

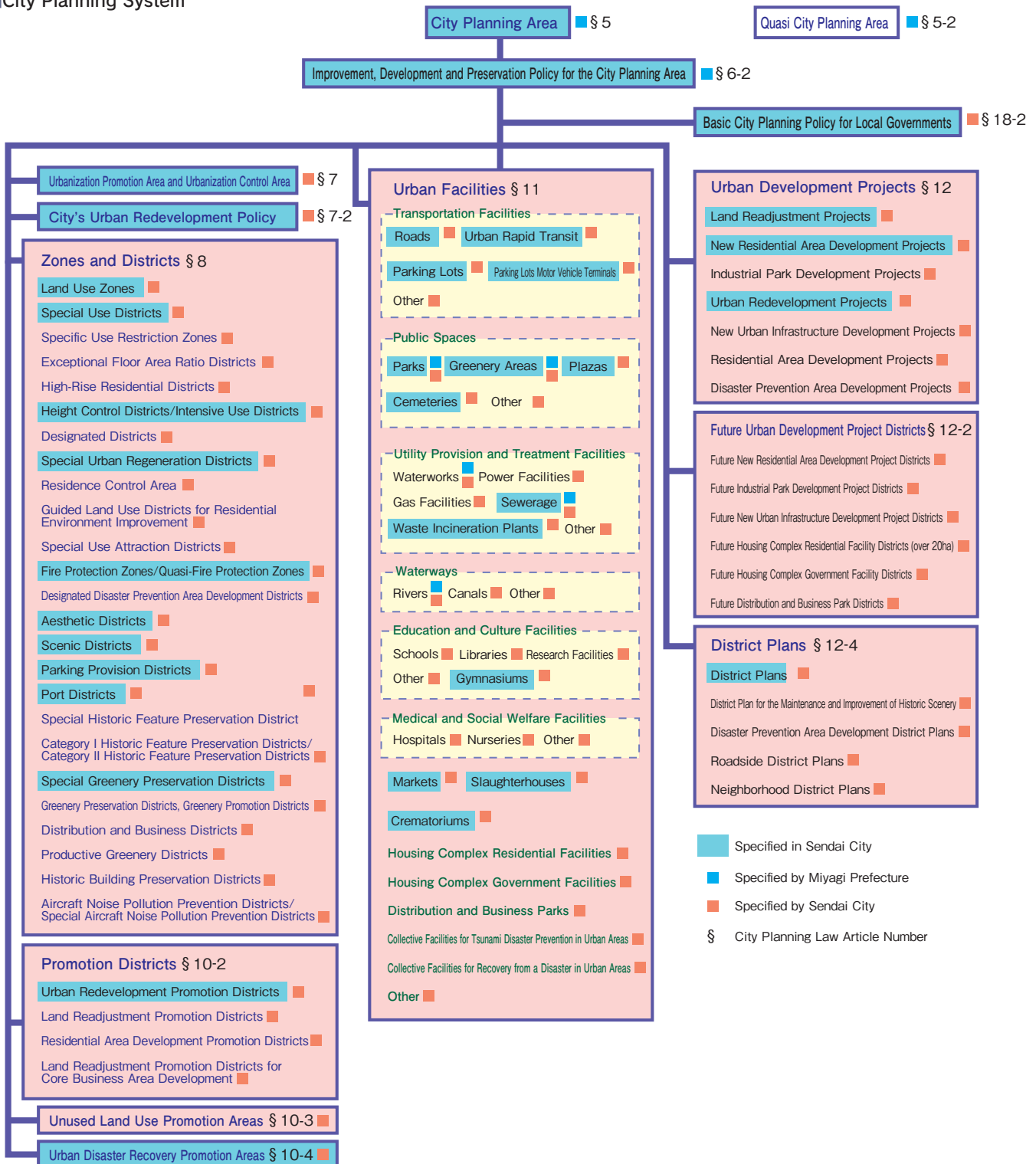
Overview of City Planning

The Purpose of City Planning

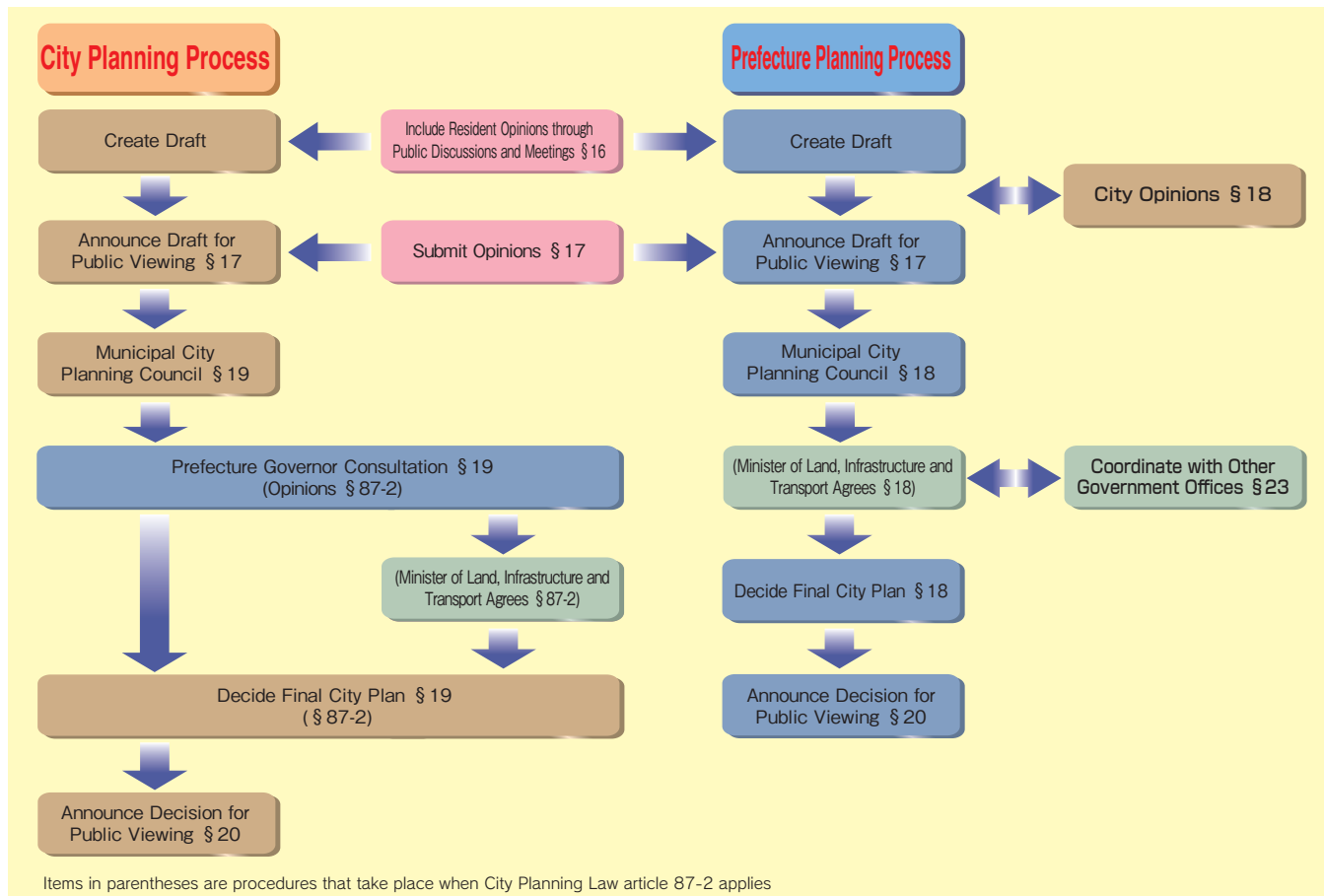
The ultimate purpose of city planning is to enable functional urban activities and healthy and cultured urban lives, while maintaining harmony with agriculture, forestry, and fishery. In order to achieve this, land must be used in a practical way

under appropriate restrictions. With this ultimate purpose in mind, the City Planning Law defines various rules for the procedures and plans that are necessary to determine land use, improve urban facilities, and carry out urban development projects. These rules are defined to promote good development and organized improvements in urban areas, while contributing to balanced development throughout Japan and the promotion of public welfare.

City Planning System



■ City Planning Process (§=article number) for Periods after April 1, 2012



- Procedures for Urban Planning Established by the City of Sendai
 - Area Classification (Urbanization Promotion Area and Urbanization Control Area)
 - City's Urban Redevelopment Policy
 - Zones and Districts (Land Use Zones)
 - Urban Facilities (Roads, Parks, Sewerage)
 - District Plans

- Procedures for Urban Planning Established by Miyagi Prefectural Government
 - City Planning Area
 - Improvement, Development and Preservation Policy for the City Planning Area
 - Urban Facilities (Parks *1, Sewerage *2)

* 1: Land 10 ha or larger set by the national government
 * 2: Public sewerage system in districts of municipalities where there are two or more drainage areas

City Plan Proposal System

The 2002 revision to the City Planning Law made it possible for people to propose community development-related city plans. This system was introduced to vitalize local communities and encourage residents to look over the development of their community.

