

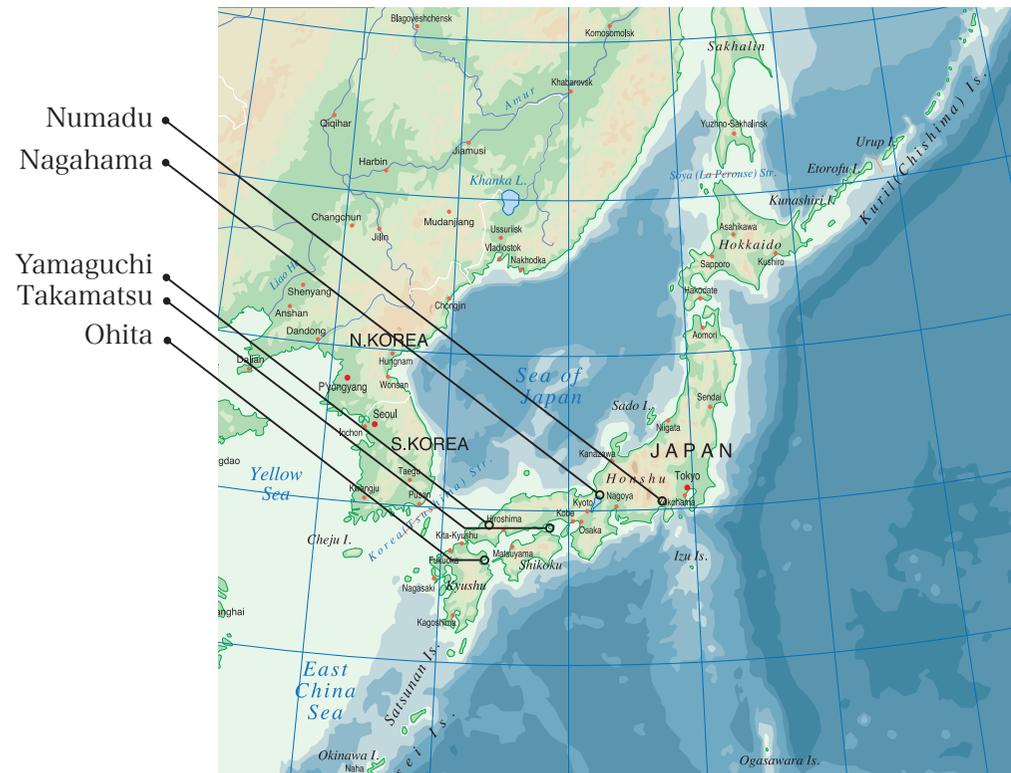
An aerial photograph of a public square featuring a large, intricate circular mosaic floor. The mosaic is composed of various geometric and organic shapes in shades of brown, grey, and blue. In the center of the square, several groups of people are seated at small, round, white tables with metal frames. Some people are standing and talking, while others are sitting on bicycles. In the background, a kiosk labeled "Home cafe" is visible, along with a few more people and a bicycle. The overall atmosphere is one of a vibrant, community-oriented urban space.

**Sustainable Urban Development  
“Compact City”**



The projects will be carried out in the following areas selected from various provincial areas.  
The size of the cities varies from 120,000 to 470,000:

- Takamatsu City (420,000) and its environ, Kagawa pref. in Shikoku island
- Yamaguchi City (144,000) and its environ, Yamaguchi pref. Sanyo area
- Nagahama City (120,000) and its environ, Shiga pref. Kinki area
- Numadu City (208,000) and its environ, Shizuoka pref. Tokai area
- Ohita City (470,000) and its environ, Ohita pref. Kyushu island



# Main Streets Redevelopment to generate new businesses proposing affluent lifestyle

The Projects, for 'smart shrink', to redevelop the main shopping streets of provincial capitals, develop local lifestyle themed new businesses there, and regenerate the surrounding region at the same time. The projects will be carried out in 4 cities and regions by community based developers established in each area. The developers will rebuild or rehabilitate buildings according to the agreed design code, create enjoyable public spaces and generate attractive shops, restaurants and other facilities proposing affluent lifestyle based on the original life culture of the region.

In Japan the population has begun to decrease and the provincial areas and their capitals have been declining. It is the urgent issue how to shrink the urbanized area smart, that is to say 'smart shrink'. To regenerate the declining urban centers is one of the major means for 'smart shrink'. In doing so we not only create rich, suitable and enjoyable public spaces with beautiful streetscape, but also develop and accumulate lifestyle industries base on the beautiful natural environment and original life culture of the region in the urban centers. For example we are going to open various restaurants using the ingredients produced locally, shops proposing new life style based on crafts produced by the local artisans and creators and facilities to support the bringing-up of children etc. not brand-name stores in the redeveloped and renovated buildings. Thus we are recovering consumers lost to suburban shopping malls and eventually attracting the people from outsides.

The redevelopment or rehabilitation are composed of mid and low rise

buildings and carried out according to the agreed design code which is set to inherit the hierarchal system of spaces within the street area (public, semi public, and private) , patterns of traditional towns and buildings originated in hisotical period.

Putting it altogether we are going to resolve the inevitable problems to make shrink smart and regenerate the local socio economic conditions by the two columns, main streets regeneration and local lifestyle branding (See Fugure.). We are going to achieve this by the community based developers organized in each region.

# Smart Shrink

Attained by the two columns, main streets regeneration and local lifestyle branding.

## Compactification of Urban Area

- To regenerate the main streets of the capital, country towns and villages. Creating rich, suitable and enjoyable public spaces with beautiful streetscape in the historical context. Also protecting a fresh farmland and rich nature.
- Achieving low carbon society (The built-up area redevelopment is the maximum recycling, reduction of CO<sub>2</sub> originated from motor traffic, maintaining the farmland and the green space).

## Local Lifestyle Branding

- To Industrialize the local lifestyle in the main shopping street, Restaurants using the ingredients produced locally, Shops proposing new life style based on crafts produced by the local artisans and creators, Facilities to support the bringing-up of children etc.
- Appealing alternative to Western lifestyle made a de facto standard.



# Takamatsu Marugamemachi Main Shopping Street Regeneration Project

/Takamatsu city, Kagawa Prefecture

## Location

This Project has been developing in Marugamemachi main shopping street, which has over 400 years history located in Takamatsu city, Kagawa prefecture. Takamatsu city has 420 thousands people. It is located in the centre of Shikoku region, one of 8 regions of Japan.

It has warm climate through the year. One can see vast and calm landscape like Setonaikai -the island sea- and many other small scattering islands.

This area around the city, which is called “Sanuki”, has an original culuture. -For example, Sanuki Udon food is very popular in Japan. In addition, in 2010 and for the first time, Setouchi International Art Festival was held in the islands. People came to see not only exhibited art but also the lifestyle of Sanuki people.



Kagawa Prefecture specification cultural asset, "Takamatsu-joka zu byobu" (Kagawa Prefecture Historical Museum Owning)

## Outline

The Objectives of this Project are follows.

- Creating beautiful townscape, and comfortable public spaces through opening shops located at ground level to the main street and creating courtyard within buildings.
- Operating the shopping street as one shopping mall.
- Dividing the mall to 7 sections with different concepts and then distributing shops and facilities according to each concept.
- In addition, systematically distributing many functions like parking, offices, welfare facilities, residence and so on.
- Through adapting the mentioned above, regenerating the prosperity of the shopping street. Also means regenerating the city centre.



