

WideArea Framework for Site Utilization of the Former U.S. Military Bases in Central and South Okinawa Urban Areas



With extensive U.S. military bases dividing the urban area, the mid-south metropolitan area of main island of Okinawa has long had major issues in promoting regional growth and development including desirable city formation, development of transportation system, and industrial infrastructure.

In the Japan-United States Security Consultative Committee (SCC) in 2006, it was agreed that majority of land south of Kadena Air Base would be returned to the prefecture. These sites will be a valuable space for Okinawa's new development and this will modify the structurally distorted mid-south metropolitan area, which will have a great impact leading to readjustment of the land structure of Okinawa prefecture.

With support from relevant municipalities and landowners' association among others, Okinawa Prefectural Government has discussed the utilization of the returned land from a cross-regional perspective since FY2010 and compiled "WideArea Framework for Site Utilization of the Former U.S. Military Bases in Central and South Okinawa Urban Areas" in January, 2013 which shows a direction of coordinated use of the six former U.S. military facilities.

The Wide-Area Framework is designed to readjust the urban structure, enhance the city function, and build a city with a million residents which leads to the development of the entire Okinawa by recognizing the mid-south metropolitan area as a single entity, utilizing the characteristics of each site, cooperatively developing the area, and sharing the roles from a regional perspectives.

In April 2013, the approximately 1048-ha area of the six facilities south of Kadena Air Base to be returned and schedule for the return were specified in the "Consolidation Plan for Facilities and Areas in Okinawa."

Relevant municipalities will be supported in plan-making for utilization of the sites based on the Wide-Area Framework so that the land will be used in a way that contributes to readjustment of urban structure of the mid-south area as well as the development of the entire prefecture.

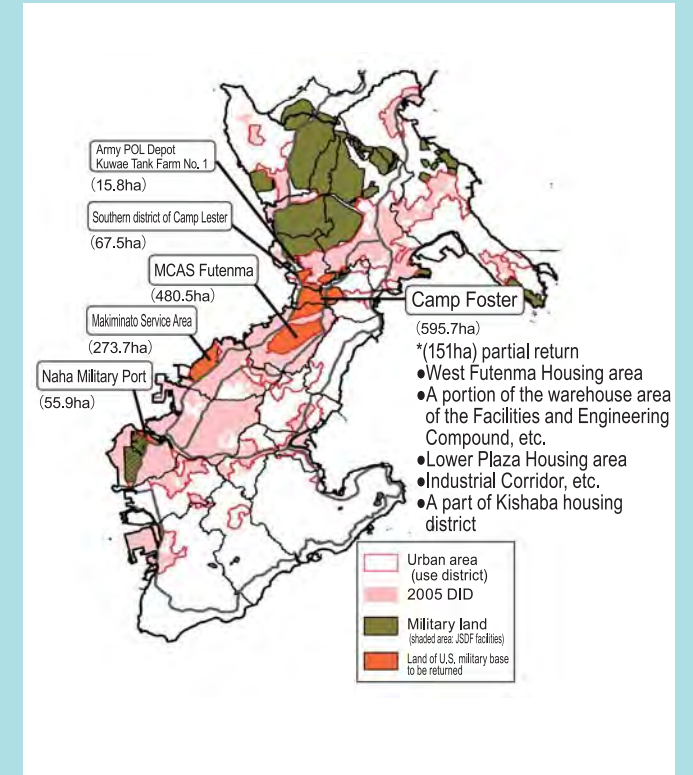
January 2013 Okinawa Prefectural Government Relevant municipalities

(Naha-City, Ginowan-City, Okinawa-City, Urasoe-City, Chatan-Town, Kitanakagusuku-Village)
※revised in March 2014

1. Background of Wide-Area Framework

Return of the land formerly used by the U.S. military – Majority of the land is scheduled to be returned.—

- Following the Special Action Committee on Okinawa(SACO) in 1996 and the Security Consultative Committee(SCC) in 2006, the approximately 1048-ha area of the six facilities south of Kadena Air Base to be returned and schedule for the return were specified in the "Consolidation Plan for Facilities and Areas in Okinawa."
- The six facilities to be returned are (1) Southern district of Camp Lester, (2) Army POL Depot Kuwae Tank Farm No. 1, (3) a part of Camp Foster, (4) MCAS Futenma, (5) Makiminato Service Area, and (6) Naha Military Port.
- The mid-south of main island of Okinawa is a core metropolitan area with a dense population of more than 1.17 million people (equivalent to a government-designated city) and many urban service functions, and it is located in the center of the urban area.



