



# Urban Renaissance Agency

December 21, 2017  
West Branch Office  
Urban Renaissance Agency

## **Handout Material**

### Invitation to Developers for Second Zone, Umekita Area

We hereby notify the opening of an Invitation to Developers for the Second Zone in the Umekita Area.  
Refer to attachment for details.

If you have any queries, please contact the following departments. (Japanese only)

West Branch Office, Urban Renaissance Agency

Project Promotion Division, Urban Renaissance Project Department: TEL: 06-6969-9286

General Affairs Division, General Affairs Department TEL: 06-6969-9008

**Outline of Invitation to Developers for the Second Zone (Area for Private-Sector Proposals) [Osaka City, Osaka Prefecture] in the Umekita Area**

As the largest transportation terminal area in Western Japan and a major hub of urban business and commercial functions, the Umekita Area is a location with the highest potential in Kansai, as already evidenced by positioning of the area in the “Grand Design Osaka” (June 2012) and the “National Strategic Special Zone Project Proposal” (September 2013) as a leading project that would drive the development of Kansai.

In the advanced development zone that was opened to the public in April 2013, urban development has been promoted mainly by focusing on the zone’s core facility, the Knowledge Capital. This was established to foster creation of new products and services that can realize future lifestyles through accumulation of cutting-edge technologies and information, and interaction among a variety of people, with the aim of creating an amenable, vibrant, attractive and sophisticated urban space with various high-quality functions that can generate knowledge, culture and interaction.

In order to also promote similar urban development in the Second Umekita Development Zone (just like the advanced development zone), which will enable further enhancement of both Japan’s and Kansai’s international competitiveness, the “Urban Development Policy for the Second Development Zone in the Umekita Area” was formulated in March 2015 in a meeting of the Osaka Station Surrounding Area Committee of the Urban Renaissance Emergency Development Council Meeting for the Osaka Station Vicinity and the Vicinity of Nakanoshima and Midosuji.

Given heightened momentum for new development, we now wish to invite developers to participate in implementation of urban development integrated with the surrounding area, including urban park, in order to accomplish the aim of creating an urban hub, where “innovation” is fused with *Midori* (an open green space), in line with the urban development policy.

(1) Title

**Invitation to Developers for Second Zone (Area for Private Sector Proposals) (Osaka City, Osaka Prefecture), Umekita Area**

(2) Land to be transferred and area for which proposals are to be made.

Block	North Block	South Block
Location	Osaka Urban Planning Project Osaka Station North Ofukanishi District Block 6 in area for Land Readjustment Project	Osaka Urban Planning Project Osaka Station North Ofukanishi District Block 9 in area for Land Readjustment Project

Area of each block (m <sup>2</sup> )	10,726 m <sup>2</sup>	35,429 m <sup>2</sup>
Total	46,155 m <sup>2</sup>	
Access	7 minutes' walk from JR Osaka Station 3 minutes' walk from Hankyu Railway Nakatsu Station	4 minutes' walk from JR Osaka Station
Use district (Floor area ratio / Building coverage ratio)	Commercial district (600% / 80%)	
Area for which proposals are to be made	Area integrated with surrounding facilities such as parks (Refer to figure below.)	

### (3) Eligible applicants

In order to be eligible to apply for an invitation, applicants must satisfy one of the following conditions regarding the “Invitation for Private-Sector Proposals on the Second Development Zone in the Umekita Area (October 2013: Executive Committee for Invitation for Proposals from the Private Sector for the Second Development Zone in the Umekita Area)”.

- ① A solo Excellent Proposer
- ② A representative company of an excellent proposer group
- ③ A company which is a member of an excellent proposer group and has met a specific requirement considered as equivalent to the eligibility as a representative company of an excellent proposer group

### (4) Developer selection method

Developers shall be chosen from among applicants selected as qualified for the development project after screening with reference to such criteria as eligibility based on the applications submitted, by way of the comprehensive evaluation method whereby the contents of the proposal and the bidding price are evaluated in a comprehensive manner.

