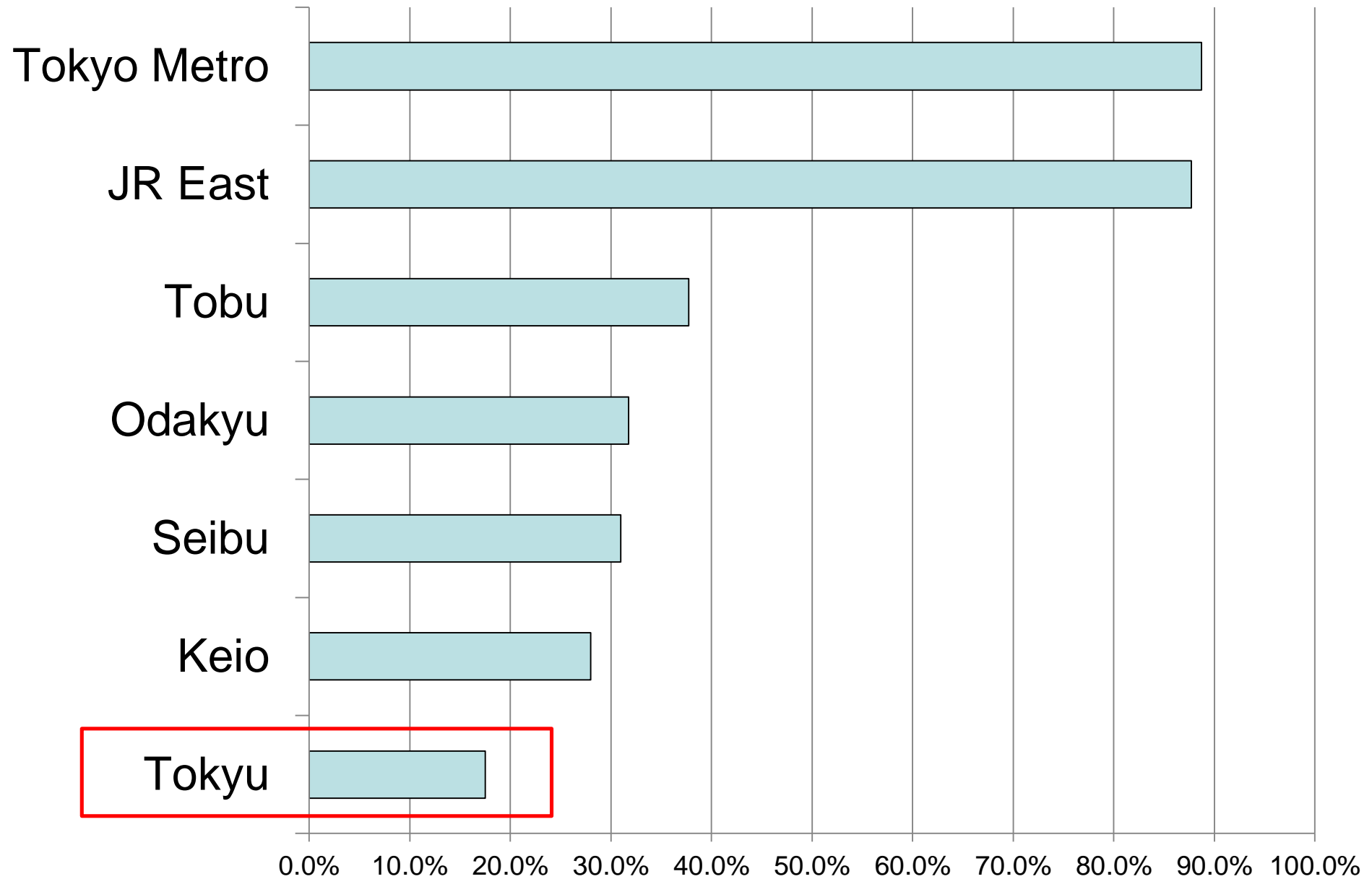
Culture center



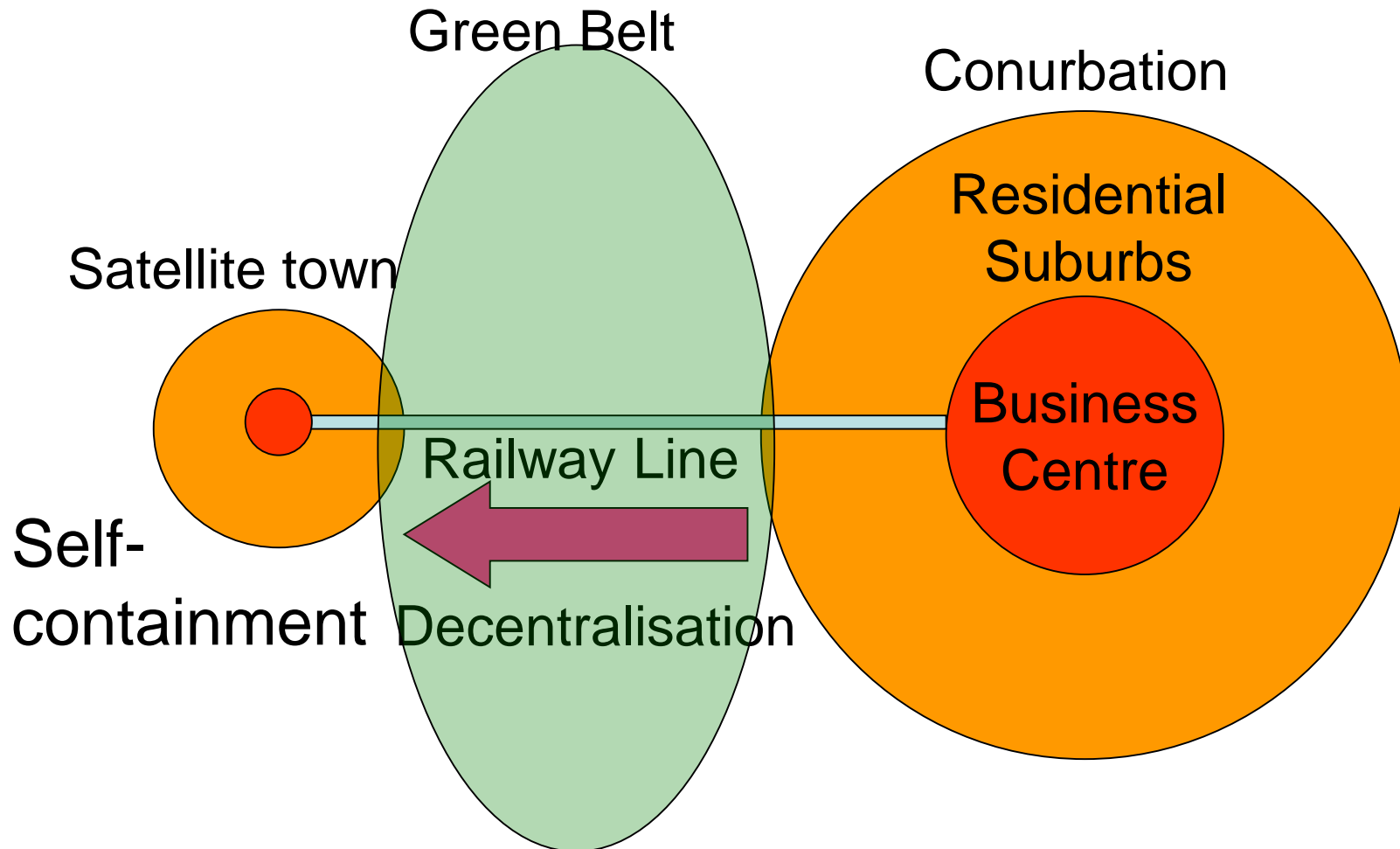
CATV

Integrated development of urban development and railway construction

Revenue proportion of the transport business

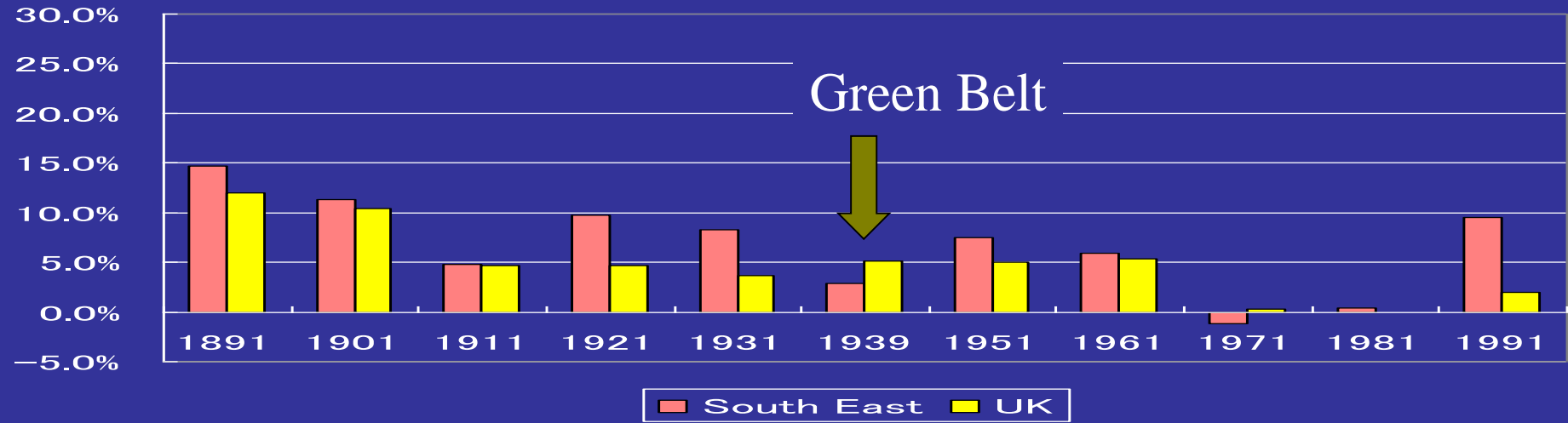


