

Tokyo Survey Book 2:

Making Tokyo's Open Spaces More Enjoyable

- Rating the Appeal of 108 Privately Owned Public Spaces in Tokyo -

Published March, 2011 / A4 Size 83 Pages



Contents

Preface

Summary

Chapter1 Privately Owned Public Spaces in Tokyo “POPST”

- 1-1. Tokyo Outdoor Public Spaces
- 1-2. What are “POPST”?
- 1-3. Reasons for the Creation of Numerous POPST
(Ref) Main Urban Development Schemes Producing POPST
- 1-4. How widespread are POPST?

Chapter2 Assessment of POPST from Users' Perspective

- 2-1. What should POPST be like?
- 2-2. Assessment Criteria for POPST from Users' Perspective

Chapter3 POPST Appeal and Rating

- 3-1. Target POPST
- 3-2. POPST: Good and Bad Examples
- 3-3. POPST Ratings
- 3-4. Appeal of Excellent POPST

Chapter4 Making POPST in Central Tokyo More Enjoyable

- 4-1. Major Challenges for Improving Low-rated, Small-scale POPST
- 4-2. Suggestions for Making POPST in Central Tokyo More Enjoyable
(Ref) Trend in Revisions to Tokyo's Comprehensive Design Permission Guidelines

Appendix Overseas Examples

- 1. POPS in New York
- 2. POPS in San Francisco

Summary

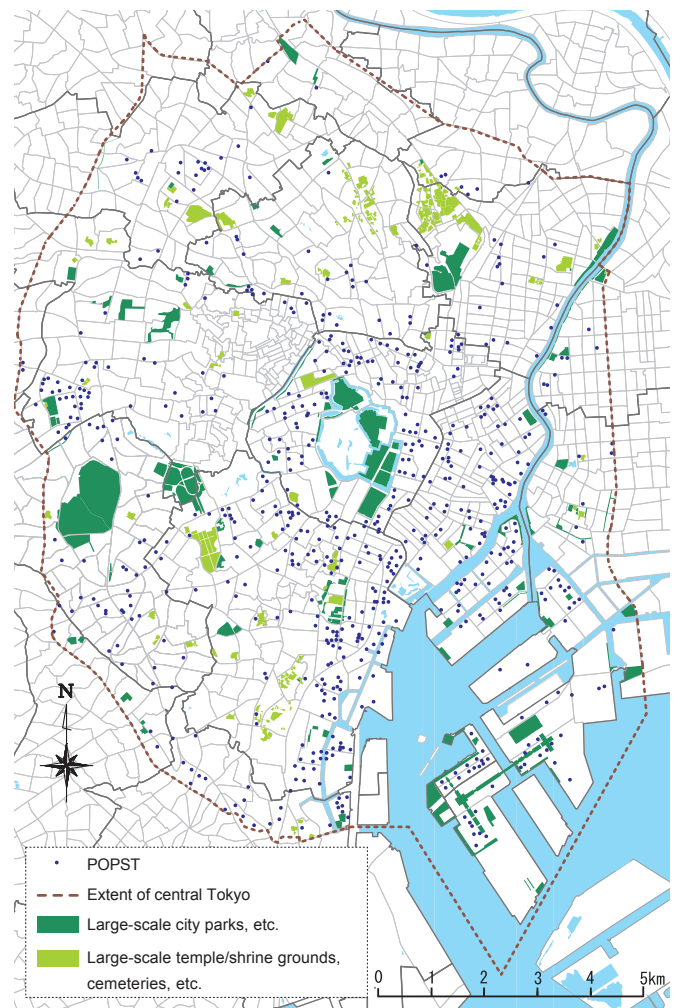
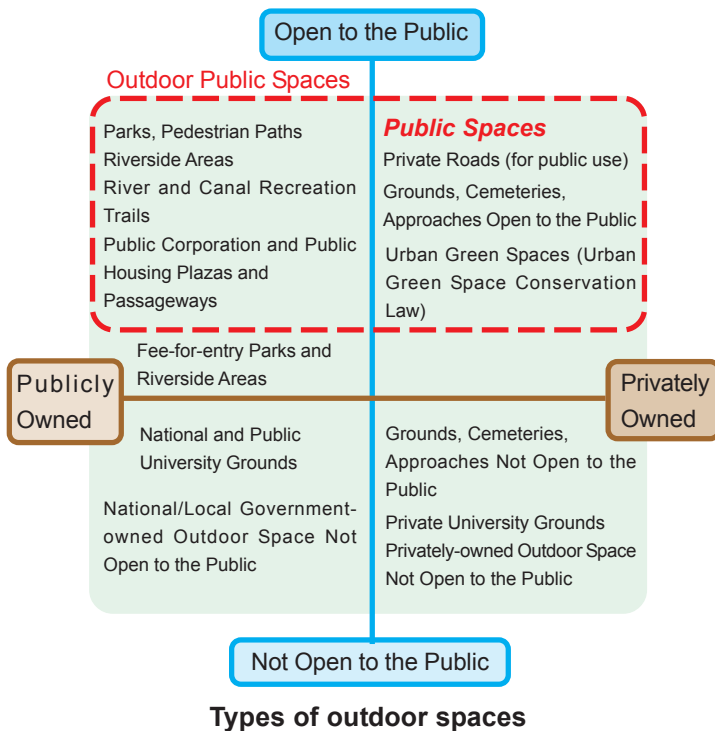
This book examines and assesses the state of “Privately Owned **Public Spaces** in Tokyo” (POPST) which contribute to urban greening and otherwise enrich city life.

