Collaborative Creation of Smart City in Takeshiba District

- Adoption of application platform to support the best course of action and utilization of cutting-edge technology across entire city through partnership with business and local government -

Tokyu Land Corporation (Head office: Minato-ku, Tokyo; President: Yuji Okuma; hereafter "Tokyu Land") and SoftBank Corp. (Head office: Minato-ku, Tokyo; President & CEO: Ken Miyauchi; hereafter "SoftBank") announce that they have agreed to work together on urban development in the Takeshiba District (Minato-ku, Tokyo), where Tokyu Land is responsible for area management activities, with a view to contributing to urban regeneration and accelerating the promotion of industry. Based on this agreement, the two companies will focus on utilizing data and creating smart buildings in the Takeshiba District while also validating technology in a wide range of areas including robotics, mobility, AR (augmented reality), VR (virtual reality), 5G (fifth generation mobile communications system) and drones, aiming for the collaborative creation of a smart city in which cutting edge technology is utilized across the entire city. The two companies also plan to enlist businesses and organizations that want to validate cutting edge technology and create a model case for a smart city whereby all kinds of enterprises bring technology to the Takeshiba District, helping the district to develop and solve problems.

Tokyu Land is involved in the Takeshiba District Development Project (tentative name) in the Takeshiba District. The Project forms part of the Tokyo Metropolitan Government's Urban Regeneration Step Up Project, and Tokyu Land is working on the creation of an international business hub with a total floor area of approximately 200,000 sqm, consisting of a business tower and a residential building, in accordance with the policy for particular projects of the Tokyo Area National Strategic Special Zone. Tokyu Land is also responsible for area management activities in the Takeshiba District, in cooperation with business, administrative organizations and other stakeholders, aimed at creating bustle and building a local community.

Tokyu Land will now combine its expertise in urban development and area management as a comprehensive developer with SoftBank's technology and knowledge, and the two companies will leverage their strengths to create a smart city in Takeshiba District. SoftBank also plans to move its head office to an office building developed by Tokyu Land as part of the Takeshiba District Development Project (tentative name) in the latter part of FY2020 and plans to work with Tokyu Land to gather and analyze people flow data and environmental data both inside and outside buildings and to create a smart building that provides a comfortable environment and can be efficiently managed.

■Specific initiatives

Utilization of various urban data

(1) Adoption of an application platform for encouraging the best course of action according to "events" such as changes in the environment or the slow movement of pedestrians in the Takeshiba District

A platform providing applications that collect data on various "events" occurring in the area, such as changes in temperature and CO_2 (carbon dioxide) levels, slow movement of pedestrians, equipment failure and public transport delays, and analyze this data in real time through correlation with the time of day, the location data of individuals, action constraints and other predictions to help people in the Takeshiba District make accurate judgments and take the best course of action will be adopted in the Takeshiba District

<Examples of utilization>

- If an issue such as a suspicious person, unusual behavior or equipment failure is detected in the building through image analysis or sensing, the indoor location information system will automatically send a message to the smartphone of the staff member closest to the issue, urging them to respond and realizing a fast security response. When the designated member of staff accepts the response request via their smartphone, the information is automatically sent to other staff, thus enabling information to be shared efficiently among staff.

- Users can visualize the crowdedness of a restaurant and check that there are empty tables before going to the restaurant. If delays on public transport are detected, useful information can be sent to people staying in the Takeshiba District, informing them about the best alternative means of transport or restaurants with free tables in the surrounding area via smartphone or signage, etc.

Illustration of platform

(2) Promotion of utilization of data about Takeshiba District by business, etc.

An API (Application Programming Interface) through which data collected using cameras and IoT sensors installed in Takeshiba District can be acquired will be made publicly available and utilization of data about Takeshiba District by businesses, etc. will be promoted. For example, businesses with offices in Takeshiba District will be able to obtain data about congestion in the district and provide content proposing the optimal commuting times to employees via the Intranet, and restaurants will be able to utilize information about crowdedness inside and outside facilities to examine measures for attracting customers such as discount services.

Furthermore, SoftBank will build a 5G network in the office building which will house its head office from the latter part of FY2020. Leveraging the features of 5G, such as super-fast speed, greater capacity, low latency, multi-connectivity and high reliability, Tokyu Land and SoftBank will work to build a model case for a smart city in the Takeshiba District, pursuing collaborative creation with all kinds of businesses in a wide range of areas and helping the district to develop and solve problems.

