

**Multi-Functional Administrative City
Central Administrative Town
International Competition**

Competition Information

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INTRODUCTION

The Multi-functional Administrative City Construction Agency (MACC) and the Korea Land Corporation (KLC) with supporting organizations are sponsoring an open one-stage international competition in search of:

- A stimulating and innovative schematic urban design solution for the “Central Administration Town” (CAT)* that will reflect a distinct presence of administration and a national/regional iconic place.
- High quality urban design master plan for the government building clusters (GBCs) in the CAT, enabling public access and effective administration systems.

The competition welcomes submissions which would provide and suggest new design methods, spatial organizations and social structures within their proposed frameworks and political parameters that engage the complex environmental and communication networks with other cities. The promoters expect the competition to help establish an exemplary administration town in the 21st Century, as a representative place for “Multi-functional Administrative City” (MAC).

PROJECT DESCRIPTION

1. Background Information on MAC

As a new strategically planned city, MAC is intended to relieve population explosion caused by rapid economic and industrial development and accompanying urbanization in the Seoul Metropolitan Area. It is also intended to balance the national development throughout the regions in the country.

Forty nine governmental units, including 12 ministries, 4 departments and 2 agencies, will

*It should be noted that the name “Central Administrative Town” is temporarily used for this competition. The official name of this town will be determined later.

eventually be relocated into MAC where the central administrative operations will begin to play a pivotal role in balanced national development.

Aims of MAC Construction

- To be an international exemplary city accomplishing the national integration and the global competitiveness and leading balanced national development

Visions of MAC

- To be an administration city with a self-contained township
- To be an ecologically sensible city reconciling nature with residents
- To be an anthropocentric city providing a safe environment with convenience
- To be a cultural and innovative city with advanced technology and culture

Planning of MAC

- MAC will consist of six functional bases: (1) central administration; (2) cultural and international exchange; (3) municipal administration; (4) university and research; (5) the medical care and public welfare; and (6) advanced knowledge bases. These functional bases can be translated into “towns.”
- MAC will also accommodate a total of 20 to 25 neighborhoods or villages (a.k.a. “basic life-zones”) each holding 20,000 to 30,000 inhabitants. These neighborhoods are to be appropriately distributed to each of six functional bases or towns.

For more information on MAC, please visit the following website:

<http://www.macc.go.kr/english/>

2. Making of an Iconic Place: CAT

CAT has been conceived by the Korean government to accommodate the Korean government's central administration function.

CAT is a national iconic place wherein national principal government facilities are located. At the same time, it is also a representative town of the MAC with not only central government facilities but also all the everyday elements found in a town such as residential, commercial, education, open spaces, etc..

As the first functional base of MAC to be introduced, the role of CAT is to be a good 'seed' to stimulate and multiply the urban developments in MAC.

2.1 Concept of CAT

CAT as one of six functional towns

- MAC includes 6 main functional towns. They are arranged along the rim of the ring structure of MAC. CAT carries the central administration function.

CAT as the exemplary village

- MAC includes 20 to 25 basic life-zones or villages and CAT is the representative among them.

GBCs in CAT

- Government building clusters are where central administration buildings are located in small groups or clusters within CAT. These clusters can be put altogether in one district or scattered throughout CAT site.

2.2 Functional Elements of CAT

Amenities for Basic Life-Zone

- Kindergarten, Elementary School, Middle School, High School, Multi-Cultural facilities, Child Welfare Institutions, the Aged Care Center, Sports Institution

Amenities for Functional Base

- Shopping Mall, Museum, Art Gallery

Amenities for Being a representative town of MAC

- Public Square, Auditorium, Convention Center, Police Station, Fire Station, Disabled Welfare Facilities

Residential Elements

- Apartment House, Multifamily House, Terrace House, Mixed-Use House, etc.

2.3 Strategies for CAT

GBCs and the Surrounding

- Because of the large size of CAT, it may be difficult to promote active communities in CAT. Therefore, the layout for CAT should be carefully designed especially so that the GBC(s) would not block the functional relations among the nearby basic life-zones. And the planning for GBC(s) must consider its connection of urban functions to the basic life-zones in order for the citizens to have friendly access to GBC(s) as a part of urban living. However, certain safety and security measures should be taken into consideration as well.

