

Research on Hot Spots and Evolutionary Trends of Domestic Urban Renewal Research

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Abstract: *China's urban construction is in the stage of renewal from incremental expansion to stock enhancement, which plays an important role in improving the quality of urban habitat. Taking the three urban planning journals, Urban Planning, Journal of Urban Planning and The Planner, as research samples, we sorted out the research results of the journals on the topic of urban renewal, and used CiteSpace software to conduct visual analysis to analyze the connotation characteristics, research hotspots and development trends of urban renewal. We propose certain references for the future research and practice direction of this field, and promote the development of urban renewal in the direction of higher quality and sustainability.*

Keywords: Urban renewal, Disciplinary journals, Connotative characteristics, Research hotspots, Development trends.

1. Introduction

Since the 18th National Congress, General Secretary Xi Jinping has delivered a series of important speeches on urban work, which are of great significance in guiding the implementation of the urban renewal movement and sustainable development in China in the new era. China's urban renewal began with the transformation of shantytowns, with the implementation of the shanty reform policy in 2013, focusing on solving the problem of housing shortage; the term "stock renewal" was formally proposed at the central government meeting in 2015, and the work of urban dual renovation was launched in 2017, emphasizing ecological restoration and urban repair; the scope of urban renewal work was extended to the transformation of old neighborhoods in 2020; by 2023, the cumulative renovation of old neighborhoods will reach 22 million. The scope of urban renewal work in 2020 extended to the transformation of old districts; in 2023, the cumulative transformation of more than 220,000, significantly improving the quality of life of residents in old urban areas; by the end of 2024, China's urbanization rate has been rapidly increased from 17.9% in 1978 to 67%, China has entered the second half of the urbanization process, the future of urban renewal research and practice, the "revitalization of inventory, optimization of incremental growth, and improve the quality of the" development path is the most important path for the future of urban renewal. The development path of "revitalize the stock, optimize the increment, and improve the quality" is the key to the connotative enhancement of urban renewal nowadays. Urban renewal is mainly based on the core contradictions such as uneven distribution of public service facilities, serious aging of infrastructure, loss and fracture of the city's historical and cultural lineage, and increasingly serious ecological environment, etc., which urgently need to improve and optimize the infrastructure, renovate and transform the old city, improve the quality of the environment, and perpetuate the historical and cultural lineage through urban renewal.

At present, although China has achieved certain results in urban renewal research and practice, the overall research is still in the stage of exploration and improvement. Therefore, this paper takes three urban planning journals, Urban Planning, Journal of Urban Planning and Planner, as research samples, to sort out the research results of the journals on the

topic of urban renewal, in order to review the history of China's urban renewal and reconstruction, summarize the evolution of the connotation and characteristics of urban renewal, and further explore the research hotspots and future research trends based on CiteSpace visual analysis to provide reference and guidance for China's future research and practice of urban renewal. Based on the CiteSpace visualization analysis, we will explore the research hotspots and future research trends, so as to provide reference and guidance for the future research and practice of urban renewal in China.

2. Connotative Characteristics of Urban Renewal

The concept of urban renewal first appeared in Western industrialized countries as a solution to the serious problems caused by World War II on cities. In the early days, urban renewal focused on the remodeling and reconstruction of physical space, aiming to improve the quality of the urban physical environment. As time progresses, the study of urban renewal is also expanding and enriching, and exploring and grasping the evolution of the connotation is the "knocking brick" that opens the door to the urban renewal research system.

2.1 Connotation of Urban Renewal

Urban renewal is the implementation of necessary and planned transformation of areas that do not meet the needs of modernization [1], which is the original and most essential definition of urban connotation. But with the development of the city, the connotation of urban renewal continues to deepen the richness and the extension of the gradual expansion, from the narrow to the connotation of a wide and deep field. Regarding the interpretation of the connotation of urban renewal, urban renewal in the context of different stages is rich and diversified, based on the background of the origin of urban renewal and combined with the current evolution of the connotation of urban renewal in China to understand the key to grasp its connotation.

