

Shibuya Redevelopment Project: Overview and Planning Process

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Geography of Shibuya

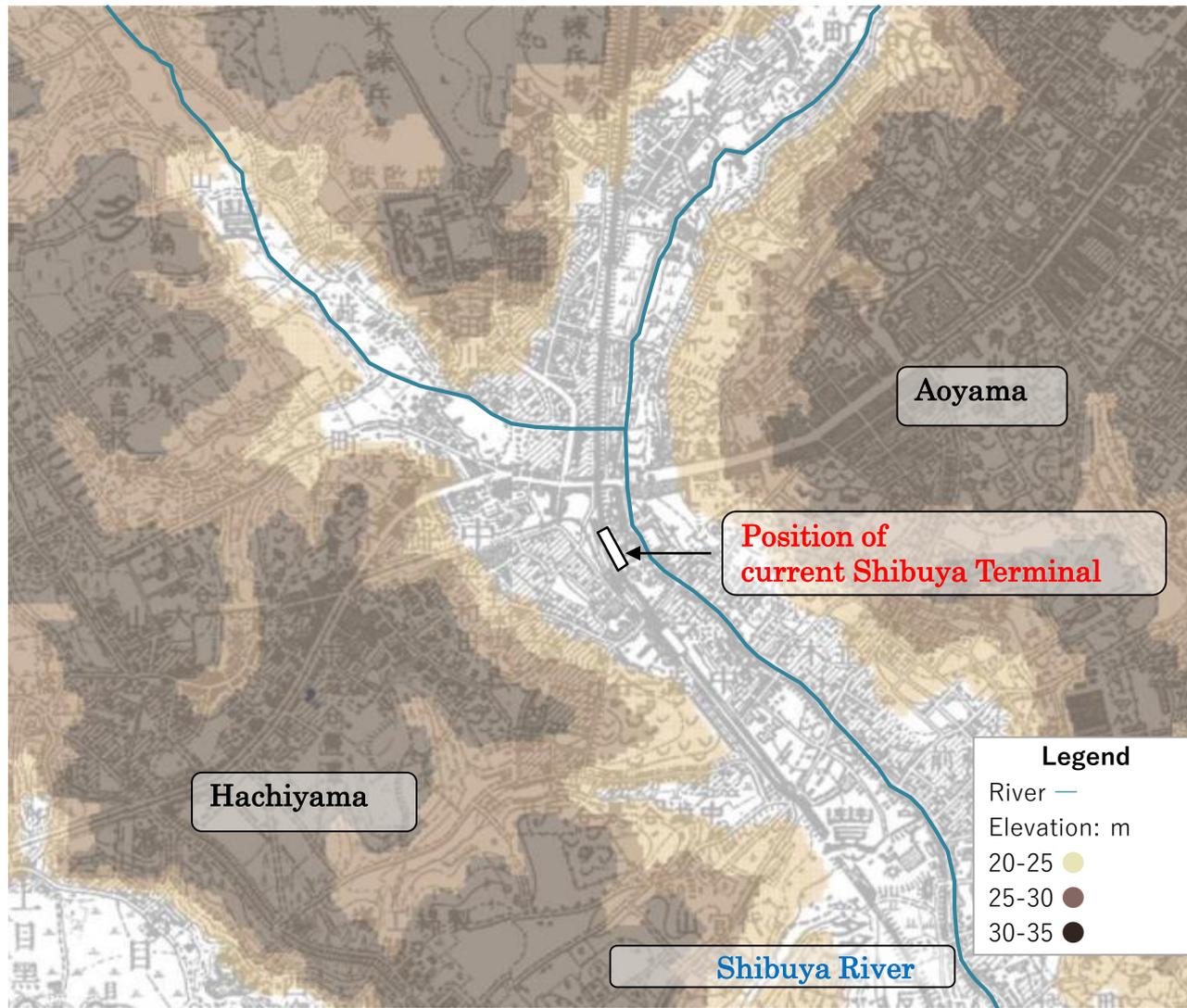


Figure : Shibuya Terminal Vicinity

Source: Generated by JICE based on the following materials:

Map Data: Current and Historical Maps (1896-1909), Saitama University

Elevation Data: Fundamental Geospatial Data (2008), Geospatial Information Authority of Japan

