

Jingu Gaien District Urban Redevelopment Project

Video Explanation of the Project Overview and Urban Redevelopment



<Representative builder> Mitsui Fudosan Co., Ltd.

Meiji Jingu

(religious corporation)

Japan Sports Council

(incorporated administrative agency)

ITOCHU Corporation

Introduction

■ The purpose of this video release

As we have received many different comments regarding this project, it is extremely important to spread understanding and awareness as we move forward with the project. We are releasing this video to help more people understand the significance and necessity of the redevelopment.

If you have any further questions or concerns after watching the video, we will be happy to answer them on the project website. Questions can be posted only in Japanese, but translations of the questions and answers will be available in English.

Jingu Gaien District Urban Redevelopment Project website: <https://www.jingugaienmachidukuri.jp/en/>



Jingu Gaien Redevelopment



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5. Concept for greenery

1. Project overview

■ Developers

Mitsui Fudosan Co., Ltd., Meiji Jingu (religious corporation),
Japan Sports Council, ITOCHU Corporation

■ Location

Kita-Aoyama 1-chome and 2-chome, Minato-ku, Tokyo
Kasumigaokamachi, Shinjuku-ku, etc.

■ Principal uses

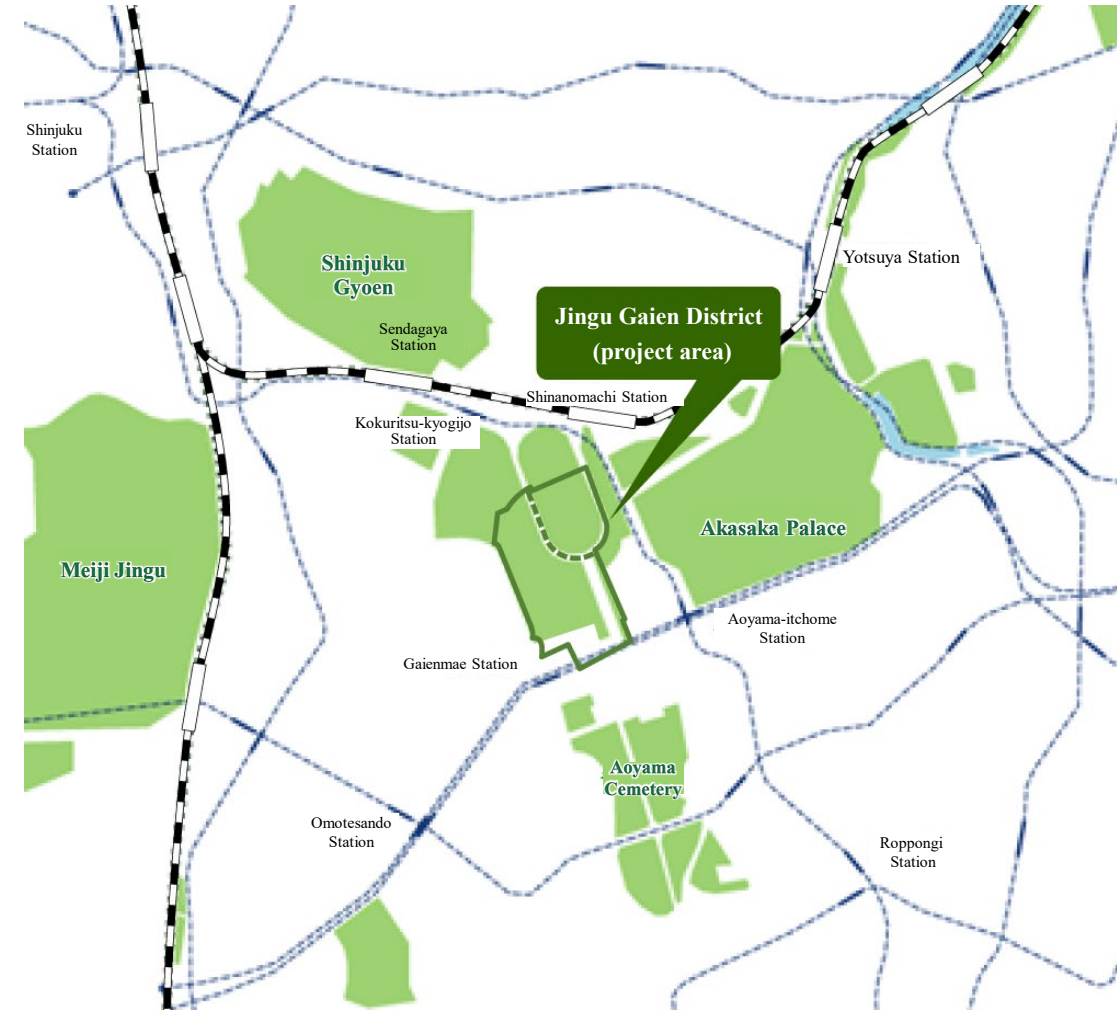
Rugby stadium, baseball stadium, hotel, office
Service apartments, indoor ballgame facility, shops
and restaurants, cultural exchange facility, and open-air square, etc.

■ Land area

Approx. 28.4 ha

■ Schedule

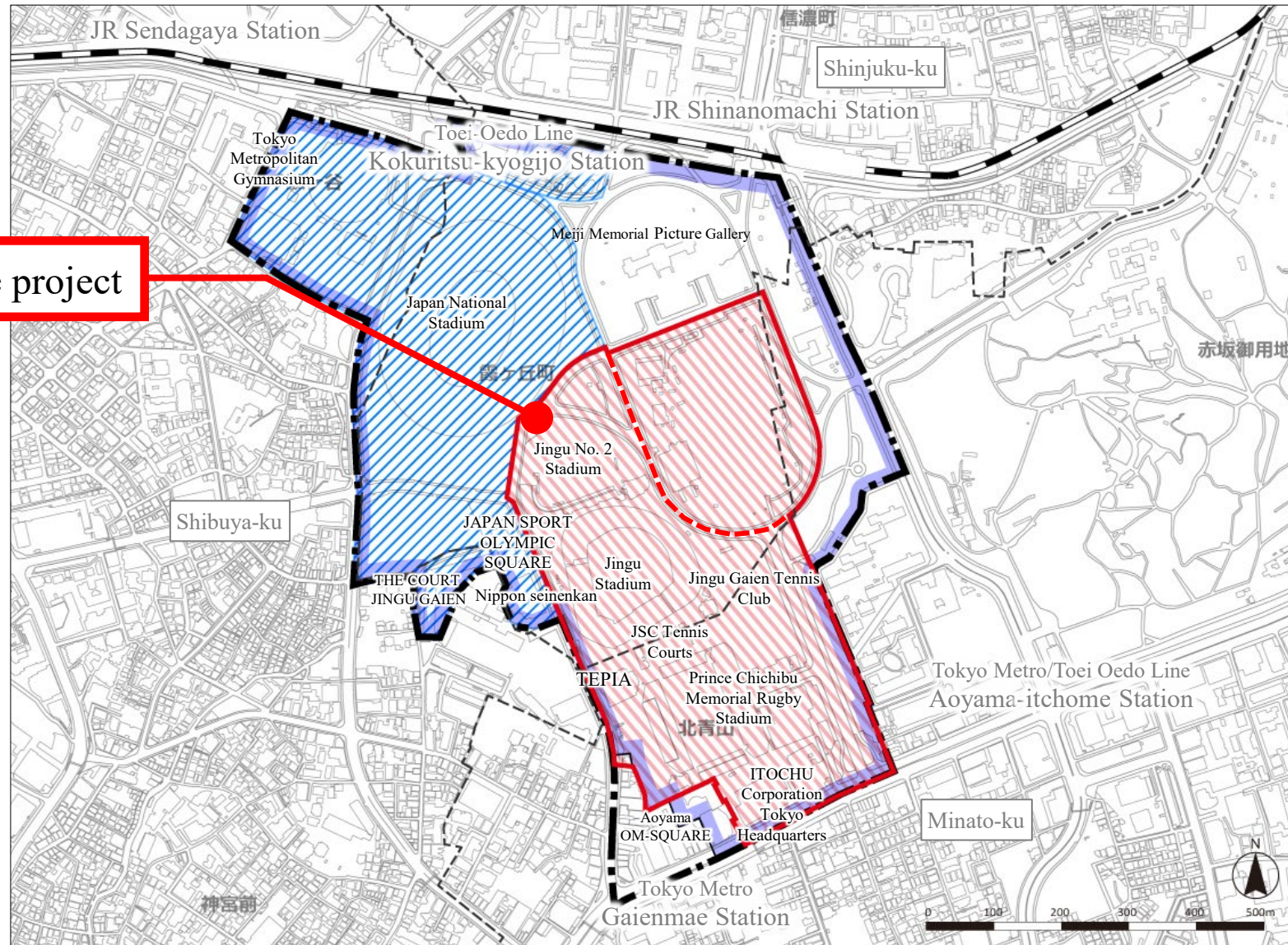
Start of new construction 2024 (scheduled)
Full Completion 2036 (scheduled)



