

# Urban Planning of Seoul

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서울의 도시계획



Seoul Metropolitan Gov.  
Urban Planning Bureau  
Urban Planning Advisory Group

# Introducing Seoul

1. Capital of South Korea, Seoul
2. History of Seoul's Growth
3. Seoul's City Planning for the Next Century

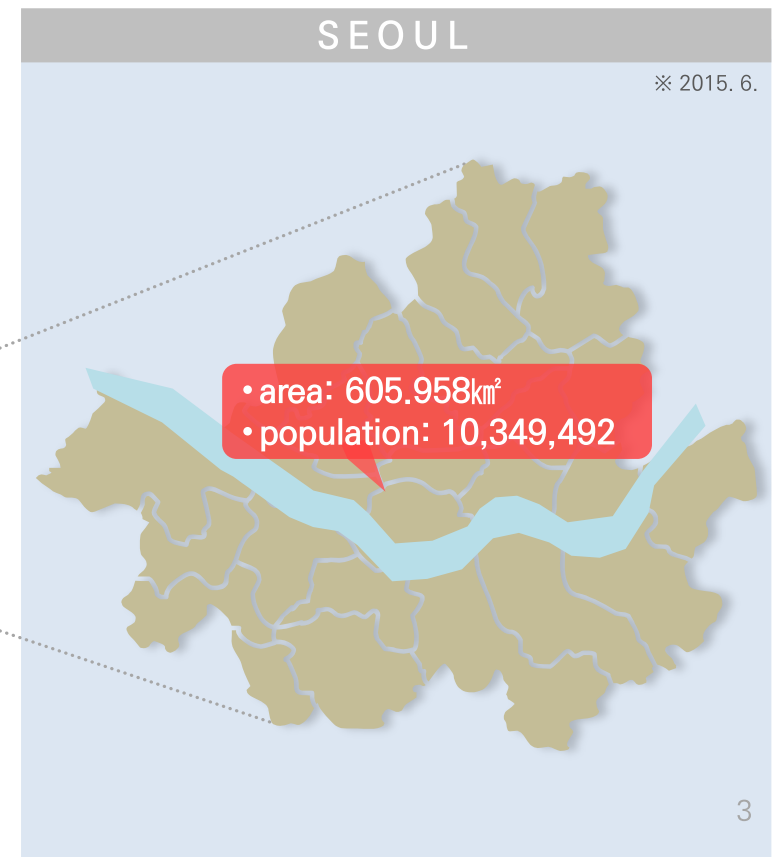
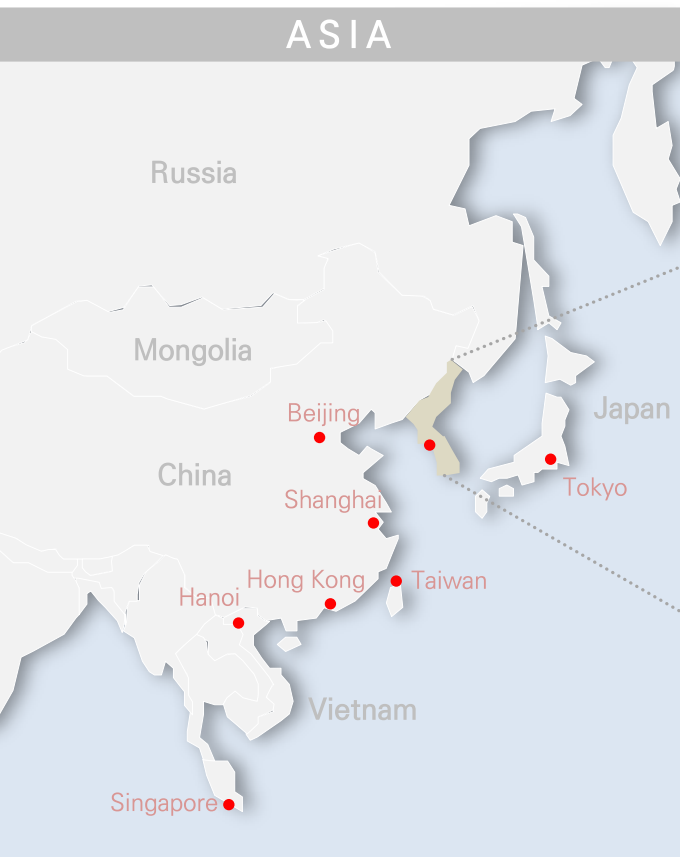




In the center of Northeast Asia

# Capital of the Republic of Korea, Seoul

- Mega city with a population of 10 million, area of 605km<sup>2</sup>
- Hub city of the Northeast Asia close to Tokyo, Beijing, Hong Kong, and Singapore



# Compared to its size, Seoul is One of the densest cities in the world

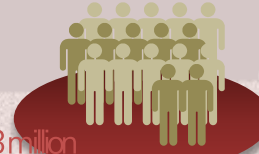
- For the last 50 years, **population grew 3 fold**

Area and Population of Global Cities

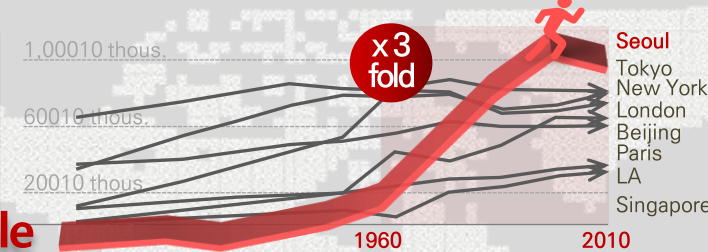
	area	population
1 Beijing	16,801 km <sup>2</sup>	1 Beijing 20.69 mn
2 London	1,570 km <sup>2</sup>	2 Seoul 10.58 mn
3 New York	786 km <sup>2</sup>	3 Tokyo 8.97 mn
4 Tokyo	622 km <sup>2</sup>	4 New York 8.33 mn
5 Seoul	605 km <sup>2</sup>	5 London 8.17 mn
6 Paris	105 km <sup>2</sup>	6 Paris 2.26 mn

## Seoul

area: 605 km<sup>2</sup>  
population: 10.58 million



Per 1,000 km<sup>2</sup>, appx. **17 people**



## London

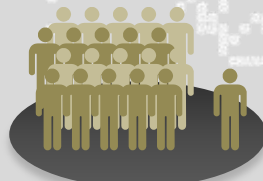
area: 1,570 km<sup>2</sup>  
population: 8.17 mn



Per 1,000 km<sup>2</sup>, appx. **5 people**

## Paris

area: 105 km<sup>2</sup>  
population: 2.26 mn



**21 people**

## Beijing

area: 16,801 km<sup>2</sup>  
population: 20.69 mn



**1 person**

## Tokyo

area: 622 km<sup>2</sup>  
population: 8.97 mn



**14 people**

## New York

area: 786 km<sup>2</sup>  
population: 8.33 mn



**10 people**

# Seoul has A beautiful natural environment

Surrounded by **outer & inner mountains**, the city is divided with **the Han River** flowing through

## Mountains

### • 4 inner mountains :

Bugaksan 342m, Naksan 111m, Namsan 262m, Inwangsan 338m

### • 4 outer mountains :

Bukhansan 836m, Yongmasan 348m, Gwanaksan 829m, Deogyangsan 125m

## The Han River

### • Length : 41.5 km

Flowing through 11 autonomous districts, Gangdong-gu ~ Gangseo-gu

### • Width : 0.6 ~ 1.2 km

### • Area : 39.9 km<sup>2</sup>

6.6% of the Seoul Metropolitan City's administrative area

outer & inner mountains, the Han River



▲ Gyeomjae Jeongseon(謙齋 鄭敷, 1676-1759)  
<Apgujeong (狎鷗亭)>, 1741.



# Seoul, as the capital city of the Korean Peninsula for 600 years, Is a historic & cultural city with over 2000 years of history

**Hangyang,**  
the capital city of the Joseon Dynasty since 1394

A planned city with a systematic design



Zhou Dynasty's guidance of governance, manufacturing and construction (Juryegogonggi, 周禮考工記) : Left, the royal ancestral shrine; right, the state altar for gods of earth and grains; Construction of the palace, shrine and altar before the establishment of markets,



Habitat of people since ancient days

Strategic area for residence, military and defense

Pre-historic age



▲ Historic site in Amsa-dong  
(B.C.5000)

The 3 Kingdoms period



▲ Pungnaptoseong  
(fortress, D.C. 2nd ~3rd century)



# Seoul has shown economic development At an unprecedented rate around the world

## Growth of GDP



## GPCI(Global Power City Index), 2014





# A city remembered by various international events, and A global city with foreigners from all over the world

## International events

1986, 10<sup>th</sup> Asian game



1988, 24<sup>th</sup> Seoul Olympic



2002, 17<sup>th</sup> World Cup



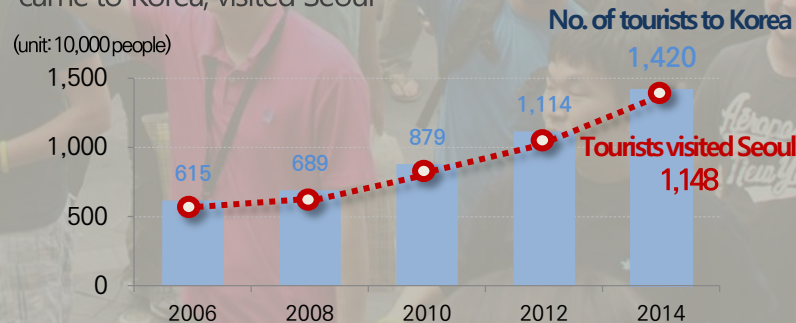
2010, 5<sup>th</sup> G20 Seoul summit



## Foreign tourists

No. of foreign tourists to Seoul : **over 10 mill.**

- In 2014, 1.1 million people, 80.4% of the foreign tourists came to Korea, visited Seoul



- Source of the foreign tourists to Korea: Korea National Tourism Organization 「International Visitor Survey 2014」



For Seoul to become the Seoul you see now,

Numerous processes & history  
Were behind its growth

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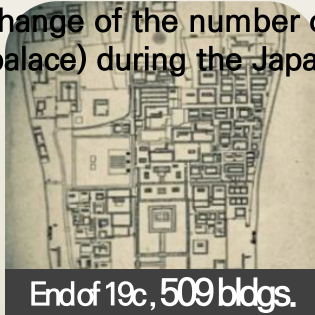
Growth of Seoul

1905 ~ 1953

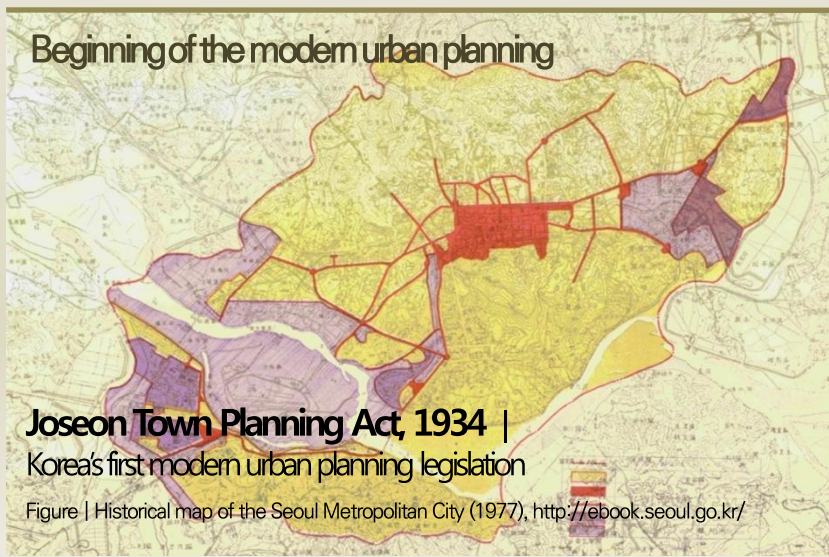
# Enduring the Japanese Occupation and the Korean War, Seoul's identity & form were gravely damaged

## The Japanese Occupation (1905~1945)

Change of the number of buildings in Gyeongbokgung (palace) during the Japanese colonial rule



## Beginning of the modern urban planning



## The Korean War (1950~1953)





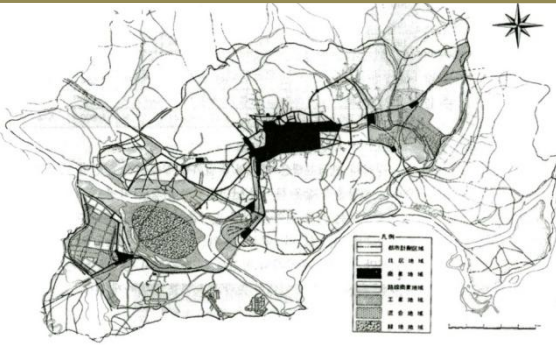
1953 ~ 1970

## After the war, the city rapidly carried out Post-War restoration & development

In 1952, 「City Plan for Reconstruction」 was proposed by the Urban Planning Committee in Busan, then interim capital of South Korea

In 1966, 「Seoul City Master Plan」 was established for the first time

City Plan for Reconstruction (1952)



Land Compartmentalization and Rearrangement Projects (Since 1952)



Sewoon Complex Mall (Completed in 1968)



- The first residential-commercial complex of 8 buildings
- Mecca of the electronics industry including electronic and acoustic equipment
- Introduced concepts: pedestrian deck, separation between the road and the sidewalk

Cheonggye overpass (Completed in 1971)

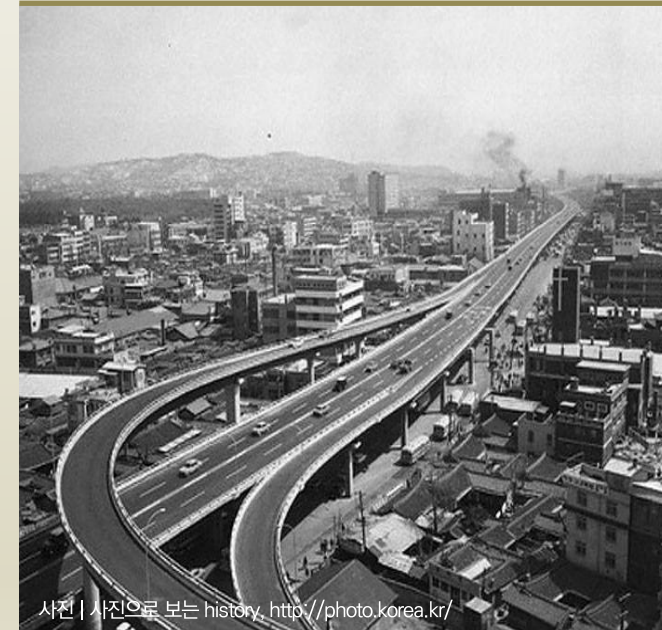


사진 | 사진으로 보는 history <http://photo.korea.kr/>

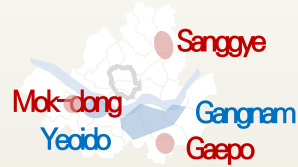
- Covered Cheonggyecheon (stream) and built the overpass (L: 5.6km, W: 16m, 4 lanes)
- Urban highway connecting the east and west of Seoul



1960 ~ 1970

# Due to the excessive concentration in the city center, the city focused on dispersing the city's core functions & population to the outskirts of the city

Policy to control development in Yeoido and Gangnam area, and urban sprawl  
Promote decentralization of population by building large scale apartment complexes in the outskirts of the city such as Sanggye-dong and Mok-dong



## Dispersing the city's core functions

### Gangnam

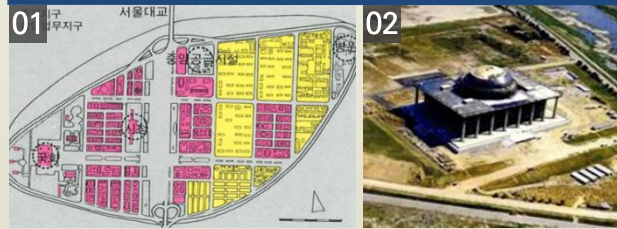


Figure | 40 Years of Gangnam: From Yeongdong to Gangnam



01 Land Compartmentalization and Rearrangement Project of Yeongdong, 1971  
02 Land site of COEX and Bongeunsa (temple), 1980's  
03 Current area of Samsung Station

### Yeoido & Han River Development & apt.



01 Yeoido Comprehensive Development Plan, 1969  
02 National Assembly, 1975  
03 Current area of Yeoido

## Dispersing population (Sanggye-dong)



사진 : (서울 2009/2010 도시형태와 경관), 서울특별시, 2010



1980 ~ 2000

# In preparation for int'l events, the city focused on its City beautiful movement, improving the Han Riverfront with parks, redeveloping hillsides & dilapidated areas

Construction of Jamsil Sports Complex in 1982 and completion of the Comprehensive Han River Development Plan (1986)



## Waterfront area after the Comprehensive Han River Development Plan

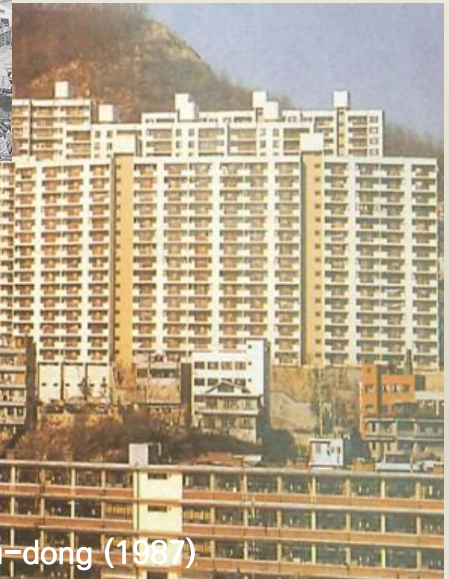
Jamsil Sports Complex, 1982 ▶



Picture | History recorded in pictures, Completion of the Comprehensive Han River Development Plan, <http://photo.korea.kr/>

## Redevelopment project of the obsolete housing (1976)

◀ Redevelopment of Oksu-dong (before)



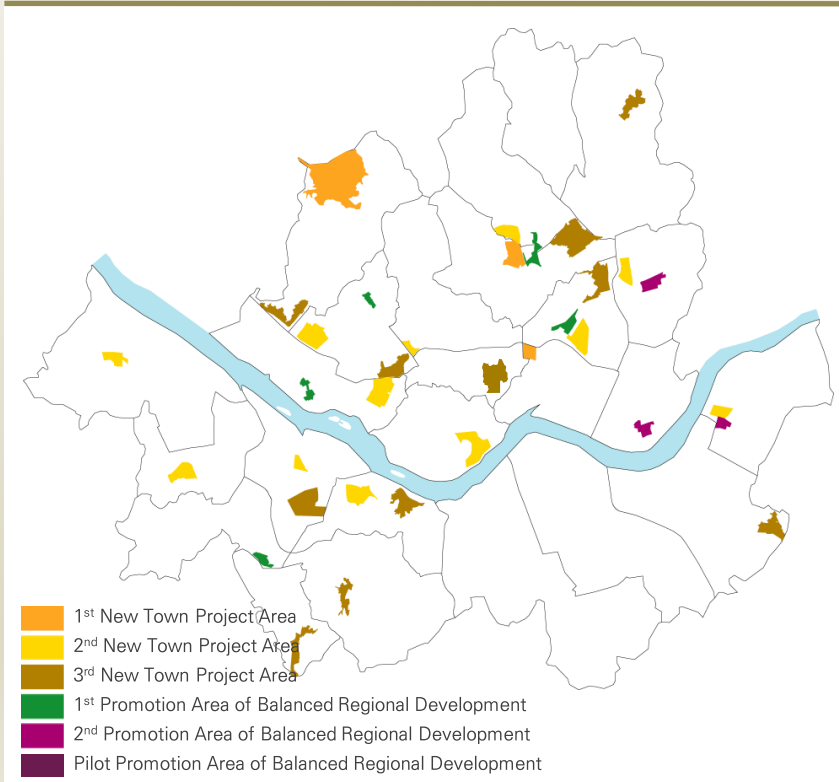
▲ Redevelopment project of Oksu-dong (1987)

2000 ~ 2005

# To systematically redevelop the aging town area, the city pursued large scale renewal projects, “New Towns”

As the renewal projects get popular in Seoul, many areas were designated as (tentative) renewal target areas

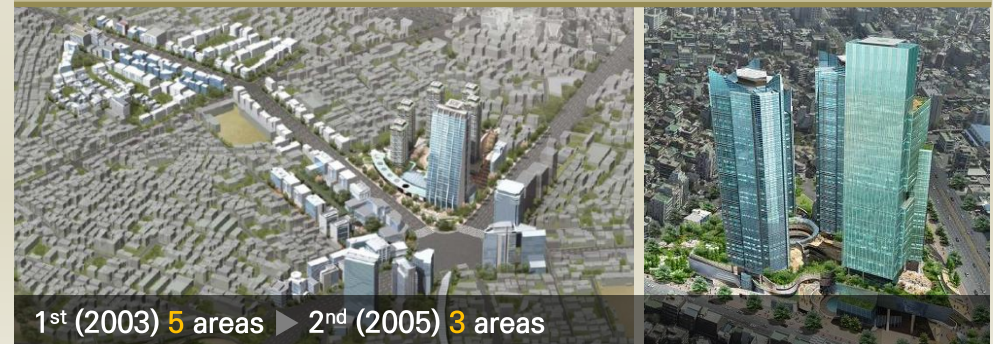
## Distribution of New Town project areas and promotion area of balanced regional development



### New Town Project (26 areas) ex.: Eunpyeong New Town



### Promotion Area of Balanced Regional Development (8 areas)





2000 ~ 2010

Simultaneously, the urban management paradigm has shifted towards placing more emphasis on creating environmental and pedestrian-oriented spaces

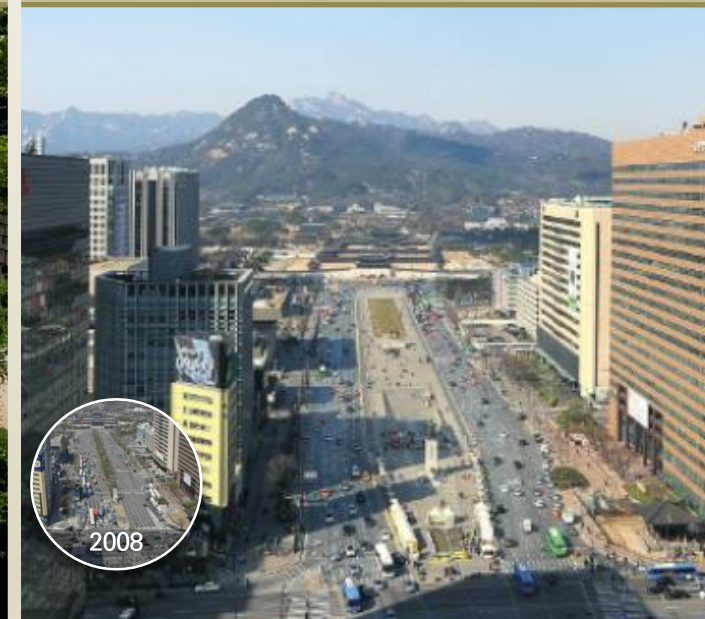
Seoul Plaza (2004)



Restoration of Cheonggyecheon (2005)



Gwanghwamun Square (2009)



Picture | Up: Website of the Seoul Plaza, Down: SEOUL 2015 Urban Form and Landscape

Picture | History recorded in pictures, <http://photo.korea.kr>

Picture | Up·Down | SEOUL 2015 Urban Form and Landscape

2010 ~ present

## As the value of history & culture is re-illuminated, Seoul is now pursuing urban planning tailored to each area's special characteristics

Dongdaemun Design Plaza (DDP, 2014)



- Location : 281, Eulji-ro, Jung-gu (site for now-defunct Dongdaemun Sports Complex)
- Designer: **Zaha Hadid Architects** + Samoo Architects & Engineers
- Named one of '52 Places to Go in 2015' by New York Times

Gongpyeong Area of the Urban Environment  
Improvement Project (Passed deliberation in 2015)



- Location: 5-1, Gongpyeong-dong, Jongno-gu
- Area: 10,461.9m<sup>2</sup>
- In order to **preserve** historic remains excavated in the region, **a representative historic resources preservation place will be built at the center of the city** in a form of a **museum**



To solve Seoul's challenges and reflect its changing environment,

# Seoul's New Urban Planning System

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Laying the urban planning foundation for Seoul's next 100 years

# Amidst Seoul's rapid growth, Various side-effects have surfaced

- Population: 3.42 mill. (1964) → 10.38 mill. (2014)
- GDP: USD 95 (1961) → USD 28,739 (2014)
- Housing: 0.74 mill. (1975) → 3.55 mill. (2014)

Communities  
**Destroyed**



Historical cultural resources  
**Damaged**



Uniform development  
**Damaged the Landscape**



Newtown & urban renewal projects  
**Cancelled or postponed**



Numerous developments  
**Foundered**



# Seoul is now Entering an era of low economic growth

## Low Economic Growth

Long-term forecast  
of Korea's GDP

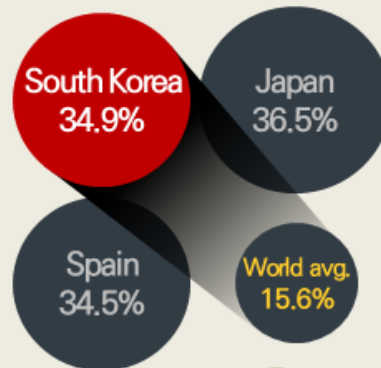
(unit: %)

Year	Growth rate
2001~2007	4.5
2012~2017	4.1
2018~2030	3.3
<b>2031~2060</b>	<b>0.6</b>

OECD Economic Outlook (2013)

## Sharp Growth of Aging Population

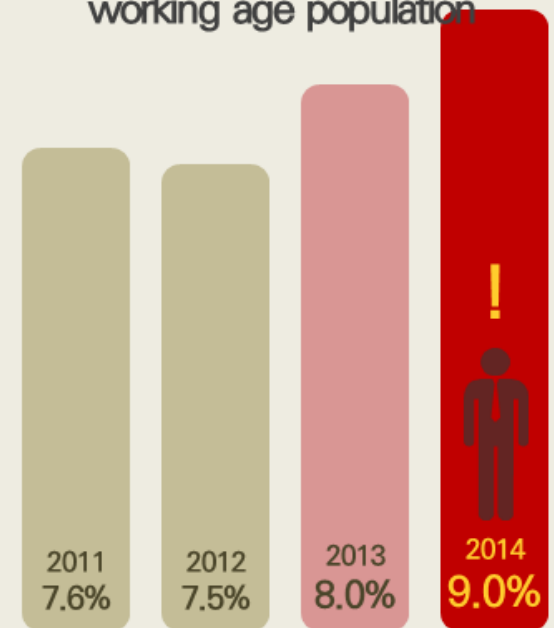
Ratio of 65yrs & above in 2050



Pew Research Center survey analysis of UN data

## Increasing Unemployment of Youth

Youth unemployment of the  
working age population



In turn, **Citizen Consensus** regarding Seoul's future image & a consistent & sophisticated **Urban Planning Framework** were necessary

# SEOUL 100 PLAN



Urban Planning for Seoul's next 100 yrs.