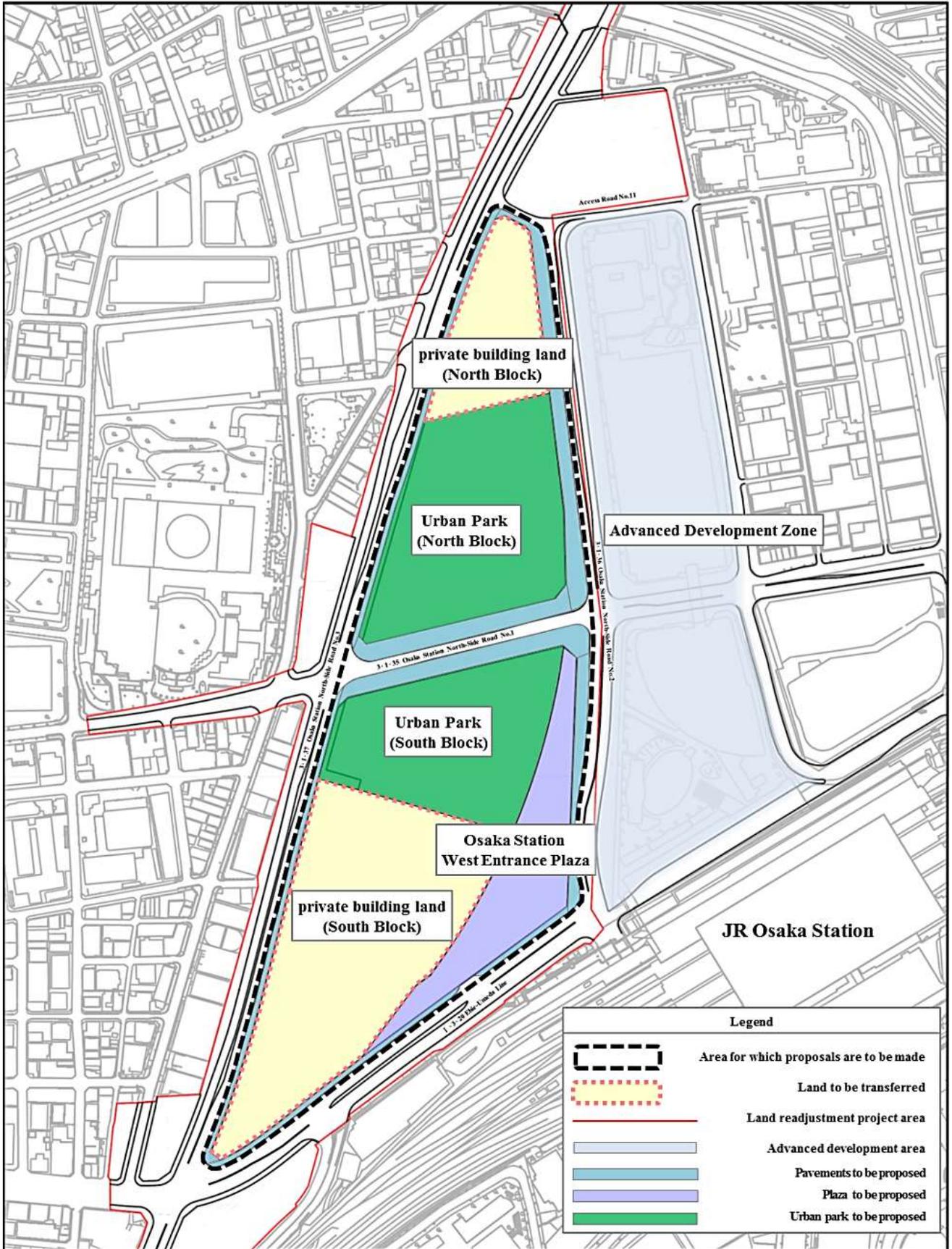
### (5) Procedure for transfer

Application guidelines distribution period	From Thursday, December 21, 2017 to Friday, January 26, 2018 *From 9:30 to noon and from 13:00 to 15:00 (Excluding Saturdays, Sundays, public holidays and the period between Friday, December 29 and Wednesday, January 3)
Application guidelines distribution location	Business Promotion Section, Urban Renaissance Business Department: West Branch Office Urban Renaissance Agency 1-6-85, Morinomiya, Joto-ku, Osaka-shi, Osaka 536-8550, Japan

