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SUSTAINABLE URBAN REGENERATION

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In Tokyo alone more than 700 so-called privately owned public spaces (POPS 公開空地) exist at the foot of countless downtown high-rise buildings. Although the surface area of those privately owned public spaces is bigger than 11.5 times Hibiya Park, and although incentive zoning, the planning tool that creates them has a tremendous impact on the cityscape, these spaces have been little understood to this day. Studies so far have looked at, first, how people use POPS; second, which geometric forms these spaces take; or third how which planning tool developed over history. However, what is critically lacking, is an examination of privately owned public spaces in their spatial, governance, social, functional, and formal context. This project seeks to fill this gap and seeks to answer this broad and comprehensive array of questions for the various level of the research.



Planning Policy Dimension:

Who are the main actors in the production process of POPS, what are their chief interests, resources and interdependencies? Who controls where POPS locate, how they are designed, which potential uses they allow? What are the implications for future planning processes and urban governance?

Spatial Dimension:

How many POPS exist, where are they located, which factors determine their size, form, layout and connectivity to other adjacent public spaces? (How) did design, form, management and control change over time? And what are the driving socio-economic factors behind that transformation?

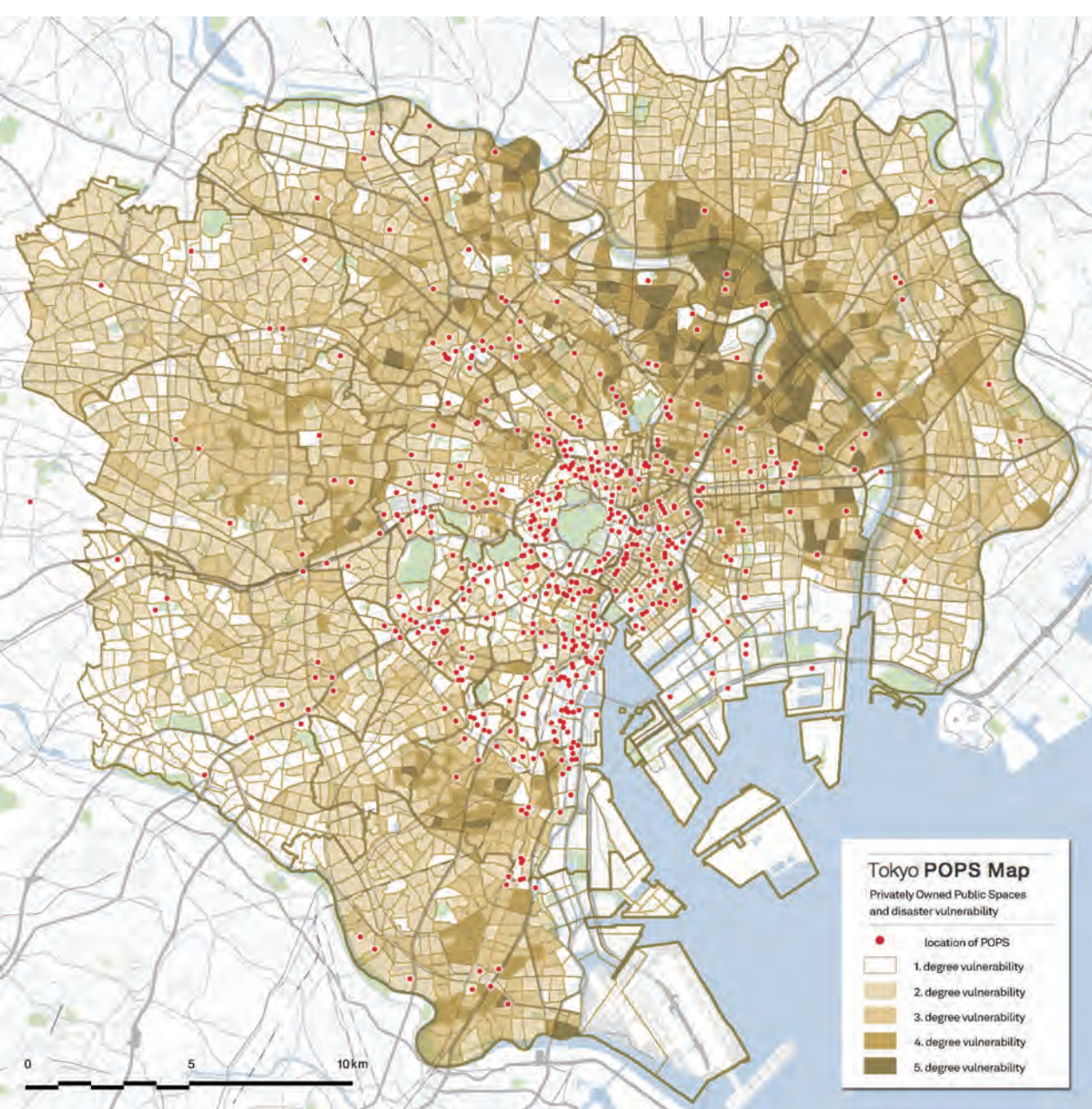
Social Dimension:

