

晴	高	木	川	路	米	晴	高	木	川	路	米		
雲	新	立	曙	志	淀	雲	新	立	曙	志	淀	神	
明	百	諏	中	緑	金	明	百	諏	中	緑	金		
船	海	幕	野	並	船	海	幕	野	並				
了	仲	復	草	兵	高	松	了	仲	復	草	兵	高	松
	又	儿	日	川	西	御		又	儿	日	川	西	御
森	金	コ	光	亡	平	森	金	コ	光	亡	平		
	学	奈	H	利	毛		学	奈	H	利	毛		
	別	志		亩	鈴	阿		別	志		亩	鈴	阿
立	恵		吾	晴	川	立	恵		吾	晴	川		



Since its foundation as the Japan Housing Corporation, Urban Renaissance Agency has provided 1.51 million residences in mainly major metropolitan areas over the past half century. The development of a large number of residences was urgently in demand starting in the late 1950s and early 1960s in response to a residence shortage. Rapid urbanization continued into the late 1960s and early 1970s, when the focus of housing design was placed on the social integration of communities. This phenomenon was in response to the rejection of housing complexes by local governments, and the late 1970s to early 1980s saw the emergence of new types of housing, such as town houses and new-model mid-to-high-rise apartments. In the late 1980s to early 1990s we worked on the development of various types of housing including "alpha-rooms" to promote the development of townscapes and super-high rise complexes. The agency now commits itself to housing design that keeps up with urban dwelling and symbiosis housing, as well as urban renaissance and town production. This brochure lists sites particularly characteristic from among these, as "100 Housing Complexes," for which we take a look at their basic design concepts and background behind their development.

03 05

1955-1964

With standardization and mass production as designing requirements for the purpose of mass housing development to solve the post-war shortage of residences, the period from the late 1950s to the early 1960s was an era of "mass-housing" based on standard designs. Those days, collective housing itself was rare, and the creation of types of residences for average households was a key focus; it was in this period when the new dining/kitchen style typically represented by stainless-steel sinks was designed and developed to eventually make the prototype of standard design. By arranging such standard-design buildings such as flat plate- and direct access-type medium-rise apartment houses, star houses, and terrace houses, taking specific geography and living flow into consideration, diverse housing complexes were created.

With the creation of a variety of housing complexes based on the layered-composition theory, focusing on facility-inviting areas, as well as space constitution method including neighborhood unit theory, designing concepts and standards were also compiled into a set of "guidelines for the construction of housing complexes" during this period. In order to make the most of four-hour daylight at around the time of the winter solstice and secure residential privacy, the guidelines stipulate the standard building pitch as 1.8 times as long as the height of the building (2.5 for terrace houses). This concept has since established itself as a general reference to help secure uniform housing performance for all housing units.

Outdoor space would be developed with particular attention to the arrangement of children's playgrounds as a core of communication among the residents. For the formation of neighborhood communities, an infant park (play lot) would be located in every 100-m diameter area with consideration to how complex buildings are grouped. As a system that takes into consideration not only children but adults' communication, the NS-pairing, or the combination of south and north park entrances, were introduced as a space design to create neighborhood-based living areas, in Musashino Midoricho Park Town and Nogeyama housing complexes, among others. The pedestrian-oriented space composition was introduced, in which roads would be developed based primarily on pedestrian-vehicle separation with pedestrians' roads serving as the main axes of a complex as the living flow, and networking playgrounds, parks, and facilities.

- Housing complexes in 1955-1964
- 001, Kanaoka
- 002, Nogeyama
- 003, Akebono
- 004, Shiga
- 005, Hirumi
- 006, Tamadaira
- 007, Mikage
- 008, Soka Matsubara
- 009, Akebono
- 010, Takanedai
- 011, Higashi-Hatogaya
- 012, Higarigaoka
- 013, Akabonedai



Floor plan for 3-bedroom housing with a dining/kitchen unit



In those days when the agency was first founded, sinks were still rare and the agency would even provide a dining table in some complexes.

Nogeyama 002

Nishi-ku, City of Yokohama, Kanagawa
Approx. 0.6 hectares with 120 residential units,
built in 1956 (for sale)

Standing atop Nogeazaka slope in front of Nogeyama Zoo, a ten-minute walk from Sakuragicho Station on the JR Keihin-tohoku Line, Nogeyama housing complex is a small complex with a view, consisting of two star-shaped and three direct-access housing buildings, where several methods of space composition were introduced, including the NS-pairing to connect the neighborhood. The complex has been well loved as a calm residential block for its surrounding environment, including neighboring Nogeyama Park lined with beautiful trees and a view over the City of Yokohama center as well as the port.



Akebono 003

Sawara-ku, Fukuoka City, Fukuoka
Approx. 1.3 hectares with 240 residential units,
built in 1956 (for rent)

Located about 4 km in the west-southwest of Tenjin, the center of Fukuoka City, this is the agency's first housing complex built in Kyushu region. With parallel-arranged four-story mid-rise housing buildings facing south, while its main structure consists of four star-shaped housing buildings on the west front, this small-sized housing complex has two housing types, namely 2-bedroom with kitchen (private floor area: 32 m²) and 2-bedroom with kitchen/dining (39 m²) units, both having the kitchen fitted with an artificial stone finish (man-finished) sink. It was also characterized by the use of quality materials, as could be seen in the use of cobblestone in the aggregate concrete. The complex was rebuilt as Urbane Renaissance Akebono in 1995.



Shiga 004

Kita-ku, Nagoya City, Aichi
Approx. 8.3 hectares with approx. 1,300 residential units,
built in 1956 (for rent)

The Shiga housing complex, located in an area approximately 18 minutes by bus from the center of Nagoya city as the first complex by the agency's Nagoya Branch, consists of a combination of two large parks and three types of mid-rise housing buildings including a star-shaped and flat plate-type (direct-access and corridor type) buildings. To create local characteristics in the flat terrain, star-shaped housing buildings were introduced so that they were incorporated with curving roads and parks, which was a forward-looking combination back then. The complex was rebuilt as Urban Rafre Shiga in 1995.



Kanaoka 001

Sakai City, Osaka
Approx. 6.2 hectares with 900 residential units,
built in 1956 (for rent)

As the first housing complex provided by the former Agency, the Kanaoka housing complex consisted of flat plate-type and star-shaped medium-rise residential buildings with all units being 2-bedrooms with a dining/kitchen area. Although the space composition was highly dense for complexes built in that time, the complex showed signs of a variety of attempts made in terms of townscape and outdoor environment development, with the aim of development of an advanced housing block. Methods of arranging trees as landmarks and rows of cherry blossom trees along the peripheral roads, as well as playgrounds along pedestrian roads are still effective in the present day. Boasting the spirit to jump-start the newly born agency, the housing complex has recently been reconstructed as Sunvarie Kanaoka.



Tamadaira 006

Hino City, Tokyo
Approx. 29.6 hectares with approx. 2,800 residential units,
built in 1958 (for rent)

Standing atop a green hill close to on the JR Chuo Line Toyoda Station, Tamadaira housing complex is a leafy housing complex scattered with 1 to 4-story residential buildings that is a representative "landscape-centric" complex that derives modeling themes from the existing woods and regional landscapes to compose the space. Its groups of clustered terrace houses and earthy open areas that fill the gaps in between, large trees and parks for children to freely play and run around, and well-networked pedestrian roads all give organic atmosphere. Regenerated as Tamadaira-no-mori housing complex after the rebuilding project, the complex now serves a popular residential oasis along with the natural parks of fully-grown trees.



Mikage 007

Higashinada-ku, Kobe City, Hyogo
Approx. 3.7 hectares with approx. 400 residential units,
built in 1958 (for rent)

Built on the south-facing slope of Mt. Rokko approximately 5 km from the center of Kobe City, Mikage housing complex was called "woodland housing complex" as it was developed with environmental care such as preserving pine and sawtooth oak trees in the existing woods with minimum land development. The area, particularly with eight star-shaped residential buildings located on the east front of the premise, created a spectacular landscape with varied views combining the slope topography with buildings scattered in the pine forest. The rebuilding project started in 1996 has recreated the complex as Green Hills Mikage based on a concept of environmental harmony with care to the landscape, environment and creatures, following the original characteristics of the complex.



Soka Matsubara 008

Soka City, Saitama
Approx. 49.1 hectares with approx. 5,900 residential units,
built in 1962 (for rent)

Sitting in a widespread area in front of Matsubara-danchi Station on the Tobu-Sesaki Line, Soka-matsubara housing complex was dubbed as Asia's biggest housing complex at the time of its building representing the "living-centric" concept of design themes derived from the residents' living activities. It was the first housing complex that schematized the concept of pedestrian-vehicular road separation, with the pedestrian road networks as the core space of the complex. It also had residential buildings and facilities arranged based on a typical "layered-composition method," in which four residential ward units, each based on the area of use of living facilities, served as a residential ward unit one level higher than another, in a manner that convenience in facility use was always secured. Currently, a rebuilding project is underway.



Akebono 009

Minami-ku, Sapporo City, Hokkaido
Approx. 11.3 hectares with approx. 1,300 residential units,
built in 1963 (for rent and sale)

This is a housing complex located on the east side of the Toyohira River in the south of Sapporo City. Mid-rise residential buildings located along with the curving road running through the center of the complex provide a varied view of the landscape, while red slanted roofs on each building and chimneys sticking out of the roofs make a charming impression.

more...

011 Higashi-Hatogaya
Hatogaya City, Saitama
The first public art complex (use of street furniture); succeeded after rebuilding

012 Hibarigaoka
Nishi-Tokyo City, Tokyo
Building arrangement centered around the neighborhood units; pedestrian-only roads; double-lined trees; playgrounds with no border; NS-pairing

013 Akabanedai
Kita-ku, Tokyo
Development of housing complex space designs as a model for Tokyo complexes; orthogonal arrays/confined blocks; star-shaped buildings taking advantage of hilly terrain; diverse urban housing/split-level floor styles

Harumi 005

Chuo-ku, Tokyo
Approx. 3.1 hectares with 670 residential units,
built in 1957 (for rent and sale)

Boasting to be the first-ever high-rise apartment (10-story) public housing complex, the Harumi housing complex was a frontrunner for urban habitation. For its innovation in housing with the use of an elevator-equipped 3-story/6-unit steel-cage construction and split-level floor styles as well as landscape development-oriented designs as seen in the ocean-view building arrangement, the complex has been known as the first case of urban designing. Over the subsequent course of time, the surrounding area underwent redevelopment to be newly born as Harumi Island Trifon Square. Part of the high-rise apartment units have been removed and reconstructed at the Urban and Housing Technology Research Institute for preservation.

