
Seoul Compact City International Design Competition
- Designing Multi-Level Complex on the Bukbu Expressway

Competition Guideline

September 2019.

Hosted by City of Seoul

Operated by Seoul Housing and Communities Corporation

<Table of Contents>

I . Design Competition Regulations

1. Title of the Competition	1
2. Purpose of the Competition	1
3. Competition overview	1
4. Type of competition	3
5. Official language and units	3
6. Eligibility	3
7. Competition Schedule	5
8. Competition Registration	5
9. Inquiries (Q&A)	6
10. Operation of competition	6
11. Technical Review Committee	7
12. Jury Panel Evaluation	8
13. Evaluation Process	9
14. Announcement of Evaluation Results	10
15. Contract	11
16. Copyrights, Publication, and Exhibition	12
17. Disputes	12
18. Return of the Works	12

II . Submission of Drawings and Documents

1. Types of Submissions	13
2. Anonymity	14
3. Description of PIN	14
4. Submissions	15
5. Preparation of Submission Package	16

III . Design Competition Guideline

1. Background of the project	19
2. Site condition for the master plan and project	21
3. Major Tasks	22
4. Standards of Technical Review and Design Jury Evaluation	24
5. Reference materials	26

IV . Appendix

[Appendix 1] Notes on the Sinnae 4 Public Housing District Plan	28
[Appendix 2] Phase 2 Technical Review black Mark Criteria	30

I. Design Competition Regulations

1. Title of the Competition

Seoul Compact City International Design Competition

- Designing Multi-Level Complex on the Bukbu Expressway

2. Purpose of the Competition

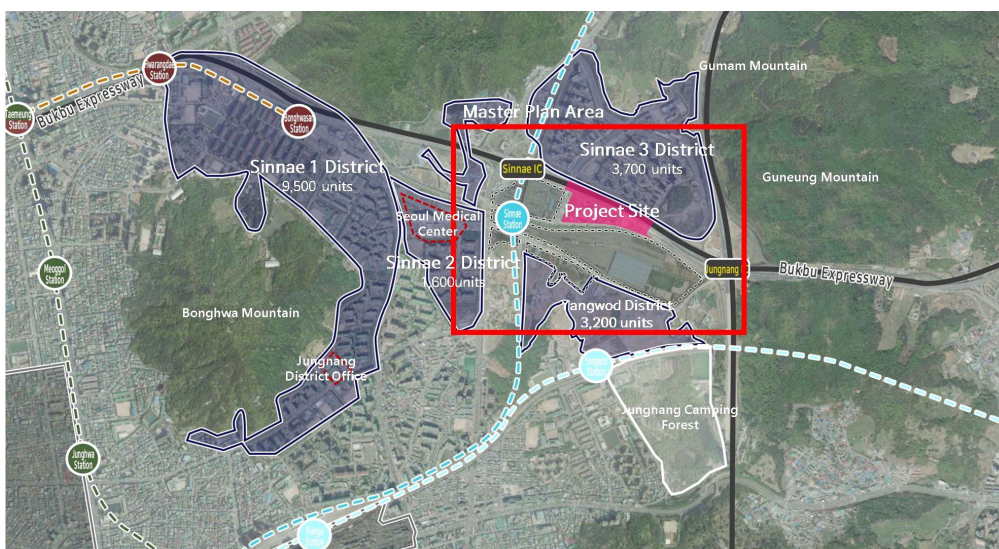
- This design competition must be started with an understanding of the complexity of project with concerning the gateway to the northeast of Seoul, locational characteristic of complexed transportation hub area and as consolidated architectural design with planning of integrated transportation system with vehicular road /pedestrian walkway, combined housing/Living SOC*1) (public infrastructure)/self-sufficient community.
- The purpose of competition is to obtain a preliminary master plan for the compact city and innovative architectural design for the in Sinnae 4 public housing district through the multi-level complex on the Bukbu expressway to reconnect the disconnected areas and the development and revitalize the Jungnang-gu region with supply and construction plans with public housing with sufficient Living SOC near Sinnae IC Area (Master plan area).

3. Competition overview

3.1. Overview

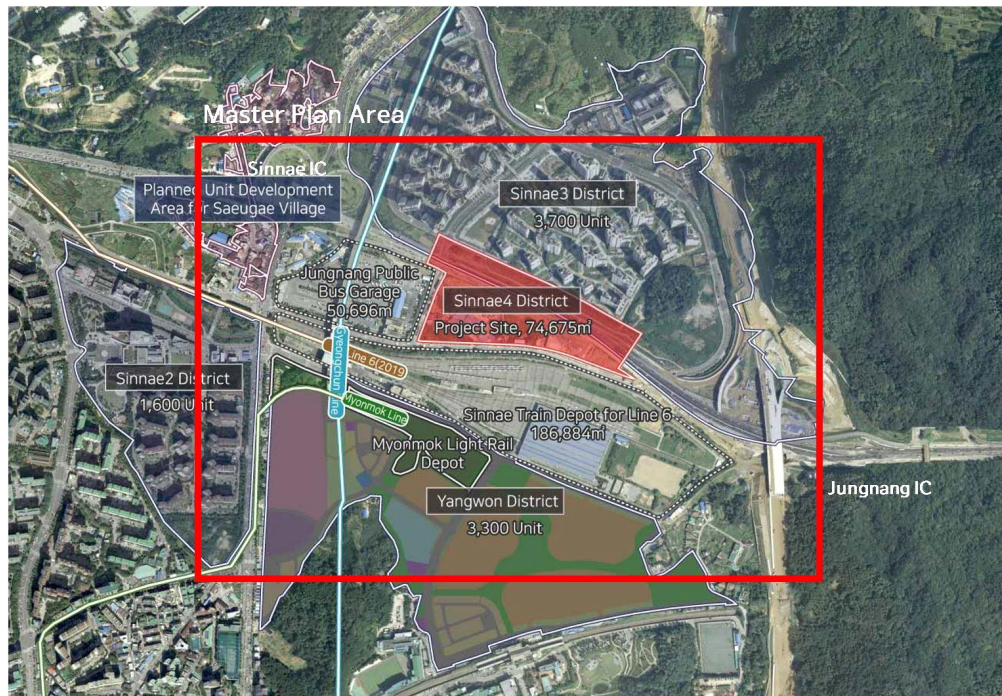
Host	City of Seoul	
Organizer	Seoul Housing and Communities Corporation (hereafter SH)	
Site Area	Preliminary Master plan	Sinnae IC area Approx. 1,440,000 m ² - Propose a plan with A0, 1/1200 scale
	Architectural Design	Sinnae4 public housing district (74,675 m ²), Sinnae-dong 122-3, Jungnang-gu, Seoul Korea

○ Location Map



*1) Living SOC(public infrastructure) means all facilities that enhance the convenience of neighboring residents in daily life such as childcare facilities, medical facilities, welfare facilities, transportation facilities, cultural facilities, sports facilities, and parks

○ Aerial map for the preliminary Master plan



3.2. Tasks (Details in the chapter III. Design guide line)

- (1) Preliminary master plan
- (2) Consolidated design for the followings
 - Designing multi-level complex on the Bukbu Expressway
 - Public housing and necessary Living SOC (public infrastructure)
 - Proposed self-sufficient facilities for the regional development and revitalization

3.3. Estimated Construction Cost and Design Fee

- (1) Estimated Construction Cost : KRW 219.1 billion
 - The total cost of construction with a public housing district, including the multi-level complex on the Bukbu Expressway, and the cost of public housing, Living SOC. (However, Construction cost for the self-sufficient facilities are excluded)

(2) Design Fee

Design Fee	Remark
KRW 7,845 billion (VAT Incl.)	<ul style="list-style-type: none"> • Design Fee refers to all the components to realization of the proposed design by the participants. • In case the additional tasks are required beyond this design competition guideline, change of design to be agreeable.

- (3) Design scope for the contract (*Details are in the design competition guideline and additional working guide line)
 - Preliminary master plan
 - Schematic Design (SD), Design Development(DD) and Construction Documents(CD) for Public housing and necessary Living SOC (excluding electric, telephone/network design)
 - Schematic design for the self-sufficient facilities
 - including district planning by special regulations for the public housing

3.4. Design Period

(1) Design period

- 24 months after the contract signed.
 - August 2021 Scheduled to start the construction
 - February 2024 Scheduled to complete the construction

(2) Submission of deliverable

- Submission of construction documents: 16 months after the start of design
- Submission of final deliverable: 3 months after the start of construction

(3) Design period can be agreeable to adjust or extend by mutual consent

3.5. Official homepage for the competition

'Project Seoul'(<http://project.seoul.go.kr>) (thereafter called "home page")

4. Type of competition

(1) Competition type : two(2) phases competition

- Phase 1 : Submission of project proposal
- Phase 2 : Submission of Design works

5. Official language and units

(1) Official languages are both Korean and English.

(2) The competing guidelines are written and distributed in both Korean and English. If the interpretation is different between Korean and English, the Korean language should be interpreted first.

