Yokohama’s Sustainable Urban Development Efforts in an Aging Society
Building sustainable residential area models

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City of Yokohama
Overview of Yokohama

- International port city (158th year since the opening of the port)
- Population: Approx. 3.7 mil. (the largest city in Japan)
- GDP: Approx. 12.4 tril. yen (100 bil. US dollars)
- 21 min. from Haneda Airport (fastest route)
- Rapid development and urbanization
History of Yokohama

1859: The Port of Yokohama was opened
Before: Small village
After: International gateway

1923: Great Kanto Earthquake
Through restoration, the framework of the current urban area was developed.

1945: Air raids on Yokohama
Requisition of important facilities by US forces

1965-: Rapid growth period
Concentration of population ⇒ Unregulated urban sprawl ⇒ Rapid degradation of the living environment
Expected Change in Population

Rapid increase

Peak: 3.74 mil.

Decrease

Senior citizens: 24% (2017)

Population (est.): 3.21 mil.

Senior citizens: >35% (2060)

Data: Past results (1940-2010), estimated values (2010-2035), reference values (2035-2060)
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 infrastructure
- Increase in vacant houses
Problem-Solving Coalitions

Local residents

Public administration

Railway operators
Urban Renaissance Agency, etc.

Child rearing
Education

Nursing care
Medical care

Public corporations, NPOs, etc.

Coalition

Establishing models for regenerating suburban residential areas

Share roles in efforts
Share issues and future visions
Create new schemes

Establish models of success
Model of a Revived Suburban Residential Area

- Various urban activities
- Schemes to offer services jointly (through ICT, etc.)
- Work and activities for people from outside the area
- Regenerated residential area
- Medical and nursing care facilities
- Child rearing support facilities
- Sphere of living
- Creative local businesses
- Citizen and company matching
- Work and activities in other areas
- Places where people gather
Suburban residential area

Tokyo

Narita

Haneda

Yokohama

Model area A: Coalition with railway companies

Model area B: Coalition with railway companies and real estate companies

Tokaichiba Project

Model area C: Coalition with railway companies

Model area D: Coalition with Urban Renaissance Agency

Yokohama city area: 434.98 km²
Case Study: Tokaichiba Project

Creating a community in which multiple generations interact and work together

- Use of private capital to develop essential facilities such as child care and welfare
- Joint community management by residents, companies, universities and government
- Long-term urban development based on a 50-year agreement between the City of Yokohama and developers

- Public call for developers using city land
- Urban development capitalizing on companies’ advanced technology and creativity
1) 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
2) Community Management

- Establishing a framework to think holistically about the environment, housing and activity

<table>
<thead>
<tr>
<th>Area to be Developed</th>
<th>Surrounding Area</th>
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<tbody>
<tr>
<td>Energy management</td>
<td>Residents</td>
</tr>
<tr>
<td>Companies, etc.</td>
<td>Local groups</td>
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<tr>
<td>Housing management</td>
<td>Companies, etc.</td>
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<tr>
<td>(Supporting members, etc.)</td>
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<tr>
<td>“Town producers,” etc.</td>
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</tbody>
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**Activity management**
- Networking events, etc. in community spaces
  - Area residents
  - (Supporting members, etc.)
  - “Town producers,” etc.

**Partnership**
- Development notification, personnel discovery, project consideration, etc.
- Support
- Universities/experts

**City of Yokohama**

**Long-Term Vision**
- Initial Phase (5 years) Focus on development area
- Development Phase (5 years) Partner with various groups
- Expansion Phase (10 years) Expand area of activity
3) Long-Term Urban Development 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
New, detailed rules for a neighborhood

- Relaxed floor-area ratio ①
- Relaxed floor-area ratio ②
- Convenient facilities for communities

Eased building height regulations

Redevelopment of public space such as squares

Assessment

- Introduce necessary functions
- Secure open spaces for the public

Building height and floor-area ratio regulations eased in proportion to community contribution
Thank You