

A Study On The Perceived Drivers Of Urban Regeneration Projects

By

LEE, Sookyoung

CAPSTONE PROJECT

Submitted to

KDI School of Public Policy and Management

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For the Degree of

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ABSTRACT

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Urban regeneration has taken a significant part of urban policy for several decades. The conceptual framework was founded on the awareness of 'the limit to growth' and provided the basis for sustainable - economically efficient, socially inclusive, environmentally eco-friendly, technologically high-end, and above all, nonharmful to the interest of future generations - urban development. It is the ultimate ideal vision conceptually, which can address not only the urban issues but also most of the present global concerns. However, these ideal and comprehensive features inherently expose urban regeneration policy to controversies, and carry a significant potential for partial achievement and substantial room for failure in certain aspects. By the same token, the urban regeneration policy is currently being questioned for its feasibility and at stake amid the challenges of policy keynote change in Korea. This study was started from the question 'why this ideal policy fails to attain decent social consensus, and what for it is questioned the most'. A considerable body of scholarship has dealt with this topic in recent years, but little research has done in empirical terms. This capstone aimed to pragmatically diagnose the policy efficacy on-site through the perspective of policy implementors. To achieve this, the study conducted a survey targeting individuals responsible for urban regeneration projects in their respective regions. As a result, the study found that overall sentiments regarding accomplishment and problematic issues align with those of public appraisals and critiques. Perceptions of policy effectiveness, including the appropriateness of policy goals and indicators, generally hover around the median. Evaluation ratings for most inquiries on the degree of achievement are much dispersed without certain consistency. In contrast, the responses regarding external factors such as ruling regime influence and side-effects of the policy clearly exhibit clear patterns. The results suggest that urban regeneration policy needs to be more realistic and a consistent customization process to realize the policy goals.

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1. Introduction

An article (Tom, 2014) cited below states that ‘urbanization will reshape global economic and social landscapes.’ A discourse of urban regeneration may begin and end with these prospects. The urbanization rate is historically high and very likely to continue for the time being. This man-generated phenomenon seems to be not in control of humanity anymore, blurring the future. Urbanization is a proposition that is throwing us challenges and hopefully opportunities to mankind at once.

More urban dwellers mean greater economic growth. Throughout the world, urban populations earn higher per-capita incomes than their rural counterparts. (abbr.)

To be sure, urbanization is not a universal story of economic progress. Virtually all urban areas have large pockets of poverty. Nevertheless, urbanization has proven to be a powerful formula for economic growth and higher living standards, especially when combined with education and social services. Urban incomes and lifestyles increase demand for housing and consumer products (cars, computers, and appliances), services (financial, legal, health, education, and leisure) and infrastructure (transportation, energy, and telecommunications).

Not all of these changes are economic, of course. Social media tools and technology have transformed global economic and political environments. A rapidly urbanizing world may be economically better off but politically more unstable. The aging of the global population may temper such trends, but both the economic and political landscape will look very different in the highly urbanized world of the future.

It depicts the prominent features amid the wave of urbanization, for instance, remarkable growth and accompanying socio-economic inequality, supplementary conditions for acceleration such as social media and technology, asymmetric impacts on economic and political terms, and demographic changes – especially the aging population and so on. Meanwhile, the article does not end with a specific conclusion, instead, it hints at the message via its title - ‘Boom, not gloom’ with omitted premises, presumably ‘according to its management’.

As a management tool in response to rapid urbanization which would be a common future for whole humanity, urban regeneration was widely and globally believed as one of the most ideal and feasible solutions for quite a while. Furthermore, its conceptual and methodological ideas provided the ground for ensuing efforts to mitigate the problems and create the way to sustainable growth. Terms such as Smart Growth, Compact City, ESSD (Environmentally sound and sustained Development), and Smart City were subsequently introduced, and such philosophy was embedded in the collaborated global goals - SDGs and melted in urban policies in many countries as well.

1.1 Statement of the policy problem

Although Korea joined the ranks of urban regeneration a little later, the urban regeneration policy launched with strong financial and political support thanks to the will of the central government in 2006. Also, it took another momentum by the drive of the presidential campaign pledge and drastically scaled up in 2017. However, after 7 years of R&D and 10 years of grand journey for the field experiments, the urban generation initiative is facing a crossfire of criticism and at a crossroads of abandonment (Koo & Kim, 2023). This study starts from the interests such as what changed expectation to disappointment critically and where the discontents or criticism remains mostly.

It was not that there were no critiques from the beginning. (see Kim, 2008 and Jo, 2011). Kim (2008) criticized that the conceptual approach of urban regeneration was overly inclusive, comprehensive, and abstract, and the uniqueness of the Korean environment such as the legal institution, market condition, and properties of stakeholders was not sufficiently considered. He suggested recommendations for the principles of project outset : sustainability, long-term public planning, specified political intervention and methodology, region-friendly, community-centered urban regeneration, etc. Jo (2011) pointed out that it was clearly observed that urban policies have been gradually moving to regeneration, but the practical differences from the previous urban policy were rarely identified.

As a quarter of the projects are about to end, the key concerns are shifting to performance evaluation and case analyses for accomplishment. Especially, there were voices concerning the drastic expansion of the projects without enough preparation as the Urban Regeneration New Deal started with the entrance of the former government. The scholars called for rigorous assessment and thorough diagnosis for the ongoing projects prior to the expansion.

Many urban regeneration projects are now passing the halfway point of their terms, they expectedly should be a stable stage toward completion. However, it seems to be losing momentum and weakened the initial cause of the initiative seriously for a couple of years. The keynotes such as inclusiveness and comprehensiveness are doubted of their feasibility, and give way to the outcome-centered principle. Explicitly proclaimed as a failed policy, it seems a *fait accompli* to dissolve the urban regeneration policy (Dnews, 2023).

The mid and long-term policies are desirably born through the deliberate consideration process for the predictable every condition, affordable compromise among the stakeholders, and sufficient agreement of the whole society because they would impact not only the policy target groups but also overall society eventually, and sustained effect would last for a long period. By the same token, it necessarily ought to be even more thoughtful when they have to be changed or terminated because the uncountable chained effects and huge sunken costs are followed.

This capstone tries to shed light on the onsite practitioner's perspectives and gauge the discrepancy between the general viewpoint or critiques of the public. For this goal, the study carried out a survey on primary and metropolitan local government officials who are in charge of urban regeneration projects. The survey asked their opinions with regard to the various aspects of urban regeneration policy projects such as the key objectives, indicators, success factors, achievement degree, policy orientations, and problematic issues to look out for its validity, feasibility, and critical problems in urban regeneration policy of Korea.

1.2 Research Questions

Especially, this study gives an eye to specific relationships between several variables and evaluation tendencies. It is to observe the curial factors or certain biases when they determine the subjective evaluation values. The candidate independent variables to look out for here are 1) the worker's discretion degree, 2) the ruling party, and 3) the worker's career year. They were selected from the interpretation of survey results for the reason of having the tendency of specific patterns in relation to the dependent variables.

In accordance with the hypothesis that three independent variables have the common pattern of correlation with the dependent variables, the study set the research questions below.

- (A) What aspects of urban regeneration do policy executors think are most important?
- (B) What are the perceived drivers of successful urban generation?
- (C) How do policy executors think about the importance of the anchor facility and the private sector?

1.3 Outline of the Paper

This paper is divided into five sections. The first section is an introduction. The second section tackles the theories and practices of urban regeneration. The third section offers a review of urban regeneration in Korea. The fourth section is an empirical analysis of urban regeneration in Korea. Lastly, the fifth section suggests policy recommendations and conclusions.

2. Theories and Practices of Urban Regeneration

2.1 Definition of Urban Regeneration

According to Roberts et al., Urban regeneration (UR, hereinafter) is an ambiguous term because there is no single accepted theory that encompasses the entire range of issues for the occurrence and the outcomes of urban change. Thus, the definition varies in widely different views as to what constitutes the scope and competence of urban regeneration (Roberts et al., 2017).

Since the urban does not mean just a physical space but rather like an ecosystem, all beings interact and produce entangled outcomes consistently. Thus, the urban itself evolves in accord with the given milieu and urban regeneration initiatives are differently outlined with specific stresses and preferences. In consequence, the definitions vary depending on the contexts of respective nations and regions, the lens of interest, and the aiming goals. In the Human Geography (Oxford Dictionary), UR is defined as 'the various strategies to restore profitability and/or repopulate areas of the city deemed to be in decline'. This is a sort of definition that is simply focused on functionality.

However, Roberts et al. (2017) demonstrate that the UR is not solely a reaction to changed circumstances, but proactive and preventive in some instances to avoid emerging problems. UR is a comprehensive and integrated vision and action to resolve urban problems and bring lasting improvement in economic, physical, social and environmental conditions. From his observation, UR is designed in a total package and delivered to the final point of completion. UR goes beyond the aims, aspirations and achievements of urban renewal, urban redevelopment, and urban revitalization (or rehabilitation) which fail

to specify precise methods. UR is an interventionist activity by its nature, which was traditionally state-led and public-private consensus-based nowadays. UR theory is principally concerned with the institutional and organizational dynamics of management and is rooted in practice. The integration of policy and action is a central feature of UR and distinguishes it from earlier attempts at urban policies.

Tallon (2020) illustrates that UR is a component of wider urban policy. Although urban revitalization, renewal, and renaissance tend to be used interchangeably, there are subtleties regarding the use of each terminology. For instance, while urban renewal in the 1960s was public sector driven and primarily focused on the large-scale redevelopment of overcrowded inner-city slums, the UR in the 1980 s directed toward economic growth and utilized the public funds to lever in market investment (Couch, 1990, cited in Tallon, 2020). The UR was replaced by the urban renaissance under New Labour in the late 1990s and early 2000s (Hall, 2006. Cited in Tallon(2020). However, UR is the most widely used term by professionals and academics.

By its nature and practice of UR, it is far from a fixed set of principles and practices, and not a proven or established track record of success. 'One size fit for all' approaches are hardly pertinent due to the complicated local scenarios and geographies of urban regeneration. UR is required to keep pace with the consequences of continued processes of urban change. Urban areas and regeneration are of importance from an empirical or statistical as well as a normative or value perspective. The dimensions of UR are broadly divided into economic, social and cultural, physical and environmental, and governance-related in nature and they are mutually interconnected. Table 1 illustrates major concerns for each dimension. (Tallon, 2020)

Table 1. Approaches to Urban Regeneration (Tallon, 2020)

<i>Dimension</i>	<i>Concerns</i>
<i>Economic</i>	Job creation, income, employment, skills, employability, development
<i>Social and Cultural</i>	Quality of life, health, education, crime, housing, quality of public services
<i>Physical and Environmental</i>	Infrastructure, built and natural environment, transport and communications
<i>Governance</i>	Nature of local decision-making, engagement of local community, involvement of other groups, style of leadership

Turok (2005) noted that some ambiguity of the scope and purpose of UR can be helpful for flexibility and modification. He identifies three features of contemporary urban regeneration: 1) intend to change the nature of a place and to involve the community and other actors with a stake in its future. 2) embrace multiple objectives and activities that are across the main functional responsibilities of the central government, and 3) involve a form of partnership amongst stakeholders.

Pearson et al. (2014) summarized the urban regeneration as below. : 1) an interventionist activity; 2) an activity that straddles the public, private, and voluntary sectors; 3) an activity that is likely to experience considerable changes in its institutional structures over time in response to changing economic, social, environmental, and political circumstances; 4) a means of mobilizing collective effort and providing the basis for the negotiation of appropriate solutions; 5) a means of determining policies and actions designed to improve the condition of urban areas and developing the institutional structures necessary to support the preparation of specific proposals; 6) a focus of activity for both formal and informal arrangements; and 7) a means of developing and maintaining a sustainable and resilient urban system.

Korea enacted the ‘Special Act On Promotion and Support for Urban Regeneration’ in 2013. Article 2 defines urban regeneration as the 'economic, social, physical and environmental revitalization of the city, which is declining due to depopulation, change of industrial structure, urban sprawl, deterioration of the dwelling condition, etc. by strengthening local capacity, introducing and creating new functions, and utilizing local resources'. It stipulates the scope of interest and prescribes the means of implementation.

2.2 Development of Urban Regeneration

Roberts et al.(2017) summarized the history of urban regeneration as shown in the table below. As shown in the table, the major interest of urban policy was a physical improvement and further expansion of the developed areas until the 1950s. It was not until the 1960s that little concern was given to social welfare, private sector, and regional rehabilitation. From 1970s the meaningful changes started to give the eyes to local, community, and environmental improvement, and the focus gradually shifted to those directions. It was 1980s that the discourse of regeneration started in earnest.

Table 2. The History of Urban Regeneration Development

	1950 S	1960 S	1970 S	1980 S	1990 S	2000 S
	RECONSTRUCTION	REVITALIZATION	RENEWAL	REDEVELOPMENT	REGENERATION	REGENERATION IN RECESSION
MAJOR STRATEGY AND ORIENTATION	Reconstruction and extension of older areas of towns and cities are often based on a 'masterplan'; suburban growth.	Continuation of 1950s theme; suburban and peripheral growth; some early attempts at rehabilitation.	Focus on in renewal and neighborhood schemes; still development at periphery	Many major schemes of development and redevelopment; flagship projects; out of town projects	A more comprehensive form of policy and practice; emphasis on integrated policy and interventions.	Restrictions on all activities with some easing in areas of growth
KEY ACTORS AND STAKEHOLDERS	National and local government; private sector developers and contractors	Move towards a greater balance between public and private sectors	Growing role of private sector and decentralization in local government	Emphasis on private sector and special agencies; growth of partnerships	Partnership the dominant approach with a growing number of government agencies	More emphasis on private sector funding and voluntary effort
SPATIAL LEVEL OF ACTIVITY	Emphasis on local and site levels	Regional level of activity emerged	Regional and local levels initially; later more local emphasis	In early 1980s focus on site; later emphasis on local level	Reintroduction of strategic perspective; growth of regional activity and interventions.	More localist initially with developing sub-regional activity
ECONOMIC FOCUS	Public sector investment with some private sector involvement	Continuing from 1950s with growing influence of private investment	Resource constraints in public sector and growth of private investment	Private sector dominant with selective public fund	Greater balance between public, private and voluntary funding	Private sector dominant with selective government funding
SOCIAL CONTENT	Improvement of housing and living standards	Social and welfare improvement	Community based action and greater empowerment	Community self-help with very selective state support	Emphasis on the role of community	Emphasis on local initiatives and encouragement of third sector
PHYSICAL EMPHASIS	Replacement of inner areas and peripheral development	Some continuation from 1950s with parallel rehabilitation of existing areas	More extensive renewal of older urban areas	Major schemes of replacement and new development; 'flagship schemes'	Initially more modest than 1980s and then increasing scale; heritage emphasized	Generally smaller scale schemes, but larger projects returning
ENVIRONMENTAL APPROACH	Landscaping and some greening	Selective improvements	Environmental improvement with some innovations	Growth of concern for a wider approach to the environment	Introduction of the broader idea of environment in the context of sustainable development	General acceptance of sustainable development model

Sources: Stohr (1989); Lichfield (1992); Pugalis and Liddle (2013), cited in Urban Regeneration (Roberts, 2017)


3. Urban regeneration in Korea

3.1 Birth of Urban Regeneration

Korea experienced almost complete destruction in social infrastructure during the Korean War, and right after that, miraculous recovery through the nation-led policy strategies such as the '5-Year Economic Development Plan' and 'Saemaedul Movement'. It seems that the urban regeneration policy is in line with the belief conceived from these experiences.

In 2006, MOCT (Ministry of Construction and Transportation, Ministry of Land Infrastructure and Transportation – MOLIT currently) mapped out the 'Construction and Transportation R&D Roadmap', which is the 10-year vision of achievement for the ministry's blueprint. It also presented the slogan 'Value creator for improvement of the quality of life' and set out the strategic objectives 'VC – 10' aiming to induce the future core growth engines.

Figure 1. VC- 10 (value Creator 10)

<p>『VC-10』 (Value Creator 10)</p> <ol style="list-style-type: none"> ① U-ECO City ② High-rise Complex Building system. ③ Cubic Urban renovation ④ Intelligent territory information Technology innovation-N-GIS ⑤ Safe Sustainable Smart Highway ⑥ Long Span Bridge technology ⑦ Super KTX ⑧ Urban Maglev system ⑨ Global Top Desalt System <p>Aircraft certification technology</p>	<p>Cubic Urban Renovation</p>  <p>Goals</p> <ul style="list-style-type: none"> . urban structure reformation and New space creation . renovative system in a convergence of transport infrastructure and residential space <p>Expected effectiveness.</p> <ul style="list-style-type: none"> . increment of convenience in urban life by 20 % . improvement of mobility by 20 % . construction cost reduction by 30 % <ul style="list-style-type: none"> from avoiding full-scale redevelopment and recycling the used and waste . efficient and upgraded SOC investment via urban regeneration & Value-added creation by 5 %
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MOCT declared that it would realize the vision of reaching the level of G7 countries by 2015 and invest fifteen billion won (approximately 3,740 million dollars) in R&D for that goal during the coming seven years. Right after the release of the roadmap in June 2006, LH-AURIC (Land and Housing Co.- Architecture and Urban Research Information Center) conducted preliminary research for 2 months (from October to November). In December, LH was selected as a responsible agency for UR Project Group. Table 3 and Table 4 represent the key findings obtained from the preliminary research.