1. Project overview

(1) Scope of Project

Planned area for the project



※ This shows the entire Jingu Gaien urban redevelopment project area, including the development project for the Meiji Memorial Picture Gallery front lawn area

1. Project overview

(2) Events leading up to the plan decision

Period	Event	Briefing session organizer
January 2020	Briefing on the Jingu Gaien District Urban Redevelopment Project based on the Tokyo Metropolitan Government's Park-centered Urban Development System Implementation Guidelines	Developers
June 2021	Briefing on the Jingu Gaien District Urban Redevelopment Project overview	Developers
August 2021	Briefing on the draft of the Environmental Impact Assessment Report	Developers
October 2021	Briefing on the original draft of the urban planning proposal	(Tokyo Metropolitan Government)
December 2021	Briefing on the urban planning proposal	(Tokyo Metropolitan Government)
March 2022	Public notice on the decision of a city plan issued for the project's development plan as a district plan that stipulates redevelopment promotion areas	
January 2023	Public notice on the start of construction by the Tokyo Metropolitan Government in accordance with the Tokyo Metropolitan Environmental Impact Assessment Ordinance	
February 2023	Tokyo Metropolitan Government gives a public notice of approval of the Jingu Gaien District Type-1 Urban Redevelopment Project	
March 2023	Start of demolition work of the Jingu No. 2 Stadium	

1. Project overview

(2) Events leading up to the plan decision (environmental impact assessment procedures)

Period	Event
July 2021	Submission of the draft of the Environmental Impact Assessment Report
August 2021	Briefing for local residents on the draft of the Environmental Impact Assessment Report
February-August 2022	Tokyo Metropolitan Government Environmental Impact Assessment Council 1 st meeting held (total of 6 meetings)
August 2022	Receipt of written opinion from the Tokyo Metropolitan Government on the results of the Council's assessment
January 2023	Public notice of the Environmental Impact Assessment Report, public notice of the start of construction, and publication of the post-event plan

The environmental impact assessment procedures for the project phase were completed with the submission of the Environmental Impact Assessment Report on January 10, 2023, and its public notice and inspection on January 20, 2023.

1. Project overview (3) Before and after redevelopment

Current state

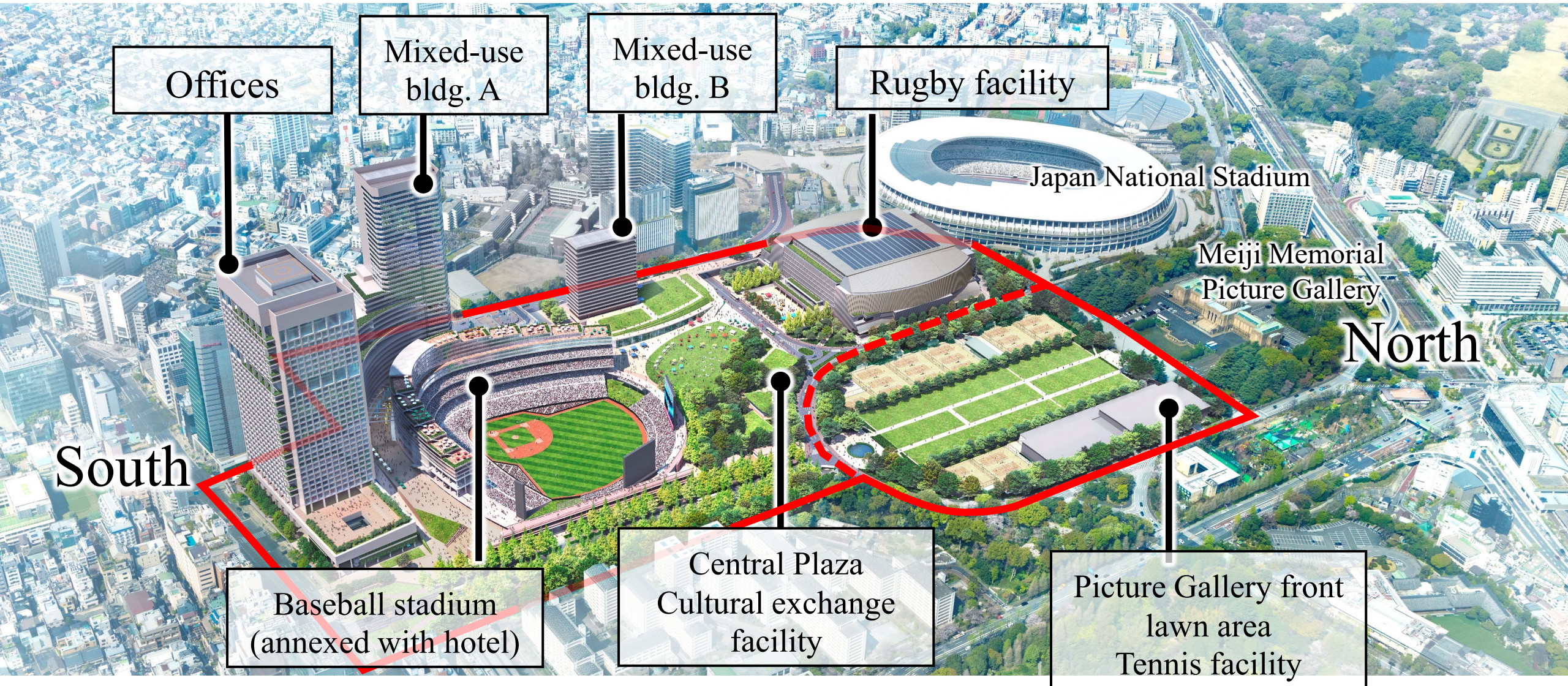


* Photograph taken April 2023

1. Project overview

(3) Before and after redevelopment

Completed image after redevelopment



* This image is for illustration purposes only and may differ from the actual redeveloped area.

1. Project overview

(4) Overview of each facility

	Offices	Mixed-use bldg. A	Mixed-use bldg. B	Rugby facility	Baseball stadium (with hotel)	Central Plaza / Cultural exchange facility	Picture Gallery Square / Tennis facility
Main purpose	Offices, stores, etc.	Offices, stores, etc.	Serviced apartments, indoor ballgame facility, etc.	Rugby field, stores, cultural exchange facility, etc.	Baseball field, stores, accommodation facility, etc.	Stores, cultural exchange facility, etc.	Square, tennis courts, etc.
Approx. floor area	2,292,713 ft ² (213,000 m ²)	1,370,246 ft ² (127,300 m ²)	326,146 ft ² (30,300 m ²)	825,592 ft ² (76,700 m ²)	1,245,384 ft ² (115,700 m ²)	Plaza:161,459 ft ² (15,000 m ²) Facility:21,528 ft ² (2,000 m ²)	Square:269,098 ft ² (25,000 m ²) Tennis facility: 164,688 ft ² (15,300 m ²)
Number of floors, approx. height	5 floors below ground, 38 floors above ground, height of 623 ft (190 m)	2 floors below ground, 40 floors above ground, height of 607 ft (185 m)	1 floor below ground, 18 floors above ground, height of 262 ft (80 m)	1 floor below ground, 7 floors above ground, height of 180 ft (55 m)	1 floor below ground, 14 floors above ground, height of 197 ft (60 m)	1 floor below ground, height of 20 ft (6 m)	—
Project developer	ITOCHU Corporation	Mitsui Fudosan	Mitsui Fudosan	Japan Sports Council	Meiji Jingu Mitsui Fudosan	Mitsui Fudosan	Meiji Jingu
Scheduled completion*	2028	2032	2035	2028	2032	2035	2036

* The schedule is subject to change due to further consideration and consultation.

* This is the schedule as of February 17, 2023, at the time of receiving the public notice of approval.

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2. Significance of redevelopment in light of current issues

Issue no. 1

Lack of open spaces for relaxation that are accessible to all

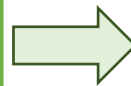


While preserving historical scenery such as the “four rows of ginkgo trees,” we will **increase greenery and open spaces**



Issue no. 2

Aging of large-scale sports facilities



The creation of a world-class sports cluster, which will be achieved by renovating, in sequence, the aging sports facilities, and by implementing this renewal in due consideration of continued hosting of sports events

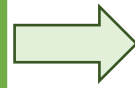


* This image is for illustration purposes only and may differ from the actual redeveloped facility

2. Significance of redevelopment in light of current issues

Issue no. 3

Poor pedestrian access in the area

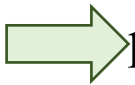


We will promote the development of a new park complex that represents Tokyo, **with barrier-free access to each facility** and where **various visitors can move around safely and have fun** during events



Issue no. 4

Necessity of maintaining and improving function as a wide-area evacuation site



We will improve **disaster preparedness as a wide-area evacuation site** by linking urban functions with open spaces such as plazas and large-scale sports facilities



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3. Schedule

: Demolition work : Construction of new facility

year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Rugby facility	(Jingu No. 2 Stadium)		Phase I							(Jingu Stadium)	Phase II			
Baseball stadium					(Chichibu Memorial Rugby Stadium)									
Mixed-use bldg. A														
Central Plaza / Mixed-use bldg. B														
Cultural exchange facility														
Offices *1														
Picture Gallery Square / Tennis facility														Square, etc.

