Project Proposal:

Evaluating Japan's privately owned public space
Places, People, Policies, Processes, Projects

Which planning instruments/ institutions create which kind of POPS, where, for whom?

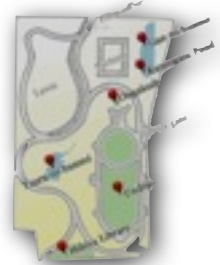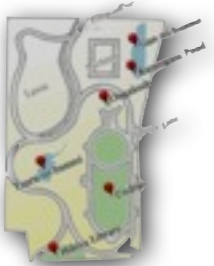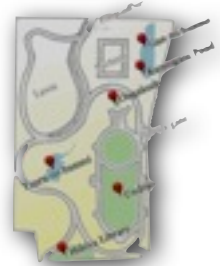| kind of incentive	city plan. decision	planning instrument	legal base	number
deregulation-type	needed	① specified block (1961=1964)	BSA	58 (2003)
		② redevelopment type district plan (1988)	BSA	40 (2003)
		③ area of high landuse utilisation (1969)	BSA	104 (2003)
	not needed	④ comprehensive design system (1971)	BSA	674 (2008)
economic type		⑤ green infrastructure development plan	UGSA	5 (2004)
legal obligation type		⑥ development permit (1968)	CPA	300 (2006)

件数

600
500
400
300
200
100
0

① ② ③ ④ ⑥

1964 1968 1972 1976 1980 1984 1988 1992 1996 2000 年度

more than 674 places, equaling 11.5   x   hibiya park (16ha) (2008)

How does urban Japan compare to other places?

