Masterplan Design
24.1% of economic activities in Korea is located in Seoul
In 50 years Korea changed from a third world country to a first world country.
context | GEOGRAPHY OF SEOUL
Weolgok Raemian apartment (2008), Seongbuk-gu, Seoul

Gongdeok Raemian apartment (2007), Mapo-gu, Seoul
% of housing type

Statistics Korea (2010), Report on 2010 Population and Housing Census

context | HOUSING TREND
context | FRAGMENTATION
context | USAGE OF TRANSPORT SYSTEMS

Seoul Metropolitan Government 2004; Seoul Development Institute 2003;
context | COMMUTING TIME
Education in South Korea is viewed as being crucial for success and competition is consequently very heated and fierce.

context | FERTILITY RATES
11% of the population is above 65 2010

16% of the population is above 65 2020

36% of the population is above 65 2050

U.S. Census Bureau, www.census.gov/
**Working vs. Aged**

**2010:**
- 10 working-age individuals
- 1.5 aged individuals

**2050:**
- 10 working-age individuals
- 7.2 aged individuals

U.S. Census Bureau, www.census.gov/
The image illustrates the number of elderly suicide from 1994 to 2004, with data sources including Ministry for Health and Welfare (2010) and National Police Agency (2004). The chart shows a significant increase in elderly suicide, particularly among the elderly (60+), with the number peaking in 2004 at 4,220.

The text on the page mentions that the elderly want to live by themselves. Data from Seoul shows that in 2010, 30.4% of elderly people were willing to live in nursing homes, while 21.6% preferred to live with children. In comparison, the data for 2000 indicates that elderly people living by themselves increased from 113,826 in 2000 to 261,399 in 2010.
“I used to go hospital in morning and welfare community centre in afternoon. There are many programmes in the centre, like language course, computer use class, and karaoke. I really enjoy the centre. For weekend and holidays, I go to fish with my friends.”

Jumhwa Yeo, lives in Yongsan-gu for 40 years
7:00 A.M. Wake up. Wash. Eat breakfast.

8:30 A.M. Take free public transportation to go the community centre. Eat lunch. in community centre.

9:30 A.M. Go to the park or green space in the community to take a walk.

12:00 P.M. Take free public transportation to get health care. After that may go shopping.

3:30 P.M. Play or study with friends in the community centre.

6:00 P.M. Watch TV. Then go to bed around 10.00pm.

8:00 P.M. Wake up. Wash. Eat breakfast.
“In an aging society active elderly, both physical and mentally, is crucial for a healthy society.”
Yongsan-gu is a district of Seoul, South Korea. Its name means “Dragon Hill”, derived from the hanja characters for dragon (yong) and hill/mountain (san). It sits to the North of the Han River under the shadow of Seoul Tower. Geographically, it is located right in the center of Seoul. It is home to roughly **250,000 people** and is divided into 20 dong, or neighborhoods. Notable locations in Yongsan-gu include Yongsan Station, the sprawling **Yongsan Electronics Market, Haebangchon and the Itaewon commercial district**. Itaewon is widely known as one of the most ethnically diverse regions in Korea. Many foreigners gravitate towards its shopping centers and nightlife.

Yongsan-gu is also the site of Yongsan Garrison, a large **United States military base** in the heart of Seoul. Because of the scarcity of land in central Seoul, as well as the consolidation of U.S. Forces throughout the Korean Peninsula, the U.S. and South Korean governments have agreed to relocate the facility out of Seoul to Pyeongtaek by 2013.

There is also a growing community of Muslims and others from the Middle East due to the location of Seoul’s only mosque, Seoul Central Mosque in Itaewon. This immigration trend has caused a number of halal restaurants and shops to open in the area.

Yongsan is served by **Seoul Subway Line 1, Line 4, Line 6, and the Jungang Line**.
OBJECTS AROUND THE SITE

- Yongsan Electronic Market
- Yongsan Station
- National Museum
- Itaewon District
- War Museum
- International Finance Centre
- Korean Stock Market
- Media Park
- Fish Market
Proposal | PROPOSED MONORAIL
proposal | LIGHT RAIL LOOP
proposal | DIFFERENT ELEMENTS AROUND THE LOOP
SECTION OF THE LOOP
“Something as simple as walking can have significant physical and mental implications,” Ron Kirk, D.C., a professor at LIFE.
THE LOOP IN THE SITE
Manhattan, NY

- Site area: 9,705 sqm
- Total block area: 5,943 sqm
- Public space: 3,762 sqm
- FAR: 11.3

Bundang-gu, Seongnam-si

- Site area: 13,431 sqm
- Total block area: 7,704 sqm
- Open space: 5,727 sqm
- FAR: 8.5

Yeonnam-dong, Mapo-gu, Seoul

- Site area: 7,193 sqm
- Total block area: 3,193 sqm
- Open space: 4,000 sqm
- FAR: 1
Manhattan, NY
- Site area: 9,705 sqm
- Total block area: 5,943 sqm
- Public space: 3,762 sqm
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20+ floors
16-20 floors
6-15 floors
1-5 floors

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1-5 floors

Design | BUILDING TYPOLOGIES
Site area: 2,900,000sqm
144,040 people
GFA=11,523,200sqm
FAR=3.97
All program
design | ZOOM IN COMMUNITY AND HEALTH CENTER
design | EYELEVEL FROM LOOP TO STATION
ZOOM IN CULTURAL CENTER
design | EYELEVEL FROM LOOP TO CULTURAL CENTER
design | EYELEVEL TO MUSEUM
‘The loop makes travelling in the center of Seoul accessible and enjoyable.’