Who uses POPS when, how, and for what? Do private property rights collide with the mandated public nature of those spaces? How do other externalities such as traffic, large numbers of new residents, changing neighbourhood character, etc. impact on local communities and do they have a say?

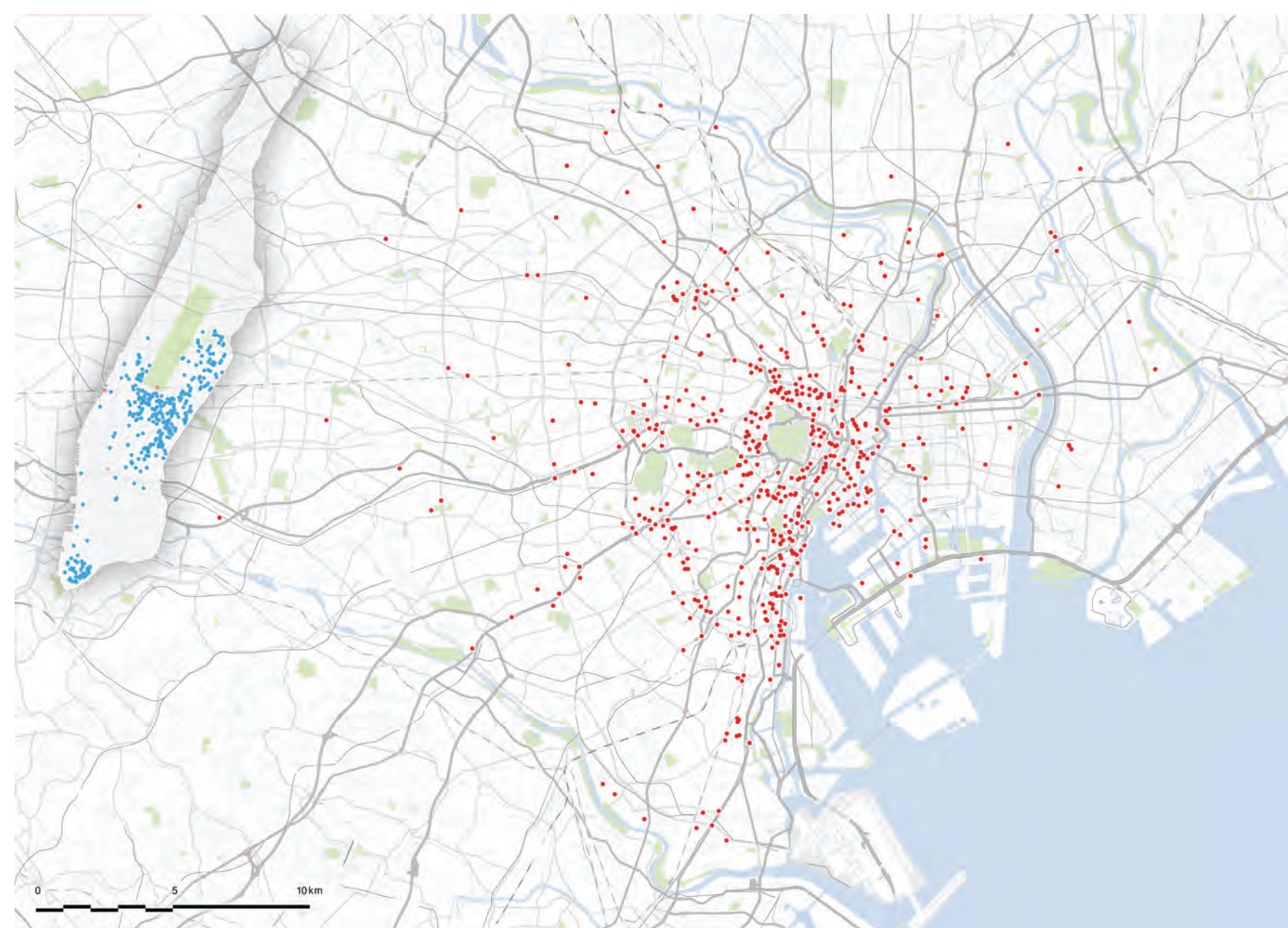
(Inter)national Dimension:

