

JOURNALS OF JURY MEETINGS

1st JURY MEETING (15 January 2007)

The meeting began at 2:00 pm.

- The jury schedule and press conference details for the following days were announced by PA.
- Alexandru Beldiman raised an issue of a complaint to UIA from an anonymous participant claiming that new information on the requirements for the competition was later posted in a document written in English and that a Korean document was published before the English document. The PA told the jury that there were no “additional requirement” or “new information” in the new posting other than those originally posted on the official document of the competition to the best of his knowledge, and suggested that the jury shall adopt only those requirements and information specified in the original official document of the competition. The jury agreed with the PA’s suggestion.
- Peter Droege was unanimously elected as the chairman of jury.
- It was decided by the jury that all the decisions shall be made by majority vote, and that the selection process will be determined after the first review of all the submissions.
- The jury agreed that they have to review all the submissions very carefully with plenty of time. They shall spend 90 minutes for the first overview of all the submissions.
- The PA presented technical review results. The PA reported that none of the submissions was found to have serious violations to be

disqualified, and the jury decides that the technical details shall be, if needed, reviewed again after the jury narrow down to smaller number of better submissions.

- The jury started to review the submissions for 90 minutes.

The jury meeting adjourned at 2:30 pm.

The jury resumed at 4:00 pm.

- The jury reviewed all the submissions for 90 minutes. After some discussions, they finally decided to judge each submission one at a time to judge whether it shall be eliminated or advanced to the second stage of jury.
- The jury eliminated 30 submissions and selected 26 submissions to be advanced, with a possibility of reviving some of the eliminated submissions, The following table shows the results.

Screen No.	In	Out	Screen No.	In	Out	Screen No.	In	Out
SJ 001		X	SJ 021	O		SJ 041		X
SJ 002	O		SJ 022	O		SJ 042	O	
SJ 003		X	SJ 023	O		SJ 043	O	
SJ 004		X	SJ 024	O		SJ 044		X
SJ 005		X	SJ 025	O		SJ 045		X
SJ 006		X	SJ 026	O		SJ 046		X
SJ 007	O		SJ 027		X	SJ 047		X
SJ 008	O		SJ 028	O		SJ 048	O	
SJ 009	O		SJ 029	O		SJ 049		X

SJ 010		X	SJ 030		X	SJ 050	O	
SJ 011		X	SJ 031		X	SJ 051		X
SJ 012	O		SJ 032		X	SJ 052		X
SJ 013		X	SJ 033		X	SJ 053		X
SJ 014		X	SJ 034		X	SJ 054	O	
SJ 015	O		SJ 035	O		SJ 055	O	
SJ 016	O		SJ 036	O		SJ 099		X
SJ 017	O		SJ 037		X			
SJ 018	O		SJ 038		X			
SJ 019		X	SJ 039		X			
SJ 020	O		SJ 040		X	total	26	30

The jury meeting ended at 5:15 pm.

2nd JURY MEETING (16 January 2007)

The meeting began at 9:20 am.

- The jury reviewed and approved the journal of the 1st jury meeting written by PA.
- The jury started to read the design descriptions of all the submissions advanced to the 2nd stage. Then they shall come back to those that were eliminated and revive some of them, if necessary.

The jury meeting adjourned at 9:30 am.

The jury resumed at 11:45 am.

- Submission SJ006 has been revived to the 2nd stage by the jury.
- The jury decided that each juror shall cast six favorite votes for the advancement to the 3rd stage.
- The jury cast their votes.
- The results shall be shown after the lunch at the 3rd meeting..

The jury meeting ended at 12:30 pm.

3rd JURY MEETING (16 January 2007)

The meeting began at 2:20 pm.

