

# URBAN VALLEY

The International Invited Competition for Chonbang & Ilshin Textile Industrial Site

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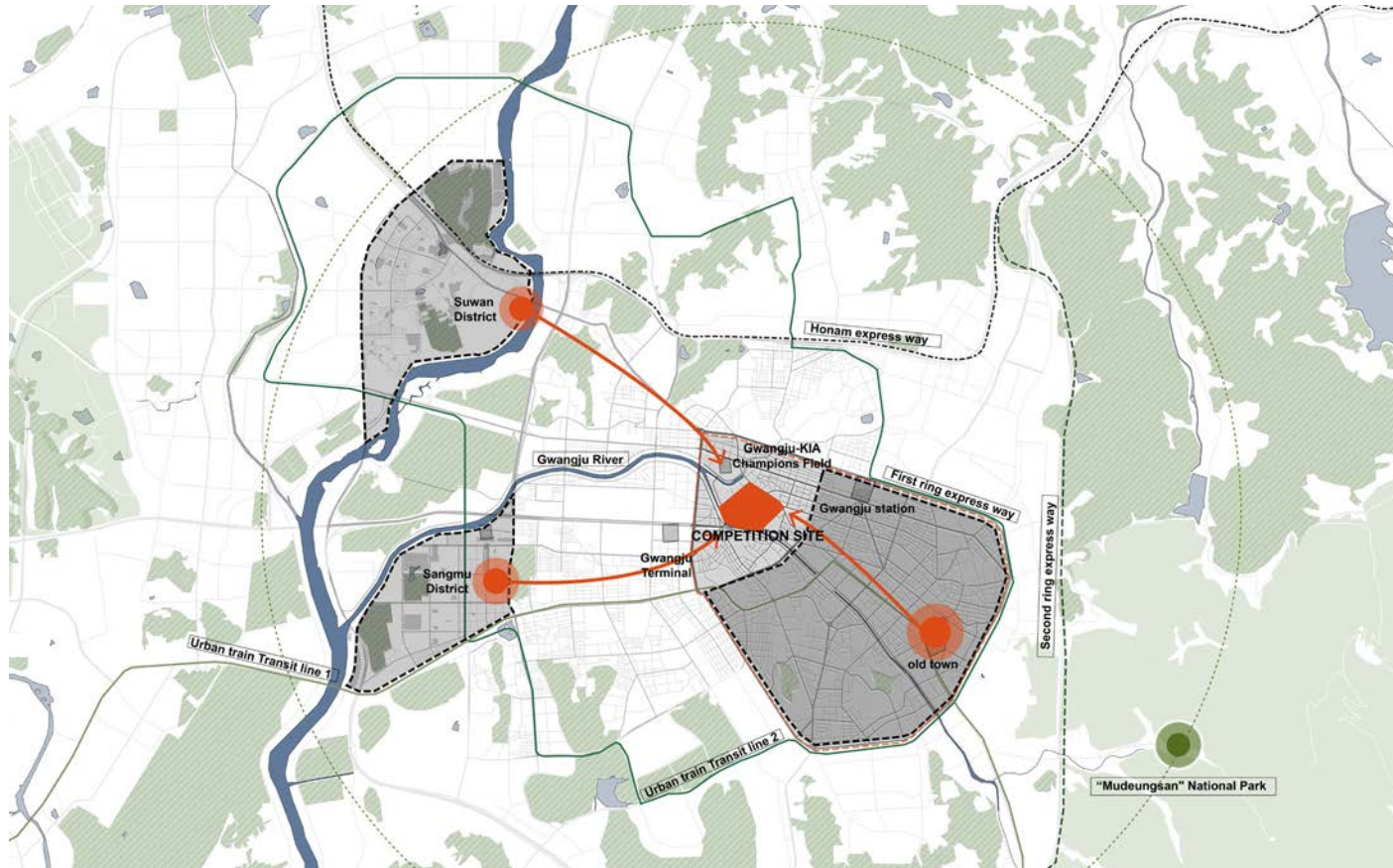




Chapter 1  
**INTRO**



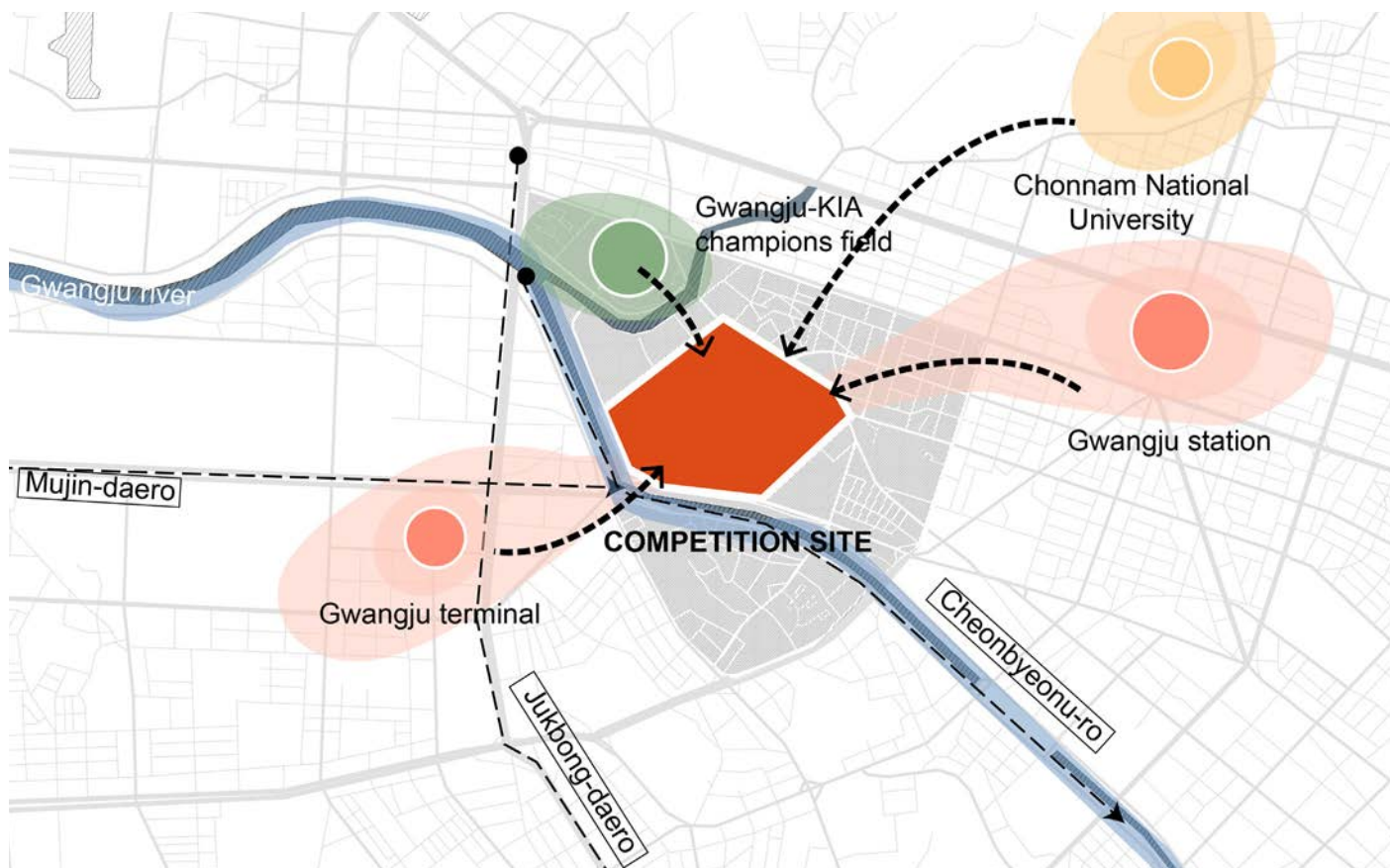
# Site and Surroundings



## Position Within City

The former Textile Industrial Site will become a new focal point, a new center of gravity, a new hub that can stitch together the different districts and infrastructural nodes of Gwangju, both old and new.

## Position Within District



# Introduction

Former industrial sites all over the world are becoming vibrant and valuable additions to city life. Often decommissioned harbors or railway marshalling yards and production plants find themselves very tactically located in the expanding universes that our cities are.

Clearing a site from its artefacts and its history is no longer sustainable, Tabula rasa development is something from the past. The given situation should to be carefully assessed and treated with respect. From many perspectives, both cultural and social as well as ecological.

The Chonbang & Ilshin textile Industrial site is also very strategically positioned. The new development will become a focal point, a new center of gravity, a new hub that can stitch together the different districts and infrastructural nodes, both old and new. Its sheer mass and density will form the foundation for a truly amazing and generous urban environment that is both diverse and coherent, intense and relaxed, both connector and destination. The former Industrial site will bring new energy to the metropolitan area.

To be able to redevelop such valuable stretch of land is a blessing for the city and potentially an amazing asset for the common good. It comes with great responsibility. In order to become truly successful, the population should be engaged. A public consultation process will help to find common ground and to catalyze great ideas.

Architecture and urbanism can play a crucial role in creating inclusive environments that cater for civic commitment, that help sustain democracy. The city of Gwangju offers the historic context to reinvent a fair, common future.

People more and more find themselves caged in their personal bubbles. To imagine a form of urbanism that is open and inviting, that establishes a platform for exchange, that catalyzes encounters, where people can meet casually, and deliberate, is more and more urgent in societies that are at the same time atomizing and polarizing. Let it pop!



Workers in textile factories during the Japanese colonial era  
Source: Seonhong Park, 100 Years of Gwangju





## Chapter 2

# STRATEGY





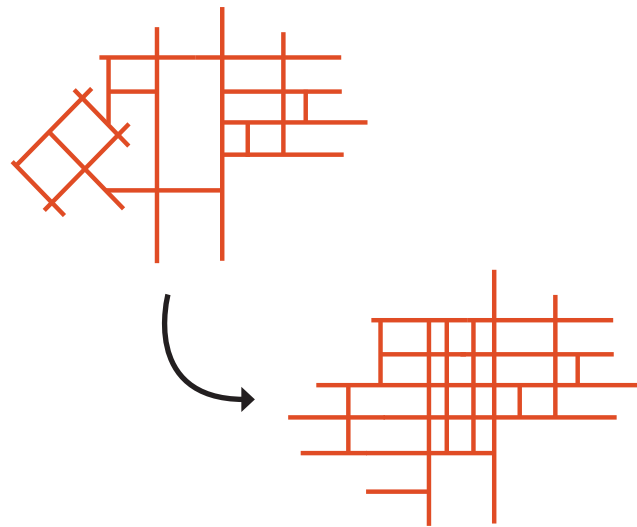
The present proposal is not to be considered a fixed masterplan but offers a collection of coherent ideas that could spark the debate. An adaptive strategy that can accommodate changes and respond to new insights. This document proposes 8 stimulating strategies.



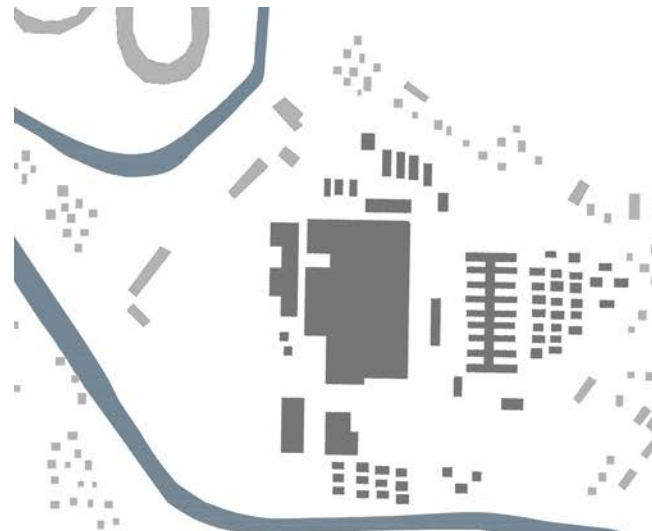
## Factory Grid

By incorporating elements of the original street grid of the former factory into the new masterplan, a harmonious blend of the old and new comes into being, preserving the character of the area while allowing for progress and evolution.

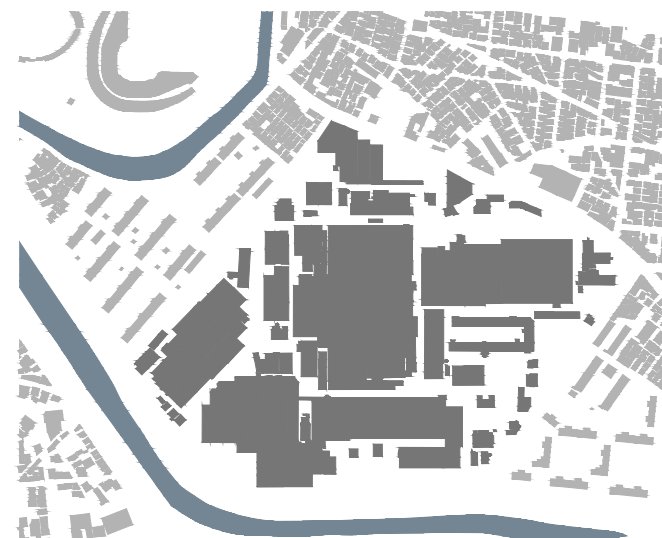
The layout provides a very promising framework for the new development. This approach not only respects the history of the location but also provides a strong sense of place for residents and visitors alike, reinforcing a connection to the city's past while looking towards its future.



From factory to city grid



Factory site 1960



Factory site 2023



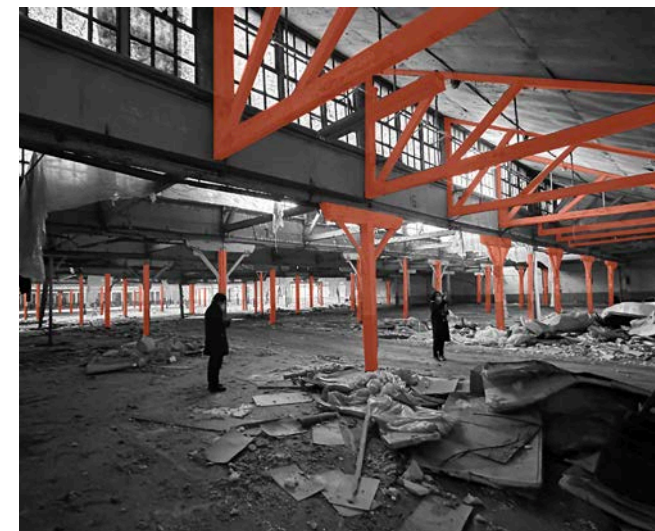
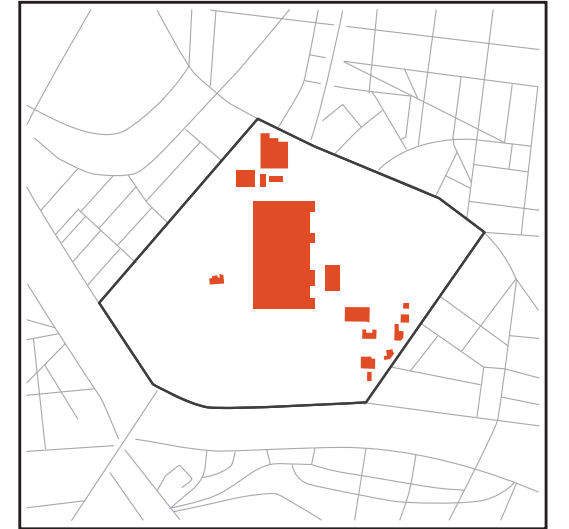
Factory site 2030

Preserving original factory buildings safeguards the identity and history while promoting new growth through adaptive reuse. It will consolidate the legacy of the factory and commemorate the life of its workers.

To further strengthen the spirit of the site, it could be rewarding to keep as many of the existing structures as possible. Some of the factory buildings are iconic, others provide valuable space in an affordable way.

This will give character to the new development, an industrial, and informal counter point to the new buildings that will arise, sparking creative energy. It has so much to offer!

## History Preservation



Main factory building



Factory chimney



Canteen building



Factory crane



## Friendly Road

Can we turn the road 1-35 into a friendly 'stream'?

By integrating the through road into the design, we can make it an asset rather than a hindrance for the new development providing opportunities for landscaping and pedestrian-friendly elements. The addition of greenery and other streetscape features can soften the visual impact of the road, creating a more welcoming and attractive environment for residents and visitors.

