

# 국외출장복명서

기 간: 2019. 2. 17 ~ 2019. 2. 20

출장지: 일본 도쿄

출장자: 안예현

## I. 출장개요

1. 출 장 지: 일본 도쿄

2. 출장기간: 2019년 2월 17일(일) ~ 2월 20일(수) (3박 4일)

3. 출 장 자

소속	직급	성명	비고
국토연구원	책임연구원	안예현	

4. 출장목적

- 우리 원과 세계은행(World Bank)은 도시재생 공동워크숍을 일본과 한국에서 개최함(도쿄 3일, 서울 3일, 2.18-2.23). 일본에서 진행되는 공동워크숍 세션 참석을 세계은행으로부터 요청받아 워크숍 참여
- 세계은행 TDLC(Tokyo Development Learning Center)와의 네트워크 강화 및 개도국 교육 연수 경험 공유
- 워크숍 참여국가와의 네트워크 구축 및 도시재생 분야 지식공유를 통한 향후 협력사업 발굴

## II. 출장일정

일정 (요일)	출발지	도착지	업무수행내용	접촉예정인물 (직책포함)
2월17일 (일)	인천	도쿄	(16:00) 김포 출발 (19:00) 도쿄 도착	
2월18일 (월)			(9:00-18:00) 공동워크숍 참석 (Day 1) - 이론: 도시재생 개요 - 주제 1: 도쿄의 도시재생: 관련법과 방법 - 토론 1: 각 국의 도시재생 계획과 조정 - 현장답사	
2월19일 (화)			(8:30-20:00) 공동워크숍 참석 (Day 2) - 토론 2: 각 국의 도시재생 계획과 조정 - 주제 2: 공공자산의 전략적 도시재생 활용 - 주제 3-4: 공원과 공공공간을 통한 도시재생 - 현장답사	- 각 국 도시정책 관련자: 6개지역 11개국 (약 30명) - 세계은행 지역 TTL 및 TDLC (약 30명)
2월20일 (수)	도쿄	인천	(9:10-17:00) 공동워크숍 참석 (Day 3) - 주제 5a-c: 산업용지의 재설정 및 재개발 - 현장답사 (20:00) 도쿄 출발 (22:30) 김포 도착	

### III. 수행사항

#### 1. 국토연구원-세계은행 공동워크숍 개최 배경 및 목적

- 세계은행 TDLC\*에서는 **Technical Deep Dive** 워크숍을 통해 개도국 공무원, 선진국 전문가 및 세계은행 직원 대상 지식교류 실시 중
  - 아시아, 중남미, 아프리카 등 총 6개 지역 11개국 공무원 및 정책결정자 30명(세계은행 지역 TTL 및 관계자 포함 60명) 참여
- \* TDLC(Tokyo Development Learning Center): 세계은행 산하 교육기관(일본, 도쿄)
- 본 워크숍은 한국과 일본 도시재생 정책 및 사례 소개와 현장견학 실시를 통해 양 국가의 도시재생 정책수립 방향의 비교체험 가능
  - 참석자들은 일본(도쿄) 3일, 한국(서울) 3일 일정 참여 후 종합토론을 통해 액션플랜 수립
- 한국과 일본의 도시재생 정책 및 사례를 통해 참가국들의 도시재생 정책 수립 시사점을 제시
  - 참가국 이슈 공유를 통한 컨설팅 및 협력 후속사업 발굴방안 모색

#### 2. 국토연구원-세계은행 공동워크숍 도쿄 세션 수행사항

- 강의 및 현장 답사 세션 참석을 통한 도시재생 지식 공유
  - 도시재생의 필요성 및 국제사회 동향
  - 일본 도시재생 분야 국제협력 사례 및 향후 협력방안
  - 일본 민관협력 도시재생 이행사례 및 시사점
  - 미국 대도시의 도시재생 이행사례 및 시사점
  - 한국 공공자산 활용 도시재생 이행사례 및 시사점
- 국토연구원-세계은행 공동연수 향후 발전방안 논의
  - 한국 서울 버전의 **GoGame** 개발 가능성 논의: 주제, 답사지 후보, 안전 확보방안, 장단점, 예상되는 문제점
  - 한국의 정책 및 사례 소개 자료집 발간 논의
  - 본 원 방문 시 국제협력 관련 교수법 전문가 특강 논의