Issues of utilizing the land formerly used by the U.S. military—There are many issues on site utilization.—

- In the prefecture, approximately 5,485ha of the land used by the U.S. military has been returned and utilized in many ways after Okinawa's reversion to Japan.
- As represented by Shintoshin Area of Naha City, site development in the mid-south metropolitan area has formed an urban area with the city's core facilities and generated substantial economic effect.
- However, the previous projects of site utilization have been conducted according to each municipalities' own plan taking into account the land owners' and leaseholders' opinions and the projects were mostly for commercial service and housing.
- With current situation where a significant population growth cannot be expected, there is a concern that if a similar approach is taken, mutual competition among the sites may hinder the overall development and formation of desirable environment.

Examples of major site utilization in mid-south metropolitan area



Chatan Kitamae district

Shintoshin district in Naha

Oroku Kanagusuku district in Naha

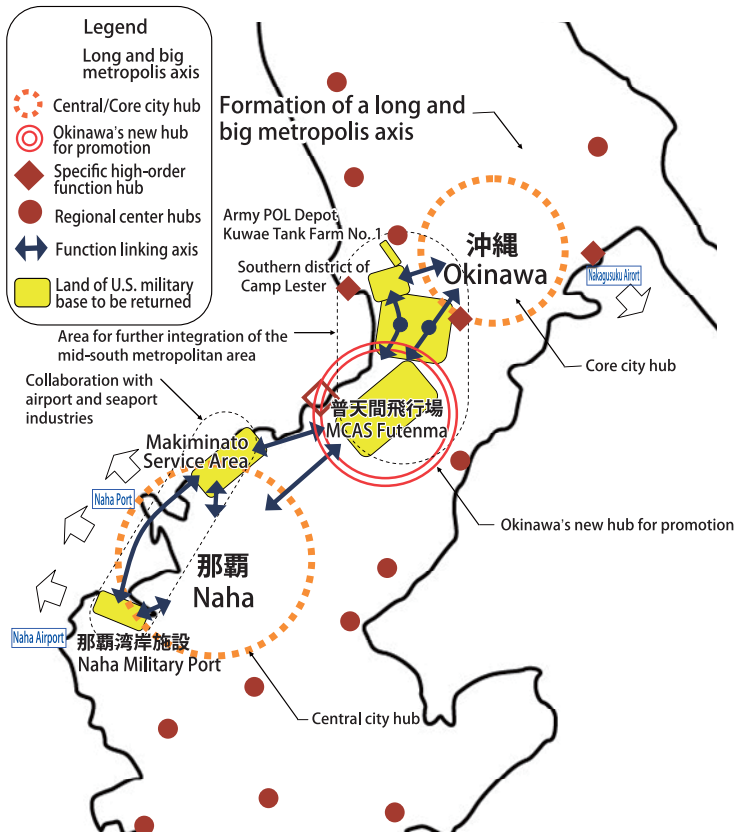
General Concept of Site Utilization

To build a million city with readjusted urban structure of the mid-south area and highly developed functions which leads to future advancement of the entire Okinawa, by pursuing coordinated development from a cross-regional perspective and taking advantage of each site.

- Construction and improvement of arterial highways and establishment of public transportation system by utilizing the sites
- Formation of rich urban environment by preserving/regenerating natural environment and historical culture
- Establishment of self-sustained economy by creating hub districts for site promotion

4. City Initiative to Pursue

- Taking this large-scale return of U.S. military base as an opportunity, to form a long and big metropolitan area consisting of two urban areas with Naha-shi and Okinawa-shi as the centers by way of urban development of the sites and construction of extensive traffic infrastructure.
- Due to its location and size, to characterize MCAS Futenma as Okinawa's new hub for promotion.



