



## Abstract

# A Study on the Management of the Released Improvement Zones in Gyeonggi-do

This study aims to review the policies and directions of support, establishing data on the status of the Released Improvement Zones in Gyeonggi-do and categorizing them according to regional characteristics to make types of each zone. And this also provides policy proposals to support the Urban Regeneration Projects with the way of improvement of the propulsion system and each step's implementation.

First, investigating the context of cancelation of each Released Improvement Zone and setting its current physical and social data on 31 cities("Si") and counties("Gun") has done. After examination of the residential and commercial functions to distinguish the types of zones, here conducts the analysis, following the requirements of "Urban Improvement Project" and "Urban Regeneration Project" from the *ACT ON THE IMPROVEMENT OF URBAN AREAS AND RESIDENTIAL ENVIRONMENTS* and the *SPECIAL ACT ON PROMOTION OF AND SUPPORT FOR URBAN REGENERATION*.

A total of 307 is where the Released Improvement Zones are, and the only 48 zones are now trying "Urban Regeneration" with 19 projects. Thus the analysis is conducted according to the criteria of each type, divided into five types: Residential-focused regeneration(type1), Urban improvement(Urban Renewal) type(type2), Commercial regeneration centered on a metropolitan-regional scale(type3), alley-oriented commercial regeneration on town scale(type4) and inappropriate type to urban regeneration projects as the failure to meet the project's requirements(type5).

As a result of the analysis, type 5 is revealed with 77 zones, and the other 182 zones showed that they could go with the Urban Regeneration Projects. Furthermore, among those potential zones with the projects, the residential-focused type(type 1 and 2) has

---

69 zones, and the commercial regeneration centered type belongs with 113 zones.

Proposing everyday policies to the types, type 1 needs to promote the “Urban Regeneration New Deal Projects” as the residential-focused regeneration and the “Housing Repair Support Projects” for the direct impact on the residents. New house on each lot level such as an “Autonomous Housing Improvement Project” is also recommended with the upgrade of life-friendly infra system.

Type 2 is a type of Urban Improvement Project that is possible and can also carry out with the small scale improvement project to secure daily infra-structures at least, following the residents’ reaction.

For the commercial regeneration centered on a metropolitan and regional scale, Type 3 can associate the Urban Regeneration Projects with the Commercial Area Revitalization Project by the Ministry of SMEs and Startups, and also with the support policies on Commercial Promoted Zones by Gyeonggi-do.

As a neighborhood commercial district(an alley level), when promoting urban regeneration projects, registration of alley-type shopping districts can go along together.

Lastly, type 5 doesn’t meet the requirement of The standards for gauging the decline of cities and standards for diagnosis thereof in a *SPECIAL ACT ON PROMOTION OF AND SUPPORT FOR URBAN REGENERATION*, so the urban regeneration project is not feasible. Since the area has mostly commercial zones which once designated for urban environment improvement projects, there are many zones which have subject to mitigation provisions under a *SPECIAL ACT ON THE PROMOTION OF URBAN RENEWAL*.

To promote each type with the conclusion of this study, a review of Gyeonggi-do's support projects to strengthen people’s capabilities is recommended, as there is a number of zones where the residents' consultative body has not been formed yet in the Released Improvement Zones. So the existed support for the formulation of a plan for the Customized Improvement Projects from Gyeonggi-do will be expanded and reorganized into the Enhancement Projects for capability.

---

In addition, the final proposal is to establish an inter-departmental cooperative system and to promote the urban regeneration pilot project linked to an alley-type shopping district.

**Keyword** Gyeonggi-Do, Urban Regeneration, Released Urban Improvement Zone