○ 토론 세션 참석을 통한 참가국 협력사업 수요 파악

- Shift & Share 형식을 통한 각 국의 도전과제 및 정책방향 공유
- 각 국 현안에 대한 토론

국가	도시재생 관련 현안
인도	AP주 수도 이전 관련 창조적 재원 조성방안 및 지가 상승 문제 대응방안
카메룬	도시화에 따른 무계획적 개발 대응방안
말라위	소수의 개인이 도심 내 토지 소유, 개발이익 환수방안
보스니아	도시개발 관련 민간자본 유치방안
팔레스타인	관광객 증가에 따른 재정 부담, 정치적 상황으로 인한 세수 부재 및 원조 감소
말레이시아	폐농지 정부와 시민사회의 조직적 대응, Trust Fund 활용 및 정부 역량강화 방안
카자흐스탄	알마티시 신 마스터플랜 수립. 계획 이행방안
온두라스	도심 과밀 대응 및 노점상 이주 방안
세르비아	과도한 개발압력으로부터 도심 공유지 보존 방안
우루과이	슬럼 거주민(총인구의 13%)에 대한 마스터플랜 수립 후 이주계획 집행방안
이집트	비공식 주거지 문제 및 계획 간 정합성 문제 대응방안
남아프리카 공화국	인종 간 지역분리 대응 사회적 포용 증진 및 민간재원 활용 재개발계획 이행방안
중국	경제성장 둔화로 인한 기존 개발계획 재원 조성 및 활용방안
아프가니스탄	정치적 불안정에 따른 도시재생사업 활성화 및 폐기물 통합관리를 위한 민간 재원 유치방안
베트남	신역사 건설계획에 따른 신도심 건설 및 구역사 보존·재생방안



국토연구원-세계은행 공동워크숍 도쿄 세션 사진

## [부록1] 영문 프로그램



### Technical Deep Dive on Urban Regeneration

February 17-23, 2019

Tokyo and Seoul

#### Executive Summary

Almost every city has neighborhoods and sites that have become disinvested or otherwise underutilized. Such areas can contribute to blight, reduce a city's attractiveness and livability, detract from its economic base and competitiveness, and marginalize certain residents. A key challenge for city leaders is how to revitalize these underutilized areas and, in so doing, unlock these sites' latent value and contribute to the city's fiscal, social and environmental sustainability. Drawing on recent research by the World Bank on successful cases of urban regeneration as well as experience of selected cities in Japan, the Technical Deep Dive (TDD) on Urban Regeneration brings together representatives from cities in World Bank client countries to exchange experiences on planning, financing, and implementation of urban regeneration projects. Participants include practitioners and decision-makers from World Bank client countries, Task Team Leaders (TTLs), and experts from Japan and other countries who will share experience, challenges and solutions related to regeneration of urban areas.

#### Focus

The goal of this week-long Technical "Deep-Dive" is to enhance city decision-makers' knowledge and technical capacity to implement urban revitalization initiatives, particularly with respect to identifying viable business models for implementation that can also maximize the government's economic and policy goals. The program will provide a conceptual and practical overview of (a) the real estate development process, including discussion of how real estate market dynamics affect timing and feasibility of potential projects; (b) how to incorporate real estate market data into government decision-making regarding land use planning and release of public sector land for development; and (c) applying these concepts and skills to ongoing urban regeneration initiatives.

The program will explore Japanese, Korean and global examples of governments' strategies to spur regeneration, including cases focused on urban regeneration catalyzed by: development or relocation of **government assets**, construction of new **parks and/or civic space**, and repurposing **former industrial sites**.

#### Organizers

The program is being organized by the Tokyo Development Learning Center (TDLC) in collaboration with Ministry of Land, Infrastructure, Transport and Tourism (MLIT) of Japan, Tokyo Metropolitan Government (TMG), Korea Research Institute on Human Settlements (KRIHS) and Seoul Metropolitan Government (SMG). TDLC supports and facilitates strategic WBG and client country collaboration with select Japanese cities, agencies and partners for joint research, knowledge exchange, capacity building and other activities that develop opportunities to link Japanese and global expertise with specific project-level engagements in developing countries to maximize development impact. The program is global in reach and thematically focused on urban planning, urban service provision, urban management, social development, land and territorial policy and municipal finance.

## Format

The program structure combines lectures, facilitated small group discussions, and structured local site visits to enhance participants' knowledge of policy and financing tools relevant to implementing urban regeneration.

