

Urban Development Projects

Land Readjustment Projects

Land readjustment projects comprehensively create ideal, comfortable urban environments with various urban functions, by developing and improving roads, parks, and other public facilities. This development uses methods such as land assembly/redistribution and land swaps. Land readjustment projects increase the ratio of land usage.

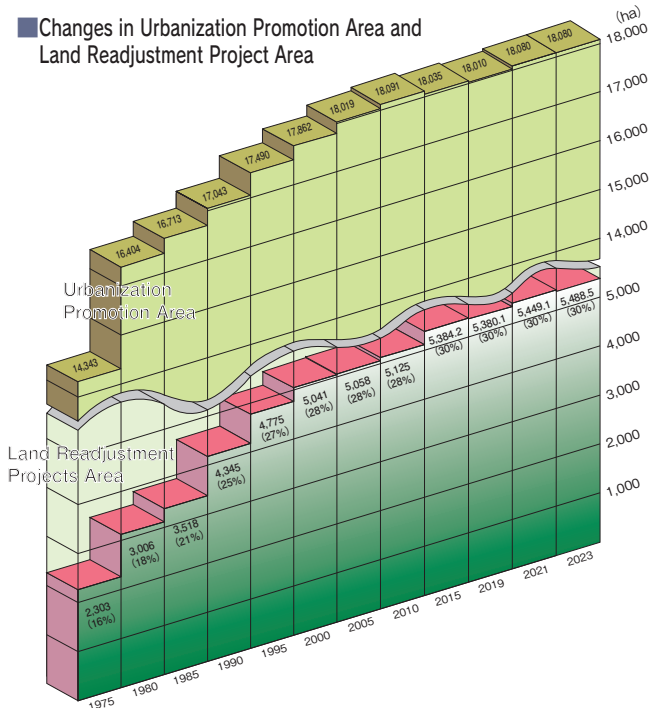
Land owners give up part of their land to the public, depending upon how much land usage is expected to increase.

Current Status

As of the end of March 2023, 117 land readjustment projects covering 5,384.2 ha were completed, while 5 projects covering 104.3 ha were underway, totaling 112 projects covering 5,488.5 ha. These land readjustment projects cover about 12% of the city's total city planning area and about 30% of the city's urbanization promotion area.

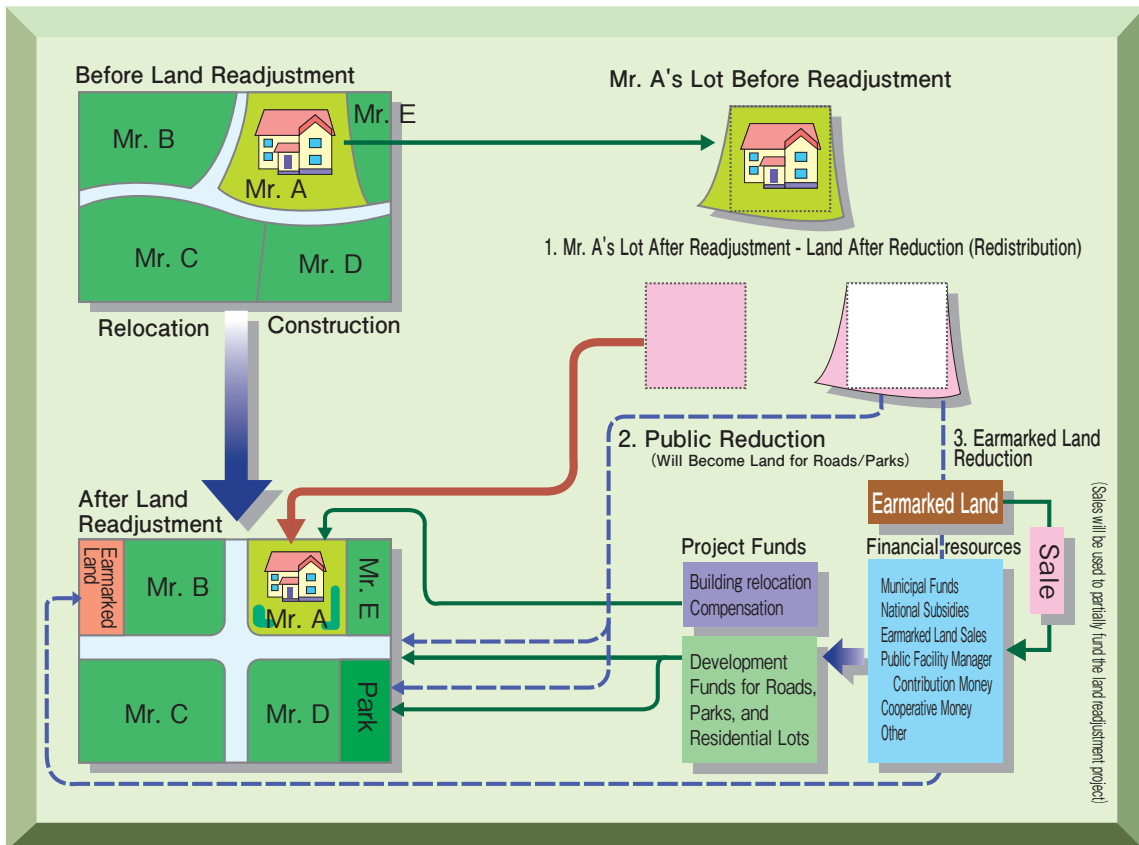
Land readjustment projects developed by government organizations are mainly carried out to modify preexisting urban areas or to develop distribution/business areas. Projects developed by individuals or public corporations are carried out to create housing complexes or important facilities. Projects developed by cooperative groups are usually carried out to provide residential land.

