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Research Paper



Analysis of Spatial Production Theory for Brownfield Development around Yongsan Park

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ABSTRACT: This study discusses whether the space is suitable for the historical architectural method and Henri Lefebvre's theory of The Production of Space (La production de l'espace) to regenerate the U.S. military base as a new historical space. With the relocation of the presidential office to Yongsan, the Republic of Korea actively promoted the partial opening of the adjacent U.S. military base to the public. The area had beenoccupied by external military forces (Japan and the United States) for more than 100 years, forming a unique historical and cultural legacy. First, to preserve this space as a historical legacy in its regeneration as an urban park, it was compared to the historical architectural modification method of James M. Fitch. Second, we examined the relevance of Henri Lefebvre's theory of space production. Brownfield urban regeneration cannot consist of existing facilities and nature alone. It must follow the reproduction of the dominant space plan and design. Spatial practice and expansion can be achieved by reproduction and reconstruction that occurred through voluntary experiences. Furthermore, the study confirms that a historical and cultural heritage will have value when flexible policies such as civic participation are sought.

Keywords- Brownfield, The Production of Space, Urban park, Yongsan Park, Regeneration

I. INTRODUCTION

1.1. The Background and Purpose of the Study

The U.S. military base in Seoul, which was taken over by the Japanese at the end of World War II, continued as the place where Koreans were excluded from their territory for more than 100 years (Sung.2018). But a brownfield, a common name for U.S. military sites in many places, can be transformed into a green field to enhance its economic and recreational effect.

To transform the U.S. military base into a historical urban park, the Yongsan Master Plan, drafted by the Seoul Metropolitan Government based on a 2012 International Contest, is underway, and the "Yongsan Park" will be created against this backdrop (Seo, 2015). The Park is intended in part to revitalize the local economy by attracting tourists and residents.

This study explores the development of Yongsan Park based on Fitch's historical and cultural preservation and urban regeneration and the production of Henri Lefebvre's space.

1.2. Research Method

Yongsan Park Development Zone Comprehensive Basic Plan (2011) and Yongsan Park Design International Public Offering were examined to understand the basic plan to transform the brownfield of the former Yongsan U.S. military base into a Greenfield (2012). Yongsan Park Development Zone Comprehensive Basic Plan Change Plan (2014), and Yongsan Park Development Plan (2018) were also analyzed for additional data related to Yongsan Park (2012). The Yongsan Park Maintenance Area Comprehensive Basic Plan Change Plan (2014) and The Yongsan Park Creation Plan (2018) were also analyzed. In addition, a study of the temporary utilization of the U.S. military base in The Yongsan Park (2019), the final report on public discussion of The Yongsan Park construction plan, and the establishment of a public communication network (2020) were referenced. Furthermore, the Yongsan Master Plan created by the Seoul Metropolitan Government, based on the winner of the 2015 International Contest, was examined to see if it meets Lefebvre's spatial production theory.

II. THEORETICAL DISCUSSION

2.1 Brownfield

2.1.1. Definition of Brownfield

The concept of Brownfield came into use at the turn of the millennium in Britain (Donaldson, 2018) to describe the legacy of industrial retreat in many cities around the world and was used as a tool to revitalize industrial society through national projects, with the industrial heritage and idle space also being considered as Brownfield (Lee, 2016). The United States Environmental Protection Agency (EPA) defined Brownfields as sites of industrial contamination such as abandoned, unused, or environmentally contaminated areas (Tvrdon and Chmielova, 2021) (Chen and Yang, 2022). Brownfield regeneration has become one of the key measures for sustainable development as well as a strategic and regional framework with interconnected economic, environmental, and social elements (Masiero, 2022).

Elimination of Brownfield aims to improve public safety by reclaiming damaged and abandoned land and developing it to improve human health and the environment. Many countries, including the U.S. and the U.K., reinterpreted the paradigm of the national economy to make it future-oriented, developing a national land policy plan, and making Brownfield a big city goal through effective quantitative analysis (Choi and Na, 2014).