# Urban Planning Platform for Seoul's next 100 yrs.

## Seoul lays the foundation

Sophisticated framework of the plan



## Seoul makes the content with citizens

Open discussion

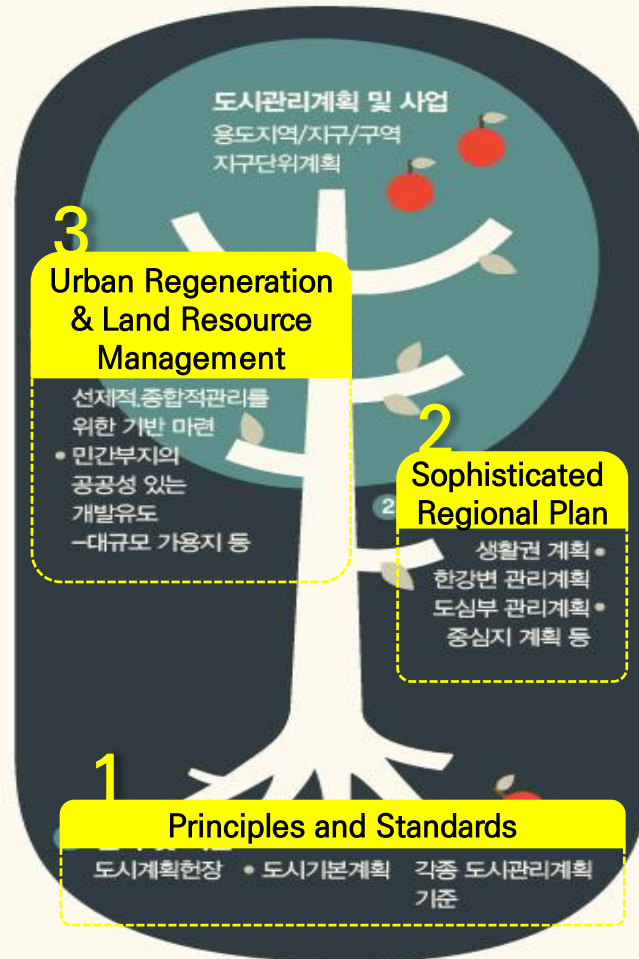


# Details of Seoul's Urban Planning System

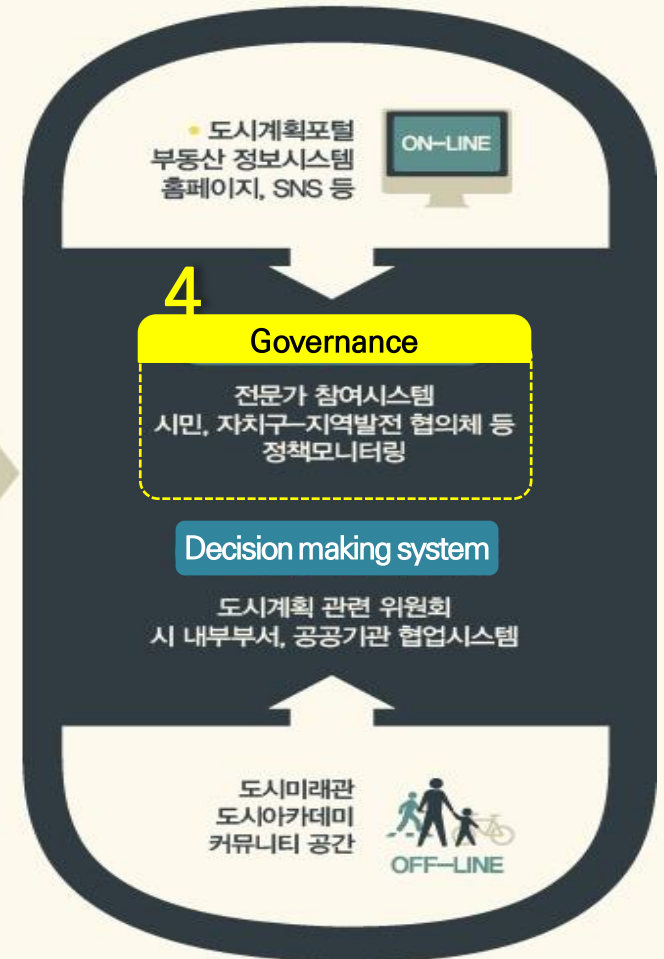
## Goal and Value

1. Recovery of Seoul's identity
2. Improvement of citizens' quality of life
3. Balanced regional development
4. Construction of sustainable city
5. Enhancement of city's competitiveness

## Urban Planning System



## Governance and Support System



# Managing Seoul

Urban Policy & Planning

**Basic Tools of Urban Planning**

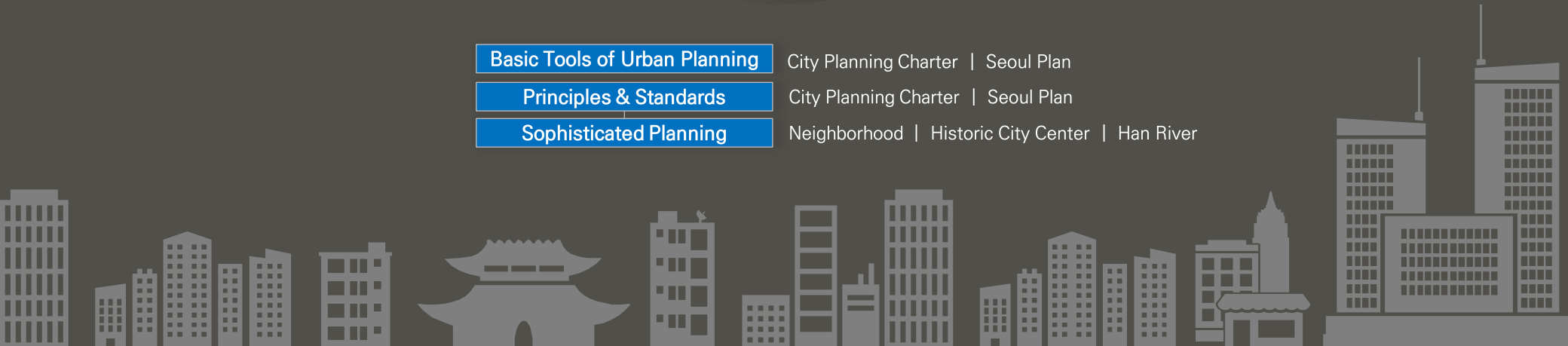
City Planning Charter | Seoul Plan

**Principles & Standards**

City Planning Charter | Seoul Plan

**Sophisticated Planning**

Neighborhood | Historic City Center | Han River



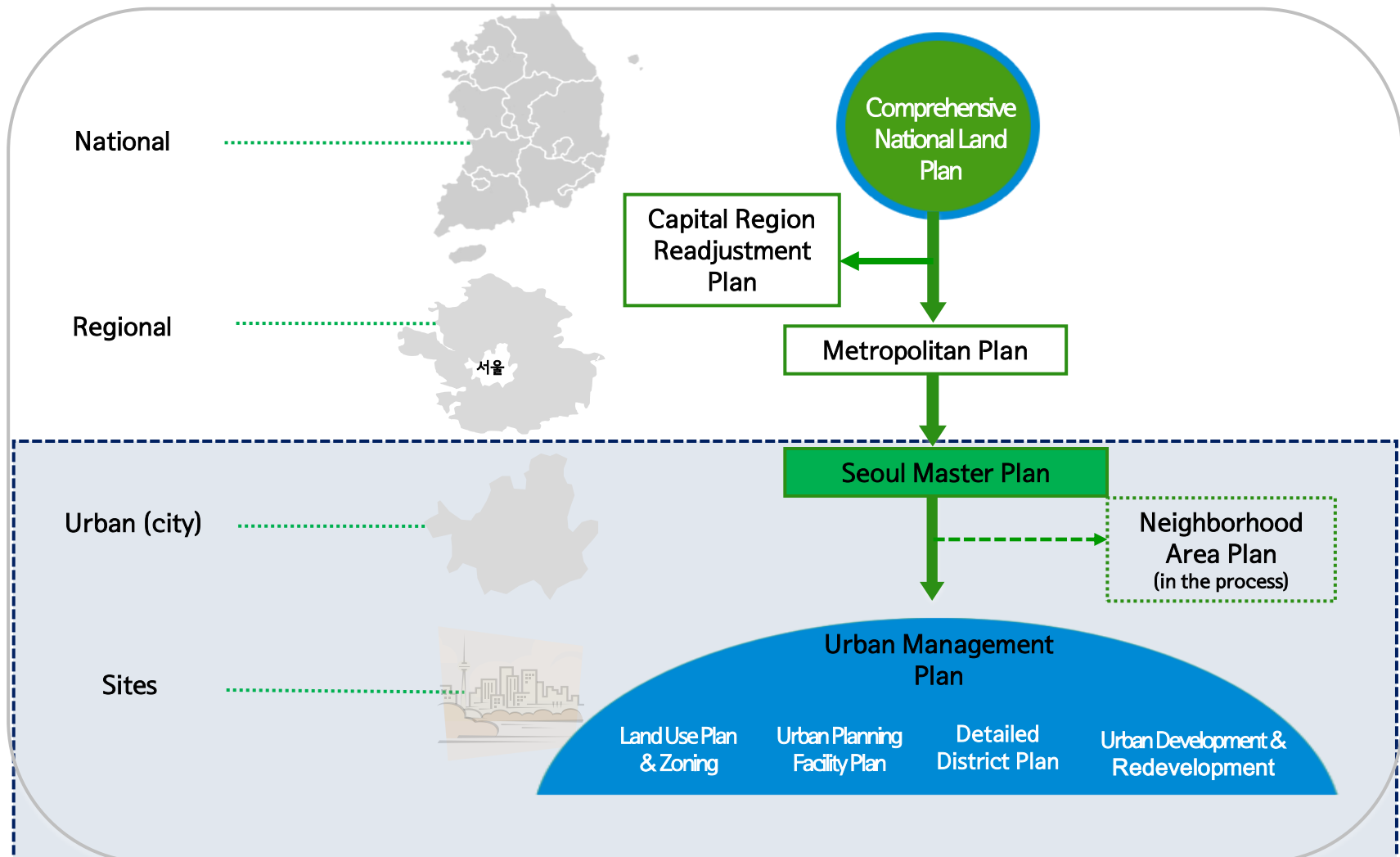
# 0

## Basic Tools

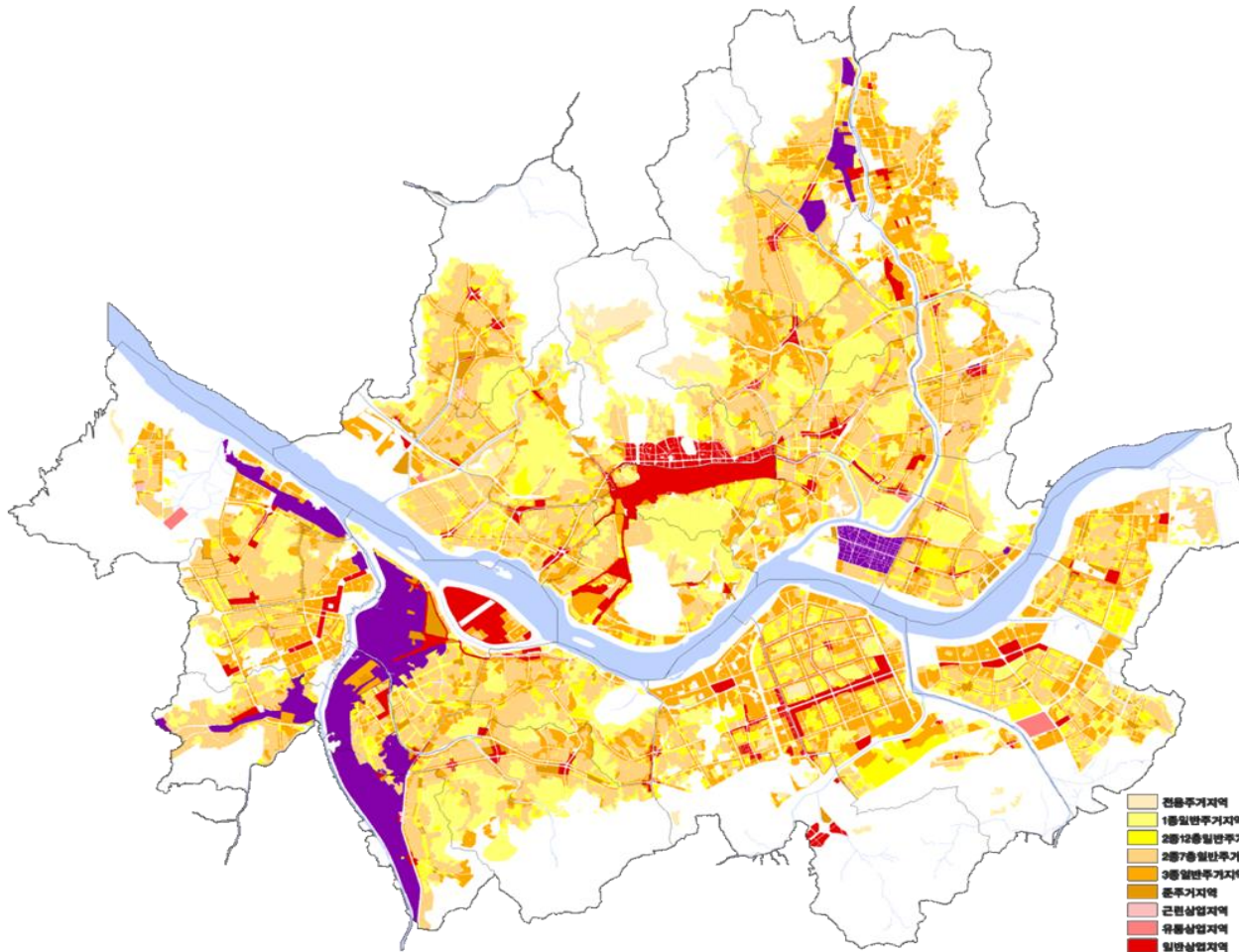
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Planning system, land use, zoning,  
multiple bodies involved in the planning process

## Urban Planning System

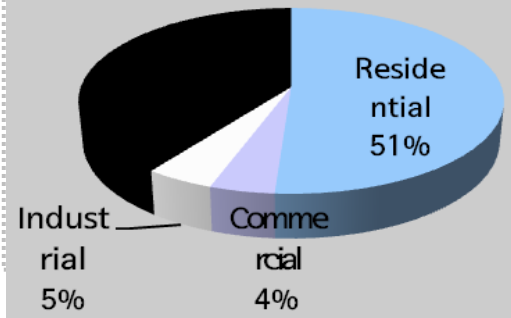


## Zoning



- 전용주거지역
- 1종일반주거지역
- 2종일반주거지역
- 2종7층일반주거지역
- 3종일반주거지역
- 준주거지역
- 근린상업지역
- 유통상업지역
- 일반상업지역
- 문공업지역

### Land use in Seoul

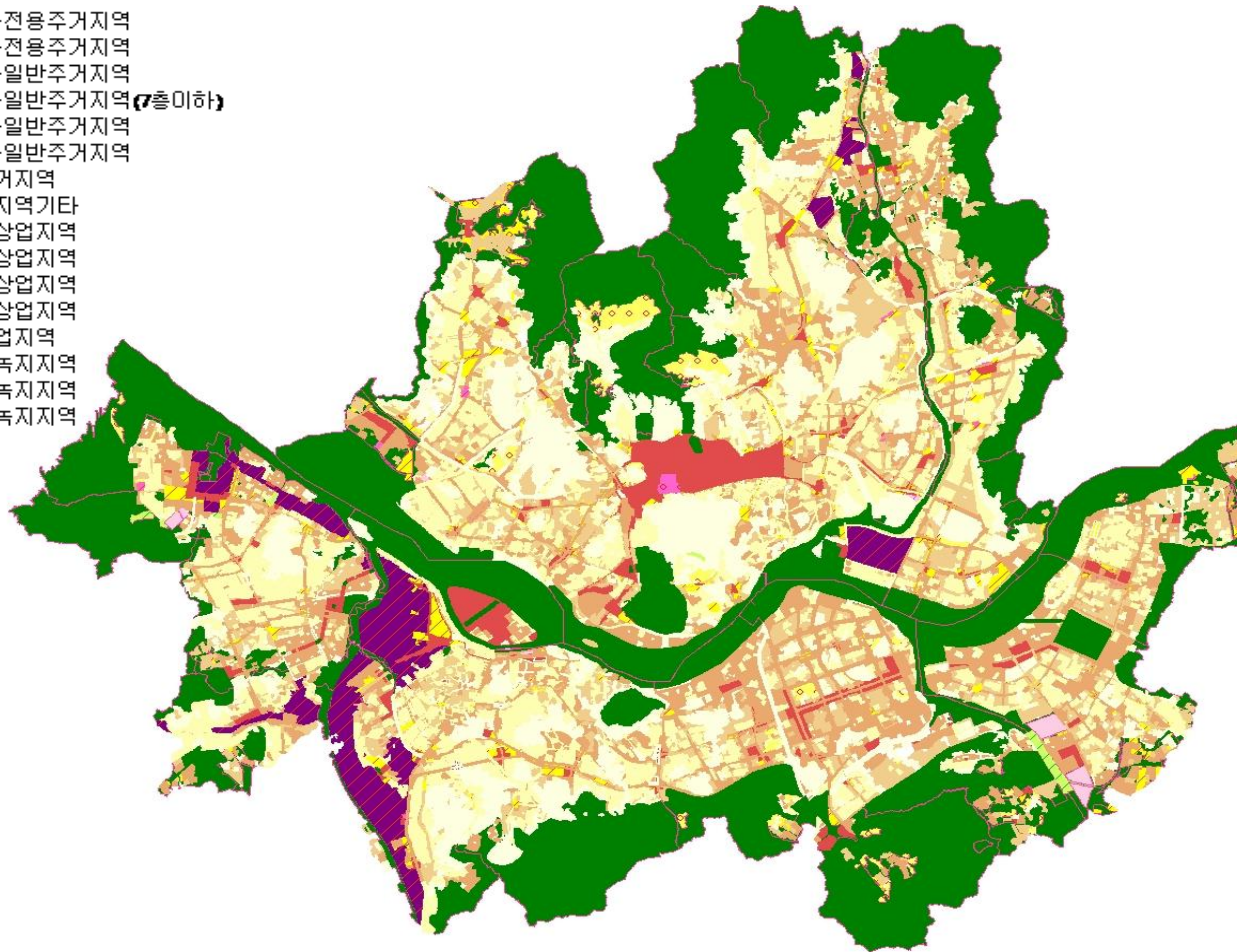


Land Use	Size (km <sup>2</sup> )	(%)
Residential	309.42	51
Commercial	26.13	4
Industrial	27.65	5
Green area	242.76	40
<b>Total</b>	<b>606.55</b>	<b>100</b>



## Zoning: FAR / Height/ Lot-area coverage

- ◇ 제1종전용주거지역
- ◇ 제2종전용주거지역
- ◇ 제1종일반주거지역
- ◇ 제2종일반주거지역 (7층이하)
- ◇ 제2종일반주거지역
- ◇ 제3종일반주거지역
- ◇ 준주거지역
- ◇ 주거지역기타
- ◇ 중심상업지역
- ◇ 일반상업지역
- ◇ 근린상업지역
- ◇ 유통상업지역
- ◇ 준공업지역
- ◇ 보전녹지지역
- ◇ 생산녹지지역
- ◇ 자연녹지지역



<Type1 residential-only>  
 FAR : 100 %  
 Lot-area : 50 %  
 Height : 2 fl.



<Type2(7fl.) residential>  
 FAR : 200 %  
 Lot-area : 60 %  
 Height : 7fl.



<Type3 residential>  
 FAR : 250 %  
 Lot-area : 50 %  
 Height : 35fl(residential)  
 \*50fl, if mixed-use in the city center/sub center/neighborhood area



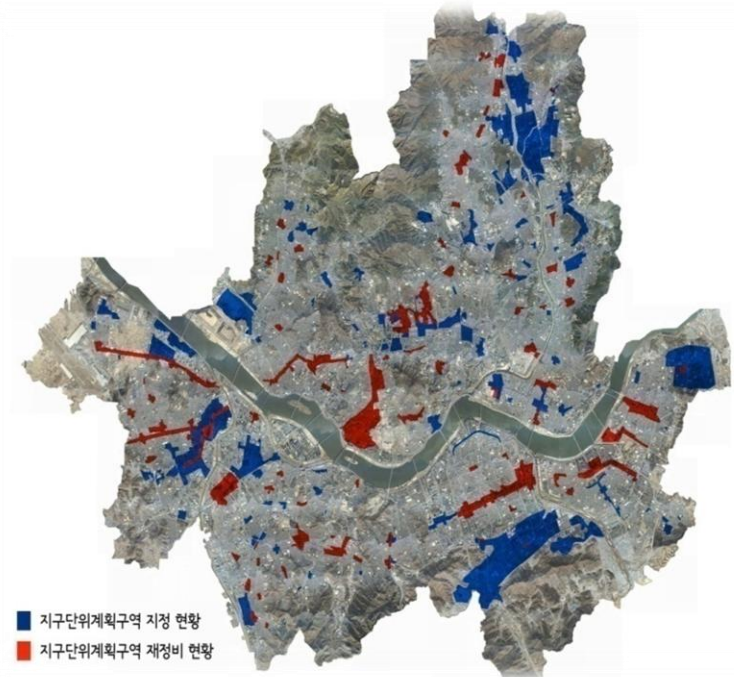
<General commercial>  
 FAR : 600 %  
 Lot-area : 60 %  
 Height : above 51(city center/subcenter)  
 \*below 35 if residential

## Detailed District Planning

Classification		Content
Consider	Zoning/sub-zoning	<ul style="list-style-type: none"> <li>• 세분된 용도지역간 변경 가능 : 제1종 일반주거지역 → 제2종 일반주거 지역 등</li> <li>• 법으로 규정된 용도지역간 변경은 불가(주거지역 → 상업지역 등)</li> </ul>
	Infra/ facilities	<ul style="list-style-type: none"> <li>• 도로, 주차장, 광장, 공원(어린이공원, 근린공원, 체육공원),</li> <li>• 녹지, 공공공지, 유통업무설비, 수도공급설비 등</li> </ul>
	combine or divide lots/ minimum or max. lot size	<ul style="list-style-type: none"> <li>• 필지의 분할·합필, 최소·최대개발규모 등</li> </ul>
	Building Plan	<ul style="list-style-type: none"> <li>• *Building use, FAR, lot-area coverage, height</li> </ul>
	Building Layout Lot line, set-backs	<ul style="list-style-type: none"> <li>• 건축물의 배치, 형태, 외관, 건축한계선, 벽면한계선 등</li> </ul>
	Landscape	<ul style="list-style-type: none"> <li>• 문화재, 산, 수변, 특정 건축물의 조망계획, 야간경관계획 등</li> </ul>
	Transportation	<ul style="list-style-type: none"> <li>• 차량동선, 보행동선, 보행통로, 차량출입구 등</li> </ul>
	Public facility(contribution plan)	<ul style="list-style-type: none"> <li>• 도시기반시설 설치기준 제시</li> </ul>
Others (finance, environment, development stages, etc.)		<ul style="list-style-type: none"> <li>• 기초조사, 사전 환경성 검토, 자원조달방안, 단계별 집행계획 등 (도시관리계획수립지침, 지구단위계획수립지침)</li> </ul>

### [Districts]

- Main center / regional center
- Local center/neighborhood center
- Housing development
- Ex-greenbelt areas
- Apartment complex development
- Other improvements...