Introducing an enjoyable street profile, including greenery and multiple passages, both at street level and over, will reinforce the pedestrian experience.



Friendly street with multiple crossings



Car dominated street

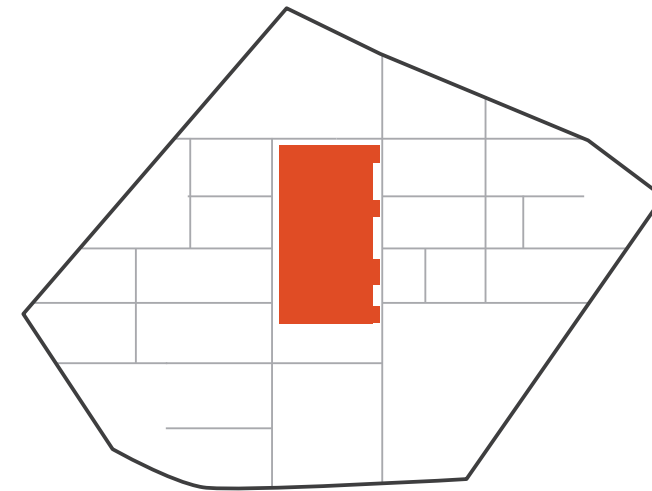


Pleasant street

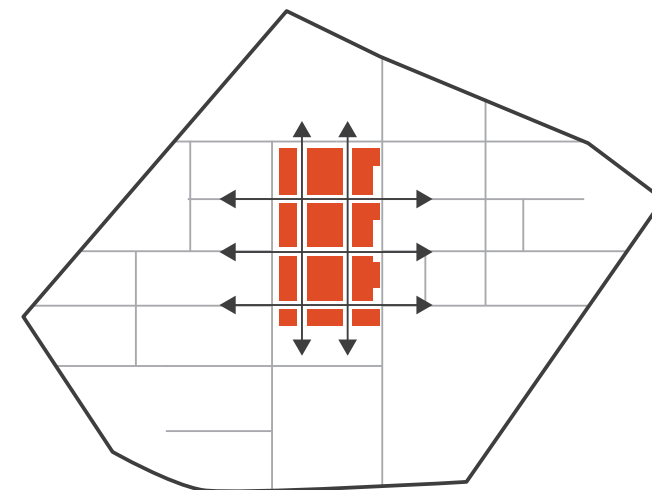
The former production hall in the center of the development will remain. It has great potential.

The vast space under the iconic roof structure can be programmed with very diverse functions ranging from commercial to cultural and from sports to leisure to form the Community Market.

The Community Market will bring the Public Site to the center of the development.

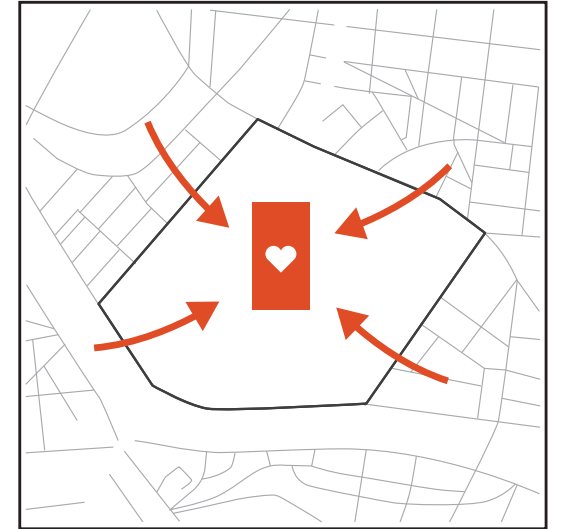


Original factory building



Factory building becomes part of the network

## Heart of the plot



Meeting point for communities



Art and culture program

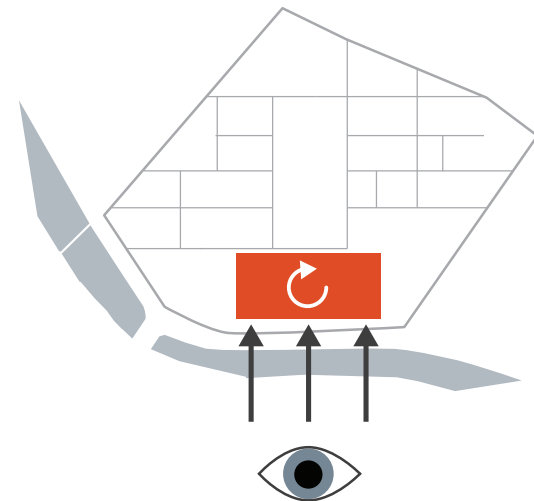
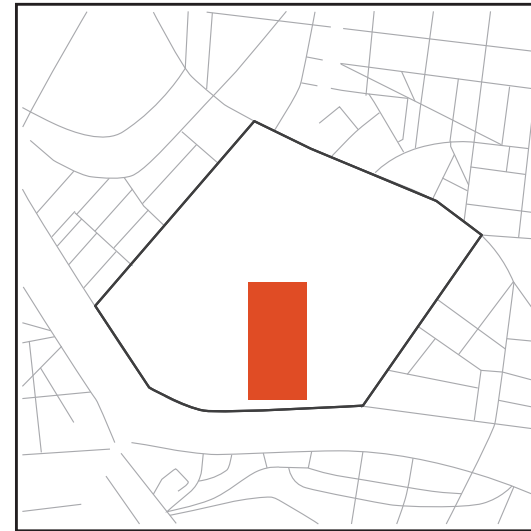


## New Mall

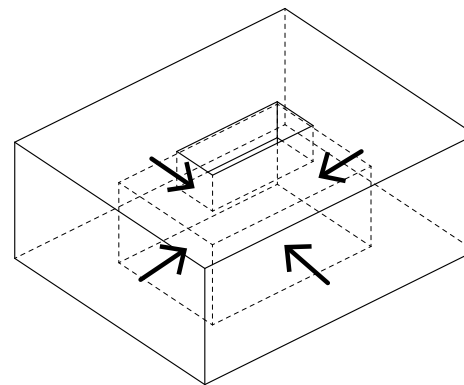
By rotating the shopping complex 90 degrees it will not obstruct views towards the new development area, but it will actually create a sense of openness, of transparency: the new visual relationships between the site and the river will become meaningful and multiple tangible connections will emerge.

By extruding the atrium perpendicular to the river, an intriguing 'Keyhole' will appear offering a remarkable perspective over the new district. It will reveal parts of its interior in an inviting way, sparking curiosity and as such it will be extraordinarily hospitable:

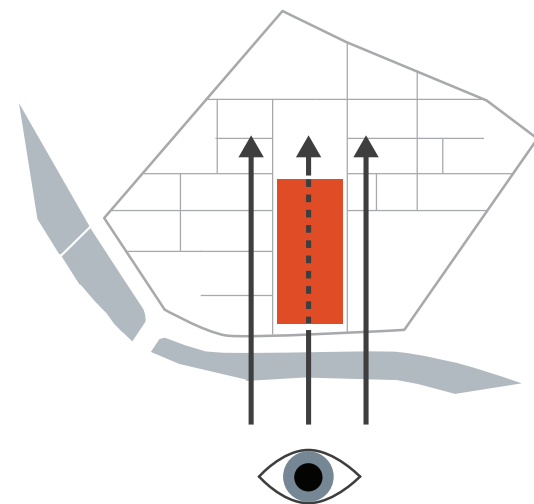
Welcome!



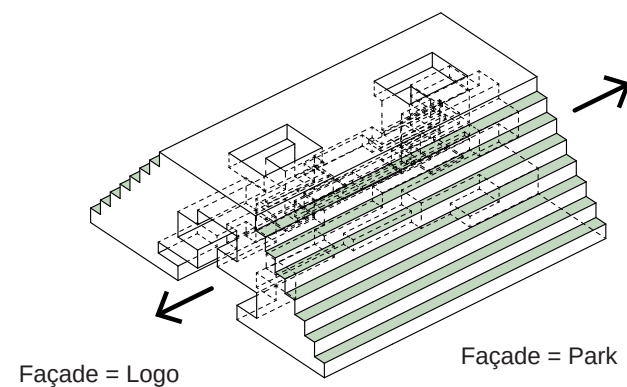
Shopping Center aligned with the river



Typical Mall + Atrium = Introverted



Shopping Center perpendicular to the river

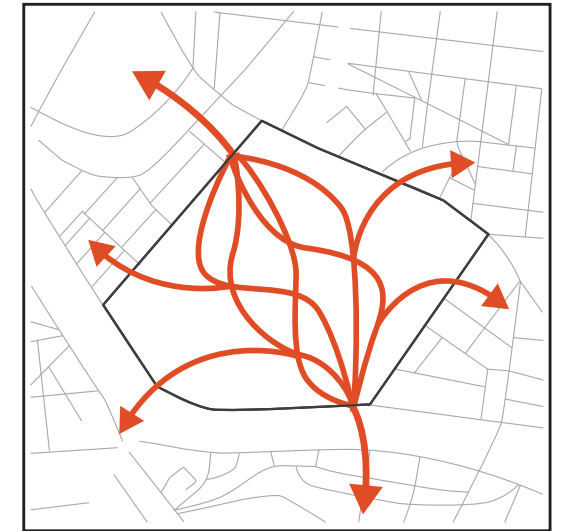


New Mall + Key Hole = Open and Connected

## Connecting Network

The new development will feature a strong pedestrian network that links the different districts within the plot and creates a strong connection from the river to Champions Field promotes pedestrian traffic and enhances walkability, resulting in a well connected and cohesive urban environment.

The new city grid reaches out to the neighboring districts and stitches them together reinforcing the connections between the existing nearby infrastructural nodes and city center, as well as future developments to the north of the plot.



Public path diagram

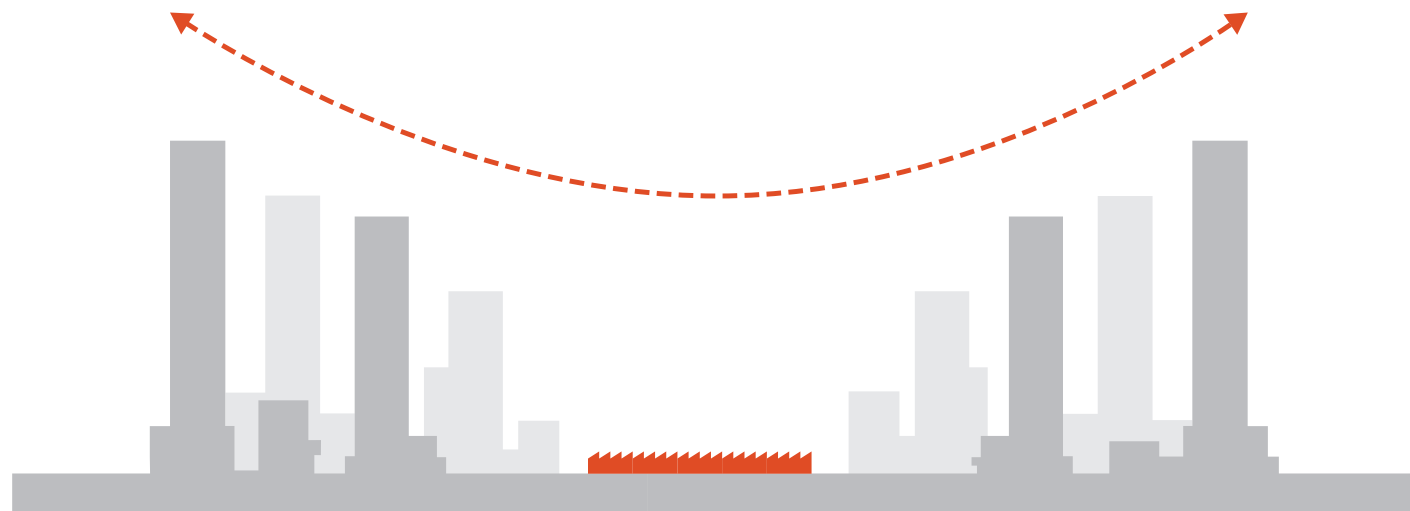


## Urban Valley

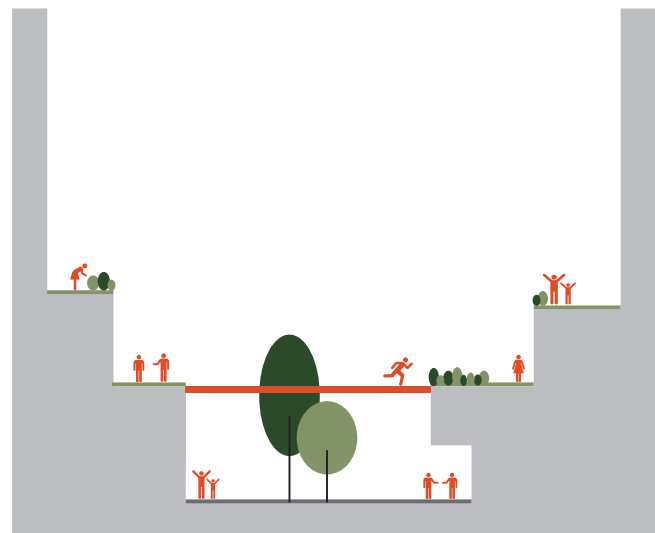
The two streets parallel to the Community Market could mark the position of the public functions.

By aligning the Mall with this social hub, by orienting it north - south and not aligning it with the river the footprints of both buildings will have the same width and both buildings become part of the same 'Urban Valley'. The Community Market together with the New Mall create a powerful public and commercial axis.

This impressive 'mountain range' together with the Valley unleash an enormous commercial potential.



The new towers of the residential and business complex reinforce the emergence of this Valley and will become more modest towards the center of the plot.



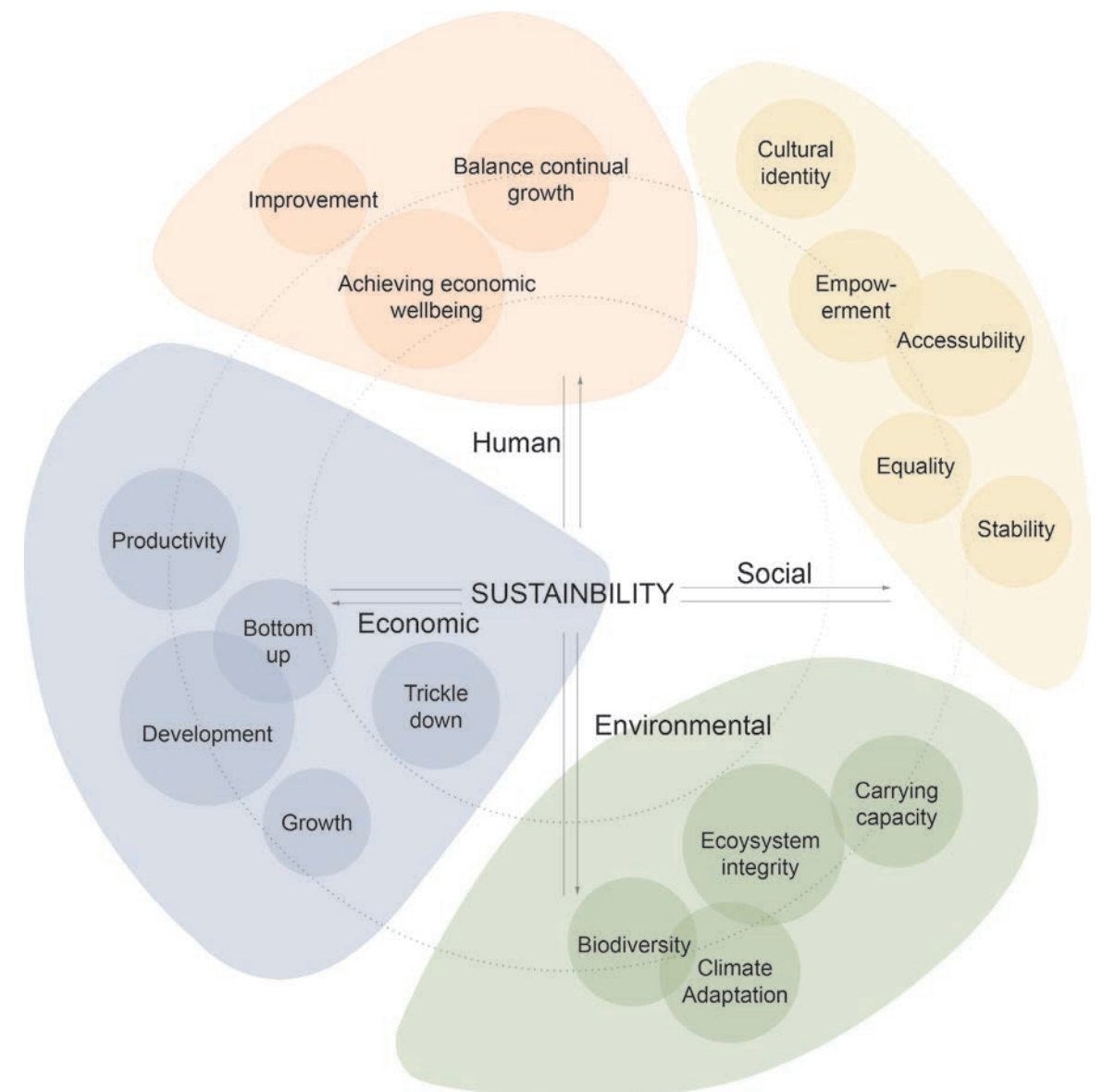
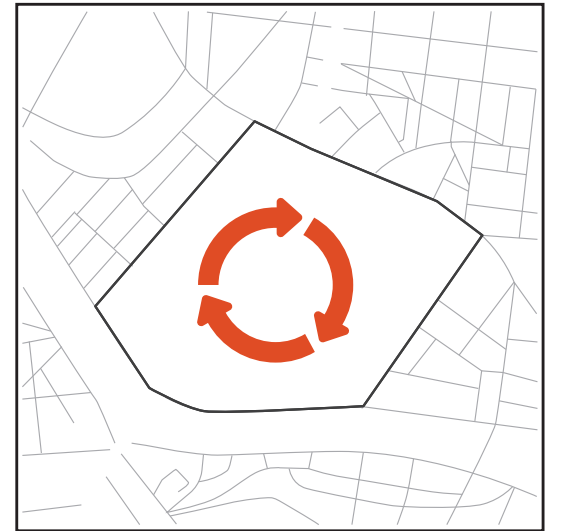
The base of each towers forms a city block with a friendly scale, creating an attractive interface for pedestrians and multilayered landscaping.



