

Which is more important, a skyscraper or a century-old forest?

GAI-EN FUTURE

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What we stand to lose with the Jingu Gaien redevelopment project:

Problems with the plan



A stunning avenue of ginkgo trees may be destroyed, robbing the area of its beauty.



The introduction of two skyscrapers, rising to 185 and 190 meters, will spoil the scenic vista.



The new baseball stadium will be dark and buffeted by winds coming off the skyscrapers while the heritage of the old one will be lost forever.



Building the new rugby stadium will decimate a small forest.



A zoning change will open park land to commercial development.



Illustration by Yo HOSONAMADA

"Why are only the trees on one side of the road dying?"

The beautiful views we see today may soon disappear. We need to speak up now, to preserve a beautiful landscape for the next generation.

The Jingu Gaen redevelopment project seemed to suddenly come out of nowhere.

How much do you know about it?

Most people in Tokyo first heard about the development in February 2022, when it was approved by Tokyo's planning commission and written about in the newspapers. The fact that 1000 trees would be cut down for the project caught everyone's attention.

Since its construction in 1926, Jingu Gaen has been preserved as the first officially designated scenic district in Japan. However, when the National Stadium was rebuilt as the main venue of the 2021 Tokyo Olympics, zoning regulations were relaxed, opening the door to rampant development in the area.

The redevelopment of Jingu Gaen is being led by Mitsui Fudosan, Meiji Jingu, the Japan Sports Council and Itochu Corporation. In addition to rebuilding the Jingu baseball stadium and the Chichibunomiya rugby stadium, the plans include three high-rise buildings with heights of 80, 185, and 190 meters, which will be rented out as commercial facilities and offices.

The scenic landscape of Jingu Gaen will be damaged by the high-rise buildings, the skyscrapers will create strong wind tunnels, and sunlight will be greatly obstructed. Moreover, the green environment will be destroyed by the felling of trees to make room for the new buildings.

Jingu Gaen was a pioneering modern urban park in Japan. It was created by donations of money, trees and physical labor from citizen volunteers. Approximately 3000 trees were donated, including large species such as camphors and Japanese zelkovas.

Almost half of the 1900 large trees in the redevelopment area will be cut down, including many that have survived for a century. In addition, the redevelopment will reduce the parkland by 3.4 hectares, replacing it with high-rise buildings. No new park area is being created to make up for the loss.

Development is being prioritized over all other considerations.

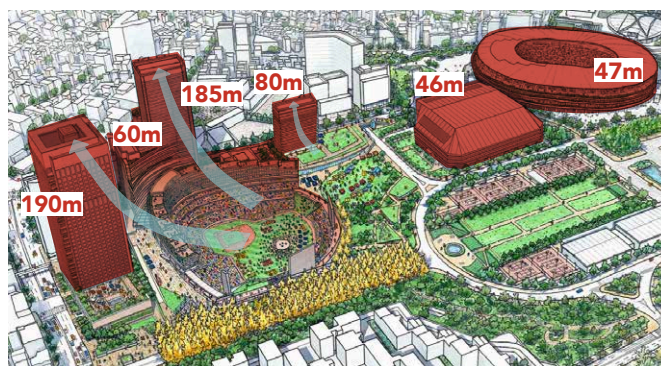
The city publicized the details of the redevelopment in December 2021, with only a two-week public viewing period. The plan was created without the public's knowledge or input.

We must demand significant changes to this extreme redevelopment plan and protect the scenic historical landscape of Jingu Gaen and its beautiful ginkgo trees.

Please support our efforts before it's too late!