new york	tokyo	yokohama

332.969 m² 320 building sites

1.079.186 m² 456 building sites

1.066.149 m² 417 building sites

new york	tokyo	yokohama

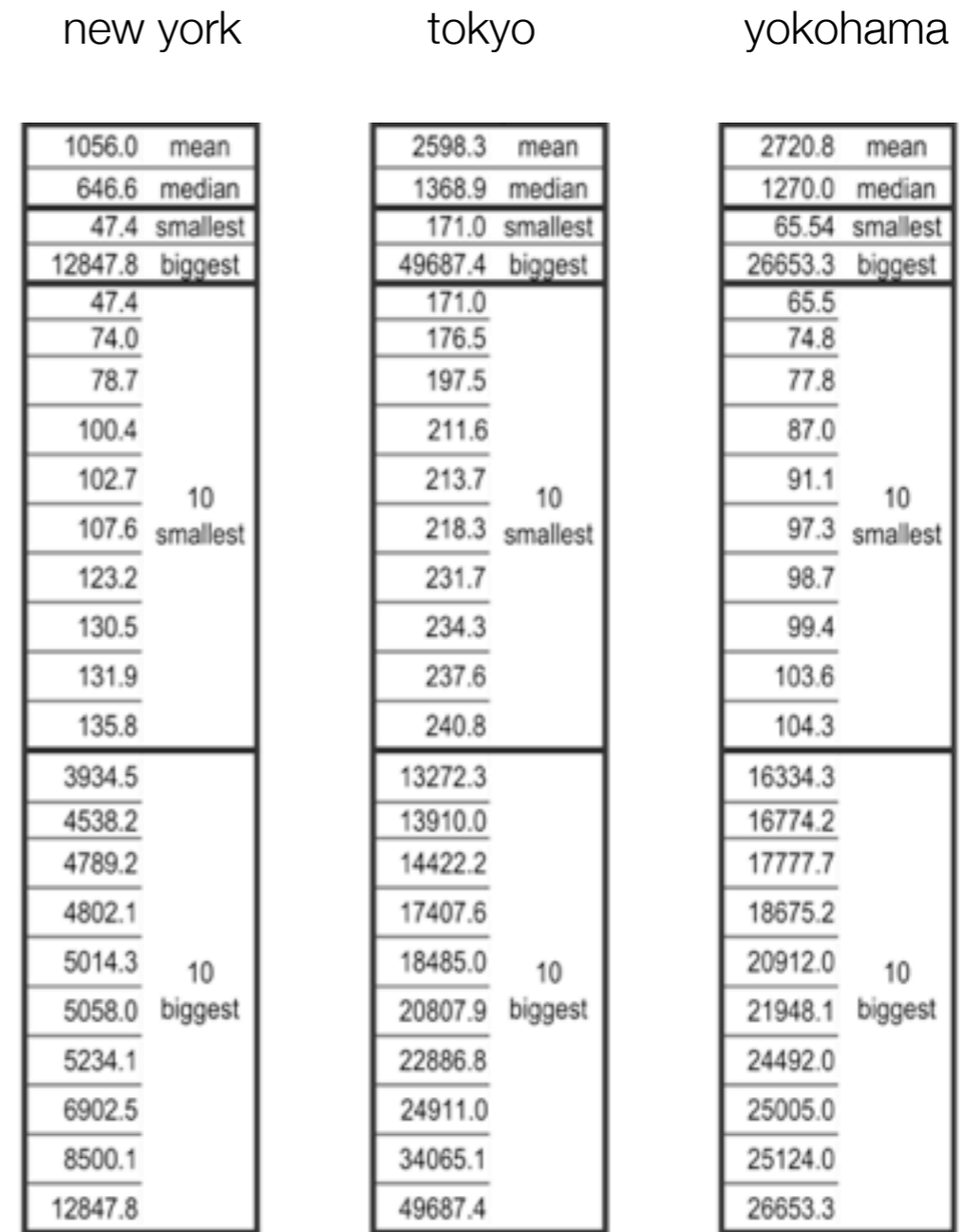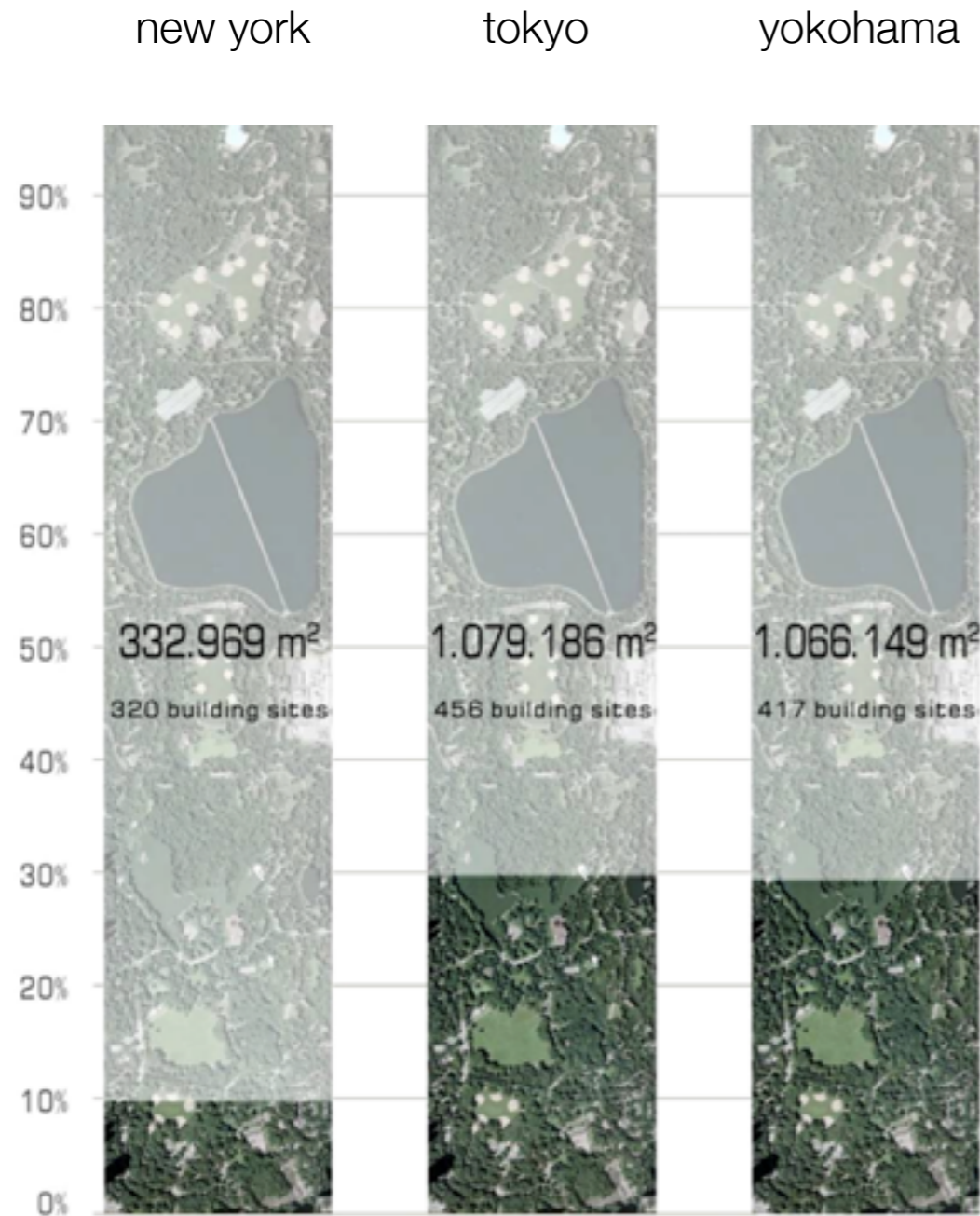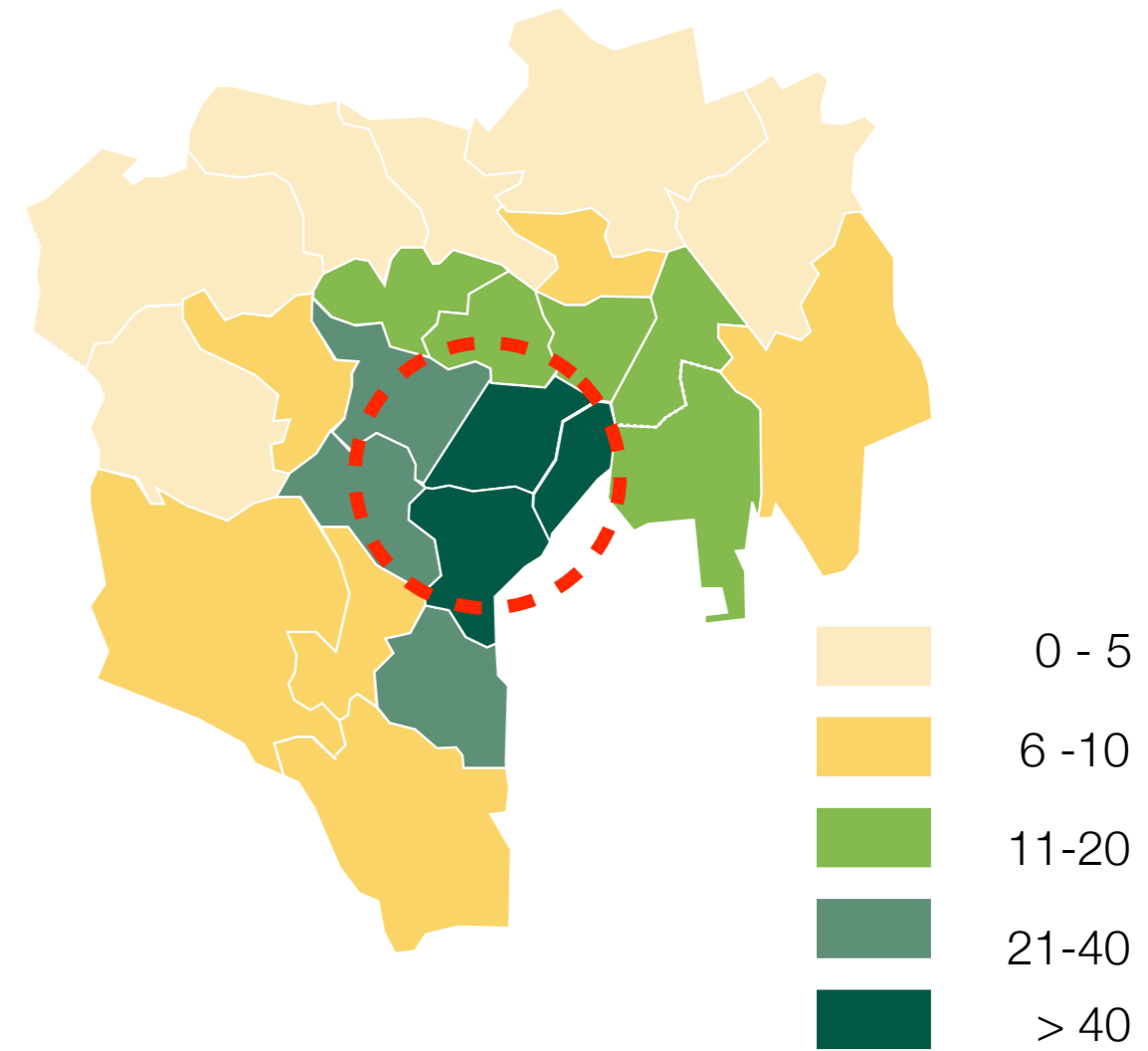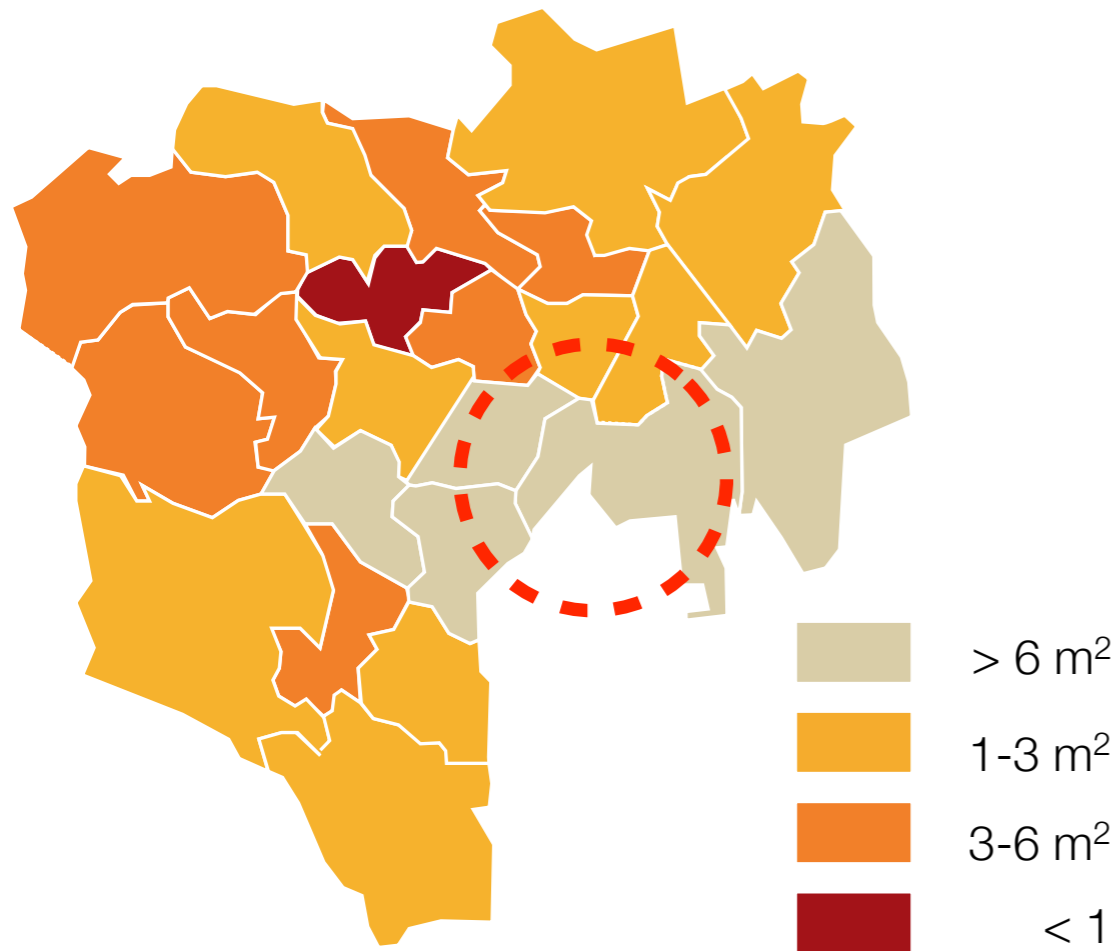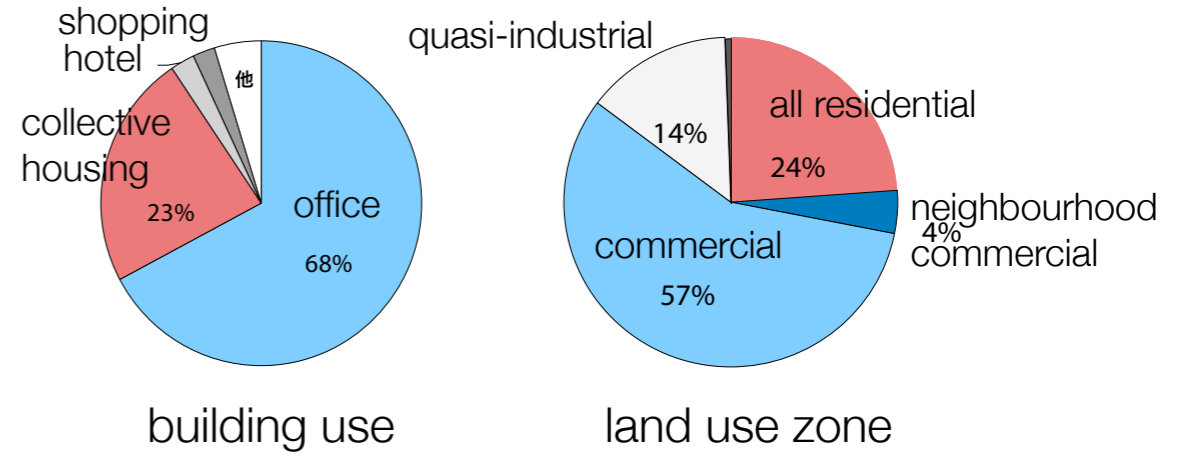| new york			tokyo			yokohama		
1056.0	mean		2598.3	mean		2720.8	mean	
646.6	median		1368.9	median		1270.0	median	
47.4	smallest		171.0	smallest		65.54	smallest	
12847.8	biggest		49687.4	biggest		26653.3	biggest	
47.4			171.0			65.5		
74.0			176.5			74.8		
78.7			197.5			77.8		
100.4			211.6			87.0		
102.7	10		213.7	10		91.1	10	
107.6	smallest		218.3	smallest		97.3	smallest	
123.2			231.7			98.7		
130.5			234.3			99.4		
131.9			237.6			103.6		
135.8			240.8			104.3		
3934.5			13272.3			16334.3		
4538.2			13910.0			16774.2		
4789.2			14422.2			17777.7		
4802.1			17407.6			18675.2		
5014.3	10		18485.0	10		20912.0	10	
5058.0	biggest		20807.9	biggest		21948.1	biggest	
5234.1			22886.8			24492.0		
6902.5			24911.0			25005.0		
8500.1			34065.1			25124.0		
12847.8			49687.4			26653.3		

