

Comprehensive Urban Management for Balanced Development of Downtown Areas and the Outskirts of Cities

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Summary

1. Current situation regarding urban development: In addition to large-scale development projects on the outskirts of cities, which have been implemented since the early stages of urban expansion, rehabilitation projects have been carried out in inner cities. This makes it difficult to expect optimal results from either kind of project.

2. Overseas cases: In Japan, in response to changes in land use resulting from population decline, comprehensive policies have been implemented for entire cities. These policies involved the establishment of (and, later, amendments to) the City Planning Act, the Large-Scale Retail Store Location Law, the City Center Revitalization Act, and other legislation.

3. Concept of comprehensive urban management: Comprehensive urban management aims to efficiently use spaces in the era of population decline by reassigning functions to entire cities and by systematically planning, developing, and managing urban spaces.

4. Establishment of a system: It is necessary to establish a comprehensive management system and an appropriate management strategy by focusing on cities' core competencies. This can only be done after carrying out an analysis of the structure of a country's urban spaces and the best strengths of each, a process that entails a combination of planning methods, institutional methods, and financial methods.

5. Stepwise implementation: To maximize its effectiveness, this comprehensive urban management system

should be phased in. The process should unfold in a manner that considers the circumstances facing each city.

Policy Implications

- ① To carry out urban management in a comprehensive way, the competitiveness of inner cities should be strengthened in consideration of the conditions facing each city in the short term. In the midterm, guidelines to link the center of each city with the communities on its outskirts should be established and distributed. In the long term, development of the outskirts of cities should be restricted.
- ② In the course of mid- and long-term management, more support should be provided not only to specialized industries in inner cities, but also to other relevant industries. Such support enhances both the downtown core of a city and its entire economic ecosystem.
- ③ The functions of inner cities should be strengthened first, through the comprehensive application of various methods: selection of recommended businesses in the downtown core to relieve inconveniences of inner city life such as old buildings, poor infrastructure, and high land prices; creation of affordable spaces in inner cities based on improvement of land donation system; establishment of a comprehensive management entity to increase feasibility; provision of urban housing funds and extension of repayment periods to encourage participation by private entities.
- ④ To establish a comprehensive urban management system, it is necessary to improve relevant systems, including a set of guidelines on establishing a basic urban plan; the Special Act on Promotion of and Support for Urban Regeneration; a set of urban regeneration guidelines, and a set of guidelines on selecting urban regeneration projects that are eligible for national financial support.