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Future Vision of Urban Design in Central Tokyo – Transformation of Minato City

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The purpose is to clarify the facts and backgrounds of urban transformation of Minato City, Tokyo. Methods is to collect and analyze governments' historical documents. Minato City, core of Tokyo Prefecture, is "Port City", having international community, coexistence of old and new, multi functions, strong economic power, and a strong brand name. More than 80 embassies and many of company headquarters are located there. Its area is 20 km² and its night time population is 200,000, and its day time population is 1 million. The first train station was built in 1872. Major transformations have happened five times during last 150 years. The first came in 1868, Meiji Revolution (Modernization), the second was 1945, at the end of the World War II, the third was the Tokyo Olympic Games in 1964, the forth was Globalization in 2000, and the fifth is the second Tokyo Olympics. Before 1868: 80% of the land use was Daimyo Clan's residences. Urban design including height, material and color was beautiful. The second, 1868-1945: Westernization of buildings. Daimyo Clans residences were changed to government buildings and embassies. The third, 1945-1964: Improvements of infrastructure and redevelopment projects. The fourth, 1964-2000: Redvelopments for Globalization, large private redevelopment projects such as Roppongi Hills (Japan's largest private redevelopment project), Shinagawa Station Redevelopment and Shiodome Redevelopment. The fifth, toward 2020 Olympic Games: Improvements of infrastructure and redevelopment projects, utilizing the PPP (public private partnership), and PFI (private finance initiative).

Keywords: Minato city tokyo, Meiji revolution in 1868, Restoration plan after the great earthquake in 1930, Tokyo olympics, War damage restoration plan

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Keynote: *Future vision of urban design in central Tokyo- transformation of Minato City*

Keimi HARADA¹

1. Chronology of urban design of Tokyo

The chronology of Urban Design of Tokyo is divided into 5 stages from late 19th century up to 2020, the year of the second Tokyo Olympics. The first stage was before the Meiji Revolution in 1868, the second stage was from 1868 to 1945, the end of the World War Two, the third stage was 1945 to 1964, the year of the first Tokyo Olympics, the fourth stage was 1964 to 2000. The fifth stage is from 2000 to 2020, the year of the second Tokyo Olympics.

Minato City has a strong brand name. The reason is that in the late 19th century before modernization, 80% of land use of Minato was feudal clan's residences. After the Meiji Revolution in 1868, those lands were converted to embassies and government buildings. Large capital investment has been made in Minato City so far many redevelopment projects are going on and changing its urban form.

2. The first stage: before the Meiji Revolution in 1868

In the first stage, before the Meiji Revolution in 1868, the feudal government had strict land use control and building control in the city. The location of feudal clans' residences was based on the closeness with the Shogun, the highest Lord. Building materials, width and height were decided by the government so that, in 19th century, Tokyo was one of the beautiful cities in the world in its way. Schlieman, who excavated the Trojan horse, wrote in his diary when he visited Tokyo, "Tokyo is a beautiful city." Unfortunately, today we have to discuss how to improve ugly Tokyo City.

3. The second stage from 1868 to 1945

The second stage, after the Meiji Revolution of 1868, the National Government established the future vision such as modernization and westernization, so that the government hired young foreign architects to design many important public buildings in a western style, and let them teach western style architecture to Japanese young students.

Then Minato city became an engine. Only 5 years after the Revolution of 1868, the government constructed the railway between Minato City and Yokohama City. The first train station was built in Minato City in 1872, the first gas light was lit in the same year and a newspaper was published in Minato City. The original station site has become the urban core in Minato City, thanks to assets of the 19th century.

Hired foreign architects and their apprentices designed many important public buildings in a western style, such as Tokyo Prefectural Government, the Tokyo Station, etc.

Besides the private sector hired F. L. Wright (US) for the Imperial Hotel in 1923.

There was not master plan for all of Tokyo at that time. In 1920, a medical doctor Shinpei Goto became Mayor of Tokyo and made the first master plan covering street, park plans and land use. The plan required US\$ 8million to realize, astonishing amount of money, six times as much as the annual budget of Tokyo City government, which was US\$ 1.3million. The Mayor was criticized as "big mouth".

1923 is remembered as the founding day of the nation in Turkey. However in the same 1923, many efforts of westernization were burned to ashes by the Tokyo great earthquake. More than 100 thousands people were killed by fire.

The Mayor of Tokyo, Shinpei Goto, immediately made restoration plan, based on a 1920 master plan. Its vision was "Safe City". The budget required US\$ 13million the same as the annual budget of the national government. Because of financial reasons, Mayor Goto could realize only a fraction of his idea.

But its philosophy and ideas are still alive and even effective today. In 1945, Tokyo was destroyed again in the air raids.



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4. The third stage from 1945 to 1964

The third stage was from 1945, the end of World War II, to 1964, the year of the first Tokyo Olympics. The vision of Tokyo then was urban reform for the Olympics and economic developments. A restoration plan was made following Goto's Plan for great earthquake restoration.

Some parts of urban redevelopments were realized based on the master plan especially to support the Tokyo Olympics, widening the streets for the marathon course, constructing highways and so forth. The Tokyo Olympics was utilized as an excuse to realize the war damages restoration plan that is a copy of the restoration plan of the Great Earthquake of 1923. Tokyo Olympics was not enough to realize all of Goto's master plan of 1923 due to a lack of the budget.

5. The fourth stage from 1964 to 2000

The fourth stage was from 1964 to 2000. The vision then was globalization. After the Tokyo Olympics of 1964, the construction of the public infrastructure had been done slowly. Globalization was in progress which required global quality offices, residences and related facilities. Having many embassies in its region, several important redevelopment projects were going to supply the needs of globalization in Minato City. After the economic developments during the third stage, private sector became able to make its own master plan.