Where are POPS created and for whom?

building use

- shopping hotel
- collective housing 23%
- office 68%
- 他

land use zone

- quasi-industrial
- all residential 24%
- neighbourhood commercial 4%
- commercial 57%
- 14%

public parks per capita in central tokyo (in m²)

Legend:
- > 6 m²
- 1-3 m²
- 3-6 m²
- < 1

number of comprehensive designs in central tokyo

Legend:
- 0 - 5
- 6 -10
- 11-20
- 21-40
- > 40

Understanding Privately Owned Public Space   (公開空地／民間空地／他)   /   Christian DIMMER   /   2011/04/15

What are the implications if ever more public space is privately owned/ controlled/ managed?

Historical Survey: What are POPS (公開空地), where did the instrument come from? How did it evolve?
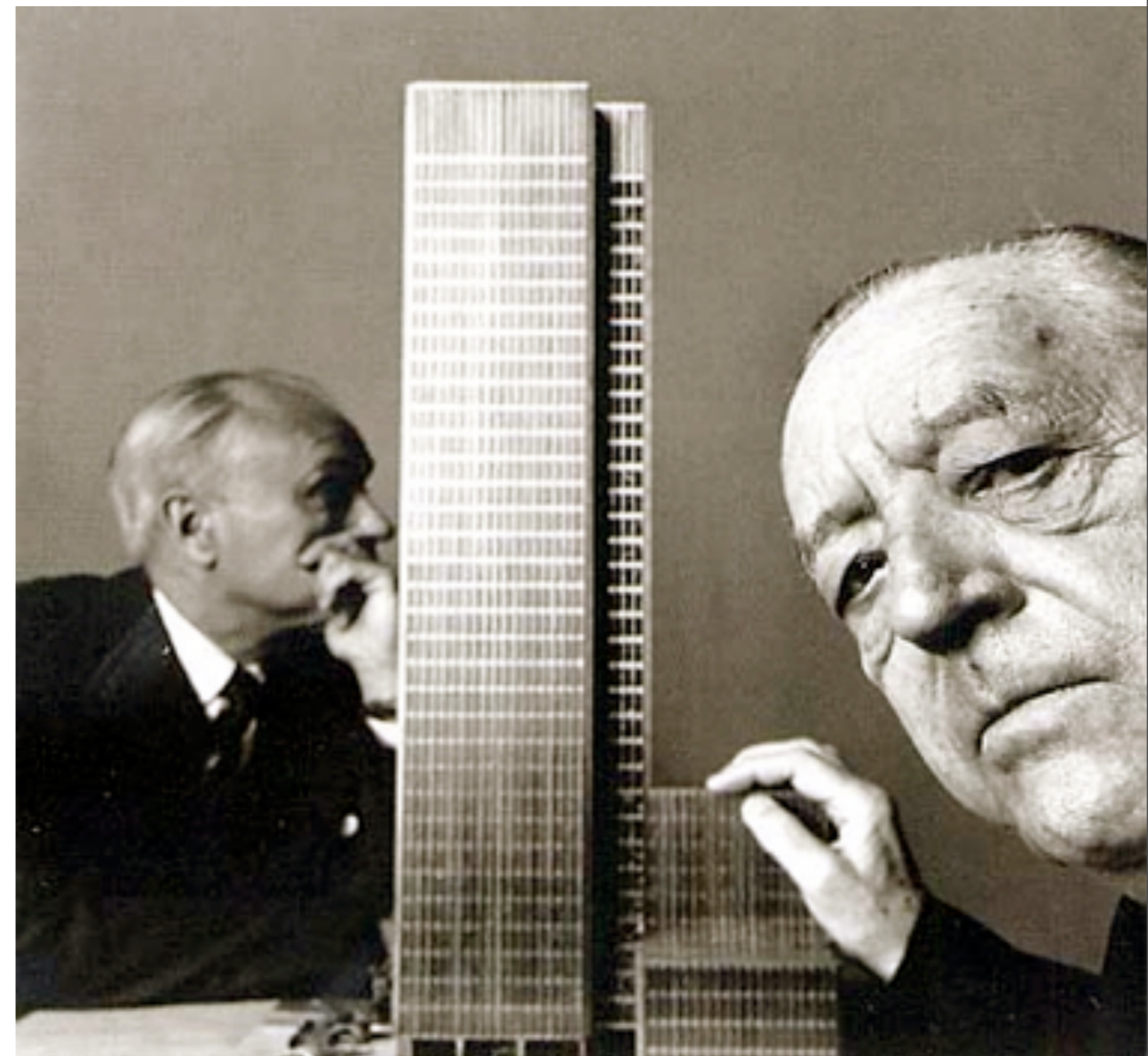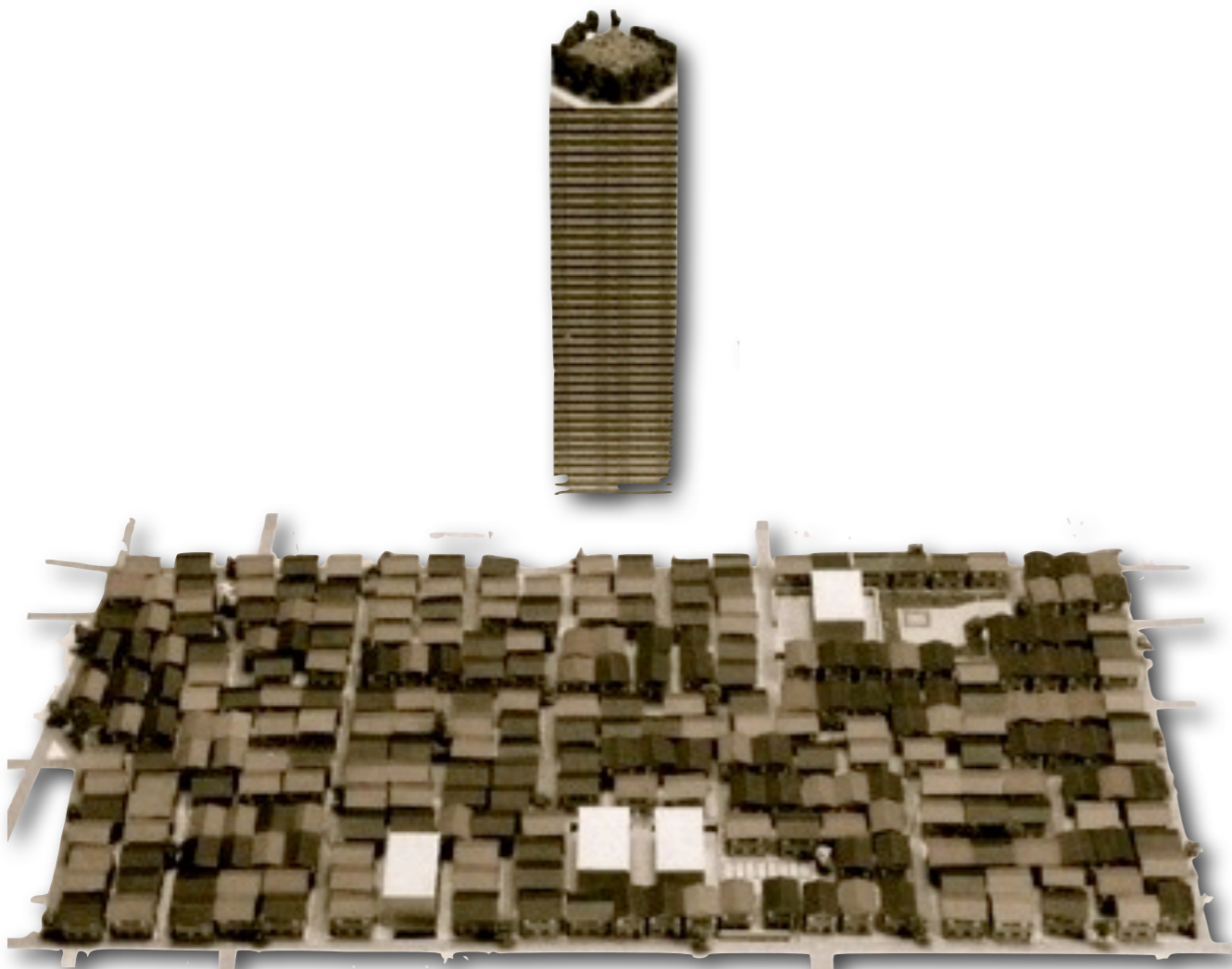
Who are the actors who produce POPS and what are their interests/ resources/ interdependencies/ design intents?

Policy Implications:
Does the planning policy work? Is it a good deal?

