A beautiful restoration by the villagers’ own hands

Jeju-Chungkang, Haengchon, Buam, Dasaen, Myeongnyun-Hyeokwa, Seongtouk, Samsam, Gwangchon, Changsin Area - these are the names of new areas where 22 Fortress Villages are included. Among them, diverse resident-led projects were created and executed for the residents to actively participate in the project. As a result, the Urban Regeneration Project in the villages was entirely resident-led, an unprecedented case in the Urban Regeneration of Seoul. Especially, in Haengchon district, a model village for urban agriculture, the local residents showed a great deal of initiative and effort for the Project. The hard work of the residents is recognized by a Minister’s Award in Exemplary Communities Category from the Ministry of Public Administration and Security. One of the major projects in progress in the area is a community lot called “Haengchon Lots.” Through these community lots, many different programs are being offered to the residents. Currently, three Haengchon Lots are being operated, and Haengchon community is planning on opening soon.

In Haengchon Lots #1, the community offers barista classes for the locals, and rents out farming equipment. The lot also has a small exhibition hall showing the History of the village, a study room, as well as a small farm on the roof. Lots #2 and #3 are serving the communities in a variety of ways. Too, Haengchon Lots #2 has a farm, and a community of locals called “the Slow Barn,” a place where the locals can cook and eat with the crops harvested from the urban farm. Also, Haengchon Lots #3 is a learning place, where the locals can learn about many different things including the fundamentals of urban farming. To promote Haengchon District Fortress Village to the people from other parts of Korea, the district has planned an hour-long excursion program called “Grown in Haengchon” which includes a day trip to the village and village lots and urban farming experience. The district is also educating staffs for the excursion course to facilitate the program. Farmers in Haengchon Lots urban farms have been quite adventurous: Not only do they engage in raising many different crops including herbs, shiitake mushrooms, oriental watermelons, watermelons, and Korean cabbages, the farmers are operating plant nurseries to produce usable size of plants from seeding, and even a bee garden for honey bees. Though the farmers experienced many disappointing times as well as a lot of losses during their first year, they were able to overcome such difficult times by encouraging and helping each other, and they were delighted when they first made profits selling the plants, honey, and Korean cabbages that they grew on their own. The harvested crops will be shared with local nursing homes and residents who needs them, and the profits generated by the selling of the crops will be reinvested to create a firm foundation of urban farming. The City provided experts to help them in this difficult project of urban farming. For the success of the farming project, the residents met their expert mentors as much as they could and asked lots of questions to learn all about farming. Now, the residents combined the knowledge and their fervent efforts to create a better urban farm day by day. Since the 20% of Haengchon district’s population is senior citizens, the Project had some degree of difficulty because of the lack of understanding for what urban regeneration is, and what would the purpose of the regeneration be. However, as the Project went on, the locals would provide the needs such as foods andinker for the senior citizens, eventually bridging the gaps among the villagers. Now, the locals are working on facilitating the urban agriculture even more, and are gradually preparing to take over the administration of the village for a more efficient operation of Haengchon Lots by making efforts such as organizing Haengchon District Fortress Villages’ Committee. The proud people of Haengchon now have a hope for a better village as they help and encourage each other, and became united as one, under one purpose called the Urban Regeneration Project.

Project Strategy

Constructing 17 unique towns as sustainable models of development among the towns from nine regions and 22 towns throughout the fortress wall of Seoul: Making 35 anchor facilities secured • Constructing characteristic models for each towns

Carrying out the vitalization of community by establishing Fortress Village residents network

• Spreading business network by participatory events such as Fortress Village resident festival, and the Seoul Biennale of Architecture and Urbanism
• Publishing life and culture writings, producing value-share programs, making a guide book

Supporting expense for housing to improve business network • Expansion of current designated object town of Junggwon Village to include every town in the village • Enlistment of 50% for housing for each dong limited to KRW 12,000,000

Expected Outcomes

• Being able to share the value and possibilities of Fortress Villages
• Making a strong community
• Strong autonomy for the people in the community

A beautiful restoration by the villagers’ own hands

Regeneration of Residential Areas - Fortress Village

Fortress Village

Under the fortress wall of Seoul, there has been a town with a history and life built around the wall. Because of the reason, the area has been prohibited in development. However, people in town made the limitation as their chance to develop and share the value of town. And it also helps for them to make a strong community. Moreover, the town has been changed into a lively historical place supported by Seoul city.