Delegates will benefit from:

- Cutting-edge policy thinking and technical knowledge delivered through engaging learning sessions;
- Increased capacity to assess policy and regulatory frameworks across several sectors;
- Peer learning and networking through experience exchange sessions;
- Experimental knowledge exchanges through site visits;
- Opportunity to engage directly with Japanese and Korean stakeholders to learn innovative solutions and to identify areas of further collaboration and knowledge exchange;
- Access to follow-up operational support to assist in application of knowledge gained through the TDD



DAY 1 MONDAY, February 18 TOKYO					
Name of Session	Start time	End time	Description	Speakers	Moderators
<b>Breakfast and Registration</b>	8:15	9:00			
<b>Welcome and TDD Objectives</b>	9:00	9:30	Agenda Setting Welcome Remarks TDD Overview Icebreaker	Sameh Wahba Phil Karp Shin Tanabe	Dan Levine
<b>Framing Presentation:</b>	9:30	10:30	<p>This session will outline some of the major challenges experienced by participating cities (e.g., spatial form that constrains growth, need for increased infrastructure investment to support densification and connectivity) and will discuss how 'urban regeneration' fits into this story, along with the WBG's approach to support governments in improving economic and social return on investment from their urban land.</p> <p><i>Learning Objective:</i> Outline learning objectives for the week, and key takeaways that we hope to generate for cities; discuss the 'arc' of knowledge and how presentations will inform cities' understanding of components for implementing successful urban regeneration projects</p> <p><i>Format:</i> presentation followed by Q/A</p>		Valerie Santos
<b>Coffee Break</b>	10:30	10:45			
<b>Thematic Session 1: Contextualizing Urban Regeneration in Japan: Urban Planning Related Legislation and Methods</b>	10:45	11:45	<p>This session introduces participants to some of the core elements of urban regeneration in Japan and shares lessons learned in approaches to regenerate urban brownfields.</p> <p><i>Learning Objectives:</i> Provide understanding of the policy framework for urban regeneration in Japan as well as examples of practice</p> <p><i>Format:</i> Panel followed by Q&amp;A</p>	Yuko Okazawa MLIT	TBC
<b>Lunch</b>	11:45	12:45			

Client Challenges Presentation (2): Presentation on Urban Regeneration-Planning and Coordination	12:45	14:00	Each participating delegation will make a brief presentation about its current initiatives and challenges regarding urban regeneration. The intention is to get to know the challenges faced and actions taken by each participating country/city.  <i>Format: Shift and Share</i>	Phil Karp
Coffee Break	14:00	14:15		
Discovery Tokyo	14:15	17:45	Delegations will learn about Tokyo's urban development via an engaging gamification experience.  <i>Format: GoGame</i>	Phil Karp Haruka Imoto

DAY 2 TUESDAY, February 19 TOKYO					
Name of Session	Start time	End time	Descriptions	Speakers	Moderators
Coffee and Network	8:00	8:30			
Go Game Debrief and Day 1 Reflections	8:30	9:00			Phil Karp
Introducing Day 2 Program	9:00	9:05		Valerie Santos	
Introduction to Action Plan and TDLC Operational Support	9:05	9:30		Dan Levine Yuko Okazawa	
Client Challenge Presentation 2: Presentations on Urban Regeneration	9:30	10:45	Participating delegations will make a brief presentation on their current initiatives and challenges regarding urban regeneration. The intention is to get to know the challenges faced and actions taken by each participating country/city.  <i>Format: Shift and Share</i>		Shin Tanabe
Coffee Break	10:45	11:00			
Thematic Session 2: Catalyzing Regeneration through Strategic (re)Positioning of Government Assets	11:00	11:45	<i>Learning Objectives:</i> Using case studies, show how cities can spark urban regeneration through development or repositioning of government assets  Case Study: Urban Regeneration catalyzed by Central Government	Bob Peck, Gensler	Valerie Santos

