

The Implementation Methods of the Residential Environment Management Projects for the Regeneration of the Deteriorated Residential Area in Daejeon

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Abstract: High-density development projects by complete dismantling existing old housing have contributed to the improvement of residential environment. However, due to the downfall of real estate market, high-rise and high-density type redevelopment projects reached its limits and regeneration type projects based on resident's participation became more popular. This study compared and weighed the conditions of residential environment management projects in Daejeon to other local government cases and discussed the stable project promoting methods for the upcoming projects. The analysis results summarized as followed. Firstly, there were not enough objective basis to evaluate community activity which was the selection standard for the designation of the project boundary. Secondly, resident's capability and active education for residents and community activation. Thirdly, it is important that the resident's interests are properly reflected on the process of establishing project plan. Finally, since, the Daejeon City ordinance which control the urban regeneration, rarely includes the contents for residential environment management projects, the revision of the city ordinance for the urban regeneration is urgent. This study is meaningful to figure out the potential problems in the course of implementing the residential environment management projects and discuss the counter measures for the problems. More studies for the vitalization of the residential regeneration projects should be done in the future.

Key words: Residential environment management project, regeneration project, community vitalization, resident's participation, control, future

INTRODUCTION

Background and purpose: In the modern society where the concept of traditional family and neighbor is faded, neighboring communication disruption problem has been raised. Recently, community restoration efforts have been actively attempted as one of the solutions to the problems of modern society. This is due to the fact that there is a close link between local development and the village community and it is a tendency to plan and promote community-related projects and to restore and revitalize communities (Yang *et al.*, 2007; Hong, 2015).

On the other hand, urban regeneration attempts to solve the problem of declining old urban areas are expanding and efforts are being made to provide vitality to the areas as a regeneration system that takes advantage of local characteristics. In urban regeneration project, community activities based on resident participation are most important because it is accompanied by continuous activity through restoration

of local-specific community. In recent years, local governments have been expanding their efforts to recognize community as a key element in promoting urban regeneration projects and systematically support by Yeo (2013). Various community activities have been underway in Daejeon city and support policies have been promoted to lead them steadily. However, it is still dominant opinion that there is a tendency to rely on individual activities of communities and there is a limit due to lack of public support and the necessity to expand the linkage between regeneration projects and communities for sustainable regeneration projects is steadily being raised.

Scope and method: This study analyzed community support project of Daejeon city which is highly connected with urban regeneration in seeking support plan for community activity which revitalize urban regeneration. Daejeon city has selected the 'Daejeon-type good town development' project among the community projects supported by the city, since, 2013.

Table 1: Implementation status of Daejeon-type good town development

Year	Number of participating community	Let's gather		Let's do it		Let's raise		Budget	
		Enrollment	Selection	Enrollment	Selection	Enrollment	Selection	(1,000 won)	Participants
Total	620	440	389	517	210	60	21	1,677,232	6,749
2013	221	209	166	168	50	23	5	631,588	3,200
2014	147	109	103	90	40	20	4	431,429	1,570
2015	112	70	70	88	40	2	2	274,585	1,030
2016	105	52	50	119	51	7	4	223,340	774
2017	35	-	-	52	29	8	6	116,290	175

Daejeon Metropolitan city urban regeneration (Anonymous, 2016, 2017)

The key discussion points to be discussed in this study are ‘present situation and achievement of community support project (Daejeon-type good town development)’, ‘perceptions of participant concerned about community support project’ and ‘community support plan for stable urban regeneration projects’.

Literature review

What is community?: Since, industrialization, social problems such as social polarization and inhabitant’s conflict have been emerging and there is a trend to re-recognize the value of community as a solution to solve this problems. There have been many discussions and researches on the subject of community and it has been defined differently depending on the time, purpose of the research or perspective of the researcher. The traditional sense of community was limited to geographical or territorial relations but in modern society there are a large number of communities formed by interests, values and interests (Kim, 2015).

Yeo (2013) defines communities as ‘having a sense of attachment to a certain place and having a constant consciousness of inhabitant’ (Yeo, 2013; Lee and Ha (2016) defined a (local) community as ‘a group that shares common social and psychological ties with a common goal in each geographical region within a given geographic area’. Although, the components of community are variously set by the viewpoint of the researcher, they generally regard the members as a constituent of the community, the community-based space and the common sense and common consciousness among the members as main components. In addition, communities can be classified into various types according to their activity characteristics and it can be categorized according to the form of community, purpose and object of activity, key player of activity, target area (Yeo, 2013; Kim, 2015; Lee and Ha, 2016).

