

Gyeongui Line Forest Park

Figure 2. From *Gyeongui Line Forest Park*, by Seoul Metropolitan Gov, 2022. Retrieved from <https://english.seoul.go.kr/gyeongui-line-forest-park/>

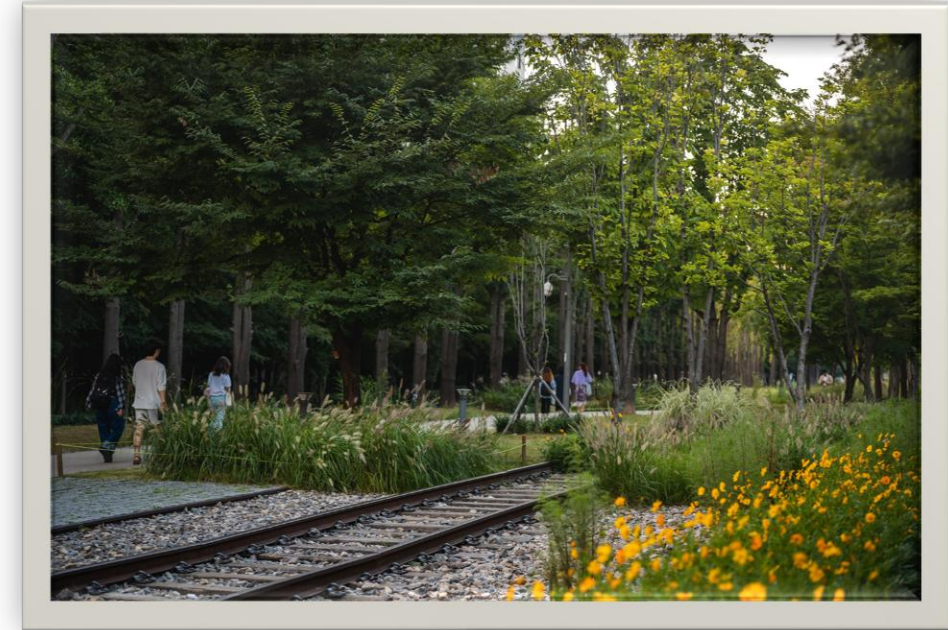
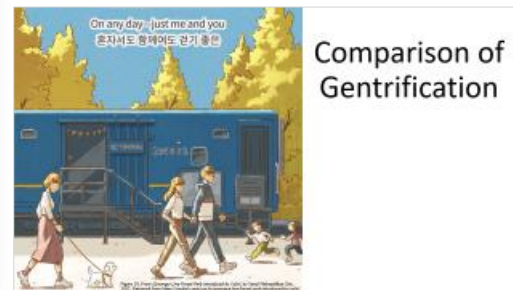
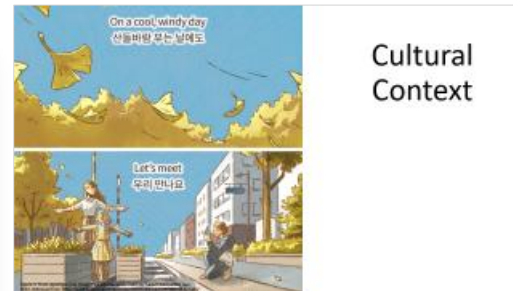


Figure 1. From *Gyeongui Line Forest Park*, by Seoul Metropolitan Gov, 2022. Retrieved from <https://english.seoul.go.kr/gyeongui-line-forest-park/>





On a bright, sunny day
햇볕이 좋은 날



Let's meet
우리 만나요

Framing the Question

Gentrification: Investment and rising property values in a neighborhood attract wealthier, and often white residents, leading to the displacement of lower-income and minority communities

Green Gentrification happens when new parks or green projects raise property values, pushing out lower-income and often minority residents from their neighborhoods.

