

A Review of Research on Influencing Factors of Urban Renewal Based on Bibliometrics

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ABSTRACT

Urban renewal has become an important issue in many countries and regions in recent years. This paper sorts out the literature related to the influencing factors of urban renewal from 2013 to 2023 by retrieving the relevant database platform from the time distribution and the number of papers. Using CiteSpace software to generate knowledge map, this paper analyzes the research status, research hotspots and research frontiers in this field. The research found that the research hotspots at home and abroad mainly focused on five aspects: building renovation and brownfield regeneration, construction projects and infrastructure, sustainable development under the background of urban renewal, healthy aging, and cultural guided regeneration, in order to provide theoretical reference for the research and practice of urban renewal in China.

KEYWORDS

Urban Renewal; CiteSpace; Influencing Factors; Literature Review

1. INTRODUCTION

In the past 40 years of reform and opening up, China's national economy has developed rapidly, and has experienced the largest urbanization development in history. The development of urbanization in China is in the forefront of the history of urban development in the world. During China's reform and opening up in 1978, the urbanization rate was only 18%. By 2019, China's urbanization rate exceeded 60% for the first time, and rose to 63.89% in 2020. It is expected to reach 80% in 2030. At the same time, the report of the 20th National Congress of the Communist Party of China clearly put forward the "implementation of urban renewal action". The implementation of urban renewal has become an inevitable requirement to comply with the laws of urban development and promote high-quality urban development [1]. Urban renewal and reconstruction of existing buildings have become the major development direction of improving people's livelihood and well-being in China [2].

In recent years, China has entered the stage of rapid urbanization, and a large number of rural people have poured into cities to seek development, which puts forward higher requirements for the inclusiveness and infrastructure of cities. Urban renewal has become the only way for many cities to seek high-quality development. It is of great significance to study the influencing factors of urban renewal for the promotion of urbanization and the whole process of urban renewal in China. A comprehensive analysis of the existing literature found that no scholars have reviewed the current status of the research on the influencing factors of urban renewal at home and abroad. Therefore, it is necessary to systematically sort out the relevant literature to provide a basis for subsequent scholars to understand the current status of the influencing factors of urban renewal. In view of this, this paper uses CiteSpace software to visually analyze the literature related to the influencing factors of urban

renewal at home and abroad, and analyzes the research trends, research hotspots and research frontiers in this field, in order to provide reference for domestic related research.

2. LITERATURE COLLECTION AND ARRANGEMENT

The core database of China National Knowledge Infrastructure (CNKI) and the core collection of web of Science (hereinafter referred to as WOS) database were selected to carry out literature retrieval. The retrieval time was January 4, 2024. The retrieval domain was set as the subject retrieval. The Chinese literature retrieval strategy was as follows: 1) with "urban renewal and influencing factors" and "urban renewal and success factors" as the retrieval keywords, the source categories of literature were selected from the core journals of Peking University, Chinese EI journals, CSSCI journals and CSCD journals, and 28 literatures were retrieved. 2) after manual screening, the literatures unrelated to the subject and with low correlation were eliminated, and 24 valid literatures were retained. The English literature retrieval strategies are as follows: 1) 174 literatures are retrieved with the keywords of "urban renewal/urban regeneration" and "success factors/influencing factor", 2) the titles, abstracts and keywords of the literatures are carefully read out, and 124 literatures are obtained by eliminating the literatures that are not related to the topic and have low correlation.

3. RESEARCH STATUS ANALYSIS

3.1. Study Time Distribution

According to the number of published documents (Figure 1), the number of published documents in both Chinese and English showed an overall upward trend, and reached the highest in 2023. The research trends at home and abroad are similar, which can be divided into two stages: the first stage, from 2013 to 2019, is in the exploration and improvement period of slow growth. The early studies abroad mainly focus on qualitative research, focusing on the discussion of social and environmental aspects, exploring the role of environmental heterogeneity and infrastructure construction in urban reconstruction in promoting urban development, and conducting in-depth discussions on the degree of public participation and sustainable development strategies; At the same time, domestic research focuses more on theoretical elaboration and qualitative research, discussing the service life of buildings, residential satisfaction of residents and other factors that may affect the effect of urban renewal.