Changes in Urbanization Promotion Area and Land Readjustment Project Area



Data for 1975-1985 includes the former Miyagi Town, Izumi City, and Akiu Town

How Land Readjustment Work



Effect of Development

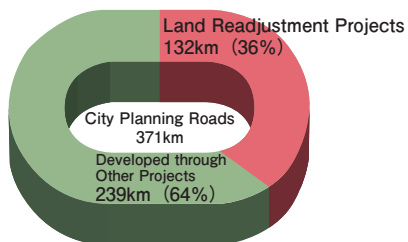
Land readjustment projects are comprehensive development projects that not only develop residential areas, but also roads and parks at the same time. The following is an outline of the road/park development that has taken place through land readjustment projects.

Sendai has developed 371 km of city planning roads as of March 31, 2023.

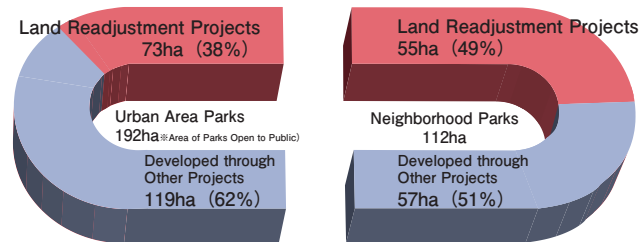
Approximately 132 km, or 36% of these roads has been developed through land readjustment projects, which demonstrates the importance of land readjustment.

As of March 31, 2023, urban area parks that cover 70 ha (38%) and neighborhood parks that cover 55 ha (49%) have been developed as city planning parks through land readjustment projects. Land readjustment is also important for the development of urban area/ neighborhood parks, which play a large role in our daily lives.

Development Status of City Planning Roads (As of March 31, 2023)



Development Status of City Planning Parks (As of March 31, 2023)

