



# Privately owned Public Spaces {POPS}

Places, People, Policies, Processes, Projects, Perspectives



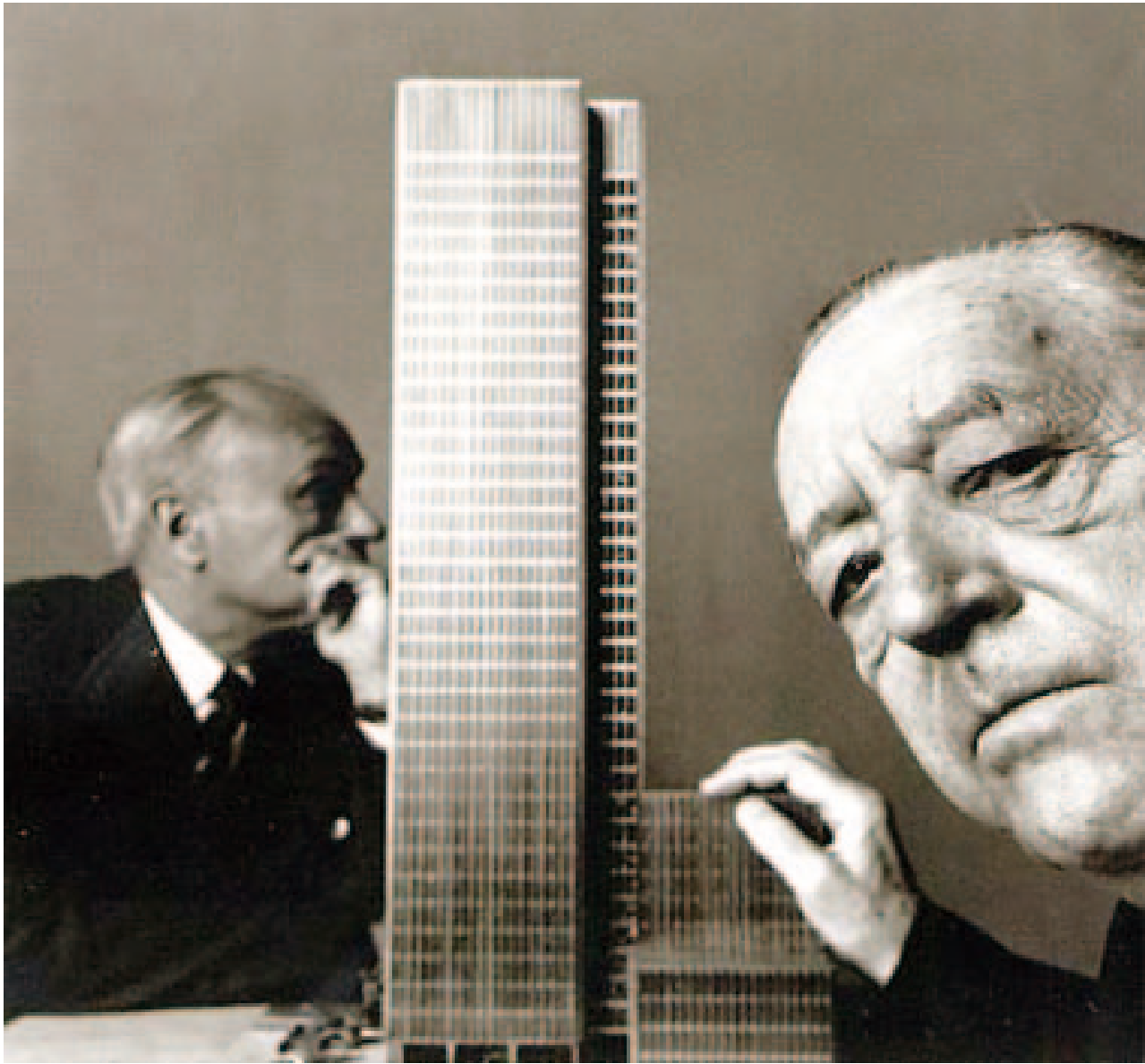
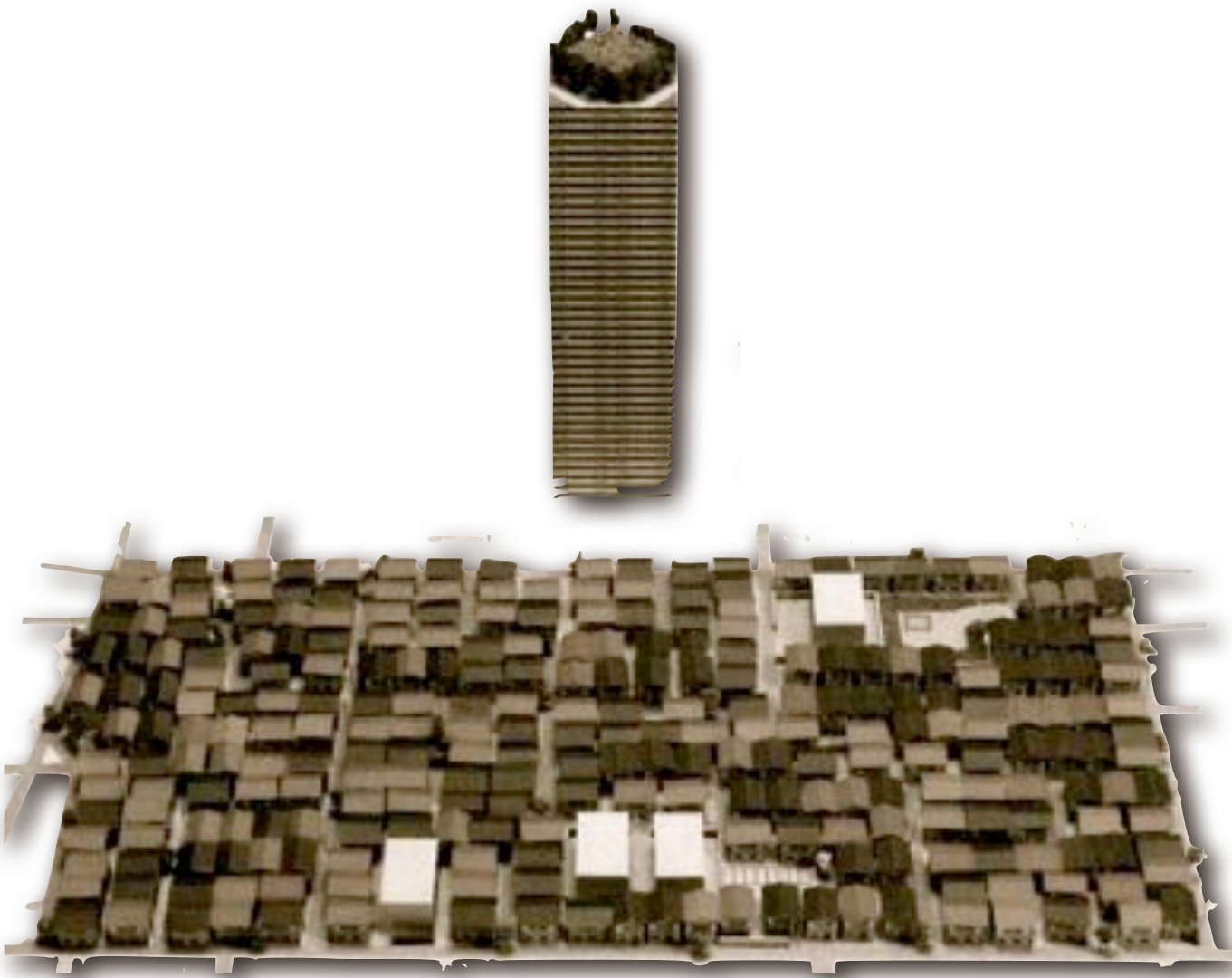
Urban Design Laboratory | Project Introduction | April 13 2012

Group D: Planning & Design  
The University of Tokyo Global Center of Excellence  
for Sustainable Urban Regeneration



# 01. What are POPs, why and how are they produced?

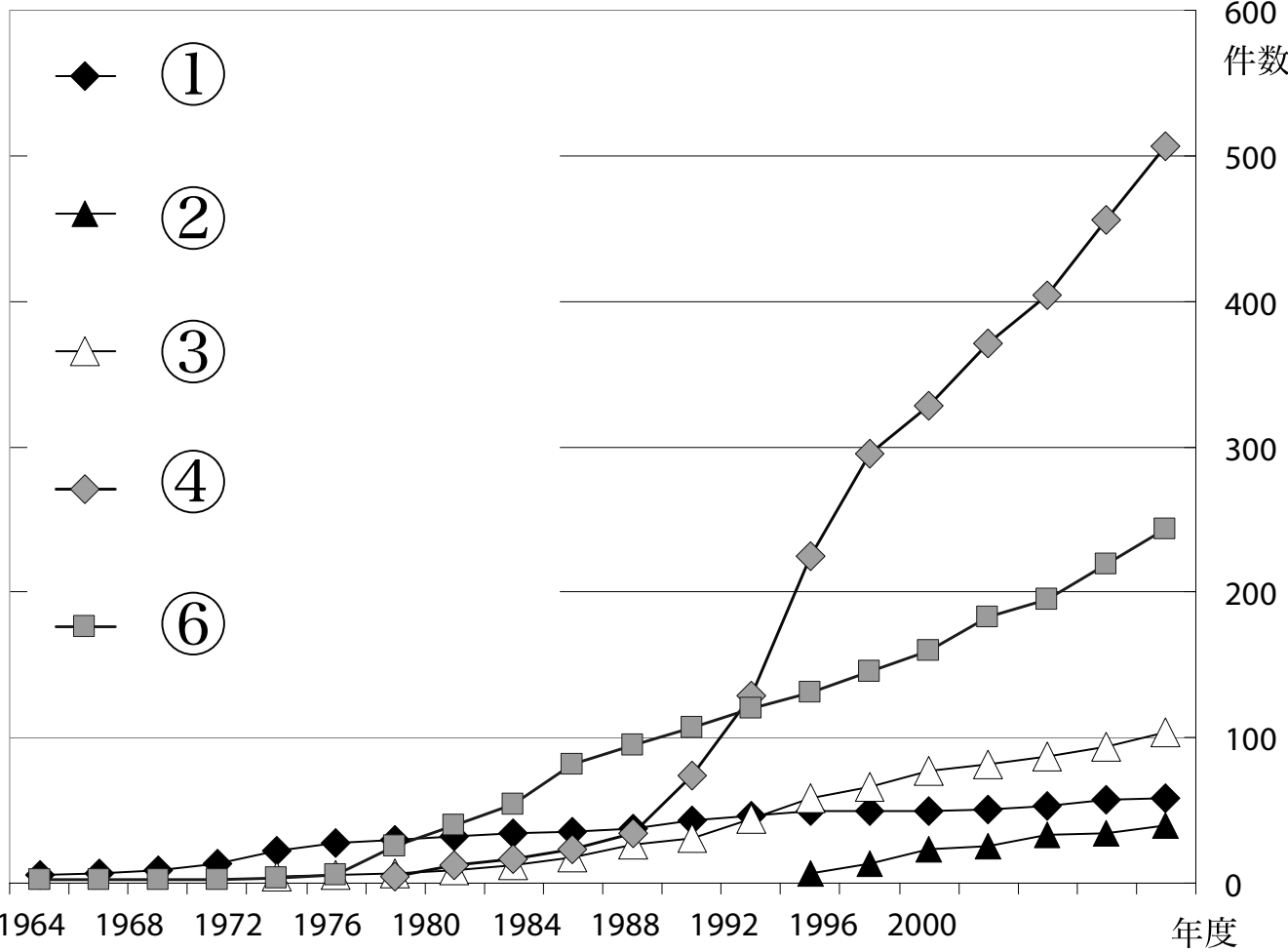
What was the idea? Are the origins all the same?



# 01. What are POPS, why and how are the produced?

How are POPS produced and who decides what?

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)





## 02. Why are POPS significant? Why this research? Much research, little continuity

168 academic papers on ‘公開空地’ {POPS} since 1982

118 academic papers on ‘総合設計制度’ {Comprehensive Design} since 1973

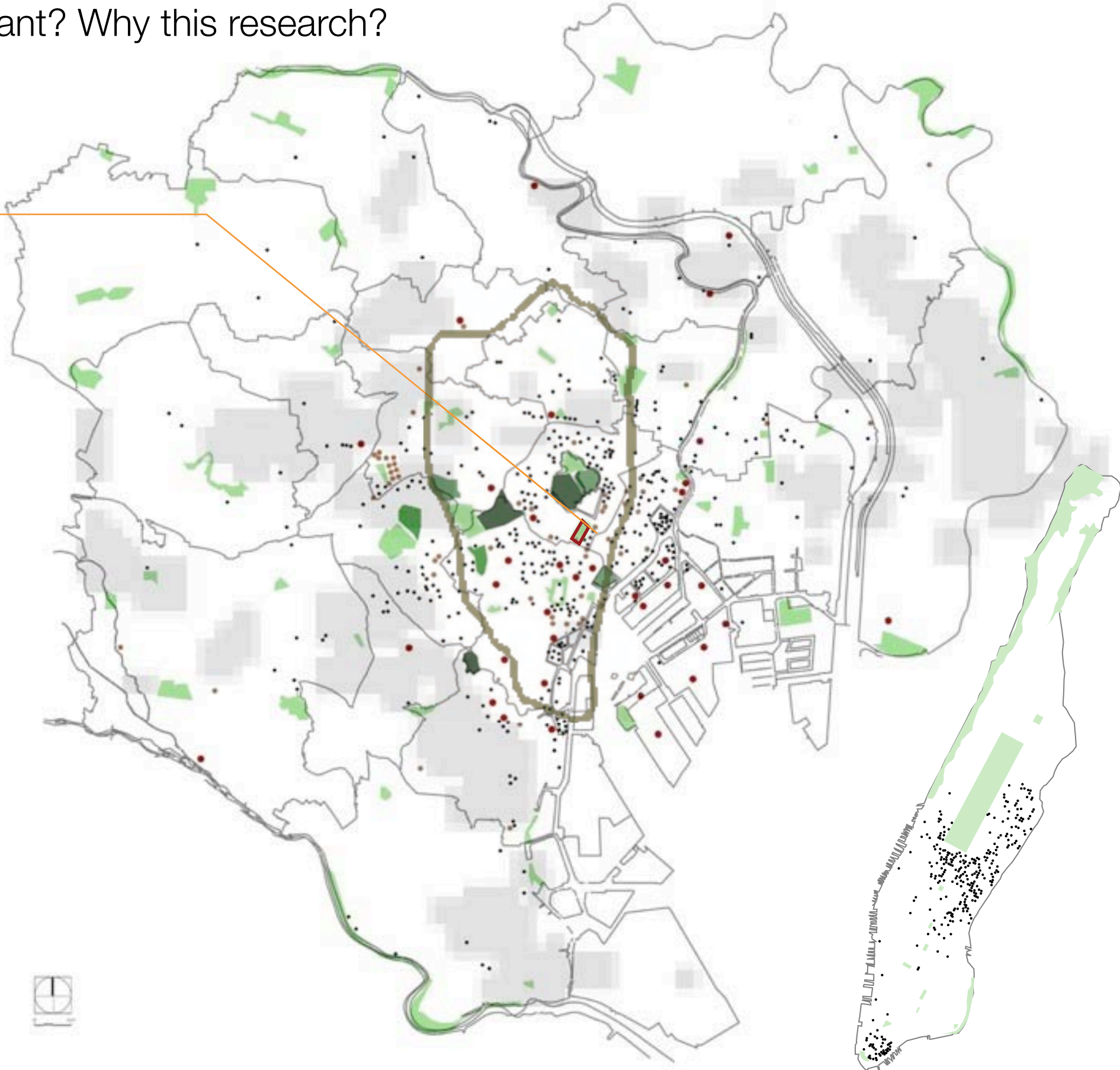
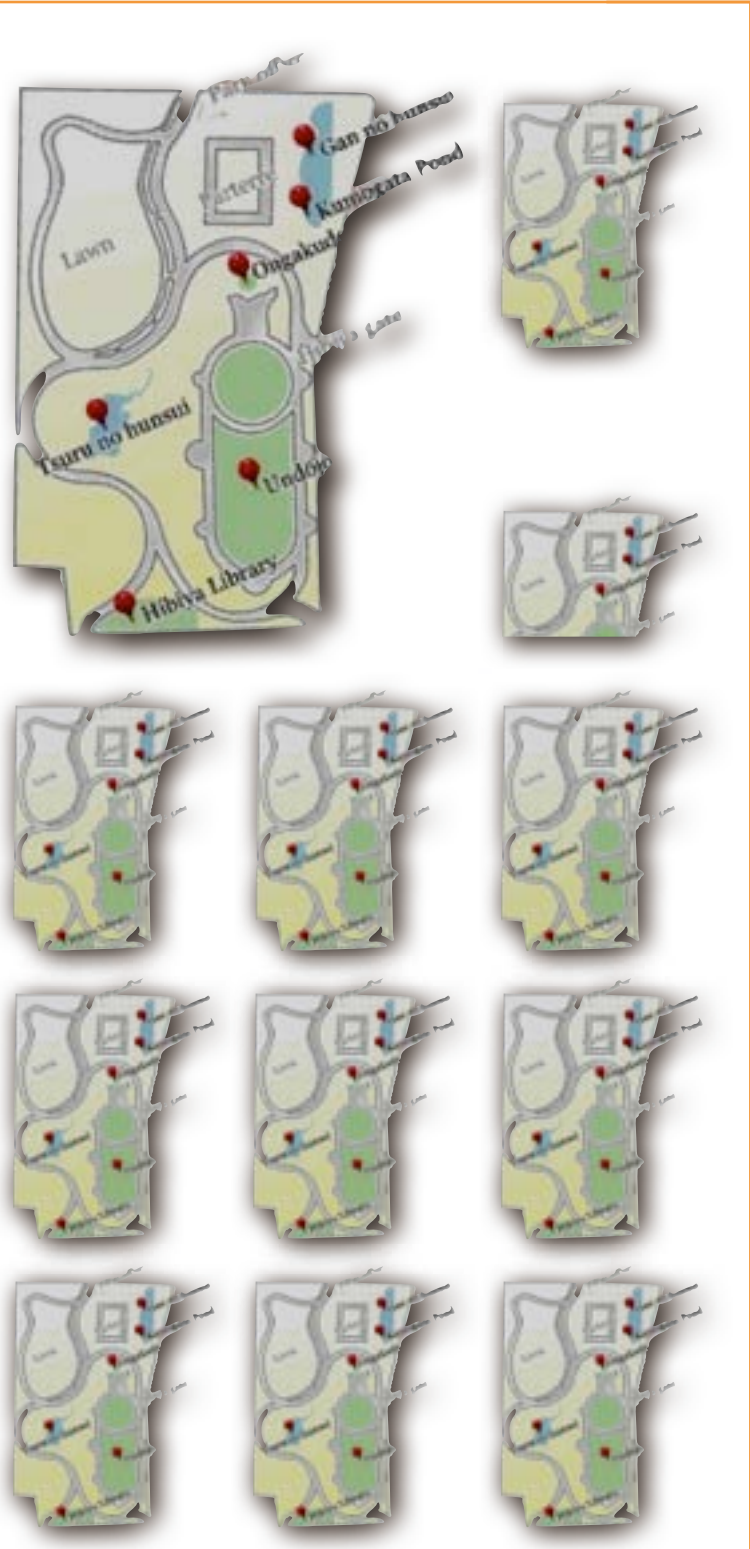
... etc.



