

Yokohama's efforts in sustainable urban development in aging society

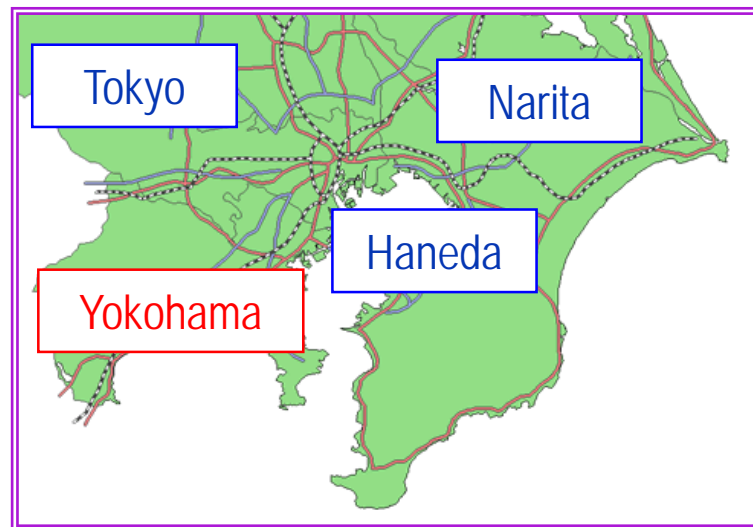
—Building sustainable residential area models—

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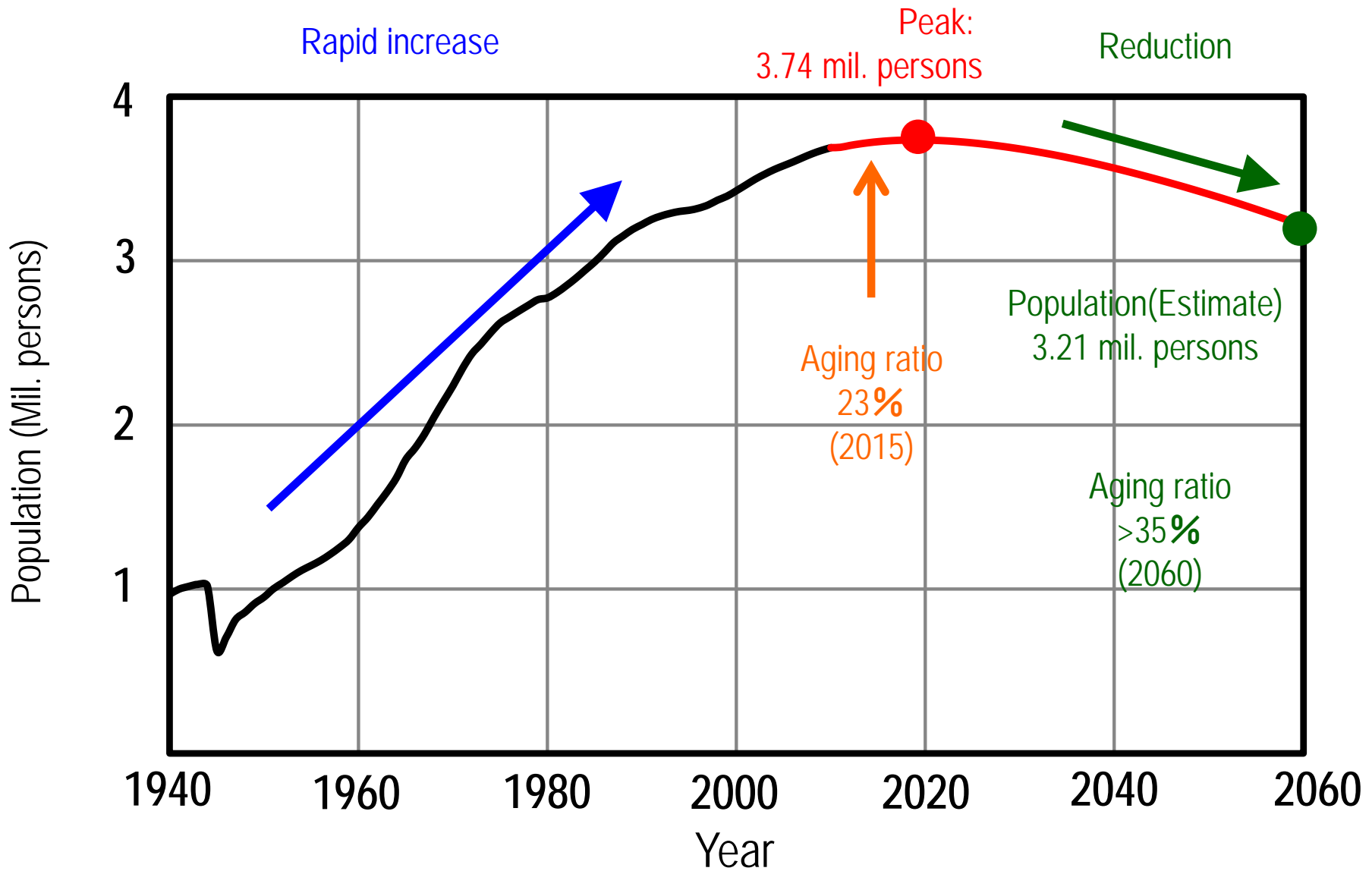
Overview of Yokohama