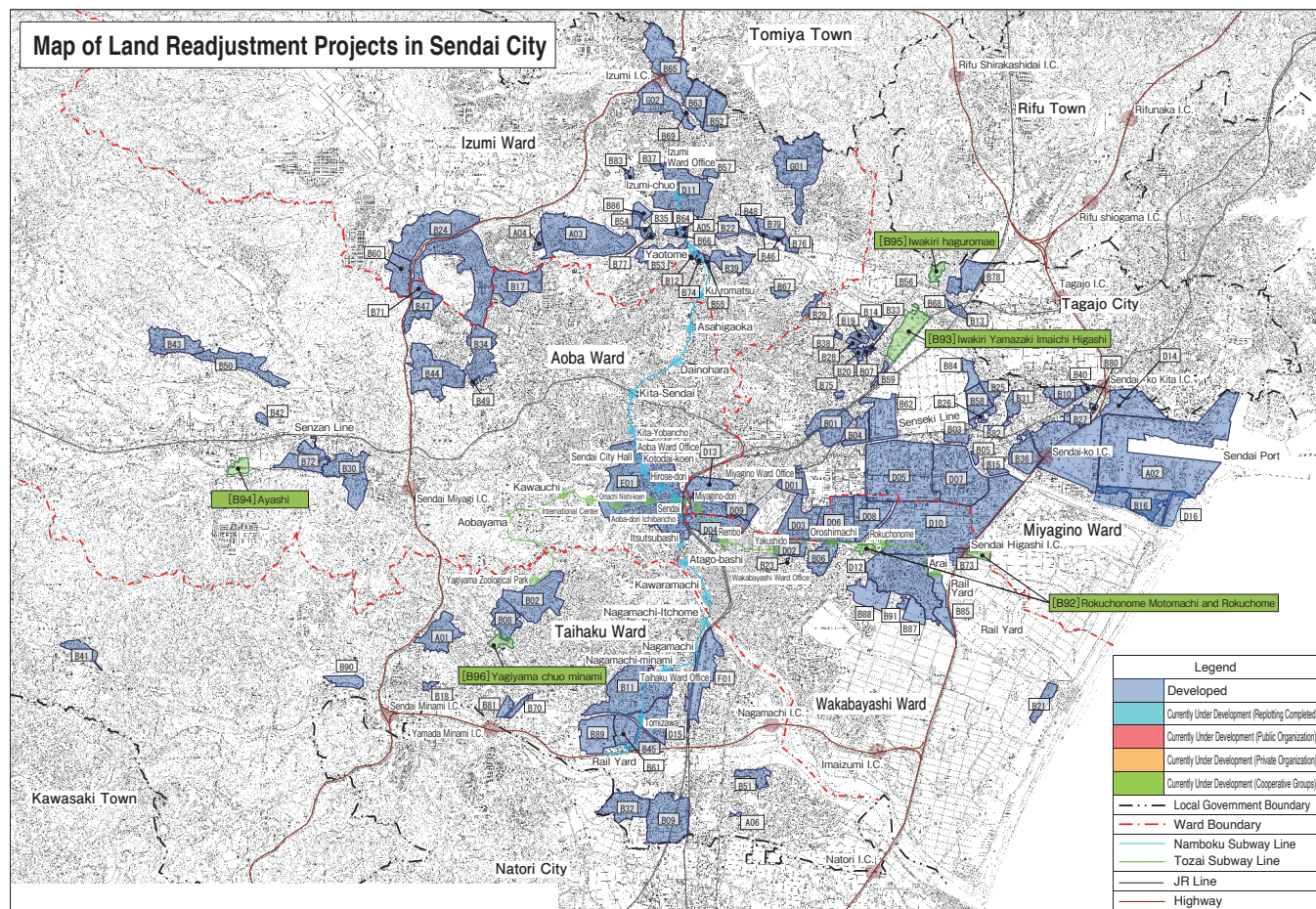


Results of Land Readjustment Projects by Developers

Developer	Developed		Currently Under Development		Total	
	Number of Projects	Area (ha)	Number of Projects	Area (ha)	Number of Projects	Area (ha)
Private - Public Corporation - Organization	9	867.6	0	0.0	9	867.6
Public Organization (City - Prefecture)	17	2,022.7	0	0.0	17	2,022.7
National Union of Readjustment Association	91	2,493.9	5	104.3	96	2,598.2
Total	117	5,384.2	5	104.3	122	5,488.5

(As of March 31, 2023)

Map of Land Readjustment Projects in Sendai City



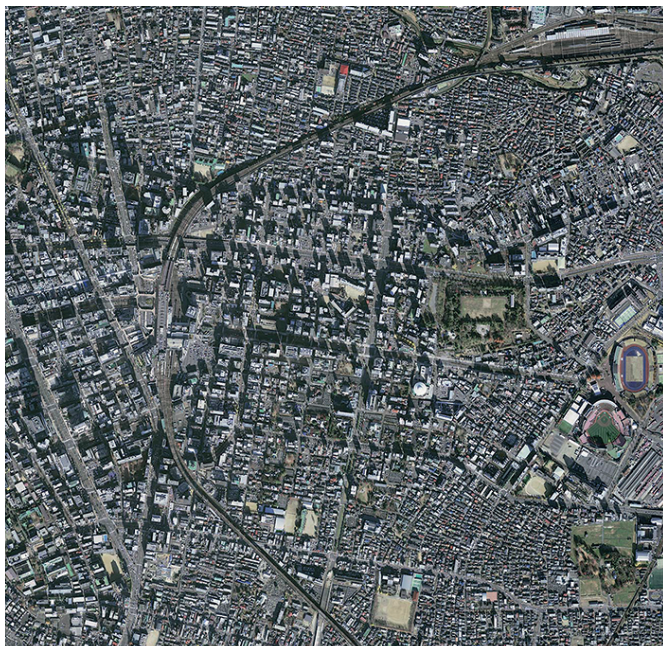
(As of March 31, 2023)

■ East of Sendai Station [Shinterakoji, Sendai Eki Higashi Daiichi, and Sendai Eki Higashi Daini District]

Photographed in 1971



Photographed in 2020



New Residential Area Development Projects

New residential area development projects have been carried out in areas surrounding densely populated downtown Sendai, in order to provide cheap and pleasant residential areas in harmony with our natural environment. The Tsurugaya and Moniwa districts were developed by applying the New Residential Area Development Law.

Urban Redevelopment Projects

Urban redevelopment projects are carried out in areas with low-intensity land use that have issues related to disaster prevention or urban environments.

Redevelopment projects aim to renew urban functions and to implement efficient and beneficial high-intensity land use.

