Next-Generation Suburban Town Planning that can be Handed Down to the Next Generation Created through Cooperation between Government and Private Sector Aiming for the [WISE City] Concept

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Map of Railway Lines Operated by Tokyu

Area Alongside the Tokyu Line
(Defined at the 17 wards through which the Tokyu Line runs)
- Area: 490 sq.km
  (Approximately one-third of the area of London)
  (Approximately eight times larger than the area of Manhattan)
- Population: 5.06 million people (as of March 31, 2011)
  (Approximately two-thirds the population of London)
- Population Density: 10,342 people/km²
- Number of Households: 2.49 million (as of March 31, 2011)
- Taxed Income per Person: 1.5-times the national average
- Scale of Consumption Expenditure along the Railway Line: 8,591 billion yen *

its communications Service Areas
- Number of Households Included: 1.271 million
  (As of March 31, 2012)

Tokyu Tama Denen City
- Area: 50 sq.km
- Population: 600,000 people

* Calculated by multiplying the preliminary Annual Average of Monthly Consumption Expenditures per Household (All Households) figures (2011 Family Income and Expenditure Survey issued by the Ministry of Internal Affairs and Communications) for all wards in Tokyo, City of Yokohama and Kawasaki City by the total number of households along the railway line (Basic Resident Register Population Survey issued at the end of March 2011).
Estimated Population Transitions along Tokyu Lines

The population will continue to increase along the Tokyu Lines up until 2025.

- The number of people of child-bearing age will see a lateral transition, with figures beginning to drop off from around 2025.

- The business activities that take the increasing aging and low birth-rate of populations into account shall be promoted.

* Created based on data issued in 2008 by the National Institute of Population and Social Security Research (by city, ward, town and village.)
I can take care of my personal assets, but the job of maintaining and managing the town lies with the local neighborhood committee, right?

Leaders/Know-how

Residents

Suburban residential areas
- Age deterioration
- Aging of the population
- Low birthrate

Developers

Developers

Governmental services

Existing Laws/Role of Official Bodies

We’ll take care of the town, but we have no say with regard to personal assets. Finances are tight, and it’s all we can do to keep up with maintenance.

Tax

Local autonomous bodies

Revenue

Financial Issues and Time

After-care services are provided for a predetermined period following development, and the revenues reaped after development and sale have been completed are transferred to the subsequent development project.

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Present Situation and Issues with Suburban Residential Areas

Continuation of traffic within the area? Hills and steps are tiring.

Age deteriorating of large-scale housing estates Age of local residents

Age deterioration of detached housing areas and the aging of the population

Isolation of people raising children

Unpopular with the younger generation

Increase in vacant houses

What about nursing care and welfare?

Shortage of hospital beds?

Rarefaction of the community

No community leaders!

Mismatch between the existing lifestyle infrastructure and the aging of local residents

Mismatch between the attractiveness of the community and the lifestyles and expectations of the younger generation

Town planning in which the elderly can continue to live with peace of mind

Deeply cultivated markets

Indicating the attractiveness to the younger generation, and new acquisitions

Market expansion

Reduced population, aging population, age deterioration of buildings:
Decline in consumption and activities, reduction of incoming youth
(commuting distance, two-income families, child raising, enjoyment.)

Decline of communities

Declining popularity of the suburbs

Bed town

Far from the city center and work

Possible for women to both work and raise children?

Less inclination to own a house

Anxieties for the future

Enjoyment? Culture?

Present Situation and Issues with Suburban Residential Areas

Lifestyle support for the elderly Isolation from shopping areas Elderly living alone and dying a one

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City of Yokohama and Tokyu Corporation: Framework of Next-Generation Suburban Town Planning

**Fundamental Principles**

- Aiming at [Sustainability] and [Reuse] in existing communities.
- Placing maximum importance on [People], [Lifestyles] and [Communities] in order to aim at [Sustainability], [Circulation] and [Diversity].
- Solving the problems of an aging society and declining populations in a practical manner through [Next-Generation Town Planning].

* Universities: The Institute of Gerontology (IOG) of the University of Tokyo has announced its support and will promote cooperation. Other universities in City of Yokohama will be asked to participate.

**Important Policies**

- Establishing a [Lifestyle Infrastructure Network] to cater to the needs of the next generation.
  - The practical unification of transportation (movement), medical care, nursing care, child raising, energy, employment, social interaction and the community with housing and living through town planning.

- Citing [Community Living Models] in suburban residential areas.
  - Suggesting new suburban [lifestyles] consisting of both facilities and residences in which [Lifestyle Infrastructures] are centered, and models into which elderly people can move as multi-generation co-existence models.

- The creation of [Systems] consisting of people and communities capable of sustaining the [Suburbs]
  - Area Management: [New Public Facilities] through the establishment of town planning leaders and town planning bodies consisting of cooperation between the government and private sector.
  - System to ensure the circulation of money: Businesses diversified in scale and objectives to create local jobs.
Next-Generation Suburban Town Planning Grand Design

- **Reuse of housing estates**
- **Medical and nursing care facilities**
- **Making use of vacant rooms**
- **Shared detached rental housing**
- **Community living (base model)**
- **Transportation network**
  - Railway lines
  - Trunk bus lines
  - Demand traffic

**Aging large-scale housing estate**

**Detached house residential area**

**Area in the vicinity of the station providing a mix of commercial businesses and private residences**

**Community living**

Area in which the [Lifestyle Infrastructure] elements are concentrated to support multi-generation lifestyles.