## Progress

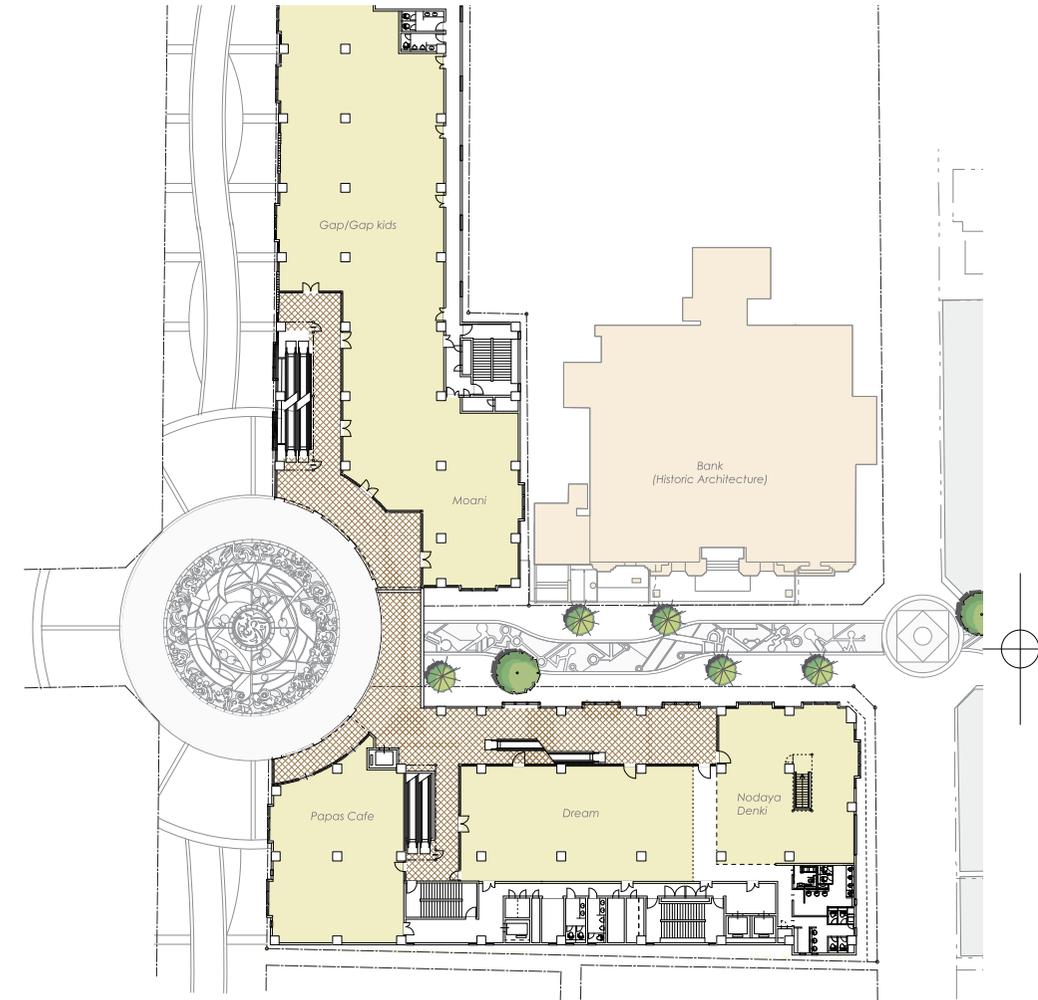
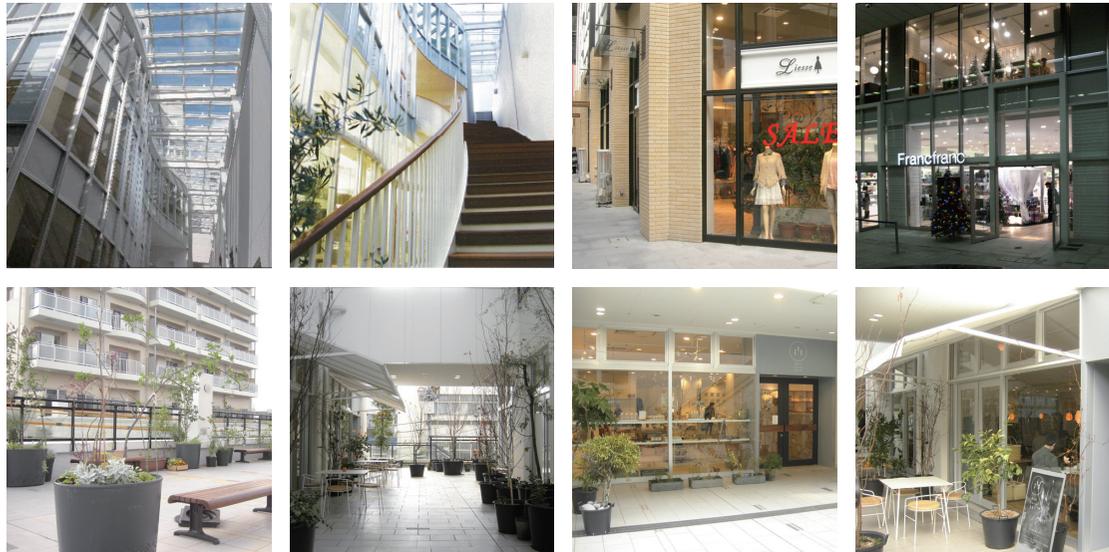
**So far/** Out of 7 sections of the project, the first 3 sections (A,B and C) have completed.

Starting from A section, a beautifully designed townscape gives the street elegance, the courtyards and roof terraces make people more relaxed.

Not only residents and customers but also entrepreneurs and specialists have been gathering the city centre. They are working together as a team to produce new types of shops and facilities. In B and C sections, thanks for such teamwork, unique shops that no one thought they can be ever made in suburban shopping centres have been opening one after another.

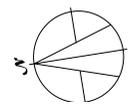
**From Now On/** And now, the planning has started at D section. In addition to keeping the concepts of “beautiful townscape” and “comfortable public spaces”, new programs that bring fun to the city centre are created such as local market and spaces for kids.

In addition, the planning of sky bridges connecting each courtyard are finally on track, so three dimensional circulation will be made soon.





**2nd**  
Floor Guide



## Sanuki Lifestyle Resources

In Sanuki, there are many lifestyle resources attracting people.

Many artists and designer like Isamu Noguchi, George Nakashima and so on made their atelier in Sanuki. And now, their works and vestige also attracts people.

There are also many traditional craft industries like textile, urushi etc, some products by arranging the techniques like Imabari towel and Shiratori leather articles are very popular because of their high sense and usability.

In addition, the warm climate and beautiful nature give us a various and delicious food like agricultural products –olive, flour, etc.-, marine products and stock farm products. But many resources are still underground. Discovering the new resources will make people’s lifestyle richer and more significant, and also it will increase the possibility to attract people all over the world. Recently, the project team mentioned above created new business models using these resources, and some of these models have already been adopted in some shops in the shopping street. And they seem to attract the curiosity of many people.



## Agricultural Products



## Marine Foods



Natural Foods Restaurant



Community Convenience Store



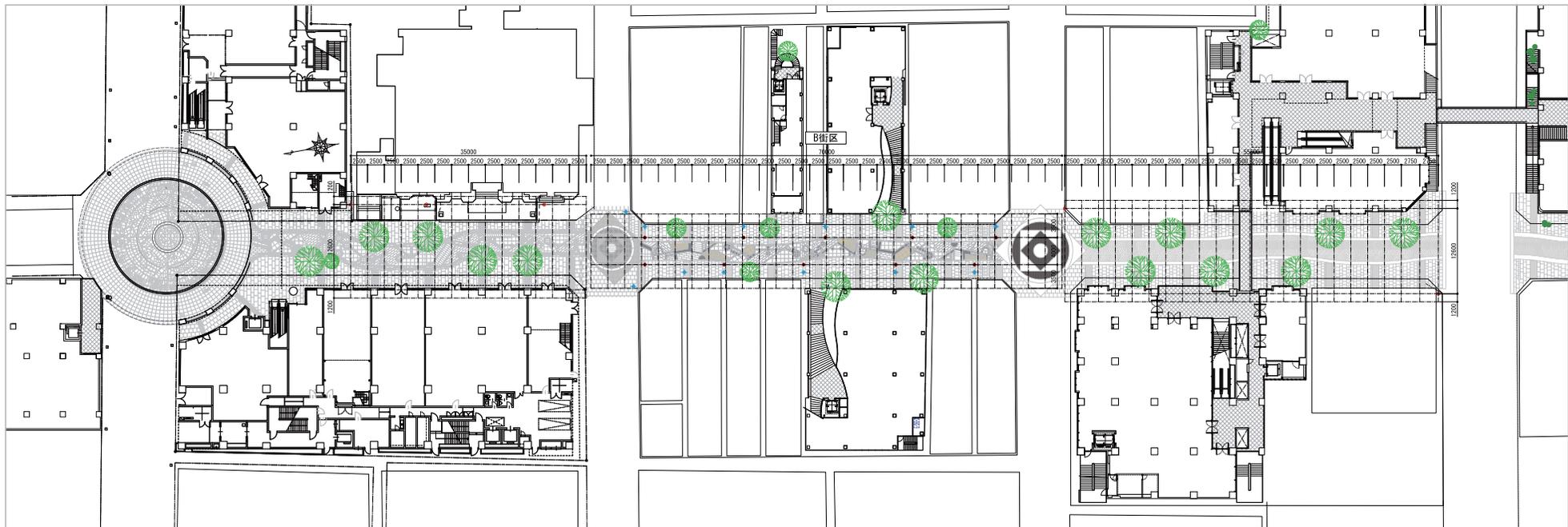
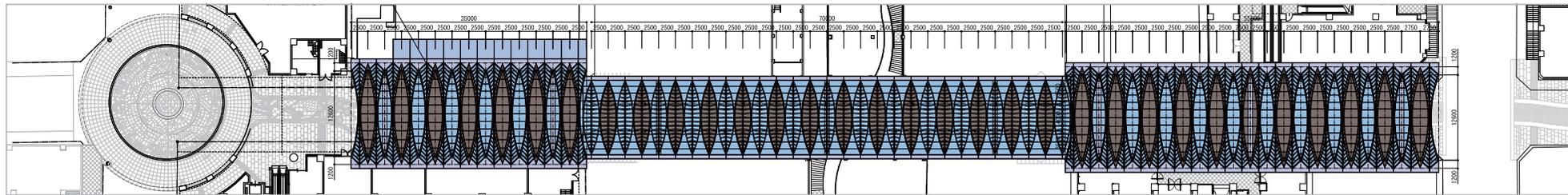
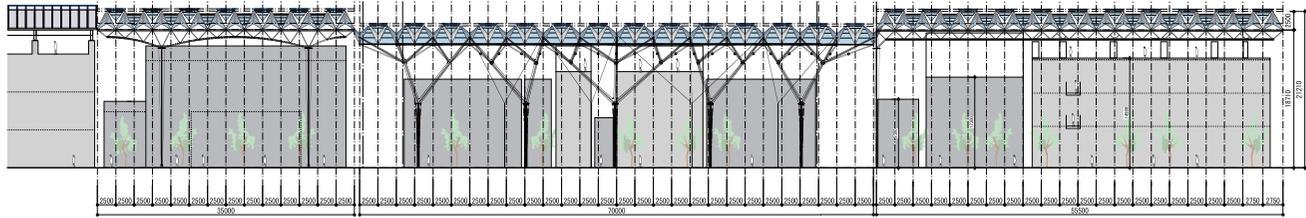
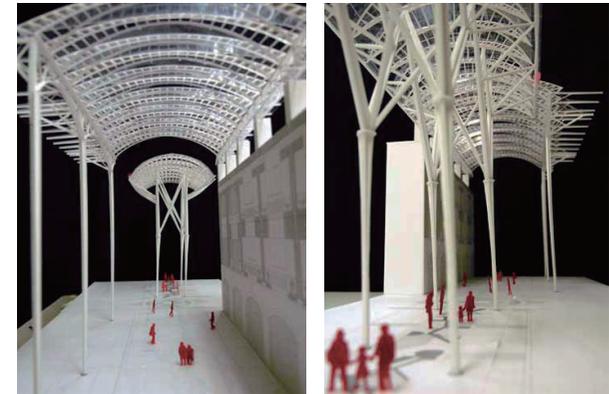
Lifestyle Shop





# Eco Arcade

Solar panels are set up in the roof. It defends people from the strong sunshine and rain. The oneness is born on the street by an excellent design. Quite new type arcade will be created.