A survey assessment of the utility value of 108 POPST in central Tokyo is presented, together with suggestions for enjoying and promoting the proliferation of comfortable POPST.

This book presents the following main points.

Focus on Outdoor-type **Public Spaces**

- Outdoor publicly shared spaces, such as “Parks,” “Pedestrian Paths,” “River-side Areas” and “River and Canal Recreation Trails,” exist which anyone can freely enjoy.
- In addition to such spaces, there are other locations - such as plazas and passageways - which are encouraged by urban development schemes and which allow the general public to stroll or sit and relax free of charge. These are herein referred to as “**public spaces**.”
- This book seeks to (1) make the general public more aware of **public spaces** in Tokyo (and to encourage more people to utilize them) and to (2) promote an increase in the number of enjoyable, comfortable **public spaces** in Tokyo from a belief that such spaces enrich and bring calm to the lives of those living around them.
- This book contains location and utility value survey information for POPST in central Tokyo.

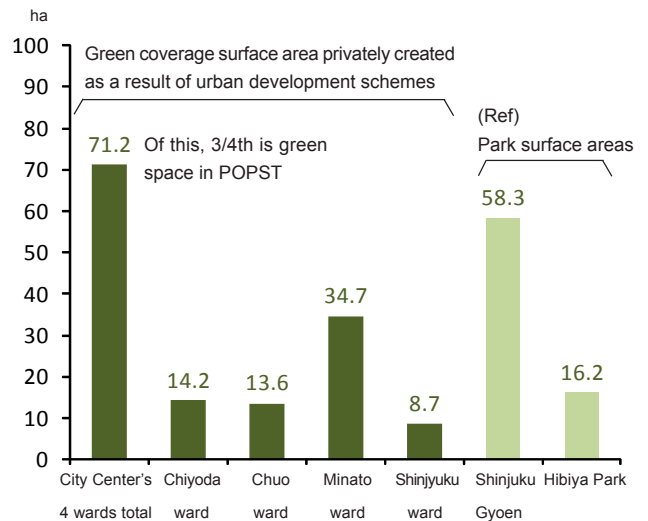


652 POPST in Central Tokyo

- POPST are numerous in the Chiyoda, Chuo and Minato wards as well as around the West Exit of Shinjuku Station.
- POPST in Chiyoda and Chuo wards are distributed evenly throughout, while POPST in Minato Ward are more numerous along its boundary with Chiyoda Ward and along Tokyo Bay (Kaigan, Shibaura, Konan and Daiba).

Private Urban Development of 71ha of Green Space in central Tokyo (3/4th of which is POPST green space)

- As a result of urban development schemes, 71.2ha of green space (green coverage surface area) has been created by private entities in Shinjuku, Bunkyo, Chiyoda and Chuo wards; of this, 3/4th is estimated to be green space within POPST.
- This 71.2ha of green space makes up 6.7% of the total 1,065ha of green coverage surface area (includes green space not the result of urban development schemes) in Shinjuku, Bunkyo, Chiyoda and Chuo wards; this is 1.2x the area of the Shinjuku Gyoen National Garden and 4.4x the area of Hibiya Park.
- A high degree of civic contribution went into making so much high-value, downtown real estate into green space.



