

# Research on the Governance of Old Communities from the Perspective of Urban Renewal

Chen Jing

Southwest University of Science and Technology Mianyang City, Sichuan Province 621000

**Abstract:** With the rapid development of urban modernization in China, the renewal of old urban communities has gradually become the focus and main dilemma of governance. Taking Qingyang District of Chengdu as an example, this paper combs the urban renewal process of Qingyang District, analyzes its current situation under the background of urban renewal, and puts forward corresponding remediation strategies, aiming to providing reference for the governance and development of Chengdu or related old communities.

**Key words:** Urban renewal; Old community; Community governance

## 1. Background and significance of the study

### 1.1 Research Background

Since the reform and opening up, functional decline has gradually occurred in the earliest cities and communities, and problems such as the aging of buildings and the decline of infrastructure have become concerns. With the development and reform, land has been transformed from development and construction to the optimization of the stock of old cities my country's cities are undergoing a transformation from incremental expansion to stock optimization. The construction goal is to improve the quality of the city. The traditional "top-down" government-led approach has been transformed into a "people-oriented" and "bottom-up" approach, advocating multiple integration and co-governance. Building a good community space has become a new goal of urban and rural planning and constructio[1].

### 1.2 Purpose and significance of the study

Community governance is mainly put forward in view of a series of problems in urban communities under the background of China's social modernization, especially after the reform of China's public ownership economy, System and culture are difficult to match with the fast-developing economy in a short time, which makes the transition from "unit system" to "community system" face many difficulties. Under the guidance of national policy, effective community governance should be carried out with the organic participation of government, residents and planners. Promote the economic and cultural development of urban old city communities, improve the quality of life of urban residents and urban vitality, and improve the old district community governance mechanism

## 2. Present Situation and Existing Problems of Old Communities in Qingyang District

### 2.1 General Situation of Qingyang District

In recent years, with the continuous expansion of the population in Chengdu's jurisdiction, the in-depth

development of urbanization and the acceleration of social mobility, various community governance problems have followed, and these social problems usually gather at the grassroots community level, bringing unprecedented pressure and challenges to community development and governance.

Qingyang District, as the main part of the old city of Chengdu, is rich in cultural resources, densely populated and has remarkable characteristics. It has a long history in the process of urban development in Chengdu, and the current situation mainly includes: First, One is cultural resources. There are 20 museums and exhibition halls in Qingyang District, including 10 state-owned museums and 10 non-state-owned museums. The number of museums accounts for 32.4% of the city. Qingyang District has a solid historical and cultural heritage. The Qintai Road Community of Caotang Road Street and Caotang Road Community have historical and cultural resources such as Qintai Road, Qingyang Palace, and Du Fu Thatched Cottage. The Jinsha Ruins Community of Jinsha Street owns the Jinsha Ruins Park. Abundant cultural resources have created unique conditions for the development of community building and community renewal.

Second, educational resources. In the whole city, Qingyang District is an area where high-quality education is concentrated. Qingyang District, with the top 10 high school education quality in the city, occupies 3 seats and at the leading level in the process of promoting high-level and balanced development of education is the city. It has laid a good foundation for attracting talents, carrying out community education and training activities, and building quality communities.

Third, the resources of government agencies and institutions. Qingyang District, as the “source city” of Chengdu, has gathered a large number of provincial and municipal government agencies and institutions. Due to the special nature of the unit, the community is generally reflected in the path of community development centered on Party building. Government agencies and institutions have better initiative to participate in community development and are rare resources for community development.

Fourth, enterprise resources. There are a large number of banking and insurance financial headquarters institutions in Caoshi and Xiyuhe streets in Qingyang District, Shaocheng Road Street is the main area of Qingyang’s “Shaocheng International Cultural and Creative Silicon Valley” Industrial Park. Huangtianba Street is the space carrier of Chengfei Group, Kaitian Electronics and Qingyang Headquarters Base. Its rich and unique enterprise resources provide feasibility for the interactive development of communities and enterprises linked by demands.