London: poly-centric structure based on the “Garden City” concept

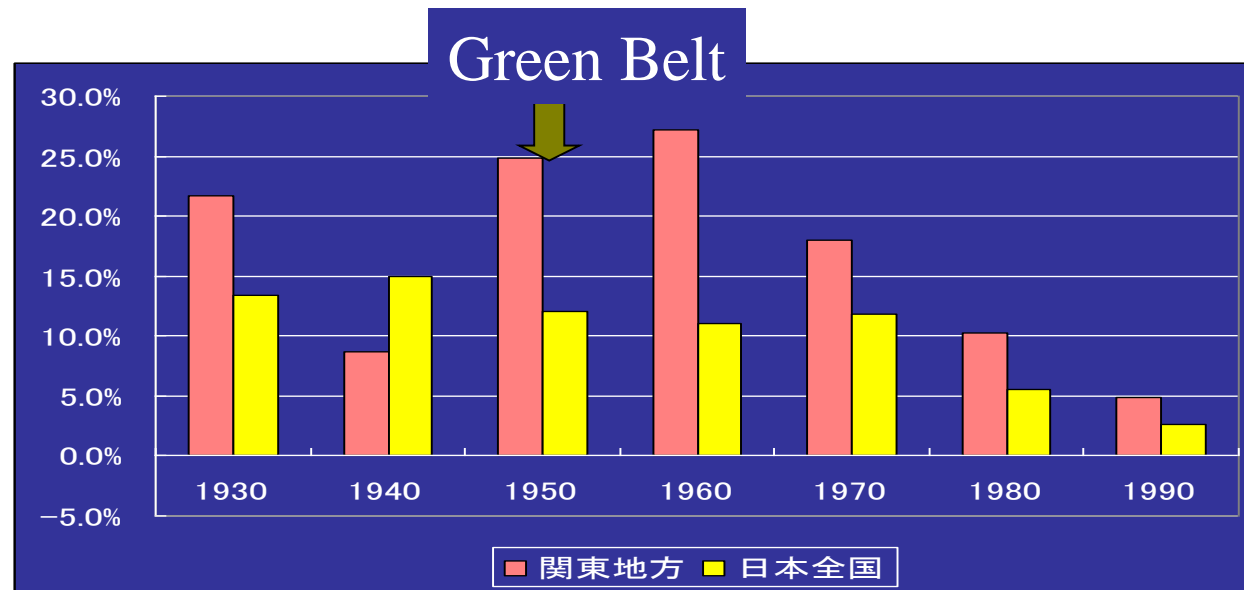


Difference of background of the Green Belt

London/UK

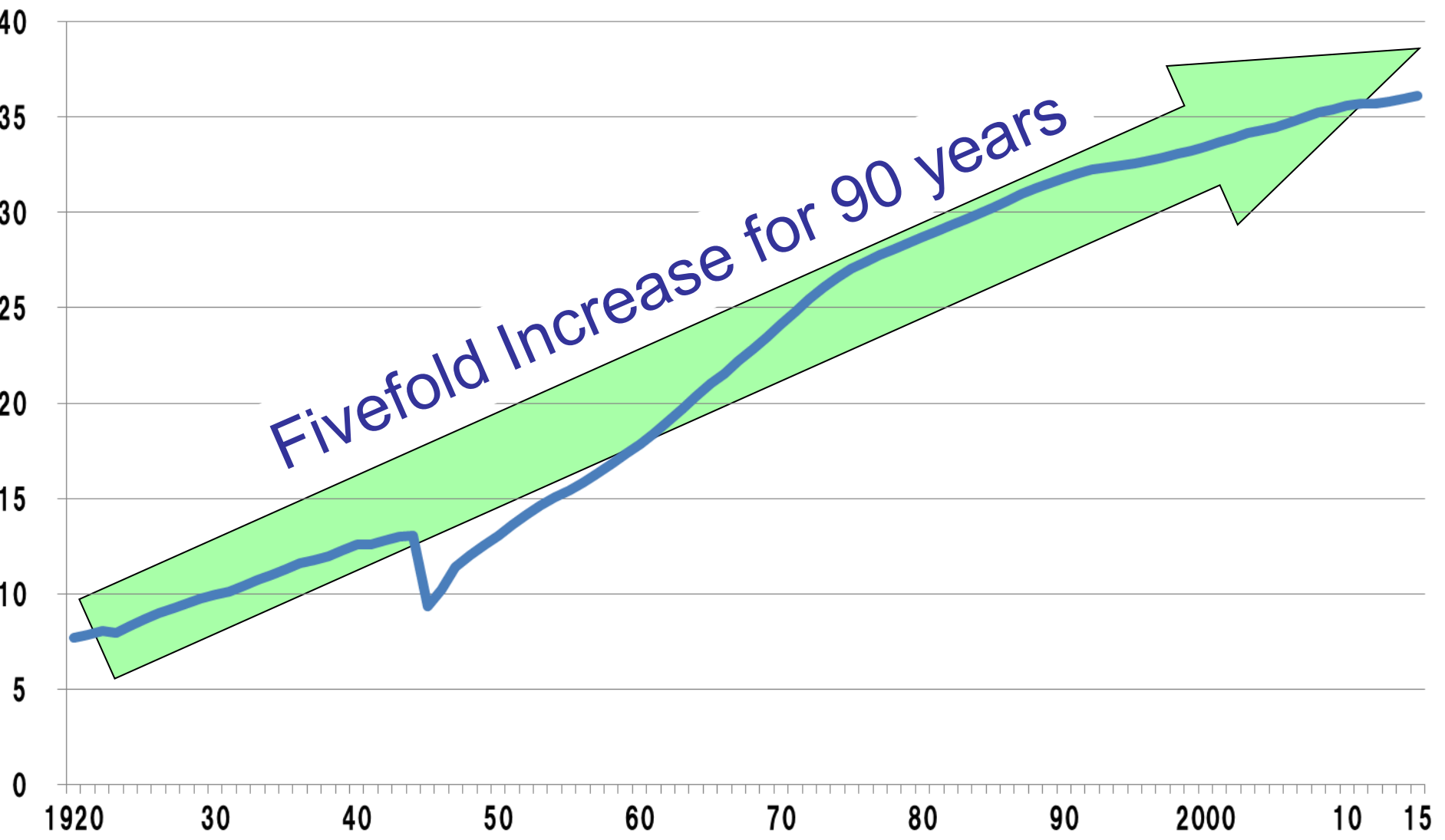


Tokyo/Japan



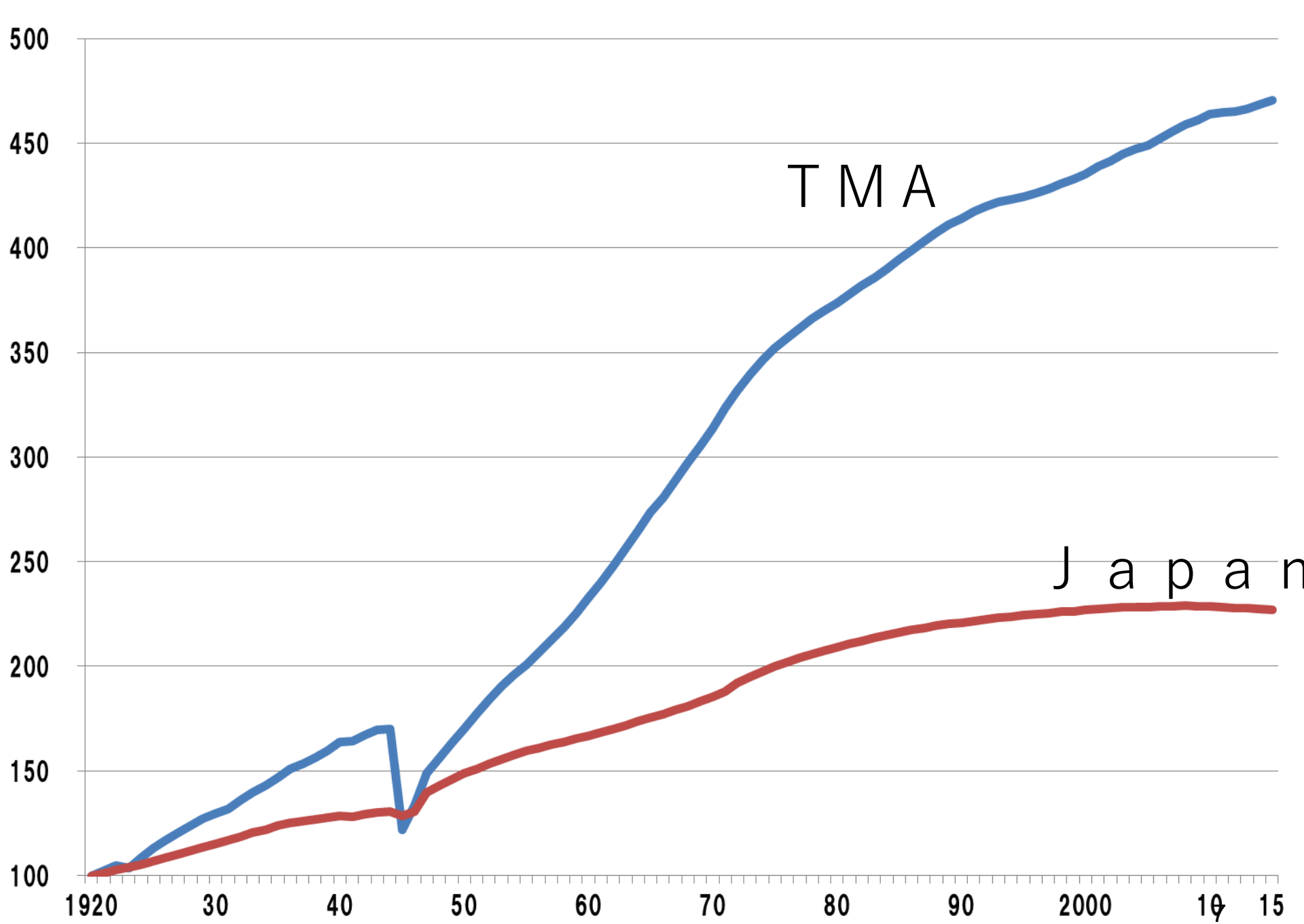
Population growth of the Tokyo Metropolitan Area

(millions)