Green coverage surface area in City Center's 4 wards (As of April, 2009)

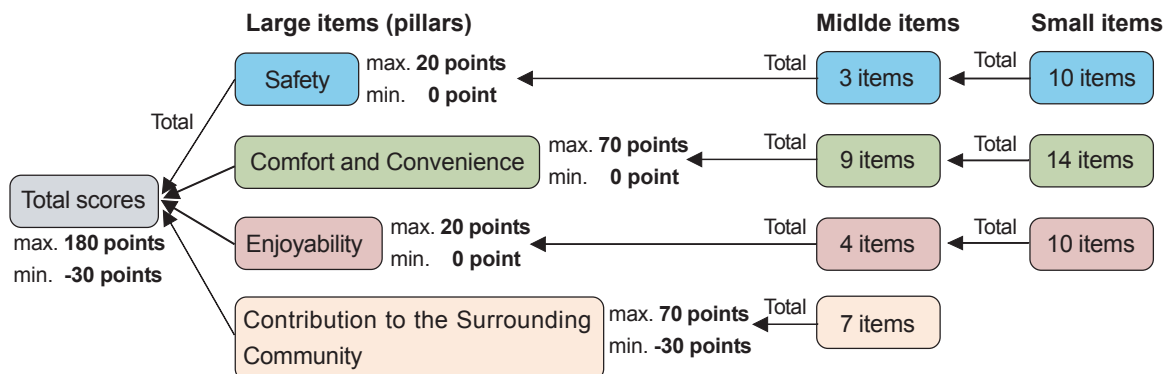
Assessment of POPST Utility Value According to Standards which Include "Contribution to the Surrounding Community"

- POPST are public assets that can be enjoyed by anyone. In order to assess their utility value, assessment standards were first created.
- The four pillars of the assessment standards were Safety (10 items), Comfort and Convenience (14 items), Enjoyability (10 items) and Contribution to the Surrounding Community (7 items).
- Of the assessment items, items relating to green space quality and "Contribution to the Surrounding Community" were considered to be of particular importance to POPST users; thus, point allocation for these items was higher than for other items.
- Within "Contribution to the Surrounding Community," a significant allocation of points was given to such considerations as whether POPST made up for narrow sidewalks; whether they created lots of green space in areas with little green space; and whether they were managed in an integrated fashion with adjacent parks; etc.

POPST are public assets that can be enjoyed by anyone.