Takanedai 010

Funabashi City, Chiba
Approx. 48.6 hectares with approx. 4,900 residential units,
built in 1961 (for rent and sale)

Stretching east to west, the housing complex has three train stations nearby on the Shim-Keisei Line running through the water divide between Tokyo Bay and the Lake Inba drainage system: Takane-kodan (a rare train station name that specifically indicates a public agency, or "kodan"), Takane-kido, and Kita-narashino. When tenants first moved in, the railway line was not yet running and residents had trouble commuting; the complex would be ridiculed as a "solitary island on the land," which later spread as a common term. As a measure for restraining dust from the fields surrounding the complex, mid-rise residential buildings are arranged rampart-like along the border of the premise. With slender mid-rise tower residential buildings located along the valley gutter in the premise (townscape development taking advantage of slopes) and terrace houses on top of the coves (geometric urban space), the complex is characterized as having space composition that incorporates the geometric properties ("landscape-centric"), boasting beautiful landscape filled with greens on the gradual slopes up the coves as well as buildings and Japanese black pines. A rebuilding project is currently underway.





03 4 5

- Housing complexes in 1965-1974
- 014, Takashimadaira
 - 015, Yonamoto
 - 016, Mataho
 - 017, Kanayama
 - 018, Mogusa
 - 019, Narakita
 - 020, Hyogo Ekimae
 - 021, Tachibana 1st
 - 022, Heijo 2nd
 - 023, Kibougaoka

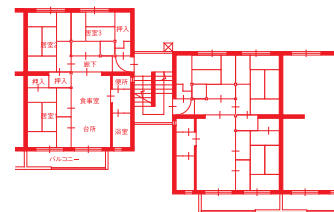
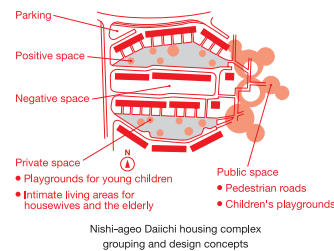
1965-1974

With a series of mass housing supply in the urban areas over a short period of time in the late 1950s and early 1960s, the development of housing complexes came to increase burdens on local governments and caused conflicts with residents of the neighboring areas. During the subsequent decade, therefore, integration with neighboring areas became an important design consideration. Measures were taken to avoid negative impacts on the neighborhood, by means of developing public and community facilities and parks that contribute to the community, conserving green land, and incorporating disposal stations and other potentially disliked facilities within the premise, as a part of efforts to provide housing complexes that contribute to the improvement of living and natural environment in the area. However, securing various facilities and spaces for the purpose of community integration resulted in smaller land area available for housing use, which in turn required more intensive and high density land use. As a result, an arrangement with a mixture of mid- and high-rising residential buildings became more popular.

Large-sized housing complexes with parallel-arrayed buildings developed in abundance as a result of standardization and mass-production were under fire as a homogeneous space lacking character, and efforts were started to erase monotony in the design. Segmentation of the long, dehumanized residential buildings was now considered, space compositions other than parallel arrays were

developed, and the creation of the sense of territory by means of confined and orthogonal arrays was suggested. A number of various housing complexes were created as a result, from Shakuji Koen which introduced specially-designed echelon-structure residential buildings to give character to an otherwise monotonous housing complex landscape, and Sodegaura, that used orthogonal arrays taking advantage of the landform angled to 45 degrees; to Nishi-ageo, which had an array of common gardens created by modified confined spaces surrounded by several buildings, and Koganehara where playgrounds and resting spaces were arranged around the residential units.

As the neighborhood unit theory received criticism for its uniform density arrangement and tendency to produce closed space, the concept of space composition was modified to open-community theory aiming for the creation of urban communication. The stepwise structure of the neighborhood residential blocks, meanwhile, could not keep up with the increasingly higher density, and thus evolved into the urbanity theory that focuses on needs of facility users and the living styles in a high density environment. As for residential unit planning, public-private space type residences with a clear distinction between the living room and bedrooms (LDK plan) were designed, while at the same time the old housing complex-type designs were eliminated.



Floor plan for a house with separate staircase

Takashimadaira

014

Itabashi-ku, Tokyo
Approx. 36.5 hectares with approx. 10,000 residential units,
built in 1972 (for rent and sale)

Closely located to two train stations on the Toei Mita Line connecting to the city center in approximately 30 minutes, Takashimadaira housing complex exists as a residential block with good transportation convenience. With a total of over 10,000 residential units including about 1,900 for sale, it is one of the nation's largest high-rise and high-density housing spaces, while it successfully realizes a quiet space within the town block by arranging residential buildings roadside, combining double-corridor north-south long residential buildings with flat plate-type residential buildings on the south front. One of its appeals is its highly resident-focused outdoor space, such as water fountains, ponds and other waterscape facilities arranged along the pedestrian roads as design features to keep its residual space as a former rice paddy area, and uniquely designed plazas for individual town blocks.



Yonamoto 015

Yachiyo City, Chiba
Approx. 31 hectares with approx. 3,000 residential units,
built in 1970 (for rent)

Located approximately 5 km north of Katsutadai Station on the Keisei Line, Yonamoto housing complex (one of the city government-designated "50 hometown scenes") has a uniquely composed space with its block plan showing the Chinese character for "rice," which is used in the name "Yonamoto" written in Chinese characters. Placing the direct-access units on the gable end of mid-rising residential buildings has helped to concentrate the living flows in the gable end of a residential building, creating landscapes and life scenes not often seen in other complexes. Along the 30-m wide pedestrian street running through the center of the premise are various facilities that make up multi-purpose open space, which also creates a highly centripetal landscape.



Mogusa 018

Hino City, Tokyo
Approx. 38.1 hectares with approx. 2,400 residential units,
built in 1969 (for rent and sale)

Mogusa housing complex was built on a hilly area about 7 minutes by bus from Takahata-fudo Station on the Keio Line. Under the theme of developing residential buildings that matches diagonally-formed land, those such as high-rise residential towers, mid-rising buildings with separate direct-access staircases, and those with shifted gable walls, in which building walls at the gable end are shifted in up-down and front-back directions according to the slope of the land. At the center of the premise are high-rise residential units as the landmark of the complex, with the north-south pedestrian mall lined with town block gates (cluster of 200 residential units) and scattered small parks.



Mataho 016

Nishi-ku, Nagoya City, Aichi
Approx. 3.3 hectares with approx. 1,000 residential units,
built in 1967 (for rent)

At about 5 km north of Nagoya Station, Mataho housing complex was built as a model for factory site redevelopment projects, with the country's first 15-story high-rise residential buildings and other facilities such as supermarkets, restaurants, and swimming pools. In order to secure as much foliage as possible in such high-density developed land, building landscaping measures were taken, such as plants equipped with an automatic irrigation system that uses solenoid valves to detect moisture transpiration at the outside of the elevator hall on each floor. Such initiatives resulted in its reputation as sunshine- and plant-filled, ideal housing in the era of mass supply.



Kanayama 017

Jonan-ku, Fukuoka City, Fukuoka
Approx. 13.8 hectares with approx. 1,600 residential units,
built in 1968 (for rent and sale)

This is a large complex with residences for both rent and sale, standing on a hilltop area 5 km southwest of Tenjin, the center of Fukuoka City. With the beautiful outline of the uphill incline from the west toward the east being well taken into consideration in the design of the complex, this large-sized housing complex based on parallel-arranged buildings successfully creates a highly diverse landscape through effectively arranged box- and echelon-structured and pier-based residential buildings.

more...

022 Heijo 2nd
Nara City, Nara
Beautiful outdoor design that incorporates pedestrian-only streets, created by a garden designer

023 Kibougaoka
Setagaya-ku, Tokyo
8-story box frame construction



Narakita 019

Aoba-ku, City of Yokohama, Kanagawa
Approx. 8.4 hectares with approx. 1,600 residential units,
built in 1971 (for rent)

Located a 15-minute walk from Tamagawa Gakuen-mae Station on the Odakyu Line, Narakita housing complex was developed on a site acquired from part of the area for a private sector housing land development project. To realize appropriate rent for an area close to such a popular train line, measures such as the use of high-rise residential buildings and well-organized building arrangement were taken to secure the highest possible density at the time of development. Cutting-edge designs were introduced, including the development of 8-story residential buildings with three-layer skip direct-access units ("BCS"), which were arranged by lining them in a hexagonal shape, while placing play areas on the parts connecting these residential buildings.



Hyogo Ekimae 020

Hyogo-ku, Kobe City, Hyogo
Approx. 0.7 hectares with approx. 370 residential units,
built in 1973 (for rent)

Using the area in front of JR Hyogo Station which served approximately 50,000 passengers daily at the time of its development, this was a redevelopment project area for the purpose of improving the potential of the area and making a new gateway to the station area, through active involvement of public institutions. The low-rise block connecting two 20-story residential buildings has shops and other commercial establishments, along with public institutions such as the labor community center, a nursery, and a daycare center, as well as a public square built on man-made hill. Putting residential, commercial and public functions into one area, this serves as a convenient and user-friendly station-front hub.



