

Development of Tama Plaza Station Area along Denen Toshi Line

—Towards Ideal Town Development—

Shuichi Ueno

General Manager

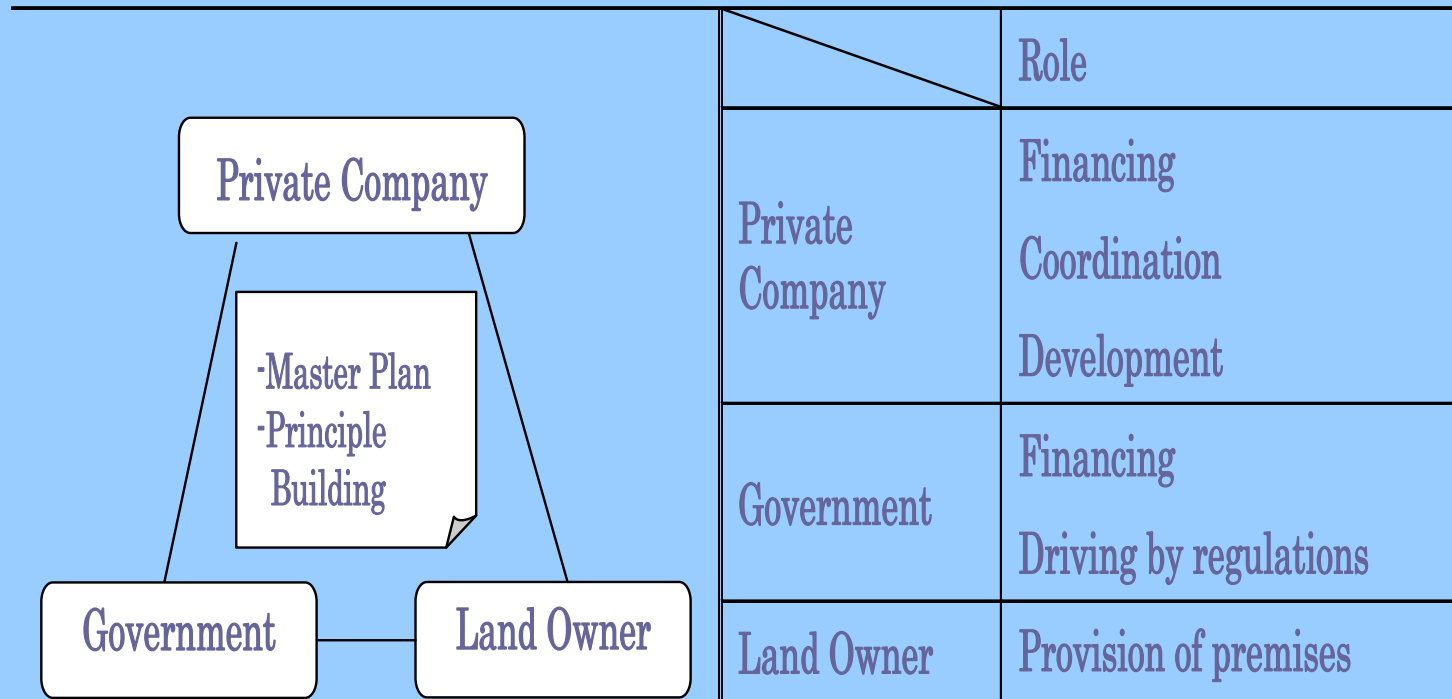
Building Engineering Department

TOKYU CONSTRUCTION CO.,LTD.