## Sustainable city

An inclusive biotope for people as well as other natural life will create a steppingstone in the ecological network of Gwangju that can expand in the future and spread over the city and beyond.

A circular approach to construction eliminates waste and allows for perpetual reuse and in the process reduces carbon emission.











Chapter 3

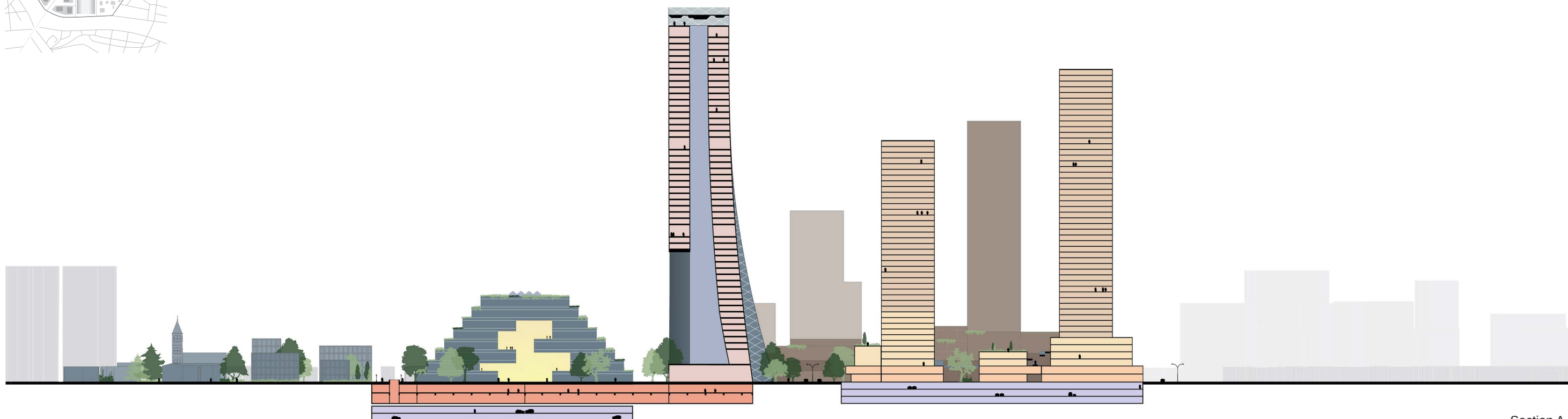
# MASTERPLAN



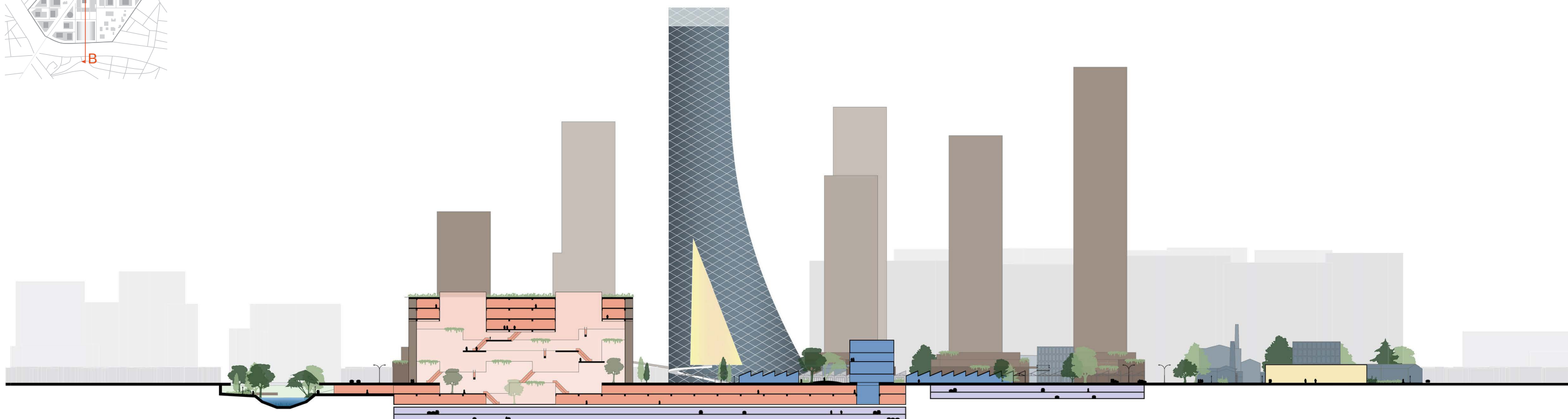
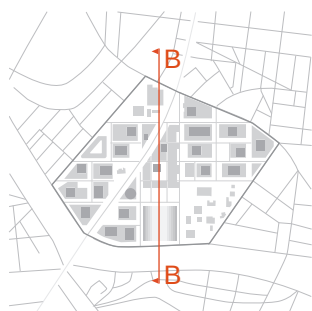




# Sections



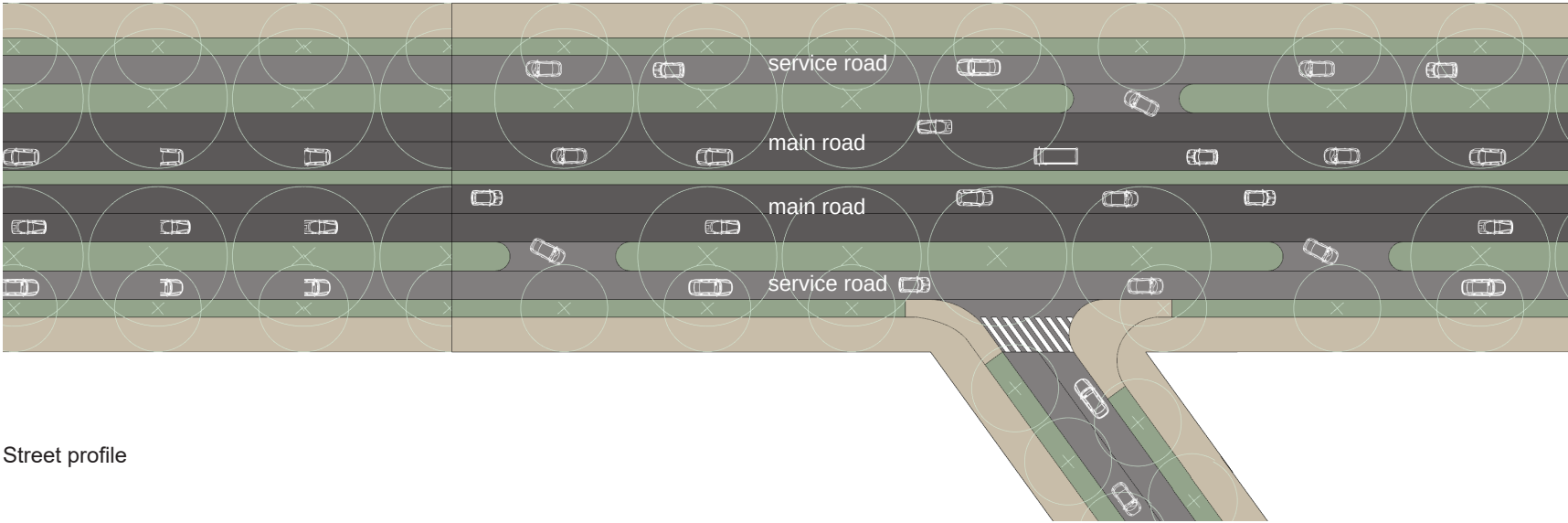
Section A-A



Section B-B



# Road 1-35



Street profile



View from the street

The car has an ambivalent relationship with the city. All over the world the often disruptive dominance of the car is being reconsidered. Cycling, walkability, public transport can help relieve the pressure and create a healthy alternative. At the same time cars get more benign through electrification which significantly reduces noise and emissions.

Can we imagine a more gracious coexistence between the automobile and the city? Can we turn the road 1-35 into a friendly 'stream'?

If the road profile would consist of a system with two lanes in both directions for through traffic combined with service roads on both sides for providing access to the local destinations it will be possible to introduce many trees along the lanes. The trees will provide shade and cooling and will also create a wonderful pedestrian quality.

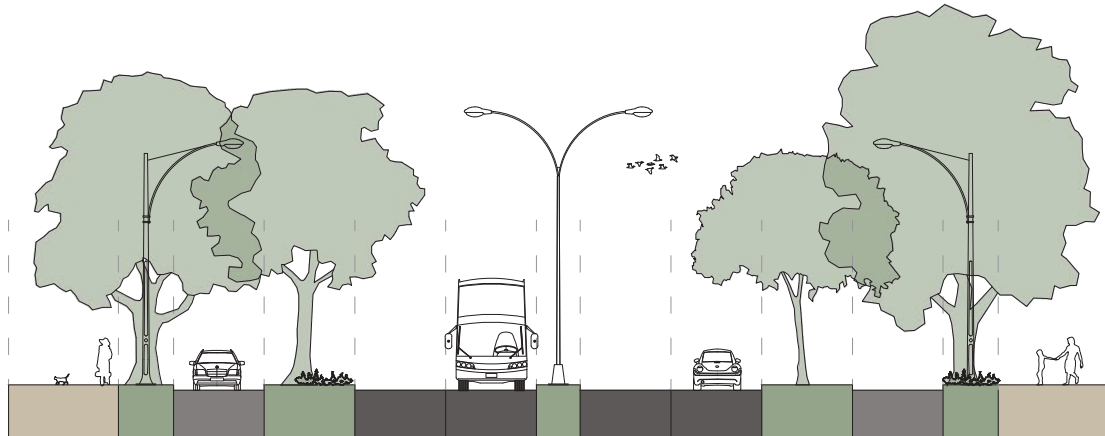
The course of Road 1-35 is independent from the proposed factory grid, it has its intrinsic logical direction. As such it will carve through the urban fabric creating interesting encounters with new and old buildings: happy accidents, leading to interesting footprints along the road, unexpected openings that expose interiors and small plazas. Broadway.

The low speed of 50 K/H in combination with a smart traffic light management



will enable a smooth flow and reduce congestion. This will also allow crossing the street at strategic locations. To optimize the relationship between the east and west parts of the commercial and residential complex we can imagine creating two overpasses that will allow unobstructed passage and at the same time enliven the three-dimensional experience of the area with interesting sightliness and an additional sense of direction and overview.

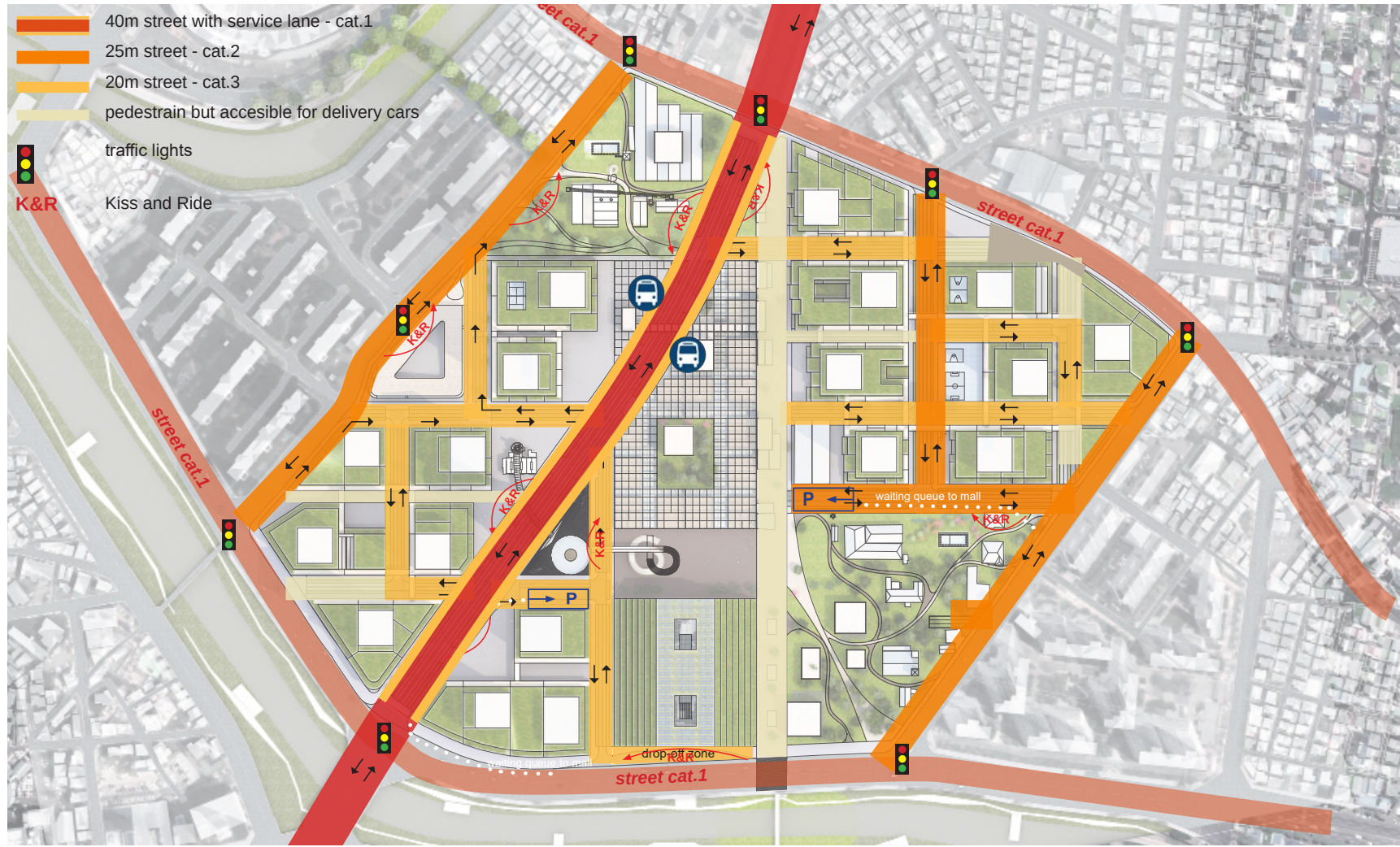
The two overpasses over road 1-35 together with bridges that connect building blocks and are reminiscent of the industrial past and provide an additional pedestrian network at a higher level. Symbolically stitching the parts together.