From the time level, in the 1980s, as shown in Table 1, Mr. Wu Liangyong opposed the past big demolition and

construction and put forward the theory of “organic renewal” [2], with the case of Beijing Ju’er Hutong renovation as a representative of the connotation of urban renewal has been reinterpreted and redefined; in the 1990s, with the rapid urbanization under the background of the In the 1990s, the transformation of shantytowns in the context of rapid urbanization solved the problem of housing shortage through the mode of large-scale demolition and construction, and broke the symbolic connotation of history and culture; after that, since the 21st century, the connotation of urban renewal has been gradually derived from the social context under the orientation of people-oriented, with the concepts of “small-scale”, ‘progressive’, “micro-renewal” and “micro-renewal”. After that, since the 21st century, the connotation of urban renewal has been gradually derived from the concepts of “small-scale”, ‘progressive’, “micro-renewal” and “acupuncture micro-remodeling” in the social context of human-oriented urban renewal. In the late 20th and early 21st centuries, “incremental” renewal came into being, with the prominent feature of emphasizing the phased and dynamic adjustment of the implementation plan; in 2010, the connotation of “small-scale” renewal emerged, with more

emphasis on fine-tuning the transformation of the space and retaining the original style; ‘acupuncture’ micro-renewal is a kind of “catalytic” micro-renewal. “Acupuncture” micro-renewal is a ‘catalytic’ small-scale renewal mode; “micro-renewal” appeared after 2015, dominated by low-cost intervention, functional fine-tuning, community co-construction, etc.; in addition, in 2009, Guangdong took the initiative to promote the “Three Olds” transformation and promote the development of land use and urbanization. In addition, in 2009, Guangdong promoted the “three olds” transformation and land intensification as a special example, which took the market and finance as the goal, and regarded efficiency as the only connotation, returning to the past mode of pursuing a high ratio of construction and demolition. In general, future scholarly research on the connotation of urban renewal discussion needs to follow the pace of the times, its connotation is with the economic and social development of China’s economic and social background and people’s living needs of the changing fermentation, will be accompanied by a diversity of urban renewal concepts and types of derivatives in the continuous enrichment.

Table 1: Evolution of urban regeneration connotation stages: time, type, focusing characteristics

Time period	Type	Focusing on characteristics
1980s	Organic Renewal	Continuing the historical lineage, emphasizing the protection of historical and cultural texture
1990s	Shantytown Renewal	Large-scale demolition and construction, demolition and reconstruction of dilapidated housing, improvement of infrastructure.
Late 20th and early 21st centuries	Progressive	Phased and dynamic adjustment.
From 2009	Three Olds	Taking “old towns, old factories, old villages” as the target, focusing on intensive land use, industrial upgrading and transformation.
From 2010	Small Scale	Focusing on fine spatial transformation, focusing on retaining the original style
	Acupuncture Micro-Renovation	A kind of catalytic small-scale regeneration A catalytic small-scale regeneration.
2015-present	Micro-Renewal	Low-cost intervention, functional fine-tuning, community co-construction

In addition, the research object of urban renewal is still expanding and diversifying today. Zhai Binjing and Wu Meiqin believe that urban renewal is multi-objective, a multi-dimensional and multi-faceted process, which is far more than just the simple renovation and remodeling of old buildings and facilities, but also includes the enhancement of the overall environment of the city [3]. At the same time, many scholars have successively carried out cross integration research on urban renewal from the perspectives of sociology, economics and geography, making the connotation of urban renewal richer and more diversified.

1.2 Characteristics of Urban Renewal

According to the rich and diversified conceptual connotation of urban renewal and the analysis of existing research results, its composition, process, subject and concept also present four characteristic attributes of systematicity, dynamism, diversity and sustainability, which builds up a rich and profound research system for urban renewal research.

First, the composition of urban renewal is systematic. Systematicity is the essence of urban complex system engineering, which involves many aspects in the process of urban development, and requires continuous systematic overall synergy. Many scholars have put forward the viewpoint that urban renewal is a multifaceted and complex systems engineering, Tian Li, Yao Zhihao, etc. believe that urban renewal involves the government, the market, society and other aspects, and needs to be coordinated from a

systematic perspective of scientific planning and coordination [4]; Hao Lingjia, Zhang Li Chunyi, et al. emphasize that urban renewal needs to be carried out from the city physical examination, planning, implementation to management of a number of dimensions for the systematic synergistic promotion [5].

Secondly, secondly, the process of urban renewal is dynamic. The city as a constantly changing organism, urban renewal also needs to be timely adjusted according to the dynamic changes of the city. Shao Yongwei, Qi Dongjin proposed the right construction and planning mechanism of autonomous renewal of old neighborhoods, which reflects the dynamic adjustment ability of urban renewal [6]. Zheng Wenhui argued that urban renewal needs to be dynamically optimized according to the actual development of the city as well as the needs of the residents [7]. Wang Mingchao et al. in their study of the renewal process of Guilin West Neighborhood in Shanghai, the relationship between the government and the market and the selection of the implementation object are dynamic changes, which play a decisive role in the framework of the urban renewal planning system and the preparation of ideas [8].