Working Together to make a brighter town that is worth living

It was my turn to take care of the bees this morning. Also, now I am making some foods to share with elders. The foods to share are made in the Slow Barn once a week from the members of the community. We save money for them, and we use ingredients from our gardens for the food. In 44 years, I have never seen my town as energetic as this. People in town participate actively and they always wake up in the early morning to serve others. I hope my town would be a brighter place and a town more worth living in.
Aspiration for rebirth into a town of arts and culture: Natural scenery of Namsan and vibrant lifestyle combined

The town of Haebangchon began to form when people from North Korea settled in the area after Korea gained independence from Japan. The town used to be the center of the knitting industry in the 70s and 80s, but as the knitting industry rapidly declined in the 1990s, the town declined also; along with the restrictions on the building height being imposed, the living condition of Haebangchon worsened, causing extreme inconvenience to the residents. To establish and extend a new residential area regeneration model in the area, the City decided on the Urban Regeneration Project of Haebangchon in terms of the town’s physical and socioeconomic aspects. Upon the decision, the residents joined their hearts to regenerate the declining town into a town of arts and culture based on the city’s regeneration plan.

Haebangchon’s regeneration gained momentum as young craftsmen, artists, and celebrities gathered around the town, making the town more lively. Eight Projects focusing on strengthening industry, culture, and resident abilities of Haebangchon are currently in progress. As the Project is being completed, the Projects are not only improving the life of the locals, but also are establishing a firm foundation to cultivate the town’s self-sustainability. Among the tasks, improving resident abilities is something the community puts above everything else. Though the result may not be visible, the community is putting forth a lot of effort on improving the resident abilities through resident-led projects and village learning centers. As the Project progresses, these projects and learning centers will aid in building an infrastructure as well as providing more opportunities for the residents. Throughout the process of planning and running the program, many of the infrastructure as well as providing more opportunities for the residents. Throughout the process of planning and running the program, many of the infrastructure as well as providing more opportunities for the residents.

Haebangchon has started to be a cornerstone of a town of arts and culture which was supported by people in town because markets, culture, and Seoul have supported the development of the town.

Expected Outcomes

- Installation of an arcade
- Repairing of the drain and paving road
- Providing a shelter and fire protection system
- Regeneration Support Center
- Exhibition and knit workshop for place to work
- Study room for kids
- Various platforms for individual entrepreneurs and artists.
- New markets

Project Strategy

To develop a center of creating jobs for young people and art workshops to improve the environment of markets new market around Haebangchon

- Installation of an arcade
- Replacing of the drain and paving road
- Providing a shelter and fire protection system

Making a base for community to provide public facilities

- Exhibition and knit workshop for place to work
- Study room for kids
- Regeneration Support Center

Promoting and vitalizing the local economy by creating themed streets

- Paving road by granite stone
- Providing an observatory and making themes
- Recording facilities

A simple dream of a young craftsman

I’ve moved here since 2016, because I liked the area encompassing Gyeongbokgung-gil Road, Itaewon, and Namhan. I rented my place out in the middle of the area. I don’t think I can really see the population or traffic increasing, but I like the changes happening here. I’m thinking about working together with owners of cafes, bookstores, and workshops near my workshop. Then there must be more visitors here. I just want this rent rate to be maintained for young craftsmen and artists like me.
A strong community redesigns the village culture

Imagine a town with aged low-rise residential building, a street where sidewalks and car roads can’t be distinguished – this, a rather dire picture of a town is the current situation of Amsa-dong. The Historic Site of Amsa-dong, which 140,000 people from around the world visit annually, is not fully utilized to its potential despite its true worth. Likewise, though Amsa-dong had many valuable assets, including environmental, human, industrial, and cultural resources, the inability of adequately utilizing each of the resources as well as connecting and combining each of the resources has not only halted the development of the area, but seriously prevented future possibilities. This is the very reason of the beginning of the Amsa-dong Urban Regeneration Project; through the Project, Amsa-dong will be restoring the area within the area that had been cut off, as well as connect and combine necessary elements to facilitate growth and enhance competitiveness of the area.

The residents of Amsa-dong began the Project with improving living conditions. Considering the higher ratio of families with younger couples and preschool children in the area, the unsafe road conditions where cars and pedestrians are haphazardly jumbled must be improved as soon as possible to prevent accidents. To solve this problem, pedestrians priority sidewalks are created, and surveillance cameras and LED security systems are replaced to create a safer, calming town. Streets named “Comfortable Way” are created to provide spaces enabling residents, including the elderly, to rest whenever they need.

Even after the Urban Regeneration Project has concluded, many different efforts to vitalize local communities are being considered and are underway for a sustainable, continuing regeneration and development of Amsa-dong. Shared by eight different communities, “the Community Garden” in Amsa-dong is a space for diverse activities to build up and support the community. Such activities include cooperative childcare, baking classes, youth meal sharing, and free clinic and food bank for senior citizens who live alone. Also, an Anchor Facility projected to be completed in 2018 will be equipped with performance stages, a shared kitchen, workshops, and resident conference rooms, and will become a base for the local community. Especially, a cafe for the elderly will be on the first floor of the building, serving to stabilize the life of the senior citizens.