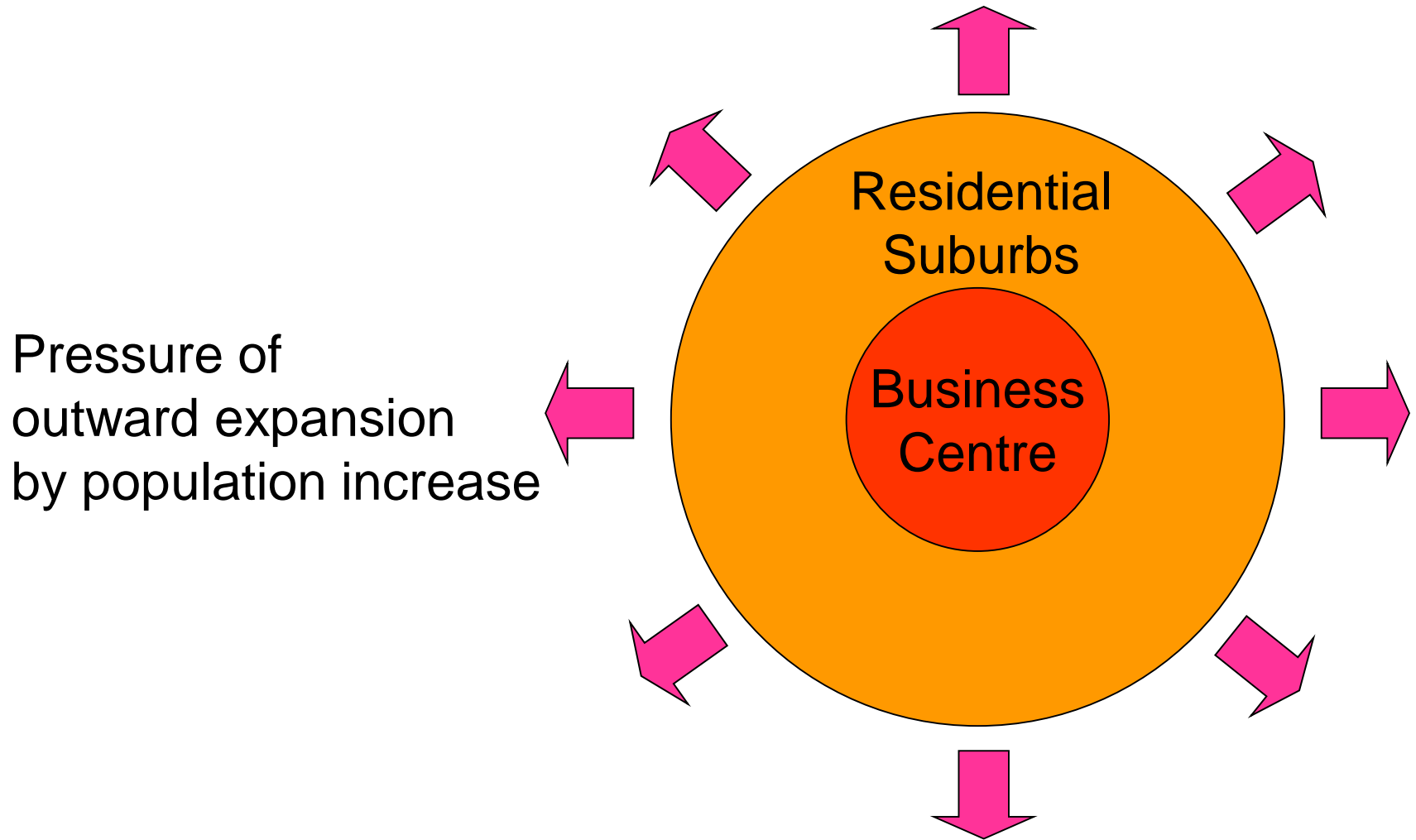


TMA : Tokyo, Kanagawa, Saitama, Chiba

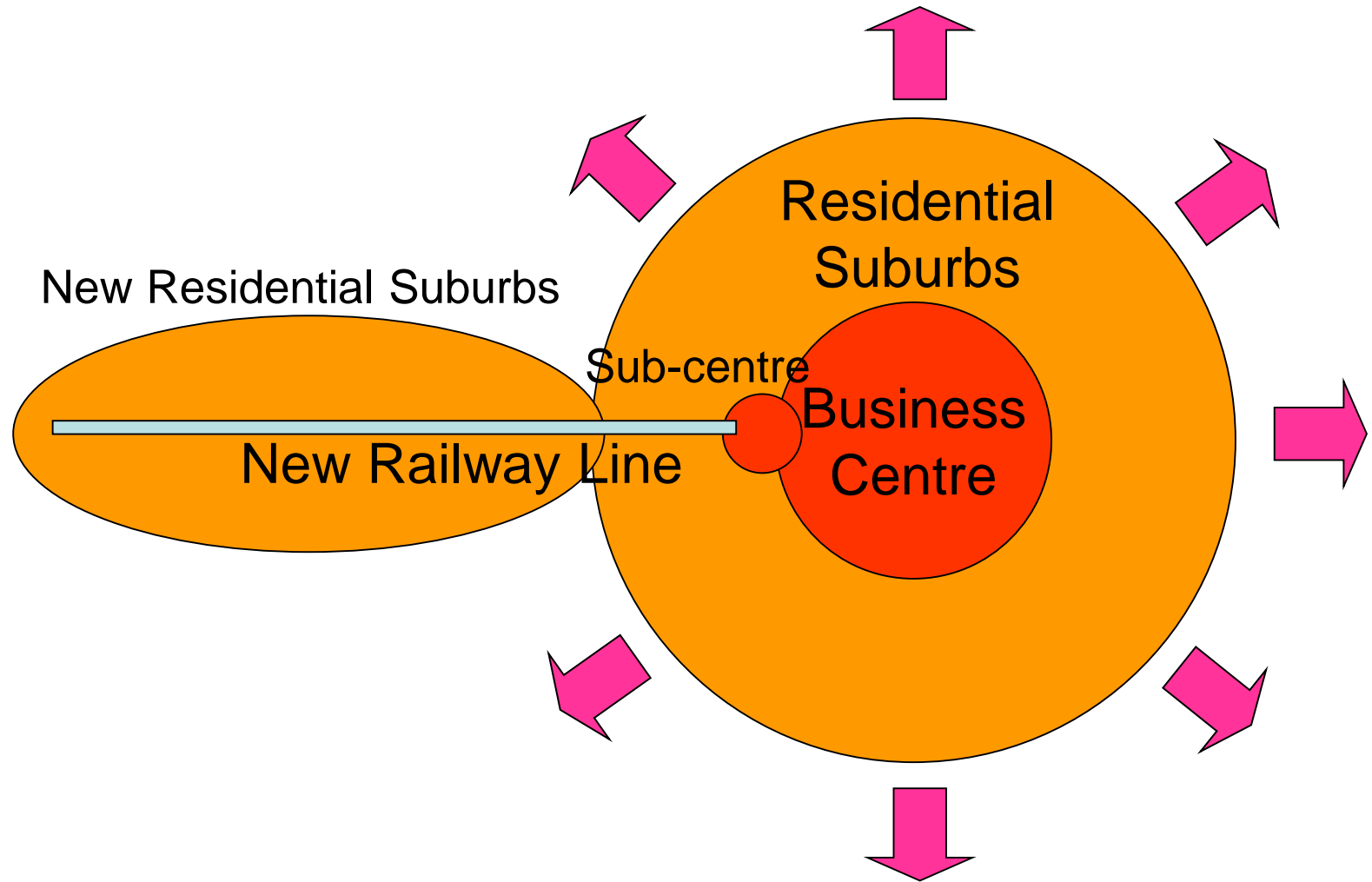
(yr)



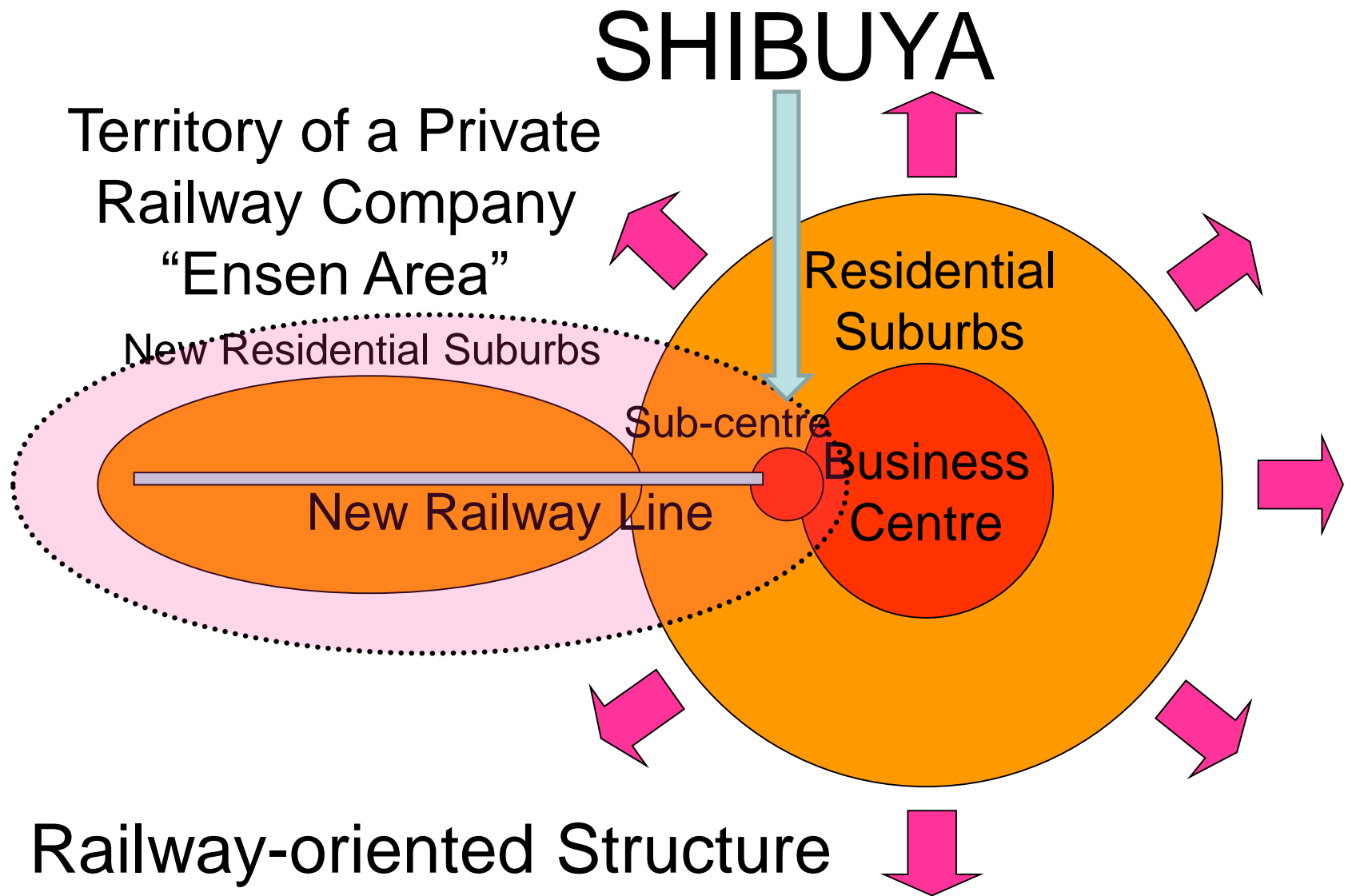
Growth of Tokyo : The “Garden City” Development