Image of smart city to be realized by Tokyu Land and SoftBank

■ Overview of Takeshiba District Development Project (tentative name)

Name　　　　　　　Takeshiba District Development Project (tentative name)

Implementing body　　Albero Grande Co., Ltd. (Operating company established by Tokyu Land Corporation and Kajima Corporation for development of the Takeshiba District Development Project (tentative name))

Location　　　　　　1-20-9 and other lots, Kaigan, Minato-ku, Tokyo

Site area　　　　　　Approx. 15,590 m^2

Total floor area　　Approx. 201,064 m2

Opening　　　　　　2020 (Plan)

[Outline of Block A (Business Tower)]

Uses　　　　　　　　Offices, exhibition and meeting spaces, restaurants, shops, parking, bicycle parking

Site area　　　　　　Approx. 12,156 m^2

Total floor area　　Approx. 181,682 m^2

Structure & Size　Steel frame, partly SRC, RC　40 floors above ground, 2 floors below ground

Height　　　　　　　Approx. 208 m

Design　　　　　　　JV of Kajima Corporation and Kume Sekkei Co., Ltd.

Construction　　　　Kajima Corporation

[Outline of Block B (Residential Building)]

Uses　　　　　　　　Co-housing, shops, childcare center, parking, bicycle parking

Site area　　　　　　Approx. 3,434 m^2

Total floor area　　Approx. 19,382 m^2

Structure & Size　RC　18 floors above ground

Height　　　　　　　Approx. 60 m

Design　　　　　　　Haseko Corporation

Design supervision　　Hoshino Architects Inc.

Construction　　　　JV of Haseko Corporation and Kajima Corporation

Image of Takeshiba District Development Project (tentative name)

Scope of Takeshiba District Development Project (tentative name) and Takeshiba District Area Management
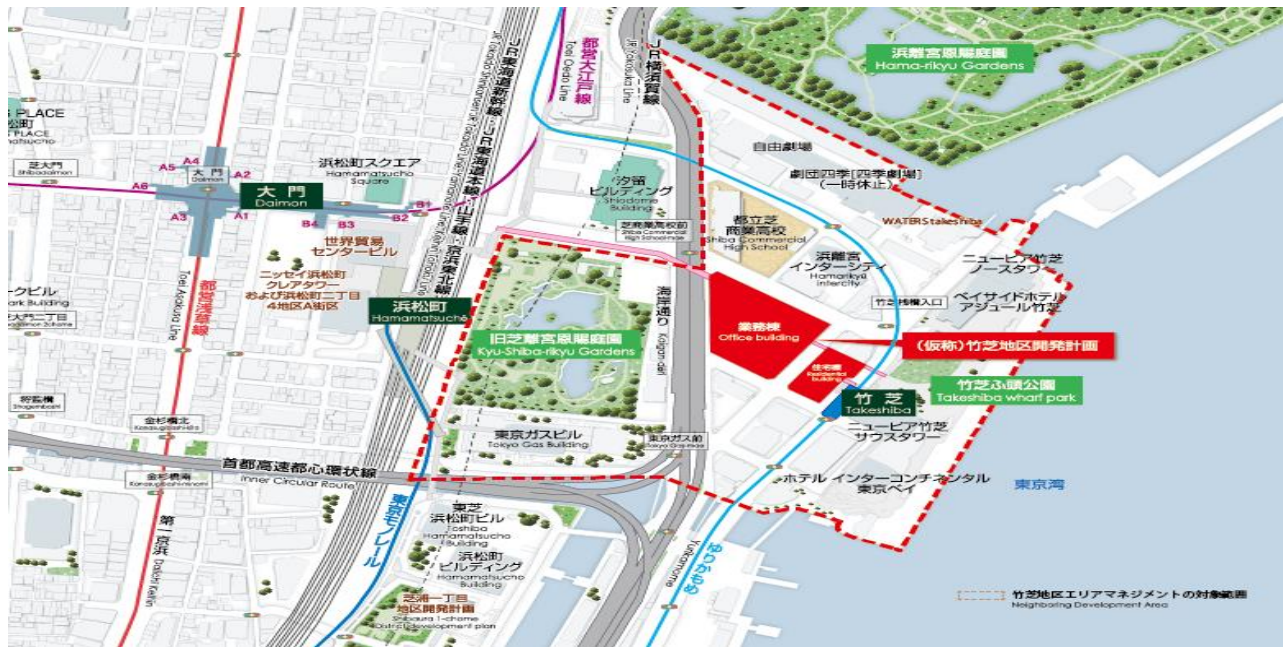
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