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**Article**

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## Finding Urban Identity through Culture-led Urban Regeneration

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**ABSTRACT.** A city experiencing a cycle from growth to decline cannot maintain sustainable development without the type of urban identity that could be consolidated by culture-led urban regeneration. A plan for urban regeneration in a declining urban area should be practiced partially or on the whole according to the characteristics of the community. By transforming a low-value and deteriorated area into a highly valued district, the local community can simultaneously restore its social pride, revive the local economy, and realize an urban identity.

Firstly, this paper examines urban decline in order to better understand urban regeneration and the need for multidisciplinary management, and also, by considering the necessity for and universal types of urban regeneration, investigates the characteristics of culture-led urban regeneration as a tool for realizing socio-economic revival and urban identity. In particular, this study suggests the action techniques and benchmarking points for urban regeneration by analyzing cases of culture-led urban regeneration in Korea. Three subjects were considered as case studies in this paper: 1) Hanok village in Jeonju city, which changed from a twilight zone to a tourist attraction; 2) Changdong district in Changwon city, which recovered from an area of declining and dark alleyways that had been the hub for arts and culture in the 1970s to become a new artist village; and 3) Cheongju city, which is being transformed from an idle industrial facility into a cultural space. This thesis suggests the implementation process of culture-led urban regeneration to find an urban identity through analysis of the causes of urban decline, the methods of regeneration, and the results of urban regeneration in the three aforementioned cases. In the conclusion section of this paper, the implementation process for culture-led urban regeneration is summarized as consisting of 5 phases: Phase 1, the diagnosis of decline; Phase 2, understanding the reasons for decline and local characteristics; Phase 3, making a database and establishing a direction; Phase 4, applying various techniques suitable for Phase 3; and Phase 5, monitoring and feedback.

**KEYWORDS.** *Urban Regeneration, culture-led, historic and cultural resources, urban identity*

## 1. INTRODUCTION

Though the total population of the whole world is consistently increasing, small and medium-sized cities throughout various countries are declining, and some original downtowns in mega-cities are peripherally declining. A diversity of solutions are being proposed such as new laws, regulations, and techniques for the implementation of urban regeneration in the declining areas. However, it is not easy to find regeneration methods suitable for local characteristics, even though there are many successful cases and revival strategies, and many agents of urban regeneration are investigating how to establish the revival of declining areas. This study investigates how to form an urban identity and how to proceed through the phases of urban regeneration by conducting a case analysis of previous cultured-led urban regeneration efforts, based on the notion that a declining area can continuously revive with the regional identity achieved by a long-term plan utilizing internal historic and cultural resources.

### *1.1. Urbanization and urban decline*

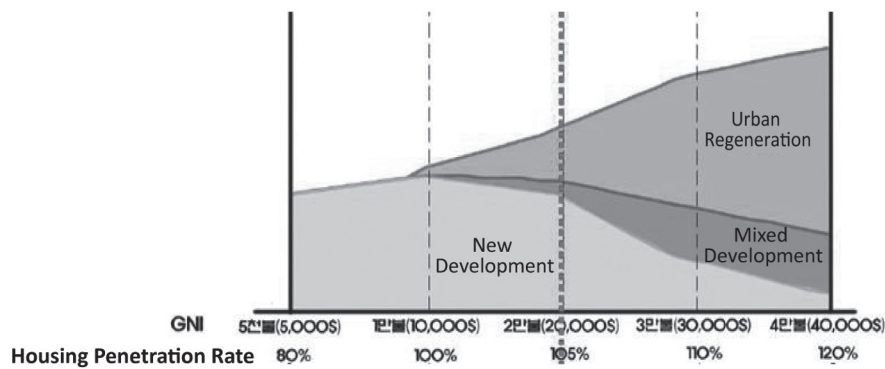
The vitality of industrialization, including that of manufacturing businesses after the Industrial Revolution, turned many cities in Europe into revival areas. The United States, which was founded during the Industrial Revolution, started to develop a number of major cities after the American Revolution. As a consequence, urbanization levels, having lingered at less 10% for centuries, dramatically soared to more than 50% during this relatively short period of less than one century.