Urban Planning is reviewed by multiple bodies

Housing Bureau  
Regeneration Bureau

Urban Planning Bureau

Division

Commissions

Advisory Groups

City Council

Urban Planning
Detailed District Planning
Neighborhood Area Planning
Facility Planning
Land Management
Urban Planning Advisory Group

<Urban Planning Commission>
<Urban Construction & Detailed District Planning Review Commission>
<Construction & Building Commission>
<Urban Re-development commission>
<Market Re-Developmet review commission >
<Public Design commission > - Public facility review(squares)

<Policy Advisory Group> Outside expertise working group
[Working group organized for the planning of Yongsan Park Management]
[Working group for Neighborhood Planning]
[Urban Regeneration Working Division]
...
<Other Advisory Groups>

<Urban Management Planning Council>
Review legislation for city law, budget & expenditure review, administration audit, etc.
[Relevant Bodies ] Urban Planning Bureau Housing Policy Bureau Seoul Housing Corp.

# 1

# Seoul Urban Planning Charter

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Seoul's consistent urban planning principles for the next 100 years

Principles & Standards

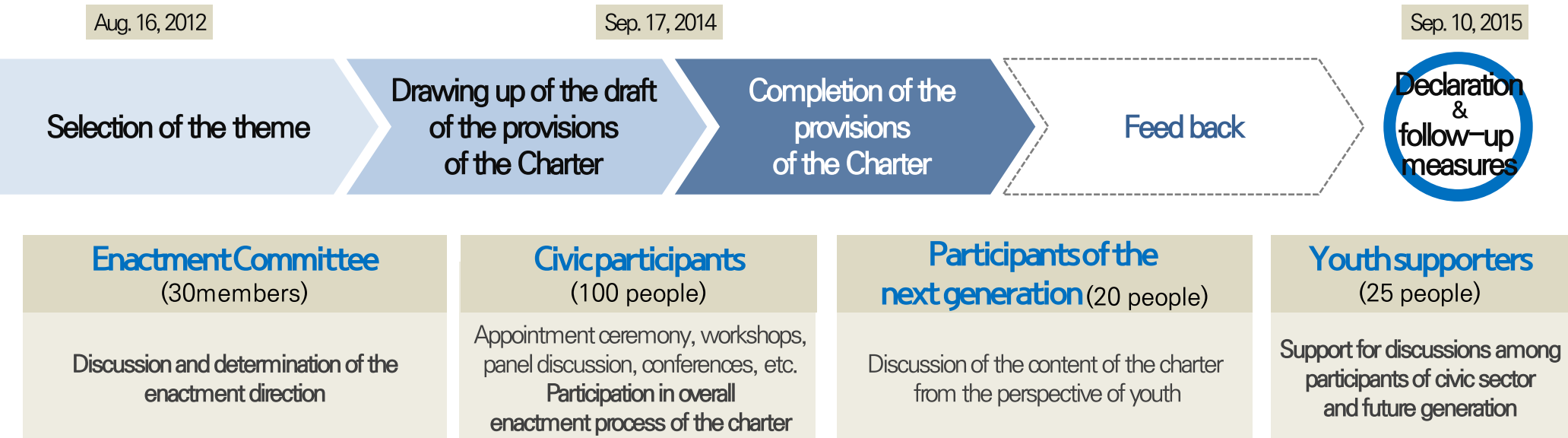
City Planning Charter | Seoul Plan

Sophisticated Planning

Neighborhood | Historic City Center | Han River

# Thus, Seoul prepared an **Urban Planning Charter** looking **100 years ahead**, incorporating its sustainable urban planning philosophy

- ❖ **Period** : Aug. 16, 2012 ~ Sep. 10, 2015
- ❖ **Role** : Suggestion of the keynote as well as long-term and constant direction of overall administration pertaining to urban planning
- ❖ **Enactment process** and **participants**







## Seoul's 100-Year Urban Planning Promise

# Seoul Urban Planning Charter



### Urban Environmental Preservation

We will preserve the ecological environments and scenery that are unique to Seoul. In particular, we will protect and restore the four inner mountains, located within the boundaries of the old capital, and the four outer mountains, which are outside the boundaries of the old capital, the Hangang (River), and all of Seoul's streams in order to establish and strengthen Seoul's environmental identity and symbolism and create a healthy city where citizens have plenty of opportunities to experience nature in their daily lives.



### Energy Conservation

We will ensure that all development activities, such as construction projects, are carried out in consideration of the given conditions of the natural environment and pursue sustainable development through various means, including the use of new and renewable energy and reductions in energy consumption. In particular, public buildings and facilities shall spearhead city-wide energy conservation efforts.



### Historical and Cultural Preservation

Seoul's historical and cultural heritage is a precious treasure of the Republic of Korea. Therefore, we will preserve this heritage and pass it down to future generations. Furthermore, we will make creative use of this city's tangible and intangible historical and cultural heritage in order to enrich the cultural lives of Seoul citizens and contribute to urban rejuvenation efforts.



### Harmonious Scenery

The harmony between Seoul's architecture, facilities, and structures and the city's natural environment and historic sites will be maintained. We will even pursue such harmony with architecture in the areas surrounding Seoul. Breaking away from conformity, we will ensure that urban and living environments in different regions of the city exhibit the diversity and individuality of those regions by highlighting their unique characteristics.



### Convenient Living

By planning an urban spatial structure where residences and work areas are kept in close proximity, we will reduce citizens' commute costs and promote balanced development among the various regions of Seoul. Also, we will build complexes of commercial and cultural facilities in the areas near subway stations so as to create convenient, pedestrian-centered urban spaces.



### Spatial Uniqueness and Diversity

We will preserve and protect the uniqueness of each region in Seoul as well as the history and stories of each community, thereby maintaining spatial diversity. By promoting the value of the colorful lives of Seoul citizens and historically significant spaces, we will contribute to environmental maintenance and urban regeneration efforts while promoting specialized local development.



### Eco-friendly Mass Transportation

We will guarantee the freedom of movement of all citizens and develop Seoul's roads and transportation system with a focus on public transportation to reduce environmental pollution and traffic congestion. We will make it easier for citizens to walk, ride bicycles, and use other eco-friendly means of transportation by promoting a street environment that prioritizes the safety and comfort of pedestrians above those of drivers.



### Citizen Participation & Communication

All citizens will voluntarily and democratically participate in the process of implementing urban planning policies, ensuring that diverse interests are reflected. To facilitate this participation and help invigorate local communities, we will establish a cooperative system that promotes constant communication between local residents and public administrative organizations.



### Safe Homes

Through urban planning, we will create a city that is protected from disasters, conforms to the natural topography, and preserves the water cycle. We will establish a risk management system that prevents various types of disasters, minimizes damage in the event of a disaster, and quickly restores the environment to its original state. We will create a vibrant, prosperous urban environment where citizens can live in safety from crime.



### Consideration and Coexistence

We pursue socially integral urban planning, through which different classes and generations of people are permitted to live in harmony. Our goal is to create a living environment that promotes welfare, shows consideration to people with disabilities, the elderly, children, and pregnant women, respects diversity, and promotes Seoul's growth as an international city that embraces different nationalities, races, languages, religions, and cultures.

# 2

## 2030 Seoul Plan

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Highest & and most comprehensive legal plan for urban planning,  
encompassing welfare, culture, transportation, etc.

Principles & Standards

City Planning Charter | [Seoul Plan](#)

Sophisticated Planning

Neighborhood | Historic City Center | Han River

# Based on the City Planning Charter's core principles, Seoul Established the 2030 Seoul providing direction for the whole of Seoul

“Seoul Plan” is a special name for the Seoul Master Plan which signifies Seoul's unique plan planned together with citizens

## 3 Characteristics of the 2030 Seoul Plan

### 1. Planning process

Citizens, experts, public officials  
**Various members of the society planned together**

**Citizen participation**  
(led by citizens, supported by expert)

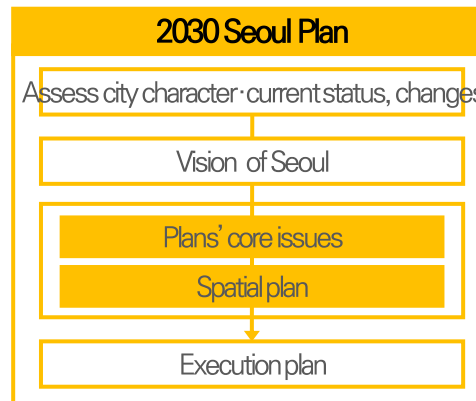


**Seoul Plan Steering Committee**  
(led by expert, citizens participate)



### 2. Content · Format

Strategic plan **with core issues** directly related to citizens' lives



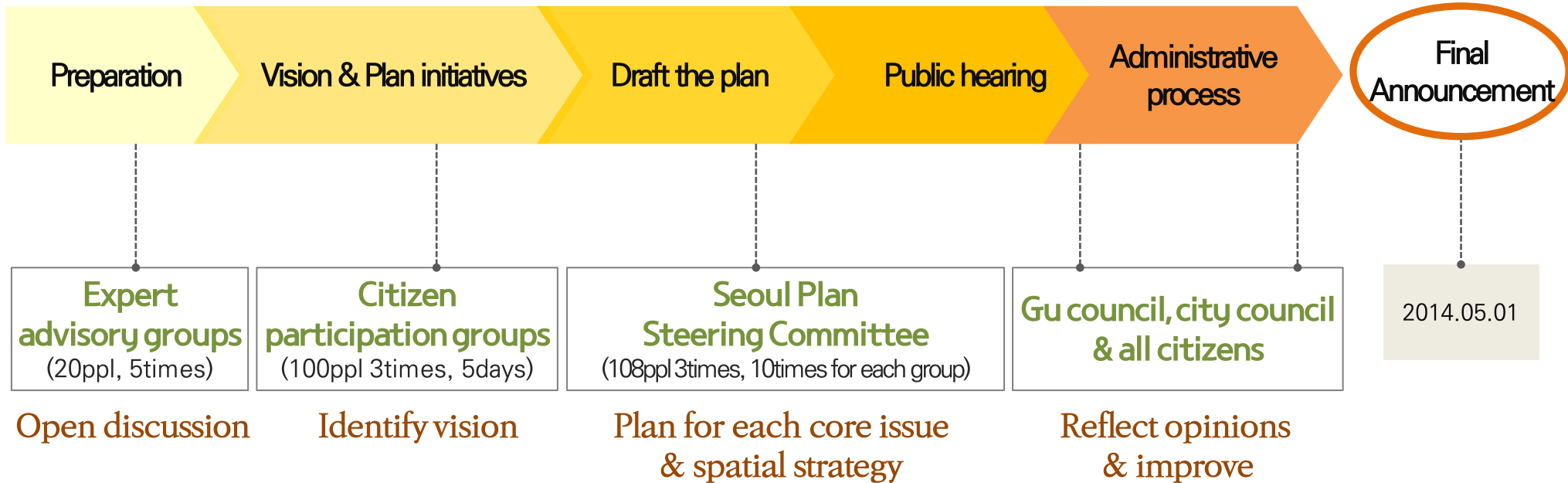
### 3. Stature of the plan

Established as the **highest legal plan**





# Step by step, experts & citizens included, multiple stakeholders participated to complete the plan





Composed with **5 core issues** directly connected to the lives of citizens

Establish detailed plan with 17 goals, 58 strategies

Welfare, Education, Women	Industry, job	History, Culture, Landscape	Environment, Energy, Safety	Space, Transit, Renewal
Together Without Discrimination People-centered City	Global city with a Strong job market	Vibrant Cultural & Historic City	Lively & Safe City	Community-oriented City with stable housing & easy transport
<b>5 goals</b> <b>22 strategies</b>	<b>3 goals</b> <b>10 strategies</b>	<b>3 goals</b> <b>11 strategies</b>	<b>3 goals</b> <b>11 strategies</b>	<b>3 goals</b> <b>9 strategies</b>
City where citizens' Rights are innately secured	Where job opportunities Are available to anyone&economic entities & areas Develop together	Where one can Find Seoulness in Our Everyday lives	Where everyone Can be safe and Feel safe in life	Where there is little Concern over commute, & where there is an active community

Urban Axis

Expansion of Governance Foundation (Including Citizens' Participation)

Monitoring (Implementation of Seoul Plan)





## 2030 Seoul, “Spatial structure of communication & consideration”

- Direction | **1st**, Natural·historic·cultural Assets → respect as city's urban framework
- 2nd**, Strengthen competitiveness, balanced development → restructure spatial structure
- 3rd**, Connection between centers, growth with nearby cities → urban axis

**3**  
Main Center

- Hanyangdosung : Int'l cultural center
- Gangnam : Int'l business center
- Yeongdeungpo, Yeouido : Int'l Financial

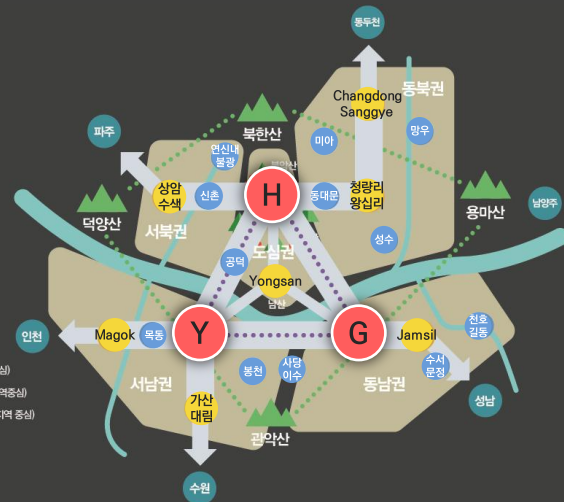
**7**  
Regional Center

- Yongsan, Cheongyangri-Wangshipli
- Changdong, Sanggye, Sangam, Susan
- Magok, Gasan, Daelim, Jamsil

**12**  
Local Center

- Dongdaemun, Seongsu, Mangwoo, Mia
- Yeonshinnae, Bulgwang, Shincheon
- Mapo, Gongdeok, Mokdong, Bongcheon
- Sadang, Isoo, Sooseo, Moonjeong
- Cheonho, Gildong

- 재심/발전축
- 3도심 연계축
- 국제적 중심지 (3도심)
- 광역적 중심지 (7광역중심)
- 지역적 중심지 (12지역 중심)
- ▲ 외사산
- ▲ 내사산
- 한강 및 자진
- 한강도성 (상막)



Urban Axis

Expansion of Governance Foundation (Including Citizens' Participation)

Monitoring (Implementation of Seoul Plan)





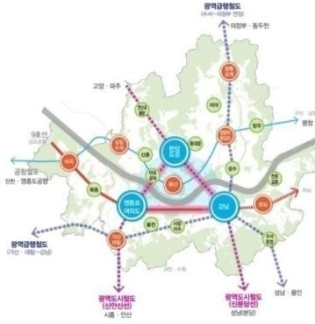
## 12 initiatives to actualize the spatial plan

Strengthen  
Seoul's identity



- 1 | Utilize its natural, historical, cultural assets
- 2 | Create landscape unique to Seoul
- 3 | Reinforce green network

Balanced development  
with specialized area plans



- 4 | Expand function as an int'l center
- 5 | Nurture its metropolitan innovative cluster
- 6 | Strengthen metropolitan transportation network

Strengthen global  
competitiveness



- 7 | Reinforce regional self-sufficiency
- 8 | Regenerate isolated & aging areas
- 9 | Solve wealth imbalance by regions

Improve citizen's living  
environment



- 10 | Manage smaller unit Neighborhood Areas
- 11 | Establish sustainable housing system
- 12 | Expand life infrastructure, such as culture, welfare facilities

Urban Axis

Expansion of Governance Foundation (Including Citizens' Participation)

Monitoring (Implementation of Seoul Plan)



# 2030 SEOUL PLAN



Vision

Happy City of Citizens  
with Communication  
and Consideration

Plans by Issues

Welfare  
Education  
Women

Industry  
Job

History  
Culture  
Landscape

Environment  
Energy  
Safety

CitySpace  
Transportation  
Maintenance

17 Goals + 58 Implementation Strategies

Spatial Plan

Direction to Space Management ;  
City Competitiveness / Balanced Development / City Identity / Quality of Life

**Spatial Structure**

Spatial Planning Framework  
Spatial Structure  
Urban Axis

**Action Plan**

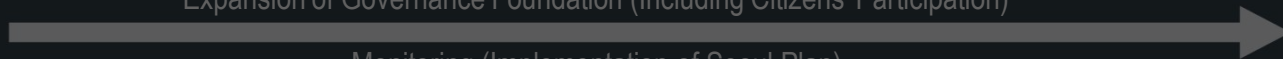
12 Initiatives

**Plan by Region**

Plan for 5 Regions



Expansion of Governance Foundation (Including Citizens' Participation)



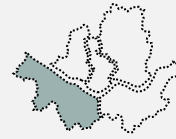
Monitoring (Implementation of Seoul Plan)





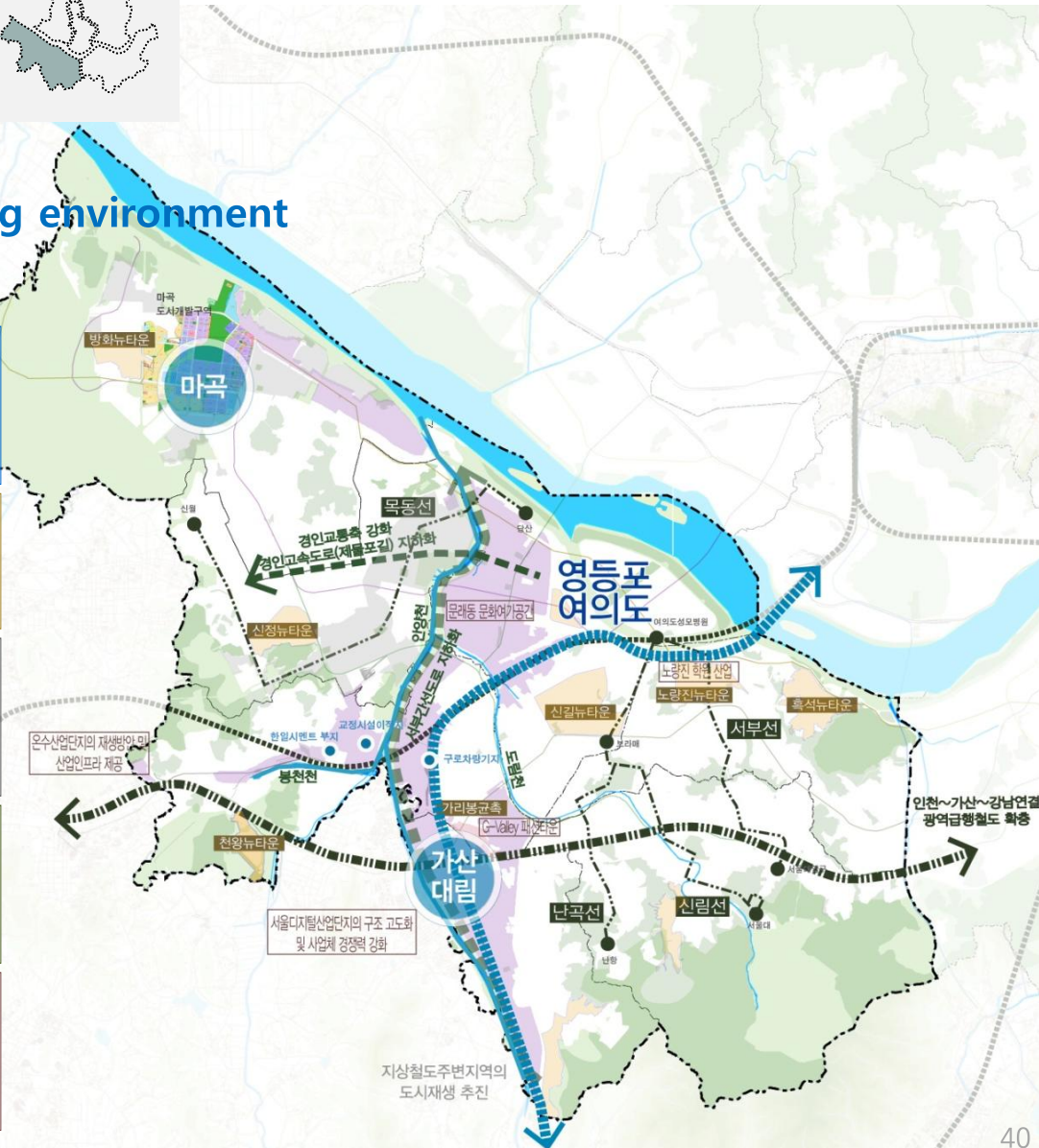
## South W. Region major objectives

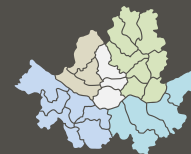
Decline in industrial function | weak leisure·cultural infrastructure | potential for industrial growth | connection with the West Sea



Foster new growth engine  
**industries & improve residents' daily living environment**  
 by innovating industrial areas

- Center**
  - Reinforce its global financial function  
Specialize Yeongdeungpo·Yeouido as int'l centers for finance
  - Foster new growth engine industries for innovation  
Gasan·Daelim / Magok as knowledge-based industries
- Housing**
  - Reorganize area mixed with industrial & housing function  
Create a futuristic housing & industrial complex in harmony
  - Improve housing environment by managing large scale aging town areas
- Transportation**
  - Reinforce area connection by improving & expanding the transportation network  
Build rapid metropolitan railroad connecting Incheon~Gasan~Gangnam. Newly build 6 light rails, Change roads into underground roads
- Infrastructure**
  - Design environmentally friendly place above spaces created by moving roads underground Western express road, etc.
  - Expand culture welfare facilities; balance allocation, restore ecological stream Anyang stream, etc.
- Area Specialization**
  - Foster specialized industrial & cultural space  
G-Valley, Moonrae culture & leisure area, Noryangjin private after-school educational institute
  - Induce area specialization depending on their strengths  
Find ways to utilize aging factory spaces & strengthen industries





# 3

# Neighborhood Plan

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Sophisticated planning to actualize the Seoul Plan,  
closely related to the lives of citizens

Principles & Standards

City Planning Charter | Seoul Plan

Sophisticated Planning

Neighborhood | Historic City Center | Han River

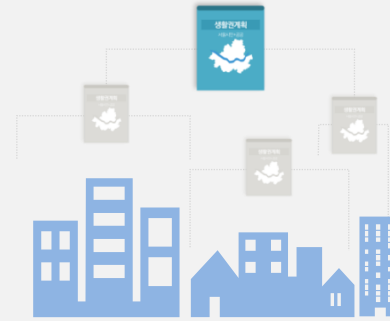


# Neighborhood Plan is the plan to actualize the 2030 Seoul Plan by Neighborhood Area Units, making it the plan closely related to our lives

## Neighborhood Plan resident groups

(10 per each neighborhood)

Identify & discover area's issues & assets  
Resident council member (5), regular resident (5)



## Seoul-sub-district (Gu) cooperate

Establish regional plan led by SMG & gathering opinions of Gu offices  
Establish neighborhood plan led by Gu

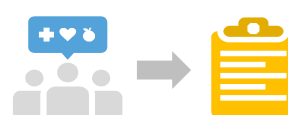
Roles of the participation groups

1



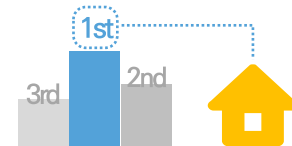
Provide spatial management direction serving public interest  
For every citizen of Seoul

2



Set direction for area specialized development  
Reflecting area's character & residents' opinions

3



Identify & prioritize needs of residents

# Neighborhood Plan is categorized into Regional Plans & Neighborhood Area Plans

## Regional Plan

Regions as depicted  
in the master plan  
: **5 regions**



## Neighborhood Area Plan

Divided based on the realm of  
daily living activities  
: **about 100 neighborhood areas**  
(2~3 administrative town areas, 100 ths. Ppl)

