

# Renaissance of OTEMACHI

## Contact

Urban Renaissance Agency  
East Japan Urban Renaissance Office  
Department for Redevelopment of Center of Tokyo

Yaesu First Financial Bldg. 18F, 1-3-7 Yaesu, Chuo-ku, Tokyo, Japan 103-0028

TEL. +81-3-52008605

Website <http://www.ur-net.go.jp/> (Urban Renaissance Agency)

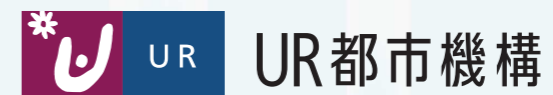
<http://www.ur-net.go.jp/otemachi/> (The Chain Urban Renaissance Project in Otemachi)

# Renaissance of OTEMACHI

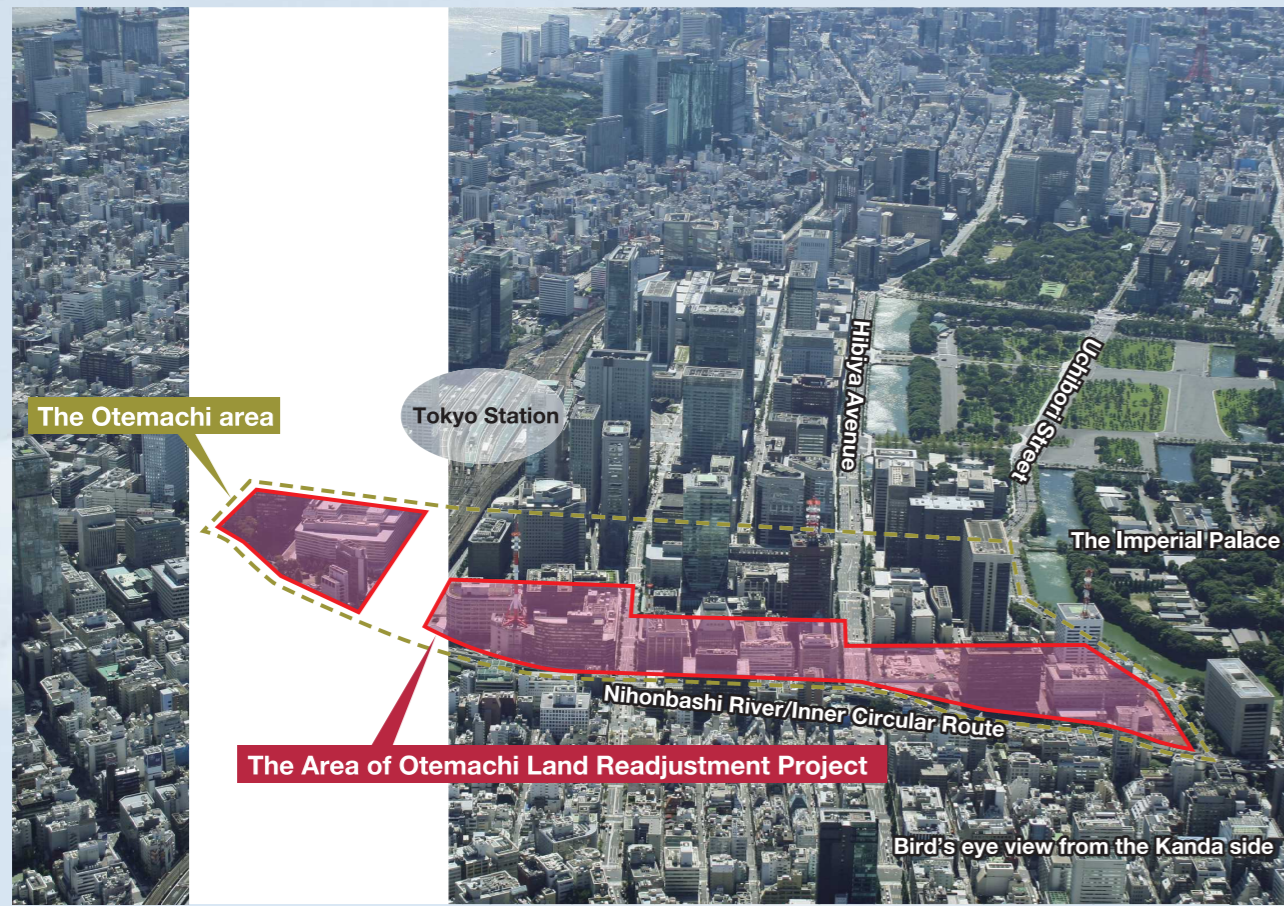
The Chain Urban Renaissance Project in Otemachi