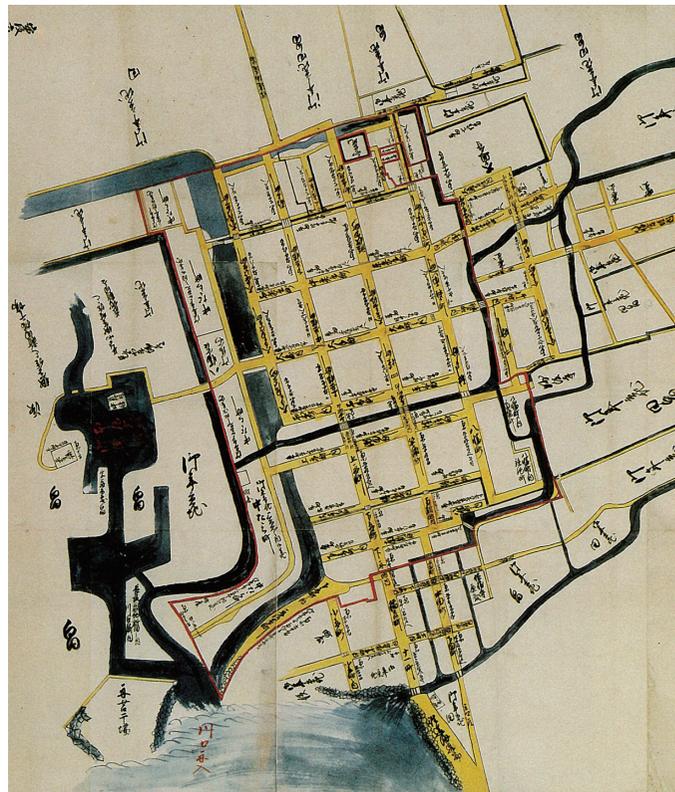
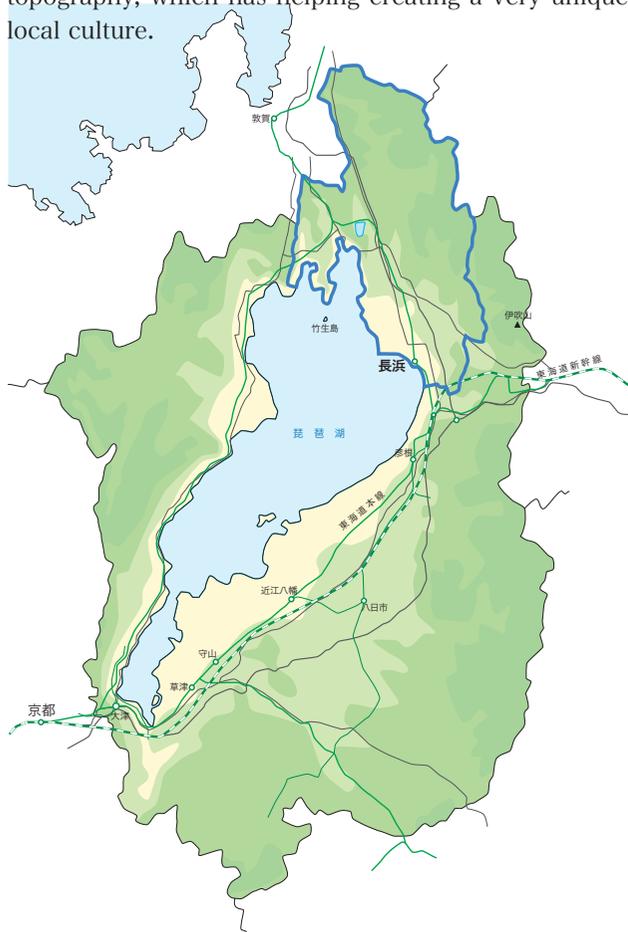




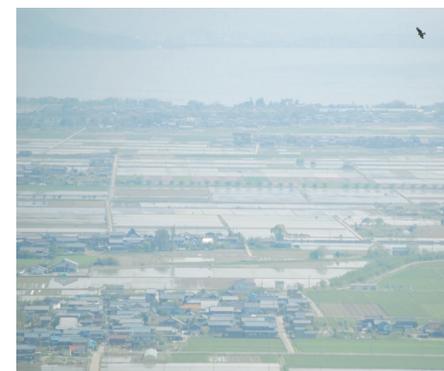
# Nagahama

Nagahama city is located on the east coast of Lake Biwa. There is a connecting point between Kyoto and Hokuriku and Tokai. And also a regional commercial city so long time ago, which has helping creating a very advanced culture.

On the other side, Kohoku plains is surrounded by mountains, including Mt.Ibuki, it is a local landmark. Therefore the plain is sandwiched between the lake and mountains, it is a closed environment by topography, which has helping creating a very unique local culture.



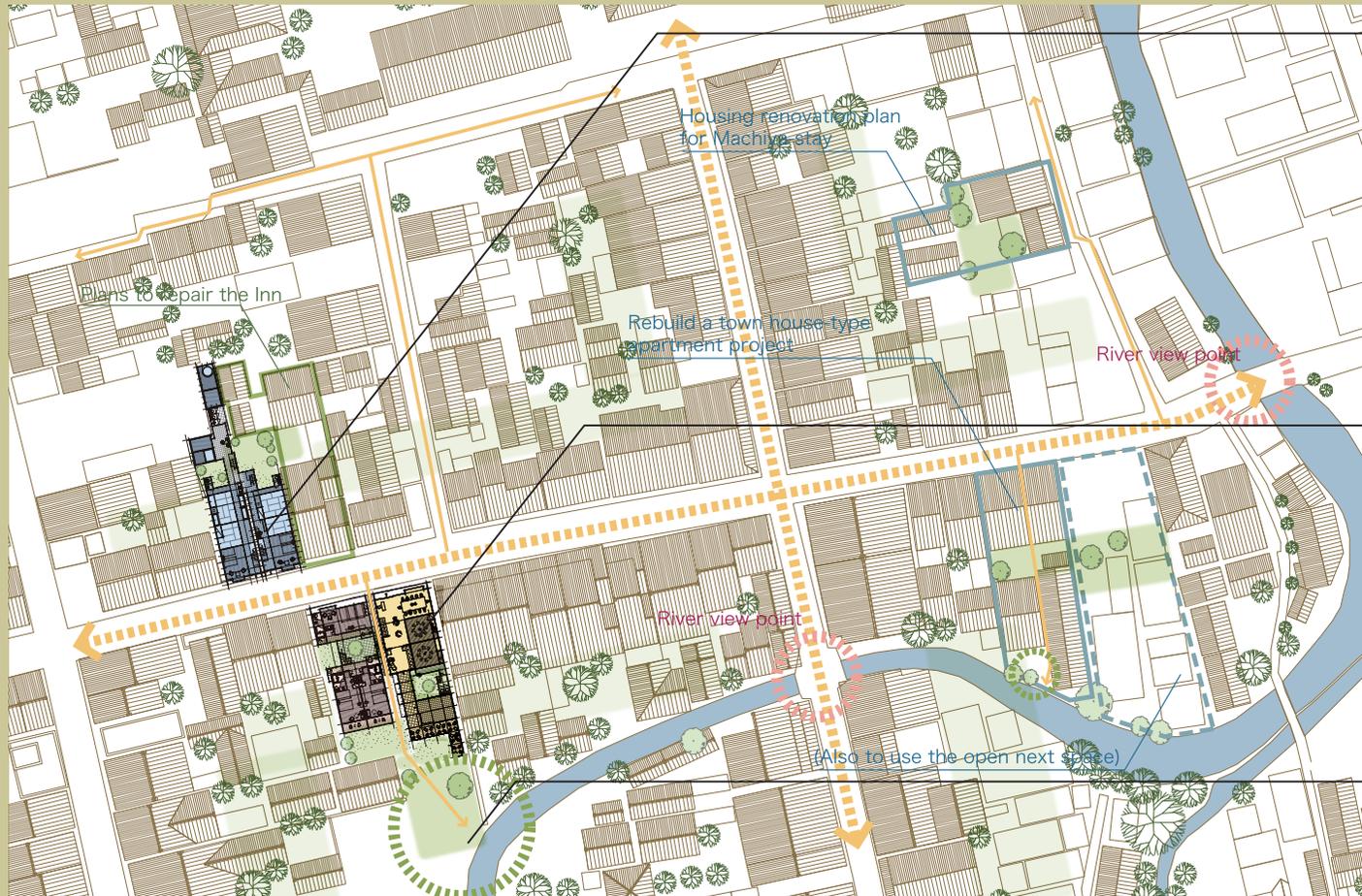
The roots of the Nagahama town center is castle town planned by Toyotomi Hideyoshi in late middle ages. And there are vestiges of urban structure.