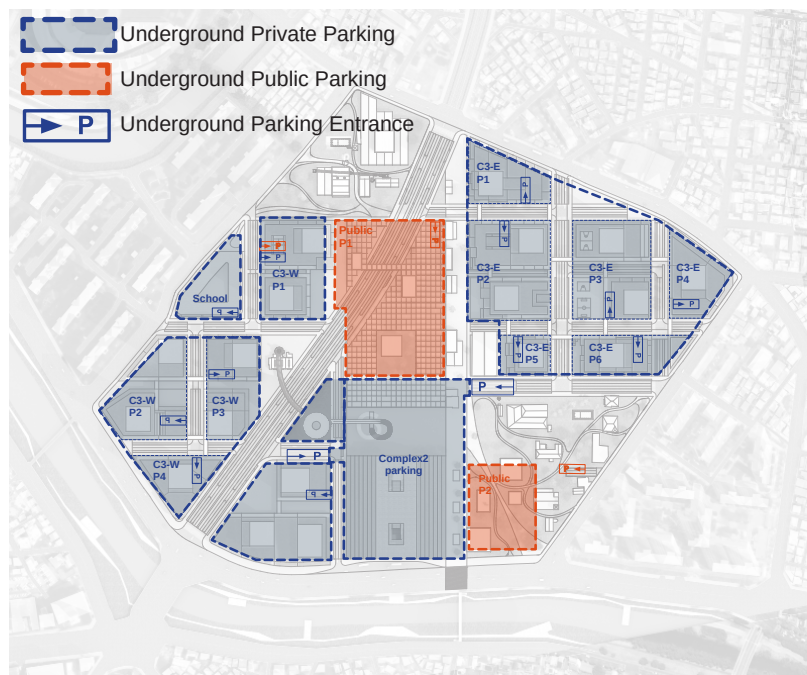
Street profile



# Networks



Traffic scheme



Underground parking



Pedestrian paths / walkable city

It turns out to be fruitful to derive the street pattern from the layout of the former Textile Complex. In a profound way the 'DNA' of the former production facility will as such be preserved and celebrated.

Starting point for the new network is the main hall at the center of the site. Two parallel streets next to what will become the new Community Market form a strong north - south connection. The system could expand from here in east and west directions. It will allow a pleasant dimensioning combined with an intuitive sense of direction.

It seems very attractive to introduce this orientation to the quarter in the west as well to unite the fragments of the new development into one clear constellation.

The new neighborhood should become pedestrian friendly. A refined network of pleasant streets and alleys will connect all the diverse functions on site with the surroundings. A wonderful web comes into being, permeable and inviting, to stroll along lively facades that offer a wealth of amenities. Many trees provide shade and create a habitat for birds.

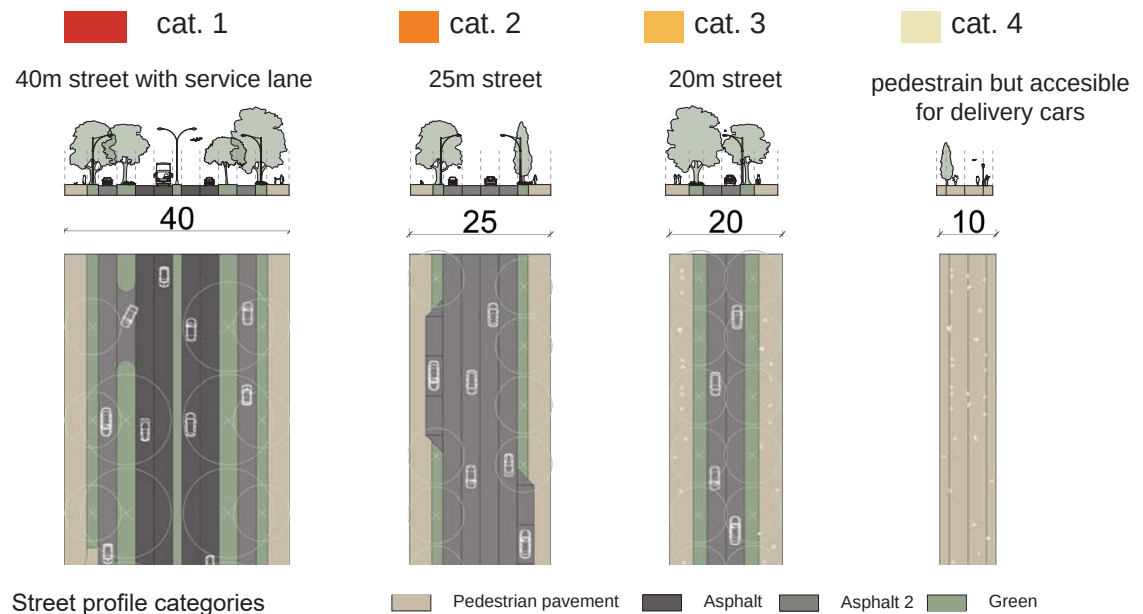
Additionally, two parallel tracks inside the Cultural Market make different routes available from north to south with distinct characters offering valuable flexibility. And a change of scenery depending on your mood or desires.



The new tissue offers adventure and surprise.

The immense former production hall will open up. The surrounding city grid will continue inside the central former factory building and will enlarge the permeability of the area as a whole. It will no longer obstruct the flow but will become a catalyst of movement. At the same time attracting visitors and accompanying them from the river to Champions Field as well as other destinations.

The new system quite literally 'weaves' the components of the new development and the neighboring districts together into a coherent urban fabric.





# Sustainability

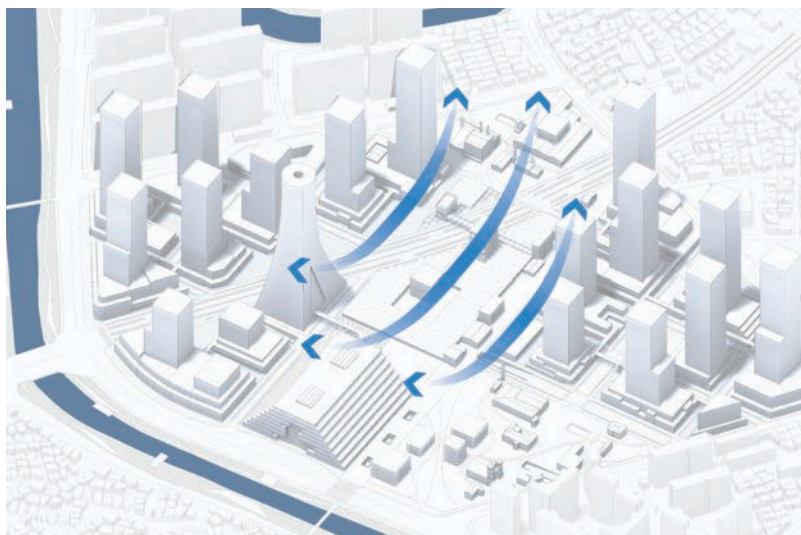


The rivers form a natural ecological corridor connecting the ecosystems surrounding Gwangju.

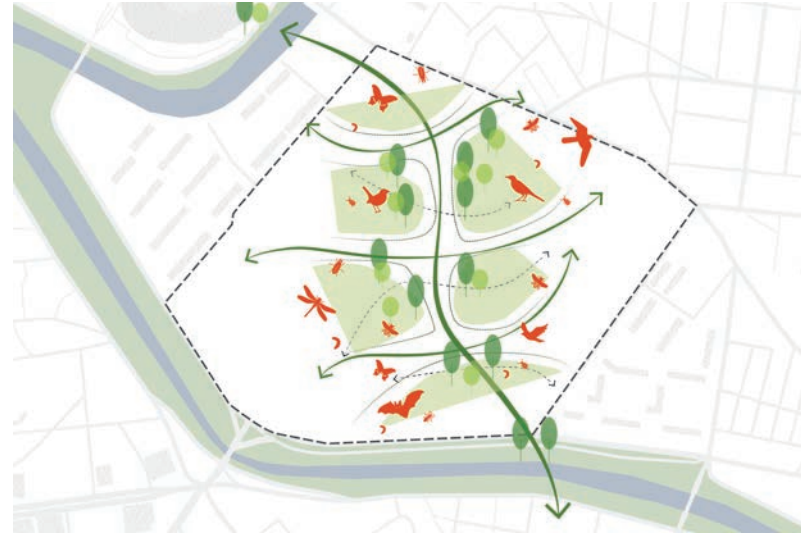
Climate change, including heat stress, flooding and water shortages is ever more present in our daily lives. The places where we live and work should be adapted to withstand these issues better than they do today.

The masterplan aims to maximize resilience through the following measures:

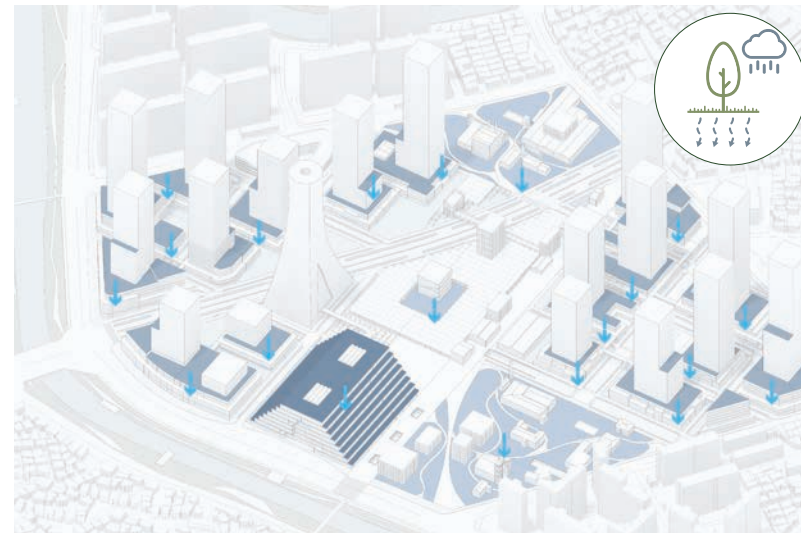
- trees providing shade,
- green roofs to reduce heat stress and to allow water retention.
- rainwater storage for irrigation and to deploy it as 'grey water'.
- water retention ponds in the park, wadi's
- infiltrating pavement in the streets
- sun shading on buildings.



Urban Valley carries cool air deep into the plot



The new development will connect to this river to become part of the ecological network.



Greenery and green roofs help to create a rainproof environment that allow water to be infiltrated into the ground and help to store it

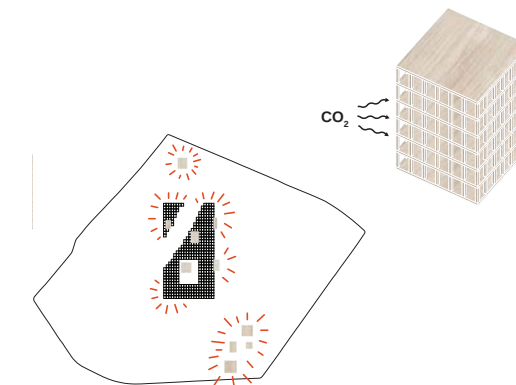


Greenery and green roofs help to tackle heat stress

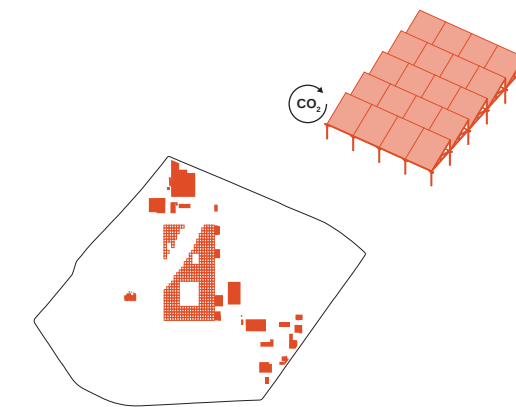
The ambition of Gwangju Metropolitan City is concentrating its efforts on restoring damaged areas in the city center and expanding ecological spaces where citizens can enjoy nature to preserve a healthy natural ecosystem and promote biodiversity. Gwangju is surrounded by an abundance of natural areas. The rivers crossing the city form natural corridors for wildlife.

The aim of the masterplan is to connect the ecosystems of the new parks and open spaces as well as the green roofs to the river habitat and therefore to the ecosystems surrounding Gwangju. The buildings could provide nesting facilities for birds, bats and insects. And, miraculously, even the projected 1-35 street can be turned into an ecological axis in the future by planting the dense array of trees.

Creating new neighborhoods full of flora and fauna will help to sustain more



Buildings from circular materials are more sustainable option



Reuse of existing structures, which have embodied CO<sub>2</sub>, instead of demolishing

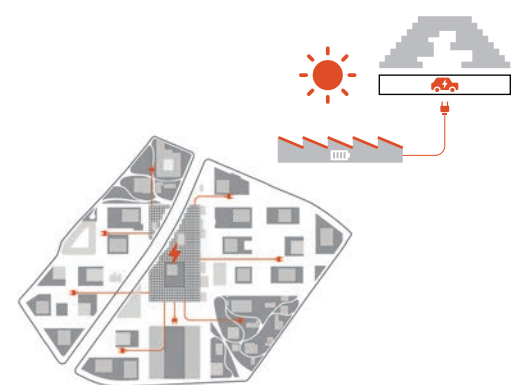


continuous ecosystems in the city. The green residential areas not only help mitigate and adapt to climate change, they are also cooler, offer more shade, and have a positive influence on people's mental and physical health.

Re-using existing structures where possible is a small but significant step towards a more sustainable future, minimizing CO<sub>2</sub> emission. It should be considered to make the new buildings in a 'circular' manner, further minimizing the ecological footprint of the new development.

Within the master plan we suggest the following measures:

- reuse of existing structures
- wooden building structure when possible
- use of renewable and circular materials
- PV panels for public use
- create smart grid for electricity, heat & cold
- car sharing and public transport



PV panels on the roofs produce solar energy, which is distributed into a smart grid system

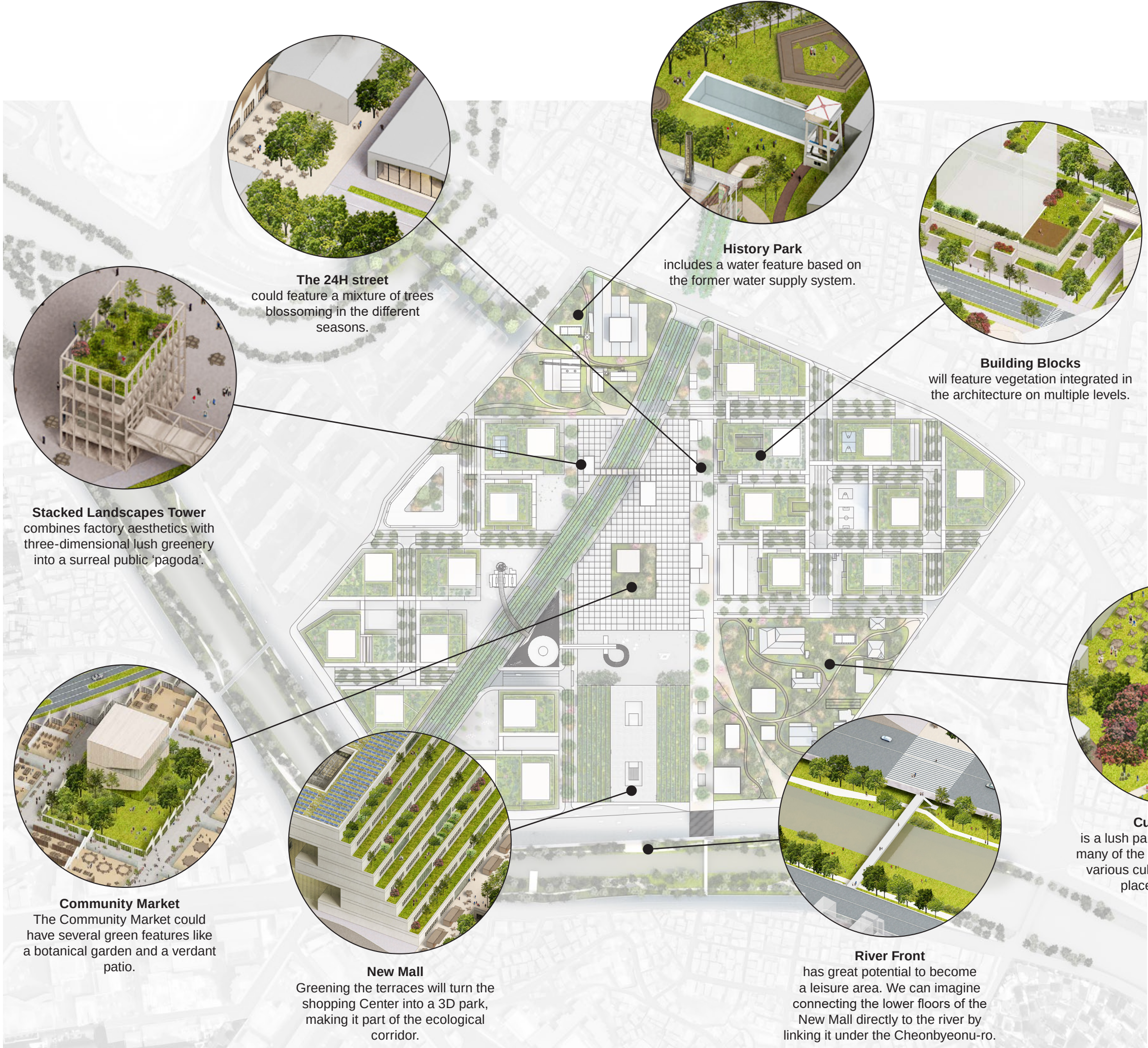


# Landscape



Green spaces form an essential component of the experience of the new district. Public spaces and parks as well as the streets that connect them offer an enjoyable ambiance. The vegetation helps reducing heat stress, buffers heavy rain, and adds ecological 'seasoning'.