Urban regeneration and community: Urban regeneration is a comprehensive urban renewal strategy in that it aims to revitalize economic, social and cultural functions through community restoration and to continuously improve living conditions. Today’s social problems

cannot be solved only by the capabilities of the government and the market and they require collaboration. Therefore, it is actively inducing the participation of residents by policy. In Korea, it is emphasized after the local autonomy system launched in 1991. In the field of urban planning, there is a cooperative atmosphere in which local residents or field experts join together to present solutions in consideration of local conditions and specificities. Lee pointed out that short-term remedies are limited in promoting urban regeneration in the UK (Kim, 2015) and also pointed out that fundamental measures can be taken when members solve their problems by restoring citizen’s consciousness, revitalizing communities and strengthening community capacity. Most of the recent urban regeneration projects are closely related to community activities. In regeneration projects such as town development, residents are expected to form mutually beneficial relationships by realizing self-government through community participation and forming a community network (Yeo, 2013) (Table 1).

MATERIALS AND METHODS

Status of Daejeon city good town development

Summary

Definition: Daejeon-type good town development is a “resident-led project” that helps the residents to directly recognize the problem and form a community as a “problem-solving resident community project” in which the residents solve the problem of the village and the area. It is being promoted, since, 2013 as a project to find and support local communities, so that, residents themselves can diagnose problems in villages and prepare solutions to them, aiming at “People-centered city and city where citizens are happy” (Jeong, 1999).

Implementation system and method: In Daejeon city, public offering project for community revitalization is going on and ‘Daejeon-type good town development’ public offering project is included. The applicant is a resident or nonprofit corporation who is interested in

Table 2: Gathering type of Daejeon-type good town development (number of cases (%))

Years	Total	Resident gathering	Cooperative association	Non-profit private organization	Non-profit corporation
Total	620 (100.0)	590 (95.2)	7 (1.1)	18 (2.9)	5 (0.8)
2013	221	219	2	-	-
2014	147	134	1	12	0.0
2015	112	106	1	3	2
2016	105 (100.0)	101 (96.2)	2 (1.9)	- (0.0)	2 (1.9)
2017	35 (100.0)	30 (85.7)	1 (2.9)	3 (8.6)	1 (2.9)

Daejeon Metropolitan city urban regeneration (Anonymous, 2016, 2017)

Table 3: Business type of Daejeon-type good town development (number of cases (%))

Years	Total	Agenda	Economy	Education	Culture history	Environment Ecology	Welfare	Conflict adjustment	Village media	Co-parenting	Community type	Youth	Village kitchen
Total	620 (100.0)	11 (1.8)	3 (0.5)	123 (19.8)	97 (15.6)	111 (17.9)	33 (5.3)	18 (2.9)	13 (2.1)	25 (4.0)	179 (28.9)	3 (0.5)	4 (0.7)
2013	221	-	-	53	34	53	22	6	5	3	45	-	-
2014	147	11	3	44	25	33	11	12	8	-	-	-	-
2015	112	-	-	9	18	17	-	-	-	11	57	-	-
2016	105 (100.0)	- (0.0)	- (0.0)	9 (8.6)	16 (15.2)	5 (4.8)	- (0.0)	- (0.0)	- (0.0)	11 (10.5)	57 (54.3)	3 (2.9)	4 (3.8)
2017	35 (100.0)	- (0.0)	- (0.0)	8 (22.9)	4 (11.4)	3 (8.6)	- (0.0)	- (0.0)	- (0.0)	- (0.0)	20 (57.1)	- (0.0)	- (0.0)

Daejeon Metropolitan city urban regeneration (Anonymous, 2017)

community activities and projects. When they are selected for support through documents, face-to-face and on-site audits, they will be provided with financial support, education, etc. The support of the project was transformed from the center of ‘Daejeon city and autonomous region’ to ‘Social capital support center’ which is an interim support organization.

Business type: Daejeon-type good town development project aims at a customized support system for each type according to the growth stage such as ‘Let’s gather, Let’s do it’ and ‘Let’s raise’. ‘Let’s gather’ business is a support project to find new communities and ‘Let’s do it’ business is a collaborative project to build a network between two or more communities such as joint parenting and village gardening as an active community activity for village problem solving. ‘Let’s raise’ business is a collaborative project in which two or more communities participate and community development project for forming a spatial base and vitalizing a village.

