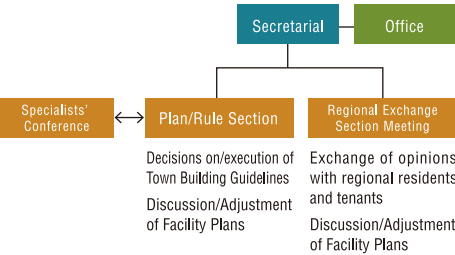
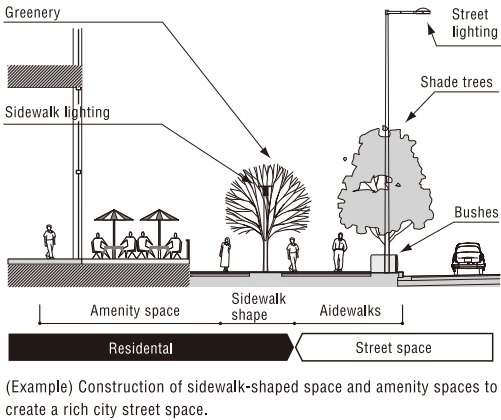


The Purposes, the Role, and the Organization of the Toyosu 2/3 Chome Area Town Building Conference

Toyosu 2/3 Chome Area Town Building Conference was established for the purpose of executing the development project that is to be carried out in that area, and, in this capacity, to respond speedily to any problems arising in the entire Toyosu area and to thus formulate a unified townscape. Up to the present, it has carried out discussions, adjustments in all matters related to urban planning, including area plans, and made decisions on town building guidelines, effecting the formulation of harmonious high quality urban spaces throughout the entire area. In the future, it will deepen its links with the area community, acting in accordance with local residents, tenants taking up residence, and local enterprises, aiming toward further enhancement of the attractiveness of the townscape.

Toyosu 2/3 Chome Area Town Building Guidelines

In order to aim toward formulation of harmonious and high quality urban spaces throughout the entire area, the “Toyosu 2/3 Chome Area Town Building Guidelines” were drawn up and decided upon. Also, specialist conferences on urban planning, lighting planning, and landscape design were held for the cross-referencing of opinions with the aim toward creating high quality spaces.



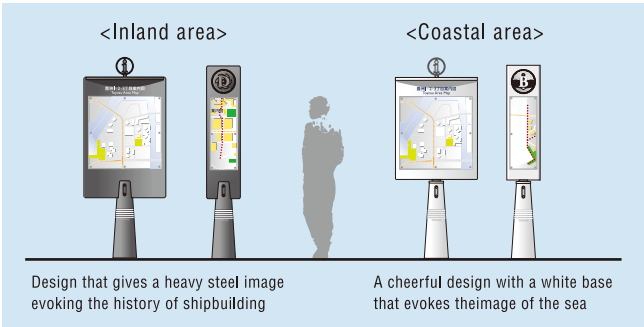
Members

- Total of 12 companies as of September 2022
- IHI Corporation
  - ARCLANDS CORPORATION
  - Shibaura Institute of Technology
  - Shimizu Corporation
  - Sekisui House REIT, INC.
  - The Dai-ichi Life Insurance Co., LTD.
  - Daiwa House REIT Investment Corporation
  - Urban Renaissance Agency
  - TOMOE CORPORATION
  - Sumitomo Mitsui Financial Group, Inc.
  - Mitsui Fudosan Co., Ltd.
  - Mitsubishi Estate Co., LTD.
- In Japanese 50 sound alphabet order

Formulation of a pleasant pedestrian space

Contributions are being made for formulating a desirable townscape through preparation of designs that unify such public spaces as area trunk roads and traffic plazas with the sidewalk-shaped spaces (public empty land, etc.) that the entrepreneurs of neighboring areas have prepared. Also, in the pedestrian spaces, signs have been installed for area guidance that are unified in design with both the government and private sectors.

Area guide signs



Town Management

In order to maintain the attractiveness of Toyosu town, from now on, in addition to the development of hardware, management has also become necessary for maintaining and enhancing the value of the area as a town. The Town Building Conference is carrying out exchange of opinions between entrepreneurs, newly-entering enterprises, and area residents, while examining the methods for promoting future activities aimed toward smooth promotion of town building and town vivification.

Highball Garden in Toyosu

The town development council has held the 'Highball Garden in Toyosu' event every year since 2017 to further vitalize the area\*. The 2019 Highball Garden was livelier than ever, featuring concurrent events such as yoga, live music, and whiskey seminars. The town development council will continue to promote activities to enliven the town.