‘The loop embraces north and south Seoul.’

‘The loop connects different identities.’
result | THE LOOP IN SEOUL
서울, 오래된 도시의 새로운 여행

도시의 변화가 급격히 흐르고 오래된 궁궐의 문을 엽니다.
물주는 거리를 걷다가 잡시 벽돌을 둘러싸고 느껴지는 낭만에게 몰두합니다.
소원들은 담백한 낭만의 사각이 펼쳐지고,
지하철에서 내려보니 교통 속도 경변공원을 만날 수 있다.
고개를 돌릴 때마다, 눈을 밝혔던 낭만이 전부 다른 홍경의 풍경에
마음을 사로잡는 도시, 이것이 서울이다.
FUTURE TOURIST MAP OF SEOUL
Architecture Design
The Hybrid centres create more opportunities for the elderly to be well integrated in society, as they are given responsibilities in providing day care services and programs for children.
Transition | site

Comment: "DooHo, a 67 year old resident, practices Tai Chi in the park, 100 m. from his apartment"
Site context

Old Neighborhood

New Neighborhood
The new center should be conceived as a connective tissue that creates opportunities to link spaces and neighborhoods together.
Site climate

Seoul wind rose
Design| program

Culture 40%
- library
- exhibition hall
- gallery
- cafe
- meeting room
- office

Education 39%
- workshop
- classroom
- auditorium
- office

Health 18%
- medical care
- baby nursing
- office

Public Service 3%
- reception area
- canteen (incl. kitchen, storage, etc.)
Design | urban restriction

Set back
Design | urban restriction

Height

168m | 150m | 118m | 98m
Green Area
A minimum of 20% of the lot area would be required to be reserved as landscaped open space.
Design | urban restriction

FAR: 2.6
Gross Area: 12600m²

- Public Service: 300m²
- Health: 2350m²
- Education: 4950m²
- Culture: 5000m²
Design | outdoor program

Parks

Senior citizens stand around a cart selling unauthorized sex-supporting drugs in front of Jongno Park, Seoul, Monday. / Korea Times
Design | outdoor program

Square
Design| outdoor program
Design concept

Enlarged new city
The whole program is divided into a serial of small individual functional spaces which will be utilized by various types of open spaces such as courtyard, plaza and lane.

Reconstruct traditional townscape scale
Design | strategy
Design | strategy
A small inner public space of human scale will be created in order to reconstruct the memory of traditional townscape scale.
Design | circulation

Forth floor +15.000
Third floor +12.000
Second floor +8.000
First floor +4.000
Ground floor +0.000
Design| use/time

8:00-11:00
Mainly journeys from surrounding residential area to health center and courtyards.
11:00-13:00/17:00-19:00
Mainly distribute in public space, restaurants and cafe. Use of the terrace and plaza.
13:00-17:00
The culture facilities are fully used. Library, exhibition, gallery, art studio and reading rooms.
Design | use/time

19:00-22:00
The classrooms, workshops and multipurpose rooms have peak hours.
Design: ground floor model
Design| facade research

**Culture**
- National and University Library
- Surry Hills Library And Community Centre
- New Library, University of Aberdeen
- Sami Cultural Center Sajos
- Umeå Art Museum

**Health Care**
- North Mediterranean Health Center
- Vélez-Rubio Health Center
- Juso Continuing Care Unit
- CEDT Daimiel
- Consell Kindergarten

**Public Service**
- Classroom Extension and Sports Hall
- Bornego College
- FDE Public School
- School in Berlin

**Education**
Design| facade transition
Design| cube analysis

Light Dependency

- **Dark**
  - Medical
  - Exam room
  - Consult

- **Medium**
  - Art studio
  - Gallery
  - Office
  - Multi-room
  - Therapy
  - Nursing
  - Meeting room
  - Auditorium
  - Exhibition

- **Bright**
  - Office
  - Study cell
  - Video room
  - Reading room
  - Library
  - Training room

Interaction with outer space

- **Low**
  - Classroom
  - Art studio

- **Medium**
  - Workshop
  - Office
  - Gallery
  - Reading room

- **High**
  - Workshop
  - Training room
  - Cafe
  - Exhibition
## Design | cube analysis

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
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<tbody>
<tr>
<td><img src="image1" alt="" /></td>
<td><img src="image2" alt="" /></td>
<td><img src="image3" alt="" /></td>
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- Concrete wall + Frameless glazing
- Glazing + Wood louver
- Glazing
Design | section
Design: a day in the life of an old man
8:30 | doing exercise on the square
10:00 | reading books in the library
15:00 | chat with friends
16:00 | play chess in the courtyard
17:30 | leave the community center
Design model
Design| model
Thank you!
Appendix
Appendix | elevation
Appendix | elevation
Appendix | elevation