POPST ideals



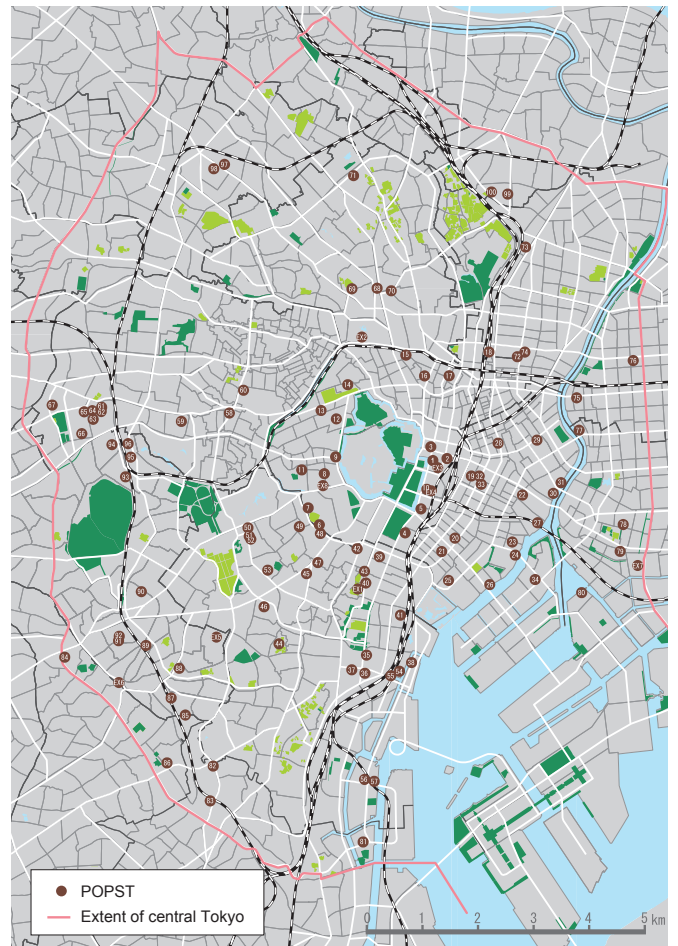
Tabulation of POPST assessment scores

Rating the Appeal of 108 POPST

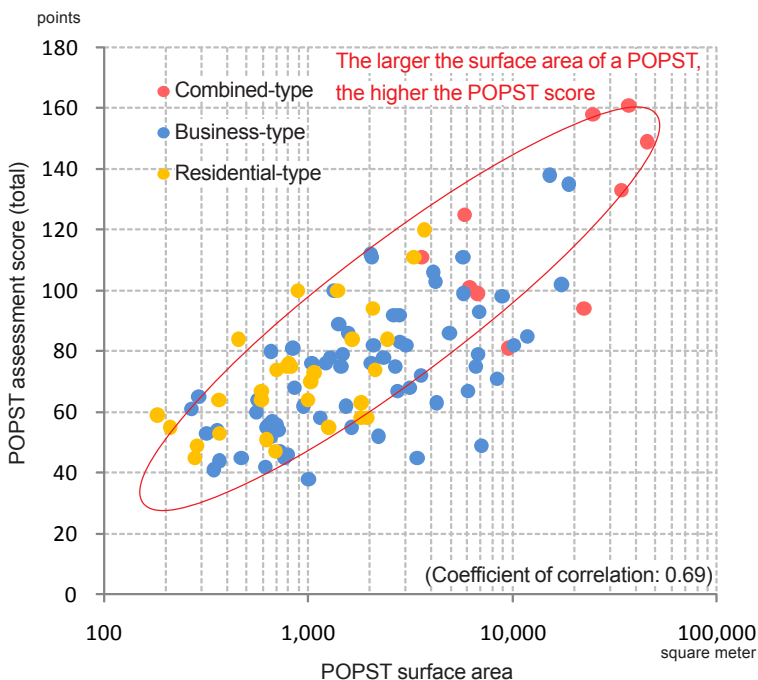
- Of the 652 POPST in central Tokyo, 100 POPST chosen at random and eight POPST that are new and highly talked about were also chosen for utility value assessment.
- Deviation scores were calculated for business zones according to their size and/or their application type, and a rating was assigned based on the size of the deviation score.

Influence of Size and Management Differences on Assessment Results

- Central Tokyo has excellent POPST that are comfortable and which the local residents and those working in the vicinity want to visit again and again. There are POPST which still have extremely high utility value many years after they were established.
- The larger the surface area of a POPST, the more skillful touches seems to have gone into its design, giving it higher value.
- On the other hand, there are also POPST which garner such reactions as, “You aren’t allowed to put anything down anywhere, as there are signs and colored cones everywhere blocking people,” “You only see smokers,” or “It is dirty and not well kept and you don’t want to go in.”
- A crucial factor in assessment scores was whether or not those managing a given POPST worked to daily to maintain and improve its quality.



Assessment target POPST (108 locations)



Relation of POPST surface area to assessment score (sorted by application type)



