

지역활성화를 위한 건축자산 활용 선도사업 기획 연구

Research on Planning Pilot Initiatives for Architectural Asset Utilization Aimed
at Local Vitalization

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Summary

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Introduction

■ Research Background and Purpose

This study seeks to establish regional vitalization strategies by identifying valuable architectural assets and formulating systematic utilization plans, as part of an effort to efficiently manage and utilize vacant spaces—which are rapidly increasing due to regional extinction.

Since the 2000s, various government-led regional vitalization projects, including urban regeneration initiatives, have aimed to revitalize declining old city centers by repurposing vacant spaces and filling them with new functions. However, despite these policy efforts, the pace of depopulation has been more rapid than predicted. This has led to a recurring problem where demand for spaces previously revitalized through policy projects declines again, resulting in the secondary decline and re-abandonment of project sites.

In response, this study explores the reorganization of urban spaces in the era of depopulation. It proposes a government-funded pilot project (draft) designed to discover architectural assets with intrinsic local value and to establish spatial management plans for regional vitalization focused on both architectural assets and actual spatial demand.

■ Research Scope and Methodology

First, this study examines recent policy changes aimed at addressing depopulation and regional extinction. As a means to respond to these shifts, it reviews the architectural asset system under the Act on Value Enhancement of Hanok and Other Architectural Assets and analyzes the current status of architectural assets by region to derive key achievements and limitations.

The proposed (Tentative) Pilot Project for Architectural Asset Utilization leverages the legal framework of the Act to utilize unique local resources and reorganize managed spaces. To achieve this, the project establishes Architectural Asset Value Enhancement Zones and mandates the registration of core spaces as Exceptional Architectural Assets. Furthermore, it is structured to discover intrinsic local resources through Basic Surveys on Architectural Assets and ensure that the resulting data is effectively utilized.

Finally, to systematically address the issue of re-vacancy—often cited as a major drawback of existing regional vitalization projects—this study proposes the legal registration and designation of project sites as Exceptional Architectural Assets or Architectural Asset Value Enhancement Zones. This ensures that post-project management and support from both central and local governments remain sustainable even after the official project period ends.

Current Status of Responses to Regional Decline and Issues in the Architectural Asset System

■ Current Status of Policy Responses to Regional Decline: Urban Regeneration Projects and Regional Disappearance Response Fund Support Projects

The Urban Regeneration projects under the Special Act on Promotion of and Support for Urban Regeneration (enacted in 2013) and the Regional Disappearance Response Fund support projects (targeting depopulated areas designated nationwide in 2021) are representative policy initiatives introduced as strategies to address population decline and the increase in vacant spaces.

Urban Regeneration projects were primarily aimed at adjusting suburban development and revitalizing or leading the recovery of declining areas amidst the

national low-growth trend. Consequently, while new housing-centered projects driven by real estate measures proceeded relatively actively, limitations emerged in responding to the conditions of small and medium-sized cities characterized by rapid depopulation and low economic feasibility. Furthermore, although budgets and plans were mostly concentrated on the creation of anchor facilities, these facilities often suffered from re-vacancy due to the continuous outflow of the productive population and a lack of local demand.

Regarding the Regional Disappearance Response Fund support projects, which are being pursued as a policy response to depopulation, critics point out that the policy is still in its early stages and focuses heavily on short-term economic effects centered on culture and tourism—such as "living in a local area for a month"—rather than inducing long-term migration or settlement. Measures for sustainable settlement or plans to secure "living populations" and "ambulatory residents" that consider local characteristics have yet to be sufficiently reviewed.

■ Issues and Challenges in the Operation of the Architectural Asset System

The Act on Value Enhancement of Hanok and Other Architectural Assets (enacted in 2014) stipulates that key architectural assets or concentrated areas with unique local value can be registered as Exceptional Architectural Assets or designated as Architectural Asset Value Enhancement Zones for preservation and utilization.

Once registered or designated, these assets can benefit from legal exceptions to the National Land Planning and Utilization Act, the Building Act, the Parking Lot Act, the Green Buildings Construction Support Act, and the Fire Readiness and Safety Management Act. These exemptions allow for extensions or renovations to facilitate utilization while preserving the current state of the asset. Additionally, by attaching an official registration plaque, owners can gain a "labeling effect" that publicly acknowledges the building's value, offering the advantage of utilizing the asset as a local tourism resource.