Table 3. Diagnosis of current urban development policy

	Current Problem	How To Improve
Environmental	<ul style="list-style-type: none"> - unharmonized and over-dense urban planning - insufficient investment and management to public SOC - lack of public space and convenience facility 	<ul style="list-style-type: none"> - creating a sustainable urban environment with specialized urban planning - environmentally harmonized and optimized land use with spatial and cubic renovation - improvement of quality of public space and facility by expanding the public investment
Social	<ul style="list-style-type: none"> - community dissolution derived from residential maintenance project with demolition and redevelopment method - ineffectiveness of residential poverty reduction for social minorities - distrust and conflicts about maintenance projects due to privatization of development profits - lack of public cultural space by private capital dependency 	<ul style="list-style-type: none"> - development strategy focusing on resident's welfare - community consolidation & social integration by community-led PPP -restoration of trust by strengthening the publicity in project and cultural environment expansion
Economic	<ul style="list-style-type: none"> - lack of long-term visioning for economic revitalization consideration for declining regions - lack of self-sufficiency in residential capacity from profit-oriented high-dense construction - incompetency in promotion of high-tech, cultural and tourism industry, and high-end service industries 	<ul style="list-style-type: none"> -development of a residence-industry-business complex for high-end industry and cultural-industry space - self-sufficiency via economic revitalization and global competency via marketing strategy - institutionalization of redevelopment planning

Table 4. Survey results for technological demands of urban regeneration

Survey Object	Survey Result
Local autonomous agency [1 special city (Seoul), 6 metropolitan cities, 9 provinces]	- increasement of financial support from the government, institutional arrangement for UR Act, consideration for the socially disadvantaged and marginalized people and region-specific properties
Local government officials' workshop [same as above]	- Similar to those of Local governments, leading role of the public sector in mapping a master plan
Local UR researcher workshop [14 agencies funded by local governments]	-In-depth diagnosis of urban decline, construction of regional database, differentiated strategy based on regional properties, and balanced national development.
Overseas Case-study [On-site research / Japan 12 districts of UR]	- Success factors of Japan : 1) Multi-complex for residence, commerce, entertainment and culture facilities, 2) Public-private partnership in planning, 3) Maximization of urban land use (building and underground infrastructure integration)

Experts survey and Advisory committee meeting [130 & 120 UR Experts and Committee members]	- Desirable orientation for the UR : 1) in need of development of the comprehensive and systematic execution program, 2) setting the priority and importance of factor technology, 3) sustainable living environment and improvement of life quality through social and economic revitalization, 4) testbed process for pragmatic implementation.
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In the preliminary research, the study diagnosed that the current urban policy lacks harmonization, effectiveness, and long-term vision. It needs to be more sustainable, environmentally harmonized, trustful, spatially effective and so on. (Table 3). Based on the diagnoses, the research drew out the demands for the UR policy through the multiple surveys (Table 4)

Based on the preliminary and followed detailed research results, KICTEP drew out one general and four core missions for Urban Regeneration policies below.

- General mission: UR Database Construction & Informatization, Establishment of Concept and Direction of Urban Regeneration in Korea, Development of Urban Regeneration Research Competency, Testbed TF Operation, Management of Research Outcome
- Core 1: Development of Regeneration Techniques and Support System by Type of Declining City
- Core 2: Development of Regeneration Technology for Social Integrated Residential Community
- Core 3: Development of three-dimensional composite technology
- Core 4: Development of Performance and Environmental Restoration Technology

The research projected that the economic effect would be 34.9 billion won of production inducement and 36,000 of employment if the R&D is successfully conducted. In terms of industrial and social aspects, it would contribute to improving the living environment, construction and transportation industrial environment, and competency of the cities. (KICTEP, 2007).

3.2 Development of Urban Regeneration in Korea

In accord with this framework, the government geared up the urban regeneration project, by setting up the system of the Urban Regeneration Project Group. R&D carried out 260 projects, and they provided the foundation for the UR initiative. The law 'Special Act On Promotion and Support for Urban Regeneration' was enacted in 2013 and came into force in December. From its onset, the UR was launched with full financial and political support from the government.

MOLIT selected 4 regions as the leading areas in 2014 for the first time and expanded to 33 regions as the general areas in 2016. In 2017, presidential candidate Moon announced the UR New Deal as his presidential campaign promise and after his inauguration, he selected UR-Newdeal as his 79th national major task. During his presidency, about, 100 regions were selected via public offering every year. Till now, it has reached 560 and many of them are still ongoing.

Table 5. Status of Project designation (As of 2022)

- In total : 560 (*13 are scheduled to be designated in 2023)
- By year

2016	2017	2018	2019	2020	2021	2022	(2023)
46	68	100	116	117	87	26	(13)

- By type

Public offering	Project manager	Revitalization area	Project recognized
425	36	10	89

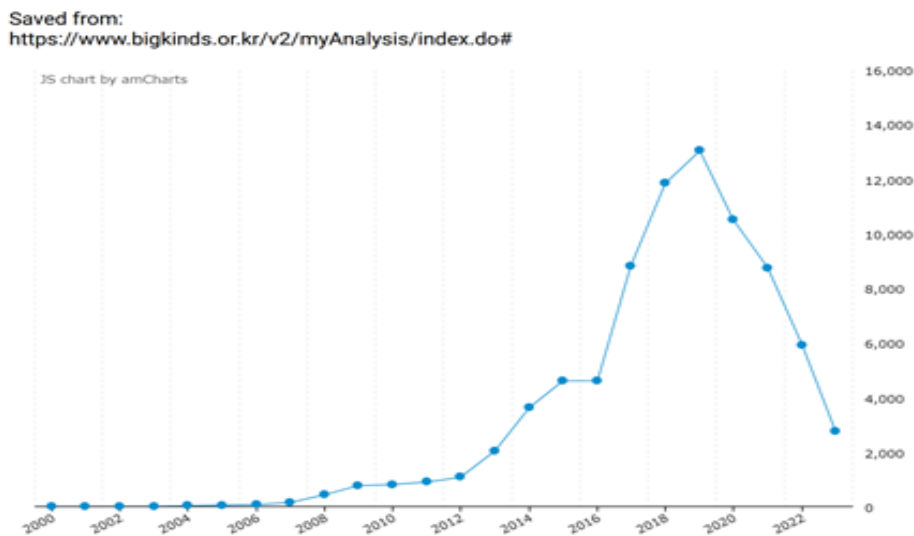
In 2022, the direction of the urban regeneration initiative was reorganized with the entrance of a new government. The government proclaimed that UR Newdeal did not improve the quality of people’s lives in declining cities. The new government will revise the UR project to a performance-oriented system and pursue to substantial improvement including the complete demolition and renovation.

3.3 Literature review

Since 2006, a considerable number of dissertations and books were published thanks to R&D support along with strong government drive. According to Kim (2013), there were only 3 dissertations and none of the book publications that keyworded 'urban regeneration' until 2000. Currently, the number of publications is 14,749 in total (5,640 in treaties, 4,492 in dissertations, 3,734 in books, and others) with the keyword of 'Urban regeneration' searched on RISS (RISS - Research Information Sharing Service of Korea, as of September 2023).

Additionally, UR had the full glare of publicity as seen in Figure 1 (BIGKinds¹, as of October 2023), which shows the frequency of display over the keyword 'Urban Regeneration' in the news media. It was accelerated from 2012, soared up in 2017, peaked in 2019, and plummeted since then. It seems to be coincided with the trend of political support for the policy.

Figure 2. Display frequency by keyword ‘Urban Regeneration’ in news media (2000~2023)



Kim (2013) evaluates that UR studies had considerable accomplishment in quantitative terms but not in substantial terms. He pointed out that the scope of urban regeneration studies encompasses almost every spectrum of urban regeneration from the conceptualization of terminologies to technological development, testbed experiments, and legalization roadmaps. However, most of the literature was produced by the researchers participating in the R&D project, and the quality of contents remained at an introductory level on the methodologies, institutions, and exemplification of the successful cases in advanced countries. In consequence, they lacked the profound diagnoses of given conditions, structural limitations, and circumstantial properties that are unique in Korea. Critiques were continuously raised from academia concerning the feasibility of R&D research products.

The scholarship for urban regeneration can be categorized into 3 strands largely. The major strand was the affirmative and methodological approach in accordance with the policy keynote. They put the emphasis

¹ BIGKinds – Website of the news-bigdata analysis system, <https://www.bigkinds.or.kr>

on seeking the methodologies and institutions from advanced countries. Since the Urban Regeneration Newdeal started, the thematic scope of the UR studies was gradually stretched to other related domains. A study (Ok, 2022) analyzed the trend of literature from 2017 to 2021, and the resulted in that the frequency of the scholarship is in order of : 1) Literature theme - interlocked with the trend of institutional and policy change, 2) Literature property - (in order of) Planning > Case study > Institution > Monitoring system > Awareness survey, 3) Literature methodology - (in order of) Theoretical speculation > Survey > Interview > Field study.

Before the government's policy involvement in the early period, the scholarship for UR was usually approached from a view of urban engineering which had an emphasis on structural technologies and construction methods, etc. (see Kim & Pong, 2001; Kim, 2001, see also Oh & Park, 2004; Lim, 2004; Jo, 2005). Some had started to give eyes to overseas advanced cases, and social and cultural contexts such as community and cultural urban regeneration (see Park, 2005; Youn, 2002; Jin, 2006). However, with the adoption of UR policy as one of the national objectives, the framework of UR was far broadened to the economic, social, environmental and cultural domain, and have been extending the width and depth of its involvement (for a comprehensive see Noh & John, 2019).

Kim et al.(2009) analyzed the economic impacts of urban regeneration using input-output analysis. The study insisted that it had made a large impact on various industries. It produced about 100 trillion won of production-induced effects and 127 trillion won of value-added effects with 610 thousand of job creation and is supposed to have 50 trillion won of investment for the coming 5 years.

Lee(2023) studied the UR expert training programs focusing on the government-supported universities. In October 2019, the government initiated the program which aimed to nurture the UR experts systematically. Six universities were selected as the consignment agencies in April 2020 and started to run the curriculum in the second half of the same year. They were funded about 1 billion won (approximately \$ 735,000) per each for 5 years. The study concluded that the educational organization and curriculum of the six universities are mostly similar and the expected specialization function was not prominently found despite the initial objective of proving the regionally specialized courses to be performed as region-based education associations. Special attention should be given to not harm the diversity of research meanwhile supporting the programs.

Besides, there are plenty of studies that tackled the UR from unique perspectives, for instance, 1) the crime prevention effect of urban regeneration project (Oh et al., 2021), 2) Psychological and social effects of

the community garden in Jeonju urban regeneration testbed area (Kim & Lee, 2013), 3) influence of the music festival on urban regeneration (Kwon & Nah, 2019), etc.

Another influential strand is a critical and negative view. Kim (2013) noticed that there are huge gaps in recognition of the UR between theoretical terms and understanding in the field. The practitioners in the field such as local government, public enterprises, and private developers recognize the UR as redevelopment or reconstruction while theorists do deliberately differentiate them. He concerned that it might lead to disappointment and unexpected consequences throughout the implementation process. It is partly because of the overly inclusive, comprehensive, and abstract conceptualization of UR. He also pointed out the difference in circumstantial contexts between Korea and advanced countries, and examined the difference and uniqueness in terms of 1) historical and locational : (advanced countries) urban decline & fluent historical legacy – (Korea) reckless and imbalanced development & scarce historical resources in urban area, 2) community characteristics : (advanced countries) active community participation – (Korea) weakened community, 3) institutional : (Korea) improper legal protection for the priority of public interest, 4) regeneration market conditions : (Korea) strong and extensive right of private land ownership. He concluded that it is essential to diagnose of Korean context rigorously and then set a clear and specified framework for the UR initiative.

Kim (2017) presented a critical view of the UR Newdeal project. Assessing the UR Newdeal as a people-centered and small-sized development, he commented that goodness of intention does not necessarily lead to good results. Most of all, the Moon government was in a hurry to realize the presidential campaign pledge. He warned that the benefit of UR Newdeal policy would mostly belong to the developers, but little to the minorities. Moreover, it could cause gentrification and risk the natives to be expelled from their habitats. He stressed the necessity of considerate planning before hasty execution.

In recent years, many press releases and mass media articles are reported skeptical views on UR projects as well. The Newstapa, the exploratory journal media reported 3 times in-depth series titled ‘10 years of urban regeneration, got lost the way?’. The reports focused on the phenomenon that many UR regions reverted to redevelopment right after ending the project. It dealt with the current status of UR from a neutral perspective and suggested that it is necessary to refine the framework of the UR project, but the consistency of the principle should be preserved (Newstapa, 2023).

According to Noh and Jeon (2019), the studies that focused on the evaluation were concentrated from 2015 to 2018 and the studies conducting awareness surveys were produced from 2015. Han and

Park (2018) observed the influence of the evaluation indicators on the quantitative index values presented in existing studies.

Kim (2020) analyzed the evaluation indicators focusing on achievement assessment and tried to provide the analytical frameworks in view of sustainability. The study pointed out that the previous studies put much weight on managerial aspects and economic quantitative indices. Meanwhile, they were neglectful of various aspects such as sociocultural views.

Park and Kim (2020) reviewed the changes in the meaning and key concerns of urban regeneration via meta-data analysis collected by word cloud. The study found UR studies are shifting to the direction of practical dimension unlike previously that of instrumental factors. Also, the meaning of 'locality', one of the key elements within the urban regeneration framework is being progressed to a dimension of publicity and public interest from that of definitive discourse. As a finding, the study stresses the importance of the people's participation, community revitalization, and equitable regional progress and proposes to improve the UR project through a pragmatic methodology founded on big data analysis.

While a significant body of studies have been done on urban regeneration and related domains, there are huge gaps between theoretical discourses and practical operations in Korean urban regeneration policy. Notwithstanding most of the urban regeneration projects nationwide are still ongoing and the finalized projects are yet proposedly assessed their accomplishment results, the harsh criticism and pessimistic prospects are rampant and that reduces the momentum for further improvement. This study may contribute to fill the gap of vacancies between theory and practice, and present some practical outcomes for the policy result. It might help to assess the policy result more dimensionally and enable to improve the adaptability and timeliness for UR policy.

4. Data and Analysis

4.1 Data collection

This study conducted the survey on primary and metropolitan local government officials who are in charge of the UR project in their respective regions.

The survey target group is the cohort of working-level officials. Some of the mid-managers were partly included when the target respondent did not answer. The supervisors were deliberately excluded so the target members not to be affected by their supervision.

The study used the complimentary online survey - Hanform offered by Hancom.com. The number of target population could not be exactly specified due to the limitation in information acquisition, but the study assumes the population to be 560 based on the number of designated regions from 2014 to 2022. The survey was delivered to about 400 of population through the email. The personnel of several regions including those in which the projects terminated were not reachable for the survey.

The survey contains 46 questions including 4 about the respondent's characteristics. The survey comprises 5 sections. The first section asked about the 4 main objectives and 10 key indicators for the URP. The questions were intended to find out the difference in priority awareness for the main objectives and the relevance of key indicators for the performance evaluation. The main objectives are officially suggested by the authority, and 10 indicators are commonly adopted for the performance evaluation in central and regional assessment.

The second section asked about the opinions on the success factors and anchor facilities. Some questions intended to see the suitability of URP by observing the subjective appraisals for the 4 success factors. The other questions intended to see the awareness of the effectiveness and necessity of the anchor facilities.

The third section asked about the opinions on the miscellaneous and general recognitions. It was intended to observe the recognition gaps from the view of the public. They include general critiques such as hastiness of the project promotion, impertinence of the project destination, and side-effects such as gentrification and the rise of the real estate price and so on. It was also intended to see the awareness of importance of the private sector participation. Lastly, it asked about their awareness of their discretion and capacity degree of themselves and the extent of their political influence as well.

The fourth section asked about random opinions on the overall urban regeneration policy and project. The question was intended to find out the underlying causes for the critiques or unrevealed deficiencies.

The last section is about the respondent's characteristics. They were adopted to see the certain relation for the tendency of subjective assessment. The entire survey can be found in the appendix pages.

4.2 Respondent characteristics

The characteristics of respondents are shown in Table 6 below.

Table 6. The properties of respondents

Dimension	Properties	The number of respondents	Proportion(%)
Affiliation	Metropolitan local governments	11	20
	Primary local governments	45	80
Age	20 s	5	9
	30 s	23	41
	40 s	24	43
	50 s	4	7
The years of job career	Below 5 years	16	29
	5 ~ 9 years	14	25
	10~19 years	20	36
	Over 20 years	6	11
The years of work career	Below 1 years	20	36
	1 ~ 3 years	28	50
	3 ~ 5 years	6	11
	5 ~ 7 years	1	2
	Over 7 years	1	2

4.3 Survey result

The overall results of the survey can be summarized as follows. The whole survey can be found in the appendix pages.

1. Awareness of **the priorities** for the official **4 main goals of urban regeneration policy** – (1) housing welfare, (2) urban competitiveness, (3) social integration, and (4) job creation – indicate that (2) urban competitiveness received the highest number of responses as the first and second priority. (1) housing welfare was the second most selected for the first priority. (3) Social integration was mostly chosen as the third order, followed by the fourth order. (4) Job creation received the second most responses for the second, the third and the fourth order.
2. When asked about **the level of achievement** in their respective regions of the **4 main goals of urban regeneration policy** (on a 7-point scale), (1) housing welfare received the most responses

- with a 5-point(36%) and followed by 4-point(20%). (2) Urban competitiveness received the relatively similar number of responses for 5-point(27%), 3-point(25%), and 4-point(21%). (3) Social integration was most frequently rated at 4-point(32%), and then 3-point(18%), and (4) job creation had the highest responses for 3-point (26%) and 4-point(26%).
3. As for **the pertinence of the 10 performance measurement indicators** for urban regeneration projects (on a 7-point scale), each indicator displays varying patterns. (1) An increase in the local residential population had a high proportion of low scores with 2 to 4 -point (22%, 19%, 20%, 17%, in order), (2) An increase in the floating population received the highest number of 5-point ratings at 35%, with the remaining 2, 3, 4, 6, and 7-point (11%, 13%, 13%, 11%, 13%, respectively) showing a relatively similar distribution. (3) An increase in the number of cultural facilities received the highest responses at 5-point(27%) and 6-points (25%). (4) Job creation had the highest number of 3 (21%) and 5-point(21%) ratings, and followed by 4-point (20%) and 6-point(16%). (5) An increase in community events had a high number of 5-point ratings (30%), followed by 6-point(22%) and 4-point (19%). (6) An increase in artists participation had the highest responses at 5-point(30%), followed by 4 (23%) and 2-point (17%). (7) An increase in residential environmental satisfaction had the highest responses at 5-point (32%), followed by 4-point(21%). (8) An increase in local merchant satisfaction had the highest responses at 5-point(33%), followed by 4-point(22%) and 6-point(19%). (9) An increase in visitor satisfaction had the highest responses at 5-point(24%) and 6-point(24%), followed by 4-point (20%). (10) An increase in housing transactions had the highest number of 4-point ratings (35%), followed by 2-point(20%), 5-point(18%) and 3-point(16%).
 4. Regarding **the level of achievement in 4 key success factors** of urban regeneration policy – (1) citizen participation, (2) regional specialization, (3) inter-agency cooperation, and (4) public-private collaboration – (1) citizen participation was mostly rated at 4-point (34%), followed by 5-point(25%). (2) Regional specialization had the highest number of 5-point ratings (31%), followed by 4-point (27%). (3) For inter-agency cooperation, 4-points received the highest number of responses (35%), followed by a similar number of 2 (15%), 3(11%), 5(18%), and 6-point(11%). (4) Public-private collaboration had the highest number of 4-point ratings (37%), followed by 2-point and 4-point (each 19%).
 5. Concerning questions about **urban regeneration anchor facilities**, (1) the perception of the importance of urban regeneration showed relatively higher ratings with 6-point (30%), 5-point (34%), and 4-point (18%). (2) Regarding the need for installation and operational support for

anchor facilities, responses indicating a need for installation and support were the most common (72%), and those indicating objection to support were at 28%.

