

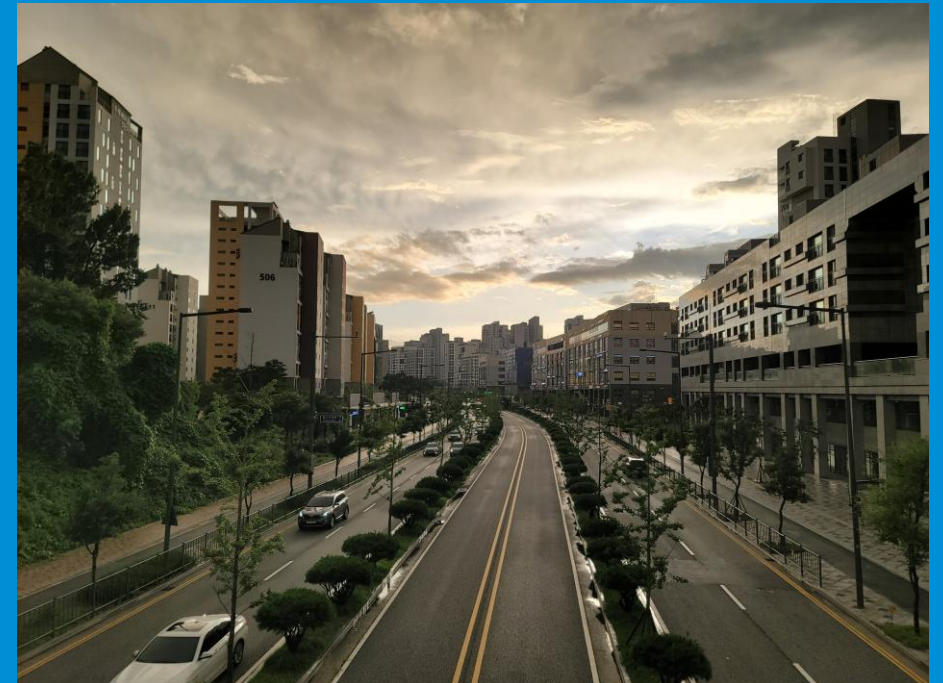


KGID
2026
SEJONG

Multifunctional Administrative City: From Development to Present

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Researcher of Planning Division, Multifunctional Administrative City
(Sejong City) Project /
Smart City, Smart Service Research
BS. Architecture / MS. Urban Regeneration



Introduction to **Multifunctional Administrative City**



Contents

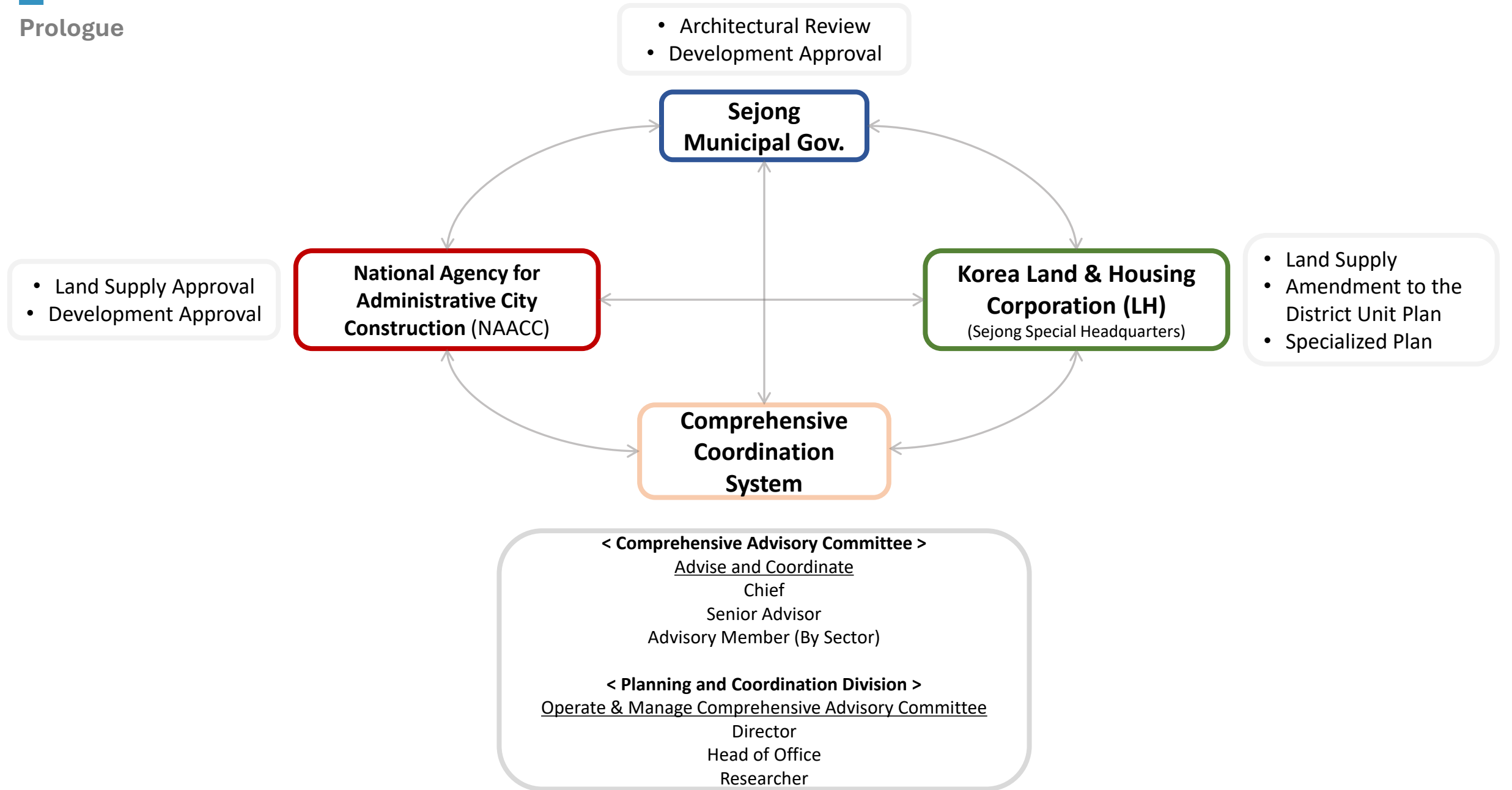
CHAPTER 1 Why Korea Built a new city : Birth of MAC

CHAPTER 2 What's Inside MAC : In Detail

CHAPTER 3 What's Next : For the future

PROLOGUE

Prologue





KOREA PLANNING ASSOCIATION

< Planning and Coordination Division >

Operate & Manage Comprehensive Advisory Committee

Director

Head of Office

Researcher

- Review of Development and Implementation Plans
- Review of District Unit Plans
- Operation and Coordination of Comprehensive Advisory Committees
- Research on Smart Cities and Smart Services etc.

WHAT DOES GREEN MEAN ?

*** Environmental Sustainability**

(Reduce Carbon, Energy Efficiency, TOD etc.)

*** Efficient Urban Structure**

(Reduce Vehicles, Commute Time, Walkable Environment etc.)

*** Long-Term Resilience**

(Climate change, Technology Change etc.)

....

CHAPTER
1

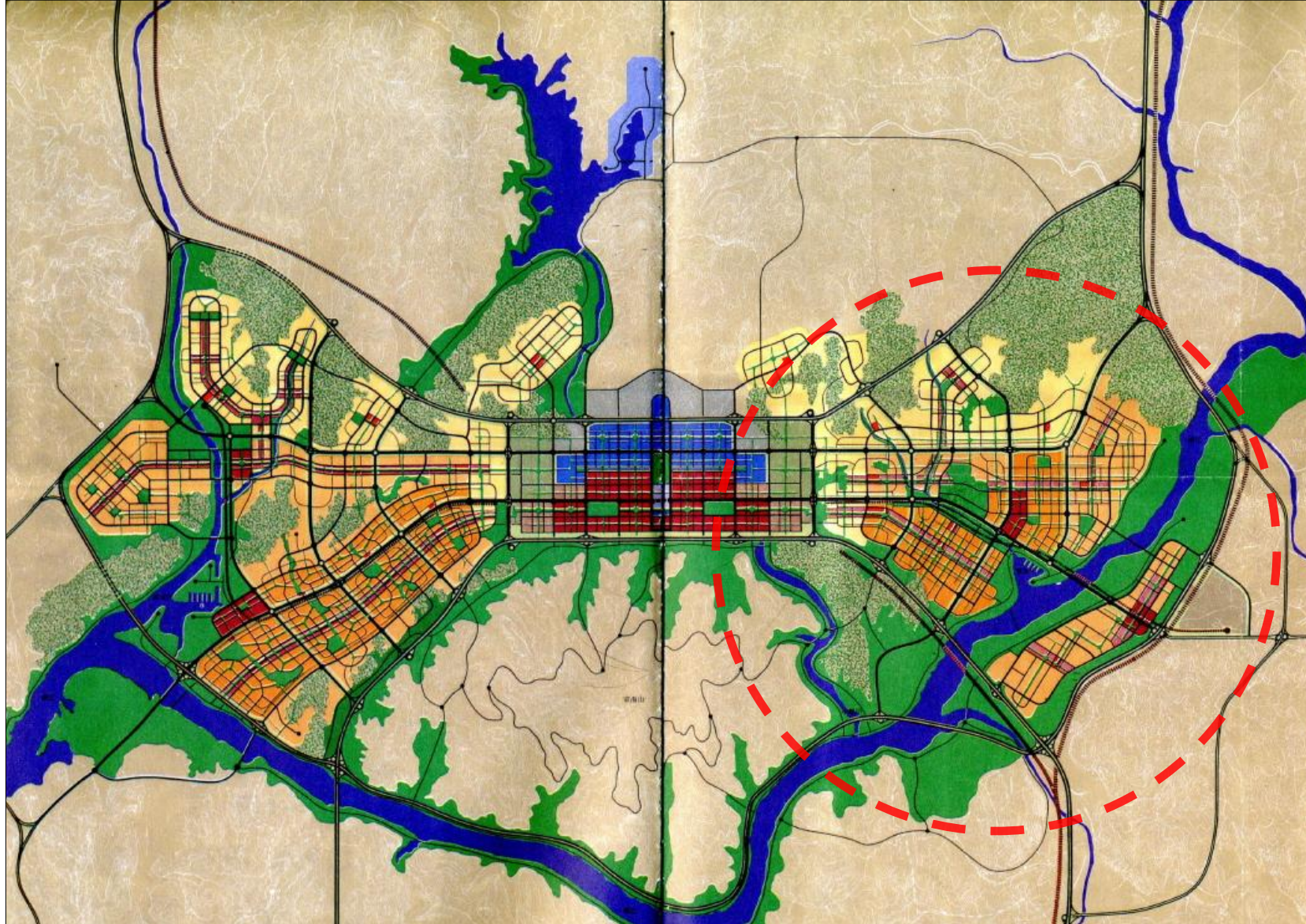
Why Korea Built a New City :
Birth of MAC