2.1.2. The Appropriateness of Extending Brownfield

Brownfield's continuity is a major challenge for urban planning and development, as it causes environmental destruction, economic decline, and further non-sociality, and it creates potential risks to human welfare and public health. Brownfield development indicates a site with considerable difficulty in redevelopment because it is expensive (Thornton, Franz, Edwards, Pahlen, and Nathanail, 2007), and environmental pollution removal is essential for recycling the site (Marincsak, 2018).

Brownfield's recycling is justified by De Sousa (2000) in three categories. First, environmental benefits include reducing development pressure on green fields, improving public health and public safety, restoring and protecting soil resources including groundwater, and restoring urban landscapes and overall environmental quality. Second, social benefits include the reduction of negative biases from urban regeneration and factors such as falling local real estate values. Lastly, economic benefits include the possibility of promoting investment, expanding local government finances, and further expanding public services from local (Choi, 2013).

2.2. Urban Regeneration

2.2.1. The Concept and Scope of Urban Regeneration

The term urban regeneration refers to spatial transformation into residential, commercial, and open types for social, economic, and cultural revival changes through maintenance projects (Evans, 2005). It refers to the act of making sustainable and long-term improvements in communities, industries, and regions based on economic, social, and environmental needs, such as bringing new life and vitality to the sick (LGA, 2000).

The scope of urban regeneration targets places--physical, environmental, industrial, economic, and social history-cultural-have declined in cities of all sizes (Kim, 2016).

2.2.2. Preservation of Historical and Cultural Properties and Urban Regeneration

Yongsan Park is an area with many historical structures that have traces of recent history. It is also a space where many topographical changes have been made over the years. Urban regeneration using history and culture that restores the appearance of buildings that have been altered to their original shape, based on historical evidence, is important to preserve and utilize resources along with social change. Therefore, urban regeneration using history and culture can be evaluated as an urban management strategy from the perspective of reflecting the social and cultural factors of the current era, away from focusing only on the traditional values of historical resources.

American historical architectural conservationist James M. Fitch classifies the interventions applied to original structures to preserve historical buildings (Choi.2005) The classification ranges from weak to strong. Reversibility, which restores the old, is a method of protecting architecture or using technological means to bring back the original components; Currently, it does not correspond to reversibility depending on the case of building repair (Chen, 2018). The difference in the degree of repair according to the size of the building is divided into (1) Preservation, (2) Restoration, (3) Conservation & Consolidation (4), Reconstruction, (5) Adaptive Reuse, (6) Reconstruction, (7) and Replication, which are clearly defined as follows.

Preservation	Managing current buildings and maintaining physical Managing current buildings and maintaining physical conditions with routine measures
Restoration	The act of returning a building to a physical state at a particular point in time
Conservation& Consolidation	To ensure the integrity of the building, large-scale construction work shall be carried out on the building from actual measures of the components and minor

	repairs.
Reconstitution	Reassembly of existing buildings in new or existing locations.
Adaptive Reuse	To adapt the building to accept new applications
Reconstruction	Re-create a lost building on its original site.
Replication	Accurately copy and construct existing buildings.
Fascism	Only the front of the historic building should be preserved, and the rear part should be newly constructed.

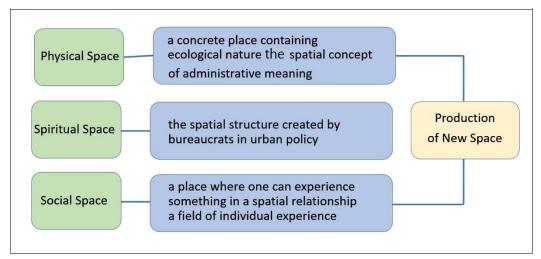
(Table 1) Conversation System for History Building (Carmona et al, 2009)

2.3. Production of Henri Lefebvre's Space

2.3.1. Space and Social Space

Lefebvre developed a theory of social relationships [Table 2]. In his "production of space," space is primarily divided into physical, mental (abstract), and social spaces (Lefebvre, 2019). Physical space refers to a specific place that contains ecological nature and also has a concept of space with administrative meaning. Mental space refers to the space structure created by bureaucrats when urban policies are established based on physical space. Social space refers to a place where individual experiences take place in the relationship between people and space.