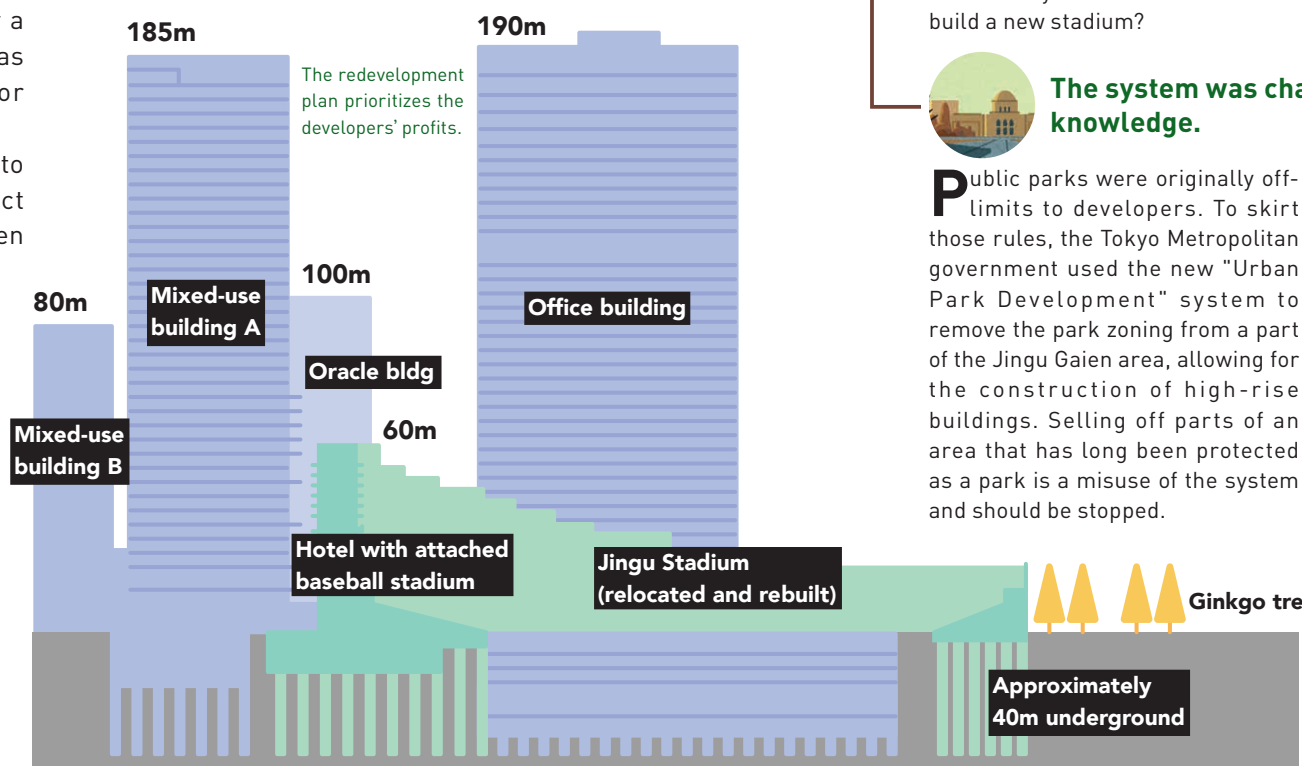
Unless the plans are revised, the new baseball stadium will be built directly behind the area on the left that's currently lined with ginkgo trees.



The ginkgo avenue and a 100-year old forest are threatened by the planned redevelopment.

5 PROBLEMS WITH THE JINGU GAIEN

- The famous ginkgo tree avenue could be ruined**
- The scenery will be marred by a forest of skyscrapers**
- Historic Jingu Stadium will be razed and its replacement will be dark and windy**
- A 100-year old forest will be destroyed in order to build a rugby stadium**
- Park land will be turned into commercial facilities**



The sunlight-filled avenue lined with ginkgo trees is in danger of disappearing.

The plan calls for a new Jingu Stadium built in close proximity to the westernmost row of ginkgo trees, blocking them from the sun. Pylons reaching 40 meters underground are expected to damage the roots of the ginkgo trees and obstruct their water supply. There are already signs of withering in some of the ginkgo trees, and urgent measures are needed to avoid further damage.



The fence of the new stadium is about the same height as the ginkgo trees, and right next to them. The roots will be impacted.



Who wants for-profit commercial facilities instead of a park?

Jingu Gaen is designated as a landscape preservation area. Regulations were in place preventing the construction of buildings higher than 15m. However, the Tokyo Olympics led to the relaxation of these regulations, allowing buildings up to 80m high and making possible the construction of a 190m super-high-rise. The developers' desire to make money jeopardizes the area's historic and cultural heritage.



The Itochu Corporation building will be rebuilt to nearly twice its current height.



Is it good to have a stadium that lacks sunshine and is subject to strong winds coming off high rises?

The new baseball stadium will be surrounded by skyscrapers, casting the stadium into shadow and creating tunnels of strong winds. A section of outfield stands will be removed, leaving less space for the traditional *oendan* fan groups. The beloved stadium, surrounded by greenery and with blue skies above, is being threatened by a poorly planned project.



Will it be enjoyable to watch baseball in a stadium buffeted by winds from a high-rise?



Why destroy the forest that our ancestors nurtured just to relocate the rugby stadium?

The proposed site for the new rugby stadium is currently a small forest. The new stadium will obliterate most of the forest area and the remainder will likely be destroyed during construction. Experts argue that the current rugby stadium can be adequately used with just some seismic retrofitting and repairs. Why must we destroy the historic forest to build a new stadium?



The new National Stadium was built in 2019. Why do we need a new rugby stadium too?



The system was changed without our knowledge.

Public parks were originally off-limits to developers. To skirt those rules, the Tokyo Metropolitan government used the new "Urban Park Development" system to remove the park zoning from a part of the Jingu Gaen area, allowing for the construction of high-rise buildings. Selling off parts of an area that has long been protected as a park is a misuse of the system and should be stopped.



Jingu Gaen at the time it was established

Please sign our petitions to oppose the redevelopment!

Petitions are here:



Jingu Gaen



Rugby stadium



Jingu Stadium

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