The village is scattered in surrounding plains as islands. It is a small world in which tens of houses gather in a little pleat of the earth. There is some calm life style that make the shrine and the temple a center to living together.

# Old Town

Modern town planning and building might learn many things from the historic center. Because the environment of historic center is humanly in itself and there has been piled wisdom and devices to make the society healthy and sustainable. The community developer is going to conserve and improve the center and enhance the value, inheriting the system, infilling new buildings into the vacant lots, rehabilitating and converting old town houses and rearranging the shops and residential houses.



## Accommodations using old town houses



Old town houses of Edo era have been renovated as modern accommodations. A modern, stylish furniture suits the refined simple space well.

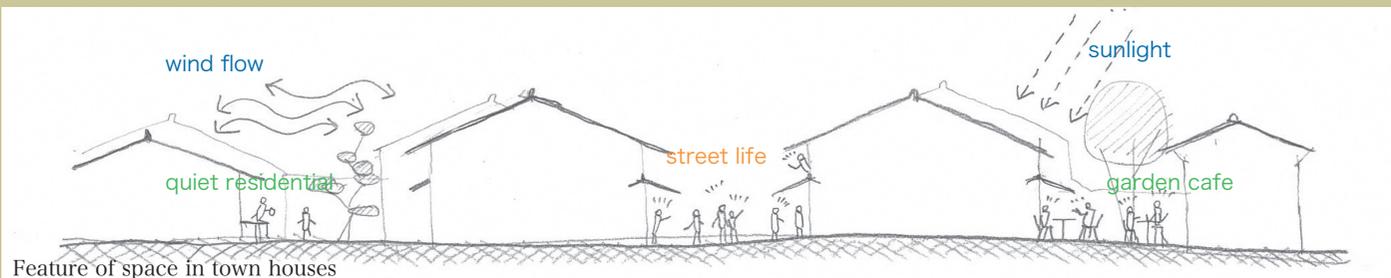
## Restaurants for the community



Authentic restaurants using the ingredients produced locally. Large tables in the center of the eating place make eating atmosphere.

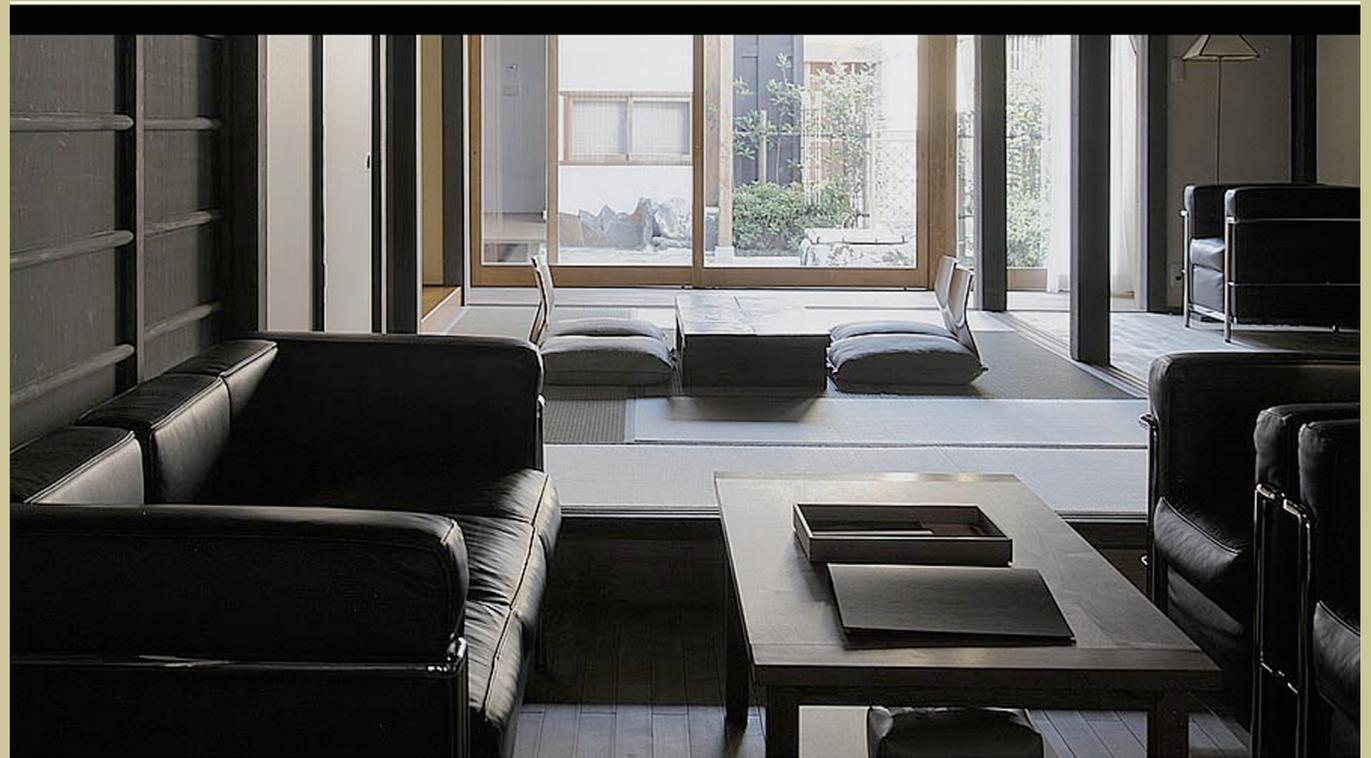
## Comfortable places in the block

Various points will be converted into comfortable places in cooperation with the art project.



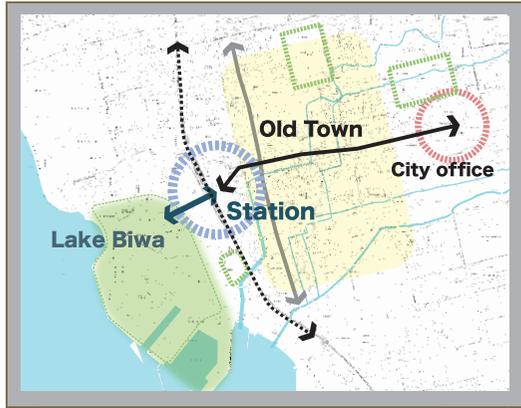


The chain of the approach has started with some success cases. We will create a more comfortable, more attractive life style, combining tradition and modernity.