This theory of spatial production presupposes an understanding of the concept of spatialization and social production. "Spatialization" is not only the physical arrangement of things but also the social behavior of humans and the spatial arrangement of everyday life (Jang, 2006). It is a concept that adds human social spatial imagination and perspective to the historical space. To analyze the space, including all physical, mental, and social aspects, all the elements are integrated into the production, and the practice of the space is carried out.



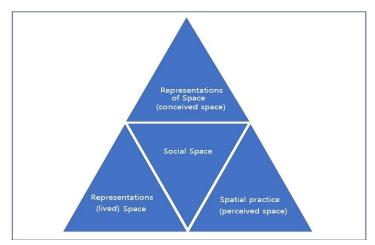
(Figure 1) Lefebvre's Social Relations-A Social Space

Lefebvre's theory of "Production of Space" is a core concept of three elements:

First, spatial practice refers to the physical production of space both through people's daily repetitive activities and through the exclusive use of space by the senses. All social networks linking individuals' daily activities to these activities "are all about production and reproduction, specialized places, and the sum of the spaces inherent in maintaining relative cohesion (Lefebvre, 2019)."

Second, the representation of space is an ideological space designed by scientists, planners, urbanists, and technical officials. In other words, scholars refer to geometrical spaces, and urban planners refer to spaces designed by them that are partitioned and arranged. It is a space that politicians and conservation planners think of and contains urban planning and spatial concepts that include plans to express the space through policy documents and preservation (Hansen 2013).

Third, representational space (lived space) is an empirical and experienced space. It focuses on mechanisms for conservation management while experiencing it through social interaction by residents and visitors alike. It is a space that gives symbolic meaning to space and place.



(Figure 2) Conceptual Schematic Design of Social Space in Lefebvre(Hansen, 2013)

In this study, the three processes of space production theory are evaluated from a dialectical point of view, and the proposition is that the interrelationship analysis among space expression, living space, and space practice in Yongsan Park starts by regenerating Brownfield through "development."

III. RESEARCH METHOD DEVELOPMENT OF YONGSAN PARK PROJECT

3.1. An Analysis of Space Regeneration in Yongsan Park

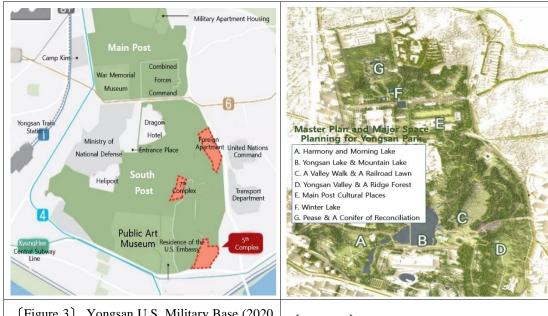
3.1.1. Case Selection Criteria

In this paper, the case analysis place is Yongsan Park. In time terms, this paper analyzes the area from its occupation by Japanese and American militaries to the announcement of the international open contest for a park design and the winner of Yongsan Park in 2015. According to this research purpose, Yongsan Park was classified into analysis scope and analysis content, as shown in [Table 2]. Currently, all U.S. troops have been moved to Pyeongtaek, and 90 percent of the former base buildings are currently uninhabited but partially remain on maintenance schedules.

