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

Kinds of data: Past results (1940-2010), Estimated values (2010-2035), Reference values (2035-2060)
Aging of population in suburban residential areas

Year

2000 2005 2010

0% 5% 10% 15% 20% 25% 30% 35%

Condominium Rental Yokohama City

OPEN YOKOHAMA
Issues in suburban residential areas

Aging of residents

- Inconvenience in living
- Isolation of elderly people

Not popular among young generations

- Few child care support facilities
- Few employment opportunities

Residential and urban infrastructure

- Aging of infrastructures
- Increased vacant houses
Problem solving in coalition of various organizations

Coalition

- Local residents
- Public administration
- Railway operators (Urban Renaissance Agency, etc.)
- Public corporations, NPO, etc.
- Child rearing
- Education
- Nursing care
- Medical care

《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

- **Model area A**
  In coalition with railway companies

- **Model area B**
  In coalition with railway companies and real estate companies

- **Model area C**
  In coalition with railway companies

- **Model area D**
  In coalition with Urban Renaissance Agency

Suburban residential area

**Yokohama city area:**
434.98 km²
Example of our efforts: Next generation suburban development

Model image for regeneration of a suburban residential area

- Various urban activities
- Schemes to offer services jointly (by utilizing ICT etc.)
- Work and activities of people from outside the area
- Regenerating a residential area
- Sphere of living
- Medical and nursing care facilities
- Child rearing support facilities
- Places where people gather
- Creative and local businesses
- Matching citizens and companies
- Work and activities in other areas
Inducing functions and facilities required in a suburban residential area

- Redevelopment of exclusive lanes for pedestrians
- Creating a base for local activities
- Inviting convenient facilities for the area
- Detached house area (utilization of vacant houses)
- Regeneration of housing complexes
- Improvement of facilities around the station
- Redevelopment of a shopping district

Ground design (Space strategy): Formulated to induce functions and facilities required in a suburban residential area.
Introduce convenient facilities for communities

- Develop residences and facilities (in former company housing)
  - Co-working space
  - Multi-generational condominiums
  - Nursery center
  - Community cafe
  - Open square
  - After-school day-care center
Long-Term Urban Development by Yokohama and Developers

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

- Detached houses
- Adult daycare, child care, community spaces, mini-supermarkets, etc.
- Rental apartments for the elderly
- Multi-generational condominiums
- Land for fixed-term lease
- Land for sale
- Greenery and plazas
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

- Secure operators' profitability
- In consideration of housing demand, in each district, and in several periods
Inducing functions and facilities required in a suburban residential area

- Creating detailed rules for a town

- Introducing necessary functions
- Securing public open land

- Relaxation of the floor-area ratio ①
- Relaxation of the floor-area ratio ②

- Convenient facilities for communities

- Easing regulations for building height
- Redevelopment of public space such as squares

* Image

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