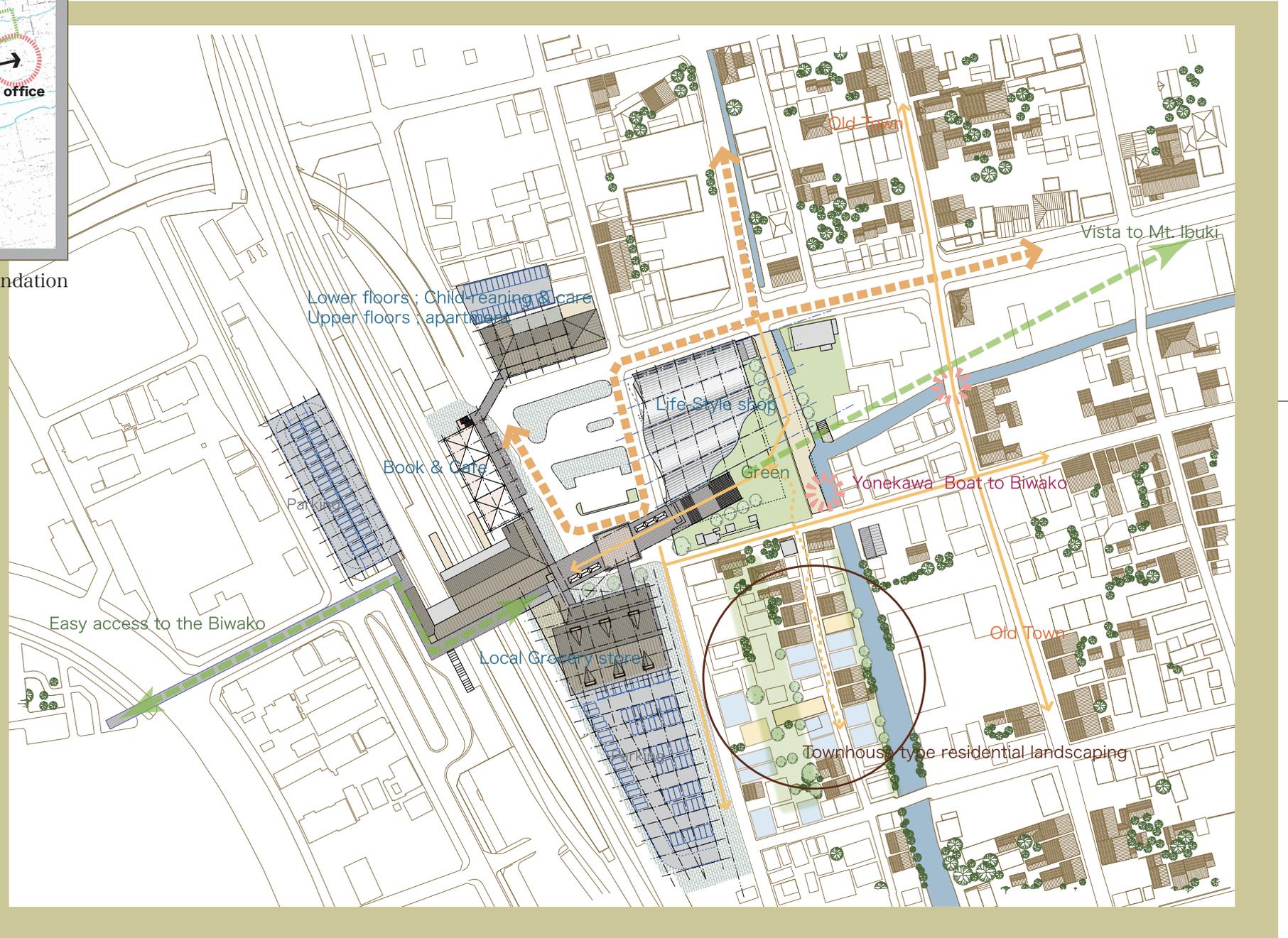


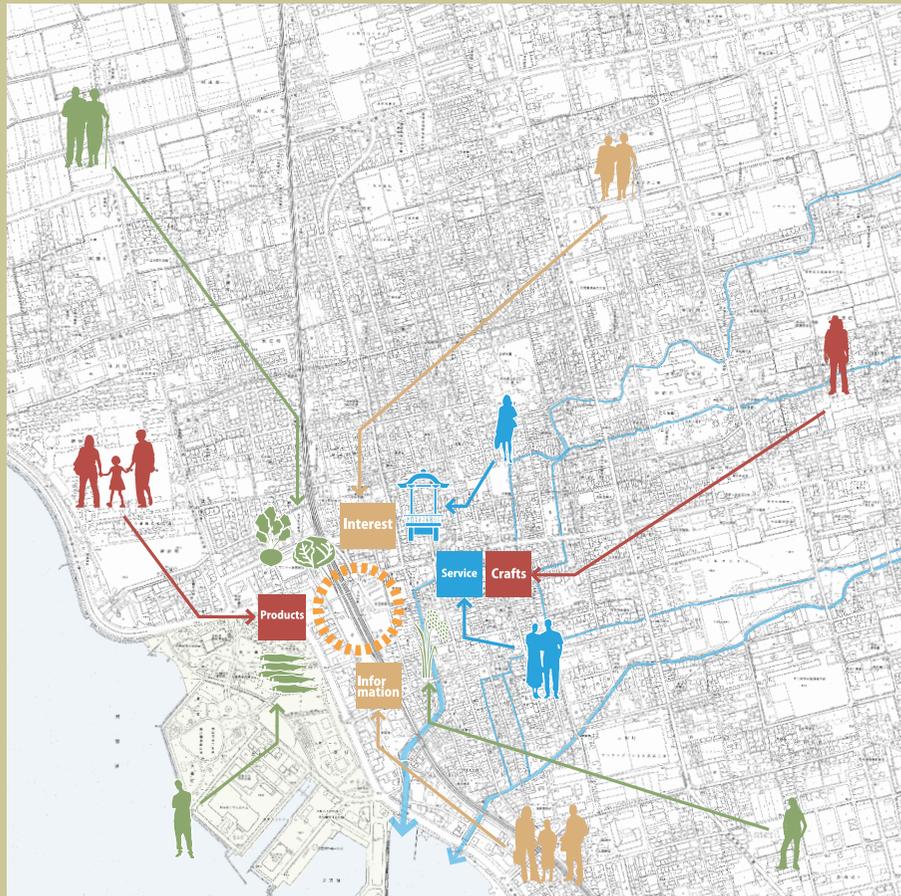
# Station

Formerly Nagahama station was a place to exchange between land and water transportation. We revive the role at the present age changing the function.



We try to maintain the urban foundation that supports delicate Old Town.





Local Culture, products, service ...etc  
It is a terminal point in regions that various matters concentrate.

The town center has been a focal point where goods, services and culture meet. It is essential to recover and enhance the roles for the sustainable development of the city and its environ.



The Kohoku region is fertile land opened from ancient times. Beautiful water is also rich. Additionally, the fermented food culture is a big feature. "Funazushi" is the representative. The crucian carp that appeared in the vicinity of the rice field at the spawning time is captured. And, it is slowly made by the succession method.



Woodworking, Lacquer, Sculpture, Gold work, Sashimono, Silk ...etc The technology of indeed various, advanced workmen is consolidated in the "Hikiyama". There are a lot of writers who work on an advanced creation such as Glass and Pottery besides this.



Managing of community that strongly succeeds tradition, which has succeeded to castle town and some villages.  
EX: Matsuri, Okonai, Jizoubon, Otorikosi, Kawahori ...etc

These might be useful in the hangout in the region, which children, senior, and child-nurturing housewives gather, as a communications program that improves one's standard of living.

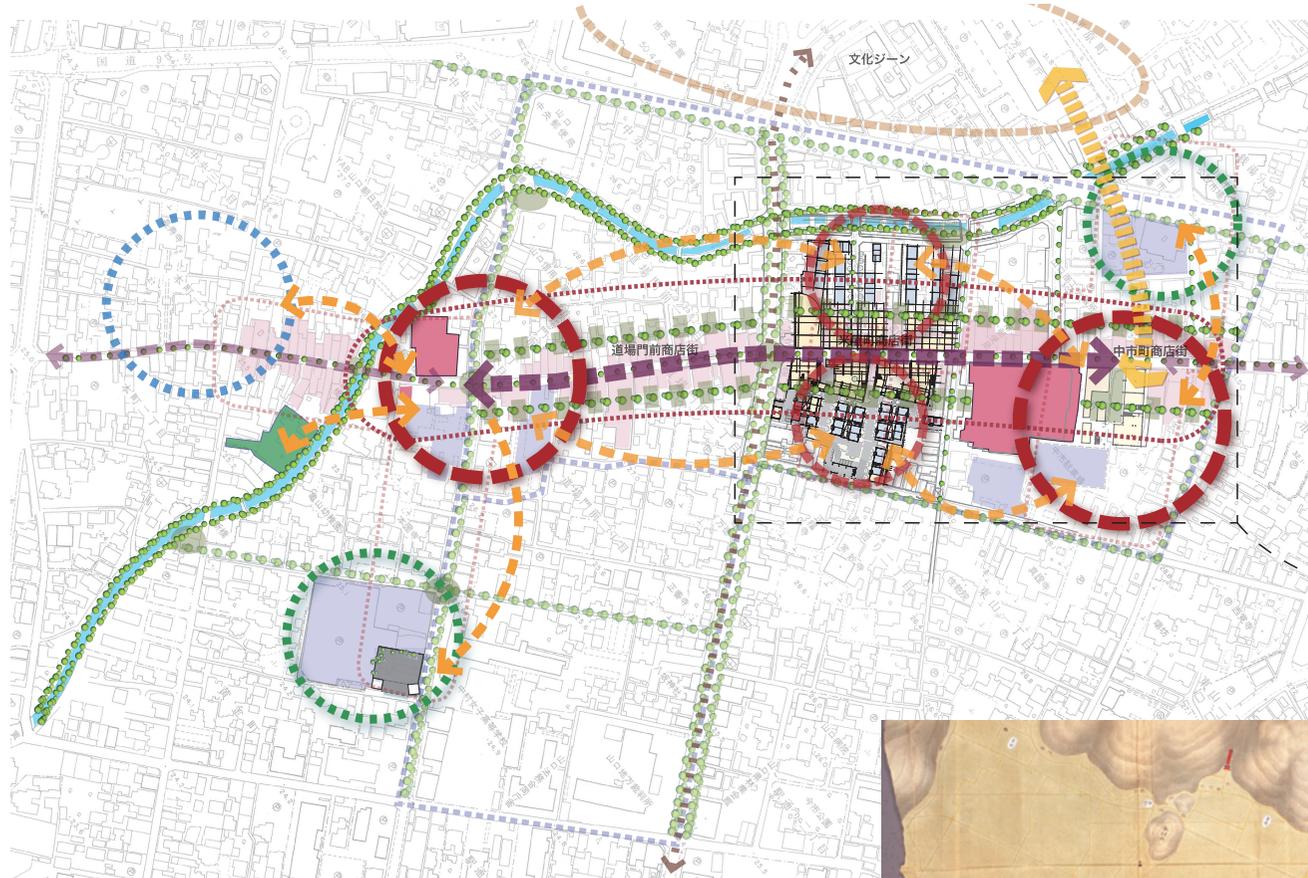


# Yamaguchi City

## Outline

Yamaguchi City is in the center of Yamaguchi-prefecture located in the west side of Japan, and it is a city of 190,000 people. There is the beauty of nature surrounded by the mountains. If you walk along Ichinosaka river, which runs through the city center, you can feel the natural environment and you may even enjoy watching fireflies. The city has also historical properties which date back to the Medieval Period. Among them, the five-storied pagoda and Yamaguchi Xavier Memorial Church which attract many tourists.





## Yamaguchi...

### *A brief history.*

Yamaguchi is a historic city built in the Medieval Period. It is called the western capital. There were an estimate of 50,000 to 100,000 people lived in the city in those days.