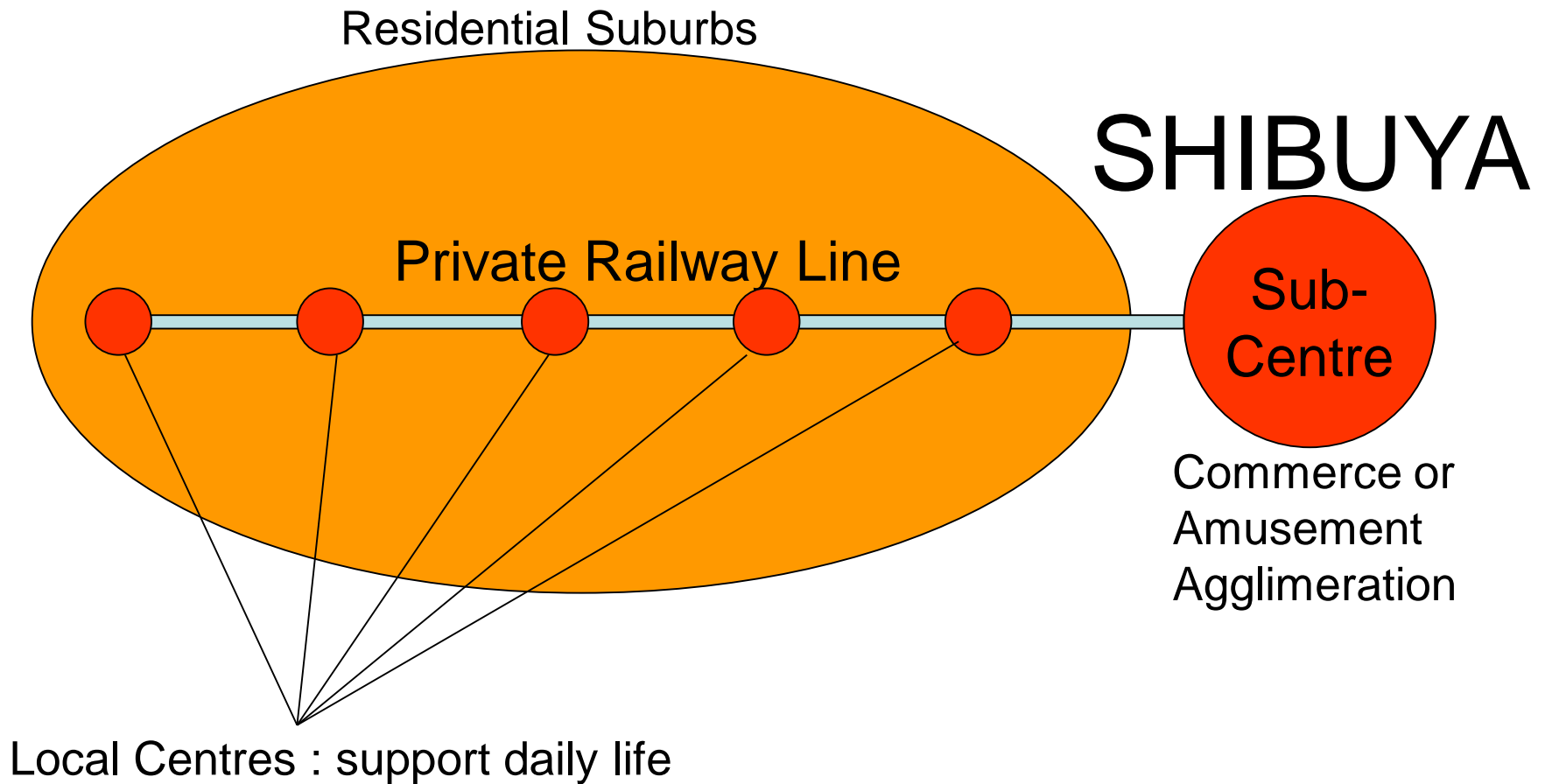
Growth of Tokyo : The “Garden City” Development



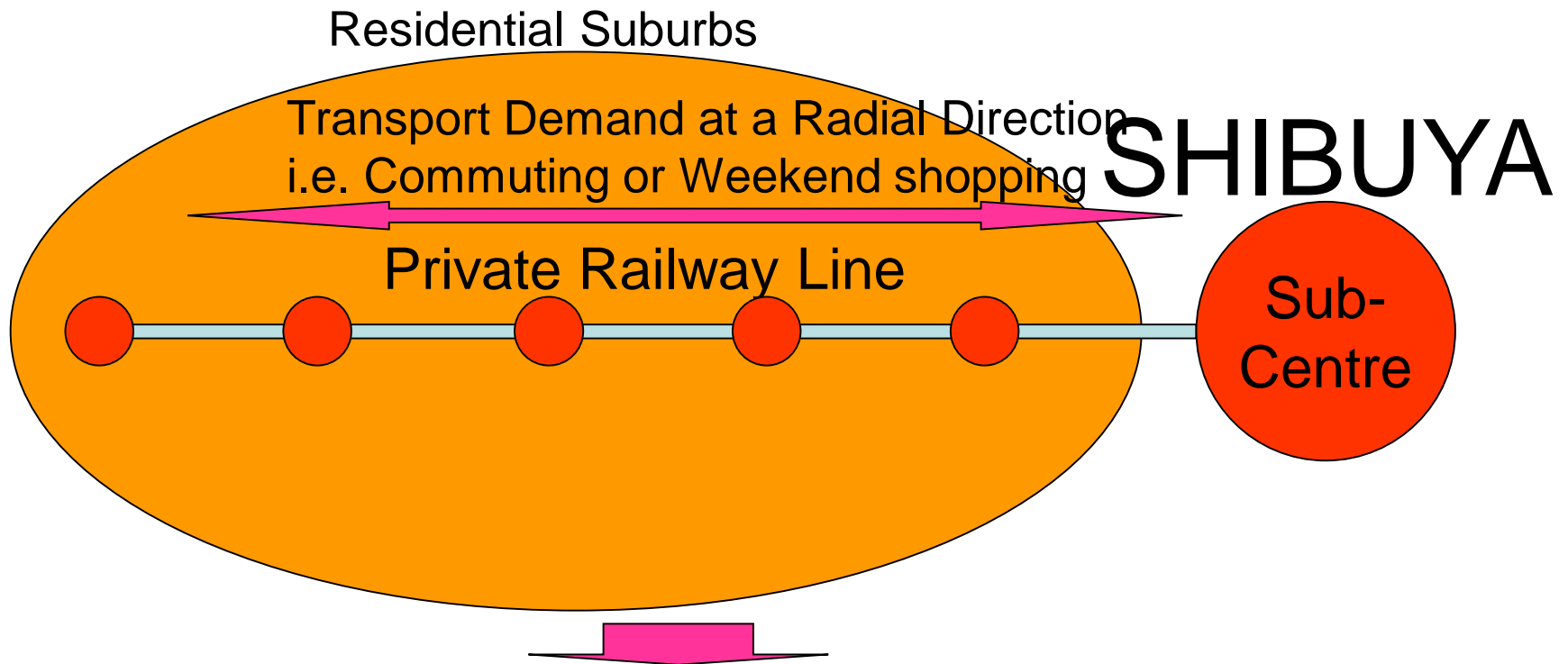
Growth of Tokyo : The “Garden City” Development



Structure of a private railway company's territory "Ensen"