Which cause-effect relations produce, govern and regulate publicly usable spaces at the nexus of public and private interests in Japan and how and why does that differ from Germany, Chile, Australia, Hongkong, Taiwan, Hongkong, Thailand or the USA, where similar incentive tools are used?

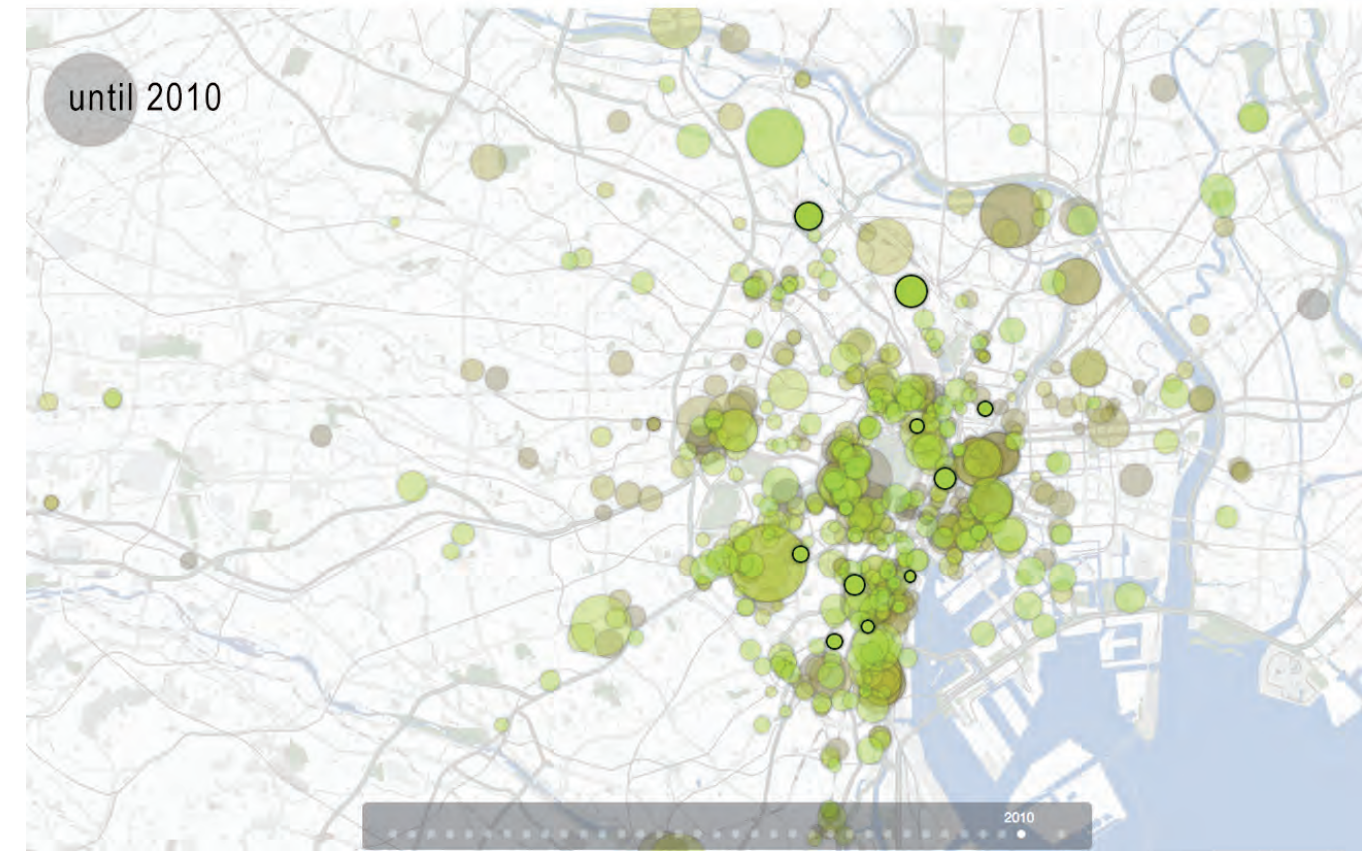
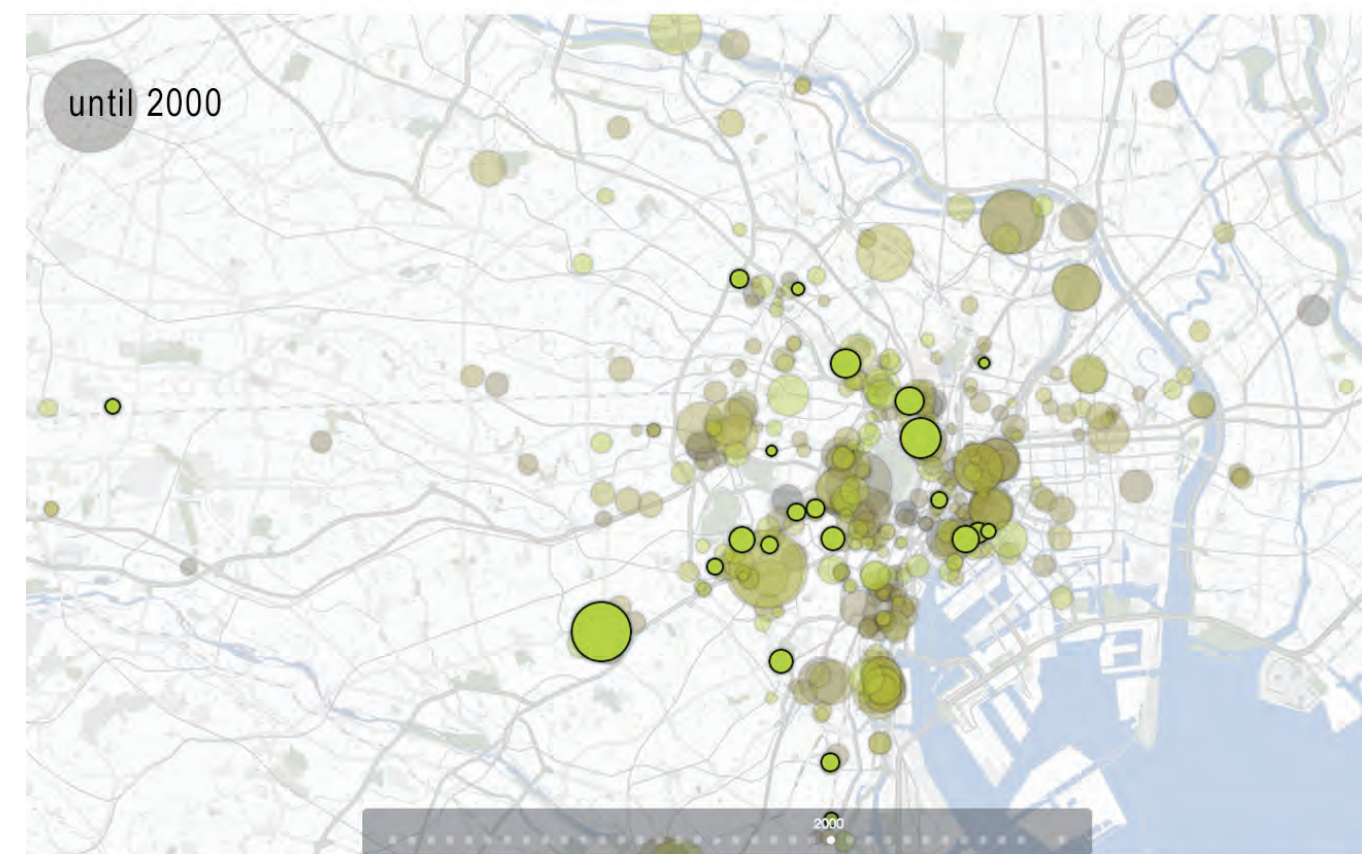
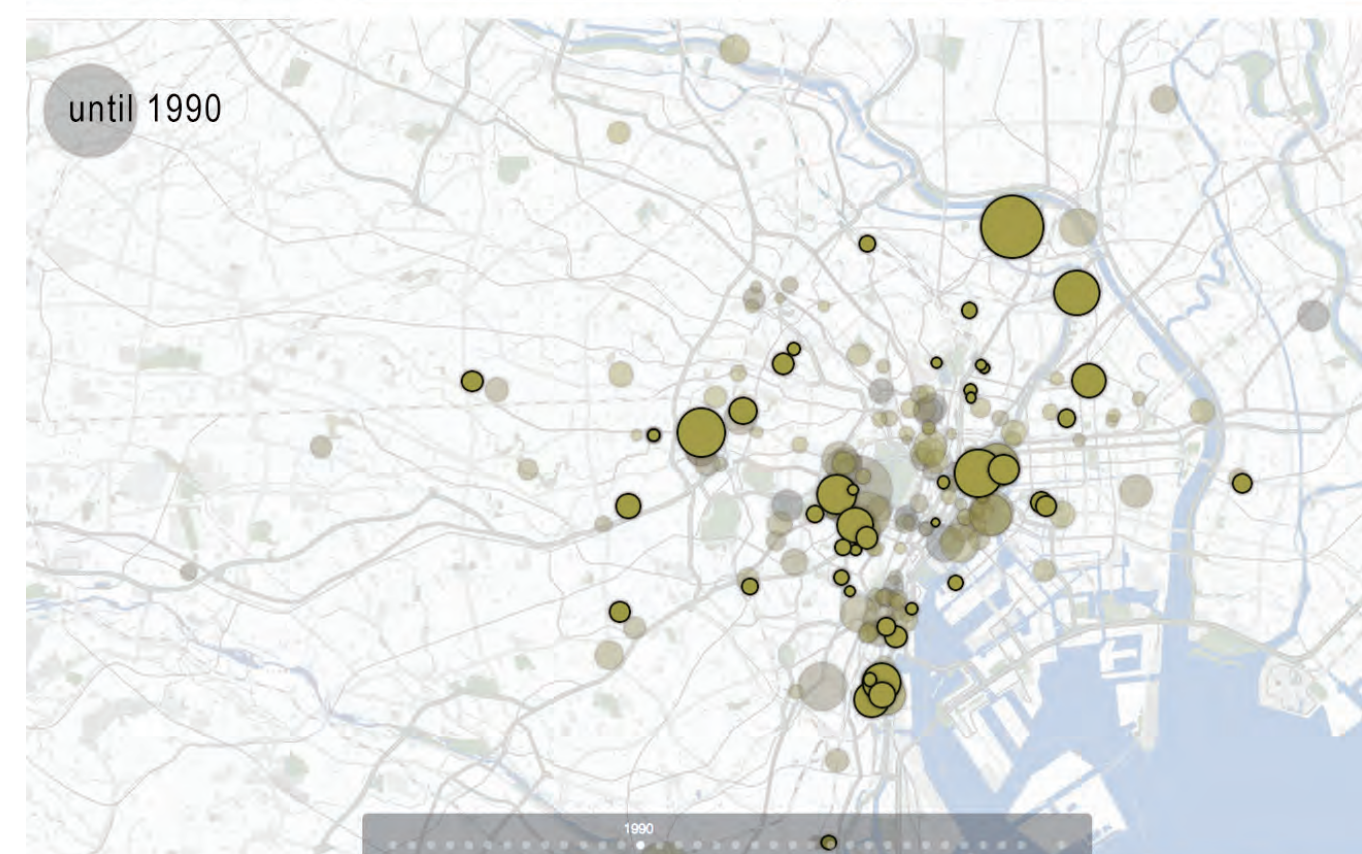
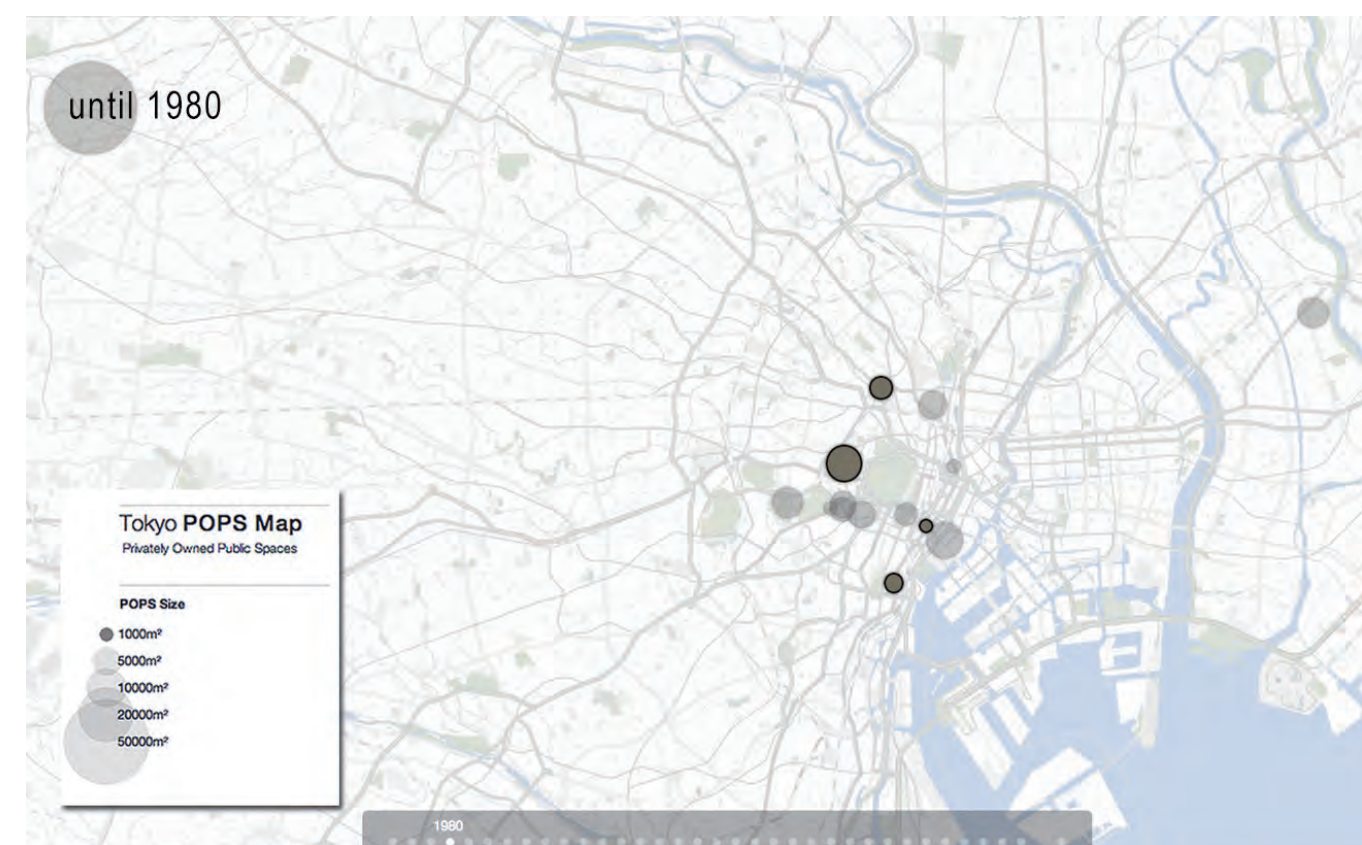
How do local histories, geographies, planning and political cultures influence the manifestation of the same planning instrument in Japanese cities?



