

“Interim Report of Overall Plan” for Site Utilization Plan of MCAS Futenma



To Citizens of Okinawa Prefecture

Regarding the site utilization of MCAS Futenma, Okinawa Prefectural Government and Ginowan-city have jointly formulated “Basic Policy for Site Utilization of MCAS Futenma” (in February 2006, hereinafter referred to as the “Basic Policy”) and “Action Plan for Formulating Site Utilization Plan of MCAS Futenma” (in May 2007, hereinafter referred to as the “Action Plan”). Based on these, we have conducted a joint survey and asset survey with the city, and natural environment survey was conducted by the city for consensus building among involved parties.

Okinawa Prefectural Government also formulated wide-area frameworks such as “Okinawa 21st Century Vision’s Basic Plan” (in May 2012) and “Wide-Area Framework for Site Utilization of the Former U.S. Military Bases in Central and South Okinawa Urban Areas” (in January 2013).

In April 2012, “Act on Special Measures Concerning Promotion of Effective and Appropriate Use of the Lands in Okinawa Prefecture Previously Provided for Use by Stationed Forces” (hereinafter referred to as “Act for the Promotion of Land Formerly Used by U.S. Military Installations”) came into force, which prescribes the central government’s obligation concerning pre-return inspection and creation of advance acquisition system. With the legislation in place, it has become easier for planned items to be materialized.

This year, “Interim Report of Overall Plan” was made in accord with the outcome of the wide-area plans and previous efforts of Okinawa Prefectural Government and Ginowan-City.

On the basis of this interim report and by listening to opinions from citizens of Okinawa and land owners/leaseholders, we are now committed to formulate site utilization plans which will contribute to the development of the entire Okinawa.

March 2013

Okinawa Prefectural Government
Ginowan-City

※ revised in March 2014

Position of “Interim Report of Overall Plan”

Role of “Interim Report of Overall Plan”

To facilitate consensus-building among citizens and land owners

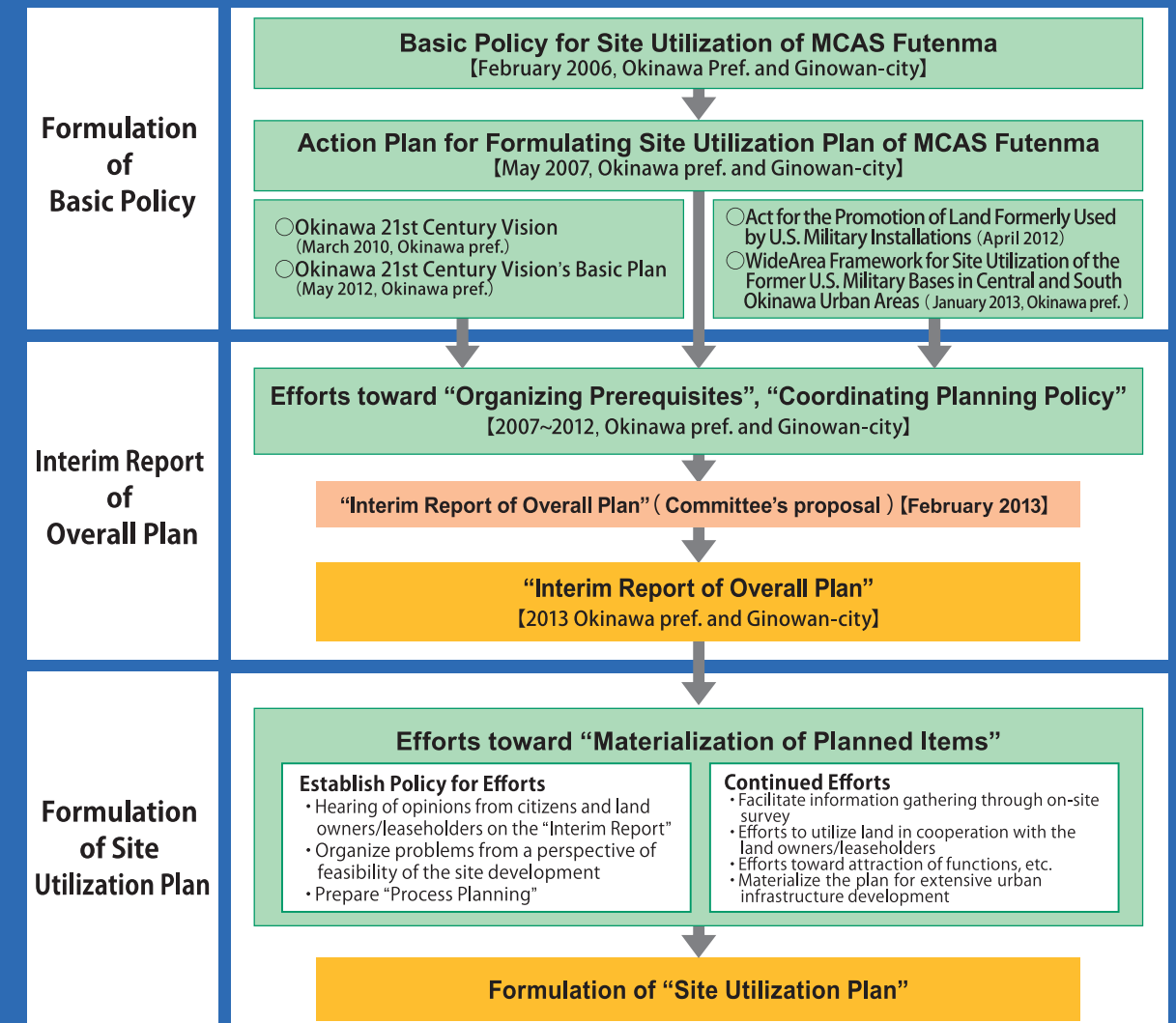
To transmit “information on site utilization” within and outside Okinawa

