

지역 맞춤형 공공건축 복합화 실행 모델 개발을 위한 실태조사 및 정책 개선 방향
Policy Implication on Mixed Use Public Buildings for Community Facility

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1. Introduction

Recently, the demand for local community facilities with educational, cultural, and social welfare purposes has been on the rise and greater emphasis has been placed on the importance of public architecture as the center of community exchange for local residents. In existing urban areas, however, it is difficult to provide such facilities in enough quantities, due to high prices and lack of availability of land. In such cases, attempts are being made to utilize the available land more efficiently, by mixing various uses and centralizing public services. Despite various policy efforts, homogenous project means and procedures, institutional limits and lack of expertise together prevent making the most of such mixed-use public facilities. Therefore, this study implemented a survey of factual conditions and sought policy improvements, in order to make better use of public assets and to provide public services of better quality.

2. Analysis of Current Mixed-Use Public Facilities Developments

A comprehensive analysis of nationwide mixed-use public facilities developments was executed. By utilizing the building registration information on “Sewoomtuh,” the online architectural administration services system, information on a total of 173,381 properties constructed on 106,124 lots of land was extracted as the analysis target, which then was categorized by the types of combination of uses—vertical, horizontal or overlapped. Of all mixed-use public facilities, the uses of 18,036 properties were vertically-mixed, being the most common type, while

horizontal and overlapped combination types amounted to 21,109 and 4,105 properties, respectively. In urban areas, these mixed-use public facilities were mostly large-scale, vertically mixed buildings that are constructed as multi-use community facilities on smaller footprint, whereas in non-urban areas they appear with higher Gross Floor Area and in higher quantities that are sparsely distributed.

To analyze policy trends and realized projects related to mix of uses in public architecture, news articles and policy reports dating from 2000 were put together, from which a few cases were selected and studied. Consequently, it was found that the number of actual mixed-use development projects has been on the decline, although more policy improvements and project assistance were being offered. This is due to the failure to find common ground between economic feasibility and public interest, as illustrated by the fact that such projects, which were invented to overcome the limitations of public financing, required greater investments compared to development of conventional, individual facilities.

3. Survey on Mixed-Use Public Facilities

Through a factual survey and analysis on major cases of mixed-use public facilities, reflection of local demands and conditions and the legitimacy of development process were reviewed to draw problems and boundaries of mixed-use public facilities developments. The study selected 12 facilities that belong to different categories based on the types of mix of uses and the locational characteristics. The difference in the actual uses and programs between the 12 cases was not significant. However, while various programs were being run at those with better location and accessibility, others with less accessibility appeared to have incompetent programs and spatial design that led to low usage. Users preferred facilities with high accessibility, and demanded appropriate building uses and programs that reflect the local character.

This study also identified problems in project delivery and operation stages of such facilities through interviews with ordering institutions and operation managers. Several complications were revealed in the financing of these projects and the work relations between associated entities. The analysis points to the fact that, as a major drawback, each facility heavily depended on the Central Government both

administratively and financially, while multiple maintenance and management entities deprive of the chance for an integrated management. The analysis also indicates that the lack of dedicated task force and field experts has an influence on the direct management of the facilities.

4. Direction for Improvement of Mixed-use Public Facilities Policies

The research proposes the following policy improvements in order to alleviate the difficulties and complications in development and operation of mixed-use public buildings.

- 1) Develop phased execution guidelines that each participating entity can follow
 - 2) Establish an assistance system for reinforcing the planning of mixed-use public facilities development projects
 - 3) Expand the participation of private sector for diversification of project delivery methods
 - 4) Adopt a continuous operation and management system
 - 5) Monitor the development process continuously from public architecture's standpoint
- Create a cooperative system between participating entities

5. Conclusion

To deliver mixed-use public facilities developments that respect local character, the following inducement policies are needed. Mixed-use public buildings must meet the three goals of being economically feasible, truly public in nature, and reflective of the local needs. To achieve these objectives, a thorough understanding and detailed review of the development process must precede. Based on the basic requirements for mixed-use public building developments – one location, multiple uses, and continuous space – the procedure and other major considerations must be made concrete. The procedure must include, among others: analyzing local demand and determining appropriate uses based on the analysis results; selecting location that simplifies obtaining public services; deciding the project delivery method that suits the given conditions; creating design strategies for continuous spatial planning.

Keywords : mixed use public buildings, community facility, public service