Many site-specific interventions can be made to strengthen the quality of the open spaces.



**The 24H street**  
could feature a mixture of trees blossoming in the different seasons.

**History Park**  
includes a water feature based on the former water supply system.

**Building Blocks**  
will feature vegetation integrated in the architecture on multiple levels.

**Stacked Landscapes Tower**  
combines factory aesthetics with three-dimensional lush greenery into a surreal public 'pagoda'.

**Community Market**  
The Community Market could have several green features like a botanical garden and a verdant patio.

**New Mall**  
Greening the terraces will turn the shopping Center into a 3D park, making it part of the ecological corridor.

**River Front**  
has great potential to become a leisure area. We can imagine connecting the lower floors of the New Mall directly to the river by linking it under the Cheonbyeonu-ro.

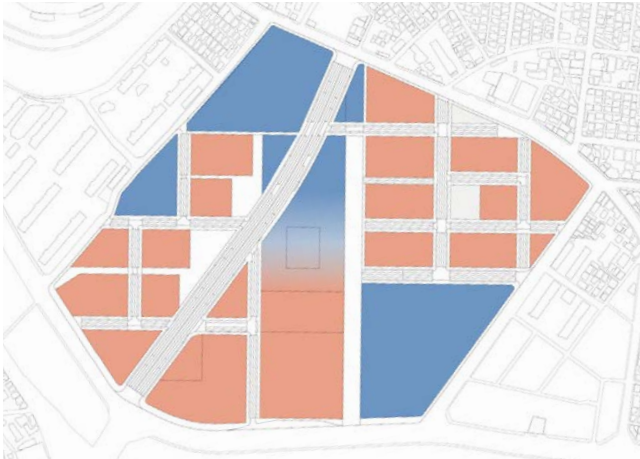
**Culture Forest**  
is a lush park that aspires to keep many of the existing trees featuring various cultural facilities loosely placed in the green.







# Districts



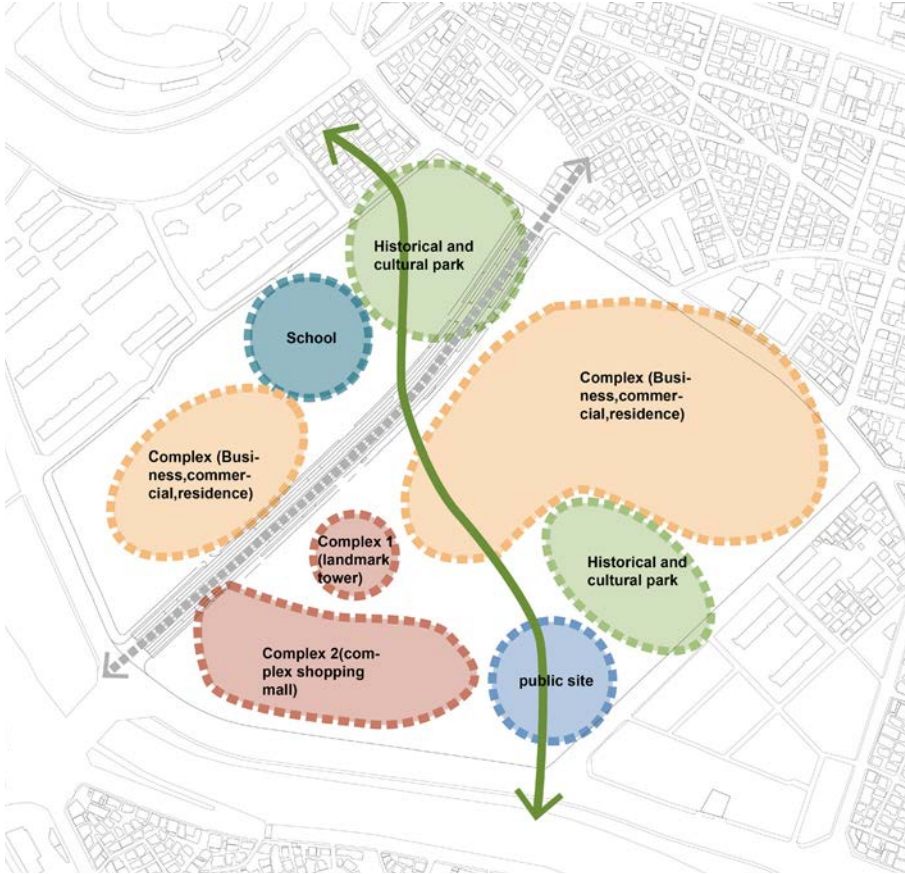
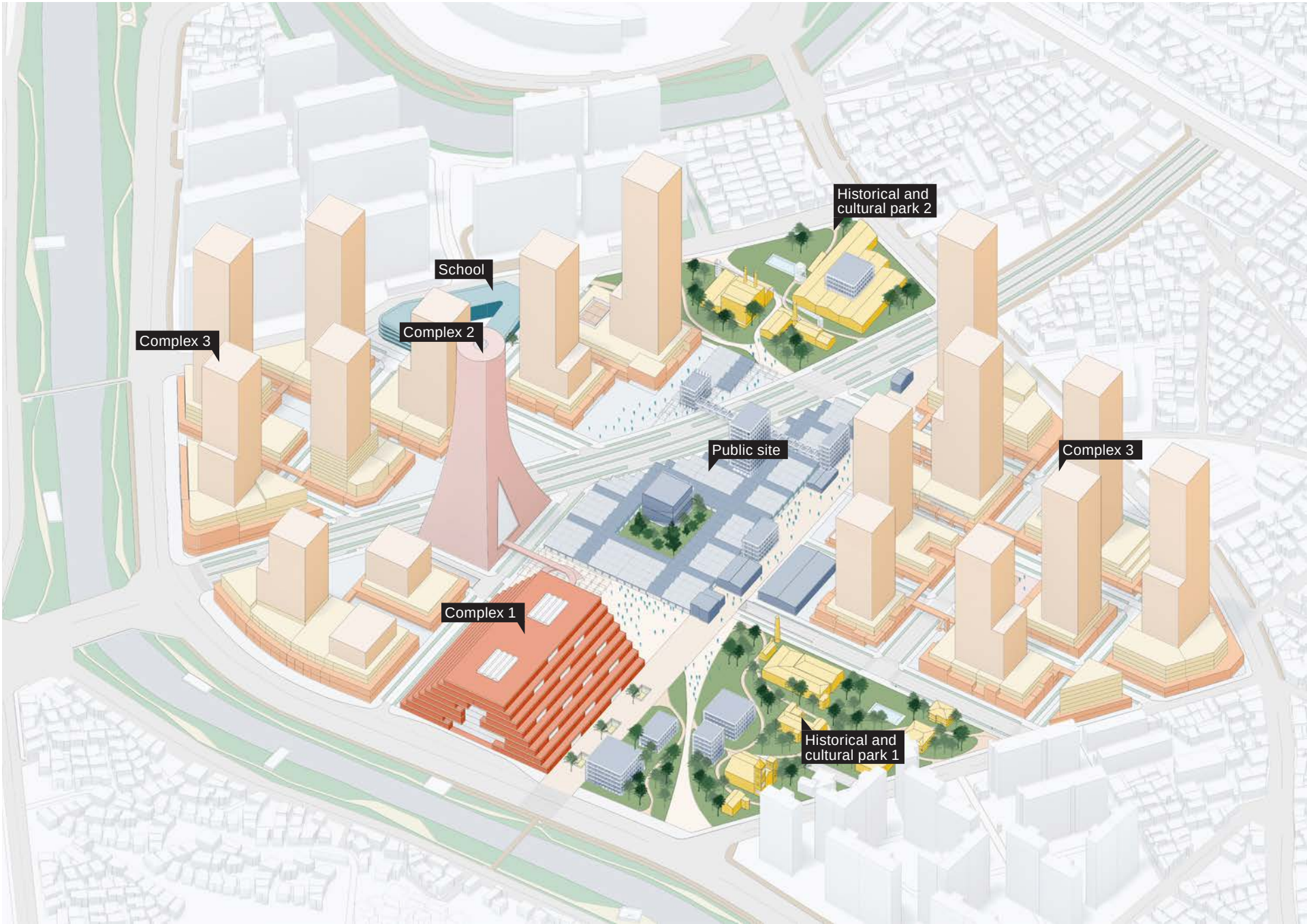
Private land

Public land

Land ownership diagram

Starting point for the development is the given Land Use Plan. We propose however to bring the Public Site to the center of the area, turning it into the vibrant heart of both the former Industrial site as the surrounding neighborhoods. By doing so the Historical and Cultural Park can become even more significant. The Culture Park will form a green Urban Foyer on the southeast corner near the river.

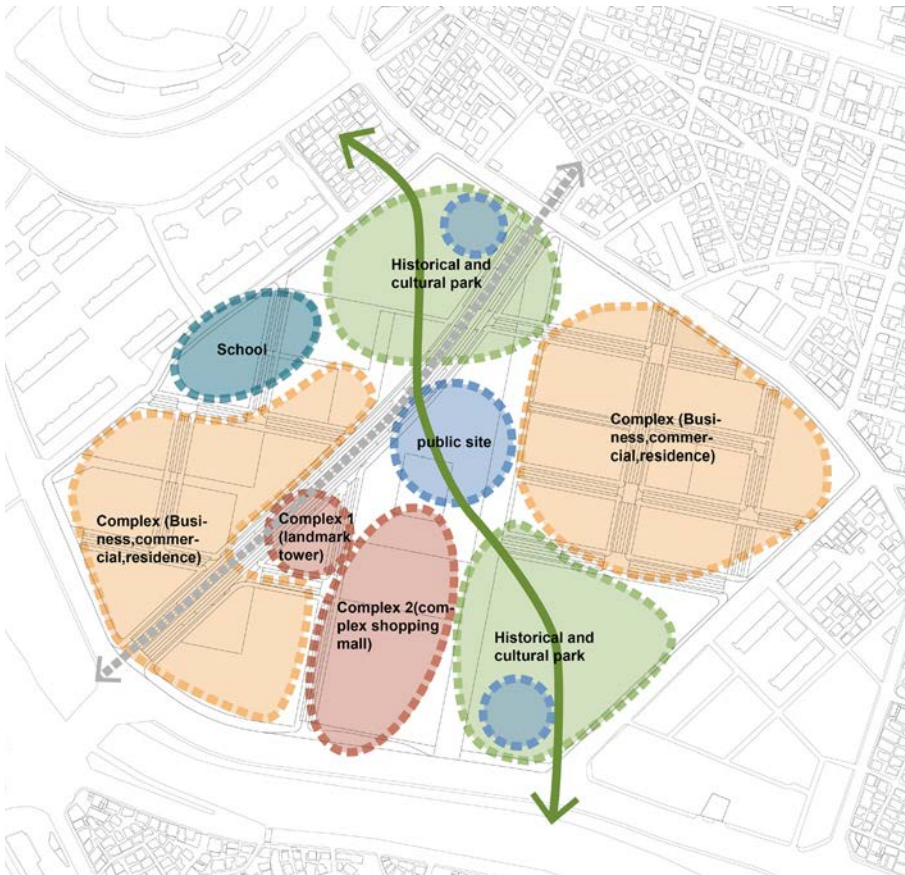
By rotating Complex 2 - the Shopping Center - with 90 degrees it will not obstruct views towards the new development but it will create a sense of openness: visual relationships between the site and the river will become meaningful and multiple tangible connections will emerge. The slight redistribution of Complex 3 including the placement of the towers and the careful arrangement of the public functions together form a coherent and well-organized urban composition.



Given land use plan



Proposed land use plan





# Culture Forest



Existing canteen building surrounded by trees



Preserved industrial structures in rich greenery  
ref.: Zollverein Park by Planergruppe GmbH



Outdoor activities  
ref.: Zollverein Park by Planergruppe GmbH

Culture Forest is a lush park that aspires to keep many of the existing trees. The trees could be considered to be part of heritage as well and offer a great start for the new ecosystem. The Forest features numerous pavilions in a green setting, some existing, others new, that can accommodate diverse cultural facilities.

It will form a green cornerstone of the new development and an inviting entrance on the southeast corner near the river: an Urban Foyer.



Functions diagram



The International Invited Competition for Chonbang & Ilshin textile Industrial Site

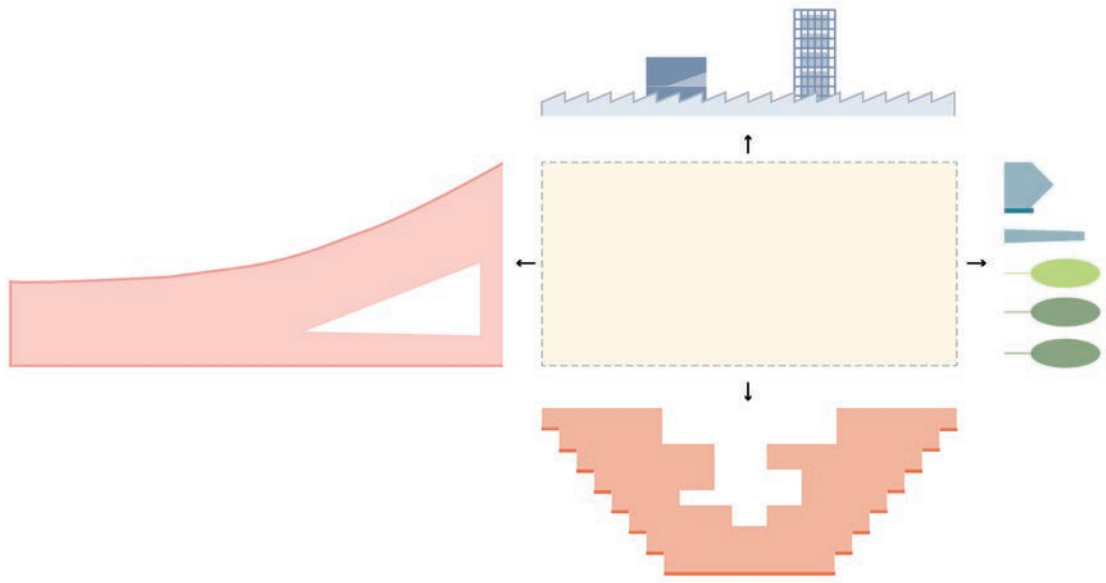




# Central Square



Active Central square  
ref.: Skanderbeg Square by 51N4E



Main square as reflection of surrounding

As part of the Public Site Urban Valley a central square will emerge flanked by the Shopping Center, the Community Market and the Landmark Tower.

It will be a large open area that can be used for meeting people. And for organizing events, or fairs, markets, festivals. And perhaps for demonstrations. The Civic Heart of the new development. It is directly linked to the 24H street and through the intricate network of the Factory Grid to all other urban amenities and districts.



