1. Background of current urban regeneration policy

2. Recent declining of Korean cities

3. Urban regeneration as public policy in Korea

4. Current critical issues on urban regeneration policy
1.1 Rapid urbanization

**Industrialization and Urbanization**

- Korea has undergone rapid industrialization and urbanization.
  - Urbanization rate (1960: 27.7%, 2000: 79.6%, 2015: 81.6%)

<table>
<thead>
<tr>
<th>Year</th>
<th>Urbanization rate(%)</th>
<th>GDP (1 billion won)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1960</td>
<td>27.7</td>
<td>249.84</td>
</tr>
<tr>
<td>1966</td>
<td>33.3</td>
<td>1065.87</td>
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<tr>
<td>1970</td>
<td>40.7</td>
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<td>1975</td>
<td>48.0</td>
<td>10505.10</td>
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<td>1980</td>
<td>56.7</td>
<td>39471.30</td>
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<tr>
<td>1985</td>
<td>64.9</td>
<td>87239.60</td>
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<tr>
<td>1990</td>
<td>73.8</td>
<td>197712.30</td>
</tr>
<tr>
<td>1995</td>
<td>78.2</td>
<td>428927.10</td>
</tr>
<tr>
<td>2000</td>
<td>79.6</td>
<td>635184.60</td>
</tr>
<tr>
<td>2005</td>
<td>81.3</td>
<td>919797.30</td>
</tr>
<tr>
<td>2010</td>
<td>81.9</td>
<td>1265308.00</td>
</tr>
<tr>
<td>2015</td>
<td>81.6</td>
<td>1564123.90</td>
</tr>
<tr>
<td>2017</td>
<td>81.5</td>
<td>1730398.50</td>
</tr>
<tr>
<td>2018</td>
<td>81.5</td>
<td>-</td>
</tr>
</tbody>
</table>

**Figure. Urbanization rate and GDP (1960-2015)**

Resource: kosis (http://kostat.go.kr/)
1.1 Rapid urbanization.

❖ Population concentration to Seoul

- Since the 1960s, the population concentration of Seoul has been rapid.

- From 1990, Seoul's population growth stopped. After that, the proportion of Gyeonggi-do(province) increased.
  - The proportion of Gyeonggi-do population to the national (1960: 11.0%, 1990: 14.2%, 2015: 24.4%)


<table>
<thead>
<tr>
<th>Year</th>
<th>Total population (persons) (a)</th>
<th>서울(Seoul)</th>
<th>경기(Gyeonggi)</th>
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<th>TOTAL</th>
<th>Percentage of population in the metropolitan area(%) ((b+c+d)/a)</th>
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<tbody>
<tr>
<td>1960</td>
<td>24,989,241</td>
<td>2,445,402</td>
<td>2,748,765</td>
<td>401,473</td>
<td>5,595,640</td>
<td>22.4</td>
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<tr>
<td>1970</td>
<td>31,435,252</td>
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<td>413,725</td>
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</tr>
<tr>
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<td>2000</td>
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<td>25,618,414</td>
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Resource : kosis [http://kostat.go.kr/]

Rapid urbanization.

1. Background of current urban regeneration policy

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<td>25,618,414</td>
<td>49.6</td>
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</tbody>
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1.2 Urbanization and Slum

**Seoul was not prepared to cope with rapid urbanization.**

- In the Joseon Dynasty, Seoul was a small city with a radius of 2km.
- There were some planned urban expansion during the Japanese occupation, but it was not big.

![Maps showing urban development in Seoul from 1960 to 1970](image)
1.2 Urbanization and Slum

❖ **Slum begun to spread in Seoul's stream and mountains.**

- After the Korean War (1953) and industrialization from 1960s, a large number of population who moved to Seoul has started to reside in slums.

- These slums were concentrated on the streams or hills.


Figure. Cheonggyecheon stream slum in 1960s
1.2 Urbanization and Slum

- Most of the hills surrounding Seoul's old city center are covered with slum.

- Most of them are now disappeared and apartment complexes has replaced them.
1.3 Direct involvement by the Korean government (until 1980s)

❖ Since the late 1960s, the Korean government has pursued slum clearance and migration.

- Gwangju complex uprising (1971).
  • Since the beginning of 1969, the city government had forced to move people who lived in Cheonggyecheon area to Gwangju complex at Chungbu-myeon, Gwangju-gun, Gyeonggi-do (30km away from Seoul’s downtown).
  • Land purchase and residential land development had simultaneously been processed.
  • With the unreasonable plans and financial deficits, a group of residents in Gwangju complex uprisen (1971. 8. 10)

Figure. Gwangju complex uprising (1971. 8.)
1.3 Direct involvement by the Korean government (until 1980s)

❖ The conflict between the government and the evictees had continued.

- Mokdong Development (mid of 1980s).
  - Seoul city government directly removed slum of Mokdong area, and promoted large-scale development.
  - It is suffering from strong opposition of the people who have been removed.
  - The Seoul Metropolitan Government does not directly promote development projects after the event.