Thanks to this system, it is now possible for land owners to propose city plans and amendments to prefectural and municipal governments. In order to submit proposals, it is necessary to obtain consent from two thirds of the land owners in a continuous community that exceeds the minimum area threshold.

City Planning Proposal System for Community Development along Subway Lines

In addition to the above-mentioned system for proposals on urban planning, the City of Sendai created its own system in August 2014 calling for proposals on urban planning aimed at promoting private development along the Sendai Subway Tozai Line, taking into account the growing momentum for development triggered by the opening of the Tozai Line.

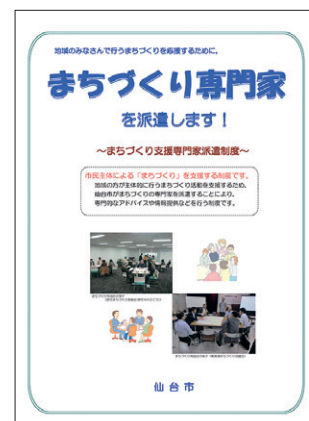
From April 2023, the scope was expanded to include areas along the Namboku Subway Line for the purpose of promoting high-level land use around stations and the concentration of urban functions along subway lines that connect east-to-west and north-to-south subway stations (urban axes).

Unlike statutory city planning proposal systems, proposals can be made at initial stages of land use planning. Thus, it is possible to promote specific projects after identifying the potential for changes in urban plans that result from these proposals. In addition to the elimination of land area requirements, a wide range of proposals are eligible.

Expert Dispatch Support System for Community Planning

In order to support community planning activities voluntarily performed by residents and promote developing a unique community that makes full use of the features and resources of local communities, the City of Sendai has developed a system in which specialists are dispatched to organizations that are carrying out urban planning to provide expert advice and information on community planning. Community planning advisors or consultants are dispatched according to the characteristics and degree of maturity of the community planning activities.

- Community planning advisor: Provides help in the early stage of activities, such as study groups and the exchange of opinions and ideas, etc.
- Community planning consultant: Provides help in the more advanced stages, such as the formulation of plans, etc.



Improvement, Development, and Conservation Policies for the City Planning Area (Master Plan for the City Planning Area)

The Master Plan for the City Planning Area defines the basic direction of land use in a city planning area, in order to maintain a united and comprehensive city plan. Sendai's city plan is based upon the Master Plan for the Sen-En (Sendai-Shiogama) Extensive City Planning Area.

Please note that the revised city planning law, which was enacted in 2001, expanded the scope of the "Improvement, Development, and Conservation Policy for Urbanization Promotion Areas." As a result, prefectures are now required to devise an "Improvement, Development, and Conservation Policy for City Planning Areas."

◆ Land Use Policy

To create "a polycentric city," business, commercial, industrial, and distribution operation zones are located, in consideration of the positioning of urban functions in related city plans, the amassment of various functions in urban areas, and traffic conditions. For residential areas, medium to high-density populated residential areas will be located in places suitable for high-density land use, and low to medium-density populated residential areas will be placed in their peripheral areas to develop good urban areas. Moreover, to promote compact city development that is sustainable in a society with a super-aging and declining population, appropriate land use will be brought forward using the Location Normalization Plan System, including designating urban function encouragement areas and residential encouragement areas, taking advantage of area characteristics.

Meanwhile, nature-rich areas and farmlands surrounding urbanization promotion areas that are preserved under relevant laws and regulations will continue to be preserved as urbanization control areas.

To realize a disaster-resilient urban structure, non-residential land use will be promoted, restricting residence in parts of the coastal areas under relevant laws and regulations, regardless of area classification.

◆ Transportation System Policy

The City of Sendai aims to build a comprehensive transportation system, using the Local Public Transportation Network Plan, to form a transportation axis that supports a polycentric city and to realize an environment-friendly city that does not depend excessively on automobile traffic.

