



KRIHS Policy Brief

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Touristification and policy tasks regarding urban regeneration: Focusing on Bukchon and Seochon in Seoul

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1> There is a growing expectation on urban regeneration in the form of preserving local assets. However, the so-called 'touristification' is emerging as an important issue recently along with gentrification, which is defined as involuntary relocation of local residents during the process of urban regeneration in certain regions.

2> Seochon and Bukchon are the two exemplary models indicating successful regeneration of cities centering on tourism. Housing prices in the two locations have risen rapidly along with increasing demands during the period of 2000 and 2015, resulting in the decrease of housing stocks as existing residential buildings have switched into commercial buildings

3> As a surge in tourists flock to Seochon and Bukchon, the residential conditions were aggravated significantly including increasing noise and waste generation, invasion of privacy caused by forced entry of residential areas, and worsening parking situations

4>A lack of basic facilities to support comfortable living of local residents is another cause of worsening living condition, and which raises conflicts within the community due to increasing conflicts of interest, resulting in weakening of their community



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Policy proposals

- ① Develop a hybrid housing supply program that allows the provision of housing units, basic living facilities, housing service, and public spaces to the community for stable living and housing of residents in urban areas
- ② Provide programs to mediate conflicts of interest between residents, residents and shop owners as well as various types of community programs to improve stable living of local residents by revitalizing their communities
- ③ Establish programs to create basic living facilities in advance in areas where the settlement is expected to decrease due to urban regeneration activities
- ④ Utilize public rental commercial buildings to provide basic living facilities and provide programs to support small business owners