Acceptance of applications	<p>Fill in a prescribed application form and submit the form and necessary documents during the following application period.  Monday, May 21, 2018 through Tuesday, May 22, 2018  *From 9:30 to noon and from 13:00 to 15:00</p>
Bid opening date	Scheduled in late July 2018
Timing for execution of the land transfer agreement	Scheduled in late August 2018
Timing for handover of land	<p>In and after March 2020  Phased handover is enabled by dividing the land into three (3) parts for both the north and south blocks, according to the timing when commencement of construction becomes possible.</p>

Figure

<Land to be transferred and area for which proposals are to be made>



## <Reference 1> Outline of development requirements and proposals

### ●Major requirements

Midori	<ul style="list-style-type: none"> <li>Based on the premise that <i>Midori</i> of 4.5 ha is secured in urban parks, <i>Midori</i> of 3.0 ha or more shall be secured on the private building land and the West entrance plaza in order to ensure that there is a total <i>Midori</i> of approximately 8 ha in the area for which proposals are to be made.</li> <li>Developer shall play a central role in establishing an organization that will propose development plans for, and assume responsibility for the management and operation of, urban parks.</li> </ul>
Core functions	<ul style="list-style-type: none"> <li>A total rentable floor area of approximately 10,000 m<sup>2</sup> (provided, however, that the area must be at least 10,000 m<sup>2</sup>) shall be secured for the platform facility where innovation support organizations and similar organizations, such as the comprehensive coordinator and government organizations, are located.</li> </ul>
Area management	<ul style="list-style-type: none"> <li>Developer shall play a central role in establishing an organization for integrally managing <i>Midori</i> on private building land and pavements in the area for which proposals are to be made.</li> </ul>
Environment/ Disaster prevention	<ul style="list-style-type: none"> <li>An effective evacuation area of at least 5.4 ha shall be secured in the area for which proposals are to be made.</li> </ul>

### ●Major Contents for which proposals are invited

Urban development concept	An urban development concept for creating a center for fusion of <i>Midori</i> and innovation
Urban space	<ol style="list-style-type: none"> <li>Land Use/Functions to be introduced <ul style="list-style-type: none"> <li>Concept for land use zoning, functions to be introduced and facilities to be located</li> </ul> </li> <li>Landscape design planning <ul style="list-style-type: none"> <li>Landscape design concept, concept for maintaining good landscape, and the contents of activities</li> <li>Views from various aspects</li> </ul> </li> <li>Planning of the space that serves as a symbol of the area – surrounding roads <ul style="list-style-type: none"> <li>Development plan for pavements on the east-west and north-south axes</li> </ul> </li> <li>Planning of the space that serves as a symbol of the area – west entrance plaza <ul style="list-style-type: none"> <li>Landscape design appropriate for a gateway to the area</li> <li>Plan for traffic flow leading from the direction of JR Osaka Station to private building land and urban parks</li> </ul> </li> <li>Traffic flow plan – pedestrian space/network <ul style="list-style-type: none"> <li>Safe and amenable pedestrian space, pedestrian network with connectivity and convenience of movement between the area and surrounding areas</li> </ul> </li> <li>Traffic flow plan – traffic flow plan for vehicles <ul style="list-style-type: none"> <li>Traffic flow plan for vehicles, car and bike parking plan</li> </ul> </li> </ol>
Midori	<ol style="list-style-type: none"> <li>Concept <ul style="list-style-type: none"> <li>A concept for <i>Midori</i> (open green space) with unparalleled appeal that attracts people from around the world</li> </ul> </li> <li>Overall plan <ul style="list-style-type: none"> <li>An overall plan for a total of approximately 8 ha of <i>Midori</i> including urban parks (development policies, utilization policies, and management and operation policies, locations and scales, etc. of <i>Midori</i>)</li> <li>The future of <i>Midori</i> envisioned by taking into account time-lapse effects (such as plant growth and changes over time)</li> </ul> </li> <li>Private building land and west entrance plaza <ul style="list-style-type: none"> <li>Development plan for <i>Midori</i> on private building land and the west entrance plaza</li> </ul> </li> </ol>