Free Paper on Disaster Prevention Published

A free paper on disaster prevention titled "Machitsukai TOYOSU" was published with cooperation from the Shibaura Institute of Technology School of Architecture SATO HIROSUKE Laboratory. It introduces plenty of valuable disaster prevention information which are usually unfamiliar to us including basic information on disasters in Toyosu, as well as actual disaster prevention goods available for purchase in Toyosu, a feature article on Toyosu's surprisingly high disaster preparedness, and a Q&A session with experts.

<https://www.toyosu.org/img/210603.zip>



Guide to the Toyosu 2/3 Chome Area Project

The Toyosu 2/3 Chome Area Town Building Conference  
<https://www.toyosu.org/>



Town Building Policy

In October 2011, the city of Tokyo decided on the “Toyosu 2/3 Chome Area Town Building Policies” that will serve as the guidelines for promotion of attractive town building in the Toyosu 2/3 Chome Area for which great expectations are held as a large-scale land-use conversion area. The project takes the large-scale ship-building factory ruins in the Toyosu area that consists of about 60ha as the site for the project, utilizing to the full its nearness to the coast and the center of the city, and the “policies” indicate the directionality for determining what sort of attractive town can be created there. Based upon these policies set up by the city of Tokyo for urban restoration, the Conference solicits town building by enterprises, and, under its guidelines, it promotes the various procedures for harbor plan alterations and urban planning decisions, linking toward settling on a concrete urban planning proposal.

Development Framework

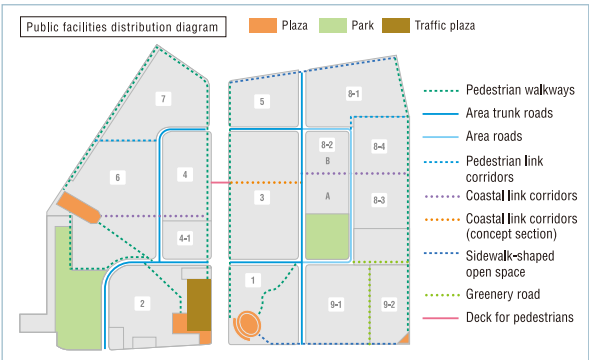
(from the Toyosu 2/3 Chome Area Town Building Policies)

Size of area	Approx. 60ha
Number of residents	Up to approx 22,000 people
Number of employees	Up to approx 33,000 people

Urban Plan (Area Plan for determining the areas of progress in redevelopment)

This is an area plan that was decided upon as an urban plan on June 28, 2012 for the purposes of preparing and maintaining such functions as the work and commercial functions for strengthening of the traffic node function and vivification of the existing industrial function, the communication functions that vivify the coastline and the dock remains, and the housing function, through vivification of the environment and view of the land facing on the coast, and by this means, to aim toward formulation of a highly functional base complex townscape.

Area plan for the Toyosu 2/3 Chome Area



\*The event was canceled from 2020-2021 due to Covid-19.



2 Chome base preparation method and development situation

In accordance with a land area adjustment project, re-preparation of land, preparation of public facilities and seawalls was carried out.

Area Summary

Names of Enterprises	Toyosu 2 Chome Land Plan Adjustment Project
Enforcer	Urban Revivification Organization (Individual Execution Agreement Execution)
Area Land Size	23.6ha
Enterprise Period	November 2013 to September 2017
Population Plan	Approx. 4000 people
Average Land Reduction Ratio	Approx. 22.7%
Land Owner	IHI: Site of Remains of Shipbuilding Factory City of Tokyo: Fire Station, Remains of Harbor Side Line, Harbor and Bay Laborers' Dormitory Koto Ward: Toyosu Park, Toyosu Culture Center

Contents of Enterprise Plan

By Type		Before execution		After execution	
Public Land	Streets and Roads	2.4 (ha)	10.4%	4.3 (ha)	18.4%
	Parks	2.4 (ha)	10.0%	2.6 (ha)	10.8%
Residential Land		18.8 (ha)	79.6%	16.7 (ha)	70.8%
Total		23.6 (ha)	100.0%	23.6 (ha)	100.0%



**Urban Dock Park City Toyosu**

**Initiation of Construction in March 2008**  
Owner/Developer: IHI/Mitsui Fudosan Residential  
52F-32F-7F  
1,481 housing units/height 180m (Wing A)

BLOCK 7




**Urban dock LaLaport TOYOSU**

**Mitsui Shopping Park Urban Dock LaLaport TOYOSU 1・LaLaport TOYOSU 2**  
**Opened in October 2006**

**Mitsui Shopping Park Urban Dock LaLaport TOYOSU 3**  
**Opened in June 2020**  
Owner/Developer: Mitsui Fudosan  
Sales facility floor space 67,000㎡/214 stores