Name	Date Modified	Date Created	Size	Kind	Label	Comments
110007051356_公開空地による都心の歩行空間整備---総合設計制度(大阪市)による歩行空間の利用実態より.pdf	2 Feb 2012 16:42	2 February 2012 16:42	569 KB	Adob...cument	--	--
110007052787_住工混在市街地における住宅系総合---今福地区の総合設計制度適用共同住宅の事例から.pdf	31 Jan 2012 14:49	31 January 2012 14:49	549 KB	Adob...cument	--	--
110007072927_市街地環境における公開空地の利用実態.pdf	31 Jan 2012 15:22	31 January 2012 15:21	328 KB	Adob...cument	--	--
110007074204_広島市総合設計制度許可取扱要綱の規定内容とその運用状況に関する研究.pdf	31 Jan 2012 15:19	31 January 2012 15:19	348 KB	Adob...cument	--	--
110007074226_市街地再開発事業における計画参加---運用に関する研究 - その3 公開空地の管理・運営.pdf	31 Jan 2012 15:19	31 January 2012 15:19	279 KB	Adob...cument	--	--
110007074325_地方都市における駅前広場整備手法---1 郡山駅西口駅前広場における通勤者の実態について.pdf	31 Jan 2012 15:18	31 January 2012 15:18	299 KB	Adob...cument	--	--
110007074327_マンハッタンの私有パブリックスペースに関する研究 - 3次元形態分類とその利用.pdf	31 Jan 2012 15:17	31 January 2012 15:17	279 KB	Adob...cument	--	--
110007074328_大阪・船場における制度が生み出す私有敷地内空間に関する研究.pdf	31 Jan 2012 15:13	31 January 2012 15:13	442 KB	Adob...cument	--	--
110007074344_大阪都心3地区における非連続性土地形状に関する比較分析.pdf	31 Jan 2012 15:13	31 January 2012 15:13	496 KB	Adob...cument	--	--
110007075515_超高層集合住宅の公開空地を含む屋外空間の計画に関する研究 - その2 快適性に関する計画条件.pdf	31 Jan 2012 15:12	31 January 2012 15:12	307 KB	Adob...cument	--	--
110007075516_超高層集合住宅の公開空地を含む屋外空間の計画に関する研究 - その1 屋外空間の実態.pdf	31 Jan 2012 15:12	31 January 2012 15:12	266 KB	Adob...cument	--	--
110007132675_福岡市天神地区における「研カフェ」による都心の魅力創出.pdf	31 Jan 2012 14:44	31 January 2012 14:43	520 KB	Adob...cument	--	--
110007566563_分譲共同住宅における公開空地の利---における公開空地の利用と管理に関する研究(その1).pdf	9 Feb 2012 11:07	9 February 2012 11:07	381 KB	Adob...cument	--	--
110007566564_分譲共同住宅における公開空地の管---共同住宅における公開空地の利用と管理に関する研究.pdf	9 Feb 2012 11:07	9 February 2012 11:07	385 KB	Adob...cument	--	--
110007566585_総合設計制度の運用状況と公開空地---における公開空地の利用と管理に関する研究 (その3).pdf	9 Feb 2012 11:07	9 February 2012 11:07	348 KB	Adob...cument	--	--
110007644856_広島市における総合設計制度に関する研究 - 制限緩和の影響・公開空地の評価.pdf	9 Feb 2012 11:23	9 February 2012 11:23	406 KB	Adob...cument	--	--
110007708482_都心型集合住宅における公開空地に関する研究.pdf	9 Feb 2012 11:03	9 February 2012 11:03	418 KB	Adob...cument	--	--
110007981396_超高層マンションにおける外部空間の特性に関する研究.pdf	31 Jan 2012 14:43	31 January 2012 14:43	270 KB	Adob...cument	--	--
110007984439_複合ビルに付随するオープンスペースの構成要素と利用実態.pdf	31 Jan 2012 14:43	31 January 2012 14:43	406 KB	Adob...cument	--	--
110007984539_空地視認度による公開空地の評価に関する基礎的研究.pdf	31 Jan 2012 14:42	31 January 2012 14:42	197 KB	Adob...cument	--	--
110007984617_都心における公開空地の活用実態と---大阪府北区・中央区のイベント活用を事例として.pdf	31 Jan 2012 14:41	31 January 2012 14:40	299 KB	Adob...cument	--	--
110007984733_超高層集合住宅の公開空地における部外者の利用実態に関する研究.pdf	31 Jan 2012 14:46	31 January 2012 14:46	225 KB	Adob...cument	--	--
110008012959_公開空地の実態と計画課題に関する研究 -札幌市の場合- - 地区・街区の景観計画に関する研究.pdf	9 Feb 2012 11:00	9 February 2012 10:59	537 KB	Adob...cument	--	--
110008013041_133 歩行者の意識から見た公開空地---考察 - 地区・街区の景観計画に関する研究 その3.pdf	9 Feb 2012 10:58	9 February 2012 10:58	582 KB	Adob...cument	--	--
110008013289_公開空地の空間実態と利用特性 - 地区・街区の景観計画に関する研究.pdf	9 Feb 2012 11:02	9 February 2012 11:02	442 KB	Adob...cument	--	--
110008112014_パブリックスペースにおける環境デザイン評価に関する研究.pdf	31 Jan 2012 14:46	31 January 2012 14:46	332 KB	Adob...cument	--	--
110008112024_平面形態と利用実態からみた公開空地の性質について - 東京都千代田区を対象として.pdf	31 Jan 2012 14:46	31 January 2012 14:46	688 KB	Adob...cument	--	--
110008112420_東京・月島地区における外部空間の---集合住宅の特徴的な対人的環境に関する研究 その4.pdf	31 Jan 2012 14:45	31 January 2012 14:45	279 KB	Adob...cument	--	--



# 02. Why are POPS significant? Why this research?



more than 694 places, equaling 11.5 x hibiya park (16ha) (2008)

# 02. Why are POPS significant? Why this research?

new york

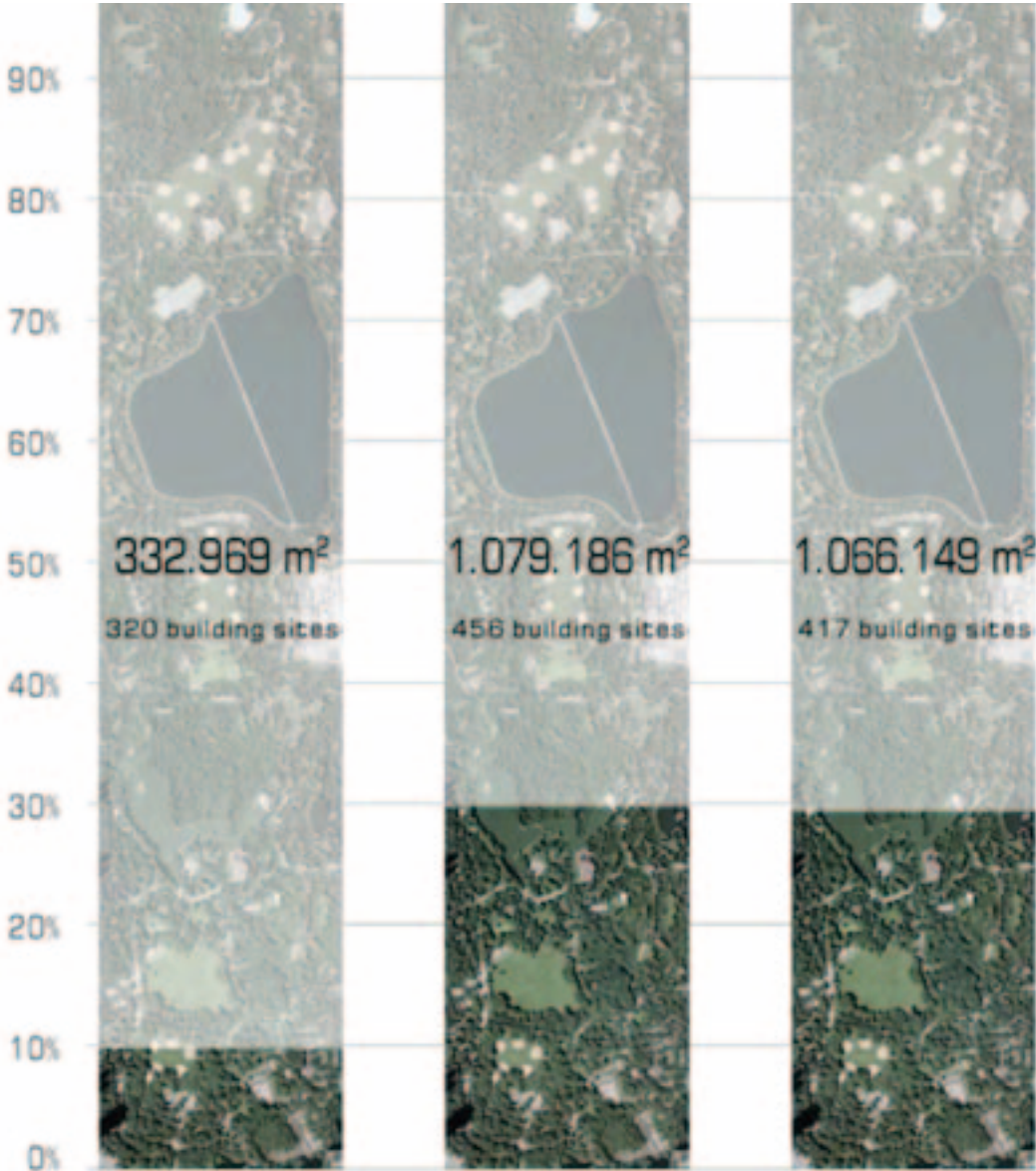
tokyo

yokohama

new york

tokyo

yokohama



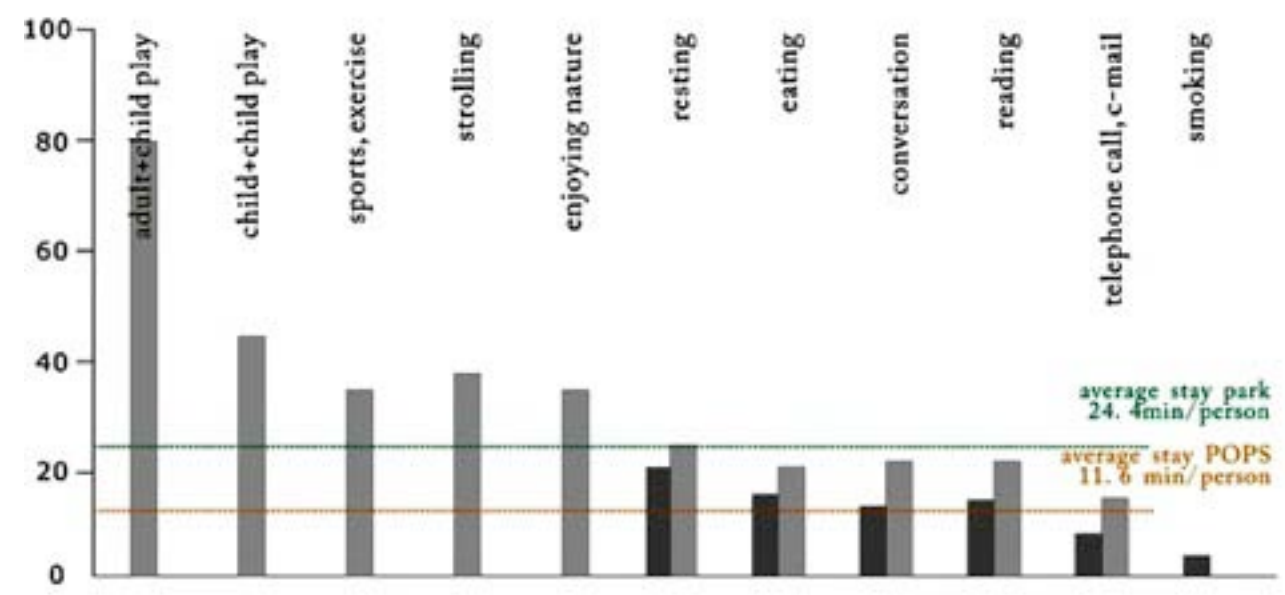
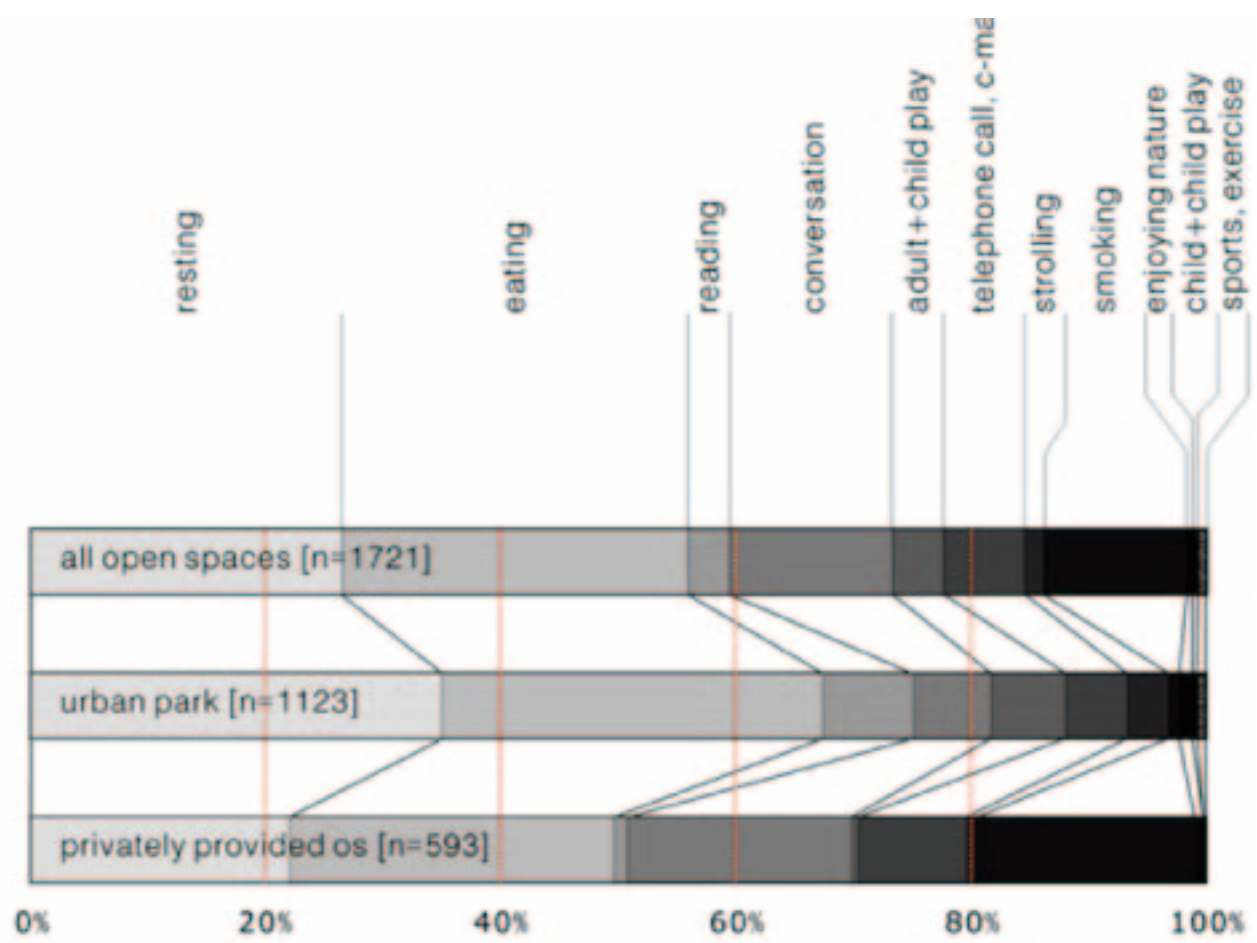
1056.0	mean
646.6	median
47.4	smallest
12847.8	biggest
47.4	
74.0	
78.7	
100.4	
102.7	
107.6	10 smallest
123.2	
130.5	
131.9	
135.8	
3934.5	
4538.2	
4789.2	
4802.1	
5014.3	10 biggest
5058.0	
5234.1	
6902.5	
8500.1	
12847.8	