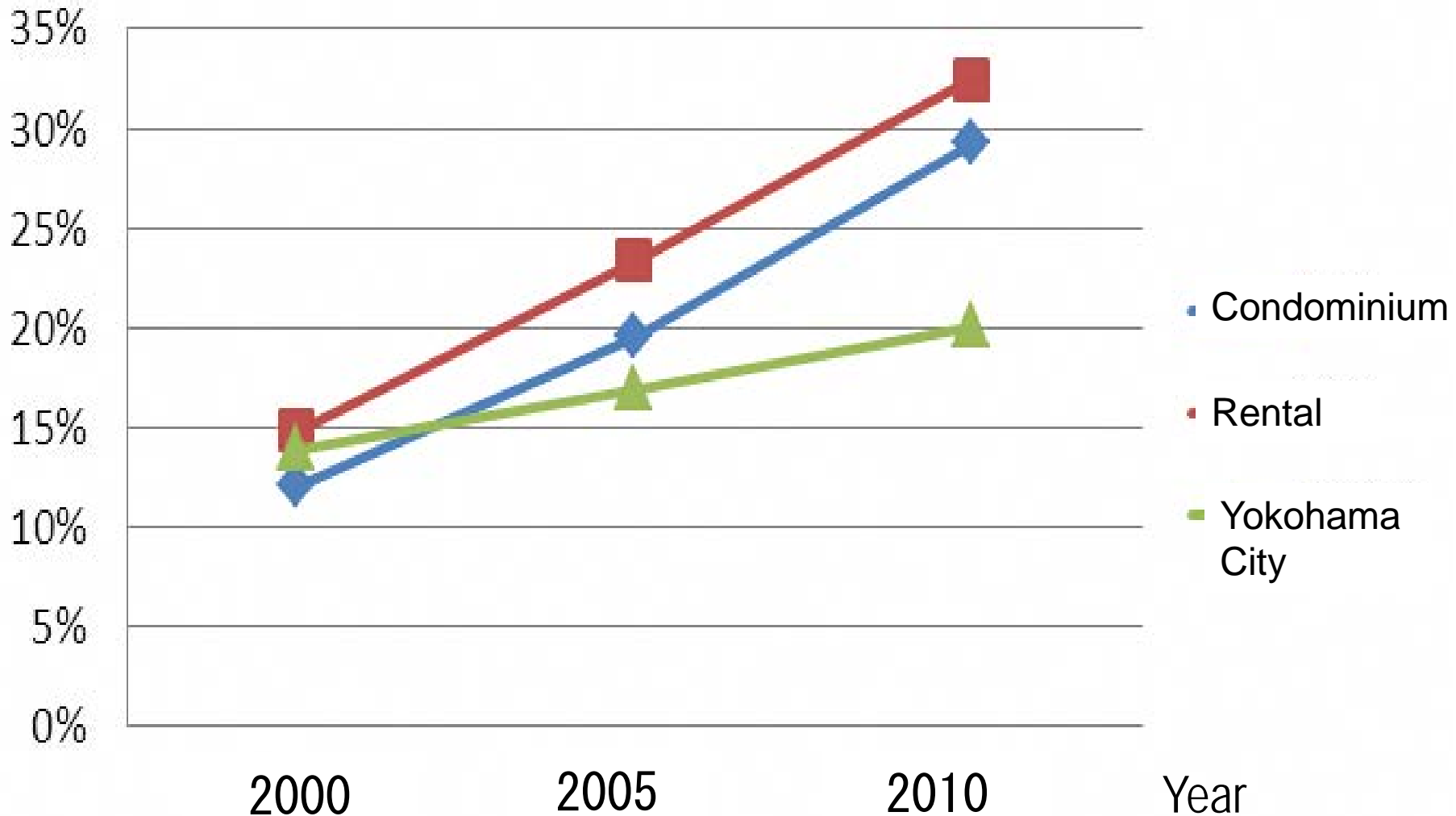
- International port city (155th year since the opening of the port)
- Population: Approx. 3.7 mil. persons (the largest city in Japan)
- GDP: Approx. 12.5 tril. Yen (100 bil. US dollars)
- 21 min. from Haneda Airport (at the fastest)
- Rapid development and urbanization