5. Basic Policy of Wide-Area Framework

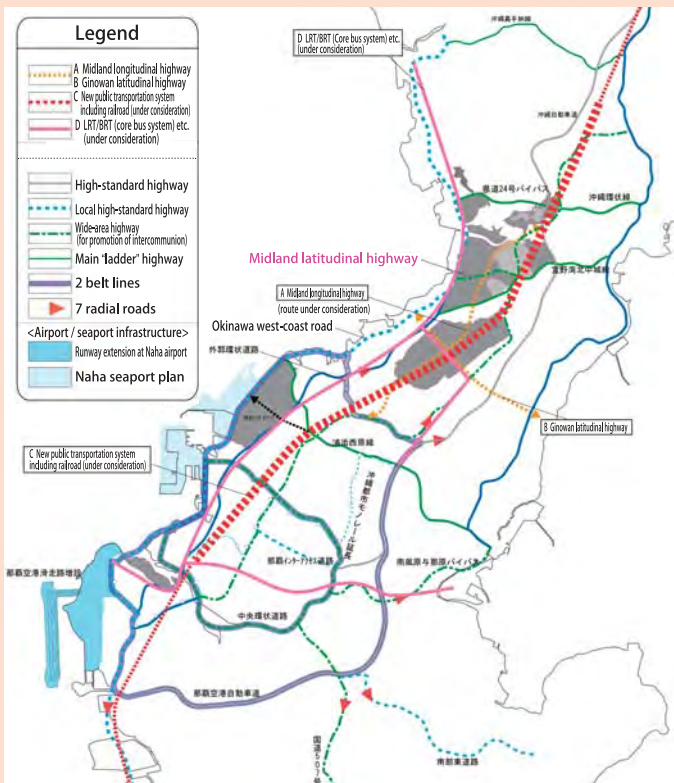
Extensive Traffic Infrastructure

- Due to the U.S. military base being located at the center of the urban area, systematic traffic network is underdeveloped in the mid-south metropolitan area, which has caused problems such as traffic jams and splitting of the urban structure.
- Besides the development of the sites, it is aimed to develop a new public transportation system as a major traffic network, including extensive arterial highways and railroad utilizing the sites.

Basic Policy for Maintenance and Improvement

- Development of extensive arterial highways, including "Midland longitudinal highway", "Ginowan latitudinal highway", and "Midland latitudinal highway"
- Consideration of introducing "a new public transportation system including railroad"
- Consideration of introducing BRL (core bus system) and LRT, and bicycle road, etc.
- Arrangement of arterial highways within the districts

Map of Basic Policy for Maintenance and Improvement



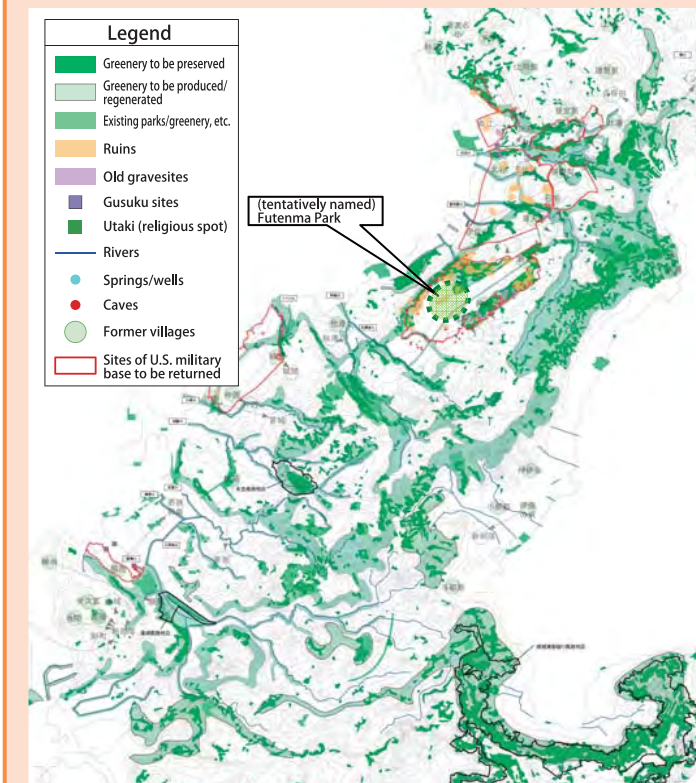
Extensive Park and Green Project

- In the mid-south metropolitan area, a lot of green was lost during the Battle of Okinawa and by the rapid urban development in the post war period.
- It is necessary to preserve the existing greenery area as much as possible and produce new green.
- It is aimed to preserve the greenery left in the base site and pass it down the generations in order to form an extensive green network.