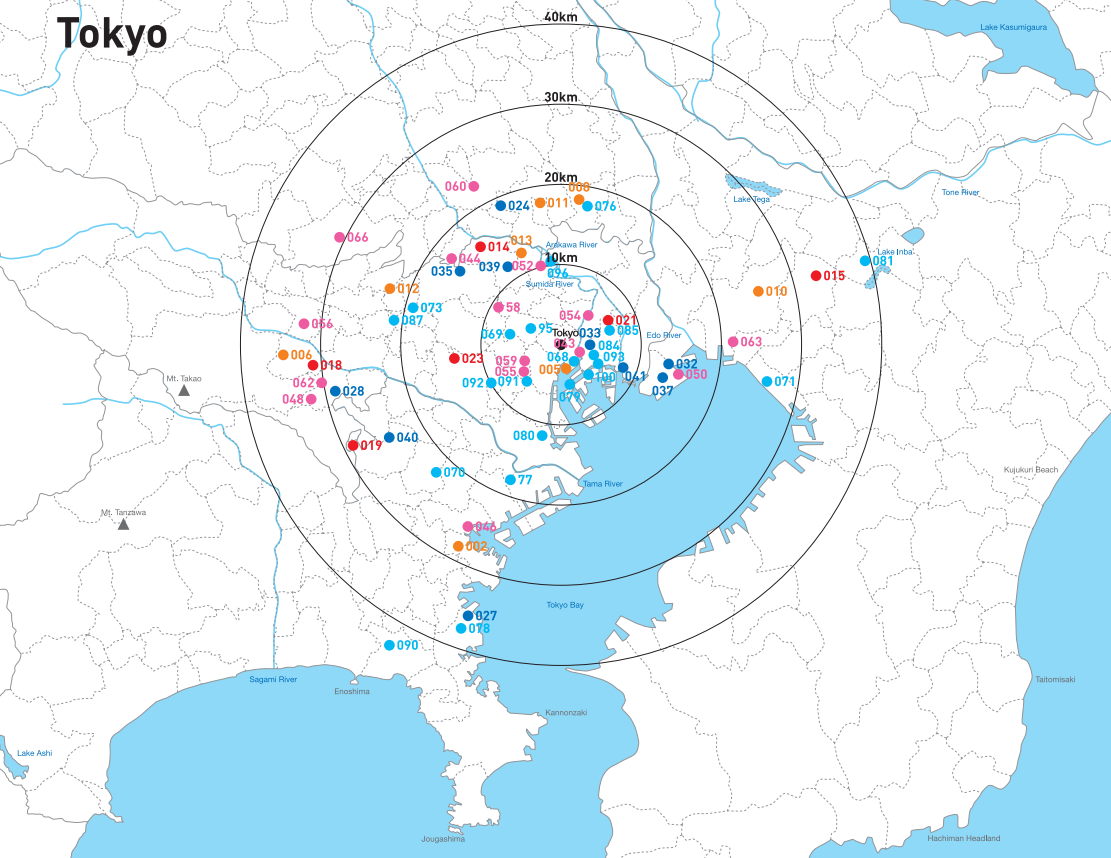
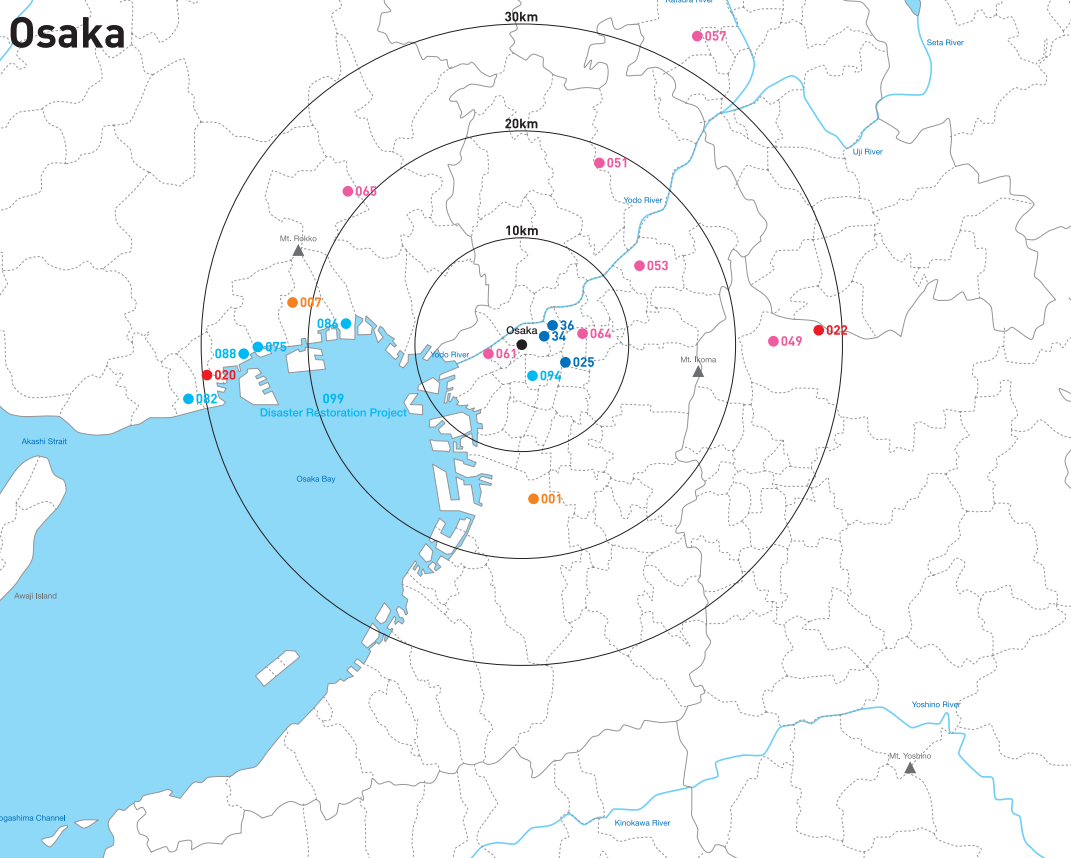
Tachibana 1st 021

Sumida-ku, Tokyo
Approx. 4.0 hectares with approx. 1,600 residential units,
built in 1974 (for rent)

A 3-minute walk from Higashi-suzuma Station on the Tobu Kamada Line, this complex is located in a downtown high-density town block with small- and medium-sized factories and a shopping district along the railway line. In addition to housing in the town block under the area development, a redevelopment project to cover part of the northern area of the premise as well as adjacent private-owned areas was carried out. In the central plaza located between the two double-corridor north-south stretching residential buildings, grassy areas and playgrounds are arranged to create an open space, serving not only residents of the complex, but people in the neighborhood as well.

Osaka

Tokyo

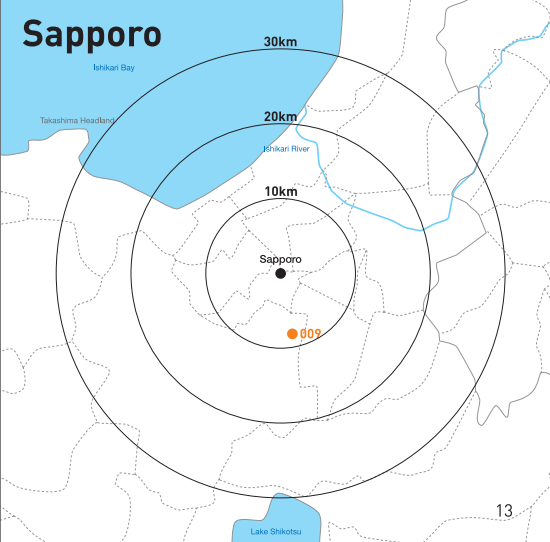
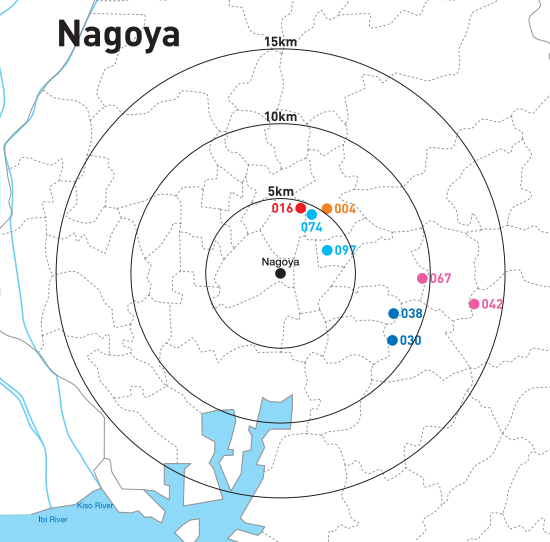
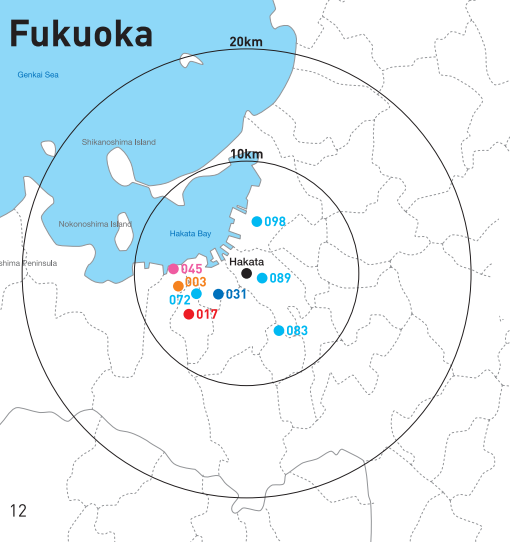


Fukuoka

Hiroshima

Nagoya

Sapporo



Housing complex in 1975-1984
 024, Kawaguchishibazono
 025, Morinomiya 2nd
 026, Suzugamine
 027, Kanazawa Seaside Town
 Namiki 1-chome 1st
 028, Tama NT Townhouse Suwa
 029, Higashi Oji Takano

030, Yagoto Omoteyama
 031, Park Heights Hirao Sanso
 032, Urayasu New City Inlune Kita Estate
 033, Kiba Koen Miyoshi Housing Complex
 034, Yodogawa Riverside Town
 035, Hikarigaoka Park Town
 036, Riverside Tomobuchi
 037, Imagawa