Expected transition of the population



Aging of population in suburban residential areas



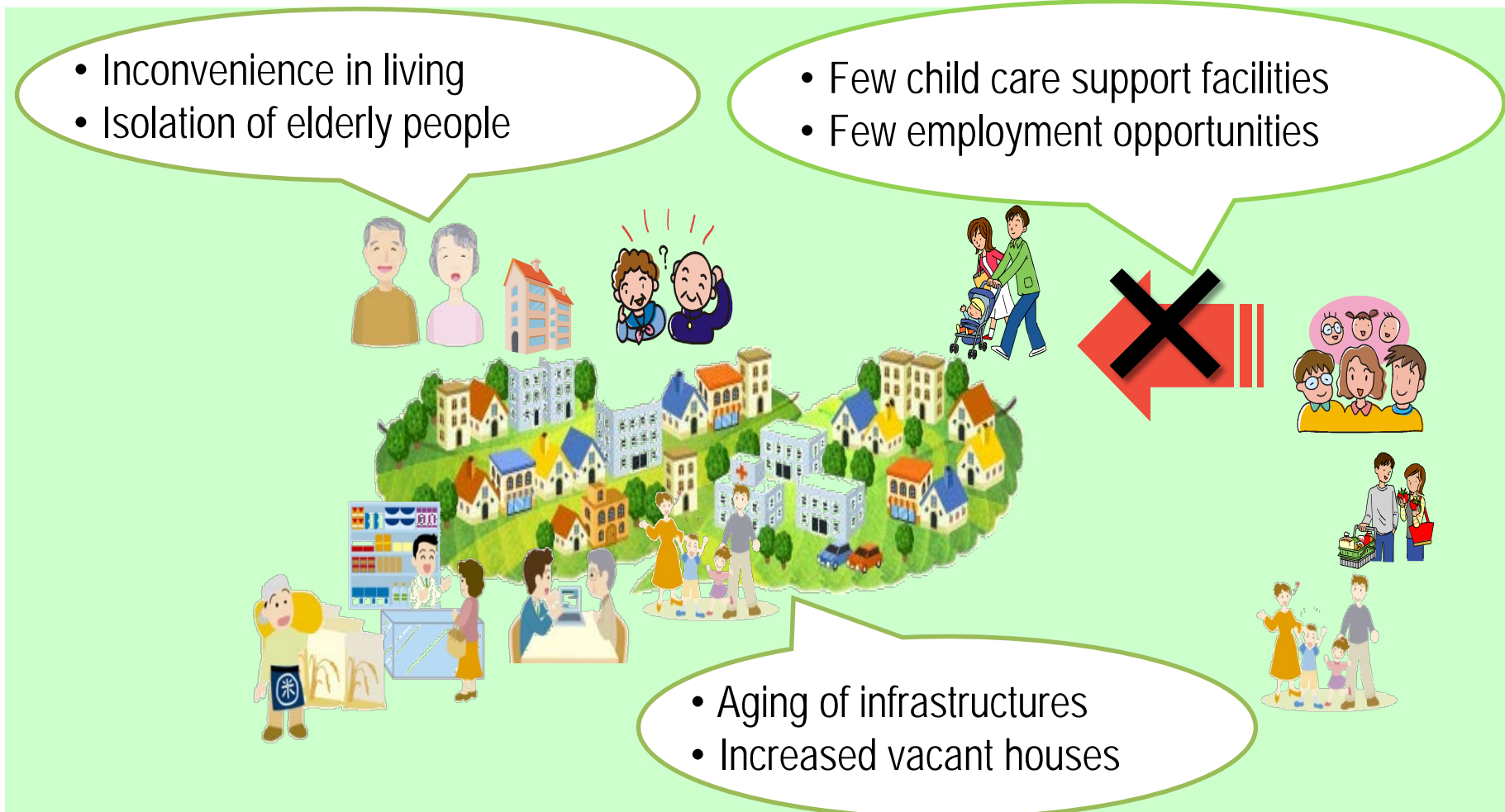
Issues in suburban residential areas

Not popular among young generations

Aging of residents

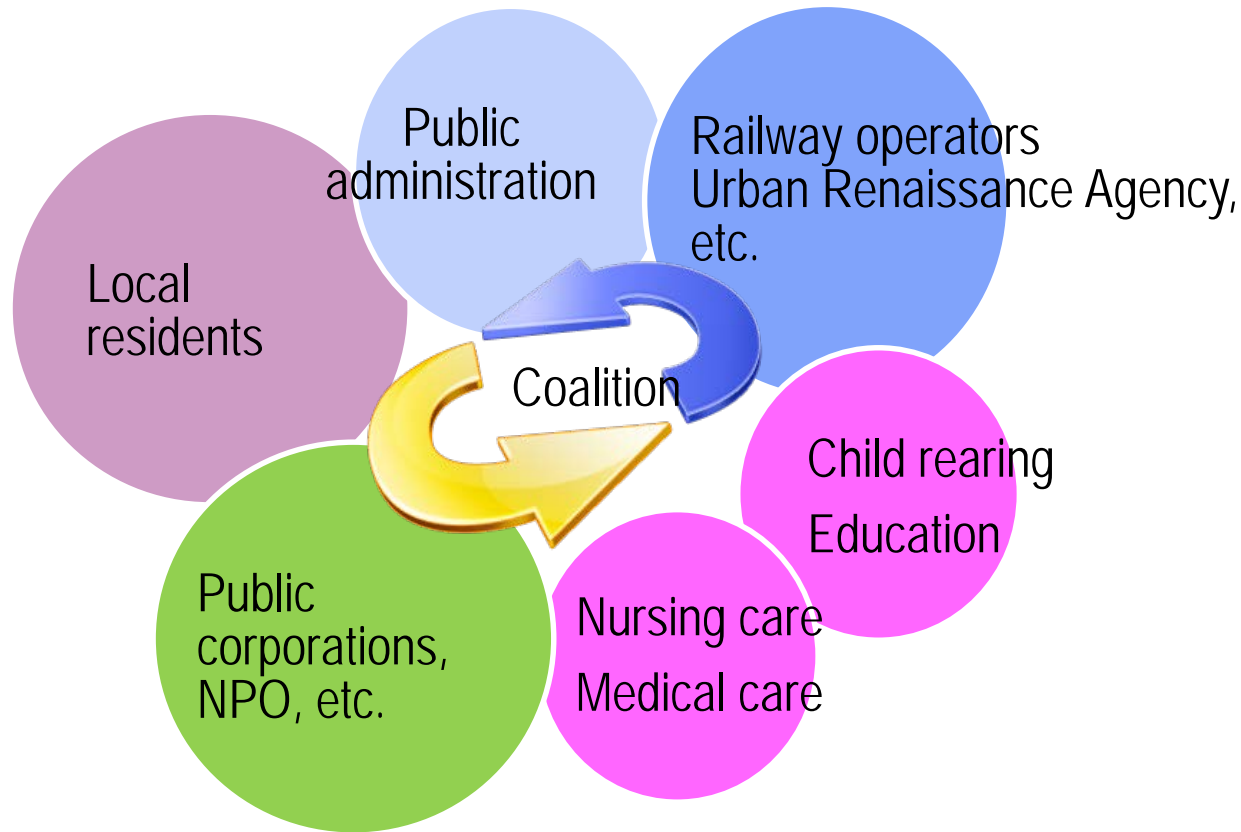
- Inconvenience in living
- Isolation of elderly people