6. In terms of the **future direction of urban regeneration projects**, (1) opinions regarding development, including full-scale demolition, had a slightly higher response rate (49%). (2) Opinions favoring preservation and improvement were the second most common (45%).
7. In response to the question of **whether urban regeneration projects were carried out hastily**, responses with a score of 7-point were the most common (27%), followed by 4-point (24%).
8. Regarding the **appropriateness of selecting target areas for urban regeneration projects**, 4-point received the highest number of responses (37%), followed by 5-point (31%), and 6-point (15%).
9. Concerning **the role of the private sector in urban regeneration project** – (1) awareness of the importance, 6 points (33%), 5 points (31%), and 7 points (20%) were the most common choices. (2) the private sector's understanding degree for the projects, 3 points (26 %), 4 points (26 %), and 5 points (23%) were the most common responses. (3) For the need to expand private sector participation in the future, 5 points (31%), 6 points (27%), and 7 points (23%) received high scores.
10. As to the perception of the **side effects of urban regeneration projects**: 1) Concerns about rising property prices displayed 31% of 4-point and 28% of 5-point. 2) Gentrification issues showed 29% of 5-point, 27% of 4-point, and 19% of 3-point. 3) Perception of the relative disadvantage of non-selected regions showed 25% with 3-point, 22% with 2-point, 20% with 4-point, and 16% with 5-point.
11. When asked about **the degree of discretion and competence of themselves**, (1) perceptions of the level of discretion showed a preference for 4-point (29%), followed by 3-point (21%) and 5-point (17%). (2) Regarding the level of competence, 4-point received the highest responses (33%), followed by 3-point (23%), and 5-point (19%).
12. In terms of the **influence of the ruling regime (central government, local government)** on urban regeneration projects, (1) the degree of influence from the central government showed relatively high ratings with 6-point (31%), 7-point (31%), 4-point (20%), and 5-point (18%). (2) The degree of influence from local government was also rated high with 4-point(33%), 7-point (22%), 6-point (20%), and 5-point(19%).
13. **Respondent statistics**: (1) The age of the respondents was predominantly in their 40s (43%), followed by those in their 30s (41%), in their 20s (9%), and in their 50s(7%). (2) Work experience

in the field was mostly under 3 years at 50%, followed by less than 1 year at 36%, and over 3 years at 15%. (3) Career experience as a public servant was primarily in the range of 10 to 19 years at 36%, followed by less than 5 years at 29%, 3 to 5 years at 25%, and over 20 years at 11%.

4.4 Stylized fact

It was analyzed further to examine the correlations of respondents' properties with certain independent variables on the basis of three research questions, expecting some patterns or specific tendencies that could be distinctive and implicative for the policy effect interpretation. As a result, the study found some stylized facts as follows.

(A) What aspects of urban regeneration do policy implementors think are most important?

Figure 3. Survey results on the priority of 4 Key objectives

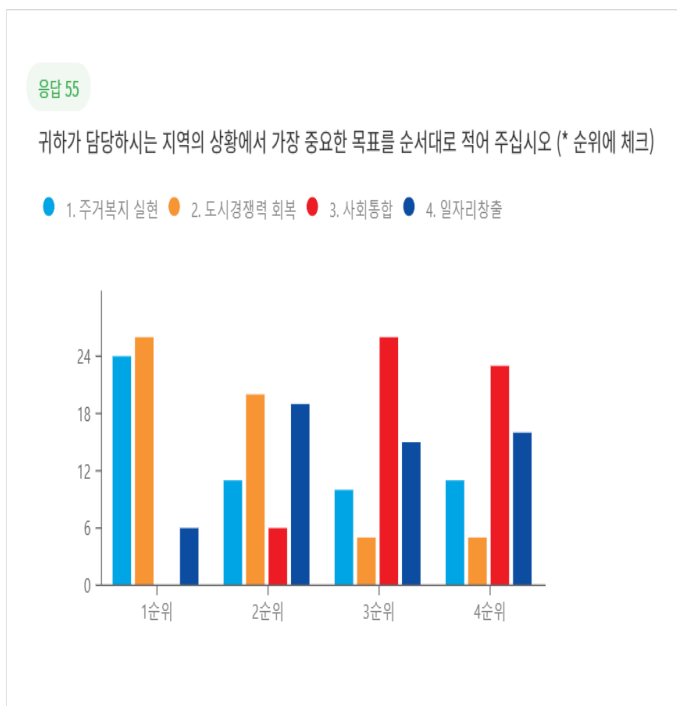


Figure 3 shows the simple survey result. The priorities of 4 key objectives appeared to be in the order of 1) Urban Competitiveness, 2) Housing Welfare, and 3) Job Creation. However, 4) Social Integration did not occupy the first order at all. The second priority is also occupied mostly by 1) Urban Competitiveness, and 2) Job creation. The third and fourth priorities are mostly occupied by 3) Social Integration and followed by 4) Job Creation. In sum, it is inferred that policy executors put a greatest emphasis on urban competitiveness and then on Housing welfare.

When it comes to property correlation analysis, it resulted as Table 7 below. The values in cells from the 1st to the 4th columns represent response rates, and the values in cells in the 5th column indicate the number of responses.

Table 7. Priority Awareness about 4 Key Objectives of Urban regeneration policy (The priority only)

Administrative Unit	Housing Welfare (%)	Urban Competitiveness (%)	Social Integration (%)	Job Creation (%)	Number of Responses (value)
<i>Metropolitan Local Government (MLG)</i>	50	50			12
<i>Primary Local Government(PLG)</i>	41.7	44.4		13.9	36
Public Service Tenure					
<i>Up to 5 years</i>	37.5	62.5			16
<i>5 to 9 years</i>	50.0	42.9		7.1	14
<i>10 to 19 years</i>	52.6	26.3		21.1	19
<i>20 years+</i>	14.3	71.4		14.3	7
Work Assignment Period					
<i>Less than 1 year</i>	63.2	26.3		10.5	19
<i>1 to 3 years</i>	35.7	53.6		10.7	28
<i>3 to 5 years</i>	16.7	66.7		16.7	6
<i>5 years +</i>	33.3	66.7			3
Age Cohort					
<i>20 s</i>	20.0	60.0		20.0	16
<i>30 s</i>	52.2	43.5		4.3	14
<i>40 s</i>	41.7	45.8		12.5	19
<i>50 s</i>	25.0	50.0		25.0	7

The results of the analysis by administrative units for the priority are as follows. While MLG (Metropolitan Local Government) considers housing welfare and urban competitiveness equally important, PLG (Primary Local Government) gives slightly more weight to urban competitiveness and also considers job creation to some extent. This is probably because PLG can more accurately reflect the needs of their regions compared to MLG.

When analyzed based on 1) years of public service tenure and 2) years of work experience, the results are presented as follows. Noteworthy trends based on years of public service tenure are as follows: 1) Individuals with less than 5 years and those with over 20 years of experience excel in urban competitiveness. 2) Meanwhile, individuals with 5 to 9 years of experience show a slight advantage in housing welfare. 3) Those with 10 to 19 years of experience demonstrate a significant advantage in housing welfare, followed by urban competitiveness and job creation with relatively similar levels of advantage.

On the other hand, notable trends in the results based on the years of work experience are as follows:

1) Individuals with less than 1 year of experience have a double advantage in housing welfare. 2) Those with 1 to 3 years of experience clearly excel in urban competitiveness, while individuals with 3 to 5 years and 5 years or more of experience have an advantage in urban competitiveness of more than two times. 3) Additionally, when it comes to job creation, those with 5 years or more didn't select it at all, whereas the rest showed response rates ranging from 10% to 16%.

Interestingly, the two analyses above reveal contrasting patterns of change in the impact of years, except for those with 20 or more years of tenure and 5 or more years of work experience. Supposedly, the explanations (under the premise that the years of work experience intensify the understanding of URP while public service tenure itself does not necessarily) might be as follows: 1) More work experience increases the preference for urban competitiveness over housing welfare as their understanding gradually broadens to comprehensive terms through added experiences, while novices usually focus on visible and prompt outcomes. 2) In contrast, the years of public service tenure (up to 19 years) sharply decrease the preference for urban competitiveness, while that of housing welfare increases, presumably because longer tenure lowers the expectation for abstract virtues. However, more onsite experience seemingly inverts perceptions.

Regarding the analysis results based on age cohorts, the notable trends are as follows: 1) The 20s and 50s give significant weight to urban competitiveness, with housing welfare and job creation equally accounted for as a secondary priority. 2) The 30s place more emphasis on housing welfare, and the 40s slightly prioritize urban competitiveness. Job creation accounted for relatively low portions in both cohorts.

What is implicative from the results is that more work experience enhances understanding and acceptability of some intangible, notional, and societal values such as 'community-led governance, urban competitiveness, or social integration'. That has the importance when the policy is seeking some rudimentary transition, challenging conventional and entrenched customs and institutions because the field experience alleviates the resistance and enables a smooth shift.

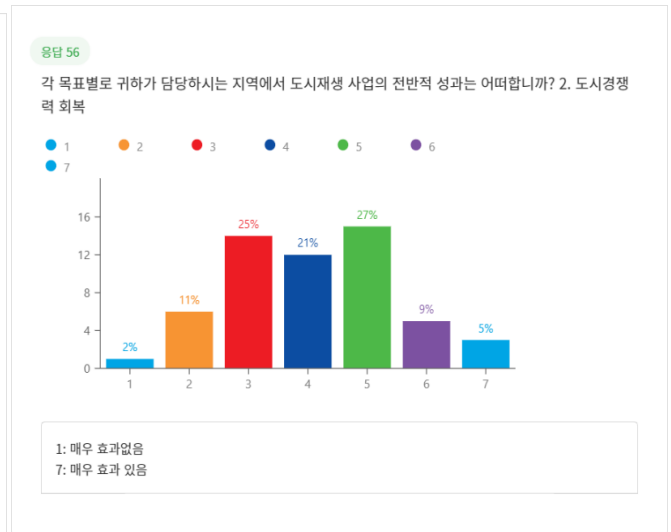
(B) What are the perceived drivers of successful urban regeneration?

Figure 4. Survey results for the achievement degree of 4 URP key objectives

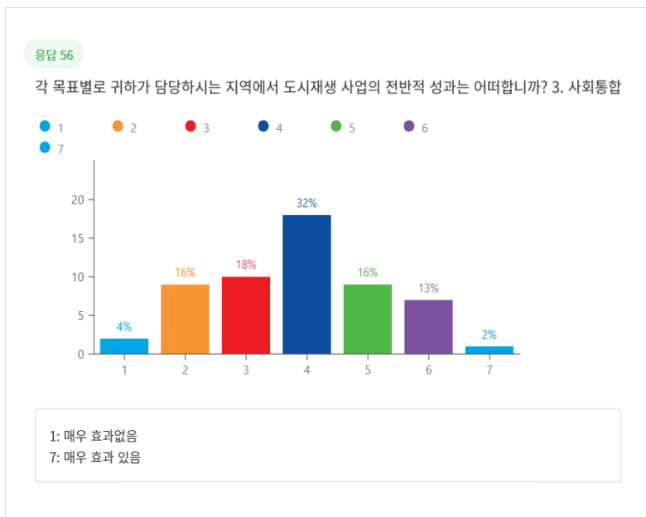
① housing welfare



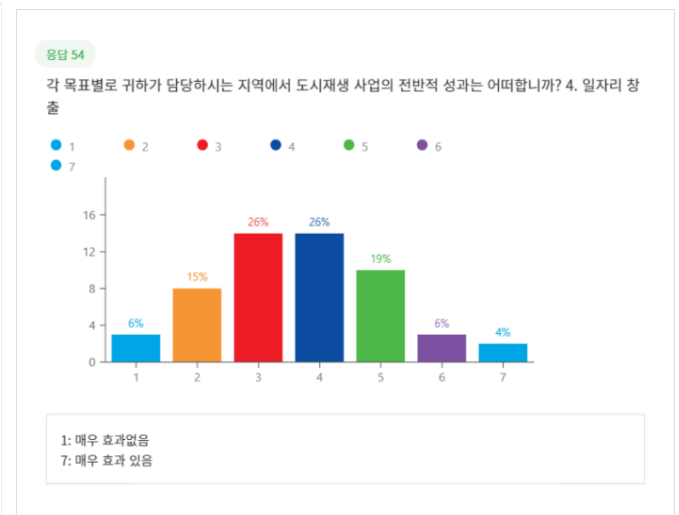
② Urban competitiveness



③ social consolidation



④ job creation



The figures above represent the awareness of the achievement levels of four URP key objectives in each region, subjectively assessed using a 7-point scale. The patterns are diverse, and the grades are also widely distributed. 1) Housing welfare and 2) urban competitiveness show the highest percentage of 5-point ratings, while 3) social consolidation has the highest percentage of 4-point ratings, and 4) job creation has the highest percentages of 3-point and 4-point ratings.

Table 8. Achievement awareness about 4 Key Objectives of URP

[*unit : 7-point scale]

Administrative Unit	Average (value)	(a) Housing Welfare (value)	(b) Urban Competitiveness (value)	(C) Social Integration (value)	(d) Job Creation (value)
① Metropolitan Local Government (MLG)	3.85	4.42	3.67	3.75	3.55
② Primary Local Government (PLG)	4.12	4.50	4.22	3.94	3.80
Public Service Tenure					
③ Up to 5 years	4.41	4.63	4.38	4.44	4.20
④ 5 to 9 years	3.66	4.43	3.71	3.21	3.29
⑤ 10 to 19 years	3.82	4.42	3.84	3.74	3.28
⑥ 20 years+	4.25	4.29	4.71	3.57	4.43
Work Assignment Period					
⑦ Less than 1 year	3.95	4.58	4.11	3.63	3.47
⑧ 1 to 3 years	4.05	4.57	4.00	3.93	3.68
⑨ 3 to 5 years	4.06	4.00	4.33	4.17	3.75
⑩ 5 years +	3.84	3.67	4.00	2.67	5.00

In Table 7 above, the numbers in cells of the 2nd column represent the average of values within the respective row, and the numbers in the cells from the 3rd to the 6th columns represent the average of evaluation values for each indicator.

Based on the administrative unit, PLG has a higher average than MLG, but both are close to the median. MLG has values above the median in housing welfare, while other indicators are below the median. PLG has values above the median in housing welfare and urban competitiveness, with other indicators below the median.

Based on the public service tenure, the average values for each group are slightly more different but still around the median. The cohort of 'Up to 5 years' has relatively higher ratings in all indicators, and the cohort of '20 years +' also has higher values except for social integration. The groups of '5 to 9 years' and '10 to 19 years' have higher values (than the median) in housing welfare only and vary in other indicators.

Based on years of work experience, the groups of '1 to 3 years' and '3 to 5 years' have slightly higher average values than the groups of 'less than 1 year' and '5 years+'. 'Less than 1 year' and '1 to 3 years' have higher values in housing welfare, and '3 to 5 years' have higher values in urban competitiveness. '5 years +' have higher values in job creation.

Considering the overall picture, 1) PLG rates the overall performance of URP slightly higher than MLG. Housing welfare is equally a bit higher, and there is a slight difference in urban competitiveness. 2) The cohorts of 'up to 5 years' and '20 years +' tenure rate higher on average than other groups. 3) The groups of '1 to 3' and '3 to 5' of work experience rate slightly higher on average than other groups. 4) Meanwhile overall appraisals for the 4 key objectives of URP remain around the median (3.99), the average of housing welfare (4.35) scores highest, followed by those of urban competitiveness (4.09), job creation (3.84), and social integration (3.75) in order.

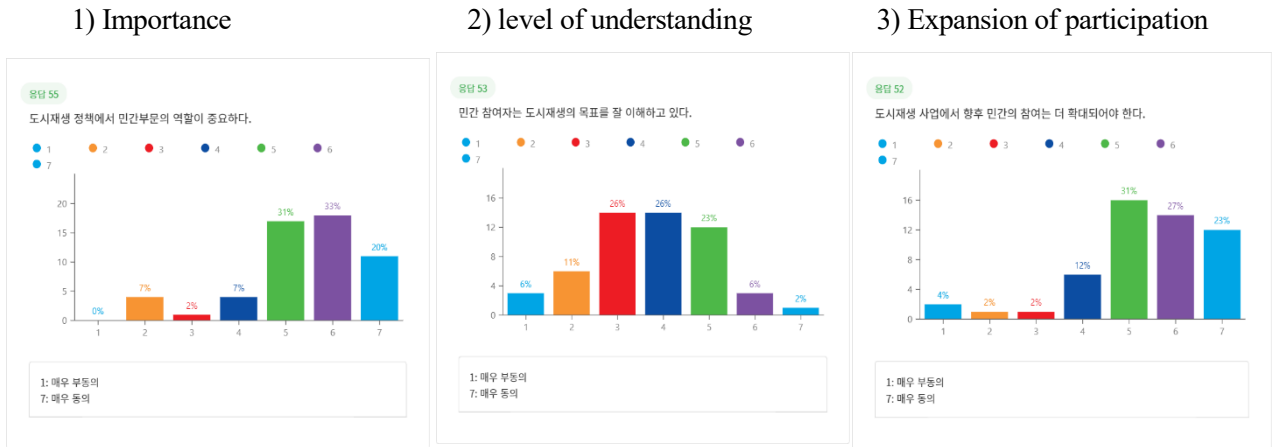
What is noticeable is that individuals with 'less than 5 years' and those with 'over 20 years' of public service tenure clearly excel in urban competitiveness. Meanwhile individuals with '5 to 9 years' show a slight advantage in housing welfare, and those with '10 to 19 years' demonstrate a significant advantage in housing welfare, followed by urban competitiveness and job creation with relatively similar levels of advantage. On the other hand, notable trends in the results based on work experience are as follows: 1) Individuals with 'less than 1 year' of work experience have a double advantage in housing welfare. Those with 1 to 3 years of experience clearly excel in urban competitiveness, while individuals with 3 to 5 years and 5 years or more of experience have an advantage in urban competitiveness of more than two times. Additionally, when it comes to job creation, those with 5 years or more of experience didn't select it at all, whereas the rest showed response rates ranging from 10% to 16%.