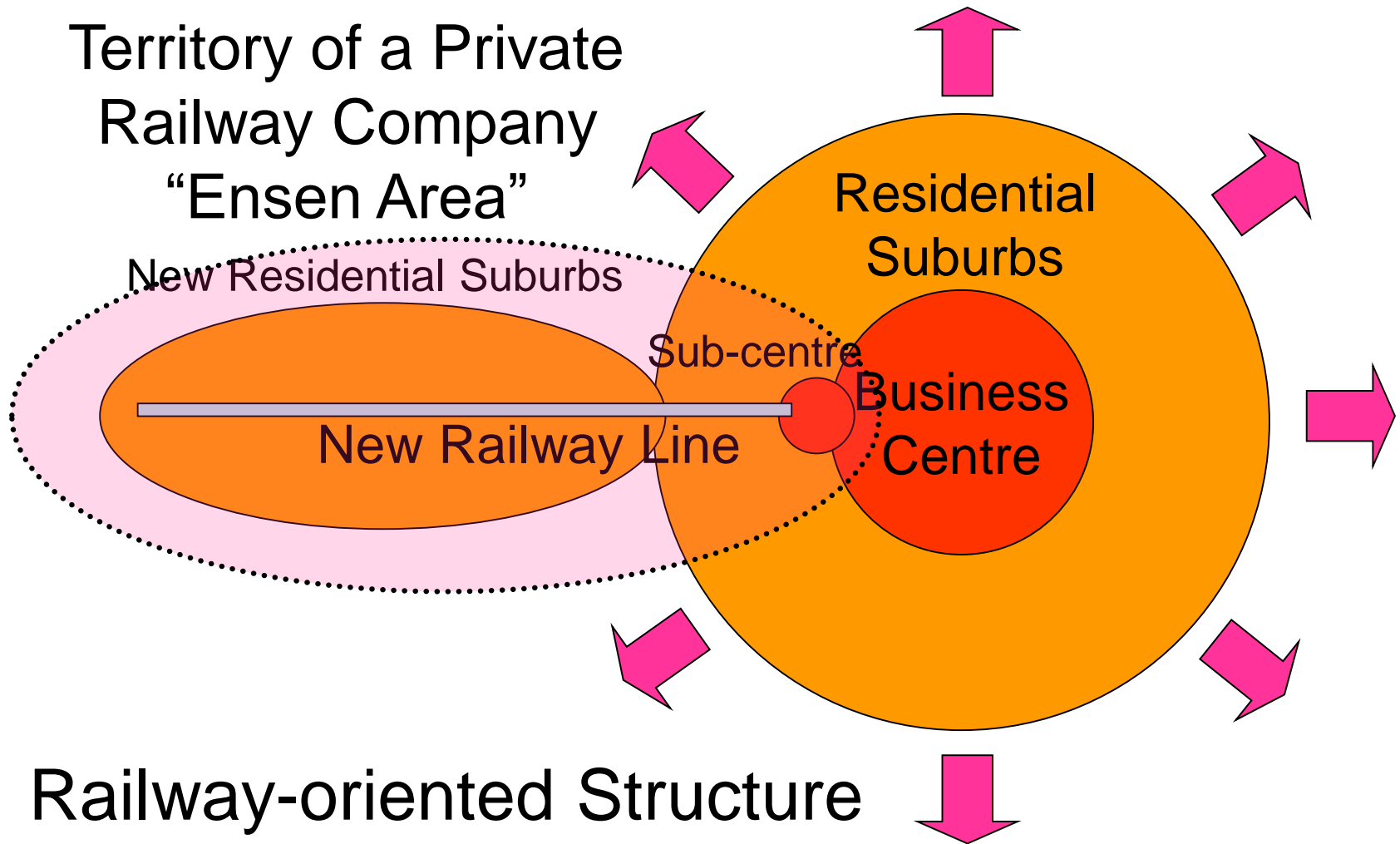


Structure of a private railway company's territory "Ensen"

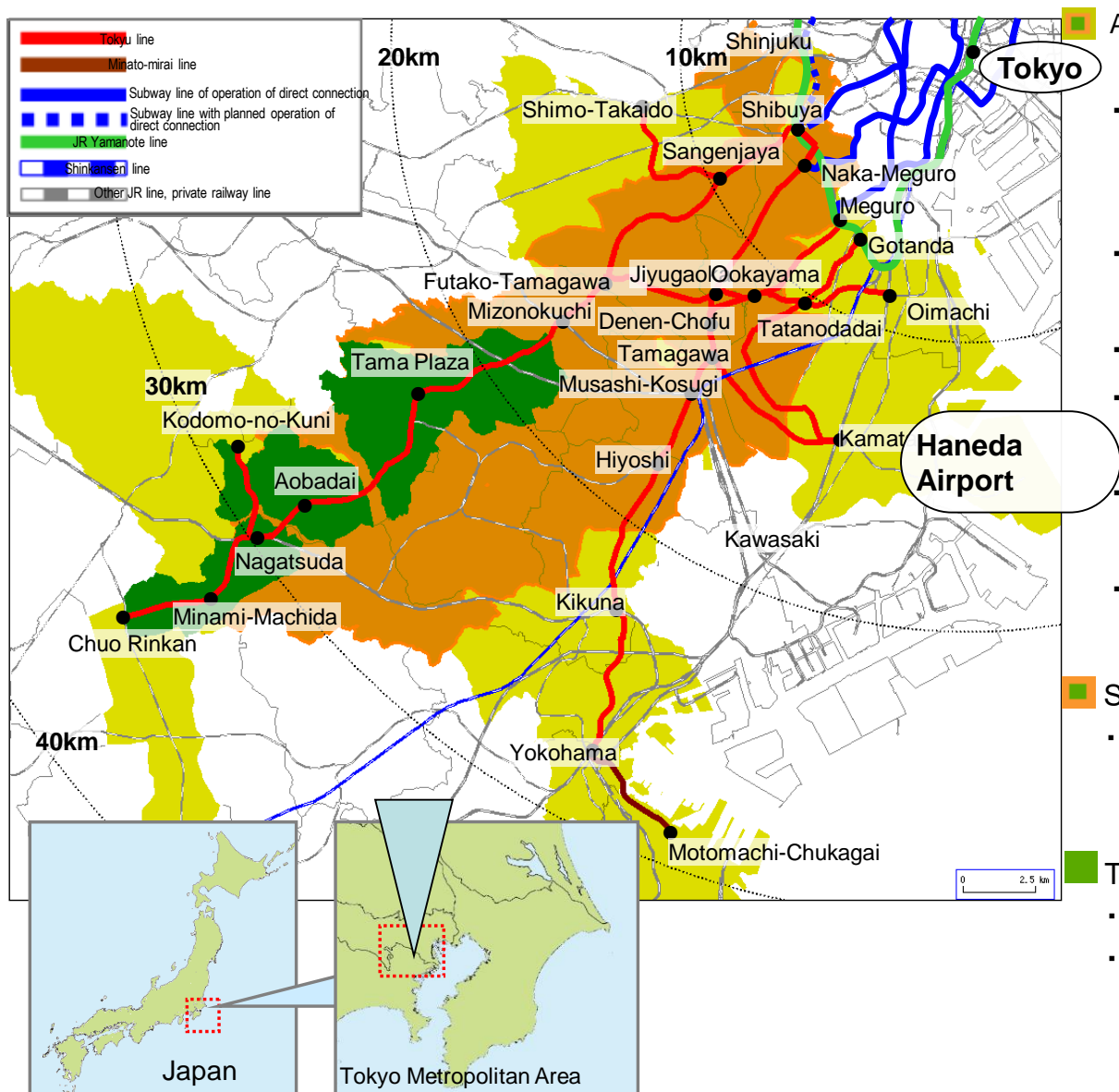


Business Expansion by In-migration into the Territory and
Creation of a Railway-oriented Life Style

Tokyo: mono-centric structure

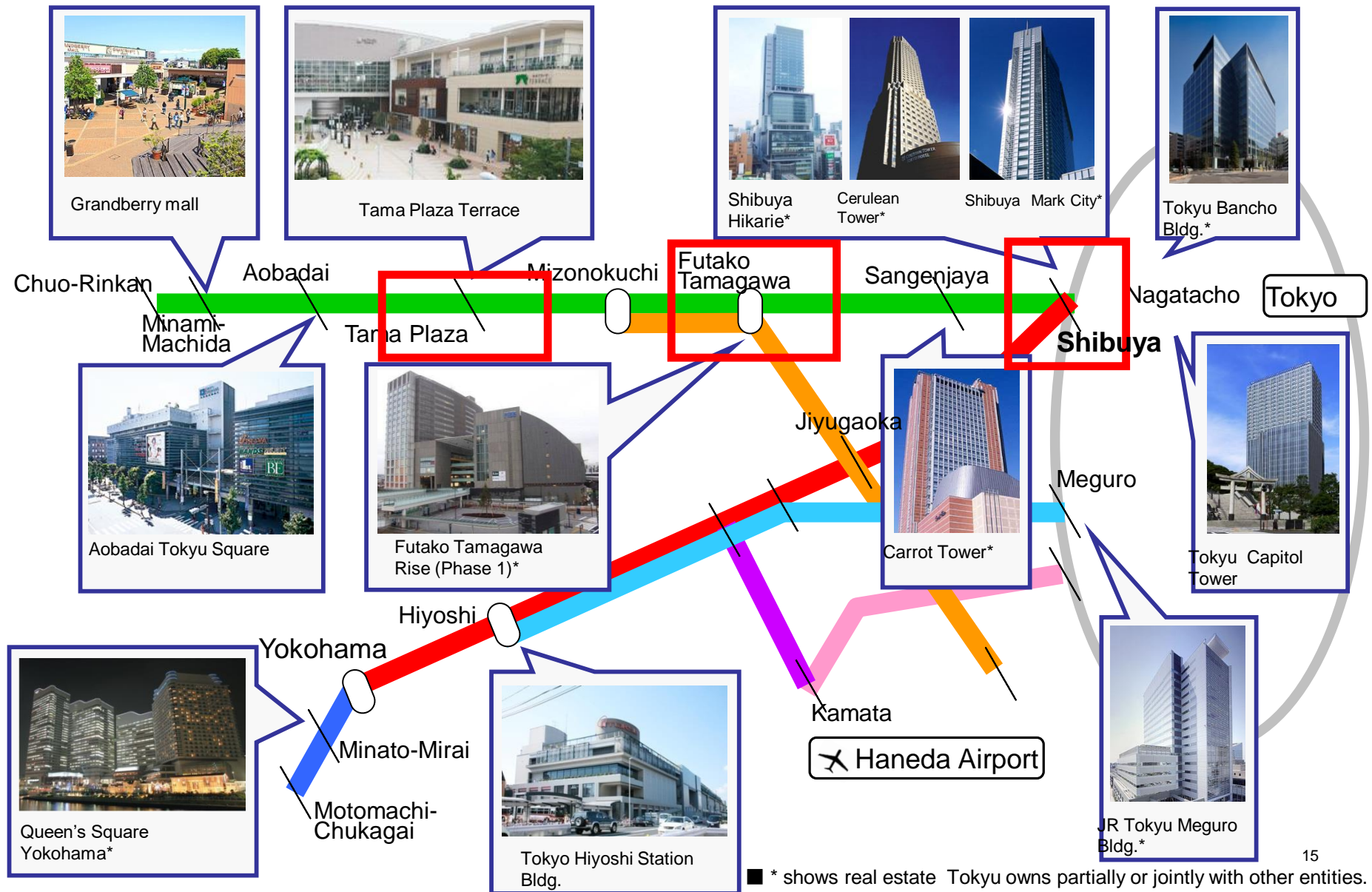


Areas along Tokyu Lines



- Areas along Tokyu lines (defined as 17 cities and wards where Tokyu lines run)
 - Area: 490Km² (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/Km²
 - 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※

Major Development Projects (real estate rental business)



