

[Draft concept note]

Technical Deep Dive on Urban Regeneration

February 13-17, 2018

Tokyo, Yokohama and Kawasaki

Executive Summary

Virtually every city has neighborhoods and sites that have become disinvested or otherwise underutilized. Such areas can contribute to blight, reduce a city's attractiveness and livability, and detract from its economic base and competitiveness, sometime even result in marginalization of certain residents. A key challenge facing city leaders is how to revitalize blighted and underutilized areas and to unlock these sites' potential to generate economic impact and contribute to the city's fiscal, social and environmental sustainability. Drawing on recent research by the World Bank on successful cases of urban regeneration as well as experience of selected cities in Japan, the Technical Deep Dive (TDD) on Urban Regeneration will bring together representatives from cities in World Bank client countries to exchange experiences on planning, financing, and implementation of urban regeneration projects, focusing in particular on revitalization of urban waterfront areas and brownfield sites.

Participants will include practitioners and decision-makers from World Bank client countries, Task Team Leaders (TTLs), and experts from Japan and other countries who will share experience, challenges and solutions related to regeneration of urban areas.

Focus

The goal of this week-long Technical "Deep-Dive" is to enhance city decision-makers' knowledge and technical capacity to implement urban revitalization initiatives, particularly with respect to identifying viable business models for implementation that can also maximize the government's economic and policy goals. This week will provide a conceptual and practical overview of (a) the real estate development process, including discussion of the capital market and land economy drivers that affect this process; (b) how to incorporate real estate market data into government decision-making regarding land use planning and release of public sector land for development; and (c) applying these concepts and skills to ongoing urban regeneration initiatives. The course will explore several global case study examples of governments' strategies to spur regeneration of urban waterfronts, brownfields and former industrial areas, and identify the most critical elements that contributed to the outcomes of those strategies.

Structured as a "working retreat," the course will combine lectures, facilitated small group discussions, and structured local site visits to enhance participants' knowledge of policy and financing tools relevant to implementing urban regeneration.

Organizer and Partners

TDLC supports and facilitates strategic WBG and client country collaboration with select Japanese cities, agencies and partners for joint research, knowledge exchange, capacity building and other activities that develop opportunities to link Japanese and global expertise with specific project-level engagements in developing countries to maximize development impact. The program is global in reach and thematically focused on urban planning, urban service provision, urban management, social development, land and territorial policy and municipal finance.

The event will be organized in close collaboration with Ministry of Land, Infrastructure, Transport and Tourism (MLIT) of Japan, Tokyo Metropolitan Government (TMG), and Yokohama City and Kawasaki City (TBC)

Format

The Technical Deep Dive (TDD) will integrate workshops, site visits, peer-peer knowledge sharing and action planning activities

Delegates to the Technical Deep Dives will benefit from:

- Cutting-edge policy thinking and technical knowledge delivered through engaging learning sessions;
- Increased capacity to assess policy and regulatory frameworks across several sectors;
- Peer learning and networking through experience exchange sessions;
- Experimental knowledge exchanges through site visits;
- Opportunity to engage directly with Japanese municipalities, ministries, private sector and academia, to learn innovative solutions and to identify areas of further collaboration and knowledge exchange;
- Access to follow-up operational support to assist in the successful application of knowledge gained through the TDD, provided through TDLC's operational support component.

Budget

The organizers will cover the following expenses (following World Bank policies):

- Airfares, hotel and actual expenses for all international participants
- Simultaneous translation services (to/from English-Japanese)
- Venue for training, including required technology facilities
- Local Transportation
- Meals