2598.3	mean
1368.9	median
171.0	smallest
49687.4	biggest
171.0	
176.5	
197.5	
211.6	
213.7	10 smallest
218.3	
231.7	
234.3	
237.6	
240.8	
13272.3	
13910.0	
14422.2	
17407.6	
18485.0	10 biggest
20807.9	
22886.8	
24911.0	
34065.1	
49687.4	

2720.8	mean
1270.0	median
65.54	smallest
26653.3	biggest
65.5	
74.8	
77.8	
87.0	
91.1	10 smallest
97.3	
98.7	
99.4	
103.6	
104.3	
16334.3	
16774.2	
17777.7	
18675.2	
20912.0	10 biggest
21948.1	
24492.0	
25005.0	
25124.0	
26653.3	



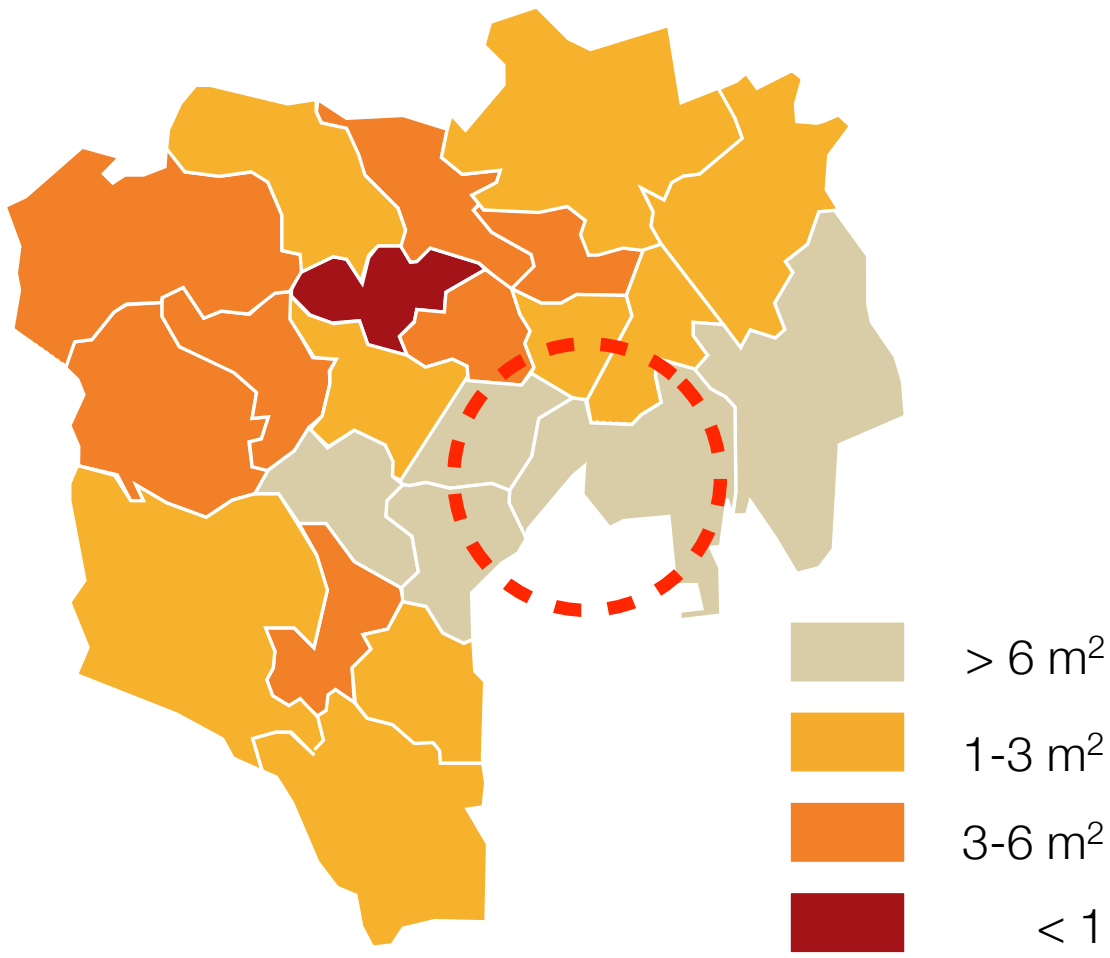
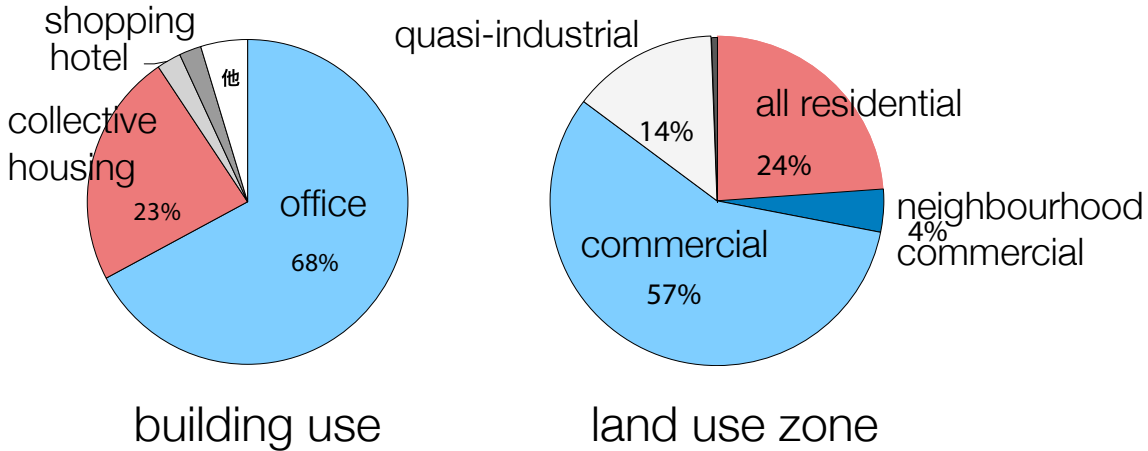
# 02. Why are POPS significant? Why this research?



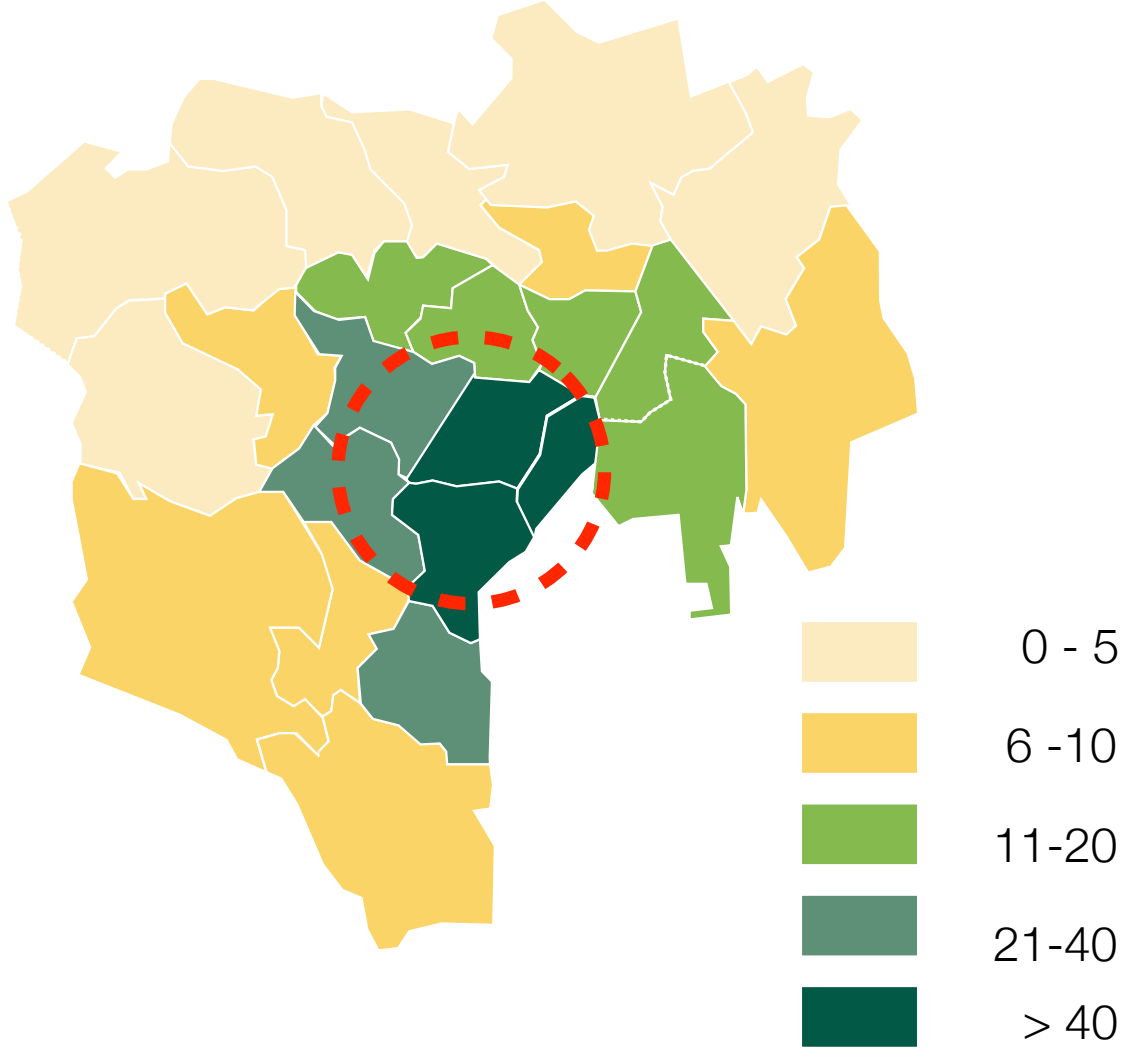
matsushita et al 2003



# 02. Why are POPS significant? Why this research?



public parks per capita in central tokyo (in m²)



number of comprehensive designs in central tokyo



# 02. Why are POPS significant? Why this research?

Who should decide how we use public space?



この広場及び通路等は、地区の環境改善・向上に資する施設整備の有効な立地とし、東京都府民地区計画適用基準に基づき設けられたものです。歩行者が日常自由に通行、又は利用できるものです。

この広場における建築物は、建築基準法第66条第1項の規定に基づき認定を受けたものです。

制定年月 平成14年11月  
制定番号 14都庁建規第62号

■ 敷地  
 ■ 公用地域  
 ■ 地区計画地域の敷地

建築主名 アルパコー・インベストメント・ピーティー・リミテッド 東京都  
 日本における代理店 タン・エン・パブ  
 三井不動産株式会社 代議取締役 佐藤 弘  
 松下電工株式会社 代議取締役 西岡 一也  
 管理責任者 三井不動産株式会社 伊藤ケンタロウオフィス TEL.03-0509-0210

当敷地内では以下の事項及び管理例で規定する禁止事項他人に迷惑を及ぼす行為を禁止しております。

- 自走車進入禁止
- バイク進入禁止
- スクーターボード、キックボード禁止
- 特定乗用車進入禁止
- 自転車、歩込み車進入禁止
- 特定乗用車禁止
- 乗合行為禁止
- 特定イベント開催禁止
- 特定乗用車行為禁止
- 喫煙禁止 (指定の喫煙所は別)
- 飲酒禁止
- ペットの散歩禁止