- Few child care support facilities
- Few employment opportunities



Residential and urban infrastructure

Problem solving in coalition of various organizations



《Establishing models for regeneration of suburban residential areas》

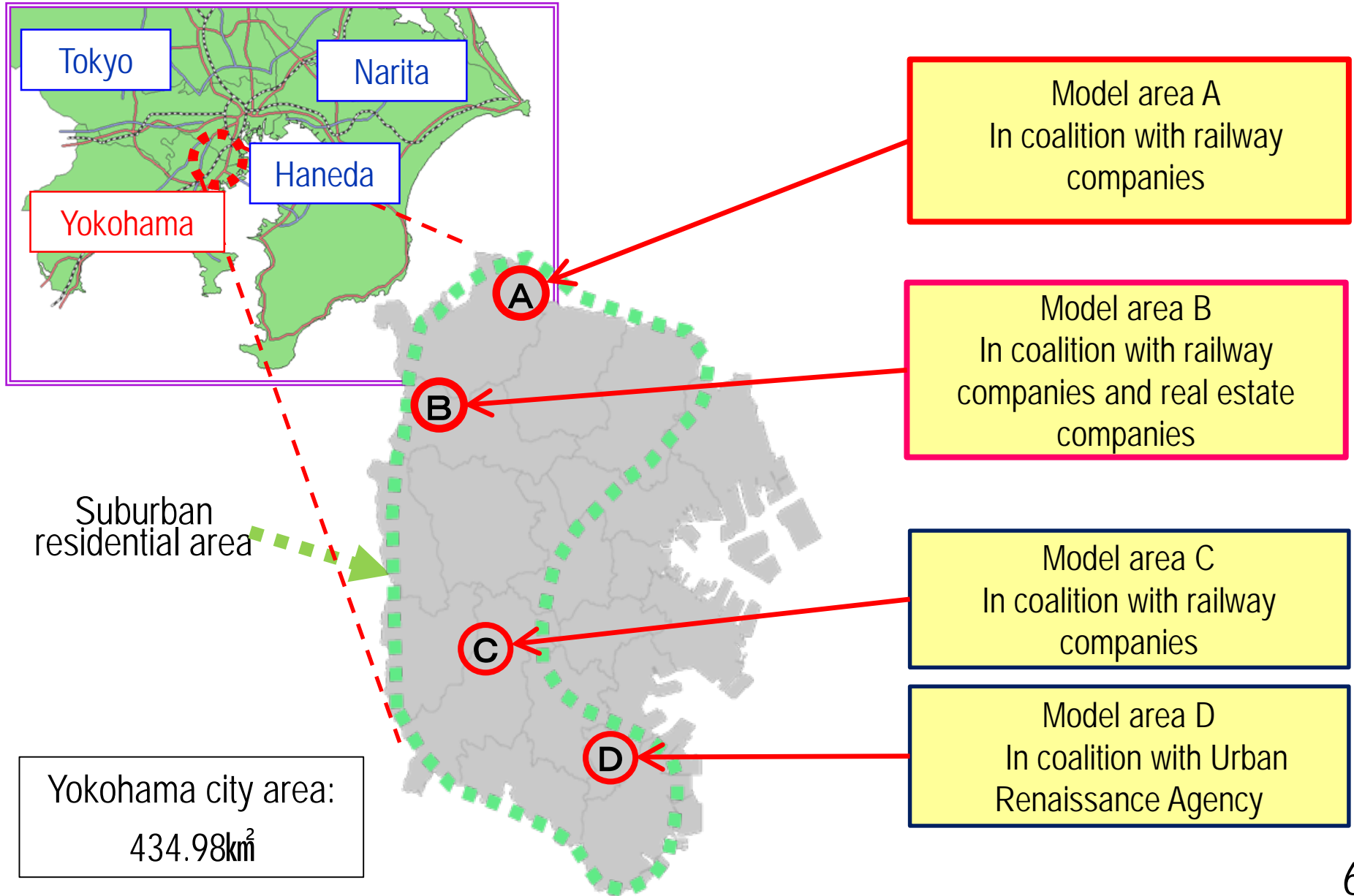
Sharing roles in
making efforts

Sharing issues
and future
visions

Creating new
schemes