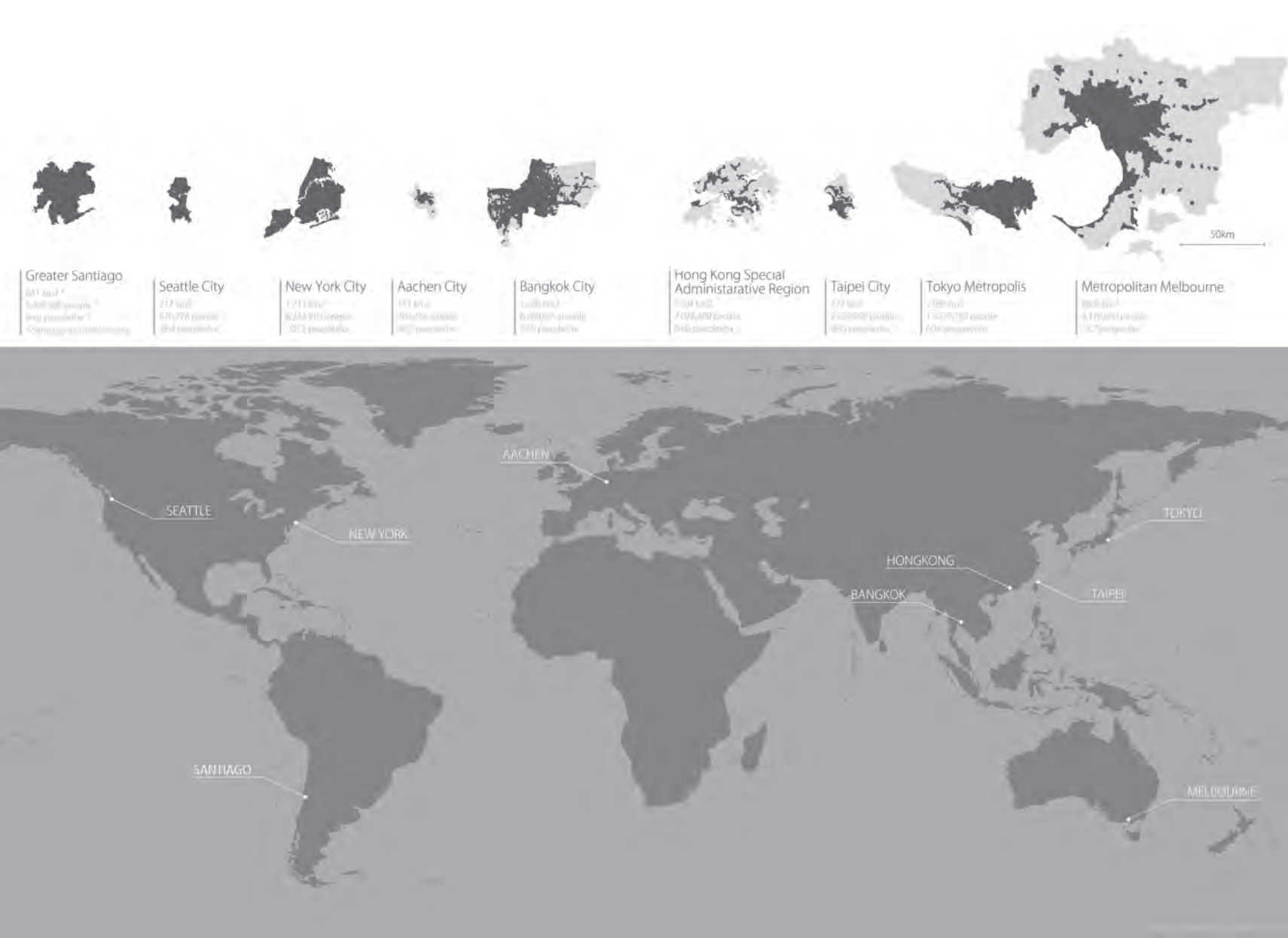
Distribution of Tokyo POPS relative to disaster vulnerability and relative lack of other publicly usable open spaces



