

# A Study on the Sustainable Effect to surrounding area in Special District for Urban Regeneration

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## SYNOPSIS

The Special District for Urban Regeneration enables large-scale and various uses urban development projects by deregulation the floor area ratio. Those development projects are evaluated the degree of the contribution to surrounding area through discussion between developer and local government. The evaluation of these projects is not only facilities but also public soft-contribution such as the supply of various services to region.

The purpose of this study is to clarify the sustainable effect to surrounding area in 42 special districts for urban regeneration across the country where they have been completed as of the end of March, 2015.

The first investigation of this study is to grasp urban planning drafts and minutes of city planning commission in order to grasp overview of each special district planning. The second research, focused on special districts going the soft-contribution positively, is categorized contents of the soft-contribution into five types, and field survey and hearing survey about contents of soft-contribution facility and management situation. The third part is discussed in operation scheme and continuity of the business of regional exchange facilities which is one of soft-contribution facilities.

In the result, there is great variability among special districts and facility operator of soft-contribution facility.

So special districts contribute to surrounding area continuously, prior concrete discussion with soft-contribution facility and fostering of administration organization are required by developer, local government and regional community.