Starting with the opening of Shibuya Hikarie in April 2012, progress is being made in the drastic redevelopment of the areas that surround Shibuya Station, a leading terminal in Japan. The plan has been based on such policies as those established when Shibuya Station was designated as a priority development area for urban renaissance in December 2005 or the 2010 Guideline for Shibuya Station Central Area Urban Development (compiled by Shibuya ward in March 2011), and is being implemented in cooperation with the Shibuya Station Area Land Readjustment Project and the Railways Improvement Project.

Tokyu Corporation and its partners announce that they have presented to the Governor of Tokyo today an urban planning proposal regarding three projects that are to follow Shibuya Hikarie – the Shibuya Station Area Development Plan, Dogenzaka Area Redevelopment Plan and Shibuya Station South Area Development Project (district 21 in Shibuya 3-chome). The urban planning proposal is for special districts designated for urban renaissance based on the Act on Special Measures Concerning Urban Renaissance.

The three projects are being implemented adjacent to each other centering on an area directly above Shibuya Station for the currently operating JR Yamanote, Tokyu Toyoko and Tokyo Metro Ginza lines. They are being coordinated in an integrated manner in order to: 1) form a network for pedestrians that is comfortable and easy to understand by strengthening the function of transportation nodes; 2) adopt an urban function that increases the appeal of the city as the genesis of lifestyle and culture and elevates its international competitiveness; and 3) strengthen the area’s disaster-preventing function and improve the environment. They aim to drastically resolve the challenges that this area has accumulated over the years. In addition, by setting up an environment that is conducive to spawning new values and culture, the projects will realize a Shibuya that consummately possesses an entertaining quality that attracts highly-sensed people and corporations from around the world. This would further help develop the area surrounding Shibuya Station, then Tokyo and subsequently that of Japan itself.

*The Dogenzaka 1-chome Station Front Redevelopment Preparation Association, which was established in July 2008, has been reviewing ways to redevelop Tokyu Plaza Shibuya and the adjacent area in an integrated manner. Tokyu Land Corporation participates in the Association as a land owner as well as a business partner.*
Planned project site

Shibuya Station area
Shibuya Hikarie
Shibuya Station South area
(District 21 in Shibuya 3-chome)

Image of completed project

View in the direction of Ebisu from above the area near the Hachiko square
Tokyu Corporation, East Japan Railway Company and Tokyo Metro Co., Ltd. today proposed to the Governor of Tokyo an urban planning project for special districts designated for urban renaissance based on the Act on Special Measures Concerning Urban Renaissance.

This area is located directly above Shibuya Station, a leading terminal in Japan, for the JR Yamanote and the Tokyo Metro Ginza lines and is the core of the redevelopment of the area surrounding Shibuya Station. By cooperating with both the Shibuya Station Area Land Readjustment Project and the Railways Improvement Project, this project will integrate pedestrian pathways and station front plazas that encompass the areas inside and outside the designated sites. It will also secure evacuation areas for workers trying to return home following a disaster, strengthen the function of transportation nodes – which had been an outstanding issue of concern over the years – and reinforce convenience for pedestrians and strengthen disaster-preventing functions.

The planned building, to be 46 stories above ground and approximately 230 meters high, is a large-scale development and will serve as a symbol for the area – both in name and in reality –. The higher floors will house top-quality offices with functions that are suitable for a company’s Asian headquarters. The lower and middle floors will consist of large-scale commercial facilities that will attract visitors from around the world, which in turn, will help invigorate the area. The building will also come equipped with amenities that promote people to connect and aim to encourage innovation within the creative content industries, such as that for Internet, film and fashion, as well as provide functions to communicate information to visitors in the area. By elevating the building’s functions as a hub for industries and urban tourism, it will attract numerous people and corporations from within the country as well as overseas and, in turn, strengthen the area’s international competitiveness.

This district will serve as a model project for urban renaissance centering on a large-scale terminal station. Also, with its consummate entertaining quality, it will aim to become the core of a district that consistently commands attention all over the world.

*This proposal is to be integrated with the adjacent districts: the Shibuya Station area and the Dogenzaka district.

