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**Stephan S. Huh, FAIA**  
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Stephan Huh became chairman of Parker Durrant International in 2004. He had served as president and CEO since 1997.

Over the last 15 years, Mr. Huh has been instrumental in PDI's business development, helping secure more than \$4 billion in Asian construction projects. His understanding of the technical and functional aspects of architecture, along with his abilities as a world-class designer, have made him key to the success of numerous projects. His talents have also helped secure the firm top honors in 20 national and international design competitions.

Mr. Huh is frequently called upon to be a spokesperson for the Korean community in Minnesota. In 2002, he was appointed as a representative of the Korean Council on Asian Pacific Minnesotans. He is also consistently recognized as a leader in the field of architecture. In 1994, he was recognized by the Philippine Institute of Architects as an honorary fellow, and in 1995, was made a fellow of The American Institute of Architects for his notable contributions to the advancement of architecture as a profession. He received honorary membership and a medal from the Architectural Institute of Korea in 1999 and was recognized by the Korean Institute of Architecture as an honorary fellow in 2004.

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## **Urban Development in Asia**

Pusan is the second largest city in Korea, in constant competition against Seoul for the title of largest. Some of its efforts to rejuvenate part of city have included proposing the tallest building. This discussion will cover the existing city fabric and how it is affecting the new development of this super-tall tower in an effort to generate other follow-up development in the city.

How much super-tall buildings benefit other buildings that may follow will be discussed. Pusan is planning to build this memorable super-tall building to attract not only the people of Korea but also those from all over the world. A new monorail system will connect the city and connect the Pusan bullet train station through Lotte Tower to Taejong Dae, a top tourist spot. The presentation will also discuss a 50-story tower in Seoul and 54-story tower in Hochiminh City in Vietnam.

# **URBAN DEVELOPMENT IN ASIA**

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A discussion on the influence tall buildings have had on urban development, planning and re-development; improving the quality of living conditions and also how will we achieve our goals for sustainable and environmental design.

Let me begin by saying that at PDI (Parker Durrant International) we feel very lucky to have participated in the design of many major projects in Korea, China, Vietnam, Philippines, Taiwan and Japan.

PDI has been involved with numerous projects in Asia for more than 20 years and as chairman of PDI, I have participated in the design of urban development and re-development projects in many Asian countries. I have also traveled to many of these countries and observed their development and urban changes. However, I would like to focus my talk on Korea today because many of our projects have been located in Korea and I was born and raised in Korea until 1971.

Prior to coming to America for my Master Degree in Architecture I worked for three years for the Korean Government Ministry of Education. I was one of Architects who participated in and observed the urban development and re-development in Korea and the subsequent renewal of the urban landscape through the re-development process.

I saw the City of Seoul, Korea's capital city, totally demolished by the Korean War from 1950 through 1953. After the war, the population grew very fast due to improved economics and incoming refugees from North Korea. Government, developers and builders in Seoul had to build quickly with whatever materials and equipment was available to them. Many slum communities, unplanned and over-populated, were created everywhere.

The first re-development started in the later part of the 1960's and early 70's with limited resources and lack of any long-term urban planning vision. During that time a new city, Kang Nam, across the Han River was created. This may be one of the most remarkable examples of urban planning in Korea's history. Kang Nam now is the center of Korea's Business District.



Fig. 1



Fig. 2

Seoul is now in its 2<sup>nd</sup> and 3<sup>rd</sup> round of re-development. As an example, the Chunggae-Chun Stream, which runs through the middle of the old part of Seoul (Kand Buk), was covered in the 1960's for the purpose of relieving traffic jams (Fig. 1). Now in 2005 it has been restored to its original shape and is actually better than original in some aspects. Seoul's citizens and tourists enjoy the tranquil stream running through the middle of one of their busiest cities (Fig 2).

In the majority of Asian cities, urban development and re-development efforts were based on how to solve automobile traffic problems. The improvement of living environments was only a secondary concern, until recently. A new and major solution for this goal was building tall buildings.

Korea's first tall building was an office building built in 1970. Next came government buildings and then in the 1990's and 2000, condominium residential towers of 25 – 30-stories and now more than 50, 60 and 70 story condos are popping up everywhere in Seoul. These tall buildings, by-products of re-development, have truly improved the quality of life for the residents of Seoul. Tall buildings consolidate large populations while leaving open spaces available for playgrounds and landscaped parks. These tall building also provide security, convenience and better quality of life.

Today in Seoul, structurally sound 20-story condominium residential towers which were built 20 plus years ago are being torn down to be replaced by 50 plus story towers with more open areas and better quality living space. These developments are happening because the developers offer residents these older condo buildings a new, larger condo that the residents now own, thus increasing their property value by two or three fold. Now the Government uses many incentive programs to try to reduce these types of redevelopments and encourages the developers and residents to remodel the existing building. However, these programs have not become popular yet.