(3) All the measuring units shall follow the SI system(Metric system).

(4) The submission package shall be written in both Korean and English.

- ※ The written contents of the submitted documents shall be autonomous to the extent that the participant's proposal can be understood by the foreign jury member, and the notation, table, and figure on the drawing shall be written in Korean and English. However, abstracts of design plans and proposals must be included and written in Korean and English, respectively.

6. Eligibility

6.1. Phase 1 Competition

(1) Professionals in domestic and foreign architectural and urban design can participate alone or jointly. When it's a joint application, one member shall be selected as the representative and registered. The representative cannot be changed.

(2) The representative must be a domestic or foreign licensed architect.

(3) Representatives have the authority on behalf of the co-entrants to submit and receive documents related to this design competition and to acquire and abandon their rights.

6.2. Phase 2 Competition

(1) 5 teams from the phase 1 competition will be selected for the phase 2 competition.

(2) Participants must have individual licenses for the following areas, However, joint team can be formed to supplement the license. At this time, the number of members shall not exceed 6 (Six).

- A person who has registered the architect's licence (Korea) with the Minister of Land, Infrastructure and Transport under Article 23 of the Architect Act and has no reason for disqualification under the relevant laws.

- A foreigner who has obtained a architect license or qualification from a foreign country may participate in the phase 1 competition alone, but when registering for the phase 2 competition, under the provisions of Article 23 (4) the Architects Act, main contractor must be a domestic architect in the joint team, who is representative of companies not violated by contract related laws.
 - Companies that have reported to the construction sectors (city planning, civil engineering, water and sewage, soil and geology, roads, transportation, and landscaping) as the subjects of engineering activities under the Engineering Industry Promotion Act.
 - Companies that has opened and registered a professional engineer office in the construction sector in the fields of [road, airport, transportation, urban planning, landscape, structure, water resources development, water and sewage, soil and geological]by the Professional Engineers Act.
 - Registered company for designing fire-fighting facility design (machinery) under Article 4 of Fire-fighting Facility Business Act.
 - Companies registered with the disaster prevention management agent under Article 38 of the Natural Disaster Countermeasures Act.
- (3) If there is more than one team member, a specific agreement for the joint (range of assignments, joint implementation method) for each member's contract and role sharing should be submitted.

6.3. Important Notes

- (1) There should be no affiliates under the Monopoly Regulation and Fair Trade Act among members of a joint team, and members of a joint team may not apply to other joint participants group in duplicate.
- (2) Representative of the joint team should retain the representative of the phase 1 competition, but the shareholding can be adjusted (minimum 5%) by increasing the number of members when registering the phase 2 competition.
- (3) When jointly participated, submit a written joint agreement (specifying representative in the agreement) that clearly defines the responsibilities, rights, and obligations between the parties.
- (4) After the decision is made for the winner, the members of the joint team may not be changed. Change of team member after the contract is signed, can be allowable incase the difficult condition such as bankruptcy of the company, through consultation with SH.

6.4 Terms and Qualifications

- (1) Architectural companies or architects whose license is canceled or suspended or those whose business is closed, as of the competition announcement day, cannot participate this competition.
- (2) Following person or related firms are not allowed to participate in this competition: Jury members, Technical review members, Steering committee members and their own or related company, other concerned individuals in this competition
- (3) Individual, company or joint group participating this competition, are not allowed to submit plural applications.

7. Competition Schedule

	Division	D	Date	Remark
P h a s e 1	Competition Announcement	D	September 23, 2019 (Monday)	- Via Homepage
	Site Briefing	D+4	September 27, 2019 (Friday) 14:00	- SH 2F Auditorium
	Receiving inquiries	D+8	September 23, 2019 (Monday) ~ October 1, 2019 (Tuesday)	- Total 9 Days
	Inquiries Reply	D+15	October 8, 2019 (Tuesday)	- Via Homepage
	Registration	D+18	September 23, 2019 (Monday) 10:00 ~ October 11, 2019 (Friday) 24:00	- Total 19 Days
	Proposal Submission	D+29	(Online) October 18, 2019 (Friday) ~ October 22, 2019 (Tuesday) 16:00 (Visit) October 22, 2019 (Tuesday) 14:00 ~ 17:00	- Total 30 Days - SH 14F Planning and the situation room
	Technical Review	D+31	October 24, 2019 (Thursday)	
	Proposal Review	D+32	October 25, 2019 (Friday)	
	Result Announcement	D+35	October 28, 2019 (Monday)	
P h a s e 2	Competition Announcement	D+35	October 28, 2019 (Monday)	- Via Homepage
	Site Briefing	D+37	October 30, 2019 (Wednesday) 14:00	- SH 14F Planning and the situation room
	Receiving inquiries	D+43	October 28, 2019 (Monday) ~ November 5, 2019 (Tuesday)	- Total 9 Days
	Inquiries Reply	D+49	November 11, 2019 (Monday)	- Via Homepage
	Registration	D+53	October 28, 2019 (Monday) 10:00 ~ November 29, 2019 (Friday) 24:00	- Total 33 Days
	Design work Submission	D+86	(Online) December 12, 2019 (Thursday) 10:00 ~ December 18, 2019 (Wednesday) 16:00 (Visit) December 18, 2019 (Wednesday) 14:00 ~ 17:00	- Total 52 Days - TBA
	Technical Review	D+87	December 19, 2019 (Thursday)	
	Design work Review	D+88	December 20, 2019 (Friday)	
	Result Announcement	D+92	December 24, 2019 (Tuesday)	- Via Homepage
	Award ceremony and exhibition		Mid January 2020(TBA)	- TBA

※ All times indicated in the competition are based on the Korean standard time (UTC/GMT+9). The schedule may be partly changed depending on the organizers' circumstances. Changes will be announced on the official website (<http://project.seoul.go.kr>) or via e-mail

8. Competition Registration

(1) How to register

- Competition participant must register through official home page 'Project Seoul' (<http://project.seoul.go.kr>)
- Access to homepage [Sign up(Log in)] → Competition → select the competition → Application for participation], Filled the information followed by the instruction to complete the registration.

- (2) Registration period
 - Phase 1 : September 23, 2019 (Monday) 10:00 ~ October 11, 2019 (Friday) 24:00
 - Phase 2 : October 28, 2019 (Monday) 10:00 ~ November 29, 2019 (Friday) 24:00
- (3) By the homepage instruction, Competition guideline and reference materials are open for public reading, however, only participants whom completed registrations are allow to submit inquiries during the inquiry period.
- (4) An individual identification number (hereafter “PIN Number”) will be provided upon registration, and this PIN Number will identify each participants and submissions during the competition.
- (5) Change or replace the information are allowed only during the registration period, however, after the registration period, any types of change are not allowed.
- (6) Participants are regarded to agree to abide by all the provisions of the guidelines when they apply for the competition, though, participants are not allowed to present an appeal.

9. Inquiries (Q&A)

- (1) How to Inquire

The representative of team who completes the participation application can submit inquiries following a defined process through the website and inquiry submission via e-mail or call is not accepted.
- (2) Inquiries Period
 - Phase 1 : September 23, 2019 (Monday) ~ October 1, 2019 (Tuesday) (Korea Standard Time)
 - Phase 2 : October 28, 2019 (Monday) ~ November 5, 2019 (Tuesday)(Korea Standard Time)
- (3) Response to Inquire
 - Phase 1 : October 8, 2019 (Tuesday)
 - Phase 2 : November 11, 2019 (Monday)
- (4) Additional note
 - Response to all inquiries will be provided on the website in order to all participants can review, however, there will be no individual response to be provided. Incase schedule change are necessary, it will be announced on the website as well.
 - Response to inquiries will be considered as a supplement or an amendment of the competition guideline.
 - If inquiries are not related the competition guideline, no response will be made.

10. Operation of competition

- (1) Organizer

Organizer is the SH. The organizer is responsible for the overall design competition and the project and oversees all related issues.

 - Department of management for the competition: Urban space Business Division, Compact city team, Dept. of Compact city design
 - Contact : kds@i-sh.co.kr
- (2) Competition Steering Committee

The Steering Committee is responsible for coordinating, reviewing and advising the operation and management at the stage of the competition.

PAs provide professional opinions and support the operation of the overall competition throughout the design competition.

Name	Affiliation	Note
Kong, Jung-Sik	Korea University, School of Civil, Environmental & Architectural Engineering	Professor
Kim, Zu-khyung	Oujae Architects,	Principal
Myung, No-Joon	City of Seoul, Dept. Public Housing	Director
Bae, Gi-Mok	Daejin University, Dept. Urban and Real estate Engineering	Professor
Ahn, Byung-Ki	SH, Division of Urban regeneration	Director
Yoo, Suk-Yeon	University of Seoul, Dept. Urban Planning and Design	Professor (Project Adviser)

(3) Competition Management Team

SH will appoint a manager in charge of the competition to facilitate and manage the competition. The competition management team will proceed the competition follow by the schedule and regulations. The team manages the registration of participants, Q & A and reception of submissions, and conducts technical reviews and assists in the whole process of the design evaluation.