Thirdly, the subjects of urban renewal are pluralistic. The renewal process involves a variety of funding methods, a variety of mechanism modes, and especially a plurality of participating subjects. Wu Songtao and Wang Jingyuan explored the role of multiple subjects in the renewal mechanism and logic of change in large cities [9]; Gu Ying

and Li Qiushi took the urban micro-renewal of Shiquan Road Street in Shanghai as an example to establish a multi-party collaborative driving system [10]; Pang Zhiyu and Song Yacheng et al. argued that urban renewal involves a synergistic effect of policies, regulations, and the willingness of all parties involved, which covers diversified participants and pluralistic values [11].

Fourth, the concept of urban renewal is sustainable. China has always adhered to and developed the concept of sustainable development as a basic strategy. The original intention of urban renewal is a process of pursuing sustainable development with equal emphasis on economy, society and environment. Liu Hongxian and Tang Yan study the risk formation and governance of urban renewal from the perspective of risk sociology, emphasizing the importance of sustainable development [12]. Deng Dong and Yang Liang proposed that the coordinated development of social, economic and environmental aspects should be emphasized in the era of stockpiling in order to promote the long-term healthy development of cities [13].

3. Hot Spot Analysis of Urban Renewal Research

Urban renewal research as an important object in the academic and practical fields, insight into the hot spots of urban renewal changes based on a clearer and deeper cognition of the inner mechanism of urban renewal, the future development trend of sustainable development of urban

renewal research to provide a certain direction reference.

3.1 CiteSpace Mapping Analysis

According to Bradford's law, to ensure the quality and authority of the literature, the three core journals of Journal of Urban Planning, Urban Planning and The Planner in CNKI database were selected as the samples, and the technical methods of CiteSpace 6.3R1 visual analysis software and bibliometrics were used to search the literature with the subject term of "Urban Renewal", and a total of 652 articles were published from September 1, 1995 to January 30, 2025 through keyword clustering and keyword emergence to generate corresponding information maps. Using "Urban Renewal" as the theme word, the literature publication time range is taken as September 1, 1995-January 30, 2025, with a total of 652 pieces of literature, and the corresponding information map is generated through keyword clustering and keyword emergence, which clearly presents the research hotspots of this research field at different stages.

(1) Keyword emergence map analysis

chooses to draw keyword emergence maps from the perspective of keyword emergence intensity and emergence time period (as in Table 2 and 3), which summarizes the characteristics of urban renewal research hot words development and high-intensity themes and other related conclusions, providing data and information support for summarizing the urban renewal research hot spots.

Table 2: Top 20 Keywords with the Strongest Citation Bursts (Strength)

Keywords	Year	Strength	Begin	End	1995 - 2025
Urban Design	2012	3.17	2016	2017	
Public Participation	2010	3.07	2015	2019	
Spatial Governance	2019	2.4	2021	2022	
Micro-Renewal	2018	2.36	2018	2019	
Guangzhou	2013	2.25	2020	2021	
Sanwu Renovation	2018	2.11	2018	2020	
Suzhou	2022	2.09	2022	2023	
Specialized Planning	2015	2.09	2023	2025	
Policies	2005	2.01	2005	2013	
Urban Development	2000	1.95	2000	2004	
Shenzhen	2008	1.94	2020	2021	
Urban Regeneration	2004	1.85	2004	2008	
Community	1998	1.78	1998	2007	
Public Policies	2016	1.78	2016	2017	
Nanjing	2004	1.69	2004	2010	
Urban Planning	2000	1.65	2000	2004	
Inventory Planning	2015	1.63	2015	2017	
Urban Policies	2003	1.31	2003	2004	
Conservation	2008	1.31	2015	2018	
Sustainability	2012	1.27	2012	2013	

Table 3: Top 20 Keywords with the Strongest Citation Bursts (Year)

Keywords	Year	Strength	Begin	End	1995 - 2025
Community	1998	1.78	1998	2007	
Urban Development	2000	1.95	2000	2004	
Urban Planning	2000	1.65	2000	2004	
Urban Policies	2003	1.31	2003	2004	
Urban Regeneration	2004	1.85	2004	2008	
Nanjing	2004	1.69	2004	2010	
Policies	2005	2.01	2005	2013	
Sustainability	2012	1.27	2012	2013	
Public Participation	2010	3.07	2015	2019	
Inventory Planning	2015	1.63	2015	2017	

