

### **City Compactness Tendencies and Gentrification Effect in Japanese Cities Context**

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Recently, to perform sustainable communities in urban areas, compact city as an urban strategy becomes most popular. Obviously, from global discussion in the worldwide level, this strategy has started to be adopted into local strategy or implementation level, including some Japanese cities. It has also typically been argued to be able to promote urban regeneration, revitalization of city center, and other objectives. To deliver such compact development principles, many efforts by means of appropriate policy alternatives have been adopted and done by many local governments, such as urban infill and development boundaries are being used. Such these developments have actually been indicated as cause in pushing rebirth of some neighborhoods and a rise in property and land values. It also influences displacement problems among poorer residents, many of them elderly and unable to afford higher rents and taxes. These effects have been known as a gentrification where process by which higher income households displace lower income residents of a neighborhood, changing the essential character, and flavor of that neighborhood. This study firstly is aimed to present and provide actual information of Japanese cities development and tendencies, from viewpoint of city compactness, a term of measuring compact city in this study. With undertaking 63 Tohoku Region cities in Japan (northern part of Honshu Island, Japan that comprises 6 prefectures: Aomori, Iwate, Miyagi, Akita, Yamagata, and Fukushima) as a case study where it has an aim to analysis and to give an illustration existing conditions of these compactness attributes in Japanese cities particularly through city data examination (1980-2000 basis). Second, based on the preceding results, some analysis related initial effect of compactness in inner city will be conducted to predict, mainly their effects related gentrification phenomena. Through this early study, it would be useful for how Japanese cities face and accelerate these two problems: delivering compactness and harmonizing its side effect such gentrification process. Generally, the results inevitably will steer to prepare an appropriate strategy to handle both problems appropriately in the cities.

### **Sustainable Locality, City Visioning and City Marketing-An Initiative of a Holistic Conception for Promoting Sustainable Urban Development**

Lee Yung-Jaan & Lan Yi-Zhi

While cities all over the world have faced the fierce impact of global economic restructuring, within the effect of global-local nexus, they have been inevitably integrated in the networks of interurban competition. Besides, it is also important that how cities can balance the urban vision between ecology, equity, and economy, the three basic dimensions of a sustainable locality, to achieve and indicate a much stronger and healthier urban development, as well as communicating the global economy with the concept of city marketing in the urban policies. City revisioning is not a sophisticated process, but a product needs a multiple-concept to apply it. In order to practice this effort, however, first and foremost, this paper attempts to make deeply sense of the implications among sustainable city, vision planning and city marketing. Secondly, this study tries to converge these discussions with a holistic approach articulated by the concepts mentioned above. Finally, this study briefly discusses its possible envision for further research to urban development in the context of Taiwan Local Agenda 21, a sustainable policy imperatives promoted by government since the late 1990s.

### **Needs and Burdens of the Underground Development**

Sanghoon Han & Cheungwon Seo

It is well known that continuous growth and increasing density of population in cities raise numbers of serious problems which grow proportionally with the size of the city. An important part of the solutions to these problems is the use of underground space which increasingly has an important role to play in solving such urban problems. For example, underground space can be used not only for an alternative space for ordinary surface uses but also for a valuable spatial resource. Based on these notions, this study aims to examine various characteristics of underground space and actual survey results about the underground uses in order to find any necessary reformation of current planning policy and future research direction for the promotion of underground development. Both of the literature review and empirical assessment of this study reveal that underground space do have some generic disadvantages comparing to the ground space while its usefulness and importance as an alternative spatial resources in our cities is surprisingly increased during recent years. Finally, this study shows some research issues for the further study and future research direction.

## **A Study on Development Direction of Garden-Housing Site in Korea**

Yun- Sang Lee

The purpose of this study is to provide the participation and application plan of public-sector on Garden-Housing Site. And this study consists of 4 chapters with following approaches.

- 1) Chapter 1 is introduction that states the purpose and methodology.
- 2) Chapter 2 is about demand-increasing reason and factor as well as definition and type of Garden-Housing Site.
- 3) Chapter 3 is about analysis on relation-lows and problems of developing and planning on Garden-Housing Site.
- 4) Chapter 4 provides fundamental plan and general considering-factor on development of Garden-Housing Site, and participation and application plan of Public-Sector on Garden-Housing Site.