——— 街に、ルネッサンス ———



# Outline of the Otemachi Area



As of L.R.P. approval (Apr. 2006)

The Otemachi area and its peripherals



## Creation of a new urban space with an advantage of historical and cultural backgrounds

Otemachi is originated from the town in front of the Otemon gate of the Imperial Palace (the main gate of the former Edo Castle). Otemachi is a town where mansions of feudal lords were standing in rows in the Edo era and thereafter has developed as the center of administration and culture of Japan. There are the buildings of well-known companies such as finance, trade, communication, media, etc. operating 24 hours, standing in rows as well as many public central organizations within this area and, therefore, is playing the central role in Tokyo Metropolis.

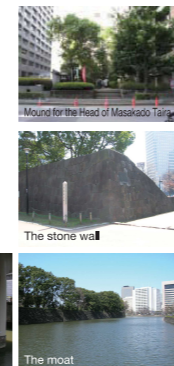
Otemachi, where you will find remains of the Edo era everywhere, is keep going to be reborn to correspond to the current in age. City planning to expand functions of Otemachi as new social infrastructure is underway to sustain developments in the future as the most important site for Japanese economy.

Otemachi in the late Edo era (around 1850)



## - Utilizing the accumulation of history and culture in this area, which has been the centre of Japan since the Edo era -

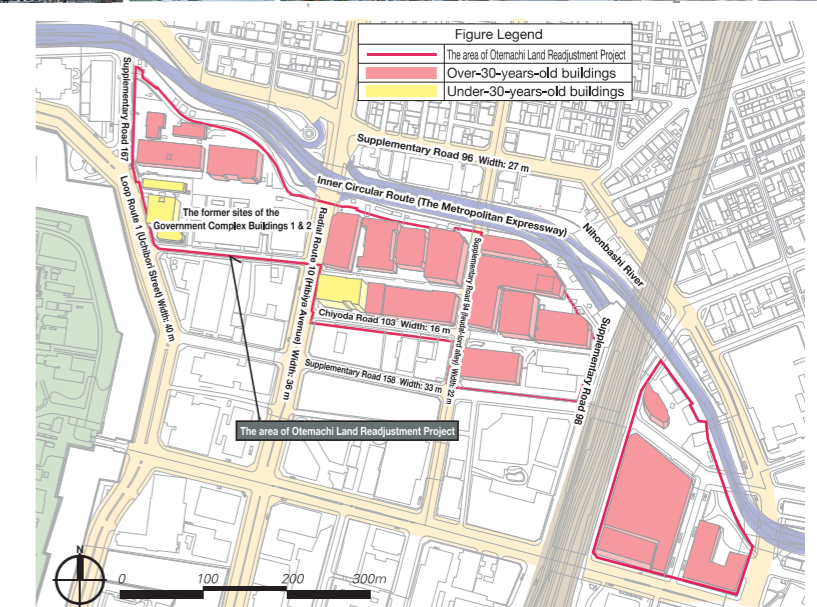
- Edo era**
  - Streets of large block were formed on premises of feudal lords.
- Meiji era**
  - The government offices commencing with Ministry of Finance were located in the Otemachi area with the establishment of the new government in 1869, after entering the Meiji era.
- Early Showa era**
  - Relocation of government offices to Kasumigaseki advanced after the Great Kanto Earthquake and then mass-media and financial institutions built their head offices. Thus the basic image of the current Otemachi area was formed.
- After the World War II**
  - Many office buildings such as Otemachi Building were built accompanying further advancement of accumulation of central business functions.
- At present**
  - Central functions of diverse industries, such as financial, insurance, commercial, communications, and mass-media, are accumulated.
  - Mound for the Head of Masakado, the moat, the stone wall and Tokiwabashi Bridge have a historical atmosphere.



