

4. Development of the village and its urban planning for post-games period

1. Overview

The Olympic and Paralympic Village is steadily developed in cooperation with the Tokyo 2020 Organizing Committee in order that a city where everyone will yearn to live after the Tokyo 2020 Games will be formed, by promoting the use of hydrogen energy, etc. along with the development of housing to accept diverse residents and the introduction of facilities that create a lively lifestyle and support comfortable living.

2. Legacy in a nutshell

The Olympic and Paralympic Village will serve as accommodation facilities for athletes securing 18,000 beds during the Olympic Games and 8,000 beds for during the Paralympic Games.

After the Tokyo 2020 Games, various residents, including families with children, senior citizens, and foreigners can interact with one another and live comfortably in a space surrounded by greenery and facing the sea will be formed.

In addition, a city that will become a model of the environmentally-advanced cities, such as introducing hydrogen as the energy utilized in the city.

○ Area development concept

- **A city where diverse people can interact with one another and live comfortably**

By utilizing the characteristics of the location close to the center of Tokyo and promoting the exchange among various generations, regions, and cultures, as well as by cooperating with the surrounding areas, an urban space featuring sufficient factors such as "housing", "fun", "industry", "study", "nurturing", and "health", will be created

- **A city where people can enjoy water and greenery and feel rested and relaxed**

A mature urban life that provides relaxation and peace will be realized in an attractive space facing the sea, surrounded by greenery, and featuring a harmony between urban scenery and nature

- **A city that is environmentally friendly and sustainable through the use of new technologies**

By incorporating advanced hydrogen energy / energy-saving technologies and energy management* into infrastructure development and daily life, a self-

sustained and decentralized smart energy city* with enhanced disaster prevention capabilities will be established

Stakeholders	Designated builders, bus operators, etc.
Type of legacy	Urban Planning
Geographical scope	Tokyo
Timing scope	Long term
Responsible for implementation	TMG (Partially private companies)
Source of legacy	Candidature file, Action Plan for 2020, Future Tokyo: Tokyo's Long-Term Strategy
Associated SDGs	7-Affordable and Clean Energy, 9-Industry, Innovation, and Infrastructure, 11-Sustainable Cities and Communities, 12-Responsible Consumption and Production, 13- Climate Action, 17-Partnerships

3. Development

(1) Why

According to the Candidature File for the Tokyo 2020 Games, the Olympic and Paralympic Village shall be developed by private companies in the Harumi area owned by TMG, and the Tokyo Organizing Committee of the Olympic and Paralympic Games shall conduct overlay work, etc. Under this system, it is required to steadily conduct preparation for the Games through strict progress management. In addition, it is necessary to develop the Olympic and Paralympic Village with the perspective of city development after the Games, such as collaboration between the public and private sectors for post-game usage as housing.

(2) When

FY2014	"Model Plan for Housing Blocks at Post-Games Olympic and Paralympic Village" was published *A summary of the basic concept of the planned site for the Olympic and Paralympic Village after the Games with the aim of creating a city where diverse people can interact with one another and live comfortably
FY2015	"Community Development Plan for the Olympic and Paralympic Village After the Tokyo 2020 Games" was published *A summary outlining the consideration with the business partners (private

	companies) about the urban development of the Olympic and Paralympic Village after the Games
FY2016	Type 1 Urban Redevelopment Project* in the West Harumi 5-Chome District was approved
	Infrastructure development work (roads, embankment, etc.) was started
	Construction work (facility buildings) was started
	The "Energy Development Plan for the Olympic and Paralympic Village Area" was published *A summary of the future image of energy in the Olympic and Paralympic Village area, specific details of the maintenance that can be considered at the time of publication, and how to proceed
FY2019	Construction of the parts necessary for the Games was completed
FY2021	Temporary usage as the Olympic and Paralympic' Village for the Tokyo 2020 Games
	Renovation after the Games will be held
FY2025	Project complete (planned)

(3) Who

TMG (Partially private companies)

(4) How

- In the development of the Olympic and Paralympic Village, a designated builder system* for the urban area redevelopment project is introduced to utilize the vitality and expertise of private sector developers.
- Condominiums are provided mainly for families with children, and with regard to rental housing, a wide range of dwelling unit variations that meet the needs of foreign business persons and senior citizens, such as serviced apartments (furnished houses), SOHOs, share houses, housing with services for the elderly, and paid nursing homes, are deployed so as to flexibly respond to various needs in response to lifestyle changes.
- Clinic malls, sports facilities, English-related facilities are installed in the commercial block, and cafes and childcare centers are installed in the Harumi central axis, which serve as the main street, so as to create local liveliness and support comfortable living.
- A green continuity and a sense of unity of roads, houses, waterfront spaces, etc.,

are ensured and a cityscape open to the sea is formed.

- We promote the development of coastal conservation facilities* such as tide embankments to protect the safety and security of residents.
- In houses that will leverage the Olympic and Paralympic Village after the Games, smart water meter is introduced with the aim of improving customer service by visualizing water consumption and monitoring service, and enhancing efficiency of water business operations by realizing automatic meter reading and optimizing facility improvement, maintenance and management.

<Image of the Olympic and Paralympic Village after the Games> [1]



*Examples of facilities under consideration as of December 2015 .