Year	Name	Location/ Scale	Conservation Type	Analysis Scope	Analysis Contents
2022		Yongsan-gu 3 million m ²	Use after a partial replay	-Materials emergence reg	-Specific method that emerged during the regeneration process -Dialectical perspective of
2027	Yongsan Park		Full utilization after restore	space -Action space	regeneration and production of space -Changes in space production through the resurrected Yongsan Park

(Table 2) Lefebvre's Social Relations-A Social Space

The analysis criteria were compared and analyzed based on the Yongsan Master Plan (Yongsan, 2014) and the data from the Yongsan Park Maintenance Area Change Plan provided by the Ministry of Land, Infrastructure, and Transport in 2014.



(Figure 3) Yongsan U.S. Military Base (2020 Ministry of Land, Infrastructure, and Transport) Source: https://url.kr/zxr7q9

(Figure 4) Yongsan Park to be Newly Built **Source**: https://url.kr/zxr7q9)

3.1.2. Description of the Analysis Table

The first element of space production, 'space practice,' can be generally divided into two categories. Based on Fitch's spatial analysis table 1 (Chon 2018), buildings and common spaces were analyzed by combining them with the production of space.

This analysis examined which methods of redevelopment - preservation, restoration, facadism, and demolition - were used, and if "space practice" was achieved. From a theoretical consideration, spatial practice refers to the public space of a building (Chon 2018).

3.1.3. Analysis of Yongsan Park

3.1.3.1. Contents of Yongsan Park Project Promotion

Yongsan Park held a Yongsan Park Idea Contest in 2009 to suggest its future usage, and in 2014, a plan to change the comprehensive basic plan for Yongsan Park maintenance area was established so that Yongsan Park could be used by anyone as an urban park. In April 2012, the "Healing Park" was chosen as an international phenomenon design, and the Seoul Metropolitan Government is preparing a Yongsan Master Plan based on the design and plans to temporarily open the area with good preservation practices between 2018 to 2027(Park, 2015). As a result, Yongsan Park will be transformed from a U.S. military base to an urban civic park.

Three Elements	Type of Architecture	Туре	Image	Concrete Analysis
	Preservation		A cultural and historical site that has existed since the Japanese colonial era, preserved with literary stones, stone pillars, and stone structures.	
Spatial Practice	Architecture	Restoration		For accommodation and facilities of the 78th Regiment of Japanese Infantry, which was established around 1910. a red brick two-story building Restoring both inside and outside. Use of the 1920s as an exhibition space (Han, 2021).

		Facadism	ALE 2004 SERVICES CORE OL	Maintaining two buildings of the 78th Infantry Division of the Japanese Army, the addition of an atrium, and the accommodation of cultural facilities (Han, 2021).
		Removal, or redevelopment	-73-57 - maken - 8	Remove some of the facilities and accommodations of the 78th Infantry Regiment, which was built around 1910 (blue part) (Han, 2021)
		Preservation	3	Mancho Stream in the Joseon Dynasty (Vinegar) (Yongsangu, 2021)
	Common Space	Restoration		A closed railway built during the U.S. military era (Kim, 2021)
	Space	Refurbishment		Renovated as an open house for U.S. military officers to welcome visitors to Yongsan Park (Yongsan 2021)
		Removal, or redevelopment	Steps in Step	Redevelopment of bridges connecting spaces and spaces (West8, 2014)
Represent	ation	Local government	and supports funds invested by a gov	selects development projects accordingly for them. The business company is a fund ernment organization and is used for the Yongsan Park business.
of Space		Development managers	maintenance areas, international comp	Yongsan Park selects designers through an petition, supplements them, and gradually revising their drawings.
		Resident behavior	A STATE OF THE STA	All soldiers withdraw to Pyeongtaek.
Representational Space		Tourist activity		Experience historical relics, nature, and ecology, and rest and heal. Experience an area that has been taboo for nearly 100 years. (Yongsangu, 2020)
		Cultural behavior		Experience historical culture through museums, galleries, and historical programs (Gang, 2019)

(Table 2) Yongsan Park Lefebvre Case Study of the Production of Space (Chen, 2018)

3.1.3.2. Yongsan park Regeneration and Spatial Relations

The process of converting Yongsan's U.S. military base into Yongsan Park is a stage of change in Yongsan-gu, and physical changes are made at the cultural level of Yongsan. With the relocation of the military base, the inside of the former base will change into a new space. The Yongsan Park Development Project,

promoted by the government, is in the process of transferring property rights from the U.S. to Korea, and the regeneration of the. military site is the largest factor in space production.