Den-en-chofu in 1932

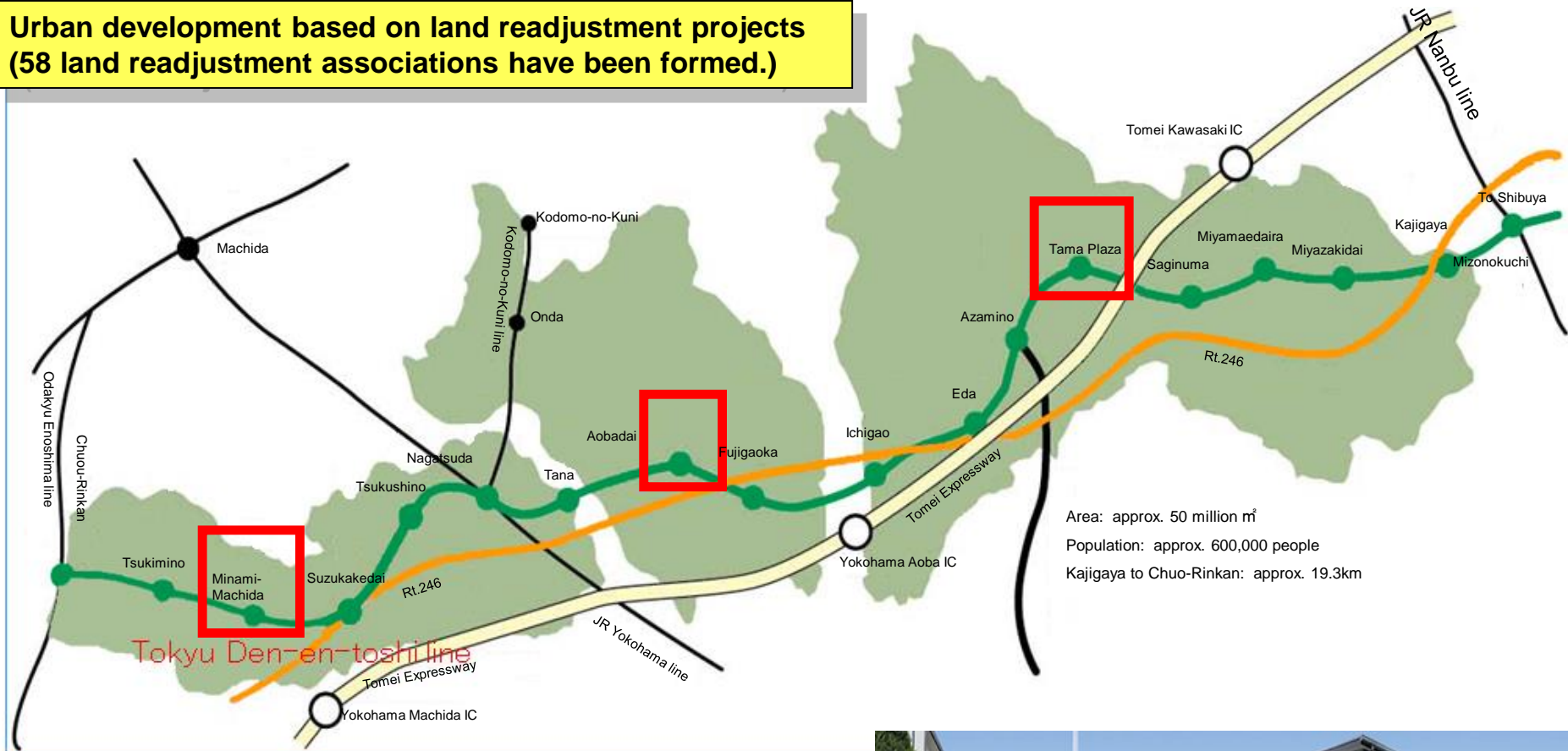


Den-en-chofu station in 1923



Land readjustment Projects

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

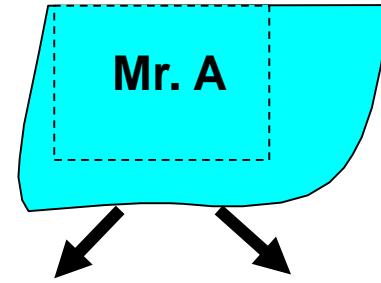
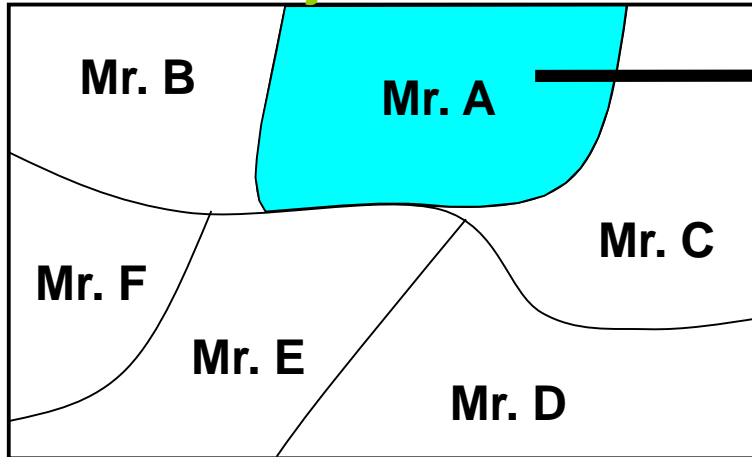


58 development
corporations
3,213 ha



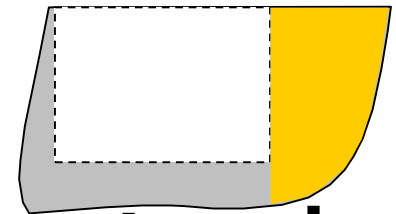
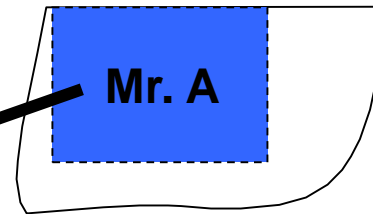
Land readjustment Project

【Before readjustment】

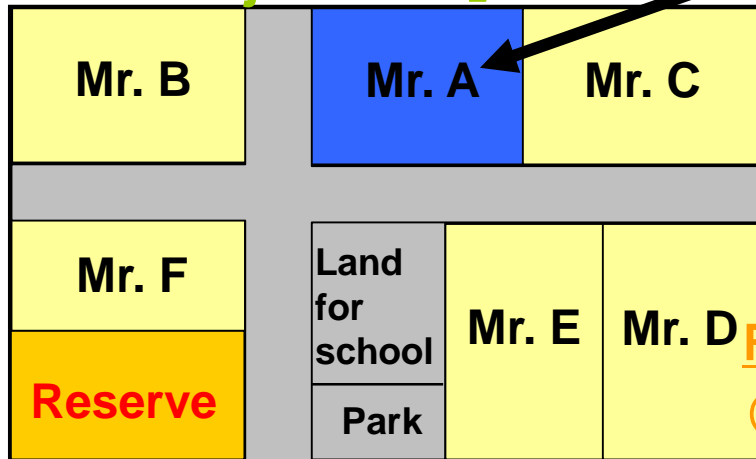


Land replotting

Reduction of site area



【After readjustment】



Public land

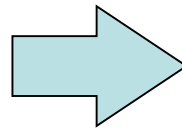
(land for road, park, school)

Reserve

(land to be sold for development work expense)

Land Readjustment Project (aerial photos)

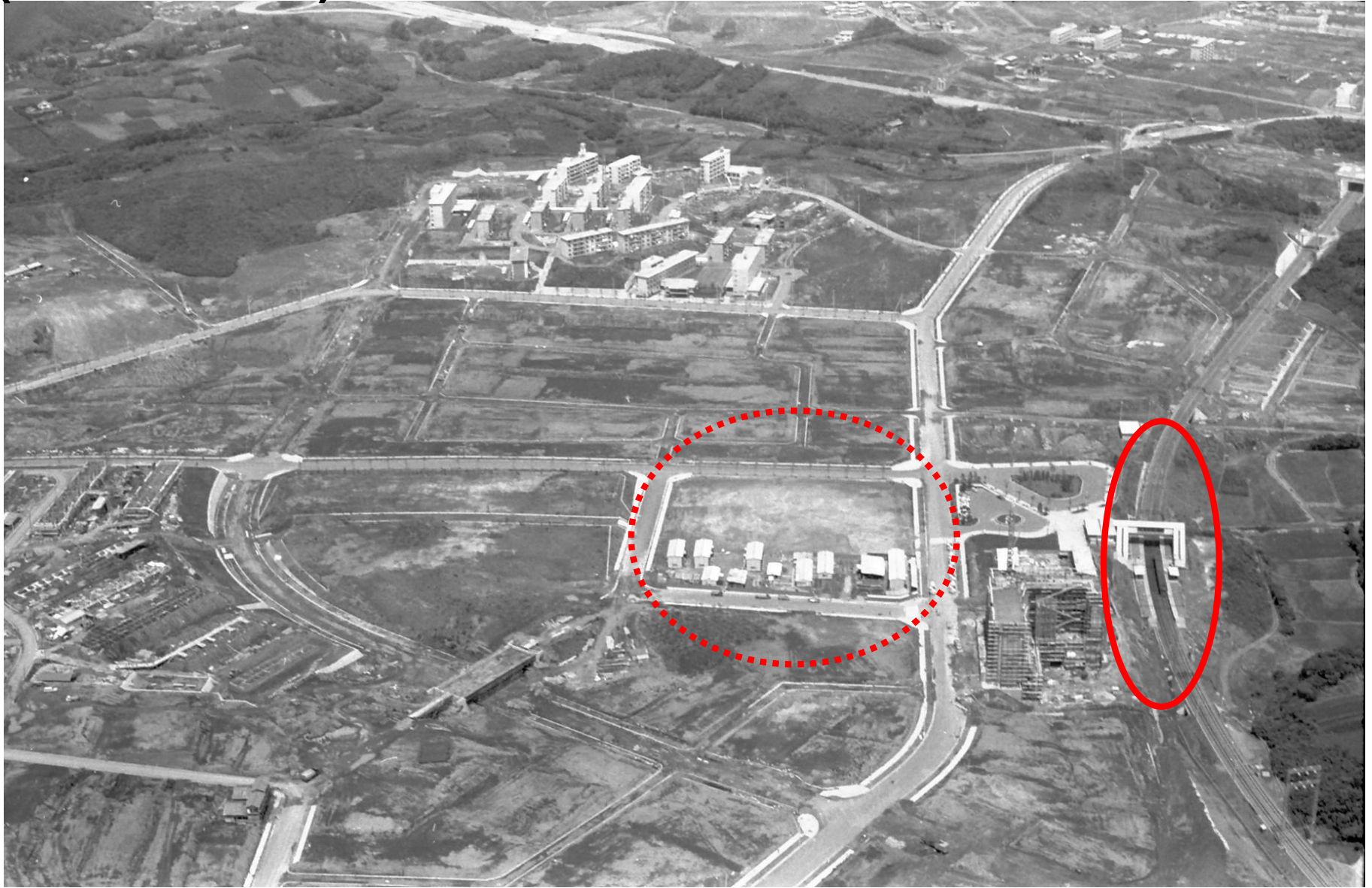
【 Before readjustment 】



【 After readjustment 】



Tama Plaza Station Area before Land readjustment (around 1965)