To restore the local economy, more projects including a village farm, youth food trucks, and revitalization of Amsa Market are also in progress according to the Project schedule.

The “Historic Site of Amsa-dong”, one of the greatest assets of Amsa-dong, will be connected with a “Prehistoric Trail”, a trail with stories of the historic site. This trail is created by expanding pedestrian walkways while minimizing vehicle traffic, and such a change will provide a comfortable experience for the visitors as they experience the stories of the prehistoric era as well as enjoying the robust culture within the historic site.

After all, every single one of the residents wanted one thing: a safe village in which to live with a better living environment. The town had what it takes to accomplish the goal in every aspect, except they did not have the means to communicate. However, now thanks to the Urban Regeneration Project, the town is able to find the means to communicate effectively to solve problems for a common good. The locals are now able to exchange opinions and thoughts on an issue in the community conference room, improve their abilities through education program, and cultivate communities with people sharing same goals. The Project even enabled the locals to experience urban farming while they raise crops in a rooftop urban farm, as well as receiving relevant education.

As the Project goes on, the residents of Amsa-dong are realizing the transformation of the town, experiencing the joys of community, and discovering the true worth of where they belong. Now, everyone is putting forth their best effort to make this place a better, happier place for everyone.

Interview with Dr. Lee, Amsa-dong Youth Table Community

Young generation standing in the middle of regeneration

Since I was born and raised here in Amsa-dong, I have always been interested in doing some valuable and meaningful works for my community. I’m in charge of the Youth Table after I found out about the Urban Regeneration Project. The Youth Table has started from young people who eat alone, and the young people decided to gather, cook food and eat together. After that, there has been a platform preparing for a learning program. It was possible for us working together. I’m not sure about Youth Table after I found out about the Urban Regeneration Project. The Youth Table has started from young people who eat alone, and the young people decided to...
Regeneration of Residential Areas - Seongsu-dong

Creating a happy town where workplaces, resting places, living spaces and communities exist in harmony

Seongsu-dong

For past 60 years, Seongsu-dong has been a coveted semi-industrial district located in northeastern part of Seoul, continuously offering jobs to the locals. However, there have been a notable decline of city along with the decline of local businesses such as handmade shoes, and aged city facilities and lack of infrastructure made the living condition of the city worsen, as well as gentrification being intensified in the town at the same time. Though the town has many issues at hand, people in Seongsu-dong are dreaming of creating a happy and warm-hearted town as they are led by the Seoul Urban Regeneration Project.

Seongsu-dong is one of the most popular parts of Seoul these days. The change began from the change in local industry, as well as economic change caused by such industrial change. Along with the traditional industries of Seongsu-dong including handmade shoes industry, the new influx of IT companies to the area has provided stable job opportunities to mid- to lower-income people. Also, as 80 and more social enterprises, cafes, workshop, and galleries are established around Seongsu Forest, these places became venues to communicate with the local community, and began to attract people from outside of the community as well. Seongdong Win-win Urban Center, which is a recently completed anchor facility, will be a pilot facility to encourage local participation in the local community as well as to strengthen resident abilities by providing education and spaces for discussion. Also, Naram Sharing Center, a facility that will be completed in 2018, will be operated by the local resident union, and equipped with cafe, bakery, restaurant, conference rooms, and spaces for elderly. When the Urban Regeneration Project concludes, the space will be the venues for businesses by the local residents. The residents will make profits while running businesses from the abilities that they have acquired up to the point from the Urban Regeneration Project.

The idea of regeneration was unfamiliar for me when I first heard about the word. So I attended classes and schools to study about regeneration. As a result, I’m proud of suggesting 250 items for future projects, and making the town better on our own. Redevelopment and rebuilding would bring us new things, but these will not keep the present. Because of that reason, regeneration is the perfect way to preserve our life here as we develop our town, so that we can pass it over to our next generation. Still, there are many low-income people and small business owners in Seongsu-dong, but I hope that those people will not be ignored and be able to thrive in the town through the regeneration project.

Regeneration Academy as well as diverse programs offered to the residents, the committee strives to strengthen resident abilities and the connection and unity among existing local communities. Especially diverse resident-led projects including creating archives with local characteristics, sharing of local resources, creating unique sidewalks and streets, and providing more cultural opportunities for the underserved local populations have given the locals a chance to discover and develop local resources and solve problems on their own, and motivated them even further for the fruition of the project.