**A high-density environment
where social structures and roles collapse can be fatal.**

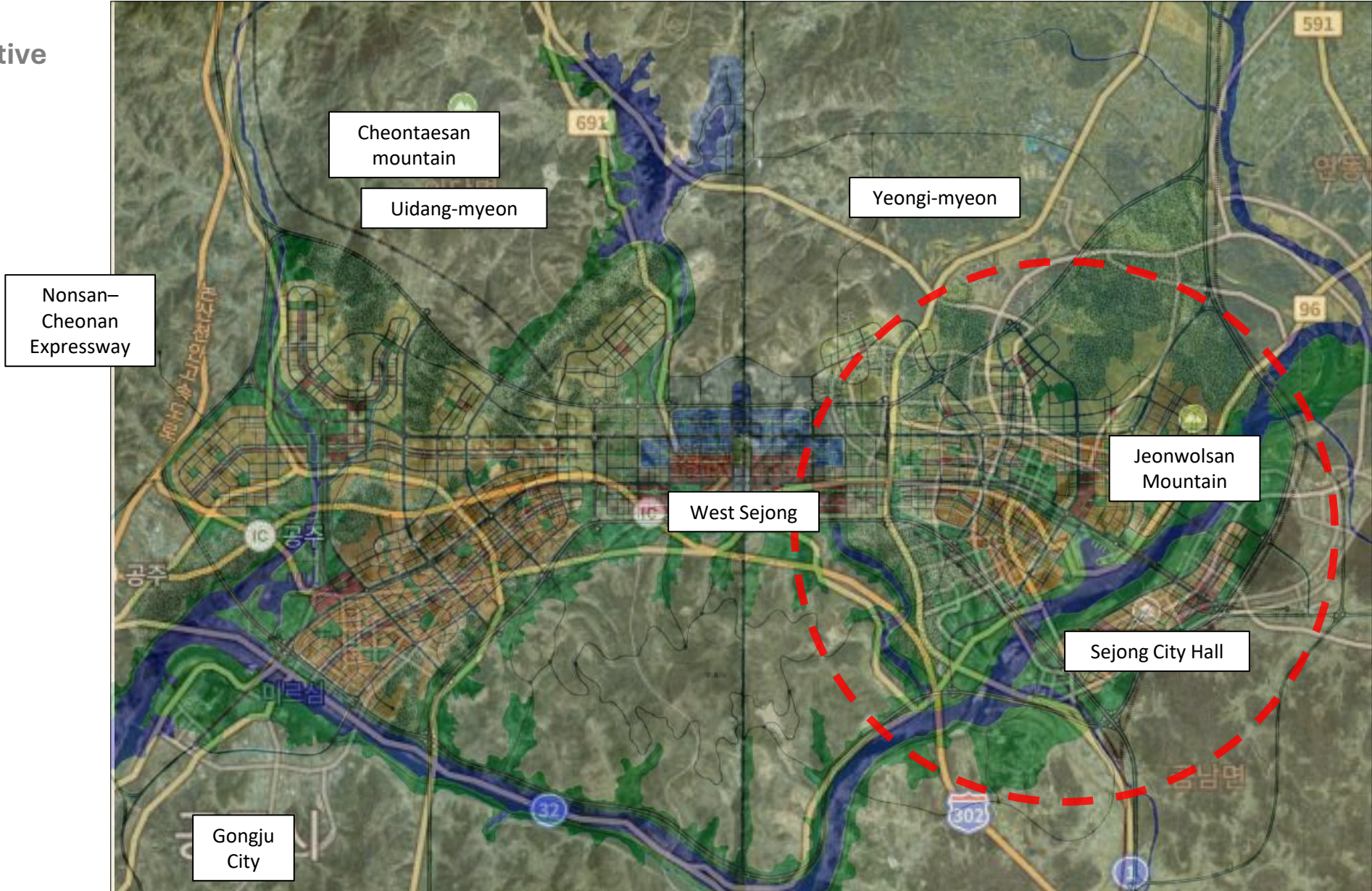
**Utopian conditions → abundance of resources
Rapid population growth
Rising density → increased social stress
Avoidance of reproduction & breakdown of social relationships
Population decline & collapse of social functions
Ultimately, population decline leads to "social extinction."**

Vision for a
New
Administrative
Capital

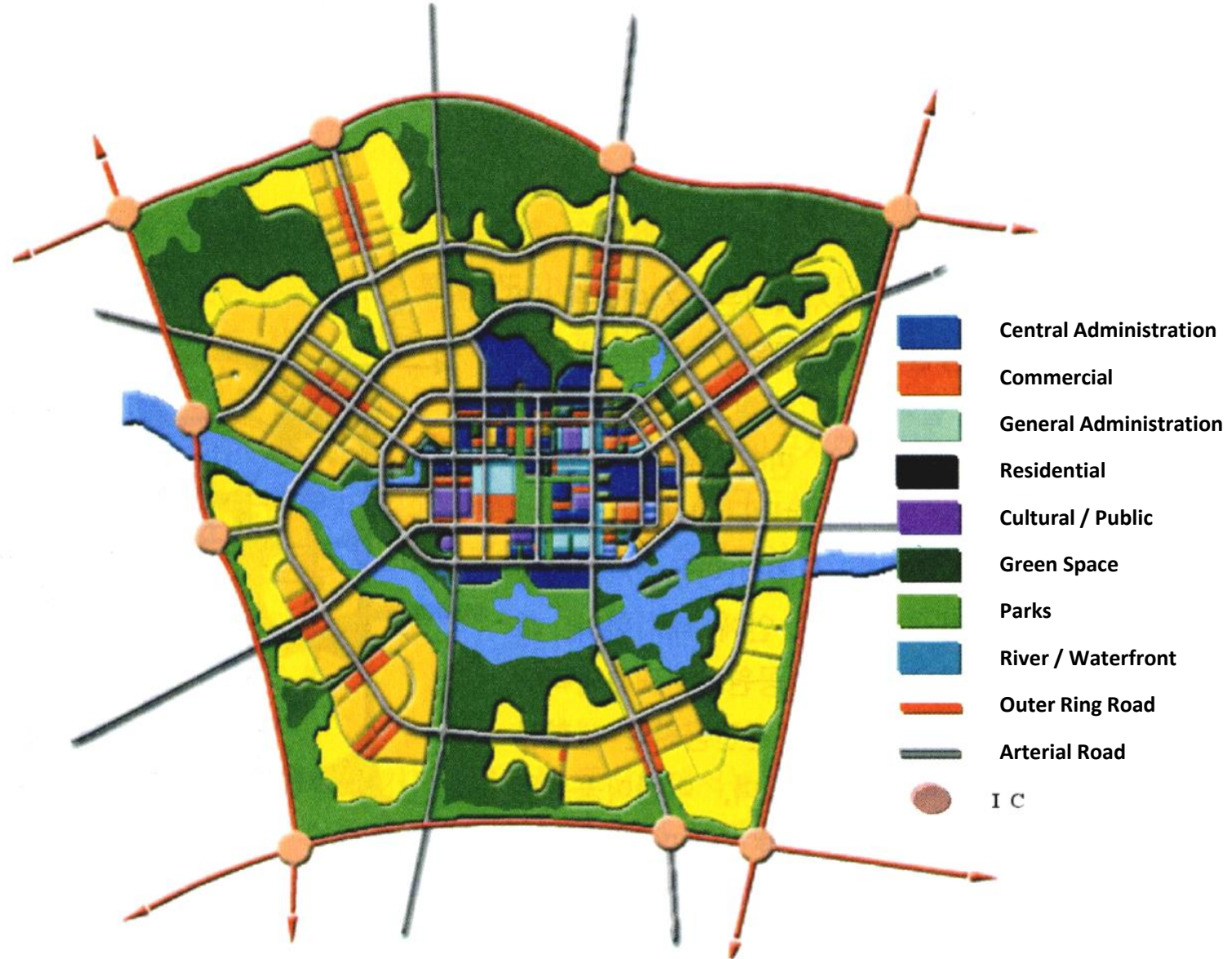
Why was the Multifunctional Administrative City established?



Vision for a
New
Administrative
Capital



Initial Concept Plan for the Multifunctional Administrative City



Urban Concept

international urban ideas. in the republic of.
 competition for the new multi-functional administrative korea city

행정중심복합도시 건설사업 도시 설계 공모

21세기 초, 부상하는 동북아시아에 위치한 대한민국이 새로운 미래를 열어나갈 수 있는 도시를 만들려고 합니다. 이를 위해서 혁신적인 국가 상징을 축적하기 위한 새로운 행정중심복합도시입니다. 우리는 이 도시가 새로운 도시 혁신을 이루고 새로운 시대에 새로운 삶을 사는 새로운 도시가 될 것을 믿으며, 세계 곳곳에서 새로운 지평을 열어나가려는 혁신적이고 역동적인 아이디어를 기대합니다.

주최 행정중심복합도시건설추진위원회
공모처 국제 공모사업관리단(경기청사)

시점의 대상지 및 규모
 위치: 대한민국 충청남도 연기군, 공주시 앞면
 면적: 13.14 km² (7,314ha)
 지형: 완평지

수용기능
 주기능: 국가행정기관
 부기능: 국제기구, 연구개발, 대학, 첨단산업, 관광레저 및 기타 도시 생활서비스 기능

참가자격
 등록일: 2005년 6월 11일(09시) ~ 2005년 7월 11일 오후 5시(한국시간)
 등록장소: 국제공모 홈페이지(http://competition.macc.go.kr) 및 참가신청서 제출처(대전광역시 중구 동구로 100번) 동구로 100번(1000)
 참가자격: 전 세계의 모든 개인·법인·단체가 참가할 수 있다.

공모방법
 공고: 2005년 5월 27일
 참가자 등록: 2005년 6월 11일 ~ 2005년 7월 11일
 자료발령: 2005년 7월 12일

참가비용
 참가비용: 없음
 2005년 6월 11일 ~ 7월 29일
 자료발령: 2005년 7월 10일 ~ 10월 25일
 입찰서 발령일: 2005년 10월 15일

상금
 1등(1명): US\$200,000
 2등(2명): US\$100,000
 3등(3명): US\$50,000
 Honorable Mention(4명): US\$20,000

심사위원회의 구성
 7명(국제 4명, 국내 3명)의 심사위원, 2명(국제 1명, 국내 1명)의 예심위원

Registration
 Registration date: 10 am, June 1, 2005 – 5 pm, July 11, 2005 (GMT+09)
 Registration method: Fill out required forms in the 'registration' page of the website (http://competition.macc.go.kr)
 Registration fee: US\$100 (₩100,000)
 Eligibility: Open to all

Competition schedule
 Competition announcement: May 27, 2005
 Registration: June 1, 2005 – July 11, 2005
 Distribution of detailed information to participants: July 12, 2005
 Questions & Answers: July 12 – 29, 2005
 Submission of entries: October 16 – 25, 2005
 Announcement of winners: November 15, 2005

Awards
 First prize (1 entry): US\$200,000
 Second prize (2 entries): US\$100,000 each
 Third prize (3 entries): US\$50,000 each
 Honorable Mention (4 entries): US\$20,000 each

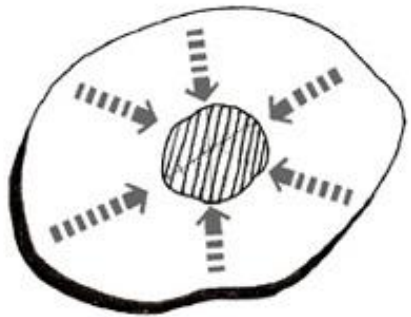
Jury board
 Seven members (four foreigners and three Koreans) and two deputy juries (one foreigner and one Korean)

http://competition.macc.go.kr
 Tel: +82-21-286-8000 / Fax: +82-21-286-8001 / E-mail: macc@korea.kr

A ring-based urban structure that balances inner and outer areas with a democratic hierarchy, envisioned as a model for future cities



A physical framework supporting a decentralized, non-hierarchical urban system
 An open-space hub that forms a horizontal structure across the entire city



Decentralization of Functions



不患貧 患不均

The problem is not poverty, but inequality.