(Living room in the local community)

Multi-purpose housing, commercial facilities, medical and nursing care, community facilities, kindergartens, work facilities, etc.
Image of WISE City Next-Generation Suburban Town Planning

WISE City = Wellness, Intelligence & ICT, Smart & Sustainable, Ecology & Energy

- Multi-generation rental housing and housing providing services for the elderly
- Fixed-term leasehold housing and cooperative housing, etc.
- Roof-top greening
- Multi-purpose housing
- Civic gallery
- Storage warehouse
- Parking lot
- Shops, etc.
- Energy
July 14 (Saturday): Next-Generation Suburban Town Planning Kick-off Forum

Next-Generation Suburban Town Planning Workshops

**No.1**
**Knowing Utsukushigaoka by Walking around the Town**
October 06 (Saturday), 2012. Venue: Utsukushigaoka Elementary School Gymnasium.
Time: 13:00 to 16:00

**No.2**
**Understanding Future Issues and Creating a Story for the Future**
October 21 (Sunday), 2012. Venue: Tama Plaza Terrace, Plaza Hall.
Time: 13:30 to 16:30

**No.3**
**Formulating Ideas to Make the Town Attractive**
December 08 (Saturday), 2012. Venue: Tama Plaza Terrace, Plaza Hall.
Time: 13:30 to 16:30

**No.4**
**Narrowing Down Important Themes from Ideas**
February 02 (Saturday), 2013. Venue: Tama Plaza Terrace, Plaza Hall.
Time: 13:30 to 16:30

**No.5**
**Considering Collaborations between Citizens, Corporations and Local Authorities in Detail**
March 09 (Saturday), 2013. Venue: Tama Plaza Terrace, Plaza Hall.
Time: 13:30 to 16:30

Presentation of the Next-Generation Suburban Town Planning Concept
To Model Business Projects
(1) What worries you about ten years in the future?

- Decay of communities brought about by the aging of residents.
- Civil unrest brought about by an increase in vacant houses.
- Etc.

(2) How should these problems be solved?

- Providing thorough support for the elderly, such as medical and nursing care.
- Young people being involved in town planning.
- Local revitalization through interaction between volunteers.
- Hosting interactive salons with the use of school premises, etc.
- Etc.
Residents’ Workshops (October 2012 to March 2013)

(1) What did you notice when walking through the community?

- Local resources I knew nothing about.
- Met various people.
- Processes involving local residents, such as this, is a new concept.

(2) What are your hopes for ten years in the future?

- The cultivation of potential through involvement.
- Improved communities through attempting new things.
- Solving problems that have yet to occur.
Successive Seminars, [Tama Plaza University] (From November 2012)

No.1, November 14: Color slide presentation: The Town in which I would Like to Live—Story of a Town Piazza. Yasuhiro Endo

No.2, November 20: Town Nursery School—On the Scene in a Local Community. Rizuki Matsumoto

No.3, January 25: What are Smart Communities from the Viewpoint of Residents? Momoko Kyuuakawa

No.4, January 30: Local Medical Care Supporting Livelihoods—Town Planning for the super-aging society. Tetsuo Tsuji

No.5, February 04: Considering the Shape of New Town Planning. Hideki Ishida

No.6, February 22: Collective Housing—Organized Living. Mariko Miyamae

No.7, February 26: Fostering Communities through Resident Involvement—Recomme nding a Japanese-style HOA (Home Owners Association). Hiroko Saito

No.8, March 12: What can we Make with this Town? Tomoharu Matsuda
Subcommittee for Investigating the Lifestyle Infrastructure in Next-Generation Suburban Town Planning

(1) Prosperity
- Community Living Subcommittee
- The use of school grounds
- Rental housing (collective housing, shared housing)
- Housing providing services for the elderly, day services
- Fixed-term leasehold condominiums, small-scale commercial facilities

(2) Living
- Community Business Subcommittee
- The creation of community businesses
- Active seniors
- Women, child-raising generation

(3) Housing
- Community Coverage Care System Promotion Subcommittee
- Medical and nursing care cooperation
- Check-up rounds, home visit check-ups, home nursing visits
- Small-scale, multi-function facilities

(4) Foundations
- Housing Reuse Subcommittee
- The reuse of company housing and housing estates
- Condominium specifications that support next-generation suburban communities
- System in which people can move houses

(5) Systems
- Smart Community Promotion Subcommittee
- Energy management systems
- Local-production/local-consumption, self-initiated dispersion energy
- Energy generation, energy-saving

- Local Transportation System Subcommittee
- Personal mobility
- Full-demand bus routes
- EV car sharing

Established
- Established
- Established soon
Example of New Initiatives: Tama Plaza Terrace Link Plaza

Starts operations on March 01, 2013

<Government services>
City of Yokohama Tama Plaza
Local Care Plaza

<Medical Services>
Dental clinic
Internal disease clinic
Medical scanning

<Other services>
Authorized nursery school
Insurance consulting salon
Massage, acupuncture

Combined-function facility block
Keywords Heralding Change

Citizens
- Mass retirement of baby boomers
- Corporate citizen
- Lifetime learning

Industry
- CSR
- Cloud funding
- Public contributions

Government
- NPO/NGO
- Social capital
- Area management
- Social entrepreneurs
- Pro-bono
- Social media
- Open universities

Academia
- Interdisciplinary research
- PPP/PFI
- Restricted finances

Citizen participation

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Keywords for the Success of Industry/Government cooperation

3 Top Factors
Commitment
Aspiration
Competence

3 Difficult Factors
Legal procedures
Fairness
Infallibility

Keywords to Success
Openness
Speed
Deregulation
Economic sense
Participation by industry, government, academia, citizens