As the local community’s effort for regeneration continues, the City is engaging in improving the living condition of the residents through the Urban Regeneration Project. Changes include the renovation of lower bridge pillars connecting Seongsu and Tukseom Stations, improvement of back alleys safety and environment and constructing a circular bike lane connecting Seou Forest and Hangang River bank. Also, workplace revitalization will be accomplished by a project creating an industrial innovative space using a container box, occupied with unique spaces including a Social-Fashion School, a Re-Up Workshop and a Youth Innovation Center. Moreover, using the local culture, the streets of Seongsu-dong will be repainted with vibrant, unique colors, including the Handmade Fashion Street, Living-Culture Street, Innovation-sharing Street and Diesel Train History Trail. Such changes will provide many interesting things to enjoy for the locals and the tourists, and are expected to contribute to the vitalization of the local economy.

Especially, Seongdong Win-win Urban Center, which is a recently completed anchor facility, will be a pilot facility to encourage local participation in the local community as well as to strengthen resident abilities by providing education and spaces for discussion. Also, Naram Sharing Center, a facility that will be completed in 2018, will be operated by the local resident union, and equipped with cafe, bakery, restaurant, conference rooms, and spaces for elderly. When the Urban Regeneration Project concludes, the space will be the venues for businesses by the local residents. The residents will make profits while running businesses from the abilities that they have acquired up to the point from the Urban Regeneration Project.

Three years since the Urban Regeneration Project began, many great accomplishments during the time were made possible with careful planning and the fervent effort of everyone involved: the citizens, small business owners, creators, social enterprises, and everyone else. With the hope of leaving no one behind due to an unintended aspect of the development, every single member of the community has put forth a great deal of effort. Such efforts, including projects for protecting existing industrial ecosystem as well as an integrated restoration of the community, was done to turn Seongsu into a town where everyone can prosper and live happily. Though the Urban Regeneration Project will conclude eventually, the journey of searching for the special worth unique to Seongsu-dong through an abundance of local resources will continue for the bright future of Seongsu-dong.

Interview

Ha Neun-ju (President, Seongsu Urban Regeneration Committee)

Sharing, positive changes, to regenerate

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Regeneration of Residential Areas - Seongsu-dong

Community revitalization

•Continued communication and implementation of opinions from local residents, employees of local industry and businesses, socioeconomic entities, and artists
•Strengthening resident abilities and expansion of direct participation of residents through resident-led projects to create a basis for sustainable change
•Establishing community union and resident committee to enable locals to lead the urban regeneration process

Integrated regeneration

•Regenerating work to active local business environment -Improving quality of life to improve town atmosphere -Using local resources to develop culture and art, creating local culture experience tour route -Building the Seongdong Win-win Urban Center and Naram Sharing Center

Upgrading local business

•Integration and combined sponsorship of local industries including handmade shoes, local businesses, IT industry, and social enterprises
•Fusion of businesses in Seongsu-dong, constructing spaces for industrial innovation -Constructing an experience tour route connected with resources from nearby area

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Expected Outcomes

•Actualizing urban regeneration led by the Seongsu-dong community
•Creating special value for Seongsu-dong and revitalizing commercial activities using various local resources
•Constructing safe town to rebuild environment

Regeneration of Residential Areas - Seongsu-dong

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Project Strategy

Commodity revitalization

Regeneration of Residential Areas - Seongsu-dong

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Regeneration of Residential Areas - Seongsu-dong

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Regeneration of Residential Areas - Seongsu-dong

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Regeneration of Residential Areas - Seongsu-dong

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Regeneration of Residential Areas - Seongsu-dong

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Regeneration of Residential Areas - Seongsu-dong

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Regeneration of Residential Areas – Sinchon-dong

A rising town bustling with the youth and their vitality

Sinchon is a place of romance and youthful passion; it is a home ground of young college students, a hideout for younger students admiring the college lifestyle, and a good old place that brings back the memories of youth for the middle-aged. The universities are still in Sinchon, but the atmosphere of the area was becoming more desolate as the college students began to focus on preparing for employment and have less social life, causing the once-flourished businesses to move out. As the town became older, the dreary atmosphere worsened, and it seemed like Sinchon will be forgotten for good even by the students and youth in the area.

But as the City selected Sinchon as one of the pilot area for the Urban Regeneration Project, the opportunity to turn this around has arisen. The local residents, business owners, universities, students, local activists and government office gathered for the makeover of Sinchon, and concluded that increasing the activity of the younger population in the area by reinvigorating the old town center would be the solution to the problem. For this Project, the locals created a resident committee, and strengthened the community by planning and executing a variety of resident-led projects. Such projects include local photography exhibitions, street beautification and festivals as well as local websites, and these projects served to positively change the people’s opinion of the area. Also, creating the Sinchon Community Space provided spaces for local business owners’ conferences, resident committee meetings and student seminars. Another meaningful project aimed to restore the student culture of the Sinchon area was the Open Campus Project. The Project involves providing open courses to the students with cooperation of each schools in the area.