Recently, the urbanization rate of the developed countries in the world has stagnated at approximately 80%, and the rate for Korea was 91.12% in 2012 and then 80% in 2013, marking the first time that the urbanization rate in Korea decreased. This standstill in urbanization indicates a decrease in the field of demography.

With manufacturing businesses as their traditional industry, several towns in the UK faced decline as measure by job losses and population outflow as the industrial structure was reorganized from manufacturing to the service industry, making these towns among the first to recognize the need for urban regeneration. Such economic weakening brought by the loss of traditional regional industries has since caused urban decline in several countries besides the UK. In the case of mega-cities, decline might occur only partially in some inner areas, while urban decline in small and medium-sized cities may happen due to population outflows caused by the weakening of the industrial foundation.

### 1.2. The need for urban regeneration and culture-led urban regeneration

Communities need to achieve urban sustainability through policies and projects of urban regeneration suitable for the city when a lot of industrial structures change and decline in the inner city. The inception of urban regeneration in the UK and Japan began when the GNI - Gross National Income - per person in each country was over \$10,000 and the housing penetration rate, simultaneously, was over 100%. The early type of urban regeneration had consisted of a kind of housing redevelopment and reconstruction, but declining communities were gradually faced with socioeconomic problems such as reduction of income and deactivated areas, as well as the physical deterioration of the cities.



**Figure 1.** Flow of urban development projects

(Hwang hee-youn, The Role of public sector for leading urban development, 2008)

Urban regeneration refers to a comprehensive urban management effort to solve urban socioeconomic problems excluding physically declining areas. That is, the scope of urban regeneration includes communities' vitalization, job creation, and an increase of income, as well as the improvement of decrepit built environments. Pinfield defined the concept of urban regeneration in 1997, stating that urban regeneration is a form of comprehensive management intended to continuously improve economically, socially, and physically declined areas via partnerships between the public and civil sectors on a strategic plan frame for the progress of the whole city. The purpose of urban regeneration in this conception is regarded to be sustainable urban progress, and to that end, three main targets are established. The first is the consolidation of urban competitive power, including the fostering of urban central functions, the extension of employment, and the conservation of historic and cultural environments. The second aim is to secure settlement stability, including the supply of low-income housing, the improvement of

existing residential environments, the maintenance of established communities, and the stabilization of housing prices. The third is to improve the quality of the urban environment, including air quality and traffic, via environmentally-friendly and energy-saving developments.

Although urban regeneration should be implemented from a comprehensive point of view, the action plans of urban regeneration are manifested differently according to local characteristics. In this regard, the consideration of urban regeneration types is useful for customized urban regeneration. Representative instances organized as types of urban regeneration include the types identified by Deog-Seong Oh and the KURC, Korean Urban Regeneration Centre, one of the national R&D centres for urban regeneration.

**Table 1.** Types of Urban Regeneration Identified by Deog-Seong Oh

Type	Explanation
Resource-saving type	Utilizing all the components that compose the urban system as well as physical and environmental factors. Cities: Hamburg (German)
Creative city type	Obtaining the effects of urban regeneration by utilizing all intangible or tangible cultural resources in the urban area. Cities: Barcelona, Bilbao (Spain), Yokohama (Japan)
Growth management types	Finding an alternative and diagnosing the decline in the city center occurring during metropolitanization. Cities: Sheffield (UK), Austin (USA)
Industry-based type	Making a self-contained mixed city through both economic functions and residential functions. Cities: Nottingham (UK), Sophia Antipolis (France), Dortmund (German)
Reducing-carbon type	Reducing emissions of carbon which cause global warming, and absorbing carbon already emitted into the air. Cities: Malmö (Sweden), Freiburg (German)

Deog-Seong Oh suggested 5 types of urban regeneration: 1) the resource-saving type, 2) the creative city type, 3) the growth management type, 4) the industry-based type, and 5) the reducing-carbon type. Meanwhile, the KURC has suggested 15 types of urban regeneration.