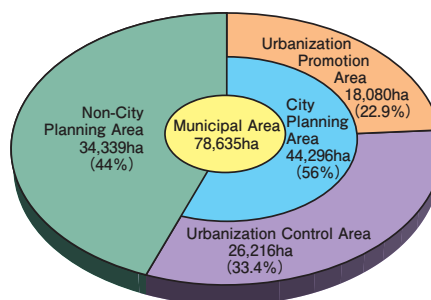
■ Zoning Policy for Major Land Uses



City Planning Area

A city planning area is an area that needs to be comprehensively developed, improved, and maintained as a single city. Administrators consider current and future natural/social conditions, land use, and traffic when defining this area. Sendai's city planning area is called the Sen-En (Sendai-Shiogama) Extensive City Planning Area (88,934 ha), which spreads over 6 cities, 4 towns, and one village. This city planning area covers 44,296 ha of Sendai City, which is 56% of Sendai's area (78,635 ha) as of December 31, 2023.

■ City Planning Areas and Area Division in Sendai City



Urbanization Promotion and Control Areas

City planning areas are subdivided into urbanization promotion areas and urbanization control areas to prevent disorganized urbanization and encourage planned urbanization.

Urbanization is encouraged in urbanization promotion areas. Current urban areas and areas that should be urbanized within 10 years under a planned environment are designated as urbanization promotion areas.

Urbanization control areas are specified to restrict urbanization. Urbanization promotion and control areas are re-evaluated approximately once every five years, based upon the city planning basic survey.

Population, industry, and urbanization trends are also considered in this process.

Sendai also tries to flexibly adjust urbanization zoning through various methods, such as the reserved area system, which was introduced by a 1982 national government announcement. This system makes it possible to postpone designating certain areas as urbanization promotion areas – areas that are recognized as areas in need of urbanization within the "The Master Plan for the City Planning Area" but have no immediate plans for urbanization. It is possible to cancel these "reservations" and designate these areas as urbanization promotion areas before the next re-evaluation, if planned urbanization becomes plausible.

In the Sen-En (Sendai-Shiogama) Extensive City Planning Area, urbanization promotion and control areas were first designated in August 1970. Five reevaluations have taken place since then, in July 1977, January 1984, March 1991, May 1997, May 2004, May 2010, and May 2018.

Urbanization Promotion Areas: 18,080 ha

Urbanization Control Areas: 26,216 ha

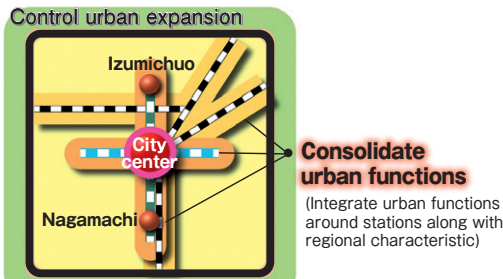
(As of December 31, 2023)

Sendai City Planning Master Plan – Basic Policy on City Planning 2021-2030 –

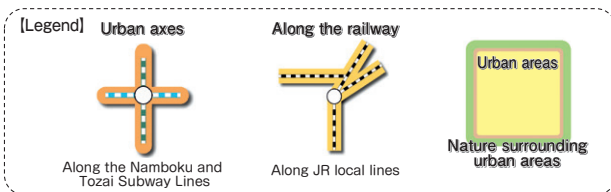
Since the formulation of the City Planning Policy in 1999, the City of Sendai shifted its policy from expansion to function-intensive city planning centered on railways and has made steady progress. It is necessary to set a long-term projection for the initiatives since it takes time to achieve city planning goals. In addition, in order to be a city of choice in the age of a declining and aging population and increasingly fierce competition among cities, the City of Sendai must work with citizens and businesses to create a unique and diverse city. For these reasons, the City of Sendai formulated this concept in March 2021 with the aim of presenting a future vision of the city from a long-term perspective so that it can be easily shared with those involved in city planning and also to clarify the roadmap for its realization.

Basic Urban Structure

Sendai City will advance the concentration and upgrading of urban functions such as commerce, business, welfare, child-rearing, and medical care in the city center, Regional hubs (Izumi-Chuo District and Nagamachi District), the urban axes along the subway lines and the railway, and increase the density of these functions. At the same time, the city will improve accessibility to a variety of urban functions using public transportation, mainly railways, and work to create a function-intensive city featuring efficient and environmentally-friendly urban management and disaster prevention functions. Through these initiatives, the City of Sendai aims to create a sustainable urban structure that is attractive, comfortable, safe and secure and disaster-prepared, in harmony with rich greenery.



Preservation of the Healthy Natural Environment
 (In October 2021, the United Nations Human Rights Council (HRC) recognised for the first time that having a clean, healthy and sustainable environment is a human right.)