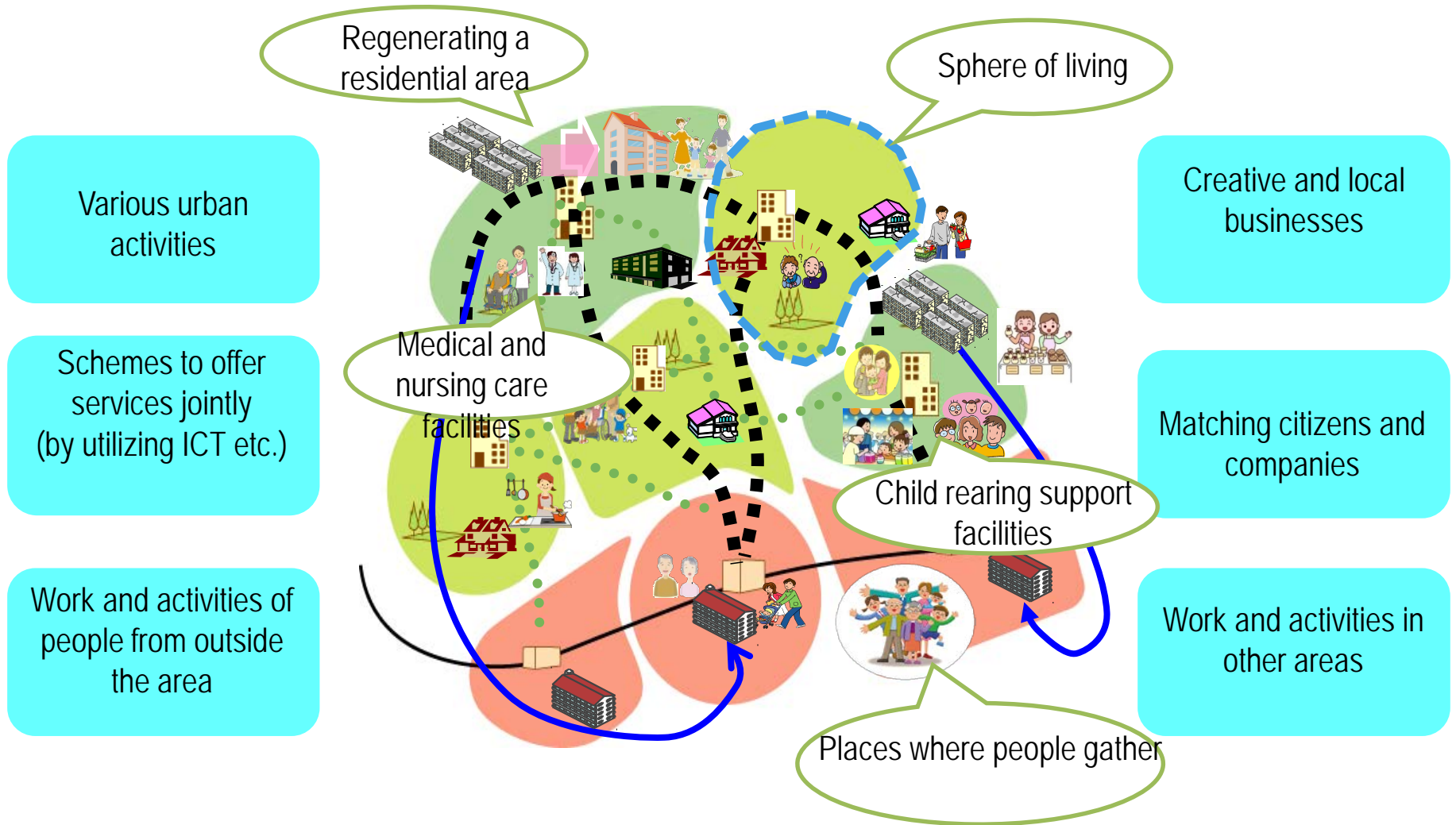
Establishment of
success models

Problem solving in coalition of various organizations



Example of our efforts: Next generation suburban development

Model image for regeneration of a suburban residential area



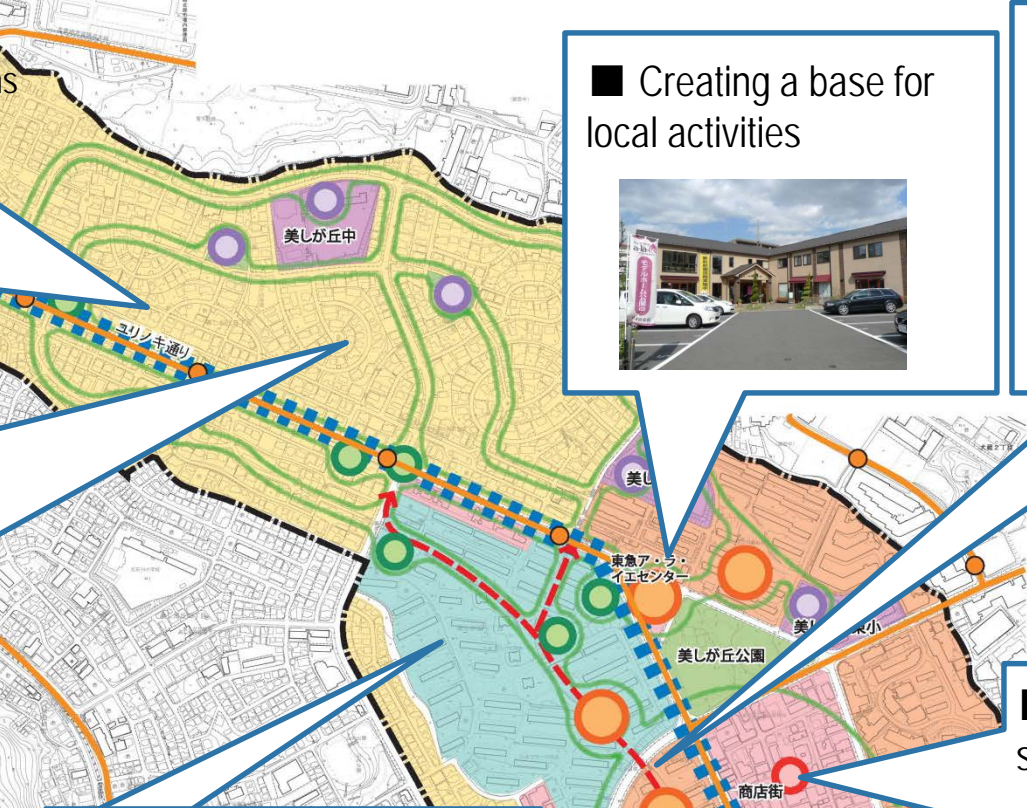
Inducing functions and facilities required in a suburban residential area