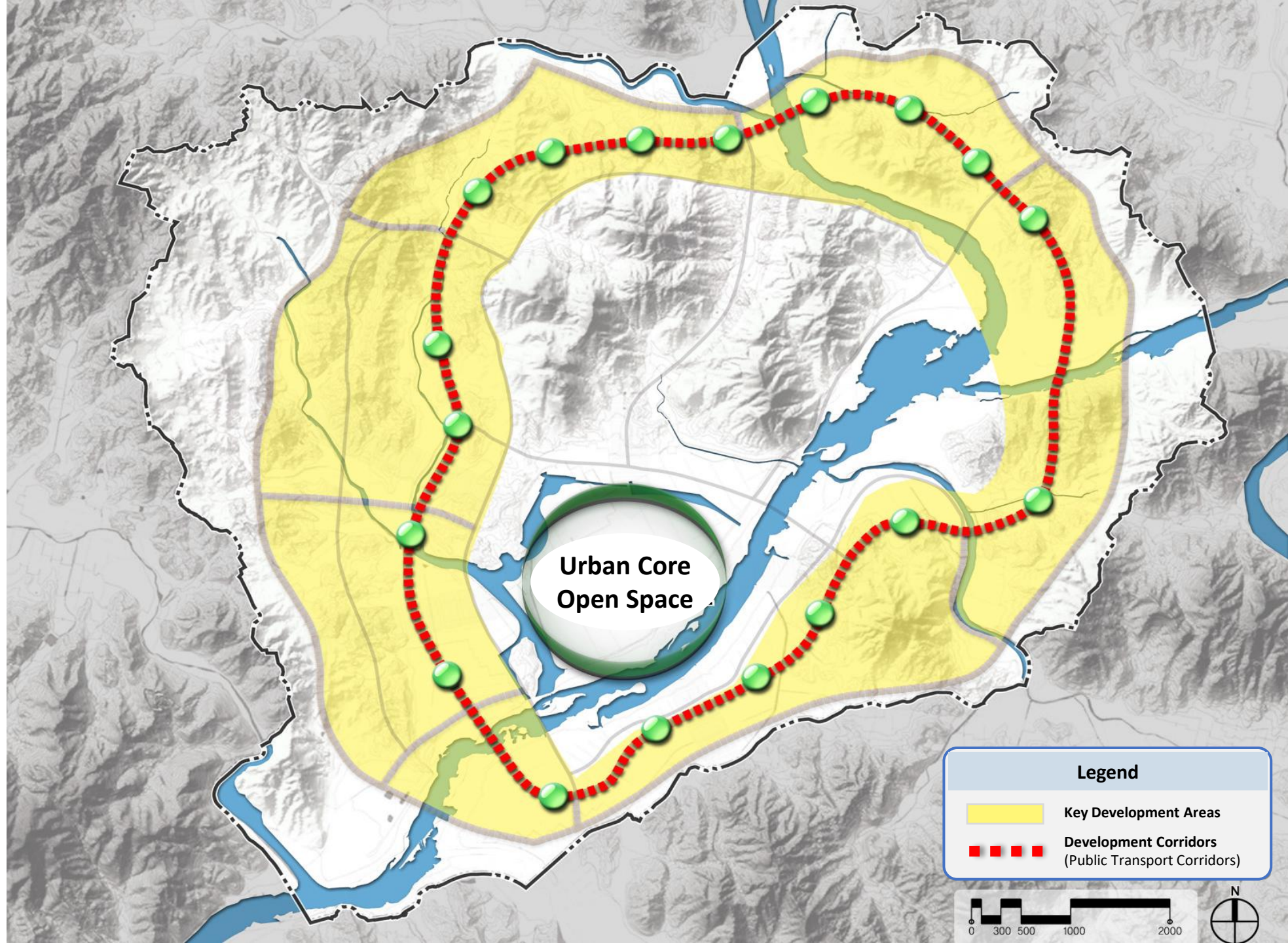
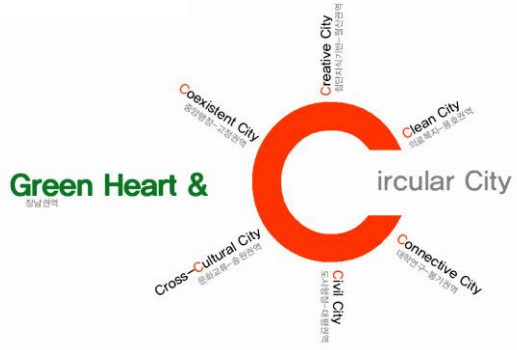
From The Analects of Confucius Book 16



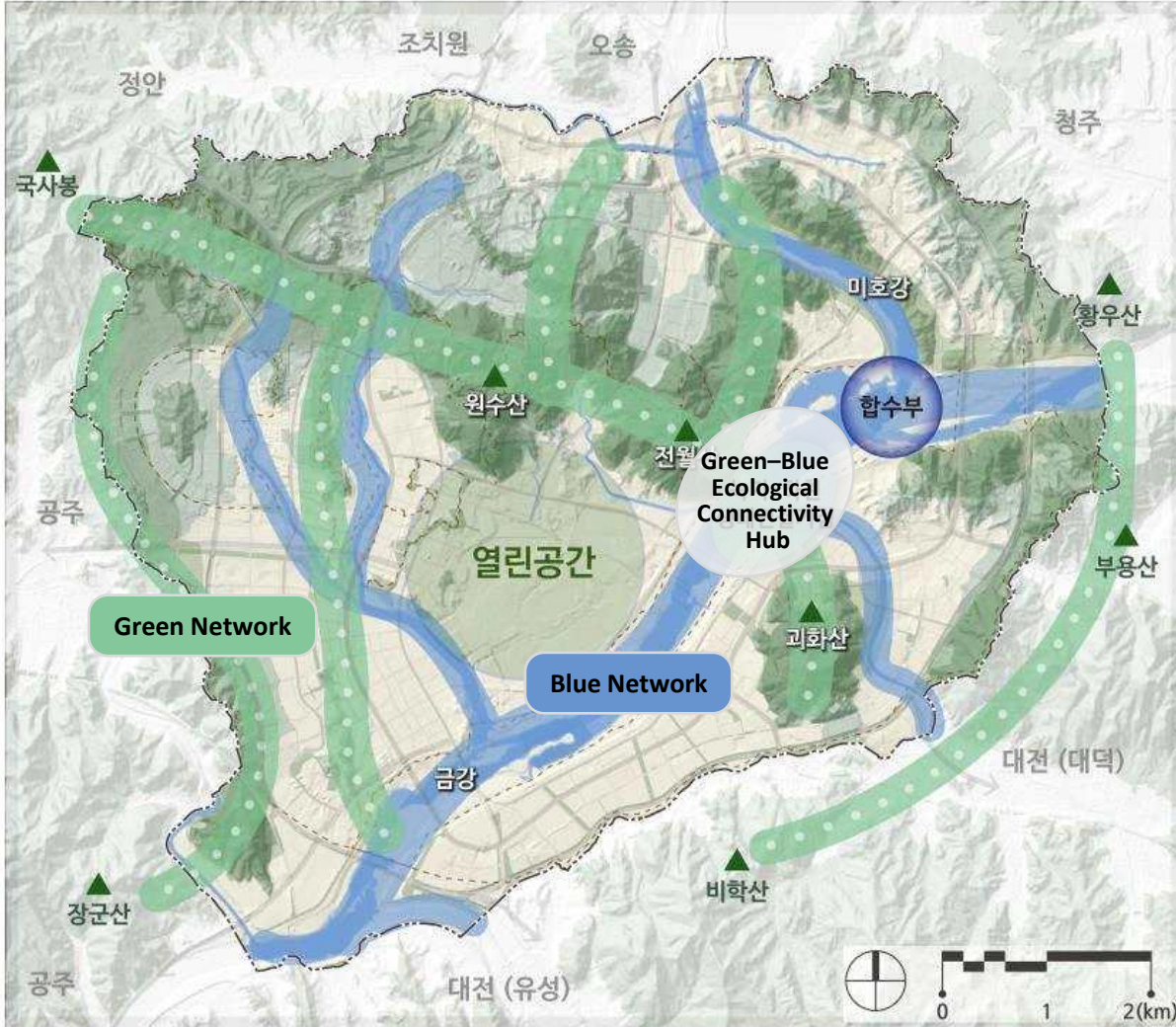
Equitable land distribution and functional decentralization