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Project Strategy

- Restablish the reputation of Sinchon as a heart of youth culture in Seoul; facilitate local economy by attracting more visitors
- Establishment of a system of mutual support and aid by restoring trust among schools, students and local communities
- Improve living condition and facilitate businesses in the area by improving conditions of streets and alleys

Expected Outcomes

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- Establishment of a system of mutual support and aid by restoring trust among schools, students and local communities
- Improve living condition and facilitate businesses in the area by improving conditions of streets and alleys

Finding identity of Sinchon again by hands of people in town

I was born and raised here in Sinchon, and I’m even running my own business here. But I can’t find the culture that I experienced and enjoyed when I was in my teens, 20s, and 30s. Sinchon used to be a melting pot with music, theater, publication, and multiple cultural contents. I hope Sinchon once again will be famous for its robust cultural contents. I believe the urban regeneration project’s role will be crucial to make Sinchon a great cultural place again as the project created bases for networks which organize relationships to build merchant association, youth group, culture group, university students groups. This year, the relationship among the groups were strengthened. We’ve built the faith that we could make the best happen when we are working together. It was the best for us.
A haven of villagers dreaming of a happy life ever after

Since the opening of Hangangcheolgyo Railroad Bridge in 1937, Sangdo-dong became a gateway for the Gangnam area opening up to Seoul. People would gather around Guksabong Peak, forming a town located in current Sangdo 4-dong. In the past, Sangdo-dong used to be a new, rising residential area south of the Hangang River with increasing population and an expanding town until the 1960s. However, Sangdo-dong was excluded from development plans while Gangnam area was developed, and being one of a few places that did not go through the large-scale rebuilding and redevelopment throughout Seoul. Sangdo 4-dong gradually began to decline due to the declining town economy, aging residential buildings, and general aging of population as the younger population left the area. Especially, the geographic condition of the area became the primary reason that prevented the further development of Sangdo 4-dong, including hills and uphill roads with average 8° slope along with Guksabong Peak, and the narrow alleys and low-rise buildings in the area further complicated the matter. Though the population of Sangdo 4-dong was 1.7 times the average population of Seoul’s residential area, the area had the highest urban decline index in Dongjak-gu due to the previously mentioned obstacles. However, when Sangdo-dong was selected as a pilot district for the Urban Regeneration Project on December 26, 2014, budgets have been secured for many relevant projects for regeneration as well as revitalization of the area and the people, and even with expectations of changes to come. In this process, the most crucial thing was to create resident committees to create plans for town revitalization by encouraging residents to willingly participate. During the process, Sangdo 4-dong revealed to have really positive conditions compared to the degree of obsolescence of the town. It is the fact that the residents are still actively continuing to live on, and that the residents have such a strong will to revitalize this town into a healthy and safe community as well as to restore the town economy. Since a big portion of residents lived in the area for a long period of time, the residents had a strong sense of community and unity. The town had 26 different community activities going on already, and the residents had higher interest in the Urban Regeneration Project of the town. As the Urban Regeneration Project of Sangdo 4-dong commenced in 2015, a resident committee was organized, public hearing and discussion of the projects, resident-led projects and suggestions for such projects were activated through the committee. Now, 13 primer projects sponsored by the City, as well as other projects supported by Dongjak-gu and the City are currently in progress in the town. Projects include improvements in sidewalks and signs in Doksabae Market to provide basis for town economy regeneration, and opening of “You & I Sangdo Community Space,” a community space for the locals, that has facilitated education, meetings, and other community activities of the villagers. Moreover, message signs that also serves as nighttime light sources were distributed throughout the alleys to ensure safety throughout the village, and repairing and opening the graveyard site of Grand Prince Yangnyeong is almost over, as an effort to utilize this local historic asset. Another exciting change to come is that the Resident Multi-purpose Culture Facility will be completed soon and be utilized as a central part of the town community activity, and other resident-led projects to improve resident conveniences, including installing more safety facilities in needed areas, creating rooftop garden, and road renovation to ensure pedestrian and parking convenience are currently underway to bring about beneficial changes to the people’s life. Using the Urban Regeneration Project as a leverage, Sangdo 4-dong is looking for a suitable model for economic independence and striving to improve resident abilities to vitalize the town economy. As they go on this Urban Regeneration Project, the residents hope that they will be able to enjoy a safe and happier life longer in the area. Through the Project, Sangdo 4-dong will again become a place attracting people to come and live, as they find hidden gems in the town.