Basic Policy for Maintenance and Improvement

- To form an extensive green network by preserving valuable greenland of the sites, creating new greenland, and linking them together.
- To construct (tentatively named) Futenma Park as a hub of green, a symbol of aspiration for peace and a wide-area disaster prevention base of the mid-south metropolitan area (about 100ha is expected).
- To procure the land in each site as park & greenland with more than 20% of the district's area.

Map of Basic Policy for Maintenance and Improvement



Hub district for site promotion

- In former U.S. military base, it is important to develop industries and deploy functions which will drive the site promotion and play a key role in developing Okinawa's self-sustaining economy.
- At the sites, it is planned to create a "hub district for site promotion" which will promote important leading industries and deployment/clustering of functions, and serve as a strategic space with international competitiveness welcoming both domestic and foreign businesses moving in.

Basic policy for Industrial Promotion and Functional Deployment

- Establish a hub district for site promotion in each returned land with an aim to promote leading industries of future generations and deploy functions.
- Assume the category (types) of industries and functions whose establishment to be induced, and deploy them in light of the direction of role sharing within the mid-south metropolitan area and the characteristics of each site.
- Introduce effective incentive systems (preferential taxation, tax break for investment, etc.) for potential industries and functions.

Expected Industries and Functions

Sites of U.S. military base	MCAS Futenma	Makiminato Service Area	Naha Military Port	Southern district of Camp Lester	Army POL Depot Kuwae Tank Farm No. 1	Camp Foster	Camp Foster in line with Consolidation Plan
Expected Industries							
Resort convention industry	○	○	○	○		○	○
Culture industry	○	○	○	○		○	○
Advanced information communication industry	○	○	○	○		○	○
Health industry	○	○	○	○		○	○
Medical/life science industry	○	○	○	○		○	○
Environment/energy industry	○	○	○	○		○	○
Urban-type agriculture	○	○	○	○		○	○
International logistics/distribution industry	○	○	○	○		○	○
Sport tourism industry	○	○	○	○		○	○
Marine industry	○	○	○	○		○	○
Combined industry	○	○	○	○		○	○

Functions other than industries

International cooperation/contribution	○	○	○	○		○	○
Industrial support	○	○	○	○		○	○
Research and development	○	○	○	○		○	○
Professional human resource development	○	○	○	○		○	○
Wide-area disaster prevention	○	○	○	○		○	○

6. WideArea Framework for Site Utilization of the Former U.S. Military Bases in Central and South Okinawa Urban Areas

Legend for development framework for each site

- Parks / Greenery
- Housing, commercial/business, other sites for public use
- Hub district for site promotion
- Road to be widened
- Road to be constructed
- Existing road
- Major roads subject to the site utilization plan
- Hubs

MCAS Futenma (481ha: in 2022 or later)

Multi-functional Hub city for interaction with international high-order city function as a symbol of peace – Okinawa's new hub for promotion"



<Industry Type>

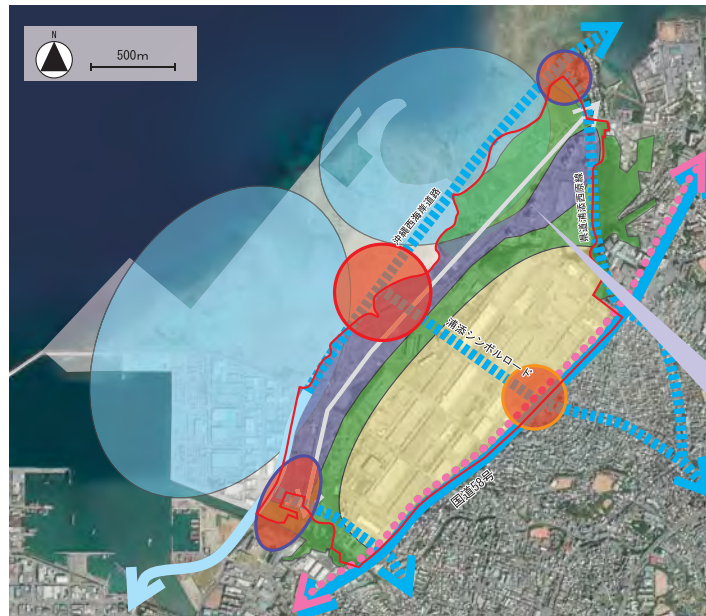
- Resort convention industry
- Medical/life science industry
- Environment/energy industry
- Culture industry
- Sport tourism industry, etc.