- The jury reviewed and approved the journal of the 2nd jury meeting written by PA.
- The voting result for the 2nd stage was reviewed by the jury.
- The jury decided that the 8 submissions with no favorite vote to be eliminated permanently. They also temporarily decided that the 10 submissions that received only 1 favorite vote were to be eliminated.
- The jury then discussed about the criteria for the evaluation. They produced the following criteria:
 - response to site condition
 - good fit with existing landscape
 - creation of new landscape
 - programmatic response to the brief
 - issue of decentralization and democracy
 - symbolic and physical accessibility to central government building blocks

- mixing programs (e.g., mixing business and park program)
 - clarity of land (block/lot) ownership distinction (public vs. private)
 - built-in flexibility for the future
 - ability to response to individual/institutional user needs
 - innovation and imagination
 - immediate applicability of the scheme (maybe for the 1st prize)
 - (futuristic) blending infra-structure + architecture + landscape
 - good connectivity / interaction
 - ability to grow in logical and incremental stages
 - demonstration of sustainability in 21st century
- With these criteria, the jury went back to those 10 submissions that received only 1 vote, and discussed whether any of them should be revived. They found none of the submissions really worth for the revival. However, they have reserved three submissions from the elimination at this stage.
 - After 10 minute break, the jury had extensive discussion on those 8 submissions that received 2 or more favorite votes. They freely exchanged their opinions on each of these submissions in terms of its advantages and disadvantages. Sometimes, they had debates on some of the submissions.
 - The jury decided that each of them would cast 8 unfavorable votes for those 11 submissions (8 submissions with two or more favorable votes from the 2nd stage and 3 submissions reserved from the elimination). This would automatically select the 6 most favorable submissions to be advanced to the 4th stage.
 - After 20 minute break, they cast their unfavorable votes. Four (4) submissions received 5 unfavorable votes. That meant they were eliminated by the unanimous decision of the jury. There were 7 submissions left and the jury decided to carry all these 7 submissions into the 4th stage.
 - They finally decided that there would be more thorough study of these 7 submissions tomorrow.

The 3rd jury meeting ended at 5:30 pm.

4th JURY MEETING (17 January 2007)

The meeting began at 9:30 am.

- The jury reviewed and approved the journal of the 3rd jury meeting written by PA. They decided that, in the final and official journals of jury meetings, only the summaries of voting results shall be included (omitting names of jurors and their voting details).
- The jury started reading the design descriptions of the remaining 7 submissions.
- The technical reports of them were distributed to the jury for their review. Also a list of the critical issues raised by the technical committee and the promoters was given to the jury:
 - ✓ Observance of
 - ◆ land use space program
 - ◆ space program for government buildings and major facilities
 - ◆ seven access points with their widths
 - ✓ Planning of Transit Mall
 - ✓ Preservation of Green Areas
- After 1 and half hours of reading the design descriptions, the jury discussed about possible winners. Each of the jury mentioned his or her favorite and free discussion emerged among the jury members.
- They also agreed that 3 honorable mentions may be awarded to the submissions with innovative ideas and visions, and the honorable mentions would not have to go to only those submissions among the remaining 7 submissions, but may go to the other submissions which were already eliminated.

The 4th jury meeting ended at 12:15 pm.

5th JURY MEETING (17 January 2007)

The meeting began at 1:20 pm.

- The jury reviewed and approved the journal of the 4th jury meeting written by PA.
- The jury had discussion on the candidates for the 1st prize and concluded that one of the following submissions could be the winner: SJ002, SJ009, and SJ020.
- The jury had further discussion and debate for the 1st prize winner but they could not have a consensus. Thus they decided that they would select the 3rd prize before they select the 1st and 2nd prize winners..
- The jury contemplated between SJ009 and SJ028 for the 3rd prize winner, but they could not reach an unanimous agreement. The jury cast their votes for the 3rd prize winner, and by the majority of votes, SJ028 was selected as the 3rd prize winner.
- After some deliberations, the jury chose 3 honorable mentions: SJ009, SJ024, and SJ025.
- The jury had a long and serious debate on the submissions SJ002 and SJ020.
- Finally the jury made an unanimous decision that the submission SJ020 would be the 1st prize winner, provided that the jury would have some recommendations for the direction of further development and refinement of the scheme of SJ020.
- The jury unanimously selected SJ002 as the 2nd prize winner, also provided that the jury would have some recommendations for the direction of further development and refinement of its scheme.

The 5th jury meeting ended at 5:20 pm.

6th JURY MEETING (18 January 2007)

The meeting began at 10:00 am.

- The jury reviewed and approved the journal of the 5th jury meeting written by PA.
- The jury reviewed the draft of jury report prepared by the Chair and the comment of Chang-Bok Yim.
- The chair revised the draft according to the suggestions of the jury. And the jury added one more criteria to the list of criteria they have made before: “delivery of well-defined and connected civic spaces in association with government function of the city.”
- The jury reviewed the revised draft of the jury report, and approved the draft.
- PA briefed the Press Conference on the 19th of January to the jury.