**Table 2.** Types of Urban Regeneration Identified by the KURC

Division	Types
Regeneration Characteristics	Resource-saving type, Culture city type, Creative city type
Regeneration Method	New function type, Improvement type, Urban maintenance type, New growth hub connect type
Application Scope	Downtown type, Declining industry type, whole city type, Periphery area type
Residential Area	Residents-led type, Administrative support type, Center support type, Making of communities type

This paper suggested three classes and nine types of regeneration according to various urban zones: downtown, neighbourhood, and related green technique. The downtown class of urban regeneration can be identified as economic-led regeneration since this area has the character of an economic centre. This class include 5 types: 1) the growth management type attracting new industries and enterprises, 2) the water-front type utilizing waterside resources, 3) the industry-led type revitalizing light industry districts in towns, 4) the culture-led type utilizing historical and cultural resources in towns, and 5) the mixed-used type based on the integration of diverse urban functions.

**Table 3.** Types of Urban Regeneration Identified by this Paper

Class	Type	Case
Downtown	Growth management type	Sheffield (UK)
	Water-front type	Saint Paul (US)
	Industry-led type	San Francisco industrial District (US), G-valley (Korea)
	Culture-led type	Bilbao (Spain), Zona Tortona (Italy), Yokohama (Japan), Kagurazaka (Japan), Cheoju (Korea)
	Mixed-used type	Docklands (UK), Roppongi Hills (Japan)
Neighbourhood	Strengthening abilities of the community type	Castle Vale (UK), Clarenberg (German), Ballimun (Ireland)
	Low-income residential area type	Rainbow project (Korea), Sungmisan Village (Korea)
	Residential market revitalization type	Denver (US), Changdong (Korea)
Related Green technique	Traffic system improvement, Carbon dioxide reduction, energy saving	Freiburg (German), Malmo (Spain), Curitiba (Brazil)

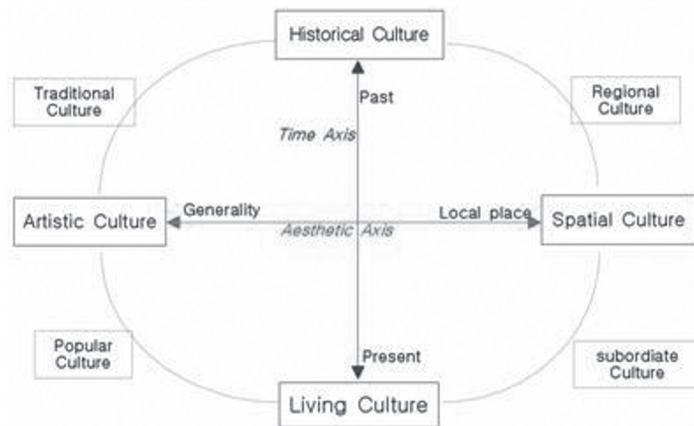
The neighbourhood class of urban regeneration is for the improvement of dilapidated dwellings and social exclusion, and so is classified as social urban regeneration. This class includes three types: 1) the strengthening the ability of the community type for enhancing residents' abilities which require self-support with various social programs, 2) the low-income residential area type, which regenerates neighbourhoods where the socially disadvantaged live, and 3) the residential market revitalization type for small merchant business and traditional markets. Green technique-related urban regeneration includes traffic system improvement, carbon dioxide reduction, and energy saving for urban reorganization in order to build environmentally friendly areas.

Among types of urban regeneration, culture-led urban regeneration is the type that can be used by a city having its own historic assets and local cultural potential that can be used to select the direction of the regeneration. Based on the active industries, a sustainable city is built without decline. Then, the innate urban identity is created by mixing community characteristics, housing, industry, and the natural environment. Urban residents are proud of the urban identity, and out-of-town tourists would like to visit the place to experience various attractions in the town. Therefore, making a sustainable city that connects an influx of population with an increase in tourist numbers marks culture-led urban regeneration among the urban regeneration types.

We need to understand the concept of the culture and the historic and cultural resources to proceed with any culture-led urban regeneration. Culture can be defined as a generally recognized manner in a community. It has two essences. One is the locality as a social place. The other is the generality as common uses within the limit. Namely, the culture as generality in some regions affects people out of the town with heterogeneous factors. When it is distinguished from the cultures of other regions, the culture becomes the identity of the given region.