Goal Image for City planning

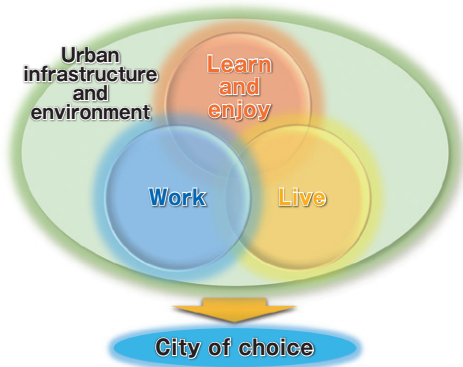
“New City of Trees continuing to challenge to be the city of choice”

-Create a sustainable city supporting and generating a variety of activities in harmony with the natural environment and urban functions-

In order to stay a sustainable city of choice as a place for various activities for people in Japan including citizens, and those abroad, the City of Sendai will utilize and further enhance its unique individualities that have been cultivated up to now; its beautiful and spacious environment surrounded by greenery; convenience thanks to the concentration of high-level urban functions; and its brand power as a city with a disaster-resistant environment. The City of Sendai aims to become a “New City of Trees” that continuously enhances its value using its strength to create new attractions and vitality as well as its flexibility to respond to various changes.

To achieve the goal to be the city of choice

City planning is performed close to its residents, created via their daily activities. The activities of each individual, such as working, learning, having fun, and living, will eventually lead to city planning on a broader scale. Since the city’s urban area has already reached a certain level of sufficiency in terms of quantity, the City of Sendai will now more than ever focus on “utilizing” the area. While actively working on creating a sustainable and diverse city where attractive and dynamic urban activities are developed, the City of Sendai will aim to enhance the quality of the places where people work, learn, enjoy, and live, and create synergies to become a city of choice.



Basic Policy for City planning

Basic Policy 1: Restructuring of an attractive and dynamic city center

- For growth as a city that is internationally competitive and connects Tohoku region with the rest of the world, the restructuring to a dynamic urban center that contributes to increasing its attractiveness and vitality. This will be attained through enhancing the characteristics of each area to improve circulation in the city center, utilizing near-future technologies, and creating opportunities for innovation and trials while also generating places for relaxation and exchanges.

Basic Policy 2: Consolidation of urban functions and community development utilizing the characteristics of communities

- In order to continuously form a functional and efficient urban area that is sustainable and contributes to disaster prevention and mitigation, the City of Sendai will appropriately allocate various urban functions according to the characteristics of communities.
- The City of Sendai will promote distinctive community development which contributes to the guidance of urban functions and the revitalization of communities based on their characteristics, while considering harmony with the surrounding environment.

Basic Policy 3: Enhancing the transportation system focusing on high-quality public transportation

- The City of Sendai will enhance its transportation system, mainly high-quality public transportation, so as to avoid over dependence on private car ownership, and will promote transportation policies that support wide-area exchange and cooperation in addition to mobility in daily life.

Basic Policy 4: Passing on the City of Trees to future generations and enhancing a safe and secure urban environment

- The City of Sendai will pass on the appeals of the City of Trees to the future generations, and create a beautiful and comfortable urban space that takes advantage of the natural environment it possesses.
- As a city where people can live healthily, safely, and securely through their life time, the city will improve the disaster-resilience such as flooding preventive measures in urban areas.

Basic Policy 5: Promotion of collaborated community development to produce the appeal of the city

- In order to respect the value of other people, solve regional issues and create new attractions, the City of Sendai will further promote community development through cooperation among diverse entities such as citizens, businesses, and the government.

Basic Policy for City planning

(1) Urban zone

■ City center

As the hub and the leading city of and the leading city of on the global stage, the city aims to be an internationally competitive, dynamic urban center that continues to generate a lively atmosphere, exchanges, and continuous economic vitality through the accumulation of high-level urban functions. In addition to that, the City of Sendai will advance Restructuring of the city center, improve the ease of getting around and advance the formulation of a “walkable” city environment.

■ Regional hub

By placing regional hubs in The districts of Izumi-Chuo, and Nagamachi, the City of Sendai will support activities in The districts of Izumi-Chuo, and Nagamachi areas and strengthen and enhance attractive and unique urban functions suitable as a urban for living. Furthermore, the City of Sendai will promote an urban lifestyle, Utilizing the advantage of the convenience of these regional hubs.

