

## 도시 내 공공건축물 저층부 및 외부공간 개선방안 연구

Making Better Public Buildings : Ground Floor and Open Space Issues

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# Making Better Public Buildings : Ground Floor and Open Space Issues

SUMMARY

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Nowadays, public buildings for residents' everyday life, such as daycare centers, kindergartens, community centers, libraries, sports centers, and health centers, are increasing. Public buildings not only function as spaces for providing public services but also serve as a core for the community, enhancing the quality of daily life and vitalizing the community. The ground floor and open space of public buildings must be easily accessible and conveniently used by anyone. The government is promoting various policies to improve the quality of public buildings. However, in South Korea, the importance of public buildings is recognized, but more discussion of its planning direction is needed. The purpose of this study is to diagnose the present conditions of the ground floor and open space of public buildings, to investigate the problems, and to derive the improvement direction.

In Chapter 2, we focused on the importance of the ground floor and the open space of public buildings in the city and set the planning direction. The ground floor and open space of public buildings form a continuous public realm and

access space connecting public spaces and buildings. Public building ground floors and open spaces are entrances of the building, also spaces for citizens to communicate with each other.

Analyzing related studies, UK public space policy, and the principles of good public space of Project for Public Spaces, five indicators for public building ground level and open space planning were derived; Accessibility, openness, connectivity, occupancy, and participation.

In Chapter 3, we analyzed the status, usage and user satisfaction of the ground floor and open space of 12 public buildings frequently used by residents. The survey results are summarized as follows; Citizens often use the ground floor and open space of public buildings as their resting space. Public buildings built since 2010 were planned to be pedestrian-friendly. But there are many problems. First of all, the buildings are generally placed in the inner corner of the parcel without facing the street and there is a level difference at the entrance, making it difficult for people to access. In terms of openness, most public buildings are internally oriented so that the interactions between internal space and external space are very limited. In many cases, the exterior space of public buildings serves as parking lots and vehicle access roads, which threatens pedestrian safety and impedes connectivity. Although many public buildings have rest areas, they are not used by people because they are located remotely or in poor conditions. Most of the exterior space was a car space, so there was not enough space for people to stay comfortable. Most ground floors and open spaces of public buildings were spaces for passive use, and programs for citizen participation were lacking.

As a result of the survey on the use status and user satisfaction, the frequency of use and satisfaction of public buildings and the time of stay were high, and it shows that the public buildings functioned as everyday living spaces. However, the fact that the satisfaction with occupancy is the lowest among the five indicators shows that public buildings are not actively used as social activity spaces such as leisure, rest and communication. There was a high demand for convenience facilities. In the survey, there was a high rate of opinion that the

number and type of amenities should be improved to improve the occupancy. In terms of openness, many commented that the opening time of facilities should be increased.

In chapter 4, the system and plans related to the construction of the ground floor and open space of public buildings, and the problems in the process of creating public buildings were examined. The results show that there is a lack of consideration of public building ground floors and open spaces in the current legal system and plans, especially in the planning and construction process.

In the current planning system, the open space is not treated as an essential part, and the integrated approach for the public realm is lacking. Although the Urban Management Planning Guidelines, the Implementation Standards of Public Facilities, deal with public transportation and pedestrian access, there are no specific standards for site planning and building design. In the district unit planning guidelines, the ground level and open space of public buildings are not considered as planning targets. In urban management plan, district unit plan, landscape plan, urban regeneration strategy plan, urban regeneration revitalization plan, the principles of accessibility, openness, connectivity, occupancy, and participation are presented, but they are not realized as physical plans.

In the absence of planning for the public realm, public building ground floors and open spaces are created as a result of architectural design in building sites. The ground floor and open spaces are not treated as important spaces in the construction of public buildings. They were designed only according to parking lot design standards, design guidelines for the disabled, and crime prevention design standards. Even when the resting place and spaces for activities were planned, the plans often changed or cancelled during the construction.

Chapter 5 presents the directions and tasks for improving the ground floor and open space of public buildings. First of all, the policy and planning directions should be reoriented, centering on the community and people. Next, the ground floor and open space should be set as important planning targets. The ground floor and open spaces of public buildings are not the subsidiary spaces

surrounding the buildings. Lastly, the ground floor and open space should be recognized as essential elements that constitute the public realm of the city, and an integrated plan for the public realm should be established.

According to the three directions, we presented future tasks related to the establishment of the public realm plan, setting the direction, reorganizing the system to create the ground floor and open space for people-centered public buildings, improving public building construction and management procedures, and promoting space improvement projects.

First, integrated plan such as public realm plan, block plan, and the ground floor plan is needed according to the dimension such as district, parcel, and building. Second, to create a place for people, planning requirements are readjusted to enhance accessibility and connectivity. Third, the existing standards that impede accessibility, the openness of the ground floor and the open space of public buildings should be reviewed. Fourth, the ground floor and open space need to be taken into account in the building process. Fifth, improvement projects can be implemented. We can remove the steps to improve access or remodel the ground floor of public buildings to improve the amenity. In certain circumstances, the open space of the public buildings can be renovated to create an animated civic square.

In-depth studies should be followed to implement the tasks proposed in this study. To institutionalize public domain plans, block plans, and ground floor plans, their contents and operating systems must be studied. Conditions for mitigating parking lot standards would also need to be more precise. The budget criteria for creating open spaces for public buildings are also subject to future studies.

**Keywords :**

public building, ground floor, open space, accessibility, openness, connectivity, occupancy, participation, public realm plan