Project Strategy

Creating a safe town – Create a safe playground and street parks • Create a town safe for children and the elderly • Create a town where children and the elderly can live happily

Creating an eco-friendly, “Green” town with history and culture • Create a community facility by opening up the graveyard site of Grand Prince Yangnyeong to the public and educate tour guides among the residents • Create a themed historic trail by using local historic and cultural resources: Connecting the graveyard site of Grand Prince Yangnyeong and Guksabong Peak • Transform the town into an eco-friendly, energy-conserving village by promoting installation of solar energy panels and village farms

Walking tree ecology and community • Vitalizing businesses in streets / establish and operate street cafes for residents • Create anchor facilities to support community activities, such as children’s activity, resident conference and counseling, and performance halls, etc. • Strengthening resident abilities by establishing resident unions and supporting resident-led projects

Expected Outcomes

• Completion of resident-led integrated regeneration: in social, economic, cultural aspects
• Securing safe and better living conditions
• Facilitation of local economy by creating Community Shared House for the youth population and history-themed trail

Interview

Park Young-ran (Member, Sangdo 4-dong Resident Committee, Dept. of Safety)

The town to be transformed by the will of the locals

I lived in Sangdo 4-dong for my whole life, for 56 years. I’ve seen the decline of the town myself, so I have high hopes for the Urban Regeneration Project. Our town has many advantages for the Project; a mountain nearby creates a cozy living environment, and the graveyard site of Grand Prince Yangnyeong is also an asset to the town. But above all, the residents are very enthusiastic and willing for the change, and since we know everyone in the town, the town’s unity is the best asset that we have. I’d say we still have the characteristics of traditional local community in this area, too. We are expecting that the town would become livelier as the declined areas are further developed and new residents are introduced to the town.
The village with stories for each and every streets, as the neighborly love flows within

Jangwi-dong was already an old town. However, the Urban Regeneration Project received attention as the only one alternative to bring back the value of Jangwi-dong, because the village had deteriorated for over 10 years without any significant change. The Regeneration Project since 2015 brought forth the needed change in Jangwi-dong, making the village newer, safer, and happier.

The purposes of Urban Regeneration Project in Jangwi-dong were to make a good residential environment, to facilitate communication among residents, and to vitalize the town economy. The Regeneration Project developed along with the primordial project, which are projects sponsored by the City government, as well as projects sponsored by Seongbuk-gu’s local governments. Among the Project objectives, improving the residential environment was considered to be the most urgent task. To make such improvements, streets become safer and more convenient, and the town was reconstructed in an eco friendly way. Also, the regeneration focused on providing public facilities and amenities for residents. Especially, the aged residential building remodeling sponsored by the City is now actively in progress to improve the quality of life while preserving the unique character of Jangwi-dong; these characteristics include a higher ratio of detached houses as well as the Historical mixture of richer area and common residential area. Besides, residents became the designers of the towns to decorate walls in streets with their old pictures, paintings, or sculptures. It will be the “Street gallery” of Jangwi-dong. Also, they’ve created flower gardens in streets to make a cozy and charming atmosphere. Moreover, installation of water bank/storage tank and solar panels transformed the town into a more eco friendly one than before.

With “Three neighbors can make a change” as the catchphrase, Jangwi-dong is trying to facilitate communication among the residents. There are projects stemmed from the catchphrase, such as repairing-resident’s house, flea markets, Jangwi Music Festival, soap craft, and other opportunities to experience traditional culture and play games, as well as making Jangwi Swaem Street (Street gallery), etc. to boost local participation in the entire Urban Regeneration Project of Jangwi-dong.

Moreover, activities to create a community where the neighbors are closer, and to strengthen the resident abilities, the plan to renovate the House of the architect Kim Joong Up, which is located in Jangwi 1-dong, into a Multi-purpose Welfare Cultural Park at the site of Kim Joong Up’s house.

Jangwi-dong is quite different from other districts that are subjected to Seoul Urban Regeneration Project in terms of its conditions. Since Jangwi-dong is one of the main residential districts established after the Korean War, the district has diverse remnants of the past times such as the size and types of the residential buildings. Therefore, the renovation of Jangwi-dong is primarily focused on improving the living conditions of the residents and cultivating resident communities, rather than vitalizing the economy. Therefore, instead of building new buildings and developing the area reckless, the residents prefer preserving the present living area and focusing on making the village safer and more convenient, attracting more people to continue living in Jangwi-dong. It should be noted that this would be a great example of residential renovation that accentuates the merit of the unique character of Jangwi-dong, where different lives of the residents coexist, interwoven. Other advantages of the Jangwi-dong are the influx of many new residents wanting to live in Jangwi-dong for the long term with the cancellation of the Jangwi New Town Project, as well as the new possibility of improving the region’s value while the existing and new residents live in harmony.

Even now, the residents are comfortably raising children, happily living with the family, and gathering wise ideas to make this happiness a lasting one as they live on.

