





## DEVELOPMENT CONCEPT

To realize a 'lively and multi-functional complex city' as a major development theme, we will construct an urban network that maximizes the synergy effect of wide-area administration, works, research and tourism functions while promoting 24-hours workable urban infrastructure and a cluster of cutting-edge industries, universities, research facilities. For a 'high-efficiency and compact city replete with hospitality', it is planned to prepare convenient public transportation without private cars and a pedestrian-oriented transport system while imbuing vibrant energy into the urban area with an open and unobstructed urban environment and three-dimensional land utilization as well as accumulated facilities. Also, for 'a city where nature presents everywhere' it will provide a waterfront environment that can be accessible from anywhere and varied residential areas that fit the different needs and tastes of users. To realize these concepts, it will actively introduce mixed-use development and urban integration at the key points of a public transport system such as transit centers, etc. With high-rise buildings and low concentration developments, it will organize open space in an urban center (plaza, waterfront) and create fenceless and open urban spaces by adopting open schools and community corridor concepts. Plus, it will assign spatial character with landmark and specialized skyline plan. To realize a green city where people and nature coexist, we installed an eco-bridge on the road that crosses the ecology green zone axis to connect with the green zone axis. In addition, the city provides various settlement environments as a theme type residential complex by developing green transport-centered development (bicycle, walking) to attain a healthy lifestyle for the residents and developing a range of different residential complex types such as tower-type, street-type, court-type and

As part of the premium strategy of Gwanggyo New City, we prepared a center-integrated master plan and selected special plan districts for 11 specialized areas so as to select an excellent building plan and development plan through competition or private business competition, etc. The master plan for the Central Business District (CBD) was prepared by Jean-Michel Wilmotte, a French architect and a Korean company, Jina Architects Co., Ltd. CBD MASTERPLAN (CONNECTION PLAN FOR SPACES IN CENTRAL BUSINESS DISTRICT) For the organic integration plan of CBD, it is necessary to pursue a unique and competitive city concept by reflecting plans by experts. CBD space connection plan is a spatial design of street, plaza and skyline of the CBD that has environmental-friendliness, typicality, and differentiated features in the complex commercial, administrative, and residential space. It will carry out the role of vibrant hub of the city for 24 hours. This Oxegene that adopts human scale concept that will be used by workers during the day and reborn as a leisure space for citizens during the weekend and nighttime is an outcome of planners' deliberations of human, architecture and natural elements. Excluding Provincial Office for signal effect of the city skyline, Wilmotte tried to flesh out the set pattern of a space through mid-rises and court-type arrangements around main streets. He stressed the theme of water and trees for pedestrian roads that connect from Woncheon Amusement Park, Convention, and Provincial Office to the commercial district and proposed a space that sets in harmony with the presence of buildings. As there is a minimum standard to abide by for a design guideline that has completed several council meetings between Korea's urban design team, experts and joint executers, it is expected that it will bring about marvelous architectural space for an architect who designs his last objective.

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(CBD : Central Business Distric)
7 (Jean-Michel Wilmotte)
7 .

CBD / / /
가 (Street) (Plaza), (Skyline)

(Oxegene) ,

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1 CBD 2 CBD 3 CE

1 The view perspective of CBD 2 A walk perspective of CBD 3 The exterior space plan of CBD

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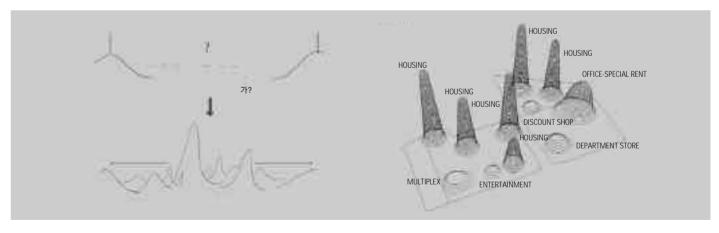


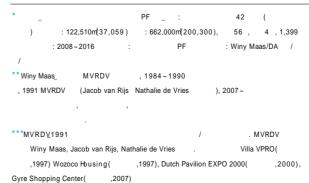
## **ECON HILL** \*

Econ hill is a New Anchoring (Start + Flow + Cross) that serves as the new center which flows into Gwanggyo New City self-sufficiency belt organized around Woncheon Reservoir and the flow into old cities of the southern Seoul Metropolitan city. It is also the flow of context in which nature and city communicate and the starting point of sensation, and the cross of growth where new city and old urban area encounter. The development strategy of Econ hill lies in 'the making of five different cities' to complete a theme-type complex commercial and cultural city, and is composed of environmentally-friendly city that embraces flowing nature with new icon, self-sufficient complex city with eraresponding new paradigm, iconic entry city, high-quality cultural city with a variety of scenarios, a sentimental water-friendly city where urban life and nature's rest stay in harmony. Its development concept includes the promise of Gwanggyo in dreams of a thousand years, a sensational panorama that opens on the brilliant start of Gwanggyo, 'Econ Hill' and nature and various cultural icons to form an impressive multi-complex.