Interestingly, the two analyses right above show contrasting patterns in years effect except for the results in 20+ of service of tenure and 5 + of work experience. The study supposes the explanations (under the premise that more years of work experience intensity the deep understanding while the public service tenure itself does not necessarily) below: 1) more work experience increases the preference for urban competitiveness to housing welfare because the understanding for the policy is gradually broadened to comprehensive realms time after time while the visible and prompt outcomes are pursued in the beginning. 2) in contrast, the years of service tenure (up to 19 years) sharply decreases the preference for urban competitiveness while that of housing welfare increases, assumably because more tenure years lower the expectation for the virtue of the policy goals. However, the onsite experience seemingly inverts that pattern. Accordingly, it is supposed that the work experience has more potential for successful policy implementation especially for mid and long-term and comprehensively structured policies.

(C) How do policy executors think of the private sector’s role?

Figure 5. Survey results – Awareness of the private sector’s role

[*unit : 7-point scale]



The figures above represent the survey results about 1) the importance of private sector’s role, 2) degree of understanding of the private sector for the URP, and 3) the need for expanding private sector participation, subjectively assessed using a 7-point scale. 1) concerning the importance of private sector’s role, 18 (33%) rated 6-point, 17 (31%) rated 5-point, 11 (20%) rated 7-point, 4 (7%) and 4 (7%) rated 2-point and 4-point, respectively. 1 rated 3-point. 2) the awareness about the degree of understanding of the private sector in the URP, 14 (26%) rated 3-point, 14 (26%) rated 4-point, and 12 (23%) rated 5-point. 6 (11%) rated 2-point. 3 (6%) and 3 (6%) rated 1-point and 6-point for each. 1 (2%) rated 7-point. 3) the opinions about the need for expanding private sector participation, 52 out of 56 answered. 16 (31%) rated 5-point, 14 (27%) rated 6-point, and 12 (23%) rated 7-point. 6 (12%) rated 4-point and 2 (4%) rated 1-point. 1 (2%) and 1 (2%) rated 2-point and 3-point for each.

In the additional analysis below based on properties, the numbers in the cells represent the average of evaluation values for each question.

Table 9. Awareness of the importance about the private sector’s role

Administrative Unit	<i>In the context of urban regeneration policy, the role of the private sector is crucial.</i>	<i>Private stakeholders understand the objectives of urban regeneration well.</i>	<i>In future urban regeneration projects, private sector participation should be expanded further.</i>
Metropolitan Local Government	5.58	3.73	6.09
Primary	5.57	3.66	5.15

<i>Local Government</i>			
<i>Total</i>	5.57	3.67	5.38
Public Service			
Tenure			
<i>Up to 5 years</i>	5.60	4.27	5.25
<i>5 to 9 years</i>	5.50	3.00	5.50
<i>10 to 19 years</i>	5.32	3.72	5.39
<i>20 years+</i>	5.14	3.71	5.33
<i>Total</i>	5.42	3.70	5.37
Work Assignment			
Period			
<i>Less than 1 year</i>	5.47	3.53	5.39
<i>1 to 3 years</i>	5.36	3.74	5.27
<i>3 to 5 years</i>	5.20	4.50	5.40
<i>5 years +</i>	6.00	3.50	6.00
<i>Total</i>	5.42	3.70	5.37

In the analysis by the administrative unit, the results did not show meaningful differences. Both two cohorts have relatively higher values for the importance (5.58 & 5.57) and expansion (6.09 & 5.15), while they have low values for the degree of understanding (3.73 & 3.66).

As for the analysis results based on the years of public service tenure and the years of work experience, a noticeable trend is as follows: 1) as the years of service tenure and the years of work experience increase, the average scores for importance awareness of private sector's role in each cohort decrease except for the cohort of '5 Years +' of work experience. 2) for the awareness on degree of understanding of the private sector, most of the values are around the median. The years of service tenure does not present a regular trend, but the years of work experience positively correlated with the evaluation ratings except for the cohort of '5 years +'. 3) for the opinions on the expansion of private sector participation, most of the values in both analyses are close to the average (5.37) except for the years 5+ (6.0). However, it does not seem to have specific trends.

As to overall observations of the private sector's role, it seems that the policy executors are well aware of the importance and necessity of private sector involvement, but think the private sector's capacity does not meet the requirements for the projects. With regard to property correlation analysis, there is no significant correlation by other properties except for 'work assignment years' which presents a decreasing pattern in awareness of the importance and an increasing trend in the assessment of understanding as the

work assignment year increases. The results indicate that policy executors perceive the private sector's role as a crucial driver of urban regeneration project and agree to the need for expansion of the private sector's role, but in reality, they face difficulties for the same reason (public-private partnership structure) throughout implementing the projects. Meanwhile, it is noticeable that the awareness for understanding degree of private sector is changed positively by more work experience. Additionally, the key problems referred frequently in narrative answers are the ambiguity of their role and obscure accountability.

The survey results indicate that the overall evaluations regarding policy accomplishment and problematic issues align with those of appraisals and critiques from the public views. Perceptions of policy effectiveness, including the appropriateness of policy goals and indicators, generally hover around the median. Evaluation ratings for most of the inquiries on the degree of achievement are much dispersed and in contrast, the responses regarding external factors such as ruling regime influence and side-effects of the policy clearly exhibit positive patterns.

5. Conclusion

5.1 Policy Implication

The findings of this capstone is implicative in that there are great disparities between policy intentions and outcomes, and it need to be addressed or improved. This study infers the reasons as follows: 1) The urban regeneration policy encompasses overly broad domains, involving complicated structures and multiple stakeholders. That may confuse for participating bodies in structuring their roles and responsibilities, potentially hindering the formulation of appropriate strategies for the project. Therefore, there is an increased risk of mismanaging the project against the initial policy intention. This is inferred from the dispersion of responses on the project priorities and the relevance of indicators. 2) The policy lacked sufficient consideration for regional differences and circumstantial contexts. Although the policy authority diversifies the project typology into 5 categories, even regions within one typology have significant differences in endowed factors and socioeconomic backdrops. This is observed from disorderly deviated responses to performance awareness. Most spans from low to high points widely. 3) The policy fails to materialize its ideals. Even if the philosophy of the policy is just right and high, it needs to get down to earth by accepting

realistic constraints and corresponding to the circumstances. This would entail the processes of tailoring the policy objectives into achievable levels and formulating the appropriate strategies. Meanwhile, the respondents are well aware of importance of notional orientation such as urban competitiveness, social integration, and private sector partnership, but they are generally skeptical about policy effectiveness in those areas. 4) foremost, consensus building for policy demand within the society is the foundational premise because that grants the cause to the policy, and enables the sustained and consistent project proceeding. That would prevent arbitrary changes and accompanied social costs. Although the URP was born through astronomical R&D investment, considerable parts of the society are ignorant to URP itself, and that might increase its vulnerability.

Based on the inferences above, the study tries to suggest some policy recommendations. First, when the authority formulates a certain policy especially which affects to most of the general people, it needs to be thoroughly previewed both theoretically and practically. That would involve more time and efforts to convene the voices of every possible stakeholder, and realign the expected policy effectiveness according to the prediction which is practically previewed. However, once accepted through those process, it obtains concrete credibility and sustained momentum as the common goal. Additionally, it should be accompanied with an open monitoring and feedback system to increase the adequacy for timeliness consistently. Second, some policies require more time to fully produce their effectiveness. Especially the mid and long-term policies inherently have that property. If these are halted and withdrawn in the mid without sufficient and careful concerns, it will induce huge sunken costs and eventually make a vicious cycle. Those policies that are vulnerable to transitional forces, and thus need to be protected with the institutionalization of a preventive system. Third, the competent authority should envision the clear directions for the policy, and deliver the articulated guidelines when the policy directions are shifted to the other way. In addition, the authorities should have close liaisons not only in terms of overseeing but also hearing the voices of the field. Finally, it was found that there is a huge possibility of political influence which might threaten the stability and consistency of mid and long-term policy. While the adaptability of contemporary adequacy is the crucial process of policy implementation, it needs to be insulated from certain arbitrary and political preferences to some degree.

In the OECD-Regional Outlook 2019 report, Angel Gurría (OECD secretary general) noted that a global megatrend would serve as the opportunity to revitalize productivity, decrease inequality, improve the quality of life, and increase sustainability if we can devise the right policy. Vice versa, it would intensify the disparity and divide the globe and regions into extremely different places if we fail (OECD, 2019). The title 'Megatrends will be shaped by policy' directly alerts us to the need for decent policies that enable a smooth landing on the extremely unpredictable new ages. We are obviously living in the era of a megatrend that can hardly be addressed with one-size-fits-all measures. Accordingly, the rational response for the current times would be adaptive to the coming future by restructuring a comprehensive, inclusive, and sustainable milieu and making decent efforts to mitigate inevitable side effects. Urban regeneration could be the one way to those endeavors at least for present times.

5.2 Limitations and Future Research

This study has the limitations in several terms. First, the scale of the sample from the population is not sufficiently large and thus, it might weaken the explanatory power of the study. Second, the survey mainly tackles the controversial issues, and it might subsequently incur certain prejudice in ahead of the response decision. Third, the responses to the inquiries are basically subjective perceptions because the projects of many regions are ongoing and yet formally evaluated their completed performance. Thus, the study leaves room of future research as follows: 1) More empirical research should be expanded to measure the policy impact practically and improve the effectiveness. 2) The survey mythology should be improved in terms of sharpened questionnaires and diversification of the target groups by project typology. 3) future research should be backed by formally constructed data for rigorous study. Although there are some limitations in this study, it might be served as a starting point of field-based empirical studies.

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Appendix

Appendix 1. Survey Questionnaire

도시재생업무 담당자 설문조사

안녕하십니까?

본 조사는 우리나라의 도시 재생 정책과 관련하여 현장에서 업무를 직접 수행하시는 도시 재생 업무 담당자들의 견해를 종합적으로 파악하여 문제를 식별, 개선하고자 합니다. 조사 결과는 종합적으로 통계 처리되어 익명성이 보장되고, 응답해 주신 모든 내용은 통계법 제 33 조에 따라 확실하게 비밀이 보장되며, 통계 처리 및 분석 등 조사 목적 외에는 절대 사용되지 않음을 약속 드립니다. 감사합니다.

다음은 공식적으로 제시된 도시재생 정책의 주요 목표들입니다.

- (주거복지 실현) 거주환경이 열악한 노후 주거지를 정비하여 기초 생활 인프라를 확충하고, 저렴한 공적 임대주택 공급
- (도시 경쟁력 회복) 쇠퇴한 구도심에 혁신 거점공간을 조성하고 도시기능을 재활성화 시켜 도시의 경쟁력을 회복
- (사회 통합) 주민참여 거버넌스를 구축하여 이익의 선순환 구조를 정착시키고 소유주와 임차인, 사업주체와 주민 간 상생 유도
- (일자리 창출) 업무, 상업, 창업 등 다양한 일자리 공간을 제공하고, 도시재생 경제조직 등 지역 기반의 지속가능한 일자리 창출

1. 귀하가 담당하시는 지역의 상황에서 가장 중요한 목표를 순서대로 적어 주십시오 (* 순위에 체크)

1. 주거복지 실현 2. 도시경쟁력 회복 3. 사회통합 4. 일자리창출

1 순위 2 순위 3 순위 4 순위

2. 각 목표별로 귀하가 담당하시는 지역에서 도시재생 사업의 전반적 성과는 어떠합니까? 1. 주거복지 실현

1. 주거복지 실현

매우 효과 없음 매우 효과 있음

1234567 * 7-point scale

3. 각 목표별로 귀하가 담당하시는 지역에서 도시재생 사업의 전반적 성과는 어떠합니까? 2. 도시경쟁력 회복

2. 도시경쟁력 회복

매우 효과 없음 매우 효과 있음

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4. 각 목표별로 귀하가 담당하시는 지역에서 도시재생 사업의 전반적 성과는 어떠합니까? 3. 사회통합

3. 사회통합

매우 효과 없음 매우 효과 있음

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5. 각 목표별로 귀하가 담당하시는 지역에서 도시재생 사업의 전반적 성과는 어떠합니까? 4. 일자리 창출

4. 일자리창출

매우 효과 없음 매우 효과 있음

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6. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까?

1. 정주 인구수 증가

관련성 매우 낮음 관련성 매우 높음

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7. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까?

2. 사업구역 내 유동인구 증가

관련성 매우 낮음 관련성 매우 높음

1234567

8. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까?

3. 문화시설 수 증가

관련성 매우 낮음 관련성 매우 높음

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9. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까?

4. 일자리 창출

관련성 매우 낮음 관련성 매우 높음

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10. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까?

5. 공동체 행사 수 증가

관련성 매우 낮음 관련성 매우 높음

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11. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까?

6. 참여예술가 수 증가

관련성 매우 낮음 관련성 매우 높음

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12. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까?

7. 주거환경 만족도 증가

관련성 매우 낮음 관련성 매우 높음

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13. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까?

8. 지역상인 만족도 증가

관련성 매우 낮음 관련성 매우 높음

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14. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까?

9. 방문객 만족도 증가

관련성 매우 낮음 관련성 매우 높음

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15. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까?

10. 주택 거래량 증가

관련성 매우 낮음 관련성 매우 높음

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다음은 공식적으로 제시된 도시재생 정책의 주요 성공 요소들입니다.

- 주민참여
- 지역특화
- 부처협업
- 민관협력

16. 각 영역에서 귀하의 지방자치단체는 어느 정도의 성과를 보이고 있다고 생각하십니까? 1. 주민참여

매우 효과 없음 매우 효과 있음

1234567

17. 각 영역에서 귀하의 지방자치단체는 어느 정도의 성과를 보이고 있다고 생각하십니까? 2. 지역특화

매우 효과 없음 매우 효과 있음

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18. 각 영역에서 귀하의 지방자치단체는 어느 정도의 성과를 보이고 있다고 보십니까? 3. 부처협업(부서간 협업)

매우 효과 없음 매우 효과 있음

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19. 각 영역에서 귀하의 지방자치단체는 어느 정도의 성과를 보이고 있다고 생각하십니까? 4. 민관협력

매우 효과 없음 매우 효과 있음

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거점시설

공공 거점시설(또는 앵커시설 - 커뮤니티센터, 문화공유플랫폼, 어울림센터, 여성친화센터 등)은 도시재생 사업에서 핵심적인 비중과 역할을 차지합니다.

20. 이러한 거점시설이 도시재생 사업의 목표달성에 얼마나 효과적(중요함)이라고 보십니까?

매우 효과 없음(중요치 않음) 매우 효과적 (중요함)

1234567

21. 귀하는 지자체에서 거점시설 및 이의 운영에 대하여 투자(또는 지원)을 하여야 한다고 생각하십니까?

다음 중 견해와 가까운 것을 골라주십시오.

- 1. 잠재수요가 충분치 않으므로 운영에 어려움을 겪을 것이므로 반대
- 2. 잠재수요가 충분하지 않으나 도시재생에 꼭 필요하므로 찬성
- 3. 잠재수요가 충분하여, 경제적 타당성도 있으므로 찬성

22. 귀하는 다음 중 도시재생사업이 어느 것을 지향해야 한다고 생각하십니까?

다음 중 견해와 가장 가까운 것을 골라주십시오.

- 1. 전면 철거를 포함한 개발
- 2. 보존 및 개선
- 3. 기타의견

아래는 도시재생사업에 대한 일반적인 인식에 관한 기술입니다.

각 진술에 대한 귀하의 견해를 말씀해 주십시오

23. 도시재생 정책(뉴딜사업)은 너무 급하게 이루어졌다.

매우 부동의 매우 동의

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24. 도시재생 정책(뉴딜사업)은 너무 급하게 이루어졌다. 동의하신다면 개선해야 할 점은 무엇입니까?

동의하신다면 개선해야 할 점은 무엇입니까?

25. 도시재생 사업지 선정(지구지정 포함)은 적절하다.

매우 부동의 매우 동의

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26. 도시재생 사업지 선정(지구지정 포함)은 적절하다. 적절하지 않다면 개선해야 할 점은 무엇입니까?

적절하지 않다면 개선해야 할 점은 무엇입니까?

27. 도시재생 정책에서 민간부문의 역할이 중요하다.

매우 부동의 매우 동의

1234567

28. 도시재생 정책에서 민간부문의 역할이 중요하다. 동의 또는 부동의 하시는 경우 가장 큰 이유는 무엇입니까?
동의 또는 부동의 하시는 경우 가장 큰 이유는 무엇입니까?

29. 민간 참여자는 도시재생의 목표를 잘 이해하고 있다.

매우 부동의 매우 동의

1234567

30. 도시재생 사업에서 향후 민간의 참여는 더 확대되어야 한다.

매우 부동의 매우 동의

1234567

31. 도시재생 사업에서 향후 민간의 참여는 더 확대되어야 한다. 동의 또는 부동의 하시는 경우 개선해야 할 점은 무엇입니까?
동의 또는 부동의 하시는 경우 개선해야 할 점은 무엇입니까?

32. 도시재생 사업 결과는 부동산 가격의 상승으로 이어진다(질 것이다).

매우 부동의 매우 동의

1234567

33. 도시재생 구역의 젠트리피케이션이 발생할 우려가 높다.

매우 부동의 매우 동의

1234567

34. 도시재생에 선정되지 않은 지역(지구)는 상대적으로 피해를 본다.

매우 부동의 매우 동의

1234567

35. 젠트리피케이션이 발생할 우려가 있더라도 도시재생 사업은 꼭 필요하다.

매우 부동의 매우 동의

1234567

36. 도시재생 사업에서 담당자의 재량이 존재한다.

매우 부동의 매우 동의

1234567

37. 도시재생 사업 담당자의 역량은 사업을 추진하기에 충분하다.

매우 부동의 매우 동의

1234567

38. 도시재생 사업 담당자의 역량은 사업을 추진하기에 충분하다. 동의하지 않는다면 개선할 점은 무엇입니까?
동의하지 않는다면 개선할 점은 무엇입니까?

39. 도시재생 사업은 중앙정부의 성향(집권정당)에 따라 지나치게 영향을 받는다.

매우 부동의 매우 동의

1234567

40. 도시재생 사업은 지방정부의 성향(집권정당)에 따라 지나치게 영향을 받는다.

매우 부동의 매우 동의

1234567

주관 평가 및 의견

41. 귀하가 생각하시는 가장 바람직한 도시재생 성공사례는 어느 곳입니까?