Functions diagram



The International Invited Competition for Chonbang & Ilshin textile Industrial Site





# 24H Street



Existing factory tower



Lively night street  
ref.: Xi'an Dahua Textile Mill by CADG



Preserved industrial structures  
ref.: Xi'an Dahua Textile Mill by CADG

The pedestrian street flanking the Community Market provides a lively axis connecting the Historic and Culture Park in the northeast corner and the Cultural Forest in the southwest. The 24H street is the main pedestrian path, building a strong connection from river to Campions Field.

Many shops, restaurants and cafes and clubs will breathe life into the exiting mix of existing buildings and new small-scale structures that will be added. This 'urban connector' will be active 24-7 and could very well accommodate a Night Market. Could we imagine adding a new bridge over the river?



Functions diagram



The International Invited Competition for Chonbang & Ilshin textile Industrial Site

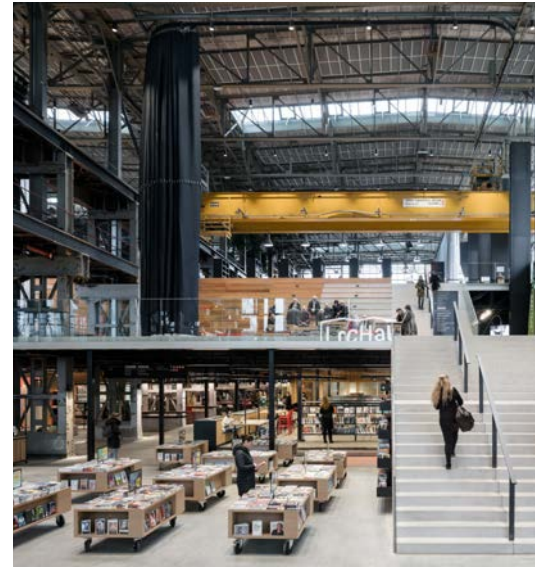




# Community Market



Existing main factory building



Cultural program  
ref.: LocHal Library by CIVIC architects



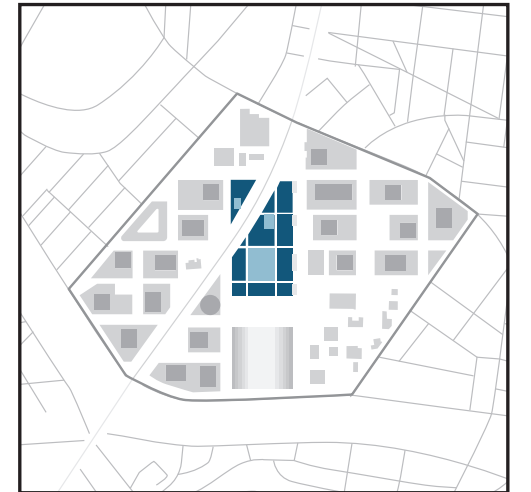
Makers market  
ref.: De Hallen by Buro van Stigt

The former production hall in the center of the development will remain. It has great potential. The vast space under the iconic roof structure can be programmed with very diverse functions ranging from commercial to cultural and from sports to leisure to form the Community Market.

In addition to commercial functions, we can imagine that the library could be perfectly housed here, facing the central square. An Art House cinema could form an attractor, a botanical garden, but also a Padel Tower. Padel is a crossover between squash and tennis. Is is very compact and as such it can be easily stacked. It is rapidly becoming one of the most popular urban sports. It is so much fun and creates a good vibe.

Many functions inside are still very much related to the textile industry. Fashion will be an important ingredient of the commercial areas. Perhaps with an emphasis on circularity: repair shops.

We can imagine a Textile Museum would be a great addition, perhaps in combination with an 'innovation lab'. Textile plays such



an important role a circular future. How can we create sustainable fabrics and eco-friendly dyeing? And how can we guarantee humane working conditions? The new institute could become a Center for Debate.

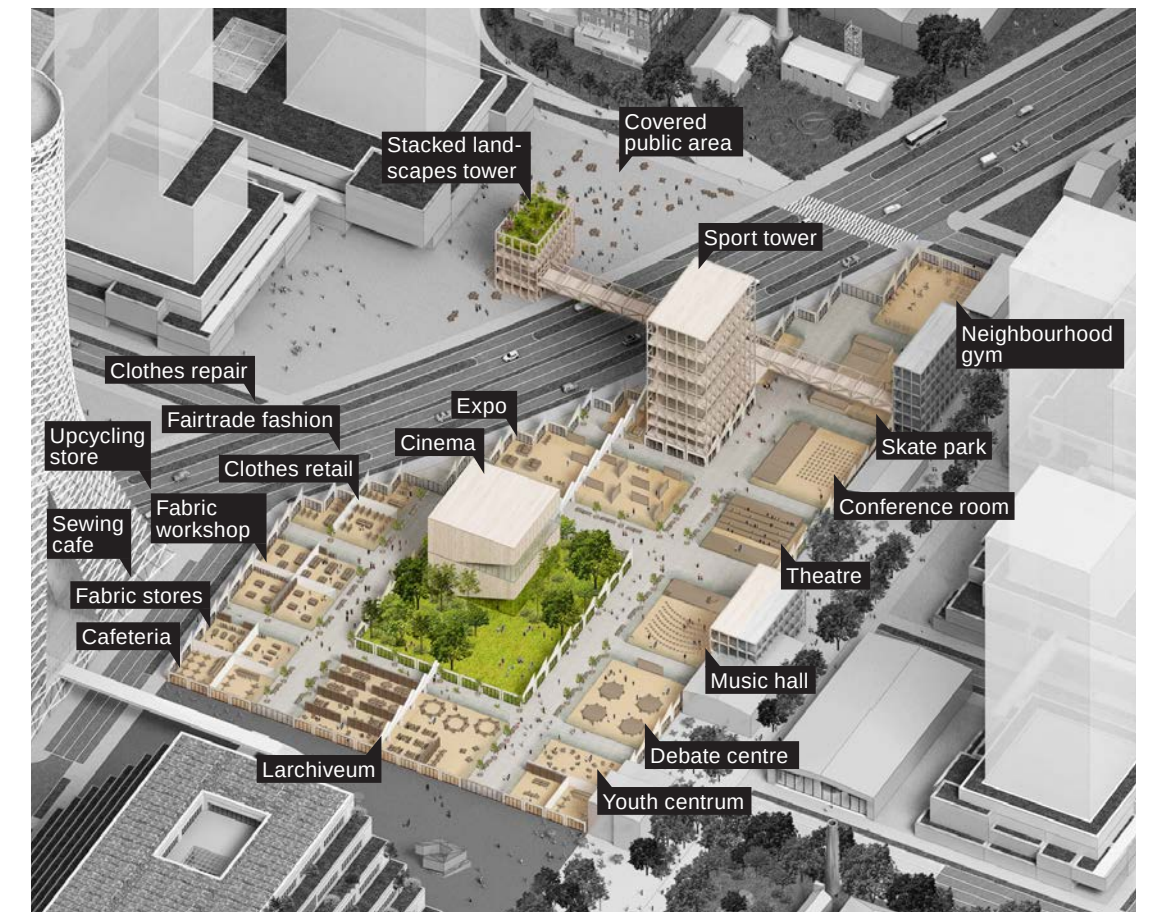
The roof will be partly charged with solar panels turning the former factory into a Power House.

The surrounding city grid will continue inside the central former factory building.



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Functions diagram





# History Park

**Noon time**  
Reflect greenery in the park



Effect of mirror glass with light inside  
ref.: Los-Terrenos by Tatiana-Bilbao

**Night time**  
Showcase of the industrial heritage



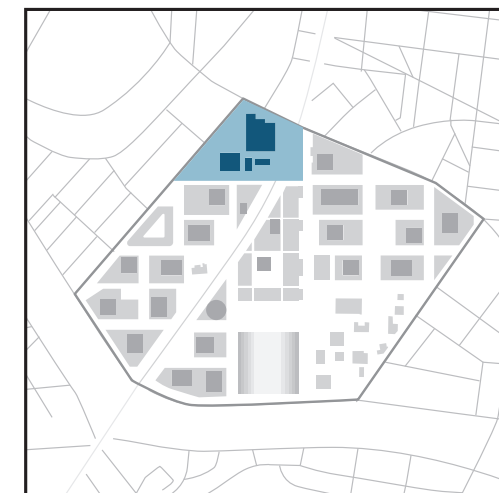
Effect of mirror glass with light inside  
ref.: Los-Terrenos by Tatiana-Bilbao



Existing Power Plant building

The former Steam Power Plant is the main building to be preserved. The wonderful structure can host special exhibitions and gatherings. It would be nice if it was clad in mirror glass. Letting in daylight and allow views to the world outside. During the day the mirror façade will reflect the green setting and at night it will mysteriously light up showcasing the existing industrial structure in the interior in all its splendor.

We think the exiting factory halls in the northwest corner could be preserved as well. What about projecting the Archive Building on top of these sheds, hovering over them as a heavy cloud: the 'black box' of society, a precious vault safeguarding memory.



Functions diagram



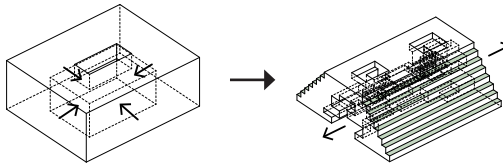
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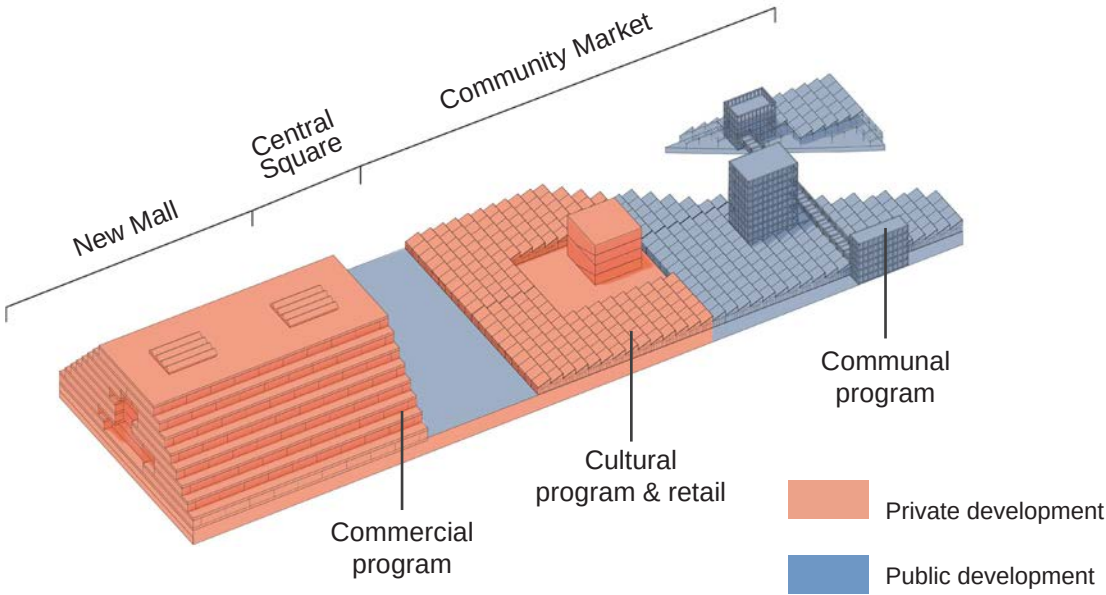


# New Mall

The former production hall at the center of the site can accommodate a wonderful mix of functions. We can imagine that Cultural program of the Mall and some of its retail can be located in the old factory building as well to become part of the Community Market. Can we imagine a public - private symbiosis?



Extruded Atrium is a connector



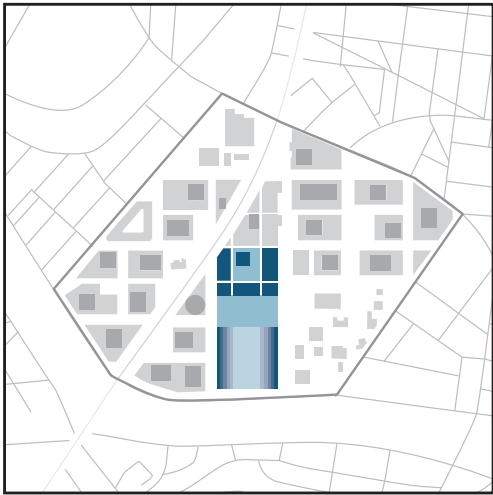
Public- Private Symbiosis

Shopping malls have a tendency to absorb urban life, to form artificial islands detached from their environments. At the former industrial site a wonderful opportunity manifests itself to do the opposite; to actually connect the shopping experience with the surroundings; to reach out to the neighbors: to blend in with the city.

If we imagine also aligning the void space that traditionally forms the center of most shopping centers in the same direction, this permeability will be further activated. By extruding the atrium perpendicular to the river, an intriguing 'Keyhole' will appear offering a remarkable perspective over the new district, metaphorically unlocking the site. It will reveal parts of its interior in an inviting way, sparking curiosity and as such it will be extraordinarily hospitable: welcome! And it will form an unforgettable Logo for a new type of shopping center: the New Mall.

The fundamental openness and the absence of a threshold represent the civic and democratic spirit of Gwangju in a communicative way.

The stepping volume will appear friendly and monumental at the same time. The terraces will be part of the landscape, the stepped

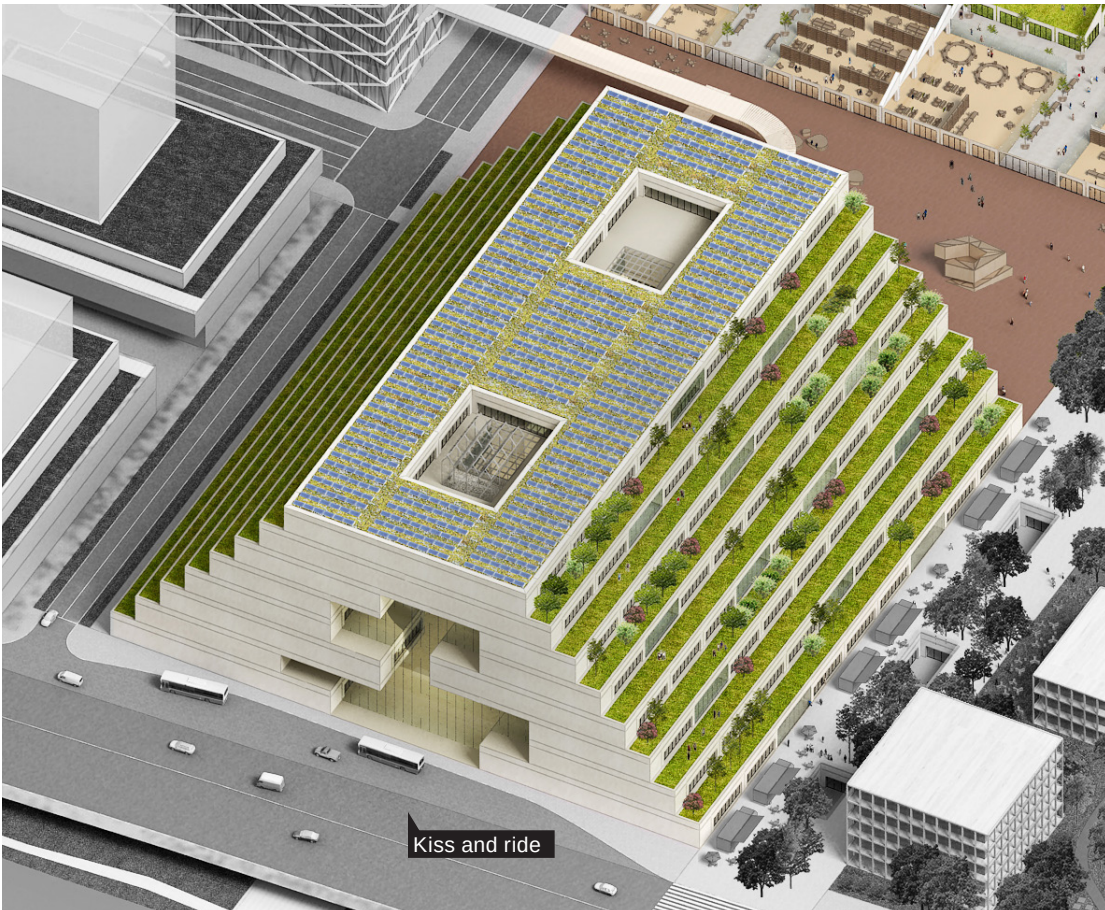


gardens form a pleasant panorama for the surrounding residential and hotel towers and the offices. Greening the terraces will turn the shopping Center into a 3D park, making it part of the ecological corridor.