Playing a Symbolic and Functional Role as a Administration Base

- As an central administration town in MAC, the design of CAT should reflect the centrality and the administration presence in MAC, while it maintains its functional relation to the surrounding basic life-zones and its friendliness to the citizens.

Mixed Land-Use Planning

- Small clusters of government buildings are recommended rather than a large building complex. It is to avoid a 'donut phenomenon' in the night time and to provide vital urban spaces instituting residential, cultural, commercial and business facilities around clusters.

Stimulating the Early Urban Development

- The central government buildings relocation takes place in the early stage of MAC construction between 2012 and 2014. CAT should play a pivotal role stimulating the subsequent urban developments.

2.4 Government Building Clusters (GBCs)

Vision for GBC(s)

Each GBC consists of government buildings that are functionally related to each other. It is to be citizen-friendly and innovative in its layout and design, and it should present a new paradigm for government buildings of the 21st century. Thus openness in its spatial arrangement is called for, and this would symbolize the innovative governance and administration philosophy as compared against the existing authoritarian and restricted administration approach.

There is a demand to create the central administration buildings with consideration to the needs

of the residents and citizens in addition to the basic requirements of the government employees.

Clustering

The planning of the government buildings should expect future changes in the administrative functions and organization and thus provide spatial flexibility. It can be achieved by clustering several functionally-related governmental units together. Considering their functions and operational roles, the administration buildings can be grouped in 6 small clusters as below:

Main Function	Related Institutions and agencies
Central Administration	Civil Service Commission
	The Ombudsman of Korea
	The Office for Government Policy Coordination
	Office of the Prime Minister
	Emergency Planning Commission
	National Youth Commission
	Fair Trade Commission
	Ministry of Finance and Economy
	Ministry of Planning and Budget
	Ministry of Government Legislation
	Government Information Agency
Industrial Science	Ministry of Commerce, Industry and Energy
	Presidential Commission on Small and Medium Enterprises
	Ministry of Science and Technology
	Ministry of Information and Communication
National Land Planning	Ministry of Construction and Transportation
	Ministry of Environment
The Primary Industry	Ministry of Agriculture and Forestry
	Ministry of Maritime Affairs and Fisheries
Social Welfare	Ministry of Health and Welfare
	Ministry of Labor
	Ministry of Patriots and Veterans Affairs
Education and Culture	Ministry of Education and Human Resources Development

	Ministry of Culture and Tourism
Independent Function	National Tax Service
	National Emergency Management Agency

Open Layout

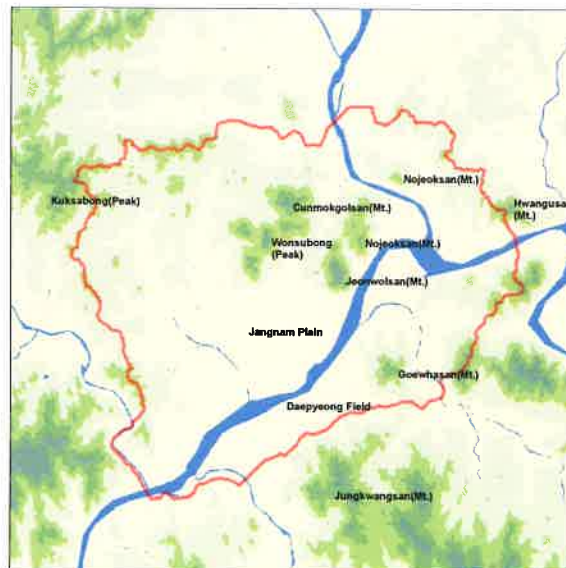
A single, large government building complex, which has been a prototype for the central administrative buildings in the past, gives an authoritative and unfriendly image to the public. It may also cause a 'donut phenomenon' in the night time and sever connections to the neighboring areas. The layout of GBC(s) should be carefully designed to avoid such problems, and to promote urban life in the surrounding area.