■ Ground design (Space strategy): Formulated to induce functions and facilities required in a suburban residential area

■ Redevelopment of exclusive lanes for pedestrians

■ Detached house area (utilization of vacant houses)

■ Regeneration of housing complexes



■ Creating a base for local activities

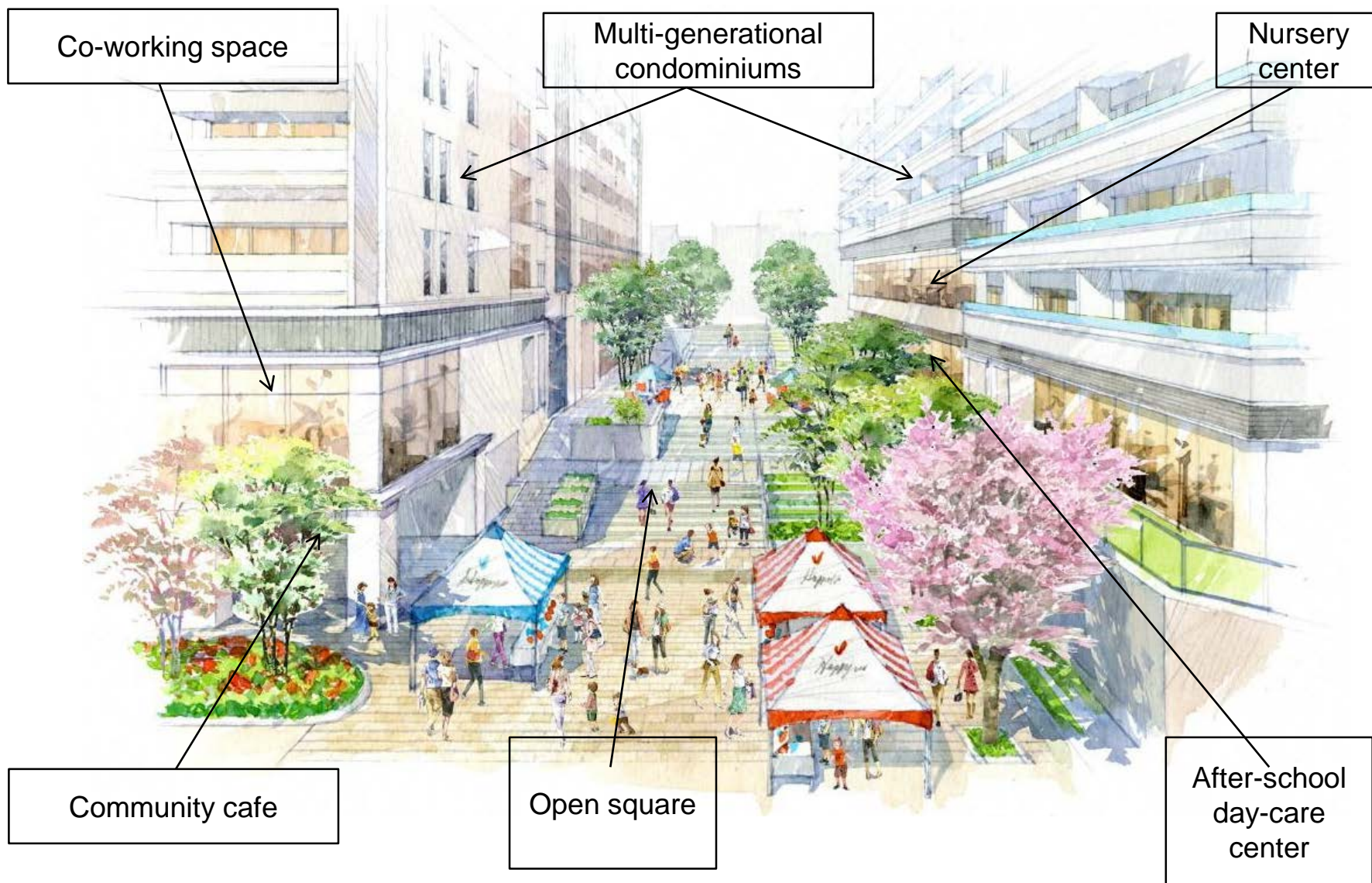
■ Inviting convenient facilities for the area