In the second stage, the period from 2020 to 2023 is a high incidence period of rapid growth. The "14th five year plan" and the outline of long-term goals for 2035 "proposed to accelerate the transformation of urban development mode, coordinate the management of urban planning and construction, implement urban renewal actions, and promote the optimization of urban spatial structure and quality improvement [3]. It was written into the government work report in 2021, and the annual number of documents issued at home and abroad continued to grow steadily. Although the number of published Chinese literature has increased, the growth rate is slow. In addition, the annual number of published papers abroad is significantly higher than that in China, and the number gap is growing year by year. Therefore, the domestic research on the influencing factors of urban renewal started late compared with foreign countries, and the number of corresponding literatures is also less. Compared with foreign research results, there are some differences and limitations in research perspective and subject understanding.

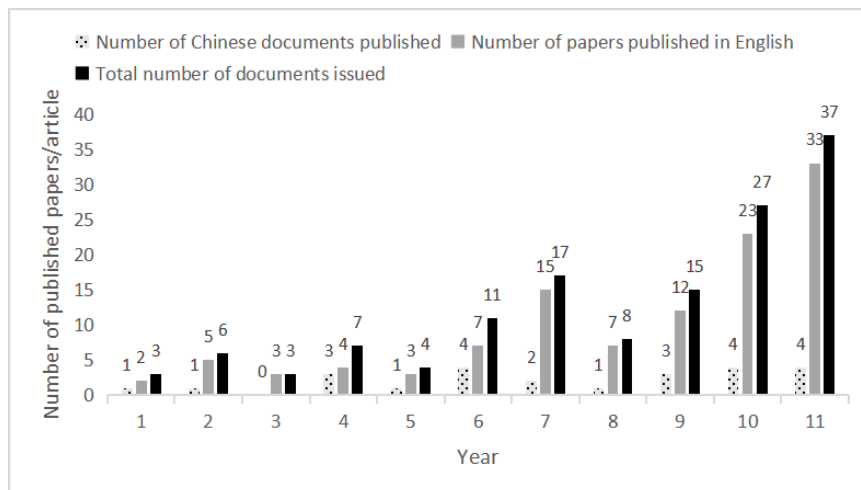


Figure 1. Trends in CNKI and WOS literature publication

3.2. Distribution of Published Journals

The sources of CNKI and WOS journals are statistically analyzed to clarify the main sources of academic communication that affect urban renewal and their distribution in different disciplines. The top five Chinese and English journals are shown in Table 1. The Chinese literature is mainly published in urban development research, modern urban research and other journals; English literature is mainly published in journals such as sustainability and the Journal of urban planning and development. Among them, the number of Chinese literatures is relatively small, and most of them are exploratory analysis, indicating that the research on the influencing factors of urban renewal in China is still in its infancy; The number of English studies is relatively large, and there are many empirical literatures, which to some extent shows that the research on the influencing factors of urban renewal in foreign countries is more in-depth than that in China.

Table 1. Economic Data Statistics

	Journal name	number	Impact factor
Chinese Periodicals	Urban Development Studies	5	3.808
	Modern Urban Research	4	2.147
	Construction Economy	3	2.267
	Urban Problems	2	2.752
	Progress in Geography	2	7.378
English Periodicals	Sustainability	32	3.9
	Journal of Urban Planning and Development	7	2.5
	International Journal of Environmental Research and Public Health	5	4.614
	Journal of Cleaner Production	5	11.1
	Buildings	4	3.8

3.3. Research Area and Main Institutions

Using CiteSpace tool to analyze the cooperation network of scientific research institutions of WOS literature samples, according to the analysis of the distribution of countries and regions, it is found that China has the largest number of papers (67); Followed by the United States (12), England (10), South Korea (9), Spain (6) and other countries; Finally, Canada, France and other countries have published less than five articles. This data reflects the importance of various countries in the study of