Connection to the Public Transportation Axis

The GBC(s) must correspond to the public transportation axis which is laid along the Ring-City structure.

3. Geographic Factors for CAT

3.1 Geographical Nature



Plains and Mountains

3.2 Climate

Prevailing Wind Direction

- Spring and summer: From the Southwest
- Autumn and winter: From the Northwest

Temperature

- Average temperature of the site: 12.8°C-13.6°C (Year 1997-2003)
- Average temperature in July: 25.4°C
- Average temperature in December: -2.9°C

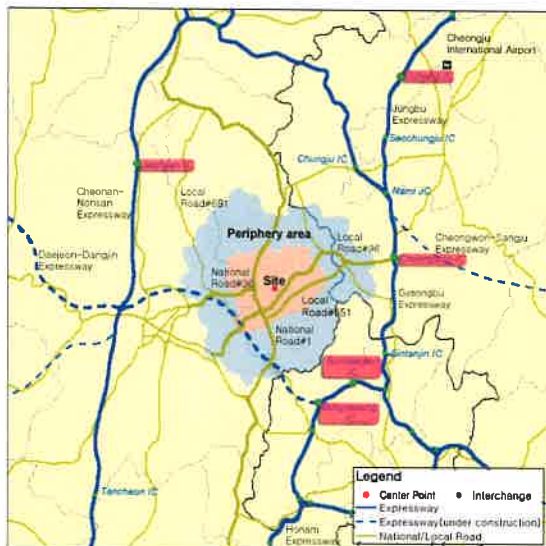
Humidity

- Average humidity of the site: 65.2%-71% (Year 1997-2003)
- Lowest average humidity: 8%-23%.

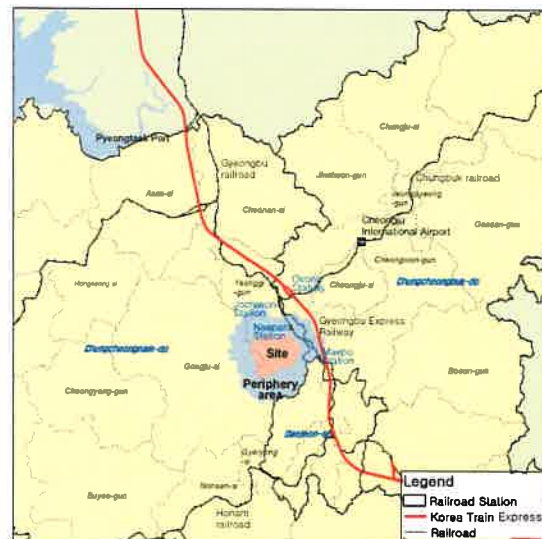
Precipitation

- Annual precipitation of the site: 1,383mm
- Highest precipitation per hour: 56.5mm/hr.