Arturo Soria's Linear City Concept

Urban Concept



Development Plan



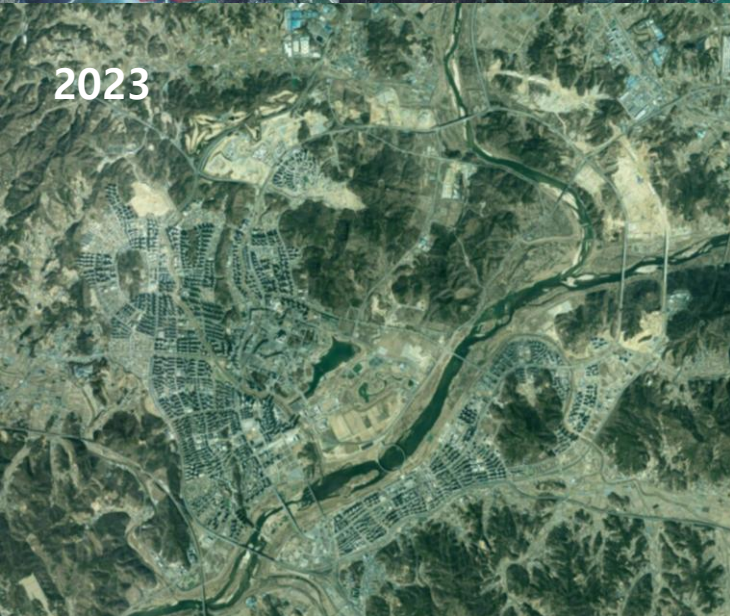
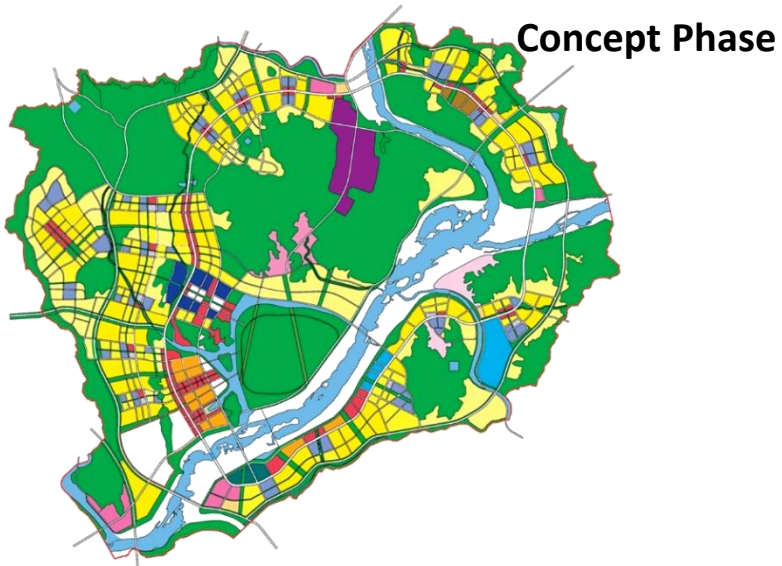
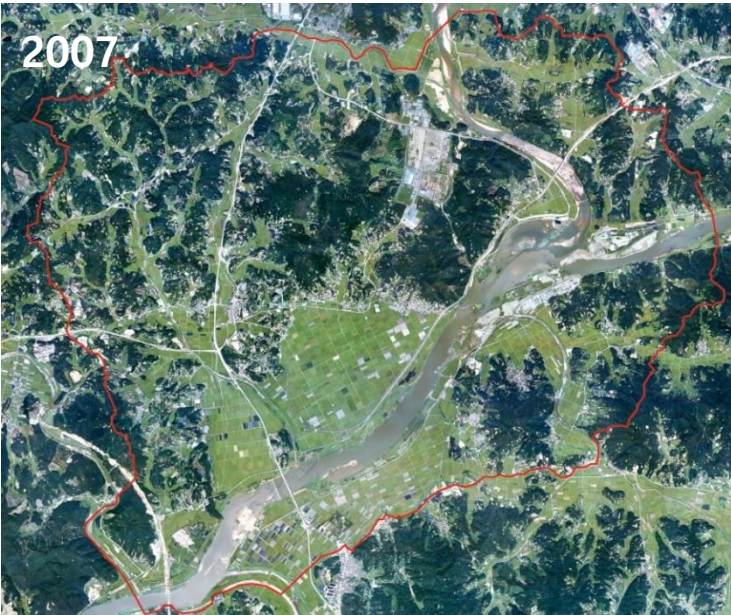
Green Network System



범례					
근린공원	소공원	수변공원	공공공지	노인휴양시설	수목원
도시농업공원	체육공원	경관녹지	광장	가족휴양시설	저류지
모지공원	어린이공원	녹지용지	체육시설	하천	보행자전용도로
문화공원	역사공원	연결녹지	근린운동장	하천변	생태체험학습장

Plan of Parks and Open Spaces

Urban Evolution



Project Overview

◆ Purpose	<ul style="list-style-type: none">- To alleviate excessive concentration in the Seoul Metropolitan Area, while promoting balanced national development and enhancing national competitiveness- To build a multifunctional city centered on administrative functions, driven by the relocation of central government agencies and affiliated institutions
◆ Legal Basis	<ul style="list-style-type: none">- Special Act on the Construction of the Administrative City in Yeongi-Gongju Area for Follow-up Measures for the New Administrative Capital and its Enforcement Decree (enacted in 2005)
◆ Total Project Cost	<ul style="list-style-type: none">- KRW 30.6 trillion (approximately USD 23.5 billion)<ul style="list-style-type: none">* 8.5 trillion KRW (about 13.2 billion USD) from the national government budget* 13.5 trillion KRW (about 10.4 billion USD) from Korea Land & Housing Corporation (LH)
◆ Scope of the Project Plan	<ul style="list-style-type: none">- Timeframe: 2005-2030 (25 years)- Spatial Scope: Planned area of the Multifunctional Administrative City (73 km²) and the broader metropolitan planning area (including Yeongi-gun and Janggi-myeon, Gongju, Chungcheongnam-do))
◆ Development Phases	<ul style="list-style-type: none">- Development implemented sequentially in three phases- Guided by the principles of Coexistence, Leap, Circulation, and Communication, aiming to build a coexisting (symbiotic) city- 6 districts, 22+1 neighborhood units, two-ring structure and a central green space (decentralized urban structure): Eight regional connector roads

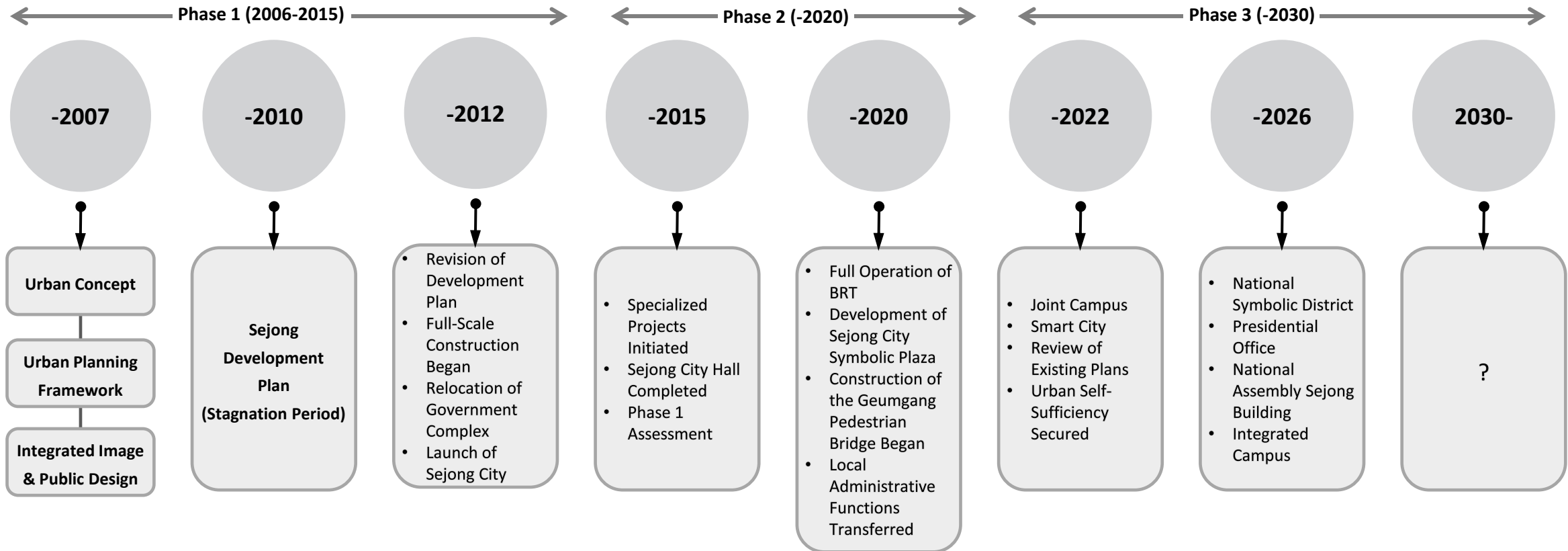
CHAPTER
2

What's Inside MAC : In Detail

Implementation Timeline

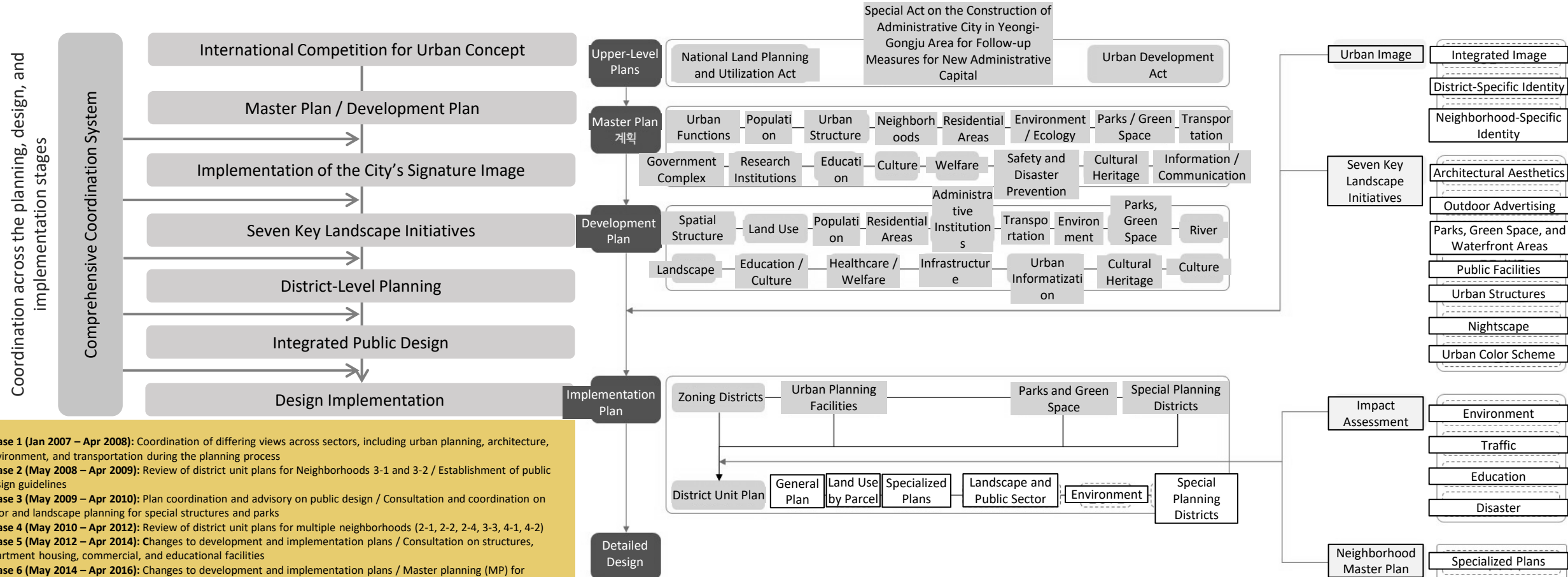
- **Target Year: 2030**

(Phase 1: by 2015, Phase 2: by 2020, Phase 3: by 2030 and beyond) - ongoing planning