As for the more detailed culture types, the overall culture is composed of the historical culture and the living culture of the given time, and can also be divided into the artistic culture and the spatial culture from an aesthetic point of view.

Though the basic concept of urban regeneration is based on the essential attribute of culture, when the implementation of urban regeneration involves the action of practical utilization needs, culture-led urban regeneration has a manner of urban vitalization with utilization of historical and cultural resources. The definition of the resources includes the long period of history in a historic city, taking into account the generality belonging to the living civil culture. This definition has aesthetic elements and considers the landscape value in its context, with a recognition of places in which historic events have happened or in which people recall certain valuable memories.



**Figure 2.** Types of Cultures (Seoul Institute, 2006)

It is generally accepted that the deterioration of some object is due to insufficient management or negligence of it rather than because of its age. If anything, any systematic and creative management could enhance an object's value, raising that value above expectations. It is agreed that this principle can be applied to an urban area. Whether an area is declining due to the change of industrial structures or due to suburban development, the area should have historical and economic value in its inner town.

Arguing for economic activation through culture in 1990, the Danish professor Peter Durance used the term “cultureonomics”, compounding culture and economics for the first time. He said that cultureonomics means knowing that culture can create added economic added value, mainly emphasizing the view that culture will be the foundation of economies in the future and from now on. The typical method of cultureonomics involves attracting visitors with the institution of cultural facilities. According to this institute strategy, options can include discovering the urban identity, the remodeling or construction of facilities, the organizing of cultural programs, and comprehensive planning, including planning for nearby areas of urban regeneration districts. Facilities of scale among these factors depend on the limits of the relevant budget. The method, such as construction of big-scaled facilities, designed by famous architects, attracting exhibits with high value asset, requires a careful approach since it entails huge expenses.

Though the development of culture contributes to revenue-making businesses and the vitalization of a local economy, the more valuable thing is that the development could improve the quality of life in communities as well as cultural factors that can be applied to daily life. Transformation of a general alley into an artistic street with culture is a typical technique for improving the quality of life in communities, along with improving neighbourhood landscapes



through methods such as painting residential murals in public places. These methods prevent potential crimes in advance, in addition to raising residents' amenities and sense of aesthetics in public places.

### ***1.3. Case study of culture-led urban regeneration***

Every city has traditional residential areas or old culture-valued environments, though the rates at which such areas are varies according to the experience of historical affairs. Culture-led urban regeneration is composed of three types in a big class according to the density and utilization of historic and cultural resource density. The first type consists of the urban regeneration using historical districts for the regeneration of areas crowded with traditional housing or buildings with historical value. The second consists of urban regeneration utilizing historical buildings' connected periphery areas with point-oriented elements that could be utilized as local public places and areas of commercial supremacy, even though there were nearby gatherings of historical houses or buildings. The third consists of urban regeneration aimed at changing idle facilities into cultural spaces, a way of transforming unused industrial facilities, such as factories and warehouses that have degenerated into idle facilities due to industrial structure changes, into diverse artistic cultural spaces.

#### **CASE 1: JEONJU HANOK VILLAGE, TRADITIONAL RESIDENTIAL DISTRICT**

In the late 1990s, the local government of Jeonju city started fostering a project of a traditional cultural-oriented city entitled "Most Korean-styled and global traditional culture city". The Hanok village regeneration project, one of the essential fostering projects, showed visible outcomes recently. The results are evaluated as a model planning of the local development through the establishment of close human networks, including the sharing of visions and the development plan of Hanok village by the local government, residents, universities, and businesses.

