

TOD  
Type(2)(3)

TOD  
Opportunity(1)

Affordable  
Housing

# Tsukuba Express Town

-Tokyo, Saitama, Chiba, Ibaraki

Area wide development along with  
new express railway line  
(1991~)

## Key Issue

- Railway blank area on north-east of Tokyo and overcrowded existing railway trains
- Access improvement from Tokyo to Tsukuba Science City as a national new city project



Tsukuba Science City



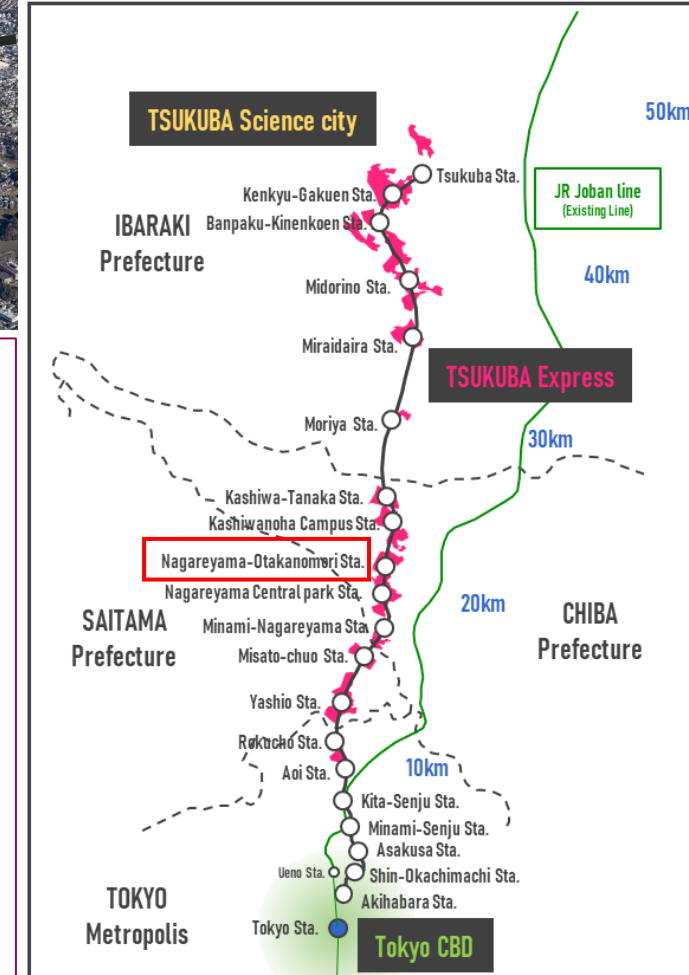
## Project Approach

- Railway route plan to connect to existing railway lines enhancing transport hub function
- Integrated development scheme to promote railway construction  
Local governments and UR have implemented Projects around 14 new stations and cooperated in securing land for railway and stations in accordance with special law
- Population growth to secure railway ridership by housing development (2.6 times in 2019 compared to 2005)
- Introducing feeder transportation by station square to promote attractive multi functional urban area along the railway line

Area:3,200ha

Role of UR: Implementor (Land Readjustment, 1,558ha)

## Project Map



Integrated Development Project Site

Project on next sheet



TOD  
Type(2)

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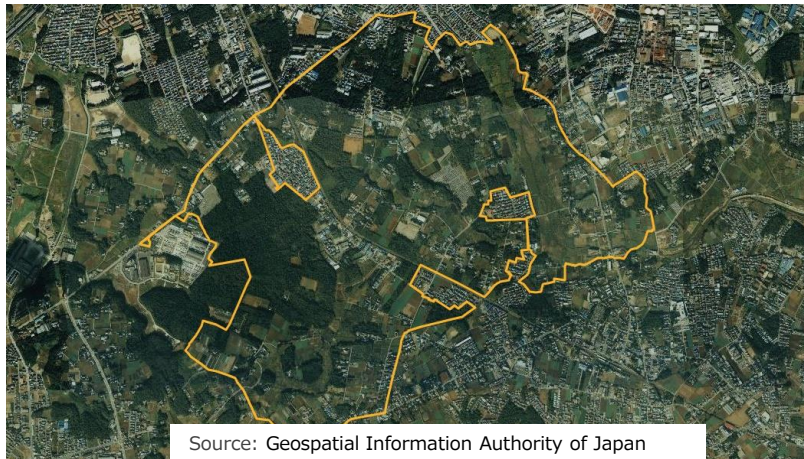
# Nagareyama Otakanomori

-Nagareyama, Chiba  
Creating attractive transport hub  
as a regional core  
(2000~)



## Key Issue

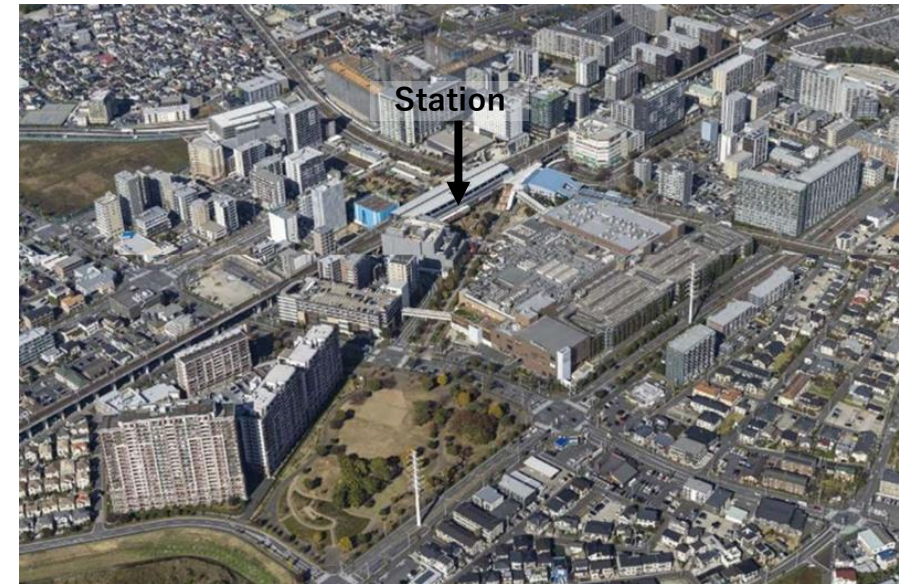
- Urban sprawl as housing and industrial development without having regional center core
- Require for proper arrangement of various city functions and infrastructure



Source: Geospatial Information Authority of Japan

## Project Approach

- Planned urban Development around the new railway station which directly connects to Tokyo CBD
- Strengthen the transport hub function with a pedestrian deck connecting the stations of two railway lines and station square
- Improving the city attractiveness through commercial facilities integrated with the public space in front of the station



Area: 275ha

Role of UR: Implementor (Land Readjustment)

※TOD Type (1)Hub/Terminal, (2)Node, (3)Local, (4)City Center

※TOD Opportunity (1)New Railway, (2)New station, (3)Upgrade of Existing Sta.,(4)Land Use change on station surroundings