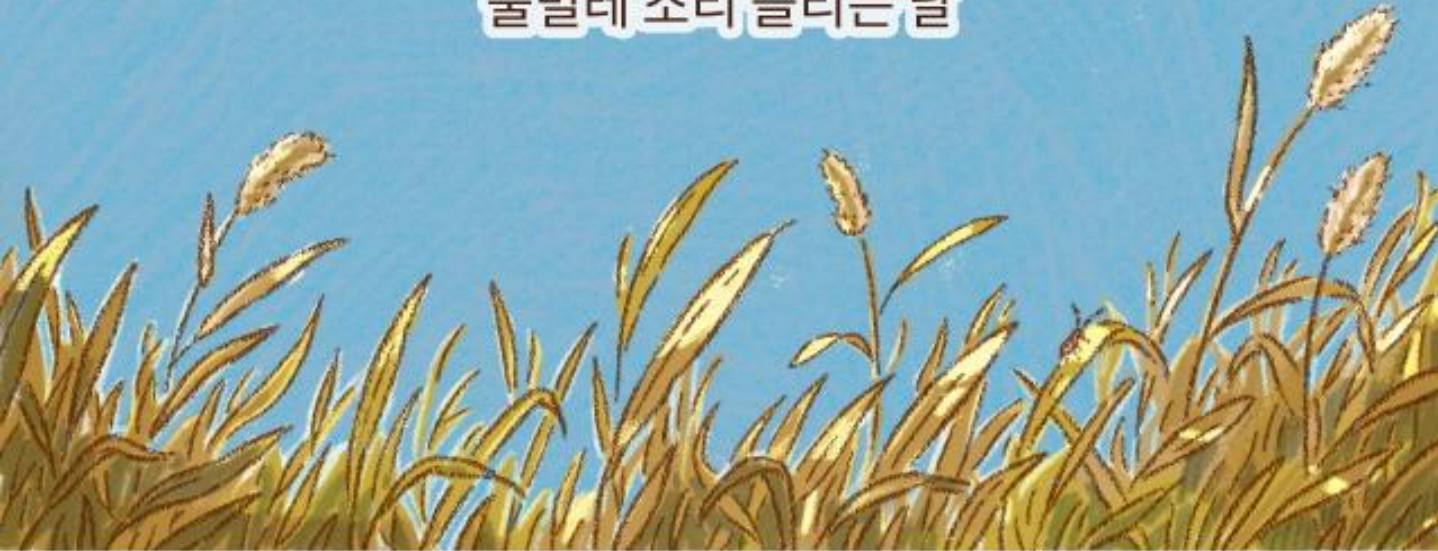
(Rigolon & Christensen, 2019)

A question to ponder...



Figure 4. From *Gyeongui Line Forest Park*, by Seoul Metropolitan Gov, 2022. Retrieved from <https://english.seoul.go.kr/gyeongui-line-forest-park/>

On a calm, serene day
풀벌레 소리 들리는 날



Let's meet
우리 만나요



Description of Gyeongui Line Forest Park

Location: Mapo-gu and Yongsan-gu, Seoul, South Korea

Figure 6. From A Case Study of Gyeongui Line Forest Park in Seoul, by Jisoo Sim, 2020. Retrieved from <https://doi.org/10.3390/su12176722>