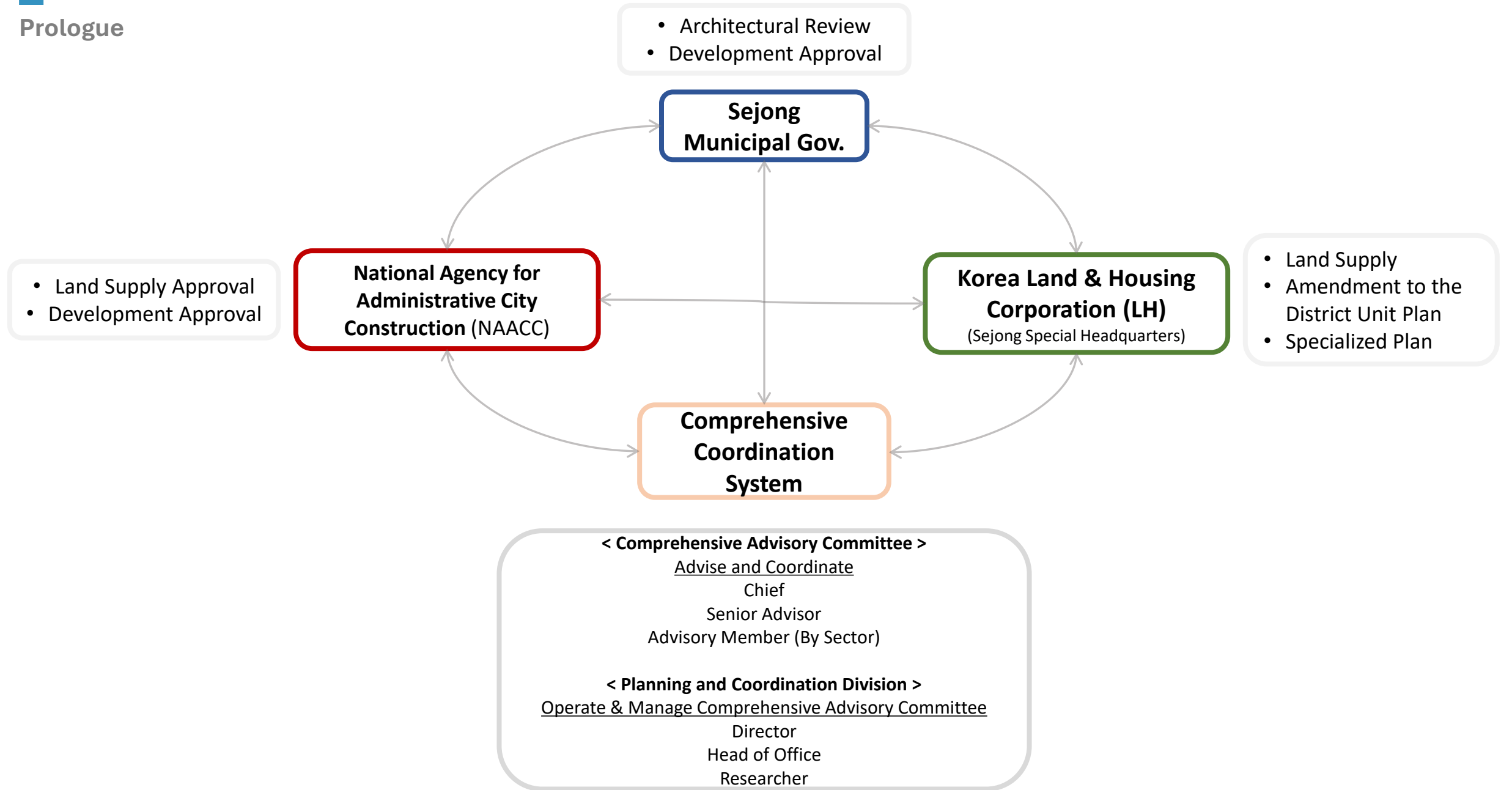
Planning Framework

- A system that **establishes and institutionalizes plans**, and **coordinates their implementation**, comprising a **Master Planner** and a **dedicated full-time team**
- Pursuing **integrated design beyond sectoral boundaries**



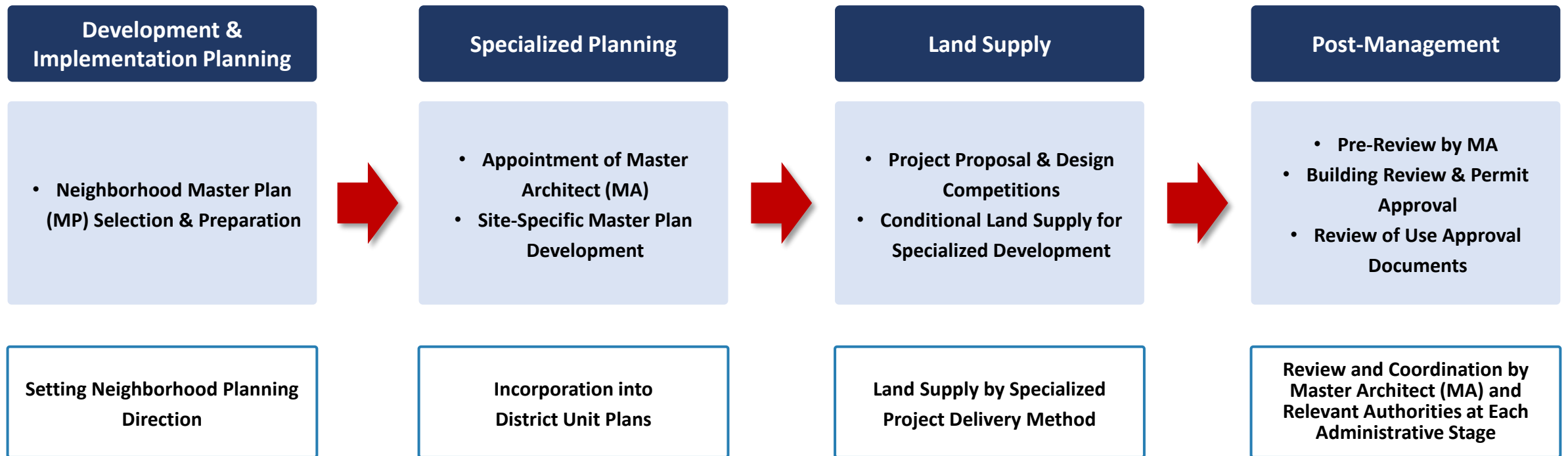
- Phase 1 (Jan 2007 – Apr 2008):** Coordination of differing views across sectors, including urban planning, architecture, environment, and transportation during the planning process
- Phase 2 (May 2008 – Apr 2009):** Review of district unit plans for Neighborhoods 3-1 and 3-2 / Establishment of public design guidelines
- Phase 3 (May 2009 – Apr 2010):** Plan coordination and advisory on public design / Consultation and coordination on color and landscape planning for special structures and parks
- Phase 4 (May 2010 – Apr 2012):** Review of district unit plans for multiple neighborhoods (2-1, 2-2, 2-4, 3-3, 4-1, 4-2)
- Phase 5 (May 2012 – Apr 2014):** Changes to development and implementation plans / Consultation on structures, apartment housing, commercial, and educational facilities
- Phase 6 (May 2014 – Apr 2016):** Changes to development and implementation plans / Master planning (MP) for Neighborhood 6, commercial/business districts, and residential (apartment housing) areas
- Phase 7 (May 2016 – Apr 2018):** Changes to development and implementation plans / Follow-up consultation on specialized projects and design competitions
- Phase 8 (May 2018 – Apr 2020):** Planning advisory for key policy projects, including the Central / Administrative Town, low-density residential areas for neighborhood units, and the Joint Campus
- Phase 9 (May 2020 – Apr 2022):** Review and coordination of new neighborhood development and implementation plans / Integrated advisory for public buildings
- Phase 10 (May 2022 – Apr 2024):** Securing urban self-sufficiency for Phase 3 completion / Allocation of major functions, including the National Assembly branch

Prologue



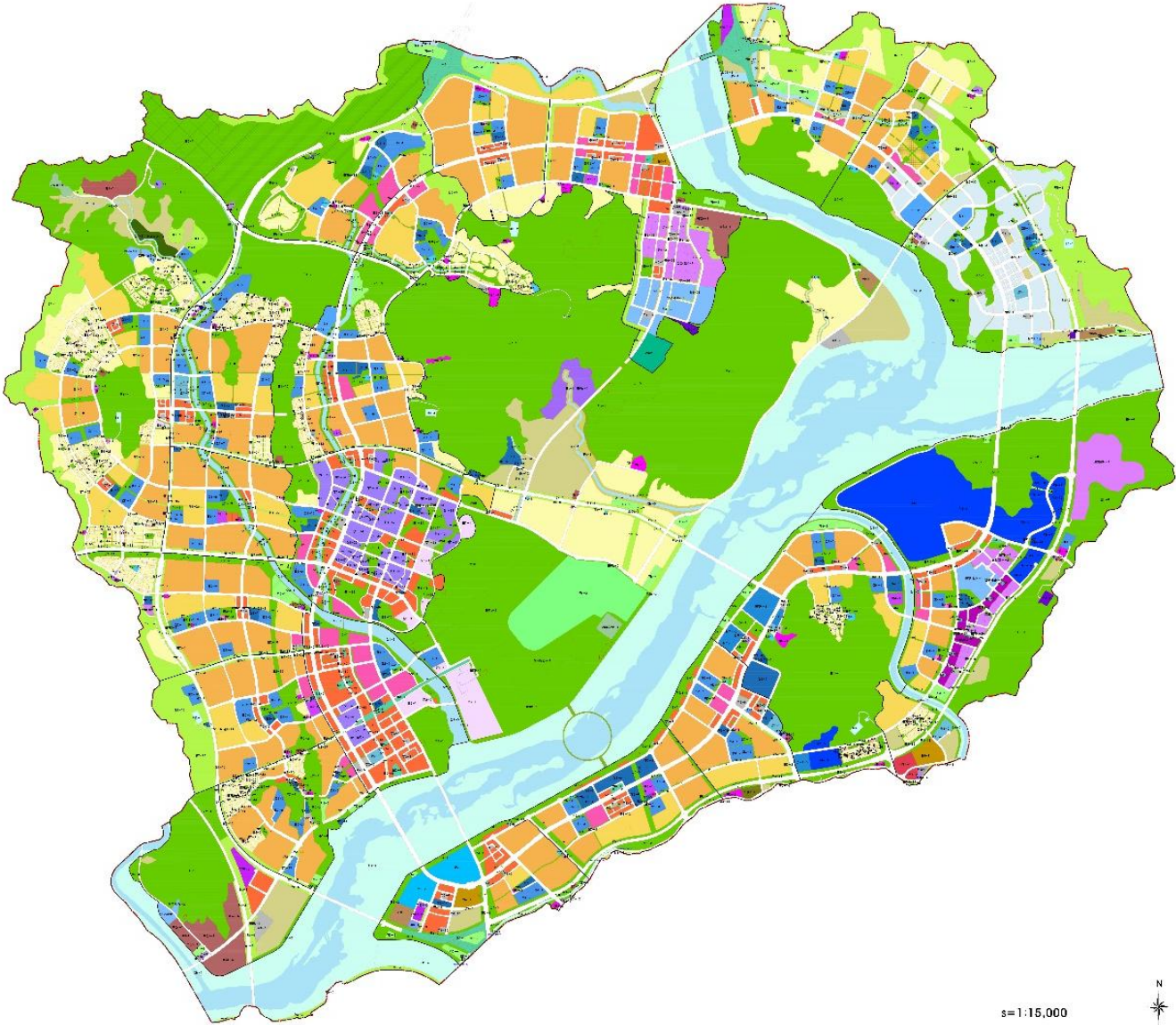
Multi-dimensional Urban Design

- Establishment of an integrated urban–architectural master plan (MP) through collaboration with architects and other experts
- Development of neighborhood-level specialized plans to manage urban landscape systematically and enhance connectivity between districts
- Implementation of urban landscape design through controlled development processes, including design competitions and conditional land sales for residential (apartment housing) and commercial projects, followed by building permit management