To promote future plan making

Contents of “Interim Report of Overall Plan”

Objectives of site utilization and efforts toward their realization	In line with wide-area plans including “Okinawa 21st Century Vision’s Basic Plan”, etc. and the “Basic Plan”, organize objectives of site utilization and position them as the basis to formulate of site utilization plan.
Policy for plan-making	Based on the results of reviews on wide-area plans and the “Action Plan” by category, propose “Policy for plan-making”.
Policy for space configuration	In order to present a clear picture of the targeted site utilization, organize the direction of site utilization and arrangement of urban infrastructure based on the “Policy for plan-making”.
Future efforts and process	Based on the results of past reviews, organize contents and procedures of main efforts in the phase of “materialization of the planned items”.

Steps before Formulating the Site Utilization Plan



Recommendation on “Policy for Plan-Making”

Policy for Environment Creation

◆ Environment creation aiming for Okinawa's promotion

- “Town planning in greenery” to be a stage for Okinawa's promotion
- Aim to achieve a high level of “Greenery” development only a large-scale site can realize.
- Make a plan which shows unprecedented “richness of green”
- **Creation of a town where the environment is sustainably rich**
- Introduce environment-friendly advanced approaches including cutting carbon emission and recycling resources.
- Promote comprehensive study aimed at environment creation

◆ Environment creation which takes advantage of the community's characteristics

- **Preservation and improvement of well-organized woodlands**
- Preserve existing forests to help formation of ecological network.
- Preserve and improve the slope green on the west which extends inside and outside of the site.
- **Preservation and utilization of the area-specific hydrological circulation**
- Maintain the amount of spring water by facilitating under ground seepage of rainwater.
- Maintain and improve the quality of underground water.
- Cyclically use underground water, etc. at the site.
- **Dealing with underground cavity and its preservation and utilization**
- Secure safety of land use on the upper part of underground cavity.
- Preserve and utilize underground cavity as the area-specific resources.
- **Town planning where people can see the history of “Ginowan”**
- Create a scenery in the “ (tentatively called) historical town planning zone”.
- Create environment in coordination with preservation of ruins.

