

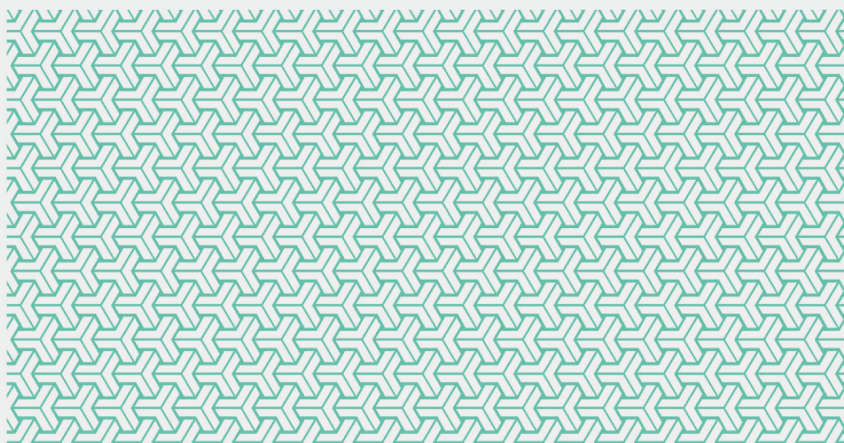
이용자를 고려한 공공건축 조성방안 연구 : 리모델링 사업을 중심으로

Public Buildings in Consideration of Users
: Focusing on Remodeling Projects

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The “Act on the Promotion of Building Service Industry,” which is the only existing law that defines public buildings, stipulates that public institutions should endeavor to realize the public values of buildings. The relevant legal system has prescribed the procedures public institutions, including national and local governments, should follow, as well as the reasonable way of selecting experts. However, there is a limitation to restricting the realization of public values in public architecture to the fairness of the providers, and the importance of improving the publicness produced through the interactions between the providers and users has increased.

In response, the National Public Building Center has taken a user-centered approach since 2021 to present plans that correspond with the project types with a focus on the role of the providers. The center researched public sports centers and community service centers in 2021 and 2022, and in 2023, aimed to present public engagement plans with a focus on remodeling projects. The scope of research was limited to remodeling (substantial repair, partial extension of buildings, and alterations). This study examined current plans for remodeling projects set by national and local public building centers and their user-friendliness based on the recent system and policies related to remodeling in Korea. Major case studies that considered users were identified and the planning process was analyzed in detail. In addition, key directions and policy implications for considering users in public building remodeling projects were presented.

In Chapter 2, laws, administrative rules, local regulations, and guidelines related to remodeling were examined, and current policies and projects were analyzed to identify the characteristics. Media reports and expert discussions were also reviewed to explore critical issues around remodeling.

Various legal systems, including the current “Building Act,” provide definitions of remodeling and stipulate related details. In most cases, the law states that buildings can be remodeled to prevent deterioration or to improve functions and that the scope of remodeling is limited to substantial repair, extensions, and alterations). The remodeling policies and projects can generally be divided into three categories. First, remodeling is needed to improve the facilities and functions of deteriorating buildings. Second, remodeling is required to reorganize the space due to changes in its function. Third, remodeling is done to dispose of buildings’ former functions and assign new ones. Furthermore, media reports (38 in total) and expert discussions (28 in total) on remodeling also

showed that the time is ripe to stipulate the process of public engagement in remodeling projects and discuss various participation methods and their effectiveness.

Chapter 3 analyzed the status, characteristics, and user-friendliness of remodeling plans for national and local public building center projects that have completed the preliminary review.

On the national level, this study analyzed 767 projects implemented from 2014, when the preliminary review was launched, to March 2023. On the local level, 74 projects implemented in 2022 were analyzed. In the case of the National Public Building Center, the number of remodeling projects is on the rise. Most remodeling projects on the national and local levels focused on education and research facilities, and in terms of size, many of the projects were planned with a land area of 10,000 square meters or with a gross floor area ranging from 1,000m² to 3,000m². Design proposal competitions were common for national projects, while most local projects were planned through general design competitions.

One hundred four of the projects that passed the preliminary review of the National Public Building Center were completed, and nine involved public engagement. Considering the scope of the remodeling policies and projects, the most common projects concerned “improving the facilities and enhancing functions of deteriorated buildings.” Participating users were mainly residents, and most participation methods involved surveys and interviews with individuals and random people, and public hearings.

Drawing on the cases of public building remodeling from Chapters 2 and 3, an in-depth analysis of how the users participated in the projects was conducted in Chapter 4. The study was conducted on Kim Young-soo Library at the Jejubuk Elementary School and the Teachers’ Residence at Jeongnam Elementary School as cases of “improving the facilities and functions of deteriorating buildings.” Bucheon Art Bunker B39 and Mapo Oil Tank Culture Park were selected as examples of “disposing former functions of buildings and assigning new functions.” The analysis framework was established by differentiating the user types, as well as the types and methods of participation, based on the cases presented in Chapter 3. Significant implications were drawn through case-specific literature reviews, interviews, and stakeholder consultations.

The case study showed the leading agent's significant role in managing and supervising the project comprehensively and collecting continuous feedback. In addition, differences among the cases were found in the scopes of the projects and the conditions and changes for public engagement in the early stages, which confirmed the importance of establishing a system for each stage of the project considering these factors. Most importantly, this study found that this is the time to go beyond establishing formal procedures at certain stages, such as the design consultation stage, and strengthen each actor's cooperation and competencies by considering the building's operation from the beginning.

Future directions, strategies, and policy agendas for considering the users in public building remodeling projects, that is, public engagement in public projects, were presented in Chapter 5.

The direction proposed in this study differentiated engagement procedures and methods based on the conditions of the initial users. This study presented five stages as the strategies for implementation. In Stage 1, the scope and conditions of users should be examined. The continuity and possibility of change in the initial engagement types of the users should be envisioned in Stage 2, and in Stage 3, engagement methods that will fit each type should be applied and implemented. Public engagement takes place in Stage 4, followed by organizing in consideration of the engagement of participating organizations in Stage 5.

Policy agendas presented in this study included preparing guidelines for creating user-friendly public buildings, revising major plans related to user consideration and introducing a monitoring system, and revising survey items regarding user consideration in the application form for preliminary reviews and project guidelines.

Keywords :

Public Building, Remodeling, User, Participation