Business progress status: From 2013 to March 2017, the total number of communities participating in the Daejeon-type good town development was 620. The number of participating communities in 2013 was 221 but in 2016 it decreased to 105 (Ji, 2016). However, it has been found that a more supportive system is being established because it is strengthening internal capacity and externally networked effect by moving away from the government-led project style.

By March 2017, 95.2% (590 cases) of the total community activities (620 cases) were in the form of resident groups, 18 non-profit private organizations (2.9%) and 7 cooperative association (1.1%), respectively. By type of business, community type was the highest with 179 cases (28.9%), education was 123 cases (19.8%), environmental ecology was 111 cases (17.9%) and cultural history was 93 cases (15.6%). The community type increased from 20.4% in 2013 to 50.9% in 2015, 54.3% in 2016 and 57.1% in 2017.

Until 2014, the qualification to participate in Daejeon-type good town development was limited to “a group of 7 or more people, a non-profit private organization (corporation)”. But from 2015, the qualification was extended to “community groups of three to five or more, non-profit private organizations (corporations), cooperative associations under the Cooperative Support Act”. The type of consulting support has changed from the initial monolithic and comprehensive consulting method to the step-by-step or customized form considering the purpose and maturity of the meeting (Table 2 and 3).

Participant interview survey: In this study, a written interview survey was carried out to investigate the status of project promotion and the awareness of support staff and activists.

Community activist: Most of the Daejeon-type good town development business activities were mostly caused by minor problems related to daily life such as interest in

villages, problem sharing, child education and social gatherings. Activities that started in the form of small social gatherings expanded the scope of activity by increasing the number of participants by word of mouth and internet blog advertisement. In this process, activists have found that community activity gives people greater impression of giving new value to everyday small things and they also found that the process of recording things that could disappear with indifference can serve as an inspiration to lead to attachment and pride in the village. Most activists responded that they felt rewarding when resident's participation was high and the reaction was good in the events they planned.

The difficulties of the activities recognized by the community activists were the coordination of the participants, the lack of participants and space, operational immaturity and the limit of administrative and financial support. In addition, it has been found that the indifference of non-participants is still widespread and there is a sense of distance between the actual participants and the non-participants and specific motivation for participation inducement and activation is also needed.

Community activists perceived that public support should be extended to improve the difficulties in community activities. They recognized that the limitations of the project could be overcome if public agencies and support organizations were able to pass on various experiences and know-how and compensate the weak areas of activists. In fact, support organizations are conducting consultations in all areas such as community activities, education, administration and accounting when there are questions or difficulties. It was investigated that the field visit program performed by the support organization comprehends other regional activity trends and the community activity area expanded through public budget support of Daejeon city.

Community activists advised to participate in various forms of community support activities in Daejeon with confidence and to use the support organization when help is needed. Community activists mentioned that in the beginning of the activity, they first find the material around them and then they practice the activities from the small one with people who share meaning. However, since, town development is not a one-time event, it is important to consider and encourage team members and it is important to identify local residents and participate in village community activities together.

The ongoing community activities are aimed at establishing social enterprises and non-profit organizations in the future. Community activists are hoping that the activity of social gathering will contribute

to the vitalization of the area in the future and grow into a practical helping hand in community life. Through this, they hoped to promote the interests of all participants and to build stronger community relations.

Support staff: The support staffs for Daejeon-type good town development projects understand that the participation of the residents is very important factor for the success or failure of the community project and strive to strengthen the exchange and support system with the residents and communities through network formation. The work for the general public and the field work are inevitable to enhance the intimacy with the residents but it is found that there are difficulties in carrying out the work due to the difficulty of communicating with the residents and excessive administrative work.

In the case of Daejeon-type good town development, step-by-step (3 steps) linkage support system is established to differentiate the contents of education, consultation and support contents. However, after 'Let's do it' step, it is not easy to develop into a 'Let's raise' step which is a form of support for village growth, so, professional consulting and appropriate space support is needed. On the other hand, support staff responded that they are able to secure trust and communication bases by freely communicating with communities and organizations and establishing ties, since, they are generally assured of high level of autonomy in performing support tasks.

The support staff suggested that the support should be guided in the direction of selecting and creating the support method based on its own necessity for the sustainability of community activities. In the case of Daejeon-type good town development, it induced self-activity which makes sustainability at the initial stage and there were achievements such as the formation of village type social capital based on community consciousness and the concrete achievement of community activity. However, the support staffs perceived that the effect is not as high in terms of inducing physical changes in the village.