4 JUNE 2010

ATRANS Round-Table Meeting

Principle Building and Agreement among Stakeholders



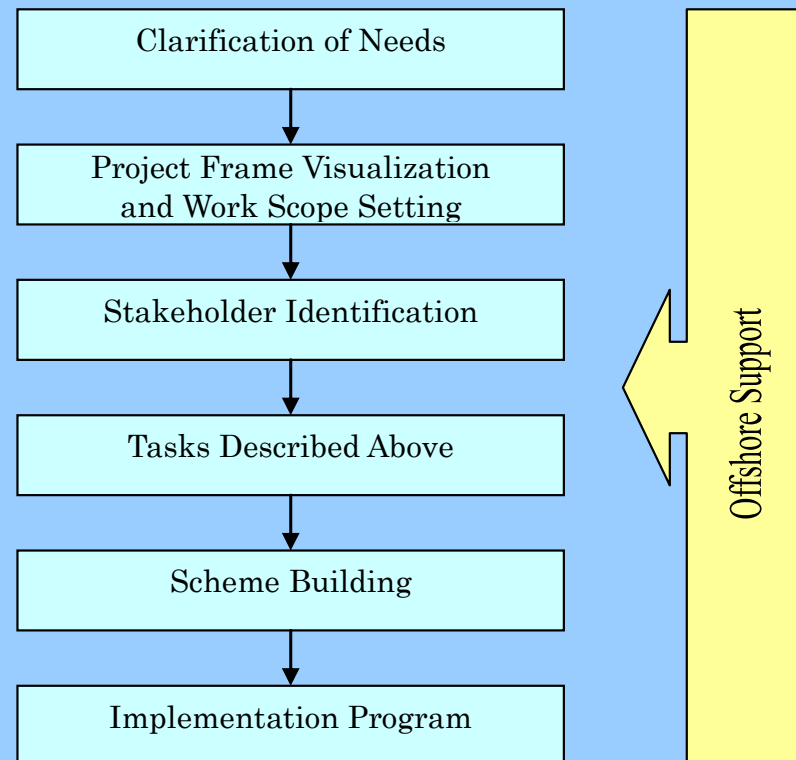
Aim

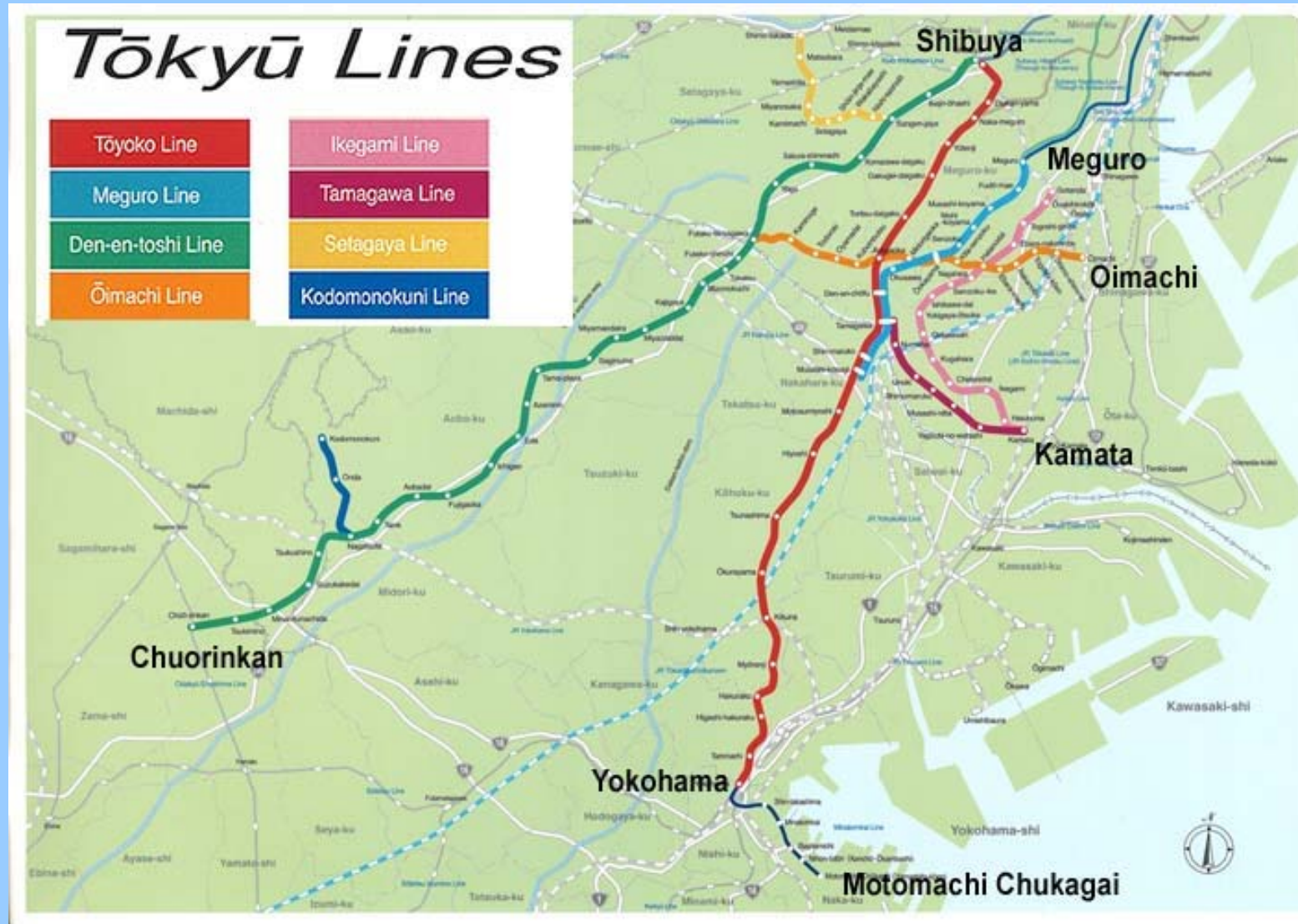
- Private Enhancement of business chance and capital gain
- Government Improvement of town value and tax revenue
- Land Owner Securing of merits associated with effective utilization of land