6. The fifth stage from 2000 to 2020

The fifth stage is from 2000 to 2020, the year of the second Tokyo Olympics. The vision is a World City and also for the Olympic game. The Tokyo Metropolitan Government made the master plan for 2020. That master plan again carries the philosophy of 1923 restoration plan. Under the TMG plan for 2020, the Minato City Government has its own master plan. All the projects are to be developed by the private sector.

The Roppongi Hills Redevelopment 2003 is the largest private redevelopment project: the site of which is 12 ha with 700,000 total floor area designed by KPF (US). Previous land use was highly dense full of old wooden houses without a proper road network.



Figure 1. Minato scene around 1860 (Archives, Tokyo Prefecture Government).

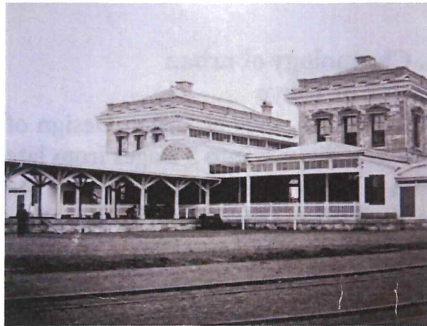


Figure 2. Shinbashi Station, the first railway station in 1872, by a British architect.

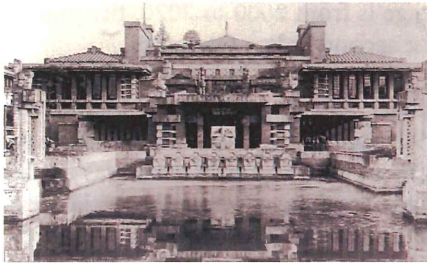


Figure 3. Imperial Hotel in 1923 designed by F.L. Wright (Archives, Tokyo Prefecture Government).



Figure 4. The Great Kanto (Tokyo) Earthquake in 1923 (Archives, Tokyo Prefecture Government).

In the case of Shiodome District Redevelopment 2003, the previous site was the first train station 1872, and its previous land use was a railyard. Some private sectors hired several distinguished foreign architects such as Kevin Roche, US, for the office building invested by

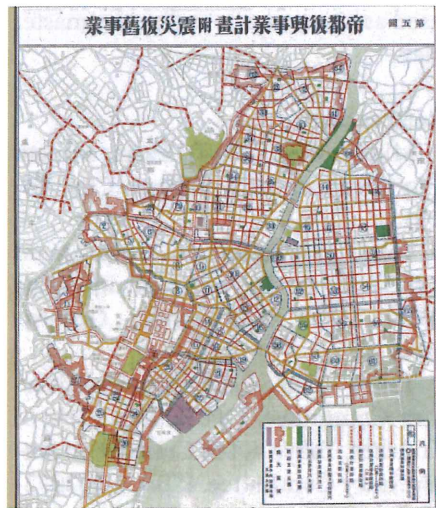


Figure 5. Restoration Plan after the Great Earthquake. Vision: Safer City (Archives, Tokyo Prefecture Government).



Figure 6. Air raids disaster in 1945 (Archives, Tokyo Prefecture Government).



Figure 7. Olympic Stadium by Kenzo Tange, 1964 (Archives, Tokyo Prefecture Government).



Figure 8. Major Trunk Road for the Tokyo Olympic in 1964 (Archives, Tokyo Prefecture Government).

the Singaporean fund, Richards Rogers, UK, for the TV station, Jean Nouvel from France for the largest advertising company. It looks like the same situations as the Meiji Renovation of 1868. Hired young foreign architects designed many important public buildings in the Meiji Period. Today, in this case, well known old, distinguished, established architects are hired for private buildings.

Another large development project is the Shinagawa station redevelopment 2003 where the terminal station of the linear motor train with its maximum speed of 500 km/h will be constructed by 2025.

Loop 2 in Minato City was finally completed in 2014, after 60 years since it was originally planned in the war damage restoration plan. An excuse "Infrastructure improvement for Tokyo Olympics" is very persuasive to persuade citizens to agree to sell the land for the street construction.

Neighboring land will be the Olympic Villages for the athletes, those units will be reused for private housing. New Olympic Stadium designed by Zaha Hadid UK., but the design was not accepted due to the over the budget.

7. Vision of each period

In conclusion, vision of each period is summarized as follows:

1. Meiji Period till 1945 WWII: vision was modernization and westernization by foreign architects. The vision was made by the public sector. Minato City was the engine of the modernization. 80% of its land use was feudal clans' residences converted embassies and important public buildings, which created a strong brand of Minato City. The great disaster restoration plan of 1923 has been effective in even today's master plan.

2. 1945 till 1964 Tokyo Olympics: vision was Economic Development using the master plan of 1923. As an excuse for the Tokyo Olympics, a minimum part of infrastructure was realized. The vision and its implementation were led by the public sector.

3. 1964 till 2000: vision was global-

ization. Private sectors made own master plan to be realized by themselves hiring foreign architects.

4. 2000 till 2020 Tokyo Olympics: vision is World City. Master plan of 1923 is still effective. By using 2020 Tokyo Olympics as an excuse, the planned infrastructure will surely be constructed. The public sector is taking a leadership environment-conscious redevelopments, hiring foreign architects.

The present Tokyo master plan follows the one made in 1920, 100 years ago, by Mayor Goto. At that time, the original master plan was realized only partly because of financial reasons. The first Tokyo Olympics in 1964 was used as an excuse to accelerate realization of the master plan. Once again, the second Tokyo Olympics in 2020 will be

used as an excuse to realize the master plan.

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