This is the schedule as of February 17, 2023, at the time of receiving the public notice of approval. The schedule is subject to change due to further consideration and consultation.

*1 Demolition of the offices is currently scheduled to begin by April 2027.

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1. Significance of the Jingu Gaien District Urban Redevelopment Project

■ History of Jingu Gaien

November 1920	Construction of Meiji Jingu Naien
October 1926	Construction of Meiji Jingu Gaien (Meiji Memorial Picture Gallery / Sports venues / Baseball Stadium / Sumo facility)
September 1945	Requisition of outer garden facilities by occupation forces
May 1947	The Constitution of Japan, which established the principle of separation of church and state, comes into effect
November 1947	Completion of Tokyo Rugby Ground (Current name: Prince Chichibu Memorial Rugby Stadium)
April 1952	All of Jingu Gaien is returned to Meiji Jingu
March 1958	Completion of the Japan National Stadium
October 1964	Tokyo Olympics held (Japan National Stadium, Jingu Stadium, and many other facilities used for competitions)
December 2019	Completion of the New Japan National Stadium
July-September 2021	Tokyo 2020 Olympics held



Early Showa Period
(circa 1931)



(Present)

1. Significance of the Jingu Gaien District Urban Redevelopment Project

Meiji Jingu Gaien is a place loved by many people over its long history. **While the Inner Gardens have maintain a dignified and solemn appearance**, the character of the Outer Gardens **being open to the public** has remained unchanged since its establishment, and Gaien has constantly evolved with the times, as a place for people to enjoy various sports and culture, and its greenery.

While the Inner Garden's forest grows naturally and renews itself without human intervention, the greenery in the Outer Garden grows along with public use and has been properly maintained and managed by human hands through the changing times to its present state, and it must be maintained in the future as well.

In order to **preserve Meiji Jingu, including the Inner and Outer Gardens**, for the benefit of future generations, we will protect what should be protected and undertake necessary renovation and improvements. We will continue to advance the project so that all visitors, athletes, and spectators can enjoy sports and so that the open Outer Garden will be a safe and secure place for relaxation and enjoyment for the next 100 years.



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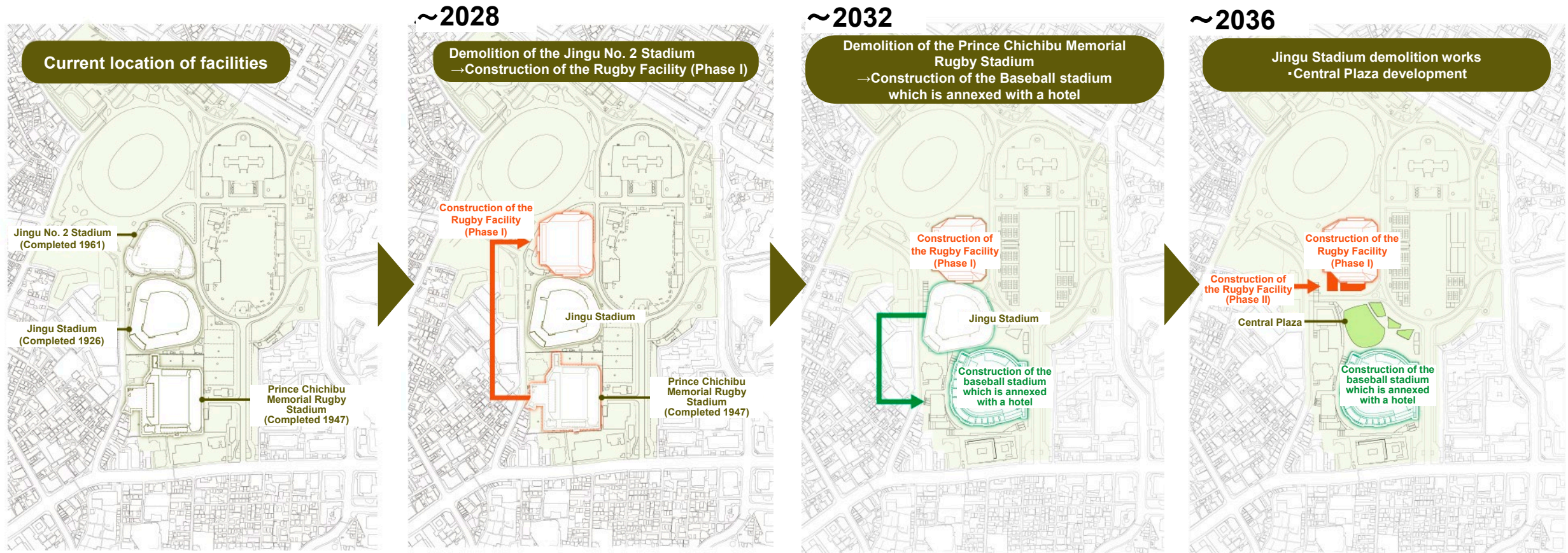
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2. Renewal of large-scale sports facilities through phased rebuilding



* This is a schematic diagram showing the workflow of the phased rebuilding of the baseball stadium and rugby facility. It not a depiction of the detailed construction schedule or blueprints.

Jingu Stadium Renewal



Jingu Stadium Issues 1. Safety

Issue no. 1

Narrow spaces (pedestrian routes) outside the stadium



Issue no. 2

Narrow spaces (hallways) inside the stadium

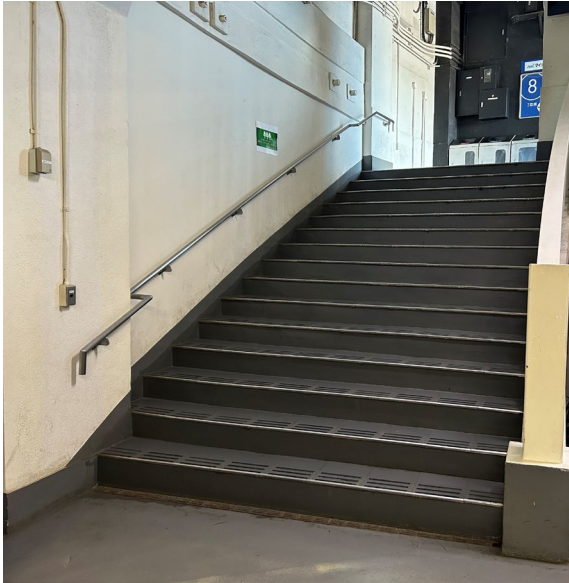


* Dangerous due to difficulty in separating pedestrian and vehicle traffic

Jingu Stadium Issues 2. Service and operations

Issue no. 3

Barrier-free issues in the infield area
Small seats and uneven steps



Issue no. 4

Insufficient backyard



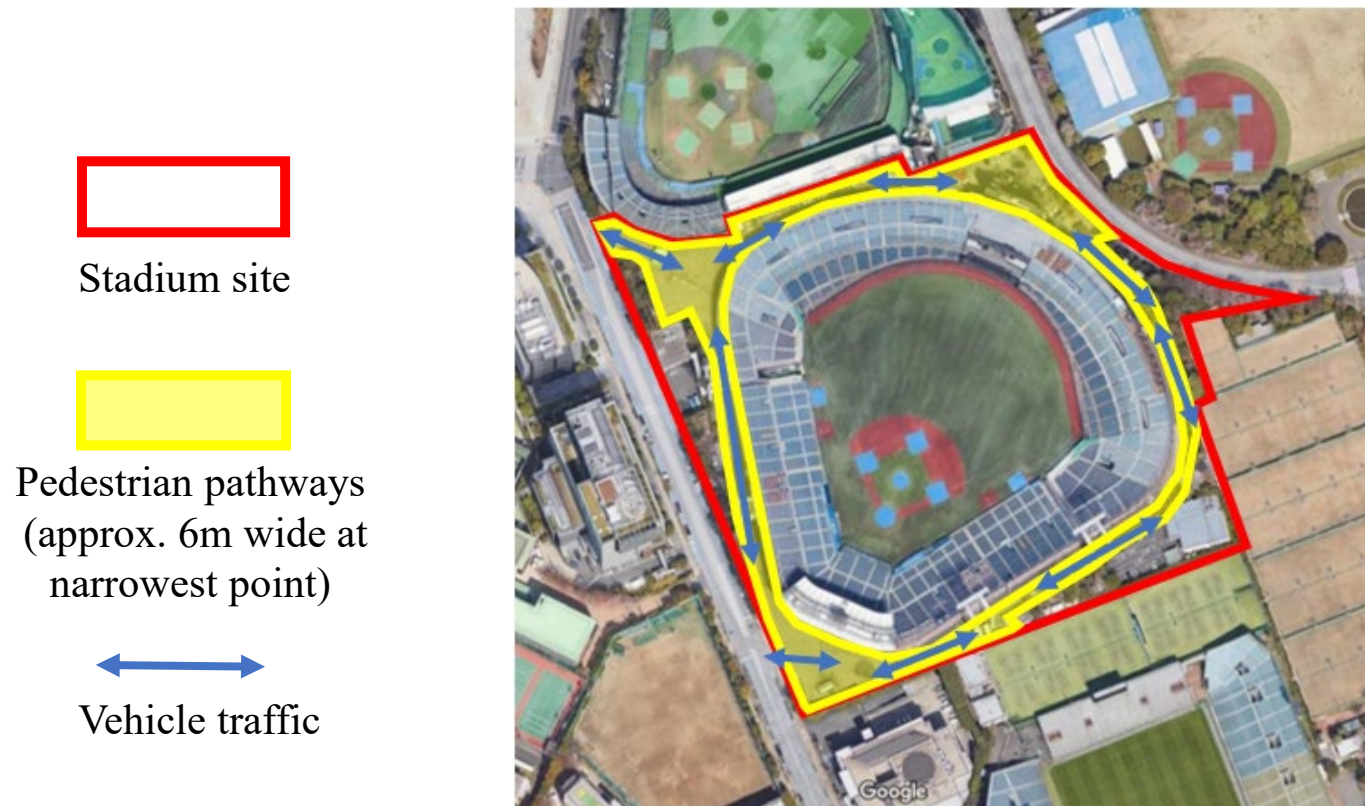
To resolve issues no. 1-4, the current Jingu Stadium must be updated to the new Jingu Stadium.