○ Representative of Management team

MA Architects and Partners _ maarchitects@daum.net

11. Technical Review Committee

- (1) Areas: Architecture, Urban planning, Structural Engineering, Road and Transportations, Landscape, Environmental and Disaster Prevention
- (2) After the technical review, the results shall be prepared and recorded in the technical review report and submit to the Jury panel.
- (3) List of Technical review committee

Area	Name	Affiliation
Structural Engineering	Kong, Jung-Sik	Korea University, Professor
	Lee, Tae-Hyung	Kunkook University, Professor
Architecture	Kim, Zu-khyung	Oujae Architects, Principal
	Chae, Min-Seok	SH, Public Housing Complex Planning Team, Deputy Director
Road and Transportation	Keum, Ki-Jeong	Myungji University, Professor
	Bae, Gi-Mok	Daejin University, Professor
Urban Planning	Kim, Young-Bae	SH, Magok Industrial Park, Manager
	Nam, Si-Myung	SH, Urban space design, Manager
Landscape Architecture	Jeong, Wook-Ju	Seoul National University, Professor
	Cho, Sang-Kwon	SH, Seoul Botanical Garden, Manager
Environmental and Disaster Prevention	Oh, Je-III	ChoongAng University, Professor
	Yoo, Ji-Oh	Shinhan University, Professor

12. Jury Panel Evaluation

12.1. Composition and List

(1) Composition of the Jury panel: 9 Jury members, 1 substitute member

(2) List of Jury Member

Area	Name	Affiliation	Remarks
Jury Members	Kang, In-Ho	Hannam University, Professor	Architecture
	KIM, Sung-Hong	University of Seoul, Professor	Architecture
	Kim, Soo-Young	su:mvie architects	Architecture
	Kim, Hee-Ok	Atec Architects & Associates Inc., Principal	Architecture
	Yoo, Suk-Yeon	University of Seoul, Professor	Urban Planning /Project Adviser
	Lee, Sung-Kwan	Hanul Architects & Engineers Inc.	Architecture
	Niall Kirkwood	Harvard University, Professor / U.S.A.	Landscape
	Richard Plunz	Columbia University, Professor / U.S.A.	Architecture
	Tan Cheng Siong	Archurban Group, CEO / Singapore	Architecture
Substitute Members	Kang, Gyoung-Ho	ANU Design Group, Director	Architecture

12.2. Jury Panel

- (1) The opening of the Jury panel will be announced in the presence of more than half of the entire Jury members and at the initial meeting, the chairman of the jury shall be elected by the members.
- (2) Jury panel should review the technical report submitted by the technical review committee and reflects the results on the evaluation.
- (3) The chairman of jury panel can review the regulations of the design competition and the opinions of the jury members to determine the evaluation criteria and method of selection. In addition, on behalf of the jury panel, prepare a report of the evaluation results and submit to SH.
- (4) The jury member who fall under the following reasons shall be removed from the jury evaluation, and if they fall under any of the following reasons, they shall evade the evaluation of the related agenda.
 - A jury member or a spouse or a spouse who has become a party to the entity under evaluation or is a public right or a joint duty with a party to that entity.
 - A jury member was related or related to the party of the company to be evaluated.
 - When a jury member became a stakeholder (including an agency relationship) by the implementation of the project to be evaluated.
 - When a jury member or a corporation or organization to which the member belongs is an agent or agent of a party of the company under evaluation.
 - If a member has served as an officer or employee of the company under review within the last three years.
 - A jury member has advised, researched, serviced (including subcontracted), assessed or investigated in relation to the company under review within the last three years.
 - ※ Participants in the Design Competition may submit the evidence for evasion to SH in case there is a situation in which difficult to expect the fair evaluation from the particular jury member.

- (5) The substitute jury members are participating in the evaluation process but do not have the right to evaluate. In the event of an absence of jury member or temporary absence, SH grants the substitute jury member to participate in the committee as a jury member.
- (6) Steering members may participate in the reviewing process to facilitate the process, but may not exercise their jurisdiction.
- (7) Following submitted works may be eliminated regardless of the evaluation process by the jury's agreement, and if found later, the award may be canceled by the jury's decision.
 - If submitted more than one piece
 - Failure to follow competition rules and requirements
 - The anonymity of work are ignored
 - When the work is released before the final evaluation result announcement
 - In case of the work of others or own work that was previously released
 - If participants are not eligible to enter
- (8) Winner may not be selected if they are found to be unsatisfactory for the purpose of the design competition or if the level of work is significantly behind the expectation.
- (9) Participants shall not dispute the jury evaluation results.
- (10) The judging period may be adjusted depending on the number of entries. In this case, it will be notified through the homepage.

13. Evaluation Process

13.1. Evaluation Process

- (1) The objective of the evaluation is to select the best design that fits well to the purpose of the competition.
- (2) The evaluation method is decided by the jury member's decision, such as scoring system, voting system, mixing system of scoring and voting system.
- (3) The phase 1 competition will be evaluated through technical review and proposal review, while the phase 2 competition will be reviewed through technical review and design work evaluation.
- (4) Jury members will decide on the winning criteria based on the criteria set by the Jury, and SH may disclose the evaluation process if necessary.
 - ※ For the transparency and fairness of the evaluation process, citizen audit-ombudsmen can attend the evaluation as part of the audit and evaluation activities for public projects according to Article 25 of the Seoul Metropolitan Government Ordinance on the Operation of the Citizen Audit-ombudsman Committee and Citizen's Audit Petition.
- (5) After the selection of the winning entries is completed, each jury member will prepare a written review of the winning works and the selected works for prizes in the form prepared by the professional institution.
- (6) Request of jury member evasion
 - Participants can apply for the evasion for evaluation by the relevant jury member to the organizer of the design competition within 7 days after the registration deadline.
 - When apply for the evasion, written application for the evasion of jury member (Form 7) and necessary evident must be enclosed and submitted.
 - Participants who did not apply within the deadline for evasion may not object to the result of the jury selection.

13.2. Phase 1 Review : October 25, 2019 (Friday)

- (1) The phase1 review will select five entries for the phase 2 competition and five honorable mention by reviewing the proposals
- (2) The results of the phase 1 review will be posted on the homepage notice and only winners will be notified individually.

13.3. Phase 2 Evaluation : December 20, 2019 (Friday)

- (1) All participants (teams) selected from the phase 1 review must participate in the phase 2 competition, and the representatives of the teams registered during the phase 2 review must present in person and present their work.
- (2) The time and the venue for the presentation will be notified individually to the phase 2 competition participants.
- (3) The presentation shall maintain the contents of the submitted design drawings and design plans.
- (4) The presentation time should be within 15 minutes of explanation and 15 minutes of inquiries.
- (5) The presenter is limited to the representative only, and up to three attendees may attend the presentation.
 - ※ If the representative cannot attend due to the inevitable circumstances, he or she may be replaced by a member of the relevant company. In this case, only architects who have worked before the competition announcement date and participated in the competition work should submit a certificate of employment on the day of presentation.
- (6) The order of presentation will be selected by draw.
- (7) If the presenter provokes an act that may impede fair presentation, such as an expression that impairs anonymity, comparison with other works, or time out, the chairman of jury panel may stop the presentation immediately.
- (8) Through the phase 2 design evaluation, the winning work (1st) and the winning works (2nd, 3rd, 4th, 5th) are selected.

14. Announcement of Evaluation Results

14.1. Announcement of Evaluation Results

- (1) Results announcement date
 - Phase 1 result announcement: October 28일, 2019 (Monday)
 - Phase 1 result announcement:: December 24, 2019 (Tuesday)
- (2) Method of Announcement: Homepage posting
 - ※ Announcement date is subject to change depending on the organizer's situation, and such changes will be posted on the homepage.

14.2. Winning Entries and Awards

- (1) The contents of the phase 1 competition review are as follows.
 - The jury selects five teams to participate in the phase 2 competition, and the selected participants must submit their works to the phase 2 competition.
 - Five teams will be selected as honorable mention and each team will receive KRW 5,000,000 in prize money after the Phase 1 competition. (payment at the phase 2 competition award ceremony) However, if there are 10 or fewer teams participating in the phase 1 competition, the number of the honorable mention will be adjusted as follows.

- 10 or fewer teams participating: 2 (honorable mention)/ 11~15 teams participating, 3 (honorable mention) / 16 or more teams participating 5 (honorable mention)

(2) The types and awards of the phase 2 prize winners are as follows.

Awards	No	Prize money	Note
1st Prize	1	Priority Negotiation for Design Contract	Certificate of award, Plaque
2nd Prize	1	KRW 50,000,000	Certificate of award, Plaque, Model Making Fee included
3rd Prize	1	KRW 40,000,000	
4th Prize	1	KRW 30,000,000	
5th Prize	1	KRW 20,000,000	
Honorable Mention	5	Each Team KRW 5,000,000	Certificate of award

※ There may be no winning entries or the number of winning entries may be adjusted according to the decision of the jury panel.