■ Functional hubs

To enhance the appealing and unique urban functions that will support the city’s continuous growth, the city designates areas around Sendai Shiogama Port as an international economic distribution hub, and around Aobayama areas including the International Center, Kawauchi, and Aobayama as an international academic and cultural exchange center.

■ Urban Axes

The East-West and North-South intersecting subway lines connecting areas along its path, are designated as “urban axes,” and in these areas, intensive use of land and concentration of urban functions will be promoted, especially around stations. In addition, the City of Sendai will also promote the formation of a comfortable living environment that takes advantage of convenience to public transportation.

■ Areas along railway lines

In order to create an attractive urban area centered on JR and other railway stations, the City of Sendai will guide the urban functions necessary for residential functions and daily living by reviewing city planning based on regional characteristics.

■ Suburban residential areas

In consideration of the needs of different generations, lifestyles and communities, the City of Sendai will ensure the urban functions necessary to maintain quality of life by reviewing city planning.

■ Industrial/distribution/research areas

The City of Sendai will further promote accumulation of industrial, distribution, and research functions, as well as international and wide-area industrial and R&D functions. Furthermore, the city will advance the accumulation of regional industrial functions that can respond to changes in the industrial structure. In addition, the city will systematically develop infrastructure for vital industrial functions that support the local economy.

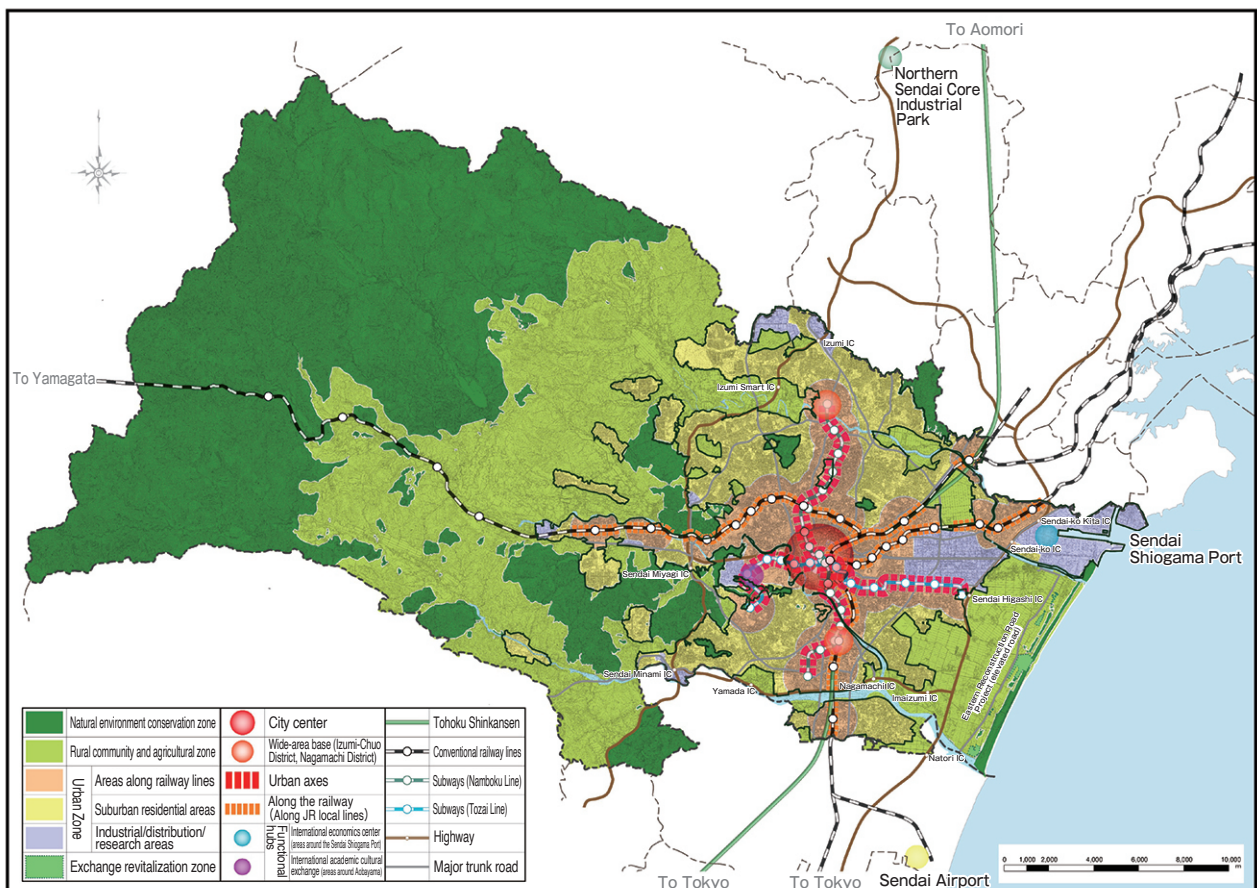
(2) Rural community and agricultural zone