42. 도시재생 정책의 목표, 가치 및 추진방식, 문제점 등에 대한 귀하의 견해를 자유롭게 말씀해 주십시오.

응답자 통계

43. 귀하의 소속 지방자치단체는 어느 지역입니까?

(광역) 시/ 도, (기초) 시/군/구

44. 하는 공직에 계신지 몇 년 되셨습니까?

- 1. 5 년 미만
- 2. 5~9 년
- 3. 10~19 년
- 4. 20 년 이상

45. 귀하는 도시재생 관련 업무를 얼마나 오래 담당 하셨습니까?

- 1. 1 년 미만
- 2. 1~3 년 미만
- 3. 3~5 년 미만
- 4. 5~7 년 미만
- 5. 7 년 이상

46. 귀하의 연령은 어떻게 되십니까?

- 1. 20 대
- 2. 30 대
- 3. 40 대
- 4. 50 대

Appendix 2. The Survey Result

도시재생업무 담당자 설문조사

안녕하십니까?

본 조사는 우리나라의 도시 재생 정책과 관련하여 현장에서 업무를 직접 수행하시는 도시 재생 업무 담당자들의 견해를 종합적으로 파악하여 문제를 식별, 개선하고자 합니다. 조사 결과는 종합적으로 통계 처리되어 익명성이 보장되고, 응답해 주신 모든 내용은 통계법 제 33 조에 따라 확실하게 비밀이 보장되며, 통계 처리 및 분석 등 조사 목적 외에는 절대 사용되지 않음을 약속 드립니다. 감사합니다.

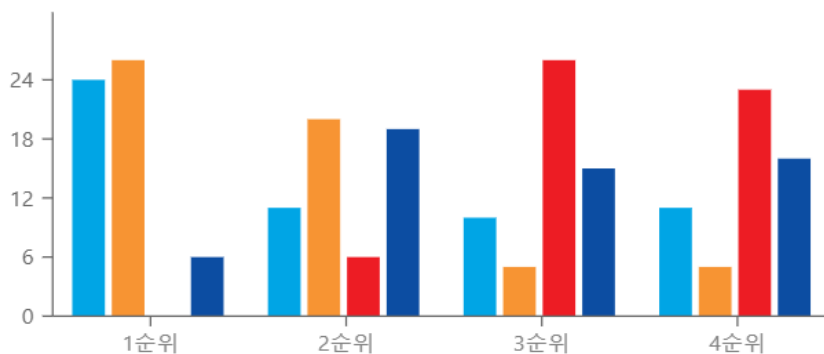
다음은 공식적으로 제시된 도시재생 정책의 주요 목표들입니다

- (주거복지 실현) 거주환경이 열악한 노후 주거지를 정비하여 기초 생활 인프라를 확충하고, 저렴한 공적 임대주택 공급
- (도시 경쟁력 회복) 쇠퇴한 구도심에 혁신 거점공간을 조성하고 도시기능을 재활성화 시켜 도시의 경쟁력을 회복
- (사회 통합) 주민참여 거버넌스를 구축하여 이익의 선순환 구조를 정착시키고 소유주와 임차인, 사업주체와 주민 간 상생 유도
- (일자리 창출) 업무, 상업, 창업 등 다양한 일자리 공간을 제공하고, 도시재생 경제조직 등 지역 기반의 지속가능한 일자리 창출

응답 55

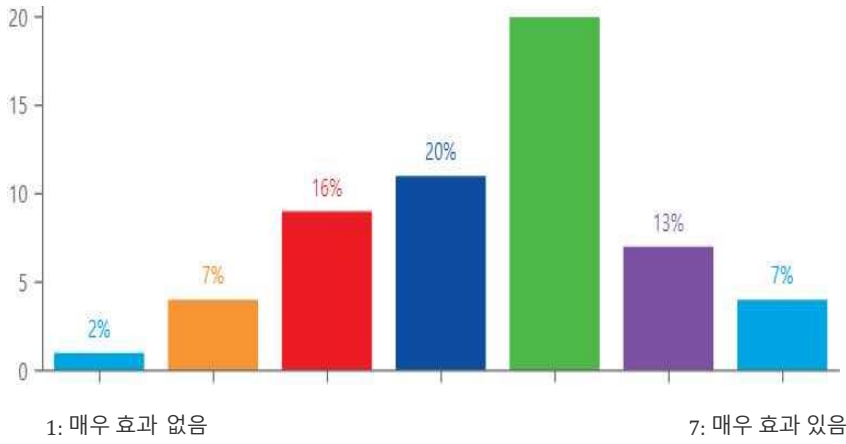
1. 귀하가 담당하시는 지역의 상황에서 가장 중요한 목표를 순서대로 적어 주십시오 (* 순위에 체크)