The projects which are in progress is divided into two main parts.

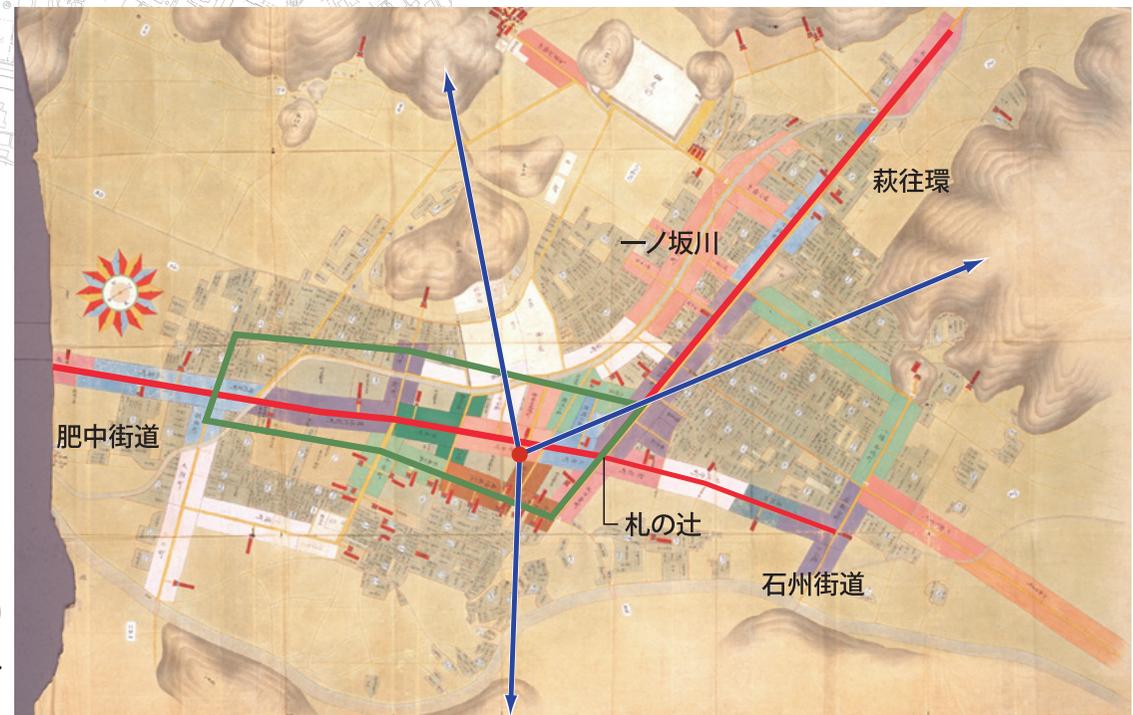
- The west part : LOHAS Garden
- The east part : Yamaguchi Market Plaza

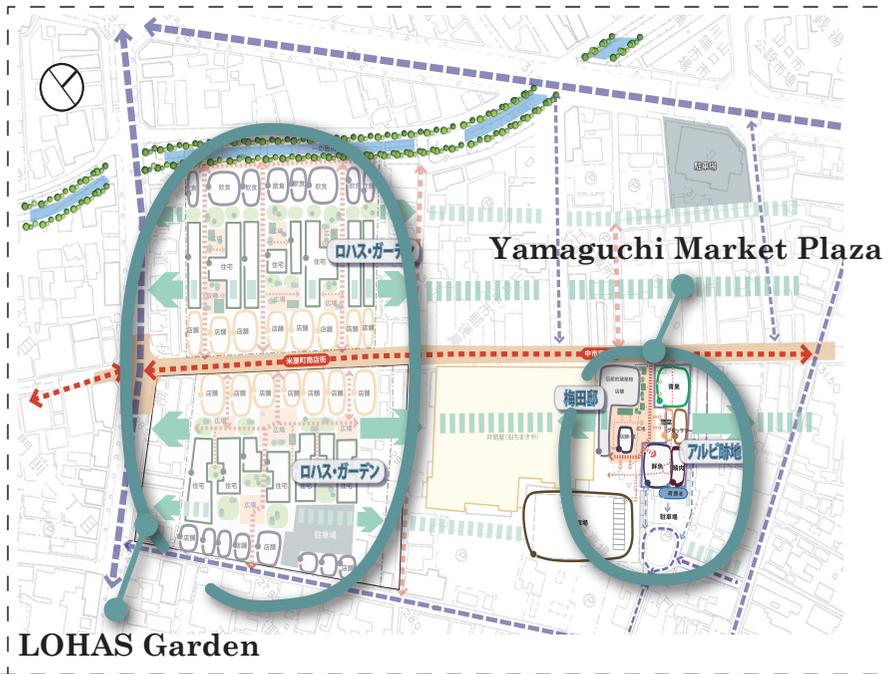
### Town Management Program

- Zoning based on a framework of the city.
- Commercial accumulation with double cores and a chain of malls.
- A sequence of courtyards.

### Antiquated Map (Pictorial Maps)

- show the historical framework of this city.





## LOHAS Garden

Project : Urban Regeneration

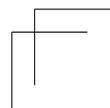
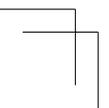
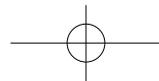
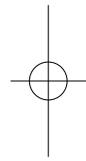
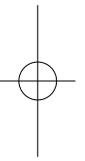
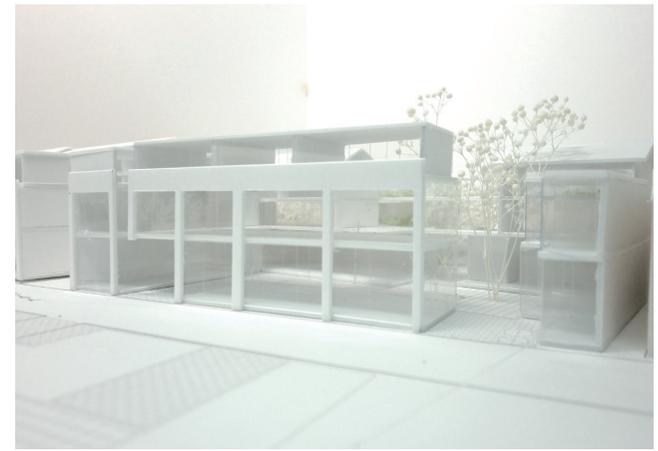
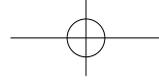
Area : 15,000 sqm

Shopping mall, Residence  
public space(plaza, allee)

- Increase inhabitants in the city center
- Low-rise residential
- commercial zones with different concepts offering different Life styles
- Traditional urban framework  
(street ~ store ~ courtyard ~ residence)
- Rich Public spaces







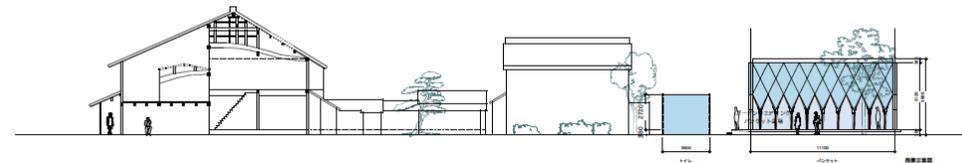
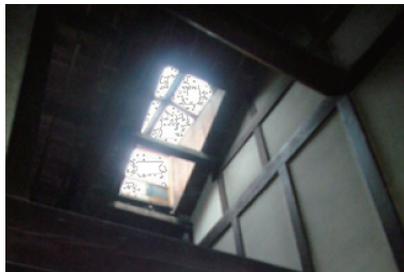
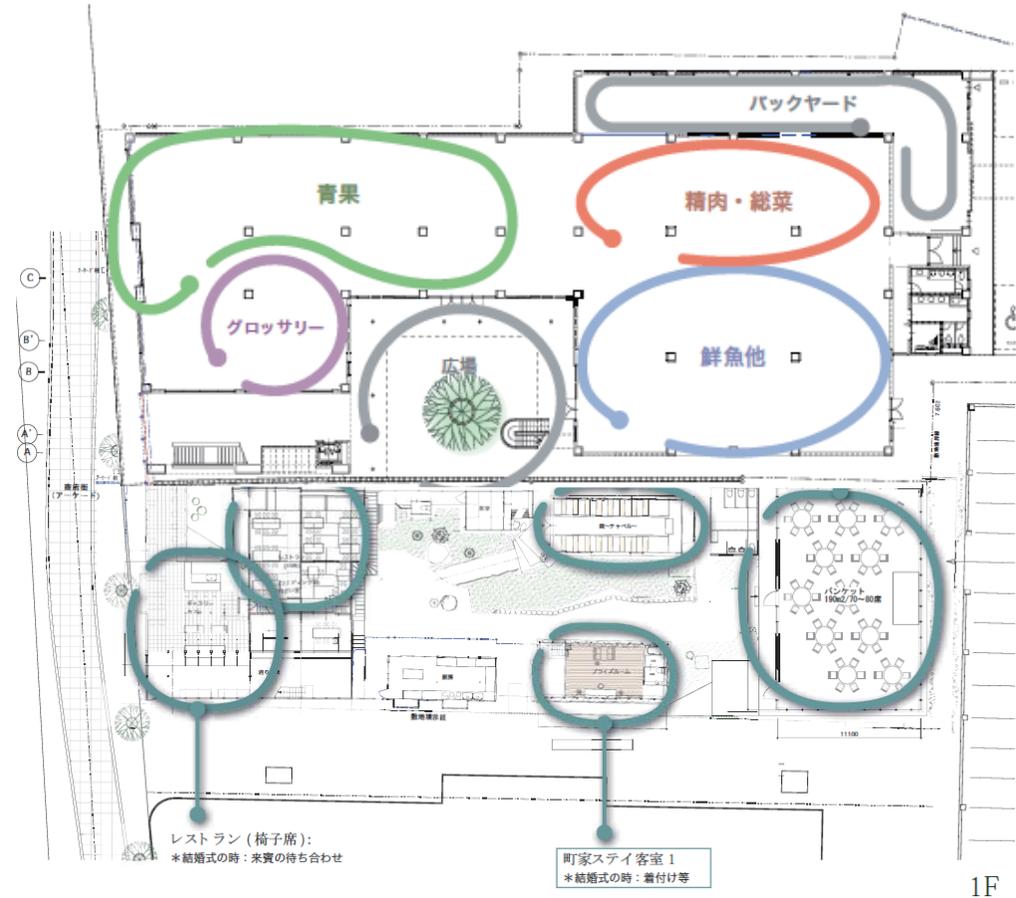
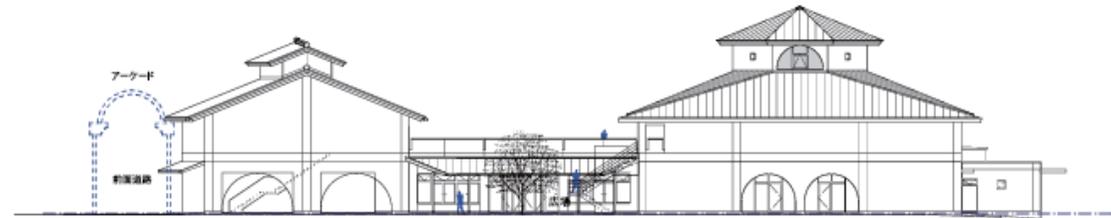
# Yamaguchi Market Plaza