- (3) Prizes and awards include VAT and utility bills.
- (4) After the individual notice, the prize winner, except for the 1st prize, shall be deemed waived if the prize winner fails to request compensation for the result within 30 days from the date of the notification, without any special reason.
- (5) Prizes include various fees such as airfare, all copyright fees and taxes and transfers when attending evaluation and awards ceremony. Taxes are subject to Korean tax law.
- (6) If the contract break down (renunciation of priority negotiation or rupture of negotiation) for first prize winner's causes, the organizer may grant the right of negotiation to the following order runner-up. In this case, for those receive the right of design contract must return the prize money.

15. Contract

15.1. General details

- (1) The winner shall sign a contract with SH.
- (2) A subcontracting contract cannot be made on all matters of the contract without the prior approval of the SH.
- (3) The design contract will be signed in compliance with relevant laws of the Republic of Korea and the details of work should refer the task manuals and guidelines of SH.
- (4) Additional working guideline includes the Task Manual that should be implemented by the final winner. Applicants should acknowledge these details before joining the competition. By submitting their proposals, participants are considered to have agreed to implement the works described in the Scope of Works.
- (5) The winner shall enter into a contract with SH in accordance with the "Local Bidding and Contract Execution Standards (Korea)" within 30 days of the winner's announcement.

15.2. Contractor's obligation

- (1) The contractor shall utilize the provided current cadastral survey drawing, and review the need for the survey re-runs or additional data (underground obstacles, etc.) through the present condition survey before the beginning of the task surely. If it is necessary, the contractor shall do an additional cadastral survey after consultation with the SH to prevent occurring problems during the design and construction process, and it is noted that all responsibilities arising from differences in design drawing and the present condition lie with the contractor.

- (2) This project is a service that accompanies the approval for district planning of Sinnae 4 Public Housing District and the construction of public housing and Living SOC, it shall required to be modified and supplemented (Perspectives, Scenery Simulation, Model and etc) in response to In/External consultation, review comments during the negotiation process with relevant organization for the approvals.
- (3) The work and compensations for this service shall be in accordance with the task guidelines and standard of cost set by SH separately. However, if it is impossible to carry out project due to unavoidable reasons of SH, it shall be terminated after accomplished payment estimated by SH supervisor with confirmed design progress rate.
 - Design in progress: The contract shall be terminated after accomplished payment of the supervisor's consideration in accordance with the identified design process rate.
 - ※ Design process rate: The criteria for the approval of the design process rate by work stage follow the SH regulations.
- (4) SH may request the contractor to amend or supplement due to changes in policy or business plans (including design proposals) and the contractor shall reflect the appropriateness to the contents of the contract after consultation.

16. Copyrights, Publication, and Exhibition

- (1) The proposed works should be original and do not violate the copyrights of other persons. Responsibilities for violating copyrights lie with the participants (teams) and prizes can be withdrawn in the case of such a violation.
- (2) Copyrights for the winning works and all submissions are subject to copyright law.
- (3) The copyright of the submitted works belongs to the participants, and the ownership and the right of using of the submitted works belong to Seoul Metropolitan Government and SH. Seoul Metropolitan Government and SH reserves the right to use all submitted works for report publication, Magazine publications, online, social media, website and offline exhibitions related to this design competition or for publicity through newspaper, broadcast or other media without compensation and consultation.
- (4) The participant must ensure that the submitted work does not infringe the exclusive rights of the third party's intellectual property rights, and in case of any problems related to the intellectual property rights, the contractor is responsible.
 - ※ If a third party's intellectual property is used, a written document proving its use rights, such as the third party's consent, must be attached.

17. Disputes

The competition will be carried out based on the laws of the Republic of Korea, and if any dispute occurs in relation to the competition, mediation or judgment will be made in a local court of the Republic of Korea

18. Return of the Works

- (1) After the phase 2 evaluation, the return date of the works shall be determined and notified individually. At this time, the participant must cooperate actively, and the participant will be responsible for the costs incurred by returning the work after the judging and installing and taking out the exhibition.

- (2) Works not taken out within the return period will be handled by SH at random, and applicants may in no case challenge the processing of SH.

II. Submission of Drawings and Documents

1. Types of Submissions

1.1. Submission package

- (1) Phase 1 competition: A proposal A3 10pages max. (excluding cover) co copies, USB with all digital copies
 (2) Phase 2 competition

Division	Size	No	Note
Drawing Panel	A0(841mm × 1,189mm)	1 set	10mm formboard, 4pages, Portrait orientation
Design Description	A3(420mm × 297mm)	25sets	45pages max. (Cover, table of contents, stationery page included), Landscape orientation
Presentation Material	A4(297mm × 210mm)	15sets	Maximum 15min. presentation, Landscape orientation, * Submit on the presentation date
Drawings for Technical review	A3(420mm × 297mm)	3sets	For regulatory review, necessary drawings such as General layout and ground floor layout drawings and etc. (No limits), Landscape orientation
Model	A0(841mm × 1,189mm)	2pieces	Master Plan : 1/1,200, Project Model : 1/600, Landscape orientation
USB		1EA	All the above contents saved in digital format

1.2. Submission documents

(1) Annex

For the both Phase1 Phase2	<ul style="list-style-type: none"> ○ Form 1: Application form (Representative) <ul style="list-style-type: none"> ※ Attach a copy of Architect License and Certification for Completion of Report on Business Operation of Architect(When Joint participate, each company required to submit), legal presentation of seal ○ Form 2: Pledge of Guidelines Compliance and Confidentiality (Representative • joint participants submit individually) ○ Form 3: Appointment of Representative(submitted when there are two or more staff members (including the representative) working for an architect's office) ○ Form 4: Pledge (Representative) ○ Form 5: Agreement of Joint Application(Joint Execution, Sharing method, Mixed method) ○ Form 6 : Power of Attorney, Certificate of employment (when submitted by an agent) ○ Form 7: Application for Avoidance of Jury (When applicable) ○ Form 8: Pledge for Prohibition on Advanced Contact ○ Form 9: Confirmation on the Advanced Contact (Representative • joint participants submit individually) ○ Online Registration Form (Submit printed page from the homepage) <ul style="list-style-type: none"> ※ If a foreign team makes an application, they may prepare documents to be submitted in English and submit the English version of certified documents.
Phase 2 only	<ul style="list-style-type: none"> ○ Form 10: Self-evaluation form (Submit on the phase 2 competition)

(2) USB

○ Phase 1 Competition

- Proposal (Identical file with online submission, Required forms (Attachments)
- Related Images (High Resolution, For Publication)

○ Phase 2 competition

- Submitted Documents: Drawing Panel, Design Description, Presentation Material, Drawings for Technical Evaluation, Model Photos, Required forms (Attachments)
- Cover Image, Bird's eye view, Perspectives, Site Plan, Plans, Sections, Concept drawings and etc (High Resolution, For Publication)

1.3. Instructions

- (1) Submission will be completed and registered when all the required documents have been submitted.
- (2) SH may request additional documents from the teams that have passed through the phase 1 evaluation successfully. In such cases, further instructions for the forms and submission instruction will be posted on the website.
- (3) Submission by hand
Submissions should be made invisible package, with the PIN number on the top right of the package.
- (4) Submission by post
Submissions should be made invisible package, with the PIN number on the top right of the package when arrive at the submission site. SH shall not be liable for any loss or damage caused by packaging problems.

2. Anonymity

The anonymity rules for submitted documents must be maintained until entire evaluation process is completed, and the method is as follows.

- (1) The information registered on the homepage will not be released to the public until the results of the evaluation are announced. All documents that inform the participants identity must be sealed and submitted.
- (2) Participants also will not disclose their submissions through SNS or other media until the winners are selected for fair evaluation.
- (3) All submissions must be marked with alphanumeric PIN numbered according to the required method.

3. Description of PIN

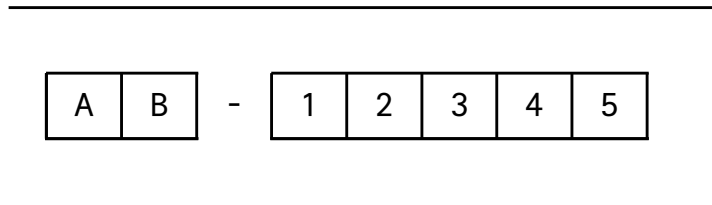
- (1) All entry works should be kept anonymous until the final competition result is announced, for which all participants should put PIN consisting of 2 alphabets and 5 Arabic numerals randomly granted at the time of their entry registration on the web site on all the submission documents. The participants will use the same PIN respectively from entry registration until the end of the Competition.
- (2) Only two copies of the phase 1 proposal and phase 2 design description shall be marked with the PIN number, all other should not put on the PIN number.
- (3) In principle, PIN number should be marked on the top right-hand side of each submission and on the upper right-hand side of packages containing documents for submission as shown below.