Policy Implications:
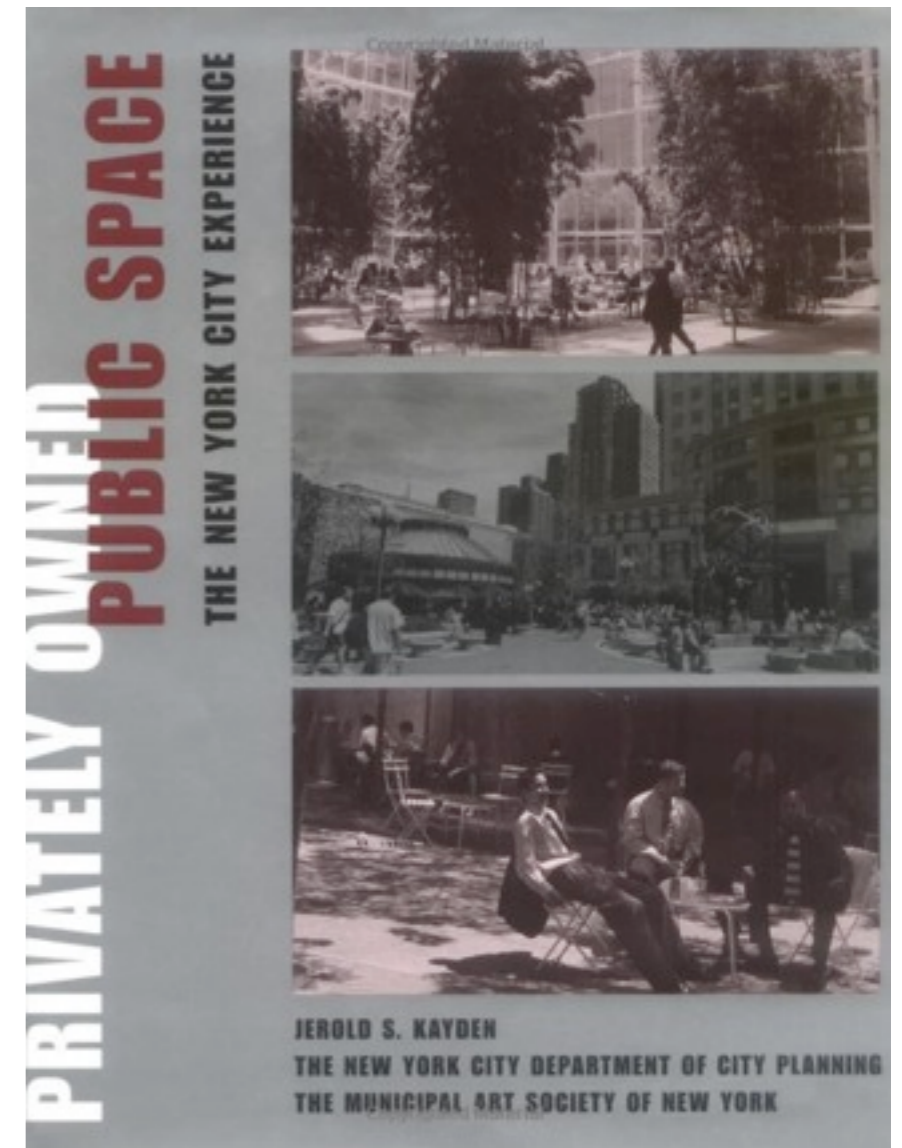How are POPS used? How CAN they be used?