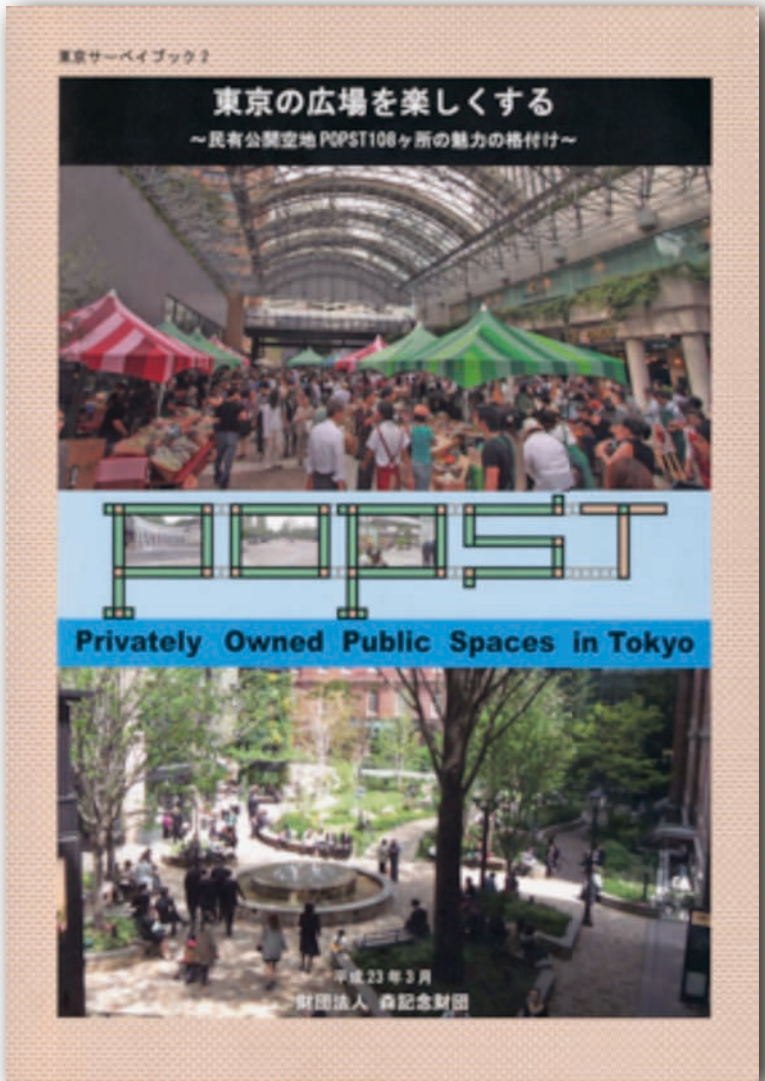
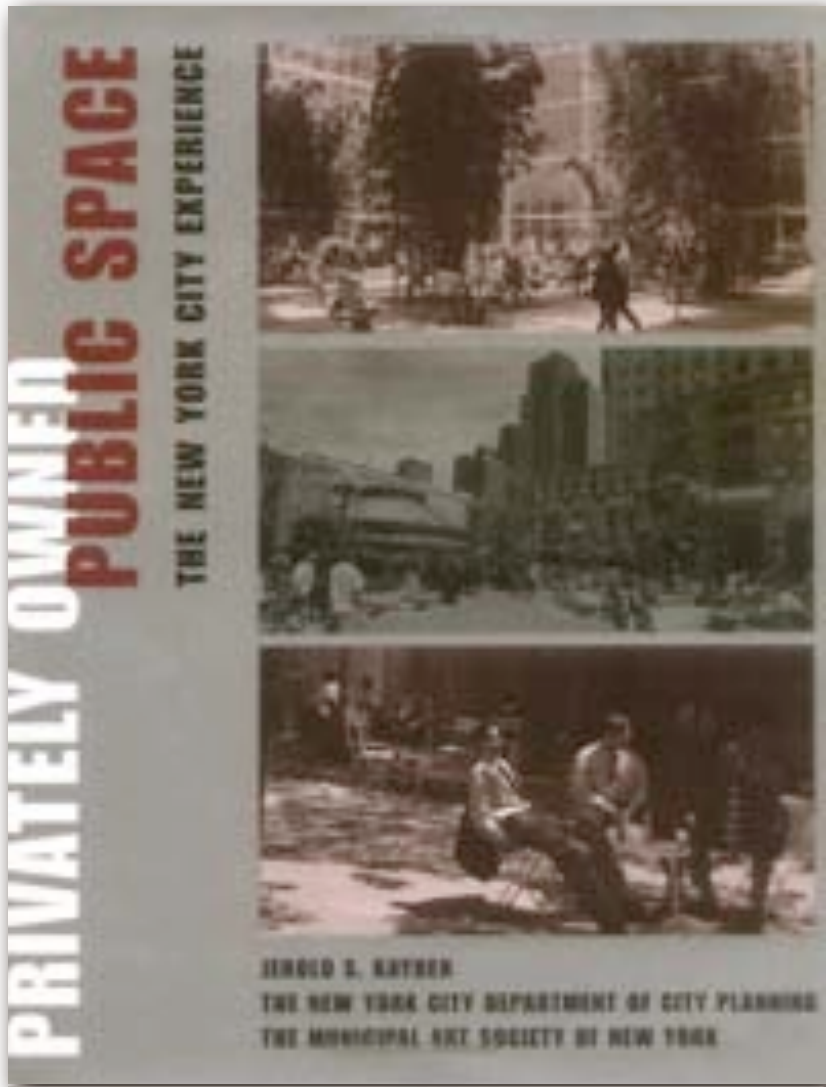
管理会社 三井不動産株式会社 2019-03-01  
 伊藤ケンタロウオフィス

伊藤ケンタロウオフィス TEL.03-0509-0210  
 伊藤ケンタロウオフィス TEL.03-0509-0210  
 伊藤ケンタロウオフィス TEL.03-0509-0210



# 02. Why are POPS significant? Why this research?

Need to take Stock: What is produced where? By whom? How? With what Effect?



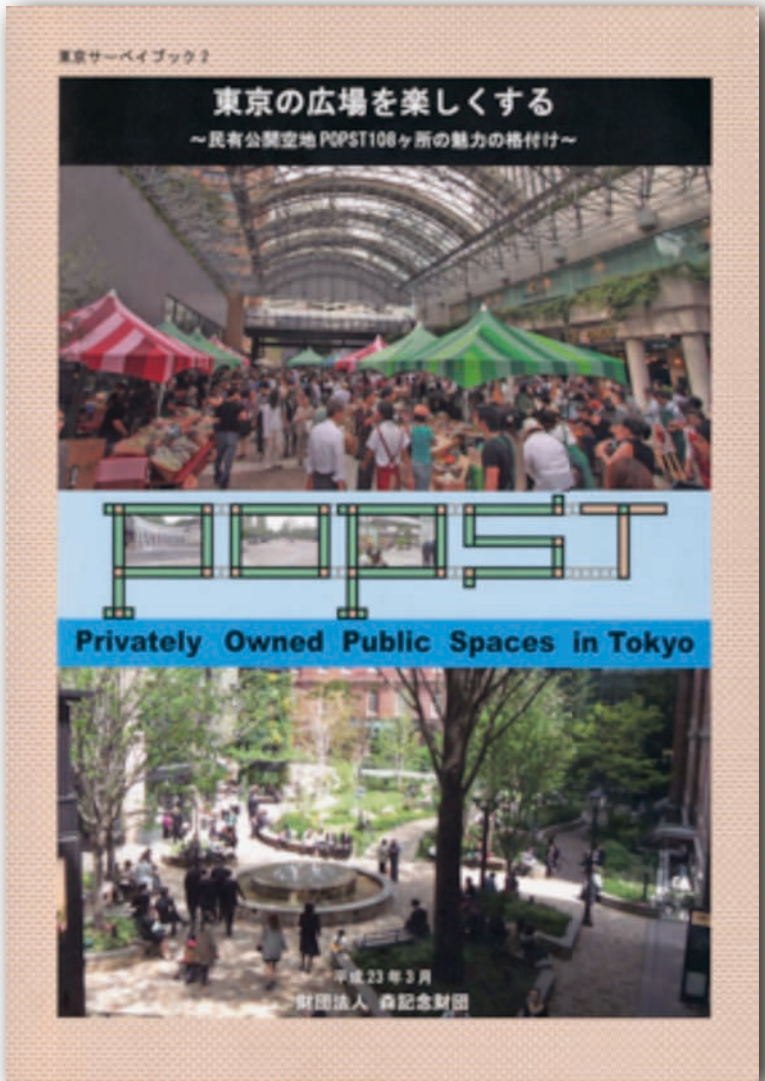
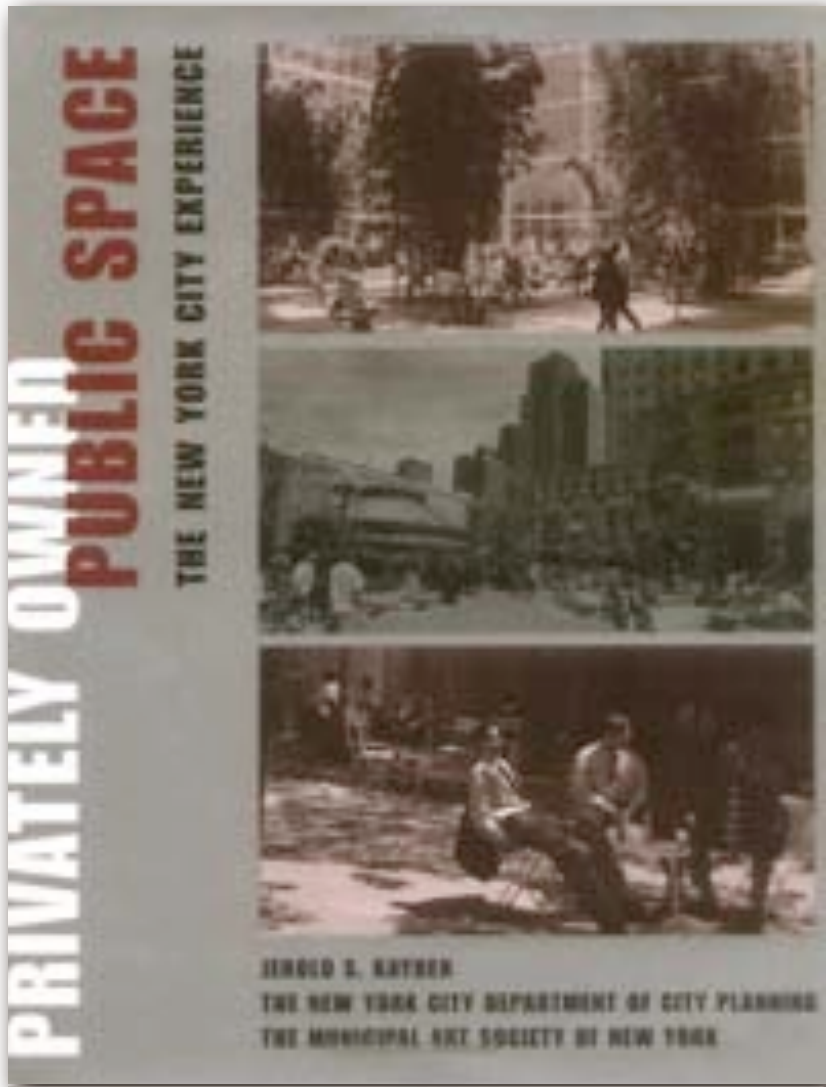
Mori Memorial Foundation: *Making Tokyo's Squares more enjoyable -Rating the Appeal of 108 Privately Owned Public Spaces in Tokyo*, 2011

Kayden J., The Municipal Art Society of New York, The New York City Department of City Planning: *POPS - The New York Experience*, 2000



# 02. Why are POPS significant? Why this research?

Public(ly usable) Space should be in public stewardship



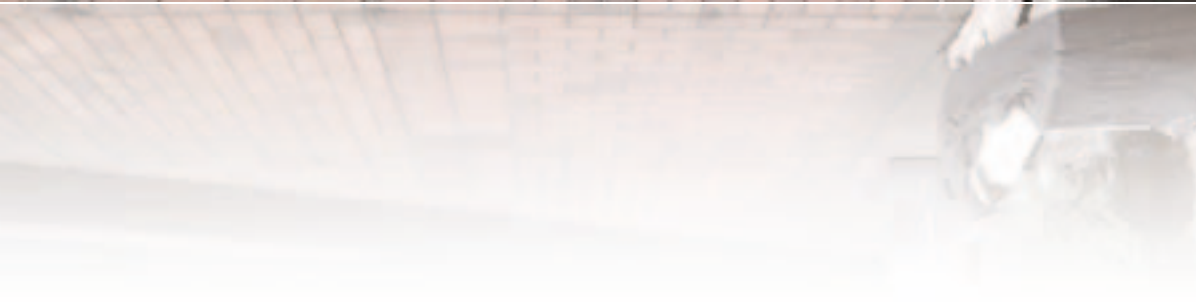
Mori Memorial Foundation: Making Tokyo's Squares more enjoyable -Rating the Appeal of 108 Privately Owned Public Spaces in Tokyo, 2011

Kayden J., The Municipal Art Society of New York, The New York City Department of City Planning: POPS - The New York Experience, 2000



# 03. The Research Setup

The Bigger Picture: Are POPS a good Deal? Can the System be improved?





# 03. The Research Setup

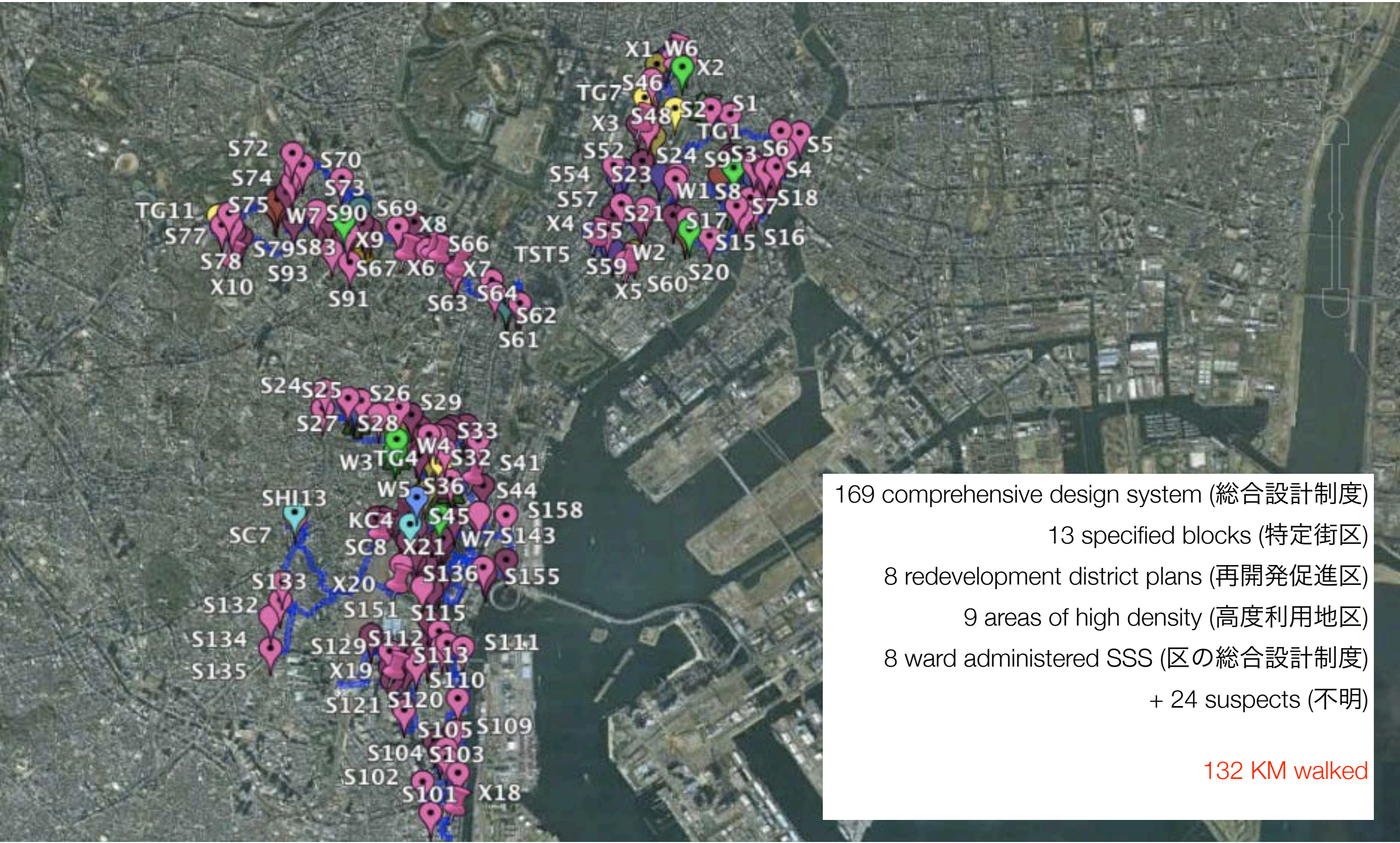
3 Layered approach: Tokyo | Japan | Global Level





# 04. Research: The Tokyo POPS Survey

First we need to know what has been produced where and in which Quality!