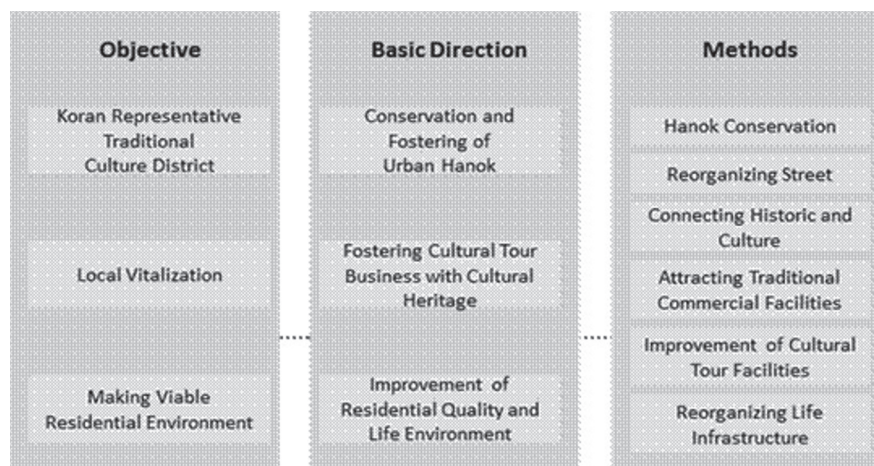
Joenu Hanok village is located in the district of Gyo-dong, Pungnam-dong, Jeon-dong, as the Hanok-massed area in the center of the city. These Jeonju Hanoks, formed from the 1910s to the 1960s, are the traditional urban Korean housing for life-type, modified from the inherited Korean traditional housing to urban condition. Various historic and cultural resources, such as Gyonggijeon, Hanbyukdang, Omokdae, Hyanggyo, and Jeondong churches have been gathered in the district of Hanok village except Hanok.



**Figure 3.** Jeonju Hanok village

This Hanok village had been designated as a preservation district in 1977. However, this village had since degenerated due to the deterioration of the residential environment according to a shortage of supports and subsidies for housing repairs. Consequently, the residents in this village had started to leave the town gradually since they could not repair their houses under their own authority and felt inconvenienced by living in these Hanoks.

In 1999, the local government of Jeonju city had approached the residents in this area by holding a public hearing and open debates for Hanok village regeneration, and thereby established the district unit plan under an arrangement between public officials and residents.



**Figure 4.** Planning of Jeonju Hanok Village Regeneration (Jeonju government, 2004)

The main contents of this project were as follows. The first consisted of the conservation of urban Hanoks and zone reorganization. The second consisted of the fostering cultural tourism in

the Hanok village. The third consisted of the improvement of infrastructure and the environment.

In detailed contents of the urban Hanok conservation and zone reorganization, the buildings that did not match the urban Hanoks were reconstructed into 60 Hanok-style housing units, and there was a focus on setting up a distinguished district with associated streets. The local government regenerated this district, splitting it into four zones consisting of the traditional Hanok zone, Hyanggyo zone, the traditional culture zone, and Omokdae zone. Also, they reorganized the streets, matching them to the characterized district as follows: Taejo main street, Eunhaeng main street, Chunbyun main street, and various small alleys.

In detailed contents on the fostering of cultural tourism for the Hanok village, they expanded the facilities for cultural tourism, and operated the traditional culture tourism program connecting Jeonju's historical culture, mixing public and private facilities properly.

This intensive project was carried out from 1999 to about 2010, and resulted in 240,000 tourist visits in 2002, 600,000 in 2004, and 7 million cumulative tourist visits in 2012. The success of this regeneration resulted from community involvement in the policy enforcement beyond the top-down process of government-led efforts in the past, though there were potential issues of crowding historical and cultural resources in the Hanok village. The community involvement was achieved through the collaborative governance of various resident groups rather than through the participation of individual residents.

However, the regeneration of Jeonju Hanok village has faced limits and challenges. For one, they need a plan to balance between tourist places and residential areas, one of the significant functions in the city. Also, they need the vitality of the whole city with connections to the old original downtown. Particularly, they require management in fostering cultural contents since Jeonju has a slightly substandard economy.



**Figure 5.** Before and after regeneration in Changdong

## CASE 2: CHANGWON, TEST BED OF NATIONAL R&D FOR URBAN REGENERATION

MLIT, the Ministry of Land, Infrastructure and Transportation in Korea, invested government grants into the field of R&D for urban regeneration from 2007 to May 2014. The Korea Urban Regeneration Center acts as a department for managing research, and directs a policy and comprehensive information system. KURC has verified the practical regeneration methods, applying research results to test beds for the last three years.