The support staff responded that the role of the autonomous region and the support function should be expanded, since, it is an institution that supports community activities (business expenses, etc.) in close contact with residents and communities. In terms of human capacity support, it is necessary to expand not only educational support but also activity support to enable residents and communities to grow as experts and it is necessary to provide appropriate space to support step-by-step activities in the expanding process of simple gathering such as 'formation of meeting-strengthening business capacity-expansion of village business' (Table 4 and 5).

Table 4: Summary table of interviews with community activist

Category	Key responses
Start and deployment	Started with interest in the village, sharing problems, educating my children and social gatherings As the number of participants increased due to word-of-mouth communication and internet blog advertisement, various events were held and the scope of activities expanded
Difficulties and limitations	The lack of participants and space, operational immaturity, and the limit of administrative and financial support Lack of specific motivation for participation and vitalization
Public support	Education and consulting support (Tour of advanced village and experience program) providing administrative and budget support, operation know-how
Suggestion for activity preparers	Confidence and positiveness, consideration among team members, active use of support organization
Future hope	Contributing to regional revitalization, growth in the direction of practical help in real life, promoting the interests of all participants, establishing a solid community relationship

Table 5: Summary table of interviews with support staff

Category	Key responses
Supporting organization role	
Community exchange	Resident's participation determines the success or failure of community projects Efforts to increase intimacy through frequent meetings with residents
Support work performance	Difficulty in communication with residents Overdue administrative work
Support system characteristics	
Configuration by growth phase	Differential support according to the stage of community growth Difference in persistence of activity depending on support
Work autonomy	Complementing community support system through trial and error Easy to establish a relationship with the community through autonomy of support organizations
Support outcome	
Strengthening community	Increasing sustainability of activities when strengthening community capacity Solidarity with private organizations helps create local economic system
Link with regeneration project	Change in the perception of the community Increased interest in local assets and village development
Necessity expanding support	
Complement support systems	Expanding the role of autonomous regions and supporting functions
Human capability support	Expanding support activities for residents and communities
Providing space review	Necessity to review providing step-by-step activity space

Community project support plan for urban regeneration

Review elements related to urban regeneration: Urban regeneration areas related to this study are very comprehensive and can be divided into various categories according to researcher or business type. In this study, we set up community support areas related to urban regeneration based on previous studies such as Jeong's (1999) and Kim and Suh (2012). The final areas of support are four areas: education and nurturing of members (building people), community organization and support (community building), living environment improvement (improving living base) and space creation. Detailed business contents of Daejeon-type good town development include many contents about community composition and activity but physical environment regeneration items such as space based on community activities are not relatively diverse.

Table 6 shows the business items for each support area in the case of Daejeon city. This table lists key implications that can be discussed along with the corresponding business items. In the category of 'educating and nurturing members', the management of village schools, the utilization of local expert workers, finding village activists and the creation of local-based

jobs can be discussed. In the 'community organizations and support' category, diversification of community activities and vitalization of community gatherings can be discussed. In the 'living environment maintenance' category, it is possible to discuss the improvement of the residential environment and the improvement of the street environment. Lastly, in the category of 'space creation, building of arts and cultural space and providing shared space can be discussed (Table 6).

Community support plan linked with urban regeneration:

Previously, we looked at regeneration elements for each support category of Daejeon-type good town development. In order to revitalize this, we discussed the ways that the public (Daejeon city) should pursue. In the process of seeking support plan for Daejeon city, discussions were held with the participation of 'support staff' and 'related experts'. In this study, the results of the conference were summarized in terms of policy direction.

Information sharing and reinforcing status management:

In Daejeon city, there is still no comprehensive data on community status and it is managed by a dedicated department for each type of business. In order to