## Present state of the land readjustment area (as of L.R.P. approval (Apr. 2006))

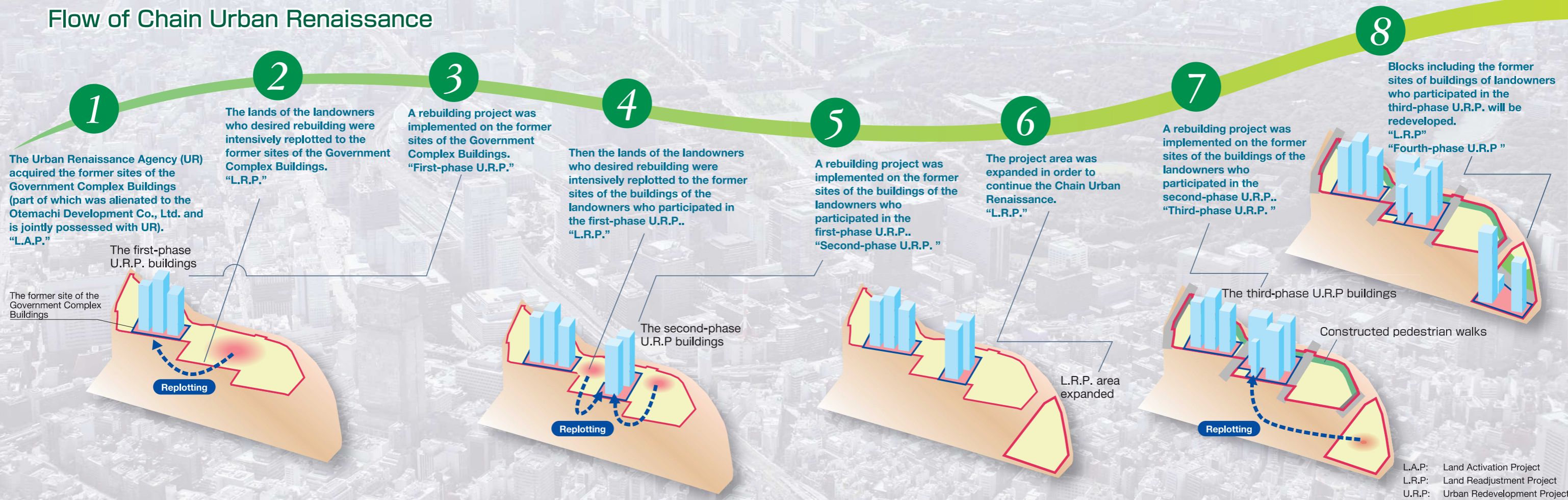


Location:	Faces the JR Tokyo Station Nihonbashi exit, The Nihonbashi River and the Inner Circular Route, are adjacent on the north side.
Nearest stations:	JR Tokyo Station, Otemachi Station (the Marunouchi Line, Hanzomon Line, Tozai Line, and Chiyoda Line of Tokyo Metro and the Mita Line of Tokyo Metropolitan Subways).
Buildings:	Approx. 21 buildings
Landowners, etc.:	25



# Outline of the Chain Urban Renaissance Project

## Flow of Chain Urban Renaissance



## Otemachi is being reborn as a strategic site for global business.

Otemachi plays the central role in Japanese economy as one of the prominent international business centers in the world with many office buildings of enterprises that are active in the fields of international finance, communications, and mass-media standing there.

However, buildings are increasingly aging recently and delays in correspondence to globalization and advanced informatization have been concerned.

Therefore, "The Chain Urban Renaissance Project in Otemachi" is in progress in order to reconstruct Otemachi as a strategic site for global business by rebuilding aged buildings sequentially without suspending their business activities.

