

Application Guidelines for the Invitation of
Private-Sector Proposals on the Second Development Zone in the Umekita Area

October, 2013

Executive Committee for the Invitation of Proposals from the Private-Sector for
the Second-Development Zone in the Umekita Area

Introduction

The area surrounding JR Osaka Station (“Area”) is the largest transportation terminal area in western Japan, serving approximately 2.5 million passengers daily. Home to business and commercial activities, the Area has been designated a Comprehensive Global Strategic Special Zone and is a Designated Urban Renaissance Urgent Redevelopment Area, where Osaka Prefecture, Osaka City and economic circles have been combining their efforts to promote regional development. The Umekita area (approx. 24 ha), adjacent north of JR Osaka Station, was developed mainly on the former site of Umeda Cargo Station; it serves as a core base of regional development projects. Through these projects, we aim to make the area an important hub that can furnish the driving force for the development of Osaka and other Kansai areas, while enhancing Japan’s international competitiveness and national strength.

In April 2013, the eastern part of the Umekita area (approx. 7 ha), which had been developed as an advanced development zone, opened to the public as a new hub with various high-quality functions, including commercial facilities, business offices and a hotel. The Knowledge Capital, its core facility, was established to create new products and services through the accumulation of cutting-edge technologies and information, and the interaction of diverse people.

In addition, various large projects have recently been carried out in the Area, including large-scale renovation of JR Osaka Station, and reconstruction of station buildings and Hankyu Department Store. Reconstruction of Hanshin Department Store and development of the Osaka Central Post Office site are scheduled. In collaboration with these projects, the Area should be developed, so that the entire area will grow into the future.

Regarding the second development zone in the Umekita area, which has not yet been developed, the Japan Railway Construction, Transport and Technology Agency, an owner of the zone, is now involved in construction to clear the zone by the end of FY 2014. Future development of the zone is under discussion by the Osaka Station Surrounding Area Committee of the Urban Renaissance Emergency Development Council Meeting, comprising the national government, local governments, economic circles and other bodies (for details of the discussion, refer to the minutes in <Reference Material 2> (12)). Confirmed in the discussion are the goals of this development such as the following:

- To develop a community with innovative and unique urban spaces that can be the new face of Osaka City by impressing upon people around the world “open green space,” open to all with access to everyone, full of lush greenery and well integrated with the buildings around it at the center of the area.
- To plan the development of urban infrastructure, including the burying of branch lines of the JR Tokaido Line and the building of a new station directly linking the Umekita area with Kansai

International Airport.

In addition, an advance has been made for the following issue:

- As for the land owned by the Japan Railway Construction, Transport and Technology Agency, the Committee affirmed that public institutions would temporarily acquire and hold the land of the zone until a decision was made on private sector entities to engage in the development of the zone.

“open green space” is to be created through joint initiatives between the public and private sectors, superseding differences in land ownership, entities in control of development, and the management and methods of these. This “open green space” is expected to contribute to enhancing the disaster prevention function of the zone, including its surrounding areas, and to improve their attractiveness and development. The management and operation of this open green space is to be comprehensively entrusted with an area management organization. Therefore, a system should be established to enable the organization to work independently and effectively. This kind of urban space full of lush greenery and water can bring vitality and richness to the city and lead to the creation of a new cultural value. It is also expected that creating such an overwhelming open green space of high-quality in front of Osaka Station can lead to enhancement of the attractiveness and competitiveness of this country, not to mention of Osaka City.

In cooperation with the Knowledge Capital in the advance development zone, which is home to sophisticated urban functions, it is intended to build a new hub that attracts human resources and investment from around the world while enhancing Japan’s international competitiveness and national strength, in addition to exerting a ripple effect on its surrounding areas and developing together with them. It is also aimed at creating a community that will in future serve as a development model, by introducing advanced technologies to secure the safety of people in the zone and its periphery at the time of a large-scale disaster and to build a disaster-resistant community capable of continuous economic activities, while giving considerations to the environment.

In the midst of heightened momentum for new development, unique and realizable proposals for urban development are invited from private entities for the second development zone in the Umekita area. These proposals will be used to formulate policies for the development of the area.

[Recent view of project site]