Seoul  
master plan



Regional Plan  
(ex) NE Region



Gu plan  
(ex) Seongbuk Gu



Neighborhood Area Plan



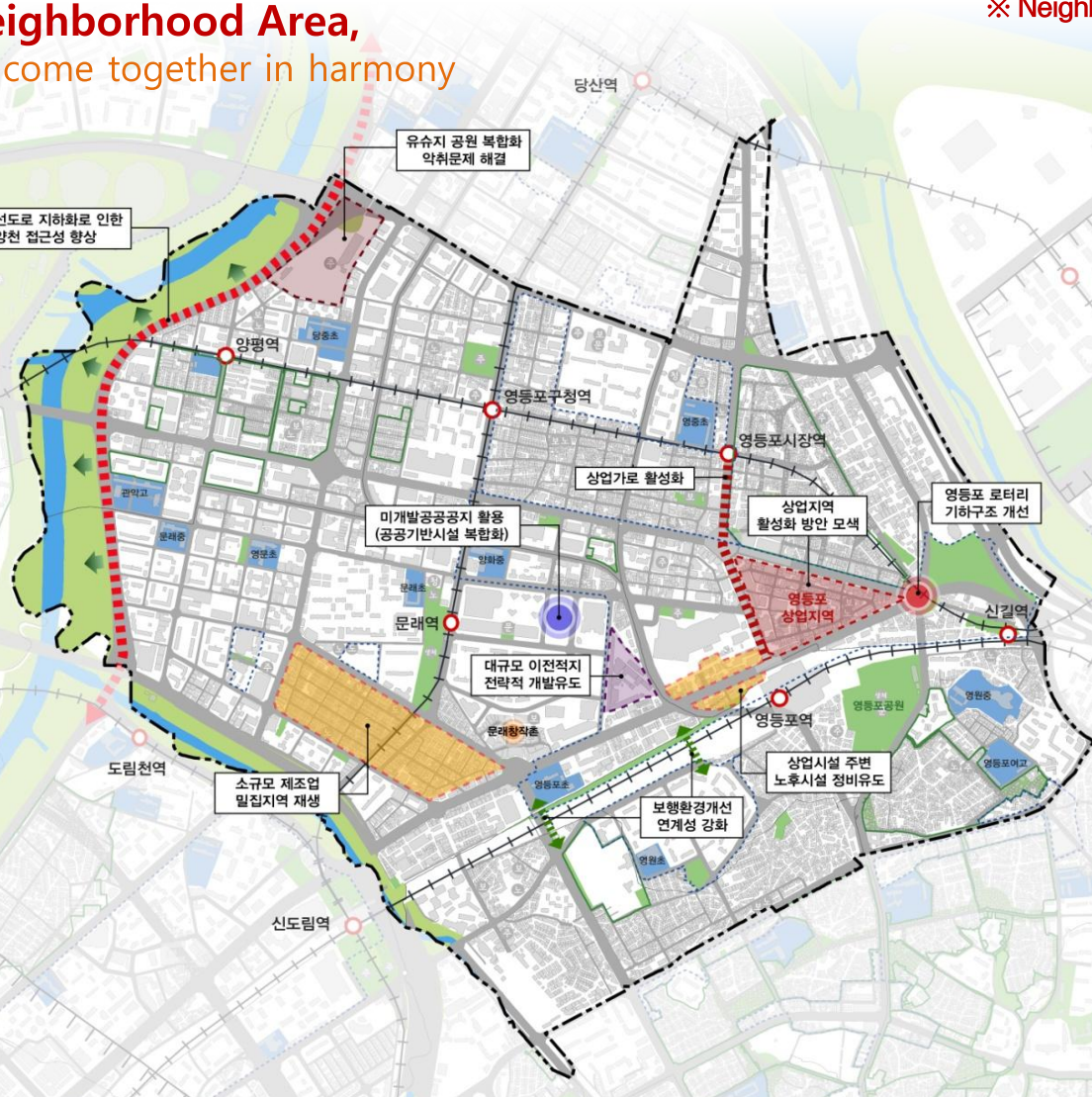
Manage plan  
Neighborhood units



# Yeongdeungpo Neighborhood Area, where the old & new come together in harmony

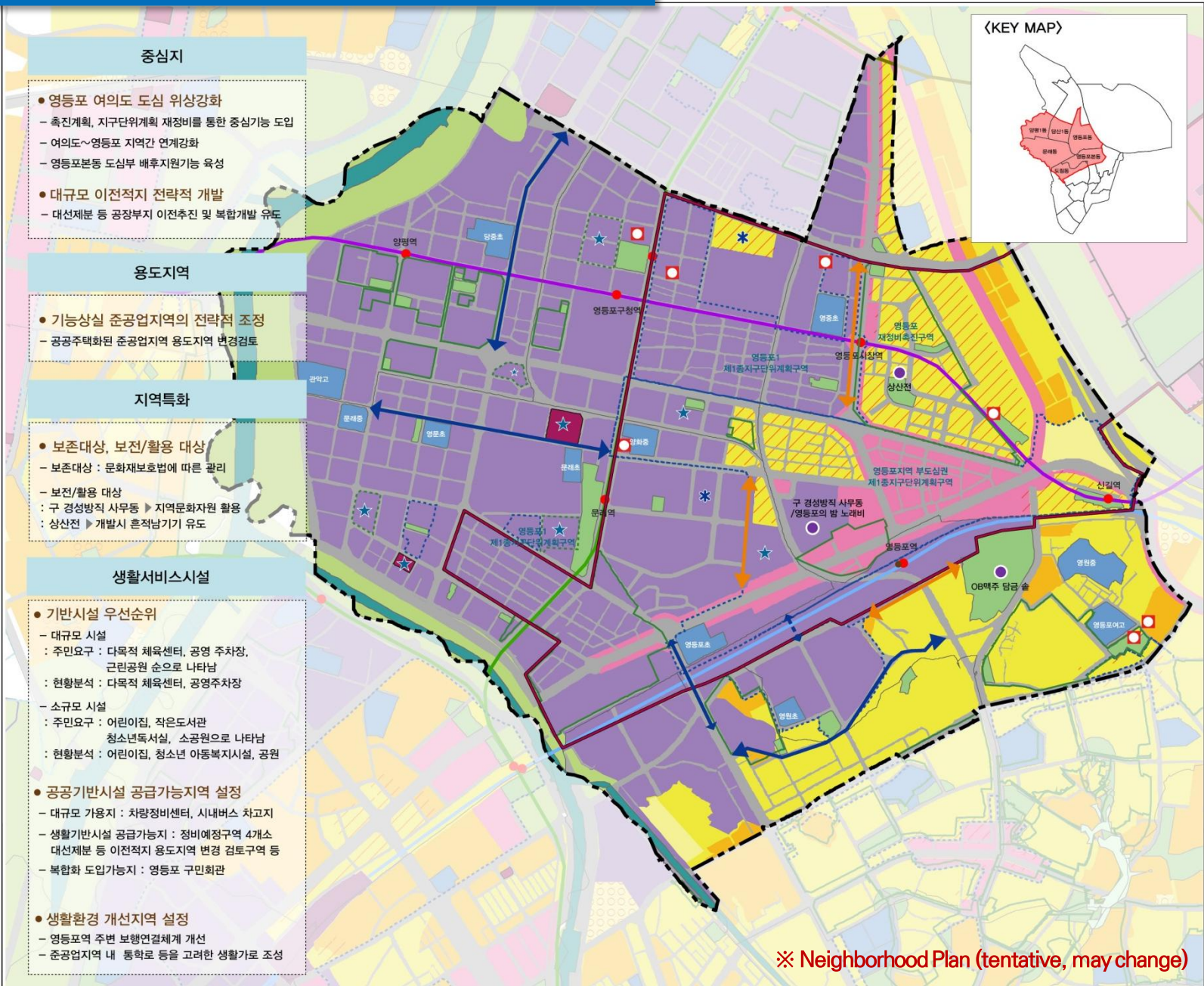
※ Neighborhood Plan (tentative, may change)

- 전략 1 축진지구, 지구단위계획 구역내 중심지 기능 중점 도입**
  - 도심범역 설정 및 도심범역내 중심기능 도입
  - 재정비촉진계획, 지구단위계획 재정비를 통한 중심기능 도입 유도 (용도지역, 권징도입용도, 밀도 등 지침 마련)
  - 여의도 지역과의 연계 강화
- 전략 2 대규모 공장부지 이전 시 전략적 개발 유도**
  - 공장시설 이전 추진 및 복합개발 유도
  - 공장시설 이전 추진 및 복합개발 유도 (대선제분 및 영일시장 등 이해관계 조율 필요)
  - 상업, 업무, 문화, 컨벤션 등 도심지원기능 복합 개발 유도
- 전략 3 영등포본동 도심배후지원기능 육성**
  - 기존 기계산업 발전적 재편 및 신성장산업 육성
  - 경인선 지하화 등 도심권역의 미래 확장가능성을 대비, 도심부 배후주거지 기능 육성
- 전략 4 소규모 영세공장 산업생태계 보호/육성**
  - 문화예술 결합 소규모 영세공장의 지역특화지원화
  - 문래예술창작촌과 연계 문래동지역 소규모 영세공장 밀집지역 산업생태계 보호 및 지역특화지원화
- 전략 5 기능상실 준공업지역의 전략적 조정 검토**
  - 공공주택화된 준공업지역 등 조정 검토
  - 지정취지에 맞지 않는 공공주택화된 준공업지역의 용도지역 변경 검토 (공동주택단지화된 문래동 일부지역과 영등포역 남측지역 등)
  - ※ 총량유지를 위한 서울 외곽 신규지점 등 검토
- 전략 6 도시환경정비사업 지속적 추진 지원**
  - 노후 공장지역 재생 및 신산업공간 확보를 위한 재생사업 추진 지원
  - 산업부지 및 복합부지를 포함한 미래형 산업복합단지 조성



- 전략 7 철도 자상구간으로 단절된 남북 지역간 연계**
  - 남북간 연결도로망 및 보행연계 강화
  - 영등포역 주변지역 보행연계체계 개선
  - 도림고가도로변 보행로 등 보행육교 보행환경 개선 (확폭 및 보행안전 확보, 노인, 장애인 이용을 위한 E/V 등 설치)
  - ※ 향후 장기적으로 고가차도 지하화 등 검토
- 전략 8 철도주변 노후 주거지 및 영세공장 재생 지원**
  - 리모델링 등을 통한 낙후지역 이미지 개선
  - 타입스캐어 등 개발된 지역과 상반된 낙후지역 이미지 개선을 통한 영등포역 전면부 상업지역 유동인구 유입 유도 (노후지역, 위험지역 이미지 개선)
  - 저이음 철도변 녹지공간 활용
  - 시민 휴식공간 마련, 펜스 제거 등 공원화 추진
- 전략 9 상습정체구간 해소를 위한 지구단위 종합교통체계 개선**
  - 영등포로터리 등 교통체계 개선을 통한 상습정체 이미지 개선
  - 영등포로터리 등 교통혼잡구간 및 상습정체구간의 개선을 통해 접근성 개선 및 지역이미지 개선
  - 현재 6차교차로 체계의 단순화 검토
  - 상대적으로 통행량이 적은 버드나루로 등 진입금지, 입체교차로의 평면화 등 검토
  - 진입금지구간 설정시 교통우회대책 마련 등 필요
- 전략 10 영등포역 쪽방촌, 집합촌 등 정비 추진**
  - 도시환경정비사업 추진을 통한 복합개발 유도
  - 도심 부격시설 관리를 통한 지역 이미지 개선
  - 롯데백화점, 타임스퀘어 등과 연계한 영등포 도심권의 중심상업기능 활성화
  - ※ 거주인(쪽방촌 등)이주대책 마련 선행
- 전략 11 미이용 공공공지, 재생계획에 따른 공공기여 등을 활용한 지역내 부족 생활기반시설 확충**
  - 미개발된 공공공지 개발시 지역생활기반시설 확보
  - 문화시설, 복지시설 등 지역내 부족한 생활기반시설 중심의 확보 유도
  - 도심지원기능과 복합한 개발 유도
  - 안양천변 유수지 공원의 복합화를 통한 기반시설 공급과 지역거점 공원화
  - 유수지 지하화를 통한 악취문제 해결
  - 상부 공원화 및 생활체육시설 확보 등 복합화 검토
  - 서부간선도로, 국회대로 지하화 및 상부공원화와 연계하여, 지역 거점 공원화 추진
  - 지역 내 도시환경정비, 재개발, 재건축 등 정비계획 대상지를 활용하여 생활기반시설 확보 유도
  - 지역생활권내 부족한 시설 위주의 기부채납 유도





서울시 서남권 생활권 계획수립

영등포지역생활권

공간계획도

[범례]

현황

(경계)  
 □ 구경계 □ 동경계  
 □ 지구단위계획구역 □ 정비예정구역 □ 도시개발구역  
 □ 정비예정구역 □ 정비예정구역 □ 도시개발구역  
 □ 뉴타운사업구역

(용도지역·지구)  
 □ 1종 전용주거지역 □ 2종 전용주거지역  
 □ 1종 일반주거지역 □ 2종 일반주거지역  
 □ 3종 일반주거지역 □ 준주거지역  
 □ 중심상업지역 □ 일반상업지역  
 □ 유흥상업지역 □ 근린상업지역  
 □ 준공업지역 □ 녹지지역  
 □ 자연관람지구 □ 최고도지구

(기반시설)  
 □ 도로 □ 공원녹지  
 □ 하천 □ 지하철도  
 □ 학교 □ 철도 □ 지하철역  
 □ 공공시설 및 행사

(생활기반시설)  
 □ 주자장 □ 문화시설  
 □ 보육시설 □ 노인아파트지사실  
 □ 생활체육시설 □ 도서관  
 □ 청소년체육시설 □ 지역주민복지시설

계획

(경계)  
 □ 생활권 □ 도심  
 □ 광역중심 □ 지역중심  
 □ 지구중심 □ 지구단위계획구역  
 □ 변경경계

(기반시설)  
 □ 도로 신설 □ 경전철 신설  
 □ 생활가로 조성 □ 생활가로 조성  
 □ 보행로 조성 □ 도로 확충

(생활서비스시설)  
 □ 대규모 가동지 □ 생활서비스시설 도입부지  
 □ 복합화 도입가능지

(지역특화)  
 □ 보존대상 □ 보전/활용 대상  
 □ 주변환경개선 □ 주변환경개선

(주거지 유형)  
 □ 역사문화특성지역 □ 녹지환경특성지역  
 □ 수변경관특성지역 □ 구명지특성지역



※ Neighborhood Plan (tentative, may change)



# 4

# Historic City Center Master Plan

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Detailed management of the Historic City Center  
– the core of history · economy · culture

Principles & Standards

City Planning Charter | Seoul Plan

Sophisticated Planning

Neighborhood | [Historic City Center](#) | Han River

The Historic City Center has been the center of Korea, for the last 600 years, considered as **the face of Seoul, representing the city**

Rising expectations of the city's historic places



2014 Historic City Center Master Plan

Rising interests of the Historic City Center  
 By foreign visitors





# Historic City Center master plan

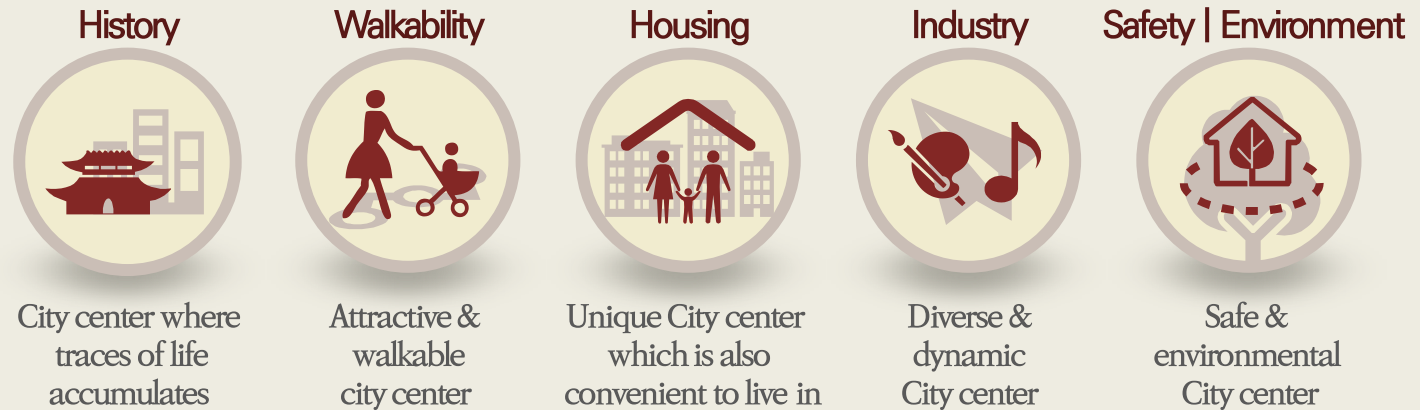
Is designed to holistically manage the **Historic City Center's**  
Development · preservation · regeneration

## Vision

**City center where citizens' lives & history exists**

## Core Issues

5 goals / 15 strategies  
/ 40 initiatives



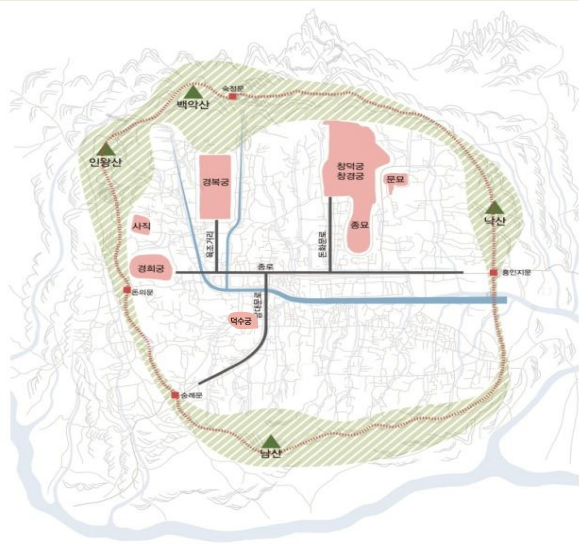
## Spatial Management Plan

Spatial management direction	Major spatial management plan	Guideline for areas
<ul style="list-style-type: none"> <li>• Framework respecting the nature · history</li> <li>• Promote regeneration for each area</li> <li>• Sustainable network</li> </ul>	<ul style="list-style-type: none"> <li>• Manage by area's character</li> <li>• Height control</li> <li>• Manage historical resource</li> </ul>	<ul style="list-style-type: none"> <li>• 7 areas</li> <li>• 18 sub districts</li> </ul>

# Direction for Historic City Center's spatial management

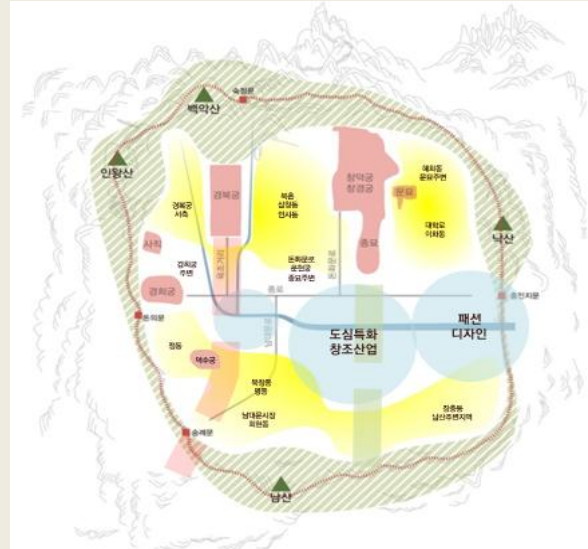
Set the framework for **harmonious management** of the Historic City Center's unique **natural·historical assets**

1



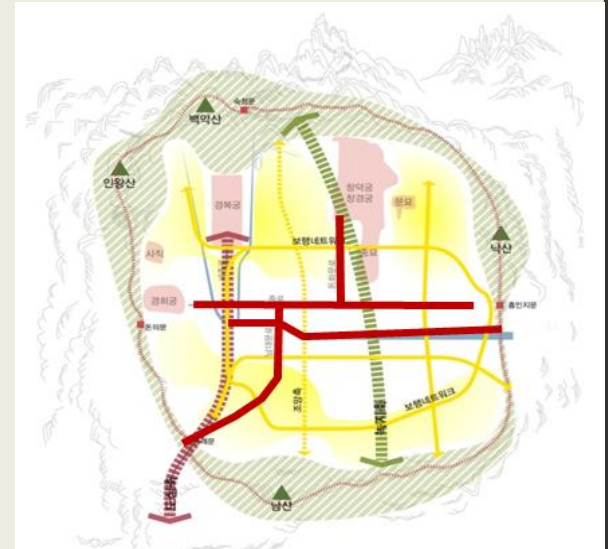
Induce **gradual regeneration** By considering its various traits

2



Establish **a sustainable network** considering major spatial functions

3



## Spatial Management Plan

### Spatial management direction

- Framework respecting the nature·history
- Promote regeneration for each area
- Sustainable network

### Major spatial management plan

- Manage by area's character
- Height control
- Manage historical resource

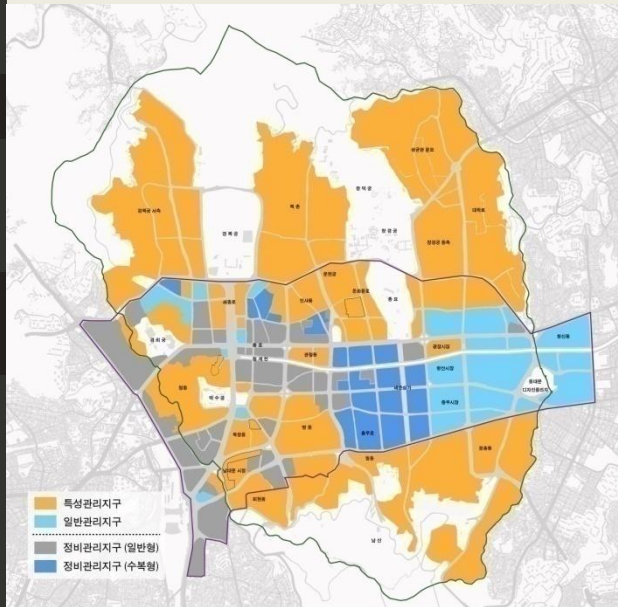
### Guideline for areas

- 7 areas
- 18 sub districts

# Major spatial management plan

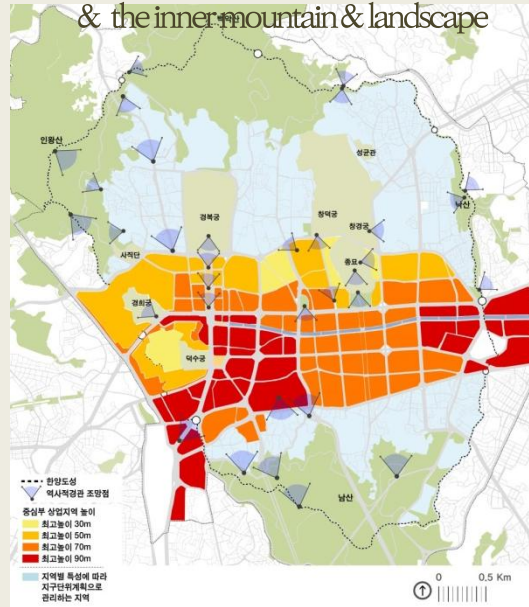
## Manage by different types

Categorize into 3 types to manage, depending on the area's character & project type



## Manage heights

Height control considering the harmony and preservation of the old city & the inner mountain & landscape



## Manage historical resources

Use historical resources beyond having them as objects for preservation

- City structure
- Organization relative resources
- Individual resources
- Potential resources

## Spatial Management Plan

### Spatial management direction

- Framework respecting the nature·history
- Promote regeneration for each area
- Sustainable network