## **2.2 There are major problems with the status quo**

The urbanization process of Qingyang District is earlier and faster. The status quo and problems of its urban and rural community development are highly representative in the “Zhongyou” area. These urban communities are related to those outside the third ring road such as Supo and Wenjia. Farming communities have strong differences. Comprehensive discussion and research of urban communities and agriculture-related communities, I think the problems are mainly manifested in the following aspects.

First, residents’ demand is not synchronized with service supply. On the one hand, there are many debts in the community infrastructure where the old courtyards are concentrated; On the other hand, the residents in agriculture-related communities have an increasing demand for high-quality service facilities such as education, medical care, old-age care, cultural and sports activities, etc. The contradiction with the current shortage of public service supporting supply in Chengdu has become increasingly prominent, and the imbalance between cities and townships has become more prominent.

Second, there are certain drawbacks in the protection and utilization of historical and cultural resources, and some areas of the community need to be rectified and adjusted. Qingyang District is rich in cultural resources and historical resources, and the traditional old district with Shu style poetry, The lack of management control has resulted in the loss of some of the current street space and historical features. Third, human resources do not match the needs of grassroots community autonomy. The lack of high-quality personnel in the development of community committees, social workers and social organizations has an increasingly prominent impact on the promotion of urban and rural community

autonomy and co-governance.

Fourth, the construction of system and mechanism does not meet the requirements of modernization of community development and governance capacity. At present, although community functions return, improvement and innovation of a system and mechanism for matters, such as slow empowerment, the strong atmosphere of community administration, incomplete mechanism for social contradictions settlement, inflexible use of public service fund and deficiency of incentive system, etc., are pressing.

Fifth, there is a lack of public participation in governance and insufficient participation of community residents. At present, the traditional “top-down” overall arrangement of community renewal is widely used, which makes community residents feel that they lack practical connection with their daily life. In addition, the lack of effective guidance and incentive mechanism in community renewal governance leads to fewer and fewer people participating in community governance activities. If the interests of community residents are difficult to be effectively coordinated to a large extent, it will be even more difficult to obtain the recognition of community residents.

### **3. Community governance**

#### **3.1 In view of the contradiction between the protection and utilization of historical and cultural blocks and scenic areas, we should strengthen the protection of historical resources and highlight the rational utilization of historical and cultural resources.**

Closely following the development of Qingyang District, Combined with its typical characteristics of rich historical and cultural resources and green water system resources, leisure and livable atmosphere, and concentrated old commercial buildings, this paper studies four types of renewal objects, such as historical and cultural blocks and scenic areas, old communities, public spaces, and commercial buildings, and puts forward corresponding renewal space governance methods according to typical problems and renewal practices. Qingyang District has 4 historical and cultural blocks, 3 historical and cultural landscape areas, 43 cultural protection units and 9 historical buildings, which are distributed in pieces and rich in age. At present, renovation projects such as Shaocheng District, Wenshu Square and Ancestral Temple Street have been carried out. In the process of concrete practice, the intensity and breadth of protection should be directly strengthened, with emphasis on the overall protection of street pattern. The road space and scope basically keep the original fishbone street pattern, which increases the historical perception of the region. Control the construction zone to a certain extent to realize the continuation of the historical pattern of the area, the enrichment of historical and cultural resources and the reproduction and restoration of historical scenes.