● 1. 주거복지 실현 ● 2. 도시경쟁력 회복 ● 3. 사회통합 ● 4. 일자리창출



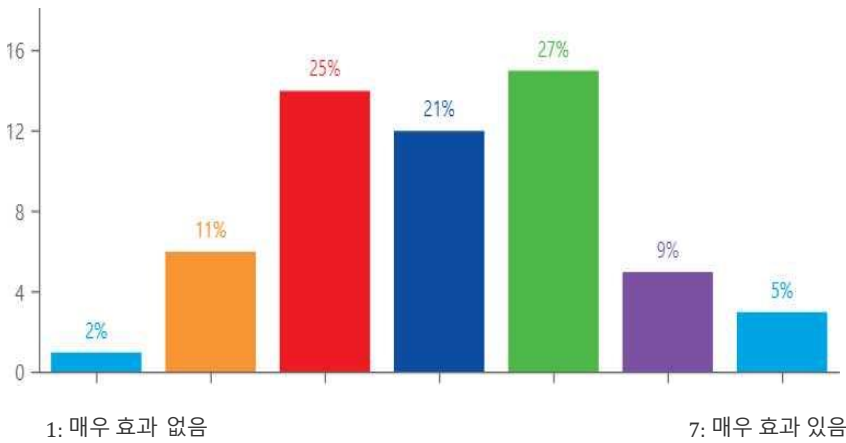
응답 56

2. 각 목표별로 귀하가 담당하시는 지역에서 도시재생 사업의 전반적 성과는 어떠합니까? 1. 주거복지 실현



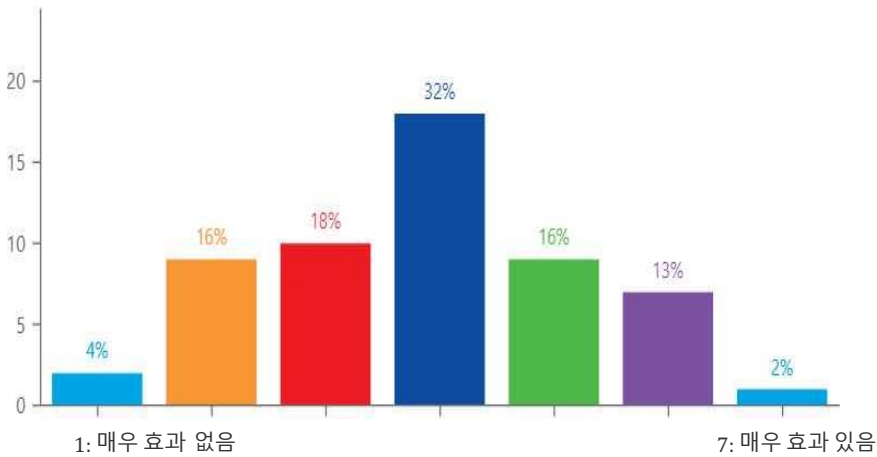
응답 56

3. 각 목표별로 귀하가 담당하시는 지역에서 도시재생 사업의 전반적 성과는 어떠합니까? 2. 도시경쟁력 회복



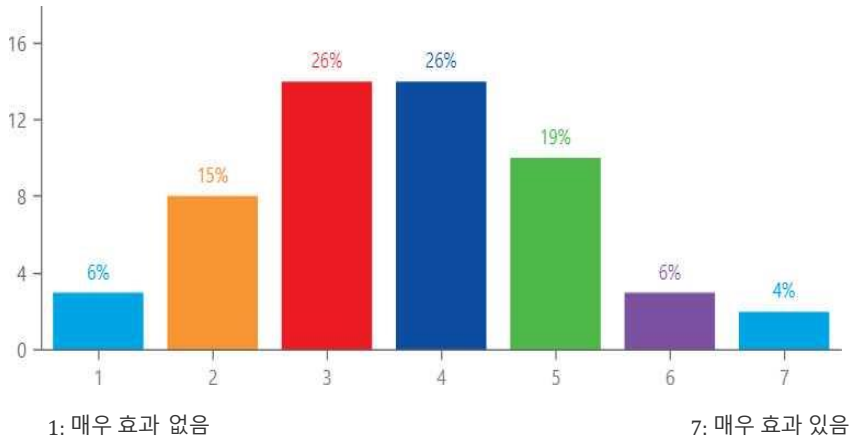
응답 56

4. 각 목표별로 귀하가 담당하시는 지역에서 도시재생 사업의 전반적 성과는 어떠합니까? 3. 사회통합



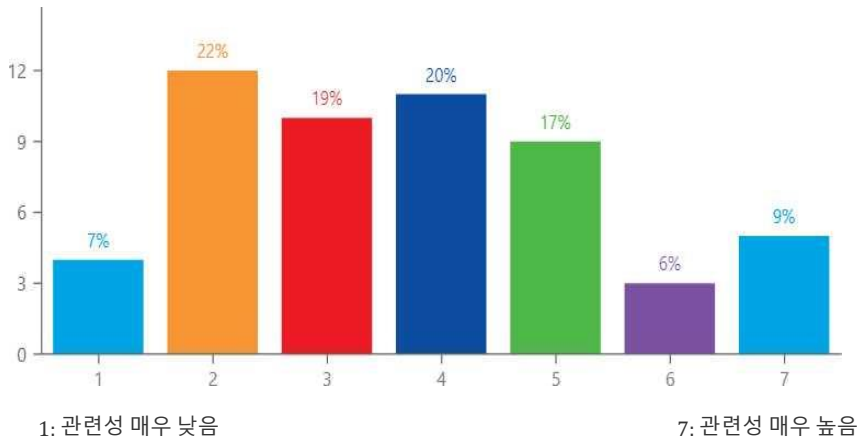
응답 54

5. 각 목표별로 귀하가 담당하시는 지역에서 도시재생 사업의 전반적 성과는 어떠합니까? 4. 일자리 창출



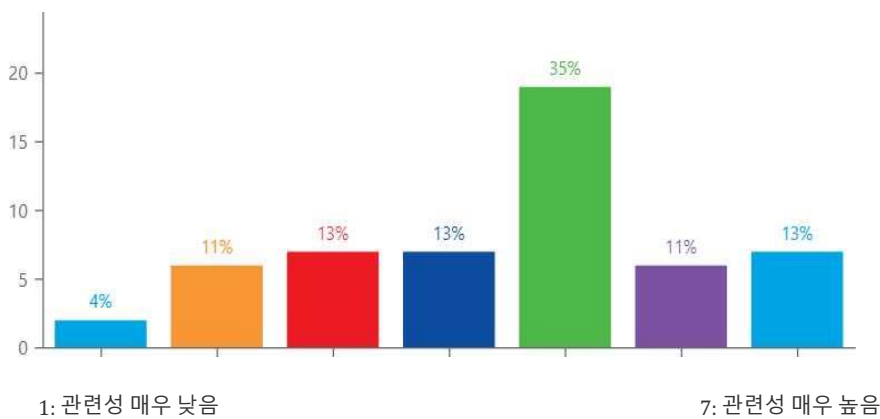
응답 54

6. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까? 1. 정주 인구수 증가



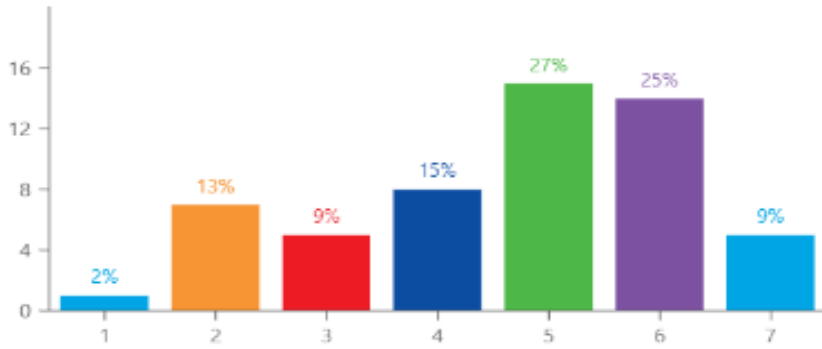
응답 54

7. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까? 2. 사업구역 내 유동인구 증가



응답 55

8. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까? 3. 문화시설 수 증가



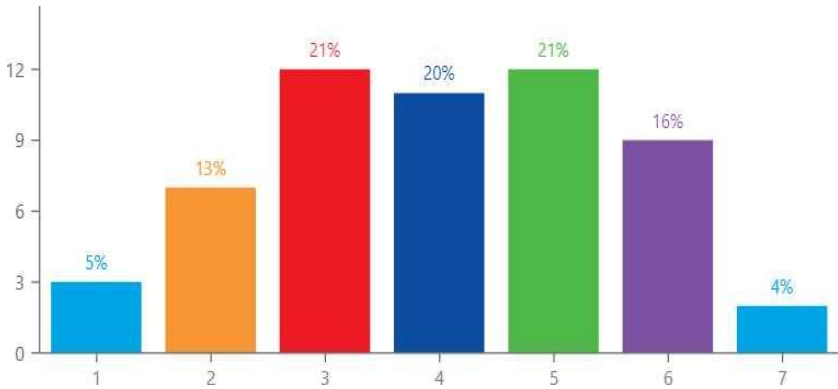
1: 관련성 매우 낮음

7: 관련성 매우 높음

-

응답 56

9. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까? 4. 일자리 창출

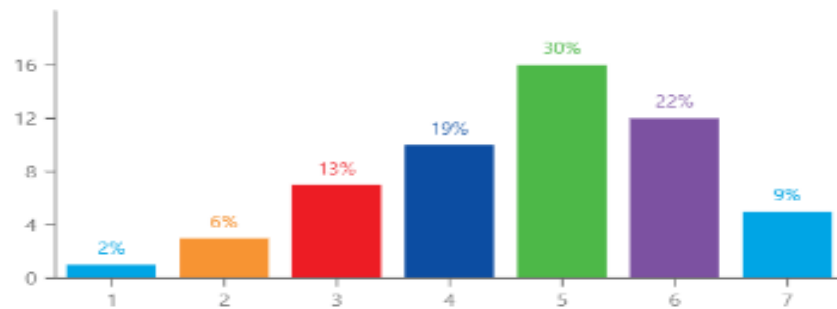


1: 관련성 매우 낮음

7: 관련성 매우 높음

응답 54

10. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까? 5. 공동체행사 수 증가

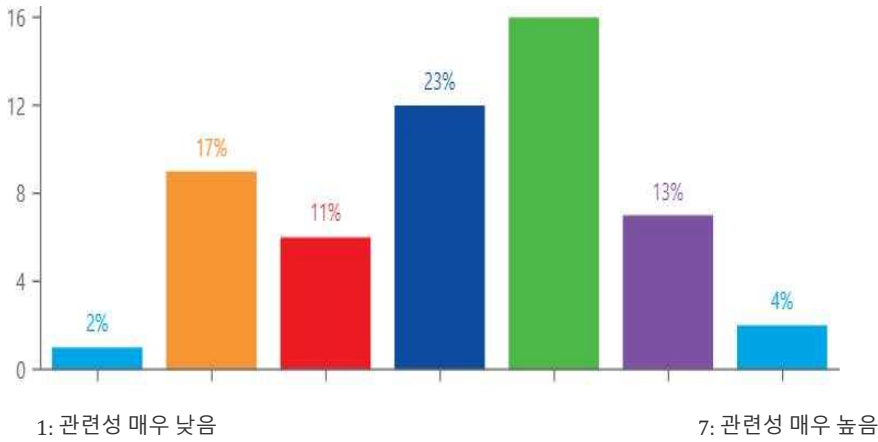


1: 관련성 매우 낮음

7: 관련성 매우 높음

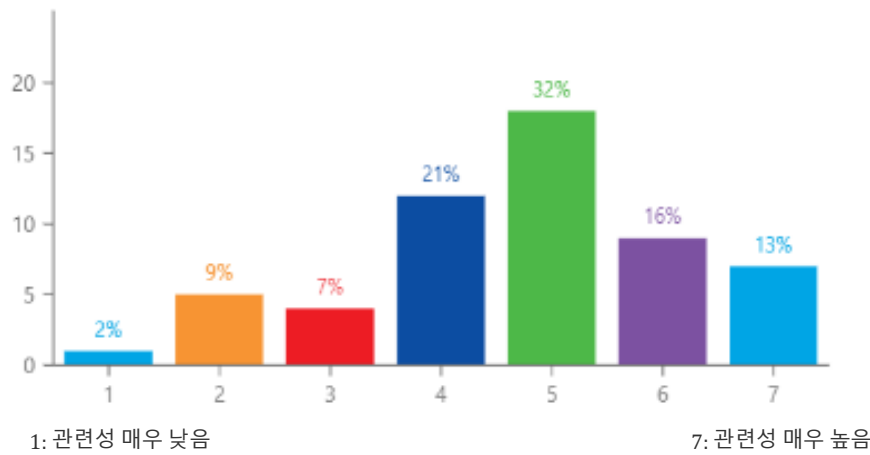
응답 53

11. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까? - 6. 참여 예술가수 증가



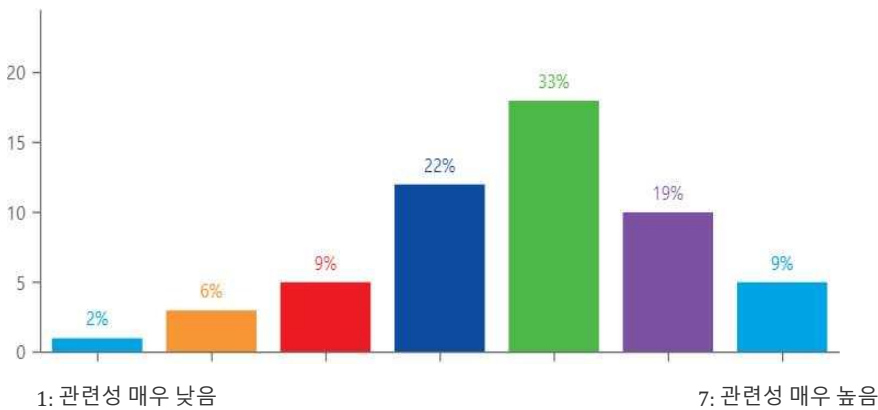
응답 56

12. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까? 7. 주거환경 만족도 증가



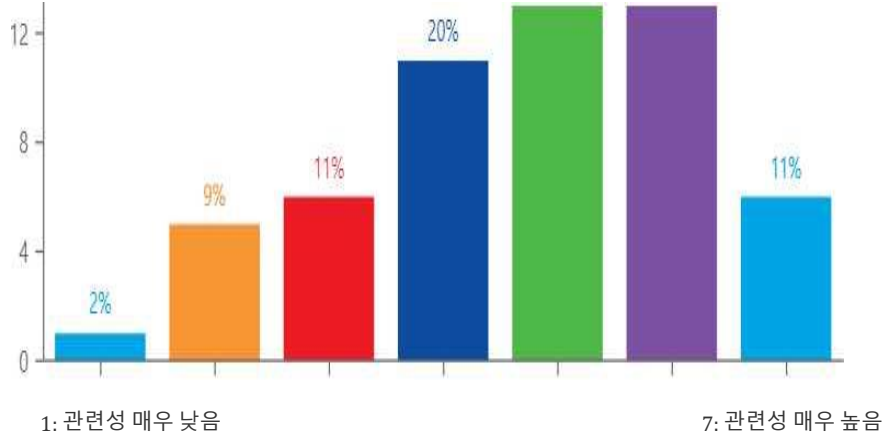
응답 54

13. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까? - 8. 지역상인 만족도 증가



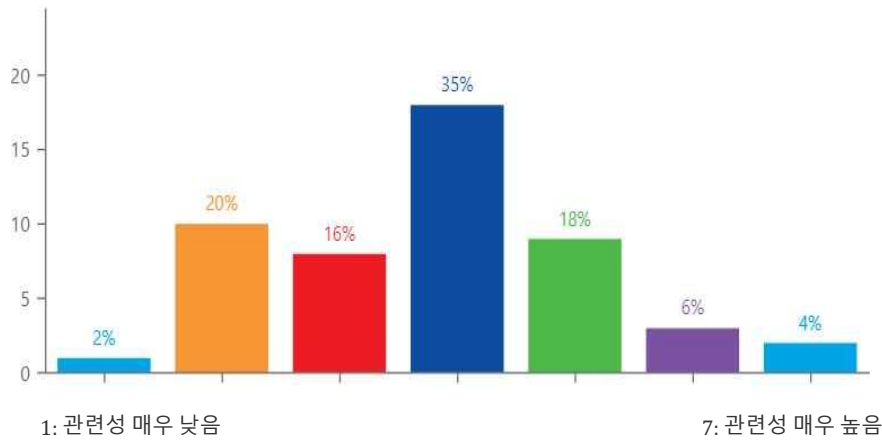
응답 55

14. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까? - 9. 방문객 만족도 증가



응답 51

15. 다음 지표들은 귀 지역의 도시재생사업의 목표와 얼마나 연관되어 있다고 생각하십니까? - 10. 주택거래량 증가

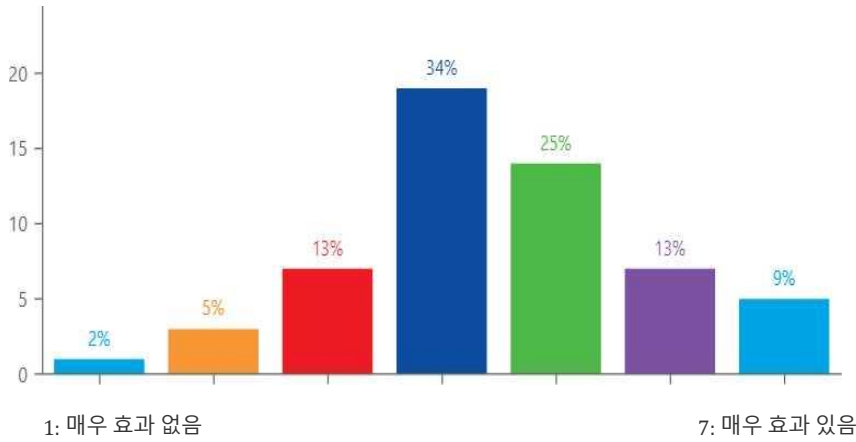


다음은 공식적으로 제시된 도시재생 정책의 주요 성공 요소들입니다.

- 주민참여
- 지역특화
- 부처협업
- 민관협력

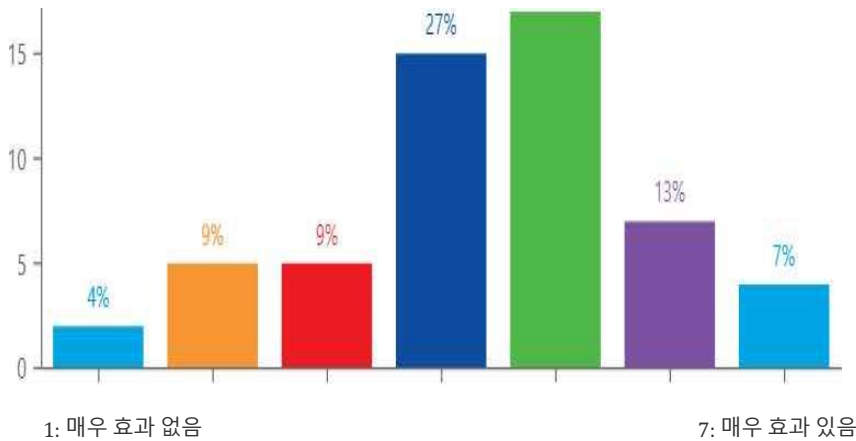
응답 56

16. 각 영역에서 귀하의 지방자치단체는 어느 정도의 성과를 보이고 있다고 생각하십니까? 1. 주민참여



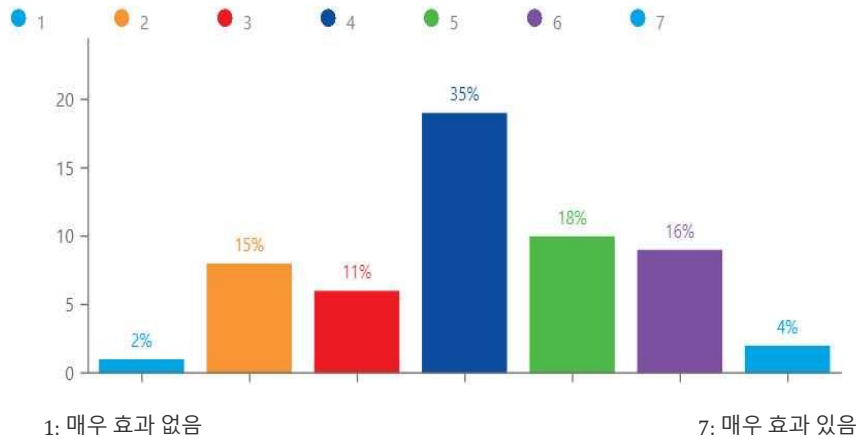
응답 55

17. 각 영역에서 귀하의 지방자치단체는 어느 정도의 성과를 보이고 있다고 생각하십니까? 2. 지역특화



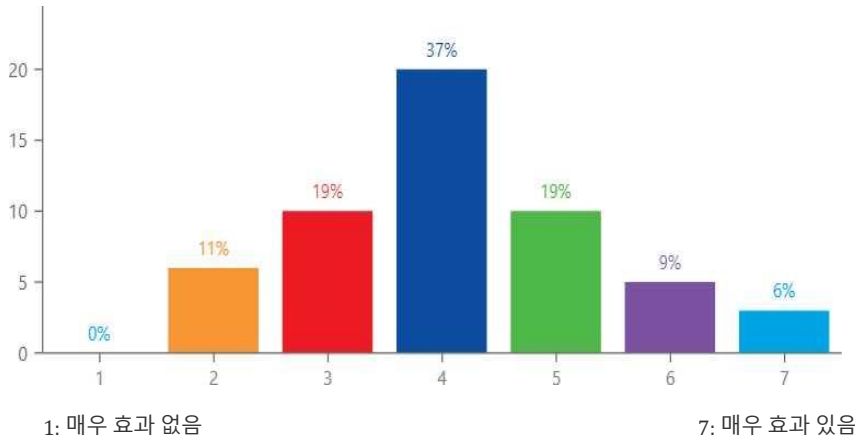
응답 55

18. 각 영역에서 귀하의 지방자치단체는 어느 정도의 성과를 보이고 있다고 보십니까? 3. 부처협업(부서간 협업)



응답 54

19. 각 영역에서 귀하의 지방자치단체는 어느 정도의 성과를 보이고 있다고 보십니까? 4.민관협력

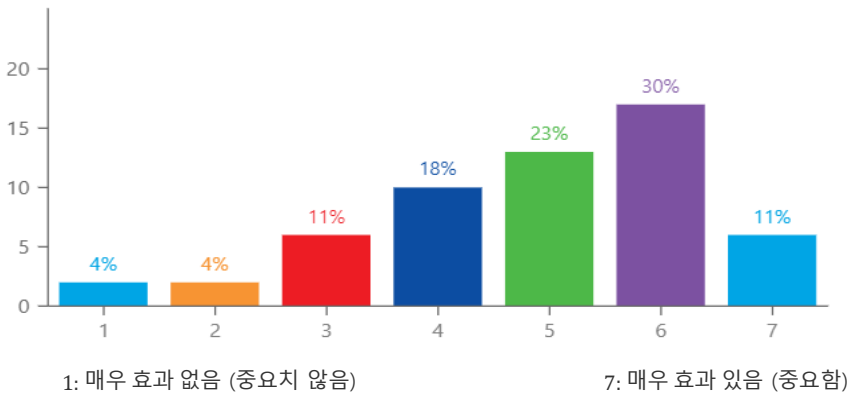


거점시설

공공 거점시설(또는 앵커시설 - 커뮤니티센터, 문화공유플랫폼, 어울림센터, 여성친화센터 등)은 도시재생 사업에서 핵심적인 비중과 역할을 차지합니다.

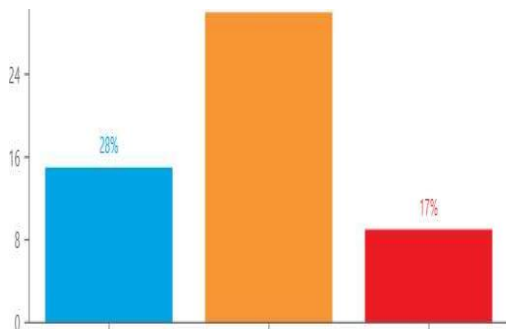
응답 56

20. 이러한 거점시설이 도시재생 사업의 목표달성에 얼마나 효과적(중요함)이라고 보십니까?



응답 54

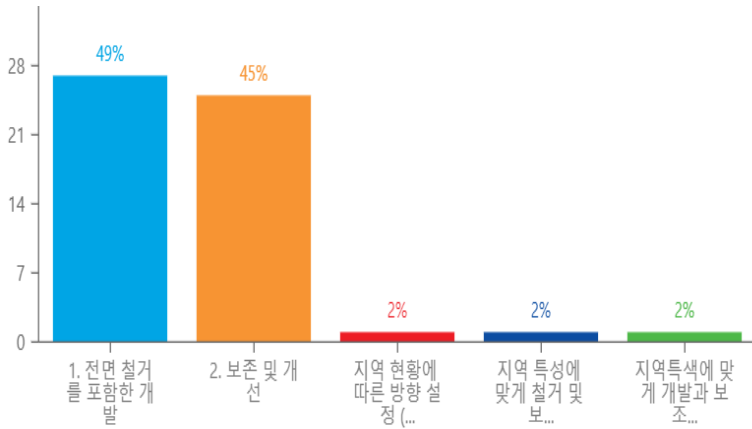
21. 귀하는 지자체에서 거점시설 및 이의 운영에 대하여 투자(또는 지원)을 하여야 한다고 생각하십니까?



- 1. 잠재수요가 충분치 않으므로 운영에 어려움을 겪을 것이므로 반대
- 2. 잠재수요가 충분하지 않으나 도시재생에 꼭 필요하므로 찬성
- 3. 잠재수요가 충분하여, 경제적 타당성도 있으므로 찬성

응답 55

22. 귀하는 다음 중 도시재생사업이 어느 것을 지향해야 한다고 생각하십니까?



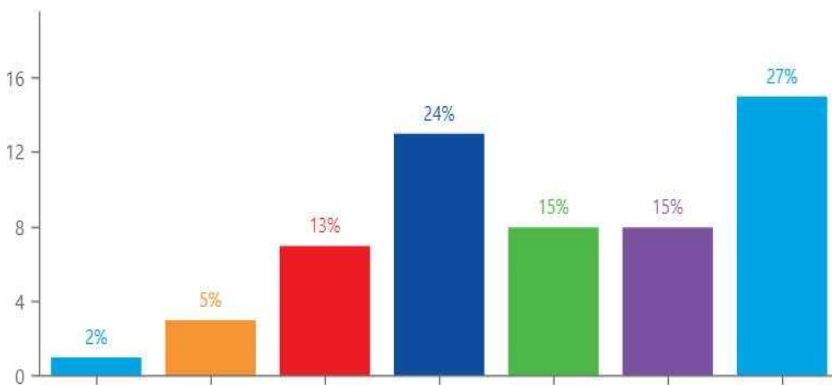
1. 전면 철거를 포함한 개발
2. 보존 및 개선
3. 지역 현황에 따른 방향 설정 (기반시설이 너무 열악한 지역은 개발, 정비가 가능한 지역은 개선 등)
4. 지역 특성에 맞게 철거 및 보존
5. 지역특색에 맞게 개발과 보조개선을 적절히 조화

아래는 도시재생사업에 대한 일반적인 인식에 관한 기술입니다.

각 진술에 대한 귀하의 견해를 말씀해 주십시오

응답 55

23. 도시재생 정책(뉴딜사업)은 너무 급하게 이루어졌다.



1: 매우 부동의

7: 매우 동의

응답 26

24. 도시재생 정책(뉴딜사업)은 너무 급하게 이루어졌다. 동의하신다면 개선해야 할 점은 무엇입니까?

사업 연속성 부여 1

매년 변하는 가이드라인 1

전국적으로 천편일률적인 사업 아이템, 책임감 및 자발성이 부족함 지역공동체 1

종합 장기계획 성격을 가지므로 최종 목표를 지속성 있게 유지할 수 있는 사업 설계, 각 유관(참여) 주체 별 역할 및 책임범위 명확화 1

읍면단위 지역도 도시구역이 있어 도시재생이 이뤄졌지만, 시골에 맞는 도시재생사업이 필요하다고 합니다. 1

토지수용권 미부여에 따른 사업절차 지연 및 사업부지 형태가 비 효율적으로 추진 1

뉴딜사업에 대한 정확한 이해없이 물량 늘리기에 급급하여 실행가능한 계획에 중점을 두지 못하였으므로 사후운영관리에 대한 문제점이 나타나고 있음. 도시재생 사업의 취지를 살리기 위해서는 장기적인 안목으로 실행 가능한 사업에 초점을 두고 주민의견은 반영하되, 주민이 운영주체가 되는 협동조합 설립은 지양했으면 좋겠음 1

지역 주민들의 역량강화가(약 3~10 년사이) 이루어지기 전 본 사업 착수 1

준공 등이 최근예나 나오는 시점으로 준공 관련하여 운영 등 관리에 대한 대책이 부족함 1

도시재생은 단기간에 이루어지는 것보다 지속적인 계획 및 실행이 필요하나 정책적으로 접근하다 보니 단기간에 성과를 내야 하는 상황임. 1

지자체의 의견수렴 1

사업 기한이 사업량에 비해 너무 짧아 사업 추진에 어려움이 큼 1

도시재생(뉴딜) 주민참여, 교육 등 미흡 1

해외성공사례에만 착안하여 무리하게 진행됨. 1

많은 지자체 분산투자보다 수도 권외 지역으로 소규모 선정하여 사업비 집중투자가 필요. 1

지나치게 이른 중심적, 과도한 사업 세부유형, 공모선정을 위한 계획과 현실과의 괴리 1

주인의식을 갖춘 주민참여 필요, 지역을 위한 인프라시설 확충에도 개인 이기주의가 심해 사업추진이 매우 어려움 1

실현 가능한 사업 계획 수립에 초점 강화 1

도시재생사업을 시작하면서 거점시설 등에 대하여 너무 신축건물에만 의존하고 있어 많은 예산이 소요가 되어 투자대비 성과는 미흡한 실정으로 기존 건축물을 활용하여 하드웨어비용을 감축하여 투자대비 성과는 높게 나올 수 있는 방안 개선 1

단기 성과를 위한 사업이 아닌 장기적 관점에서 꼭 필요한 주민 수요에 맞는 시설 조성과 공동체사업이 필요함, 또한 급격한 도시재생 추진으로 인해 틀에 박힌 사업만을 추진하고 있다고 생각함. 당초 계획된 사업을 밀고 나가는 것 보다는 활성화계획 변경이 용이하도록 하여 좀 더 유연한 사업을 추진할 수 있도록 해야 한다고 생각함. 1

선정당시 주민동의서 징구 필요 1

대부분 도시재생사업이 구역계가 정해지고 그 구역 안에서 거점시설 2~5 개 신축 또는 리모델링, 골목길이나 특화거리 정비 등 3~5 개소, 주차장 및 썬지공원 조성 2~5 개소, SW 사업으로 이루어져 있는데 거점시설의 경우 지어진다고 하여도 주민협의체 역량 미달 이권 다툼 등으로 결국 관에서 운영하게 되는데 문제는 각 부서에서 거점을 인계 받으려 하지 않아서 관리가 어려움. 거점시설 조성보단 가로환경 정비 및 주차장 조성 등이 훨씬 더 유익하다고 판단되며, 집수리 정비사업의 경우 직접적으로 와닿는 사업이라 생각됨 1

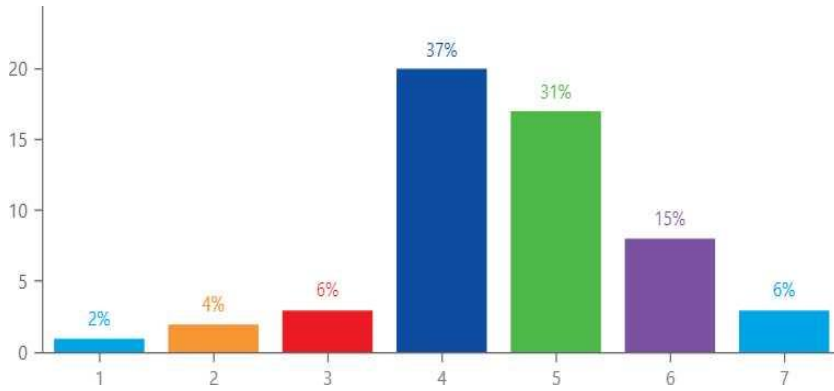
사업추진기간(4 년)이 너무 짧음. '관' 위주보다는 '민'이 주도하는 도시재생이 이루어져야 함 1

탐다운방식의 행정주도적 사업으로 변질되고 공모경쟁에 빠져 실질적인 주민을 위한 사업으로 이뤄지지 않는다고 봅니다. 1

사업수행자 역할로 추진하다 보니 허점이 너무나도 많고 뉴딜사업의 의의 또한 현실과 너무 맞지 않으므로 전면 재개발 등 추진 방향을 바꾸는 것이 좋을 듯 합니다. 1

응답 54

25. 도시재생 사업지 선정(지구지정 포함)은 적절하다.



