

“ **Towards Urban Regeneration** ”

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Introduction – Toward Urban Regeneration

Urban Regeneration Policy started in 2001 in Japan. Japanese Government begins to think that it is very important to regenerate cities both in order to recover economic vitality. UDC is to be reorganized as “Urban Renaissance Agency” and is striving to realize its policy successfully.”

Large cities have come to take important roles more than before in each country. It seems that “Urban Development works” during 20th Century were not successful, because of bringing many kinds of confusion such as traffic problems, air pollution, urban crimes and inefficiency.

After World War 2, “the concentration of population” towards large cities has begun in most countries following “concentration of industries”. Then their efficiency and their vitality have become much more important in each country’s socio economy. The largest problems in Urban Developments during 20th C. is “endless Suburban Development” or “uncontrollable Urbanization”.

Nowadays it becomes necessary for large cities in Japan to be re-organized as “Up-to-date active Cities” like other countries doing, as removing weak points or dangers and as investing both efficiency and attractiveness. There are three aspects of needs for “Urban Regeneration”.

1. Tasks of the Economic Structural Reform
2. Improvement of the Quality of Urban Environment
3. Preparation for the Shift of the Social Structure in future

UDC was originally established in 1955 as half governmental and half private corporation in order to supply public apartment houses and lands for detached houses in large city area. And it has supplied many housing up to 1.4 million and housing estates and also urban facilities by “full set type works” since then. But now, under new economic policy so as to decrease public works and as to utilize private power much more, UDC is to reorganize to be “Independent Administrative Institution” which coordinate schemes or projects and lead private sectors into “Urban Regenerating”.

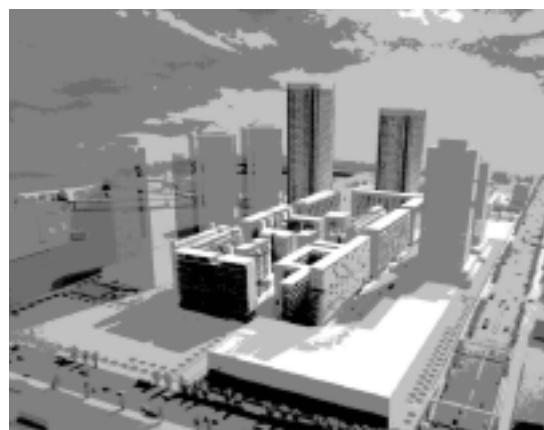
According to the purpose up above, UDC has begun to take efforts in advance through four types of projects. The first one is “Conversion of large Land Use” that come from “Industrial Structure Change” of heavy industry. The second is “re-development of down town districts

where bustlers have bought out estates in patches during bubble economic period. The third is “Renovation of Densely Populated Urban Areas”. The fourth is “Stock Renovation in suburbs”.

Case Study 1 : Conversion of Land Use in Tokyo Water Front

“Shinonome Canal Court” is the typical project which is now realizing “Conversion of Land Use”. It locates 5 km from Tokyo Station. Once there was Mitsubishi iron factory on 16ha area. There are many factories and warehouses in neighbor but few dwellings, although the traffic location is pretty convenient.

After researching, analyzing and talking with local government, UDC proposes “a local master plan for future”. It has started leading projects by appointing both 6 architect teams and opinion leaders in various categories. After starting first development by itself, UDC raises private sectors, such as a shopping center developers & housing developers. In spite of lacking living, or environmental amenity, UDC’s rental apartment house is so popular that the area image is changing thoroughly, we expect.



Case Study 2 : Making the core for living and small business

“Nishi-Tomihisa area” is famous for “bought out estates in patches”. It locates 2km from Shinjuku station which is the largest in number of passengers in Japan and it positions just behind the street faced large buildings. People were living in mainly wooden house or wooden apartments in calm circumstance and also in intimate neighborhood before bubble economy era. Economic illusion pushed developers to buy out estates without consideration. Some illegal brokers bought out estates in patches forcibly, probably sometimes violently. After the bubble crash, exhausted less inhabitants and dangerous district were left behind.

Some student and Waseda University encouraged to renovate the district by themselves. When inhabitants organized an association, they and local government asked UDC to participate. Afterward UDC researched every patched estates, clarify the complex rights

and bought one by one. Now coming up to be able to talk at the same table around renewal plan, they are seeking project partners who are expected to participate with bringing financial investigation or with taking risks under UDC's advising & coordinating.



Case Study 3 : Disaster prevention for Densely Populated Urban Areas

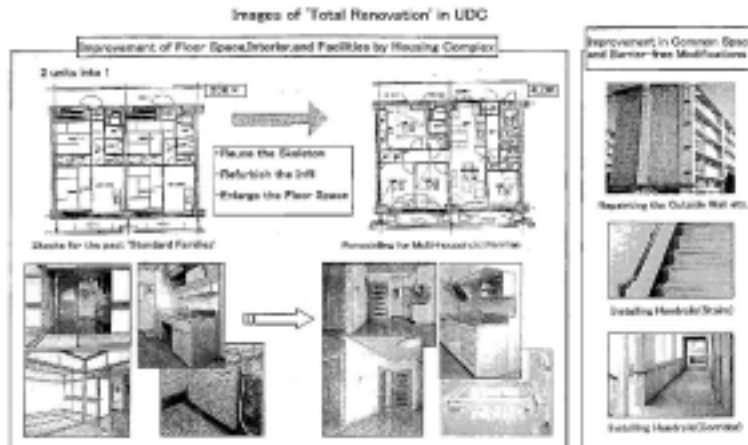
“Sangen-chaya” is the typical project in densely populated districts. There are so many old wooden houses and so few vacant spaces and so many narrow roads that it is very dangerous for fire and for big earthquake. Although it has been the largest problem, local government could not improve it because of too strong land ownership right and because of lacking better scheme.

After bought the estate of some medical college which was to move out to suburbs some years ago, UDC studied the district and neighborhood to propose master plan for future. Then started to take hearing both with local government and neighbor inhabitants.



Case Study 4 : Renovation of Suburban Housing Estates and New Towns

Having about 760,000 dwellings for rent as stock, UDC has started renovation little by little. Now Koizumi Cabinet considers that regeneration of suburban Housing Estates and New Towns are also very important for Urban Regeneration. UDC is to accelerate total renovation scheme.



Conclusion – Urban Regeneration becomes very important because of its socio economic aspect

Because that internationalization of economy brings many distresses, we have to solve them in each country step by step. It seems very useful and very important for large cities to be regenerated to regain efficiency and vitality in hardly competitive condition. Although “Sustainable Compact City” might be an ideal model, it is necessary in fact to renovate real city one by one while managing to seek more effective socio economic policy.

Reference(s) – <http://www.kantei.go.jp/jp/singi/tosisaisei/tettei/020719kihon.html>

Starting “Urban Regeneration Scheme” in 2001, Japanese Government present five basic aspects, three standing points and ten “action plans” recently by web site.

<Basic aspects>

1. Coordination for Sustainable City coexisting with Environment
2. Redevelopment both Global cities with global ability and local city with characters & vitality
3. Creating “Beautiful City” with attractive landscapes and regional cultures
4. Producing “Safe and Comfortable Urban places”
5. Total management towards future “City” in “cooperation between Public & Private”

<Standing points>

1. Utilization of private funds
2. Partnership among planners, developing sites and local communities
3. Urban Policy including adequate growth

<action plans> omission

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