Table 6: Regeneration related items by support category

Support category/Detailed item	Key implications
Educating and nurturing members	
Management of village schools	Increasing resident's interest-extending participation and finding leader-providing personalized programs such as vitalizing community
Utilization of local expert	Expansion of linkage with professional workers in Daejeon city (e.g.: 'Introduction to village studies' in Daejeon city)
Finding village activists	Activist organization and network building support (e.g.: the 'village activist training program' of the Seoul community support center)
Creation of local-based jobs	Creating related jobs and community-based jobs (e.g.: Seoul-type New Deal Jobs)
Community organizations and support	
Diversification of community activities	Encouraging expansion to other areas after community vitalization identifying and solving problems through feedback
Vitalization of community gatherings	Focusing on city regeneration and finding town development agenda (e.g.: conference, workshop, etc.) Providing institutional support for residents' meetings (e.g.: creating excellent community projects in Incheon city)
Village surveys and finding local resources	Finding the history and value of the village; Linking local branding and pride
Village feast and festival	Vitalization of cultural arts projects: provide pride and vitality attempt to link city regeneration to induce continuous activity
Living environment maintenance	
Improvement of residential environment	Review of expanding residential environment regeneration factors such as housing (improvement of resident's interest and physical environment)
Improvement of the street environment	Implementing village roads that are safe and affordable for life
Space creation	
Building of arts and cultural space	Planning the harmony of residents and supply of various cultural factors using art space (street market, street of culture)
Providing shared space	Create a common space for relaxation and sharing (private garden, community park) Expanding and supplying the community space that is the basis of communication and sharing (shared housing, shared kitchen.)
Creating a community center	Review supply after spatial demand becomes visible
Expanding shared space network	Vitalizing shared network platform 'sharing Daejeon' Review whether to include private facilities

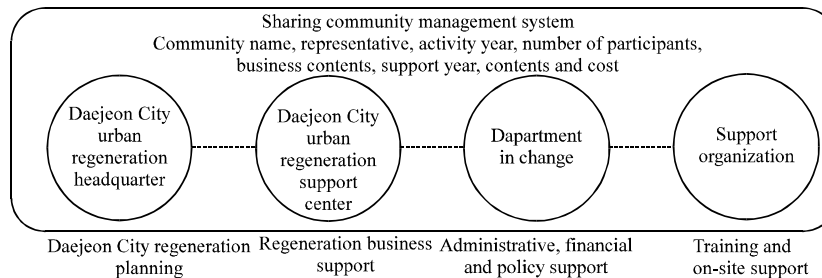


Fig. 1: Community management system sharing

effectively support the community, it is urgent to construct data on the status of community in Daejeon city. This requires a complete survey into the community and a system for systematical management. Based on this, it is possible to share the information and manage it jointly between the departments and support organizations related to regeneration and community projects in Daejeon city (Fig. 1).

Reorganization of support system: Although, currently in Daejeon city, the dedicated departments provide support for community activities separately for each type of business but it is necessary to have a more systematic system. In order to increase the possibility of linking with urban regeneration, the community support system should be reorganized. Daejeon city urban regeneration headquarters should take charge of general function and

overcome the limit of individually separated system and Daejeon urban regeneration support center should play a role as a coordinator of community projects.

Reinforcing policy support: In order for the public to extend community support in connection with the regeneration project, the capacity of the person in charge should be strengthened. Considering the characteristics of regeneration and community business which require expert knowledge, the current circulating working method should be avoided, education support should be strengthened, support personnel should be expanded and the period of work should be reflected (supplemented by the working period). Considering the time-consuming nature of the regeneration business, the short-term (1 year) support method should be avoided.

In addition, the introduction of various success stories should be actively considered to encourage participants to motivate them. It also can be used as a way to provide lack of business know-how to community activists.

RESULTS AND DISCUSSION

Recently, regeneration methods which save the characteristics of the area being actively introduced in order to resolve the cavitation and the decline of the old town area. In addition, efforts to restore communities are actively being carried out to solve various problems of modern society. In this study, community support for revitalization of urban regeneration was discussed in case of Daejeon-type good town development project.

Community vitalization plan for each support area can be divided into ‘education and nurturing of members’, ‘community organization and support’, ‘living environment improvement’ and ‘space creation’. In order to sustain community activity support business and to be used as an urban regeneration tool, a systematic public support system must be provided. A standardized statistical and status data as well as a management program should be prepared and a cooperative system between relevant departments and supporting organizations should be established. In addition, in order to build a know-how of the regeneration business linked to the community, various tasks such as sharing best practices, strengthening capacity to support practitioners and preparing a long-term support plan should be pursued in parallel. By appropriately coordinating the roles between the department responsible and the support organization at the public level, the regeneration projects based on community activities are needed to be stabilized as a means contributing to the improvement of old town areas.

CONCLUSION

In this study, we analyzed the status and characteristics of community support projects in Daejeon City and proposed a policy plan to link urban regeneration and community revitalization in the future.

SUGGESTIONS

As a way to increase the effectiveness of the regeneration project based on community activities, this study suggested the direction of the urban regeneration project based on community activities in the future by discussing the institutional and policy support plan through community surveys.

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