

## **Revitalization of Kanazawa through Historical Preservation-New Approach through Komachinami Preservation Program-**

Akihiko TANI & Tatsuo MASUTA

Kanazawa is known as one of the most attractive and livable cities. This is due mainly to Kanazawa's long-standing strategy to preserve historical environment and traditional culture. Kanazawa has led Japan's historic preservation effort by creation the first-in-the-nation preservation ordinance in 1968 and continued its drive to achieve its goal to become a truly historical city.

The most notable is the recent adoption of "Komachinami" Preservation Ordinance which aims to preserve and enhance small-scale traditional townscape. The ordinance has set up a subsidy program that helps residents of the designated districts to improve and rebuild their buildings and other exterior additions. As of 1999, eight districts have been designated. The program subsidized 80 cases and the design quality of designated districts has been improved significantly.

Komachinami Preservation ordinance is a manifestation of Kanazawa's urban development strategy by which the city would further enhance the image of historical Kanazawa and would deal with the city inner city problems and community development issues through the improvement of the living conditions of the built-up areas and the revitalization of traditional urban activities. Kanazawa can be a good model of urban regeneration for Japanese cities and a valuable example of historic preservation for Asian cities.

## **A study on the characteristics of scenic view and the civil recognition for landscape in a city with port -Focused on sloped street of Busan-**

Geumhong SEO, Chusaku YASUDA,  
Koichi MIWA & Shingo SUEKANE

In this research, the first focus on study is to search for the usage of urban waterfront area as the resource of cityscape. The second is to show the solution to bring back the identity of the city with port in citizens' daily lives. We selected Busan, the largest port in Korea as the object city. Firstly, we inquired the civil recognition on urban waterfront as an element of cityscape to citizens there. And investigated the cityscape characteristics of sloped street and the formation factor of scenic view of Busan. On the basis of the advanced research, finally we analyzed the characteristic of scenic view and cityscape recognition structure using SD method and Factor analysis.

## **Study on the Visual Impact of High-rise Buildings as Landmarks in the Urban Setting**

Wen Yue HO, Yoichi KUBOTA & Kiyotaka FUKAHORI

This paper introduces a method of how to measure the visual impact of high-rise buildings as landmarks in the urban setting quantitatively. The objective is to operationalize the term "visibility analysis", thus enabling architects city planners and urban designers to predict on how buildings as new urban elements can give an impact visually on the perception of the city's inhabitants due their location in the urban setting. Moreover, such a measure which is performance-based, will allow architects to coordinate building's design in the urban setting form, so that the users could find their way more clearly around the city (spatial orientation) and in order to create a more meaningful city. The measurement instrument is developed based on the conducted experiment with 17 subjects. Then using the data of the

experiment result, statistical method was utilized in order to arrive at the findings. In estimating the equation for visual impact prediction, the study limits the main factors of visibility indices affecting it to: Visibility Intensity, Gravity Centered Distance and Occupied Area as the independent variables. The Usage of the methodology is illustrated through an application using a developed 3D generated computer graphics urban setting model. The results were encouraging and showed a high correlation between the instrument measures and the subjects perception of visual impact. However, several limitations are present in the instrument and are discussed in the paper.

## **Estimating the Value of Landscape Visibility in Apartment Housing Prices**

Wang-Key LEE & Kyu-Shik OH

This study was conducted with the purpose of examining the value of landscape visibility, in relation to urban apartment housing in Korea. The focus of this study was to measure the impact of landscape visibility on apartment housing prices, as well as the relationship between various types of landscape resources and the corresponding prices for them.

In Seoul, apartment housing prices were extensively surveyed and landscape resources were identified in terms of mountains, the river, and openness. For data analysis, statistical methods including descriptive analysis, multi-regression analysis, correlation analysis, and analysis of variance (ANQVA) were employed.

The study found that landscape visibility had a strong influence in determining housing prices. There was also a significant relationship between pricing for landscape visibility, as well as various factors including the size of housing, the selling price, and the price per m<sup>2</sup>. For instance, in terms of size, the larger the housing, the higher the price for the landscape visibility. It was found that the added price for landscape visibility both in price per m<sup>2</sup> and in total selling price was about 6%. The selling price and the price per m<sup>2</sup> for the existence of landscape resources, from the most expensive to the least, were determined by: (1) the river, (2) mountains, and (3) openness.