However, many challenges remain in the operation of the local architectural asset system. A major difficulty is that architectural assets often become a lower policy priority due to low awareness of the concept and the necessity of their preservation and utilization. Consequently, it is generally difficult to secure budgets for the Basic

Surveys on Architectural Assets required by law, provide financial and technical support for Exceptional Architectural Assets, or raise funds for infrastructure and landscape improvement within Architectural Asset Value Enhancement Zones. Furthermore, establishing consultative bodies within these zones and formulating specific management and revitalization plans remain challenging.

Case Analysis of Place-Based Architectural Asset Utilization

Through an analysis of place-based regional vitalization cases using architectural assets, this study summarizes the achievements and limitations of existing cases and derives implications for the planning of new policy initiatives.

For policy-driven cases, the study analyzed Hyangchon-dong in Daegu and Inhwa-dong in Iksan, which were selected as sites for architectural asset-linked urban regeneration projects in 2018–2019; Gwangyang-eup in Gwangyang, which was selected for urban regeneration in 2015 and pursued residential environment improvement projects for aging Hanoks; and Yudal-dong in Mokpo, the first site selected for the Modern Historical and Cultural Space Project by the Cultural Heritage Administration in 2018. For utilization cases involving the creation of regional anchor spaces through the remodeling of existing architectural assets, the study reviewed the Maehyang-ri Kooni Shooting Range in Hwaseong, Gyeonggi-do; Art Bunker B39 in Bucheon, Gyeonggi-do; and DMZ Durumi Peace Town in Cheorwon, Gangwon-do.

The analysis results are as follows. In the policy-driven cases, areas with a high density of aging buildings were primarily selected as project sites, but key plans and budgets were disproportionately focused on the renovation and creation of anchor facilities. Consequently, renovation support for the overall architectural assets within the project sites and comprehensive landscape improvements were relatively insufficient. Furthermore, issues were raised regarding the difficulty of ensuring the sustainability of operations and management due to a project approach centered on physical environmental improvements, as well as the lack of planning tools to ensure institutional consistency when various projects from different government departments overlap.

In the architectural asset utilization cases, practical benefits under the current system of the Act on Value Enhancement of Hanok and Other Architectural Assets remain minimal, indicating a need for policy complementary measures. It is also essential to thoroughly execute the initial planning stage, reflecting the value of architectural assets, their functional direction, and management plans. Moreover, as project goals are often presented abstractly—such as "securing identity" or "restoring historical and cultural symbolism"—there is a need for measures to pre-examine clear performance targets and the scale of outcomes based on actual local demand, followed by a robust evaluation mechanism after project completion.

Direction and Planning for the (Tentative) Pilot Project for Architectural Asset Utilization

Based on a comprehensive analysis of existing policies and the current conditions of depopulation, this study proposes the (Tentative) Pilot Project for Architectural Asset Utilization. The primary goal is to establish regional vitalization and spatial management strategies by selectively identifying and repurposing vacant spaces as unique local assets.

To achieve this, the study first proposes establishing management plans for Architectural Asset Value Enhancement Zones to serve as the project's master plan. This framework allows project areas to move beyond simple state funding and benefit from a systematic support structure, including legal exemptions, the formation of local consultative bodies, and specialized assistance for infrastructure and landscape improvements.

Furthermore, the study suggests a robust post-management strategy through the legal registration of Exceptional Architectural Assets and the designation of Value Enhancement Zones. This is designed to address the recurring problem of re-vacancy, where facilities are abandoned again after a project ends due to population outflow. By securing a legal basis for continuous monitoring and maintenance support, the study aims to create an institutional safeguard that ensures the sustainability of project sites.

In terms of implementation, the project is structured to allow local governments to

autonomously plan their stages and budgets according to their specific resources and administrative readiness. Rather than following a rigid N-year timeline, the process is organized into "N-stages," enabling municipalities that have already prepared basic surveys or expert systems to accelerate their progress.

Ultimately, this pilot project is presented as a "locally-rooted" vitalization model that transcends generic tourism content by utilizing architectural assets as authentic regional resources. By linking the initiative with legal designations, it ensures continuous management and monitoring, thereby preventing the re-abandonment of anchor facilities and contributing to sustainable spatial management in the era of depopulation.

Keywords :

Architectural Assets, Local Vitalization, Depopulation, Balanced Growth, Preservation and Utilization, Exceptional Architectural Assets, Architectural Asset Value Enhancement Zones