Conservation	2008	1.31	2015	2018	
Urban Design	2012	3.17	2016	2017	
Public Policies	2016	1.78	2016	2017	
Micro-Renewal	2018	2.36	2018	2019	
Sanwu Renovation	2018	2.11	2018	2020	
Guangzhou	2013	2.25	2020	2021	
Shenzhen	2008	1.94	2020	2021	
Spatial Governance	2019	2.4	2021	2022	
Suzhou	2022	2.09	2022	2023	
Specialized Planning	2015	2.09	2023	2025	

Firstly, 2022 and special planning 2023-2025, which indicates that the research direction will gradually focus on the innovation of spatial governance system and special policy formulation research to improve the urban renewal governance system; in addition, from “urban policy” in 2003 to “public policy” in 2016, and then to “public policy” in 2023, which is the most influential research hotspot in this stage, reflecting the importance of social synergy and fine design, as well as the pursuit of citizens’ social equity and quality of life. In addition, from “urban policy” in 2003 to “public policy” in 2016 to “special planning” in 2023, the policy research work has been carried out throughout the whole process and gradually deepened; finally, in recent years, buzzwords such as “micro-renewal” and “stock planning” have appeared to reflect that urban renewal is the most important and most important part of the urban renewal process. Finally, in recent years, the emergence of buzzwords such as “micro-renewal” and “stock planning” reflects the rise of small-scale and progressive technical paths, which is a reflection of the sustainability of the urban renewal model.

(2) Keyword clustering analysis

The results of keyword co-occurrence clustering analysis based on CiteSpace software show (as in Fig. 1) that the keyword network in the field of urban regeneration research can be classified into a total of 10 clusters with significant features from #0 to #9, and their core clusters are, in order of priority, #0 urban regeneration, #1 Shenzhen, #2 Shanghai, #3 urban regeneration, #4 urban planning, #5 historical neighborhoods, #6 land preparation, #7 Suzhou, #8 stock planning, and #9 urban design. In order to further reveal the research themes, through the semantic similarity merging strategy and the integration of redundant clusters, the analysis reveals that the research and practice in the field of urban regeneration have gradually formed four core knowledge clusters: sustainable development and spatial governance research, historical and cultural heritage preservation and revitalization, mega-urban regeneration practice, and institutional innovation and implementation mechanism (e.g., Table 4).

CiteSpace, v. 5.3.R1 (64-bit) Advanced
June 20, 2025, 3:47:59 PM CST
C:\Users\Administrator\Desktop\111\data
Timespan: 1995-2025 (Slice Length=1)
Selection Criteria: g-index (k=25), LRF=3.0, L/N=10, LBY=5, e=1.0
Network: N=507, E=827 (Density=0.0064)
Nodes Labeled: 1.0%
Pruning: None
Modularity Q=0.6514
Weighted Mean Silhouette S=0.9653
Harmonic Mean(Q, S)=0.7779