The design concept transforms the flow of nature into an icon and the land itself becomes light, hill, valley of water and peak that symbolizes the celebrated gates of Gwanggyo through the process of reading the land in one form and sculpturing new nature. In addition, the complex itself becomes a gigantic cultural sponge that receives various cultures (daily living culture, luxury culture, experience culture facilities) as a part of daily lives and creates new types of cultural contents that combine technology and culture. It makes a self-sufficient city by succeeding the dream of Hwasong, Suwon, the first self-sufficient citadel in Korea, and revives the significance of water that was once stressed by Dasan Jeong, Yak-Yong to plan a living city where the estate holds water. And it ultimately leads to a cultural estate in which a cultural peak shines by installing cultural facilities on seven ridges of hills.

**ARCHITECT'S REPORT (WINY MASS\*\* - MVRDV\*\*\*)** Since the start of the new millennia, as the central point of the Korean city development project has been changed into high-density, multi-projects accumulated space, it has created a new life of the





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New Anchoring(Start + Flow + Cross)

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Fcon Hill

(Cross)

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(Cultural Peak)가

Architect's REPORT (Winy Mass\* - MVRDV\*\*\*)

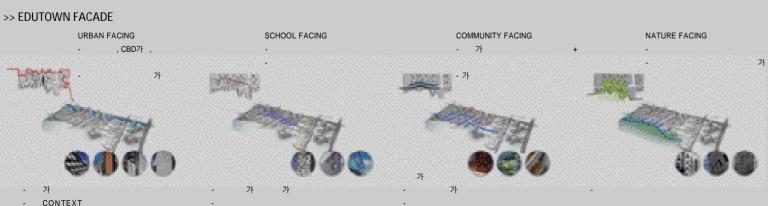
\*ECON HILL\_Location: 42 national road south, gwanggyo newtown , Gyeonggi-do, korea/ Landscape Area : 662,000m²/ Number of Levels: B4F/ 56F, 1,399 household/ Competition Period: 2008-2016/ Project Architects: Winy Maas/DA GROUP/ kunwon /HAENGLIM

\*\*Co-representative of Winy Maas\_Netherlands MVRDV, Majored in Architect & Urban design in Technishe Universiteit Delft from 1984 to 1990, Established MVRDV in 1991 (established Nathalie de Vries with Jacob van Rijs), Professor of Architect & Urban design department in Technishe Universiteit Delft since 2007, Architectural propensity: suggest new alternative plans based on natural, cultural data investigation, present results through researches and express the final form

\*\*\*MVRDV\_abbreviated word of Winy Maas, Jacob Van Rijs and Nathalie De Vries who are co-representatives of MVRDV that is a global architect & urban design company extablished in Rotterdam, Netherlands in 1991. Main projects include Villa VPRO(Hilver, Netherlands, 1997), Wozoco housing(Amsterdam,1997), Dutch Pavillion EXPO 2000(Hanover, Germany, 2000), Gyre Shopping Center(Tokyo, Japan, 2007) and others

1 Bird's-eye view of econ hill 2 Perpective 3 Bird's-eye view of the south west





10 가 Landscape 가

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가 Identity) 가 (Green Colonnade)

(Community Colonnade), (Day Care Stage) (Experience Stage), (Archive Stage) (Street Facing) 가 , CBD 가

mega city and stimulated the development of the surrounding areas. One of these multicity development sites, Gwanggyo is going to create another power center and central business district in Seoul. Most new cities established in the past decade have emptied the hills by being filled into valleys through easy access and architectural methods. Thus, it blocked the natural ventilation path of the valleys in Fengshui tradition and lowered the cooling capacity by generating more and more smog. Therefore, we decided to establish a green power center. It will improve the quality of green land and turn the land into a park by creating a landscape that links surrounding parks. To do so, power center programs with varied topologies, locations, and sizes are connected together and create terraces in all parts. These terraces enable external uses and create strong and cohesive parks by planting boxwood trees. In addition, as water will move from one layer to another through artificial green zones with water buffers, it results in consecutive 'hills'. These hills will generate counter-effects such as empty core in the form of a looking-down hollow cave and forms a huge, attractive and consecutive path in the underground layer. The careful arrangement of these hills arranges: residential area to surround the lake; commercial areas to line up along the streets; exhibition center to sit next to the lake; business facilities to be on main streets, all thereby giving a sense of energy to the new landscape. Through this, the power center in Gwanggyo New City will become a fascinating green power center that is sustainable, natural, and with extended variety,