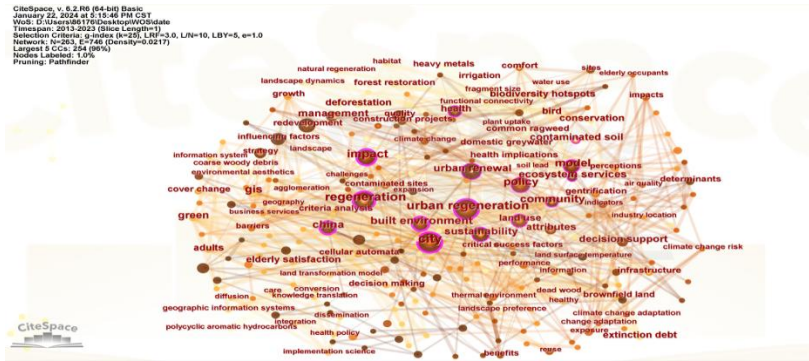


Figure 3. WOS co-occurrence map

4.1. Hot spot 1: Research on Building Renovation and Brownfield Regeneration

4.1.1. Building renovation

Under the macro background of urban sustainable development, high energy consumption buildings are facing many challenges such as resources, environment and society. These challenges require new buildings to meet higher standards in resource efficiency and environmental protection, and put forward higher requirements for the treatment of existing building stock. Therefore, many domestic scholars have conducted in-depth research on the problem of premature demolition of buildings. For example, Liu Guiwen et al. taking Jiangbei District of Chongqing as an example, analyzed the internal and external factors affecting the premature demolition of buildings based on logistic model and relevant mathematical statistics software [4]. Zhou Tao et al. found that building demolition was the result of a variety of factors [5] through exploring the influencing factors of building demolition in the old urban area of Yuechi County in recent ten years. Based on the field survey of the demolished building units in Chengguan District of Lanzhou City, Zhang Jiayi deeply analyzed the reasons for the demolition of various types of buildings [6].