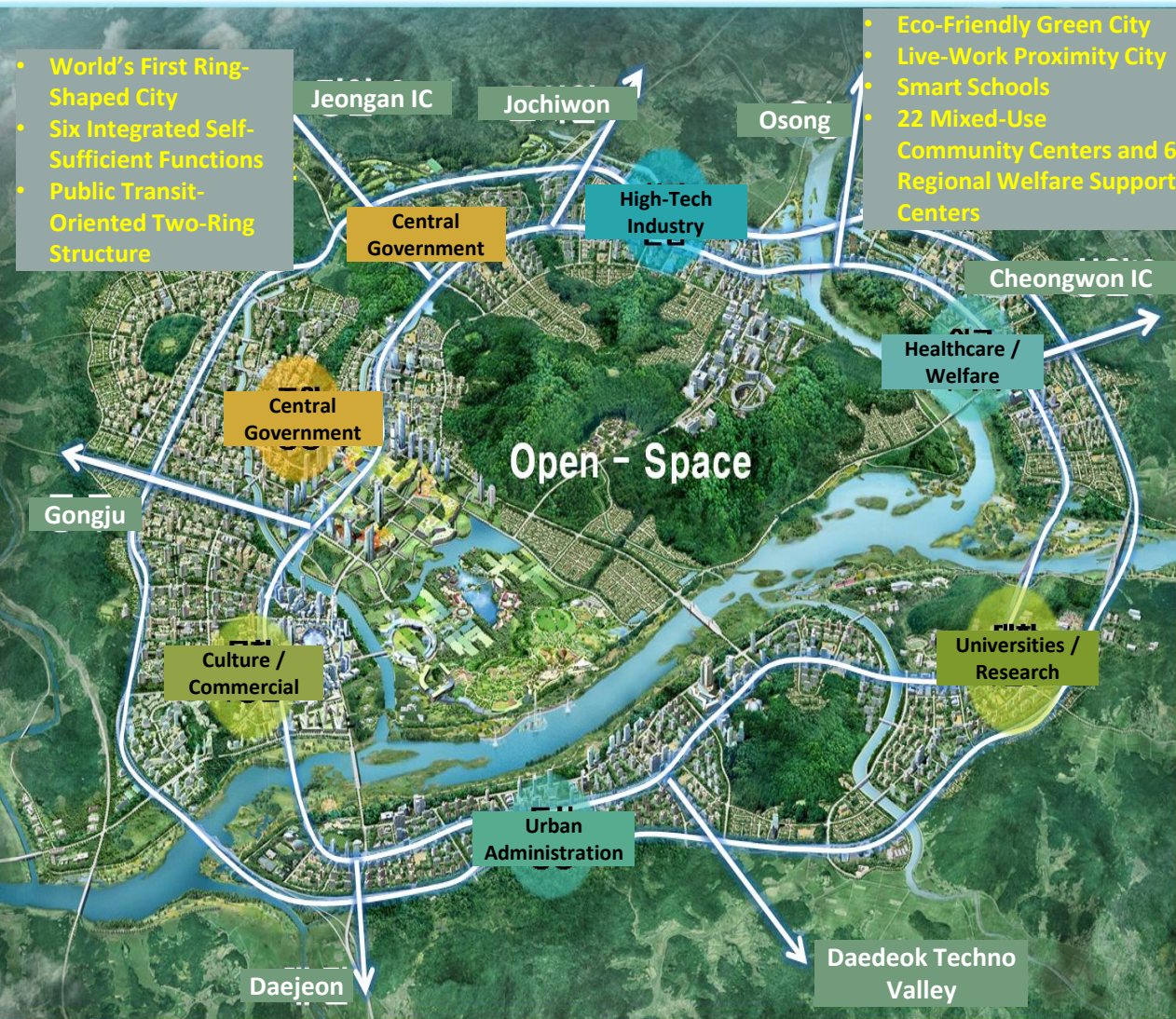


Neighborhood Planning

* Living Area

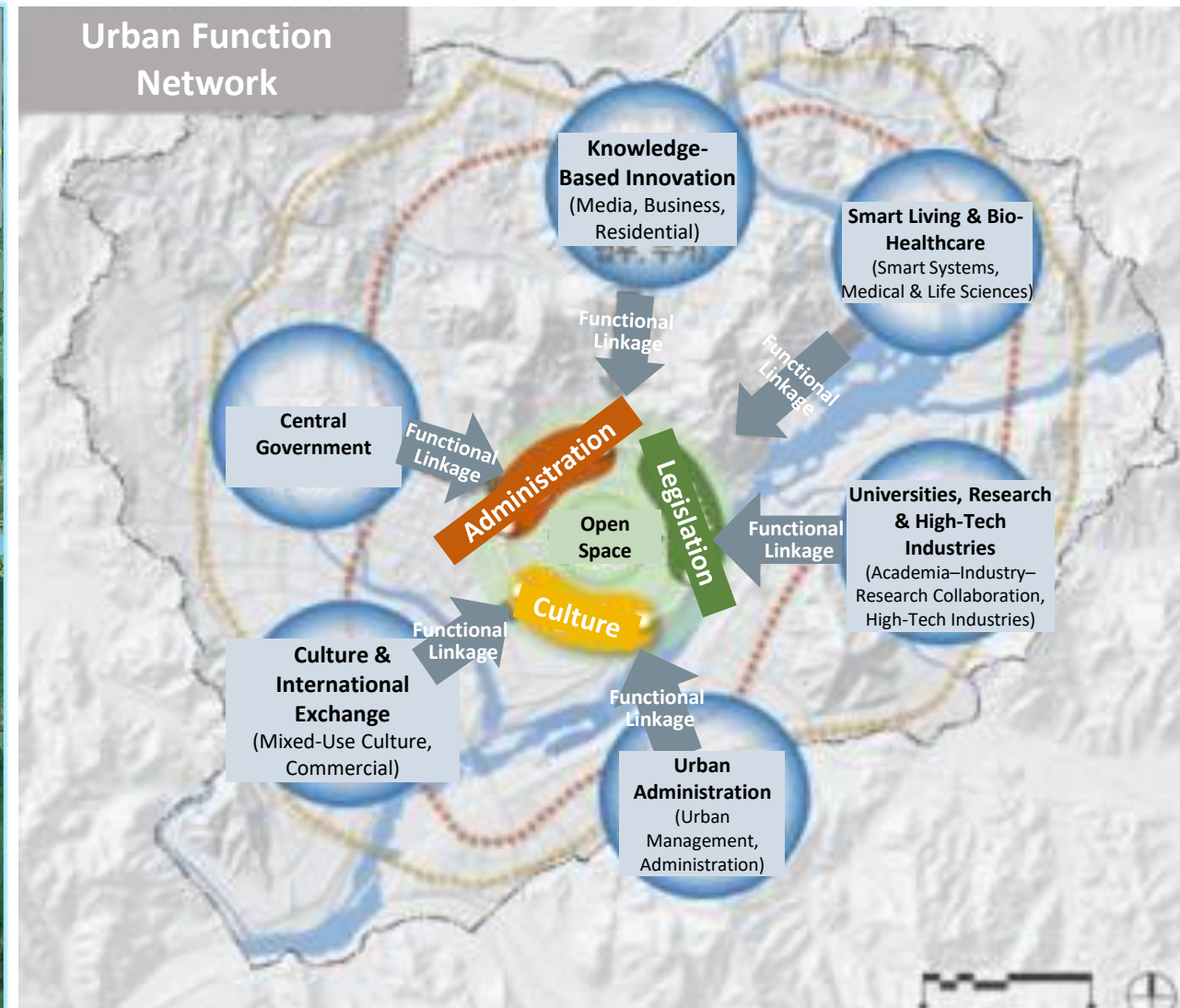


Urban Functions



2006 (Initial Plan)

Urban Function Network



2020 (Revised Plan)

Neighborhood Planning

An intermediate plan between urban planning and architectural planning serves as a guide for building activities through integrated multi-dimensional spatial planning

Non-Physical Planning

- Goal setting
- Population analysis
- Economic analysis
- Land and infrastructure demand



Urban Planning

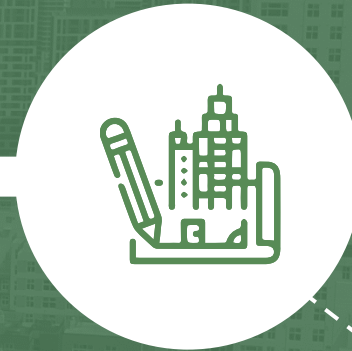
Physical Planning

- Two-dimensional zoning and land use allocation
- Urban planning facility layout

Intermediate Plan



District Unit Plan



Architecture & Facilities

Detailed Design

- Definition of building form and massing
- Spatial planning within the design scope
- Interior space planning
- Facility planning