BLOCK 6  
BLOCK 2-1, 4-1




**Toyosu Cubic Garden**

**Initiation of construction January 2011**  
Owner/Developer: The Dai-ichi Life Insurance  
14F/Amalgamate floor space 98,900㎡  
Height 75m

BLOCK 3-3

Photos: Nozomu Shimao (SS Tokyo)



**Toyosu Front**

**Initiated construction in August 2010**  
Owner/Developer: IHI/Mitsubishi Estate/Japan Real Estate Investment Corporation, and others  
15F/Amalgamate floor space 106,860.72㎡  
Height 75m

BLOCK 3-1



**Toyosu IHI Building**

**Initiation of Construction in February 2006**  
Owner/Developer: Shimizu Corporation (IHI Main Offices)  
25F/Amalgamate floor space 97,739m2, height 125m

BLOCK 5



**Toyosu Foresia**

**Initiated construction in August 2014**  
Owner/Developer: IHI/Mitsubishi Estate(SPC)  
16F/Amalgamate floor space 101,502.57㎡  
Height 75m

BLOCK 3-2

3 Chome base preparation method and development situation

In 3 Chome, a part of the land was obtained in advance for urban reorganization, and under a direct execution system for such related public facilities as trunk roads in the area, urban reorganization was carried out without the help of public groups. In addition, in order to aim toward provision of high quality housing, a housing urban overall preparation project (abbreviated to Jushiso), and speedy preparation of public facilities and housing areas was carried out.

Industrial Remains


Within such open spaces as Toyosu Park and the traffic plaza, monuments are being installed to evoke the atmosphere of the historical land of Toyosu and thus contribute to the formulation of an individualistic townscape.



**Toyosu Zone 4-2 Development Plan (tentative name)**

**Scheduled for completion in June 2025**  
Owner/Developer: IHI/ Mitsubishi Estate  
Building A 18F/Amalgamate floor space 47,300㎡/Height Approx. 100m  
Building B 15F/Amalgamate floor space 89,200㎡/Height Approx. 80m

BLOCK 4-2



**Toyosu Bayside Cross Tower**

**Initiation of Construction in April 2020**  
Owner/Developer: IHI/Mitsui Fudosan  
36F/Amalgamate floor space 184,800㎡/Height Approx. 177m

