

## PRESS RELEASE

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Urban Design Center Kashiwa-no-ha  
Mitsui Fudosan, Co., Ltd.

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### Large-Scale Transformation of Reservoir into Symbiotic Waterfront “Aqua Terrace” Opens to the Public as the Core Zone of Next Development Stage Creating Interactive Space to Add Further Vigor to the City, Providing Cutting Edge Environmental to Attract Japanese and Foreign Companies

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On November 22, Urban Design Center Kashiwa-no-ha (UDCK) and Mitsui Fudosan Co., Ltd. unveiled new waterfront space, the “Aqua Terrace.” The Aqua Terrace will serve as the core zone of the Kashiwa-no-ha Innovation Campus, the second development stage of the Kashiwa-no-ha Smart City. Aqua Terrace is a waterfront space created by the large-scale transformation of the No.2 flood control reservoir with the aim of adding further vigor to the city by creating an interactive space for local citizens and workers. It is also aimed at accelerating the drive to attract Japanese and foreign companies and research institutions to the site by enhancing the city’s value through advanced environmental development towards the goal of realizing an international academic city and an environmental city for the next generation.

#### Aqua Terrace –the Core Zone of the Next Development Area

#### Kashiwa-no-ha Innovation Campus – Area for the Second Development Stage

Urban development is underway at the Kashiwa-no-ha area to become an international academic and environmental city for the next generation under the Kashiwa-no-ha International Campus Town Initiative, jointly formulated by Chiba Prefecture, Kashiwa City, Chiba University, the University of Tokyo, Urban Renaissance Agency and Mitsui Fudosan. The initiative designates the area adjacent to the northern part of the station-front area (completed in 2014) as the “Innovation Campus (multi-purpose industry creation area),” and work is in progress through a partnership between the public, private and academic sectors. The goal of developing the Innovation Campus is to create a compact, multifunctional city imbued with a mixed-use feel by concentrating the functions of business operation, research and commerce within the area in close proximity with the residential area to generate bustling activity and level the daytime and nighttime population. Aqua Terrace will play a core role within this area.

#### A Regulating Reservoir for Flood Control with the Added Function of Human Interaction

The Aqua Terrace was developed by transforming the No.2 reservoir located at the center of the Innovation Campus into a symbiotic waterfront. The No.2 reservoir was built by Chiba Prefecture under its integrated development zone program for northern Kashiwa to provide control in the event of regional flooding caused by torrential rains. It had offered a unique scenery that unified a waterfront that served as a natural habitat for reed and waterfowl with elevated



