

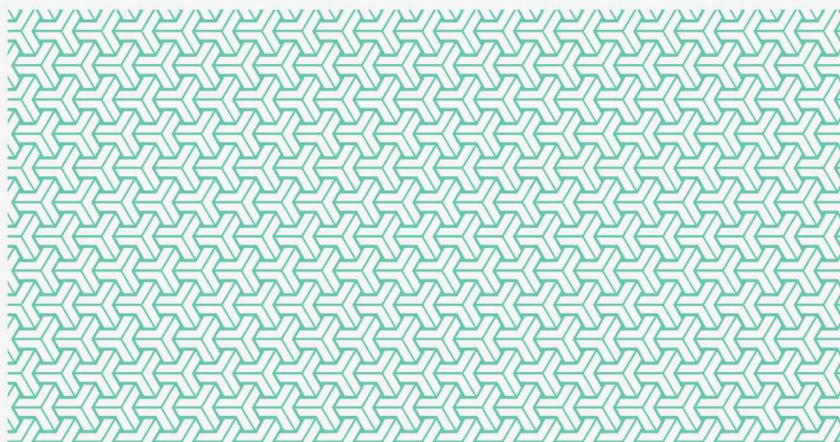
## 지방중소도시 재생정책의 현안 진단과 향후 과제

Diagnosis of Current Issues and Future Tasks of  
Regeneration Policy in Local Small and Medium-sized Cities

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# Diagnosis of Current Issues and Future Tasks of Regeneration Policy in Local Small and Medium-sized Cities



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Following the enactment of the “Urban Regeneration Act” in 2013, urban regeneration projects have been implemented in 591 locations nationwide, establishing themselves as key policies for regional revitalization. However, given the uniform application of metropolitan-centric business models and the focus on quantitative supply-driven project implementation, there is a pressing need for effective policy transformation that considers the distinct characteristics of local small and medium-sized cities in response to the era of population decline. This necessitates a review of existing urban regeneration policies and related initiatives to explore new policy directions.

This study aims to diagnose the current issues of regeneration policies in local small and medium-sized cities implemented within the evolving landscape of urban regeneration policies and to derive future policy directions and tasks. To this end, we examined the status of urban regeneration and related policies over the past decade since the enactment of the “Urban Regeneration Act.” We analyzed the implementation status of regeneration projects in local small and medium-sized cities to derive implications. Based on this analysis, we examined the project implementation characteristics of empirical case study areas that have pursued long-term urban regeneration projects to propose future directions and policy tasks for regeneration policies in local small and medium-sized cities.

Chapter 2 presents perspectives on the regeneration of small and medium-sized cities considering changing regeneration conditions in local small and medium-sized cities. The regeneration conditions of local small and medium-sized cities were examined through the status of urban decline by population size. The findings revealed that due to the intensifying regional disparities caused by the concentration of population and jobs in the capital region, the risk of regional extinction is shifting from the decline of ‘small cities’ to ‘medium-sized cities.’ While regeneration policies responding to the risk of regional extinction due to population decline promote support policies to increase the related population through fund and fiscal projects, they also expand into policies that link improvements in living environments with economic revitalization. Based on these changes in regeneration conditions and population decline response policies, this study establishes its perspective on the regeneration of local small and medium-sized cities as the construction of regional living and economic networks that integrate population, economic, and spatial management policies.

Chapter 3 analyzes policy changes and the status of regeneration projects in

small and medium-sized cities since the enactment of the Urban Regeneration Act. The analysis revealed that urban regeneration policies failed to adequately address the era of population decline, resulting in insufficient customized regeneration policies for small and medium-sized cities. Although policies were implemented to strengthen private sector participation and the role of public institutions, small and medium-sized cities continued to depend heavily on the central government. Moreover, residential area improvement measures centered on real estate policies, which were difficult to apply to small and medium-sized cities, resulted in inadequate management of suburban development coordination and housing inventory. This was primarily influenced by the limitations of urban regeneration policies in developing comprehensive plans and implementing place-based integrated regeneration projects that could encompass overall regeneration strategies for small and medium-sized cities, consequently limiting the establishment of living services and economic ecosystems in these cities.

Chapter 4 analyzes the project implementation characteristics over the ten years following the enactment of the Urban Regeneration Act in Yeongju and Gunsan, leading regions in urban regeneration, to examine the policy limitations identified in urban regeneration policy trends and the implementation status of regeneration projects in small and medium-sized cities. The analysis focused on the aspects of living environment improvement and regional economic revitalization. The findings revealed a need for housing improvement models suitable for small and medium-sized cities for living environment improvement. The lack of integrated planning at the basic local government level resulted in the operation of hub facilities by project district units, leading to insufficient linkages between spaces, organizations, and resources. Regarding regional economic revitalization, the analysis identified unstable industrial economic conditions due to dependence on external economic bases such as industrial complexes and tourism industries and inadequately integrated operational systems and network establishment within the regions.

Chapter 5 presents the direction and tasks for urban regeneration policies in local small and medium-sized cities in response to the era of population decline, based on the analysis of current issues in regeneration project areas. The study established the basic direction of regeneration policies for local small and medium-sized cities as “establishing living and economic networks for the revitalization of local small and medium-sized cities in response to population

decline.” Furthermore, based on the analysis of issues in case study areas, future tasks for the regeneration of local small and medium-sized cities were presented from the perspectives of planning systems, residential environment, living services, regional economic revitalization, and governance.

This study aimed to provide foundational data for related policy development by presenting future policy directions and tasks for local government-led regeneration of small and medium-sized cities in response to the era of population decline. However, to utilize and apply this study's policy tasks, detailed strategies and implementation plans need to be specified in subsequent research. Furthermore, as this study derived tasks for implementing regeneration projects at the basic local government level, it necessitates consideration of urban characteristics and systems according to various population sizes. Consequently, further research is needed to establish relationships between hub and peripheral cities among small and medium-sized cities and combined living zones of small and medium-sized cities.

#### 주제어

Small and Medium-Sized Cities, Urban Regeneration, Regional revitalization, Population Decline Areas, Building a Living and Economic Ecosystem, Integrated Regeneration