

Abstract

A Study on Rezoning Urban Centers by the 2030 Seoul Plan

Da-Mi Maeng · Nam-Jong Jang · Hye-Rim Yoon

In 2030 Seoul Plan, the central place system by 2020 Seoul plan has changed into 3 International centers, 7 metropolitan centers, and 12 regional centers aiming at urban competitiveness and balanced development for Seoul. Zoning system plays an essential role in achieving the central place system of the Plan. Among different zones, a commercial zone is a core urban management tool to attract people and generate employment in a city.

The commercial zone needs a future vision and specific principle to carry out its key role to manage Seoul in terms of its uniqueness. Even though the commercial zone is specified into central, general, neighborhood, and distribution areas, most of the areas are designated as the general commercial areas applied to the same restrictions for density and building uses. In reality, each commercial area consists of its own characteristics and performs different functions such as business, wholesale, retail, and so on. The density of the commercial areas also varies. For instance, the floor area ratio (FAR) of each commercial area ranges from 100 ~ 1,000%. Although various management tools try to lead differences in building uses & density based on local characteristics, it is difficult to apply tools to a certain area. Recently, Seoul has gone through changes in socio-economic aspects, it requires a flexible principle and implementation for market demand. The city also needs to strategically develop massive developable land.

Therefore, this research aims to examine the issues of the commercial zone in terms of central place system by the 2030 Seoul plan. Then it

proposes a long-term roadmap on future vision and management directions of the commercial zone.

First, the current uniform system does not correspond to the rapidly changing circumstances. To address this issue we have to consider the diversity of the area, set the target, and manage the role of the commercial zone. Second, although the zoning has emphasized to restrict the commercial areas, this research suggests to initiate changes in the management directions into “contextual management of density and building uses based on local characteristics” consistent with the 2030 Seoul Plan and the ongoing Neighborhood Plans. This first requires to establish the principle and standards to differentiate density and uses of the area and then implement them in the long run.

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