Project Strategy

Improving residential environments
• Creating a safe and convenient sidewalks and themed streets
• Creating an eco friendly town with implementation of urban agriculture and renewable energy
• Creating more facilities for locals such as cultural spaces primarily for the younger population as well as multi-purpose public parks

Residential culture: Communication
• Providing roots for cultural enjoyment: by making efforts such as creating a Multi-purpose Welfare Cultural Park at the site of Kim Joong Up’s house
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Vitalizing town economy
• Improving environment of Janggok Market to vitalize the local economy
• Establishing CIC (Community Regeneration Corporation) to carry out the management of the whole town

Regeneration of Residential Areas - Jangwi-dong

The life with neighbors: Communicating and coexisting for the village

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interview

Kim Young-uk (Jangwi-dong Resident Project Participant)

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Regeneration of Residential Areas - Changsin & Sungin

A happy village with a variety of historic resources

The “Top-of-the-Nil Market” that opened in Naksan Children’s Park, “Aly neighborhood meeting,” where the locals played instruments and performed on stage, “Playground Transformation Project,” where children voiced their opinions in the transformation, and “Everything Arts Festival...” these funny names are the events that went on in Changsin-Sungin Area through resident-led planning and execution. There were 104 resident-led projects for the last four years, and 1,155 locals participated in classes provided in the Village School. The residents of Changsin-Sungin Area showed a great deal of support and participation for the Urban Regeneration Project as this area was the first area for which the Seoul New Town Project was canceled. The sudden cancellation caused agony to residents as they went through difficult times. For that reason, the beginning of Changsin-Sungin Urban Regeneration Project was somewhat different from other places. Instead of following and producing results from what the city has roughly decided according to the blueprint, the residents took complete control of the Project by discussing and deciding everything on the project, such as the direction, methods, project details, and even continuation of the projects through the resident committee. Though such autonomy might have been difficult for them without having a government directive, the residents had faith that they would be able to bring out results that they desire as they gain more experience, and that the experiences to execute such projects would become an important basis for maintaining the change of the local community even after the Project was completed. Such initiatives and enthusiastic participation were made possible by the residents’ love for the town; instead of trying to making the town appear nice to the outsiders, they focused on improving the actual living condition of the town that affects the residents. By making such improvements, the residents wanted people to stay and live in the town even after two or three generations. Many meaningful changes have been made in this Changsin-Sungin Area, encompassing four different Dong districts. First, a Shared Resident Facility was established for each Dong to provide spaces exclusively for the local citizens. Among these facilities, a small café within Pak Nam June Memorial Museum is run by locals that have a great deal of interest in coffee. The café is providing comfort to the people visiting the town from outside, and serving as a salon for the local residents. Also, a construction project for Seoingg History Museum in 647 Alley, where more than thousand sewing factories are gathered, was added right next to the Donggangsan Market, in is progress to show its past history as a leading place of Korean apparel and textile industry. In addition, the project involving creates a sculpture carved with the names significant to the industry to appreciate the master tailors and seamstresses as well as to bring a sense of pride to the master craftsmen. Also, a space where anyone can become an artist, the Changsin Creative Workshop has diverse programs to redefine daily lives as works of art. These programs include handicraft classes such as drawing, crafts and pottery, woodwork classes, and sewing class that allows the visitors to create common items and clothing. Being sponsored by Jongno Foundation of Arts and Culture, the resident committees in charge of managing the workshops. Moreover, to introduce the town for the outsiders wondering about the Changsin-Sungin Area of its robust local resources, the town has educated tour guides, and currently fourteen guides are serving the outsiders in their tour program. Since the establishment of the CRC, about 300 outside travelers experienced this tour program. During the Urban Regeneration Project of Changsin-Sungin for the past three years, the residents’ abilities have improved greatly, showing visible changes. In addition, the CRC is working hard to facilitate the local economy and create a basis for a virtuous cycle that would benefit the residents and the region altogether.

Expected Outcomes

- Continues urban regeneration of the Changsin-Sungin area through Changsin-Sungin Community Regeneration Co-op (CRC) and create jobs and profits through the changes
- Strengthen resident abilities & improve living condition
- Vitalize community culture in the area

Regeneration of Residential Areas

Project Strategy

Promoting pilot projects such as establishing a base for residential regeneration
- Create Anchor facilities including shared facilities
- Create tourist trail of the village
- Create safe sidewalks

Establishing a system for resident-led, sustainable regeneration after the pilot projects
- Establish a resident-led organization for the Regeneration Project, a CRC (Community Regeneration Corporation; Changsin-Sungin Community Regeneration Co-op)
- Establish the residents for the specific aspects of regenerations, such as establishing a village corporation