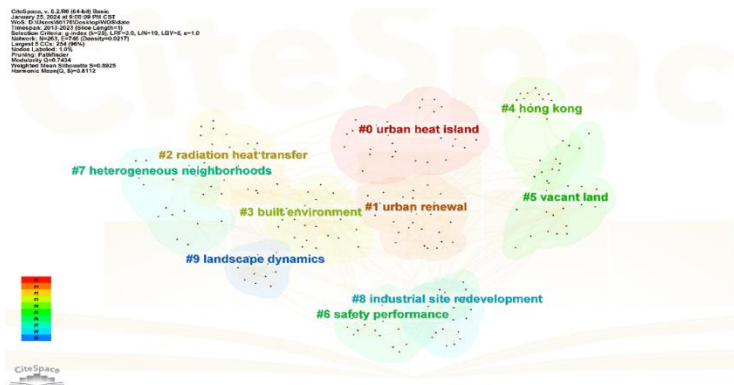


Figure 4. WOS clustering map

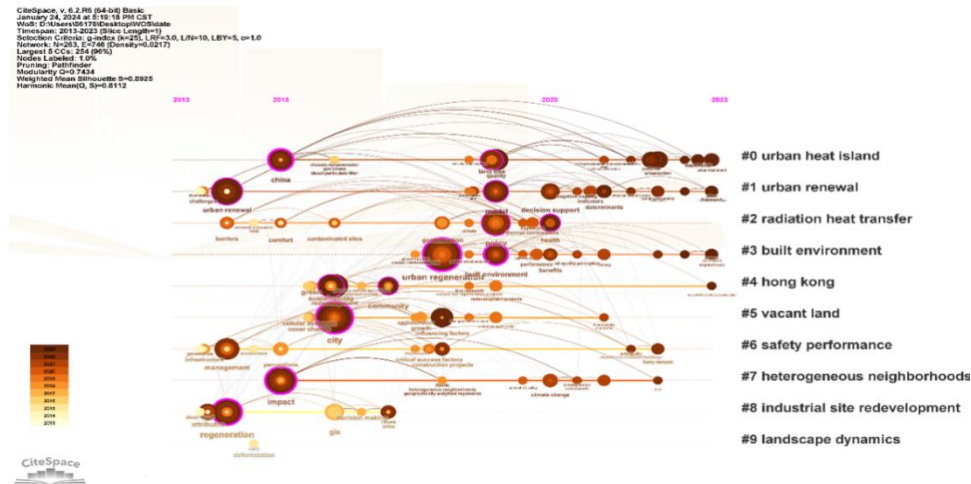


Figure 5. WOS timeline analysis

4.1.2. Brownfield regeneration

In order to explore the priority of brownfield redevelopment, Nogués et al. determined four possible main uses of housing, industry, entertainment and infrastructure based on multi criteria decision analysis of geographic information system (GIS), and weighed the relative importance of each development according to various factors [7]. In order to determine the importance of the standards within the economic, social, natural (urbanization) and environmental standards group, burinskiene et al. adopted the statistical method of expert evaluation and Delphi method to study and determine the most important standards for the implementation of different schemes for the redevelopment of the brownfield in Vilnius, Lithuania [8]. In addition, scholar Lin interpreted the brownfield research from the perspective of interdisciplinary research, and found that the existing research was mainly concentrated in disciplines such as ecology, environmental science, engineering, environmental research, engineering environment and urban research [9].

4.2. Hot spot 2: Research on Construction Projects and Infrastructure

With the acceleration of urbanization, urban infrastructure construction and urban renewal planning have become increasingly important. Scholars such as He Jingtang analyzed the design of infrastructure construction from the two levels of design and construction, planning and layout, and summarized four related design strategies such as enhancing openness and culture [10]. Taking Xi'an as an example, Zhao Lu et al. studied the layout mechanism from the aspects of cultural identity and related facilities, and found that cultural identity was the main factor affecting the layout of operational cultural facilities [11]. As a planning theory, green infrastructure is also very important for the development of urban renewal in China. Therefore, some scholars have studied the connotation and types of green infrastructure from the perspective of renewal, in order to explore the internal relationship between green infrastructure and urban renewal [12]. Foreign scholars attach importance to the combination of existing communities and future sustainable development, and have carried out research on green infrastructure from the design [13]. Foreign studies pay more attention to the research of urban renewal projects and key success factors. For example, Chen et al. Analyzed the influencing factors of private capital participating in urban infrastructure reconstruction and the reasons for the poor effect, and constructed the influencing factor system of private capital participating in urban renewal investment projects [14]. In addition, some scholars have conducted research and Discussion on urban renewal projects from the perspective of developers [15]. As for public participation, it mainly focuses on institutional reform, but ignores personal participation enthusiasm and psychological factors. Lin et al. Investigated Taiwan people's willingness to participate in urban renewal projects and the factors affecting their decision-making, and found that people's trust in builders has a positive impact on their perceived project benefits [16]. In terms of

key success factors, Chai et al. Discussed the key success factors affecting the implementation of safety plan for abandoned industrial construction projects based on literature review and expert opinions [17]. In addition, some scholars pay attention to the influencing factors of the public participation process [18].

4.3. Hot spot 3: Research on Sustainable Development Under the Background of Urban Renewal

Under the dual guidance of "double carbon" goal and high-quality development, urban renewal has become a key variable factor influencing China's "double carbon" process and promoting high-quality urban development [19]. In this context, domestic scholars have discussed the research on green, low-carbon and sustainable development from multiple levels. At the macro strategic level, Li Xun and others' green and low-carbon urban renewal implementation path system based on the "double carbon" goal believe that urban renewal actions can be planned from eight aspects, including the optimization of ecological security pattern, urban ecological restoration, and urban infrastructure protection, so as to explore the internal relationship between the "double carbon" strategy and urban renewal actions [20]. At the specific implementation level, based on the empirical analysis of multi-source data in Shanghai, Zhuo Jian has found a green transportation mode that can alleviate urban road congestion and reduce exhaust emissions [21]. In addition, domestic research also involves the transformation of old communities. For example, Sun Baodi et al. and others explored the construction ideas of green, low-carbon and sustainable development of communities in combination with the realization of the "double carbon" vision under climate change and the practical needs of green and low-carbon transformation of old communities [22].