	<ul style="list-style-type: none"> <li>▪ Policies for utilizing <i>Midori</i> on the private building land</li> </ul> <p>(4) Urban parks</p> <ul style="list-style-type: none"> <li>▪ Development policies on and development plan for urban parks (zoning, park facilities and traffic flow plan)</li> <li>▪ Urban park management and operation plan, utilization policies, organizational structure regarding management and operation, and budget (income and expenditure) plan</li> <li>▪ Urban park development plan utilizing donations received by Osaka City</li> </ul>
Core functions	<p>(1) Concept/Activities</p> <ul style="list-style-type: none"> <li>▪ A concept for and activities of overall core functions, mechanism for the function to create new industries, fields in which pioneering efforts are to be made, and reasons for selection of those fields</li> </ul> <p>(2) Preparation activities</p> <ul style="list-style-type: none"> <li>▪ Promotional activities, pre-project activities to be conducted in advance of the project, roles of a developer on the promotion committee, and a road map toward opening of the second development zone</li> </ul> <p>(3) Management organization</p> <ul style="list-style-type: none"> <li>▪ Methods for effectively managing innovation platforms and measures that enable mutual cooperation among tenant organizations and users</li> <li>▪ Organizational structure for the comprehensive coordinator, timing of its establishment, measures to support its sustainable operation, and the relationship with a developer</li> <li>▪ Sustainable operational methods and a budget (income and expenditure) plan for a platform facility</li> </ul> <p>(4) Facility plan</p> <ul style="list-style-type: none"> <li>▪ Development plan for an innovation facility and functions to be introduced and policies for attracting tenant organizations (action plan/process etc.)</li> <li>▪ Development plan for a platform facility</li> <li>▪ Methods for cooperation between the innovation facility and the platform facility</li> </ul>
Area management	<p>(1) Enhancement of the appeal of the area</p> <ul style="list-style-type: none"> <li>▪ Efforts to enhance the appeal and brand strength of the general area, information dissemination</li> <li>▪ Methods for collaborating with the designated managers of urban parks and the comprehensive coordinator</li> </ul> <p>(2) Management and operation</p> <ul style="list-style-type: none"> <li>▪ Plan for realizing integrated and ongoing area management and operation.</li> </ul> <p>(3) Sustainable systems</p> <ul style="list-style-type: none"> <li>▪ Systems that can be implemented by an area management organization in an autonomous and sustainable manner regarding the proposals set forth in (1) and (2) above, the area management organization's operating structure, and budget (income and expenditure) plan</li> </ul>
Environment/ Disaster prevention	<p>(1) Reduction of environmental burden</p> <ul style="list-style-type: none"> <li>▪ Measure and concepts for minimization of environmental burden and efficient use of energy</li> </ul> <p>(2) Disaster response measures</p> <ul style="list-style-type: none"> <li>▪ Placement of evacuation shelters (sites) for use in the event of any large-scale disaster and flexible use of such shelters (sites) over time</li> <li>▪ Business continuity plan (BCP) to be activated in the event of any large-scale disaster</li> </ul> <p>(3) Use of surplus excavation soil, etc.</p> <ul style="list-style-type: none"> <li>▪ Specific measures to reduce costs entailed in investigation regarding and measures to mitigate soil contamination (including use of construction-generated soil and reduction of the quantity of soil to be excavated)</li> </ul>

**<Reference 2> Outline of Infrastructure Development Project for Second Zone in the Umekita Area**

<p>Land readjustment project</p>	<p>Project name: Land Readjustment Project for Osaka Station North Ofukanishi District          Area: Approximately 19.3 ha (including a park of approximately 0.1 ha)          Project period: FY2015 to FY2026 (excluding the 5-year settlement period)          Contractor: Urban Renaissance Agency</p>
<p>Urban park project          (Disaster prevention park block development project)</p>	<p>Project name: Disaster Prevention Park Block Development Project for Ofuka-cho, Kita-ku, Osaka (Umekita Phase2)          Area: Approximately 4.4 ha (a section of disaster prevention park)          Project period: FY2018 through FY2026          Contractor: Urban Renaissance Agency</p>
<p>Underground conversion of the branch line of the JR Tokaido Main Line and construction of a new station</p>	<p>&lt;Underground conversion of the branch line of the JR Tokaido Main Line&gt;          Project implementing body: Osaka City          Extension: Branch line of the Tokaido Line approximately 2.4 km          &lt;Construction of a new station&gt;          Project implementing body: West Japan Railway Company</p>