The overview of the development project is as per the attachment.
(Attachment)

■ Overview of the planned building

Operating entities: Tokyu Corporation, East Japan Railway Company, Tokyo Metro Co., Ltd.
Location: 2-23 Shibuya, Shibuya-ku, Tokyo
Use: Offices, stores, parking garages, etc.
Lot size: around 15,300 m²
Floor space: around 270,000 m²
Number of stories:
- eastern tower: 46 stories above ground, 7 stories below ground;
- central tower: 10 stories above ground, 2 stories below ground;
- western tower: 13 stories above ground, 5 stories below ground
Height:
- eastern tower: around 230 meters;
- central tower: around 61 meters;
- western tower: around 76 meters
Planned construction period: FY2013-FY2027
Scheduled opening:
- eastern tower: 2020;
- central/western towers: 2027

■ Guideline for the project’s planned upgrades

The planned site is located in a designated priority development area for urban renaissance based on the Act on Special Measures Concerning Urban Renaissance. The following three items have been established as a guideline for maintaining the project, after taking into account the characteristics of the site designated for the project and other top-priority policies, such as the guidance on upgrading regions that require urgent maintenance, 2010 Guideline for Shibuya Station Central Area Urban Development and the guideline on upgrading the Shibuya Station Central Area.

1. Strengthen the function of transportation nodes of a large-scale terminal station and improve convenience and safety by reorganizing urban areas along with railway improvement projects
   - Expand plaza-related functions by upgrading multistoried transportation plazas that utilize privately owned land
   - Construct vertical “urban core” and pedestrian pathways, etc. that connect subways, JR and the surrounding urban areas
   - Construct an underground network of roads that connects to underground parking garages in order to ease traffic congestion

2. Adopt an urban function that elevates international competitiveness
   - Adopt a function that would enhance the entry of domestic and overseas corporations by encouraging the accumulation and growth of creative content industries that serve to spawn cutting-edge culture.
   - Adopt a function that communicates information that would attract visitors from within the country as well as overseas and a function that supports tourism and helps aid visitors’ activity.

3. Initiatives aimed at strengthening disaster-prevention functions and the environment
   - Secure a function that would help support workers trying to return home following a disaster.
   - Adopt a highly efficient, autonomous energy system.
   - Work on reducing items that weigh on the environment, such as promoting the greening of building roofs and building green walls.

Based on this guideline on upgrades, this project, as the core of the area surrounding Shibuya Station, will promote improving the foundation of the area as well as the formation of pedestrian networks. It will also contribute to the strengthening and promotion of the continuity of the area as well as its mobility. Also, by building facilities that are aimed at strengthening international competition, the project will not only help vitalize Shibuya, but also contribute to invigorating Tokyo as well as Japan.
Planned project site

Southeastern view of pedestrian crossing in front of the plaza by the west exit of Shibuya Station

Image of completed project
Tokyu Corporation (head office: Shibuya-ku, Tokyo; President: Hirofumi Nomoto) announces that it presented to the Governor of Tokyo today an urban planning proposal for special districts designated for urban renaissance based on the Act on Special Measures Concerning Urban Renaissance. The proposal relates to the Shibuya Station South Area Development Project, which the Company is promoting in cooperation with the rights holders of the area adjacent to the Tokyu Toyoko Line (Shibuya 3-chome, Shibuya-ku).

This project utilizes the Toyoko Line platform in Shibuya Station and the defunct railway tracks that have moved underground as a result of the start of a mutual direct train service between the Toyoko and the Tokyo Metro Fukutoshin lines scheduled for March 16, 2013. The completion of the project would follow that of Shibuya Hikarie as part of the series of redevelopment projects taking place in the district surrounding Shibuya Station.

The facility will be a multi-purpose high-rise standing 33 floors above ground and 180 meters high. Offices, which will be the main use for the building, will be located on higher floors. The middle to lower floors will serve as a facility for nurturing, creating, connecting and communicating creative content industries. These floors will also include a hotel and commercial facilities. From the perspective of industrial culture, the building will contribute to realizing Entertainment City Shibuya.