			Building (Kasumigaseki Common Gate Project)		
			Format: Presentation + Q&A		
Thematic Session 3: Catalyzing Regeneration through Parks and Public Space	11:45	12:30	Learning Objectives: Using case studies, show how cities can spark positive economic and social impact through strategic investments in parks & public space	Candace Damon, HR&A	Valerie Santos
			Approaches to Urban Regeneration Projects in Japan	Kunio Sakurai (Urban Renaissance Agency, UR)	
			Format: Presentation + Q&A		
Thematic Session 4: Catalyzing Regeneration through Parks and Public Space	12:30	13:15	Learning Objectives: Using case studies, show how cities can spark positive economic and social impact through regeneration involving parks and public space	Jesse Blout, Strada	Valerie Santos
			Format: Presentation + Q&A		
Lunch	13:15	14:15			
Case Study and Site Visit – Focus on Downtown Regeneration	14:30	17:30	Kasumigaseki Common Gate (TBC) Oshinari Park / Tokyo Sky Tree	Satoru Mifune (UR)	
Bus ride to TDLC	17:30	18:00			
Group Dinner	18:00	20:00			

DAY 3 WEDNESDAY, February 20 TOKYO					
Name of Session	Start time	End time	Descriptions	Speakers	Moderators
Coffee and Network	8:30	9:00			
Introducing Day 3 Program	9:00	9:10			
Thematic Session 5a: Repositioning of former industrial sites	9:10	10:00	<i>Learning Objectives:</i> Using case studies, show how cities can spark positive economic and social impact through repositioning of former industrial areas, brownfields	Leila McKenna	Valerie Santos
			<i>Format: Presentation + Q&amp;A</i>		

Thematic Session 5b: Redevelopment of former industrial sites, led by public sector	10:10	11:15	<p><i>Learning Objectives:</i> Through case studies, identify the distinct incentives and requirements of public and private sector stakeholders and how those incentives/ perspectives affected approach to implementation and project success</p> <p>Policy tools to enable brownfield regeneration (Case of Tokyo Metropolitan Government)</p> <p><i>Format:</i> Brief presentation; Panel discussion</p>	Jesse Blout Candace Damon Bob Peck	Valerie Santos
Coffee Break	11:15	11:30			
Thematic Session: 5c Redevelopment of former industrial sites, led by private sector	11:30	13:00	<p><i>Learning Objectives:</i> Through case studies, explore what is different about privately-led urban regeneration, and the role of cities in creating an enabling environment for successful regeneration that achieves the public sector's policy goals.</p> <p>Case Study: IHI Corporation and Toyosu Regeneration Project</p> <p><i>Format:</i> Brief case presentations followed by Panel discussion</p>	Jesse Blout Candace Damon Leila McKenna	Valerie Santos
Lunch	13:00	14:00			
Case Study and Site Visit – Focus on Downtown Regeneration; Roles of value capture	14:00	17:00	Toyosu (Redevelopment of former shipyard)	IHI Corporation (TBC)	
Travel to Seoul	17:00	22:30	NH 867 (HND 20:00 – GMP 22:30) or OZ 1035 (HND 20:05 – GMP 22:35)		
Bus ride to Hotel in Seoul	22:30	23:30			

DAY 4 THURSDAY, February 21 SEOUL					
Name of Session	Start time	End time	Descriptions	Speakers	Moderators
Registration	8:30	9:00			
Welcome and Introduction to Seoul Program	9:00	9:45	<p>Welcome Remarks</p> <ul style="list-style-type: none"> <li>- SMG ("5)</li> <li>- KRIHS ("5)</li> </ul> <p>Introduction of Institutions</p> <ul style="list-style-type: none"> <li>- SMG <ul style="list-style-type: none"> <li>■ Introduction of Seoul City and International Cooperation Bureau ("10)</li> </ul> </li> <li>- KRIHS <ul style="list-style-type: none"> <li>■ Introduction of KRIHS and GDPC ("10)</li> </ul> </li> </ul> <p>Agenda Setting for Seoul</p> <ul style="list-style-type: none"> <li>- WB ("10)</li> </ul> <p>Group Photo ("5)</p>	<p>Hae Kyeong Lee, Director General of International Cooperation Bureau, SMG</p> <p>Hyun Soo Kang, President, KRIHS</p> <p>Eunjo Roh, Director of GUPD, SMG</p> <p>Yehyun An, Associate Research Fellow, KRIHS</p> <p>Sameh Wahba, Director, Urban and Territorial Development</p>	Phil Karp
Introduction	9:45	10:15	<p>Presentation (1): Overview of Urban Policy Transition in Korea</p> <ul style="list-style-type: none"> <li>- KRIHS ("30)</li> </ul>	Sehoon Park, Director of GDPC, KRIHS	
Coffee Break	10:15	10:30			
Overview of Urban Regeneration Policy and Practice in Korea	10:30	11:05	<p>Presentation (2): Urban regeneration policy in Korea</p> <ul style="list-style-type: none"> <li>- KRIHS ("35)</li> </ul>	Chang Gyu Choi, Professor, Hanyang University	
	11:05	11:40	<p>Presentation (3): Understanding Seoul Urban Regeneration</p> <ul style="list-style-type: none"> <li>- SMG ("35)</li> </ul>	Chang Yi, Research Fellow, The Seoul Institute	
	11:40	12:00	Q&A		
Lunch	12:00	13:30			
Site Visit 1	14:00	15:30	<p>Theme (1): Development or relocation of Government assets</p> <ul style="list-style-type: none"> <li>- <i>Seoullo 7017</i></li> </ul>	Confirmed (Interpretation)	
Site Visit 2	16:00	18:00	<p>Theme (2): Repurposing former sports complex</p> <ul style="list-style-type: none"> <li>- <i>Dongdaemun Design Plaza</i></li> </ul>	Confirmed (Interpretation)	
Welcome Dinner	18:30	20:00	<p>Hosted by SMG</p> <ul style="list-style-type: none"> <li>- Welcome Reception Speech</li> </ul>	Hae Kyeong Lee, Director General of International Cooperation Bureau, SMG	