Reasons why Jingu Stadium cannot be rebuilt or renewed on site

(1) Lack of land for space around the stadium

- In order to solve the current issues and make the stadium usable for the next 100 years, it is essential to be able to use the space around the stadium
- The lack of space is so severe that it inhibits stadium operation, as it is surrounded on three sides by two roads and the neighboring land
- The expansion of facilities, such as adding barrier-free features, would cause congestion of pedestrian pathways and create a safety hazard

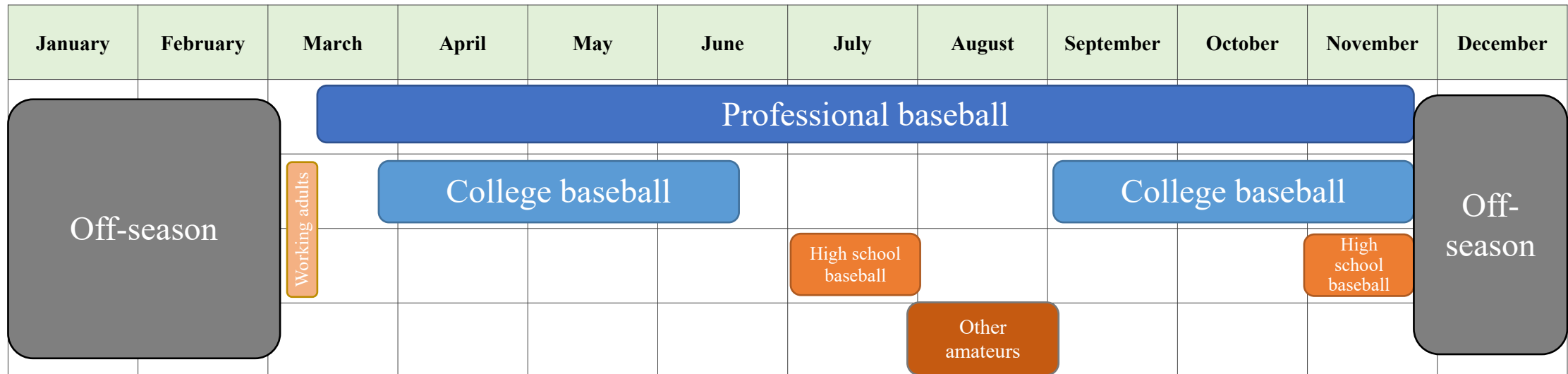
Jingu Stadium is the smallest of all professional baseball stadiums in terms of both site area and total floor space.



Reasons why Jingu Stadium cannot be rebuilt or renewed on site

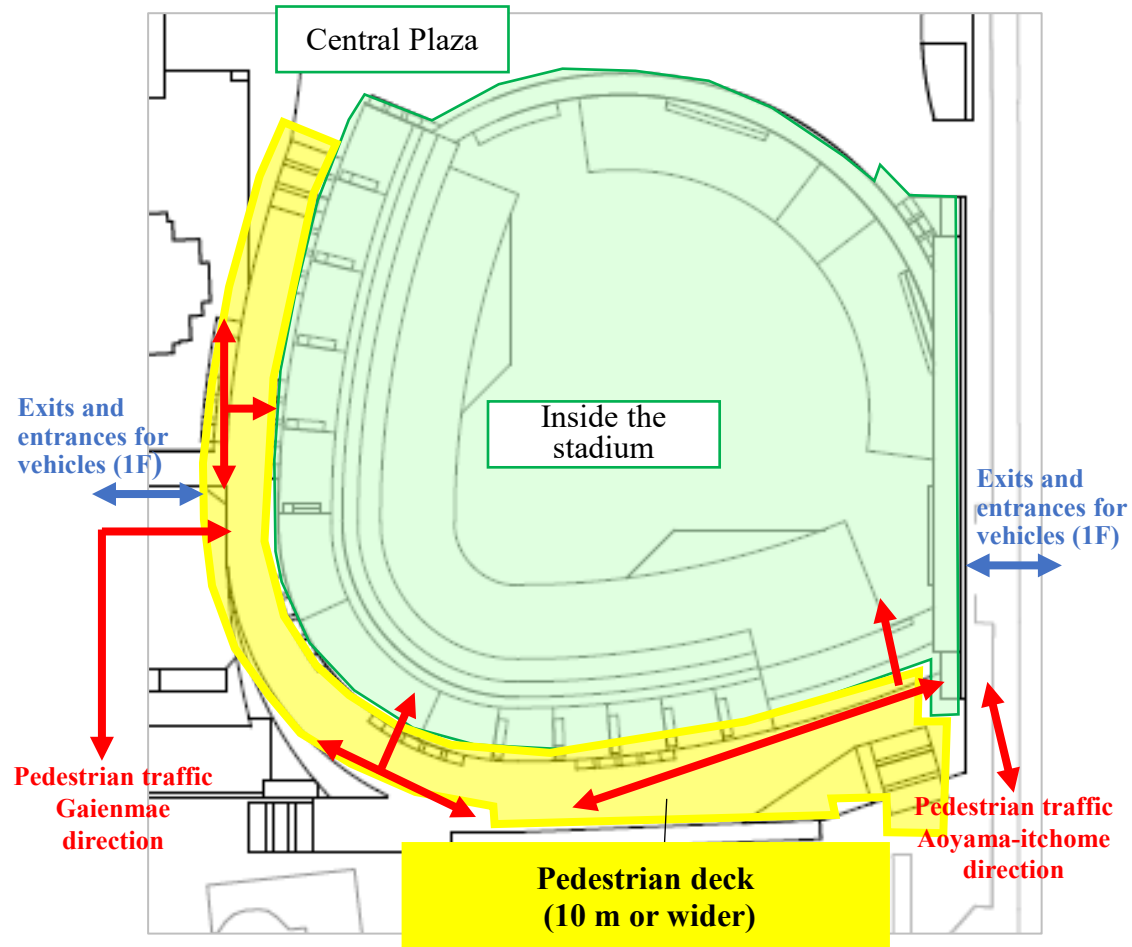
(2) Difficulty in securing a construction period for rebuilding and renewal work

- The stadium hosts more than 450 baseball games and events (including general use) per year from March to November
- The off-season construction period is only 3.5 months per year, making large-scale renewal work impossible
- If the stadium were to be rebuilt on the site, demolition and construction would take more than 5 years, during which time the stadium operation would be suspended. When considering the impact on users such as professional, college, and high school baseball, on-site rebuilding would be impossible



Future baseball stadium

Baseball stadium plan



	Current	Post-construction
Approx. site area	441,320 ft ² (41,000 m ²)	742,710 ft ² (69,000 m ²)
Approx. floor area	322917.31 ft ² (30,000 m ²)	753,474 ft ² (70,000 m ²)

Relocation and Development of the Prince Chichibu Memorial Rugby Stadium



Significance of Rebuilding the Prince Chichibu Memorial Rugby Stadium and its Development Plan

Current State and Issues of the Prince Chichibu Memorial Rugby Stadium

○ Over 70 years old, signs of aging are pronounced

○ Response to diverse needs

- Securing walkways for players and spectators
- Introduction of universal design
- Insufficient amenities, etc.



* Insufficient designated wheelchair spaces



* Noticeable leaks and deterioration due to aging



Japan Sports Agency

Basic Concept of Relocation and Development of the Prince Chichibu Memorial Rugby Stadium

- 1 A rugby stadium that retains the name “Prince Chichibu” and meets international standards
- 2 An all-weather facility that is comfortable for rugby players, spectators, supporters, and all gathered there, and can be used for other sports as well
- 3 Minimize the closure period of sports facilities due to reconstruction, etc.