KURC established test beds for the neighbourhood regeneration and mixed-use regeneration types. Among them, one of the good example test beds related to culture-led urban regeneration is the Changdong artists village. This case has been evaluated for its contributions to the commercial vitalization and cultural renaissance together through its application of cultural elements to neighbourhood districts.



**Figure 6.** The map of historical and cultural elements in Changdong

Chandong, located in Masan city – one of the seven major cities in the whole country in the 1970s before the merging of Chanwon and Masan – was a busy street once and a strategic point for commerce and distribution. After the Korean War broke out in 1950, this place became a shelter for cultural artists and eventually became a center for art by the early 1980s. In the 1980s, Masan city started to decline, and the population of the city was gradually decreased.

In late 2000, the integrated city of Changhwon sought a regeneration plan according to the decline of tradition-based industry in Masan, and undertook the Changdong art village project as a revitalization project to recover the area's reputation as a Gyongnam art center in the past. The newly paved streets and artistic building walls attracted artists and art merchants and in making a map of the village, it can be seen that the artists gathered one by one in place, making new artistic works and selling them. Finally, the vitality in the district had been renewed. Burim market, once having played the role of a wholesale market, became a folk craft center which

turned vacant shops into working spaces for crafts artists seeking economical vitalization, except Changdong art village.



**Figure 7.** Before and after regeneration in a residential area



**Figure 8.** Before and after regeneration at Burim market

The Changwon case is viewed as a successful neighbourhood regeneration connecting the surrounding residential areas by applying related techniques, and the outcomes from the Chanwon regeneration are visible in Changdong art village and in the creative folk crafts. The regeneration techniques applied to Changwon city were as follows:

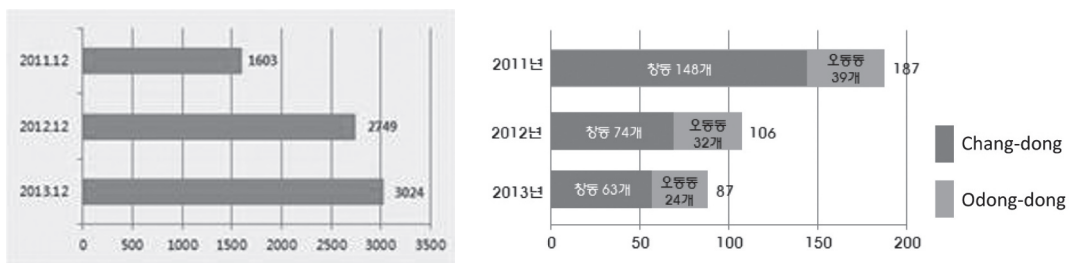
**Table 4.** The Techniques of Regeneration Applied in Changwon

Division	Technique
Reinforcing community ability	<ul style="list-style-type: none"> <li>• Operation for resident colleague</li> <li>• Publishing and operation for news in urban regeneration</li> <li>• Resident-led community design</li> <li>• Utilizing a site lab as a regeneration center</li> </ul>



Division	Technique
Commercial district	<ul style="list-style-type: none"> <li>• Regeneration technique using art</li> <li>• Trust business for market vitalization</li> <li>• Incubator for establishing a business</li> <li>• Finding and certification of traditional famous restaurants</li> <li>• Utilizing cultural heritage</li> <li>• Marketing local media</li> <li>• Mapping of shopping district and making digital information system</li> </ul>
Residential district	<ul style="list-style-type: none"> <li>• Technique for resident contact for housing welfare service</li> <li>• Housing repairs</li> <li>• Operation of community businesses</li> <li>• Utilizing urban farms</li> </ul>

Changdong art village monitored the volume of traffic on weekdays, and found that it increased by 70%, while traffic on weekends increased by 40% from before the urban regeneration. The number of stores in Changdong diminished from 187 to 87, which shows a dramatic decrease of more than 50%. The Changwon regeneration project is evaluated as an example of the recovery of a past identity.