<Function Type>

- International cooperation/contribution
- Research and development
- Wide-area disaster prevention, etc.

Makiminato Service Area (274ha: ※(1))

International entertainment city which makes use of people, sea and culture



※(1)

- North Access Road (1ha: in 2013 or later)
- Area near Gate 5 (2ha: in 2014 or later)
- Remaining elements (142ha: in 2024 or later)
- Area which includes most part of warehouse district (129ha: in 2025 or later)

<Industry Type>

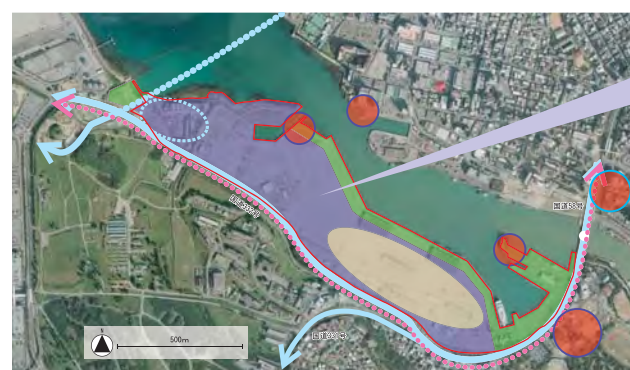
- Resort convention industry
- International logistics/distribution industry
- Marine industry
- Advanced information communication industry
- Culture industry
- Health+medical/life science industry, etc.

<Function Type>

- Research and development
- International cooperation/contribution, etc.

Naha Military Port (56ha: in 2028 or later)