- 169 comprehensive design system (総合設計制度)
- 13 specified blocks (特定街区)
- 8 redevelopment district plans (再開発促進区)
- 9 areas of high density (高度利用地区)
- 8 ward administered SSS (区の総合設計制度)
- + 24 suspects (不明)

132 KM walked



# 04. Research: The Tokyo POPS Survey

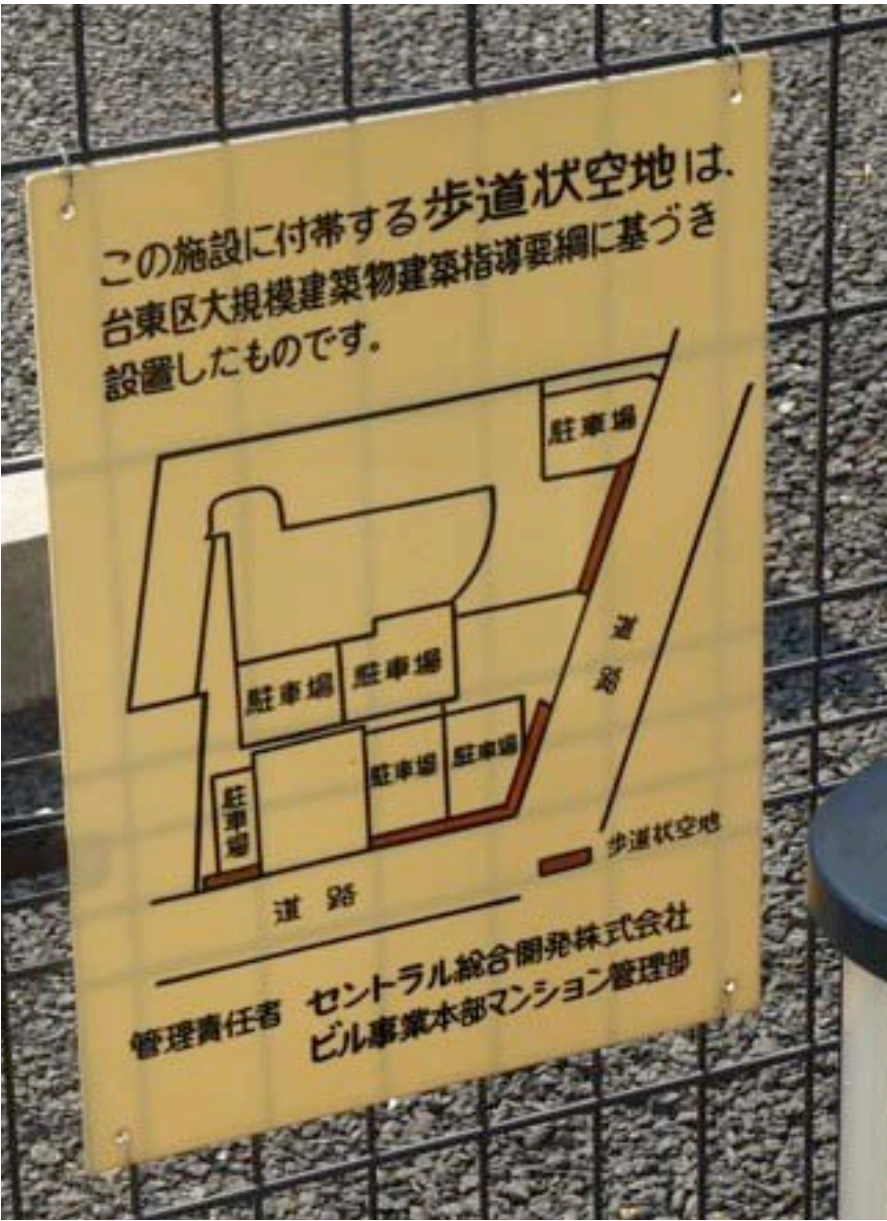
Does it matter who produces POPS?