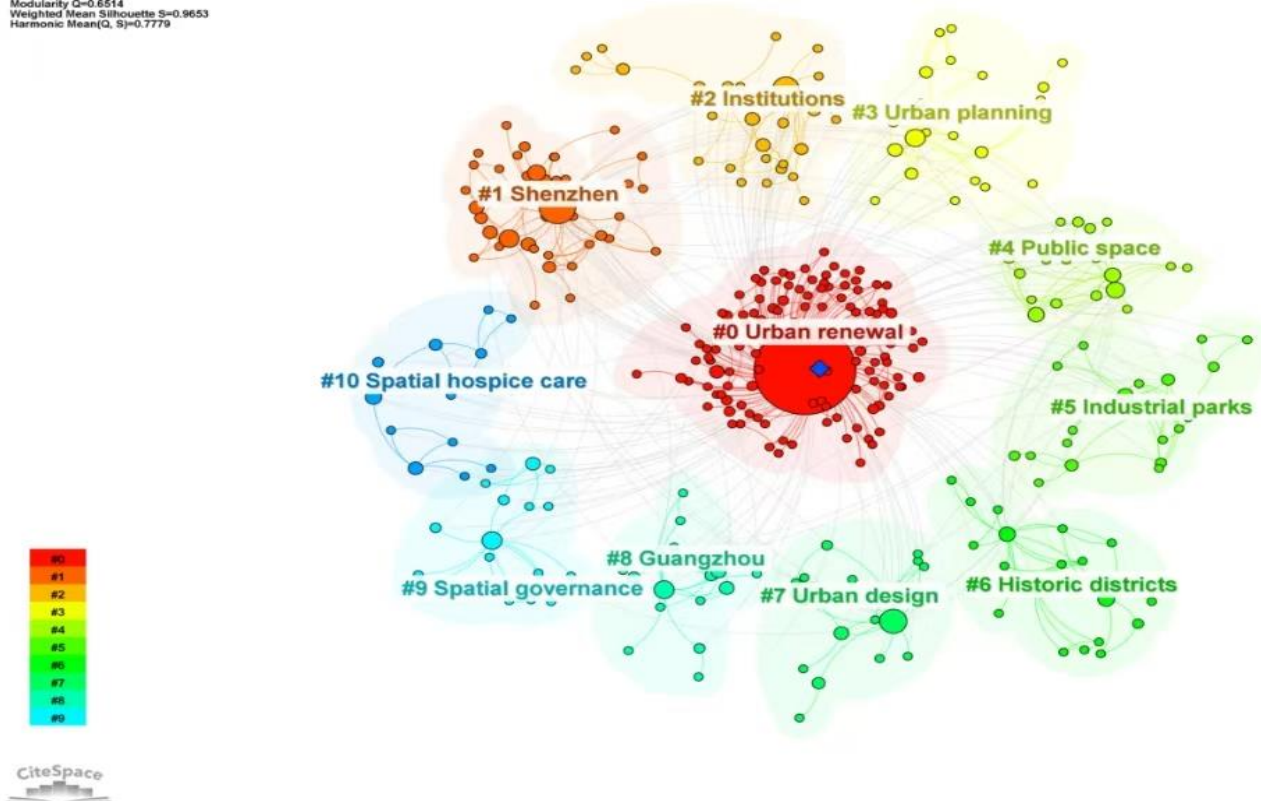


Figure 1: Keyword clustering map (Source: Author’s own drawing)

Table 4: Key knowledge clusters in the field of urban regeneration research

Serial Number	Research Topics	Main clustering tags
1	Spatial Governance and Planning Techniques	Institution, practice, Urban redevelopment, Institutional design, Power mechanism, Collaborative governance
2	Preservation and Revitalization of Historical Lineages	Organic regeneration, Old urban areas, Urban governance, Urban design, Preservation
3	Mega Urban Renewal Practices	Spatial governance, Industrial transformation, Stock space, Urban villages, Shenzhen, Guangzhou
4	Institutional Innovation and Implementation Mechanisms	Institutional arrangement, Collaborative governance, Development control, Land title, Morphological regulations

Comprehensive keyword emergence map hotspot changes and keyword clustering map analysis can be summarized that the research theme of urban renewal has changed from the traditional single spatial transformation mode to a comprehensive and complex system covering multiple levels such as system, technology and culture. It fully demonstrates the characteristics of complementary and interactive integration of theory and practice, highlighting the depth and breadth of research. In addition, there are still some “research deserts”, such as the direction of ecological sustainable development and digital smart transformation; although the concept of sustainability was mentioned in 2012-2013, the degree of attention was low, only 1.27, reflecting that there is more room for development in the field of sustainable development, such as eco-city and resilience planning, and that there is more room for development in the field of smart city and digital technology. Regarding the emerging areas such as smart city and digital technology have not been mentioned yet, which will become a breakthrough for future research and innovation.

3.2 Hot Spots of Urban Renewal Research

Based on the characteristics of the hot spots of research over the years, the generalization of the themes and the breakthroughs in the blank areas summarized by CiteSpace mapping analysis, we further summarize and analyze the results of the literature, and conclude that the hot spots of urban renewal research are the exploration of policy mechanisms, the activation of traditional neighborhoods’ historical and cultural lineage, and the research on sustainable development and spatial commitment, with a view to providing the following scholars with more in-depth and comprehensive research ideas and references. In order to provide reference for more in-depth and comprehensive research of subsequent scholars.

3.2.1 Research on Urban Renewal Policy Formulation and Mechanism Exploration

Urban renewal mechanism is a key link to promote high-quality development, the core of which is to optimize urban functions and improve the quality of the residents’ environment based on model and system innovation, optimization of top-level policies, improvement of the implementation path of multi-participation, and sustainable development; i.e., through the construction of a mechanism of sharing funds between the government, the market, and the public; and the establishment of long-term mechanisms to safeguard the reasonable rights and interests of the multi-participants. That is to say, through the establishment of a funding sharing mechanism between the government and the market, and the establishment of a long-term mechanism to protect the reasonable rights and interests of multiple

stakeholders, the renewal objectives will be realized and public participation will be promoted.