Waterfront City of Interaction and Commerce Appropriate for Okinawa's Entrance

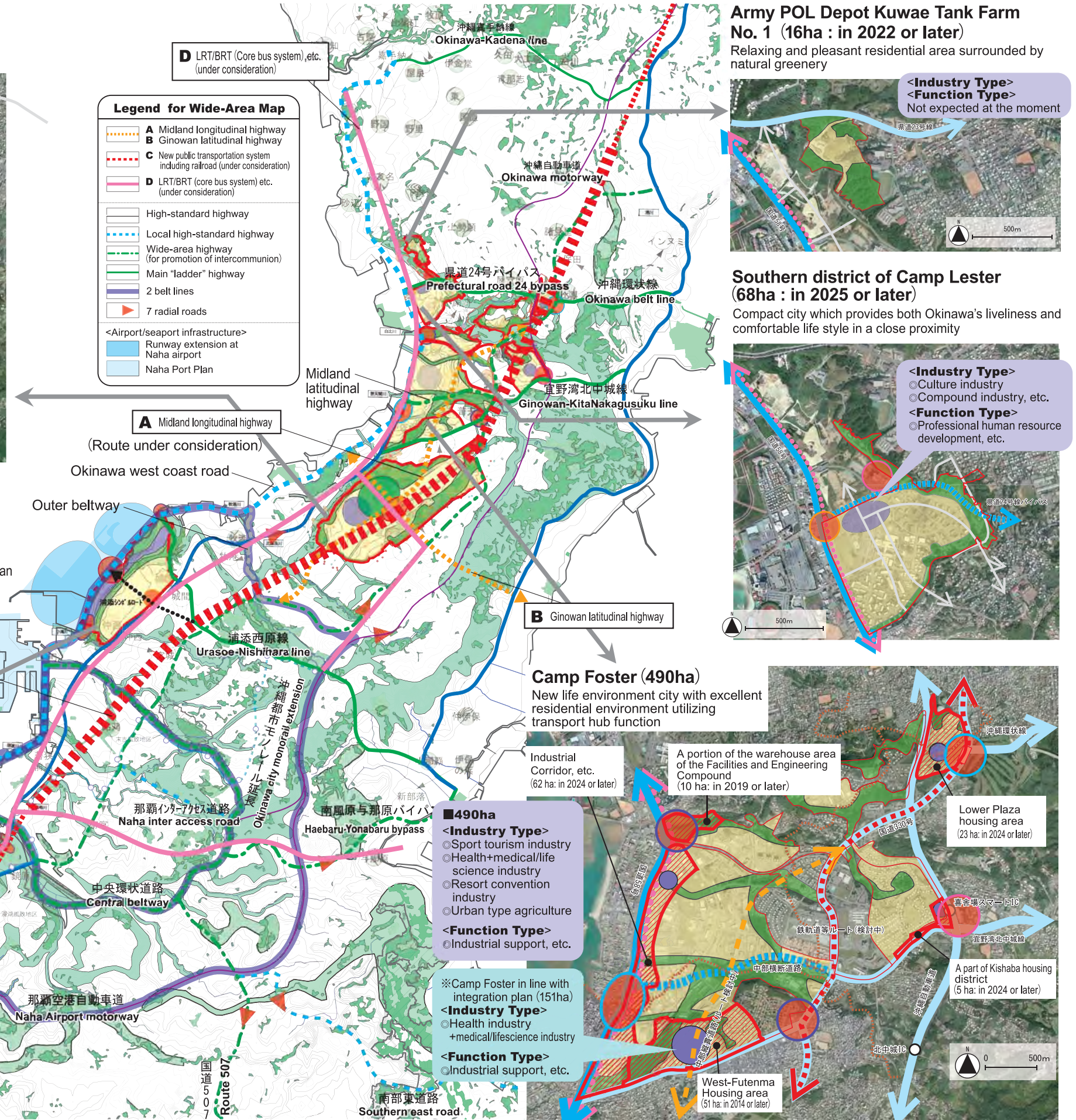


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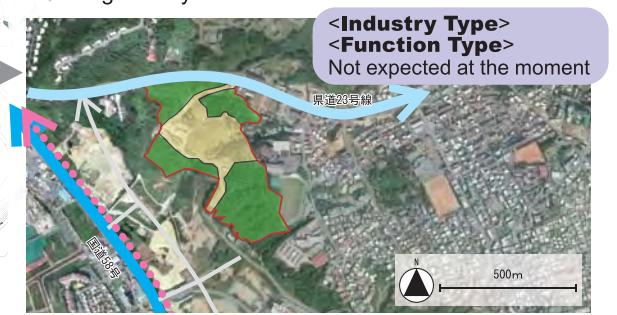
- Resort convention industry
- Culture industry
- International logistics/distribution industry
- Compound industry
- Sport tourism industry, etc.
- + Medical/life science industry, etc.

<Function Type>

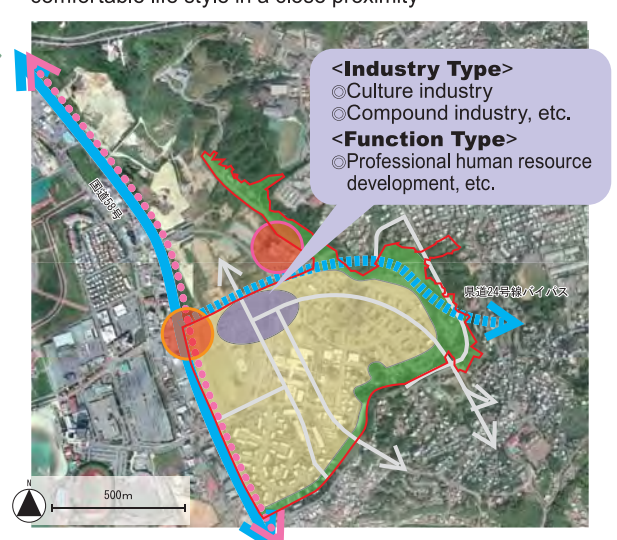
- International cooperation/contribution, etc.



Army POL Depot Kuwae Tank Farm No. 1 (16ha : in 2022 or later)

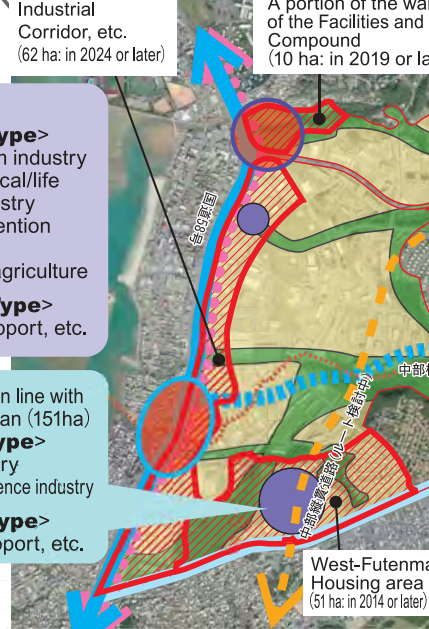


Southern district of Camp Lester (68ha : in 2025 or later)