## **Tourism Cooperation and Tourist Information Center among Municipalities**

Takeshi KAI & Takeshi CHISHAKI

The scramble competitions of tourists among municipalities brought about desirable situation for the industrial promotion in the regional area of Japan. And, the Japanese Cabinet approved the "Grand Design for the 21st Century " on March 31,1998. According to the national comprehensive development plan, the tourism is one of the important issues in sustaining regional development.

This paper aims at studying the tourism cooperation among municipalities and the allocation of tourist information centers, First, we classify the municipalities from characteristics of tourist's behavior in order to see the characteristics of tourism in Oita prefecture. And we use the data of the road traffic census to understand an active interchange of tourists between the municipalities in Oita prefecture, and examine the affective tourism cooperation between groups. Secondly, we study the central Kyushu area in order to consider the method of strengthening the connection of tourists in some prefectures. Then, we consider the allocation problem of the tourist information center as of the method of strengthening the connection of tourists. Analysis method uses branch and bound method of 0-1 programming problem.

## **Conservation Oriented Improvement Program of Living Environment in Historic Districts**

Fumihiko KOBAYASHI & Mitsuhiro KAWAKAMI

Under the circumstance that the main concerns of urban planning is shifting from new development to the

management of the existing human settlement, the development of a context based improvement method of human settlements is one of the keys in 'Creation of the New Attractiveness of the City'. The improvement project systems of living environment and design. Communities and local administrations in Preservation Districts for Groups of Historic Buildings have acquired the ability to organize these systems into a comprehensive conservation oriented improvement program of historic districts. In order to maintain the environmental attractions in more ordinary historic districts, the methods developed in pioneer districts must be generalized.

## **The Strategies of Cultural Development for Creating New Attractiveness of the Local Small and Medium-Sized City in Korea**

Jung-Ho KIM, Tai-Ok CHANG & Chi-Ho NAM

Because of the top-down styled and unilinear development of the local small and medium-sized cities in Korea during last lots of years the local small and medium-sized cities had lost their inherent attractiveness. They failed to develop many cultural resources which are essential elements to make them attractive or particular and to preserve some existing environmental character or quality or symbol. Therefore in the local small and medium-sized cities of Korea most of what we feel! To be real attractiveness of the city had simply vanished. For creating new attractiveness of the local small and medium-sized city it is necessary to utilize characteristic resources only the city has, especially cultural resources. This paper is to sketch the rationale for, and to suggest the strategies of, the cultural development that is at the heart of creating new attractiveness of the local small and medium-sized city in Korea. First, the attractiveness of the local small and medium-sized city is the power to attract people to live in or visit the city with interest or pleasure. It is generated by the characteristic which stands for city culture. Therefore it is important to develop the characteristic culture for creating its attractiveness, especially in the new age of information and ecology. Second, because the cultural resources are traditional and natural, which the local small and medium-sized cities in Korea have the strategies of the cultural development can be devised by the basic assumption that their cultural development have to be based on these traditional and natural resources. The key strategy of the cultural development involves the seamless fusion of art, culture, nature, and architecture, component elements of the city, through the mosaicking and networking the traditional and natural resources which only the local small and medium-sized cities in Korea have.

## **Comparison of the Effect of Railway Service Improvement on the Attractiveness of Cities in Korea and Japan**

Taekyoung JANG, Yoshitaka AOYAMA,  
Dai NAKAGAWA & Ryoji MATSUNAKA

The purpose of this paper is to compare how improved accessibility by railway affects land prices in two cities. We use the elasticity of land prices to explain the distribution of improvement effects in Seoul (Korea) and Osaka (Japan). Empirical results show that accessibility increases all over Seoul, but it increase only the area that transportation capacity increase in Osaka. While the elasticity of land price and the incremental ration of accessibility id high in he central business district of Seoul and Osaka, the incremental ratio of accessibility is not higher than the rest of Osaka.