New Prince Chichibu Memorial Rugby Stadium Development Plan

○ **Rebuilding of interconnected sports facilities**

- Consideration for the continuity of sports events

○ **Rugby field with roof**

- Ensure international standard facilities and functions
- Use as a temporary shelter in the event of a disaster
- Ensure an environment for competitions and spectating that is unaffected by weather conditions
- Create an immersive viewing environment where spectators feel a sense of unity with the athletes

Attractions and Features of the New Prince Chichibu Memorial Rugby Stadium (tentative name)

- Realization of a comfortable environment for playing and watching rugby
- Development of an environment that is accessible to all, where various sporting and cultural events can be held
- Creation of a spectator environment that allows the spectators to feel a sense of unity and presence with the players
- Development of a stadium that is fair and accommodating to all visitors in accordance with universal design
- Usage as a temporary covered shelter during times of disaster to accommodate people who are unable to return to their homes
- A large, multi-purpose outdoor space is planned to create a lively atmosphere with the adjacent city block



* The diagrams may be revised as more detail is added to the project.

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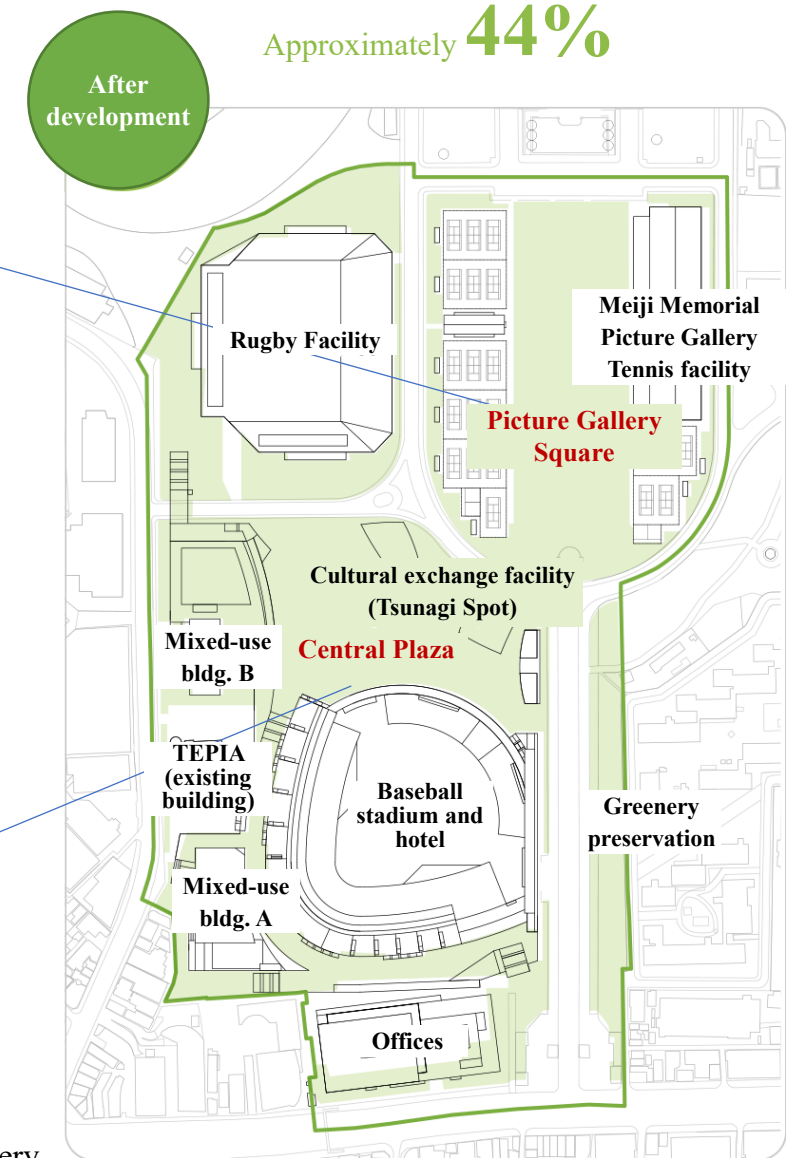
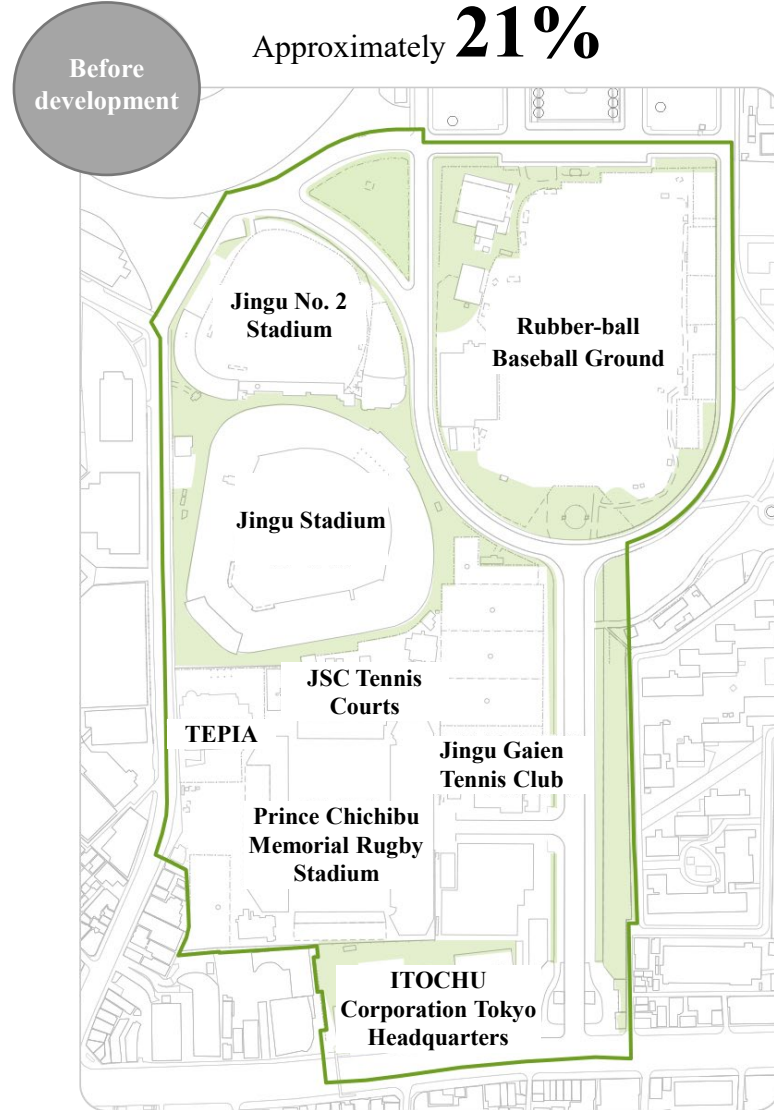
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3. Expansion of open space



* Open spaces refer to the area in the planned project area that is open to the general public, such as plaza-type areas, greenery areas, pedestrian pathways and other spaces that make up integrated and continuous spaces with those areas and pathways.

* Greenery areas, etc., include sections in which public entry is restricted due to administrative control reasons.