Shibuya River Flood Prevention

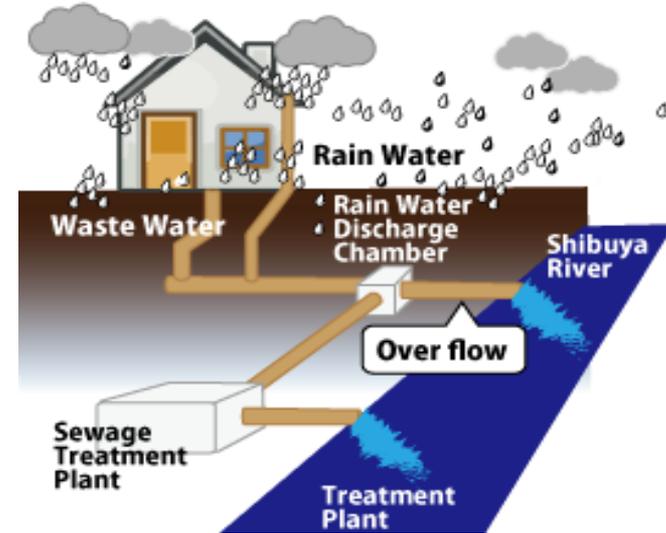
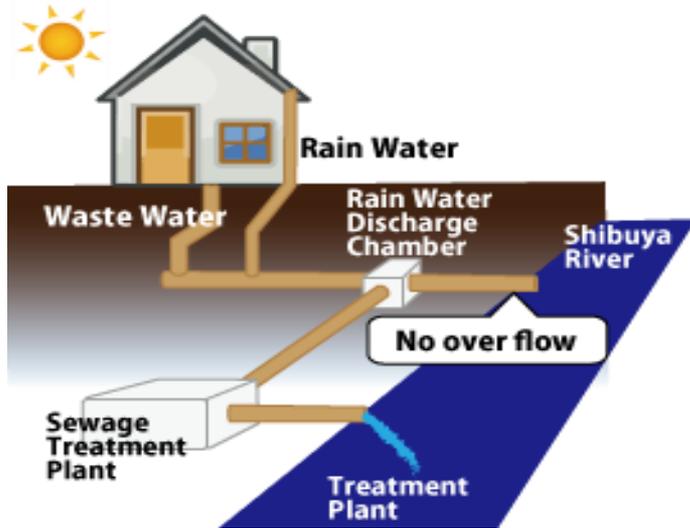
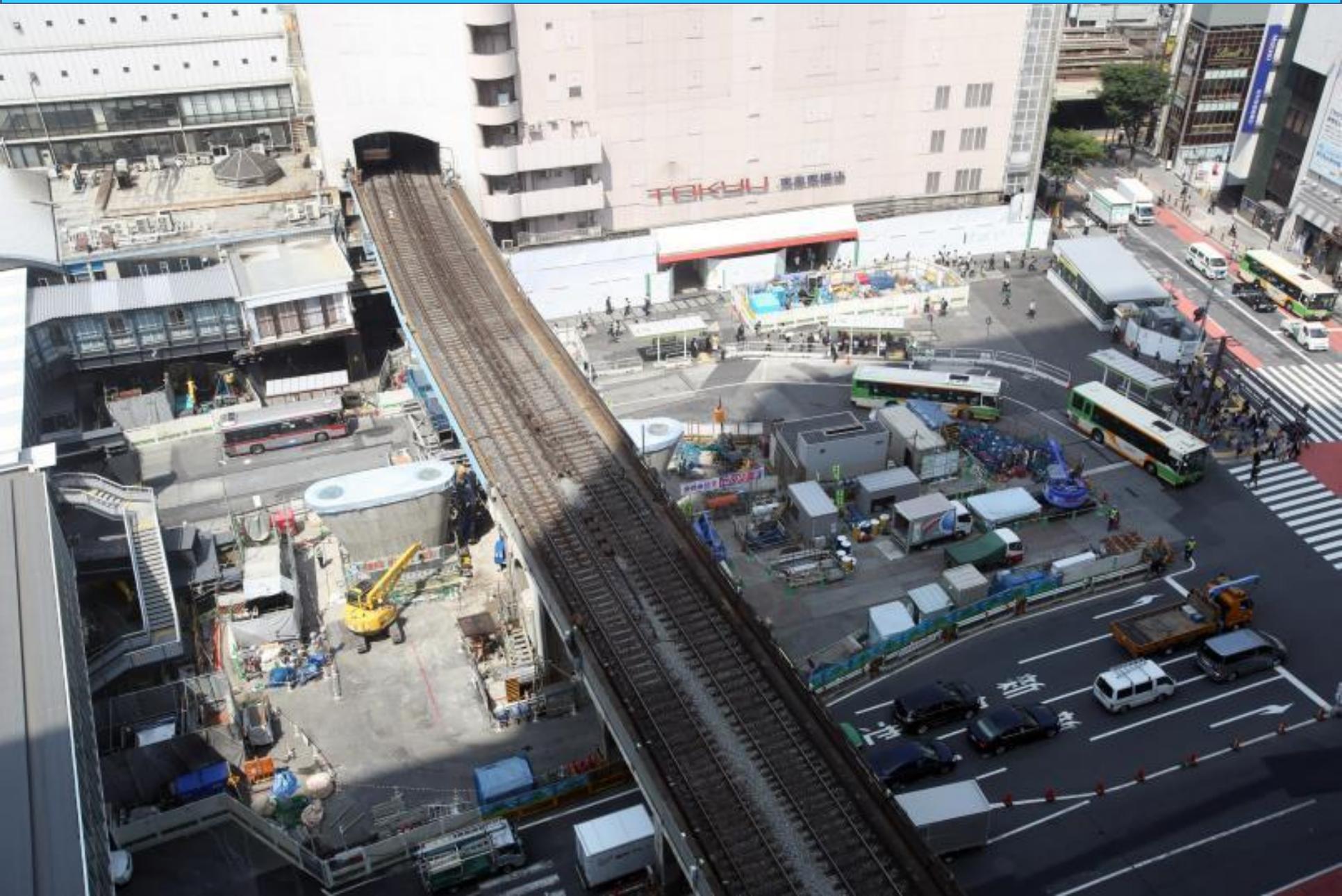


Photo : The Shibuya River

Left: In fine weather / Right: During torrential rainfall

Source: Image generated by JICE

Tokyo Metro Ginza Line and Tokyo Department Store



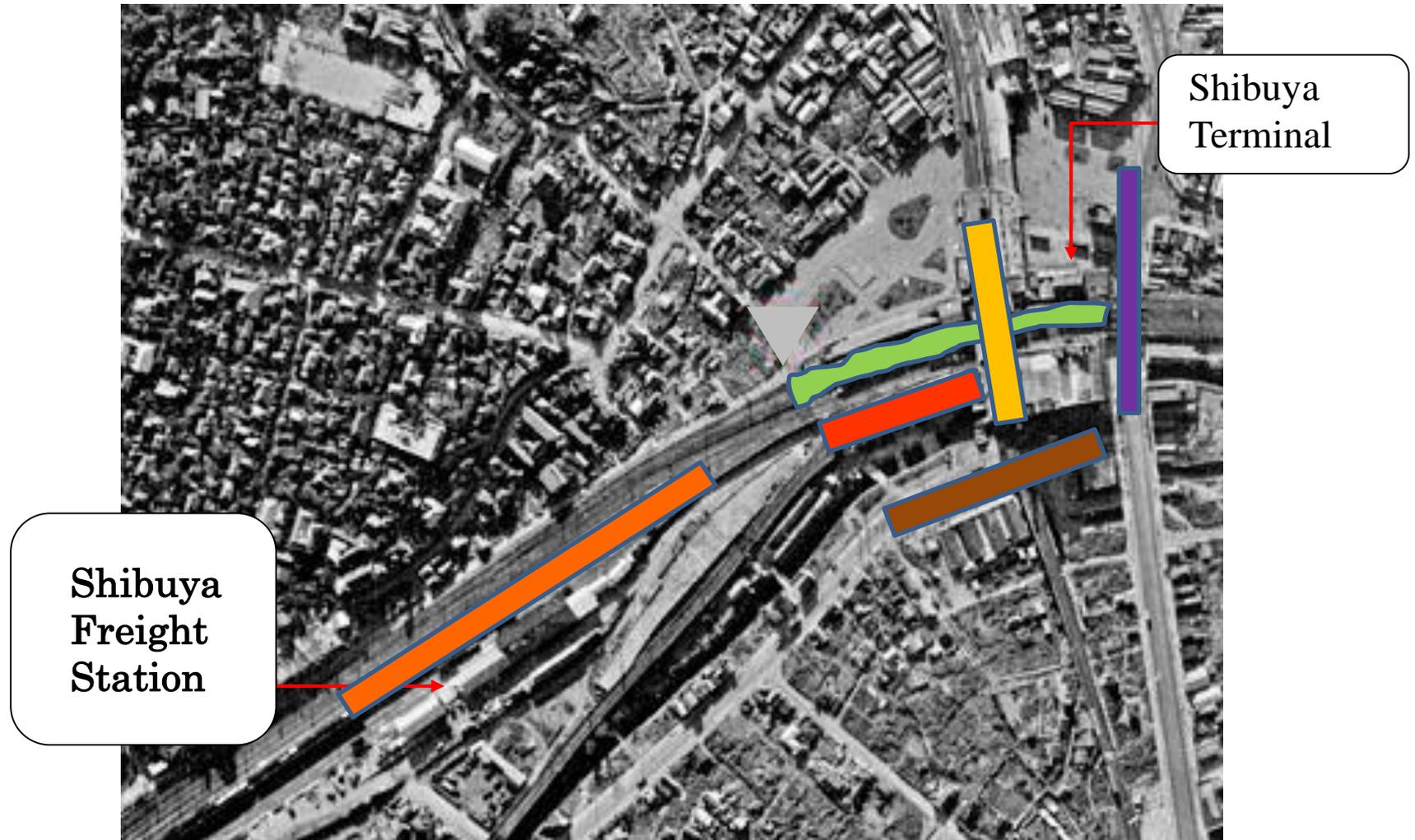
Tokyo Metro Ginza Line Bridge Supports on Meiji Street and Open Square in front of Shibuya Station's East Exit