A 3D circulation system can emerge based on the figure 8 that will enable continuous strolling through the interior offering a superior shopping experience.

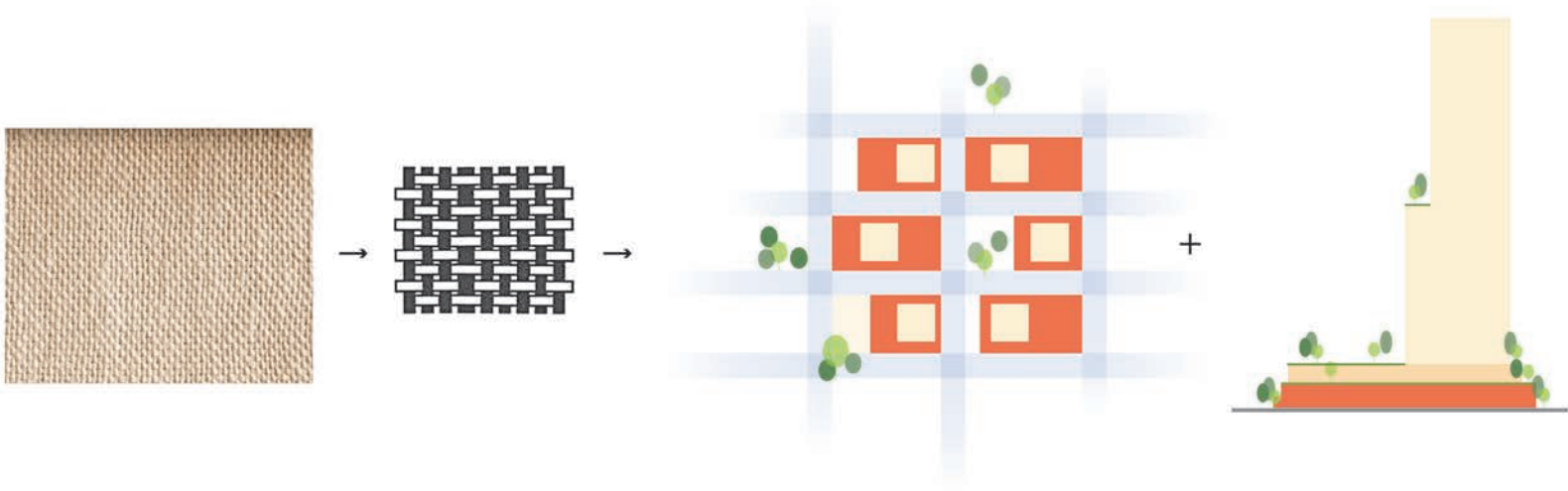


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# Complex 3



An intricate pattern of interconnected blocks woven into an Urban Fabric

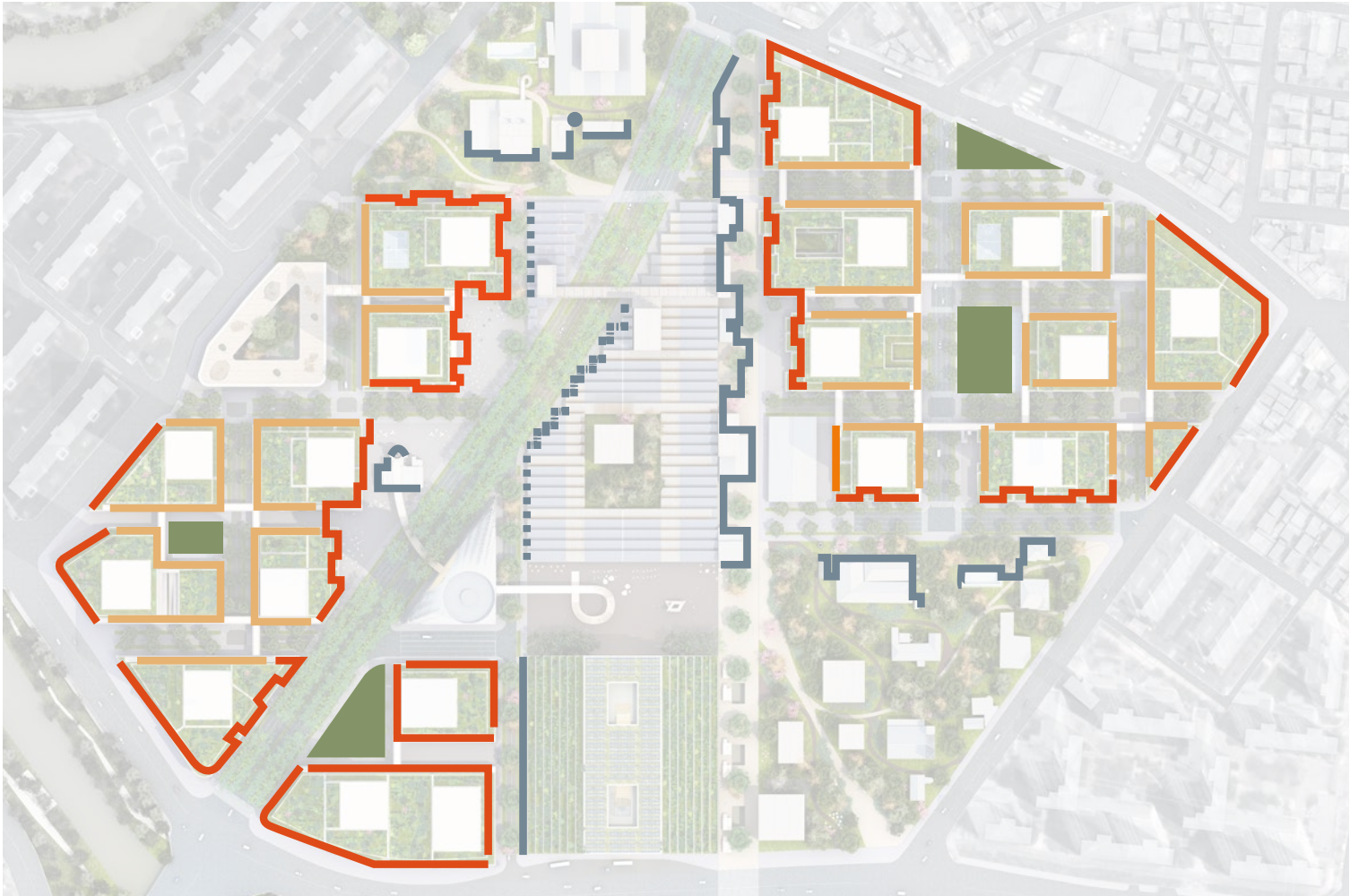
In addition to the meaningful act of preservation it is also vital to increase density: to provide places for people to live and work. About 18 Towers of different heights can be loosely distributed over the plot, in a kind of checkerboard pattern that will guarantee great views and sightlines as well as privacy for residents and other users. It will optimize light conditions as well as air quality. The new towers become more modest towards the center of the plot as such reinforcing the emergence of the Urban Valley.

The base of each tower forms a city block with a friendly scale, creating an attractive interface for pedestrians. The larger foot of the Towers helps create a comfortable wind climate on ground level. The city blocks will consist of a layer of commercial and retail functions with business and office functions on a higher level and are topped by the residential functions. Locally experimental ways of living can also be envisioned in the foot of the building blocks, activating the lower levels. A set of skybridges, reminiscent of the former Textile factory in more than one way, could connect the podiums into an additional network above ground. The outline of the building blocks is variable. Depending on street profile and the function, the interface will have a commercial vibe or residential ambiance.



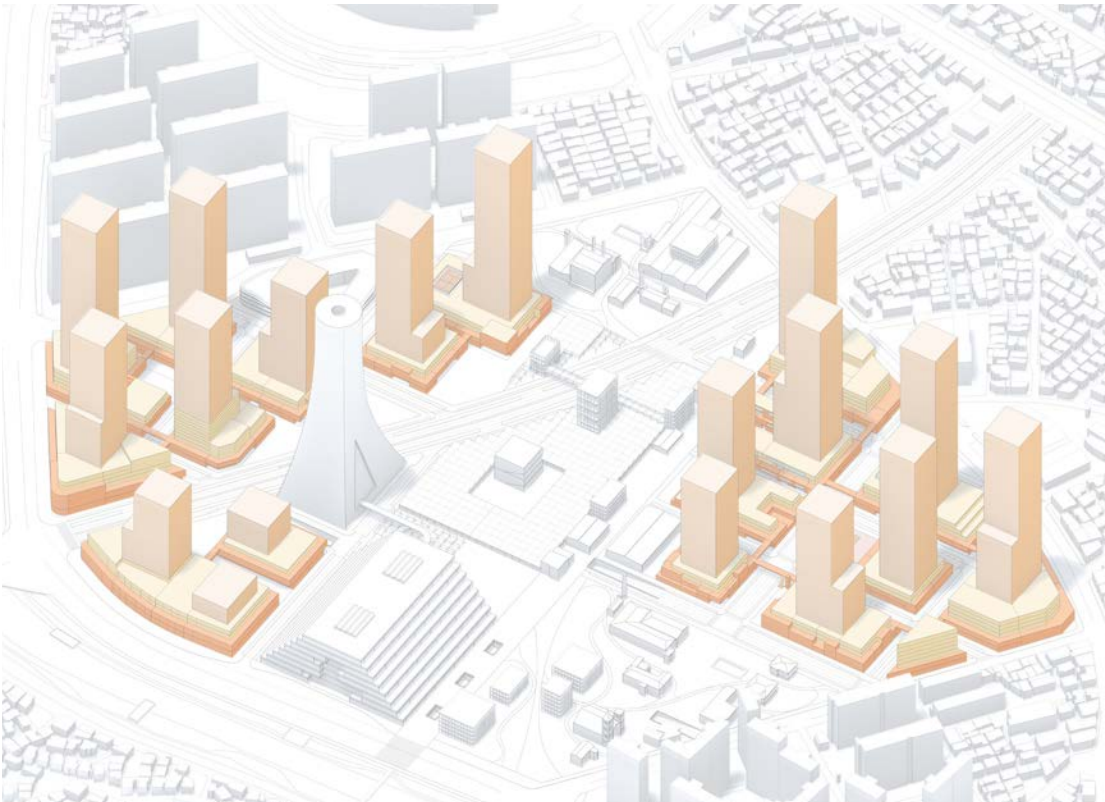
It might offer a sheltered colonnade, or generous terracing, or a meandering diverse contour. Locally the building mass steps back to create public plazas or sports grounds.

All together an organic and dynamic eyelevel experience will be evoked that is further strengthened by the multilayered landscaping, including integrated vegetation. The 3D gardens make sure that a very pleasant, biodiverse setting will come into being.



Interfaces

- residential vibe interface
- commercial vibe interface
- surrounding interface
- green/activity pockets



Programs

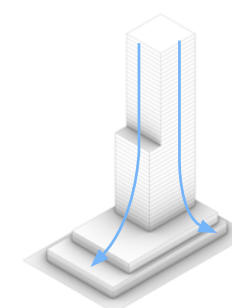
- commercial/retail
- business/office
- residential



# Complex 3



The base of each tower forms a city block with a friendly scale, creating an attractive interface for pedestrians.



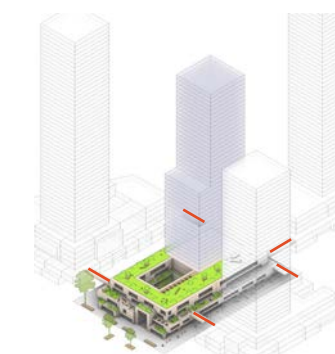
**01**  
Pedestal helps to create a comfortable wind climate



**02**  
Human scale



**03**  
3d green



**04**  
Plinths are connected

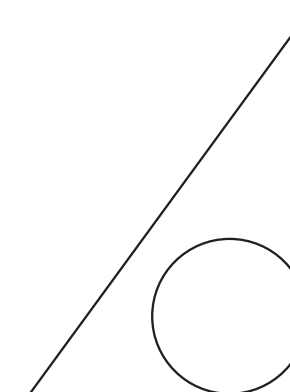
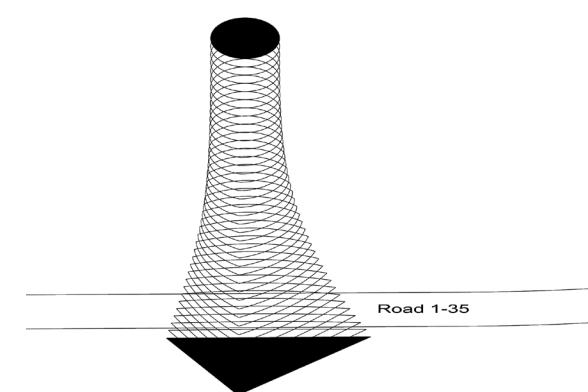
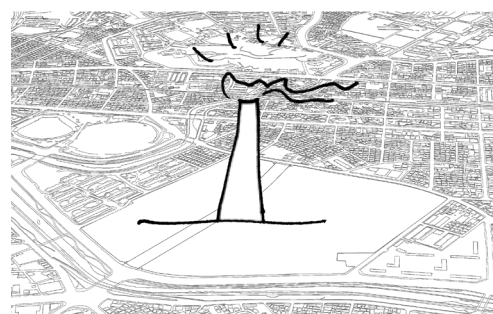


# Landmark Tower

The landmark Tower is one of the main 'chess pieces' placed along the 1-35 and forming the highpoint of the urban ensemble with the Mall and the Market embracing the Central square.

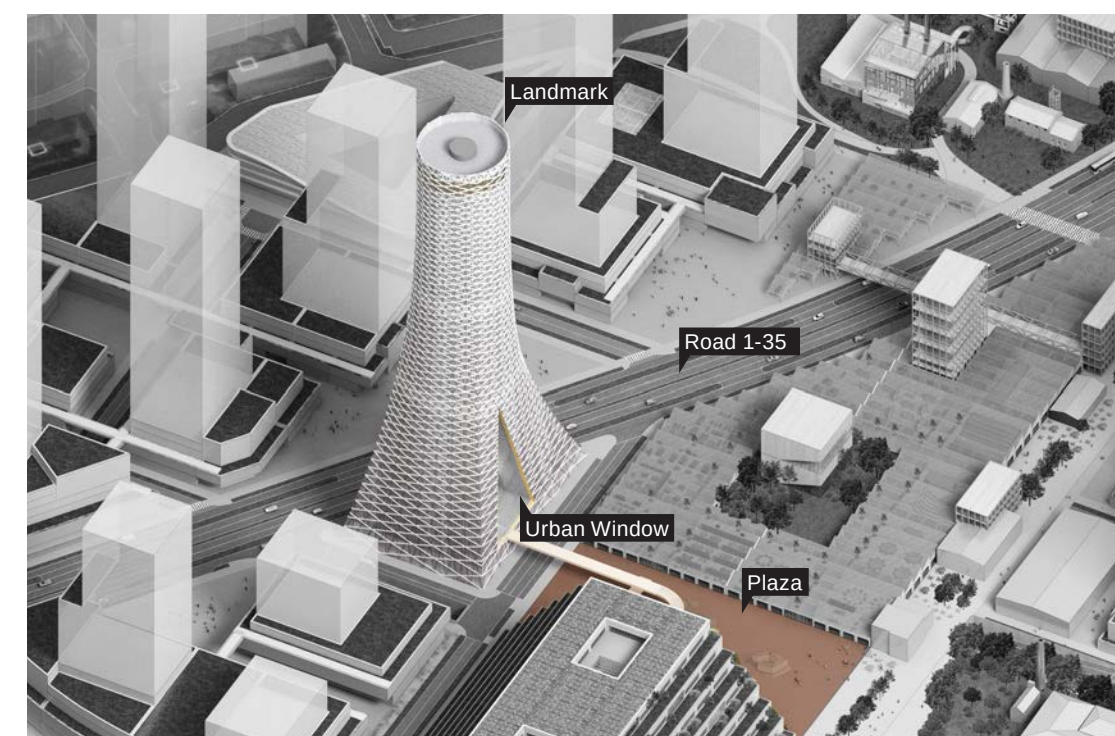
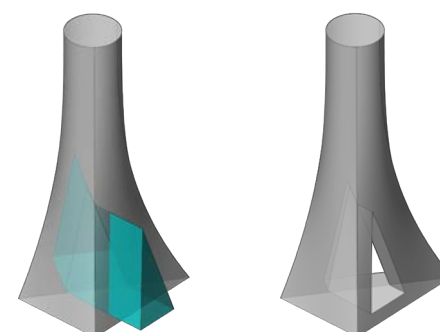
The tower develops from the triangular outline of its plot to a gorgeous cylindrical hotel with a rational, circular floorplan.