In terms of policy protection and top-level design, the central government has established an institutional framework for urban renewal through legislative and financial support. Shenzhen innovates the tradition of “urban renewal unit planning” system, explores the bonus system of plot ratio, and legislates to guarantee its implementation; in terms of land resources and economic dominance, Liang Yinlong believes that the problem of urban renewal is still fundamentally about the allocation of land resources, which involves the land appreciation income, and the existence of a complex game of interests among multiple subjects, and from the perspective of property rights game in urban economics, he provides a comprehensive and effective mechanism for urban renewal. From the perspective of property rights in urban economics, it opens a new research perspective for the spatial governance strategy and policy improvement in the process of urban renewal [14]; Wang Li and other scholars, based on the background of China’s land public ownership system, explore the applicability of this mechanism in the process of urban renewal from the perspective of the transfer of development rights of land use indicators and floor area ratios [15]. With regard to the implementation of the project path and process mechanism, Shenzhen, as a typical representative of rapid urbanization, has a perfect and distinctive renewal mechanism, in which Shenzhen has “a book” of policies, “a map” of planning and “a table” of assessment. Shenzhen’s “one book”, “one map” for planning and “one table” for evaluation set a good reference example for other cities in terms of stock planning and renewal mechanism.

In terms of the collaboration mechanism of multiple subjects, based on the pluralistic characteristics of urban renewal subjects, it is crucial to reasonably deal with the complex contradictory relationship of multiple subjects, participation methods, coordination of interests and how to realize an effective public participation model. Participation mechanism, for the complex collective choice dilemma that exists in old neighborhoods, cooperation and action in terms of collective non-collaboration caused by the update is difficult to promote, Liu Di symptomatic proposed collective smart choice ideas for the renewal of old neighborhoods in other geographical areas to provide a case model [16]; Participation concept, encourage more residents to actively participate in the decision-making and implementation process of urban renewal, to ensure that the starting point from the people’s point of view to truly protect the needs of residents [17]; Participation technology, Yang Junyan, Zhang Zhonghu, etc. to build a digital platform for public participation, the use of digital technology to assist the public to participate in the process of urban renewal, to strengthen the public’s opinion collection, the accuracy of the information conveyed and the

results of the experience of the ability [18]; Participation mode, explore the construction of multi-party co-construction + multi-party co-rule" mode in the process of micro renewal of public space. In [18]; In terms of the mode of participation, we will explore the mode of "multi-party co-construction + multi-party co-governance" in the process of micro-renewal of public space, so as to greatly increase the degree of public participation.

3.2.2 Research on the Protection and Revitalization of Historic Neighborhoods

Historic and cultural neighborhoods are an important component of China's urban and rural historical and cultural protection and inheritance system. At present, the renewal and protection of historical and cultural neighborhoods and historical and cultural landscape areas in China has been going on for decades, and the protection principles and requirements have been gradually perfected through practical exploration. However, the problem of protection and revitalization of historical cultural lineage has not been completely solved, and in the process of renewal practice, there are still many dilemmas and problems, especially the rapid urbanization has brought about rapid economic development, exacerbated the loss of China's historical and cultural resources, and urgently need to designate the localized protection and revitalization strategies for regional characteristics.

In terms of protection methods, some scholars have carried out protection and revitalization research based on Qingdao, a historical city, and explored the methodological path of mutual promotion and co-prosperity between protection and economic development based on a deep understanding of the value of the neighborhood [19]. Li Jinsheng, He Yi and other scholars have proposed the use of "small-scale scene creation, acupuncture point acupuncture therapy" in the historical area, selecting the nodes for renewal, and using the points to lead the surface, connecting the points into a piece [20]. In this kind of renewal of historic districts, cultural sensitivity is very crucial, and it is necessary to skillfully incorporate innovative elements to create unique urban landmarks on the basis of the culture itself, which is the "eye-catching stroke" to revitalize culture and urban history.

On the path of protection, different scholars have started their research based on different conceptual perspectives at different stages of the urban renewal process. Chen Meiyi and Hu Hong explored the carbon metabolism pattern identification and adaptive renewal strategy of urban historic districts based on the dual-carbon concept, which provides reference and theoretical support for the low-carbon transformation of China's historic and cultural districts [21]. Yuan Yulong applied the "spiral translation" progressive renewal mechanism in the historic district, and proposed the optimization of conservation strategy to solve the problem of difficult to land the renewal project [22].