Places where visitors can come and go as they please

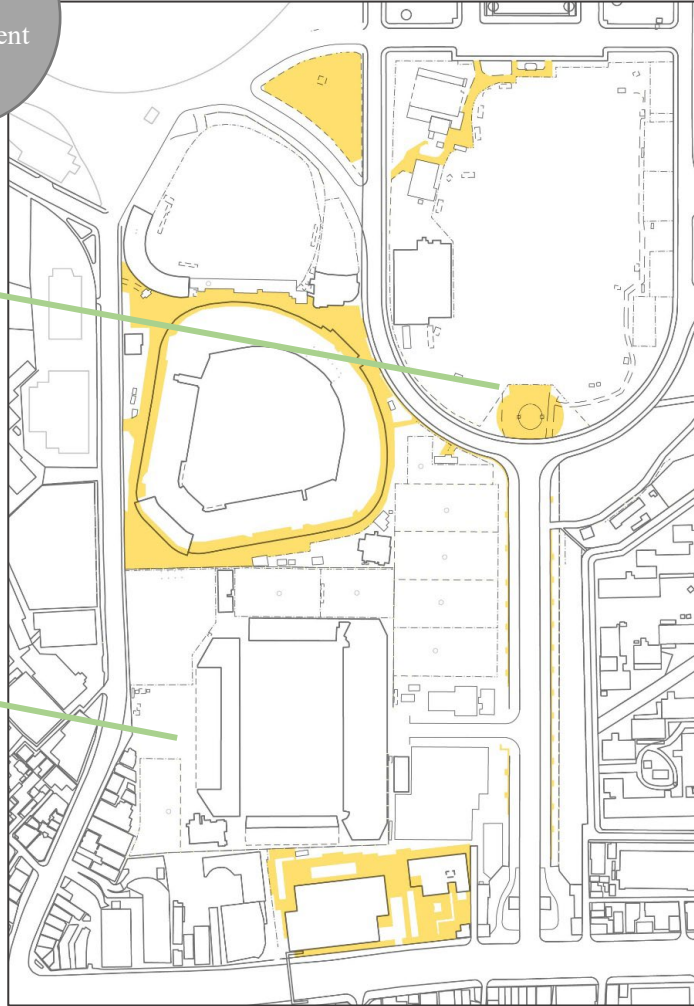
Before
development



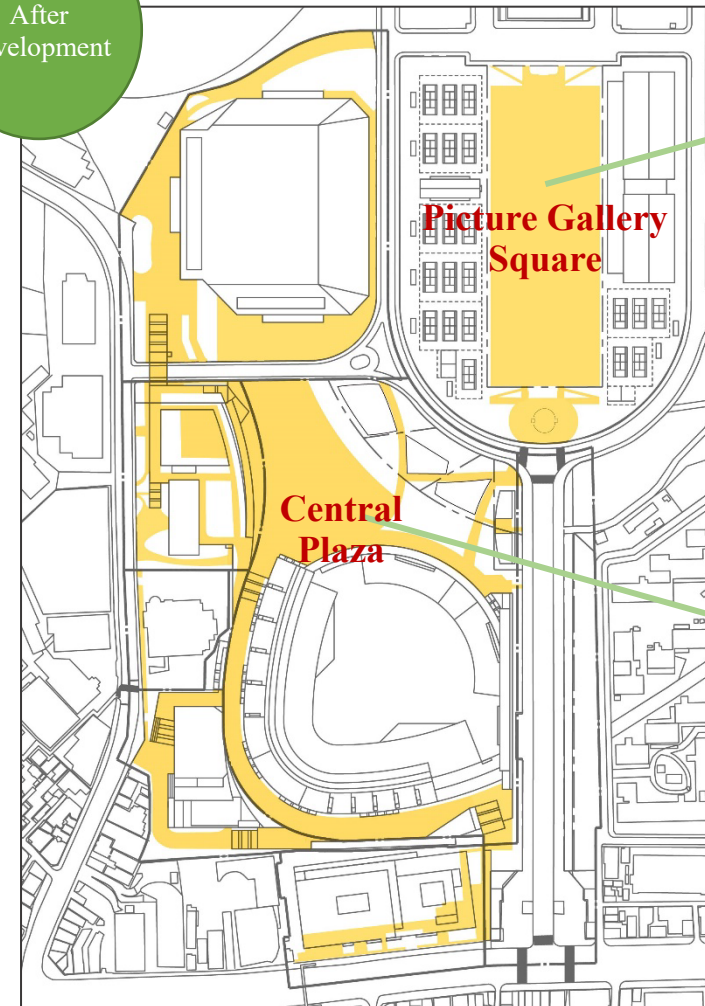
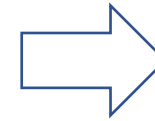
Only users of the rubber-ball baseball ground are permitted to enter the facility, and pedestrians are not permitted to cross through from north to south or vice versa



The Prince Chichibu Memorial Rugby Stadium is not accessible to anyone other than facility users



After
development



- * These diagrams show the areas where anyone, regardless of facility user status, can enter without a reservation.
- * Access to some locations of plazas and other areas may be restricted due to administrative control reasons.
- * The diagrams may be revised as more detail is added to the project.

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4. Preservation of the four rows of ginkgo trees



The four rows of ginkgo trees **will be preserved and not cut down**

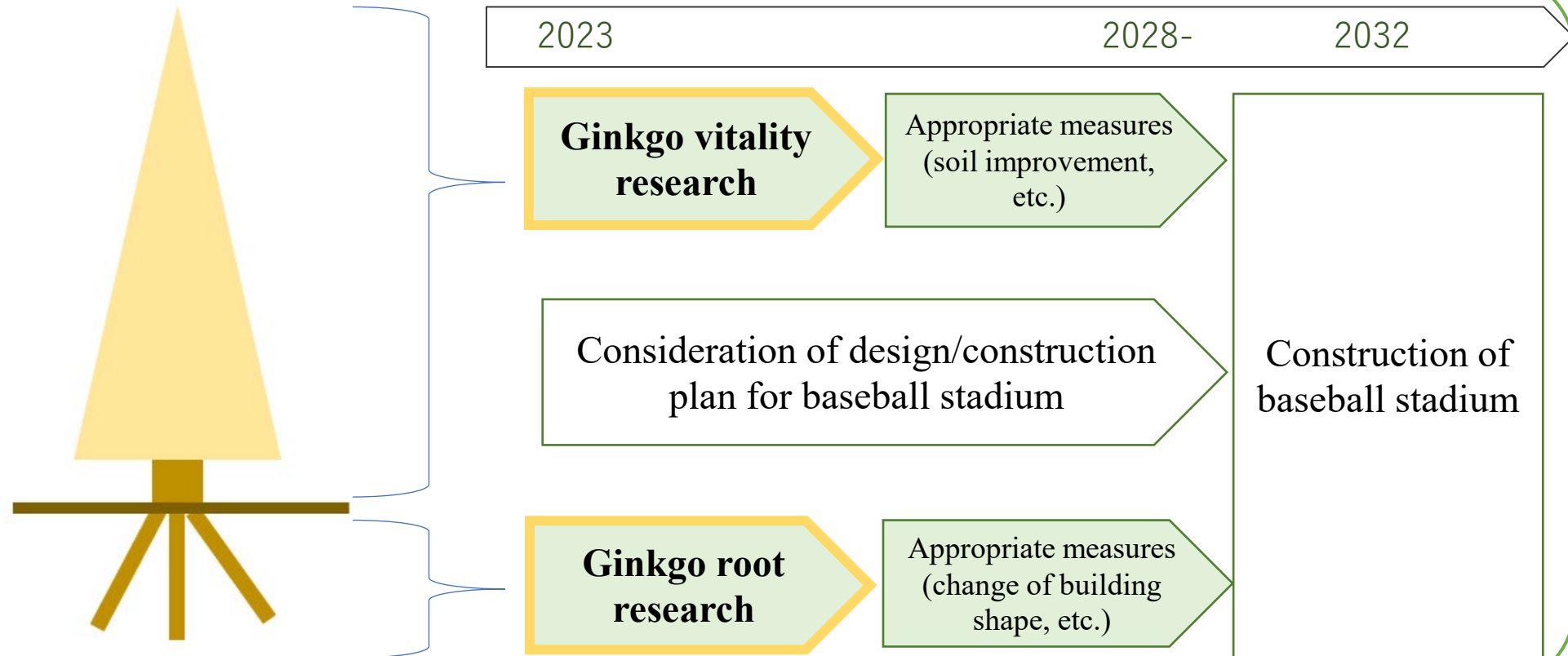
The iconic view of the Gallery seen from between the trees will be passed down to future generations

Overall policy for preserving the four rows of ginkgo trees

Efforts of the developers

- **Conduct ongoing appropriate research** on the ginkgo trees' vitality and the state of their roots in consultation with tree doctors and other specialists
- Consult with tree doctors and other specialists based on research findings **and take their guidance into account when considering design and construction plans for the baseball stadium**

Consideration guidelines



Matters for consideration in preserving the four rows of ginkgo trees

Specific examples of matters for consideration

■ Design considerations

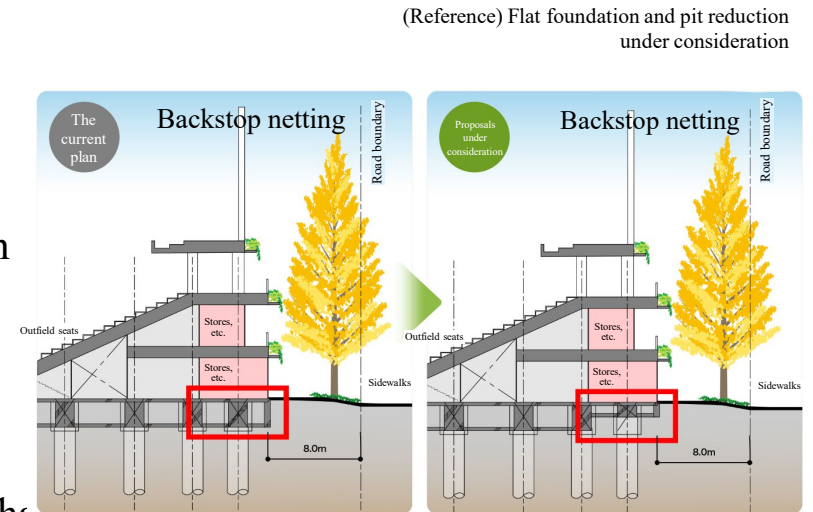
- We will consider structural measures such as flat foundations and partial reduction of the size of the pit.
- We will consider paving around the trees using a floating floor method to reduce damage to the roots caused by human traffic.
- We will decide on the layout, materials, and colors of the net fence, scoreboard, and other structures in the baseball stadium in consideration of daylight and landscape.