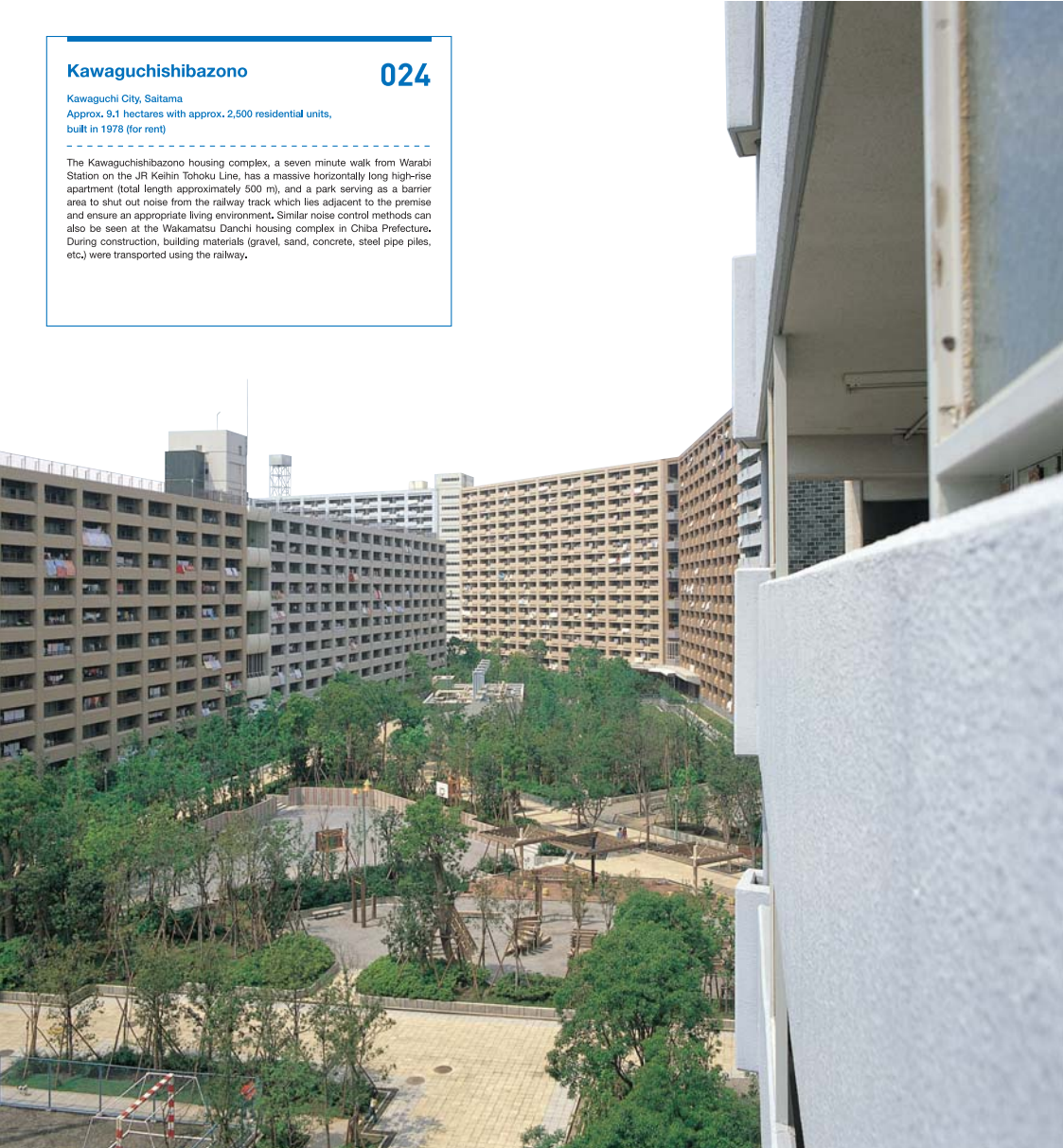
038, Yagoto Honmachi
 039, Maenochi Heights
 040, Susukino 3rd
 041, Kasai Clean Town

Kawaguchishibazono

024

Kawaguchi City, Saitama
 Approx. 9.1 hectares with approx. 2,500 residential units,
 built in 1978 (for rent)

The Kawaguchishibazono housing complex, a seven minute walk from Warabi Station on the JR Keihin Tohoku Line, has a massive horizontally long high-rise apartment (total length approximately 500 m), and a park serving as a barrier area to shut out noise from the railway track which lies adjacent to the premise and ensure an appropriate living environment. Similar noise control methods can also be seen at the Wakamatsu Danchi housing complex in Chiba Prefecture. During construction, building materials (grave, sand, concrete, steel pipe piles, etc.) were transported using the railway.



Morinomiya 2nd

025

Joto-ku, Osaka City, Osaka
 Approx. 4.2 hectares with approx. 1,700 residential units,
 built in 1976 (for rent)

Morinomiya 2nd, which lies within walking distance from Morinomiya Station on the JR Kanjo Line, is a housing complex comprised of densely-packed high-rise residential buildings. It was carried out as an area development project. With the four apartment towers located from north to south, open spaces are landscaped with green areas such as miniature gardens and streams, as well as a hot water pool to provide residents with an open recreational space. Leading-edge facilities include waste and air transportation equipment applying a vacuum waste collector, district heating and hot-water supply system making use of the afterheat of incinerators, indoor playrooms (lounge) for children provided every four stories of each super high-rise apartment, and a community floor on the eighth floor of each apartment which serves also as an evacuation floor accessible by ladder trucks.



The late 1970s and early 1980s marked the start of a turbulent period in the housing industry in Japan. The mass housing supplied during the decade previous to the period was criticized as being expensive, inconveniently located, and small. This led to an enormous number of vacant homes, subjecting public corporations to unprecedented criticism. Many of the housing complexes that were being planned or under construction had to undergo reviewing in thorough efforts to change housing designs from quantity to quality. With the focus on identifying diversifying needs and responding specifically to resident needs, the design themes in the decade between 1975 and 1984 were location and boosting demands, and so these were analyzed carefully with developments carried out meeting site characteristics. At the same time, efforts were also made to do away with narrow and small housing (e.g. frontage-saving residential buildings, combining two units into a larger one) and cutting costs by streamlining (e.g. adopting unit bathrooms). To boost demands, various efforts to add new appeal to homes were made, including development of town houses and other house-type models built directly on the ground ("earth-type"), the development of concept-focused housing such as furnished homes and cooperative houses, introduction of facilities

available to residents such as tennis courts, increased parking lot installations, and mid-rise residential buildings with gardens. Within the context of those efforts, various new design policies/trends were presented, quality and diversity (small lot production of diverse products), sophistication of design, custom-made design per housing block, per building, per unit, integrated private and public vehicular flows, formation of valuable corporate assets, etc., demonstrating that the decade was an era of transition from standard designs to diversification. As a result, this decade witnessed the development of unique and appealing housing complexes, with the enthusiastic use of town houses (Town House Suwa), inheritance of historical landscape (Kita Oji Takano), semi-earth type housing (Yagoto Honmachi), new mid-rise models with an intention to make use of the locational characteristics of the homes (Susukino No. 3), densely built mid-rise buildings due to topology (Heijo No. 1), and development of a common garden inside housing compounds by combining two households to one larger unit based on the two-by-four method (Satsukigaoka). Residential construction based on research of module unit type living space (KEP House), the pioneer of SI homes, was also seen during this time.



Suzugamine 026

Nishi-ku, Hiroshima City, Hiroshima
Approx. 1.2 hectares with 120 residential units,
built in 1977 (for rent)

Suzugamine housing complex is about a five-minute walk toward the north from Arateshako-mae Station on the Hiroshima Electric Railway Miyajima Line. Three parallel rows of mid-rise residential buildings make use of its elevated location on hilly land that slopes down to the south and commands great views of Aki-no-kofuji on Ninoshima Island and Hiroshima Bay. Buildings are gradually divided into lower units as the land slopes down to the south to ensure a scenic view from every unit. Variations in facade thanks to the combination of two-story blocks and four-story blocks provide a rhythmic feel to the outdoor space. The arterial street on the east side of the compound is designed with lush green areas, playgrounds, meeting halls, and parking lots to reduce traffic noise.



Kanazawa Seaside Town Namiki 1-chome 1st 027

Kanazawa-ku, City of Yokohama, Kanagawa
1st and 2nd: Approx. 18.6 hectares with approx.
2,400 residential units, built in 1978 (for rent and sale)

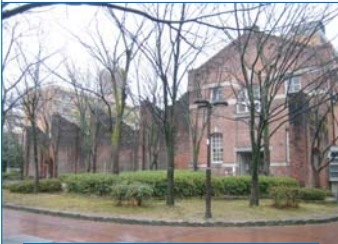
Namiki 1-chome 1st is a low- and mid-rise housing complex located in Block #1 of the Kanazawa Chisaki Landfill Project District. It is a four-minute walk from Namiki-Kita Station on the Kanazawa Seaside Line. To distinguish the streets in the town uniquely, the walls and height of buildings along streets are varied to render a sense of depth to the landscape. The alley along the NS pair terraced houses adds tranquility to the compound. This is one of the first housing complexes that attempted a sign plan on a full-scale, such as use of pictographs for parking lot information, picture tiles on pavements, etc. Improvements in designs of housing complex signboards actually started with this housing complex, and later many housing projects were seen to adopt this method. The planting work done under the conditions of reclaimed land, such as soil and sea breeze, has successfully recreated a lush green, pleasant environment.



Townhouse Suwa 028

Tama City, Tokyo
Approx. 1.3 hectares with 58 residential units,
built in 1979 (for sale)

Townhouse Suwa which is located 10 minutes on foot from Nagayama Station in Tama New Town, was the first town house in Japan with a competition rate of 60 times despite being the most expensive housing complex during that time. While making use of the hill land sloping down to the south, design schemes such as combining four types of units, the staggered formation of two- and three-story buildings, and a secluded garden create a landscape that blends well with scenic variations. The common garden here, which is a typical characteristic of town houses, is a mixture of existing scrub bushes and new vegetation, and a walk along the pedestrian roads here provides a relaxing (soothing) but vibrantly varied scenic view.



Higashi Oji Takano 029

Sakyo-ku, Kyoto City, Kyoto
Approx. 9.0 hectares with approx. 1,100 residential units,
built in 1979 (for sale)

Built on the vacant lot of a textile plant, Higashi Oji Takano is a very Kyoto-like housing complex near the Chayama Station on the Eizan Electric Railroad Eizan Line. In the vicinity are the Takano River, Shugakuin Rikyū (detached palace), Kitashirikawa, Shimogamo Shrine, etc. To create a Kyoto-like ambience along the Oharado old highway, which runs on the west side of the housing complex from north to south, three echelon style buildings running north to south are constructed to give depth to the landscape. State-of-the-art urban designs which are pioneering yet retaining the city's traditional culture have been incorporated, such as channels using rainwater, brick fences established by recycling brick buildings, cobble-stone-based pavements, landscaping designs such as signposts on street corners, and an open square serving as a stage for local festivals such as Jizobon, creating pleasant and attractive scenery.



Yagoto Omoteyama 030

Tenpaku-ku, Nagoya City, Aichi
Approx. 0.6 hectares with 50 residential units,
built in 1980 (for sale)

Yagoto Omoteyama stands on the edge of a hill 7 km southeast of central Nagoya. Making use of the steep western slope, three-story units are built on each vertically misaligned step to form a 5-step block. The topmost unit of each block has a roof terrace while the bottommost has a man-made garden facing the south. The roof terrace, facing west, provides a very open and attractive living space. The gap between each block which has been made a compact 14 m, and the shape of each block making good use of the steep slope create a three-dimensional residential area that comes without the monotony of parallel layouts.



Park Heights Hirao Sanso 031

Chuo-ku, Fukuoka City, Fukuoka
Approx. 2.3 hectares with approx. 230 residential units,
built in 1981 (for sale)

Lying in one corner of one of the most high-class residential areas of Fukuoka is Park Heights Hirao Sanso, a housing complex adjoining a botanical garden boasting 120,000 trees. The mid-rise apartment blocks have radiant roofs to blend in with neighboring buildings and stepped-shapes making use of slopes, creating a landscape that feels continuous. Based on new model mid-rise apartment concepts, various residential plans making good use of location characteristics and facade designs have been implemented to create an attractive appearance. Greening efforts have also been made carefully through the preservation of existing trees (transferred gardens and large trees such as Castanopsis sieboldii), the greening of retaining walls, planting work around residential areas, and use of groundcovers.