Tama Garden City

Tama Plaza in 1972



Tama Garden City

Community bus transport in 1987

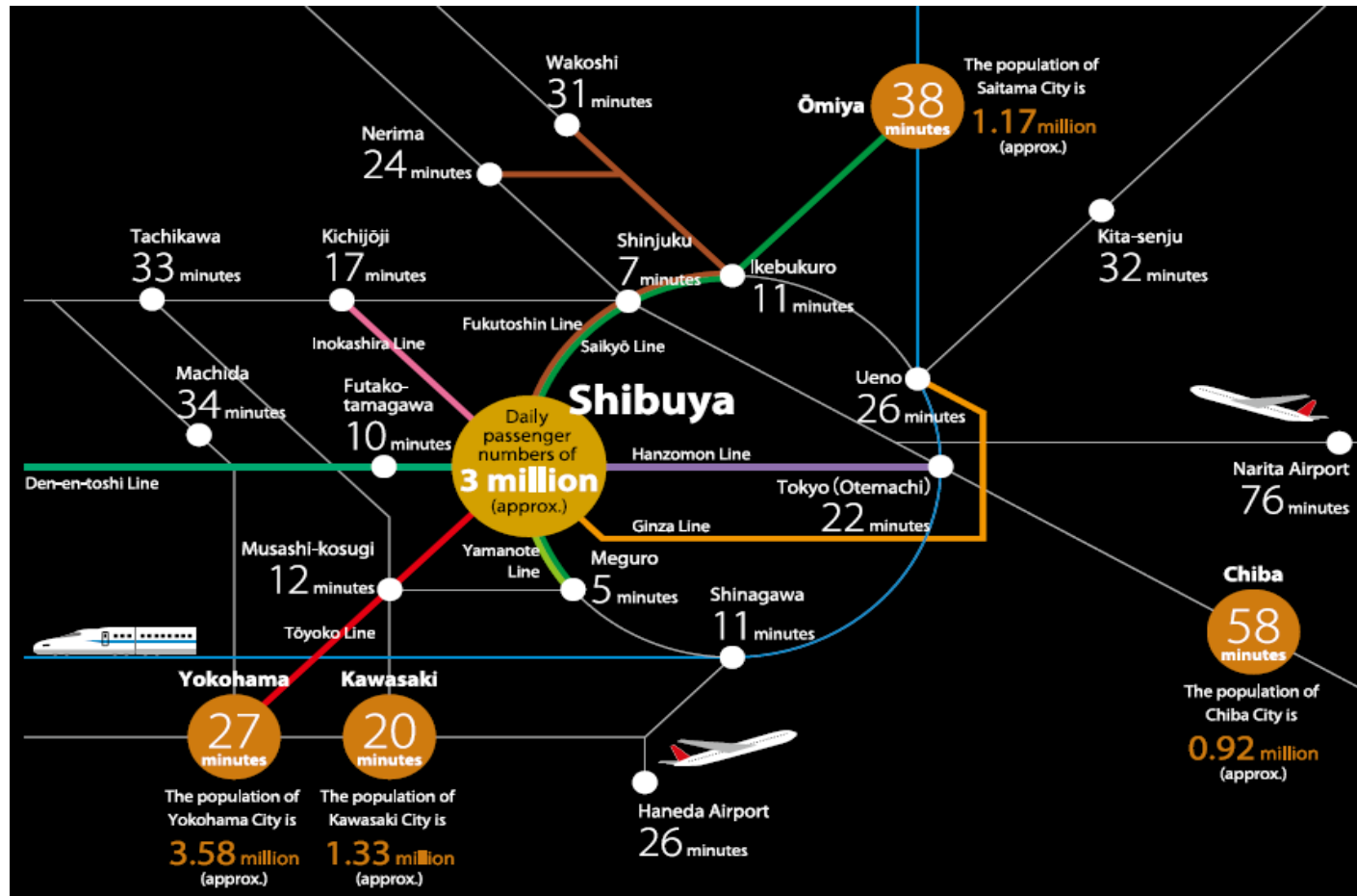


Shibuya – Urban Sightseeing Base



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

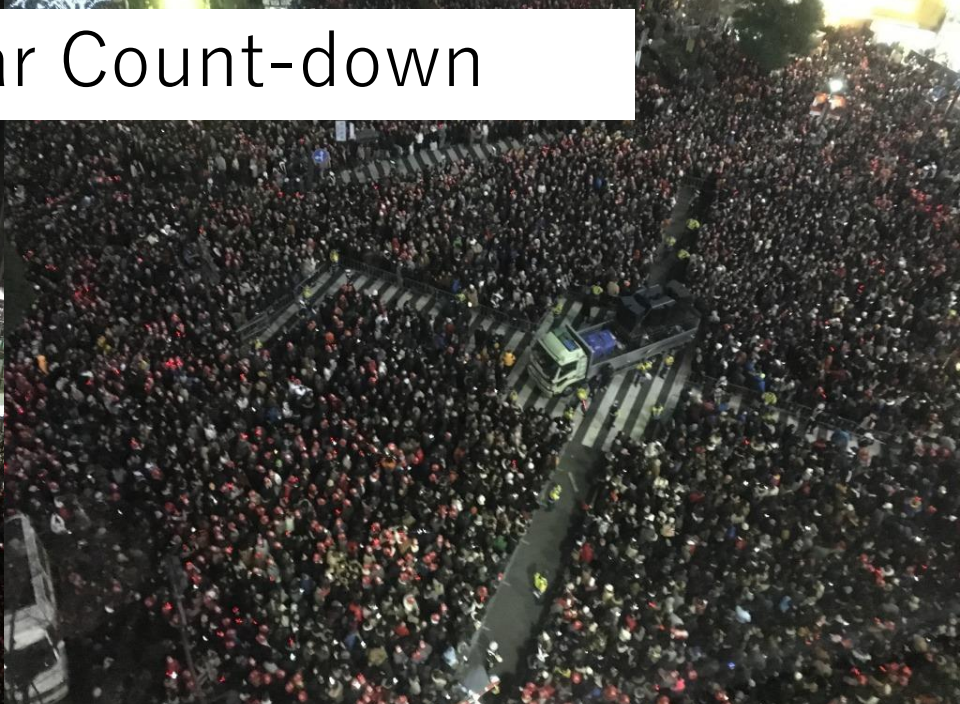
History of Shibuya

- 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

Shibuya in 1960 : a sub-centre terminal



The New Year Count-down





Shibuya – Fashion Trendsetting City

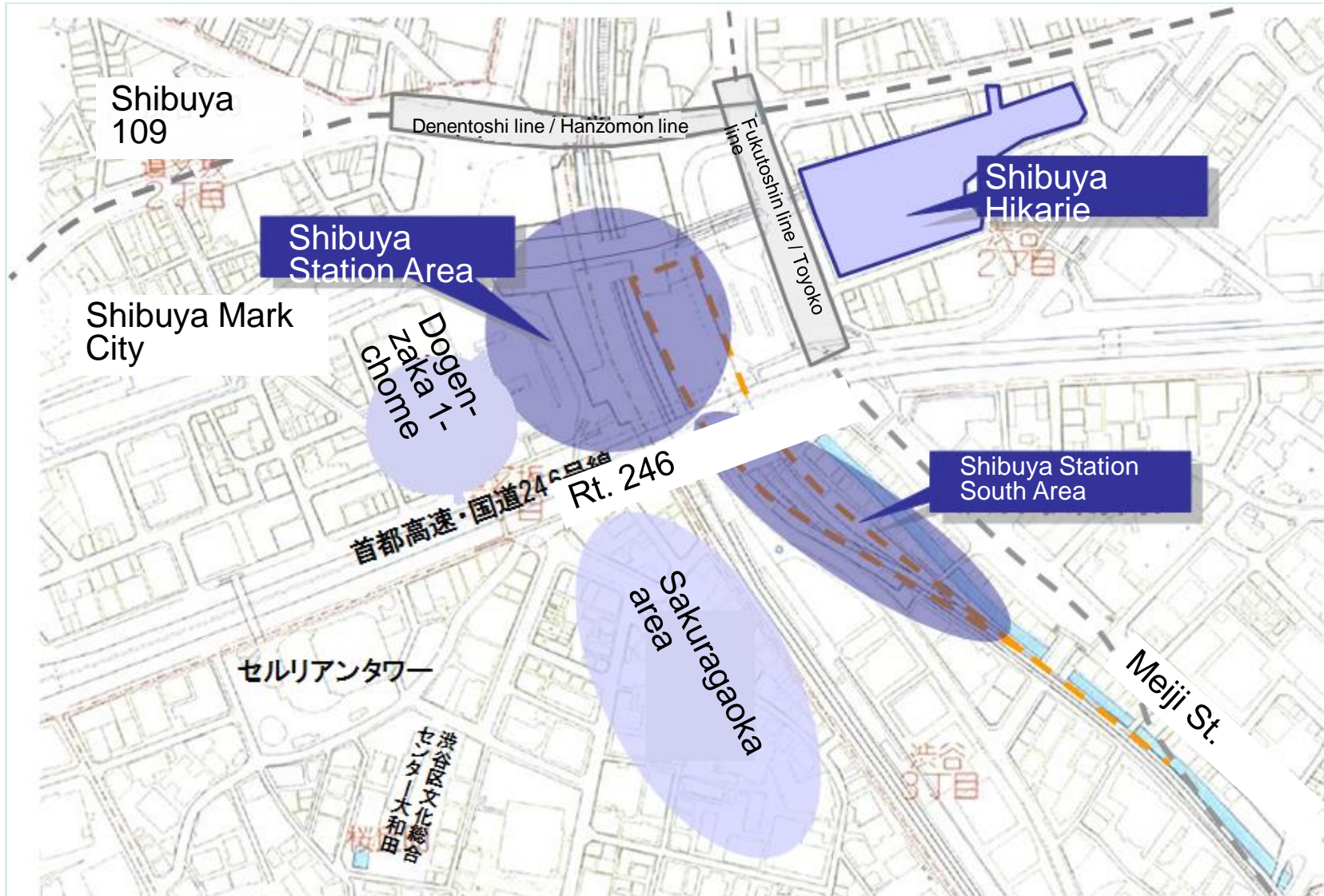


Shibuya – before the development in 2012

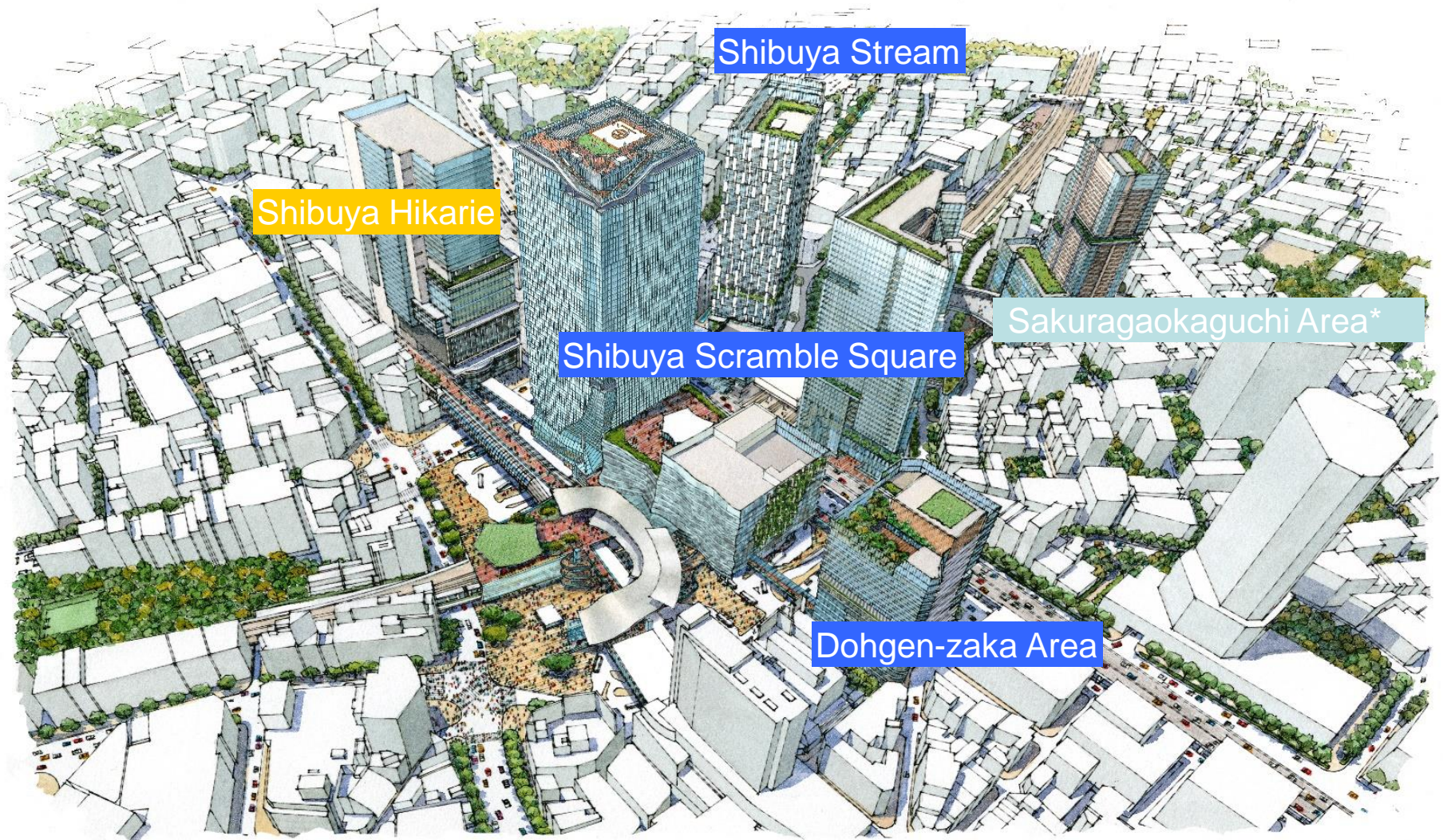


Shibuya Hikarie

Future Course of Shibuya Station Area and Its Surroundings



Shibuya Newly Reborn with Further Development



*City Planning proposal has been submitted for
Sakuragaoka Area



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

Tokyu's Future Vision of Futako Tamagawa



Creation of city in harmony with
natural environment rich in
water, greenery and light

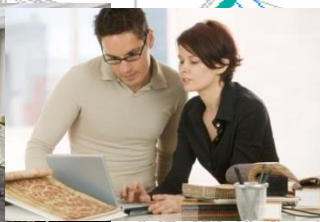
Phase I office
Total floor area:
approx. 30,000m²
+
Phase II office
Total floor area
approx. 87,000m²
(to be completed in
FY2015)

Catalyst BA
Open innovation space where
people engaged in
creative work gather