This is a step in which space with strong 'space reproduction' is transformed into a production process that leads to 'space practice.' This is a production process in which space with strong "space reproduction" leads to the "reproduction space" exhibition.

3.2. Sintering

The results of synthesizing the case analysis of Yongsan Park are shown in Table 3.

	Spatial Practice	Our intervention modes were used: restoration and preservation, fascism and removal.
	Representation of Space	Development companies follow the guidance of the government's fiscal plan and proceed with the development
Yongsan Park	Representational Space	 All visits, tourist Tourists focus on travel and visitors focus on relaxation Revival of historical culture, the introduction of contemporary culture, and development into a cultural park using cultural relics
	Sintering	Protection of buildings of high cultural value New construction of modern art buildings Unique industrial space Ecological and cultural experiences in Yongsan Park Appreciation of diversified art

(Table 3) A Comprehensive Analysis of Yongsan Park Regeneration Cases

IV. ANALYSIS OF SPACE REGENERATION PATTERNS IN YONGSAN PARK

4.1. Selection Criteria of Yongsan Park

Yongsan Park was a restricted area for more than 100 years and is located in the middle of Yongsangu. It retains much modern history and culture. The Yongsan U.S. military base will have A greater historical meaning if it is refurbished as Yongsan Park and the project is completed and used as a "historical and cultural content site."

4.2. Yongsan Park Policy

The plan for a Yongsan Park was created in April 2012 through AN international design competition (So, 2013), and "Healing Park" was chosen to prepare a Yongsan Master Plan. In 2018 a well-preserved section was temporarily opened to the public (Younsangu, 2020), and part of the South Post section was opened in June 2022. The plan anticipates a full opening by 2027.

4.3. A Study on the Change of Spatial Practice in Yongsan Park

The transformation analysis of Yongsan Park in the form of "space practice," the first element of Lefebvre's "production of space," is as follows, in the process, Brownfield is reborn as a new space.

Type	regeneration	Contents
Spatial Structure	Before	After the use of the U.S. military, there were many changes in the spatial structure, and the space was changed into a military unit. The plane structure of the freely changed military space is generally in the form of a cross
	After	Local and foreign tourists can play the role of shelter, resting place, cultural experience, etc. necessary for traveling to Yongsan Park (Han, 2021)
Water	Before	Due to the influence of modern lifestyle and transportation, soldiers or residents in the military unit used transportation such as cars (Han, 2021).
Water Channel	After	The construction successfully carried out the "dredging work". After that, all transportation near the waterway of Yongsan Park was prohibited. Therefore, tourists walk around the waterway.
Road	Before	The main roads are 'carload' and transportation roads, and only those who are qualified can walk and travel with restricted means of transportation

	After	Streets are only accessible walk on all major roads			
	Before	Crossed by uniform planning of streets			
Intersection	After	Reproduced space intersects with branch points according to the region name			
Architecture	Before	Existing buildings include military quarters, officers' quarters, restaurants, business buildings, military attachments, public buildings, hotels, schools, hospitals, and shopping malls.			
	After	-Preserved buildings are preserved and the buildings are museums and galleries. It will be used as a memorial hall, and a new modern, symbolic, and architecture will be planned an extension box			

(Table 4) Analyze Yongsan Park

4.4. A Study on the Change of 'Spatial Reproduction in Yongsan Park

The Yongsan Park was analyzed in the form of "space reproduction," the second element of Lefebvre's "production of space," and Brownfield, a space contaminated with military usage, was reborn as a cultural heritage site for future generations to add abundance to civic lives in Seoul.