Architectural Design

- Direction for Neighborhood Development

- Integrated Urban Spatial Planning

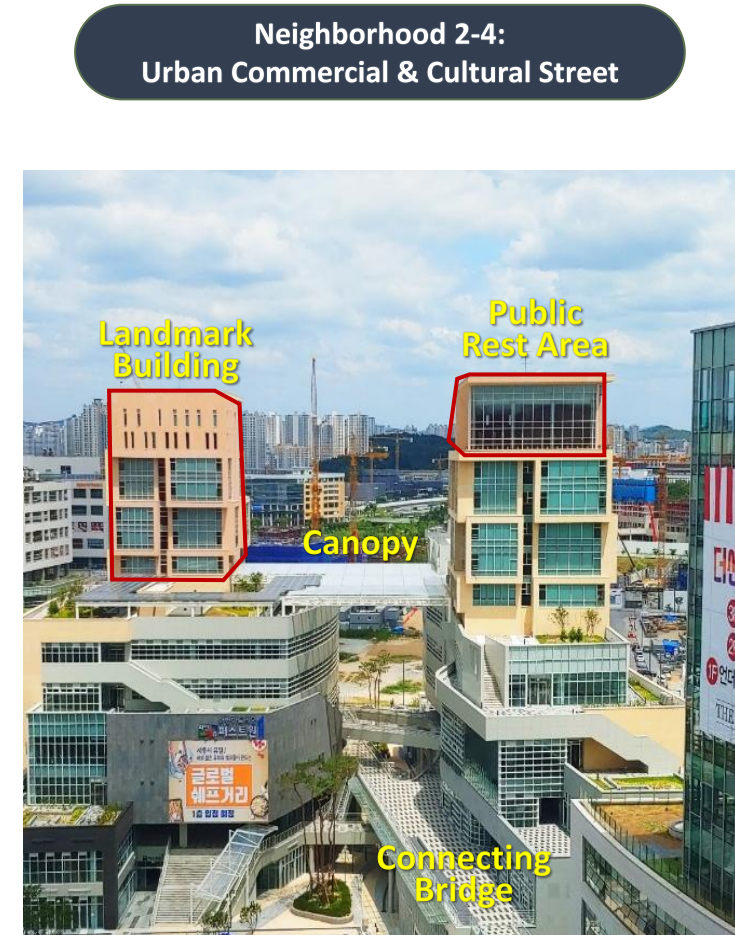
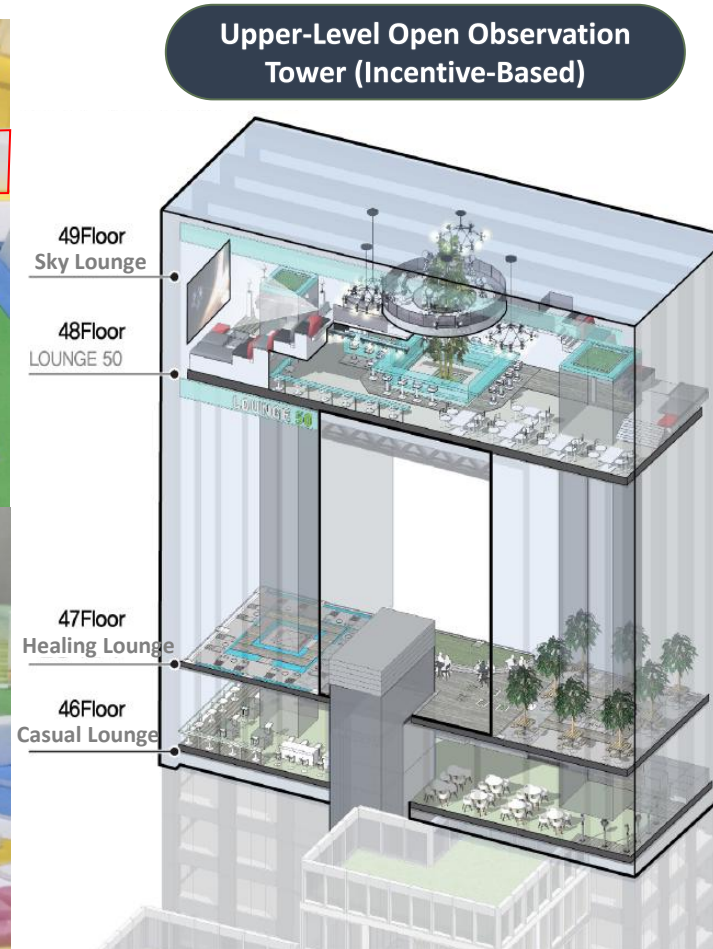
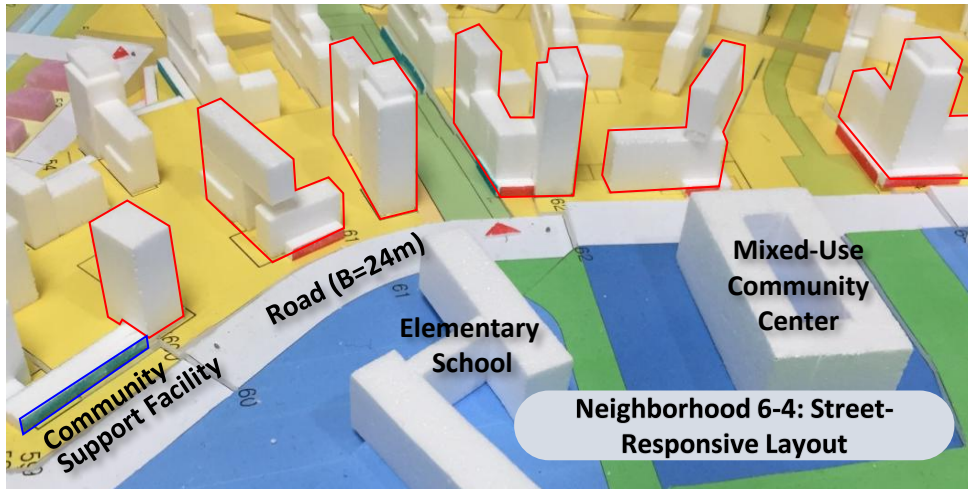
- Building Character Definition

- External Space Design

- Specialized Planning

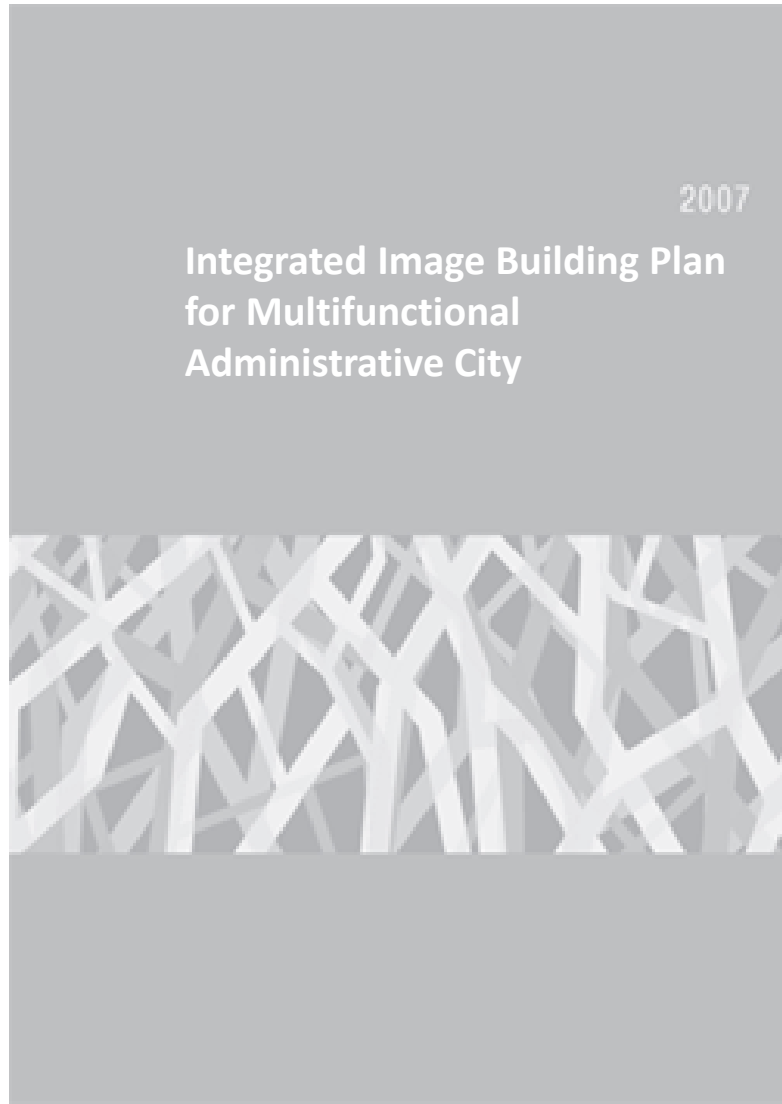
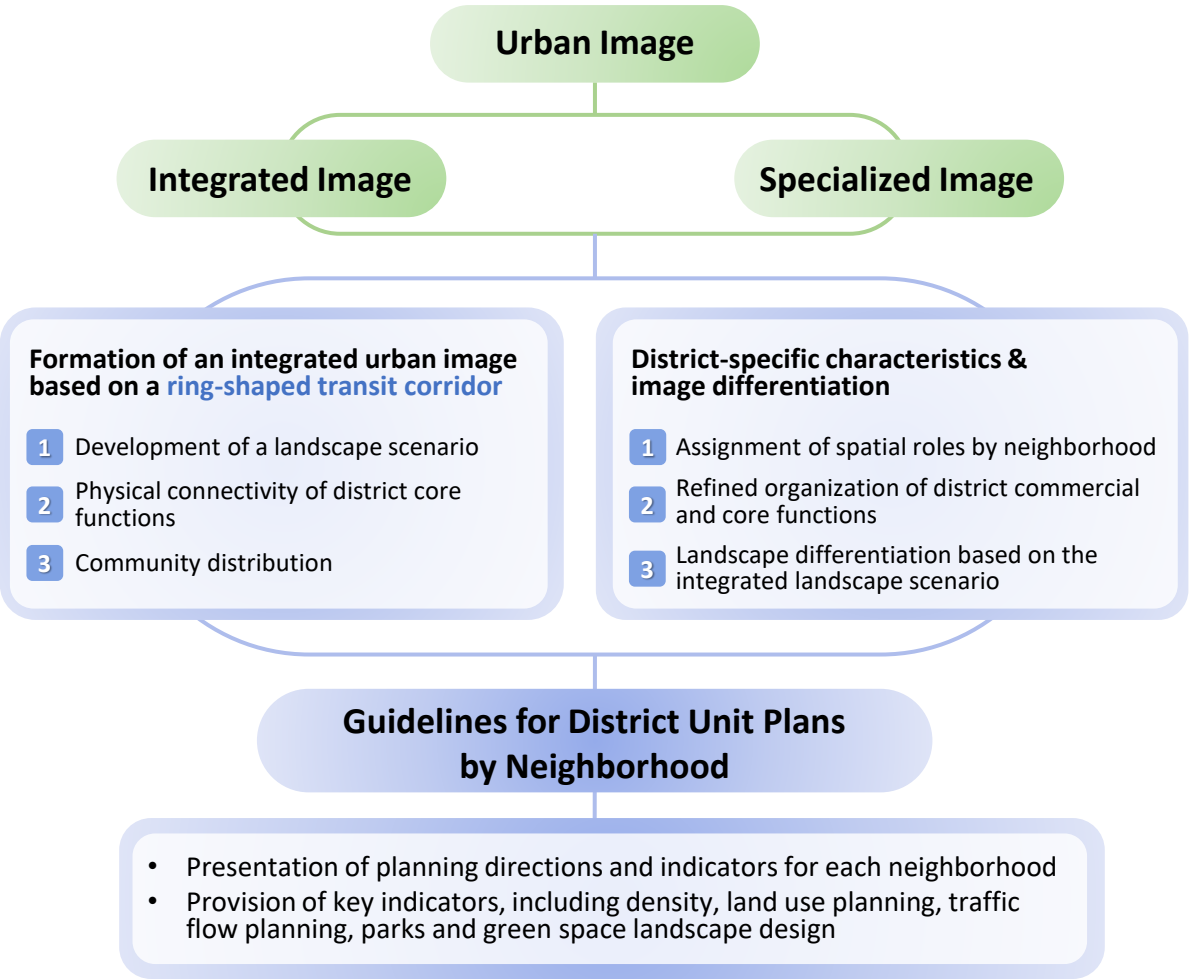
Multi-dimensional Urban Design