# 04. Research: The Tokyo POPS Survey

'small'-scale larg-scale housing developments





# 04. Research: The Tokyo POPS Survey

New Condominiums





# 04. Research: The Tokyo POPS Survey

Banks and Securities





# 04. Research: The Tokyo POPS Survey

Retail





# 04. Research: The Tokyo POPS Survey

Spaces for Corporate Branding





# 04. Research: The Tokyo POPS Survey

Headquarters





# 04. Research: The Tokyo POPS Survey

Headquarters





# 04. Research: The Tokyo POPS Survey

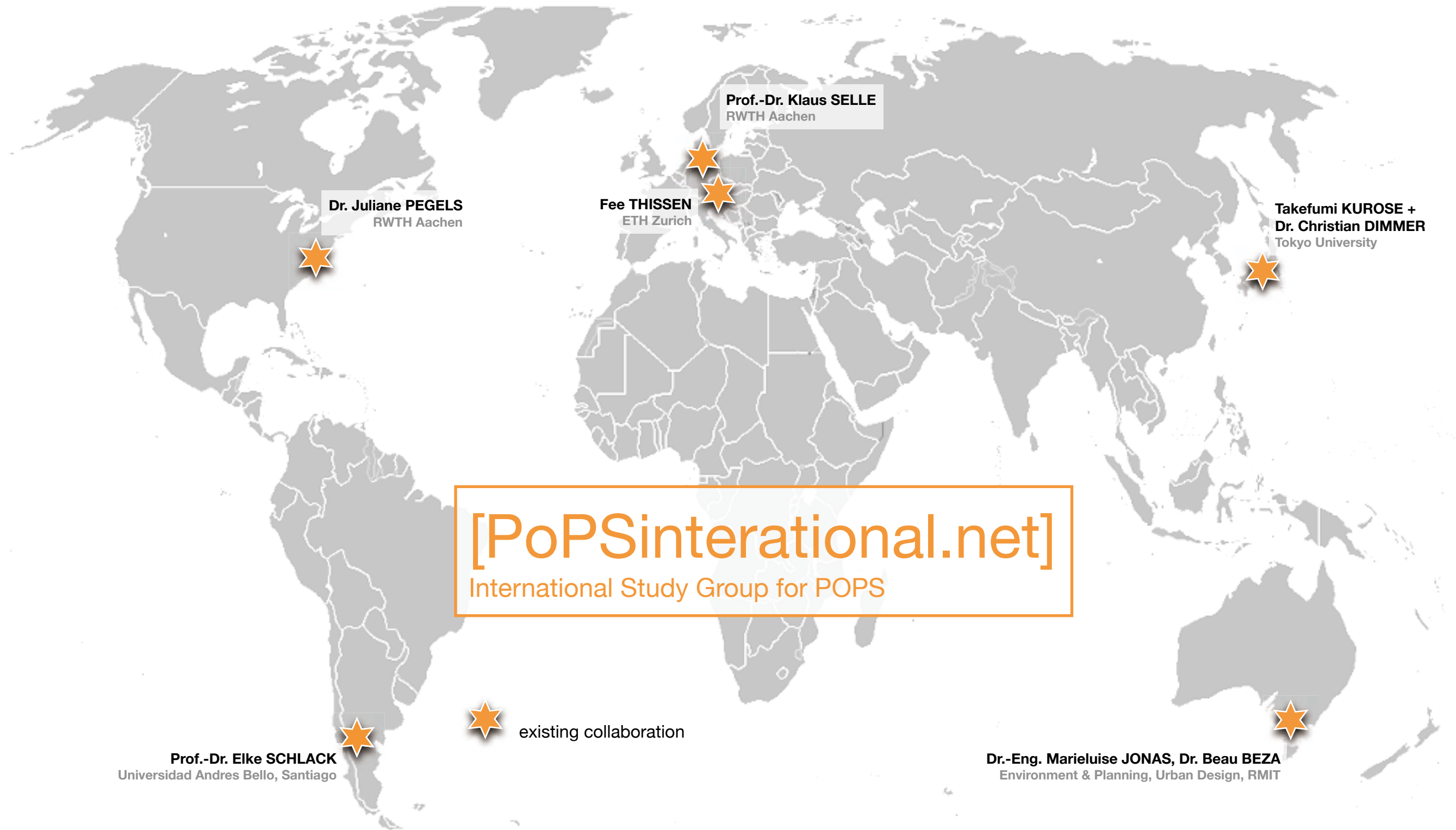
Public Land/ Buildings





# 05. Research: The International Perspective

a growing research network




**Dr. Juliane PEGELS**  
RWTH Aachen

**Prof.-Dr. Klaus SELLE**  
RWTH Aachen

**Fee THISEN**  
ETH Zurich

**Takefumi KUROSE +  
Dr. Christian DIMMER**  
Tokyo University

**[PoPSinternational.net]**  
International Study Group for POPs

 existing collaboration

**Prof.-Dr. Elke SCHLACK**  
Universidad Andres Bello, Santiago

**Dr.-Eng. Marieluise JONAS, Dr. Beau BEZA**  
Environment & Planning, Urban Design, RMIT



# 05. Research: The International Perspective

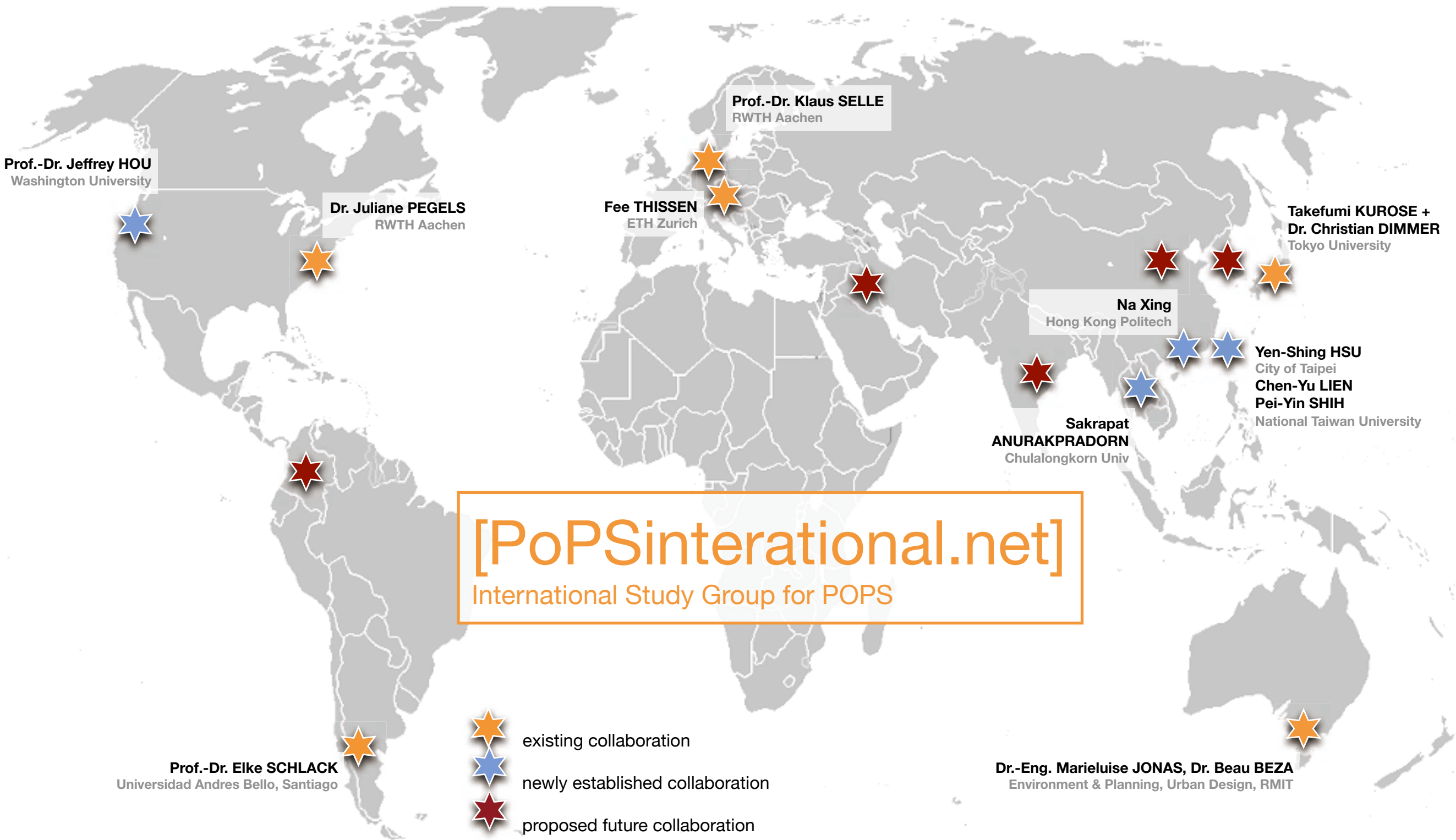
a growing research network





# 05. Research: The International Perspective

a growing research network





# 05. Research: The International Perspective

February 24th-27th POPS Workshop, February 28th: International POPS Seminar





SESSION I



**Jan LINDENBERG**  
IIDJ



**Yuki KATSURA**  
City of Yokohama



**Yasuhiro TANABE**  
Tokyo Metropolitan Gov.



**Ayane MAEKAWA**  
The University of Tokyo



**Toshihiro HORI**  
Tokyo Denki University



**Masami KOBAYASHI**  
Meiji University

SESSION II



**Jeffrey HOU**  
University of Washington



**Yen-Shing HSU**  
City of Taipei



**Juliane PEGELS**  
University of Aachen



**Chen-Yu LIEN**  
**Pei-Yin SHIH**  
National Taiwan University



**Sakrapat ANURAKPRADORN**  
Chulalongkorn Univ



**Na Xing**  
Hong Kong Politech

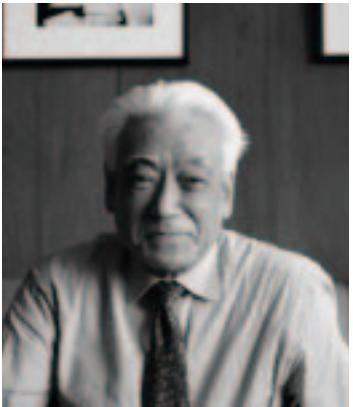


**Elke SCHLACK**  
Andres Bello Univ

SESSION III



**Atsushi DEGUCHI**  
The University of Tokyo



**Kei MINOHARA**  
MPCO

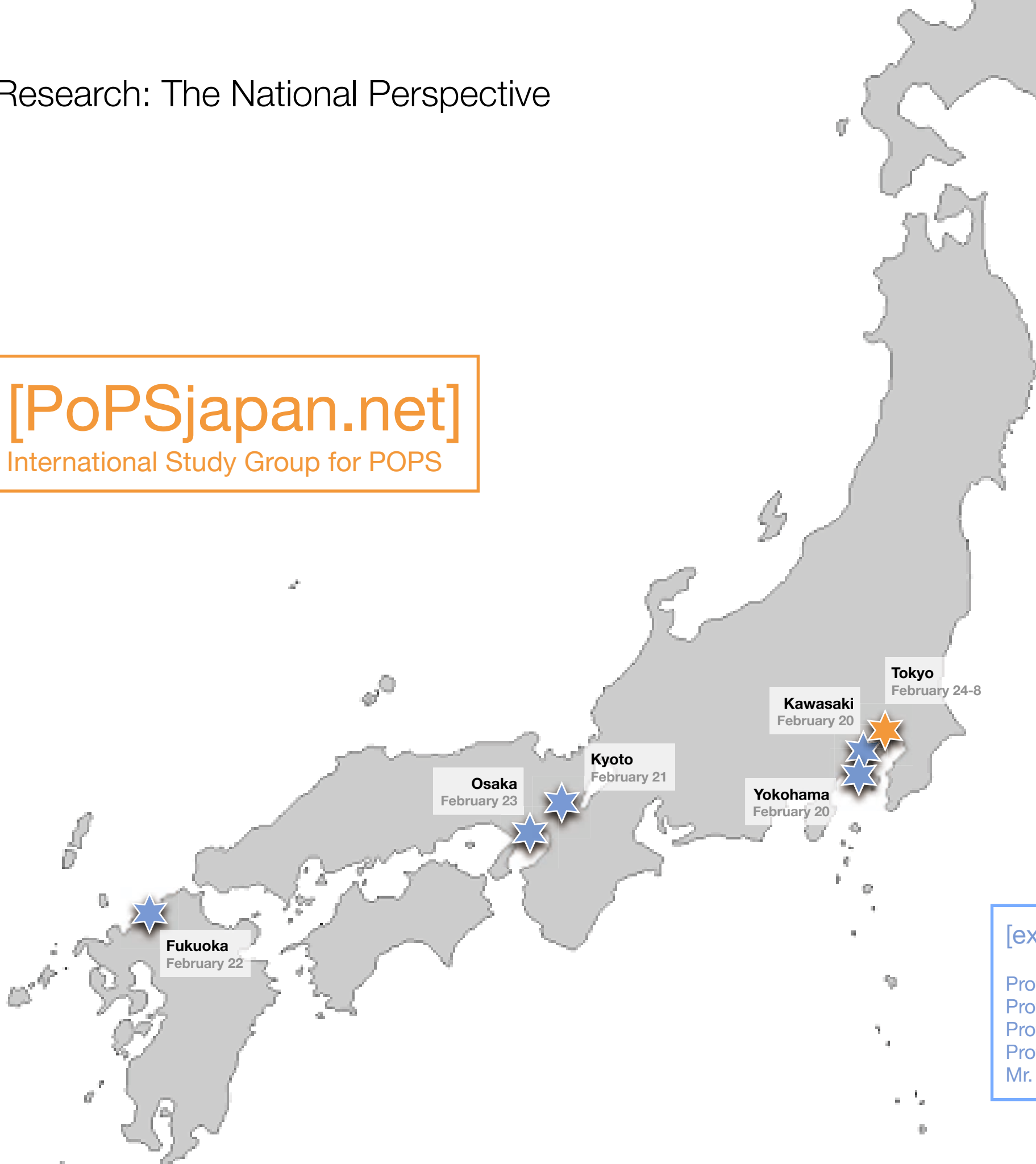


**Hiroshi TSUCHIDA**  
Tokyo Denki University



# 06. Research: The National Perspective

**[PoPSjapan.net]**  
International Study Group for POPS



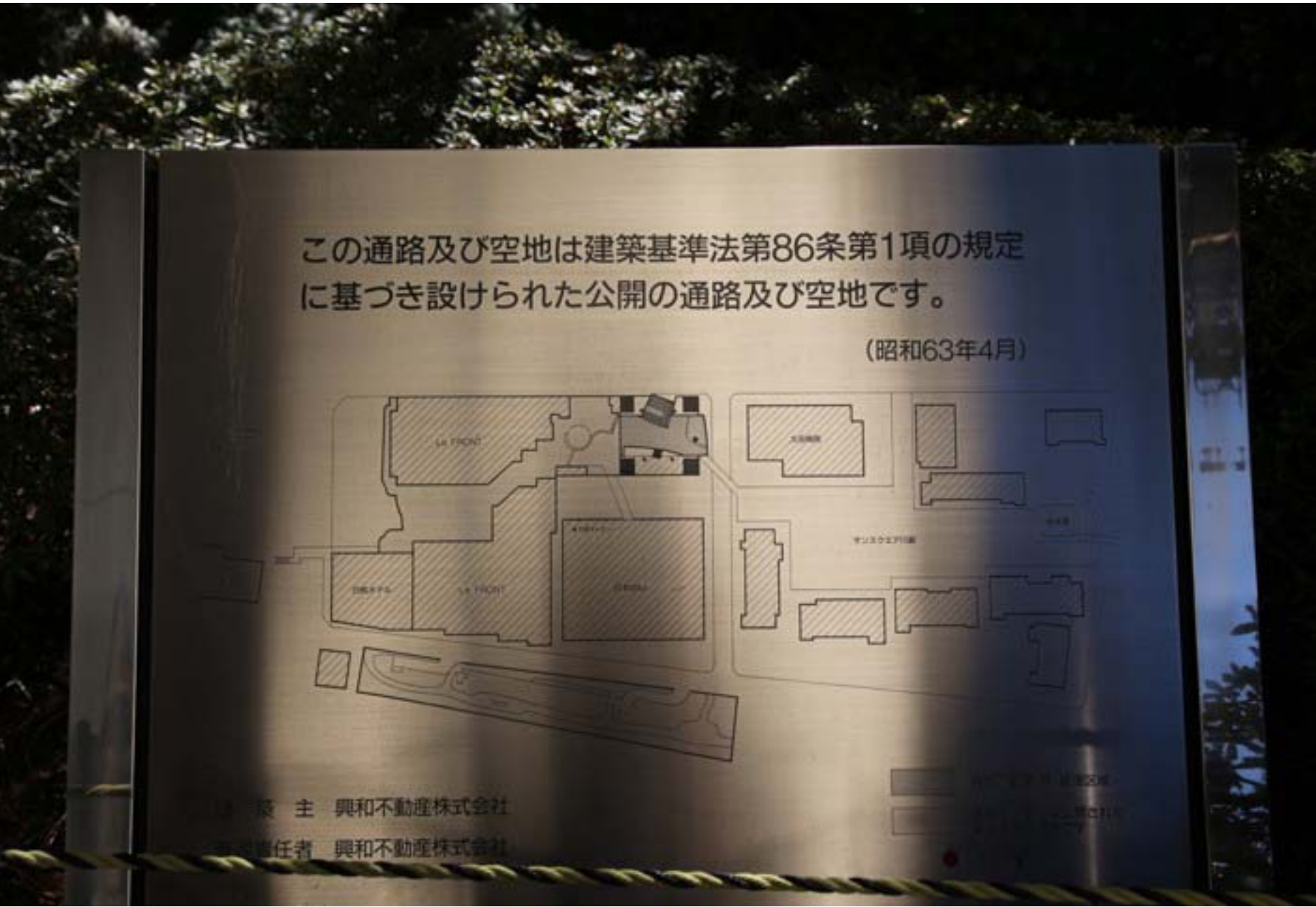
[external advisers to the project]

Prof. Kyoko MATSUOKA, Denki Daigaku  
Prof. Hiroshi TSUCHIDA, Denki Daigaku  
Prof. Isami KINOSHITA, Chiba Daigaku  
Prof. Masami KOBAYASHI, Meiji Daigaku  
Mr. Jan LINDENBERG, IIDJ



# 06. Research: The National Perspective

February 20th: Kawasaki





# 06. Research: The National Perspective

February 20th: Yokohama



West Exit  
Yokohama Station

- 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





# 06. Research: The National Perspective

February 21th: Kyoto





# 06. Research: The National Perspective

February 22nd: Fukuoka





# 06. Research: The National Perspective

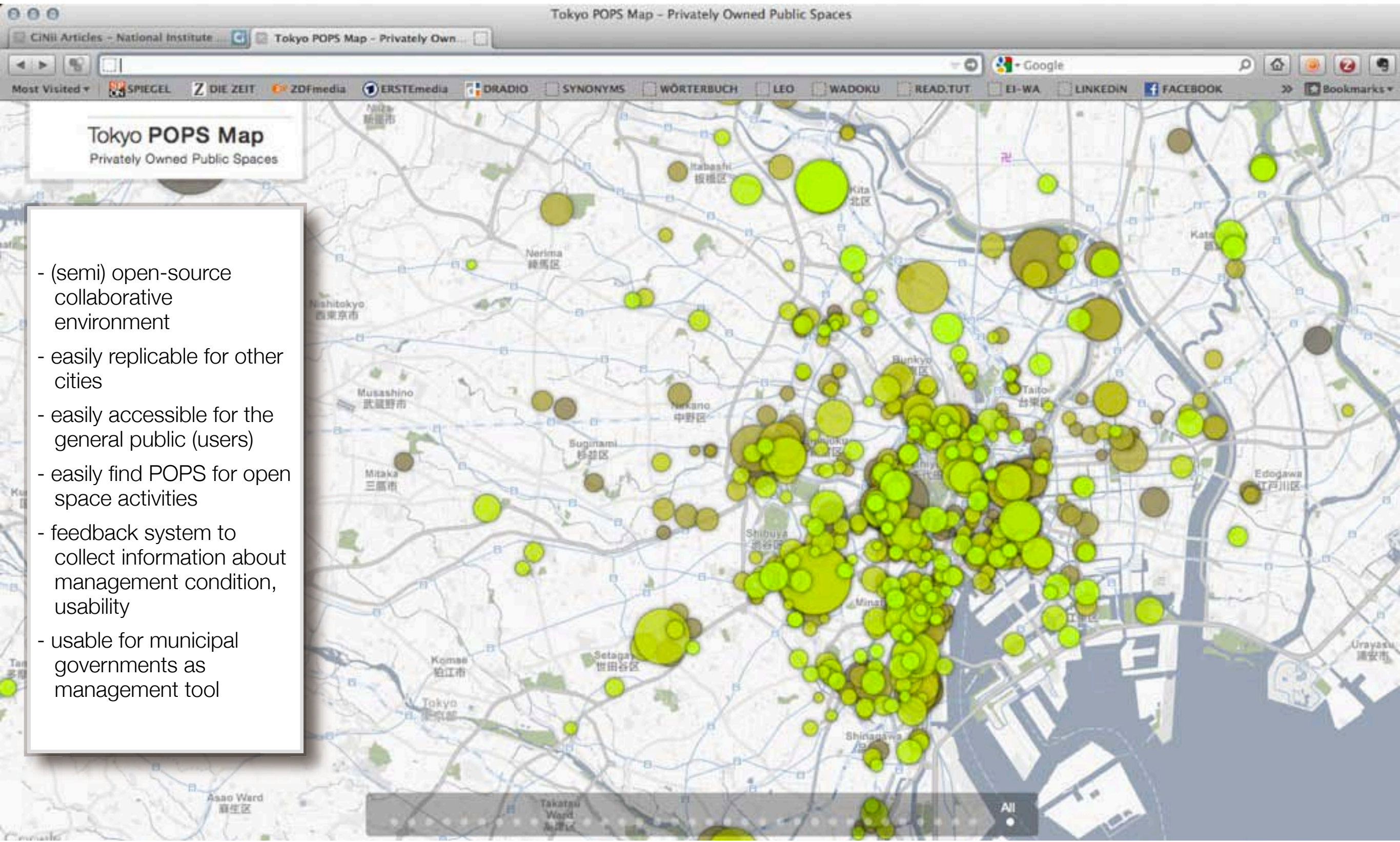
February 23rd: Osaka





# 07. Towards Application: The Tokyo POPS Map

Building a Collaborative Platform, Building Awareness

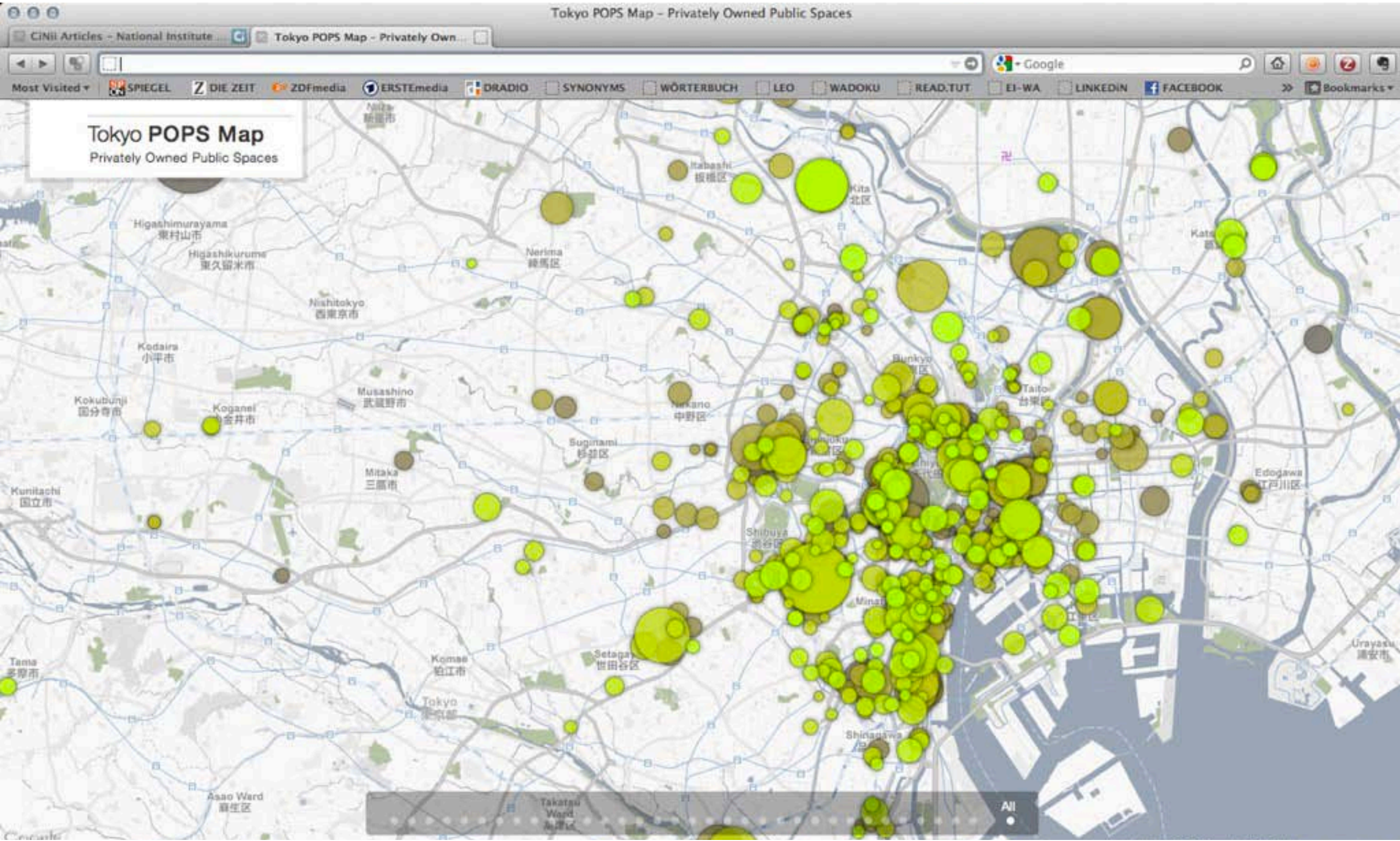


- (semi) open-source collaborative environment
- easily replicable for other cities
- easily accessible for the general public (users)
- easily find POPS for open space activities
- feedback system to collect information about management condition, usability
- usable for municipal governments as management tool



# 07. Towards Application: The Tokyo POPS Map

Easy to do, low-cost, ubiquitous spatial analysis





# 07. Towards Application: The Tokyo POPS Map

Easy to do, low-cost, ubiquitous spatial analysis





# 07. Towards Application: The Tokyo POPS Map

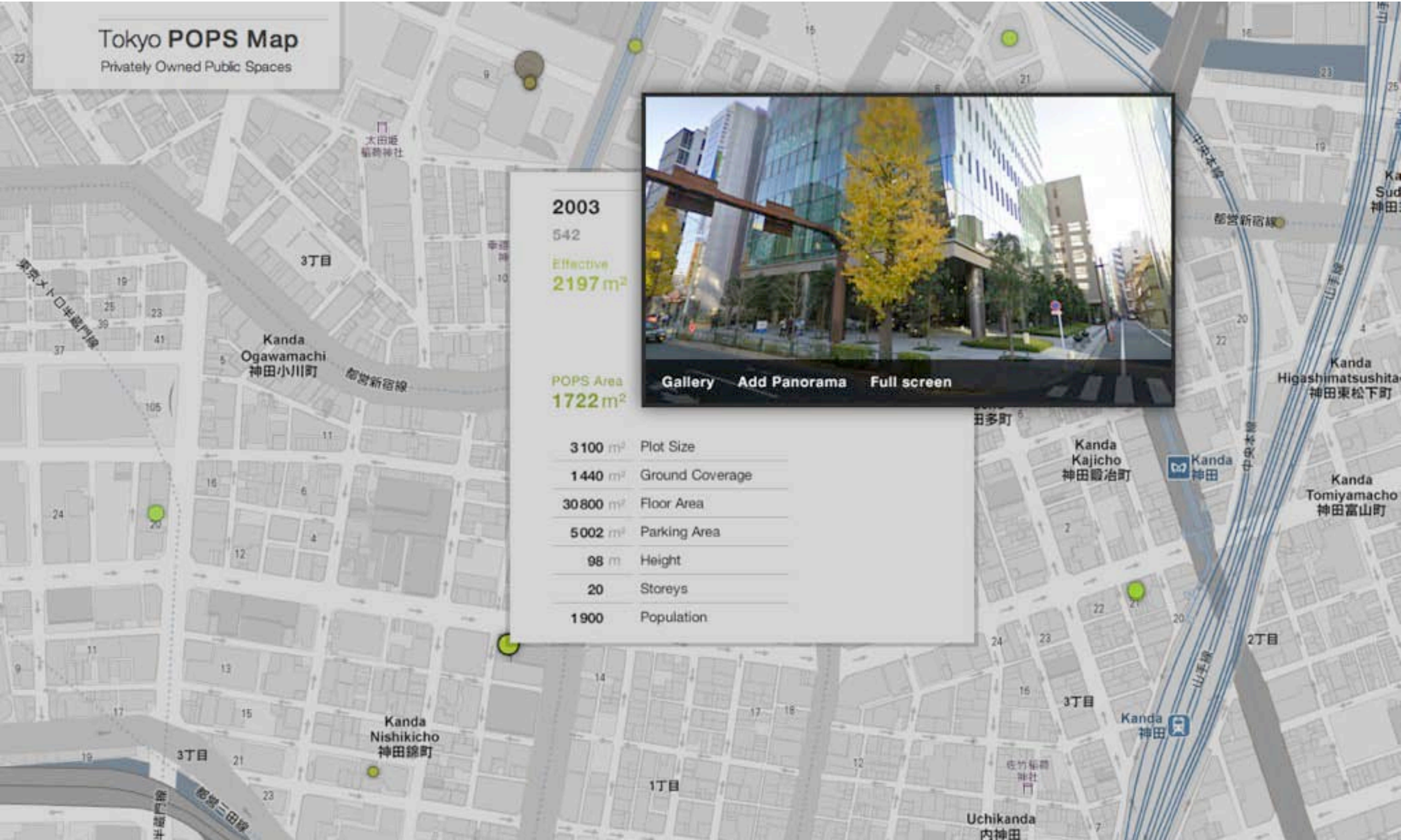
POPS information index card, spatial analysis, panorama thumbnail