### Major spatial management plan

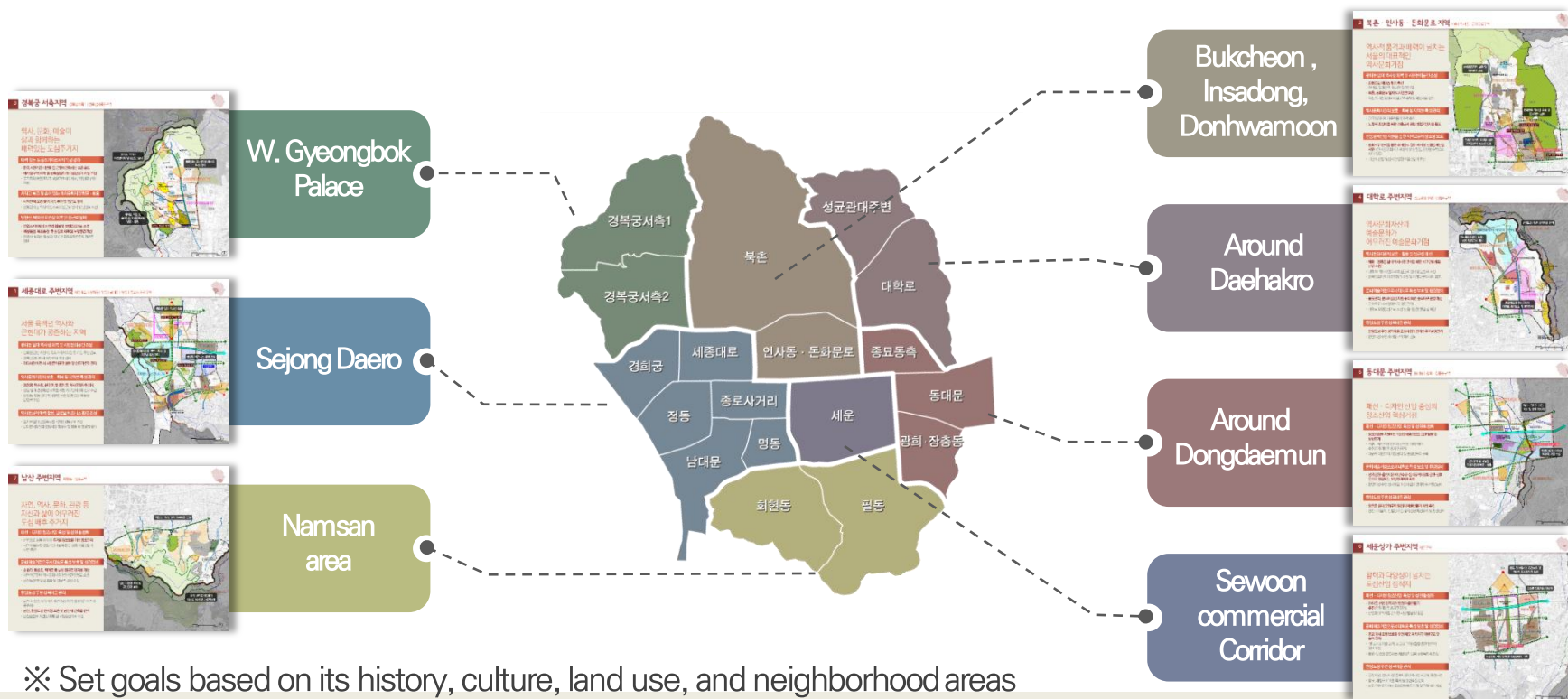
- Manage by area's character
- Height control
- Manage historical resource

### Guideline for areas

- 7 areas
- 18 sub districts



# 7 area goals & guidelines



## Spatial Management Plan

### Spatial management direction

- Framework respecting the nature·history
- Promote regeneration for each area
- Sustainable network

### Major spatial management plan

- Manage by area's character
- Height control
- Manage historical resource

### Guideline for areas

- 7 areas
- 18 sub districts



ex)

# Area guideline | Around Sejong Daero

## 관리방향

### 미래상

세종대로 주변지역의 미래상은 도시의 행정, 업무, 상업, 문화의 중심공간으로서의 역할을 유지하면서 역사적 상징성과 정체성을 강화하여 서울 육백년 역사와 근현대가 공존하는 중추지역으로서 서울을 대표하는 중심공간으로 조성하는 것이다. 세종대로 주변지역의 중심지 기능은 유지하되 육조거리 등 역사적 도시구조와 조망경관을 회복한다. 또한 오랜 역사의 현장으로서 시대별로 중첩되어 있는 역사자원을 보존·활용하며, 역사문화적 인프라에 대한 시민의 접근성을 향상시킴으

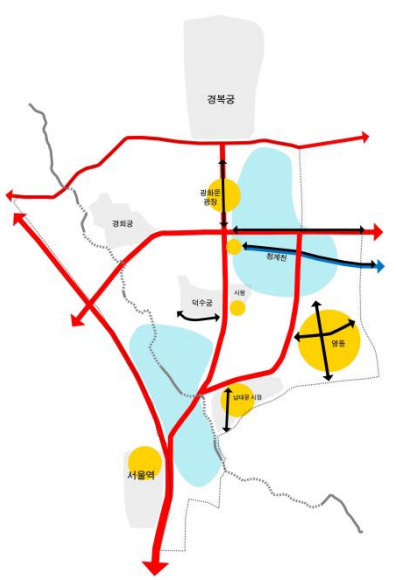
로써 세종대로 주변지역은 도시의 중심축으로서의 상징성을 유지·강화해 나갈 수 있을 것이다.

**서울 육백년 역사와 근현대가 공존하는 중추지역으로서 서울을 대표하는 중심공간 조성**

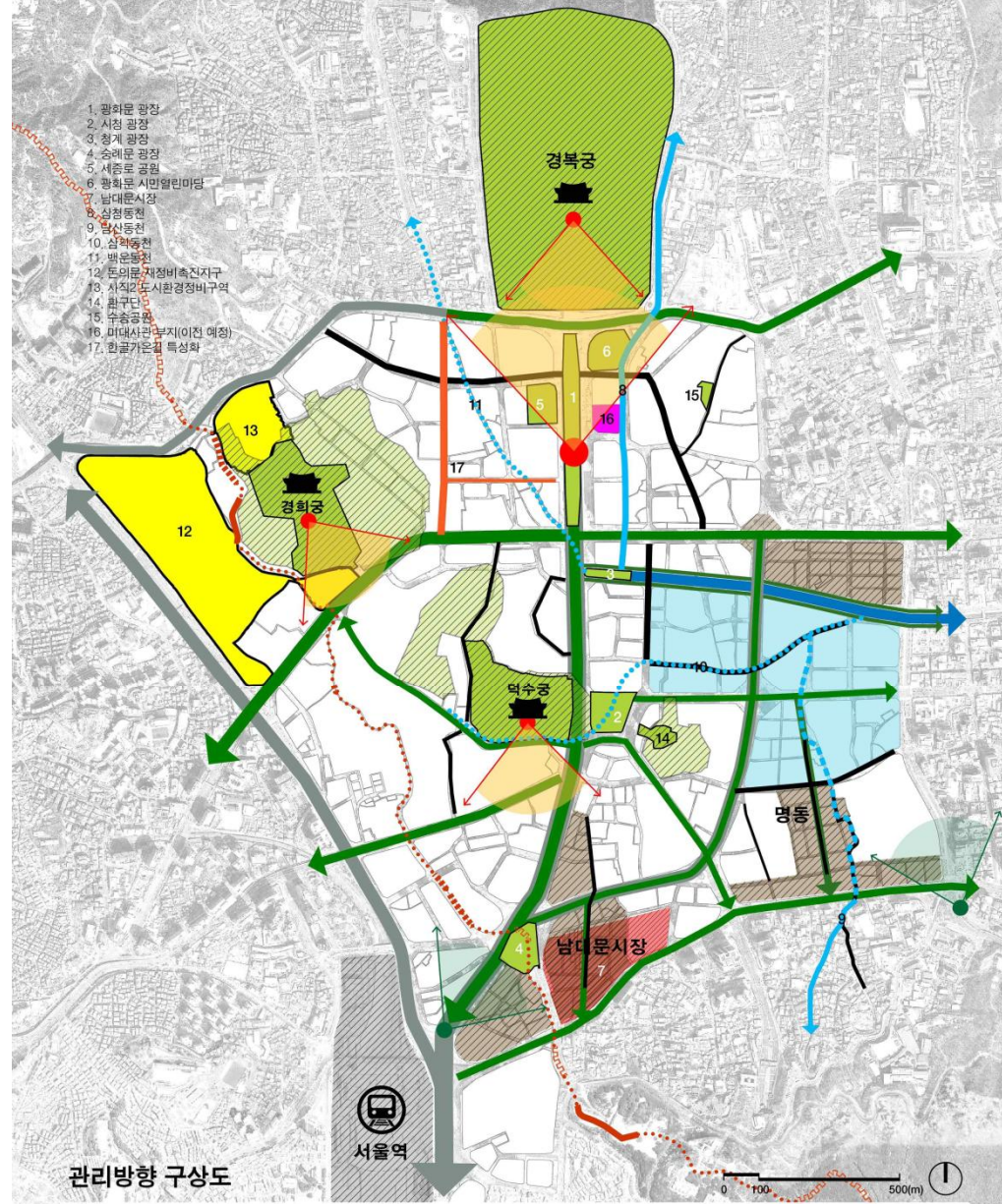
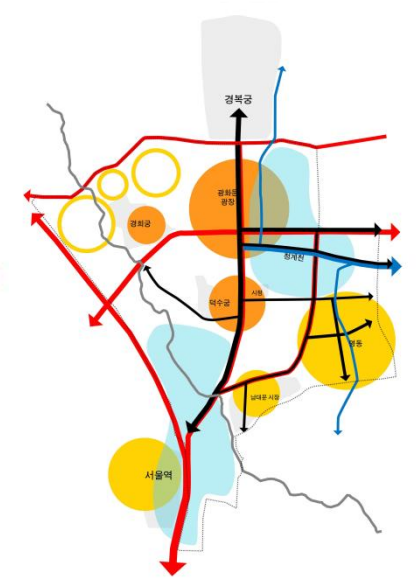
### 도시공간구조



### 현재



### 20년 후







# 5

# Han Riverfront Master Plan

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Han River's 1st master plan based on the 2030 Seoul Plan

Principles & Standards

City Planning Charter | Seoul Plan

Sophisticated Planning

Neighborhood | Historic City Center | [Han River](#)



# Han River has been a symbolic space of Seoul citizens' for over 5,000 yrs as one of its vastest & most valuable **Urban Open Spaces**

Scope of plan: about 0.5~1km of both sides of the river (size 82km<sup>2</sup>, Seoul's 13.5%)



Vision of Han River

Making Han River the center of citizens' lives even after 100 years

Seoul's Natural & Cultural Heritage for the Future



Restore its nature

Change city into a Han River-centric urban space

Secure public interest near the riverfront

Utilize Han River's Cultural · landscape asset as resources

Management principles

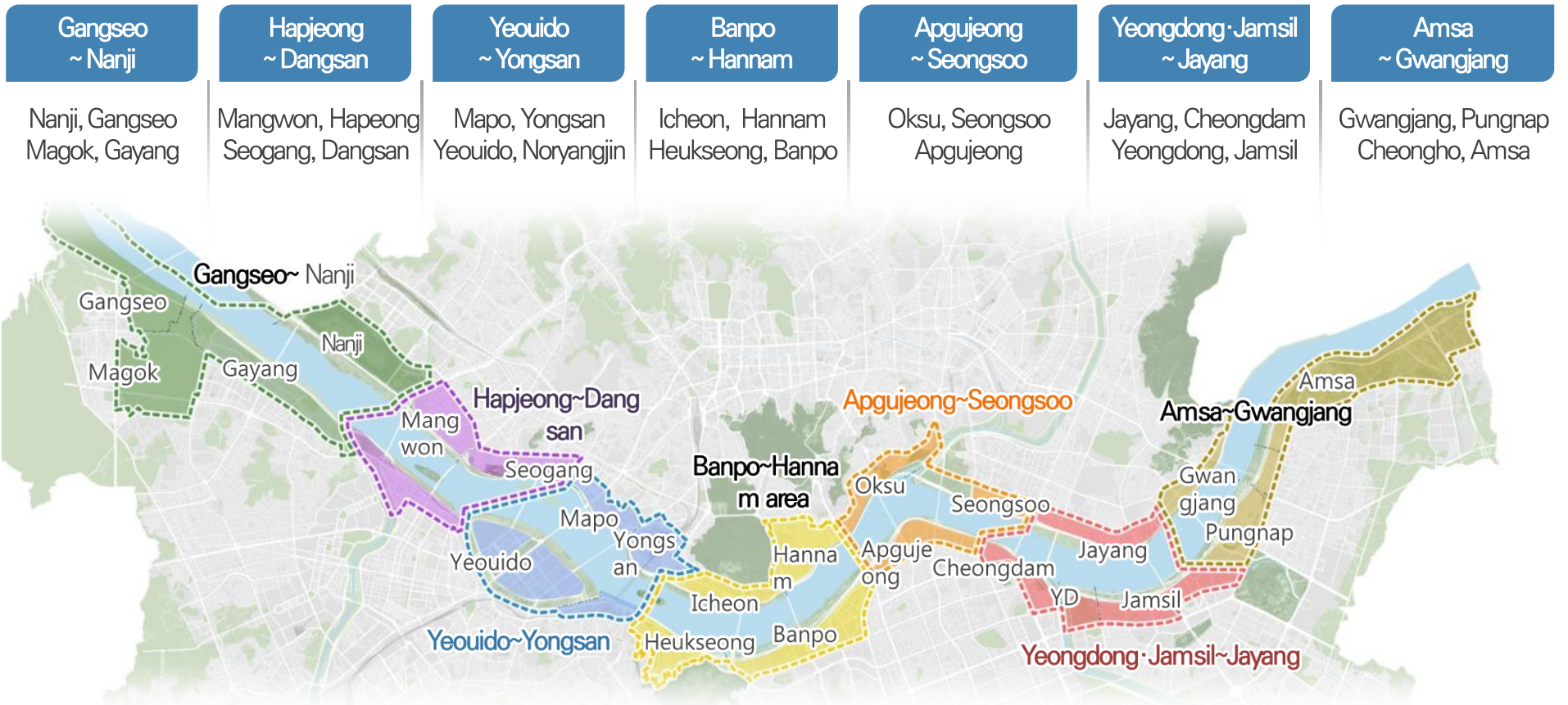
Principles to Achieve its Vision & Objectives

4 sectors, 12 principles

Nature	Land use	Accessibility	Landscape
<ol style="list-style-type: none"> <li>1. Improve eco-system</li> <li>2. Restore clean water</li> <li>3. Environmentally friendly use</li> </ol>	<ol style="list-style-type: none"> <li>4. Specialize in various water activities</li> <li>5. Restore &amp; connect cultural resources</li> <li>6. Expand citizens' spaces</li> </ol>	<ol style="list-style-type: none"> <li>7. Green transportation</li> <li>8. Pedestrian accessibility</li> <li>9. Connection with green</li> </ol>	<ol style="list-style-type: none"> <li>10. Further share Han Riverfront view</li> <li>11. Create diverse skyline</li> <li>12. Promote beautiful building design</li> </ol>

# Comprehensively materialized into sectors for 7 regions, 27 areas with tailored management principles for each area.

Action plans were established for each plan to carry out projects with its respective guideline.





지구개요 및 주요현안이슈

지구개요

- 위치: 영등포구 양평동 및 당산동 일대
- 면적: 약 2.0㎢ (양화 한강공원 0.3㎢, 안양천 수변공원, 선유도공원 포함)
- 한강과 안양천, 셋강으로 둘러싸인 합수부 지역
- 한강에서 가장 가깝게 위치한 중공업지역, 안양천과 서부간 선도로를 따라 분포하는 산업축의 시점



주거지역과 중공업지역간 토지이용 혼재 (용도지역간 토지이용 역전현상 발생)



지구내부에서 한강·안양천으로의 접근환경 열악



지구별 관리방향

수변여가와 신산업의 활력이 함께하는 “수변여가·산업 중심지구 조성”

	토지이용	접근성	도시경관	자연성
<b>지구 특성</b>	한강변에 가장 가깝게 위치한 산업지역 (서부간선도로 산업축의 한강변 관문지역)	3도심 및 강남·북 연결 광역적 교통접근성 양호 한강양안연결 보행·자전거 네트워크의 핵심지역	서울의 대표적 자연경관 조망명소 위치	한강, 안양천, 셋강으로 둘러싸인 합수부 지역
<b>현안 이슈</b>	한강변 노후공간 집중 체계적 관리수단 미흡으로 토지이용 혼재	지구내부에서 한강, 안양천으로의 접근환경 열악 지구 내 공원녹지 부족 및 수변으로의 녹지네트워크 미흡	지구내부에서 한강 등 수변접근 가로경관 열악	둔치의 포장지 및 시설지 등 불투수면이 다수 분포
<b>부문별 관리 방향</b>	새로운 중심공간 확충 및 배후산업기능 수변 확장 수변인접지역 활동성 강화	중심지-수변을 연결하는 보행·녹지 네트워크 개선	주요 조망장소, 한강공원 접근가로의 경관 개선	둔치 내 생물서식공간 조성 및 주차장 투수포장 개선

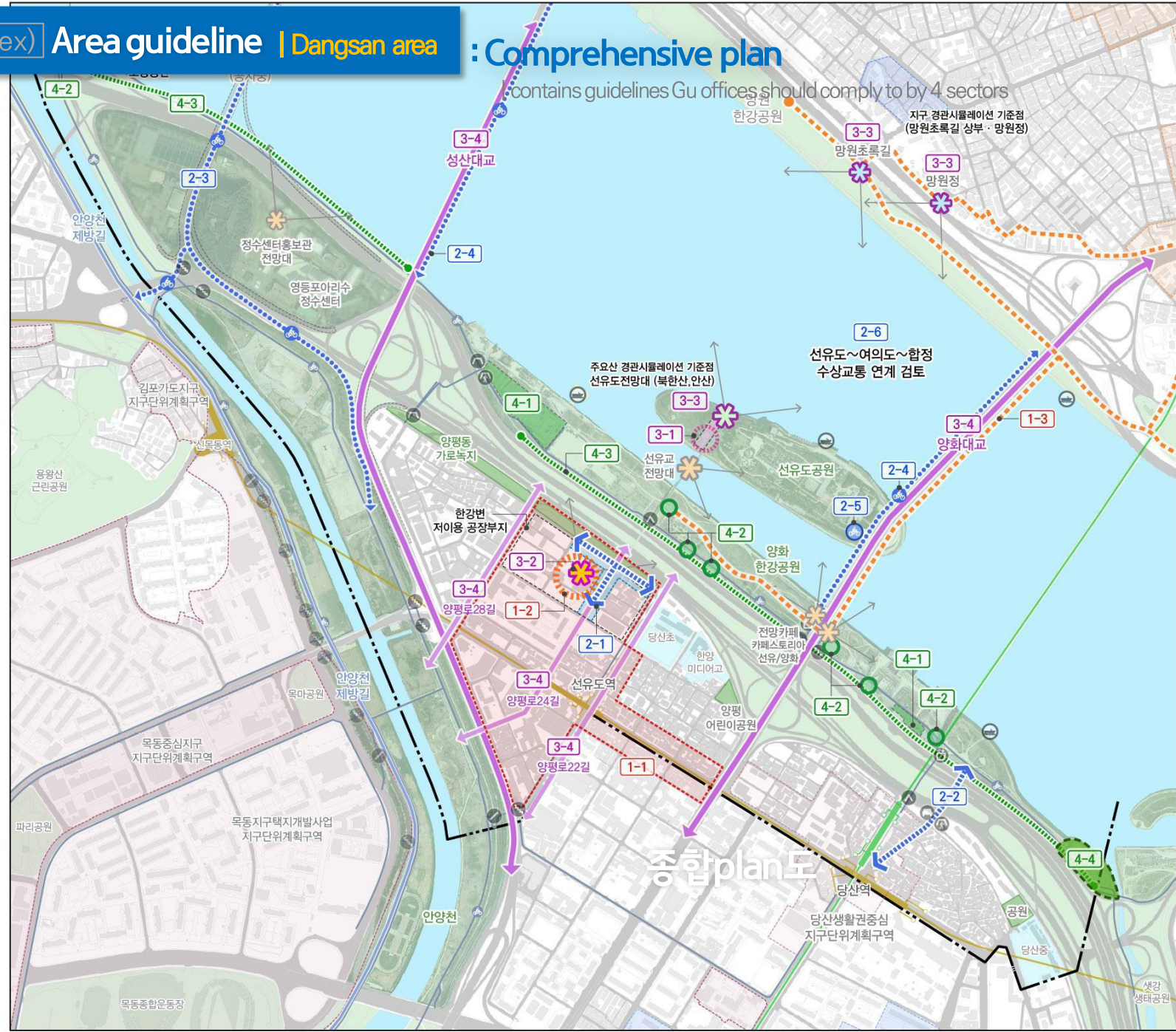
주요계획 및 실행방안

부문	연번	계획내용	실행주체	기간	비고
토지이용	1-1	중심지 일대 계획적 관리, 신산업공간 등의 입지여건 조성을 위한 공공 관리계획수립 검토 (양평로 일대 및 한강 접근로변 등 대상)	공공	중기	후속 공공계획 수립 검토
	1-2	한강변 저이용 공장부지 대상 적극적 공간 활용방안 검토	공공	중기	후속 활용계획 수립 검토
	1-3	수변 친조문화탐방로 조성 (함정-선유도-양화한강공원)	공공	단기	
접근성	2-1	양평로24길 보도 및 녹지공간 확충 등 보행환경 개선 (일부 구간 보행전용공간 전환 검토)	공공	중기	
	2-2	당산역-양화한강공원 접근로 환경개선	공공	단기	당산생활권중심 지구단위계획 재정비시 반영
	2-3	월드컵대교-안양천, 양화한강공원 자전거도로 연결	공공	장기	
	2-4	성산대교, 양화대교 ~ 한강공원 연결 자전거도로 확충	공공	장기	
	2-5	선유도공원 진입부 자전거 주차공간 확충	공공	단기	
	2-6	선유도 선착장-당산역-서울마리나-당인리발전소 간 수상 교통 연계 검토	공공	중기	
도시경관	3-1	선유도 전망대, 안양천 합수부 조망공간(쉼터)의 시민휴게/편의시설 등 복합화 검토	공공	단기	
	3-2	한강변 저이용 공장부지 활용 상층부 한강 전망공간 확충	민간	중기	향후 민간개발 추진시 전망공간 확충 권장
	3-3	주요산 경관시물레이션 기준점 및 지구 경관시물레이션 기준점 설정·운영 주요산 경관시물레이션 기준점: 선유도 전망대 지구 경관시물레이션 기준점: 망원초록길, 망원정	공공	단기	서울시 경관계획에 반영
자연성	3-4	광역·지구통경축 설정 및 경관형성기준 적용 광역통경축: 서부간선도로(성산대교), 선유로(양화대교) 지구통경축: 양평로28길, 양평로 24길, 양평로22길	공공	단기	서울시 경관계획에 반영
	4-1	주차장 등 불투수포장 투수성 개선	공공	* 자연성부문에 관한 사항은 자연성회복기본계획에 따라 실행	
	4-2	음수대 및 배수로 주변 소규모 저류녹지 조성	공공		
	4-3	강변도로변 완충숲 조성	공공		
4-4	셋강 입구부 거점 한강숲 조성	공공			



ex) Area guideline | Dangsansan area : Comprehensive plan

contains guidelines Gu offices should comply to by 4 sectors



한강변 관리기본계획 가이드라인

당산지구

부문별계획

- 1-1 중상지 일대 계획적 관리, 신산업공간 등의 입지여건 조성을 위한 공공 관리계획 수립 검토
- 1-2 한강변 저이용 공장부지 대상 적극적 공간 활용 검토
- 1-3 수변 청조문화탐방로 조성 (합정~선유도~양화한강공원)
- 2-1 양평로24길 보도 및 녹지공간 확충 등 보행환경 개선 (일부 구간 보행전용공간 전환 검토)
- 2-2 당산역~양화한강공원 접근로 환경개선
- 2-3 월드컵대교~안양천, 양화한강공원 자전거도로 연결
- 2-4 성산대교, 양화대교~한강공원 연결 자전거도로 확충
- 2-5 선유도공원 진입부 자전거 주차공간 확충
- 2-6 선유도 선착장~당산역~서울마리나~당인리발전소간 수상교통 연계 검토
- 3-1 선유도 전망대, 안양천 합수부 조망공간(터널)의 시민휴게/편의시설 등 복합화 검토
- 3-2 한강변 저이용 공장부지 활용 상층부 한강 전망공간 확충
- 3-3 주요산 경관시물레이션 기준점 및 지구 경관시물레이션 기준점 설정·운영
- 3-4 광역·지구통경축 설정 및 경관형성기준 적용
- 4-1 주차장의 불투수포장 투수성 개선
- 4-2 음수대 및 배수로 주변 소규모 저류녹지 조성
- 4-3 강변도리엔 완충숲 조성
- 4-4 셋강 입구부 거점 한강숲 조성

범례

- [ 주요현황 ]
- 지구단위계획구역
  - 공원
  - 나들목(보행전용)
  - 나들목(보차겸용)
  - 나들목(차량전용)
  - 경사로
  - 계단
  - 엘리베이터
  - 주요보행로
  - 한강길
  - 자전거도로
  - 조망명소(기준)

- [ 계획 ]
- 토지이용
    - 지구계
    - 후속 관리계획 수립
    - 전략용지 활용(민간 저이용부지)
    - 역사문화탐방로(네트워크) 연계
  - 접근성
    - 보행로 확충 및 환경정비
    - 보행전용공간 조성
    - 자전거도로 확충
    - 자전거 주차공간 확충
  - 자연성
    - 불투수포장 개선
    - 저류녹지 조성
    - 생태거점·한강숲 조성
    - 강변도로 완충숲 조성
  - 도시경관
    - 광역통경축
    - 지구통경축
    - 조망명소 조성
    - 주요산 경관시물레이션 기준점
    - 지구경관 시물레이션 기준점
    - 휴게·편의시설 복합화



# Now in Seoul!

## Major Projects

1. Comprehensive Development Plan for Coex~Jamsil
2. Changdong·Sanggye New Economic Center
3. Dasi(Again) Sewoon Project
4. Seoul Station 7017 Project





Now, there are **various urban planning projecting** in process to fulfill various purposes in Seoul.