- Establishment of a neighborhood master plan integrating urban planning and architecture, moving beyond two-dimensional planning to incorporate topography and building layout
- Neighborhood planning that derives distinctive features based on spatial structure and placemaking, considering topography and surrounding plans



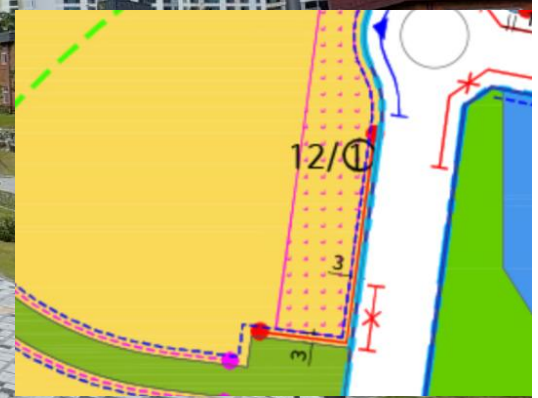
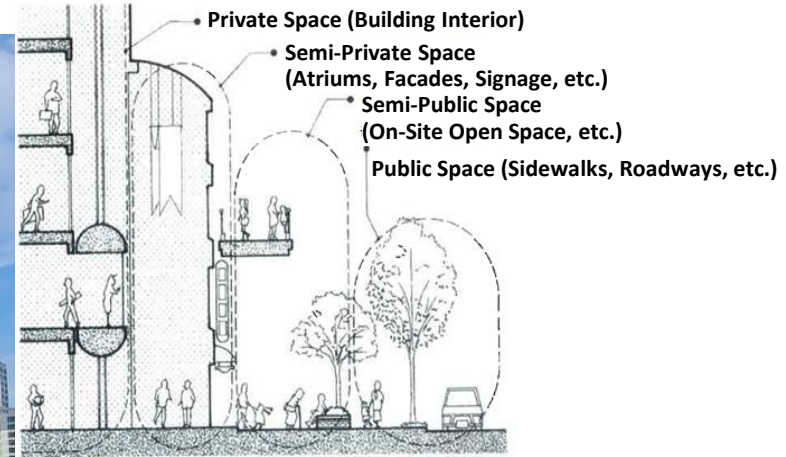
Integrated Urban Image and Seven Key Landscape Initiatives of the Multifunctional Administrative City

Scope of Work



- Architectural Aesthetics
- Urban Color Scheme
- Outdoor Advertising
- Parks, Green Space, and Waterfront Areas
- Urban Structures
- Public Facilities
- Nightscape

Semi-Public/Semi-Private Spaces: Blurring Boundaries, Integrated Design



Urban Image & Landscape



Building Line
under the District
Unit Plan

Building Line or Road
under the Building Act

Public Road

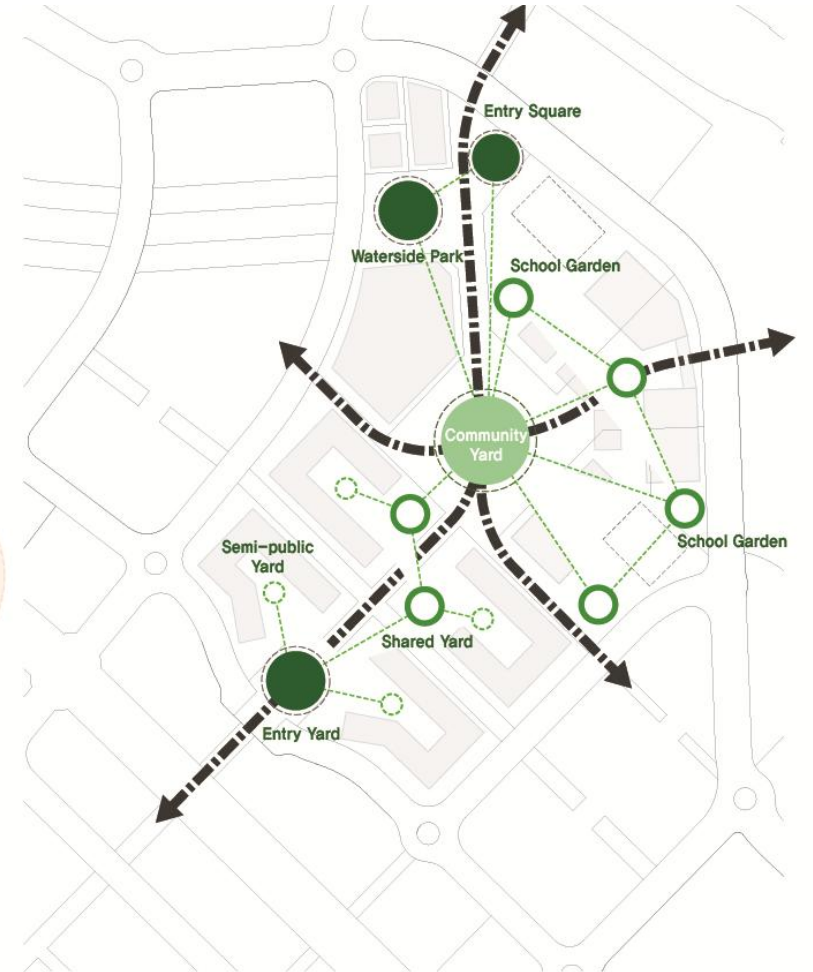
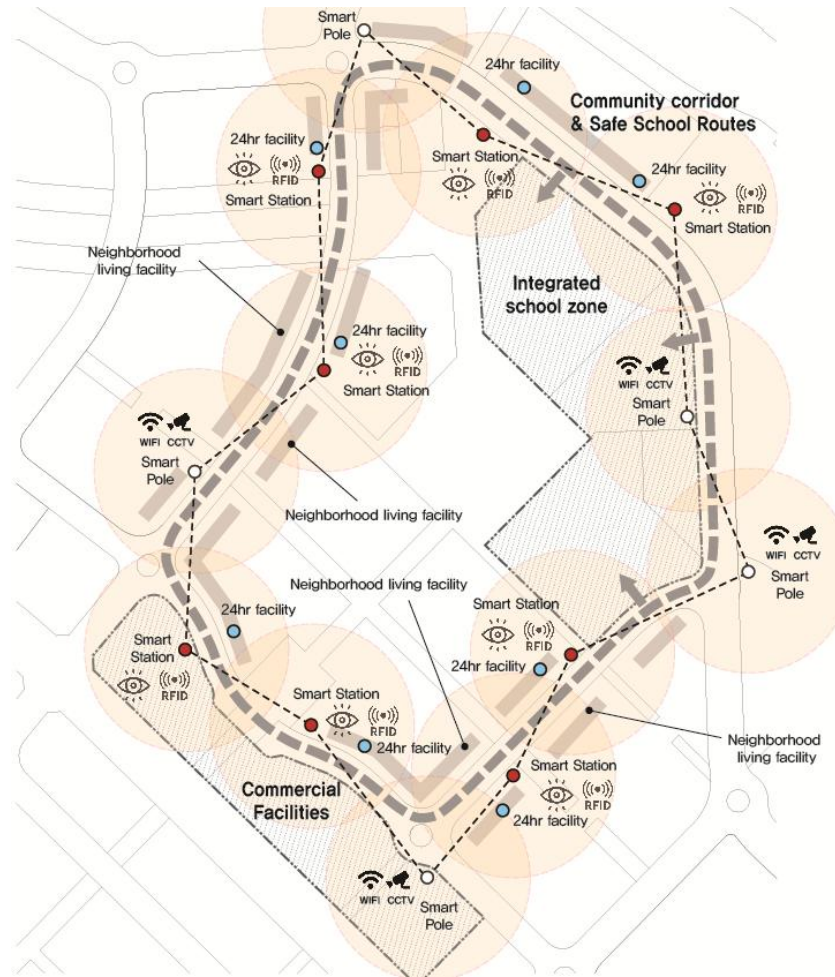
Public Mixed-Use Complex

A Forest Within a Forest

The mixed-use community complex in Neighborhood 6-4 serves as a central space for residents, surrounded by forest. Within this central space, diverse urban “forests” come together to form a single, unified forest.



A Complete Care Environment for All Ages (0-100)





<https://www.youtube.com/watch?v=gtZVRcAhGAQ>

Values & Philosophy



Post-Materialism

Lifestyle-Oriented,
Work–Life Balance

Human-Centered &
Environmentally
Friendly City



Decentralization

Sharing, Openness &
Distribution

Diversity & Community
Engagement



Smart Technologies

Data-Driven & AI-Based

Creative Innovation



Source: Sejong National Pilot Smart City Implementation Plan Public Hearing Materials (2018)

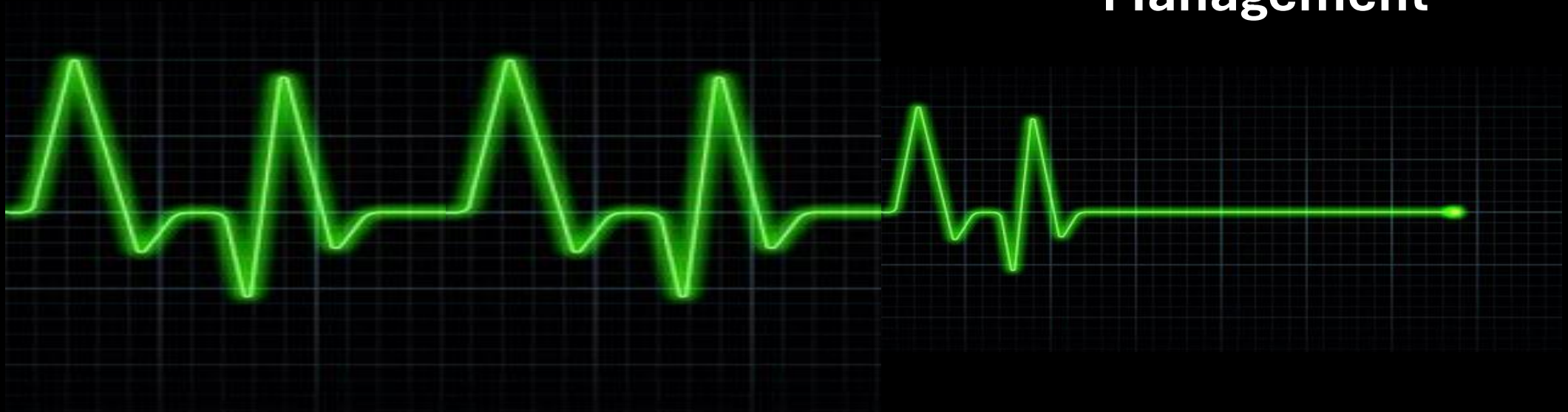
CHAPTER
3

What's Next : For the Future

**Planning
& Design**

Construction

**Operation &
Management**





"Urban life before urban space, and urban space before buildings"

Thank You