The jury meeting adjourned at 12:40 pm.

The jury resumed at 2:00 pm.

- The jury signed on the final version of Jury Report.
- The identifications of the winners were revealed with the presences of the jury members and the Director of Government Buildings Relocation Support Office of the MACC:
 - The 1st Prize Winner
 - Sehan Yoon*
 - Haeahn Architecture, Inc.*
 - Korea*
 - The 2nd Prize Winner
 - Nicolo Privileggio*
 - Privieggio-Secchi Architettura*

Italy

- The 3rd Prize Winner
Hchioh Sang Seung
Iroje Architects & Planners
Korea
- Honorable Mention
Dae-Hyuj Lee
Ilshin Architecture & Associates Co, Ltd.
Korea
- Honorable Mention
Moon Gyu Choi
Ga.A Architects
Korea
- Honorable Mention
In Sun Hahm
Kunwon Architects/Planners/Engineers
Korea

The 6th the final jury meeting ended at 2:30 pm.

Prepared by Jaepil Choi, PA on 18 January 2007

Approved by Peter Droege, Chairman on 18 January 2007

Alexandru Beldiman, Juror

Junsung Kim, Juror

Chang-Bok Yim, Juror

Kerl Yoo, Juror

Vasilikis Agorastidou, Deputy Juror

Jury Report

final version

PAT competition

winners citations and recommendations

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General observation and statement about role of winners and jury

The competition has benefited from excellent and intensive preparations, and a rich field of superior entries has been submitted. It is important to recognise that the competition brief designed to deliver the plan for a new central government administration town tackles an extraordinarily challenging - and indeed difficult task. To produce a plan for the very large and complex program is a great task in itself - but to generate a city that fulfils all the best expectations is an even greater ambition.

The Government is fully committed to implement the project, and a full budget is allocated, along with a time plan to execute the plan. This highlights the need to arrive at not only an exciting and functional concept for the evolution of a good and suitable administrative, living town, but also one that is suitable for implementation in a relatively short time frame.

Given these challenges, the jury understands its role of a particularly high responsibility: to select the scheme or schemes that are most capable of being the basis for this new Public Administration Town (PAT) but also to interpret the winning schemes qualities, and to help advise the government

on how best to handle and strengthen the schemes that are awarded the top prizes, overcoming possible shortcomings.

The first three prizes have been awarded to original and appropriate ideas promising

- to deliver a PAT that responds to the brief's and jury's selection criteria;
- that can be readily implemented with a modicum of modifications; and
- promise to stand the test of time.

For the Jury's criteria, formulated to reinforce the brief's requirements, see the Professional Advisor's report. The jury has awarded the top three prizes to schemes capable of moving to implementation and reserved Honourable Mentions to concepts of both significant practical and/or theoretical merit.

General concern

Due to the challenge and very high level of aspiration placed in front of the international and domestic design community it would have been most

surprising if even the best entries did not offer some opportunity for important improvements, to allow the very strength that underpins their qualities to be reinforced and realised, and to correct their weaknesses. Indeed, all entries are in need and capable of this development. The jury is very honoured to be invited to assist in this important process.

General recommendations

The jury herewith outlines its rationale for the individual selections, and makes some recommendations for further development. These should be seen as part of the basis on which its choices have been made. For any urban design competition of this scale and at this stage it is important to interpret successful entries as illustrations of persuasive and important principles, not always as literal prescriptions in every detail. It is of fundamental importance to understand that all suggestions made are provided to strengthen and safeguard the very principles that make up the strengths of the scheme, and must not be taken to dilute or detract from its leading ideas.

As a general recommendation we reinforce the aim that the PAT is aimed at as the framework for a living city with active participants that are

institutional, corporate, community-based and individual. In this spirit the following basic planning principles should be reinforced and developed:

- further reductions in functional and zoning separation, integrating uses logically and incorporating biotopes, natural settings and other productive areas;
- the networked configuration and appropriate dimensioning and active zoning of streets and other public spaces, as well as their careful integration into an overall, dynamic and fine-grained urban street network, to allow the emergence of authentic, active and public streets of human scale; and
- a bold search for and unwavering commitment to new infrastructures of sustainability, particularly in energy and water management. This implies a search for far greater levels of local and regional systems autonomy than would have been standard practice a generation ago, through the means of greater resource efficiency and renewable energy generation, and water recycling and reuse.