Policy for Land Use and Introduction of Functions

◆ Planning a town with various functions

- **Formation of core promotion zone**
- Form industries complexes to lead to Okinawa's promotion.
- Develop core facilities to facilitate attraction of functions
- **Formation of core city zone**
- Form a wide-area hub for attracting people to drive the town planning.
- Establish a civic center as a new livelihood hub for the residents.
- Establish urban residential complexes which enjoy convenience of city life.
- **Formation of residential zone**
- Plan housing development in a way that can realize various lifestyles.
- Create a scenery which regenerates the atmosphere of “former villages”.
- **Systematic land securement for other public facilities**
- Secure sites for life-related facilities in concert with restructuring of the living space.
- Secure sites for cemetery systematically in concert with rearrangement of existing graves.

◆ Plan-making in parallel with stimulating new demand for land use

- **Facilitation of land supply in cooperation with land owners and leaseholders**
- Facilitate to foster a consensus of land owners and leaseholders for cooperation.
- Ensure substantial land supply.
- **Plan-making based on a secure prospect of attracting functions**
- Gather information to encourage participation in the site utilization.
- Gather information to ensure attraction of functions.

Policy for Urban Infrastructure Development

◆ Construction and improvement of arterial highways

- **Construction of extensive arterial highways based on the upper level plan**
- Construct “Midland longitudinal highway” and “Ginowan latitudinal highway” which are planned in the “Basic plan for Okinawa prefecture's comprehensive transportation system” and “Master plan for mid-south metropolitan area's urban traffic”, etc.
- **Construction and improvement of the city's arterial highway network in Ginowan**
- Construct and improve the city's arterial highways based on the Master plan for Ginowan-city urban development.
- Construct and improve districts' arterial highways which supplement the city's arterial highways.

◆ Construction and improvement of a new public transportation axis including railroad

- Simulate effective routes on the assumption of public transportation axis being introduced.
- Promote plan-making toward utilization of the public transportation axis.

◆ Maintenance and improvement of green space

- **Construct (tentatively called) Futenma Park based on the Wide-Area Framework**
- Enlarge greenery by utilizing the site.
- Maintain and improve a space for interaction as a hub for Okinawa's promotion.
- Introduce a function of wide-area disaster prevention.
- **Maintenance and improvement of parks, etc. for preservation and utilization of nature and historical characteristics**
- Maintain and improve parks, etc. in concert with preservation of the existing forests.
- Maintain and improve “Nanmachi Kaidou”.
- Preserve important ruins and maintain/improve parks, etc. in a coordinated manner.
- **Maintenance and improvement of parks, etc. as familiar living places**
- Maintain and improve parks, etc. to make the residential area of the site more attractive.
- Maintain and improve parks, etc. so that they are used by people in surrounding urban area.

◆ Development of Supply, process and information communication infrastructure

- **Construction/improvement of supply and process infrastructure**
- Construct and improve facilities based on the defined plan for the wide area.
- Construct and improve rainwater drainage system to preserve hydrological circulation.
- Construct and improve power supply facilities in concert with conversion to renewable energies.
- **Construction/improvement of communication infrastructure**
- Facilitate industrial development by improving information communication environment.
- Pursue wealth of life by utilizing communication infrastructure.

Concept for Arrangement / Layout

Zoning for Land Use

- **Core promotion zone** is arranged at a location which enjoys buffer function of slope green and ocean view from the edge of highland.
- **Core city zone** is allocated in consideration for its ability to attract people by utilizing the extensive traffic network and whether the location is appropriate as the center of Ginowan-city.
- **Residential zone** is allocated around east periphery of the site, aiming to form a living space integrated with the surrounding urban area.

Green Space

- Arrange green space as a hub for site promotion.
- Arrange a green space network which covers the site.
- Arrange green space in light of preservation and utilization of nature and historical characteristics.
- Arrange green space to be used by people from surrounding urban area.

Traffic Network

- Lay out routes for main arterial roads (Midland longitudinal highway, Ginowan latitudinal highway) .
- Lay out routes for the main highway network which straddles the site and surrounding urban area.
- Arrange a new public transportation axis including railroad.