The living environments of rural communities will be maintained through agricultural and forestry promotion and regional vitalization measures, while paying sufficient attention to the diverse values of the agricultural land and agricultural industry, which includes nature conservation. The Satoyama areas are a buffer zone between the mountains and urban areas, and support the continuity of the city’s ecological system. While striving to preserve this area, the City of Sendai will also promote sustainable use of forests and agriculture and forestry in harmony with the environment. In the agricultural areas, the function to mitigate the climate impact and the water retention function of paddy fields will be maintained. As for the exchange revitalization zone, new and attractive places will be created, making the most of the characteristics of the region. The history and culture of the region, as well as the memories and experiences of the Great East Japan Earthquake, will be disseminated and passed on to the next generation both within Japan and abroad.

(3) Natural environment conservation zone

This area supports a rich ecosystem and protects the natural environment and covers the Ou Mountain ranges and coastal areas. The City of Sendai will conserve the natural environment so that the natural characteristics of the city will be maintained into the future.

■ Land Use Plan



Sendai City Planning Master Plan, Regional Concept: City Center District, Izumi-Chuo District, Nagamachi District

Based on the idea that it is important to consolidate urban functions in the city center and regional hubs (Izumi-Chuo District and Nagamachi District) and to divide and coordinate urban functions among these districts according to their regional characteristics, in 2014, the City of Sendai formulated the City Planning Master Plan, Regional Concept—a plan that provides a detailed community development policy for these three districts—and proceeded to promote city planning efforts.

Following the Sendai City Planning Master Plan, which was formulated in March 2021 as the future city planning policy for the entire city area, it was necessary to enhance the urban attractiveness and vitality of the following three districts, where diverse land use and concentration of functions was expected, while further promoting the concentration of urban functions appropriate to each district. Therefore, in March 2022, the City formulated this Regional Concept which includes a detailed land use policy as well as policies for securing smooth urban transportation and abundant green space, in addition to forming attractive streetscapes.

City Center District

City planning theme

Top-class urban space for exchange between the City of Trees and the world

Under the slogan of “The Greenest City,” the City of Sendai continues to take on challenges with a commitment to always aim higher. In the city center, which serves a key role in economic activity and exchange, the City aims to promote the area’s attractiveness and vitality which will enhance international competitiveness and economic dynamism, by concentrating various urban functions, reforming transportation environment and creating new vibrancies and exchanges.

City planning area map

Izumi-Chuo District

City planning theme

Thrilling Izumi-Chuo, where people can encounter and interact with each other

By linking existing urban functions such as commerce and businesses clustered around Izumi-Chuo Station, administrative functions including the Izumi Ward Office, the area’s unique feature of being the home ground of a professional sports team, and excellent transportation convenience, the City aims to form a hub in the northern part of the Sendai metropolitan area that generates interaction and excitement for visitors and residents alike.

City planning area map

Nagamachi District

City planning theme

Nagamachi, where people link their city to the future by creating a bustling lifestyle

By connecting Asuto Nagamachi to unique urban areas, including historic shopping districts, the City aims to form a hub in the southern part of the Sendai metropolitan area to generate widespread liveliness and charm with concentrated urban functions such as commercial, business, and utilizing facilities as exchange hubs, as well as promoting urban-style residence on enhanced convenience in the area.

City planning area map

Sendai City Location Optimization Plan

Along with showcasing districts leading to attract residence, and facilities and districts that serve urban functions such as medical care, welfare, commerce, and defining disaster risk reduction initiatives as DRR guidelines, this plan was formulated in March 2023 in order to concretize the concept of the City's urban structure and land use as indicated in the Sendai City Planning Master Plan, in addition to the realization of a city where entities such as administration, residents, and businesses can unite to coexist in a sustainable, safe and secure manner.