<PIN Number Box>

10	10	10	10	10	10	10	10	10
(30)	(30)	(30)	(30)	(30)	(30)	(30)	(30)	(30)

※ Unit: mm

(D e s i g n
Description)
mm (Panel)



(30) 10 mm

(30) 10 mm

4. Submissions

4.1. General rule

- (1) Each participant (team) should submit one entry work. participants need to submit their design work on site (by hand or by post) after making an online submission.
- (2) Those who have not registered to participate (or team) cannot submit their works.

4.2. Online Submission

- (1) Submission homepage and date
 - Where to submit : 'Project Seoul' Homepage (<http://project.seoul.go.kr>)
 - Date
 - Phase 1: October 18, 2019 (Friday) ~ October 22, 2019 (Tuesday) 16:00 (Korea Standard Time)
 - Phase 2: December 12, 2019 (Thursday) 10:00 ~ December 18, 2019 (Wednesday) 16:00 (Korea Standard Time)
- (2) Submission method: Access to homepage [Sign up(Log in)] → My Project → select the competition → Filled the information on the submission of works (Information must be same as onsite submission)
- (3) List of online submissions
 - Phase 1
 - Proposal, Required documents(Attached documents)
 - Related Images
 - Phase 2
 - Documents: Design drawing panels, Design description, Required documents(Attached documents)
 - Cover Image, Bird's eyes view, Perspective, Site Plan, Plans, Sections, Concept drawings and all related images
- (4) Online must be completed prior to the onsite submission and a receipt of online submission must be presented.

4.3. Onsite Submission

- (1) Phase 1 proposal submission venue and date
 - Venue: Seoul Housing and Communities Corporation 14F Planning and the situation room
 - Address: 621 Gaepo-ro, Gangnam-gu, Seoul, 06336 Korea, Seoul Housing and Communities Corporation 14F Planning and the situation room

- Date: October 22, 2019 (Tuesday) 14:00 ~ 17:00 (Korea Standard Time)
- (2) Phase 2 Design Works submission venue and date
 - Venue: to be announced
 - Address: to be announced
 - Date: December 18, 2019 (Wednesday) 14:00 ~ 17:00 (Korea Standard Time)
- (3) Instruction
 - Submissions are packed in one piece and the organizer is not responsible for any loss or damage caused by packaging problems.
 - In the case of entry works sent from overseas, entry work must arrive at the place of submission by October 22, 2019 17:00(KST) for the Phase 1 and December 18 (Tuesday) 17:00 (KST). Those that fail to arrive on time will be not be considered for the competition. Also, submission packages should be labeled as “No Commercial Value” in order to avoid unexpected delays or payment of tariffs.

5. Preparation of Submission Package

5.1. General Rules

- (1) All submission documents should be printed single-sided on white paper.
- (2) The fonts of all submissions should be “Seoul Namsan” font for Korean and in “Aria” font for the English. (Site for fonts download: <https://www.koreafont.com/fonts/list/1574/>)
- (3) PIN number should be put on the top right-hand side of the back page following ‘Description of PIN’
- (4) Submitted works cannot be modified, altered or supplemented.
- (5) All submissions should not be marked with any identifying author.

5.2. Items and Methods of phase 1 Proposal

- (1) Write a proposal with A3(420mm X 297mm), Landscape orientation, maximum 10 pages excluding the cover page.
- (2) Cover page / 1st page
Use provided “form 11”
- (3) Project Proposal
All proposals are free to express (text, diagrams, etc.) and allow for color and 3D representation.

5.3. Items and Methods of phase 2 submissions

(1) General Rules

- “Form 11” should be used for the Design descriptions, Presentation materials, Drawings for Technical review.
- Scale and orientation should be accurately represented in each drawing and model.
- Use of color and 3D image is acceptable at all the submission contents.
- All submission documents should not contain any recognizable indications or marks that represent the participants.

(2) Drawing Panel

○ Format

- ① Size: A0(841mm×1,189mm), Portrait orientation

- ② Number of page and set: 4pages, 1 set
- ③ Drawing panels should be mounted on 10mm thick foam boards without borders.
- ④ Drawing panels should be arranged horizontally towards each other with their short-edges oriented upwards.
- ⑤ Each panel can be prepared one by one or by connecting panels.

#1 (A0)	#2 (A0)	#3 (A0)	#4 (A0)	PIN/ #4 #4 (A0)	PIN/ #3 #3 (A0)	PIN/ #2 #2 (A0)	PIN/ #1 #1 (A0)
[Front]				[Back]			

○ Contents

Freely arrange(Scale of site plan and floor plans 1/300)

(3) Design Description (Description + Drawings)

○ Format

- ① Cover: A3(420mm X 297mm), white art paper weighing 200g or less (Use“Form 11”)
- ② Size: A3(420mm X 297mm), white paper weighing 80g
- ③ Number of page and set: Within 45 pages (including cover, content and interleaf), 25 sets
- ④ Binding: left side binding(open to left), application of binding method that does not use coil or wire binding, and single-sided printing
- ⑤ Page Number: Page numbers should not be marked on the cover or the first inner sheet containing the table of contents. Numbering should be put in the bottom right corner of their subsequent pages, starting with the number "1"

○ Contents : Explanation of Items of the technical review and points for the Jury evaluation

- ① Concept of Preliminary Master plan around Sinnae IC
- ② District Planning including Multi-level Complex on the Bukbu Expressway
- ③ Architectural Design of Public housing and Living SOC

※ Required Inclusions

- Design Summary(“Form 12”) / Planning / Specialized plan for Outdoor space and Social collaborative street (Living SOC) / Architectural design (Bird’s eye view, Perspective, Sections, Unit plans, Amenities, Parking and etc)
- Table for Unit areas(“Form 13”), Applicable law and regulations review report(“Form 14”), Table of Calculation for building heights and floor to floor heights (”Form 15”)
- Table for the calculation of Eco-Area (”Form 16”)
- Types of facilities for the Living SOC and reason to suggestion, operation plan

- ④ Schematic design for self-sufficient facilities (Type and size of facilities , reason to suggestion, operation plan)
- ⑤ Brief explanation of estimated construction cost (Form 17)
 - ※ Design description should be prepared within 45 pages including the cover (”Form 11”), Design description (”Form 12”), however as design description is A3 size, Forms are A4 size, 2 forms are placed on 1 A3 page.

(4) Presentation Materials

- Submit it on the day of presentation, however the contents of the design plan and design drawings should be the same as submitted for the competition.
- **Format**
 - A landscape oriented presentation file (PDF file) should be produced and submitted by e-mail (kds@i-sh.co.kr) by 09:00 on the day of the presentation.
 - Cover: A4(297mm × 210mm), white art paper weighing 200g (Use “Form 11”)
 - Size: A4(297mm × 210mm), white art paper weighing 80g, upper left side binding(open to left)
 - Number of Pages and Sets: No limits on pages, 15 sets
- **Contents**
 - It is advised to present within 15 minutes. No restrictions on the arrangement and expression.
 - The presentation should contain design concept, Site plan • floor plan • sections and the area of major facilities.
 - About 1 minute length movie clip can be used, but it can be only played within the provided presentation time for each team.

(5) Drawings for Technical Review (For Public housing and Living SOC only)

- **Format**
 - ① Cover : A3(420mm X 297mm), white art paper weighing 200g (Use “Form 11”)
 - ② Size : A3(420mm X 297mm), white art paper weighing 80g
 - ③ Number of Pages and sets: No Limits, 3 sets
 - ④ Binding : Landscape Orientation, left side binding(open to left), application of binding method that does not use coil or wire binding, and single-sided printing
- Design Outline: Use “Form 12”
 - Express the direction of the front of the residential building on the outline
- Overall Site Plan (1/600)
 - Easily identify roads and adjacent site boundaries, ground elevations, layout, direction, and type of buildings
 - The longitudinal direction of the drawing should be toward the true north direction in the site plan.
 - The apartment layout should be expressed in the typical floor plan (for the amenity facilities, present the roof floor), but the number of floors should be indicated by each building. In case of piloti, it can be indicated by the dotted line X, and the number of piloti floor is described on the right side of the intersection of the X characters. (For example, X1 for one floor, X2 for two floors)
- Site plan with Separation Distance Checking (1/600) - table for calculation of Height of Building • Floor to floor height (“Form 15”) Filled in the information
 - Building ID Number for each tower, Number of floors, Size of units, Piloti floors
- Drawings for Area Calculation Basis (Scale 1/80)
 - Drawings to calculate the flat area for each household units (expression of balcony area) and total floor area (divided by ground, underground, and floor and floor, each buildings)
- Parking lot plan
 - Present the parking plan in one **A3**-sized page, and put numbering in each parking

space (indicate cumulative number additionally every 10th parking space) so that the parking space markups can be evaluated with naked eyes

- Clearly indicate the markups of parking spaces in the under-ground parking lots by floors

(6) Model

○ Size

- Model size : A0(841mm×1,189mm), Landscape orientation
- Model scale : Master plan - 1/1,200, Site for Architectural design - 1/600
- Container: submit a miniature architectural model in a box
 - ※ One side of the box should be hinged, so that the miniature model can be taken out through it, and the edges of the box should be finished with black tape (the box is to serve as a support under the model during the evaluation process)
- Materials for model making are either white foam board. however, base plate can be expressed in color. 3D print is also allowed to present buildings or relevant structures

○ Contents

- Can be freely arranged, however must be identical with submitted master plan and Architectural design.