Туре	regeneration	Contents		
	Before	-Overall operations on its defense budget is a military base.		
local government	After	-It is a national park operated under the budget of the Korean government and is operated in charge of all administration and management where the state is designated.		
	Before	-All construction is carried out by the U.S. Department of Defense.		
Related plans	After	-Construction of a park led by the Ministry of Land, Infrastructure, and Transport. Eight government facilities will be included in Yongsan Park, and the Yongsan Park construction plan includes plans to utilize existing buildings, preserve cultural heritage, create an ecological green landscape, and plan for major facilities.		
	Before	-All construction is carried out by the U.S. Department of Defense.		
Development and Administrator	After	-Development: Co-developed by Seoul, Yongsan-gu, and the private sector -Management: Develop measures to reduce fiscal expenditure through state support, self-procurement of Yongsan Park Management Center, and activation of the private sector. Consideration of ways to secure income through private participation and ways to revitalize donations through system improvement.		

(Table 5) A Study on the Transition of Space Reproduction in Yongsan Park

4.5. Yongsan Park "Return Space" Transition Analysis Form

Yongsan Park is to be a national park with the largest concentrated area in Seoul, reproduced as shown in Table 6 by regenerating a space where people can experience the national-folk identity, ecotourism, and added socio-ecological values.

Type	regeneration	Contents
	Before	Move to Pyeongtaek, all soldiers in military units.
Soldier, tourist behavior	After	Yongsan Park is visited by outside tourists and residents. It is the largest national park in Korea and is a space for people across the country and around the world, where four seasons of natural healing, history healing, and connection healing are achieved.

	Before	It has a space for theaters, sports, and ceramics.
Cultural behavior	After	Visitors and tourists will have the opportunity to experience and learn about cultural events, cultural experiences, architecture appreciation, IT-based planning, museums, galleries, etc.

(Table 6) A Study on the Transition of Space Reproduction in Yongsan Park

In the representational space, the active participation of visitors here is paramount. Tourists or visitors who enter this space can experience it in the acquired reproduction space, and furthermore, individuals can reconstruct photos and videos through their eyes to reproduce the content. As such, it will be widely spread through IT in the modern industrial era, and through this space, it will be the foundation for a dynamic and pivotal space that leads human life in abundance.

IV. CONCLUSION

Accelerating the conversion of the former U.S. military base into Yongsan Park is part of the effort to answer the questions regarding the Korean War and the larger perspective on Korean modern history.

The Yongsan Park, the subject of this study, is the most significant factor in transforming once Brownfield foreign military base into a valuable cultural heritage. This study analyzed the preservation of historical and cultural characteristics and urban regeneration through the "Healing Park" selected for the Yongsan Park Idea Contest in 2009. Furthermore, through the dialectical spatial analysis of Henri Lefebvre in the Planned Park, the U.S. military base, a brownfield utilized primarily as an industrial-military unit for a long time, shows that the planned space can be returned to residents, citizens, and tourists by truly revitalizing it. For this reason, Henri Lefebvre's dialectical spatial analysis sheds new light on its foundation and meaning.

Through this process, the Envisioned Civic Space learned the necessity of not only preserving and developing national policies but also of citizen participation in discussing the development of local living spaces. Yongsan Park, an urban park, will further confirm this by allowing citizens to reorient themselves and their cultural-historical perspective in a space where they can carry out new actions.

Our task for the Planned Park is that a Brownfield space should be renovated as a Greenfield so the people can enjoy more abundant urban life and preserve cultural and historical heritage for future generations.

However, this case study may also provide further implications for our future society in terms of the way history books will tell the narrative. It is obvious that Yongsan Park, to be born in this historical way, will play a pivotal role in making Seoul the centerpiece of Korea's National Park system, adding to its fame as a competitive city, just as many former Brownfield projects have regenerated and developed areas in the United States and Europe to become cultural powerhouses. More in-depth research and analysis are required on various key issues such as the historical problem of the Planned Park, the reproduction method, and how Seoul's urban-public spaces are created.

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