1

### Strengthen Main Centers

to raise urban competitiveness & induce balanced development

Plan for Coex~Jamsil, Changdong·Sanggye New Economic Center ...

2

### Historical and Cultural Regeneration

using historical and natural resources

Dasi(Again) Sewoon Project, Seoul Station 7017 Project ...

3

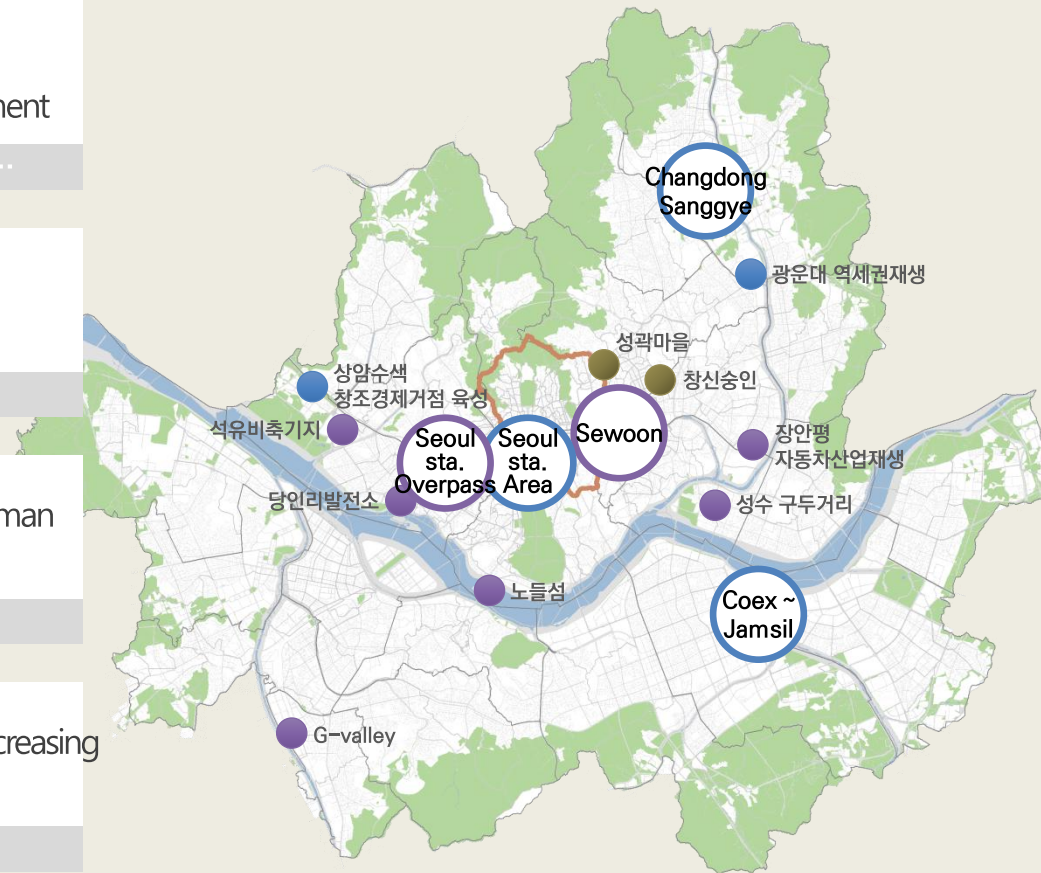
### Regeneration of Residential area that is human & place-centric

Changsin·Sungin, Seoul City Wall Village ...

4

### Tailored Housing Supply in preparation of increasing 1-2 family units, and aging population

Provision of rental housing near subway station ...



# Comprehensive Development Plan for Coex~Jamsil Sports Complex

---

☑ Location Gangnam-gu Samsung-dong 167 ~ Songpa-gu Jamsil-dong 10

☑ Size 720 thous.m<sup>2</sup>

☑ Progress

- 2015. 1 ~ 9 : Jamsil Sports Complex Int'l bid for conceptual plan
- 2015. 3 ~ 12 : Pre-negotiation & review MP for land owned by the public

☑ Division in charge South E. Public Development Division, Urban Regeneration HQ



# Yeongdong region Has various **exhibition·convention facilities**

such as COEX, the Jamsil Sports Complex in which the '88 Olympics were held,  
**A beautiful natural environment & historical heritage**



**Jamsil Sports Complex**  
since 1984

Venue for '86 Asian games,  
'88 Seoul Olympics Mecca for sports,  
K-pop performances & festivals



**Han River·Tancheon**

City center's waterfront environment  
Loved by Seoul's 10million citizens



**COEX** since 1979

World's 5th destination for Int'l  
conferences (G20), where  
exhibition·conventions in Seoul are  
most held



**Bongeunsa Temple**

Historic & cultural space  
tucked in the bustling city center



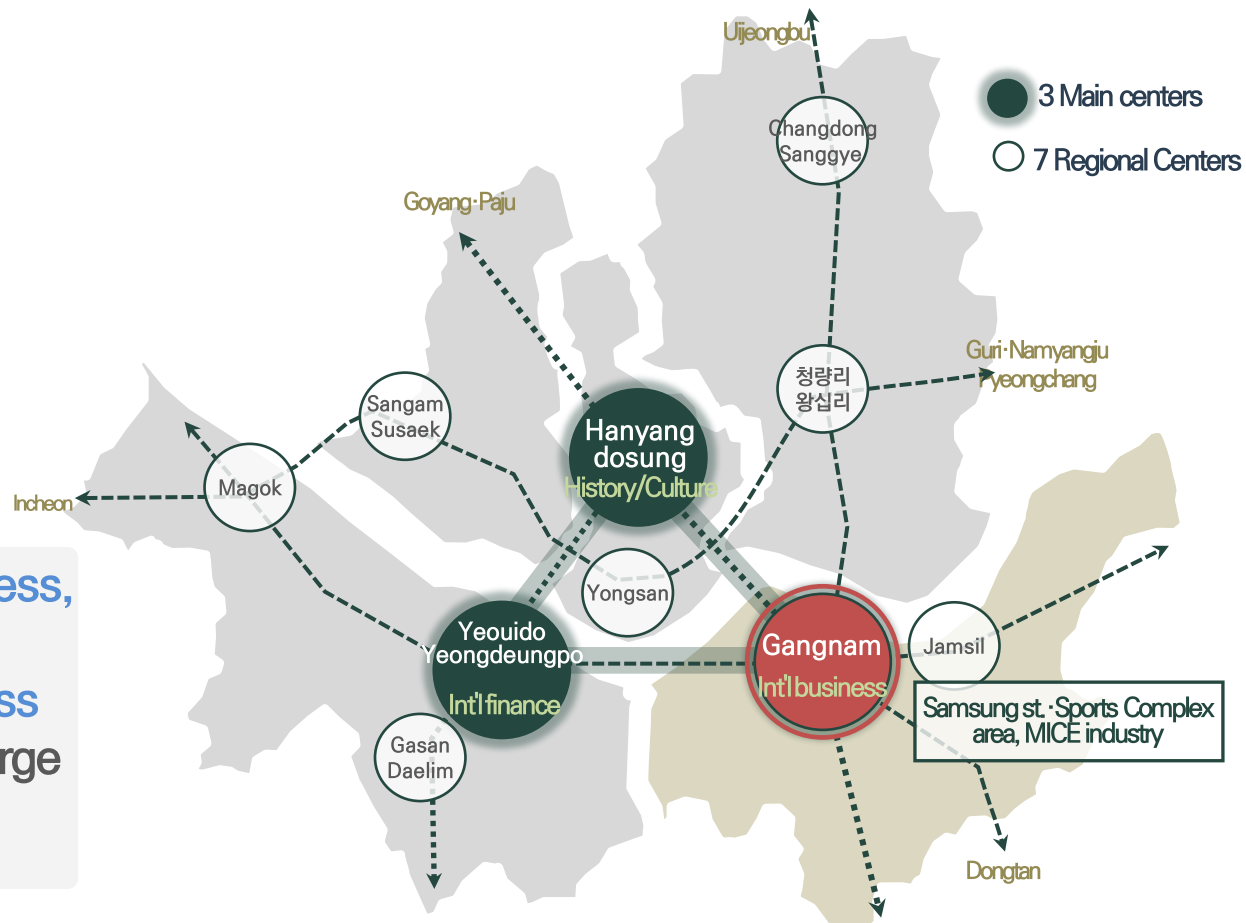


In the '2030 Seoul Plan,' 3 Main Centers were chosen to strengthen the city's global competitiveness.

Thus, Gangnam, as a city center, has been designated as the **Strategic point to develop Seoul's Int'l business·mice industry**



- Promote as the **center for Int'l business, MICE industry**
- Induce **agglomeration of Int'l business functions** centered on places with large scale development potential



Visi

1

## By reinforcing Seoul's int'l business environment & MICE infrastructure, Create core space to lead Seoul's int'l competitiveness

### [Business]

Use land where public institutes will  
Move out & provide space for business

- ✓ Create global business demand
- ✓ Secure space for int'l org. for the land of Seoul Medical center

### [Exhibition·Convention]

Expand int'l exhibition, convention space  
In COEX, Kor. Electric, SETEC

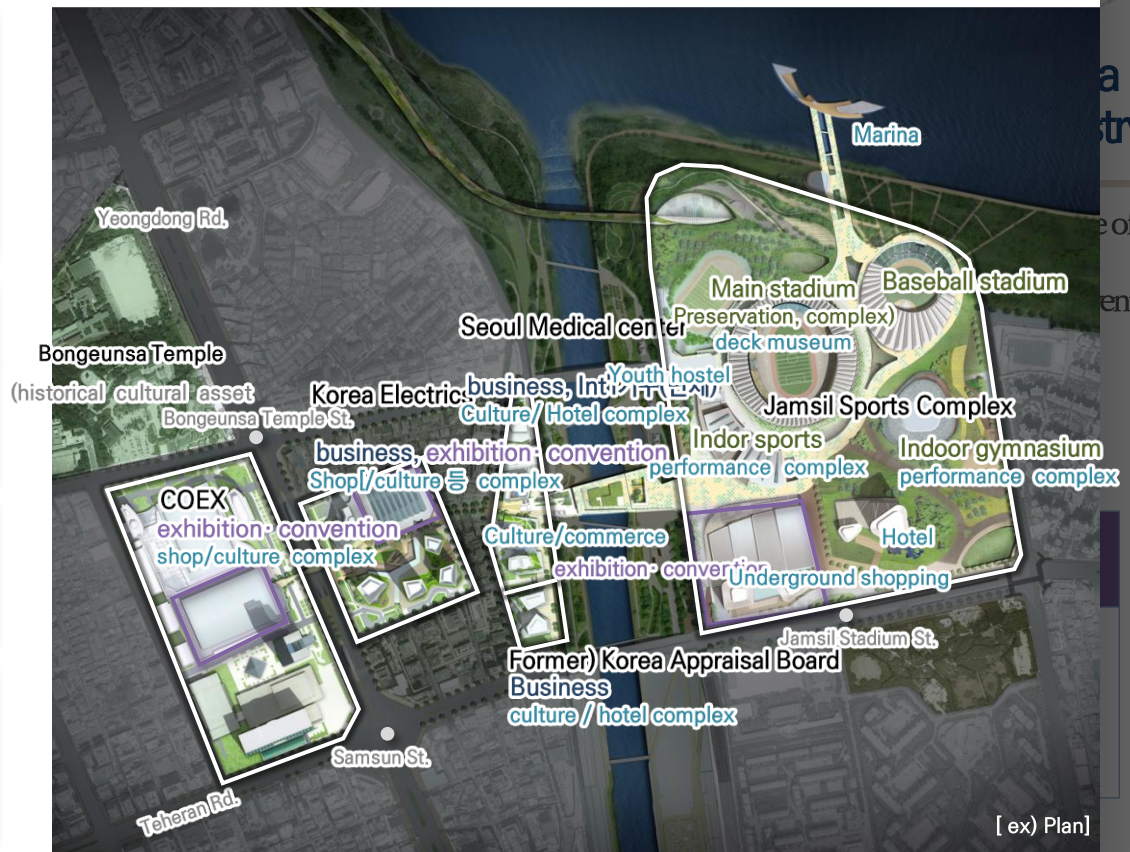
Clustering mice infrastructure

### [Sports]

Improve functions of Jamsil Sports Complex  
for performance entertainment

### [Supporting function]

Center for multi functions, such as  
culture/shopping/history/tourism  
Expand supporting facility for longterm visitors



[ ex ) Plan ]

Plan

Provid  
integr  
the p

Visi

2

Direction

## Connect open space & facilities considering Han River & Tancheon Create open space as a global & local attraction

### Tancheon & Han River

Create more open space & use  
Jamsil Sports Complex as a park

- ✓ Move main road underground, & use above ground to improve Han River accessibility
- ✓ Move parking lots around Tancheon & build a park

Establish various 3 dimensional  
Connective systems

- ✓ Connect above & under Yeongdong Rd.
- ✓ Build pedestrian deck connecting both sides of Tancheon · Han River

Expand culture · leisure functions  
Where all citizens, tourists, & visitors  
can enjoy

- ✓ Connect shopping, leisure, cultural facility
- ✓ Promote pedestrian network



Plan

Provid  
integr  
the p



# PLAN to attract the World

Visi

3

By expanding transportation infrastructure

Direction

**Better the mass transit system for greater regional connection as well as within the city**

- Establish a highly accessible airport connection airport express ~ Line 9 in 1 hour
- Extend up to the KTX Northeast region, & connect with Southern greater area express train plan : so between major centers in Seoul, one can travel in 30 minutes
- Establish a 3d spatial plan under Yeongdong rd. complex, for a transfer system



Plan

Provid  
integr  
the p



To strengthen Seoul's urban competitiveness

# 'Int'l exchange complex area'



for-profit rental facility (Marina)

Han Riverfront

Olympics대크 move to underground, nature성 restore, leisure 식물원

sports박물관 and Olympicexhibition관 (deckunderground)

Baseball stadium

Supporting stadium

Main stadium Remodeling

Indoor Gymnasium

Seoul medical center

business

youth hostel

Jamsil Sports Complex

sports·culture·entertainment park

Indoor sports complex

deck park park, Gwangjang

Hotel

Sunken Square (underground connection)

exhibition·convention

for-profit rental facility (commercial facility, underground shopping mall)

Tancheon

Waterfront leisure

culturespace

Jamsil Sports Stadium St.

Asiapark park, Gwangjang

Former) Korea Appraisal Board

business

MICEsupport

Bongeunsa Temple historyculture tourism

Bongeunsa Temple St.

Former) Korea electrics

Int'l business/MICE

Core space

coex

international convention

Yeongdong Rd.

complex transfer system

Samsung St.

※ Tentative plan, may change



# Changdong · Sanggye New Economic Center

☑ Location Dobong-gu Chang 4·5 dong, Nowong-gu Sanggye 2·6·7·10-dong

☑ Size About 970, thous. m<sup>2</sup> ※ empty land due to relocation 380, thous. m<sup>2</sup>

☑ Progress

- '12. 10 ~ '13. 12 : 『NE 4 gu development plan study』 conducted
- '14. 1 : Seoul's first 'cooperative area development strategy' 『Happy4 Gu Plan』
- '14. 7 ~ : T.F. organization created (Northeastern 4 gu Project Team)

☑ Division in charge Northeast Region Development Bureau, Urban Regeneration HQ

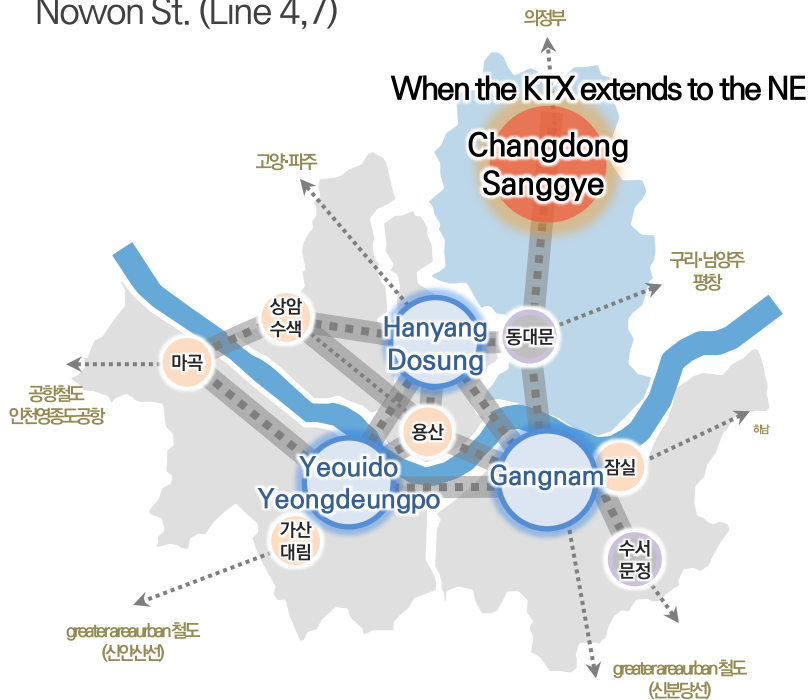




# Changdong · Sanggye area is a **regional center** as designated in the 2030 Seoul Plan, where **3.5 million inhabitants live or frequent in the Northeastern part of Soul**

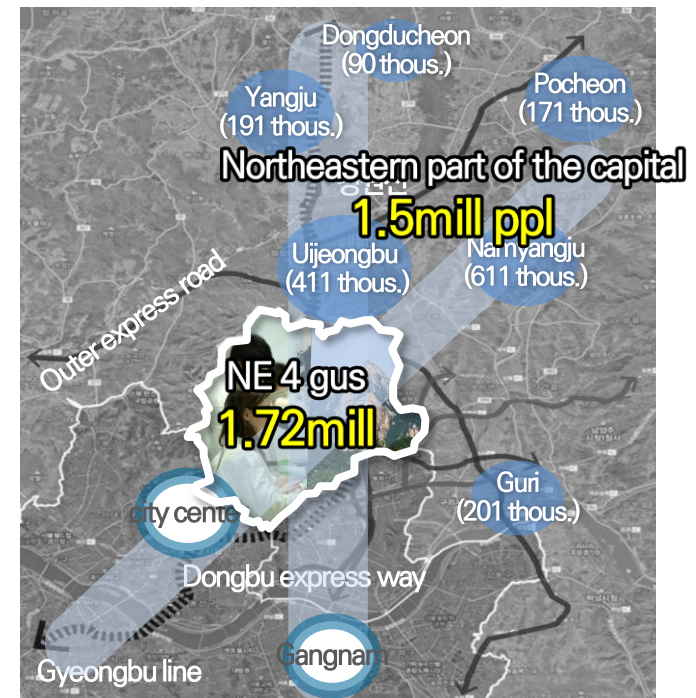
## At Crossroads of KTX/GTX, NE region's Regional center

- Located at the center of the NE region (4 gus: Seongbuk, Gangdon, Dobong, Nowon)
- Close to Changdong St. (Line 1,4/KTX/GTX) & Nowon St. (Line 4,7)



## Northeastern part of the capital with 3.2million ppl living or visiting

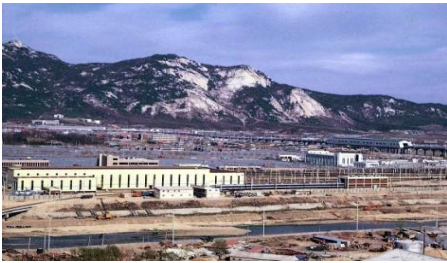
- Gateway area connecting city centers (Hanyang Dosung, Gangnam) with the North E. Area near Seoul (Uijeongbu, Namyangju)



# Newtown, having served as the city center's bed town, has been gradually aging, ; **Its metro depot** has become an obstacle to the **area's development**

~ 1984

In the quiet rural plains of Seoul,  
The **metro depot** was  
built alone



- Naturally becoming an area restricting development, the area was isolated from **urban development**
- **Used as arable land, small factories, & storage of aggregates**
- **Metro depot office built (1984)**

1990's

For low income housing supply,  
**Sanggye new town**  
was created



- With the agglomeration of floating population & potential to become a strategic center in the NE area, the area was built into a new town to solve the housing problem
- **Since 1989, 16 complexes, 40 thous. units have settled**

2000's

As a bed town in the outskirts,  
**Area's image declines**



- Yet, due to its housing-centric land use, **lacked self-sufficient functions**
- **Reliant on the** city center for long-distance commute, constant traffic problems arose
- Also, **isolated** in terms of welfare, culture, leisure

Now

Overlooked in the development of the NE region, the depot area dwindles  
**into a dilapidated area**



- What used to help serve the area as the main center, now became an aging unusable land
- With Seoul's strategic urban regeneration, the area seeks drastic changes for revival

# The Regeneration plan's Vision & Objectives



Northeastern part of the capital, & **center for job · culture** serving 3.2 million

## Changdong · Sanggye new economic center

3 Objectives to actualize the vision



### Economic vigor

With infrastructure supporting knowledge-based R&D, biomedical industry  
**Create jobs**



### More Cultural · life infra

With an arena serving up to 20 thousand seats,  
**Promote culture & art industries**



### Improve physical environment

With a large scale performance facility & Infra. supporting industries, area will **incorporate physical changes for easier connection**



# The Regeneration plan's Vision & Objectives

## Objective 1. Economic vigor



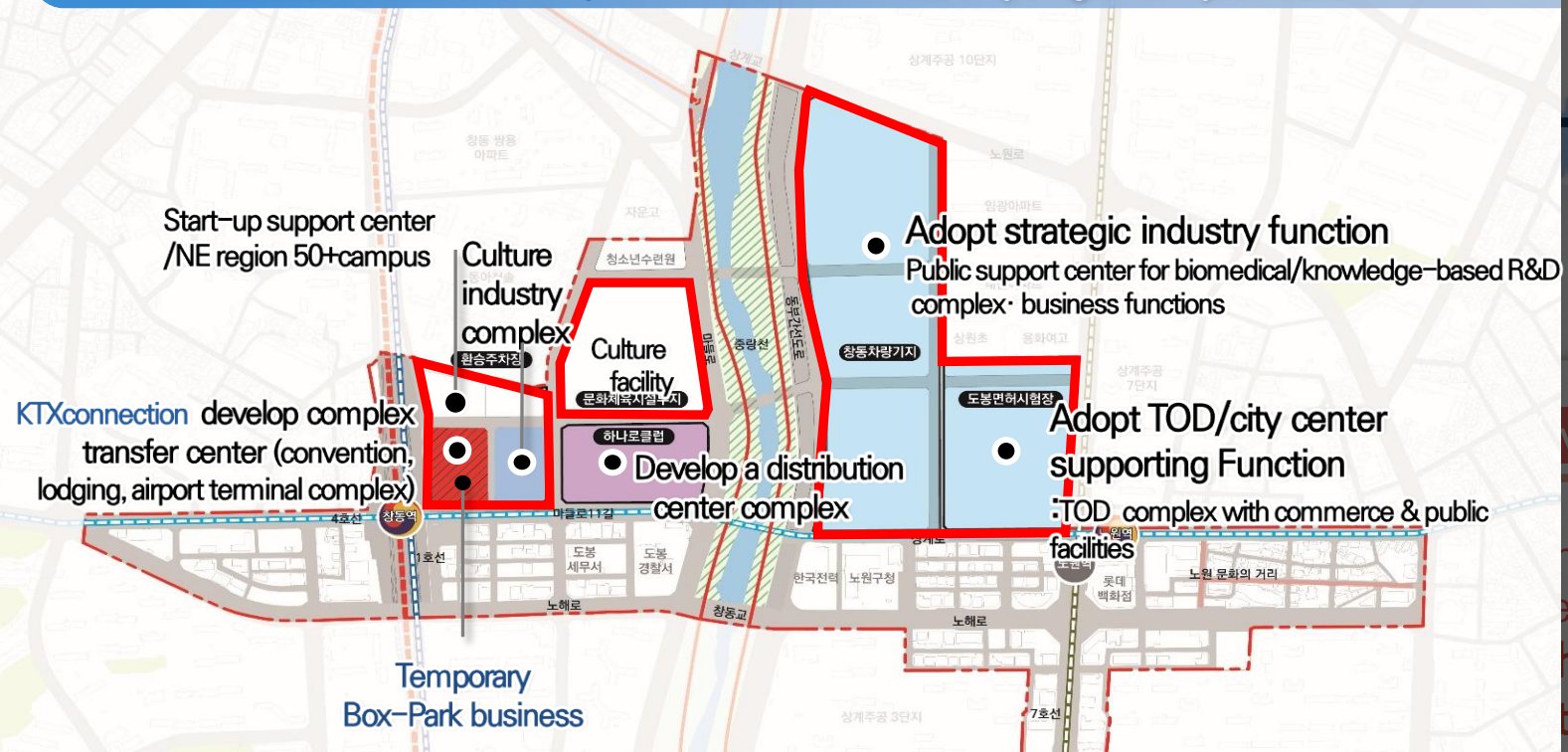
Knowledge-based R&D, biomedical industry