Current state of MCAS Futenma



Nodake Tamata-baru Ruins (on base)



Woodland left on base

Keren-Keren-Gama (on base)



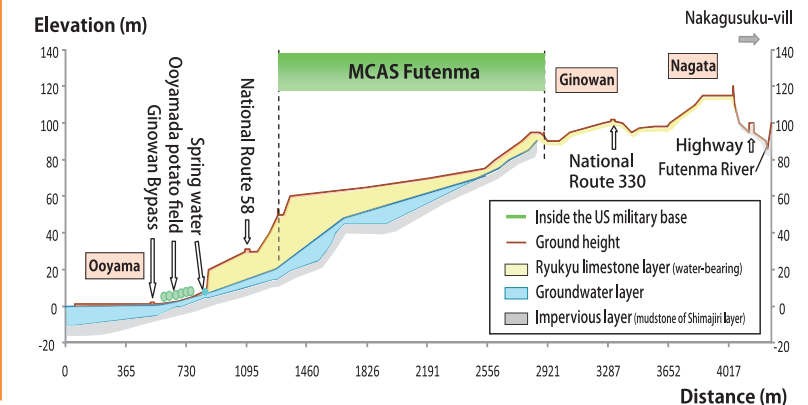
Policy for collaboration with surrounding urban development

◆ Site utilization in coordination with improvement of surrounding urban area

- **Restructuring of surrounding urban area**
- Supply land necessary for the metropolitan area's redevelopment, etc.
- Supply land which meets the intention of reallocation of existing facilities.
- **Formation of a living sphere which covers extends across the site and surrounding urban area**
- Construct and improve parks, etc. which people in surrounding urban area can use.
- Facilitate housing development by utilizing the existing facilities in surrounding urban area.

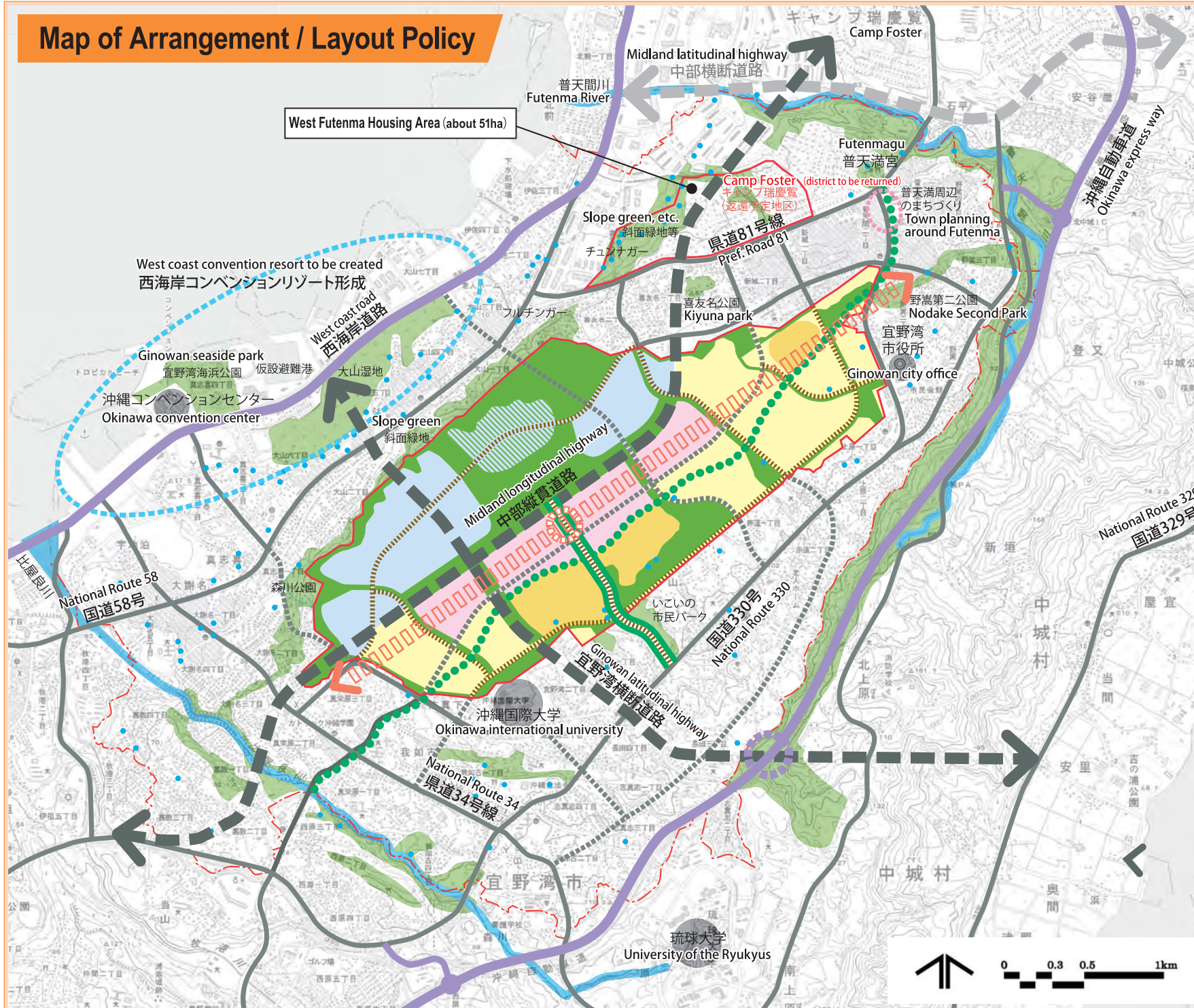
◆ Environment creation and development of urban infrastructure covering both the site and surrounding urban area