Actions

- Master plan review and enforcement of building agreement
- Existing regulation review
- Marketing support
- Contriving principle and land development scheme
- Contriving detailed finance scheme
- Strategy study to enhance land value including brand management
- Sustainable development study
- Detailed project program building including long term planning
- Advertising strategy planning
- Extracting actions immediately necessary

General Work Flow





Tokyu Corporation has operated, without major incidents, 8 railway lines, over 100km network, in and around the Tokyo metropolitan area, which is one of the busiest in the world. Tokyu lines have long provided safe and reliable means of transportation.

TOKYU Railway



Heavy Rail Transit

Tokyu have built a more convenient railway network, and have introduced barrier-free operations and new style vehicles, which save a lot of energy.



Resort Transit

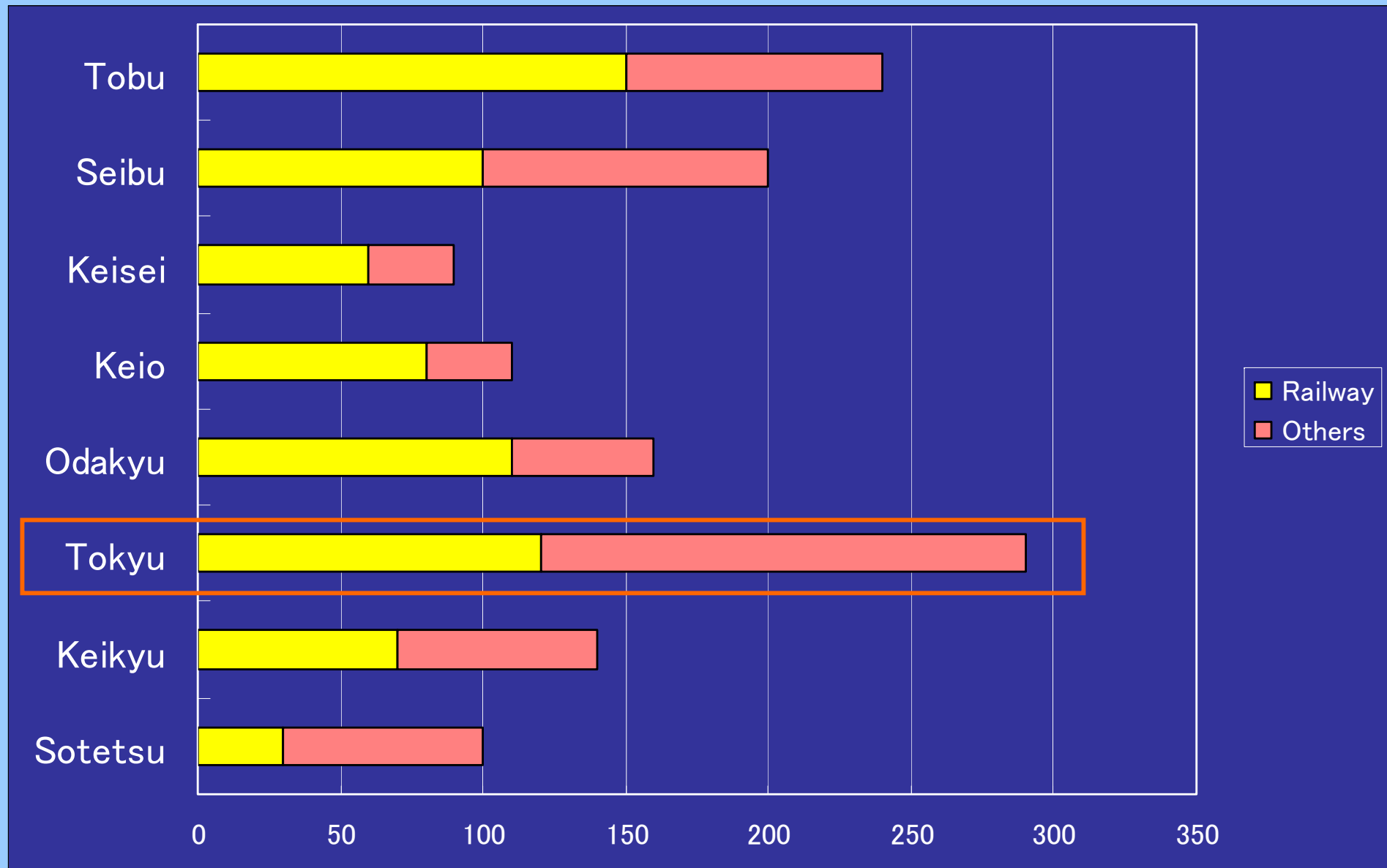
Tokyu also operate suburban trains in some resort such as the Izu resort.



LRT

Tokyu also operate light rail vehicles for intercity railways in the densely-populated metropolitan area in Tokyo.