### Create jobs with infrastructure supporting industries

For job creation, promote knowledge-based R&D, biomedical & other specialized industries

Connect with large scale cultural performance facility & foster culture-art industries

Establish a business ecosystem which leads to 'Start-ups ~ growth ~ proliferation'



# The Regeneration plan's Vision & Objectives

## Objective 2. More Cultural · life infra



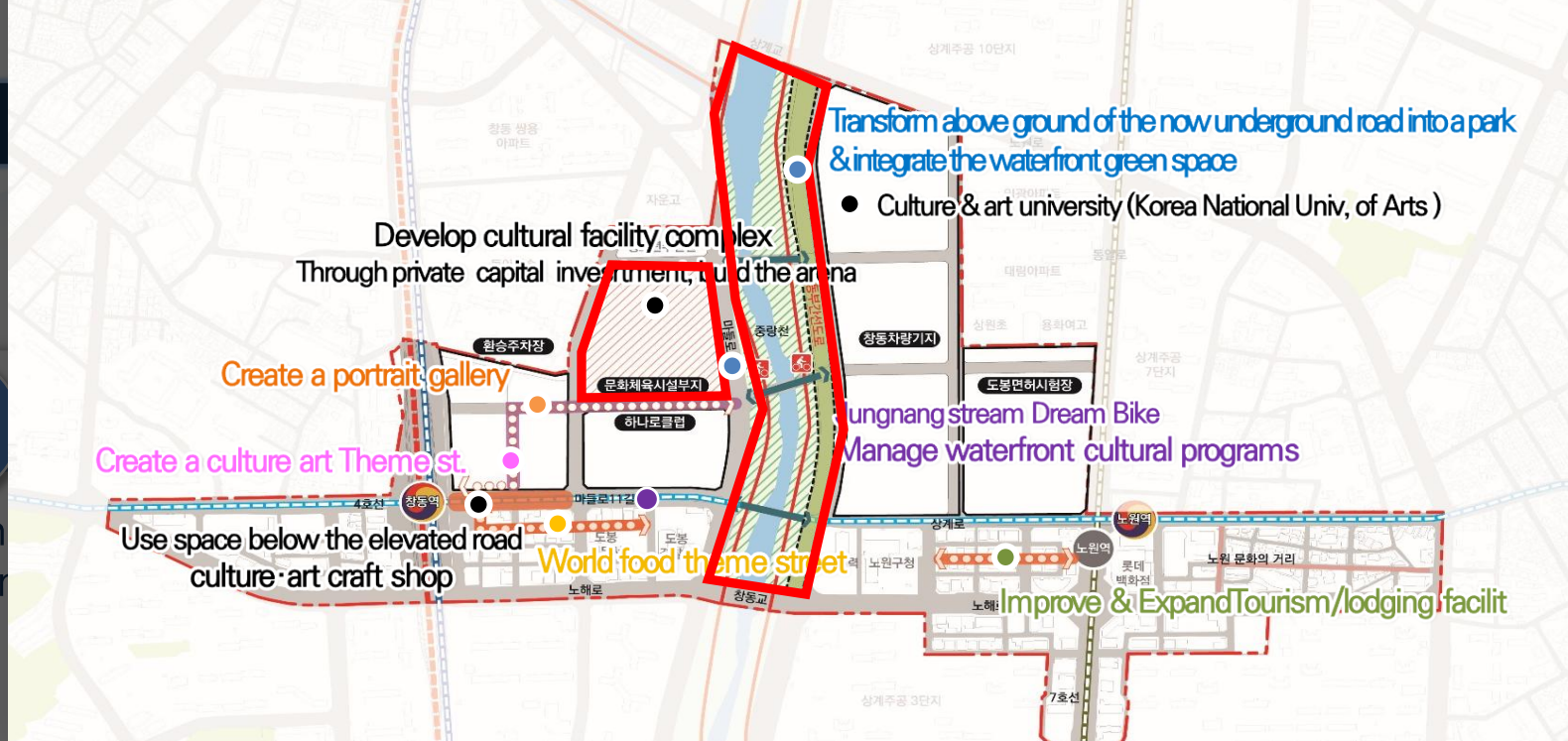
With an arena serving up to 20 thousand seats,

### Promote culture & art industries

Establish NE region's cultural & art infra by promoting the arena

Promote colleges of culture · art, creating a culture · art cluster

Expand life-related infrastructure (park · green area · Jungnang waterfront)





# The Regeneration plan's Vision & Objectives

## Objective 3. Improve physical environment



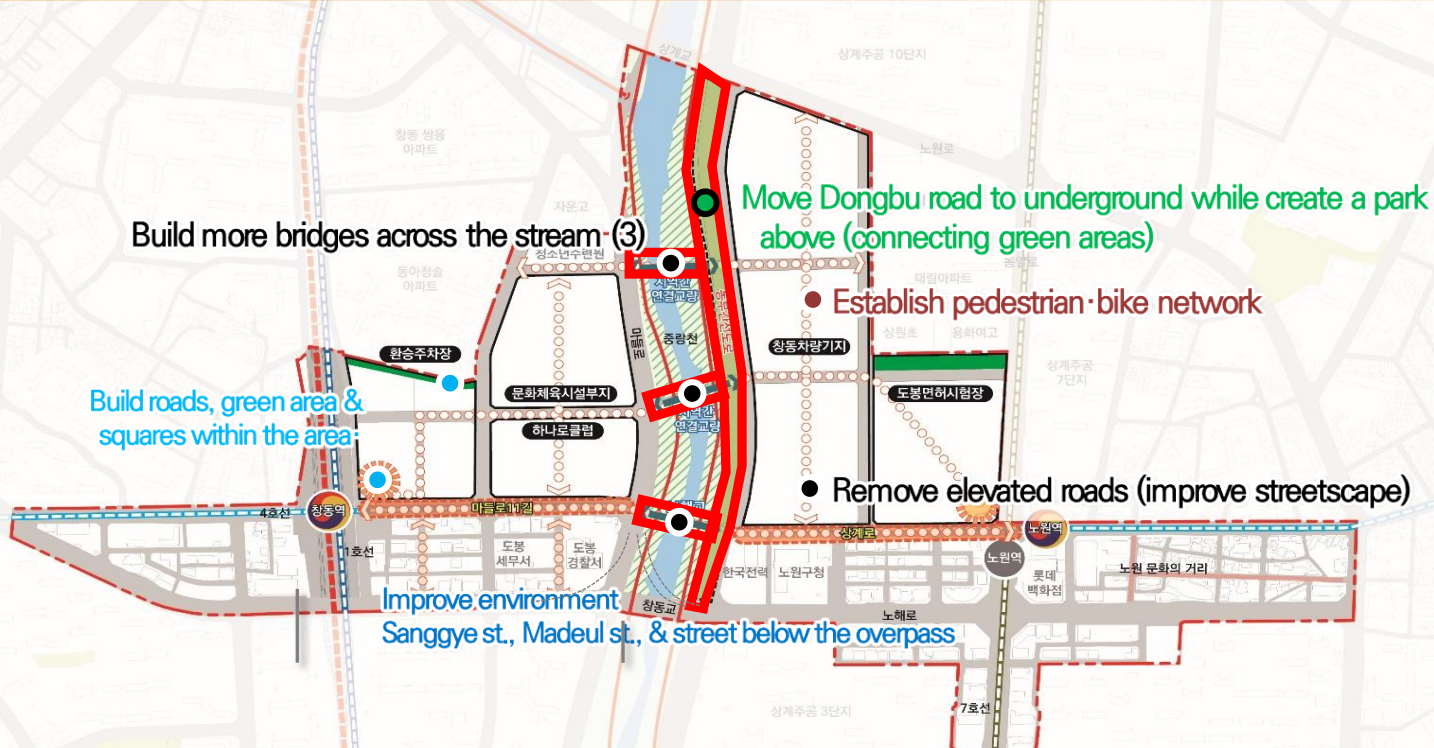
With a large scale performance facility & Infra. supporting industries,

**area will incorporate physical changes for easier connection**

Move Dongbu road to underground, extend KTX, & establish a greater area transportation system

Spatially & functionally connect west and east which was cut off from the Jungnang stream

Integrate urban space with existing commercial area & around the city





Areas will be connected, thousands of companies and 40,000 jobs will be created, a waterfront park will be built. In turn, rebranding this area **into the new economic center of the Northeastern metropolitan area**



# Dasi(Again) Sewoon Project

---

- Location [1st phase] Jongmyo–Daelim Mall (about 480m)  
[2nd phase] Sampoong Mall–Namsan (about 700m)

- Progress

- 2015. 3 ~ 5. : Int'l competition for conceptual plan
- 2015. 6 ~ 2 : designing (in progress)
- 2016. 2 ~ 2017. 5 : beginning & completion of construction 1st phase
  - ※ Begin 2nd phase MP in 2016

- Division in charge Historic City Center Regeneration Bureau, Urban Regeneration HQ





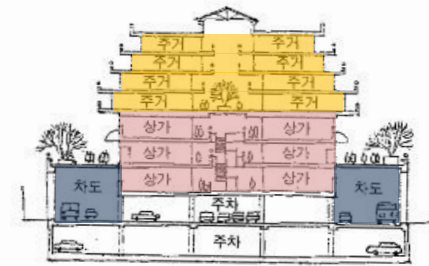
# Sewoon Shopping Mall stood for “for all the good power to come,” & Represented Korea’s first modern mixed-use complex

- Mega structure of 8 buildings, from 8~17 floors, **width 50m, length 1.18km**

Hyundai mall\* | Sewoon Gadiong mall | Cheonggye mall | Daerim mall | Sampoong mall | Poongjun Hotel | Shinsung mall | Jinyang mall

- **Thrived as Korea’s only shopping mall for home appliances**

As the place became popular, famous entertainers, high level gov. officials, college professors lived on the top floors. The built-in elevator called for much attention from the public as an object of envy



Sewoon Shopping Mall

- Elevated walking deck
- 100% separation of pedestrian & car paths
- Terrace style balcony
- Artificial land, atrium

사진 | 사진으로 보는 history  
<http://photo.korea.kr/photoWeb/photoMbbbs/ew.do?themekey=todayinhistory&bbskey=2018>



▲ 1967. 7. 26. Opening ceremony with first lady Youngsoo Yuk & Hyeongok Kim, Mayor of Seoul

## 山林洞 地区 商街 아파-트 透視圖

Terrace-style balcony



35-yr old young architect

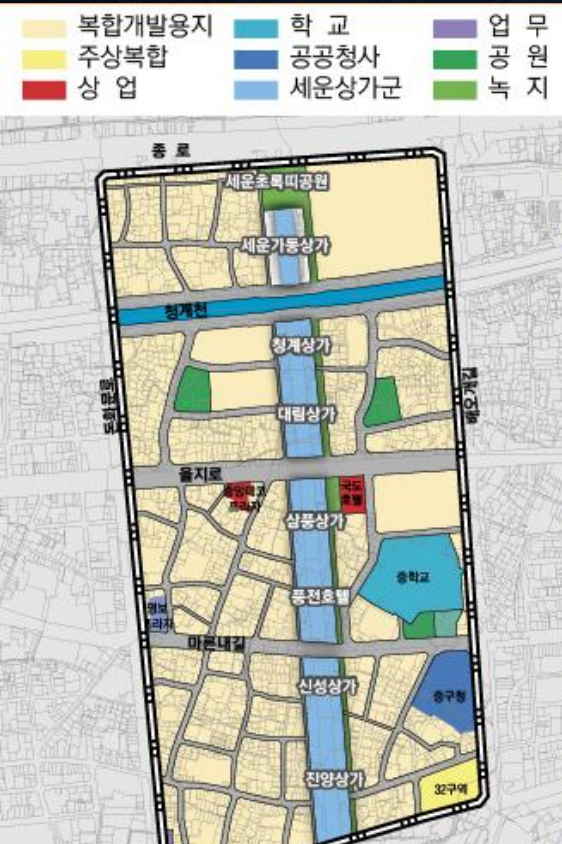
Soogeun Kim

▲ Completed in 1968

\* After demolishing Hyundai mall, Sewoon green corridor park has been created



On the verge of being demolished, Sewoon Shopping Mall has regained attention as a place to be rejuvenate centered on the **cultural industry**  
**Accordingly**, Seoul established a new **regeneration plan**



재정비촉진계획 변경결정 (2014.3)

**1 DasiSewoon Plaza**  
 Transformation from Sewoon Green String Park into Dashi Sewoon Plaza

**2 3D Pedestrian Bridge**  
 Establish an urban promnade from Jongmyo to Namsan

**3 Nice Walking Environment**  
 Build a multi dimensional pedestrian path around the strategic connection points



On the verge of being demolished, Sewoon Shopping Mall has regained attention as a landmark building. **Transformation from Sewoon Green String Park into Dashi Sewoon Plaza**

## Transformation from Sewoon Green String Park into Dashi Sewoon Plaza

복합개발용지    학교  
 주상복합    공공청사  
 상업    세운상가



환경결정 (2014.3)

### 1 DasiSewoon Plaza

Transformation from Sewoon Green String Park into Dashi Sewoon Plaza

### 2 3D Pedestrian Bridge

Establish an urban promnade from Jongmyo to Namsan

### 3 Nice Walking Environment

Build a multi dimensional pedestrian path around the strategic connection points



On the verge of being demolished, Sewoon Shopping Mall has regained attention as a landmark. According to the industry, an urban promenade will be established from Jongmyo to Namsan.

Connect Dalim – Sewoon Shopping Mall and Establish an urban promenade from Jongmyo to Namsan

복합개발용지 (Complex Development Land)  
 주상복합 (Mixed-use)  
 상업 (Commercial)  
 학교 (School)  
 공공청사 (Public Office)  
 세운상가 (Sewoon Building)



환경결정 (2014.3)

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 Build a multi dimensional pedestrian path around the strategic connection points



On the verge of being demolished, Sewoon Shopping Mall has regained attention as a landmark. According to industry experts, it should be preserved and transformed into a public space.

**Build a multi dimensional pedestrian path**  
around the area and strategic connection points



환경결정 (2014.3)

- 복합개발용지
- 주상복합
- 상업
- 학교
- 공공청사
- 세운상가



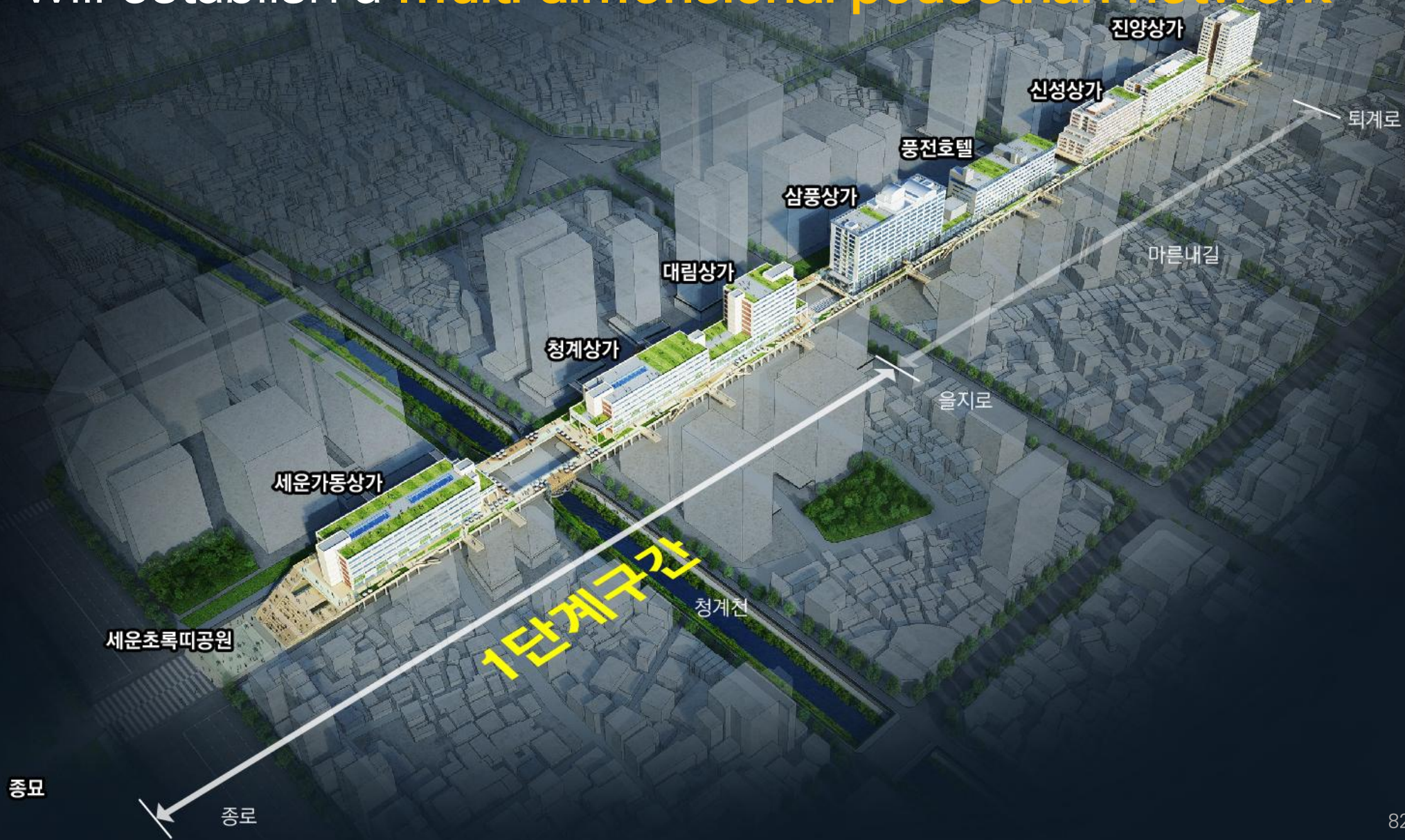
**1 DasiSewoon Plaza**  
Transformation from Sewoon Green String Park into Dashi Sewoon Plaza

**2 3D Pedestrian Bridge**  
Establish an urban promnade from Jongmyo to Namsan

**3 Nice Walking Environment**  
Build a multi dimensional pedestrian path around the strategic connection points



By connecting Jongmyo ~ Namsan, will establish a **multi dimensional pedestrian network**



# Seoul Station 7017 Project

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Location Namdaemunno 5-ga ~ Mallijae-ro ~ Cheongpa-ro

Size Width : 10.3m, Length : 938m

Progress

- 2006.12 : rated D in the safety assessment of the Precision Safety Diagnosis
- 2015. 01 : Announcement of the Seoul Station 7017 Project
- 2015. 01~04 : The int'l design competition for the renewal of the Seoul Sta. Overpass
- 2015.05 : Announcement of the Comprehensive Development Plan for the Areas near Seoul Station

Division in charge Seoul Station Area Development Planning Bureau, Urban Safety HQ





# Seoul Station is at the center of Korea's transportation. Yet, its vigor is not well spread around the station

"Center of transportation" with daily  
ridership of 390,000



Record of Korea's  
modern & contemporary history  
& mecca of democratization

Int'l gateway  
Connected by the airport railway

Isolated like an island  
cut off from other areas



Car-centric spatial layout

A place to transfer &  
To pass by in a rush

Seoul Station Overpass has been a symbol of modernization, and the first impression of Seoul.

But, was on the verge of being demolished, for safety reasons

### Symbol of modernization for 40 years

- 1925, Hoehyeon-Cheongpa dong severed by the completion of Kyungseong St.
- 1970, Partial completion of the overpass
- 1975, Completion



### On the verge of being destroyed

Decision to demolish the structure

After receiving a “D” in a safety evaluation

- 2006. 12. Received a D in a detailed safety evaluation
- 2009. 12. Plans to take it down in connection to the Northeastern station area

Safety issues of the bridge of the overpass

- 2012. 01. Study found its durability to be within 3 years
- 2014. 02. Decision to remove the overpass earlier



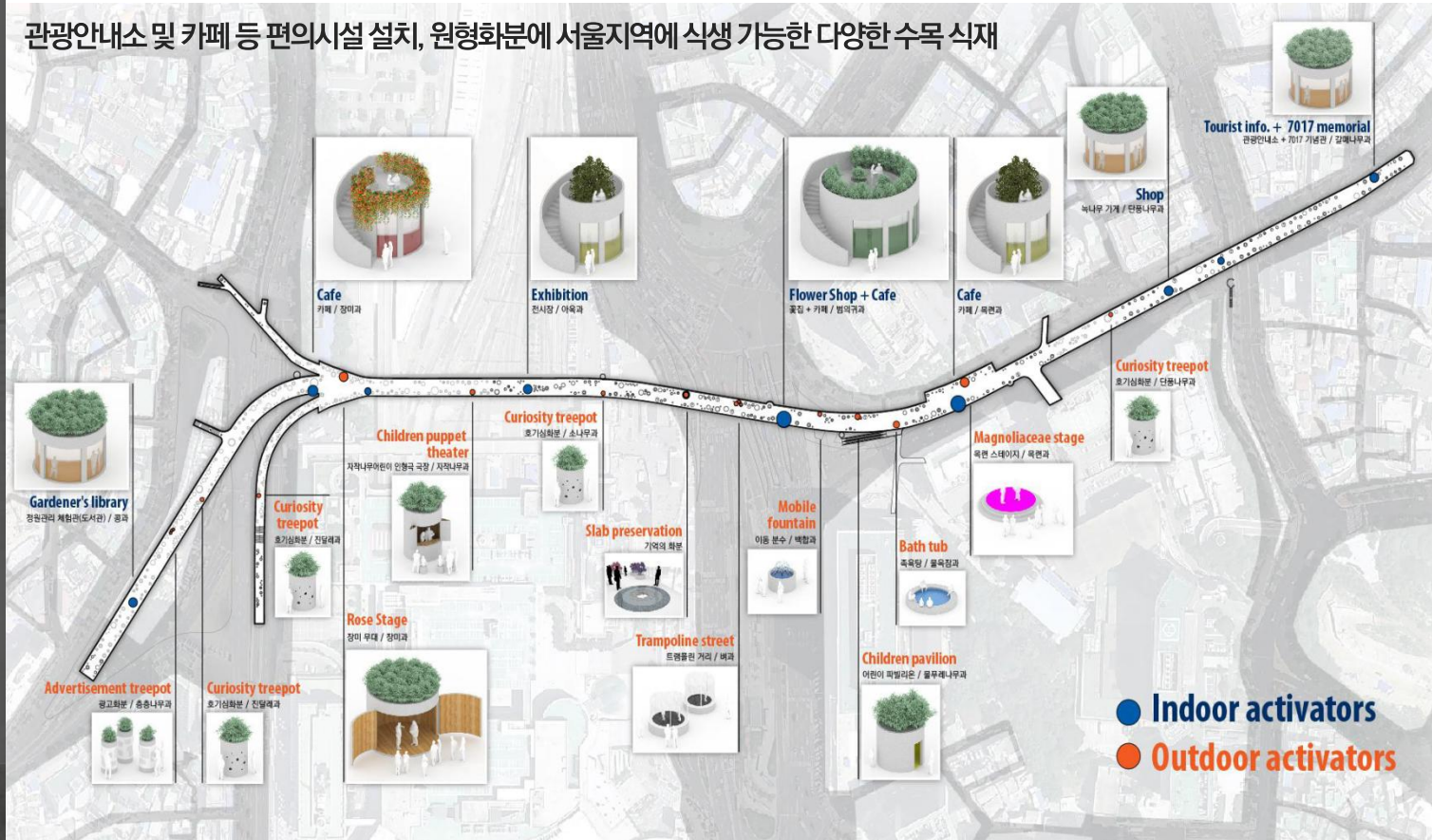


# Bring People in & Reviving the Local Economy

## 1 | Create an Overpass Promenade

Create an attractive place to relax, walk and experience various activities.