Irifune Kita Estate 032

Urayasu City, Chiba
Approx. 5.3 hectares with approx. 800 residential units,
built in 1981 (for sale)

Irifune Kita Estate is a three-minute walk to the southwest of Shin-Urayasu Station on the JR Keiyo Line. Urayasu City has a housing complex percentage of nearly 80%, and Irifune Kita estate was developed during a large-scale housing land development by coastal reclamation. Making use of the land's characteristic longitudinal axis is 45 degree different from the north-south axis, the housing complex was built along the road. A court house was also built to blend in with the houses in the vicinity, thus realizing an urban landscape rich in depth and variation. The solidness of the two and three story buildings and outdoor space based on NS-pairing creates a warm and tranquil residential ambience.

Kiba Koen Miyoshi Housing Complex 033

Koto-ku, Tokyo
 Approx. 0.5 hectares with 96 residential units,
 built in 1982 (for rent and sale)

Kiba Koen Miyoshi Housing Complex is located 15 minutes on foot from Kiba Station on the Tokyo Metro Tozai Line. It is a small-scale, densely-packed mid-rise apartment complex consisting of both leased and lot sale units. As the area is concentrated with residences, businesses, and factories, based on the themes of disaster prevention, non-combustibility, and harmony with neighboring cities, this housing complex was designed with roads that continue inside and outside and a downtown ambience against the irregular shape of the compound. As it also serves as the new homes of people who have lived a long time in Kiba, an inner courtyard to foster downtown communities via alleys was built. Sterically housing an assembly hall and roof garden, this creates a well-ventilated pleasant space. Japanese tiling black roof and lattice-type balcony handrails emphasizing the black frame, stone-paved alley made of artificial stones and ceramic blocks, and monotone walls contribute to this highly acclaimed case of new urban landscape in a downtown area.

more...

037 Imagawa
 Urayasu City, Chiba
 Terrace house, people-friendly landscape, abundant common space

038 Yagoto Honmachi
 Nagoya City, Aichi
 Five clusters of common space centering around a promenade, first town houses built by the Chubu branch

039 Maenochō Heights
 Itabashi-ku, Tokyo
 Agency's first KEP architecture putting into application, layout can be varied according to life stage

040 Susukino 3rd
 City of Yokohama, Kanagawa
 New mid-rise model apartments incorporating the merits of detached houses such as appearance and circumstances around the dwelling

041 Kasai Clean Town
 Edogawa-ku, Tokyo
 Maisonette with direct access to living room, diverse layout, super-high rise apartment building is the first model to be fully-electrified in Japan.



Yodogawa Riverside Town 034

Kita-ku, Osaka City, Osaka
 Approx. 35.6 hectares with approx. 2,100 residential units,
 built in 1983 (for rent and sale)

Located 2 km northeast of JR Osaka Station, Yodogawa Riverside Town is surrounded by highways and rivers. Previously an area concentrated with small shops, public facilities such as roads and parks were built in line with the construction of high-grade housing under the project to facilitate general development of specific urban housing districts, with the cooperation of Osaka City, public corporations, and UIR Agency, to provide unique housing to diversified lifestyles, new inner-city trend housing policies are actively adopted.



Hikarigaoka Park Town 035

Nerima-ku, Itabashi-ku, Tokyo
 Approx. 186.0 hectares with approx. 7,500 residential units,
 built in 1983 (for rent and sale)

Hikarigaoka Park Town built over former U.S. Army Grand Heights is the first large-scale, densely-packed high-rise housing complex in Japan. Various novel attempts are made such as loop-shaped road construction, public, business, work, culture, and sport facilities, one central mega parking lot located in front of the station, regional air-conditioning and heating system, wired information systems using optical fiber cables, groups of schools combining one junior high school and two elementary schools, etc. in the aim of realizing a place where "people can come together and lead efficient lifestyles." In addition, assembly halls are distributed to serve as community hubs with facilities like the one-story tea room Hikarigaoka An. Today, it is also well known as a pioneering case study of a "compact city."

Riverside Tomobuchi 036

Miyakojima-ku, Osaka City, Osaka
 Approx. 7.0 hectares with approx. 1,200 residential units,
 built in 1984 (for rent and sale)

Riverside Tomobuchi is built along the Okawa River (former Yodogawa River) for which water park efforts are gradually being promoted, located about 1 km north of the Miyakojima Station on the Osaka Municipal Subway Tanimachi Line. Despite being a typical medium and high-rise, densely-packed housing complex, a multitude of design methods are applied such as enclosure, echelon, orthogonal patterns, etc. to realize a tranquil landscape that softens the feel of denseness. The stream flowing in the middle of the premise, bridges, and winding paths resembling Japanese gardens add a touch of class and sense of tranquility to the outdoor space.





Nisshin Kaguyama

042

Nisshin City, Aichi
Approx. 4.5 hectares with approx. 560 residential units,
built in 1993 (for rent and sale)

The Nisshin Kaguyama housing complex is located about 15 minutes by bus from Nisshin Station on the Nagoya Railroad Toyota Line or Hoshigaoka Station on the Nagoya City Rapid Railway Higashiya Line, and about 40 minutes from central Nagoya City. Though in a big-city suburb, the housing complex lies in an area surrounded by abundant nature. According to the idea to build a town in harmony with 3.6 hectares of forests and Mt. Suisho that preserves the ecosystem, the apartments were designed to achieve symbiosis with nature. Focusing on the theme of having vegetation everywhere from any direction, greening efforts are made even from within the residential units, with plants installed on balconies and window sills, and alcoves set up to match potted plants. Coupled with designs such as the steep shape of elevator shaft tops and parapet corners which can fold out upright, the housing complex looks like a grand palace surrounded by greens and flowers.



Rivercity21 East Towers

043

Chuo-ku, Tokyo
Approx. 1.7 hectares with approx. 660 residential units,
built in 1988 (for rent)

To reform urban functions, enhance living environment, and provide quality housing in the Okawabata area in Tokyo, which had been determined as an area aiming to restore housing space for residents in urban districts of Tokyo, the ward government, private sector, Tokyo-affiliated public corporations, and UR Agency came together to jointly construct roads, parks, homes, schools, and commercial facilities. To provide as many apartments as possible and make use of waterfront features, the site consists of super-high and high-rise buildings, which will produce extensive open space. By adopting artificial soil, both parking lots and open spaces could be secured, while successfully achieving ample greenery. Artwork installed at the entrances along the road render identity to each block.



Duple Nishi Yamato

044

Wako City, Saitama
Approx. 0.7 hectares with 67 residential units,
built in 1994 (for rent)

Duple Nishi Yamato is 15 minutes on foot from Wakoshi Station on the Tobu Tojo Line/Tokyo Metro Yurakucho Line. It is an apartment for rent only, built together with the highway running inside the site of Nishi Yamato housing complex. Prior to this project, it was prohibited by law to construct buildings inside highway grounds; however, with legal change in 1989, buildings could now be constructed on newly built highways. These apartments were therefore developed in integration with the Tokyo Gaikan Expressway that was being constructed by the Japan Highway Public Corp. at that time, as the first model housing complex in Japan in attempts at appropriate and efficient use of land.



Seaside Momochi

045

Sawara-ku, Fukuoka
Approx. 4.7 hectares with approx. 900 residential units,
built in 1989 (for rent and sale)

Seaside Momochi was built as part of a new town development project by Fukuoka City in the Hakata Coastal Area. Based on a design manual drawn up by the city, the town was landscaped to provide a sense of unity through lively pedestrian walks and space, wide streets, scenic night views, etc. The East Stage accommodates apartments surrounding a square, whose rhythmic skyline was also designed to provide a panoramic view to the other side of the Hi-River. The streets and squares on the premise, which have been designed with wind, light, and nature in mind, function as lively and bustling community hubs. In the Center Stage, pleasant space is created by the residence and facility buildings on the north, which are joined together by man-made subsoil.

80s

The period between 1985 and 1994 witnessed a transition from an urbanized to mature society in Japan. With recommended dwelling standards set down, the themes of housing policy were forming good housing stocks and living environment. During the period, incidental to the 30th anniversary of the former Japan Housing Corporation, the bubble economy was rampant in Japan: domestic demand led economic growth and the use of private sector vitality, and land prices never stopped soaring. The eventful and checkered decade saw the development of the new Tokyo waterfront subcenter, Japan-U.S. Structural Impediments Initiative, and the introduction of consumption tax, and ended tragically with the burst of the bubble economy in 1994.

Representative examples of design efforts during this time included: ensuring 100% parking lots for all residents (Yatsu Park Town), pedestrian-car symbiotic roads, rebuilding work of apartment buildings for rent, development of super-high rise apartments (Hikarigaoka PT), town development in crowded city blocks (Kamiya 1-chome), biotopes (Takatsuki-Abuyama), public housing promoting symbiosis with the environment (Urban Mirai Higashi Omiya), and public art (Faret Tachikawa). Also attempted during the decade were the development of new urban housing prototypes (Urban Housing 21 Model Project), lifestyle research which analyzes diverse resident needs based on user and other experiences, and group housing perspectives and lifestyles into 10 categories; and design methods based on adjustments made between the master architect and designer for landscaping. In a society giving importance to individual values, housing plans are required to meet a range of needs. Diverse housing styles were proposed, which mark another characteristic of the decade. Housing techniques developed in this respect include free-plan lease (Hikarigaoka PT), flexible housing (Amity Gakuen), houses with alpha rooms (Promenade Tama Chuo), designs using housewives as monitors (Kashiwa No Ha), houses using rooftops (Hikarigaoka PT), and character plans (Tama NT Koyodai). Today, these have become the norm of life style-proposed UR housing for rent.