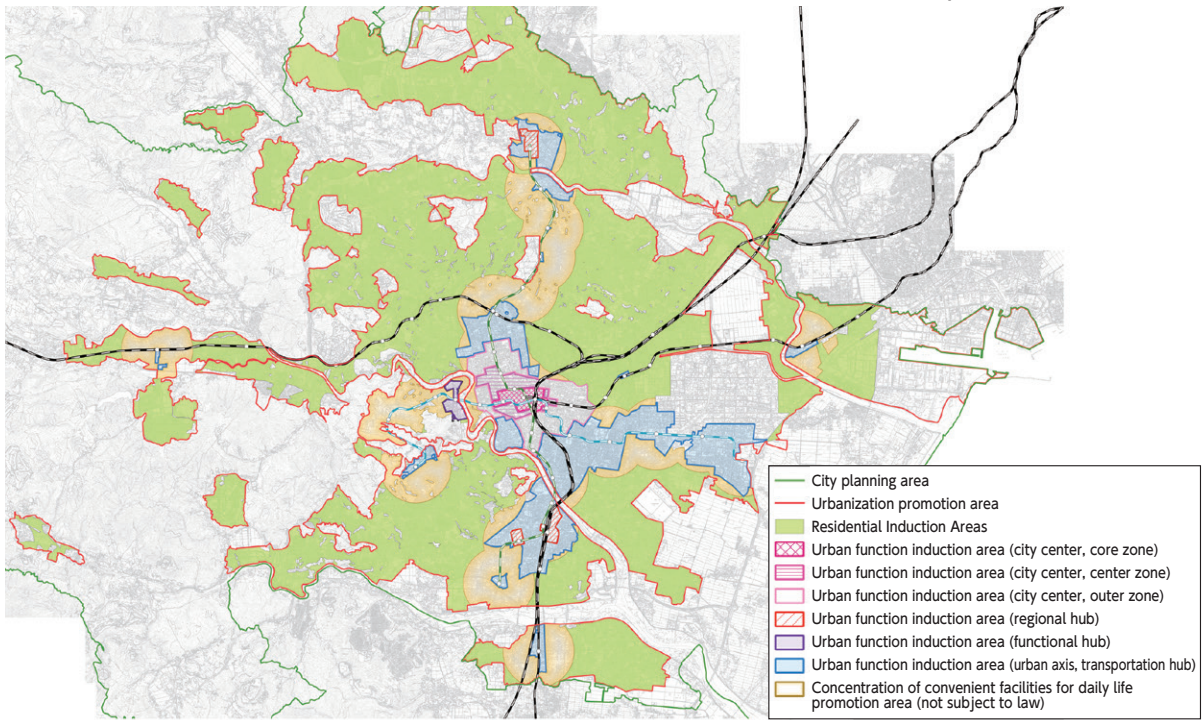
Vision

Sendai, a city that embrace the challenges of diverse activities
 Concentration of multilayered urban functions and formation of a safe and secure residential environment

- Sendai intends to realize the City Planning Master Plan by indicating the functions of each district defined in the Plan, in order to become a city where urban areas are utilized and diverse activities are conducted more than ever before through the concentration of multilayered urban functions and the formation of a safe and secure residential environment in each of the respective districts.
- The City of Sendai aims to become a sustainable city of choice where attractive and dynamic urban activities are conducted, by taking on the series of challenges outlined in the Basic Plan and the City Planning Master Plan by way of appropriate guidance of urban functions and the residential environment.

- ### Basic Policy
- (1) Strengthen the functions of the city center to form a top-class urban space that connects with the world
 - (2) Strengthen the functions of each hub to support a function-intensive urban structure
 - (3) Concentrate urban functions by utilizing high quality public transportation
 - (4) Form sustainable and comfortable residential environments that accommodate diverse lifestyles
 - (5) Form safe and secure urban spaces that take into consideration of the disaster risk of each region

Map of Residential Induction Areas and Urban Function Induction Areas in the Location Optimization Plan



Urban Renaissance Urgent Development Area

Urban Renaissance Urgent Development Areas are designated by the Japanese government as centers for urban revitalization where urgent and intensive urban development should be promoted through urban development projects, etc., Special Urban Renaissance Urgent Development Areas are individually designated by the government amongst the above as areas that are particularly effective in strengthening the international competitiveness of the city.

Special measures are available for Urban Renaissance Urgent Development Area, such as easing land use regulations through the determination of city planning for Urban Renaissance Special Districts, shortening the time required for procedures such as city planning proposals and project approvals, and approval by the Minister of Land, Infrastructure, Transport and Tourism to receive financial support for private projects. In addition, further support such as tax assistance is also available for Special Urban Renaissance Urgent Development Areas.

Area map (Sendai City Center)