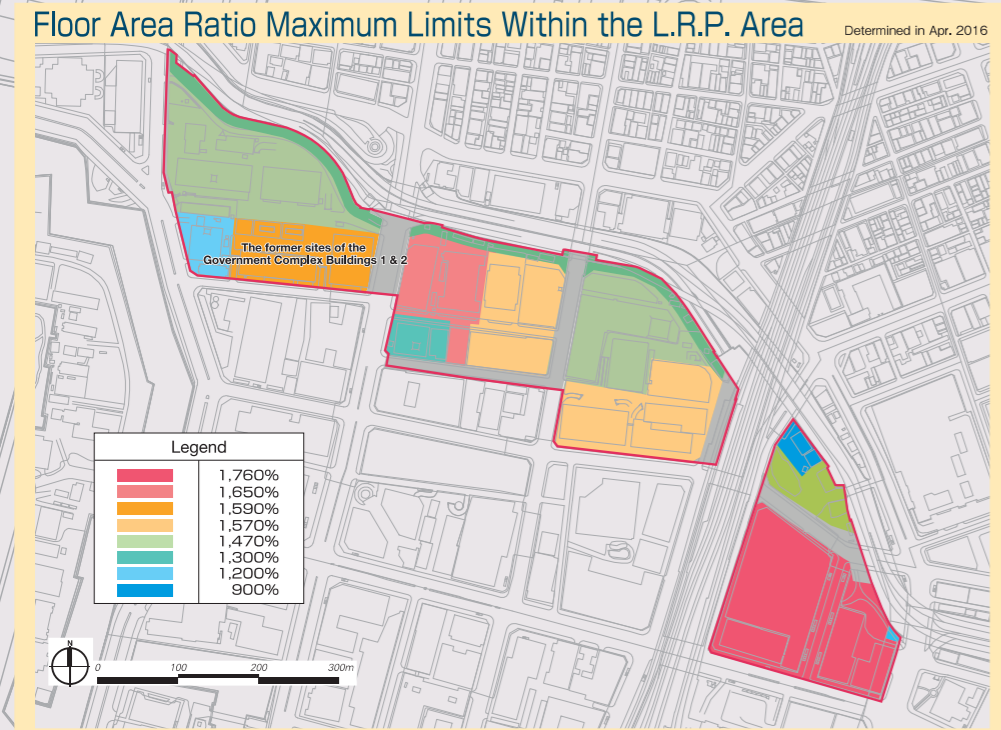
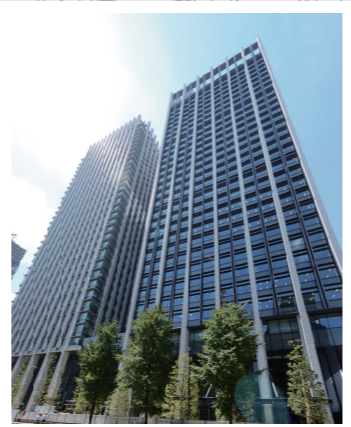
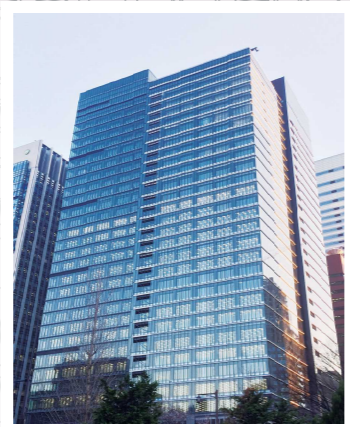