Housing complex in 1985-1994
042, Nisshin Kaguyama
043, Rivercity21 East Towers
044, Duple Nishi Yamato
045, Seaside Momochi
046, Arte Yokohama
047, Tsukuba Sakura
048, Tama NT Promenade
Tama Chuo
049, Guradma Gakuenmae

050, Urayasu-Marinaeast21
Forum Umikaze-no-Machi
051, Takatsuki-Abuyama 1st
052, Kamiyabori Koen Heights
053, Higashi Otoshi Square Town
054, Riverpia Azuma-Bashi
055, Yebisu Garden Place
056, Faret Tachikawa
057, U Court
058, Tetsugakudo Koen Heights

059, Column Minami Aoyama
060, Urawa Besho Heights
061, Takami Floral Town
062, Tama NT Suburbia 21 Tama
063, Yatsu Park Town
064, Promenade Sekime
065, Chelovia Higashiyamada
066, Park City Shinkokorozawa Keyaki Dori
067, Urban Raire Hoshigaoka

1985-1994

Arte Yokohama

046

Kanagawa-ku, City of Yokohama, Kanagawa
Approx. 0.5 hectares with approx. 170 residential units,
built in 1992 (for rent)

Arte Yokohama is located in the Yokohama Portside Area, the north gateway of Minato Mirai 21. This super high-rise building stands as a symbol of the urban development project based on "art and design" themes that were being carried out during that time. In this project, Arte Yokohama thus became the first construction themed on creating new urban spaces and new urban landscapes while inheriting the local culture of Yokohama in the Yokohama Portside Area. Its facade design by Michael Graves consists of a podium that matches the landscape, two levels of facade (middle and higher level), and dynamically designed peak. Though built strictly according to basic design methods of the west, the landmark which comes with the uniqueness and characteristics of Yokohama is now a familiar and friendly sight to the people of the city.

Tsukuba Sakura

047

Tsukuba City, Ibaraki
Approx. 1.2 hectares with approx. 160 residential units,
built in 1986 (for rent)

Tsukuba Sakura is located near Tsukuba Center Building, about 100 m south of the main Tsuchiura-Gakuen highway which cuts across Tsukuba Science City from east to west. Inspired by the Tsukuba Expo which was held in the science city, it was constructed as a model housing proposing the ideal urban home for the future, by making use of its central location in a university town and adopting the "century housing system" promoted by the former Ministry of Construction to serve as the prototype for current SI houses based on futuristic design themes. Innovative design concepts were incorporated such as: long life skeleton with 100-year durability, room layout which can be changed with family growth, diverse unit types, varied skyline mixing three-level and five-level roofs, courtyard type common space, gate area limiting access to premise, etc.

Promenade Tama Chuo

048

Tama City, Tokyo
Approx. 3.3 hectares with approx. 300 residential units,
built in 1987 (for sale)

Promenade Tama Chuo is located about 900 m from Tama Center Station, next to the central business and shopping area on the south side of the station. As its name Promenade implies, because the pedestrian walk starting from the station traverses the center of the premise from north to south, new design concepts were incorporated for this pedestrian walk. Based on the two themes of "housing plans answering to diverse needs," "landscaping along the pedestrian walk," detached type housings with alpha rooms (amenex) were built along the pedestrian walks to add depth to the landscape. As these alpha rooms could also be used as ateliers and galleries, these have new potentials to the relation between "living" and "road." The terraces and gardens adjoining the alpha rooms successfully create the liveliness of street houses in the roadside space. This project can be called the beginning of architectural techniques which incorporate roads in housing complexes and other landscaping methods seen here.

Gradina Gakuenmae

049

Nara City, Nara
Approx. 0.9 hectares with 50 residential units,
built in 1987 (for sale)

These residences for sale located an eight-minute walk from Gakuenmae Station on the Kinki Nippon Railway Nara Line lie in a quiet and traditional residential neighborhood. The two-story houses built on slopes to make use of the irregularly shaped inclined land (20 m difference between high and low levels) together make up a housing complex that creates a pleasant landscape in harmony with the surrounding environment, showing none of the retaining walls to the outside (with none of the retaining walls in sight). The stairs approaching sloped apartments with gable entries form lush green paths and a resort-like ambience. All units are installed with hot water floor heating to fight cold from the ground. Gradina Gakuenmae received the Nara City Cultural Award of Architecture.

**Urayasu-Marinaeast 21
Forum Umikaze-no-Machi**

050

Urayasu City, Chiba
Approx. 6.3 hectares with 950 residential units,
built in 1988 (for sale and rent)

Urayasu-Marinaeast 21 Forum Umikaze-no-Machi is located along Symbol Road heading toward the coast, about 800 m from the south exit of Shir-Urayasu Station on the JR Keiyo Line. This was built as the first housing complex of the Urayasu Marina East 21 Forum Town themed on urban resort. Streets with setback walls of buildings produce lush green middle regions integrated with pedestrian walks. A row of canary island date palms are intended to give a resort-like feel to the area. Elements such as the ocean colors used, rhythmical skyline created by mixing 5-story to 14-story apartments, water fountains and wall fountains of Yacht Square and Popeye Square, streams, unique signposts, and stoppers on parking lots, all give the housing complex the feel of a stylish luxurious resort by the sea.

**Takatsuki-Abuyama
1st**

051

Takatsuki City, Osaka
Approx. 1.3 hectares with approx. 150 residential units,
built in 1989 (for sale)

Abuyama 1st is located 4 km north of JR Takatsuki Station on the southern edge of the 53-hectare Abuyama housing complex. The Kaminoike Park, which also serves as a balancing reservoir, is the first biotope in agency's residential projects. Located on the southern end of a slope descending south, the grounds command a great view. However, architectural features have characteristically been added to ensure a view for the adjoining northern block as well as to reduce the feeling of proximity at roads where pedestrians and cars meet between apartments. Through such design concepts as apartments with individual stairways, open space to roads with a 3-story high vaulted ceiling, three-dimensional clearance space created by delicate building segmentation and gable setback, space segmentation by installing parking lots between gable sides of apartments, Abuyama-Ichibangai serves as a model which makes housing complexes appealing and demonstrates the advantages of common spaces.



more...

057 U Court
Kyoto City, Kyoto
Corporative housing by group sale, abundant community space such as inner courtyard and balcony

058 Tetsugakudo Koen Heights
Shinjuku-ku, Tokyo
Myeshoji River serving as the balancing reservoir, Tokyo-Shinjuku collaboration, combined development of park and homes

059 Column Minami Aoyama
Minato-ku, Tokyo
Apartment with tiled exterior located along Roppongi Dori, Underwent renovation to full-electrification and designer type lease housing (From 2006)

060 Urawa Bessho Heights
Saitama City, Saitama
Medium-rise apartments densely built together which blend in with the surrounding landscape, Landscaping efforts at roads and inner courtyard design efforts can be seen

061 Takami Floral Town
Osaka City, Osaka
Street houses designed while focusing on D/H, landscaping created by alpha rooms with sloped roofs, free-plan housing

062 Tama NT Suburbia21 Tama
Tama City, Tokyo
Urban 21 model housing, space-sufficient housing, 165 m² housing, paired housing, continuous formation of exquisite gable roofs

063 Yatsu Park Town
Narashino City, Chiba
Capacity of 200%, high-rise flat type structure with 100% parking lots, buffer housing, carefully planned playground

064 Promenade Sekime
Osaka City, Osaka
Inherits historical tradition by adopting apartment layout giving priority to existing trees, apartment node, height changes, gate space

065 Cleovia Higashiyamadai
Nishinomiya City, Hyogo
Living space making use of energy/power of place, diverse spatial vocabulary by sloped housing, sloped elevator

066 Park City Shintokorozawa Keyaki Dori
Tokorozawa City, Saitama
Rebuilding of Shin-Tokorozawa Housing Complex 1, crushed stone storage, rooftop greened hall

067 Urban Rafe Hoshigaoka
Nagoya City, Aichi
Rebuilding, lively and bustling cityscape centering around the super-high rise housing, the symbol of the town



Kamiyabari Koen Heights 052

Kita-ku, Tokyo
Approx. 4.7 hectares with approx. 640 residential units,
built in 1988 (for rent)

Kamiyabari Koen Heights lies along the Sumida River, about 10 minutes on foot from Higashi-Jujo Station on the JR Keihin-Tohoku Line. The Kamiyabari 1-chome area in the vicinity has been concentrated with factories since before the war, growing as the Johoku factory area. However, post-war urbanization projects led to an increase in housing in this area mixed among the existing factories. After this, urban reorganization once again became the theme as factories started to move out. The area however faced various problems related to sunlight, ventilation, danger of disaster, etc., as many of the buildings could not be renovated due to poor approach conditions. The UR agency therefore bought vacant factory sites in efforts to develop infrastructures such as roads and parks as well as factory apartments and community housing. Kamiyabari Koen Heights is a pioneering case of water park development and waterfront reuse. The high-rise apartment blocks built along the mildly-sloped banks of the lush green Sumida River create new urban views in an area that is home to both factories and residences.



Higashi Otoshi Square Town 053

Neyagawa City, Osaka
Approx. 0.7 hectares with approx. 100 residential units,
built in 1989 (for rent)

The Higashi Otoshi area, located about 300 m west of Neyagawashi Station on the Keihan Main Line, used to be a town clustered with aging wooden apartments, coupled with rapidly advancing environment aggravation due to age and an increase in derelict homes. Rebuilding efforts by a private landlord and UR Agency then inspired neighboring landlords to gradually take part in joint rebuilding as well. Through such efforts that lasted about 15 years, the Higashi Otoshi area was reborn into a safe and beautiful residential area/environment (supported by Neyagawa City/Osaka Urban Development Promotion Center). Five low-rise housing complexes (about 20 to 30 units each) are surrounded by a new park, creating a relaxing and pleasant landscape. One of these housing complexes is leased out as UR Rented Housing City Court Neyagawa (25 units). All blocks have matching building wall positions, number of staircases, materials, colors, etc. and are seen to have significant influence on the landscaping of streets and towns in the vicinity.



Yebisu Garden Place 055

Meguro-ku, Tokyo
Approx. 8.3 hectares with approx. 520 residential units,
built in 1994 (for rent)

Yebisu Garden Place was built on the vacant lot of a beer factory, about 400 m from Ebisu Station on the JR Yamanote Line. It was developed in a joint project with Sapporo Beer, sharing overall planning, building of foundations, and housing supply. Located at a prime location in central Tokyo, it succeeded in creating an urban space providing fresh appeal in a dense compound consisting of businesses such as a hotel and shopping mall, cultural facilities, and super-high rise apartments (Ebisu View Tower), Oyane Square, the center of Garden Place, is used for various outdoor activities and events, becoming one of the new popular spots in Tokyo.



Faret Tachikawa 056

Tachikawa City, Tokyo
Approx. 5.9 hectares, 1994

Located about 500 m from the north exit of Tachikawa Station on the Chuo Line, Faret Tachikawa was developed with the extensive use of public art in the aim of sending art and culture messages to the world from the streets of Tachikawa. Continuous pedestrian walks are provided by building walls pushed back as much as possible among the 11 highly concentrated buildings constructed over seven zones. By employing a new urban design method of applying artwork for "street functions" required for any city such as an exterior wall of buildings, ventilation towers, benches, and barrier curbs, urban landscapes integrating town and art have been successfully created. 109 works of art by 92 artists from 36 countries in the world stand proud in the streets of Faret Tachikawa, making it one of the very few towns developed themed on barrier art that disseminates the uniqueness of Tachikawa.