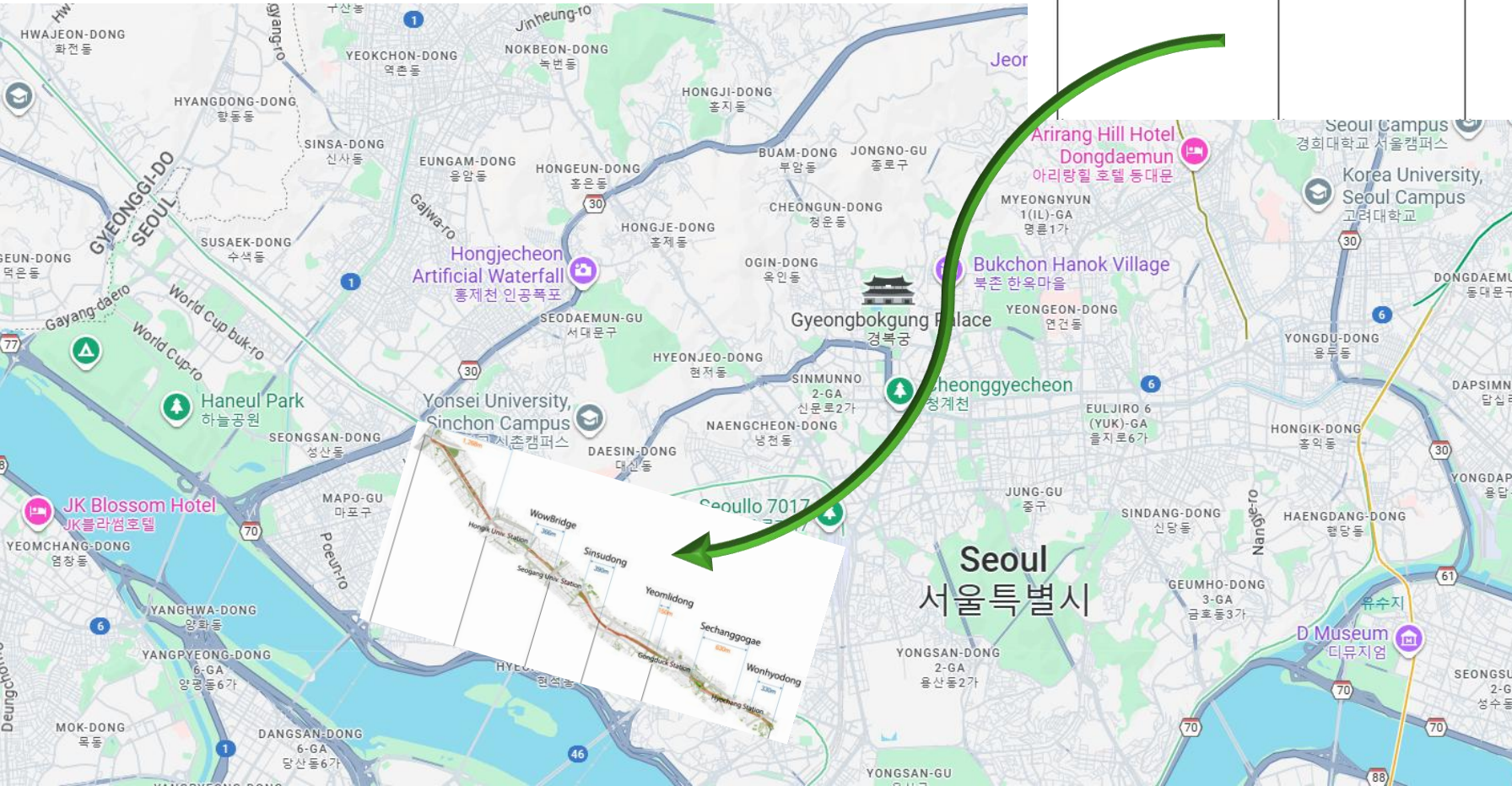