1: 매우 부동의

7: 매우 동의

응답 11

26. 도시재생 사업지 선정(지구지정 포함)은 적절하다. 적절하지 않다면 개선해야 할 점은 무엇입니까?

선정사업 부족 1

해당 없음 1

전략계획상 과도한 지구지정은 반대(사업이 중, 장기 적으로 시행된다는 것을 감안하여 설정) 1

없음 1

소규모 지역 선정 후 대규모 사업비 투자 1

환경요소(지역 낙후 등) 외의 주민협의체, 현장지원센터 역량교육, 재생사업의 이해를 위한 교육이 우선 되어야 함, 진정으로 주민이 원하고 자발적으로 적극 협조하고 추진할 수 있는 사업지 선정이 매우 중요 (추후 사업진행시 이점이 결여되면 매우 힘 듬) 1

전략계획 수립부터 충분한 검토와 주민합의가 필요함 1

도시재생 사업이 여러 개의 유형이 있어 유형에 따라 사업지 선정하기 때문에 적절함 1

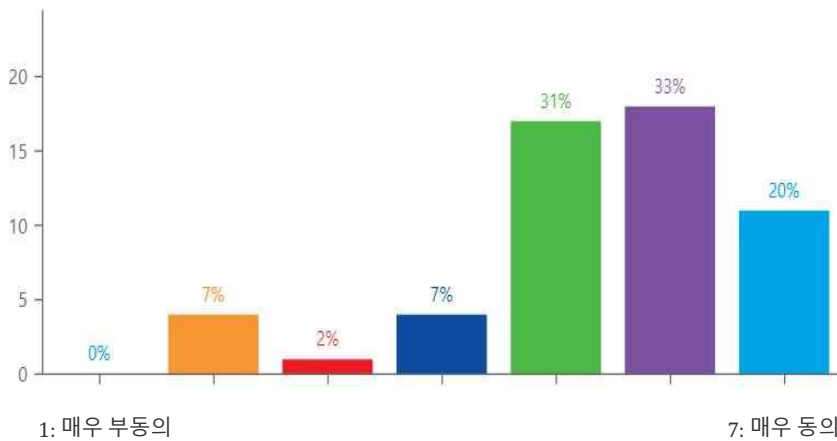
재개발이 필요한곳에 재생이 들어오면, 적어도 재생사업기간에 재개발이 들어올 수 있는 상황을 고려해야 함. 그래서 도시재생취소가 필요하면 즉각 취소절차에 밟을 수 있도록 해야함. 선정절차에서 주민설명회 및 의회동의를 득해서 지구지정을 한다는 것이 재개발 추진하고 이해상충발생 1

도시재생 사업지 주변에 재개발이 이루어지고 있어 비교됨 1

선정지구를 늘려야 함 (연 100 곳 이상) 1

응답 55

27. 도시재생 정책에서 민간부문의 역할이 중요하다.



응답 27

28. 도시재생 정책에서 민간부문의 역할이 중요하다. 동의 또는 부동의 하시는 경우 가장 큰 이유는 무엇입니까?

마중물 사업 투입이후 민간 적극 활용 1

사업추진의 원동력 1

공동체 활성화 주도주체로서 중요하며, 지역육구의 파악의 통로가 됨 1

관 주도 추진사업은 인력, 예산, 시간 등 사업의 한계가 있을 수 밖에 없으므로 지속가능한 도시발전을 위해서는 민간의 역할이 아주 중요함. 1

지역을 변화시키는 것은 지역민이다 1

주민들의 참여가 없다면 사업 자체 진행이 불가능하다. 1

도시재생은 민간에서 지속가능한 체계를 구축하고 운영해야 진정한 도시재생을 달성할 수 있음 1

민간부문의 동참 혹은 불참여 도시재생사업 추진 방향의 많은 영향을 미침 1

지역 주민들의 참여하여 주도할 수 있는 동기부여 부분이 중요함. 1

주민 주도의 내용이 비중이 높은 사업임 1

사업유형에 따라 참여도가 다르지만 지역경제활성화 등 민간의 참여는 필요함. 1

지속가능하기 위해서는 지역주인인 주민의 참여가 필수 1

지역경제 활성화의 핵심은 관 주도가 아닌 민간(상권)의 경쟁력을 키우는데 있음 1

재생 성공여부는 주민참여 여부 및 활성화에 따라 판가름 ... 관은 이를 지원 1

지속적인 운영을 위해서 민간부문 역할이 중요하다고 생각함. 1

도시재생사업 기간 4~5 년 내로는 주민역량강화가 불가능 할뿐더러 사업의 사후관리는 전문가투입이 절대로 필요함. 도시재생 성공 사례가 드문 것도 이 같은 이유임 1

모든 민간시설을 공공에서 매입하거나 지원하는 것은 현실적으로 어려움 따라서 민간 스스로 개보수 해야 함 1

지역 특색을 지닌 민간 업체의 지속적인 후원(지원)은 사업완료 이후 주민의 운영관리시 큰 메리트임 1

완공된 시설물의 운영관리 자체가 민간에서 하기 때문에 정책수립시부터 민간참여가 필요함 1

도시재생이 행정에서만 해서 되는 것이 아니라 유관기관과 민간조직인 마을관리협동조합 등의 역할이 중요하다고 판단됨 1

공공이 주체가 되는 사업은 거주여건 등 마을의 문제점을 파악한 근본적 해결책을 제시할 수 없다고 생각하고, 어느정도는 민간이 주도해야 근본적 해결책을 찾고 그들이 만족하는 도시재생이 가능하다고 생각함. 1

마중물 사업이 오히려 걸림돌이 되고 있음 1

민간이 잘못 엮이게 되면 관에서 타격이 오기 때문에 부정적임 1

'민'이 움직여야 도시재생이 됩니다. '관'주도의 도시재생은 망한다는 걸 학부 때 배워서 익히 알고 있었음 1

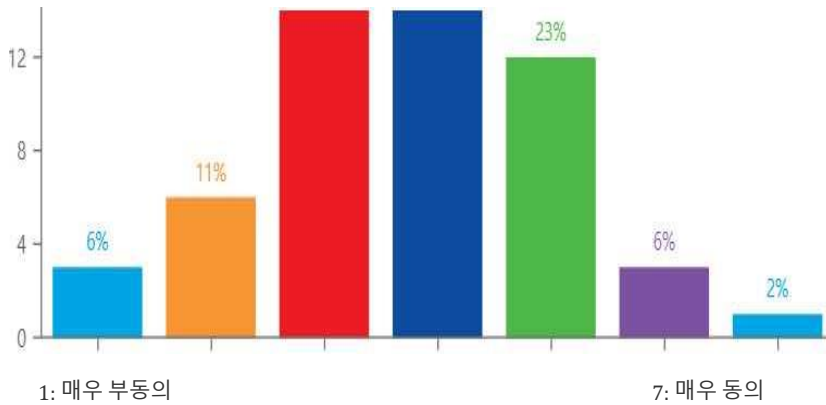
결국 사업과 정책이 종료되더라도 주민들 민간은 계속 그곳에서 좋던 싫던 살아가야 한다. 주민이 적극 참여해야 한다. 1

도시지역의 공간적 공유 개념으로도 민간참여 개발 또는 소프트웨어 참여 중요 1

개인적인 생각으론 도시재생이란 것이 결코 쉽지 않고 민간부문에서 누가 운영 및 주체가 되어 추진하는가에 따라서도 굉장히 결과가 달라진다고 보입니다. 결국 누군가의 희생을 바탕으로 이루어지는 경우가 많다 보니 서로 미루거나 개인의 이익을 쫓는 경우도 보입니다. 따라서 관 주관이 아니라 민간에서 추진하는 것이 훨씬 효율적일 것 같습니다. 1

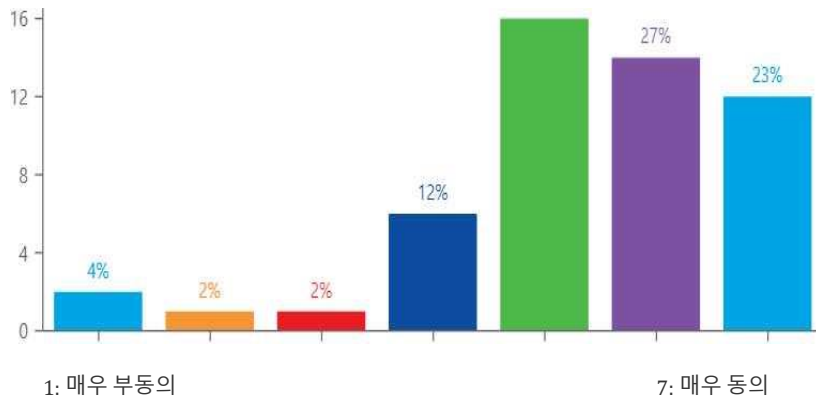
응답 53

29. 민간 참여자는 도시재생의 목표를 잘 이해하고 있다.



응답 52

30. 도시재생 사업에서 향후 민간의 참여는 더 확대되어야 한다.



응답 27

31. 도시재생 사업에서 향후 민간의 참여는 더 확대되어야 한다. 동의 또는 부동의 하시는 경우 개선해야 할 점은 무엇입니까?

마중물 사업 예산 투입이후 자생력 필요 1

사업 추진의 원동력 1

민간의 역할범위에 대한 정립 필요 1

도시재생 사업의 준공 이후에도 민간 주도의 도시 문화가 확대, 유지될 수 있도록 개선되어야 함. 1

민간이 도시재생사업의 주체가 되어야 한다. 1

일부 참여자들만의 도시재생이 되어가기에 민간부분을 확대해서 더욱 참여와 관심을 유도해야 함. 1

도시재생 및 사업의 홍보 강화 1

지자체의 도시재생 사업 후 향후 지속적 유지관리를 위해서는 민간의 참여가 반드시 수반되어야 한다. 이에 추진 시부터 민간의 참여를 독려하고 추진 후에도 민간이 스스로 가꿔야 할 공간으로 인식되도록 해야 성공적인 도시재생사업의 완료라고 생각한다 1

해당 없음 1

민간이 직접 이끌어갈 야합을 더 인식시켜야 함 1

민간 참여를 이끌어 낼 수 있는 이점(경제적 등)이 필요함 1

지속적인 교육 및 홍보 1

재생사업이 종료된 이후로도 도시의 자생적 재생을 위해서는 민간에서의 역할 가장 중요하기 때문이고, 개선사항은 주민, 상인의 역량이 강화되어야 함. 1

없음 1

의견 없음 1

주민 역량강화를 위해 사업비 및 기간이 더 필요하며 전문가 투입이 활성화되어야 함 1

도시재생은 공공에서 기반시설과 거점공간을 조성해 해당 지역의 활성화를 목적으로 함 따라서 지역 주민 등 민간기업에서 일정규모 주택건설로 유동인구가 유입될 수 있어야 함 1

관리예산을 지속적으로 투입하기 어려운 실정으므로 지역개발을 위한 민간의 자연스러운 참여 유도로 사업운영자금 확보 및 지속성 강화 필요 1

재생사업이 필요한 마을에 대하여 가장 잘 아는 단체는 마을 주민이며, 정책수립부터 사업계획 수립, 사업추진, 준공 후 운영관리까지 모두 마을 주민들의 의견이 중요하므로 민간의 참여가 더 확대되어야 한다 생각됨 1

도시재생 사업을 하면서 거점시설 등을 마련하고 있으나 이 거점시설이 행정에서 사용하는 시설이 아니라 마을관리협동조합 등에 민간 위탁하여 사용되는 시설인 만큼 앞으로도 민간참여는 확대하여야 한다고 봄 1

민간의 도시재생에 대한 이해도를 높여야 함. 1

지자체에서 추진하는 데에는 한계가 있음. 1

민간의 참여는 민간에게 맡겨야 하는 것이지 이걸 관에서 정할 수 있는 부분은 거의 없다고 판단함 1

사업기간 4년 후 관은 철수하고 주민들이 자력으로 이끌어갈 때. 주민들이 절실히 원하고 적극적으로 참여해야 도시재생은 이어집니다. 1

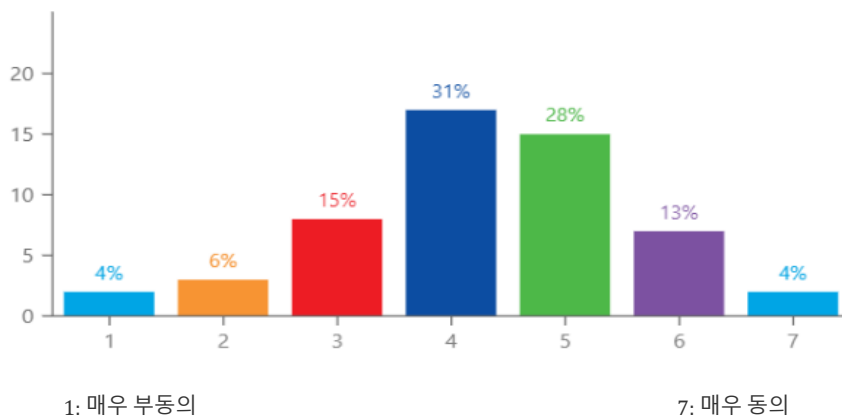
사업시행자는 결국 사업자일 뿐이다. 주민은 삶의 현장이다. 주민의식 필요 1

민간(지역주민)의 사회공헌, 참여기회 제공방향으로 확대 1

결국 도시재생은 관에서 시작해서 민에서 주도하여 진행되어야 합니다. 관에서 아무리 좋은 시설을 만들어봐도 민에서의 호응이 없다면 도시재생사업은 결국 무너질 것으로 생각됩니다. 1

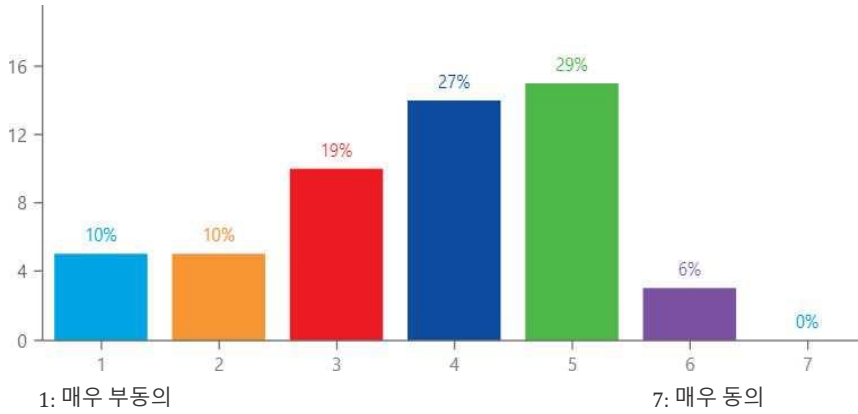
응답 54

32. 도시재생 사업 결과는 부동산 가격의 상승으로 이어진다(질 것이다).



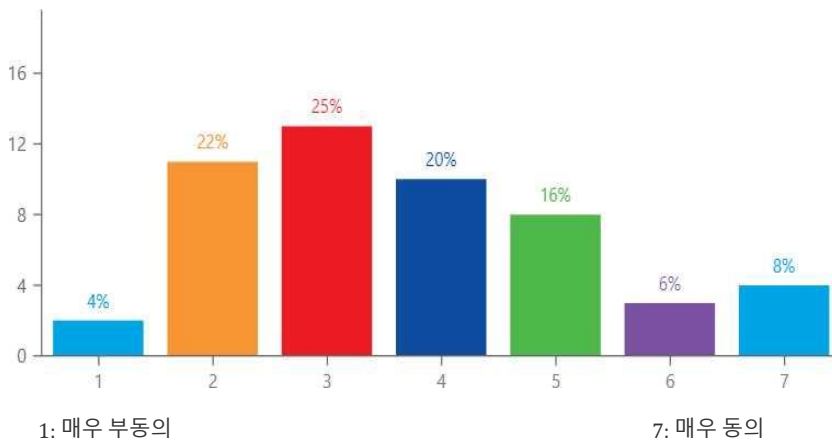
응답 52

33. 도시재생 구역의 젠트리피케이션이 발생할 우려가 높다.



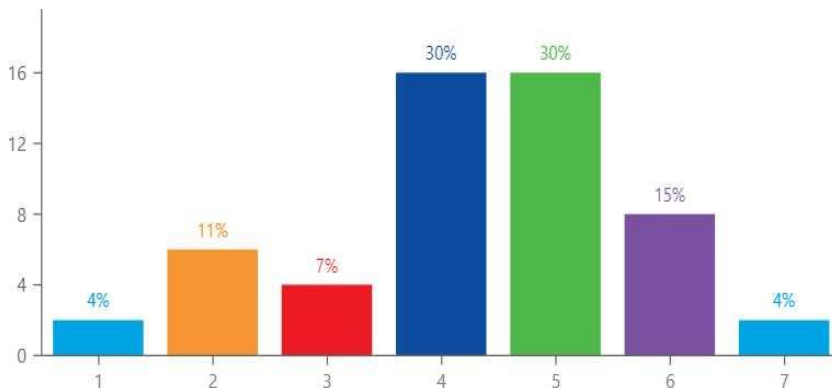
응답 51

34. 도시재생에 선정되지 않은 지역(지구)는 상대적으로 피해를 본다.