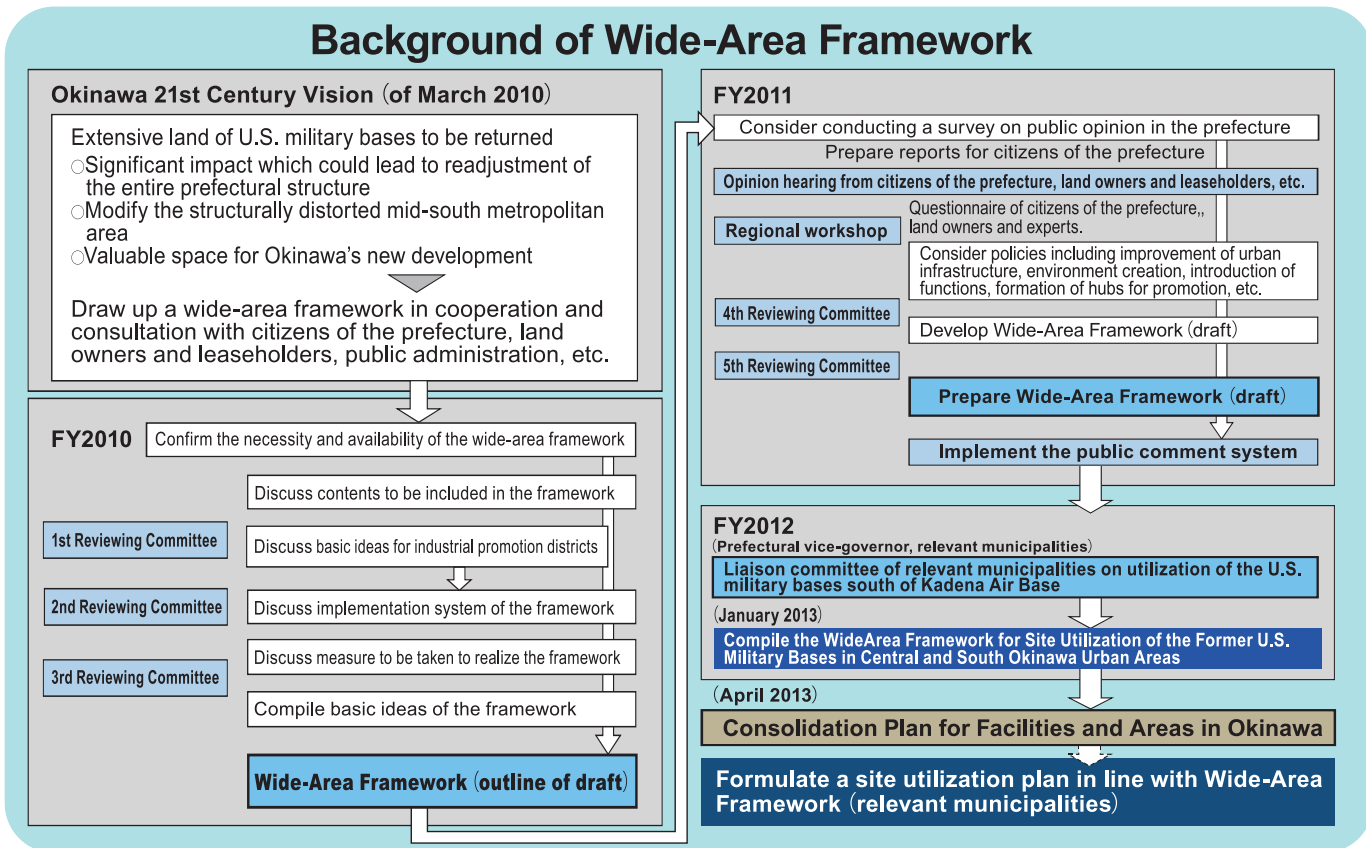
Camp Foster (490ha)

New life environment city with excellent residential environment utilizing transport hub function



(Note) The routes of railroad/LRT/BRT, etc. shown in this figure are those deemed necessary from a standpoint of promoting site utilization by reference to Okinawa Prefecture's Basic Plan for Comprehensive Transportation System.