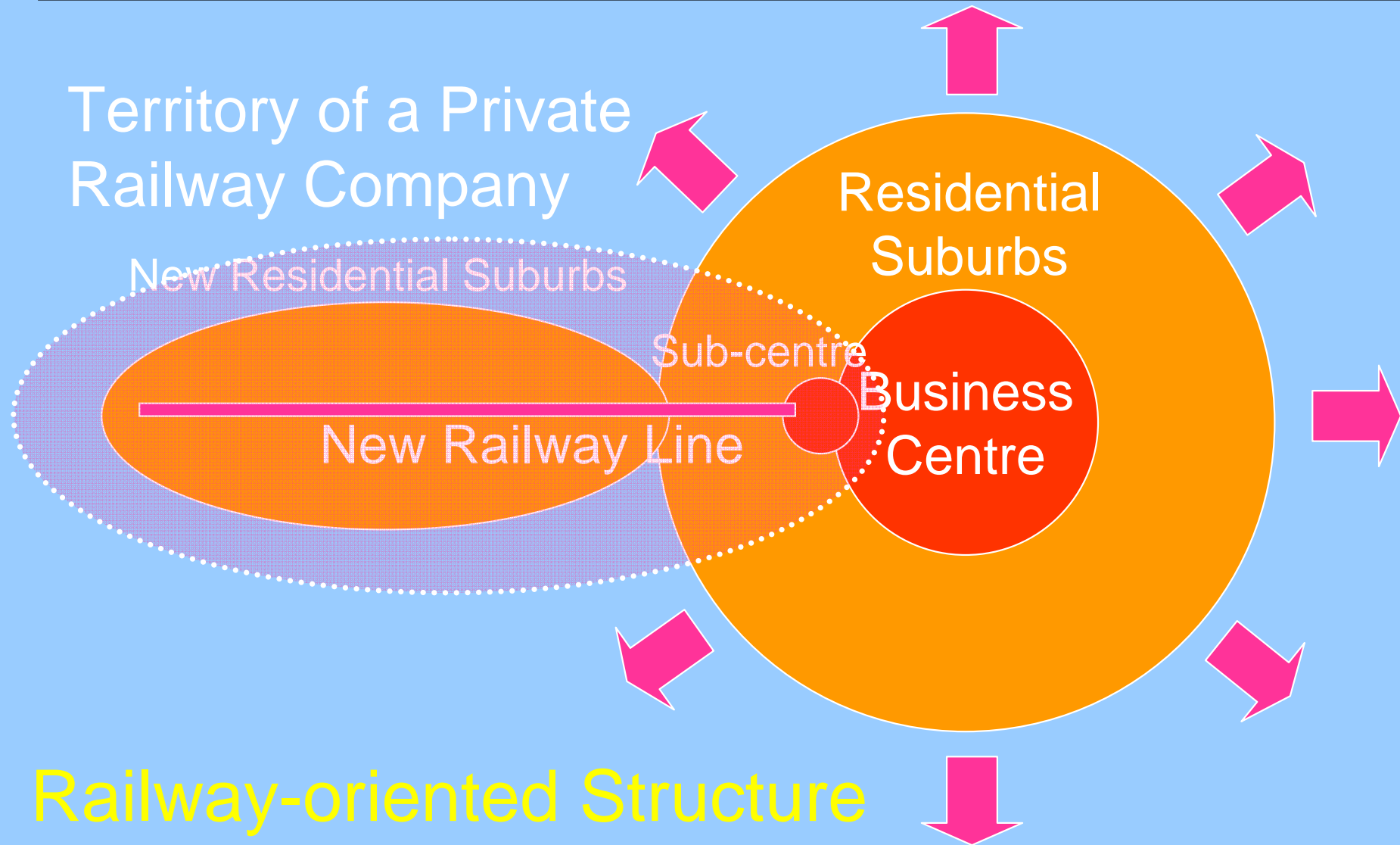
Revenue composition of private railways in Tokyo



Railway network pattern in mega cities

- Several terminal stations
- Railways radiating from the terminals toward suburbs
- Underground railway in downtown

Growth pattern of Tokyo



Property developments around stations



Property developments around railway stations by Tokyu Corporation

Station	Open	Floor space for lease	Floors pace usage
Sangen-jaya	Nov. 1996	9,552 sq m	Office, Commerce
Yoga	Nov. 1993	53,038 sq m	Office, Commerce
Tama Plaza	Oct. 1982	52,678 sq m	Commerce
Aobadai	Mar. 2001	22,519 sq m	Commerce, Culture
Hiyoshi	Nov. 1995	35,260 sq m	Commerce