Source: Open Archives, http://db.kdemocracy.or.kr/

Figure. Mokdong demolition and repulsion (mid of 1980s)
1.4 Joint Redevelopment Program (JRP) introduction

- Projects led by existing landowners are proposed and promoted.
  - Redevelopment associations made by landowners led the redevelopment projects
  - The government supported the laws, permissions and demolition
  - Capital and technology supported by construction companies

* Access to real estate development business

Source: 장세훈 저, 김형국 편 (1989), 불량촌과 재개발, 229p. 수정
1.4 Joint Redevelopment Program (JRP) introduction

- Though the protesters continued to resist, the government continued to provide indirect support.
1.5 Special act on the promotion of urban renewal and its projects (2006-)

- Though the protesters continued to resist, the government continued to provide indirect support.
  - Beginning from the New Town policy of Seoul in the early 2000s
  - Promote large-scale redevelopment by bundling previous development units

* Access to real estate development business

Figure. Designated Area of Seoul (2008)
2.1 Reflection on slum clearance

❖ **Focus only on old physical environment**
- Eliminating old and shabby physical environments
- Do not consider social and housing welfare, cultural and historical resources, and communities important

❖ **Increased social conflicts**
- More than 70% of tenants in redevelopment district
- Continuing conflicts between landlord and tenant

❖ **Insufficient consideration of housing welfare**
- Returning rate (再定着律) is less than 20%
- Most of the existing tenants and small land owners can not come back

❖ **Public and government roles required**
- Maintained by private businesses that depend on the real estate market and its expectations on price increase
- Government involvement in residential and social welfare needed: social justices
2.1 Reflection on slum clearance

- Empty city centers due to suburban development and centers blight.
- Five major metropolitan areas (Seoul, Busan, Daegu, Gwangju, Daejeon) have experienced the donut effect since '85
- Elderly population ratio
- Gross Domestic Products
- Increasing rate of GDP

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>aging population ratio (%)</td>
<td>8.7</td>
<td>9.5</td>
<td>10.3</td>
<td>11</td>
<td>11.8</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Domestic Product (1 Trillion)</td>
<td>192</td>
<td>636</td>
<td>1,173</td>
<td>-</td>
</tr>
<tr>
<td>GDP Growth Rate (%)</td>
<td>9.3</td>
<td>8.8</td>
<td>6.3</td>
<td></td>
</tr>
</tbody>
</table>
- As a result of analysis of three indicators including population, total number of businesses, and old-age building ratio, 2,239 out of 3,470 towns and villages (65%) in the nation declined (more than 2 indicators)

City decline (2012)

**Population**
Current population is reduced by more than 20 percent compared to peak population in recent 30 years or the population has decreased for three consecutive years in the last 5 years or more.

**Industry**
Decreased by more than 5 percent over the last 10 years to the total number of businesses or the total number of businesses declined for three consecutive years or more over the last five years

**Old buildings**
More than 50 percent of all buildings over 20 years old
2.2 Finding alternative cases

❖ Reflection on physical redevelopments until the 1970s

- 1950s urban reconstruction after the World War II
- 1960s~70s urban renewal and urban redevelopment only for physical dev.

→ Social problems, questions about effectiveness, need for integrated approach
- Growth of civil society

❖ Recent movement and approaches

- Business Improvement District (BID) in US and UK
- Town Center Management (UK, European Countries)
- Community Development(まちづくり) (Japan, US)
- New deal for communities (1998) by the Labour Administration (UK)
2.2 Finding alternative cases

❖ Jansu village, Seoul
2.3 Principles for urban regeneration

- be based upon a detailed analysis of the condition of an urban area;

- be aimed at the simultaneous adaptation of the physical fabric, social structures, economic base and environmental condition of an urban area;

- attempt to achieve this task of simultaneous adaptation through the generation and implementation of a comprehensive and integrated strategy that deals with the resolution of problems in a balanced, ordered and positive manner;

- ensure that a strategy and the resulting programmes of implementation are developed in accord with the aims of sustainable development;

- align the regeneration strategy to other initiatives in a local area, such as health and well-being activities;

- set clear operational objectives which should, wherever possible, be quantified;

- make the best possible use of natural, economic, human and other resources, including land and existing features of the built environment;
2.3 Principles for urban regeneration

- seek to ensure consensus through the fullest possible participation and co-operation of all stakeholders with a legitimate interest in the regeneration of an urban area

- recognise the importance of measuring the progress of strategy towards the achievement of specified objectives and monitoring the changing nature and influence of the internal and external forces which act upon urban areas;

- accept the likelihood that initial programmes of implementation will need to be revised in line with such changes as occur;

- recognize the reality that the various elements of a strategy are likely to make progress at different speeds;

- acknowledge the importance of making provision for the long-term management of an area which has been regenerated- this implies the need for a succession strategy and progression arrangements.
2.3 Principles for urban regeneration