Over the last 5 years, the most popular building type developing in Korea and now in most Asian countries are mixed-use facilities. These facilities consist of 3 to 5 stories of commercial podium with 20-30 stories of residential towers, office towers and sometimes with hotel towers (Fig. 3). The reason that many people like this type of building is because of its convenience for modern lifestyle's and "one stop living". The ability for one to shop, dine, entertain and even live and work in one building, is a fairly good option for them.



Fig. 3

Our cities in Asia will be renewed daily because of economic improvement, better technology and will of government officers. I would like to propose here to government leaders of those countries to give first priority to urban development and redevelopment and to the creation of "human centered/ human focused" development not "automobile focused" development.

Also, I would propose to them to allow tall buildings be included as one of the development options. These tall buildings could contribute much to the quality of urban development. One thing we should comment on here is that today's tall residential towers need some improvement. Now is the time for architects, engineers, developers and government policy makers to create more environmentally friendly tall building towers. We should be creating roof gardens, botanical atriums and towers that allow through-ventilation.

PDI is currently designing a 107-story super tall building, Lotte World II in Busan, South Korea, the 2<sup>nd</sup> largest port and city in Korea (Fig. 4). This building will be located on the site of the former Busan City Hall which was relocated. This new, major monumental building will trigger other developments in surrounding areas. The city of Busan has already asked PDI to review their re-development plans and propose some more ideas and comments using a matrix of pros and cons of their proposal.



Fig. 4

Busan City re-development plans were based on the following programming objectives for 2000-2020

- a. Improved Residential Environments
- b. Expansion of Infrastructure
- c. Formation of Competitive National Territory
- d. Globalization and Improved Integrated System
  - Maximize Marine Resources
  - Ocean Park Development
  - Southern Ocean Tourism Development

They also have the following vision, goals and design objectives which we should follow (Fig. 5).

1. Seaside Redevelopment at Jung-Dong; Busan, South Korea
2. Fish Marketplace Redevelopment at Nampo-Dong; Busan, South Korea
3. Island Theme Park, Exhibition, Convention Center and Hotel
4. SongDo Boat Race Course at Oamnam-Dong; Busan, South Korea
5. Nam Harbor Telecom Information Town
6. Shell Mound Redevelopment
7. Sea Park- Ocean Park Multi-use Project
8. Business Town Project at Bong-Rae Dong; Busan, South Korea
9. Cruise Harbor Construction

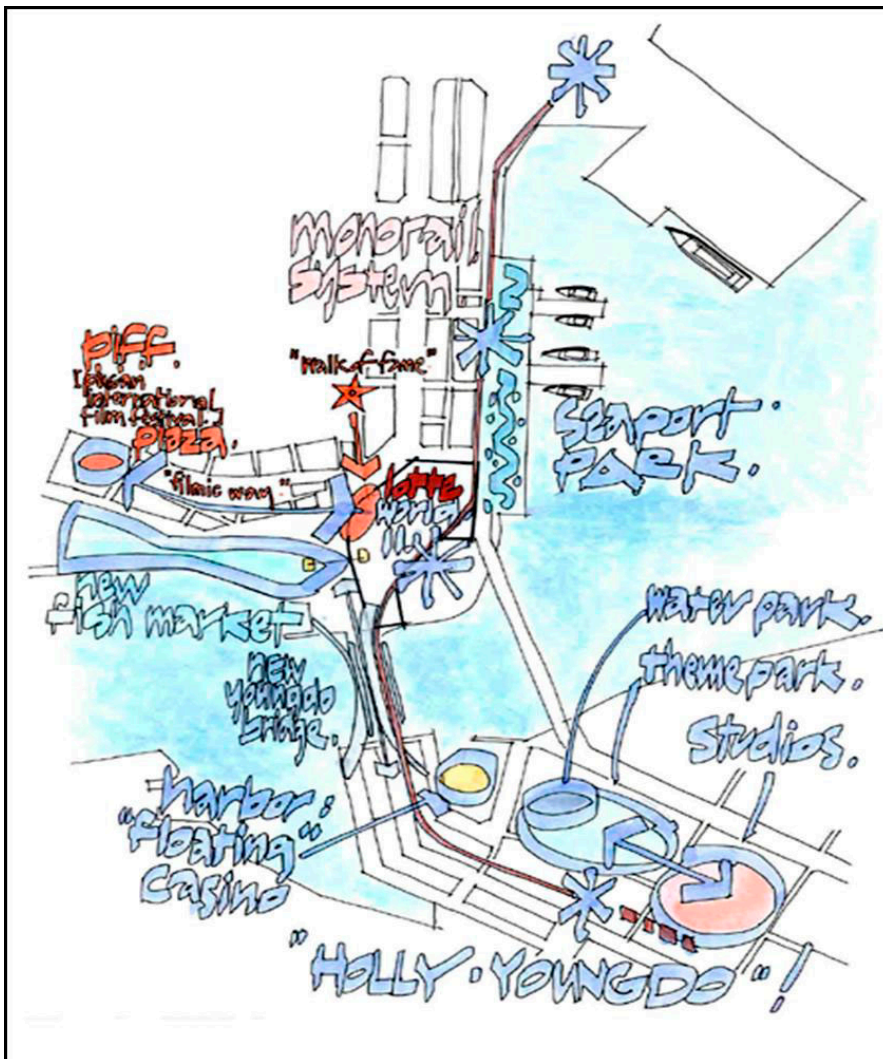


Fig. 5

In addition PDI recommended six additional development options and ideas

1. Seaport Park
2. International Ferry Terminal
3. Monorail/Light Rail Development
4. Teaching Golf course
5. Business District Development
6. Bullet Train Station Area Development

This is a good exercise for Busan City in order to determine the most desirable development direction they want to implement. This is a good example for the other cities as well.