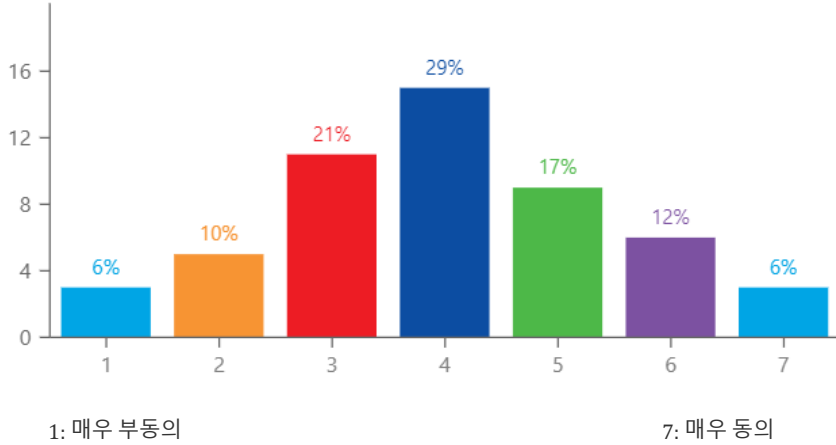
응답 54

35. 젠트리피케이션이 발생할 우려가 있더라도 도시재생 사업은 꼭 필요하다.



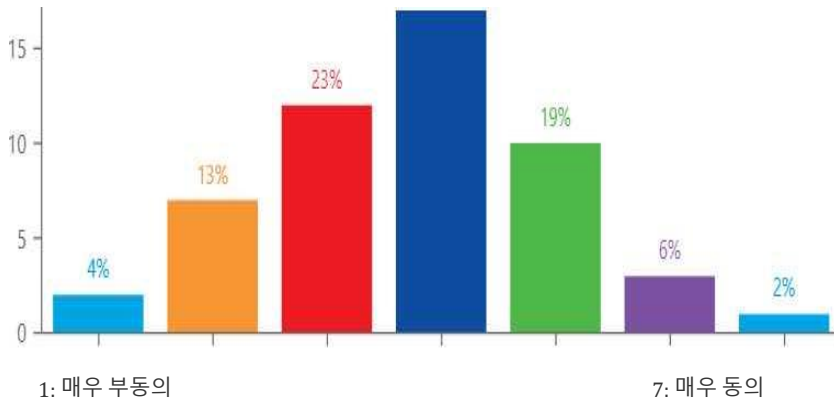
응답 52

36. 도시재생 사업에서 담당자의 재량이 존재한다.



응답 52

37. 도시재생 사업 담당자의 역량은 사업을 추진하기에 충분하다.



응답 17

38. 도시재생 사업 담당자의 역량은 사업을 추진하기에 충분하다. 동의하지 않는다면 개선할 점은 무엇입니까?

인력충원 1

기존 도식정비 담당업무 위주의 경험으로, 도시재생도 물리적 정비에 치중할 우려 1

도시재생 사업의 범위는 아주 광범위하므로 해당 분야에 전문지식이 있는 공무원이 많지않다. 다양한 인력풀이 필요함. 1

상향식 사업의 수행 어려움 1

사업은 증장기적으로 진행되나 사업 담당자는 잦은 인사이동 1

H/W 및 S/W 사업의 경험이 풍부한 시설직군 및 행정직군이 고루 배치되어야 사업의 추진이 원활할 것으로 판단. 1

없음 1

인사이동으로 인한 업무의 연속성이 없어 선정 이후 담당자가 바뀌게 되면 추구하는 목표의 진정한 의미를 알기가 어려운 것 같음. 단지 계획에 따른 시설 조성업무를 추진하게 되는 경우가 발생한다고 생각합니다. 1

도시재생전문가가 아닌 일반직공무원이 담당하고있고 잦은 인사발령등 짧은 업무기간동안 도시재생업무를 전부 파악하기도 힘들며 업무가 복잡하여 지자체에서는 기피업무이기도함. 1

활성화계획 수립에 따른 전문 계획 수립을 위해 전문분야 용역이 필요함 1

사업범위가 광범위하여 모든 분야의 역량을 갖추기 어려운 실정임, 사업(행정)+공사(관리감독)+민원처리 등 담당자 1 인이 감당하는 일의 양과 난이도가 많고 어려움 1

도시재생 사업담당자만 추진을 하기에는 많은 어려움이 있음, 사업지별로 현장지원센터를 운영하고 있어 도시재생사업을 추진하는데 많은 도움이 되고 있어 현장지원센터가 도시재생사업(HW) 완료 후 3 년 정도는 지속저으로 운영되어야 한다고 봄 1

담당자 또한 도시재생 교육을 통해 이해도를 높이고 사업을 추진해야 함. 더 많은 도시재생 교육이 있어야한다고 생각함. 1

정보공유의 한계, 타시군구의 시책복사 등등 1

사업 하나를 추진하더라도 미미한 것까지 경미한 변경을 통하여 사업계획을 변경해야 하는 점에서 재량이 거의 없다고 판단함. 또한

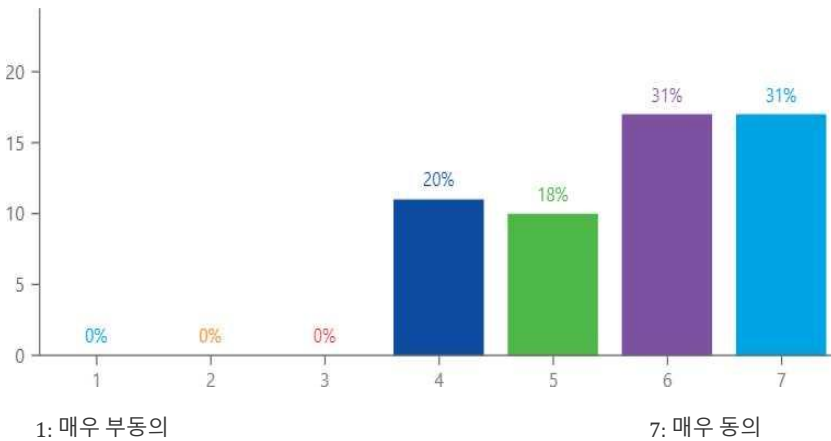
사업 자체가 복잡하게 얽혀있어서 하나의 직렬이 모든 사업을 수행하기에는 한계점이 명확하다고 판단됨 1

우리 지역은 거점시설 공사때문에 시설직들이 도시재생 사업을 이끌고 있음. 거점시설 짓는게 도시재생의 전부가 아니고 건축직, 토목 직들이 도시재생 전문가는 아님. 소프트웨어 사업을 현장센터에서 담당하는데 다들 임기제라 책임감이 없고 마지막 연차가 되자 일 안 하고 이직 준비중임. 1

찾은 담당자 변경은 역량강화에 부정적 1

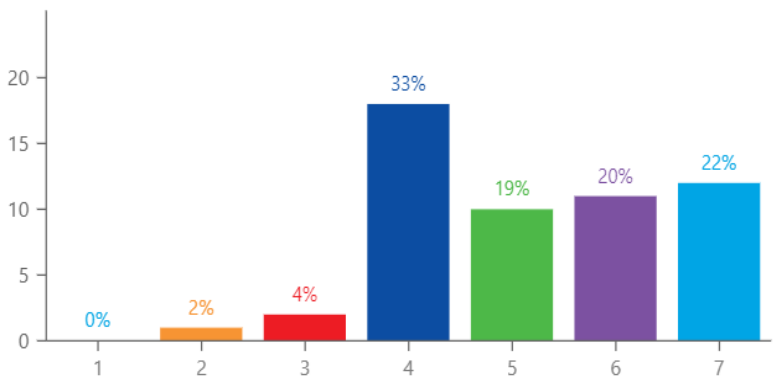
응답 55

39. 도시재생 사업은 중앙정부의 성향(집권정당)에 따라 지나치게 영향을 받는다.



응답 54

40. 도시재생 사업은 지방정부의 성향(집권정당)에 따라 지나치게 영향을 받는다.



주관 평가 및 의견

응답 30

41. 귀하가 생각하시는 가장 바람직한 도시재생 성공사례는 어느 곳입니까?

원주 일반근린형(학생동) 1

없음 3

김천시 자산동 1

모르겠습니다, 아시는데 있으면 알려주세요 견학한번 가보게요 1

서울시 1

서울역 주변 도시재생 1

서울 1

군산 1

삼척 성내지구 도시재생사업 1

수원시 행궁동 2

없음(따로 확인 해 본적 없음) 1

영주, 청주 1

스웨덴 로얄시포트 1

군산, 전주 등 1

담당으로 된지 얼마 되지가 않아 잘모름... 1

국내는 전무함. 1

핵심 거점공간 마련과 주거환경개선(집수리, 주차장, 도로 등) 그나마 낫음 1

빌바오 구겐하임 미술관, 요코하마 도시재생 1

청주 운천동 1

제주도 모관지구 1

의견없음 1

지속적인 마을발전 1

목포 1

부산 1

순천 1

서울 1

충북 청주시 문화제조창, 제천 화산동 우리동네살리기, 제천 응답하라 1975 중심시가지형 1

응답 26

42. 도시재생 정책의 목표, 가치 및 추진방식, 문제점 등에 대한 귀하의 견해를 자유롭게 말씀해 주십시오.

주민 공모사업 s/w 예산 축소, 도시계획도로 개설 및 옹벽 정비, 소화전 등 기본적인 환경 개선 강화 1

없음 2

빈집처리에 대한 확실한 대책이 반드시 필요 1

지역별 최종 목표 및 목표수준을 달리 할 필요 있음. 지역성격과 맞지 않는 일반 목표분야는 배제할 필요 있음 1

읍면 단위의 도시지역에는 기존 도시재생사업과 다른 차원의 접근이 필요하다. 노후화된 골목길 정비도 필요하지만 일단 도시개발이 먼저 선행되어야 할 것이다. 1

민간과 정부의 도시재생사업에 대한 추구하는 방식 등 관련한 현실적 괴리가 있음 1

도시재생 정책의 목표는 보존 및 개선이나, 뉴딜사업에서 주민의 역할을 강조하다 보니 사업 진행이 더디고, 주민이 주축인 운영주체는 도시재생을 위한 마을 살리기에 초점을 두기 보다 본인의 이권에 더욱 관심을 가지는 경우가 많다고 생각함. 도시재생의 궁극적인 목표는 쇠퇴된 구도심 주민들의 주거만족도 개선이라고 생각하므로 일자리 창출 및 유동인구 증가 등 활성화에 초점을 두는 것 보다 정주환경을 개선하는 것이 필요함 1

도시재생사업 추진에 지자체 및 주민들의 충분한 재량을 줬으면 함. 지역 주민들이 원하고 지역에 필요한 사업들을 자유롭게 진행이 되었으면 함 1

도시재생사업의 경우 노후화 및 쇠퇴지역을 중심으로 추진하는 경우가 대부분이라고 생각한다. 이에 사업을 추진하다 보면 변화를 원하지 않는 장기 거주민과의 대립이 첨예하고 사유지가 대부분이기 때문에 계획단계에서 동의를 받았다고 해도 막상 공사에 착공하면 요구사항이 많고 의견의 변화가 많아 당초 계획대로 실현하는 지자체는 많지 않을 것 같다. 또한, 가로환경개선, 거점시설 등 도시재생 활성화구역 내 일부를 개선 및 조성하는 것이 투입 예산 대비 도시재생사업으로써 큰 효과를 발휘하는 지 의문이다. 활성화구역의 규모가 작더라도 전면적인 매입, 철거 및 조성은 도시재생 사업으로 서의 결과가 뚜렷할 것 같다. 1

혁신지구 이외 다른 유형의 도시재생사업은 지원 법적 성격이 강해 일반적인 주거지에서 다양한 사업을 추진하기에는 한계가 있음 1 지역 특색에 맞게 사업을 추진하라면서 너무 중앙 위주 진행 1

도시재생사업은 균형발전을 위해 반드시 필요하다고 생각하지만 예산 집행과 이월 체계, 주민의견 통합의 난제 등으로 인해 우리나라에서 성공하기가 매우 희박하다고 생각합니다. 관에서는 장기간에 걸쳐 쌓여온 문제점이 한두 가지가 아닌 도시를 단 4~5 년 만에 회생시켜야 하고, 재생사업의 성과를 단 몇 개의 건축물과 환경 개선 등 하드웨어 위주의 가시적인 결과물만으로 판단하려고 하기 때문에 가장 중요한 그 도시에 머물고 살아가는 주민의 역량개발 사업은 정확한 가이드라인이 추진되는 것 같아 재생사업이 끝난 이후 해당 도시가 자생력을 가질지 걱정되는 바입니다. 1

도시재생 성공률이 5%도 안 된다고 봄...재생 어렵다고 생각합니다. 1

사업완료 이후에도 주민들이 스스로 운영관리 할 수 있을 때까지 사업비를 편성하였으면 좋겠습니다. 활성화 계획 상 5 년인데, 5 년까지는 하드웨어사업과 소프트웨어 사업 완료를 목표로 하고, 그 이후 운영관리 사업기간을 두었으면 좋겠습니다. 사업 완료 전 역량 강화 등 많은 교육을 하더라도 실제로 운영해보면서 시행착오를 거치며 정착할 때 까지를 사업기간으로 봐야 한다고 생각합니다. 1 원점부터 재검토되어야 한다고 생각함 1

소규모 재생사업이 민선 8 기 들어 중단되어 지속 필요하고, 아울러 S/W 사업도 지속 필요함 1

대전광역시 서구 1

바로 옆 나라인 일본에서는 우리나라보다 20 년 전에 도시재생사업을 추진하였고 하드웨어 사업에 많은 예산을 투자하였으나 성과는 미미하였음. 이제야 일본에서도 많은 예산을 들이지 않고 기존 건물을 활용한 도시재생사업을 연구하고 있음. 우리나라 또한 초기에 많은 예산을 투자하지 않고 기존 건축물을 활용하여 도시재생사업을 추진하고 연구하면서 사업추진 성과를 보면서 추가적으로 도시재생사업지 확대해 나가는 방안이 필요함 1

의견 없음 1

도시재생과 재개발이 같이 갈수 없다는 의견이 너무 지배적임. 도시재생사업을 하다가 재개발을 원하면 언제든 취소할 수 있도록 절차간소화, 활성화계획 변경절차가 너무 까다로움. 과한 서류요구 등.. 용역만 하다가 시간이 흘러감. 1

거점시설 중심의 사업이 아닌 기반정비 중심의 인프라 정비에 초점을 맞추었으면 좋겠음 1

도시재생 완료시점에 거점시설 준공되어 운영성과 측정 어려움 1

제가 담당하는 구역은 고령자가 너무 많음. 협의체, 협동조합 구성원 대부분 70~80 대임. 사업기간 종료 후 관이 철수한 뒤에 주민들이 자발적으로 이끌어 나갈지가 걱정임. 젊음 세대를 끌어들이 수 있는 정책이 필요. 또한 국토부가 만든 지침들이 너무 유동성이 없음. 실무에 적용하기 너무 어려움. 1

사업비의 일부를 기금방식을 적용하여 용자 반환, 이자발생 등을 고려하여 사업초기부터 거점시설 사업계획 운영계획 면밀히 계획하여 추진 1

도시재생은 세계적인 트렌드 이자 무질서한 도시문제를 해소시킬 수 있는 사업이라고 생각합니다. 그만큼 어려운 사업이자 필수적인 것이라 할 수 있을 것입니다. 도시재생사업에 대해 단순히 그림 그리기 사업 이라던 지 단순 재개발 사업이라고 폄하할 수도 있겠지만 개발이라는 틀보다는 우리 사회 속 건물이나 환경에 다시 숨결을 불어넣어 활력을 되찾는 것 또한 중요한 일이라고 생각되면 개발사

업과 재생사업이 같이 추진되어 새로운 것과 옛 것이 조화롭게 우리사회를 구성하여 나아가 무분별한 개발이나 그 개발로 인한 사회 소외계층 또는 구역의 발생을 최대한 억제할 수 있을 것이라 생각됩니다. 노후화되고 무질서한 생활환경은 일부 사회 구성원들이 개선할 수 있는 수준이 아니라 우리 사회 즉 공공이 함께 발전시켜 나가야 된다고 생각합니다. 1

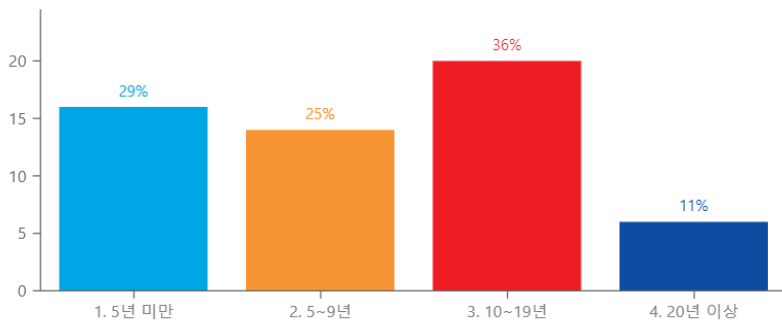
응답자 통계

응답 50

43. 귀하의 소속 지방자치단체는 어느 지역입니까? (생략)

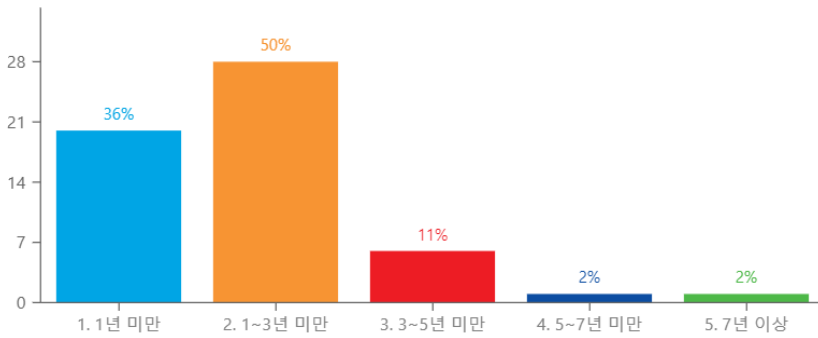
응답 56

44. 귀하는 공직에 계신 지 몇 년 되셨습니까?



응답 56

45. 귀하는 도시재생 관련 업무를 얼마나 오래 담당하셨습니다?



응답 56

46. 귀하의 연령은 어떻게 되십니까?