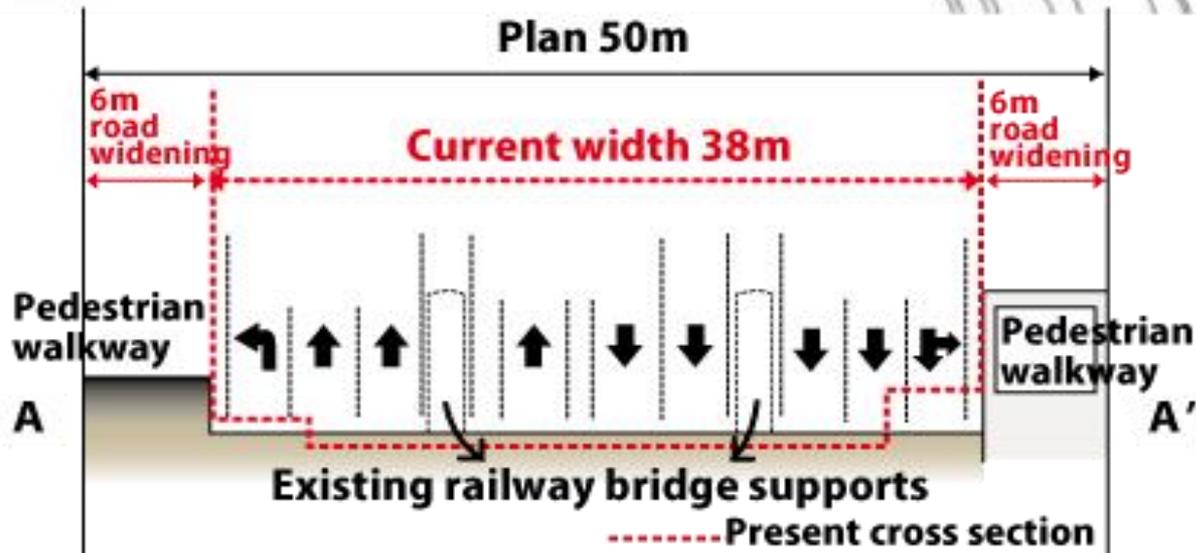
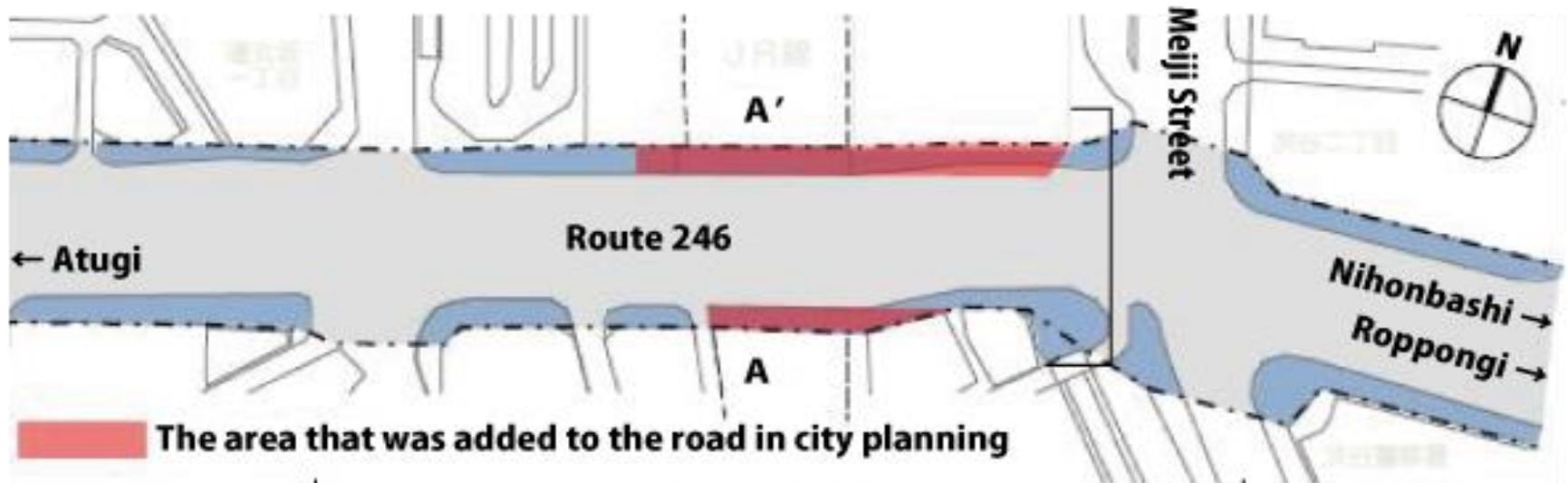
Toyoko Department Store
(later Tokyu Department Store East Building, now demolished)



Aerial View of Shibuya Station Vicinity (September 1947)



2-D Plan and Cross-section View of National Route 246 near Shibuya Station



Project Structure for Shibuya Station Town District Infrastructure Development

Structure of the Project

Classification

Reconstruction of railway facilities

Reconstruction of infrastructure
(except Railway)