DAY 1 Tuesday, 13 February 2017 in Tokyo	
SCHEDULE	
8:15-9:00	Breakfast and Registration at Tokyo Development Learning Center (TDLC), Tokyo, Japan
9:00-9:45 (45 min)	<p>Welcome and technical deep dive objectives</p> <p>Agenda Setting Facilitator: Dan Levine, Senior Officer, TDLC, WBG</p> <p>Welcome Remarks</p> <ul style="list-style-type: none"> ▪ Sameh Wahba, Director, WBG (TBC) <p>Icebreaker – Knowing your peers via Cultural Bingo</p> <ul style="list-style-type: none"> ▪ Haruka Imoto, KM Analyst, TDLC, WBG
9:45-10:00	Group Photo and Networking Coffee
10:00-11:30 (90 min)	<p>Framing Session</p> <p>The session will provide an overview of Urban Regeneration from WBG, Japanese and international experts.</p> <p>Outline the challenges impacting participating cities today (e.g., flat growth, spatial form that constrains growth, need for increased infrastructure investment to support densification and connectivity). Discuss how ‘urban regeneration’ fits into this story, and the WBG’s approach to support governments in improving economic and social return on investment from their urban land.</p> <p>Session will also include an introduction to the real estate project cycle, including discussion of how capital market and land economy trends affect the real estate development cycle</p> <p>Format: Interviews/Panel Discussion followed by 15 minutes of Q&A Facilitator: Phil Karp - WBG</p> <ul style="list-style-type: none"> ▪ Japanese Expert ▪ International Expert (TBC) ▪ World Bank Expert
11:30-12:00	<p>Contextualizing Urban Regeneration in Japan : Urban Planning Related Legislation and Methods</p> <p>Yuko Okazawa, Urban Specialist, TDLC, WBG</p>
12:00-13:00	Lunch
13:00-14:30 (1.5 hours)	<p>Thematic Session: Urban Regeneration in Japan</p> <p>This session introduces participants to some of the core elements of urban regeneration in Japan and shares lessons learned in approaches to regenerate urban waterfronts and brownfields</p> <p>Format: Interview Facilitator – Ellen Hamilton or Valerie Santos, WBG</p> <ul style="list-style-type: none"> ▪ Representatives, Ministry of Land, Infrastructure, Transport and Tourism (MLIT) ▪ Representatives – Tokyo Metropolitan Government ▪ Japanese Private Sector Representative
14:30-14:45	Coffee
14:45-16:00 (1h15)	<p>Shift and Share (1): Presentations on Urban Regeneration - Planning and Coordination</p> <p>Each participating delegation will make a brief presentation its current initiatives challenges regarding urban regeneration. The intention is to get to know the challenges</p>

	<p>faced and actions taken by each participating country/city. Participants will be split into two or three groups. Within each group, each delegation will showcase a core urban challenge and engage in facilitated discussion, for the purpose of knowledge-sharing amongst participants.</p> <p>Format: Shift and Share (Guidelines provided separately)</p> <ul style="list-style-type: none"> ▪ Six delegations present
16:00-17:00 (1H)	<p>Thematic Session 1 Planning for Implementation: Integrating targeted land use plans with capital investment strategies</p> <ul style="list-style-type: none"> ▪ WB Expert ▪ International Expert
17:00—17:30	<p>Quick Reflection and Comments from Senior Management, Task Team Leaders and Participants and Introduction to action plan exercise</p> <ul style="list-style-type: none"> ▪ TDLC, WBG
17:30	Dinner at Kappogi “Grandmas’ Izakaya”

DAY 2		Wednesday, 14 February 2017 in Tokyo	
SCHEDULE			
8:30-9:00	Breakfast at hotel. Coffee offered at TDLC		
9:00-9:15	Introducing Day 2 Program		
9:15-10:15 (1H)	<p>Shift and Share (2): Presentations on Urban Regeneration - Planning and Coordination</p> <p>Each participating delegation will make a brief presentation its current initiatives challenges regarding urban regeneration. The intention is to get to know the challenges faced and actions taken by each participating country/city.</p> <p>Format: Shift and Share (Guidelines provided separately)</p> <ul style="list-style-type: none"> ▪ Six delegations present 		
10:15-10:30	Coffee		
10:30 – 11:45	<p>Thematic Session 2 Land Value Capture: Overview of Global Practices and Applicability to urban regeneration</p> <ul style="list-style-type: none"> ▪ WB Expert ▪ International Expert 		
11:45-12:00	<p>Site Visit Overview</p> <ul style="list-style-type: none"> ▪ Facilitator: Haruka Imoto, Knowledge Management Analyst, TDLC, WBG 		
12:00-13:00	Lunch at TDLC		
13:00-13:45	Take public transportation		
13:45-17:00	<p>Site Visit (1) Tokyo Bay Area Regeneration</p> <p><i>Focus: Waterfront Regeneration</i></p> <p>Tokyo Bay Waterfront Revitalization Zone Concept and Project Implementation</p> <p>Facilitator: Tokyo Metropolitan Government</p>		
17:00	Free excursion around Ginza District (Map and Suica IC Card provided)		