■ Improvement of facilities around the station

■ Redevelopment of a shopping district

Introduce convenient facilities for communities

- Develop residences and facilities (in former company housing)



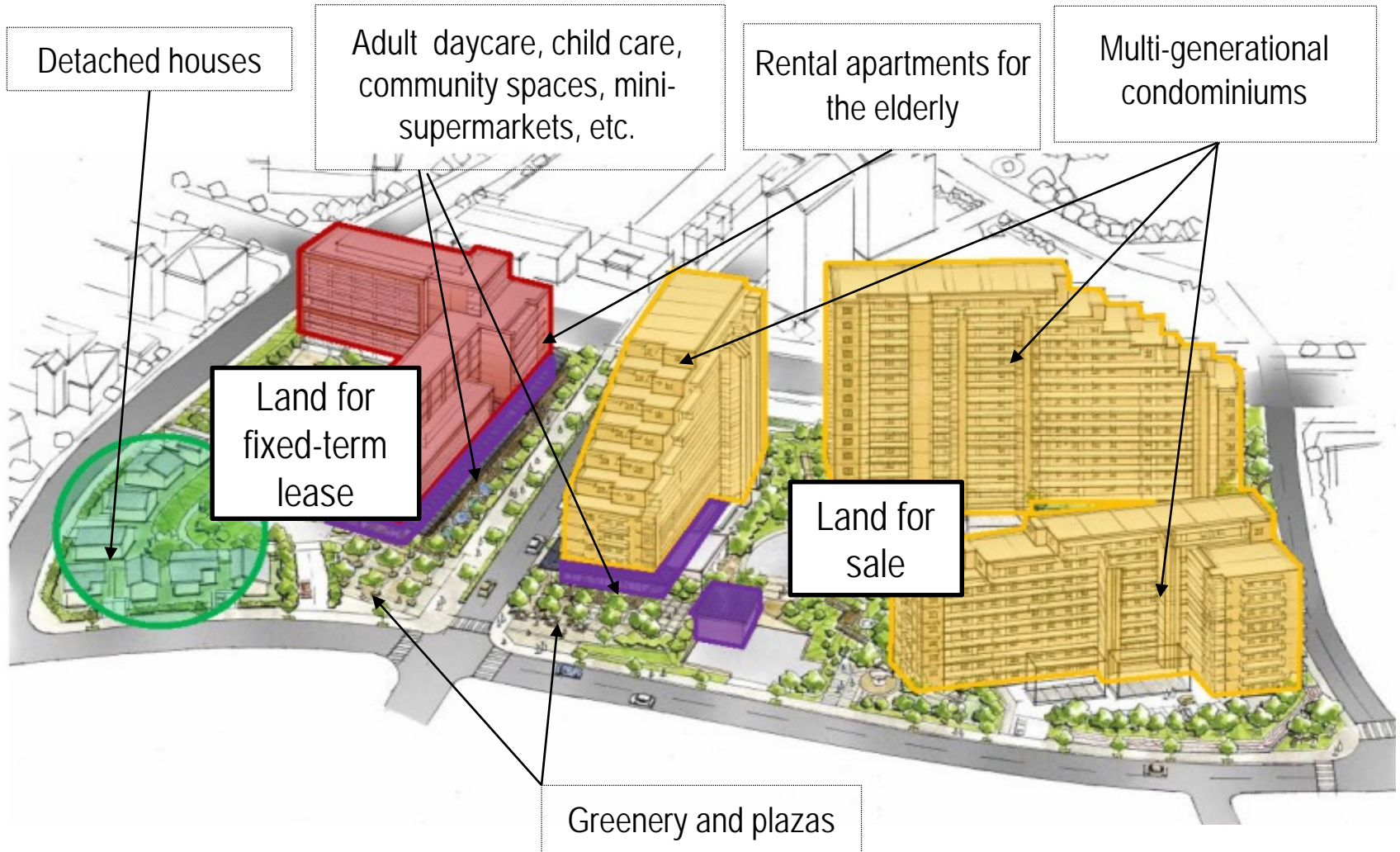
50-year agreement signed by Yokohama and developers

- Aims to build a sustainable residential area model sensitive to super-aging and the environment
- Decided the details of the basic plan and involvement in community management
- Incentivized developers' continued involvement