3.2.3 Research on Sustainable Development and Spatial Governance

As a goal concept that the whole world is striving to implement, sustainable development has been gradually rising

in recent years, and urban renewal has been paying more and more attention to spatial quality, spatial governance and sustainable development, and it has always insisted on implementing the development idea of "people-centeredness", pursuing people-centered spatial governance and upgrading the spatial quality, especially the micro-renewal level of public space. In particular, the micro-renewal of public space. The planning buzzwords of "greenway", "green infrastructure" and "low-carbon community" are not limited to the research of eco-city and sponge city in the field of urban planning, but also in the practice of urban renewal research. In the practice of urban renewal research, scholars are also exploring how to incorporate the concept of green and sustainable development. Regarding the method of public space creation, Fu Chaowei's team explores the greenway process in practice to intervene in numerous tiny updates, and reorganizes the fragmented and limited urban environment and function connection with the integration method, which is of outstanding significance for the creation of public space in urban renewal [23]. Different from the traditional mode of high energy consumption, high pollution, large-scale demolition and construction, Lin Jian puts forward the viewpoint of green urban renewal [24], which is carried out under the premise of optimizing the ecological environment in accordance with the idea of "people-oriented", and it is a renewal mode that ensures the coordination of the environmental resources, socio-economics, and the life of the residents, and that is functionally compliant, ecologically friendly, and cost-intensive.

Aiming at the difficulties and characteristics of the urban renewal process in the context of stock planning, such as spatial complexity, complexity of ownership, difficulty in promotion and diversity of tasks, the transformation of spatial governance is an important part of the breakthrough. Ge Tianyang et al. carried out a comprehensive assessment of stock space, relying on market mechanisms to comprehensively revitalize stock space resources and realize a newer type of urban design [25]. In the context of stock development and comprehensive re-construction of the national land spatial planning system, the traditional urban development model has been difficult to guide, the system construction process on the stock response strategy path is very lacking, the implementation of the lack of guidance on the micro-space; Xia Qing's team from the characteristics of the pattern of incorporation, the construction of stock renewal of the space of the high level of realization of high-quality governance [26]. At present, there are still fewer studies on sustainable theories of urban renewal, the standards of green renewal system are not yet sound, ecological quantitative model is not yet clear, and the acceptance of the traditional residents on the application of green technology and operation is low, the research on this level needs to be further deepened, and to strengthen interdisciplinary exchanges with ecology, environmental science, sociology and other disciplines, and to actively build the theoretical framework of the renewal of the rationality and humanism, the development of the green and the symbiotic integration and coexistence.

4. Trends in Urban Renewal Research

Urban renewal is a complex and systematic project involving multiple dimensions such as optimization of urban space,

innovation of social governance and continuation of cultural inheritance, which is of great significance in promoting sustainable development, improving the quality of life of residents and reshaping the spatial pattern. According to the results of research literature in the past 30 years, the development trend of urban renewal is gradually transforming from the incremental era of speeding up expansion to the stock era of improving quality and efficiency, and based on the combing of hot topics, the trend of urban renewal research has been further clarified.

4.1 Fine Governance, Quality Improvement: From Rough to Fine Development

stepping into the new era, the main contradiction in China's society is the contradiction between the residents' growing expectations for the needs of a better life and the unbalanced and insufficient development; with the continuous development of the society and economy, the people's material living conditions are becoming more and more favorable, and the pursuit of the quality of the living space is also upgraded continuously, which is not satisfied with the traditional material and cultural needs, and the pursuit of a more high-quality and exquisite living environment. They are not satisfied with the traditional material and cultural needs, and are in pursuit of a more high-quality and exquisite living environment. It is an inevitable trend to shift from large-scale demolition and reconstruction to small-scale and progressive micro-renewal, and the future urban renewal process will pay more attention to refinement and quality. Congratulations, Lin Ying focus on the refined management and sustainable development of renewal, and measure the public cost in urban renewal [27]; Chen Meiyi, Hu Hong propose the adaptive renewal strategy of historical and cultural neighborhoods with the refined perspective of carbon metabolism pattern recognition; Chen Guang constructs a quantitative quality evaluation model for waterfront areas, and proposes the quality enhancement strategy by taking the Huangpu River in Shanghai as an example [28].