# 07. Towards Application: The Tokyo POPS Map

POPS information index card, spatial analysis, panorama thumbnail





# 07. Towards Application: The Tokyo POPS Map

Keeping an eye on POPS

Tokyo POPS Map  
Privately Owned, Public Spaces

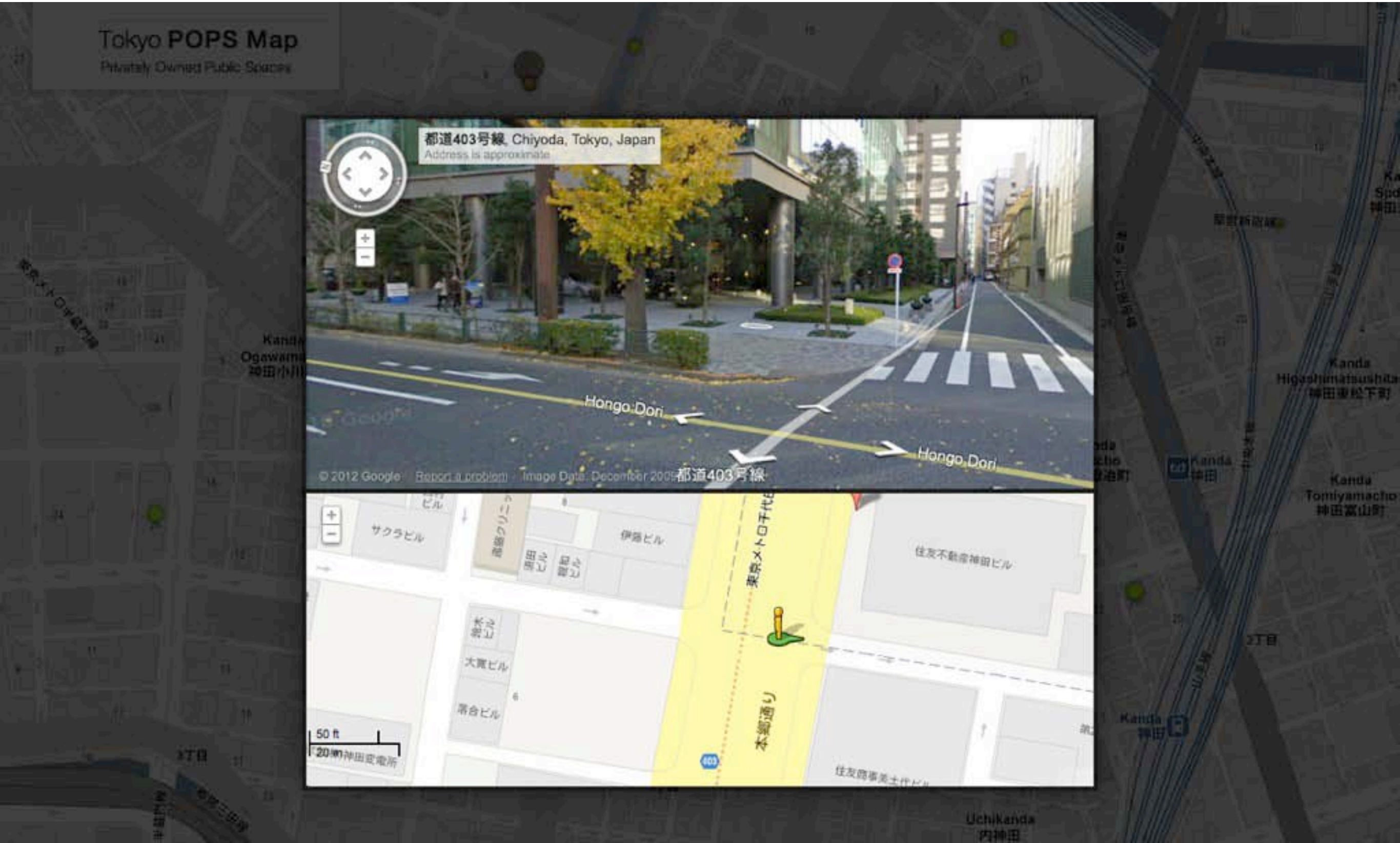
20 Storeys  
1,900 Population

Add StreetView Panorama



# 07. Towards Application: The Tokyo POPS Map

Keeping an eye on POPS



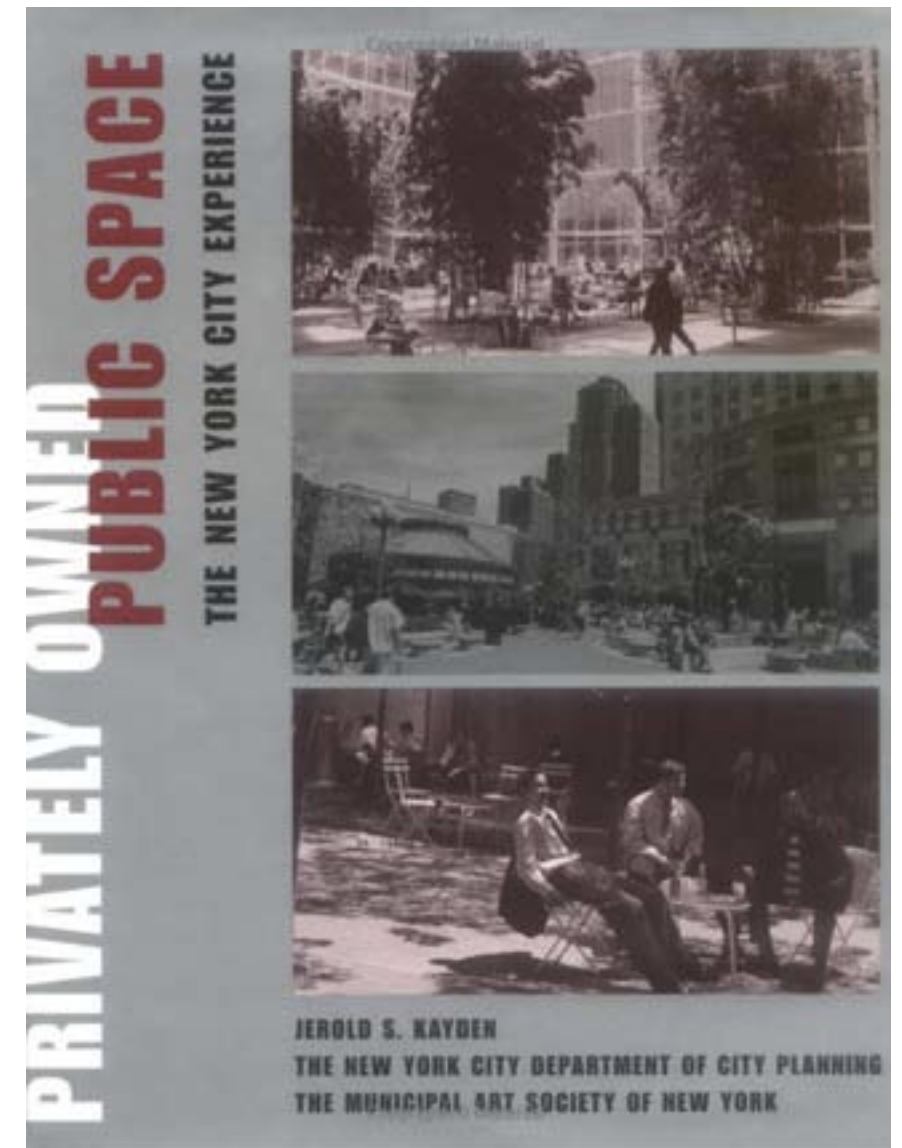


# 07. Towards Application: The Tokyo POPS Map





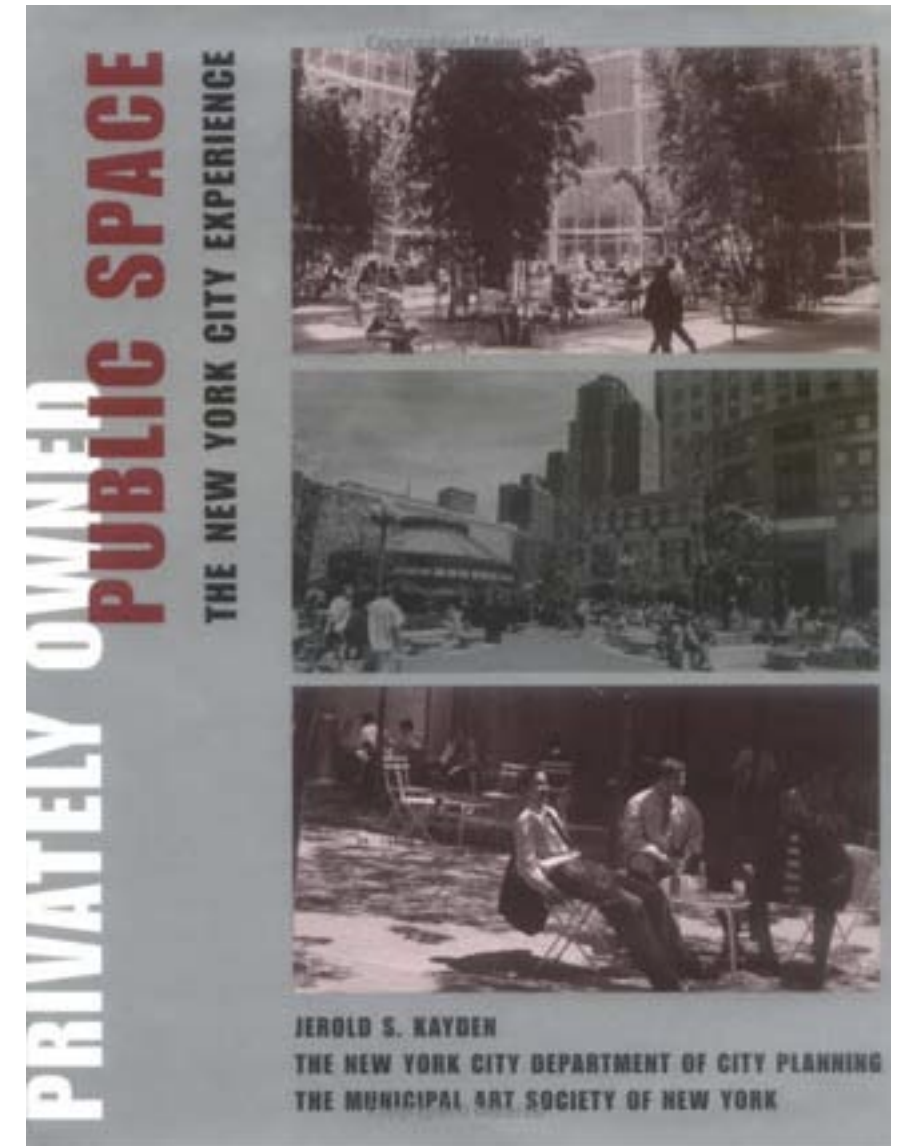
What will the Project TEAM do?





What will the Project TEAM do?

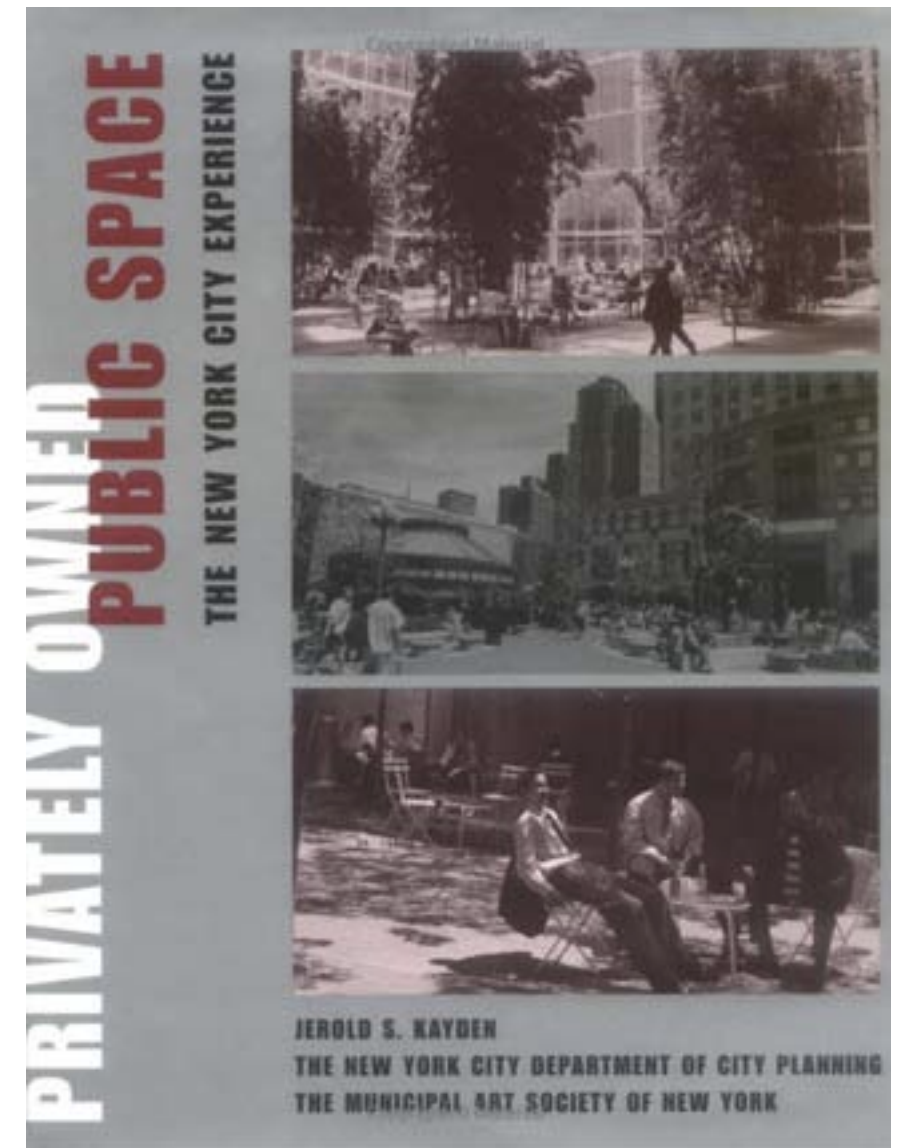
1. Literature Review: What do we know about POPS?





What will the Project TEAM do?