Tama Garden City – Total 5,000 ha

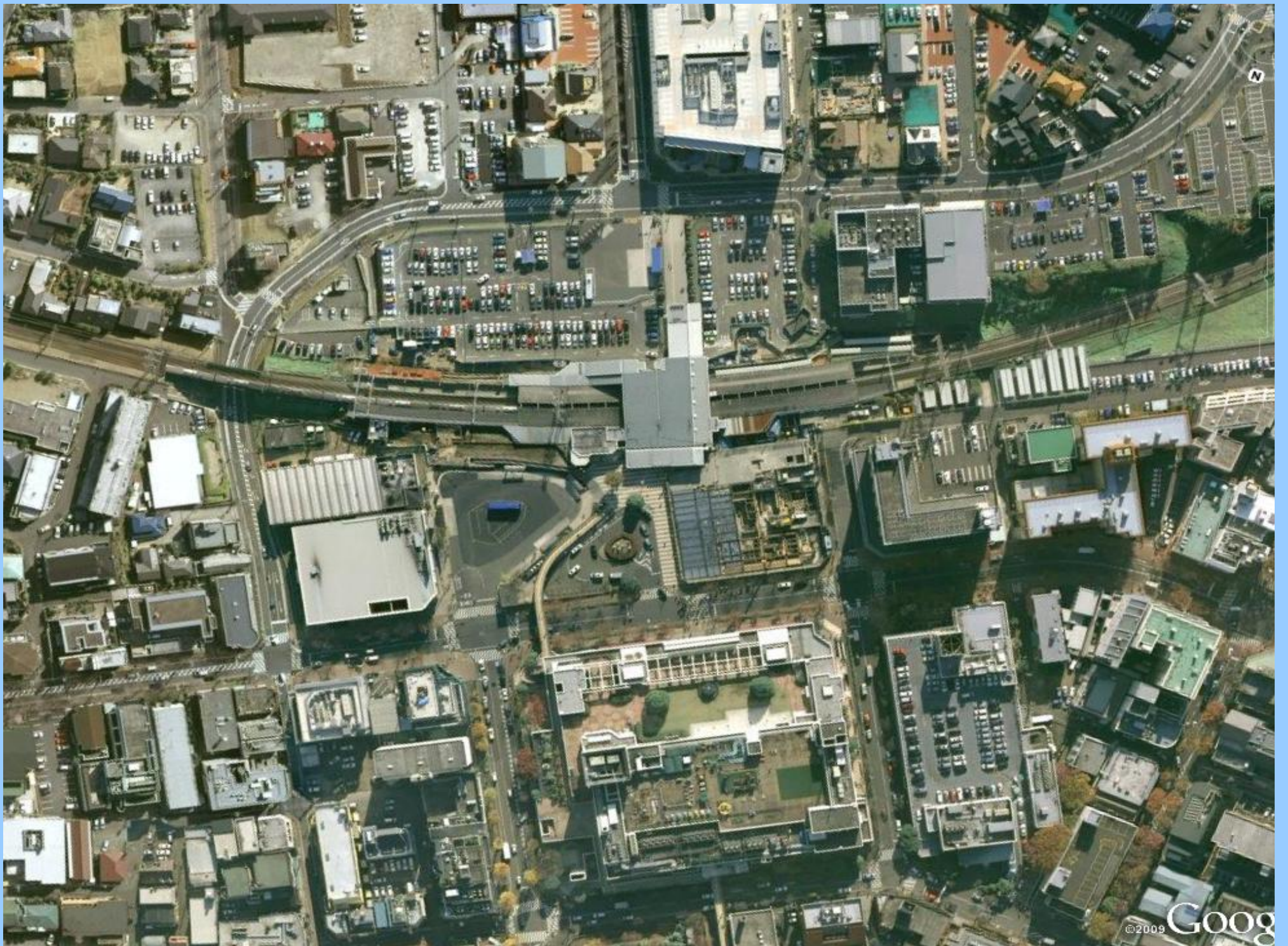


Tama Garden City



Further railway development

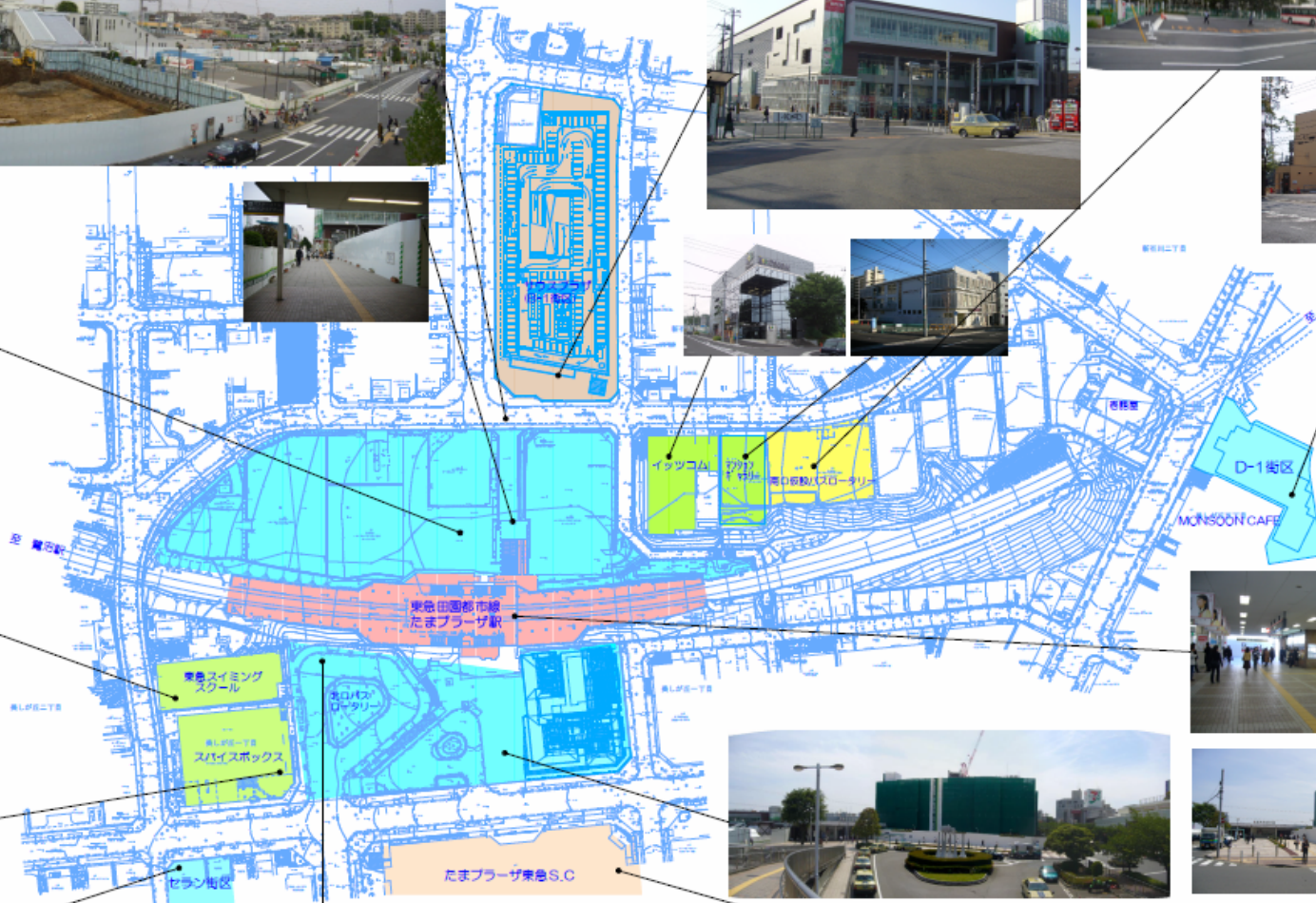
- Demand creation
- Sustainability
- Town development with stations
- Integration of public and private facilities
- Alliance with others
- Barrier free
- Re-organizing and optimizing existing network
- Contribution to the town
 - Grade separation
 - Agreement with the landscape
- Fare strategy







たまプラーザ駅南口全景



Project
たまプラーザ駅周辺開発計画

TITLE
現況

DATE
20070523

Town Value-up Management
東建建設株式会社





工期：鉄道工区：北口全棟



鉄道工区：新客札口周辺中央棟間方



工期：北口バスロータリー：新設



鉄道工区：新客札口周辺中央棟間方



テナント工事



工期：北口バスロータリー：出入口付道



鉄道工区：新客札口周辺中央棟間方



テナント工事



テナント工事



工期：北口バスロータリー：本設



鉄道工区：新客札口（旧台方）



駅ホーム



工期：北口バスロータリー：通路：本設



南口バスロータリー



南口バスロータリー

Project
たまプラーザ駅周辺開発計画

TITLE
現況

SCALE

DATE
20090928

Town Value-up Management
東産建設株式会社







