

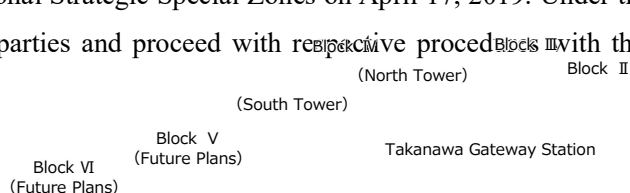
The Shinagawa Development Project (phase I) has received a city planning determination.

～Town development to begin in earnest near Takanawa Gateway Station～

- Based on the JR East Group Management Vision “Move UP” 2027, the JR East Group is taking measures to advance services by focusing on people. The Group is moving forward with the Shinagawa Development Project under the slogan “CITY UP!” and with the aim of realizing town development that has diverse appeal.
- In relation to the town plan for the Northern Peripheral Area of Shinagawa Station, the Shinagawa Development Project (phase I) (hereinafter, “the Project”) received certification (a city planning determination) from the prime minister, following review by the Council on National Strategic Special Zones. Based on the “Global Gateway Shinagawa” concept, JR East will advance the Project further in cooperation with various related parties and with a view to opening the town around 2024.
- Regarding the overall design concept for the Project, world-famous design offices Pickard Chilton and KENGO KUMA AND ASSOCIATES have been appointed as collaborators in order to realize a townscape befitting an international exchange hub that will become Japan’s new gateway.
- Aiming to open the town around 2024, JR East will establish the “TokyoYard PROJECT” as an initiative for cocreating with those who want to use this location as a stage for the creation of new things as well as for those who want to support these efforts, and we will establish a website for information distribution.

1. City Planning Determination

The Project received certification (a city planning determination) from the prime minister, following review by the National Strategic Special Zone Council for the Greater Tokyo Area on April 11, 2019, and by the Council on National Strategic Special Zones on April 17, 2019. Under the Project, JR East will coordinate with various related parties and proceed with respective procedures with the aim of beginning construction around 2020.





2. Design

For the Project, world-famous design offices Pickard Chilton and KENGO KUMA AND ASSOCIATES have been appointed for the overall design concept of the town in order to realize a townscape befitting the “Global Gateway Shinagawa” concept of the town development.

◆Overall design concept of the town

Regarding the overall design concept of the town, the design guidelines comprise the following points.

- Create the buildings of the blocks into an “archipelago” that resembles the islands of the Japanese archipelago
- Develop a “flowing” pedestrian network that recalls the time when the location was on the coast
- Construct a green hill in the town by using lower floors with abundant greenery to link respective buildings
- Create a sense of unified movement at the top of the buildings and create connections between the buildings by having the building corners, which are emphasized through segmentation, face the plaza in front of the railway station and the interlinking area so that, while each building has individuality, the buildings express unity as a group
- As a symbol of town development that integrates the railway station and the town, establish a new railway station with a design reflecting a Japanese aesthetic, and in front of Takanawa Gateway Station, form and a “360-degree plaza space” that is created by the abundant greenery and smooth curving contours of the buildings of Block IV



Perspective drawing showing a view of Takanawa Gateway Station and the buildings of Block IV and Block III from the Konan side

◆Design of the buildings of Block IV

Consideration of the design of the exterior cladding for the buildings of Block IV, which will form the center of the town, has been conducted in conjunction with Pickard Chilton. The design guidelines for Block IV exterior cladding comprise the following three points.

- Create a symbolic identity
- Express space on a human-scale
- Create quality spaces that generate “flow” and harmonize with the overall design, which will evoke a coast line



Perspective drawing of Block IV showing a view of South tower and North tower from the Konan side

◆ Designers

© Pickard Chilton: Overall design concept and Block IV design architect



William D Chilton FAIA, RIBA

1997: Establishment “Pickard Chilton” in New Haven, Connecticut, the United States

Track record: River Point, Chicago;

ExxonMobil Energy Center, Houston;

300 North LaSalle, Chicago, etc.

© KENGO KUMA AND ASSOCIATES: Overall design concept and Takanawa Gateway Station design architect



Kengo Kuma

1990: Establishment of KENGO KUMA AND ASSOCIATES

Track record: Hoshakuji Station,

V&A Dundee,

Yusuhara Community Library, etc.

3. TokyoYard PROJECT

Under the Shinagawa Development Project, aiming to open the town around 2024, initiatives will be established that encourage the ongoing creation of new culture and businesses. As part of these efforts, activities under an initiative called the “TokyoYard PROJECT” will begin before the opening of the town. The project will focus on cocreating with people brought together from around the world who want to use this location as a stage for the creation of new things as well as those who want to support these efforts.

【Name of the activities】

TokyoYard

PROJECT

※Trademark registration pending

◆Meaning included in the name of the activities

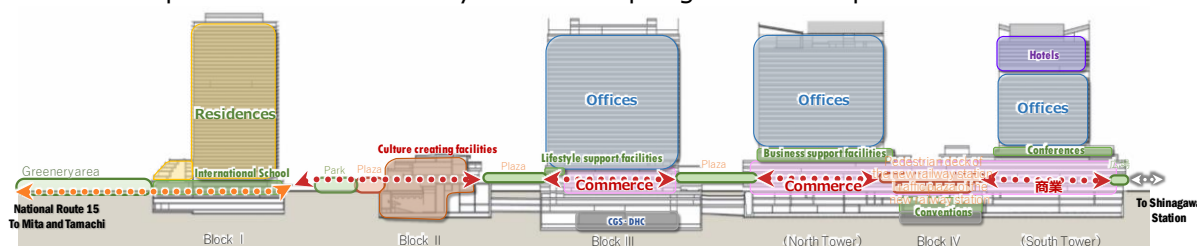
Tokyo...This location will be the entrance to a “new Tokyo” that is open to the world, and it will also be a gateway for venturing out into the world.

Yard...Formerly a rail yard, this location is a place of beginnings as well as a place that is constantly creating and never complete.

This location will be a base for launching projects focused on new towns.

Summary of the Shinagawa Development Project (phase I)

The aim is to open Takanawa Gateway Station in spring 2020 and open the town around 2024.



Date of block	Total	Block I	Block II	Block III	Block IV
Lot area	Approx. 72,000㎡	Approx.12,700㎡	Approx.8,000㎡	Approx.13,000㎡	Approx.38,300㎡
Total floor space (Floor space used in floor-space ratio)	Approx. 851,000㎡ (Approx.690,200㎡)	Approx.149,000㎡ (Approx.103,700㎡)	Approx.31,000㎡ (Approx.24,300㎡)	Approx.211,000㎡ (Approx.174,500㎡)	Approx.460,000㎡ (Approx.387,700㎡)
Main purposes	—	Residences, educational facilities, parking lots, etc.	Culture creating facilities, parking lots, etc.	Offices, commerce, lifestyle support facilities, heat source machine rooms, parking lots, etc.	Offices, commerce, hotels, conventions, conferences, business support facilities, parking lots, etc.
Number of floors/Maximum height	—	45 floors above ground, 3 floors below ground ／Approx.173m	6 floors above ground, 4 floors below ground ／Approx.45m	31 floors above ground, 5 floors below ground ／Approx.167m	30 floors above ground, 3 floors below ground ／Approx.164m