The area of Shaocheng and Huanhua in Qingyang District are the most traditional old districts with the taste of Chengdu, where tourism, residence, and commerce are integrated and developed. urban organic reform of Huanhua area fully explores the context of historical and cultural resources and the appropriate activation and utilization of existing space resources. In addition, the reform clarifies the direction of function improvement as cultural function, and it limits and refines the categories and scale of business types. Specifically, it is to cultivate the existing cultural and creative industries, and implant them into various spatial resources that tap the potential through three methods of demolishing the old and building new, functional replacement, and functional enhancement, forming a “core park + cultural and creative streets + urban living space” The cultural and creative industry functional area is matched with the analysis of the space demand of the industrial carrier. Core cultural and creative industries and related supporting facilities can be centrally distributed in the core park. The layout of cultural and creative streets and alleys integrates various industrial service functions, and the urban living space creates the urban living scene and supports the city. In-depth exploration of cultural resources is focused on in urban organic reform of Huanhua area The overall level uses the poems of the poet Du Fu as the theme for the intentional reproduction, as well as the recurrence of historical and cultural allusions. At the same time, it pays attention to historical and cultural elements in some life scenes.

### 3.2 Improve the level of supporting services

Fully understand and investigate the status quo of public service facilities in some areas of the region, analyze the service situation of surrounding public service facilities, so as to improve the internal supporting facilities in the region. Increase the convenience of the road, adjust the flow of traffic, to achieve effective access to the flow of people and vehicles, increase the fine management of traffic organization. Make full use of overground and underground passageways, optimize the connection of subway and bus, gather business popularity, and realize the friendly access to buildings.

### 3.3 It is a community renewal model that guides “autonomy and co-governance”

Community self-organization is the basic organizational form and carrier of community governance. We should continue to support and promote the balanced development of community self-organization with different types and different functional orientations, establish and improve the long-term mechanism conducive to the growth of community self-organization, drive the cultivation and growth of community self-organization with the development of social organization, and consolidate the strength of community self-organization with the service of social organization. First of all, we should vigorously introduce specialized social organizations into community autonomy to enhance the professional level of community autonomy. Secondly, we should vigorously cultivate community endogenous organizations and shape a diversified self-organization system. The establishment of various service centers, interest groups and elderly associations within the community can promote the self-organized governance of the community on the basis of institutionalized empowerment. Thirdly, we should unblock the space and channels for the community to play its self-organization role. In terms of participation in community decision-making, resource allocation, service supply, conflict mediation and other aspects, give full play to the governance function of community self-organization, and unblock the channels for its interest expression and role, thus helping to improve the governance capability of the community<sup>[2]</sup>.

### 3.4 Build a diversified dispute mediation mechanism build an information resource sharing and speech platform and increase public participation.

. t present, with the continuous deepening of China’s social transformation process, various social contradictions and problems increasingly appear, the acceleration of the rule of law policy, people’s legal awareness. Facing the contradictions and disputes between people, it is necessary to guide the masses to exercise their power according to law and express litigation to resolve disputes. It is necessary to establish an information resource sharing platform to increase residents’ understanding and access to knowledge and information. We should Establish a speech platform to encourage and guide residents to participate in the process of community governance renewal, from top-down government guidance to bottom-up residents’ public participation mechanism<sup>[3,4]</sup>.

## 4. Concluding remarks

This paper analyzes and studies the renewal governance of communities from the perspective of urban renewal. Based on the exploration and understanding of the current situation of Qingyang District, it summarizes the advantages and some existing problems of the current situation and puts forward relevant countermeasures. However, there are some shortcomings and the rationality of implementation needs to be further improved after further investigation and study.

## References

1. Wang Lianjun, Zhang Yu, Zhong Ting, Wujun. Practice and Model Exploration of Urban Organic Renewal Returning to People’s Livelihood-A Case Study of Qingyang District, Chengdu [J]. Shanghai Urban Planning, 2019 (04):

117-123.

2. Lin Sainan, Li Zhigang, Guo Yan, Liu Da. Planning transformation and reconstruction towards social governance [J]. *Planner*, 2019, 35 (01): 25-30.
3. He Wencui. Study on Public Participation in Community Development Planning-A Case Study of Shiyou Road Street, Yuzhong District, Chongqing [D]. Chongqing: Chongqing University, 2014.
4. Cao Haitao. Research on Participatory Community Planning under Tight Constraints of Incremental Development [Z]. Dongguan, 2017.