- **Economic Analysis**: e.g. structure of local economy, income flows, employment, output, economic linkages
- **Social Analysis**: e.g. analysis of social stress, deprivation, skills and capabilities, community facilities, ethnic and other minority issues
- **Environmental Analysis**: e.g. urban physical quality, environmental resource use, waste management, pollution, designed features, landscape
- **External Drivers of Change**: e.g. macro-trends in economy, European and national policy, strategies of competitor cities
- **Internal Drivers of Change**: e.g. existing strategies, availability of resources, preferences of residents, status of partnerships, leadership and champions
- **Neighbourhood Strategies**: e.g. community action, inner area renewal, local social facilities, community-led planning, local environmental schemes
- **Training and Education**: e.g. skills enhancement, community training, enhanced R&D, support for schools and school-based facilities
- **Physical improvements**: e.g. city-centre improvement, estates action, housing improvement, enhanced urban design and quality, heritage
- **Economic Development**: e.g. support for new and existing firms, improved infrastructure, innovation, economic diversification
- **Environmental Action**: e.g. waste management, energy efficiency, urban greening, company based action, stimulating green growth

**Application to an individual urban area**:
- city-wide analysis
- neighbourhood characteristics
- existing plans and policies
- specified goals and aims
- future requirements

**Outputs**

Source: Urban Regeneration, Roberts, Peter W, SAGE
- **Urban Regeneration Research & Development (R & D) from the end of 2007**
  - Extensive research and advanced studies on overseas and domestic case.

- **Establishment of the special law (2013)**

- **Purpose**
  - to contribute to enhancement of the quality of life of the people, such as the expansion of the base for sustainable growth of cities, improvement of competitiveness of cities, and recovery of local community,
  - by strengthening the public role and support for the economic, social, and cultural revitalization of cities.

- **Organization of plans and projects**
  - Urban regeneration strategic plan
  - Urban regeneration revitalization plan
  - Urban regeneration project

- **Classification of the plans**
  - Urban economy-based revitalization plan
  - Neighborhood regeneration revitalization plan
3.2 Basic policy for national urban regeneration (2013)

❖ **Vision**

- Recreating a competitive city where people are happy

❖ **Purpose**

- Creating jobs and strengthening city competitiveness
- Improvement of quality of life and realization of life welfare
- Creating pleasant and safe settlement environment
- Cultural values based on local identity
- Strengthening resident capacity and revitalizing community
3.3 The test-bed (2010-14) and the frontier project (2014-2018) for national-level urban regeneration

The test-bed (2010-14)

The frontier project (2014-2018)

3.4 More Urban Renewal Projects: General Area (2016 -)

Jeonju test-bed, Residents’ workshop
3.4 More Urban Renewal Projects: General Area (2016 -)

Kimcheon project

### 3.4 More Urban Renewal Projects: General Area (2016 - )

#### Urban Regeneration General Area

<table>
<thead>
<tr>
<th>Classified</th>
<th>`14 frontier area</th>
<th>`16 General area</th>
<th>`18 Newdeal project</th>
<th>Total area</th>
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<tr>
<td>Seoul</td>
<td>1</td>
<td>3</td>
<td>-</td>
<td>4</td>
</tr>
<tr>
<td>Busan</td>
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<td>Daegu</td>
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<td>Incheon</td>
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<td>Ulsan</td>
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<td>Sejong</td>
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<td>Gyeonggi</td>
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<td>Total</td>
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<td>33</td>
<td>68</td>
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3.4 More Urban Renewal Projects: General Area (2016 -)

Urban regeneration as public policy in Korea
3.4 More Urban Renewal Projects: General Area (2016 - )

Seong-nam-shi Urban Regeneration General Area
- The 2017 Presidential election Commitment (Urban Regeneration New Deal)
  
  • Plan to invest 10 trillion won (61 billion CNY) every year for 5 years (total 300 billion CNY)

- The 2017 Presidential election Clarify differentiations of project targets and area characteristics

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<table>
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<th>Saving our neighborhood: Small-scale residential area</th>
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<tbody>
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<td>Residential neighborhood support: Residential neighborhood</td>
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<tr>
<td>General neighborhood: Commercial back-street</td>
</tr>
<tr>
<td>Commercial districts: Central area</td>
</tr>
<tr>
<td>Urban economy-based revitalization: Industry center</td>
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4.1 Current issues of Urban regeneration

- Clear diagnosis
- Social integration vs. Physical regeneration
- Partnerships between local and central, and private and public sector (governance)
- Needs various generation approaches and program development
- Participation and process-oriented approaches needed
- Adjust investments and projects’ progress speed
4.2 My concerns always in urban regeneration plan and projects

1. Will the capacity of the residents be improved during the period?
2. How much can governance be strengthened?
3. Could the urban regeneration project create jobs?
4. Would the gentrification problem be solved?
5. Is not it just wasting time and taxes?
If we can proceed with the textbooks and principles, there is nothing to worry about.

In the reality of urban planning and regeneration, there are always more complicated interests and relationship.

We need time and effort to solve them.

Strong pressure move conflicts into the future, it leaves damage to the socially weak.
Thanks you