
Abstract

A special architectural zone system was established to allow new attempts away from existing regulations in accordance with the demand of the times, which values the individuality and landscape value of space far from the uniform urban environment. However, contrary to the initial designation of these architectures to ensure diversity in creative design, most of them are currently recognized as premium apartments in Korea as apartment complexes or as a means of improving business feasibility by the deregulation easing floor area ratio. As the original purpose of the special construction zone is to secure the discriminatory competitiveness of the region with creative buildings and innovative technology, a strategy suitable for urban landscapes that reflects the characteristics of the station is needed.

In this study, the current status and related cases of special construction zones designated since 2008 were reviewed, and the issues were identified to examine their limitations and improvements. Major issues and problems related to special construction zones derived from prior research, legal systems, case reviews, and issue analysis were recognized as means of deregulation or mitigation, lack of monitoring systems and post-management systems.

As a way to create a special architectural zone based on these problems, it was proposed to prepare indicators for the creativity-publicity trade-off of special architectural zones and to develop guidelines for special architectural zones by type that expressing regional characteristics. Instead of easing existing laws in accordance with the initial purpose of designation of special construction zones, it is necessary to develop indicators and systems to determine whether they are meticulously creative, innovative, and high-tech construction

zones and express regional characteristics.

As for the operation and management of special construction zones, the Gyeonggi Architectural Support Team for sustainable management of all processes, continuous management of architectural design, and efficient pre-negotiation and deliberation system of special architectural zones were proposed.

Finally, it was proposed to prepare design-specific measures to express regional characteristics by developing various types of special architectural zones, considering various demands for changing life cycles, mixed-use and historical assets which can be linked to local landscape plans.

Keyword Special Architectural Zones, Design Specialization, Deregulation, Regional Competitiveness