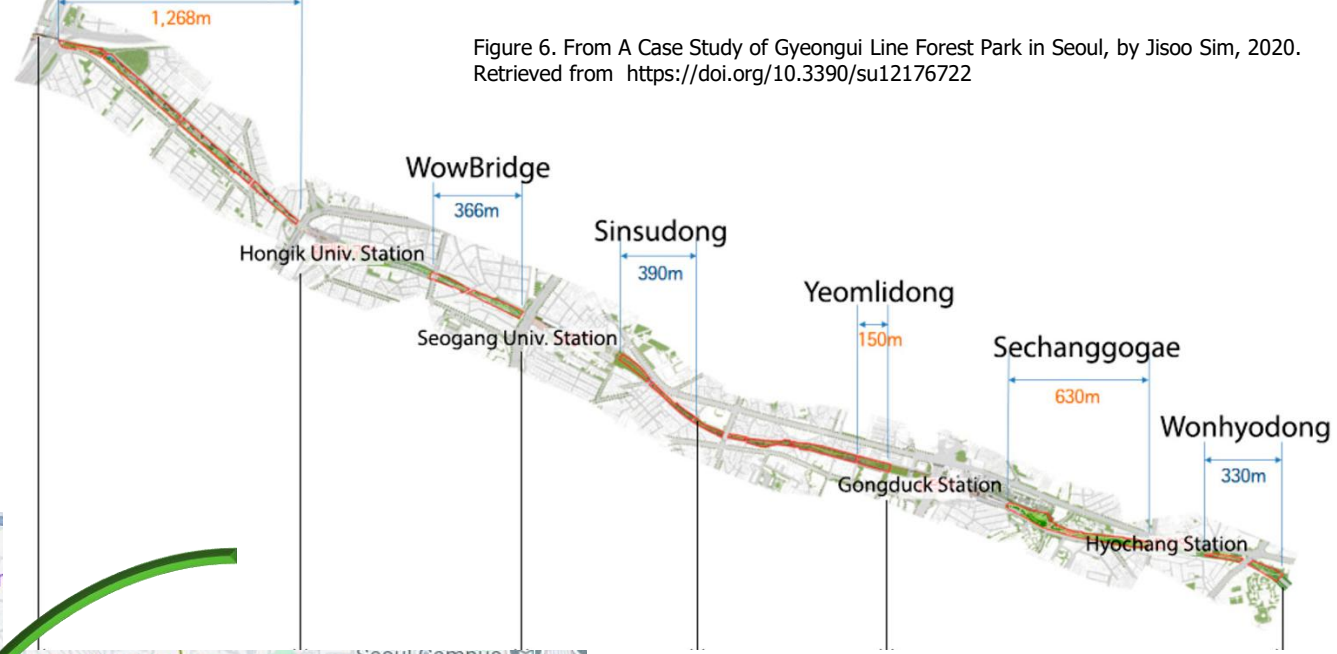