■ Construction considerations

- We request that a construction yard be set up nearby to prevent heavy machinery from damaging the rows of ginkgo trees, and that heavy machinery operators maintain an adequate difference from the trees.
- The temporary enclosure will not be driven in as a foundation type, but will be installed with consideration for the roots.

■ Regarding the entire project

- We will monitor the area during construction and for a certain period of time after completion, including researching the vitality of the rows of ginkgo trees and taking ongoing measures for environmental preservation in accordance with the situation in order to preserve the four rows of ginkgo trees for the future.



Outline of the ginkgo vitality research

Vitality research outline

A number of certified tree doctors surveyed various aspects of the vitality of the ginkgo trees, including their overall shape, damage, leaf shape, and color.



Vitality research



Based on the research findings, soil improvement and other measures are discussed

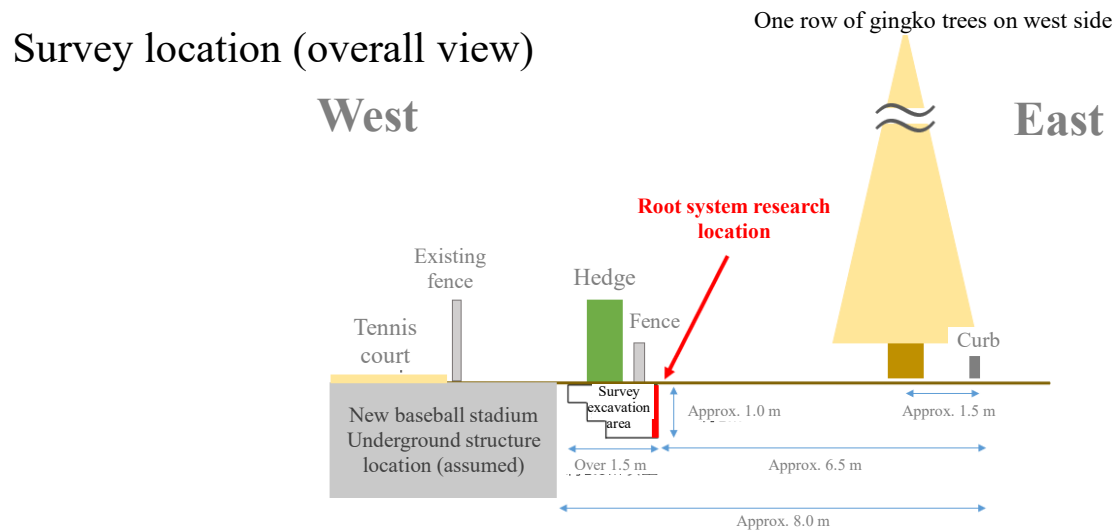
Future response

- Ongoing ginkgo vitality research and consideration of countermeasures according to the findings.
- Research findings will be regularly reported to the Environmental Impact Assessment Council in accordance with environmental impact assessment procedures.

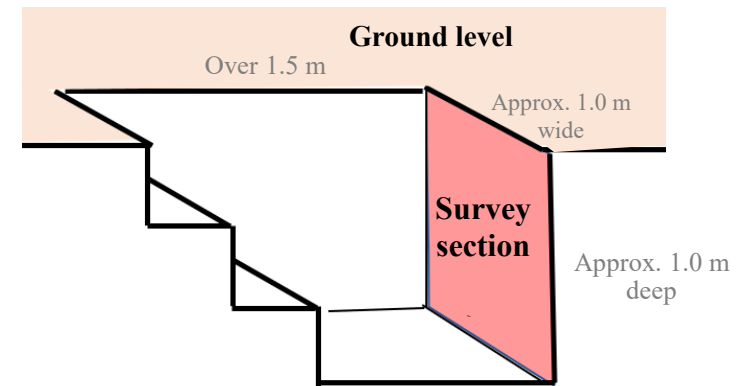
Outline of the ginkgo root system research

Root system research outline

- Research period: Conducted in January 2023.
- Ginkgo tree roots were examined at 10 locations approx. 6.5 meters west of the sidewalk curb.
- A 1.0-meter-wide and 1.0-meter-deep hole was dug and the number and distribution of roots in the cross section were researched by specialists.



Survey location (cross section)



(Reference) Image of excavation area and survey cross section

- * The status of the root system research will be explained at a future Tokyo Metropolitan Government Environmental Impact Assessment Council meeting.
After the explanation, it will be announced on the project website.
- * In order to ensure the preservation of the rows of ginkgo trees, we will review the facility plan, including the setback of the baseball stadium if necessary, based on the root system research findings and the tree doctor's opinion.

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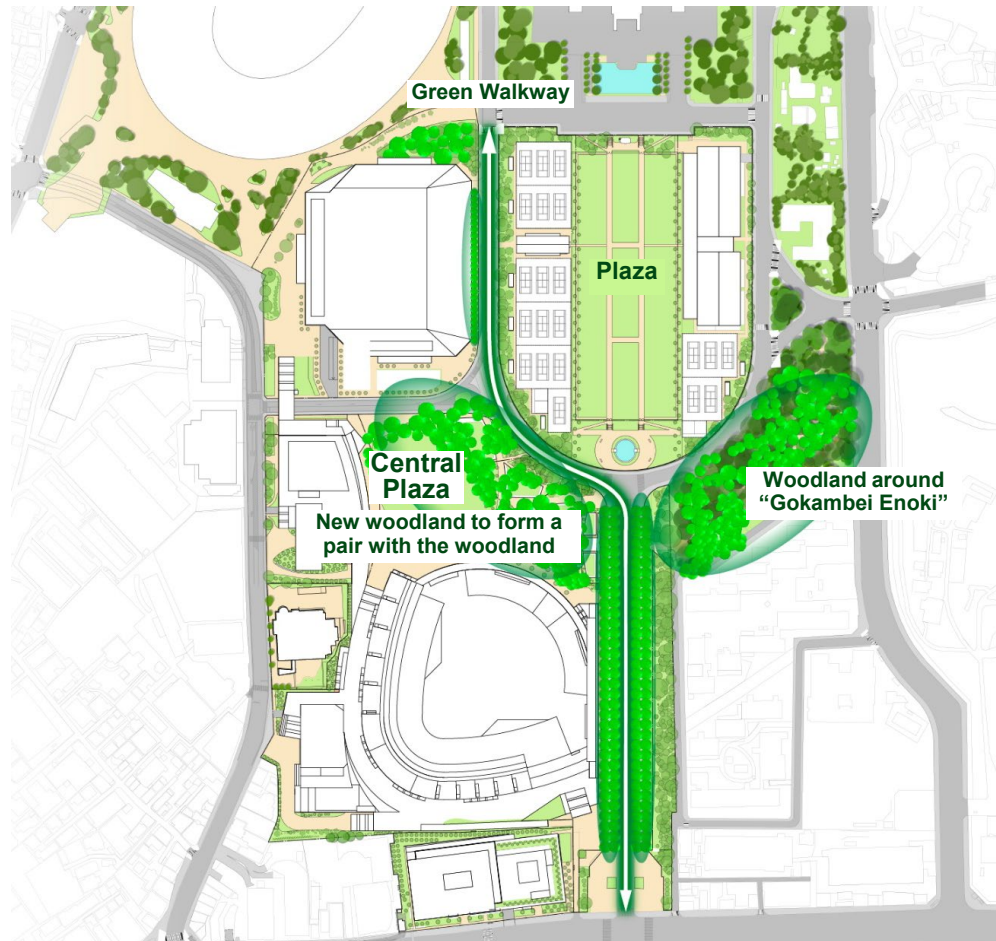
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5. Concept for greenery



Preserve

- Preserve as many trees as possible

Transplant

- Consider transplanting trees that cannot be preserved

Cut down

- Trees that cannot be transplanted due to proximity to buildings, etc.
- Trees with low vitality that cannot be transplanted will be cut down

Utilize

- Wood from felled trees will be put to good use

Plant

- Create new greenery by planting new trees

**Each tree will be treated with care and as many preserved as possible.
Trees that cannot be saved will be transplanted as much as possible, and those that must be cut down will be put to good use.**

Daily management of trees

- From the perspective of visitor safety and maintenance of the natural environment, **greenery has been renewed while being properly maintained and managed by human hands** through the changing times until the present
- Many trees have weakened with age, and to ensure the safety of visitors, measures are taken on a daily basis to prevent falling trees and breaking or falling branches
- Over the past 15 years, approximately 300 dead and damaged trees have been cut down to prioritize the safety of vehicles and pedestrians on the road