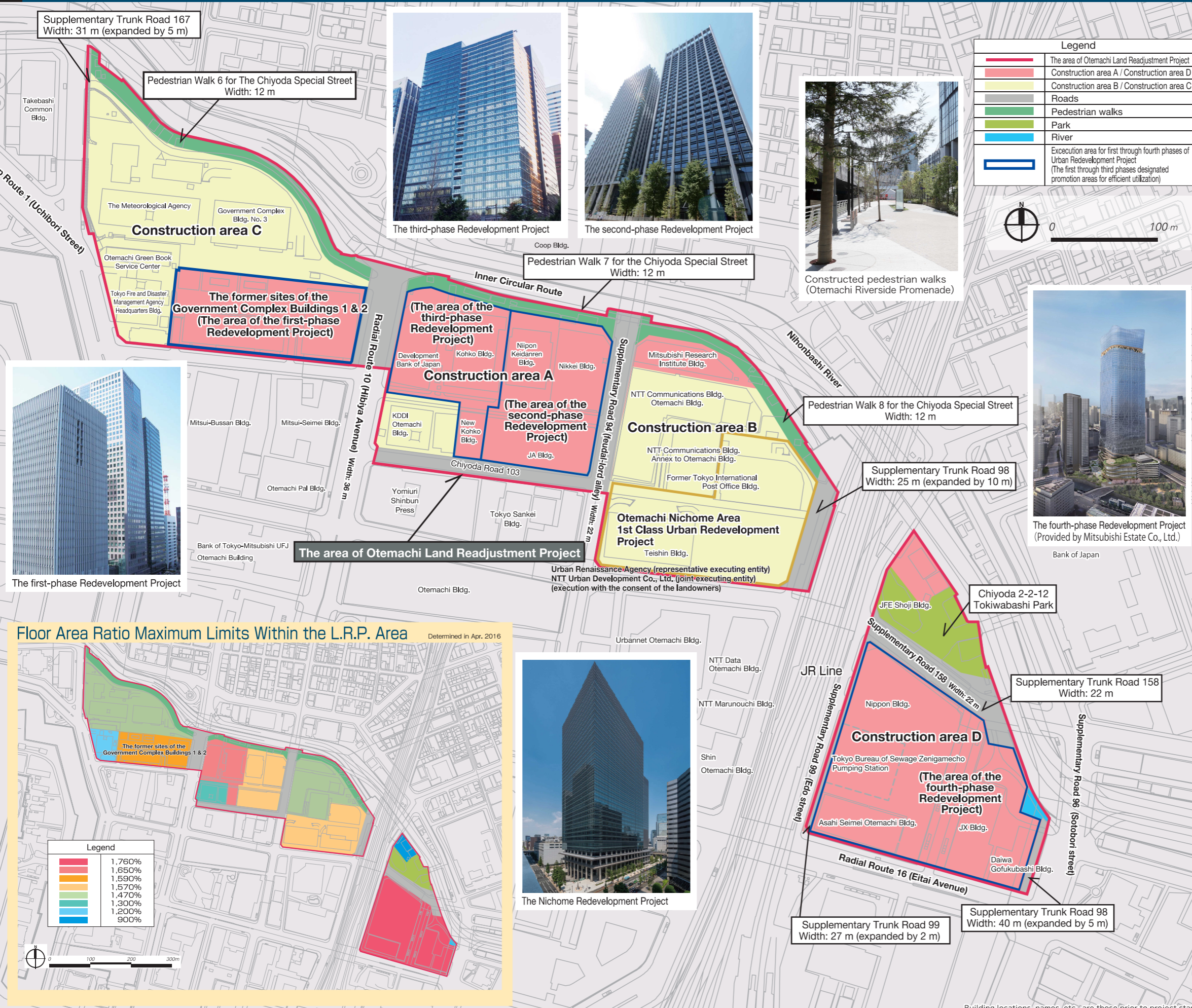
### Basic policy of The Chain Urban Renaissance Project in Otemachi