(7) USB

- All relevant documents including Design drawings, Design description and etc: Save as PDF format
- Identify with PIN on the case of USB
- All contents should be comply with Windows 10 environments.
- Submit a PDF version of Design description, however, for all drawings (including technical review drawings), DWG format (CAD file, 2014 or later version) should also be submitted in addition to PDF
- Attachment document : save as 1(single) PDF file
- The digital data to be submitted is for the portfolio and publicity after the design competition thus, contents must be the same as submitted documents.

III . Design Competition Guideline

1. Background of the project

In the meantime, we have continuously supplied a large amount of public housing through the development of large-scale housing district plan in order to fulfill the housing demands for Seoul citizens. However, due to the nature of the limited land resources, not only the land resources that can be developed are depleted within the boundary of Seoul, but also the development of housing complexes based on the residential functions in the meantime, the time and economic inefficiency due to increased commute distance, the encroachment of green spaces, There have been various urban problems, including the lack of sufficient residents' convenience facilities, and there have been opposition from the citizens, especially the refusal to public housing.

In this situation, as we solved the above problems, we were contemplating the multi-level complex on the public facilities site that is not being used to effectively supply the insufficient

public housing. Thus, The project starts with the intention of shifting the paradigm of public housing policy, which focused on the quantitative supply of housing through the construction of housing sites in the outskirts of the city.

In addition to expanding the stock of public housing to the level that affects the housing market, City of Seoul also try to improve the use of space on low-use public facilities(infrastructure) in terms of 'recreation of urban space', improving the quality of life for residents and the city of the future to plan a new public housing model that takes into account the strategy. City of Seoul already have announced the “House Supply Innovation Plan” to improve the dignity of public housing through the adoption of innovative designs, and to make the public housing itself a landmark of the region.

On the other hand, the area around Sinnae IC, which is the target of the competition, has large infrastructure such as the train depot of subway line 6 and the Jungnang public bus garage, and there is a problem that the residential area is cut off due to the Bukbu expressway. Thus purpose of this project is to achieve the “compact city” that offers regional self-sufficiency with various urban activities and Living SOC, public housing for young generation and newly married couple, innovative living/working complex via connecting the disconnected neighborhoods through the multi-level complex on the expressway.

○ Paradigm Shift and Compact City

The source of urban competitiveness in the 21st century requires a new development paradigm that grows into an economic city centered on creativity, cooperation and coexistence, and people and jobs. Accordingly, it is necessary to create a 21st century urban economy environment by creating a integrated urban space for living-working . In the future, it is expected that the convergence and complex phenomena of urban functions will be further increased, such as the knowledge-based economy-oriented society and the trend of information-oriented society and the increase of one-person households will blur the boundaries between working, living and leisure space. It should be able to accommodate various urban activities and enable efficient land use.

○ Reinforcement of self-sufficiency

The project site is located on the northeastern Seoul, where evaluated as a low level of the living-working balance index (living-working balance index 71, the minimum for each region in 2013). By improving this, we will expand the base of self-sufficiency (working) in the future and promote balanced regional development throughout Seoul.

○ Develop a Sustainable future city through Job-Housing proximity 및 Realization of TOD (Transit Oriented Development)

A healthy life with a good balance between work and leisure and a balanced life and work life can be realized through the development of a Job-Housing proximity approach that links living and working space well. It aims to create a spatial structure in which the concept of Transit Oriented Development (TOD) is adopted by maximizing the accessibility of public transportation to Jungang-gu subway Station and Public bus Garage, which is the starting and ending point of various bus routes.

2. Site condition for the master plan and project

2.1. Site condition for the master plan

(1) Separated neighborhood by the large infrastructure

This area is bordered by the northeastern part of Seoul and is home to large infrastructures such as the Bukbu Expressway, Guri-Pocheon Expressway, Jungnang Public Bus Garage and Sinnae Train Depot. Since the 1990s, four separate residential developments approximately 18,000 houses are scattered and resulted in isolated neighborhood. Especially near the Bukbu Expressway, the residential environment is not suitable due to traffic pollution such as noise.

Name of Residential Complex	No housing	Year of open	Name of Residential Complex	No housing	Year of open
Sinnae1 district	9,500	1995	Sinnae3 district	3,700	2013
Sinnae2 district	1,600	2009	Yangwon district	3,200	2020

(2) Potential as a gate city

The triple station area will be formed by the operation of Sinnae Station on Gyeongchun Line, Sinnae Station on Line 6, and Myeongmok Line, which will be opened in the future. It is a geographical point that connects to the new town of metropolitan area and Sejong City, and is an area with sufficient opportunities for regional development.

○ Jungnang-gu is considering relocating the Sinnae train Depot to out side of city where the 3rd generation new city development is planned.

○ Considering the potential as a gateway city, Jungnang Public Bus Garage needs to develop as mixed-use complex with various urban functions

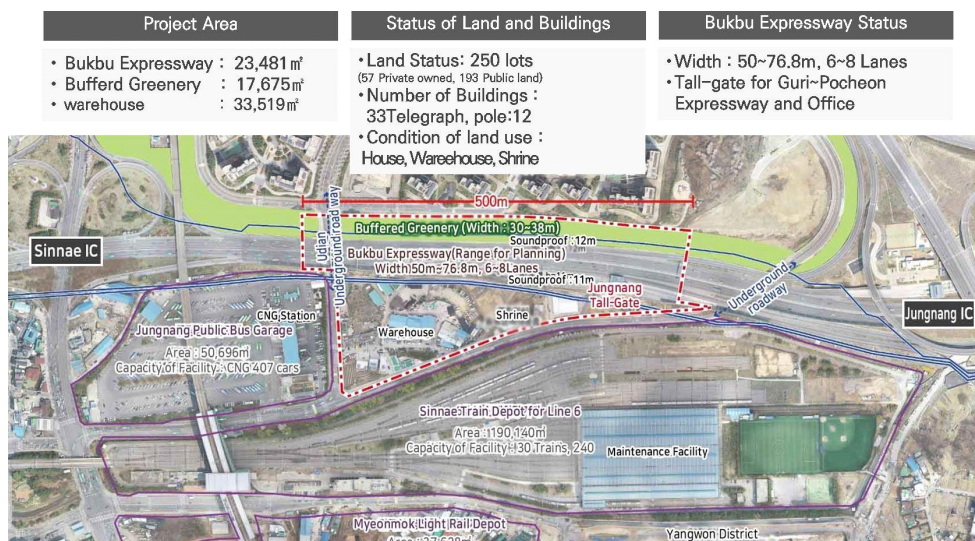
(3) Regional imbalances such as lack of self-sufficiency and convenience facilities

The four housing complexes developed sequentially to stabilize the housing problems of the ordinary people are focused on the quantitative supply of housing and lack the self-sufficiency function. In addition to the economic base of Jungnang-gu, there is also a lack of convenience facilities directly related to the quality of life of the residents such as leisure, culture, and sports which makes the region to be remain in the lower ranks of the Seoul city.

2.2. Location of the project (Sinnae 4 Public Housing District) and Site Area

Address: 122-3 Sinnae-dong, Jungnang-gu, Soul Korea,

Total Site Area: 74,675m²



2.3. Site condition of the project

- (1) Bukbu Expressway: natural green area, restricted development district(GB)
 - 500m between Sinnae IC and Jungnang IC, Access road to IC (1~2 lanes), 1 Jungnang Tollgate between Guri-Pocheon Expressway
- (2) Buffered greenery on the Sinnae 3 housing district: Natural Green
 - Buffered greenery (30m~38m) between Bukbu Expressway and Sinnae Udan Condominium Complex
- (3) Low-rise warehouse facilities and low density residential district: natural green area, restricted development district(GB)
 - Warehouses and low-rise residential areas that require planned urban development where the green area no longer exist.
- (4) Site boundary and internal infrastructure(Refer to reference drawings)
 - Sinnae Station 1 Road: Width 19~24.9m (Two traffic lanes each way on)
 - Yongmasan 140 Road: Width 14.9~15.1m (Two traffic lanes each way on)
 - Udan underground Road: Width 25m, Height 4.5m, 4 connecting BOX
 - Road under Jungnang IC: Width 18m, Height 4.5m, 2 connecting BOX
 - water conveyance pipeline : Diameter 2.4m, triserial