2. Background of Formulating Wide-Area Framework



3. Concept and Position of Wide-Area Framework

Concept of the Framework

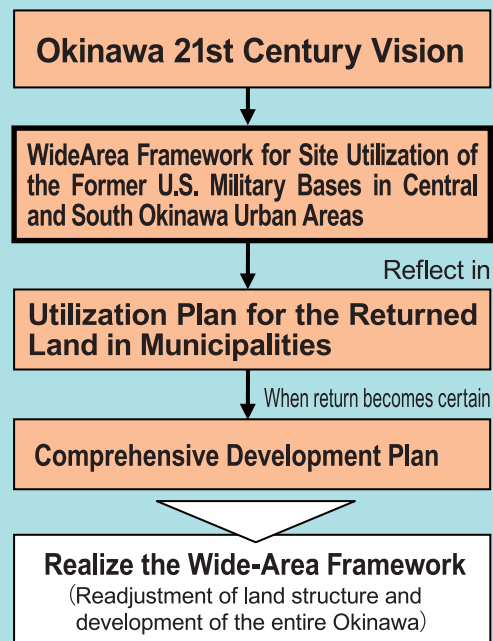
Utilize the site extensively and strategically

Generate a new development demand (hub for site promotion)

Avoid adverse effect of individual development and realize overall optimality

Position of the Framework

- “Okinawa 21st Century Vision” (of March 2010) states that a wide-area framework will be planned with coordination and cooperation among the citizens, landowners/leaseholders, public administration, etc. and recognizing that the extensive U.S. military bases scheduled to be returned will serve as a valuable space for Okinawa's new development. This Wide-Area Framework was formulated following this vision.
- The Wide-Area Framework will be reflected in “site utilization plans” that the municipalities are working, and when return of the U.S. military base becomes certain, it will be linked to the “Comprehensive Development Plan” prescribed by the Act for the Promotion of Land Formerly Used by U.S. Military Installations.



7. Future Challenges for Promotion of Wide-Area Framework

- Keep citizens and land owners/leaseholders informed of the ideas and contents of the Wide-Area Framework and foster better understanding.
- Ensure integrity and interrelation with the prefecture's sectoral plans and relevant utilization plan for the returned land in municipalities.
- Consider to improve feasibility and viability of the projects shown in the Wide-Area Framework.
 - Survey on natural environment and buried cultural property
 - Proactive securement of public use land
 - Suggest measures to preserve and create greenery.
- Establish the promotion system based on the close collaboration among the national government, Okinawa Prefectural Government, and related municipalities.

Efforts to Materialize the Wide-Area Framework

Planning Competition for site utilization regarding the extensive returned land which will lead to Okinawa's new development

- In FY2012, Okinawa Prefectural Government held a planning competition for site utilization in commemoration of the 40 year since Okinawa's reversion to Japan aiming to deepen the understanding and interests regarding the utilization of returned land.
- Regarding the six facilities south of Kadena Air Base, we received 79 ideas for attractive mid-south metropolitan area and development of the entire Okinawa in line with the Wide-Area Framework. Ideas came from Okinawa and also other part of Japan.
- Through the first-stage judge and second-stage judge, the works for the Best Award (1 work), Awards for Excellence (2 works), Honorable Mentions (2 works), and other prizes (15 works) were selected.
- As part of this project, workshops were held at six junior high schools in relevant municipalities to have students draw a future dream through utilizing the returned land, and “Junior High School Summit” was held, where students presented the results.



Best Award: Tram and Green Linkage Okinawa 21 / Graphic of suggested land use of MCAS Futenma



Award for Excellence: Nihon Sekkei Inc. + Izumi Design / Graphic of suggested land use of Makiminato Service Area

Award for Excellence: University of the Ryukyus urban planning laboratory / Graphic of suggested land use of MCAS Futenma



Schools participated in Junior High School Summit (Chatan Junior High School, Yamauchi Junior High School, Kita-nakagusuku Junior High School, Futenma Junior High School, Nakanishi Junior High School, Kagamihara Junior High School)

For inquiries : Okinawa Prefecture, Department of Planning, Planning and Coordination Division (Site Utilization Measures Team)

☎ 098-866-2108 E-mail : aa010006@pref.okinawa.lg.jp

Website : http://www.pref.okinawa.jp/site/kikaku/chosei/atochi/atochi_top.html