[1] Towards 2020 –Building the Legacy – (TMG)

No. of buildings:

- Residential building (tabular form): 21 [14-18 stories above ground, 1 underground floor]
- Residential building (tower): 2 [50 stories above ground, 1 underground floor]
- Commercial building: 1 [3 stories above ground, 1 underground floor]

No. of dwelling units:

- Approx. 5,650 units (approx. 1,490 units for rent; approx. 4,160 units for sale)

- Hydrogen stations* are installed to supply hydrogen to fuel cell* vehicles. In addition, by introducing new technologies such as hydrogen pipelines and pure hydrogen type fuel cells, we realize the first practical use of the technology in Japan, and make it a model for the realization of the hydrogen society.
- The power self-sufficiency rate of the entire city is increased by installing fuel cells and storage batteries, etc., so as to realize a city that can become independent in the event of a disaster by local production / consumption and storage of energy.
- A solar power system is established in all districts and utilized as power for shared space, so as to realize a city that combines advancedness and ecology.
- By introducing energy management, we promote energy saving and efficient use of energy, and make the city a place where both comfort and eco-life can be achieved.
- By improving the common ports for car sharing and bike-sharing*, etc. centered on multi-mobility stations that serve as terminals for BRT*, etc., the function as a traffic node is strengthened, so as to improve traffic convenience within the region and reduce environmental impact.
- BRT will be expanded into three operation routes including the one for Ariake after the Tokyo 2020 Games. In FY2022 or later, it will go into full-scale operation with four routes by adding the Olympic and Paralympic Village route after the opening of the town that leverages the Olympic and Paralympic Village.
- We aim to utilize water transportation in various forms of usage such as sightseeing, commuting, and shopping, including the development of wharfs that make use of the waterside location.
- We use uniform signage and conduct barrier-free renovation on roads and in the commercial block.
- We aim to create a community that develops the city and nurtures people for the sustainable development of the region.

(5) Benefits

After the Tokyo 2020 Games, the Olympic and Paralympic Village will provide approximately 5,650 houses with a wide range of dwelling unit variations that can flexibly respond to various needs such as condominiums for families with children, general rental housing, serviced apartments (furnished housing), SOHOs, share houses, residential homes for the elderly with services. On roads and in the commercial block as well, uniform signage and barrier-free renovation will be conducted, so as to create an environment where everyone, including senior citizens and foreigners, can easily move.

We will also develop green open spaces and green areas facing the sea where everyone from children to the elderly can relax.

In addition, the development of common ports for BRT and car sharing / bike-sharing will improve transportation convenience, and a city that will become a model of the environmentally advanced city will be developed by installing hydrogen stations that supply hydrogen to the fuel cell vehicles, as well as developing hydrogen pipelines.

4. Facts and figures

Development of the Olympic and Paralympic Village and its use after the Games	<ul style="list-style-type: none">• The construction work for the buildings to be temporarily utilized as accommodation facilities during the Games and interior work based on the specifications for the Games completed• The construction work of the commercial block to be temporarily utilized as a convenience facility for athletes during the Games and interior work based on the specifications for Games completed
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(Achievements as of March 2020)

5. Explanation of terms

Energy management	To understand comprehensively energy supply and demand conditions, operate equipment and facilities efficiently, and realize comprehensive energy saving
Smart energy city	A vision of the future of urban energy use that will realize simultaneously three targets such as decarbonization, comfort, and disaster prevention based on reasonable "smart power saving"
Urban	A project aims for reasonable, sound and intensive use

redevelopment project	of land and the renewal of urban functions through integrated development of buildings and public facilities based on the Urban Renewal Act
Designated builder system	The purpose of this system is to allow an entity / entities other than the project operator to build the building(s) and dispose of the reserve floor space. This system enables the operator to make active use of the funds and expertise of private sector developers so it can build more attractive and highly marketable properties and advance the project smoothly.
SOHO	An abbreviation of Small Office Home Office. A work style with high degree of independence and self-employment status for workers who work at home or at small-scale offices.
Housing with services for the elderly	Homes that have been renovated to be barrier-free and are registered in prefectures, etc. as homes with safety confirmation services, emergency response services, lifestyle consultation services, etc.
Coastal conservation facilities	Embankments, revetments, offshore breakwaters, beaches and other facilities to prevent intrusion of or erosion by seawater within the designated coastal conservation area
Hydrogen station	A facility for supplying hydrogen to fuel cell vehicles. This includes an off-site type that stores hydrogen transported from outside in the hydrogen station, and an on-site type that reforms city gas, etc. to produce hydrogen in the station
Fuel cell	A system that generates electricity by reacting hydrogen with oxygen in the air to directly produce electricity. Only water is discharged at the stage of use
BRT	An abbreviation for Bus Rapid Transit. A new public transportation system that has transportation capabilities and functions comparable to trams and new transportation systems with flexibility thanks to adopting articulated buses, IC card systems, etc.
Bike-sharing	A bike-sharing service that allows users to rent and

	return bicycles at any place at any time via mutually usable cycle ports installed at various locations in the local area.
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6. References

- Towards 2020 –Building the Legacy- (PR Edition)
- Towards 2020 –Building the Legacy - (Main Part)
- New Tokyo. New Tomorrow. –The Action Plan for 2020-
- Strengthening of Policies to Realize the "Three Cities" (FY2018)
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- Future Tokyo: Tokyo's Long-Term Strategy
- Energy Development Plan for the Olympic and Paralympic Village Area