Riverpia Azuma-Bashi 054

Sumida-ku, Tokyo
Approx. 0.7 hectares with approx. 450 residential units,
built in 1989 (for rent)

Riverpia Azuma-Bashi is located in Azumabashi Kitazume on the Sumida River in central Asakusa. As UR rented housing, it formed part of the housing complex development project together with the Sumida Ward administration building and Asahi Beer office building. The urban views provided serve as a new symbol on the Sumida River and the town square draws people to this waterfront, creating new appeal to the city, all indicating abundant potentials in urban reorganization. In particular, the Asahi Beer office building designed in the image of a beer glass and bubbles and the gold fire object on top of the ward's business facility building have gathered much interest. Today, these have become well known as new symbols of Asakusa.





- Housing complexes built since 1995
- 068, Harumi Triton Square
- 069, Shinjuku i-Land Tower
- 070, Borsage Yokohama
- 071, Makuhari Baytown
- 072, Urbane Renais Befu
- 073, Musashino Midoricho Park Town
- 074, Urbania Shigakoen
- 075, HAT Kobe Nadanohama
- 076, Harmoness Tower Matsubara
- 077, Muza Kawasaki
- 078, Beacornhill Nukukendai
- 079, Sevens Ootaba 3rd
- 080, Amity Omori Higashi
- 081, Abbandone Hara
- 082, Higashi Shinjike Court
- 083, Urbane Bio Kasuga
- 084, Vessel Kiba Minami
- 085, City Court Ojima
- 086, Minami Ashiyahama
- 087, Sani Viller Sakuradutsumi
- 088, HAT Kobe Wakinohama
- 089, Urbane Higashihie-ekimae
- 090, Lebens Garten Yamasaki
- 091, City Court Maguro
- 092, Acty Sanganjaya
- 093, Shiomi Ekimae Plaza
- 094, Minami Sembu
- 095, Kawada-cho Comfo-Garden
- 096, Heart Island Shinjuku
- 097, Urbania Chikaramachi
- 098, Urbane Kaizuka Ekimae
- 099, Disaster Restoration Project
- 100, Shinonome Canal Court CODAN

From 1995 onward, consideration to increasingly diverse values of individuals and the creation of a sustainable living environment made new themes, towards which activities were created in response. Responses to the diversification of individual values included SOHO houses and those to support telecommuters and living with pets; the agency offered sunroom-like bathrooms and see-through front doors at Shinonome Canal Court CODAN and individual room access plans at Acty Shiodome, while the promotion of barrier-free homes based on the 1996 Dwelling Design Guidelines for Accessibility in an Aging Society and provision of KSI houses were among those activities for a sustainable living environment. Incorporating these, in 2002, new design policies were established: "5 New Standards: 1) promotion of a barrier-free environment; 2) promotion of vegetation

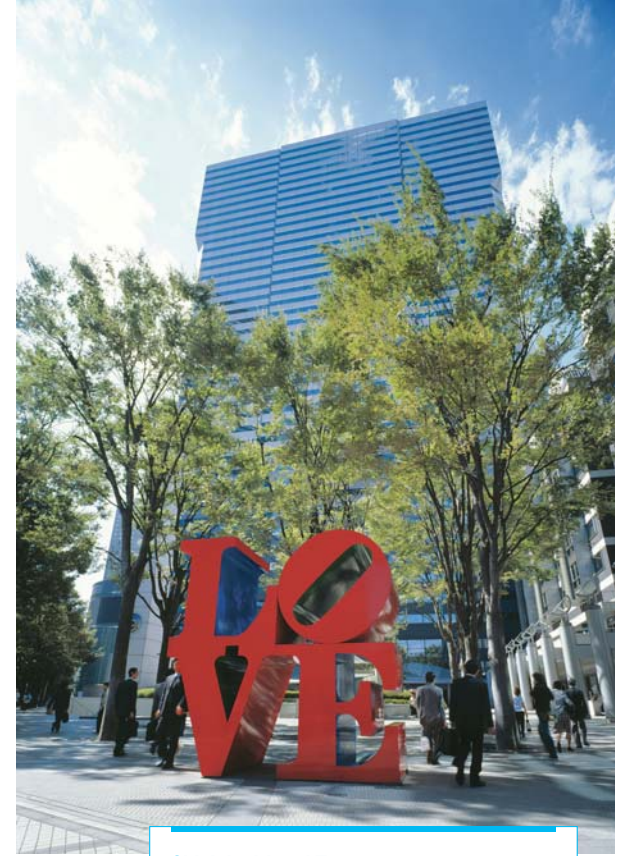
on rooftops, 3) supply of more durable housing; 4) co-construction of welfare facilities; and 5) IT promotion." For re-built housing complexes, workshops with residents became increasingly fruitful and efforts of "handing down the memories of town" such as preserving trees and utilizing lumber from thinning produced more effects. Other activities included the recycling of concrete masses generated during the demolition of buildings for use as roadbed materials, while beautiful town development initiatives have been in place since fiscal 1999, and "development of a beautiful, safe, and comfortable town" made a fundamental philosophy upon the establishment of the Urban Renaissance Agency in 2004 for the purpose of its town development services.

Harumi Triton Square

068

Chuo-ku, Tokyo
Approx. 9.0 hectares with approx. 1,700 residential units, built in 1996 (for rent and sale)

Located approximately 3 km from Tokyo Station and 2 km from the Ginza area, the complex sits in a prime midtown location with Toei Oedo Line Kachidoki Station just a four-minute walk away. For the purpose of realizing a composite urban space for working, communicating and living, the combination of five super-high rise residential buildings and mid-rise, low-density areas to connect them clearly zones the areas of business, residential, and combined purposes. Also, the combination of comfortable pedestrian roads, town-corner plazas and artificial subsolls on the ground level effectively create a green-filled outdoor space, while water parks along the canal and promenades lined with cherry blossom trees are the symbol of urban space on the waterfront, representing our efforts to revive the lagoon city of "Edo" Tokyo. The moving walkway "Triton Bridge" also has a new city look.



Shinjuku i-Land Tower

069

Shinjuku-ku, Tokyo
Approx. 2.1 hectares with 35 residential units, built in 1995 (for sale)

Connected directly with the Marunouchi Line's Nishi-shinjuku Station below the street, Shinjuku i-Land Tower was built as a north gateway to midtown under a government designated redevelopment project. Unique amongst the Shinjuku super-high rises, the complex has space composition that places the 44-story office building at the center with mid- to low-rise buildings, halls and parks to surround it, creating an urban space that works in harmony with the pre-existing residential areas on the north side of the premise. Under the theme of creating an urban townscape that constitutes the core of a new town while being incorporated into people's lives, a unique town plaza was created, centered around public artwork with a participation of ten internationally renowned artists. The tranquil semi-basement patio is particularly popular as a place for many people to relax. The "LOVE" statue that is now established as the symbol of the Shinjuku i-Land Tower has been a subject of a popular urban legend: if a couple can slip through underneath it, they will be blessed with love.



Bonage Yokohama 070

Tsuzuki-ku, City of Yokohama, Kanagawa
Approx. 0.8 hectares with 170 residential units,
built in 1995 (for rent)

A five-minute walk from Yokohama Municipal Subway Line Nakamachidai Station, Bonage Yokohama is a retirement home (designed for healthy elderly people) making up a part of the Promenade Nakamachidai complex. What is unique here is that the same block is a mix of regular residential buildings both for rent and sale, allowing residents of various generations live together. For the purpose of communication among residents, the "core center" is situated on the ground floor of the residential building, complete with lounges, restaurants, and a library to support the elderly residents to live independently. Features that have proved popular among the residents include various measures to allow the elderly to maintain their lifestyle even as their physical functions lower, services to respond to emergencies and those in need of care, rent schemes to utilize life annuity insurances, and services to provide housekeeping or bathing assistance.



Makuhari Baytown 071

Mihama-ku, Chiba City, Chiba
Patios 7; approx. 0.6 hectares with 120 residential units,
built in 1995 (for rent)

Makuhari Baytown is a town area developed as a modern living area with residential and urban functions, and the town block with mid-rises is collectively called "Patios." It was developed based on design meetings with the guidelines prepared concerning the arrangement of roads and development of courtyards, which led to the creation of a townscape that takes into consideration the widths of streets and the heights of buildings, comfortable for residents without feeling oppressed by the buildings. Patios 7, the block of complex by the agency developed for renting, is characterized by such features as "street houses" that can be used as an atelier, a unique town plaza, and a courtyard that manages to create a sense of border without physical security lines. Its beautiful townscape is reminiscent of European cities is one town space model in urban renaissance.



Urbania Shigakoen 074

Kita-ku, Nagoya City, Aichi
Approx. 3.8 hectares with approx. 640 residential units,
built in 1997 (for rent)

Located 4 km north of the center of Nagoya City, this housing complex has been the center of our townscape development project named Hanamogotari ("flower story"; under the "flower and green" agreement with the Nagoya City government) to involve residents in such efforts from the promotion of urban habitation, symbiosis with the environment, and enhancement of disaster prevention, to the provision of places for residents to engage with the earth and its creatures, and joint workshops and event organization. Examples of such symbiosis initiatives include the use of rain water which is stored in the underground storage tanks to control rain runoff, secure water for general services in times of disaster, and routinely irrigate plants and flowers. Also, solar panels have been installed to power meeting rooms, along with the utilization of wind- and solar-power hybrid outdoor lights. Building 8 served as the residence for official guests at the Aichi Expo.



HAT Kobe Nadanohama 075

Nada-ku, Kobe City, Hyogo
Approx. 6.8 hectares with approx. 1,000 residential units,
built in 1998 (for rent)

HAT Kobe Nadanohama sits in the southeast part of the east new metropolitan area that lies next to Osaka Bay, a several-minute walk from JR Kobe Line Nada Station and Iwaya Station on the Hanshin Hosen Line. As a complex developed in response to the reconstruction housing demand, its name "HAT," which stands for "Happy Active Town," also implies that a town changes in a way that takes people's breath away, in that it is unisonous to the Japanese adjective imitative word "hatto." Running through the center of the area is the Garden Mall with shops and various service facilities on its ground floor, alongside of which there are three plazas that do not give people a sense of being surrounded even though they are encircled by buildings, with alleys, streets, and green zones providing the whole area with an appearance of depth. Together, the four town blocks that consist of super-high rise residential buildings, high-rise residential buildings, and a multistoried parking tower with green rooftop realizes a fulfilled living environment within this area.



