

# 민·관 협력을 통한 노후 공원 재정비 및 관리·운영 방안 연구

Improving the Quality of Decrepit Urban Parks  
through Public Private Partnership

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Summary

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After the COVID-19 outbreak, the number of visitors to urban parks has skyrocketed. Many citizens who want to relax and take a walk in an open space with a relatively low risk of infection headed to the park. Parks are more valuable than ever as social infrastructure to overcome urban crises and disasters. Central administrative agencies and local governments need to reflect this reality and establish and implement policies to improve park services quantitatively and qualitatively.

Urban parks that were intensively built during the period of economic growth in the 1980s and 1990s entered the stage of physical and functional aging. Parks, which account for about 32% of the total number of urban parks, have passed more than 20 years since their creation, showing problems such as poor plant growth, damage to facilities, and vandalism. Policies should be taken to improve the quality of old park services and to continuously manage them. While the financial independence of local governments are lowering, there is a limit to solving the decrepit park problem with the efforts of local governments. While securing tax revenue is expected to become more difficult due to a decrease in population, it is necessary to actively seek ways to improve the quality of decrepit park services through public-private partnership.

Japan, which experienced the decrepit park problem about 10 years ahead of us, revised the Urban Park Act in 2017 and introduced a Park-PFI system to solve the problem. The Park-PFI is a “private business operator that maintains park facilities such as decrepit promenades and plazas by utilizing the benefits arising from the installation and operation of profitable facilities that contribute to improving the convenience of park users such as cafes and restaurants. Based on Japan's Park-PFI, this study aims to improve the rapidly increasing quality of service for decrepit parks in Korea, propose a Korean-style Park-PFI as an alternative to continuous management and operation, and present concrete measures to implement projects.

The main findings are as follows. First, in terms of the quality of the decrepit park service, the quality of the physical space environment, the level of program operation, and the diversity of facilities, the decrepit park group, which has passed more than 20 years after its creation, is evaluated to have a relatively low quality level compared to the relatively recently established park group.

Second, the local government-led park policy is difficult to flexibly accommodate the socially demanded functions of the park, and there are restrictions on securing resources and organizational structure, so it is necessary to introduce a public-private partnership system for maintenance, management and operation of decrepit parks.

Third, Japan's Park-PFI system was compared with the domestic public-private partnership park-related system. According to the analysis, Japan's Park-PFI system is different from the domestic system in that it is possible to maintain the physical space environment by utilizing private capital, install and operate park spaces and facilities with high levels of design quality and contents, create benefits from a long-term perspective for both local and private sectors, and provide financial support from the central government.

Fourth, the concept of the Korean Park-PFI proposed in this study was defined as "a system that allows the installation of profit-generating park facilities such as cafes and restaurants that enhance park attraction and convenience for visitors to improve the quality of park services, and selects operators who utilize the profits generated from the facilities to carry out the maintenance of public

interest-promoting park facilities such as walkways and plazas in the surrounding areas." As a way to improve the relevant regulations for the introduction of the Korean Park-PFI system, "relaxation of park facilities installation area regulations," "relaxation of park facilities location regulations," "relaxation of park facility site area regulations," "relaxation of occupancy permit periods," "allowing outdoor business" and "allowing private childcare facilities."

Fifth, the Korean Park-PFI project was applied as a pilot targeting 3 decrepit neighborhood parks in Bupyeong-gu(Seyeong Park, Sageun Park, and Bupyeong Park). The results of the survey on local residents and the analysis of the current situation inside and outside the park were reflected, and a pilot application plan was prepared in connection with the design studio of the department of landscape architecture at Hankyung University.

Sixth, as a result of analyzing the economic feasibility of the Korean Park-PFI pilot application project, it was found that Seyeong Park and Sageun Park had project feasibility from the perspective of private businesses, and Bupyeong Park had no project feasibility. In the Korean-style Park-PFI system, it is necessary to select the park to which the system is applied, and set the direction of the competition, taking into account the location of the park, the use of the surrounding area, and accessibility to public transportation. It was found that local governments could secure some of the resources for maintenance, management and operation of decrepit parks through the revenue of usage fees and park environment maintenance and management expenses (0.5% reduction of annual sales) obtained through the Korean Park-PFI project.

**Keywords :**

Decrepit Urban Park, Public-Private Partnership, Park-PFI, Park Performance Assessment Tool(PPAT)