3.3 Accessibility



Land-Routes

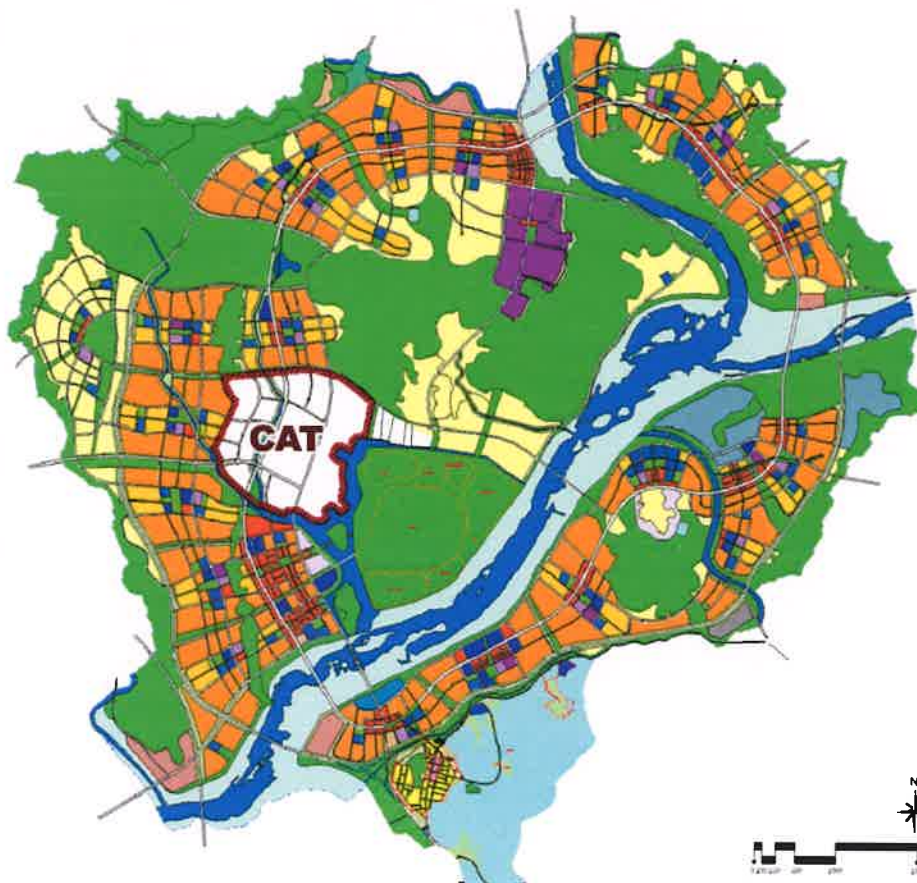


Railways and Ports

4. Site of CAT

4.1 Location

- 2,733,000 m² of Nam-myeon in Chungcheongnam-do, Korea
- It is northern west of Jangnam Plain and southern west of Mt. Wonsu (254m).
- The Geum river and the Miho river extend to waterside of the site.
- A public transportation axis and an arterial road pass through the site in north-south direction.
- A green network connects from the outskirts of the city to the center in east- west direction.



COMPETITION DETAILS

1. Aims of the Competition

- The competition seeks a high quality schematic urban design of Central Administration Town (CAT) for the chosen site of 2,733,000 m². The schematic urban design should provide basic three dimensional-configurations of facilities on the site, including land-use planning, pedestrian and traffic planning, open space planning and the skyline guidelines.
- The competition also seeks a high quality urban design master plan for the specific urban blocks or districts which accommodate the government buildings or the building clusters. It must provide design guidelines for locations, sizes, forms, connections, passages and structures for every cluster and the buildings in it.

The promoters view this competition as a unique opportunity to help reveal innovative and stimulating ideas and designs for CAT.

2. Competition Type and Language

It is an open international competition in a single stage, approved by the UIA (International Union of Architects).

The official languages are English and Korean. All the official documents will be written in both English and Korean. Should there be a conflict in interpretation between Korean and English, Korean will prevail throughout the competition.

All submissions are to be written only in English for the purpose of adjudication.

3. Promoters

Multi-functional Administrative City Construction Agency (MACCA) and *Korea Land Corporation (KLC)* are the promoters of the competition. In addition, Ministry of Government

Administration and Home Affairs will collaborate with MACCA on designs and any agendas for each government buildings. The promoters are responsible for financing the competition and all matters related to their supervision. They endorse the decision of the competition jury, and organize the follow-up measures of the outcome of the competition

The official websites for the promoters are as follows:

MACCA: <http://www.macc.go.kr/english>

KLC: <http://www.iklc.com>

4. Jury

The following people have been appointed by the promoters and the UIA and will serve as jurors:

Jurors

- Mr. XXX representing UIA
- Mr. XXX
- Ms. XXX
- Mr. XXX
- Mr. XXX
- Mr. XXX
- Ms. XXX

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Alternate Juror (no voting privileges, under normal circumstances)

- Mr. YYY designate by UIA

Professional Advisor (no voting privileges)

- Options: 5 juries or 7 juries - need UIA's opinion and recommendation

At its first meeting, the jury elects its chair. A jury member who is absent at its first meeting is disqualified, and the alternate member is made a titular member. The jury decision is made by a majority vote. For a brief absence by a jury member, the alternate jury member will participate in the jury proceeding. The professional advisor assists the jury and is present at all times during adjudication but has no vote. The expert advisor provides specific knowledge and shares his experiences in urban design and administration city to the jury during adjudication, but has no vote.