**Figure 9.** Changes of human average traffic volume and vacant stores

### CASE 3: CHUNGJU, THE NATIONAL LEADING AREA FOR URBAN REGENERATION, TRANSFORMING A TOBACCO WEEDING FACTORY INTO A GALLERY

This case consisted of a comprehensive urban regeneration effort that went beyond mere physical urban reorganization, and was a result of the enactment of the special law for Activation and Assistance of Urban Regeneration on Dec. 2013. The essential elements of this law deal with practical organization and the policies needed for urban regeneration, including the process of

establishing urban regeneration plans, the scope and authority of each phase, and arranging the grounds for subsidy support for urban regeneration. Since Feb. of 2014, LH, the Korea Land & Housing Corporation, and KRIHS, the Korea Research Institute for Human Settlement, have been in charge of the supporting organizations for urban regeneration, having been designated by MLIT.

Meanwhile, this law allows grants to be given to a local government for selected urban regeneration of a leading area that needs urgent regeneration or for areas that will have a big ripple effect on other urban regeneration projects. In the first half of this year, MLIT selected 13 districts as leading areas for urban regeneration.

**Table 5.** Leading areas for urban regeneration in 2014

Type	City	Quantity
Urban economic-led	Chungbuk Cheongju, Busan	2
Neighbourhood- General type	Seoul Chongno-gu, Gunsan, Gwangju Dong-gu, Mokpo, Youngju, Changwon	6
Small	Cheonan, Kongju, Taebaek, Daegu Nam-gu, Sooncheon	5

One of the cities in which the utilization of resources and the direction of regeneration are related to local culture is Cheongju city, though all the cities with related culture-led urban regeneration among the above 13 cities are Cheongju, Gunsan, and Gwangju dong-gu. Cheongju's plan includes transforming idle industry facilities into cultural spaces and connecting with local development in Cheongju.

As of now, the Cheongju urban regeneration case is just a plan that has not yet been completed, on which will proceed with practical regeneration through sub plans from now on. This project took an opportunity to proceed rapidly with urban regeneration through decision making aimed at transforming a tobacco weeding factory into a gallery, the national modern gallery. Cheongju's case is similar, in fact, to the method used for establishing the Tate Modern Gallery in London, UK, and Zona Tortona in Milano, Italy. That is, the goal of this method is socioeconomic vitalization through the use of a local hub place established by changing old unused industrial facilities into an artistic and cultural place.

The tobacco weeding factory, the main facility of the leading district in Cheonju, was closed in 1999, and its manufacturing of tobacco was stopped completely in 2004. The local government in Cheongju city purchased it, with plans to try to change it into a creative economic hub with culture-led businesses. This facility has since been used in efforts to regenerate city, for example, holding the International Craft Biennale. In particular, Cheongju city became an integrated city

by merging with Cheowon-gun, which means that this city became a big city with a population of 820,000. Therefore, Cheongju urgently needs urban regeneration to instill vitality.



**Figure 10.** The Tate Modern Gallery in London



**Figure 11.** The tobacco weeding factory in Cheongju

## 2. RESULTS

This paper analyzed the reasons for decline, resource situations, regeneration methods, and the performance and limits of three cases of culture-led urban regeneration in Jeonju Hanok village, Changwon Chandong art village, and Cheongju tobacco weeding factory. The reasons for decline in all the cases were related to the general decline of industry and related industrial structure changes and urban sprawl. Each case also had its own particular reasons, though. In the case of Jeonju, although the historic and cultural resources, the Hanoks, were crowded into a certain



area, the community in the district faced degeneration due to preservation efforts being limited to the Hanoks. In the case of Changwon Changdong art village, the decline of the export industry in the Masan area caused degeneration of the artists center. In the case of Cheongju, the reasons for the area's decline were the closing of the industrial facility and the decline of periphery areas.

To review the methods of regeneration in each case, the common method was that of utilizing historical and cultural resources without discarding them and using various techniques such as the reorganizing of streets, the improvement of residential districts, and market vitalization. In particular, it is important that the residents and the merchants should participate in any decision making process for urban regeneration.

In case of Jeonju Hanok village, this area became so famous that many tourists crowded the Hanok village, and it became one of the representative Korean traditional Hanok villages along with Bukchon. Changwon Changdong art village recovered its past reputation as an art center, and is now attracting many visitors with its 250-year-old alleys and artistic landscapes.