Bustling spaces produced by community management

Use of Private Capital to Develop Essential Facilities



Inducing functions and facilities required in a suburban residential area

■ Use of public land, and proposal to select private operators

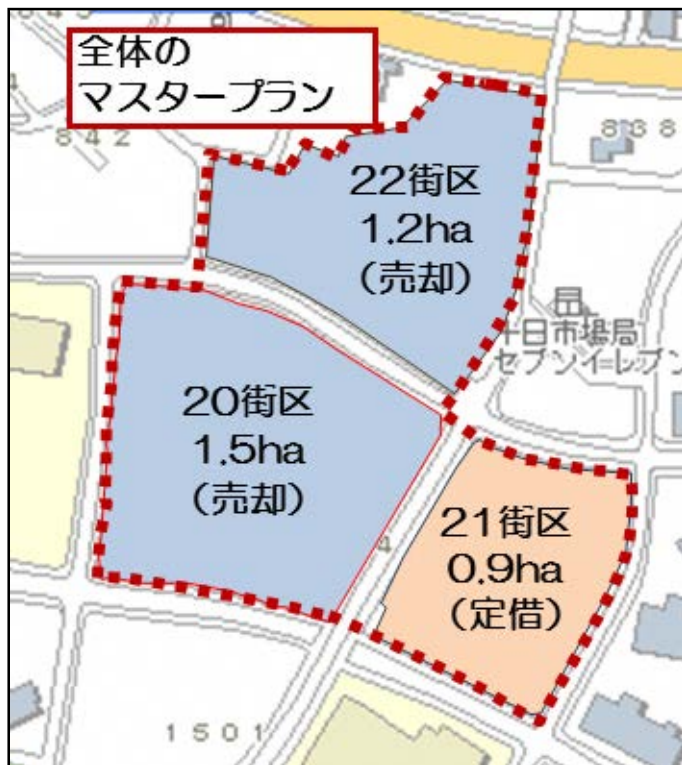
① Publicly seek master plan

- Site, function, and facilities
- Regulations for facilities



• Draft of area zoning

• Relaxed on height and floor-area ratio



② Rent or sell public land

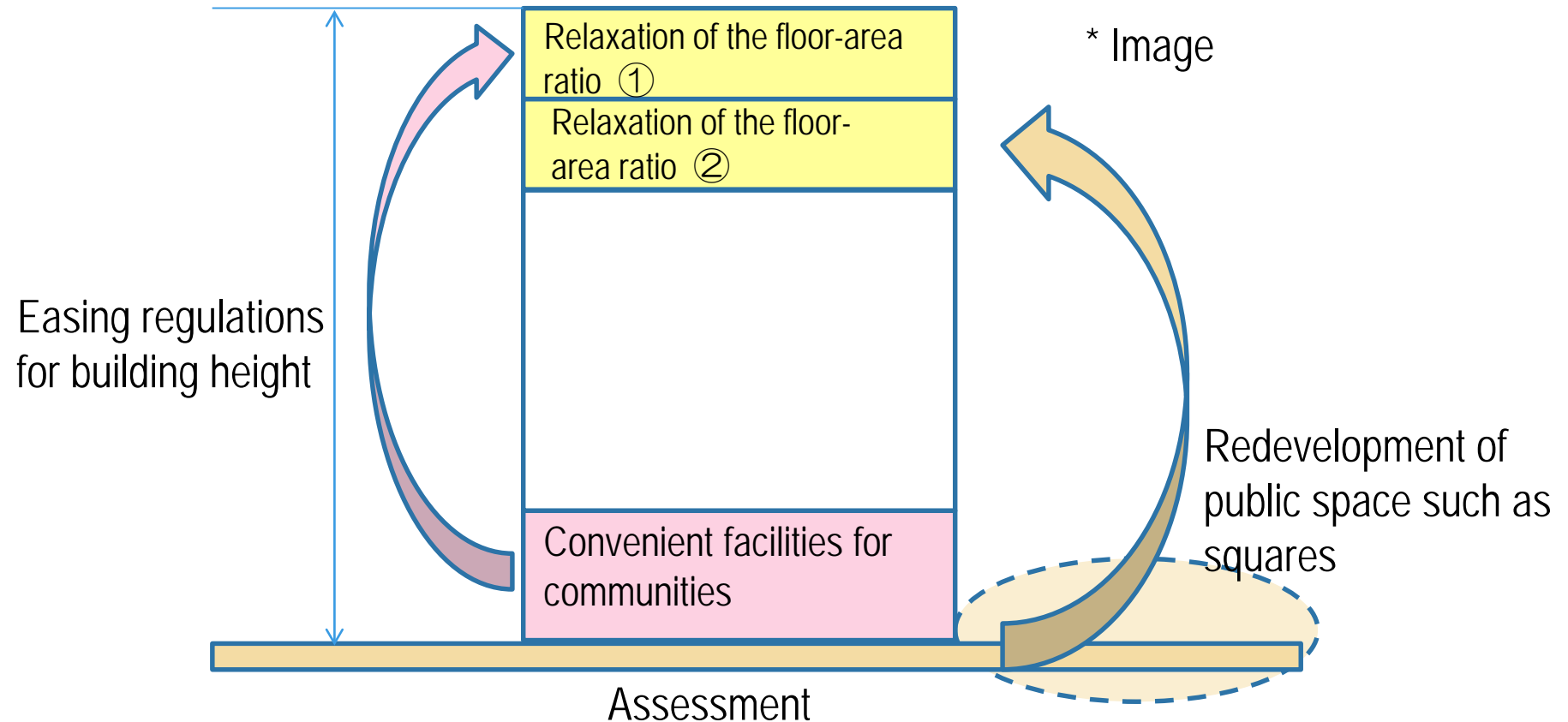
Fixed-term lease (50 years)

- Less initial investment by operators
- Welfare facilities with less land cost

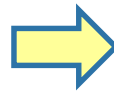
Sales (twice)

- Secure operators' profitability
- In consideration of housing demand, in each district, and in several periods

■ Creating detailed rules for a town



- Introducing necessary functions
- Securing public open land



Depending on the contribution level, easing of regulations for building height and floor-area ratio

Thank You