5. Professional Advisor

Dr. Jaepil Choi
Professor of Architecture, Seoul National University
Mobile. +82.16.237.6137
Fax. +82.2.889.7615
pa@mpcat.or.kr

6. Prizes

Alternative 1:

1st Prize: USD

2nd Prizes: USD each (2 entries)

3rd Prizes: USD each (3 entries)

Honorable Mentions: USD each (5 entries)

The first prize winner will be commissioned by the government of Korea (or one of its agencies) and given the opportunity to design a government building (floor area of approximately 33,000 square meters) in one of GBCs.

Alternative 2:

1st Prize: USD ...1,500,000 minimum

2nd Prizes: USD 1,000,000 each (2 entries)

3rd Prizes: USD 700,000 each (3 entries)

Honorable Mentions: USD 200,000 each (5 entries)

7. Competition Schedule

The competition schedule, which may be subject to variation, is as follows:

Competition Announcement
Registration Deadline

23 August 2006
18 September 2006

Distribution of Detailed Information to Participants	19 September 2006
Questions Deadline	05 October 2006
Answers to Questions (Clarification)	13 October 2006
Entries Submission Deadline	29 December 2006~5 January 2007 17:00 (GMT+9)
<p>** All courier and postal service including the international entry must have a stamp marked no later than January 5, 2007 and the delivery must be arrived at the reception of the competition office by 17:00 PM (GMT+9) on January 10, 2007</p>	
Adjudication by Jury	15 January 2007 ~ 19 January 2007
Announcement of Winning Entries	22 January 2007

**** All times are based on GMT+9, i.e. nine (9) hours ahead of Greenwich Mean Time.

8. Official Website

<http://www.mpcat.or.kr>

All the information necessary for the participation in the competition is disseminated through the official website. This website is the only communication channel between the promoters/professional advisor and the participants, including the Notices from the promoters/professional advisor, Questions & Answers, and Design Information Downloads.

COMPETITION REGULATION

1. Eligibility/Limitations

The competition is open to architects, corporations or consortiums of architects, or multi-disciplinary teams led by an architect from around the world. The individual participant or the team leader should be a registered and/or licensed architect in the appropriate professional registry.

Corporations, consortiums or teams should indicate one representative (team leader) who is in possession of the technical requirements requested to participate in the competition. Such representative is the only person authorized to have further contact with the promoter.

A non-Korean architect, or a group of architects, when selected as the winner, must arrange to collaborate with Korean-licensed architect(s) of his/her choice, and in agreement with the promoters, for the purpose of executing the design in accordance with the Korean building permit formalities. At the time of registration, it is not mandatory for a non-Korean participant to associate with a Korean-licensed architect.

The following groups or individuals are excluded from participating:

- the competition jury members and their deputies;
- the associates of the competition jury members;
- those persons who are professionally involved with the competition promoters and staff; or
- the members of the technical committee

2. Competition Registration

■ Date

The registration starts on Wednesday, 23 August 2006 and ends at Monday, 18 September 2006 17:00 (GMT+9)

■ Place

The registration is done on the official competition website:

<http://www.mpcat.or.kr>

■ Registration Method & Fee

A prospective participant may register by inputting the required information in accordance with the entry form, and remitting non-refundable registration fee of KRW 100,000 (equivalent to USD 100) online by credit card. A registered participant will use his or her own Email address as ID,

and will make up a password to access the detailed Design Information which will be downloadable from the official competition website on Tuesday, 19 September 2006.