Bustling POPST where people enjoy eating and conversing



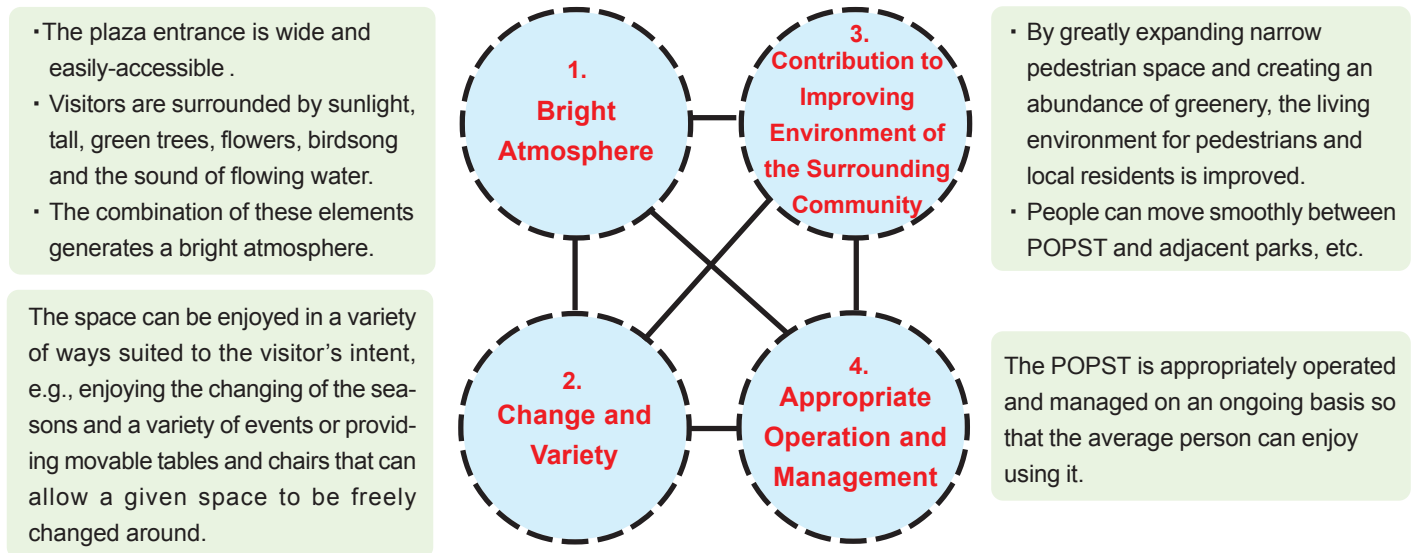
POPST full of nothing but smokers



Inaccessible POPST due to an abundance of parked bikes

Common Appeal Points of Excellent POPST Include, “Bright Atmosphere,” “Change and Variety,” “Contribution to Improving Environment of the Surrounding Community,” and “Appropriate Operation and Management”

Common appeal points of the nine highly-rated POPST, for both business zone-specific and application type-specific ratings, were 1. “Bright Atmosphere,” 2. “Change and Variety,” 3. “Contribution to Improving Environment of the Surrounding Community,” and 4. “Appropriate Operation and Management.”



Four common appeal points of excellent POPST

Suggestions for Improving the Appeal of Low-rated POPST via Phased Improvements, Comprehensive Design Scheme Standards Revisions, Etc.

- This survey found many POPST which technically fulfill the criteria of urban development schemes but which are not built with the perspective of users and the characteristics of the local community in mind.
- In order to raise the appeal of these low-rated (scoring less than 50 points) POPST, a proposal for phased improvement, corresponding to ease of implementation for POPST managers, is offered (**Proposal 1. Introduce a system of operation and maintenance improvement for low-rated existing POPST!**).
- Second, a proposal is offered for adopting the perspective of establishing POPST which utilize the characteristics of the local community for such purposes as integrating POPST with other outdoor spaces open to the public (POPST, parks, approaches, etc.) and adding bonus space to POPST planning which greatly contributes to the community (**Proposal 2. Adopt community-based problem solving as part of appropriate and flexible administrative responses to POPST issues!**).
- Third, a proposal geared towards building up Tokyo’s appeal is offered which focuses on using POPST to reflect an international tourism strategy tailored to the characteristics of each local area and which focuses on improving the convenience of POPST for cyclists (**Proposal 3. Link POPST with urban strategies for increasing Tokyo’s appeal!**).
- Building on Proposal 3, a proposal is offered for adding bonus space to small-scale POPST to enable the elderly, international tourists and cyclists to easily make use of toilets and bicycle parking (**Proposal 4. Adopt clean toilets and bicycle parking spaces in small-scale POPST**).

The first stage(**Easy**): Implementation of “immediately achievable operation and management improvements” Average score improvement of 7.7 points

The second stage(**Average**): Improvement of “items that can be improved with minor construction” Average score improvement of 1.2 points

The third stage (**Difficult**): “Increased tree placement” Average score improvement of 8.4 points

Phased improvement of low-rated POPST (Proposal 1.)

Proposal to Augment Requirements for POPST to Increase Convenience for Cyclists(Proposal 3.)

Make it essential for buildings near cycling networks in central Tokyo which are using a comprehensive design scheme to augment the amount of bicycle parking available to visitors. Also, require the establishment of bonus space tailored to cyclists in the form of cyclist-friendly facilities (three or more of the following selection requirements).

