



Sustainable Downtown Community and Intown Living -A Case Study of Utsunomiya City, Japan

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To continue to be a place of vitality, it is important that residents would find it to be a comfortable space in which to live and work. However, a number of medium and small size cities in Japan have been experiencing serious problems in their downtowns that mostly stem from sprawl, population decline and aging. Main aim of this paper is to analyze possibility and issue of intown living and assistance to exchanging dwellings through a case study of Utsunomiya City which is located about 200 km north of Tokyo and has a population of about 500,000. To evaluate the living conditions of downtown of Utsunomiya City, I chose a residential district and executed the questionnaire survey and interviews for the residents. Then, I did interviews for real estate agencies to find out how reselling houses are evaluated and accepted by residents of Utsunomiya City.

Also, I analyzed the policies taken by local governments to promote intown living. Finally, I proposed measures to encourage intown living and achieve sustainable downtown communities.

KEY WORDS: Downtown, intown living, sustainability.