The results analyzed on this study are stated below.

It is Proved that the demand of Garden-Housing Site is sufficient. But because of small-size development, we can see problems such as insufficiency on public facility and disordering diffusion of urban sprawl.

The methods which public-sector participate and apply in Garden-Housing Site are such That:

- (1) A method that makes use of natural or topographical characteristics in new developing site.
- (2) A method that develops Garden-Housing Site in near vicinity existing big-size developed site.
- (3) A method that develops Garden-Housing Site in which include multi-functions (silver, leisure, sightseeing, etc.)
- (4) A method that develops Garden-Housing Site in which involves urban and rural function in farm community.

Accordingly, the Garden-Housing Site project of public-sector should be cautiously going with cost-benefit analysis in details.

## **The study of symbiotic residential community planning method based on ecological culture and technological civilization environmental symbiosis**

Ching-Tzu Chen & Tzen-Ying Jenny Ling

Building within the urban fabric is a great expression of the human civilization; it is a basic human reflection in the search of the survival, living and production needs within the environment. As such, human settlements environment encompasses natural environmental resources as well as the civilized environment resources. We can deduce then, that the residential community is a manifestation of our dwelling environment thru time; it is the basic backbone of the development within the residential community as well as the core foundation of all activities occurred within the community. Therefore, public and private sectors alike should develop our communities thru the principle of environmental symbiosis to fully implement, utilize and manage our resources within our dwelling environmental; finally to achieve the goal of sustainability. This research will call out the application of environmentally and technologically feasible planning methodology in the symbiotic residential community; achieving a thriving vitality

within the environmental world, diversity within our survival world, virile freshness in our living world and magnetism within our productive world (the first two worlds are based in the environmentalism driven principles, as to achieve vital balance in our residential community, the later two are based in the technologically driven principles to create mobility within our residential community) The final goal is to create a sustainability within the residential community.

## **Urbanization Process and Change of Habitation in the Latter Half of the 20th Century in the Suburbs of the Tokyo Metropolitan Area**

Takiko FUJII & Moriyuki OE

The purpose of this study is to classify the broadly spreading suburban area of the Tokyo Metropolitan Area by analyzing the interrelationship between the urbanization process in the latter half of 20th century and the population and structure of habitation up to the present in order to clarify the unique circumstances within each suburban area. The results are as follows. First, the analysis of the urbanization process shows that most of the suburban municipalities of the Tokyo Metropolitan Area had been most rapidly urbanized by 1980, and about half of the suburban municipalities were most rapidly urbanized in the 1970s. The result also clarifies that municipalities classified by their urbanization peak times were urbanized at almost the same speed for each group.

Second, the analysis of four age groups, 30-34, 35-39, 40-44, 45-49, which are assumed to be at the stage of bringing up children, indicates that households behaved similarly when choosing residences according to the period in time despite the age group to which they belonged. It also indicates that the area which were urbanized most rapidly in the earlier half of 1980s were more strongly influenced by the behavior of the first baby boomers, who were born in 1947-1949, than other areas.

Third, the change of the structure of the family types of households from 1980 to 2000 suggests that the suburbs are no longer residential areas of relatively young nuclear families. However, the structure of habitation differs by their urbanization peak times, which reflects the strong relationship between the urbanization process in the suburbs and the behavior of the households at the stage of bringing up children.

## **A Comparison of Social Function between Gated and Ordinary Communities**

Kenneth Tanate & Kenjiro OMURA

The study attempts to compare the neighborhoods of gated communities (GCs) and ordinary communities (OCs) in terms of their social function (SF). The SF is a measurement of the social quality comprises of six factors, namely: Community spirit, Security, Interaction, Family responsibility, Social control, and Satisfaction. The comparison is based on the opinions of residents from both the GCs and OCs in the case study area in Quezon City, Metro Manila. The result shows a significant difference between the SF of GCs and OCs. It reveals that the SF of GCs is better compared to OCs, which implies a more comfortable life in the gated communities. This finding helps explain why so many people want to live in GCs, aside from its attractive planned neighborhood unit.