Redevelopment of
terminal buildings

Main contents

Relocation of Saikyo Line platform

Rebuilding of Ginza Line platform
in island style

Expansion of transfer concourse

Expansion of station squares

Construction of underground
square

Expansion of Route 246

Construction of symbolic
escalator spaces

Construction of passages and
squares in the station buildings

Main stakeholders

Ministry of Land, Infrastructure,
Transport and Tourism

Tokyo Metropolitan Government

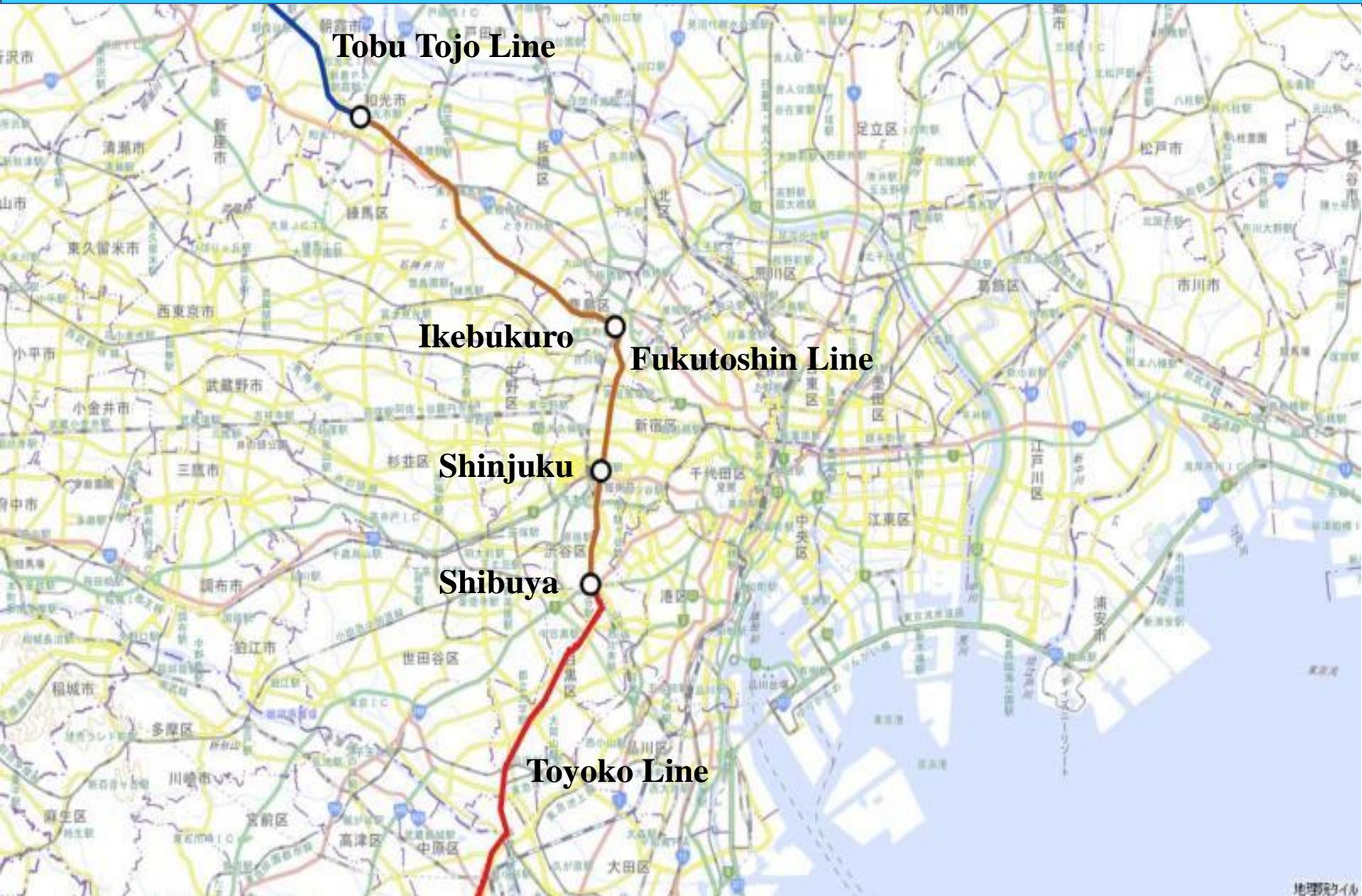
Shibuya Ward Office

East Japan Railway Company

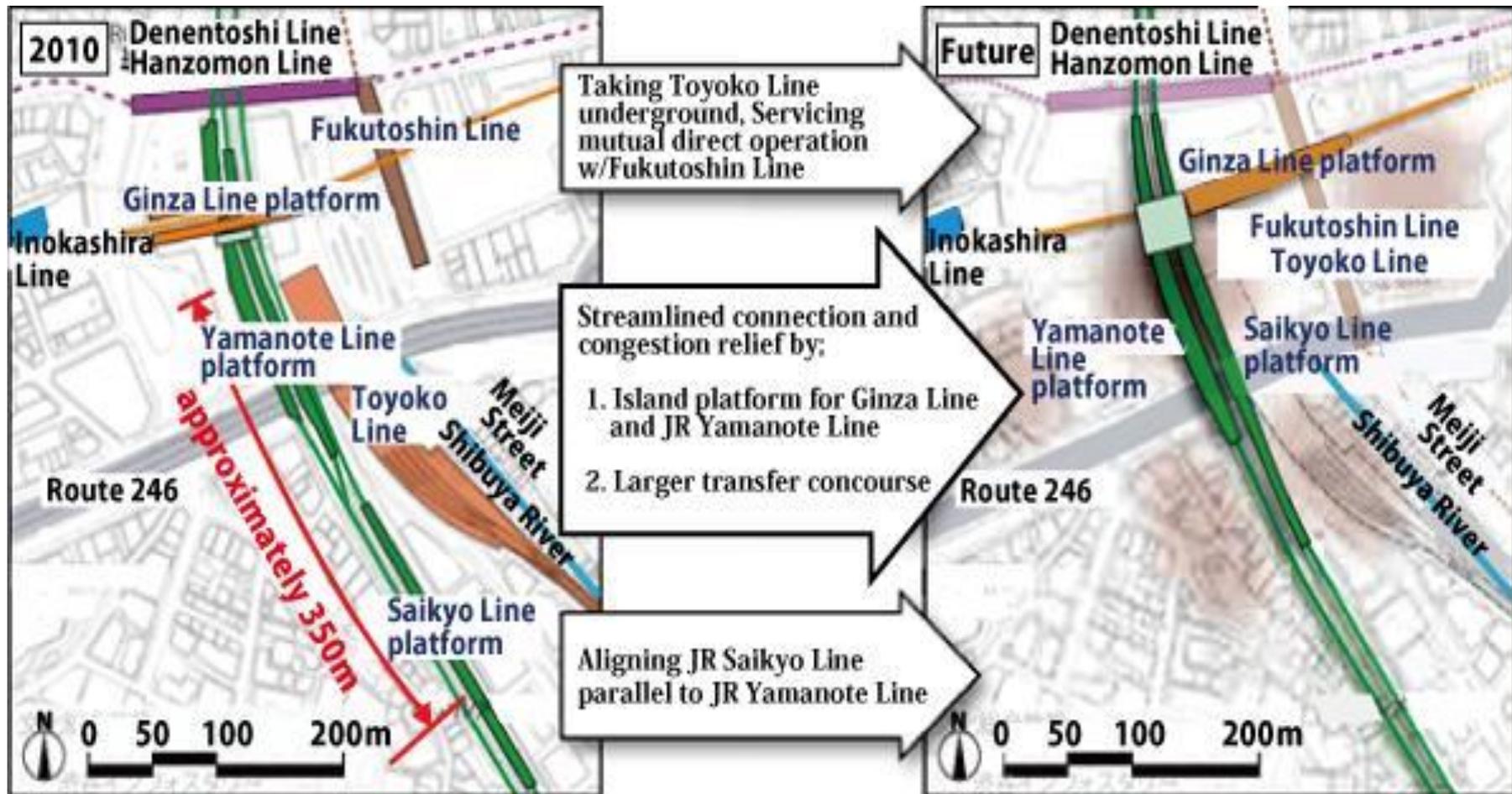
Tokyo Subway Co.