Promoting the area as a landmark for the cultural regeneration of the residential area
- Formulates a basic plan to create the cultural area as a landmark
- Promote and hold an International Design Competition for the area

Since Changsin and Sungin Districts were designated as New Town Development areas, the areas were abandoned over 10 years without necessary repairs and maintenance, causing a great deal of inconvenience to the residents. When the areas were excluded from the New Town Project, the residents were extremely disappointed on top of the inconvenience that they were already feeling. However, when the area was chosen as one of the pilot areas for the Urban Regeneration Project in 2014, the flame of hope was rekindled. The residents are now able to do many more things through diverse, resident-led projects and town learning centers, and the people in Changsin and Sungin are taking their first steps to happiness as the villages are being restored to create a better living environment.
Guro Industrial Complex, which was formed in the mid to late 1960s, was the very symbol and the starting point of Korean economy growth. However, the Industrial Complex declined during the 1990s due to industry restructuring and increased factory relocation. As a result, the city decided to recreate the Guro Industrial Complex as an area that fits into the new industrial trend, creating G-Valley that exists now to effectively stall the decline.

Town right across the street that shared the prosperity of the Industrial Complex, however, could not escape the declining fate. As the area was selected for the New Town Development, the development and repair of the town was stalled altogether for 20 years. But then, the sudden exclusion of Garibong from the New Town Plan left Garibong deteriorating for all this time.

In addition to the conflict among the residents over the redevelopment of Garibong, the conflict among the locals, Chinese Koreans and immigrants who settled down in the area after the establishment of diplomatic ties with China worsened Garibong’s situation even to the point that people would worry about something would happen at any moment.

The Garibong area is not the only thing that’s stuck in the history; the old workers lived together in harmony, where everyone is important and significant for the town’s happiness – it will be a village of people, culture, and more hope.

While I was continuing my studies in Seoul, it was always sad to see the Chinese Koreans and immigrants with each other. They settled and live in Korea, and will also be a base to spread Chinese culture as well as teaching Chinese language. Though such activities can be beneficial to the community, however, the ultimate goal of the Regeneration should be the elimination of any misunderstanding among the ethnic groups in Garibong as the residents strive and think about better ways to make Garibong into a happier place.

Garibong is a proud heritage, multi-ethnic populations living in harmony, and a safe, and stable place. Garibong is now being transformed into a place where the residents can be united under a same goal. In order to solve the problem, the Urban Regeneration Project is focused on improving resident abilities and strengthening the community through resident-led projects and classes offered through Regeneration schools. Moreover, shared community spaces such as parking lots and parks are newly created and repaired to improve the appearance of aged town, and the roads and sidewalks are repaired to ensure the safety of residents.

In addition, creating anchoring facilities is one of the most important projects in the Regeneration Project. By establishing anchoring facilities, the town is establishing an independent town economy as well as a venue for local residents’ communication and education.

Currently, these anchoring facilities are secured by purchasing old “Beehives,” a shared living space of Guro Industrial Complex workers, and remodeling them. The Beehives have a high historic and cultural worth as is; but by hosting exhibitions, local resident conferences and events on “Culture Wednesdays,” the value of the facility is being enhanced. In these anchoring facilities, not only the events mentioned earlier, but other activities including resident-led sewing classes are strengthening the community already. After completing the remodeling of the facility, many facilities including guesthouses, culture exhibition & performance stages, educational facilities, boxed lunch cafés, and the Korea-China Culture Institution, teaching the Chinese language and culture, will welcome the visitors.

Garibong’s streets are giving hopes to the locals because of the coming change. The Uma-gil, the primary business district of Garibong, will be a shared living space of Guro Industrial Complex workers, and remodeling them. The Beehives have a high historic and cultural worth as is; but by hosting exhibitions, local resident conferences and events on “Culture Wednesdays,” the value of the facility is being enhanced. In these anchoring facilities, not only the events mentioned earlier, but other activities including resident-led sewing classes are strengthening the community already. After completing the remodeling of the facility, many facilities including guesthouses, culture exhibition & performance stages, educational facilities, boxed lunch cafés, and the Korea-China Culture Institution, teaching the Chinese language and culture, will welcome the visitors.

Garibong is a living witness of the industrialization era of contemporary Korea, and is now a town that embraces multi-ethnic population. The change of Garibong intended by the Urban Regeneration Project begins by telling stories of old Seoul in the town, progresses by facilitating the local communities and the improvement of resident abilities, and concludes by breathing in vibrant new colors in the streets of Garibong, where the time has stopped at the industrialization. Now, the true worth of Garibong as a witness for the history of contemporary Seoul and Korea will be regenerated with the Urban Regeneration Projects in the form of strengthening local community and resident abilities as well as facilitating tourism and local economy.