3. Drawings/Document and Forms Supplied to the Registered Participants

■ Documents

- Design Information which includes concrete design requirements and guidelines
- Development Plans for MAC
- Space Program for Government Buildings
- Submission Guidelines
- Q&A Compilation

■ Drawings

- Digital Topographic Map (in AutoCAD DWG format)
- Land-use Plan for MAC (in AutoCad DWG format) except CAT area

■ Images

- Aerial Photographs, Video Clips of the Site

■ Forms

- Identification Form
- Acceptance of promoter's Terms
- Consent of Public Exhibition and Publication

4. Questions from the Competitors

Any registered competitors can post questions about the competition only on the Q&A (Questions & Answers) board of the official competition website. In this way, everyone would be able to read all the questions of the others and the answers to them. This is not only fair but also efficient in that no same questions are asked more than once. All questions must be posted no later than Thursday, 5 October 2006 17:00 (GMT+9).

The professional advisor, after consulting with the promoter, posts answers to the questions on the same Q&A board of the website on a continuing basis until Friday, 13 October 2006. The answers will remain on the board until the close of the submissions. The posted answers should be considered as addenda or revisions to the competition regulation.

5. Entry Submission

■ Submission Deadline (Postmark Deadline): 5 January 2007 17:00 (GMT+9)

Entry submission in person must be received at the location specified by the promoter before 5 January 2007 17:00 (GMT+9).

However, a competition submission delivered by any postal service (or courier service) must have the postmark on or before 5 January 2007.

Submission reception by the promoter shall start on Friday, 29 December 2006.

■ Postal Delivery Deadline: 10 January 2007 17:00 (GMT+9)

Entry submission by any postal service (or courier service) must be delivered to the location specified by the promoter before 10 January 2007 17:00 (GMT+9). Submissions delivered after this date will be disqualified by the jury.

■ Submission Location

The Architectural Institute of Korea

Address: The Architectural Institute of Korea

1044-33 Sadang-dong, Dongjak-gu, Seoul, Korea (Postal Code: 156-827)

Phone: +82 2 880 8268

Fax: +82 2 874 8896

Email: submission@mpcat.or.kr

■ Anonymity

Anonymity of submitted materials will be maintained until the final decision of the jury. All of the entries use only PIN (Personal Identity Number) of competitors' own choice. It will be covered with opaque paper and a screen ID will be assigned by the promoter on arrival and for the duration of the jury meeting.

PIN consists of seven (7) letters: alphabets plus numerals. For example, a PIN may be "CIAT321."

It is to be written or printed on the top-right back side corner of each panel. It should be of a size no bigger than a rectangle of 30mm x 100mm. It is also to be written or printed on the back side of the last page of the design description with a size no bigger than a rectangle of 20mm x 40mm.

- The entries, once submitted, will not be returned to the participants under any circumstances.
- More detailed submission instructions will be available after the registration.

6. Disqualification

Any participant can be disqualified by the jury for the following reasons:

- Submitting entry after the deadline;
- Submitting more than one entry to the competition;
- Not complying with the competition regulation and the other requirements;
- Violating the anonymity policy; or
- Disclosing designs before the announcement of the final results

7. Copyright

The designs submitted for the competition will remain the property of their authors. However, the promoters and the UIA reserve the right, without any additional reimbursement, to exhibit all the submitted designs publicly, to publish them, and to make them available for cultural promotion, in all fields (recording, copying, public performance, exhibition, projecting, broadcasting, making a publication and so on). In addition, the right to implement the winning design is transferred to the promoters at the moment of awarding the prize. The promoters can also use and modify, for the final master plan of CAT, parts of any design submitted to the competition.

COMPETITION REQUIREMENT

1. SPACE PROGRAM FOR GBC(S)*

- Government Buildings to be Relocated from the Seoul Metropolitan Area and their Estimated Floor Areas