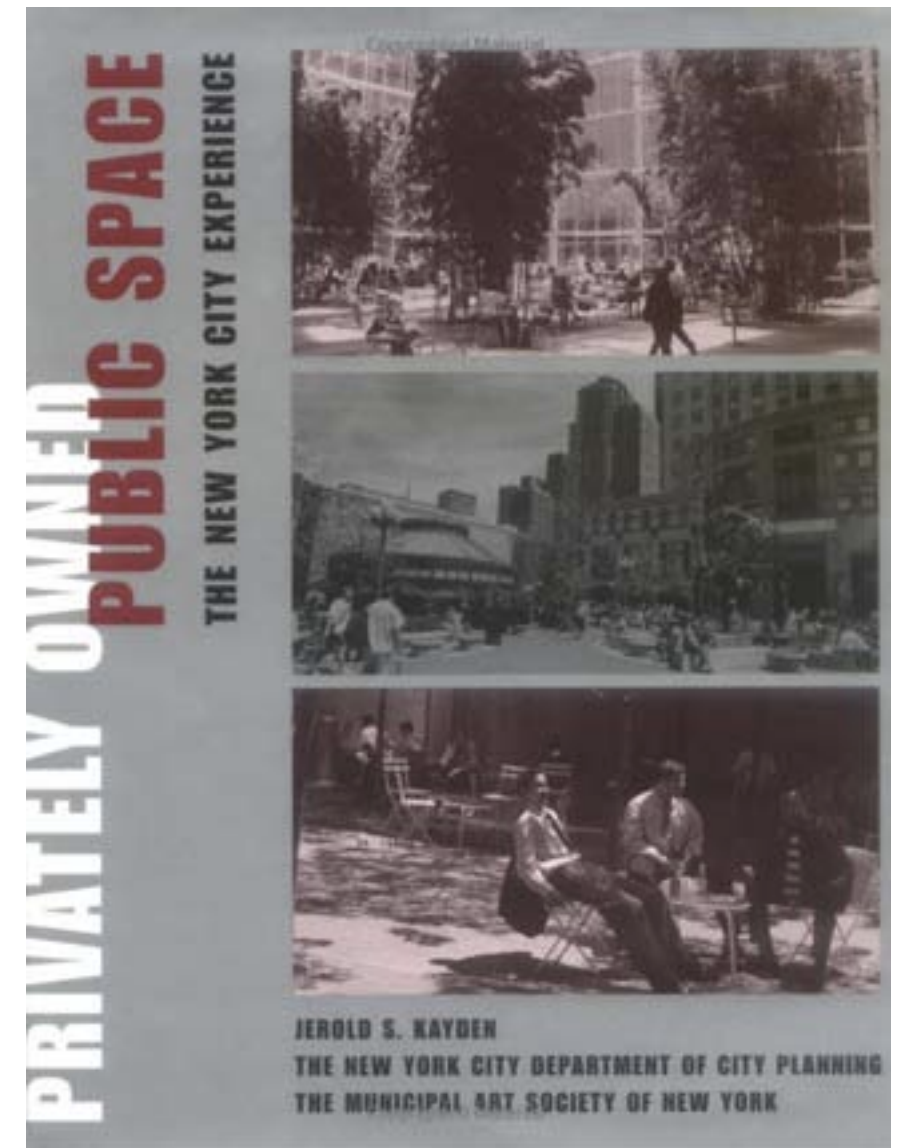
1. Literature Review: What do we know about POPS?
2. Team discussions about what is “good” urban space and how to measure that?





## What will the Project TEAM do?

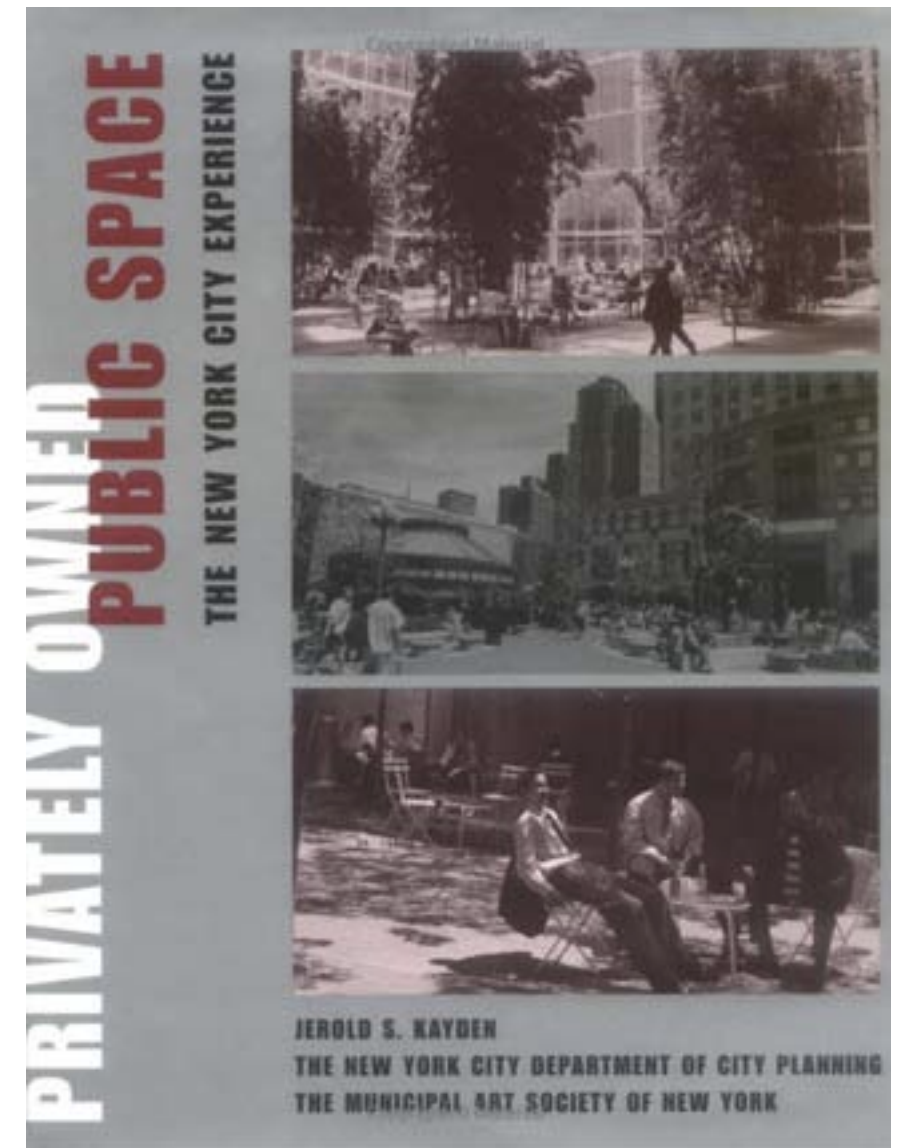
1. Literature Review: What do we know about POPS?
2. Team discussions about what is “good” urban space and how to measure that?
3. Together refining a catalogue of surveying criteria





## What will the Project TEAM do?

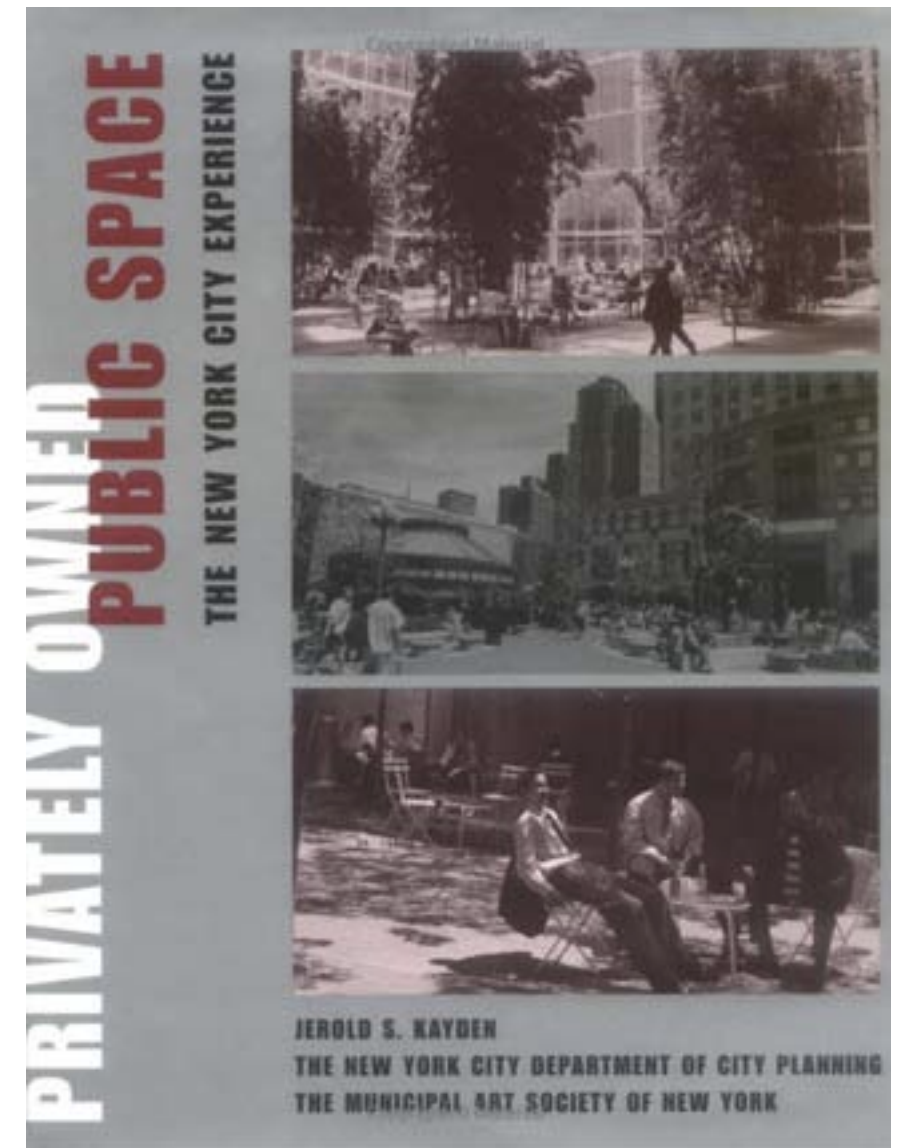
1. Literature Review: What do we know about POPS?
2. Team discussions about what is “good” urban space and how to measure that?
3. Together refining a catalogue of surveying criteria
4. Survey all privately owned public spaces in Tokyo





## What will the Project TEAM do?

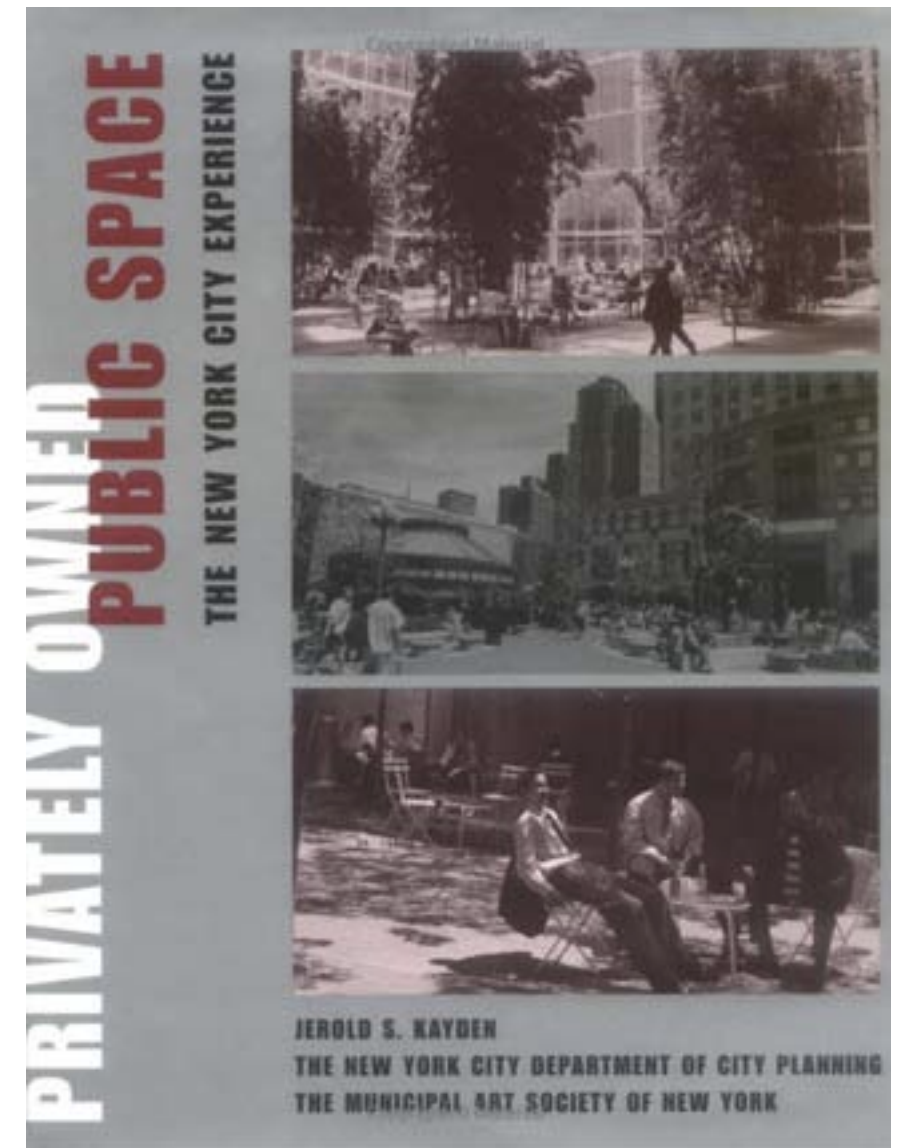
1. Literature Review: What do we know about POPS?
2. Team discussions about what is “good” urban space and how to measure that?
3. Together refining a catalogue of surveying criteria
4. Survey all privately owned public spaces in Tokyo
5. Linking survey data to designers, developers, place specificity





## What will the Project TEAM do?

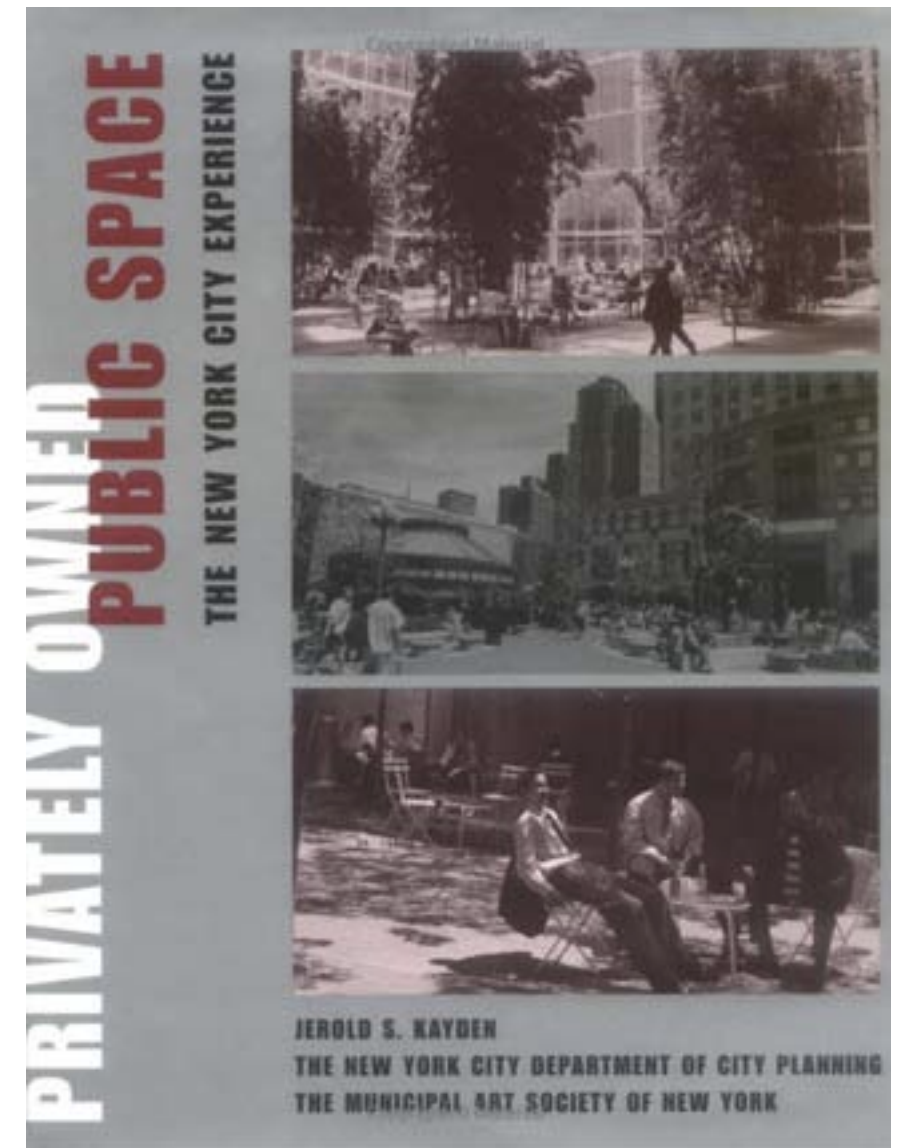
1. Literature Review: What do we know about POPS?
2. Team discussions about what is “good” urban space and how to measure that?
3. Together refining a catalogue of surveying criteria
4. Survey all privately owned public spaces in Tokyo
5. Linking survey data to designers, developers, place specificity
6. Establishing a (public) database with all existing POPS





## What will the Project TEAM do?

1. Literature Review: What do we know about POPS?
2. Team discussions about what is “good” urban space and how to measure that?
3. Together refining 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





## What will the Project TEAM do?

1. Literature Review: What do we know about POPS?
2. Team discussions about what is “good” urban space and how to measure that?
3. Together refining 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