Project : a perishable foods Market place

Area : 2,600 sqm

a fish and perishable foods market, restaurant, plaza, gallery

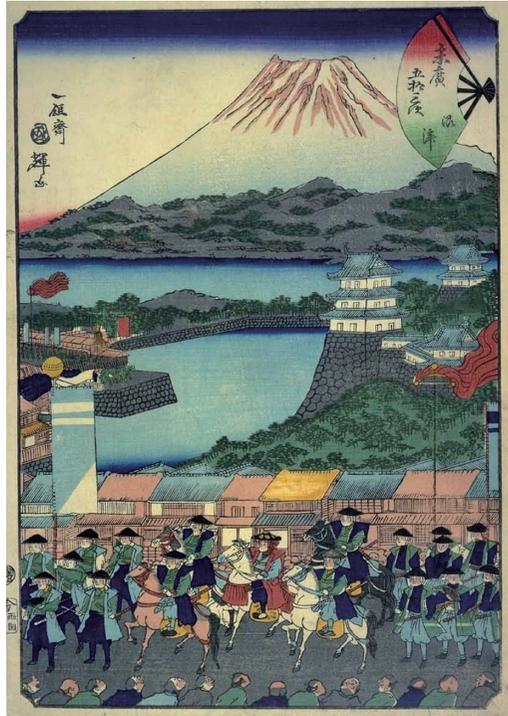
- Reinforce categories by appropriate tenant-mix  
local traders×outside corporation
- Support system of information about culture of local foods
- Connect local farmers with stores
- Produce a public space as
- Reform traditional town houses ( machiya )







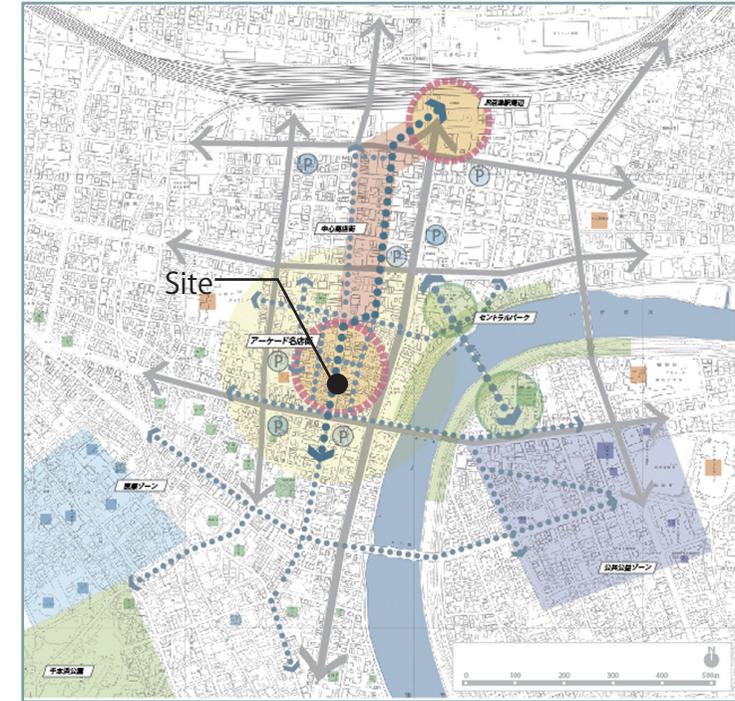
L.S.C  
NUMAZU MINAMI  
Life Style Center



**T**HE STORY Numazu Arcade Metengai is an old shopping street in Numazu city center, which is located in east of Shizuoka Prefecture 130 km west of Tokyo. The city is blessed with beautiful natural environment (it is the gateway to Mount Fuji). Also its strategic location at the cross roads of various trade routes has allowed the city and its center to prosper.

However, recently, as many other Japanese local urban centers, the decrease in city center population, and the hollowing out of industries, the worn-out structure, and the uncontrolled rebuilding threatening local communities raised the need to replace the street with safer buildings and better environment with local taste.

The project planning has started three years ago, when the shopkeepers and landowners seek to bring their declining street back to its prosperous times. After several workshops and discussions, L.S.C Numazu Minami Life Style Center Project has been formed. It offers a high standard of urban life and celebrates locality.



Zoning/Planning Scheme



Location of Numazu City

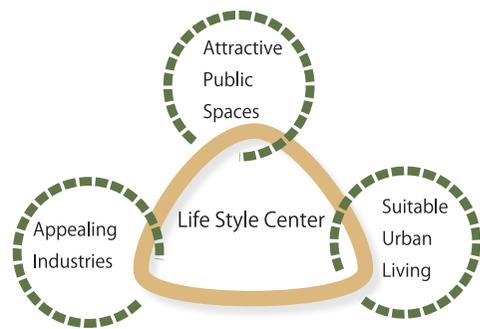


The Arcade in 1960s

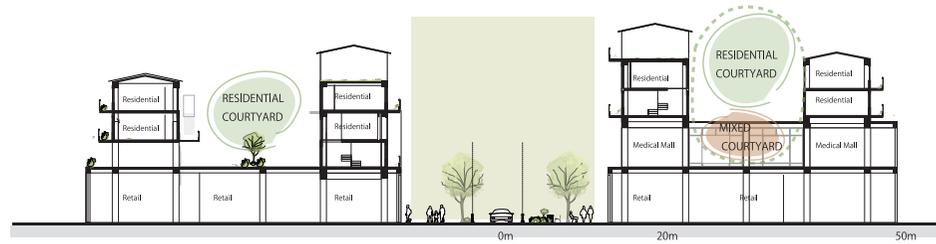
The Arcade in 2010

**P**ROJECT DESCRIPTION This five stories mixed-use redevelopment project is designed as an open mall along the main street. The site area covers 2.1 ha. The total floor area of the project is around 45,000 m. It includes retails and local market in the 1&2 floors (12, 000 m<sup>2</sup>), medical mall in the second floors (2500m<sup>2</sup>), community spaces, residential units from the second floor and above (21,000 m<sup>2</sup>), two parking blocks (8,000m<sup>2</sup>), and other uses.

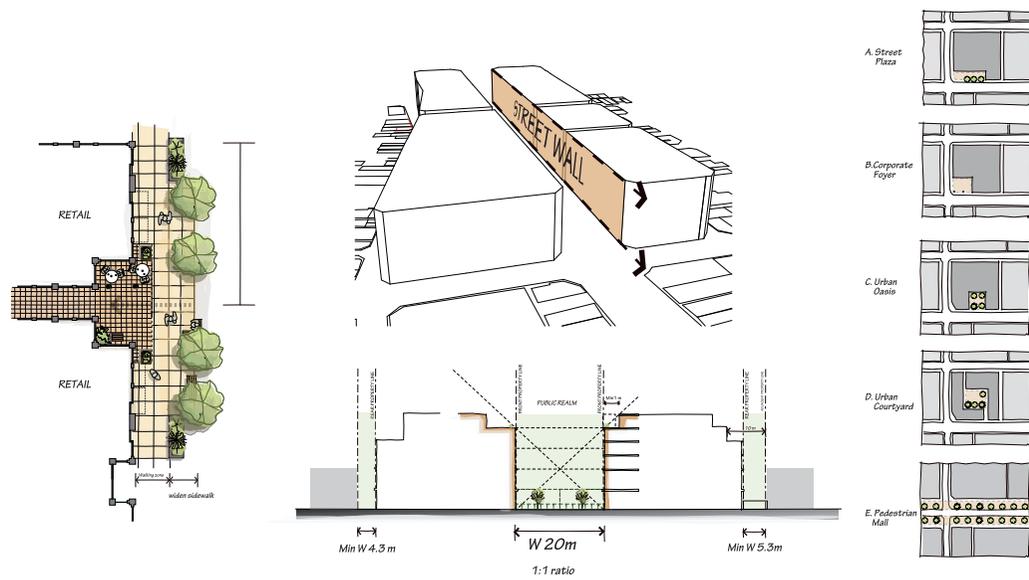
The project connects all various uses through a network of public spaces & courtyards. The residential units are gathered around semi-private courtyards located on the second and the third floors.