## **A study on the creation of attractive new town by inhabitants' intention of nature: the case study of the park and greenery in Ilsan new town, Korea**

Yungmin KIM, Masanori SAWAKI & Kunihiro NARUMI

In order to solve serious housing problem in the capital city Seoul-Korea, several new towns have been developed around Seoul since 1989. In these new towns, the nature has been one of the important design concepts of attractive city. This study is based on the questionnaire survey for the inhabitants in Ilsan new town. Among these new towns around Seoul, it has the largest park and greenery that consists of two large parks, neighborhood parks, and children's parks. Jongbalsan Park, one of the large parks, retains much natural forest than the others. Around Ilsan new town, these are farmland and natural forest. We analyzed the inhabitants' intention of the nature about the park and greenery of Ilsan new town, and aim at recommending improved natural urban environment in the form of attractive park and greenery in the development of Korean new town in the future.

From the questionnaire survey, 5 types of inhabitants were classified through factor analysis and cluster analysis about the way of feeling nature on the park and greenery. They are 'all-round type' group (18.4%), 'large park type'(21.0%), 'natural forest type'(16.6%), 'average type'(38.4%), and 'apathy type' group (5.5%).

On preference level of the park and greenery, the 'large park type' group prefers created large park, but not neglected and cultivated vacant land. The 'natural forest type' group prefers Jongbalasan Park and the natural forest around the new town - where natural forest has been remained, but not paved Jungang square. On the case of feeling nature, the 'large park type' group feel nature when walking through forest around the new town - where natural forest has been remained, but not paved Jungang square. On the case of feeling nature, the 'large park type' group feel nature when walking through forest and looking at small animals, but not when cultivating farm produces. The 'natural forest type' group feels nature when walking through forest, looking at small animals and field, but not at cultivating plants and looking at flowers. About greenery environment around housing, the 'large park type' group doesn't concern for cultivating farm produces, and the 'natural forest type' don't concern for inhabitant of animals and fallen leaves.

As a result, in future development of new town in Korea, it is important to reflect inhabitants' needs about natural environment and to improve nature richly in greenery of new town as new attraction in urban environment. Around the new town, therefore, natural forest and field should be preserved. Inside the new town, natural forest should be conserved progressively on sustainable place, and the method to improve the balance coexistence between natural forest and artificial greenery should be considered.

## **Estimating the Benefit of Urban Planning Facilities by Contingent Valuation Method : The Case of Non-performing Park Areas in Seoul**

Moom, Kyung-Il & Yim, Chang-Ho

A number of urban planning facilities in many Korean cities, officially designated but not yet performing, turn out to be problematic: they not only infringe the property rights of citizens but also cause inefficient use of limited urban land. Municipal governments including Seoul Metropolitan Government, therefore, are about to employ a new policy: either purchase the designated-but-not-performing park areas or cancel the designation. But the policy should be thoroughly examined both to ensure the policy effectiveness and to reflect the citizens' preference in the course of policy making.

The purpose of this paper is two-fold: First, it aims at specifying the model of the households' benefit estimation regarding the designation and execution of urban planning facilities. The model is constructed through estimating the willingness to pay in terms of distance, preference and other households' characteristics. Second, through the application of the model to the case of Seoul, it also aims at revealing the households' benefit, and finally suggesting the policy implications.

Contingent Valuation Method is used to estimate a household's Willingness to pay. In addition, to avoid a bias problem, a double-bounded dichotomous choice method is adopted.

Revealed households' benefits by this model will facilitate rational policy making as well as developing policy tools. This model could also be extended to various facilities.

## **Timing of Redevelopment Projects in the Inner City Area and Policy Implications**

Urban redevelopment projects have great effects on not only the particular land use pattern in the inner city area but also the entire urban spatial structure. There is no doubt that some inner city areas, which are physically obsolescent and economically inefficient, need to be redeveloped in time and that the timing of redevelopment depends on the economic feasibility of a redevelopment project. This study aims at first, identifying the factors that affect the timing of redevelopment; second, finding their policy implications for proper intervention. The results of empirical study on the redevelopment projects in the inner city area of Seoul, Korea show that the policy measures which are designed to encourage redevelopment (e.g. lessening floor area ratio limits, tax exemptions, and etc.) and to secure functionality and publicity in redevelopment districts (e.g. permit requirements for public spaces) influenced significantly to the timing of project implementation. The results also show that the project completion in neighboring districts delayed substantially the implementation of a redevelopment project. Despite policy measures having substantial effects on the timing of redevelopment, their historically cumulative effects may tend to delay iteratively redevelopment projects on other remaining districts resulting in physically undesirable condition in the inner city area.