Tokyu Corporation

Joint Operation by Tokyu Toyoko Line and Tokyo Metro Fukutoshin Line

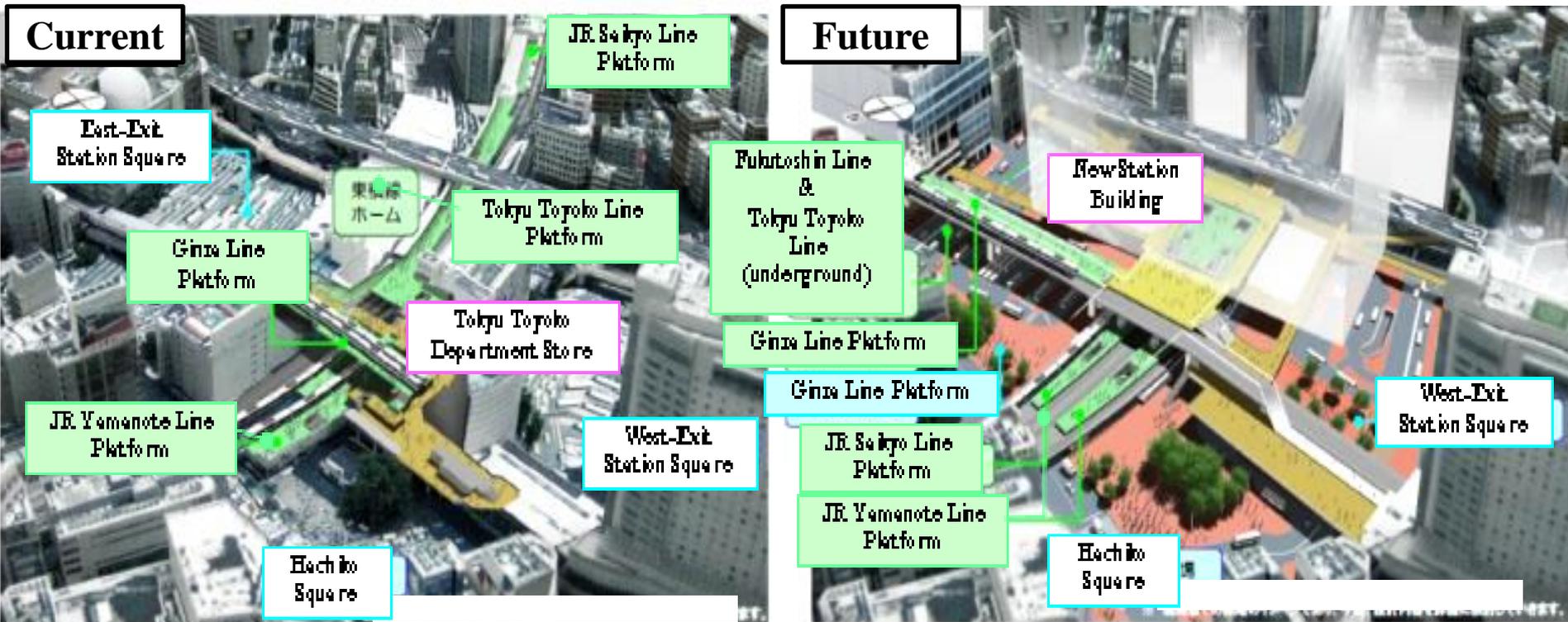


Shibuya Station Development Plan



Shibuya Station Town District Infrastructure Development Policy

Left: Aerial View (current layout) / Right: Aerial View (image of future development)