Foreign studies have mainly focused on sustainable development at the environmental level. The impact of urban landscape on land surface temperature has always been a hot research topic. Han et al. took 1536 blocks in Beijing as samples to explore the impact of two-dimensional/three-dimensional urban landscape of different block types on daytime land surface temperature [23]. Foreign scholars constitute a system model and rich theoretical framework for the multi-level relationship of ecological factors. For example, Lopez de Asiain and other scholars put forward a social ecosystem service model, which comprehensively considers the relationship between socio-economic, architectural and ecological factors, and provides a more comprehensive perspective for urban renewal [24]. However, Ö Na ç and BIRIS ç I studied the cognition of natural and cultural urban landscape value of cities under the influence of globalization through Delphi technology, which provided beneficial enlightenment for the practice of urban reconstruction [25]. With the continuous development of the city, anthropogenic heat emissions pose a serious threat to the urban thermal environment. Yang et al. scholars estimated the anthropogenic heat flux in the central area of Beijing by using the energy inventory method and remote sensing technology, and used the random forest algorithm to classify the urban functional areas [26].

4.4. Hot spot 4: Research on Healthy Aging

Foreign scholars have discussed healthy aging from two aspects of society and environment. For example, Mercader has conducted reference case studies on Spain and Mexico, and discussed the main influencing factors, health risks and the main needs of elderly residents through sensitivity analysis [27]. According to the indoor environmental quality of social housing for the elderly, some scholars have analyzed the impact of building type, occupation, climate conditions, air permeability and occupier behavior [28]. In terms of policy implementation, Valaitis and others discussed the policy implementation of two public health demonstration projects in Ontario, Canada, and studied the factors affecting the implementation [29]. In terms of living environment, some scholars have studied the relationship between living environment and sleep quality, and found that environmental quality, service facilities and the sense of security in the social environment have a significant impact on Residents' sleep quality [30]. Domestic scholars have carried out research on aging from two

aspects of space and governance. For example, Zhong Yaoqiong et al. analyzed the health needs and behaviors of the elderly in the public space of old communities, and put forward relevant strategies for adapting to aging [31]. In order to improve the urban living environment and adapt to the development of aging population, scholar Li Xuewei studied the installation of elevators in old residential areas from the perspective of urban renewal governance and combined with relevant cases [32].

4.5. Hot spot 5: Research on the Regeneration of Cultural Guidance

In the process of rapid urban renewal, it is very important to effectively protect and inherit urban culture, and make it rejuvenate and maintain sustainable vitality for the realization of organic, harmonious and sustainable urban renewal. Therefore, scholar Liu discussed Liverpool's culture led sustainable regeneration strategy from three aspects: cultural capital dilemma, economic dilemma and spatial dilemma, and found that continuous support and strengthening of local cultural processes and structures, and highlighting community participation and development are the main factors to ensure the cultural sustainability of the activities [33]. Urban renewal is not simply to demolish the old and build a new one, but to pay attention to the protection and inheritance of urban culture in the process of modernization. At the same time, Yu et al. Investigated the management factors of China's culture led regeneration projects and found that the combination of cultural development and urban planning played a key role in the success of community cultural projects [34]. Some scholars have also conducted research on the future orientation of cultural heritage. For example, syafrini and others have discussed the former mining town of Indonesia, sawahlunto, as the driving force for the development of community cultural heritage tourism, and found that social capital plays an important role in promoting the development of cultural heritage tourism [35].

5. FUTURE RESEARCH TRENDS OF URBAN RENEWAL

In view of the above frontier hot spot related research, urban renewal involves many influencing factors such as culture, environment and society. Future research trends can be discussed in depth from the following aspects.

1) The protection of industrial heritage should be combined with urban culture. In recent years, scholars have been paying attention to cultural factors in urban renewal, involving the construction of urban cultural facilities, the protection of urban cultural and industrial heritage, and cultural led regeneration projects. For industrial heritage, we need to fully tap its historical and cultural value, and combine it with the development planning of the city, so as to realize the organic integration of industrial heritage and urban culture. On the one hand, industrial heritage can be built into a new landmark and scenic spot of urban culture, attracting tourists and citizens to visit and experience, while enriching the city's cultural tourism resources. On the other hand, it can transform industrial heritage into a gathering place of cultural and creative industries, promote the transformation and upgrading of urban economy, stimulate citizens' enthusiasm for urban history, enhance the sense of belonging and cultural identity of the city, and promote the inheritance and innovation of urban culture.