This project will also serve as an entryway to the Shibuya 3-chome region and the region will be connected to exits and entrances to the Tokyu Line, Tokyo Metro lines and JR lines. As a result, there will be improved access to Shibuya Station and to the Shibuya 3-chome region, which is currently disconnected from the hustle and bustle of Shibuya Station because of route 246 and Meiji Dori. In addition, the project will spawn the mobility of the region as well as other districts through the creation of pedestrian pathways and underground passages and green promenades. This, in turn, will create more foot traffic and create vitality in the Shibuya 3-chome district. This project is especially characterized by the creation of a flurry of activity resulting from the renewal of the Shibuya River.

Despite the Shibuya River – a class B river that runs adjacent to the Toyoko Line – being a precious natural resource in the region, it has little water and greenery. Its presence is isolated from the bustle of the town. The renewal of the Shibuya River in this project will involve recouping the river’s current by utilizing treated sewage water as well as creating green promenades along the river and a plaza where people gather. Thus, the region will regain a lively waterfront and a pleasant open space.

In creating a lively plaza, the Shibuya River was designated as a district used for urban and regional renaissance based on rules for occupancy of the river zone on November 9, 2012. As a result of these upgrades, the Company will work on realizing a pleasant open space and a lively waterfront that is unique to Shibuya, a sub-center of Tokyo that has a river very close to the station.

The overview of the project is as per the attachment.
Overview of the building project

- **Operating entities**: Tokyu Corporation and rights holders of the district adjacent to the Toyoko Line
- **Location**: 3-21 Shibuya, Shibuya-ku, Tokyo
- **Use**: Offices, stores, hotel, parking garages, etc.
- **Lot size**: around 7,100 m²
- **Floor space**: around 117,500 m²
- **Number of stories**: 33 stories above ground, 5 stories below ground
- **Height**: around 180 meters
- **Planned construction period**: FY2013-FY2017
- **Scheduled opening**: FY2017

Guideline for the project’s planned upgrades

The project is located within the area designated as a priority development area for urban renaissance based on the Act on Special Measures Concerning Urban Renaissance. The following three items have been established as a guideline for running the project, after taking into account the characteristics of the site designated for the project and other top-priority policies, such as a guideline for upgrades for regions that require urgent maintenance, 2010 Guideline for Shibuya Station Central Area Urban Development, a guideline for upgrading the Shibuya Station Central Area.

1. **Strengthen the function of transportation nodes of a large-scale terminal station and improve convenience and safety by reorganizing urban areas along with railway improvement projects**
   - Construct vertical “urban core” and pedestrian pathways that connect subways, JR and the surrounding urban areas
   - Create a pedestrian network that coordinates with the improvement of the turnstile area of the JR south exit and the free pathway that runs east and west
   - Construct taxi stands and an underground network of roads that connects to underground parking garages in order to ease traffic congestion
   - District reorganization as a result of the Shibuya Station Area Land Readjustment Project

2. **Adopt a function that elevates international competitiveness**
   - Adopt a function that would enhance the entry of domestic and overseas corporations by encouraging the accumulation and growth of creative content industries that serve to spawn cutting-edge culture

3. **Initiatives aimed at strengthening disaster-prevention functions and the renewal of Shibuya River**
   - Improve environment for open spaces near the waterfront by promoting the renewal of the Shibuya River and creating more greenery
   - Secure a function that would help support workers trying to return home following a disaster
   - Adopt a highly efficient, autonomous energy system
   - Work on reducing items that weigh on the environment

Based on the guidance for upgrades, the Company will promote the Shibuya Station South Area Development Project. Also, by coordinating with the Shibuya Station Area Development Plan and the Dogenzaka Area Development Plan, the Company will work on realizing Entertainment City Shibuya and to become the most popular town to visit in Japan. This, in turn, will not only contribute to strengthening the area’s international competitiveness, but also help invigorate Tokyo as well as Japan.
- Planned project site

- Image of completed project

View from Shibuya Hikarie direction
The bustle of the plaza by the Shibuya River

Green promenade along the Shibuya River