- **Environment creation in the surrounding urban area**
- Preserve the slope green on the west.
- Revive “Nanmachi Kaidou (street) ”.
- Utilize spring water for agriculture, pass down the habitat/growing environment of creatures, etc.
- Improve the water quality of rivers and drainage flowing into the site.
- **Construction and improvement of arterial roads in the surrounding urban area**
- Determine the road structure and routes from a standpoint of surrounding urban development.
- Promote early development of arterial roads in the surrounding urban area.



Recommendation on “Policy for Space Configuration”

Map of Arrangement / Layout Policy



※The “map of arrangement/ layout policy” is prepared based on the upper-level plans and the assumed current situation of the site, and therefore the site use, routes of highways, position and range of parks, etc. have yet to be finalized. The “map of arrangement/layout policy” is subject to renewal depending on future strategies.

※The route for “Midland longitudinal highway” is under review.

Legend	
	Core promotion zone
	Core city zone
	Residential zone Former villages
	Parks
	Parks/greenery in surrounding urban area
	Nanmachi Street
	Symbol road
	High-standard highway, Local high-standard highway
	Major highways (Contemplated zone)
	City's arterial highways (established/contemplated)
	District's arterial highways (relating to the site (established/contemplated))
	Public transportation axis (Contemplated)
	Spring water

※ Each zone of land use includes the area's designated greenery (green land inside the premises).

Green space advances the value of entire city and makes it more attractive



The facility inside the park serves as the hub for promotion



Research park where core industries form complexes



A stage for Okinawa's promotion created by rich green and ocean view [reference image for the Basic Policy]



A new city hub serving as a place for citizens' interaction [reference image for the Basic Policy]



Nanmachi Street tells history to the later generations [reference image for the Basic Policy]



Road scenery is created with “rich green”



Recommendation on “objectives of site utilization and efforts to materialize them”

■ “Okinawa 21st Century Vision’s Basic Plan” (May 2012, Okinawa Pref.)

Consider the site of MCAS Futenma as a new hub for promotion in mid-south area, and work together with national government and Ginowan-City to formulate the site utilization plan.