※Perspective image of Futako Tamagawa Park (temporary name) is produced by the redevelopment association based on an image produced by Setagaya ward.

Creative city Futako Tamagawa

New work and living style in
environment where
workplace and living
are in close proximity



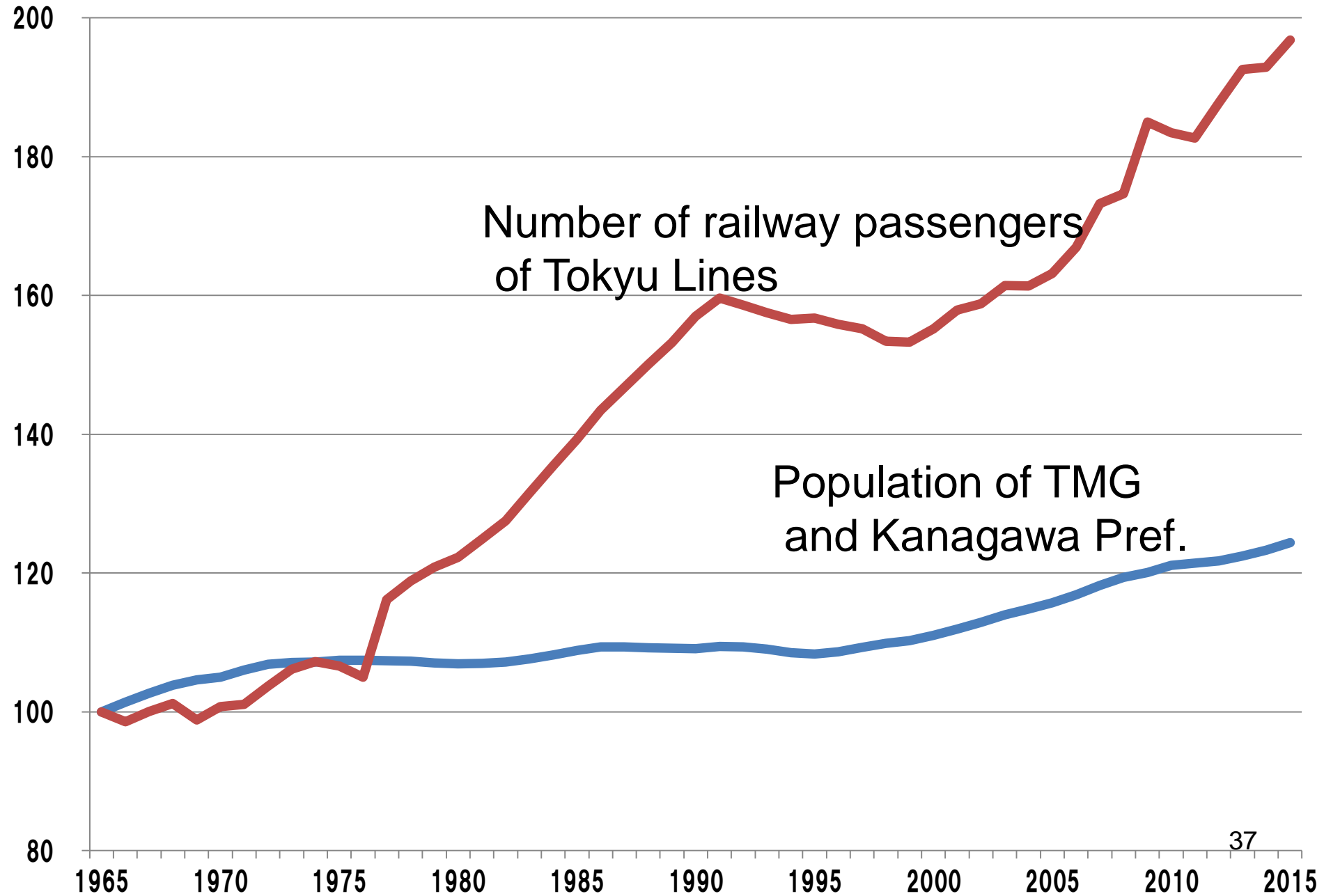
※ Produced by Futako Tamagawa Park (temporary name) in its basic plan formulated by Setagaya Ward

Futako Tamagawa is where you can find work and living style of next generation different from central Tokyo. Surrounded by open landscape, the living environment where living, work and leisure space are in close proximity although not far from central Tokyo promotes human communication and generation of creative ideas. It is uniquely attractive for creative industry that provides new values to the society through intellectual creation. Futako Tamagawa in 10 years from now will be a creative city that triggers future growth of Japan and the world.

The Christmas light-up event at Jiyugaoka



Growth rate of the railway passengers and population



To sum up

- The TOD structure of Tokyo was progressed by an initiative of private railways.
- The business was underpinned by the trend of rapid economic growth and population in-migration.
- Large scale property developments around railway terminals play key role to sustain the model.