관광안내소 및 카페 등 편의시설 설치, 원형화분에 서울지역에 식생 가능한 다양한 수목 식재



where

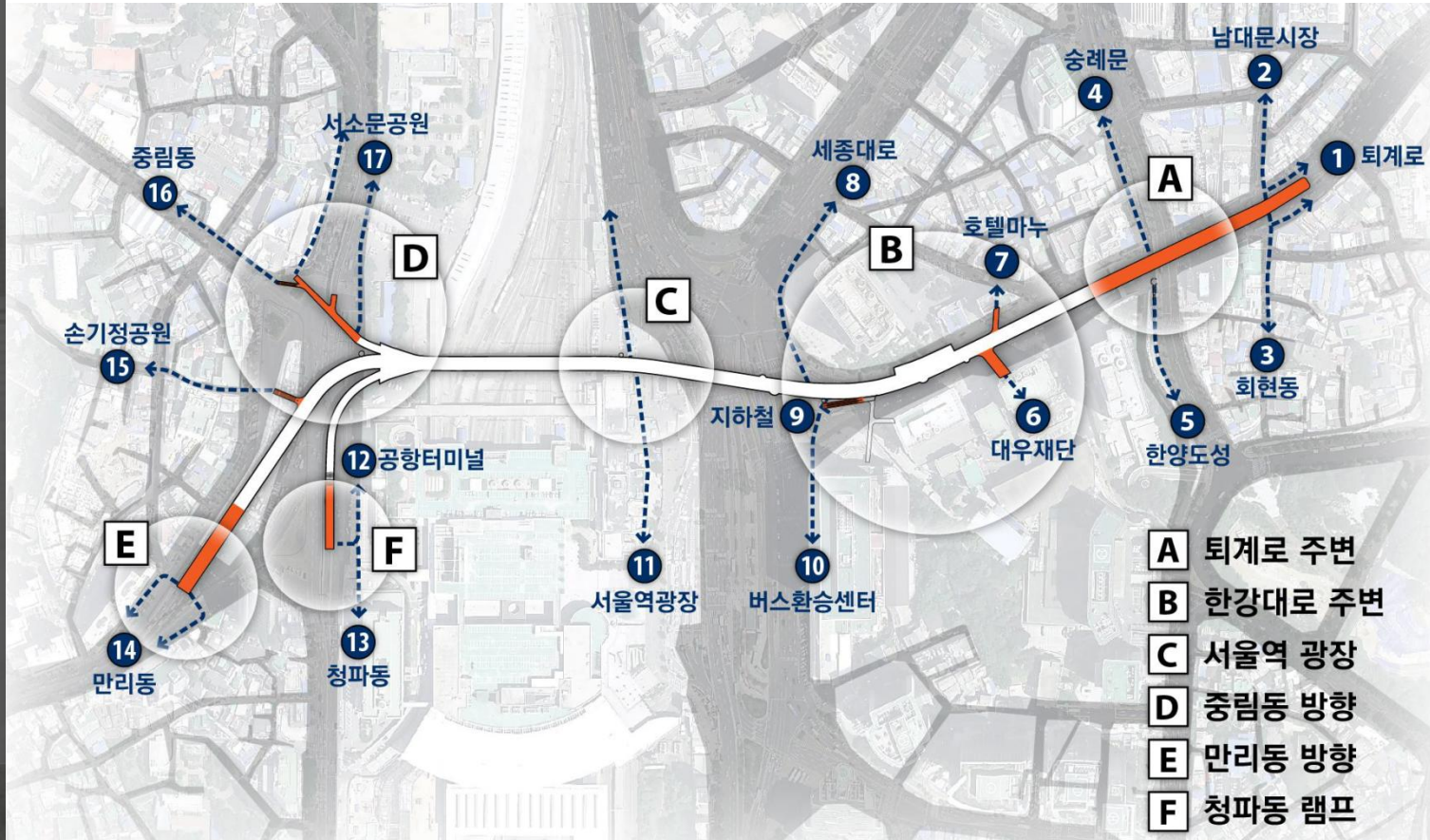
g areas



# Bring People in & Reviving the Local Economy

## 2 | Expand the Pedestrian Path towards Seoul Station

Connect and integrate the areas, traffic, and culture in the eastern and the western part of Seoul, which has long been disconnected



where

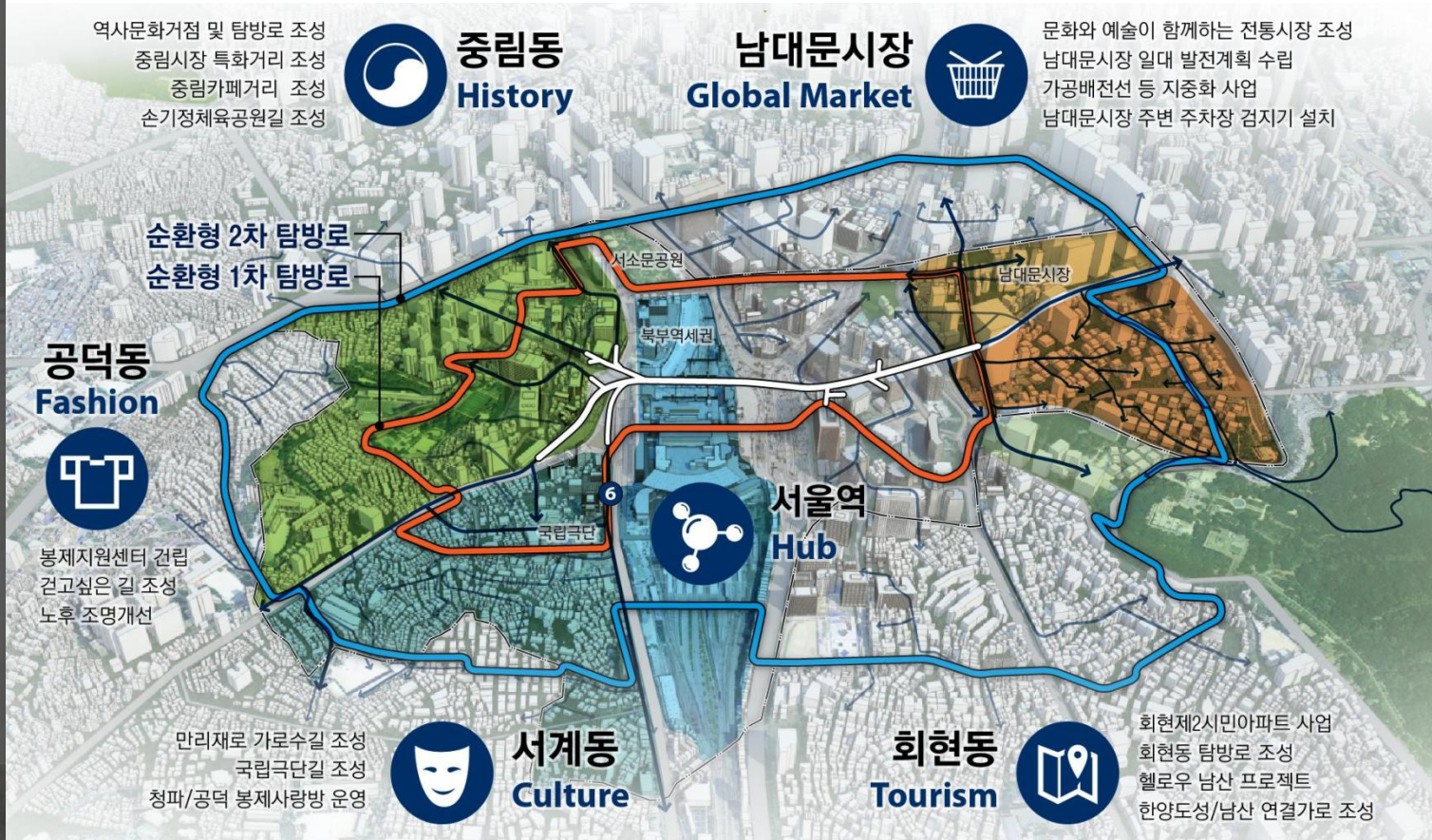
g areas



# Bring People in & Reviving the Local Economy

## 3 | Reinvigorate the Local Economy through Connectedness

Create a network of culture and history connecting the old Seoul Station



where

g areas



Seoul, together with its citizens,  
is building the future image of the City  
For the next 100 years.

Thank you.





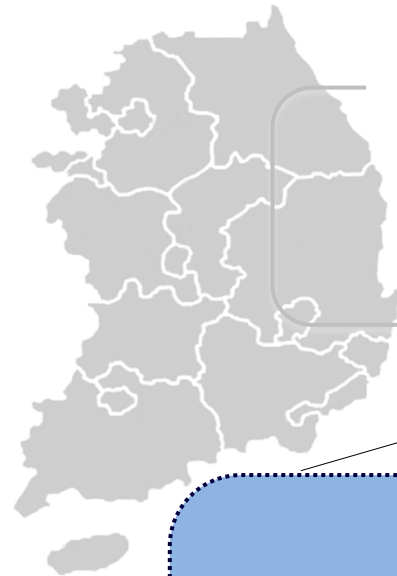
# *Appendix 1* Urban Planning System

- 1) Comprehensive National Land Plan
- 2) Capital Region Readjustment Plan
- 3) Metropolitan Plan
- 4) Master Plan
- 5) Urban Management Plan
- 6) Land Use Status & Zoning
- 7) Citizen Participation System



## 1) Comprehensive National Land Plan

“Long-term plan for the nation’s development”



### Comprehensive National Land Plan

Highest legal plan for the nation

20-year plan

(Ministry of National Land & Transportation)

- Nation’s current status, trends & changes expected in the future
- Basic philosophy, nation’s future image

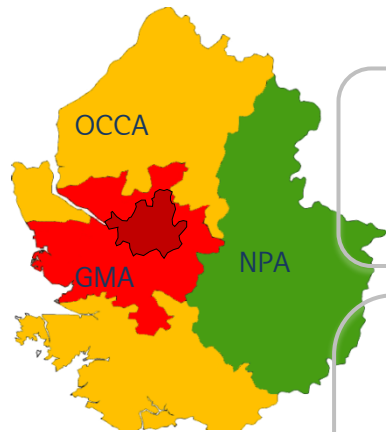
- Spatial structure & each region’s function
- Policies for balanced development, local industry growth

- Raise competitiveness
- Infrastructure & facilities
- Efficient use of land, water resources, & forestry
- Sustainable development



## 2) Capital Readjustment Plan

“Comprehensive plan to systematically manage the Capital Region”



### Capital Region Readjustment Plan

Comprehensive control plan for the Capital Region (Metropolitan Area: Gyeonggi, Incheon, Seoul)

#### Classification

- Over crowdedness control area (OCCA): tax on facilities that induce population concentration, total number control (School/factory)
- Nature preservation area (NPA): prohibit housing construction, etc.
- Growth management area (GMA): promote population/industries

#### Content

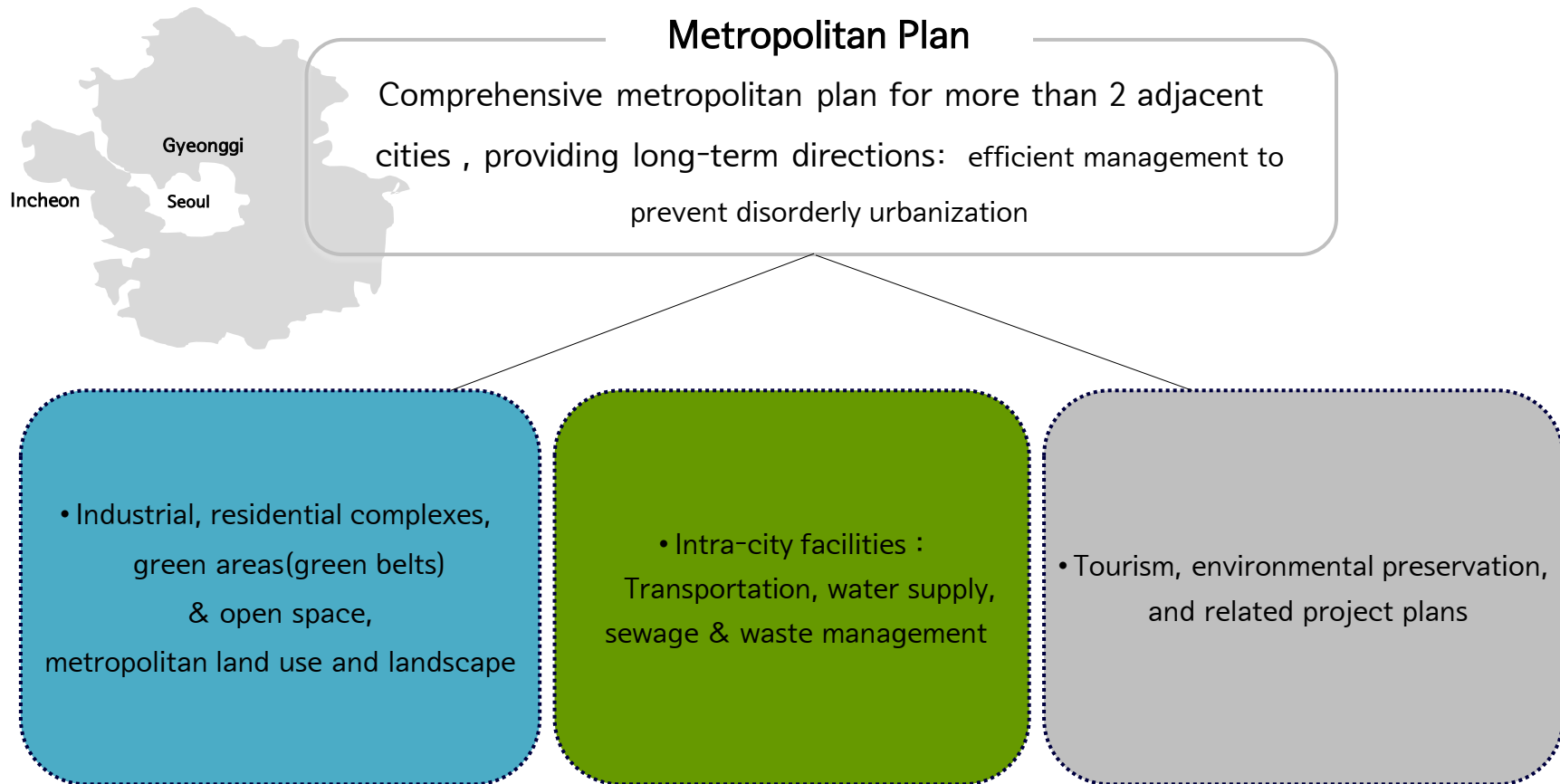
- Basic direction for MA management
- Differentiate management for each area
- Control location of population & industries & developments
- Natural conservation





### 3) Capital Region Readjustment Plan

“Highest legal plan for cities for long-term planning”





## 4) Master Plan

“Long-term plan providing a direction for the city’s future”

### Master Plan

Highest legal plan for Seoul, sets spatial plans & directions for the city’s long-term (20yr) development

1966

1990

1997

2005

2013



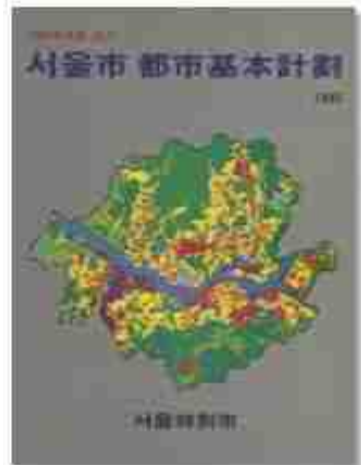
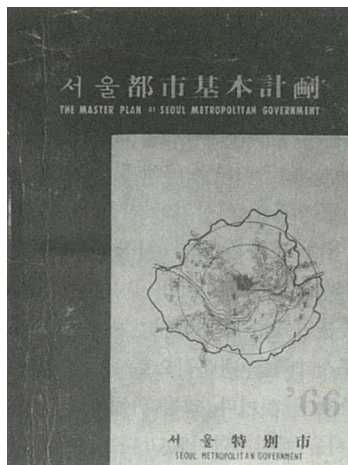
First Master Plan (MP)

MP for 2000

2011 MP

2020 MP

2030  
MP in process



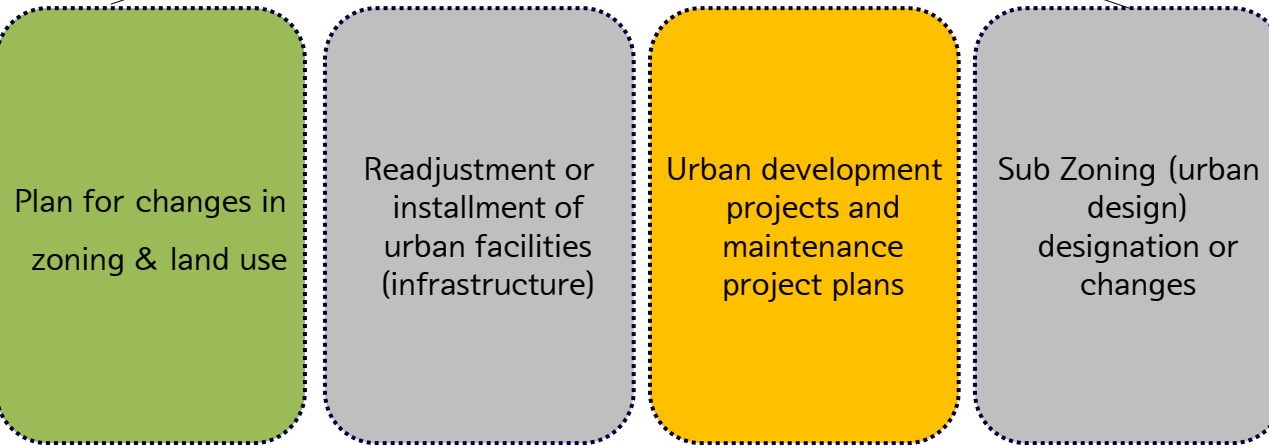


## 5) Urban Management Plan



“Detailed plans to execute the master plan”

Urban Management Plan  
(Site, and project based)

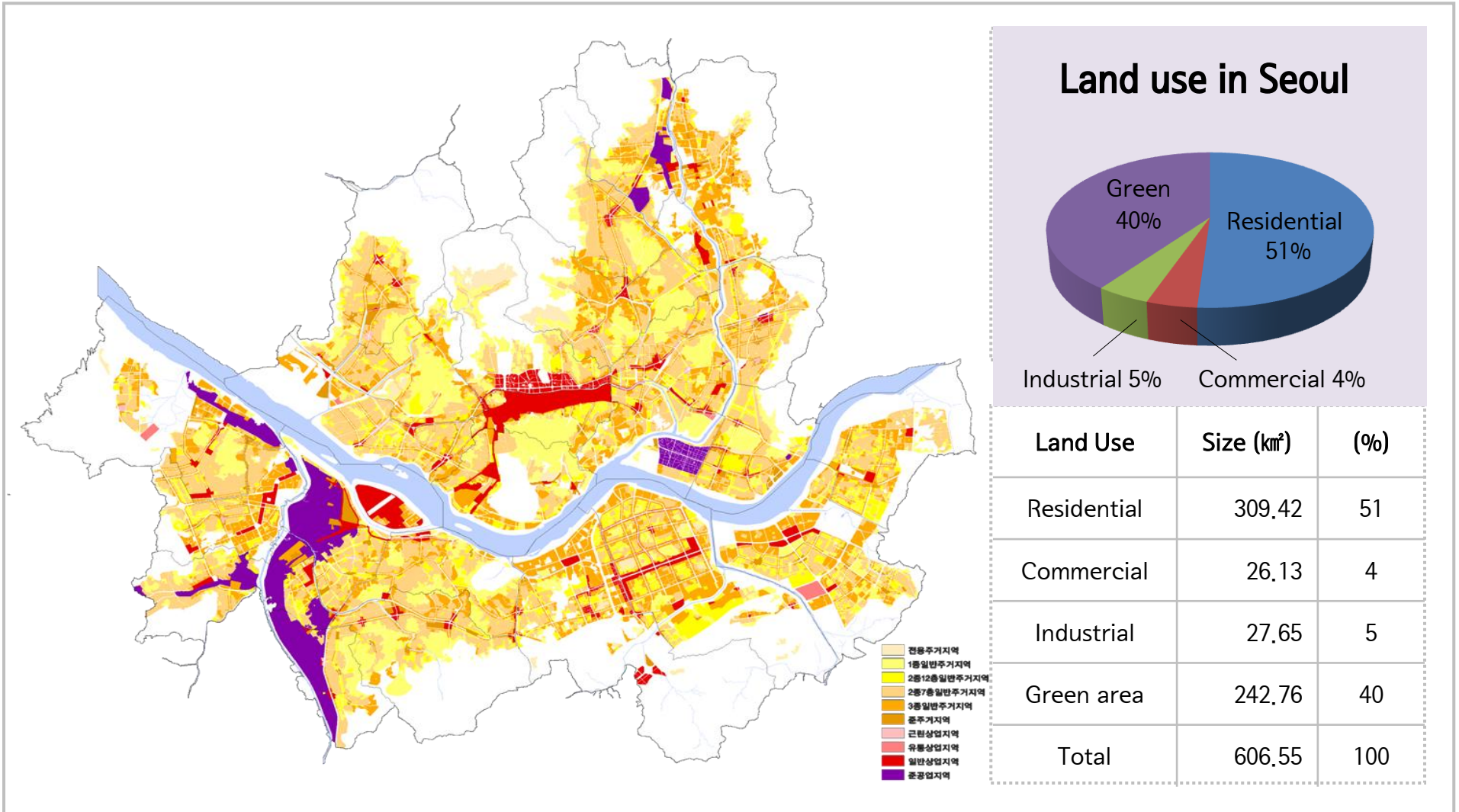






## 6) Land Use Status & Zoning

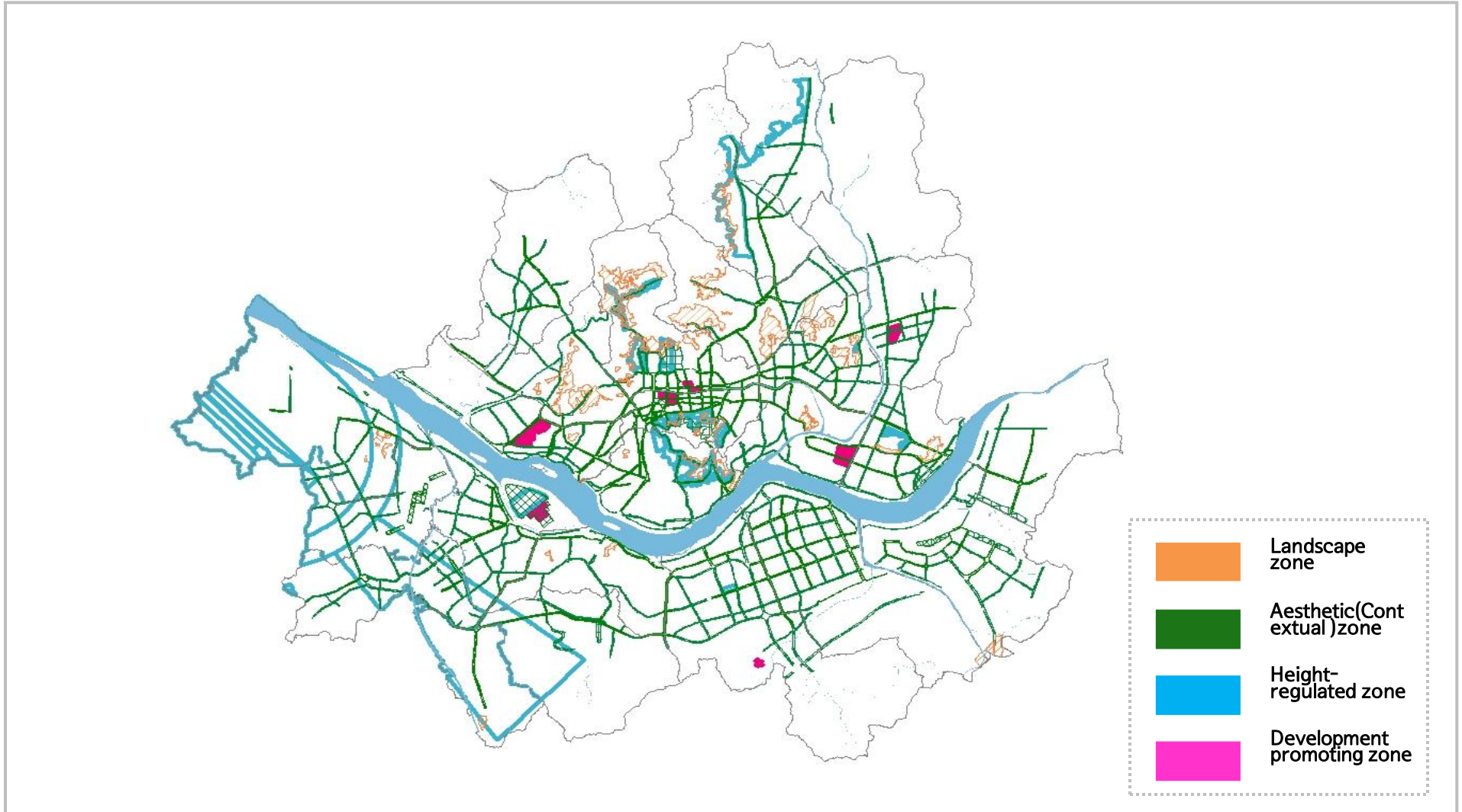
### ● Zoning & land use status





## 6) Land Use Status & Zoning

- Current Sub-Zoning





## 7) Citizen Participation System

- Direct: Public hearing, public disclosure, residents hearing, residents -agreement methods
- Indirect: City Council representatives