- 1** Reconstruction of Otemachi as a strategic site for global business by utilizing accumulation of the international finance, communications, and media industries.
- 2** Creation of an integrated urban space full of greenery and enhancing amenities, based on large city blocks.
- 3** Systematic cooperation with adjacent areas such as Kanda and Nihonbashi.
- 4** Community Development in cooperation between the public and private sectors.

## Related Events

July, 2002	Designation for emergency development areas of urban renaissance (first-phase designation) "Tokyo and Yurakucho Stations and vicinity".
Jan. 2003	Authorize of the Fifth Urban Renaissance Project "Regeneration of the site for international business by utilizing the former sites of government complex buildings in Otemachi".
Mar. 2003	Inauguration of "The Council for Promoting Otemachi Urban Planning" (consisting of landowners, Tokyo Metropolitan Government, Chiyoda Ward, and The Council for Promoting Redevelopment of Otemachi, Marunouchi, and Yurakucho areas).
Mar. 2004	The Council for Promoting Otemachi Urban Planning confirmed its "Basic Policies" and requested participation of UR in the project. "The Grand Design for Otemachi Urban planning" was proposed (by the Council for the Otemachi Urban Planning Vision).
June 2004	Foundation of the Otemachi Development Co., Ltd.
Oct. 2004	Conclusion of "The Statement of Mutual Basic Agreement for Otemachi Urban Planning" (among the Tokyo Metropolitan Government, Chiyoda Ward, UR and Otemachi Development Co., Ltd.).
Feb. 2005	Conclusion of "The Basic Agreement Otemachi Urban Planning" (among the Tokyo Metropolitan Government, Chiyoda Ward, UR and Otemachi Development Co., Ltd.).
Mar. 2005	Acquisition of the former site of government complex buildings (1.3 ha) by UR. <b>1</b>
May 2005	Designation of legal city planning in the Otemachi area (including L.R.P.). Conclusion of "The Agreement on Promotion of Otemachi Urban Planning" (among the landowners, UR, Otemachi Development Co., Ltd., and Otemachi Town-planning Co., Ltd.).
June 2005	Proposal of "The Guideline for Landscape Design for Otemachi Urban Planning" (by the Council for Examination of Landscape Design for Otemachi Urban Planning).
Nov. 2005	Assignment of the trust beneficiary right on 2/3 of the common possession portion of the former site of the government complex building from the UR to the Otemachi Development Co., Ltd.
Jan. 2006	Designation of legal city planning in the Otemachi area (including Special Area of Urban Renaissance).
Apr. 2006	Approval of implementation plan of L.R.P..
Sept. 2006	Approval of the replotting plan and designation of provisional replots for L.R.P. (in the area of the first-phase U.R.P.). <b>2</b>
Dec. 2006	Approval of the first-phase U.R.P.. <b>3</b>
Mar-Apr. 2007	Approval of the right conversion plan for the first-phase U.R.P. and Commencement of the constructions of facility buildings.
Apr. 2008	Approval of changing implementation plan for L.R.P..
Aug. 2008	Approval of changing replotting plan for L.R.P..
Sept. 2008	Designation of provisional replots for L.R.P. (in the area of the second-phase U.R.P.). <b>4</b>
Mar. 2009	Designation of legal city planning in the Otemachi area (The change of Special Area of Urban Renaissance). Approval of the second-phase U.R.P.. <b>5</b>
Apr. 2009	Completion of the construction of facility buildings for the first-phase U.R.P..
Oct. 2009	Approval of the right conversion plan for the second-phase U.R.P..
Apr. 2010	Commencement of the construction of facility buildings for the second-phase U.R.P..
Jan. 2012	Designation of Central Tokyo/Waterfront Area as Special Emergency Development Areas of Urban Renaissance.
Oct. 2012	Completion of the construction of facility buildings for the second-phase U.R.P..
Dec. 2012	Designation of legal city planning in the Otemachi area (including change of L.R.P. and Special Area of Urban Renaissance).
Apr. 2013	Approval of changing implementation plan for L.R.P. (second time). <b>6</b>
Aug-Sept. 2013	Approval of changing replotting plan for L.R.P. (second time), and designation of provisional replots (including in the area of the third-phase U.R.P.).
Nov. 2013	Approval of the third-phase U.R.P.. <b>7</b>
Mar. 2014	L.R.P. construction areas B and C undergo replotting.
Mar-Apr. 2014	Approval of the right conversion plan and commencement of the construction of facility buildings for the third-phase U.R.P..
Apr. 2014	Opening of pedestrian walks.
Dec. 2015	Designation of provisional replots (in the area of the fourth-phase U.R.P.). <b>8</b>
Apr. 2016	Completion of the construction of facility buildings for the third-phase U.R.P.. Designation of legal city planning in the Otemachi area (The change of Special Area of Urban Renaissance).
Sep. 2016	Approval of the fourth-phase U.R.P.. <b>8</b>
Mar-Apr. 2017	Approval of the right conversion plan and commencement of the construction of facility buildings for the fourth -phase U.R.P..