The jury also strongly supports the appointment of an independent international design review or advisory committee supporting the government in evaluating further design and planning developments and

advancing the scheme through refinements in the winning entry and future competition steps - in support of the consulting winning design team's design development and consultation efforts and that of the implementing agency. The aim of this measure is to ensure outcome-oriented planning over the long term: this means that it is important that the very strengths underpinning the selected, winning scheme are protected, and successfully steered through the many development, refinement and delivery stages to come. An important support measure would be the government's retention of all land ownership, while commercially disposing of income-generating long-terms leases, with design and environmental performance covenants attached. The reinforcement and strengthening of in-house design and design management capability would be a third important measure in the task of urban, landscape, streetscape and architectural design quality stewardship in the service of achieving a good overall result.

First Prize

SJ 020 : FLAT CITY·LINK CITY·ZERO CITY

Strengths

The winning entry excels in expressing a democratic vision of a people's government as uniquely connected yet diverse structure, weaving through the city and uniting the community and society in an organic and unobtrusive yet iconic manner. A necklace of connected building volumes, shaped as streamlined architectural events is proposed to flow as 'yin' structure across the 'yang' framework of a simply gridded and well-connected street network. This powerful idea of aesthetically and sculpturally linking all major government spaces and buildings into a coherent flow, capable of being experienced from an equally well-connected network of public open spaces - bit hard 'plaza' space and soft 'lawns' or other green spaces - this is the very leading idea that must not only be protected but further highlighted, strengthened and reinforced in future development stages.

Accompanying this compelling concept is the idea of the whole of the central area's roofscape as a collective assembly of 'fifth facades' - a green landscape resonating with the powerful, wide-ranging agricultural lands, structured by softly undulating hills and small mountains. Great, in part gently banking green roofs are envisioned as crowning the central domain of the city. It is proposed as multifunctional yet dominated by the ever-present, freeform crescent of government building clusters.

Concerns

A significant shortcoming of this project is that it advocates a ring of tower forms that would seem anathema to the important goal of responding to and celebrating the unique natural and cultural landscape that are both physical foundation for and context for the PAT.

Also, there are obvious challenges in attempting a nearly two-kilometre long, sinuously woven building structure, connected across even wider streets. The negative impact of wide overhead building spans across public domains in temperate climates is well known. Where it contains public or

semi-public traffic, it risks the internalisation of public flows, depriving the public domain of life, and street-side businesses of important support.

The rooftop parking structure raises practical and functional questions, in terms of security and use efficiency and fundamental viability in cars competing with senior official for the best floor levels and outlook. The grass roofs are best seen as important goal and notion, but cannot nor should be literally expected to draw the masses of visitors envisioned on the drawings. They may also interfere with other desirable needs such as the capture of solar energy, or access to natural light.

Recommendations

As with all schemes, proposed forms are best seen as a diagrammatic expression of intent, not necessarily to be taken literally as drawn in every detail, but as a formulation of a powerful principle of well-designed and aesthetically linked government buildings providing the framework for a great civic setting and series of public experiences, both personal and civic. These recommendations are not intended to detract from or question the

concept, but, to the contrary, solely designed to further articulate and reinforce it, and to assist in seeing it safeguarded and implemented through future and complex implementation processes.

In this context the following opportunities for further development are suggested - *not* stated in order of priority. These specific opportunities are to

1. Study the visibility and both close and distant views of the PAT that are to be expected from various vantage points in the surroundings, and then move to significantly limit the height of buildings that may have deleterious impact on the existing character of the region by obstructing the main view of the hills. The achievement of sufficient density and development yield need not result in higher forms.

2. Revise the degree to which the scheme relies on roofs, parking and office floors that are literally connected across streets. The formulation of a more modular and incremental approach to achieving them should be arrived at, aimed at shaping a powerfully coordinated and well-connected series of experiences, volumes and spaces flowing through and across the network of streets.

3. Further develop the scheme to deliver a connected series of important public and ground-level spaces, possibly strengthening their number, refining the logic of their association with built volumes and other public spaces, and their very configuration in themselves as part of the wider public domain. The principles of good urban place-making should inform and perhaps help provide restraint and form to early urges of free-form plan making.