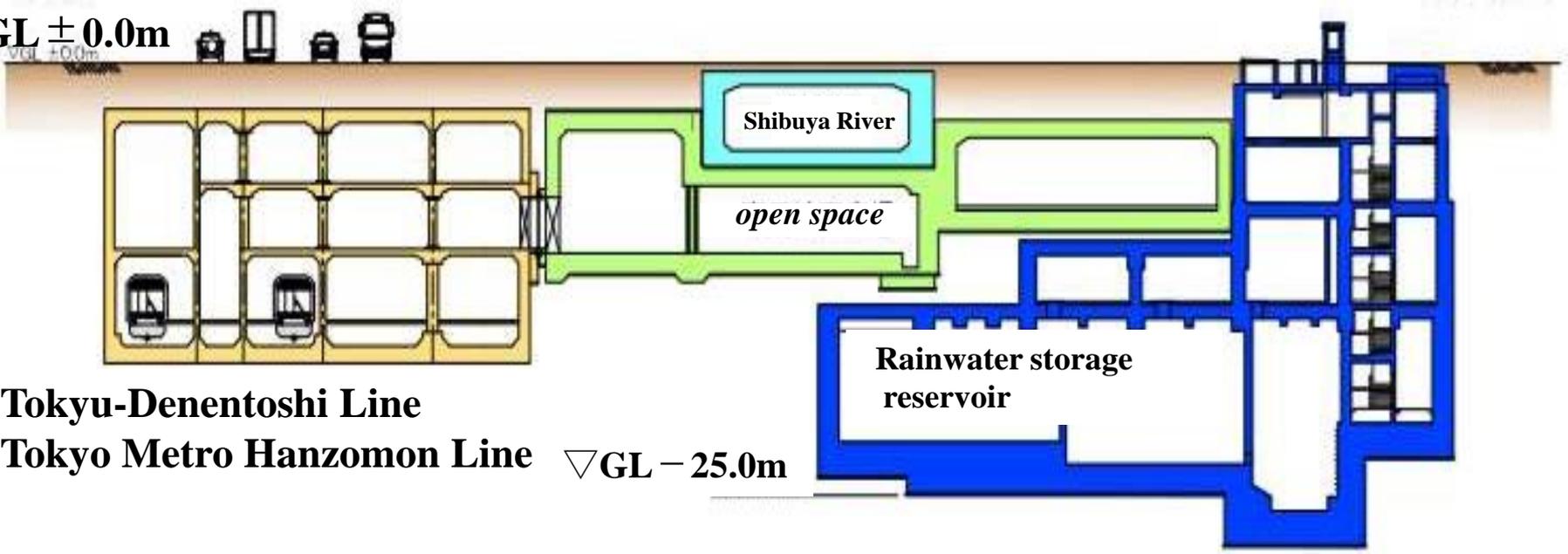


Cross-Section of Underground Layout at Shibuya Station East Exit

Miyamasu-zaka

Shibuya Police Station

▽GL ± 0.0m



Tokyu-Denentoshi Line

Tokyo Metro Hanzomon Line

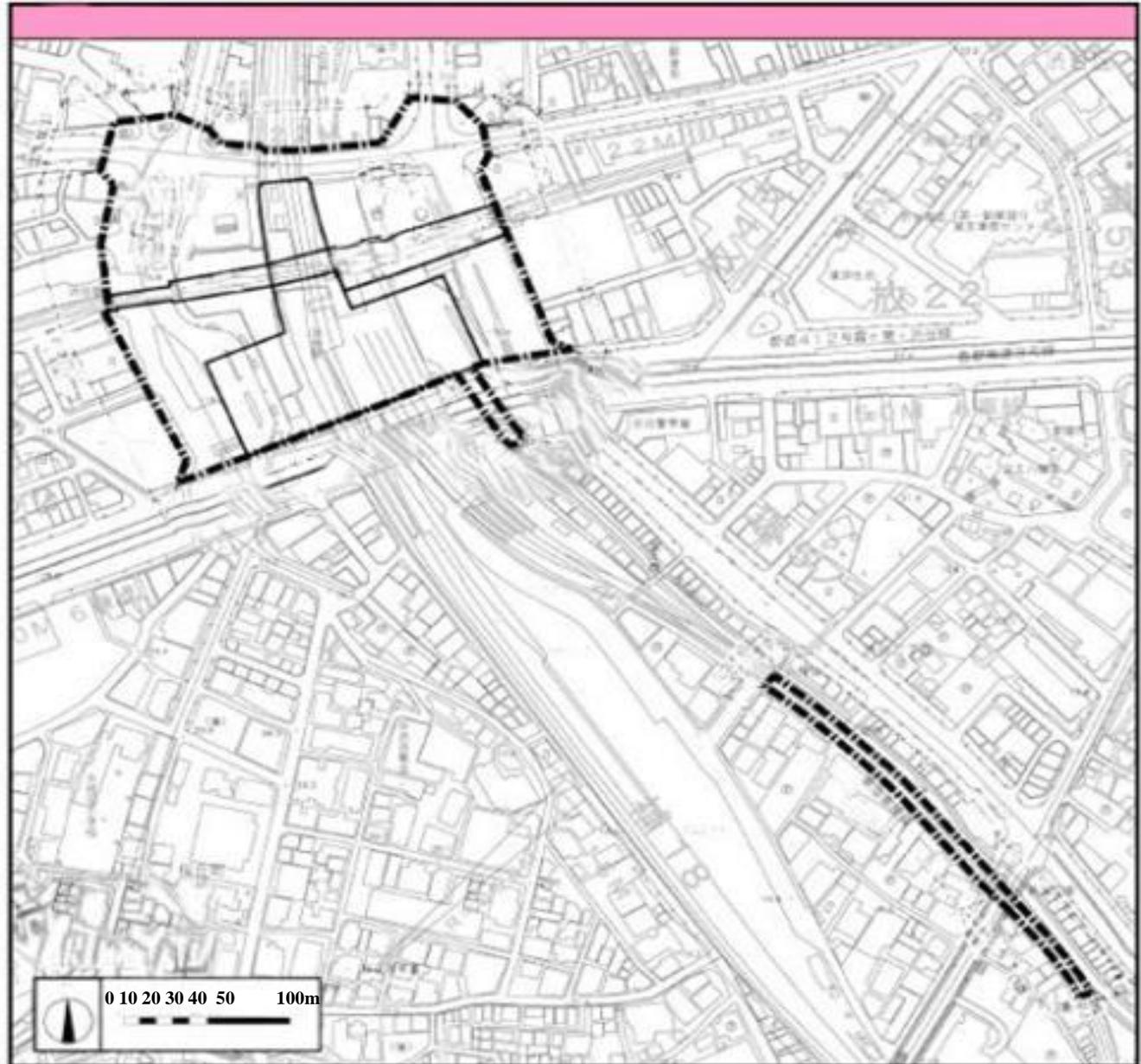
▽GL - 25.0m

Shibuya River

open space

Rainwater storage reservoir

Shibuya Station Town District Land Readjustment Project



 Project area

Shibuya Station Development Plan