3. Major Tasks

3.1. The definition of a term

- (1) **Multi-level Complex on the Bukbu Expressway:** The concept of connecting urban areas cut off by expressway and constructing urban spaces with combining low-use public facilities (infrastructure) by installing structures to create conditions similar to the ground state in order to use the upper part of the road site or adjacent spaces.
- (2) **Happy House(Public Housing):** Housing under the provisions of Article 2 (1) 3 of the Public Housing Special Act to provide for young generation (College students or newcomer to the society)and newly married couple.
- (3) **Living SOC:** Living SOC means all facilities that enhance the convenience of neighboring residents in daily life such as childcare facilities, medical facilities, welfare facilities, transportation facilities, cultural facilities, sports facilities, and parks. (Refer the Reference21 the Demand analysis data on Living SOC and future innovation infrastructure)
- (4) **Self-Sufficiency Facilities:** Industrial, commercial, and business facilities necessary for the vitalizations of the urban economy and job creation
- (5) **Dojeonsuk(Challenger's Residence):** Housing + business convergence and complex space for challenging young people
 - Dojeonsuk(Challenger's Residence) is a one-room rental housing provided by Seoul Housing and Communities Corporation to individual creative entrepreneur. It provides work space, start-up and employment services to support young people's startups. And mixed spaces of residential + business that supports networking between tenants and smart devices and programs necessary for smart app development. Convergence / composite space of residential + business that supports networking between tenants and smart devices and programs necessary for smart app development
- (6) **Multi-level Pedestrian Walkway:** Multi-level pedestrian walkway connecting Sinnae Station, Sinnae 3 housing district and Sinnae 4 housing district

3.2. Planning Standards

(1) Preliminary Master Plan (Long-term future vision)

- Proposed long-term development direction considering the spatial hierarchy of Sinnae IC area
- Introducing the compact city concept considering the efficient use of land, living • working proximity and the enhancement of self-sufficiency functions on the premise based on the relocation of Sinnae Line 6 train depot and complex development of Jungnang public bus garage.

(2) Integrated Planning

- Multi-level Complex on the Bukbu Expressway
 - A plan to maximize the effect of urban recreation by connecting areas disconnected by the Bukbu Expressway and by combining low-use public facilities (infrastructure)
 - Freely plan between Sinnae IC and Jungnang IC of the Bukbu Expressway
- Architectural Design for Happy House (Public housing) and Living SOC

Classification		Planning Standards
Happy House (Public housing)	Capacity	<ul style="list-style-type: none"> ○ 1,450 persons - One person household: 700persons / Newly married couple household: 750persons (300 units × 2.5 persons/household)
	Flat Area and Number of Units	<ul style="list-style-type: none"> ○ Total 1,000 Units ○ 1person units : Flat area 20m², 700 units ○ Newly married couple units: Flat area 39m²(No children) 130 units, 49m² (with children), 170units - In principle, the Flat areas are as above, but if it is unavoidable, up to 25m² for one person units and 34m² for newly married couples without children, within ± 5% of flat area can be adjusted. - The total number of units can be adjusted within ± 5% and the number of households by flats also can be adjusted upto ± 7%
	General	<ul style="list-style-type: none"> ○ Propose creative and innovative design to be a local landmark - It can be arranged by linking and three-dimensionally extending to the multi-level complex section on the Bukbu Expressway or to the south side site. (Refer the No.6. Multi-level complex on Bukbu expressway, in Appendix 1, Note on the Sinnae 4 Public housing district 6) ○ Develop environmental plans such as privacy, noise, and vibration inside and outside the district ○ Plan for revitalization of flat and internal and external community considering the characteristics of tenants (young and newlyweds)
Living SOC	Total Floor Area	<ul style="list-style-type: none"> ○ 11,500m² max. ○ The floor area of the facility should be referred to the provided data (Living SOC Demand Analysis Report), but applicants should suggest the facilities and size.(including operational plan)

Classification	Planning Standards
Common issues	<ul style="list-style-type: none"> ○ Happy house (Public housing) and Living SOC can be designed on one parcel or divided into separate parcels, with a plot ratio of 150% (\pm 50%) for one or several parcels. ※ examples of parcel division ① lot 1 : Happy housing (Public housing) + Living SOC ② lot 1 : Happy housing (Public housing) + Living SOC / lot 2 : Happy housing (Public housing) + Living SOC ③ lot 1 : Happy housing (Public housing) / lot 2 : Living SOC ④ lot 1 : Happy housing (Public housing) + Living SOC / lot2 : Living SOC ○ In order to minimize traffic congestion on the Bukbu Expressway and to minimize the inconvenience of neighboring residents, propose to shorten the construction period (such as construction methods). (example: dry construction or prefab construction)

○ Self-Sufficiency Facilities

Classification	Planning Standards
Self-Sufficiency Facilities	<ul style="list-style-type: none"> ○ Size and purpose of the adopted facilities to realize the urban function proposed by the preliminary master plan ○ Additional proposals for (semi) residential functions, such as Challenge House, Dormitory, Officetel, etc. ○ Rational space planning and operation plan

3.3. General

- (1) Participants should plan to comply with relevant laws and design guidelines through sufficient investigation and review of the surrounding conditions, however proposal must be innovative and creative designs.
- (2) The design should be a plan that takes into account the proposed development goals, the local conditions and topography of the site, and the direction of the plan.

4. Standards of Technical Review and Design Jury Evaluation

4.1. Technical Review committee Standards

- (1) Phase 1: Qualitative Review
 - Feasibility, Compliance Review of the purpose of competition
 - Review of violations of entries based on design competition regulations and guidelines
- (2) Phase 2
 - Qualitative Review

Classification	Details
Urban planning and Architectural Design	<ul style="list-style-type: none"> • Consistency of Master Plan Master Plan and Architectural Design • Appropriateness of Plans to the right to enjoy sunlight for Happy House (Public housing)
Structural Design	<ul style="list-style-type: none"> • Safety and feasibility of structures such as Architectural and civil structures (include data to explain structural analysis in the design description) • Feasibility of construction method considering construction cost and length of construction (30months)

Classification	Details
Road and Transportation	<ul style="list-style-type: none"> • Appropriateness of the introduction of the concept of Transit-Oriented Development (TOD) (Establishment of transfer system centered on train station, etc) • Advancement of road functions in the district, landscape planning for road, pedestrian environment plan, and appropriateness of using individual mobility (Bicycle, Personal Mobility, etc) (including multi-level pedestrian walkway plan) • Appropriateness of parking lot plan (Exploring the new form of possibility)
Landscape Architecture	<ul style="list-style-type: none"> • Appropriateness of connection and composition of open spaces such as parks and green areas • Appropriateness of planting plan
Environmental and Disaster prevention	<ul style="list-style-type: none"> • The suitability of noise and vibration measures and minimization of atmospheric environmental impacts for residents in and outside the project site by multi-level complex on the Bukbu expressway • Eligibility for evacuation and disaster prevention plans for safety

○ Quantitative Review

- Points deduction for violations of entries based on the competition regulations, guidelines and related laws of the Happy House (Public Housing) and Living SOC

4.2. Jury Panel Evaluation Standards

(1) Phase 1 Proposal Review

- Understanding the purpose of competition (20%)
- Appropriateness of Proposed Direction (40%)
- Excellence of Architectural Design (40%)

(2) Phase 2 Design Work Evaluation

- Focus on the phase 2 Design Work Evaluation (Evaluation method and criteria are decided by the jury members.)

Classification	Focus
Preliminary Master plan	<ul style="list-style-type: none"> ○ Long-term Development Direction of Sinnae IC Area ○ Propose the functions for the revitalization of Northeast Region Gateway City and Regional Economy (Suitability of deployment by each functions) ○ Space Planning for Compact City (Harmony of Living, leisure, working) ○ Appropriateness of Urban Linkage such as Multi-level pedestrian walkway and TOD Plan
Architectural Design	<ul style="list-style-type: none"> ○ Innovative space planning ○ Creativity, Constructability and Economics of the multi-level complex on the Bukbu Expressway <ul style="list-style-type: none"> - Creativity to connect separated neighborhood - Applicability of the upper space of the expressway as a building site - Appropriateness of noise, vibration, air and environment, and disaster prevention ○ Organic placement plan between happy house, Living SOC and self-sufficiency facilities ○ Open space plan to create a pleasant and eco-friendly environment

Classification		Focus
Architectural Design	Creative Architectural Design	<ul style="list-style-type: none"> ○ Landscape planning for project area considering neighboring Sinnae 3 district ○ Creative and Innovative Architectural design for Happy House (Public Housing) and Living SOC <ul style="list-style-type: none"> - Efficient and Rational floor Plan Considering the Characteristics of Residents (Youth and Newly Married Couples) - Creative and economical exterior design - Appropriateness of Site plan and Space Planning - Parking lot entrance design and the rationality of parking lot design - Rationality of Proposal for Living SOC and Plans to Revitalize amenity facilities
	Regional Revitalization	<ul style="list-style-type: none"> ○ Appropriateness of self-sufficient facility establishment and volumetric plan ○ Rational space planning and operation plan of self-sufficiency facility ○ Appropriateness of Compact City development with combination of living, working and leisure <ul style="list-style-type: none"> - Establishing condition for living-working proximity which linked to self sufficient facilities and efficient land use
	Minimization of construction period	<ul style="list-style-type: none"> ○ Excellence of methods and proposals for decrease the construction period for minimizing inconvenience of neighboring residents