**C**ONCEPT This community-led urban renewal adapts the Life Style Center concept. It aims at creating well-connected public spaces, attracting appealing industries (specialized shops, tenants mix, up-scale stores), and providing pleasant urban life for attracting new residents and shoppers



**D**esign Code Urban and architectural design codes are adopted to insure good quality of design such as codes for pedestrian-oriented activities, active edge design, and encouraging access on different levels (urban, street, block, building levels), distributed parking location, respecting street wall, setting building height & set backs, universal design, positive outdoor spaces, respecting local layout, good quality of enclosure, openings to the street, communal space, roof garden, effective use of space between buildings, designing space at pedestrian pace, and public art as a design element and so on.



**M**odel



Open Mall



Pedestrian Oriented space



Residential Courtyard



Main Plaza

Images



Plan Second Floor

20m 50m



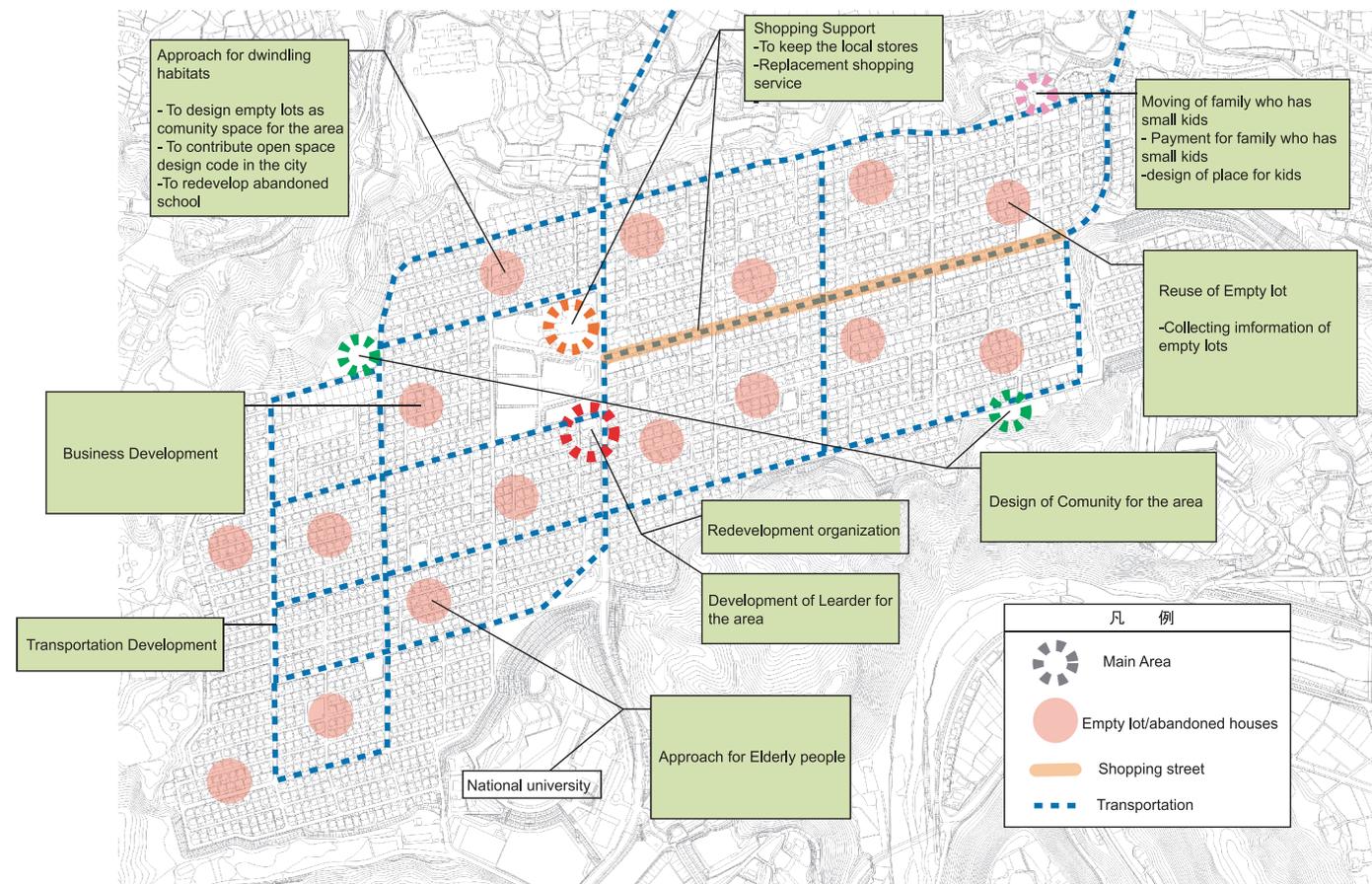


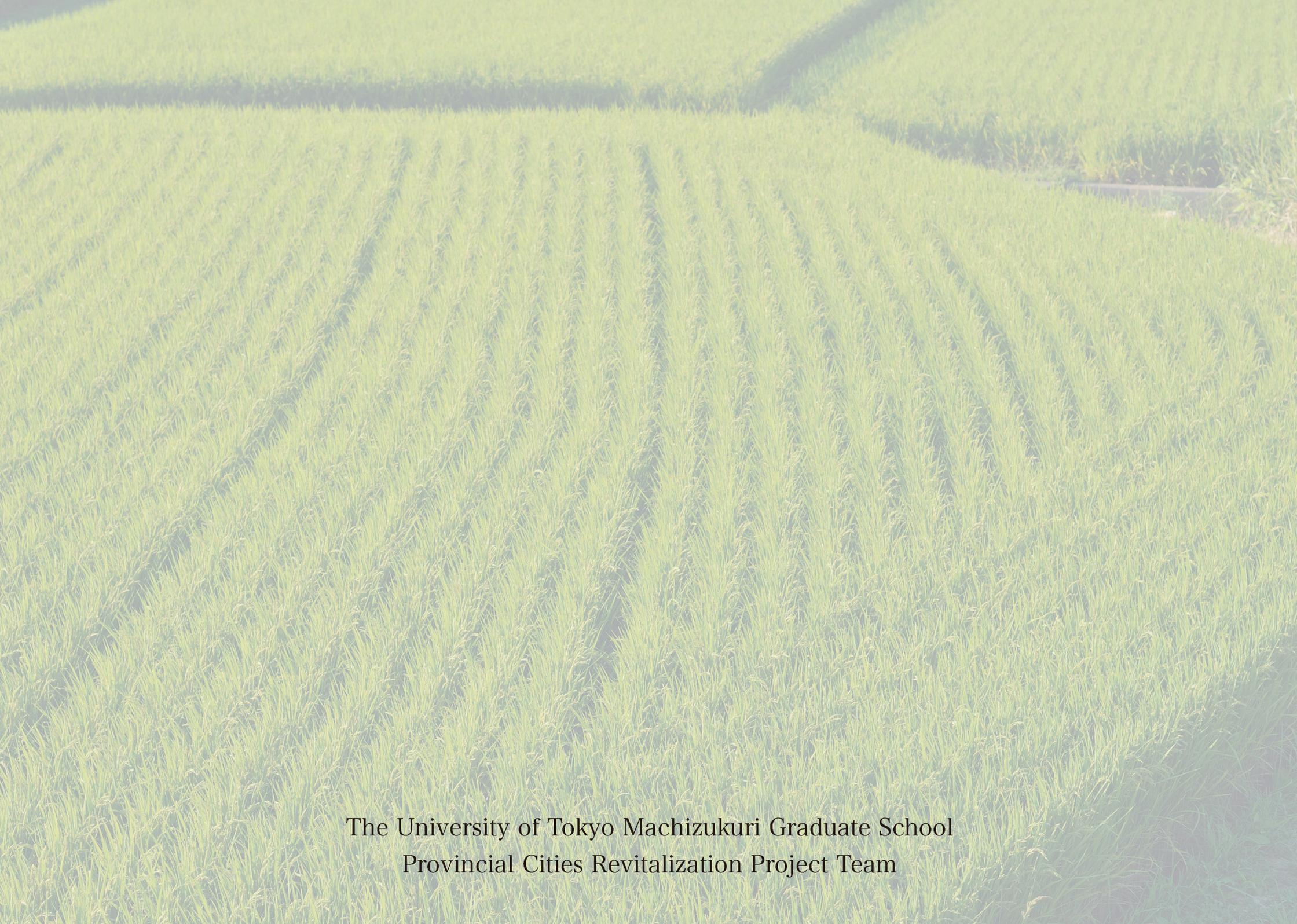
# Ohita City

Regeneration of old housing estate located in the suburban area of Ohita city:  
 Various activities have been taken to support the aged community.



Image map of Redevelopment approach for Fujimigaoka Residential area





The University of Tokyo Machizukuri Graduate School  
Provincial Cities Revitalization Project Team