DAY 5 FRIDAY, February 22 SEOUL					
Name of Session	Start time	End time	Descriptions	Speakers	Moderators
Coffee and Network	8:30	9:00			
Day 4 Reflections	9:00	9:15			Phil Karp
Presentation and Discussion re Online Solutions Platforms	9:15	9:45	Introduce Panorama development solutions online platform and get feedback from participants re new Sustainable Development and Resilience portal	Phil Karp Yuko Okazawa	Ellen Hamilton
	9:45	10:00	Introduce Urban SDG Knowledge Platform	Seunghyeon Han, Program Officer, CityNet	
	10:00	10:30	Discussion and Feedback		
Coffee Break	10:30	10:50			
Use of Technology In Urban Planning & Regeneration	10:50	11:30	Demonstration of Virtual Reality for Co-creating a streetscape  <i>Format:</i> Interactive group role-play and discussion	Jon Kher Kaw	Phil Karp
Further Collaborations with KRIHS and SMG	11:30	11:45	Next step collaborations with SMG	Donghoon Shin, Project Advisor, Seoul Urban Solution Agency (SUSA)	
	11:45	12:00	Next step collaborations with KRIHS	Yehyun An, Associate Research Fellow, KRIHS	
			<i>Format:</i> Presentation/ Q&A		
Lunch	12:00	13:15	Lunch		
Seoul Site Visit 3	13:30	14:30	Seoul City Hall Tour	Confirmed (English Tour)	
Seoul Site Visit 4	15:00	16:30	Theme (3): <i>Redevelopment of landfill site</i> - <b>World Cup Park</b>	Confirmed (Interpretation)	
Seoul Site Visit 5	16:45	17:30	Theme (3): <i>Redevelopment of landfill site</i> - <b>Sangam DMC</b>	Confirmed (Interpretation)	

DAY 6 SATURDAY, February 23 SEOUL					
Name of Session	Start time	End time	Descriptions	Speakers	Moderators
Action Plan Preparation	8:30	10:00			
Action Plan Presentations 1	10:00	11:15	Each delegation presents their action plan; comments from expert panel.		3 Panels; WB International Korea
Coffee Break	11:15	11:30			
Action Plan Presentations 2	11:30	12:45	Each delegation presents their action plan; comments from expert panel.		3 Panels; WB International Korea
Lunch	12:45	13:45			
Action Plan Presentations 3	13:45	15:00	Each delegation presents their action plan; comments from expert panel.		3 Panels; WB International Korea
Closing Circle	15:00	15:30	Reflection from participants on main takeaways and lessons learned		Phil Karp
TDD Closing	15:30	15:45	Closing Remarks - SMG  - KRIHS  - WB  Group Photo	<b>Hyekyoung Jang,</b> Deputy Director of GUPD, SMG  <b>Sehoon Park,</b> Director of GDPC, KRIHS  <b>Ellen Hamilton,</b> Lead Urban Specialist, WB	