5. Reference materials

- (1) The competition guidelines and forms are provided on the homepage. Participants who have completed the registration can download the necessary reference materials after log in.
- (2) Additional data may be provided if necessary. In this case, it will be announced on the homepage and must be confirmed before submission of the competition.
- (3) Some or all of the provided documents and materials may not be used for any other purposes than design competition.
- (4) The data provided may be somewhat different from the actual status. Winners should make corrections in the Schematic design and design development.
- (5) Except for the competition guidelines and relevant forms, the materials provided are only available in Korean.
- (6) List of References
 - Basic Information
 - 01. Competition Guideline / 02. Forms(Proposal, relevant documents, etc) / 03. Detailed task guideline(Korean)
 - CAD Drawings
 - 04. Digital topographic map / 05. Site Survey drawing / 06. land registration map / 07. Areas of Use and District Maps
 - 08. Obstacles Map/ 09. Drain Pipe Network Map / 10. Limited Development District Map / 11. Longitudinal and Cross Sections of project site
 - 12. Longitudinal and Cross Sections of the Bukbu Expressway
 - all other references
 - 13. Aerial Photos of Project Site
 - 14. 2030 Seoul Plan
 - 15. 2019 Jungnang-gu Major Business Plan

- 16. Seoul Neighbourhood District Plan (North Eastern Area)
- 17. Seoul Regional Livelihood Plan (Jungnang-gu)
- 18. Status analysis data of project area
 - ※ Line 6 extension plan should be considered as unrealized plan, and current status analysis data should be used for this contest only.
- 19. A Proposal for Sinnae 4 Public Housing District Designation
- 20. Press Release data for Sinnae 4 Public Housing Zone and its presentation materials
- 21. Neighborhood Geological Survey Report
- 22. Youth and newly married couple Housing Plan Development Report by SH
- 23. Demand analysis data for Living SOC and future innovation infrastructure
- 24. Initial Review Report on Sinnae 4 Public Housing District and Expert Advisory
- 25. Seoul Universal Design Guideline
 - ※ Consultation data are SH's initial review and consultation results may vary depending on the winner's proposal. Before using data, participants must understand the situation that the plan is finalized through deliberations for relevant expert advice and permission/approval process which based on the winner's design scheme.(draft)

※ If necessary, additional materials other than those listed above may be provided, in which case they will be announced on the homepage.

IV. Appendix

[Appendix 1] Notes on the Sinnae 4 Public Housing District Plan

1. District plan

- Currently, Project site is natural green areas, development restriction area or development restricted zones are to be cleared, and No.3 general residential areas (Plot ratio 250% or less) and semi-residential area (Plot ratio 400% or less) can be proposed. If it is necessary to introduce a semi-residential area in order to revitalize the region and strengthen self-sufficiency function, it should not exceed 25% of the existing development restricted area (55,674m²).

2. Special Architectural Design District

- If necessary, participants can propose the special Architectural Design District.

3. Park & Green Space Planning

- (1) Observe the guidelines for public housing.
 - The district development project with an area of less than 300,000m², should consider larger area when comparing 6m² per person in resident population or more than 12% of the residential area.
 - When public housing is carried out on land containing railroads, watersheds and other public facilities (including roads) at least one-half of the project area, should consider larger area when comparing 6m² per population or 12% or more of the residential area, and it can be relieved to apply by 1/2 (Expected Area for Sinnae 4 public housing district: 74,675m²)
- (2) The guidelines for establishing a change for the urban management plan to the adjustment of development restricted areas should be observed.
 - In case of housing complex development projects with less than 300,000m², should consider larger area when comparing 6m² per person in resident population or more than 12% of the residential area. (* Development restricted area: 55,674m²)

4. Parking lot Plan

- Car parks should be planned according to the regulations on housing construction standards and regulations for the installation and management of parking lots in Seoul, referring to the mitigation provisions of the Public Housing Special Act and the Public Housing Business Guidelines.

5. Existing Water Conveyance Pipeline (Φ=2400mm, Triserial)

- (1) If existing water pipelines are difficult to maintain due to the intrusion of the structure, relocation plans should be established and the requirements of the Authority should be taken into account.
- (2) Management Authority Requirement
 - Vertical, horizontal separation, pipeline linear adjustment (curvature, angle).
 - Water Conveyance Pipeline secures a distance of at least 3m from the construction boundary line and at least 2.5m from the pipeline
 - Avoid facility planning for maintenance in underground and above-ground spaces of pipelines
 - ※ If the facility plan is proposed to prevent the interference of maintenance, the facility plan will be decided through the consultation with the managing authority during the final design.

6. Area for Multi-level Complex on the expressway

- (1) Due to the cross section of the Bukbu expressway, it is impossible to modify (underground) the end of the road arbitrarily.
- (2) The premise of setting the spatial range of urban planning facilities (roads) is freely suggested according to the architect's intention in the 500m section between Sinnae IC and Jungnang IC on the Bukbu expressway, but the safety, noise, vibration, disaster prevention, atmospheric environments shall comply with the relevant regulations for the multi-level complex on the expressway.
- (3) The extent of the construction of the multi-level complex on the expressway within the project site for the using the space above of roads and buffered green spaces may be freely proposed by the participants, but it should be consistent with the purpose of the project to supply residential plot through 3-dimensionalization of low-use public facilities.
- (4) Plans should be made to ensure that traffic does not interfere with the Bukbu expressway during construction.
- (5) Plan should ensure traffic safety in the lane change section for entering and exiting Sinnae IC and Jungnang IC.
- (6) Consider the opinions (Refer the followings, Task Description, Survey Design, Detailed Design and General Guidelines of the Multi-Level Complex on the Bukbu Expressway) of Seoul Bukbu Expressway Corporation(Guri-Pocheon Expressway operation agency)

7. Other Concerns

- (1) Sinnae 3 district buffer green space
 - It is based on the premise that the participants can change or partially cancel the city planning facility.
- (2) Establishment of authority of public facilities
 - In the case of constructing artificial land and constructing buildings in public facilities owned by national and local governments, such as roads and buffered green areas, private ownership is not possible. However, If the self-sufficiency facility is proposed in the form of sale according to the architect's intention, the reason must be rationally presented and the layout should be carefully designed.
- (3) When suggesting a short construction method and lower construction cost, rational basis for constructability, economic feasibility, structural performance, design criteria and analysis method should be presented.
- (4) The maximum height of the building is, in principle, below 106M above sea level.
- (5) Among the references, the following data were initially reviewed by SH to help participants understand however it should be carefully used as they are not officially confirmed.

Classification	Notes
16. Project Site Status Analysis	The extension plan for Subway Line 6 should be considered as an unrealized plan, and the status analysis data should be used only for this competition.
22. Initial Sinnae 4 Public Housing District Review and Expert Advisory	It is the data of the advisory result on the initial review plan of SH, and the results of the consultation may vary depending on the winner's plan. Before using data, participants must understand the situation that the plan is finalized through deliberations for relevant expert advice and permission/approval process which based on the winner's design scheme(draft),

[Appendix 2] Phase 2 Technical Review Black Mark Criteria

	Review item and details	Points	Type of Review	Review by
Black Mark (Point deduction)	<ul style="list-style-type: none"> ○ Violation of Design Guidelines <ul style="list-style-type: none"> - Guidelines total No. household violations: $\pm 5\%$ range excess 0.2 points - By Type No. household violations : $\pm 7\%$ range excess 0.2 points - Violation of the Regulation : Separation distance not secured 0.01 points, Building distance not secured 0.01 points - Not Securing ratio of Landscape, Eco-Area: Each 0.2 points - Violation of estimation of car park: lacking No. Car park $\times 0.02$ points 	7 points deduction	Absolute evaluation	Technical Review Committee
	<ul style="list-style-type: none"> ○ Violation of Design Description <ul style="list-style-type: none"> - Format Violation : 0.1point - Page Violation : 0.1point/page 			
	<ul style="list-style-type: none"> ○ Violation of Model Making <ul style="list-style-type: none"> - Material, Size: 0.3points(Each) - Scale Violation : 0.3points 			
	<ul style="list-style-type: none"> ○ Insolvency penalty <ul style="list-style-type: none"> - Cumulative penalty for the last three years (based on the date of notification) imposed by SH ※ Penalty: Sum of Insolvency penalty of the year (Share ratio) 	Insolvency Penalty 3 points deduction		

※ Major Guidelines Violations (Decided whether or not to drop out by inviting to the jury)

1. Works that cannot be reviewed or examined due to excessive expansion or reduction of the designated scale
2. Work that has been expressed to affects fair evaluation or cannot be reviewed
3. When the outline of the submitted documents and the drawings are remarkably different or there is a serious defect,
4. Excessively exceeding or falling short of the requirements of the design guidelines, such as scale of building, total estimated construction cost, and area by major function
5. Is not a serious violation of the Guidelines, but SH acknowledges that committee reports are required

※ Sunlight review criteria (Qualitative Review)

Plan not to be blocked by the same building more than half of the width of the front of unit households based on true south direction

〈Example〉 Front-facing width (W) in the true south direction is blocked by the same building (S)