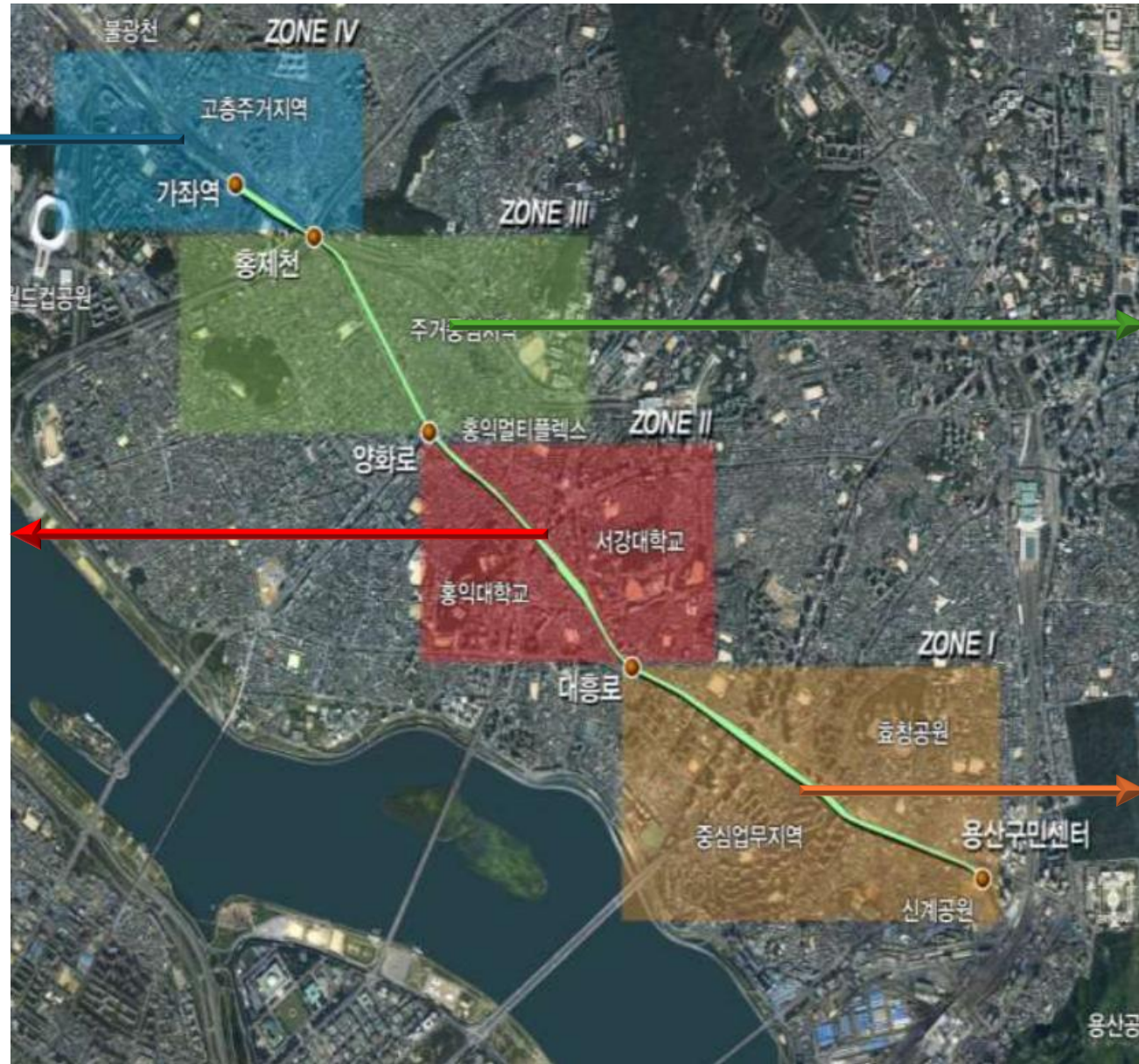