(Selection Requirements)

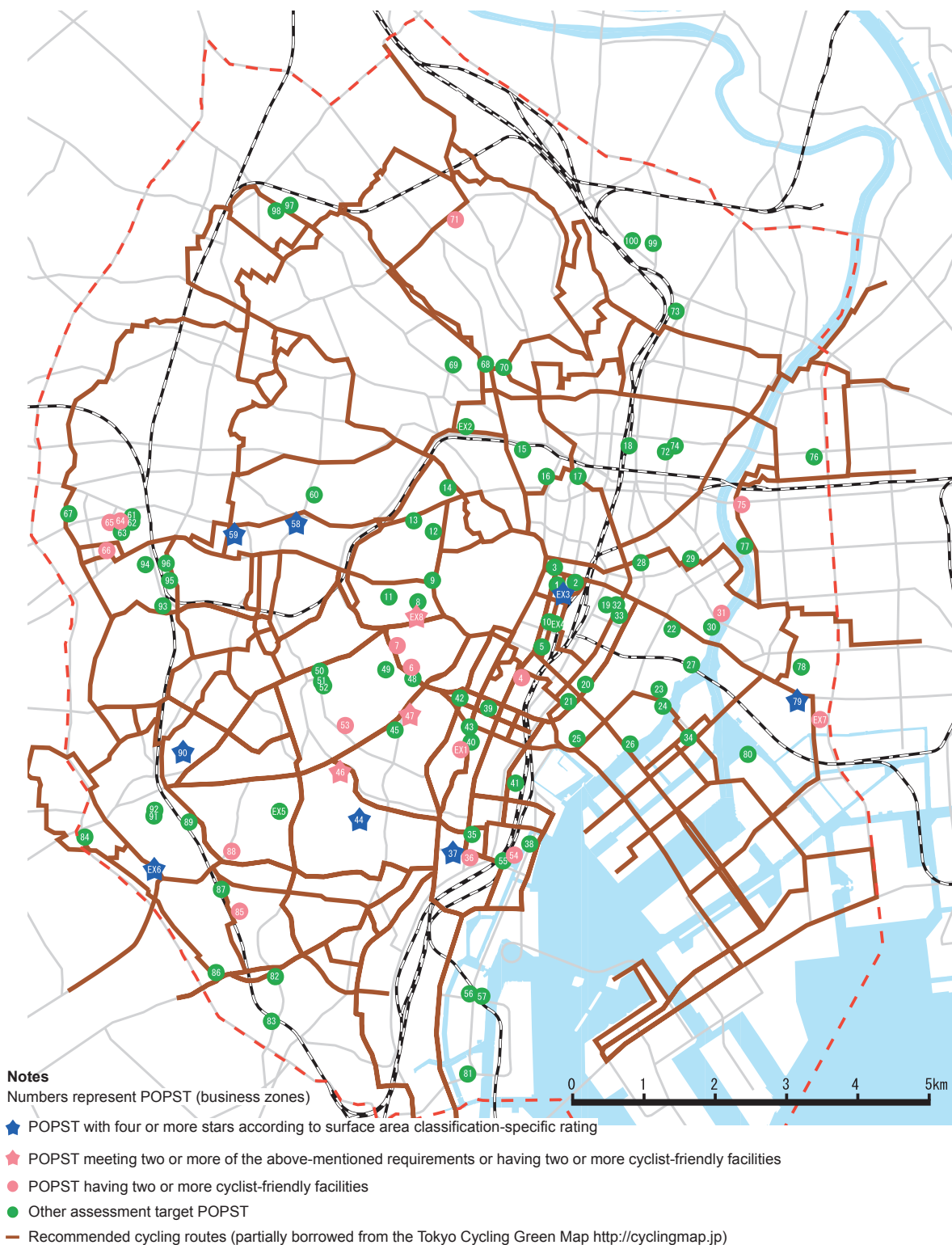
Areas equipped with benches and chairs for resting.

Areas equipped with free toilets.

Areas with take-out restaurants, convenience stores, etc.

Changing rooms and shower rooms for washing off sweat.

Bicycle shops where cyclists can repair broken bicycles, punctured tires, etc., as well as take advantage of tire inflation and other services.



Cyclist-friendly POPST and recommended cycling network