## FDU-TOWN

Edu Town, a complex community estate where education and residential area are in harmony is a residential area of new concept that presents the model of future residential area. As a concept of the estate, it is planned to develop CI (Community Identity) through spaces without separate borders and connection with design elements, to foster organic CI(Community spatial plans that consider mutual-openness, and to organize multi-community and specialized avenues for community vitalization. The selected plans for Edu Town include Kunwon and Sunghyun Comprehensive Architects. The basic concept of the winning plans are to create various experience spaces by interweaving the context of city and the flow of nature as in fillings and warp threads so as to complete the prosperity of architecture-urban environment and plans to generate a city of wisdom and forests of experience by organizing a cultural and educational environment through balanced experience of sentiments and reason in co-existence of city and nature. Also, the streets that connect the city and nature will form a city of wisdom where urban community and nature meet in harmony by linking and embracing three Green Colonnades, a natural ground experience space, five Community Colonnades in which nature comes to play a role for residences' exchange, Day Care Stage that includes elementary, middle, and high schools, cultural center and lifetime learning space, Experience Stage, sport center, and Archive Stage, a place for cultural events. Specialized street landscape (Street Facing) forms a city street landscape by tower-type building block arrangement and creates a plaza that corresponds to CBD and convention. Also, the building blocks will be arranged in block and court types and create cultural external space through the vitalization of streets while forming a pleasant atmosphere with vista setting. And it creates the platetype building block arrangement opened to nature and an arena of education where nature and residence communicate each other while organizing various experience space that flows along the green open space Colonnades: A corridor that has a row of pillars that cross the horizontal crossbeam in architecture

<sup>: 2008 ~ 2012</sup> Master Plan: ( ) +()

<sup>\*</sup>EDU-TOWN\_Location: southwest, public administration town, gwanggyo newtown, Gyeonggi-do, korea/ Landscape Area: 306,711m², sehold/ Competition Period: 2008 ~ 2012/ Master Plan: kunwon Architects + SUNGHYUN ARCHITECTS & ENGINEERS

<sup>1</sup> Edu-town community 2 Edu-town site plan





## WATERFRONT URBAN PARK

2,043,8518 (Balmori Associates. Zaha Hadid (Gross. Max , )가 가 Stan Allen (Stan Allen Architect, ) 50 WRT (Wallace Roberts & 가 Todd, ) (Field Operation) Operation + Fresh Kills Park, High Line 11 26 12 8 가가

By now we are carrying out an international design competition (restricted competition) that establishes a master plan and establishment strategy for Gwanggyo Lake Park, total 2,043,858m² land around Woncheon and Shindae lank in Gwanggyo New City. To draw out professional and creative ideas, eight teams of internationally renowned landscape design and architecture design offices were invited to the international design competition for Gwanggyo Lake Park.

International companies to participate in the competition include Balmori Associates (USA) that is famous for winning the international master plan competition for happy city central administrative town, Gross. Max (UK) that is a partner of Zaha Hadid who is the winner of the international design competition for Dongdaemun Stadium park project in terms of landscape and urban design. Also, Stan Allen Architect (USA) led by the world-famous architect, Stan Allen, and WRT (Wallace Roberts & Todd, USA) that is specialized in 50-years of project experience and ecological environment plans are participating in the competition. 'Field Operation that jointly participates in the competition with the domestic company under the name of 'Field Operation+Group Han' is an office that designed world-renowned parks such as Fresh Kills Park, High Line in New York. As Korean companies, Gaone, Synwha consulting, and Seoahn Total Landscape compete with other companies. Starting from November 26, it is planned to announce the winner on December 8, 2008. The winner will have design rights for the second phase of detailed design for the lake park.

THE OTHERS Aside from special plan districts, we conducted 'Specialized park concept design' to select design commissioner who will be in charge of excellent park plan establishment and park design and selected Artist Kim, Jeong-yun. We expect that the park will create a wholesome and unique park culture of Gwanggyo under the concept of 'Climbing the summit wearing 8% high hills'

In terms of public design, we are currently establishing public facilities, outdoor advertisement design development, color guidelines, and nighttime landscape lighting guidelines in a direction that can fully express creative autonomy rather than consistent and uniform public designs.