

Research Abstract

Maintaining Diversity in Metropolitan Centers with High Development Pressure and the Role of the Private Sector

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This study conducted a series of surveys centering on the idea of a "roundabout economy," in which the private sector is responsible for urban planning, in order for companies to pursue not only profits but also development that brings public benefits to the community.

First, as an argument for pursuing values outside the conventional economy, the paper discussed the social benefits of culture and art on the one hand, and on the other hand, reviewed the changing attitudes and approaches of private developers.

The study then referred to the arguments of Jane Jacobs. Jacobs was the first globally influential critic of urban development by the "straight-line economy" and tried to find another way. Therefore, the paper measured and visualized on a map three of the conditions of "urban diversity" proposed by Jacobs: mix of uses, human-scale city blocks, and dense human population. When this was conducted in Minato, Shibuya, and Setagaya wards, seven townships and streets were obtained that met all the conditions. These are areas that spontaneously met Jacobs' "urban diversity" conditions. After understanding their historical backgrounds, it was found that only one of them, Kitazawa 2-chome, had experienced a simultaneous renewal of buildings through large-scale development.

Therefore, the research took up the "Shimokita Line Street," a development that took place in Kitazawa 2-chome, and conducted interviews. It became clear that not only was the Shimokitazawa development realized through the good intentions of the developer, but also that the "roundabout economy" was chosen as a realistically rational method for a site where the "straight-line economy" did not work well. As a comparison to the Shimokita Line street, the "Gakugeidaigaku Koukashita Project," which is being conducted under the elevated railway tracks of Gakugeidaigaku Station on the Tokyo Toyoko Line, was also discussed. Here, a "third entity" that is neither a resident nor an urban planning specialist was involved in local community development in addition to their daily work, and the private sector could provide support for this.