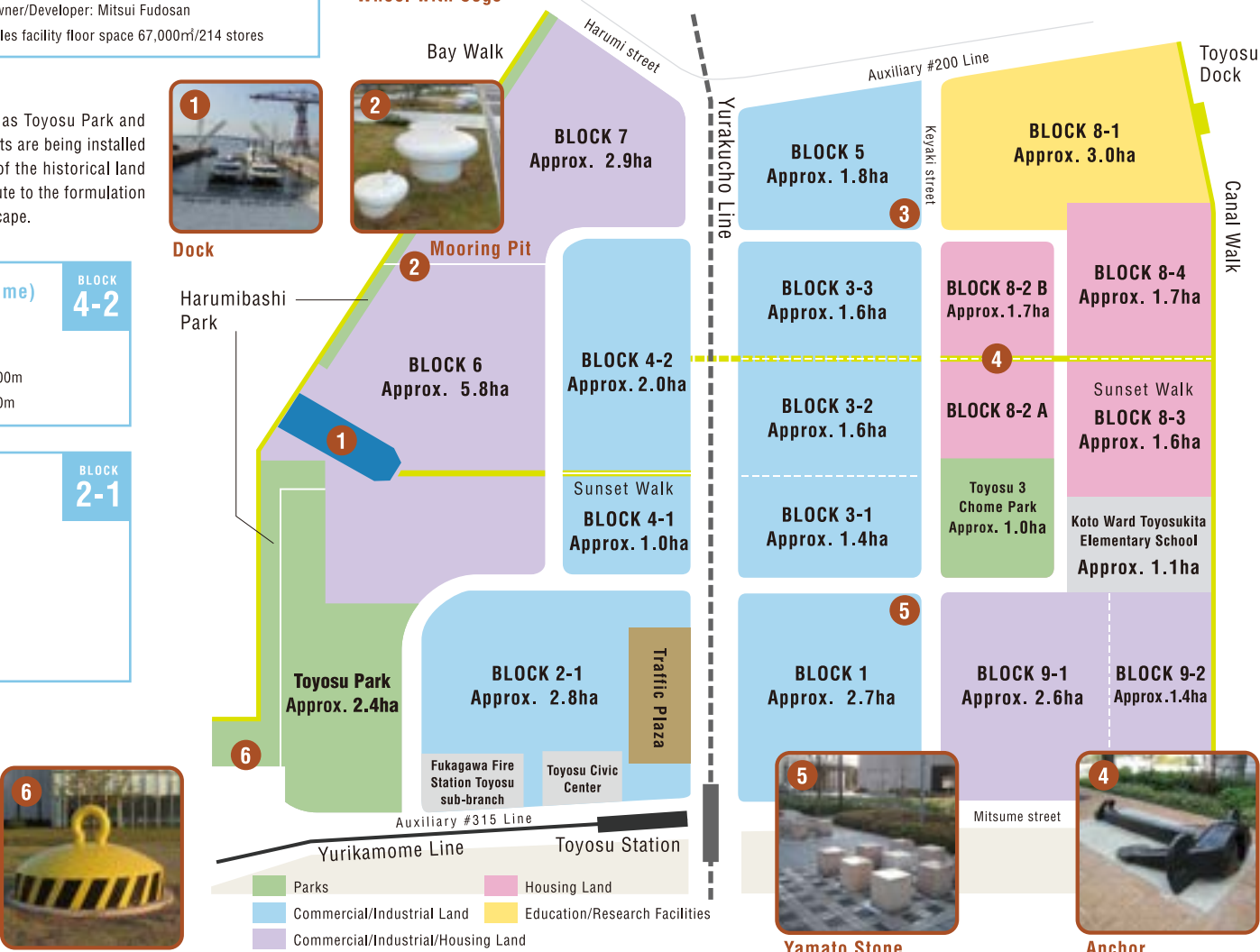
**SMBC TOYOSU BUILDING**

**Initiation of Construction in October 2020**  
Owner/Developer: Sumitomo Mitsui Financial Group, Inc.  
24F/Amalgamate floor space 72,400㎡/Height Approx. 124m

BLOCK 2-1


History of the Toyosu Area

2001	Last launching-style IHI Tokyo 1st Factory
2002	Shibaura Industrial University Toyosu entry decision
	Closing of IHI Ship Building Factory
	Closing of Tomoe Corporation Toyosu Factory
Jun.	Establishment of Toyosu 2/3 Chome Area Development Conference (at present called the Town Building Conference)
Jun.	Decision on planning and adjustment policies for the Toyosu 2/3 Chome Redevelopment Area
2005 Apr.	Opening of Toyosu 3 Chome Park
Jul.	Opening of mutual use of Harumi Grand Bridge
2006 Mar.	Opening of the Town
	Opening of the Yurikamome Toyosu Station
Apr.	Opening of Toyosu IHI Building
	Opening of Shibaura Industrial University Toyosu Campus
	Opening of Toyosu Park
Oct.	Completion of foundation preparation construction (streets, parks, etc.)
2007 Apr.	Opening of Toyosu Kita Elementary School
2015 Jun.	Toyosu Civic Center completed
2016 May.	Fukagawa Fire Station Toyosu sub-branch completed
2018 Sep.	Toyosu Market opened





**Sinkers (weights)**



**Toyosu Center Building**

**Initiation of Construction in October 1992**  
Owner/Developer: IHI  
37F/Amalgamate floor space 99,600m2, height 165m

**Toyosu Center Building Annex**

**Initiation of Construction in August 2006**  
Owner/Developer: IHI  
33F/Amalgamate floor space 105,300m2, height 147m

BLOCK 1



**Super Viva Home Toyosu**

**Opened in June 2005**  
Owner/Developer: ARCLANDS CORPORATION  
Land Owner: TOMOE CORPORATION  
Sales facility floor space 22,840m2/height 20m


BLOCK 9-1



**Shibaura Industria University Toyosu Campus**

**Opened in April 2006**  
Owner/Developer: Shibaura Institute of Technology  
14F  
Height 68m


BLOCK 8-1



**City Towers Toyosu The Symbol**

**Initiated construction in March 2010**  
Owner/Developer: Sumitomo Realty & Development  
44F/850 units Height 155m


BLOCK 8-4



**Toyosu Residence**

**Initiated construction in February 2008**  
Owner/Developer: SEKISUI HOUSE REIT, INC.  
Land Owner: Urban Renaissance Agency  
14F/384 units/height 42m


BLOCK 8-2B



**The Toyosu Tower**

**Initiated construction in March 2009**  
Owner/Developer: Mitsui Fudosan Residential  
Nomura Real Estate Development, Mitsubishi Estate, and Tokyo Tatemono  
43F/825 units/height 155m


BLOCK 8-3



**Royal Parks Toyosu**

**Initiated construction in February 2007**  
Owner/Developer: Daiwa House REIT Investment Corporation  
Land Owner: Urban Renaissance Agency  
14F/267 units/height 42m

BLOCK 8-2A



**City Towers Toyosu The Twin**

**Initiated construction in March 2009**  
Owner/Developer: Sumitomo Realty & Development /Hankyu Realty  
48F X 2 wings/1,063 units Height 171m

BLOCK 9-2