Former overground Tokyu Toyoko Line site

Site exchange as part of the Land Readjustment Project

Site of Shibuya River at station square

Before project implementation

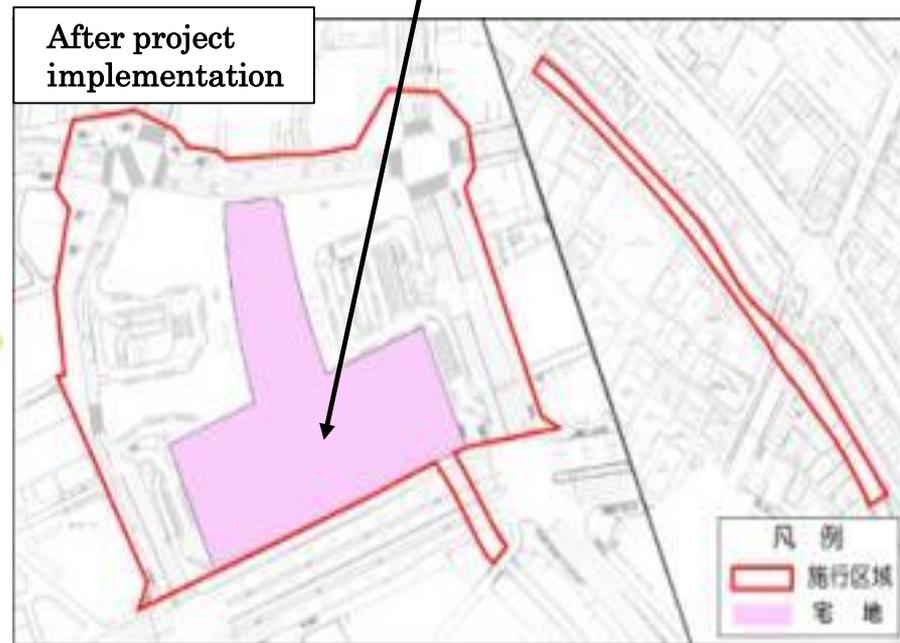


Project execution areas
Private land

Reorganization of private land in Shibuya Station Town District.

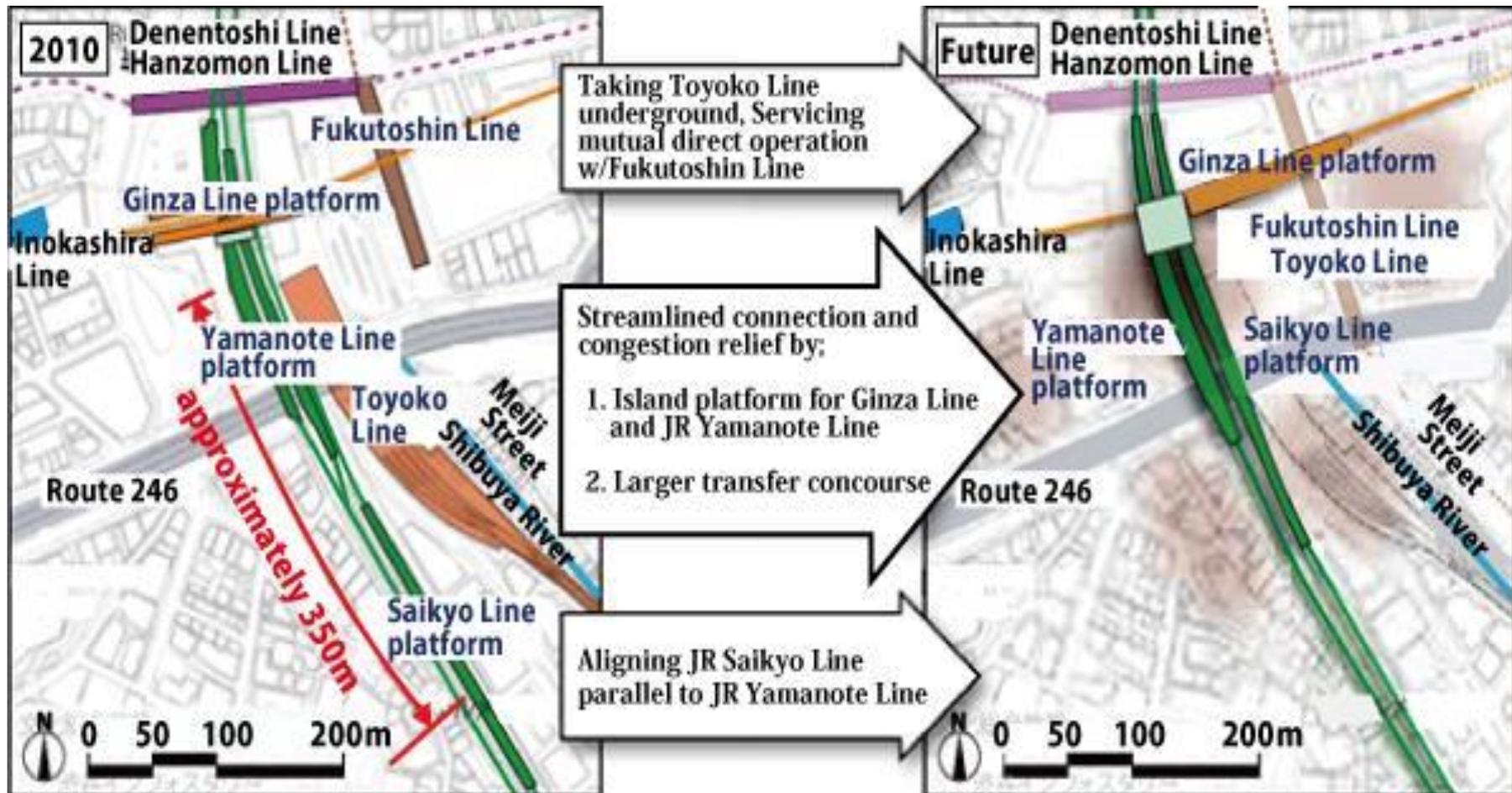
Development profit allotted to public facility development.