Figure 7. From Google Earth, 2023.



Design: 6.3-km linear park built on an old railway. Focus on walkability, greenery, social connection, and meeting individual neighborhood needs

Figure 8. From *USING GREEN INFRASTRUCTURE TO IMPROVE SEOUL CITY*, by Sung-Kyun Kim, 2018.

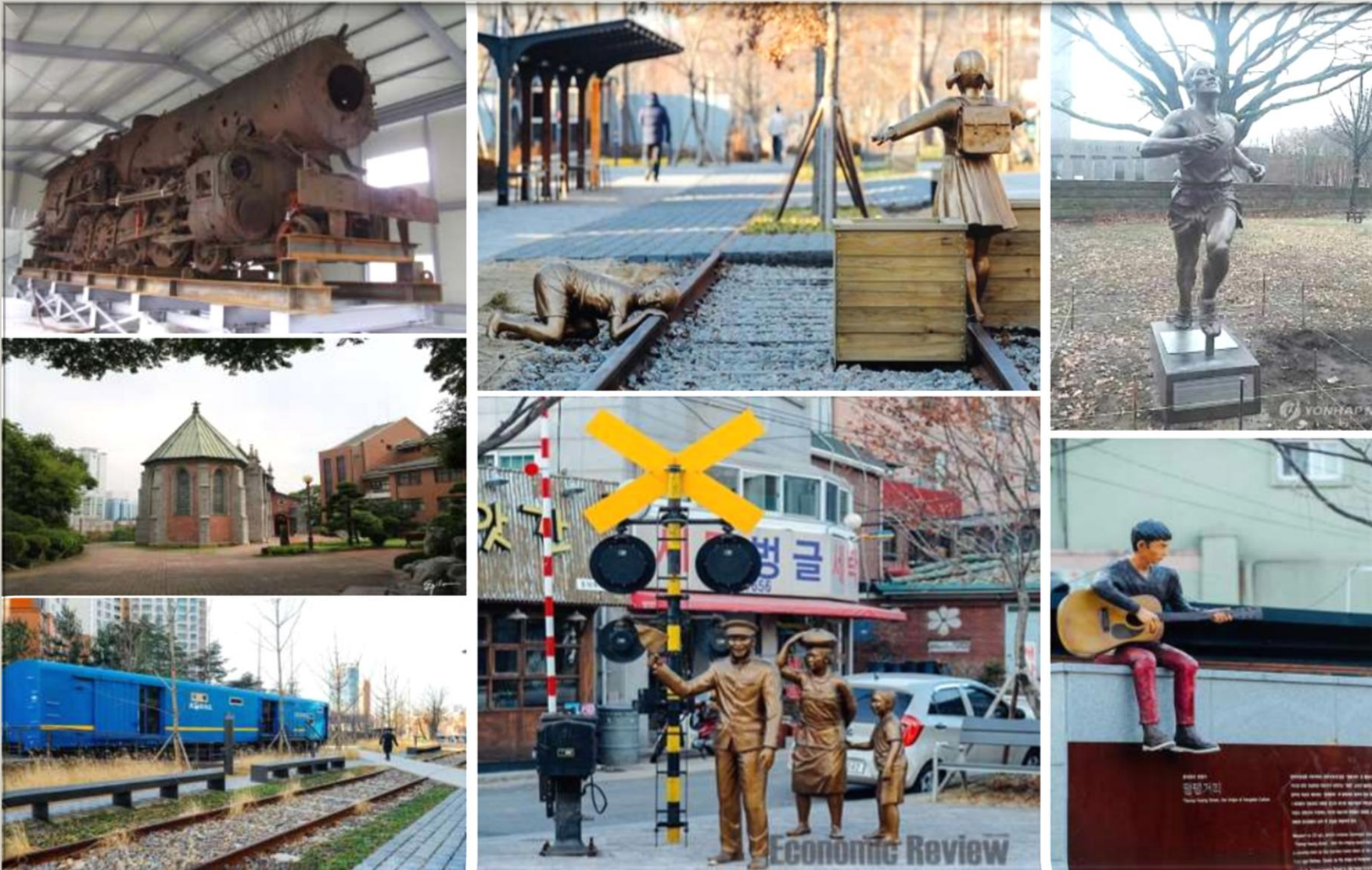


Figure 9. From *USING GREEN INFRASTRUCTURE TO IMPROVE SEOUL CITY*, by Sung-Kyun Kim, 2018.