DAY 3 Thursday, 15 February 2017 in Yokohama/Kawasaki	
SCHEDULE	
8:30-9:00	Breakfast at hotel. Morning coffee offered at TDLC
9:00-10:00	Bus ride to Yokohama (Totsuka / Minato Mirai)
10:00-12:00 (2H00)	<p>Site Visit (2) Urban Regeneration of Yokohama Totsuka Station Area</p> <p><i>Focus: Land-based Financing Mechanism</i></p> <p>We will hear stories from Yokohama City, land-based financing mechanism for their Yokohama Totsuka Station Area.</p> <ul style="list-style-type: none"> Presenters/Guides: Yokohama City
12:00-13:00	Bus ride to Kawasaki Station
13:00-14:00	Lunch in Kawasaki
14:00-17:00 (3H00)	<p>Site Visit (3) Urban Regeneration of Kawasaki – From factory sites to new Mixed-use city</p> <p>Format: Site Visit (Guided tours)</p> <p><i>Focus: Waterfront and Brownfield Regeneration</i></p> <p>On Day 3, participants experience two different types of urban generation. In the morning, participants visit Kawasaki Industrial Zone and Musashi Kosugi which is popular residential area among Tokyoites. The site visit will be guided by Tokyu (developer and transport provider) and Kawasaki ward, Tokyo Metropolitan Government.</p> <ul style="list-style-type: none"> Presenters/Guides: Kawasaki City and Tokyu Corporation
17:00-19:00	Night Boat Tour in Industrial Area (Dinner included)
19:00-20:00	Bus ride to Hotel

DAY 4		Friday, 16 February 2017 in Tokyo	
SCHEDULE			
8:30-9:00	Breakfast at hotel. Morning coffee offered at TDLC		
9:00-9:20	Introducing D4 and Reflection of D3 Note institutional models for implementation, how city objectives drove decision-making		
9:20—13:30	Thematic Session: Brownfield Redevelopment Also: explore approaches for how to estimate fiscal, economic, social returns and compare possible approaches; identify the distinct incentives and requirements of public and private sector stakeholders and how those incentives/ perspectives affected the implementation <ul style="list-style-type: none"> ▪ Speaker, WBG ▪ International Experts 		
13:30 –14:30	Lunch		
14:30-16:30	Operational Support Introduction Action Plan Preparation		
16:30-16:45	Quick Reflection and Comments from Senior Management, Task Team Leaders and Participants <ul style="list-style-type: none"> ▪ TDLC, WBG 		
17:00	Free time		

DAY 5 Saturday, 17 February 2017 in Tokyo	
SCHEDULE	
8:30-9:00	Breakfast and Registration at TDLC
9:00-9:10	Reflection of D4
9:10-10:10	Peer Assist
10:10-11:00	Action Plan Preparation
11:00-12:15	<p>Action Plan Presentations (1)</p> <p>Each delegation presents their action plan; comments from expert panel</p> <ul style="list-style-type: none"> ▪ Facilitator: Dan Levine, Senior Officer, TDLC, WBG ▪ Expert Panel– Senior Management, WBG; Japanese and International Experts
12:15-13:00	Lunch
13:00-14:00	<p>Action Plan Presentations (2)</p> <p>Each delegation presents their action plan; comments from expert panel</p> <ul style="list-style-type: none"> ▪ Facilitator: Dan Levine, Senior Officer, TDLC, WBG ▪ Expert Panel– Senior Management, WBG; Japanese and International Experts
14:00-14:10	Energizer
14:10-15:10	<p>Action Plan Presentations (3)</p> <p>Each delegation presents their action plan; comments from expert panel</p> <ul style="list-style-type: none"> ▪ Facilitator: Dan Levine, Senior Officer, TDLC, WBG ▪ Expert Panel– Senior Management, WBG; Japanese and International Experts
15:10-15:30	<p>Reflection from TTLs</p> <ul style="list-style-type: none"> ▪ Task Team Leaders, WBG <p>Next Steps</p> <ul style="list-style-type: none"> ▪ Representative, WBG
15:30-	Toast at TDLC
16:00-	Please enjoy your last night in Tokyo