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Compact City in Seoul

- By Utilizing Underused Infrastructure -



What SH Does, Who SH Is



is the Largest Supplier of Public Housing in Seoul

• Established in 1989 by

SEOUL METROPOLITAN GOVERNMENT

- Vision : Smart Public Corp. for Citizen
- Asset : US\$ 22 billion ('18)
- Budget : US\$ 5 billion ('19)
- Organization & Personnel
- 7HQ 6Office 2Insti 26Div 87Dept 14Cent
- total 1,347employees





- Limitation of empty lot Development : Scarcity of the usable lots for housing
- A drift towards continuously reducing land supply since 2010
- The end of housing development by cancellation of greenbelt zones around urban out skirt area
- After Goduk/Gangil District appointed public housing district in 2011, no more development for the G.B
- Gaepo district and Bangbae district were the last development. They were appointed public housing district (2016, 2017) as on the empty
 - lots of the natural green area. (not G.B.)
 - 2011, Goduk/Gangil District, Area 1,660,000 m²
 - 2016. Gaepo District, Area 266,000 m²
 - 2017, Bangae District, Area 138,000 m²



Recent drift for the land supply

*Source: current status and future trend of Land supply market of Korea(Korea appraisal Board, 2014),

Appointment of the housing district and status of the supply(the ministry of land and transportations)

Insufficiency of housing supply is solved, however, there is a need for securing number of public housing in order to stabilize the habitation

- National housing supply rate, 103.5% has achieved in 2014 (Seoul housing supply rate 97.9%)
- Securing a number of public rental housing by 17~23% of total households to stabilize the habitation
- Seoul Metropolitan Government set up a plan to supply 240,000 public rental housing by 2022, which take up 13.2% of the total number of houses in Seoul



Continuous supply for the affordable housing

- O 38.5% of unmarried male and female responded that the housing cost is the main reason not to get married.
- Need for continuous supply for the affordable housing

O Increase a project feasibility by using public facility site as there are no land cost

- Land cost usually take up 75.5% of the cost of housing district development (Source: estimation data for housing district construction cost)
- Inexpensive cost for the construction of the artificial land for complex development compare to the purchasing land.
 - · Cost of land for housing in Seoul : 5,475,000 KRW/m²
 - · Construction cost for the artificial land : 3,200,000 KRW/m²



Solution



Newly utilization of under utilized space taken by the public infra structure in the urban area

Solution

New concept for the Public



Public

facility

Living SOC

Supporting new start up business for young generation

Sports child care facilities

Parks

Public housing with Regional Development

Compact city using under utilized land will solve the urban land scarcity along with regional development by providing lacking facilities for the neighborhood such as Living SOC as well as public housing

Case 1 : MUD of Underutilized Public Property



Old and Underused Public Properties in Seoul





Case 2 : Public Housing on the rainwater pump station

Rebuild existing rainwater pump station into underground facility while improve performance

Construct pubic housing at the top with convenient facilities

Design selection through Design competition



Case 3 : Mud of Bus Garage

Improving performance of existing bus garage(area : 34,000 m², capacity : 264 buses) & constructing public housing

Increasing neighborhood's life quality by providing Living SOC (such as park, library, neighborhood living facility, etc.)



Case 4 : Public Housing on the Bukbu Expressway near Sinnae I.C



<complex-block> Current Status of Sinnae I.C Area Image: Status of Sinnae I.C Area Ima

Lowest living quality satisfaction in the 25 district in Seoul City (2030 Jungnang-gu vision plan) Lack of resident convenience facilities and self-sufficiency facilities

B



0, Nothing



5.7 Jungnang-gu (6.17 average Seoul) Living quality satisfaction







Ranked 23th

1person per 0.62m² Area for commercial district



Social activity satisfaction

Gateway Area to connect the North Eastern Seoul and New Suburban cities around the metropolitan Seoul



New Name on the Bukbu Expressway "Sinnae4 Public Housing District"



Reform the Bukbu Expressway as Compact City

Compact City Solution 5



Artificial land

Reconnect the Disconnected urban area

- 1 st stage for the utilization of the Bukbu Expressway
- Set up the Utilization section from Sinnae IC to Jungnang IC 500m for the multi-level complex
- Upper portion of the elevated artificial land will be used for public housing, Greenery and open space

500m Project road section to be confirmed



Living SOC

Fulfilling the rich life for neighborhood

- Increasing neighborhood's life quality by providing Living SOC and neighborhood living facility on and around the artificial land
- Transformation to Livable residential area by providing urgently needed various living convenience facilities



Greenery Space

Providing comfortable and healthy regional environment

- Plan to maximize the open space to arrange sufficient greenery space to have comfortable life on the artificial land
- Plan Residential public space to fulfill the leisure life, and various theme space including urban farm for the both resident an neighborhood
- Plan close range greenery park for relaxation near by the living space



Greenery Space for comfortable life Resident oriented urban farming Public

Public space for the leisure





Skyway

Safely and comfortably connecting the triple station influenced area blocked by the roads

- Innovative improvement of uncomfortable and dangerous neighborhood's pedestrian walkway blocked by the roads
- Faster and safer pedestrian walkway to access the stations by installing skyway between Sinnae 3 district and Sinnae IC on the upper portion of Covered Bukbu Expressway

Sinnae 3 District

 $(\mathbf{2})$

4

Sinnae Station



Compact city combining Living/Leisure/Working

Providing urgently needed space for the young generation

- Constructing various types of housing by concerning the life style of young generation including 1 person household
 Newly married couple, Knowledge industry center to support the start up business for young generation, Challenger's house and Dormitory
- Creating for recess, working, enjoying, consuming to revitalize the regional economy





Expectation

Enhance urban sustainability through the efficiency of urban functions by developing high density and compaction in cities

Efficient planning of infrastructure

Green belt preservation by preventing urban spread

Improving economic efficiency through the combined use of underutilized land

Promote efficiency and use of public transportation

C.

Creating safe cities by strengthening prediction of uncertainty

Raising urban value and competitiveness

Improving the quality of life through urban quality improvement

Improving the convenience of citizens' lives

Thank you