Main Function	Related Institutions and agencies	Floor Area(㎡)
Central Administration 152,967㎡	Civil Service Commission	13,849
	The Ombudsman of Korea	5,201
	The Office for Government Policy Coordination	12,832
	Office of the Prime Minister	4,635
	Emergency Planning Commission	5,653
	National Youth Commission	3,109
	Fair Trade Commission	20,972
	Ministry of Finance and Economy	41,153
	Ministry of Planning and Budget	19,163
	Ministry of Government Legislation	9,327
Government Information Agency	11,193	
	* KTV(The National Audio Visual Information Service)	5,879
Industrial Science 32,935㎡	Ministry of Commerce, Industry and Energy	12,996
	Presidential Commission on Small and Medium Enterprises	633
	Ministry of Science and Technology	6,327
	Ministry of Information and Communication	8,772
	* Korea Post	4,207
National Land Planning 25,171㎡	Ministry of Construction and Transportation	17,270
	Ministry of Environment	7,900
The primary Industry 17,664㎡	Ministry of Agriculture and Forestry	8,875
	Ministry of Maritime Affairs and Fisheries	8,789

* More detailed space program will be in the Design Information Package available after the registration.

Social Welfare 21,119m ²	Ministry of Health and Welfare	8,174
	Ministry of Labor	8,208
	Ministry of Patriots and Veterans Affairs	4,737
Education and Culture 16,724m ²	Ministry of Education and Human Resources Development	8,789
	Ministry of Culture and Tourism	7,934
Independent Function 17,510m ²	National Tax Service	12,876
	National Emergency Management Agency	4,634
Total Area		284,090

■ Tentative Schedule for Relocation Program

Relocating government buildings will be executed at three phases and the construction will begin accordingly.

The 1st phase of relocating government buildings are (200 ~):

The 2nd phase of relocating government buildings are (200 ~):

The 3rd phase of relocating government buildings are (200 ~):

2. Design Requirement

■ Schematic Urban Design Master Plan for CAT

- Land-use Plan
- Plan for Streets and Blocks
- Layout plan
- Passage Plan
- Plan for Parks and Green Areas
- Plan for Multi-Community Centers
- Skyline Guidelines

■ Urban Design Master Plan for GBC(s)

- Land-use plan
- Plan for Streets and Blocks

- Passage Plan
- Plan for Parks and Green Areas
- Skyline and Landscape Guidelines
- Layout of Buildings and Building Clusters with Their Massing, Height, Material, etc.

3. Submission Requirement

■ Document Envelop

- Identification Form
- Signed Acceptance Form of Promoter's Terms
- Written Consent of Public Exhibition and Publication

■ Package Envelope

- Design Description:
 - i) A4 size
 - ii) 50 sheets (pages) or less (including cover page)
 - iii) 10 copies in English
- CD-ROM
 - i) including panels, design description
 - ii) 300 dpi or higher resolution image format (for publication)

■ Drawing Panels

- 9 panels:
 - i) A1 size (841mm × 594mm)
 - ii) At least one 1:3000 Schematic Urban Design Master Plan for CAT should be included.
 - iii) At least one 1:1000 Urban Design Master Plan for GBCs should be included.
 - iv) Bird's eye view (non-scale)
 - v) Diagrams, texts, additional drawings at the discretion of the participant

DESIGN GUIDELINES *(this is to be included in the Design Information Package)*

1. Basic Design Guidelines for GBC(s)

As a core of the MAC, the GBC(s) shall be a place representative of the purpose and idea of the MAC. The GBC(s) requires a master plan that is both substantial and practical. At the same time, this plan must also reflect the image of the future structure of the MAC.

The GBC can be one big cluster including all the government buildings required or it can be broken into several small clusters scattered throughout the CAT.

The GBC(s) shall be a national iconic place applying Korean urban structure elements to locations, space-uses and urban activities. It must also become an exemplary city for later urban projects.

The future-oriented GBC(s) planning shall be welcoming and friendly to all communities incorporating the urban functions and structures of neighboring towns. It must also provide employees pleasant and safe working environments to execute the national principal duties efficiently.

The GBC(s) planning shall be competent and tolerable to cope with the uncertainty of future demands and variable factors such as number of employees, potential administration demands and networks between agencies. It must also consider the administration duties, civil affairs, cultural and other facilities and whether they are independent or dependent of one another. The GBCs shall satisfy the surrounding watersides and green areas with ecologically sensible planning utilizing the utmost natural elements on the site.