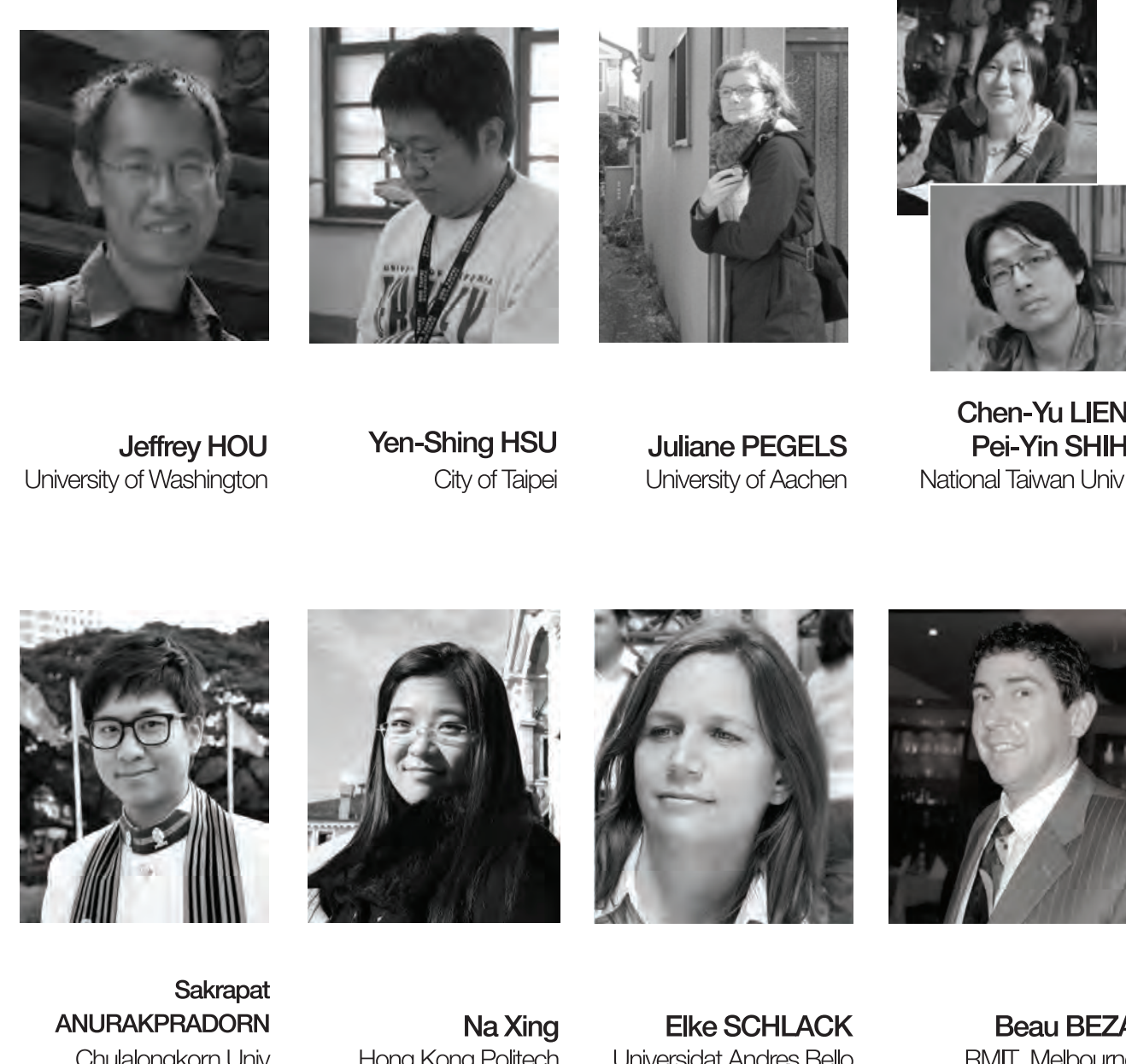
Distribution of Tokyo POPS compared to Manhattan and in relation to major parks shows that a clustering occurs in central urban areas, well supplied with parks



Online tool visualises development of POPS in Tokyo over time



International Case Study Cities



Network of International collaborating researchers