The resulting elegant shape is by punctured with a large opening; an 'urban window' that guides the eye towards Champions Field and adds dynamic sculptural quality.



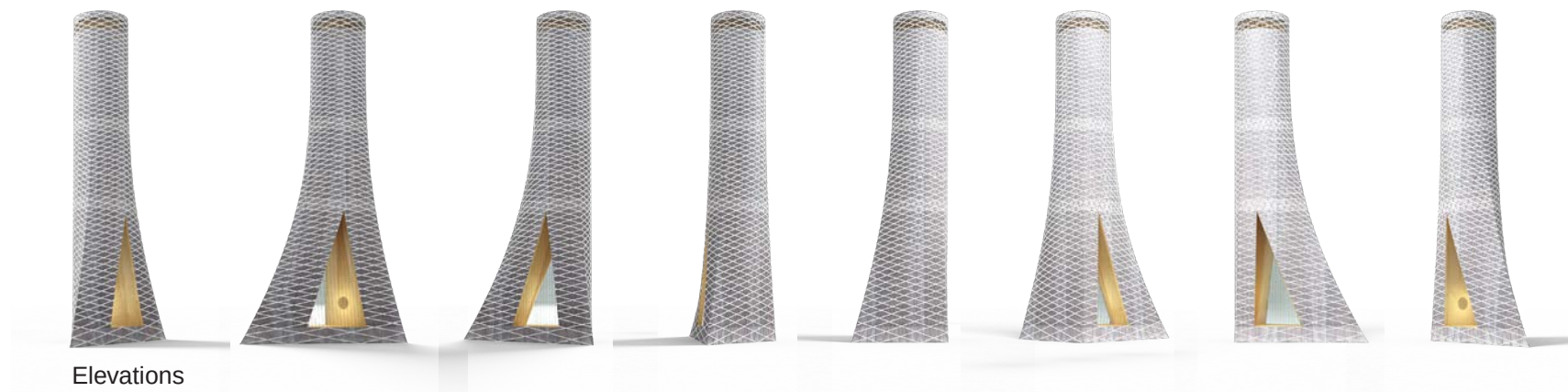
Triangular Plot to Cylindrical Hotel

Urban Window





# Landmark Tower



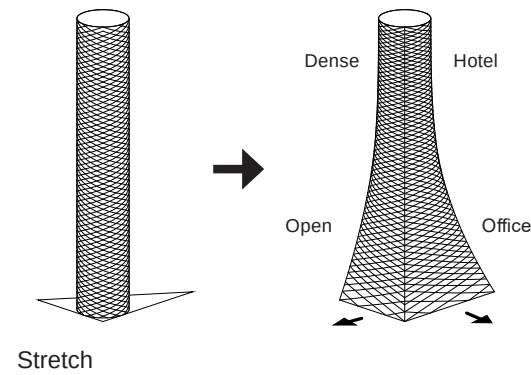
Textile Spool

The building could also accommodate short stay facilities as well as office spaces. Public functions activate the lower levels.

The wellness area, including a swimming pool is located on the top. If the conditions are right a steamy cloud

will surround the top, dissolving the tower, creating a foggy mysterious crown.

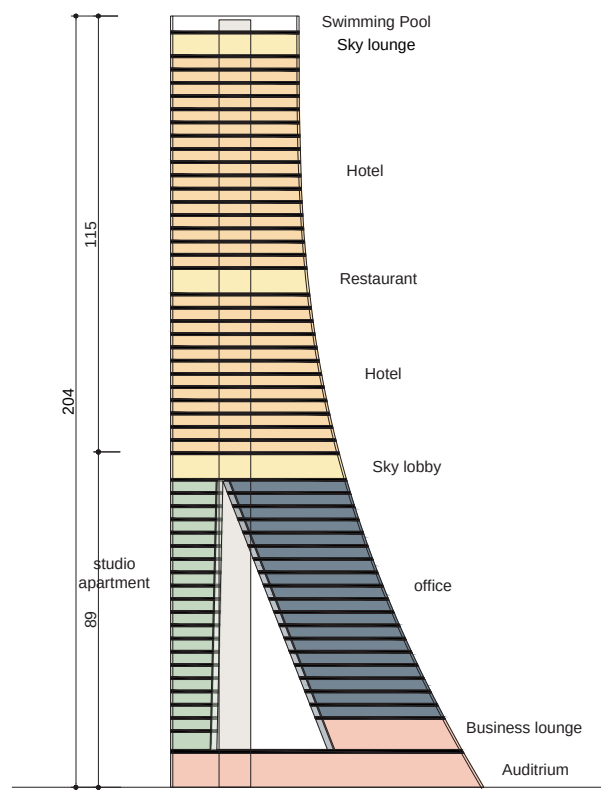
The 'wrapping' of the façade could turn the building into a super-sized 'spool'.



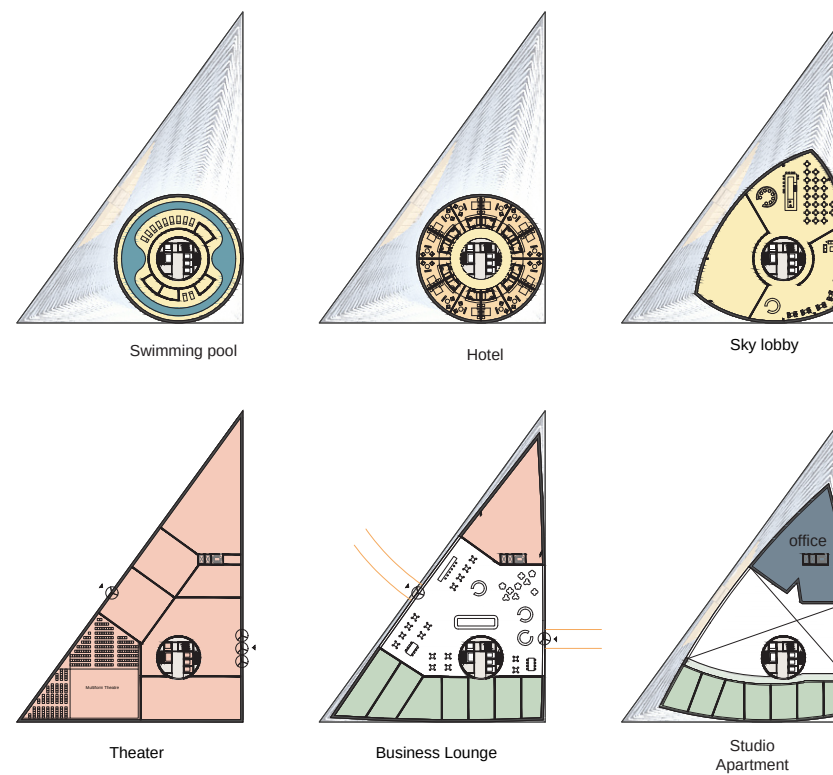
Swimming pool with steam



Mist System



Section and Plan (1:2000)



Sky Cloud Lounge





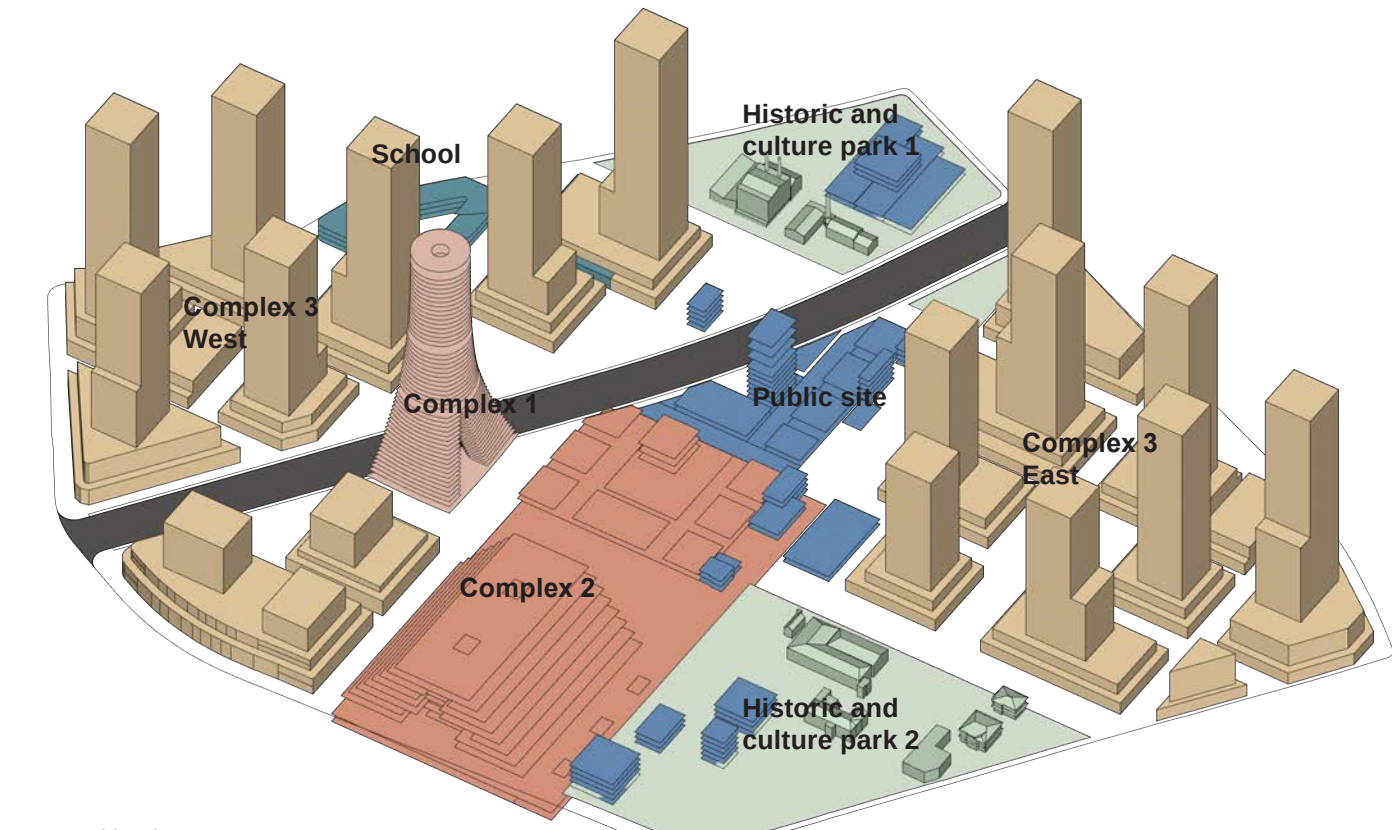


Area sizes

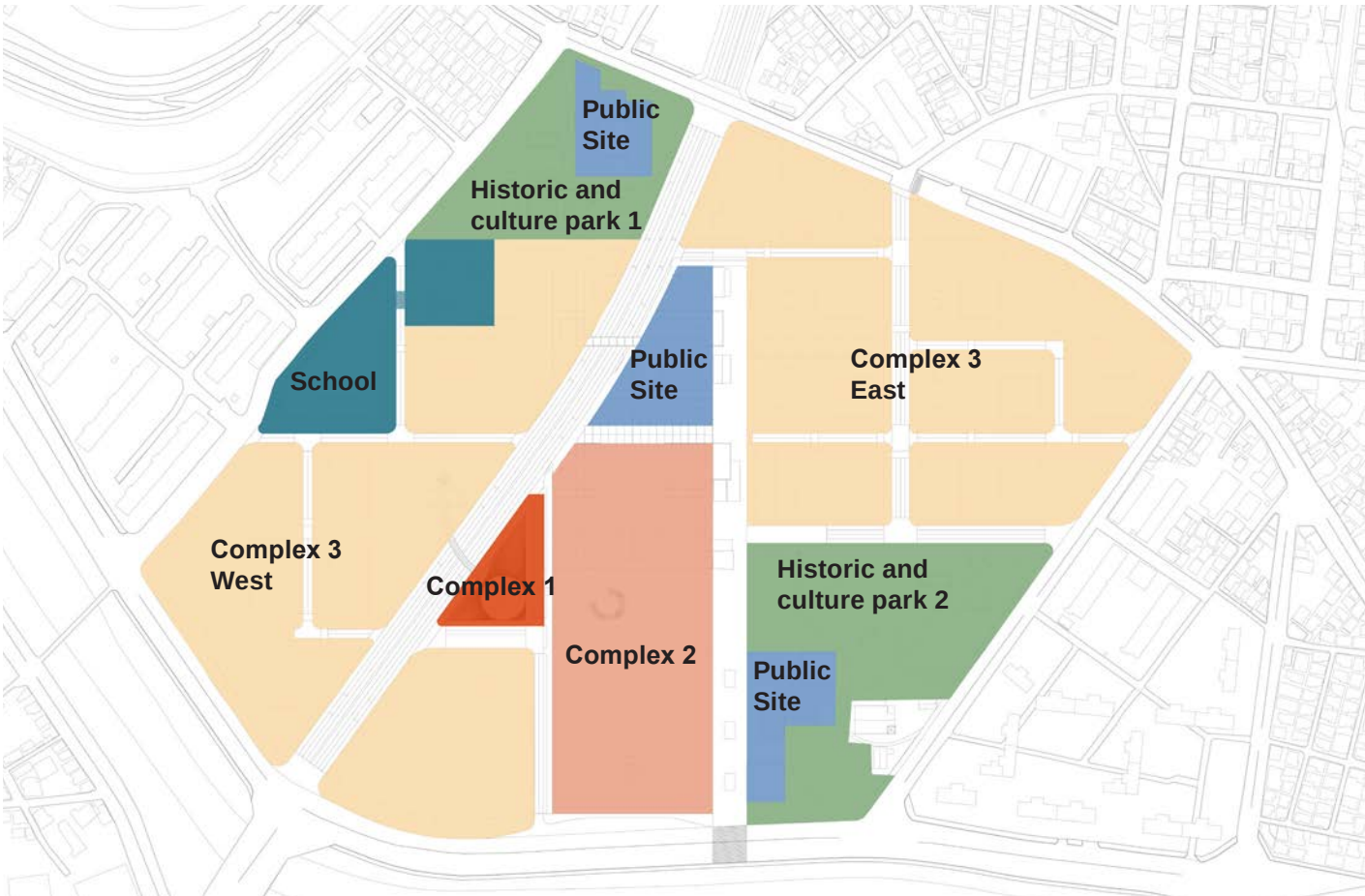
The masterplan consists of an intensive urban mix of residential and commercial functions. Together, Complex 3, including the placement of the towers, and the careful arrangement of the civic functions form a coherent urban composition with a strong identity. A wonderful symbiosis that represents an immense commercial value and sets free a magnificent public potential.

| Classification     |                             | Area size (㎡) | Total floor area ratio (%)      | Ground area plan (㎡) | Height         |
|--------------------|-----------------------------|---------------|---------------------------------|----------------------|----------------|
| Total              |                             | 296,340㎡      | -                               | 1,152,700㎡           | -              |
| Complex facilities | Subtotal                    | 185,600㎡      | -                               | 1,082,350㎡           | -              |
|                    | Complex 1                   | 5,100㎡        | 800%                            | 42,000㎡              | 200m(±5%)      |
|                    | Complex 2                   | 31,000㎡       | 500%                            | 150,350㎡             | Less than 100m |
|                    | Complex 3                   | 149,500㎡      | 600%<br>(Residential area 400%) | 890,000㎡             | Less than 180m |
|                    | Subtotal                    | 110,740㎡      | -                               | 70,350㎡              | -              |
| Public facilities  | Road                        | 49,550㎡       | -                               |                      | -              |
|                    | Historic and culture park 1 | 10,000㎡       | 30%                             | 3,000㎡               | Less than 50m  |
|                    | Historic and culture park 2 | 26,000㎡       |                                 | 7,800㎡               |                |
|                    | Public site                 | 11,910㎡       | 400%                            | 46,250㎡              | Less than 80m  |
|                    | School site                 | 13,280㎡       | 100%                            | 13,300㎡              | Less than 30m  |
|                    |                             |               |                                 |                      |                |

Land Use



Proposed land use axo



Proposed land use plan