View of Aqua Terrace from the west

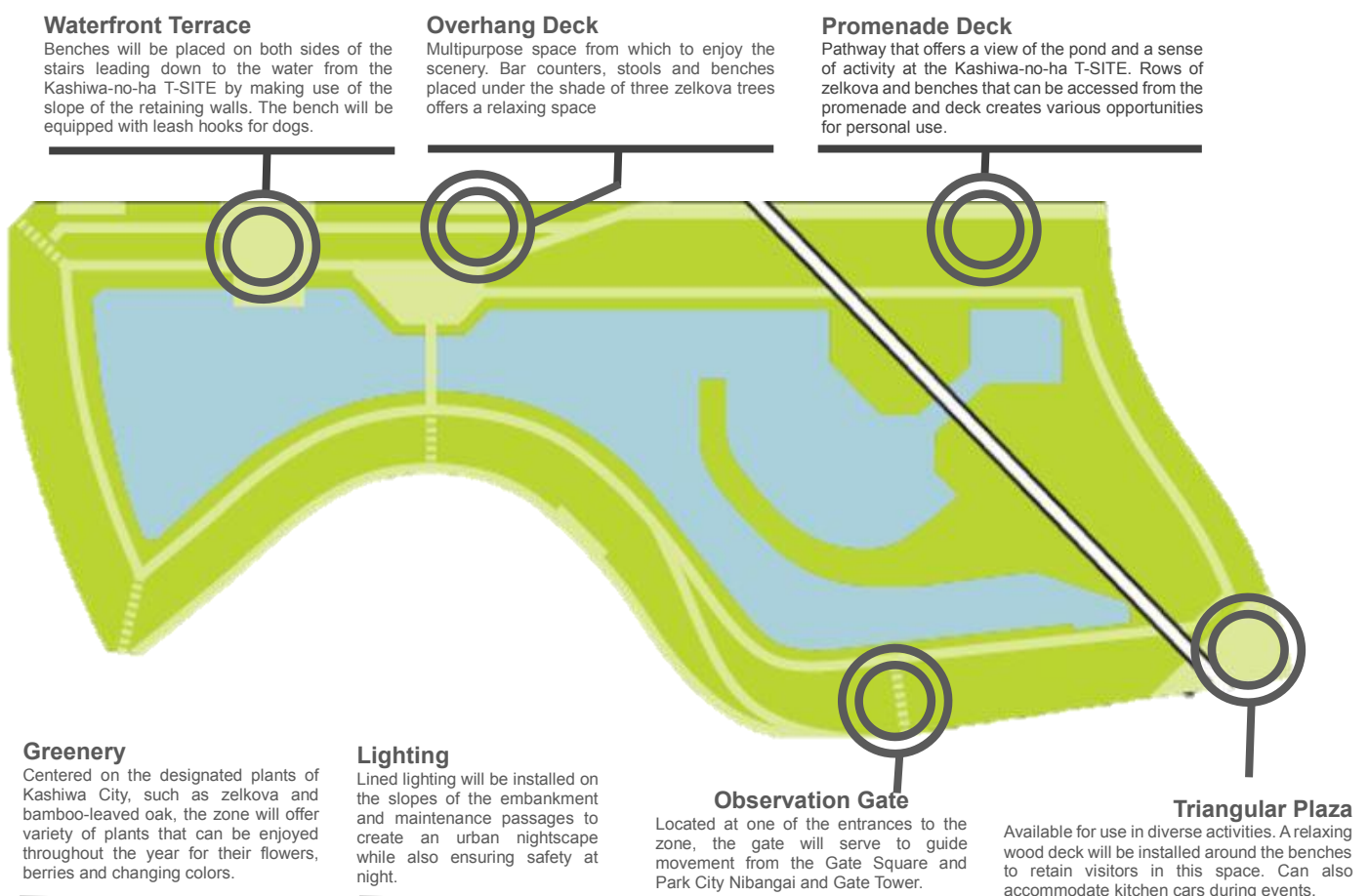
railway tracks. The reservoir underwent large-scale transformation led by UDCK and Mitsui Fudosan to enhance the area's value. Turning the reservoir into a common open space creates an interactive space for workers and residents in the nearby area and provides an opportunity for leading a completely new city lifestyle for work and daily life. The creation of a lively city rich in nature will raise the appeal of the area, which will in turn heighten interest among Japanese and foreign companies and research institutions.

## Generating Lively Interaction

### Opening the Kashiwa-no-ha T-SITE to Invigorate the Neighborhood

UDCK and Mitsui Fudosan have taken a multifaceted approach to generate activity and turn the Aqua Terrace into an interactive space. The entire zone of the Aqua Terrace is surrounded by low lying fence, and visitors can move close to the water's edge by descending the stairs or slopes located in several places. A promenade with benches and deck space has been built around the water, enabling visitors to use the Aqua Terrace to enjoy their lunch, take a walk, or read a book in the open air. A Triangular Plaza and Waterfront Stage have also been installed within the zone to help generate activity. Various events and activities organized by local residents and companies are scheduled to take place in these spaces.

UDCK and Mitsui Fudosan will also open the Kashiwa-no-ha T-SITE in the spring of 2017. The T-Site will be a commercial complex along the eastern shore of the Aqua Terrace that will help bolster the zone's function as an interactive space. This site will be managed by the Culture Convenience Club Co., Ltd. as a facility for introducing various lifestyles. The creation of an attractive space comprising a bookstore, coffee shop and various other shops will serve as a community base for local citizens, university students and staff, generating lively activity.





The Overhang Deck – Enjoying a relaxing lunch on bar stools and benches



The Waterfront Terrace – Spending quality personal time on the stairs in front of the T-SITE



Aqua Terrace at Night – Lighting along the pond and illuminated fountains