Urbane Renais Befu 072

Jonan-ku, Fukuoka City, Fukuoka
Approx. 4.5 hectares with approx. 770 residential units,
built in 1995 (for rent and sale)

Urbane Renais Befu was created as a result of redevelopment of Beppu Danchi housing complex that originally started its operation in 1959 with approximately 500 residential units, located approximately 3 km southwest of Tenjin, the heart of Fukuoka City and its vicinities. The east front of the premise stretching north and south along H-I River showcases a residential building design that is conscious of its visibility from the other side of the river, creating a colorful riverside landscape that can be considered a landmark of the area. On the west front, meanwhile, mid-rise residential buildings create a skyline that harmonizes with the pre-existing town areas. The street running north to south through the center of the premise of the complex, based on the "woonerf" design, was developed for a safe and spatial street area, creating an attractive and populated space that is well incorporated with the Baikoan path on the west side.



Musashino Midoricho Park Town 073

Musashino City, Tokyo
Approx. 6.3 hectares with approx. 850 residential units,
built in 1996 (for rent)

The housing complex is 5-minute bus ride from JR Mitaka Station. At the time of its rebuilding, there was an interactive process of town building expressed as "Midoricho Style" such as building block meetings and newsletter publishing, where how the places and habits that the residents had been familiar with should be kept was at the top of the discussion agenda: trees and playgrounds that they had used to play with, seasonal events and lifestyles at the complex, conservation and utilization of existing trees, and ideas for community preservation (pilots area allowing pedestrians to pass through, small passages, waste tips, co-construction of Tokyo metropolitan government-owned houses and elderly health and welfare facilities, etc.), which were then brought into practice. This "townscaping" method that evokes large aged trees and earthy smells amongst the serene green field to inspire the residents of their past memories has since been introduced to rebuilding projects for many other housing complexes.



Harmoness Tower Matsubara 076

Soka City, Saitama
Approx. 2.0 hectares with approx. 360 residential units,
built in 1999 (for rent)

Built as a part of redevelopment of the area in front of Matsubara-danchi-mae Station on Tobu Iseaki Line, Harmoness Tower Matsubara is a housing complex that takes advantage of its location being close to a train station, based on a design plan that aims to vitalize the adjunct Soka-matsubara Danchi complex and support working women. For instance, the round-the-clock nursery service facility on the second floor of its residential building is an intangible part of its child raising assistance, while the residential unit plan incorporates measures to help working women effectively use their time at home, such as rationalization of housekeeping work, at-home relaxation, and considerations to telecommuting and at-home overtime work.



Muza Kawasaki 077

Saiwai-ku, Kawasaki City, Kanagawa
Approx. 1.3 hectares,
built in 2003

Sitting in front of the station square by the Kawasaki Station west exit, Muza Kawasaki was developed with the aim of creating an appealing "face" of Kawasaki. Standing there are a super-high rise office building aiming for the promotion of information technology and symbiosis with the environment, a hall building for the experience of rich culture, and a "galleria" or corridor connecting the two buildings that has soft curves to invite people in. The use of bricks in the low-story portion of the building and corridor was as a result of considerations to inherit the memory of the brick-lined warehouse. Features such as curves and edges of glass curtain walls, the organically-shaped roof of the hall, the presentation of colorful lights that represent warmth and liveliness all make a symbol of the Kawasaki Station west exit station square, and together with Urbane-Bio Kawasaki, a for-rent residence complex developed also by the agency, it gives new appeal to the area extending from the station west exit.

more...

078 Beaconhill Noukendai
City of Yokohama, Kanagawa
Joint development with private sector; various project-based residences (housekeeping work assistance plan)

079 Searea Odaiba
Minato-ku, Tokyo
Bay-front living with night view; mix building arrangement with roadside mid-risers and super-high risers; meeting rooms on upper floors

080 Amity Omori Higashi
Ota-ku, Tokyo
Small-sized housing complex in the middle of a crowded city block of wooden dwellings; "plus-one room"; living access"; RM structure

081 Abandone Hara
Izumi City, Chiba
Landscape-centric design coordination based on the "relay design" method; residential buildings with gates

082 Higashi Shirikei Court
Kobe City, Hyogo
Post-quake housing reconstruction through joint re-building project; downtown-like cluster housing

083 Urbane Bio Kasuga
Kasuga City, Fukuoka
Road pavement using waste concrete generated from its rebuilding; rainwater permeable layers and various other measures for symbiosis

084 Vessel Kiba Minami
Koto-ku, Tokyo
Seven high-rising residential buildings arranged in a line connecting one another; corridors designed for comfort; plan-based residences for double-income households; first agency-built housing complex to introduce a "bath with a view"

085 City Court Ojima
Shinagawa-ku, Tokyo
Integration with vicinal residential blocks through development of community roads; use of design motif employed for Kiba Koen Miyoshi Housing complex(Local context)

086 Minami Ashiyahama
Ashiya City, Hyogo
Post-quake recovery public housing complex developed by the former corporation; creation of segmented spacing close to town center; grade-separated facade; community art programs

087 Sain Varier Sakuradutsumi
Musashino City, Tokyo
Design concept: "building town to fit in"; redevelopment of Sengawa waterside area; symbiosis with environment (patios, first agency-built housing complex to collectively introduce composting, etc.)

088 HAT Kobe Wakinohama
Kobe City, Hyogo
Symbolic project in the Kobe City Restoration Program; disaster-proof amenity mall in coordination with local communities

089 Urbane Higashihie-ekimae
Fukuoka City, Fukuoka
U-shaped high-density, high-rise housing complex; alley-centered building arrangement; inheritance of history and techniques through restoration of Hakata fences

090 Lebens Garten Yamasaki
Kamakura City, Kanagawa
First agency-built housing complex with a "Kline Garten" garden within premise; inner courtyard for people and other creatures to cohabit; slope renovation using eco-friendly construction method

091 City Court Meguro
Shinagawa-ku, Tokyo
First agency-built SOHO housing complex; residential buildings with middle corridors for higher density; large trees placed in a closed space close to train station

092 Acty Sangenjaya
Setagaya-ku, Tokyo
Development of former university site including improvement of city-planning roads; townscape development with crowd-pulling facilities; public-private hand-in-hand development project; first agency-developed KSI housing

093 Shiomi Ekimae Plaza
Koto-ku, Tokyo
First agency-built housing for living with pets; facilities and spaces for pets such as veterinary clinic, foot bath, etc.

094 Minami Sembu
Osaka City, Osaka
Urban renaissance through promotion of Senba Digital Initiative; IT industry accumulation and development; SOHO housing

095 Kawada-cho Comfo-Garden
Shinjuku-ku, Tokyo
Town block managed in collaboration with medical institution to allow the elderly, too, to live in the new city; new concept for dwelling units

096 Heart Island Shinden
Adachi-ku, Tokyo
First agency-built certified "Environmentally Symbiotic Housing" complex; landscaping lighting; super embankment; monument windmill; living with pets

097 Urbania Chikaramachi
Nagoya City, Aichi
Renovation and restoration of old samurai residence's Nagaya-mon gatehouse

098 Urbane Kaizuka Ekimae
Fukuoka City, Fukuoka
LED-based low-voltage, long-life environmental lighting plan; landscape development based on color plan; housing planning for maisonnettes and terrace living rooms



Disaster Restoration Project

099

Hyogo

1995-

The Great Hanshin-Awaji Earthquake of January 17, 1995 caused great damage. The Agency has committed itself in restoration activities through checking building safety, providing rental housing, and providing sites for temporary housing, while setting up a Disaster Restoration Project Division to work on the housing construction to provide over 20,000 residential units, direct operation of the urban area redevelopment project in five districts, and the land readjustment project in four districts, etc., together collectively called the Disaster Restoration Project.

In order to secure basic housing performances, develop urban landscapes, and provide appropriate care for the elderly all within a short period of time, the "designing guidelines for disaster restoration housing" were established to apply to all project players ranging from the prefectural and municipal governments to various public corporations, which proceeded with designing based on the guidelines. Under the joint restoration project that allowed common use of different individual premises, in addition, a number of projects were carried out in areas for which independent restoration would otherwise have been difficult (e.g., Higashi-shirikei Court). Other activities include measures on the cultural front such as the restoration of Sakagura-no-michi, or the street lined with sake breweries and support for local industries (e.g., Awaji roof tiles) as well as landscape development taking advantage of canals and waterfront environment, and community art programs enjoying the participation of the residents.

Shinonome Canal Court CODAN

100

Koto-ku, Tokyo
Approx. 4.0 hectares with approx. 1,700 residential units,
built in 2003 (for rent)

Located just a few minutes' walking distance from Rinkai Line Shinonome Station and Tokyo Metro Yurakucho Line Tatsumi Station, Shinonome Canal Court was built as part of the development of a bay front factory site with Harumi Dori street on the west side of the premise and Tatsumi Canal on its east side. The plans for blocks to lead high-rise residential buildings and those to lead townscape development (including the reduction of white-striped road areas and deregulation for sun and shade restrictions) have resulted in the successful development of advanced high-density spaces and well-organized urban spaces. In the process of the development of this area, townscape planning meetings, followed by design meetings, were held with the aim of realizing new urban designs and urban habitation, and the design was based on the arrangement by general coordinators and those in charge of city block design, in accordance with designing guidelines. Various measures have been in place in order to realize high-density housing equaling that of a super-high rise in a 14-story or lower building while securing the habitability. For instance, there were new project-based residences for better natural lighting with the use of sun-room bathrooms or see-through front doors. Along the New York City-inspired S-shaped avenue running through the center of town are shops and facilities, while rooftop greenery and wooden decks were developed on top of low-rise buildings, which together have created an urban space where streets and buildings blend together. The facade with highly transparent finish and the "common void" that separates walls of residential buildings creates a beautiful nightscape, holding the promise of establishing itself as the "Shinonome style."



The front and back covers of this booklet were designed by arranging Chinese and Japanese two-byte characters, each taken from the one-hundred housing complexes featured here. Many of these characters are ones that would evoke an image of the natural environment, and while this may partly be due to the fact that Japan has a number of place names based on the natural environment, it can also be something to prove that the Agency has consistently committed itself in the development of site with the respect for its landscape, throughout its five decades of history.

Making the most of its experience acquired over half a century, the Urban Renaissance Agency is committed to the production of a "beautiful, safe, and comfortable town where people flourish."

The production of this booklet has only been possible with the significant contribution of urban designer Mr. Tsuyoshi Fujiwara and many other people, to whom we express our gratitude.

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