After project implementation

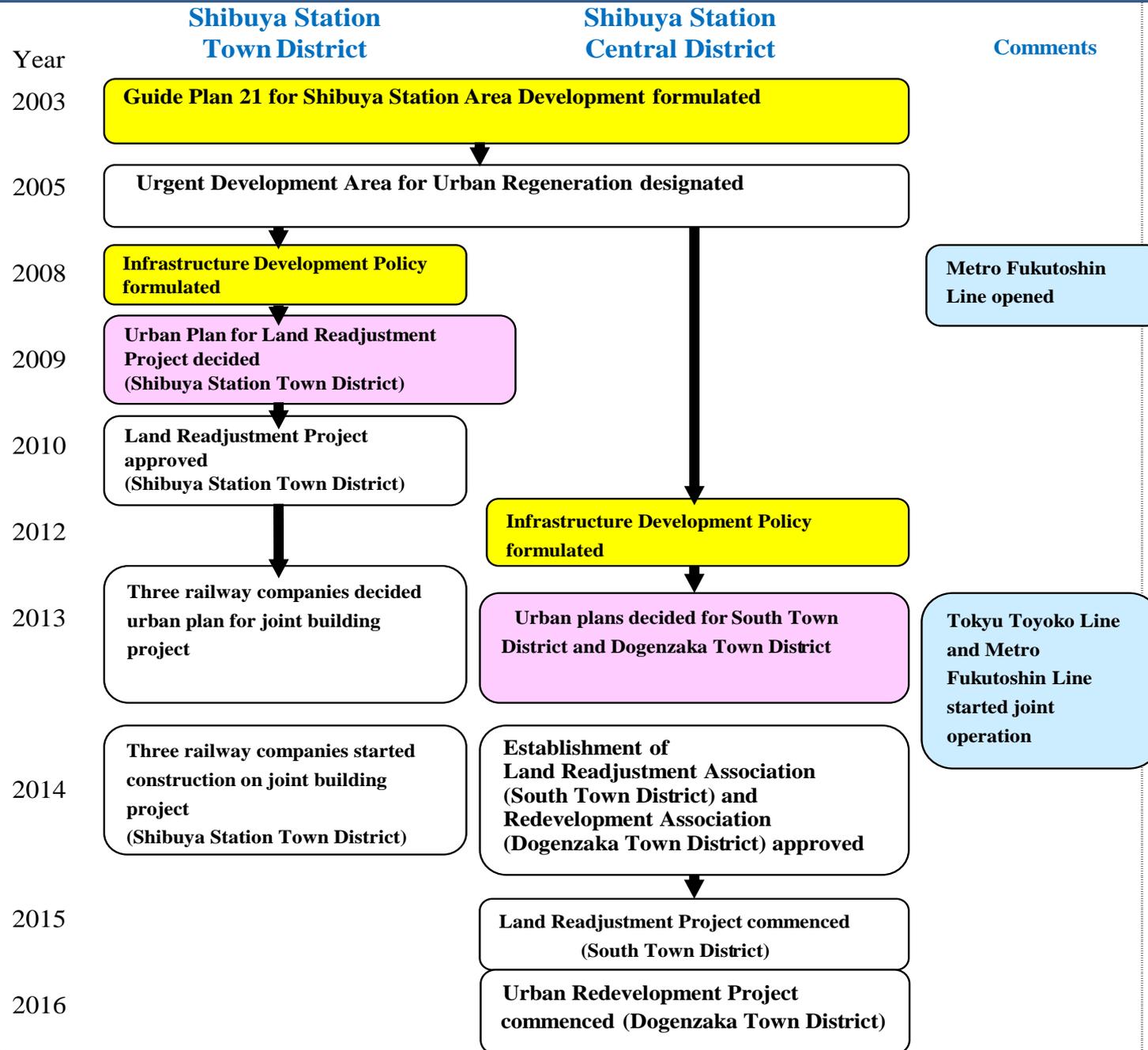


Project execution areas
Private land

Shibuya Station Development Plan

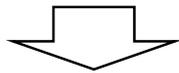
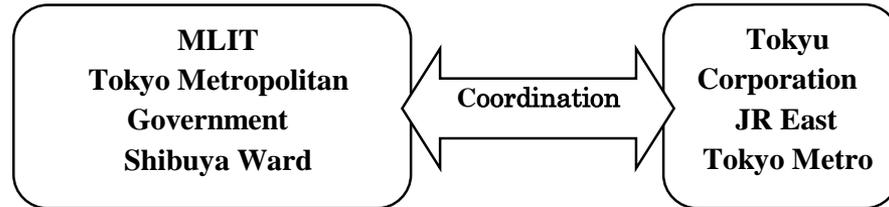


Overview of Consensus-building Process

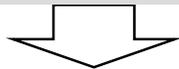
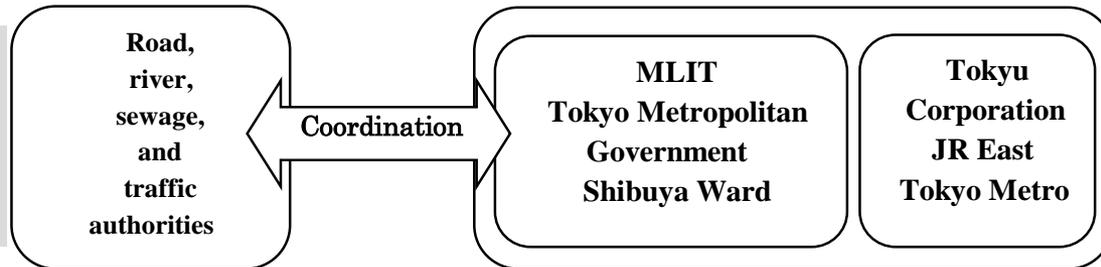


Project Plan Formulation Process for Shibuya Station Town District Infrastructure Development

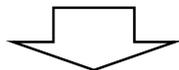
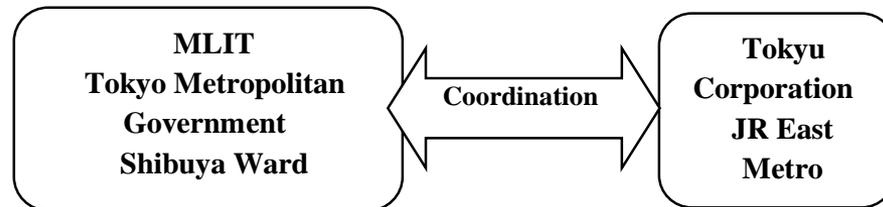
Phase I
Examining
rearrangement of public
facilities and residential
sites



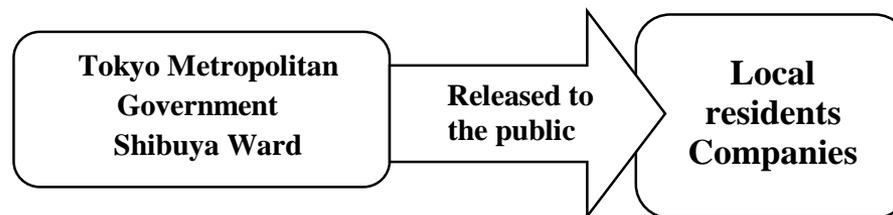
Phase II
Examining positions and
functions of public
facilities



Phase III
Examining
urban plan draft for land
readjustment project



Phase IV
Beginning procedures to
make urban planning
decisions for land
readjustment project



Lessons from Shibuya Redevelopment Project

- **Lesson 1:** Divide each complex challenge into elements.
- **Lesson 2:** Minimize the number of stakeholders.
- **Lesson 3:** Set out a grand vision and explain its economic rationale.
- **Lesson 4:** Ensure that central or local government drives the project or takes the initiative.

Image of Future Shibuya Station Vicinity

Future

Shibuya Hikarie

**Shibuya Station
South Town
District**

**Shibuya Station
Town District
(East Wing)**

**Shibuya Station
Sakuragaoka
Town District**

**Shibuya Station
Town District
(Central Bldg. & West Wing)**

Cerulean Tower

**Dogenzaka 1-chome
Station-front District**

Shibuya Mark City