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

(January 2013, Okinawa Pref.) [Concept of development and improvement for the site of MCAS Futenma]

“Multi-functional hub city for interaction, with international high-order city function as a symbol of peace—Okinawa’s new hub for promotion—”

Objectives of Site Utilization

● Create Okinawa’ new hub for promotion

In order to realize the “Okinawa 21st Century Vision’s Basic Plan” and the “Wide-Area Framework”, implement the measures and policies expected at the site of MCAS Futenma and form Okinawa’s new hub for promotion.

- Prepare a system to welcome new function.
- Restructure and reinforce the extensive urban infrastructure (green space, traffic network) in concert with the site utilization.

● Realize a new urban vision of Ginowan-City

By resolving urban problems associated with long-term use of the base and implementing new measures and policies in conjunction with site utilization and development of surrounding urban area, realize a new urban vision which can be passed on to the next generation.

- Materialize urban structure by utilizing the sites.
- Improve the surrounding urban area in conjunction with the site utilization.

● Realize the site utilization by land owners / leaseholders

Work on regeneration of the area-specific natural and historical environment which was once destroyed by use of the base, and realize a new style of land utilization to respond to changes in post-seizure socioeconomic situation.

- Regenerate area specific natural and historical environment.
- Realize a new style of land utilization.

Efforts to Realize Site Utilization

● Stimulate new demand to lead to Okinawa’s promotion

For promotion of Okinawa prefecture and mid-south metropolitan area, developers, industries, and incomers who will participate in the site utilization are solicited from Okinawa and other prefectures to stimulate new demand.

- Transmit information to stimulate demand.
- Encourage collaboration with participants in the site utilization.

● Create a world-class excellent environment

Try to plan green-rich towns and create a world-class sustainable environment by taking advantage of the natural and historical characteristics of the site and the surrounding urban area.

- “Town planning in green” by securing rich green space.
- Show progressiveness to work on global-scale environmental problems, etc.

● Systematic land supplies facilitates attraction of functions, etc. and land utilization

With planned land supplies, work on attraction of functions and establishment of industries to realize the objectives of site utilization and facilitate utilization of the land of owners and leaseholders.

- Supply a substantial area of land to facilitate attraction of function, etc.
- Facilitate utilization of owned land in cooperation with the owners and leaseholders.

Recommendation on “future efforts and procedures”

Policy establishment for the phase of “Materialization of Planned Items”

● Hearing of opinions on the “Interim Report of Overall Plan”

- Through opinion hearing from citizens of the prefecture, land owners/leaseholders, etc., organize items to be reflected in the future plan-making.

● Organize problems in terms of feasibility of the site development

- By validating feasibility of the site development and sampling problems, organize the items to be reflected in the future plan-makings.

● Preparation of “process planning” for the phase of “materialization of the planned items”

- Clarify the contents and systems to be addressed, and prepare a “process planning” as a road map for future efforts.

Continued Efforts toward Materialization of Planned Items

● Facilitate information gathering through on-site inspection

- Facilitate information gathering through on-site inspection in an early stage to reveal planning conditions of natural environment and cultural property.

● Efforts toward land use in cooperation with land owners and leaseholders

- Provide land owners/leaseholders with information on how to utilize their land, etc. and encourage them to create their own organizations, etc.

● Efforts toward attraction of functions, etc.

- Consider measure necessary to attract functions from Okinawa and other prefectures and to create industries, etc., and materialize the site utilization plan.

● Materialization of plans for extensive development of urban infrastructure

- Materialize the planned items including advance acquisition of public use land, extensive greenery area, main arterial roads, and public transportation axis.

Formulation of Site Utilization Plan

● Renewal and refinement of the planned item by category

- Renew the planned items and refine plans necessary for the site utilization plan, and organize the sectoral plans.

● Formulation of Site Utilization Plan

- Attempt to build a consensus among those involved on the basis of the (tentatively called) site utilization plan, and formulate “Site Utilization Plan”.

Competition for site utilization plan regarding the large-scale returned base sites which will lead to Okinawa’s new development: winning entries



Award for Excellence: Nihon Sekkei and IZUMI Design



Best Award: Tram & Green linkage Okinawa 21



Award for Excellence: University of the Ryukyus urban planning laboratory

For Inquiries

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

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