Past fallen trees in the Jingu Gaien area

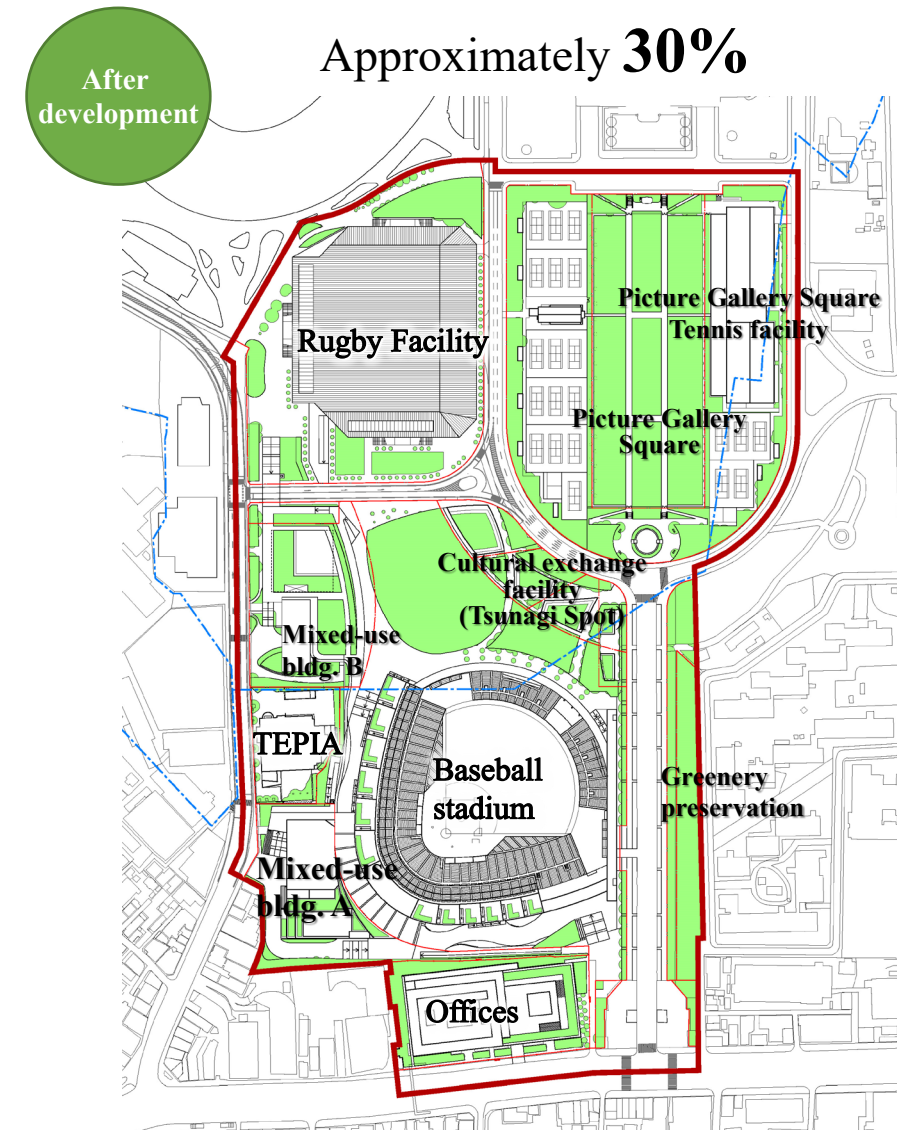
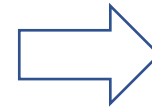
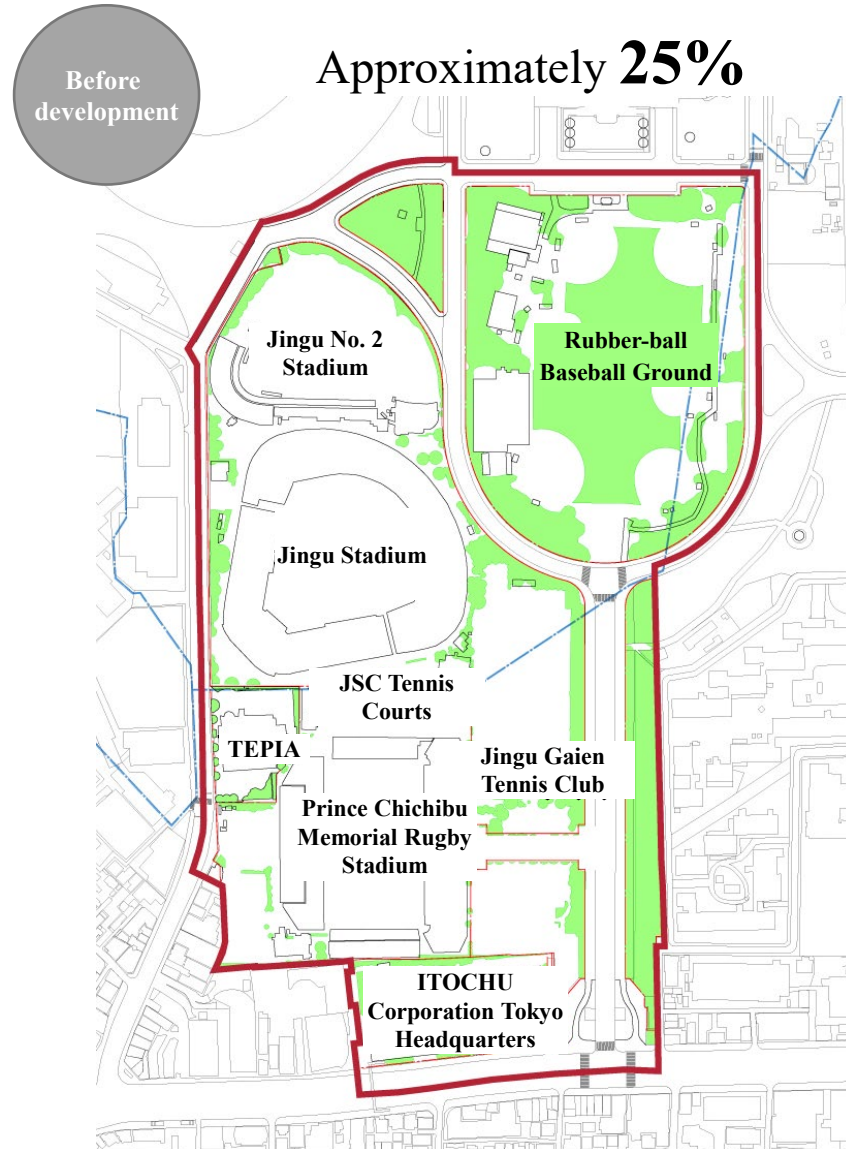
We will take this opportunity to **renew the greenery** as necessary from the perspective of safety and environmental sustainability so that it can be enjoyed for the next 100 years.

Increase in the number of trees



- *1 Transplanting location details are currently under consideration.
- *2 Includes 19 trees under consideration for transplantation.
- *3 Number of trees over 3 m tall at the time of the 2018-19 tree survey.
- *4 The number of trees for the entire Jingu Gaien District Urban Development Project, including the project for the Meiji Memorial Picture Gallery front lawn, which is not subject to environmental impact assessment procedures.

Expansion of greenery



- Calculations are based on aerial photographs and are the total of the projected area of trees and the residential land area within the district development area. The projected area is calculated only for the parts within the residential land.

Care and handling of existing trees

Based on the discussion at the Environmental Impact Assessment Council meeting in 2022, a detailed tree survey was conducted and the plan was partially revised in August 2022 to **reduce the number of trees to be cut down and increase the number of trees to be preserved or transplanted**.

Plan at the time of the city plan decision (as of March 10, 2022)	Preserve	Transplant*	Cut down	Total
	848	164	892	1904

Review due to additional surveys, etc.

+38 trees

+111 trees

-149 trees

Current plan	Preserve	Transplant*	Cut down	Total
	886	275	743	1904

* Transplants include 19 trees under consideration for transplantation.

* Number of trees over 3 m tall at the time of the 2018-19 tree survey.

* The number of trees for the entire Jingu Gaien District Urban Development Project, including the project for the Meiji Memorial Picture Gallery front lawn, which is not subject to environmental impact assessment procedures.

We will continue to treat each tree with care and consider further increasing the number of trees to be preserved as more details are added to the plans for each facility.

Utilization of trees

**For trees that must unavoidably cut down, we will make effective use of them for the next 100 years.
Trees from the Outer Garden will be returned to where they came from.**

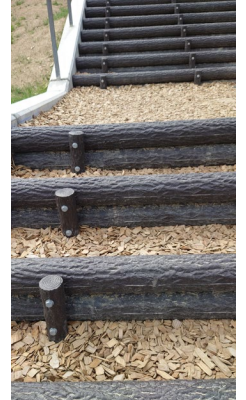
Lumber processing



Management



Manufacturing



New greenery

We would like to create new greenery in Jingu Gaien together with many people.
With the cooperation of the Tokyo Chamber of Commerce and Industry, we will implement a tree donation and planting program with citizen participation, focusing on a new greenery zone starting this fall.



Conclusion



Thank you for watching the video.



Project website

Jingu Gaien Redevelopment



We have set up a new page* to address any questions you may have regarding the project.

We will provide answers to the questions received on the project site at a later date.

In order to address as many of your questions and concerns as possible, we plan to answer each question in categories grouped by content.

* The page is only in Japanese, but the questions and answers will be translated in English and posted on the website.