There are two different types of urban redevelopment projects: category I urban redevelopment projects, which use a method called "transfer of development rights," and category II urban redevelopment projects, in which the developer purchases the entire redevelopment area.

Outline of Urban Redevelopment Projects

The City of Sendai determined its basic vision for urban redevelopment in FY 1974 and 1975, ahead of other cities in Japan. This basic vision has been incorporated into the city's urban redevelopment policy and is considered part of Sendai's city plan.

Sendai has aggressively and deliberately promoted urban redevelopment, following its urban redevelopment policy, and has completed projects in 16 districts.

Sendai's first urban redevelopment project, the Sendai Eki Higashi Daiichi District, was completed in 1979, jointly developed with a land readjustment project. The Chuo 1-chome Daiichi District project, connected to the Sendai Station west exit elevated walkway, was

completed in 1982, and the Sendai Eki Higashi Daiichi and Sendai Eki Higashi Daini Districts, which included municipal cultural facilities, were completed in 1983.

L Park Sendai, a facility that functions as a center of citizens' culture activities and is directly connected to the subway, was developed through the Ichibancho 4-chome Daiichi District project, which reached completion in 1987. The individually developed Nagamachi 3-chome District project was completed in 1990, and the Kakyoin 1-chome Daisan District project was completed in the next year - a project located in an area north of Sendai Station with many urban functions.

Two residential towers were built in 1995, through the Kawaramachi 1-chome Nishi District project, and an office building was built in 1996, through the Kokubuncho 3-chome Daiichi District project.

In 1998, the Sendai Eki Hokubu Daiichi Minami District, a city-implemented category II project, created an advanced facility that gathers urban functions in downtown Sendai.

Several other redevelopment projects have been completed in Sendai, such as the individually-developed Honcho 2-chome Niban District project, which was completed in 1998. The Nagamachi Ekimae Daiichi District project, completed in 1999, created a multi-purpose facility that houses public, residential and commercial functions in the middle of Nagamachi - a regional center. Two other redevelopment projects were completed in 1999. The Kita Sendai Eki Daiichi District project developed multiple functions - transportation, residential, business, and sports facilities - in the area north of central Sendai, and a state of the art office building was built as a result of the Kakyoin 1-chome Daini District project.

The Chuo 1-chome Daini District project, completed in 2008, is a multi-purpose facility that houses offices and commercial functions and is a landmark of Sendai Station.

Two compound buildings used for commercial business, hotel service, as well as business and residential purposes were completed in 2010, in the Kakyoin 1-chome Daiichi District near Sendai Station.

In 2014, the Ichibancho 2-chome Yonban District was developed integrally with the entrance of Aoba-dori Ichibancho Station on the Tozai Subway Line, and a compound building used for commercial, residential, and business purposes was completed to generate the bustle of a shopping area.

Map of Urban Redevelopment Projects



Completed Urban Redevelopment Project Districts

Map Code	District Name (Building Name)	Approximate Project Area
A1	Sendai Eki Higashi Daiichi District (Sky Building)	0.4ha
A2	Chuo 1-chome Daiichi District (Sendai Station Development Building)	0.5ha
A3	Sendai Eki Higashi Daiichi Nigo District (Pal City Sendai)	0.5ha
A4	Ichibancho 4-chome Daiichi District (141 Building)	0.9ha
A5	Nagamachi 3-chome District (Lions Plaza Nagamachi Chuo)	0.2ha
A6	Kakyoin 1-chome Daisan District (City Tower Sendai)	0.3ha
A7	Kawaramachi 1-chome Nishi District (Twin Tower Hirose-gawa/Shunpo)	0.5ha
A8	Kokubuncho 3-chome Daiichi District (Sendai Park Building)	0.4ha
A9	Sendai Eki Hokubu Daiichi Minami District (AER)	1.7ha
A10	Honcho 2-chome Niban District (Kashima Kogyo Building)	0.2ha
A11	Kita Sendai Eki Daiichi District (Kita Sendai City Place)	3.4ha
A12	Nagamachi Ekimae Daiichi District (Taihakkuru)	1.2ha
A13	Kakyoin 1-chome Daini District (Kakyoin Square)	0.9ha
A14	Chuo 1-chome Daini District (Sendai Mark ONE)	0.6ha
A15	Kakyoin 1-Chome Daiichi District (Solala Plaza, Solala Garden)	0.9ha
A16	Ichibancho 2-chome Yonban District (THE SENDAI TOWER)	0.3ha



Sendai Eki Hokubu Daiichi Minami District (AER)



Ichibancho 2-chome Yonban District (THE SENDAI TOWER)

How an Urban Redevelopment Project Works (A Basic Transfer of Development Rights for a Category I Urban Redevelopment Project)