4. Develop building and space design guidelines, built-to-lines and public domain principles that enable the delivery of the basic aims of the scheme. Recognise the need to strengthen associative government functional clusters, and individual administrative building programs as they come on line and are being readied for delivery through the prescribed competition processes.

5. Develop further the central cores of gallery and other envisioned facilities and uses; and increase the attention on the development of viable streetscapes and active and actively trading pedestrian level street fronts.

6. Protect and enhance in plan the remnant *Zelkova* and heritage Gate of Filial Piety.

7. Further develop the notion of a biogas facility, and seeking its location away from the prominent eastern waterfront site.

8. Review the logic of residential zones, evaluating possible options for more integrated or southerly locations.

9. Study and develop the ability of the scheme to accept the deletion of the upper-floor parking structure and notional 'government express', in case that neither should prove to be viable.

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Second Prize

SJ 002 : REVERSE CODE

Strengths

The plan relies on a powerfully articulated and elegant orthogonal grid, structuring the northern half of the proposed new PAT as business and community environment into solid blocks organised into internal voids. The southern half of the PAT is allocated as predominantly dedicated to government building clusters and affinities. This southern portion also is proposed to contain business accommodations, proposed to help delineate open spaces within which administrative assemblies are expected to cluster. The scheme compels in its simplicity and logic, and ability to structure both natural and built worlds, and in creating an open-ended and highly flexible development and design framework. It retains a memorable and legible urban form expressive of ancient Korean town planning and agricultural patterns - and the virtual geography of an increasingly networked society.

Concerns and recommendations

This scheme, too, remains somewhat diagrammatic and under-developed in significant ways, such as the logic of internal and external access. Were this scheme to be developed further the feasibility of working with the highly animated topography would have to be at the centre of attention; the need to reduce sometimes arbitrary and cluttering access systems; and the possibility that market office, commercial and retail functions may not always live happily with the prescribed office configurations. Transit malls need to be advanced. The central open space lining the north-south road offers the opportunity of further inhabitation and animation.

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Third Prize

SJ 020 : CIVIC LANDSCAPES

Strengths

The plan illustrates highly sensitive principles of retaining a majority of existing hills and landforms while lining these with buildings, in turn framing a central public domain and a series of courtyard sequences.

Concerns and recommendations

The scheme's strengths also pose the risk of these emerging as weaknesses. This could be avoided by deliberately and delicately framing natural assets, reviewing the accessibility of the town from the west, and that of its southern riverfront. Also it would be important to formulate more clearly the fundamental principles upon which this concept is founded, in addition to

their graphic expression. Avoided, too, should be any elevation of the central public domain above natural ground.

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Honourable mentions

SJ 009 : JOYFUL EVOLUTION FOR SYMBIOSIS

This is a scheme offering a pragmatic yet relaxed approach to accommodating the program, without reliance on a heightened specificity of place. It is commended for very competently accommodating a great variety and diversity of volumes and functions in a human-scaled, clearly structured network of streets, squares, parks and alleys.

SJ 024 : LIQUID CITY

This scheme is commended for its experimental exploration of free-form urban cells each containing the entire functional gene pool of an entire, complex city. This scheme is not to be taken literally as urban design instruction - but as an excitingly illustrated and impassioned plea for multi-functionality and irreverent imagination in city making; for acknowledging the importance of chance in the development of cities; and in highlighting

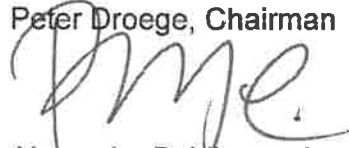
the fundamental isolation that is risk and bane of contemporary city life, a challenge to be overcome constantly in city design and management.

SJ 025 : FLORA ARCHIPELAGO

This scheme combines a high level of good planning practice with an imaginative distribution of government compounds, each proposed as consisting of an iconographic landmark tower and elegantly conceived lower field-like forms and volumes.

Prepared by Peter Droege, Chairman

on 18 January 2007



Approved by Alexandru Beldiman, Juror

on 18 January 2007



Junsung Kim, Juror



Chang-Bok Yim, Juror



Kerl Yoo, Juror



Vasilikis Agorastidou, Deputy Juror



Jaepil Choi, Professional Advisor