Meanwhile, there are limitations in each of these cases. The community in each case requires the continuous participation of residents, the systematic management of local government, and the finding of cultural contents to industrialize them. Also, they need to maximize ripple effects to their periphery areas based on each main district.

In the case of Cheongju, it is too early to judge the limitations of the regeneration since it is still only in its opening phase. Most of all, this Cheongju city has potential to be regenerated to become a base area for the north-eastern territory by establishing the integrated Cheongju city on the 1st of July, 2014. If the culture-led urban regeneration in Cheongju successfully proceeds as planned, then Cheongju city would have a strong cultural-industrial complex in the future.

**Table 6.** Outline of Case Analysis

City Division	Jeonju Hanok village	Changwon Changdong Art Village	Cheongju Surrounding of idle factory
Reason for Decline	Designation of preservation without subsidies for repairs	Decline of Masan exporting area due to industrial structure changes	Factory lockout due to industrial structure changes
Resources	Mass of historic urban Hanoks	Artist village in past, 250-year-old alleys	Idle facilities used in modern times
Regeneration Method	Hanok conservation + Street reorganization + Resident participation	Attracting art merchants + Street reorganization + National test bed	Industrial facility remodelling + Periphery area regeneration + National leading district

City Division	Jeonju Hanok village	Changwon Changdong Art Village	Cheongju Surrounding of idle factory
Regeneration Period	1999~2010	2011~	2014~
Outcome	Establishing urban identity + Economic vitalization	Recovering urban - identity + Economic vitalization	
Local Identity	Korean representative traditional Hanok village	Harmony of urban alley with artistic factor	Goal: strong cultural-industrial complex
Limitation or Next Research Need	Weakness as residential area, Finding cultural contents industry	Making base of culture in Changwon city	Making area facility-based in integrated Cheongju city

### 3. CONCLUSION

Though a city may repeat a cycle from growth to decline, the speed and timing of urban decline fully depends on both the direction of city policy and the participation of residents in making relevant decisions. Though the reasons for and background of urban decline vary across different countries and regions, certain communities could achieve sustainable development if they implement culture-led urban regeneration with an objective of establishing local identity. Through the Korean case studies of culture-led urban regeneration, the practical process for finding urban identity can be summarized as shown in Table 7.

**Table 7.** Process of culture-led urban regeneration

Phase 1 Diagnosis of decline	<ul style="list-style-type: none"> <li>• Social aspect and population: population growth rate, aging rate, net migration rate</li> <li>• Industry and economy: employee, manufacture rate, local tax</li> <li>• Physical environment: dilapidated dwelling, new housing, vacant rate</li> </ul>
Phase 2 Understanding the reasons for decline and local characteristics	<ul style="list-style-type: none"> <li>• Industrial economy base, situation residential area, historical and cultural resources</li> <li>• Shortage among what residents need: income, warm neighbour, convenient transportation, good landscape or view, sanitation and safety</li> </ul>

Phase 3	• Making a database: economy, society, environment, culture
Making a database and establishing a direction	• Establishment of urban regeneration direction: making liveable residential district, making the place attracting visitors
Phase 4	• Basic technique: reorganization street, resident participation & governance, supporting centre, community business
Applying various techniques suitable for Phase 3	• Residential technique: housing repairing, caring the senior, child care
	• Commercial technique: consulting of making a business, job creation, reorganization of urban space, remodelling of historical building, negotiation supporting rental fee, networking of merchants
	• Tourism technique: mapping, making sign and direction board, tour program, information centre
	• Local regulation: ordinance, district unit plan
	• Connecting surrounding area with whole city
	• Government aspect: collaboration between each departments, raising funds
Phase 5	• Short term: vacant store rate, volume of traffic a day
Monitoring and feedback	• Medium term: the annual number of tourists, resident satisfaction
	• Long term: population, local tax

All cities in the world can be categorized into two cities: Megacities and small-sized cities. Declining small cities and declining inner-city districts in megacities can be rendered sustainable as human settlements through culture-led urban regeneration based on their local identities.

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