2) Green low-carbon city renewal under the goal of "double carbon". Achieving carbon peak and carbon neutrality is a major strategic decision made by the CPC Central Committee taking into account the domestic and international situation. Under the guidance of the "double carbon" goal, green and low-carbon development in the process of urban renewal has become a particularly important link. First, in the process of organic renewal, we must effectively avoid high-carbon projects and reduce large-scale demolition and construction to prevent excessive carbon emissions. We should combine the strategy of reducing carbon emissions with urban renewal design, and then introduce the methods and technologies of carbon emission reduction into the updating process for different urban elements, so as to significantly promote the low-carbon development and sustainable

construction of the city. Secondly, promote urban green development and ecological restoration, reasonably optimize the green space system, and build a complete and coherent green space system through the construction of pocket parks, convenient green spaces and urban greenways. Promote the opening and sharing of parks and green spaces, and create a national ecological garden city [36]. Thirdly, lay out a convenient and accessible public travel system and advocate green and low-carbon transportation facilities. On the one hand, according to the use of clean energy vehicles, green transportation facilities such as charging stations and gas stations will be arranged [37], and a variety of shared parking facilities will be configured in combination with eight parking technologies; On the other hand, urban planning should focus on building a convenient and accessible public transport system that supports multiple transfer modes and is highly efficient. Finally, a reasonable and comfortable greenway system should be built to enhance residents' concept of green travel through a variety of public participation activities.

3) Community renewal based on population aging. To actively respond to the aging population, there are still problems to be solved for the old communities in China. The safety inspection and rectification of self built houses should be strengthened to ensure the complete elimination of potential safety hazards. For the problem of adding elevators to old residential areas, the government should issue relevant policies, which can include the installation of elevators in old residential areas into key projects in the urban renewal planning, and do a good job in systematically completing the installation of elevators in old residential areas. The legality of the elevator shall be clarified in law, and the relevant departments shall do a good job of examination and approval. Collect the wishes of residents, and then form a consultative group to discuss until a consensus is reached. We should consider how to do well in the construction of elevator related systems and mechanisms, including the formulation of national standards for the production of elevators, elevator bidding and procurement methods, maintenance system, scrapping and updating process, etc., to ensure that all links of installing elevators in old residential areas comply with relevant national standards and legal procedures, so as to promote the transformation of old residential areas in urban renewal and improve the living security of residents.

6. CONCLUSION AND DEFICIENCY

1) From the time of publication, there are few early related studies on the influencing factors of urban renewal and they are in the exploratory stage. The overall number of papers published from 2013 to 2023 gradually increased; From the perspective of published journals, English literature is more and the research is relatively ahead of Chinese research; From the perspective of literature topics, domestic literature research focuses on five aspects: building renovation and brownfield regeneration, construction projects and infrastructure, sustainable development in the context of urban renewal, healthy aging, and cultural guided regeneration.

2) The sources of journals at home and abroad cover two major fields: Natural Science and social science. Foreign research has further derived geographical science, environmental science and other disciplines that are mainly based on natural science. However, there is little intersection between domestic research and natural disciplines, mainly focusing on social science journals such as urban planning and sociology. On the one hand, it involves building life and location factors at the material space level, on the other hand, it covers cultural facilities and green low-carbon at the social environment level. The concept of urban renewal and sustainable development has gradually penetrated into all levels.

3) The research on the influencing factors of urban renewal is still at the stage of exploration and improvement. In the future, in-depth research can be carried out from the aspects of the combination of industrial heritage and urban culture, green and low-carbon urban renewal under the "double carbon" goal, and community renewal based on population aging. Through the research on the

influencing factors, a new perspective can be provided for urban renewal, so as to promote urban renewal action and realize urban sustainable development.

4) Although this paper has comprehensively reviewed the research on the impact of urban renewal in Chinese and English literatures, the differences in the use of key words may lead to some deviations in the literature collection results. At the same time, due to the limitations of software and artificial data screening, and the selection of key words may not be comprehensive enough, the research results may also be affected to a certain extent. In addition, this paper only briefly introduces the general research progress in this field, and does not focus on the differences in influencing factors of urban renewal at home and abroad. It is still questionable to what extent the research results in Chinese and English literature are suitable for the development of urban renewal in China. Follow up studies can further discuss this issue.

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