# Outline of the Project



Outline of the land readjustment project	
Project name	The Land Readjustment Project for Tokyo Metropolitan City Planning The Otemachi Land Readjustment Project
Executing entity	Urban Renaissance Agency
Size	Approx. 17.4 ha
Period	Fiscal Year 2006 to 2029 (including 1-year settlement period)
Average site-reduction rate	Approx. 8.6 %
Project expenses	Approx. 91.7 billion yen

Outline of the first-phase Redevelopment Project	
Project name	Otemachi Itchome Area 1st Class Urban Redevelopment Project
Executing entity	Otemachi Development Co., Ltd. (execution with the consent of the landowners)
Area/Size	The former sites of the Government Complex Buildings 1 & 2 Approx. 1.3 ha
Period	Fiscal Year 2006 to 2013
Total floor area	Approx. 236,000 m <sup>2</sup>
Number of stories	Nikkei Building 31 stories above ground JA Building 37 stories above ground Nippon Keidanren Building 23 stories above ground 4 stories below ground

Outline of the second-phase Redevelopment Project	
Project name	Otemachi Itchome Second Area 1st Class Urban Redevelopment Project
Executing entity	Urban Renaissance Agency (representative executing entity) Mitsubishi Estate Co., Ltd. (joint executing entity) (execution with the consent of the landowners)
Area/Size	The former properties of the landowners participating in the first-phase Redevelopment Project Approx. 1.4 ha
Period	Fiscal Year 2008 to 2016
Total floor area	Approx. 242,500 m <sup>2</sup>
Number of stories	Otemachi Financial City North Tower 30 stories above ground, 4 stories below ground South Tower 34 stories above ground, 4 stories below ground

Outline of the third-phase Redevelopment Project	
Project name	Otemachi Itchome Third Area 1st Class Urban Redevelopment Project
Executing entity	Mitsubishi Estate Co., Ltd. (execution with the consent of the landowners)
Area/Size	Part of the former properties of the landowners participating in the second phase Approx. 1.1 ha
Period	Fiscal Year 2013 to 2017
Total floor area	Approx. 207,500 m <sup>2</sup>
Number of stories	Otemachi Financial City Grand Cube 31 stories above ground, 4 stories below ground Accommodation building 18 stories above ground, 3 stories below ground

Outline of the fourth-phase Redevelopment Project	
Project name	Otemachi Nichome Tokiwabashi Area 1st Class Urban Redevelopment Project
Executing entity	Mitsubishi Estate Co., Ltd. (execution with the consent of the landowners)
Area/Size	Includes the former properties of the landowners participating in the third-phase Redevelopment Project Approx. 3.1 ha
Period	Fiscal Year 2016 to 2027
Total floor area	Approx. 740,000 m <sup>2</sup>
Number of stories	TOKYO TORCH Tokiwabashi Tower 40 stories above ground, 5 stories below ground Torch Tower 63 stories above ground, 4 stories below ground Building C 4 stories below ground Building D 9 stories above ground, 3 stories below ground

Outline of the Nichome Redevelopment Project	
Project name	Otemachi Nichome Area 1st Class Urban Redevelopment Project
Executing entity	Urban Renaissance Agency (representative executing entity) NTT Urban Development Corporation (joint executing entity) (execution with the consent of the landowners)
Size	Approx. 2.0 ha
Period	Fiscal Year 2013 to 2023
Total floor area	Approx. 354,000 m <sup>2</sup>
Number of stories	Otemachi PLACE West Tower 35 stories above ground, 3 stories below ground East Tower 32 stories above ground, 3 stories below ground

Building locations, names, etc., are those prior to project start