4.2 Technology Empowerment, Era of Progress: from Traditional to Digital Transformation

With the rapid development of information technology, AI and other artificial, big data, digital modeling is deeply affecting people's daily travel activities, in accordance with the traditional planning concepts and technology is bound to be unable to effectively promote the development of urban renewal, thinking about the future of urban renewal research how to effectively combine artificial intelligence and digital modeling technology development has been very It is very urgent to think about how to effectively combine artificial intelligence and digital modeling technology in future urban renewal research. Li Miaoxian, Liu Barge and others discussed the accurate diagnosis and renewal planning of urban stock resources based on the CIM platform, which provides technical support for intelligent renewal [29]; Ma Xiangming, Shi Huaiyu and others related to the empowerment and impact of digital and artificial intelligence technology on the planning industry [30]; Liu Sijie and others based on the concept of complete community, constructing a digital physical examination and assessment method of the urban community, which provides references to the

governance of the community construction [31].

4.3 Collaborative Governance, Harmonious Breakthroughs: From Single Monopoly to Diversified Collaboration

The trend of urban renewal shows a clear shift from single governmental decision-making to multiple subjects' consultation and co-construction. Past cases show that the government in the unilateral decision-making often pay attention to the developers, the city's economic construction and ignore the interests of the residents in the process of renewal; such as in China's Guangzhou Enning Road renovation, Shanghai Tianzifang renovation, the demolition of Shenzhen Handshake Building, and many other cases are exposed to the consequences of the multiple subjects of the relationship between the consequences of mishandling the emergence of such as dissatisfaction of the residents, the community rupture, the city's function of the imbalance of the process of lagging urban construction, is the importance of the pluralistic The importance of synergistic and common governance of multiple subjects is reflected.

In fact, urban renewal involves the government, which is responsible for planning and policy formulation and management, and coordinates the interests of all parties, developers, which promotes market-oriented operation, direct users, residents, enterprises and expert teams, the media and the public, and nongovernmental organizations (NGOs), as well as other multidisciplinary subjects with synergistic and multifaceted interests. The analytical framework of "5w" urban renewal governance constructed by Wan Chengwei and Ye Yumin emphasizes the role of multiple subjects in urban renewal [32]; Peng Shanni involves the use of government tools and fairness reflection, reflecting the synergistic role of multiple subjects in urban renewal [33]; and Zhang Xuchen and David SHAW study the subject, tools, and mechanisms of urban governance in metropolitan areas. subjects, tools and mechanisms of urban governance, emphasizing the importance of synergistic governance by multiple subjects [34].

4.4 Dynamic Adaptation, Organic Renewal: From Static to Dynamic Planning

The city is a dynamically developing organism, and its evolution is a process of constantly adapting to social needs, technological advances, and environmental changes; urban renewal is also a dynamic body that is constantly evolving, and static studies cannot accurately provide feedback on real-time effectiveness of urban renewal, and static lagging renewal results are a dilemma often faced in the past, so it is crucial to think about how to realize organic renewal through dynamic mode studies. Thinking about how to monitor and evaluate the various stages of urban renewal through dynamic mode research, according to the needs of urban development and changes in the socio-economic environment, and optimize them in time based on the feedback, is the key to achieve organic renewal of urban renewal. An Yue compares the urban renewal planning models of Beijing and Shanghai, discusses the applicability and technical points of different models, and embodies the dynamic adaptability of planning; Li Jihuan discusses the rebalancing of the development

control system, emphasizing the flexibility and adaptability of planning; Zhao Kangqi and Li Jinxuan propose, based on the practice of Guangzhou, that the redevelopment of the urban land stock needs to adopt dynamic policy adjustments to balance the market demand for capital appreciation and the supply of land [35].

5. Conclusion

Urban renewal has a complex background of multidisciplinary intersection, and future research should strengthen multidisciplinary intersection and diversified application for research, break the traditional narrow-minded renewal methods, and adopt diversified perspectives to promote the development of disciplinary research. At the same time, on the basis of grasping the rich and diversified connotation evolution and characteristics of urban renewal with the development of the times, we should focus on deepening the construction of the technical support system and the research theory system to enhance the scientificity of the research and the applicability of the policy, so as to ultimately realize the ideal state of social justice and harmony. The ideal state of social justice and harmony will eventually be realized. Therefore, it is necessary to further strengthen the technical support, policy resilience and social equity of the research results, to realize the double breakthrough in theory and practice, and to lay the theoretical foundation for the future high-quality and sustainable development of the city.

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