I would like to conclude my talk by showcasing some of PDI's projects which have influenced other urban developments in Asia:

**Lotte World, Busan:**

Busan Lotte World is prominently located at a place of convergence. Geographic features, which include Busan's coastal mountains, Nam Harbor Waterfront and YongDo Island, flow together with Busan's unique city fabric. Congested modern roadways threading through the bustling traditional markets of an active fishing harbor are the context for this urban shopping and entertainment destination. Busan Lotte World combines progressive retail, entertainment, hotel, office and sports facilities into an elaborately orchestrated complex that responds to this frenetic urban scene. The most prominent component of this exciting development is the 107 story hotel/office tower. At 465 meters, the tower will be one of the world's tallest habitable buildings. Rife with imagery, the tower embodies the spiritual nature of the Changsung, traditional Korean totemic figures that mediate between earth and beyond.

**I Park Tower:**

The Trinity Towers are a multi-use housing complex that includes a health center, underground parking and retail space. The site consists of three 48-story towers of 1.5 million SF and 350 luxury condominiums located in the heart of Seoul. This complex creates a private "oasis" within the urban fabric of Seoul. The site features dense tree plantings, trail systems, plazas and amenities for residents. The complex topography provides the opportunity for daylighting at lower levels and reinforces the site's context within the natural environment. This project is the tallest housing complex in Seoul.

**Roosevelt TianXing Center:**

Located in Dalian, China, the Roosevelt TianXing Center is a 3,000,000 SF retail and entertainment complex with 750 units of housing and a 350-room, 4-star hotel. The building is located on three contiguous city blocks and features one of the largest indoor atriums at 750 ft long, 80 ft. wide at its center point and 75 ft high. The atrium acts as a central park with a high-tech media wall, children's play yard and a lush landscape complete with mountain stream and indoor waterfalls. Much of the interior spaces are lit by a translucent canopy, allowing natural light through in the daytime. Completed in 2005, the facility is a key destination for shopping and tourism.

**Eul Chi-Ro Redevelopment:**

This urban redevelopment project, located on a prominent site near City Hall in central Seoul, houses 1,200,000 square feet of office space, 600,000 square feet of residential space and 400,000 square feet of retail/entertainment. Embracing a historical road, the design reinforces a legendary triangular commercial zone, honoring the tradition and significance of the site. The project will be a true landmark, re-establishing a historical axis and visually connecting two major mountains in Seoul. Parker Durrant International, in association with WonYang Architects of Seoul, was awarded first place in this international design competition.



**Taiwan CPDC Mixed-Use Project:**

Situated on a 50-acre site, this multi-use master plan consists of retail and entertainment venues, a high-rise hotel and office tower. Also included are exhibition halls, residential units and underground parking facilities. The master plan divides the development of this facility into four phases, allowing for operational continuity throughout construction. Within the park, exterior multi-use space will accommodate exhibitions, live music, playgrounds and a night market. Cultural facilities or activities such as a museum, outdoor theatre, aviary or landscape conservatory will combine with other public functions to create a focal point for the city.

**Xi Park Tower:**

Xi Park Tower is a mixed-use development located in Ho Chi Minh City, Vietnam. Located on the main axis of a major park on the west edge of the central business district, this new tower represents the largest single building project currently under development in Vietnam. The proposed 54 story tower consists of 500 units of housing, 320,000 SF of office space with a five story retail podium of 330,000 SF.

**Kepeco Cultural Center:**

This mixed-use facility for the Korea Electric Power Corporation (KEPCO) is designed to highlight the wonders of electric power and interpret its workings in an interactive, participatory environment. The complex includes a power museum and exhibition hall, a concert hall, an international conference center, social and educational facilities, a working power substation, and KEPCO offices. The center, designed within a dense urban setting, also provides substantial public open space that is dotted with water sculptures to playfully demonstrate hydropower. Designed in association with Sam Min Inc. Architects & Engineers of Seoul, this project takes full advantage of leading edge Intelligent Building Systems technology.

**Busan Convention Center:**

The site is part of a redevelopment that includes high-tech industries, business, entertainment and hospitality as well as cultural, civic and recreational facilities. Supporting an adjacent art museum, public park and proposed World Trade Tower, the overall composition integrates commerce and culture with the Busan Convention Center as the initial entrée to the City of Busan. The convention center is a visual and physical anchor of the linear masterplan and a counterpoint to the World Trade Tower at the far end of the boulevard. The glass hall combines all pre-function, registration, exhibition, lounge and related circulation areas.