Policy Implications:
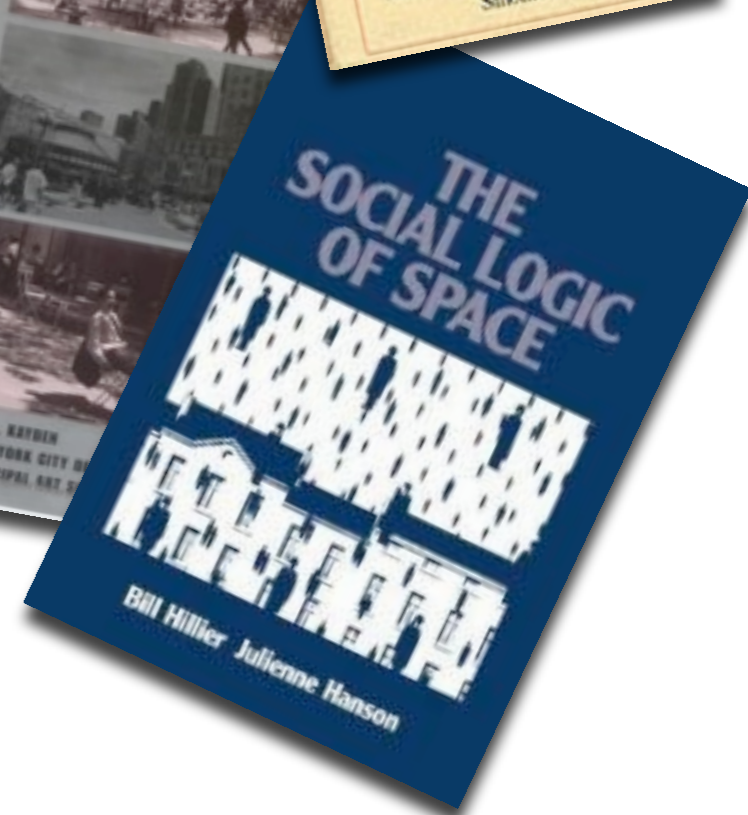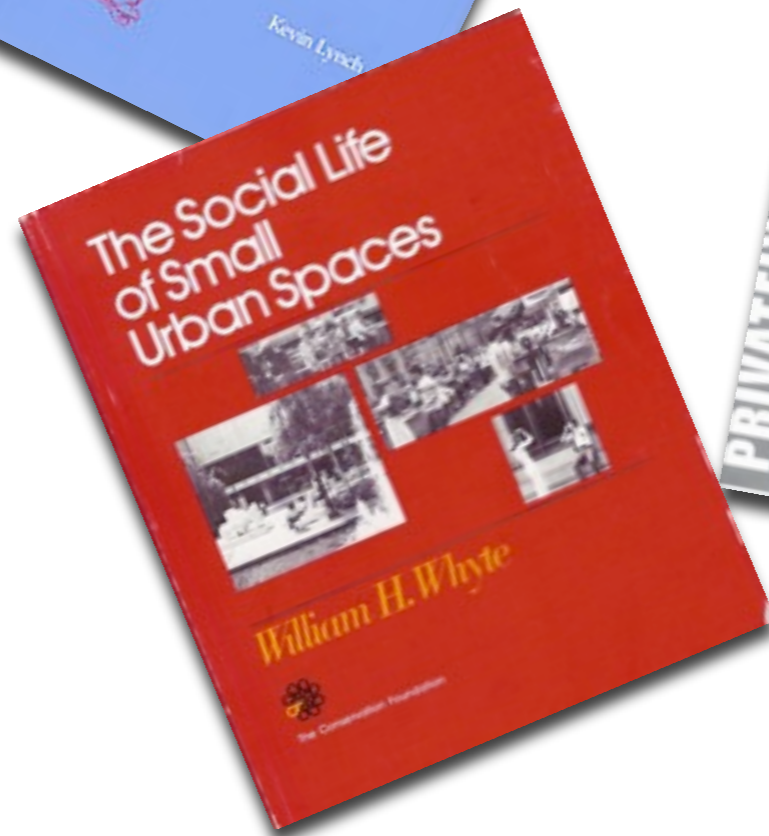How to turn POPS into better people places?

What will the Project TEAM do?

1. Literature Review: What do we know about POPS?

2. Team discussions about what is "good" urban space?

3. Together developing a catalogue of surveying criteria

4. Survey all privately owned public spaces in Tokyo

5. Linking survey data to designers, developers, place specificity

6. Establishing a (public) database with all existing POPS

...

7. Producing a book and contribute to international discourses

8. Expanding the project to other Japanese cities

PRIVATELY OWNED PUBLIC SPACE
THE NEW YORK CITY EXPERIENCE

JEROLD S. KAYDEN
THE NEW YORK CITY DEPARTMENT OF CITY PLANNING
THE MUNICIPAL ART SOCIETY OF NEW YORK

FIRST STEP:
Discussing the 'good city' and how to measure it

GOOD CITY FORM
Kevin Lynch

A Pattern Language
Towns · Buildings · Construction

Christopher Alexander
Sara Ishikawa · Murray Silverstein
with
Max Jacobson · Ingrid Fiksdahl-King
Shlomo Angel

The Social Life of Small Urban Spaces
William H. Whyte
The Conservation Foundation

PRIVATELY OWNED PUBLIC SPACE
THE NEW YORK CITY EXPERIENCE

JEROLD S. KAYDEN
THE NEW YORK CITY D...
THE MUNICIPAL ART S...

THE SOCIAL LOGIC OF SPACE
Bill Hillier Julienne Hanson

Putting things into context:

space, process, governance, society, people

Legend:
- outdoor POPS
- covered POPS
- building outline
- discontinuity between POPS
- height difference
- important connection
- art, sculpture
- building entrance
- entrance parking
- water feature
- vitalising building functions
- permanent encroachment
- Publicly owned public space (e.g. park)
- outline Yokohama Station West Exit MCD
- MCD wall setback stipulation 3m
- MCD wall setback stipulation 2m
- MCD wall setback stipulation 1.5m

0   50m 100m   500m

[StaRS]
International Study Group for POPS

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Environment & Planning, Urban Design, RMIT

Understanding Privately Owned Public Space　　　(公開空地／民間空地／他)　　　/　　　Christian DIMMER　/　2011/04/15