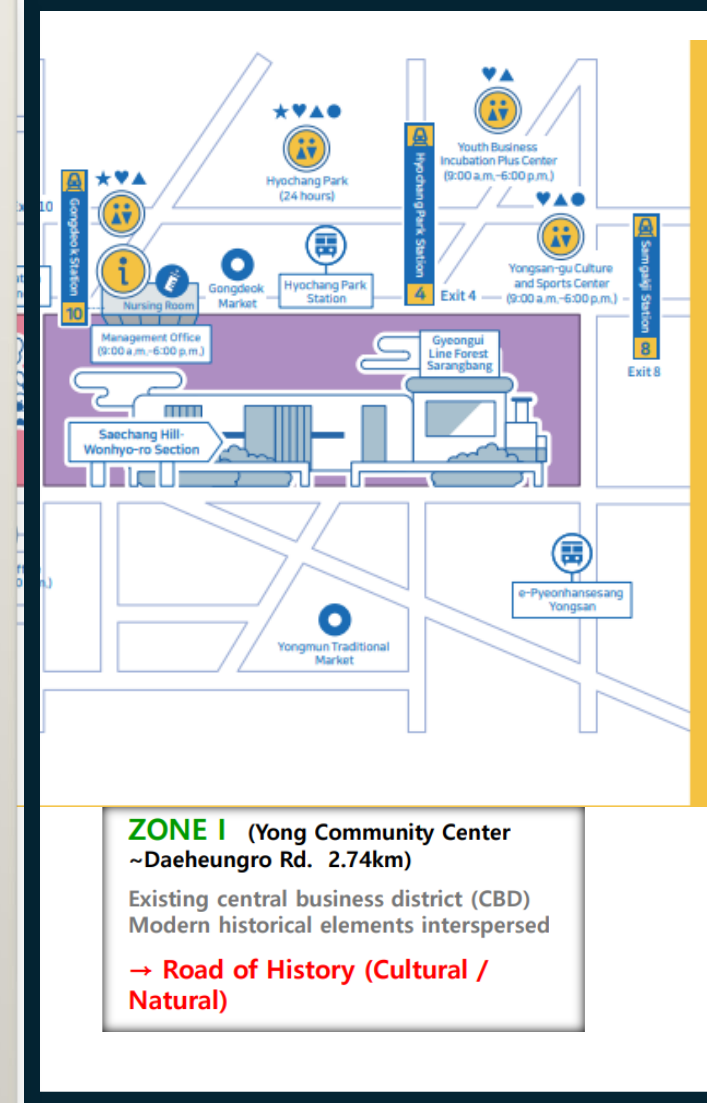
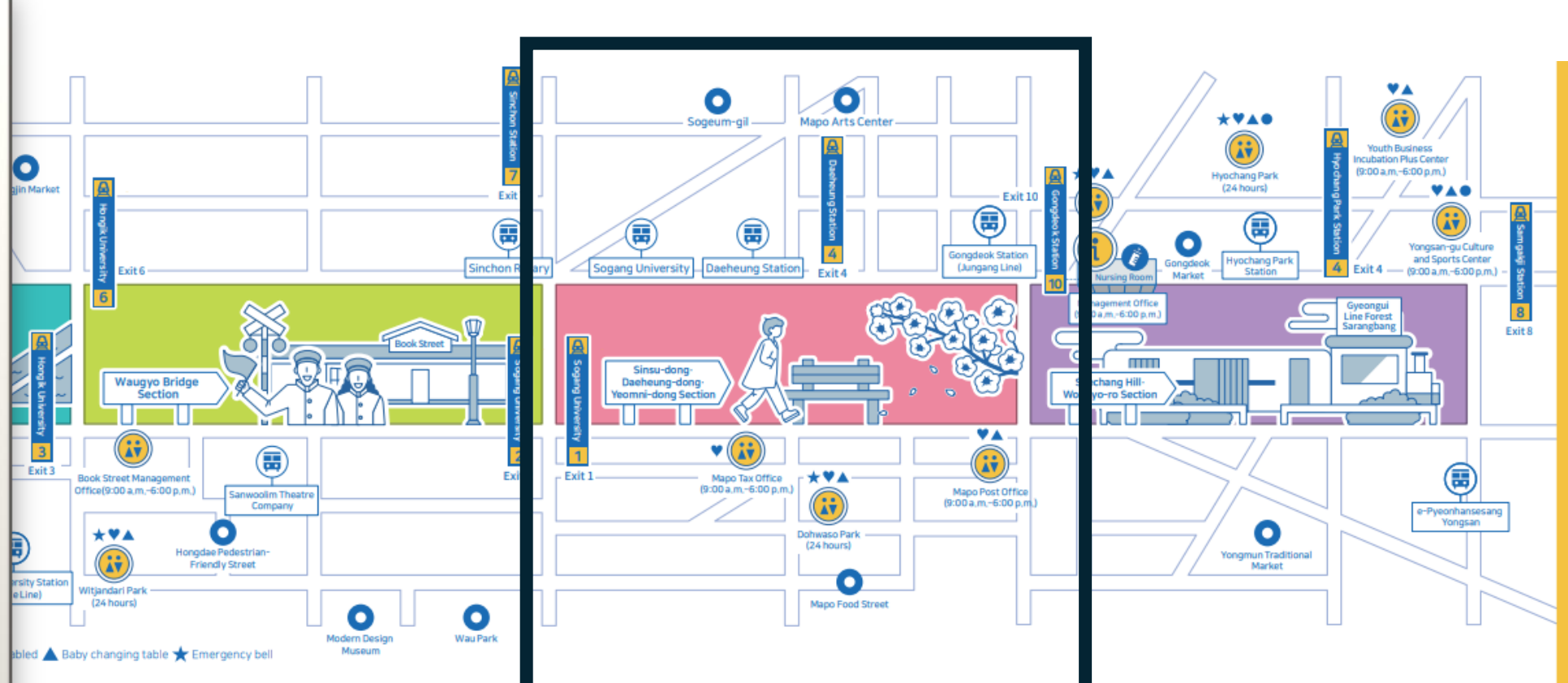


Figure 10. From *Gyeongui Line Forest Park* by Seoul Metropolitan Gov, 2022. Retrieved from <https://english.seoul.go.kr/gyeongui-line-forest-park/>



ajaja

ZONE III (Yanghwaro Rd.~Hongjecheon Stream 1.33km)

Neighborhood park, Hongjecheon Stream and Residential zone

→ Road of Community / Relaxation

ZONE II (Daeheungro Rd.~Yanghwaro Rd. 1.87km)

University culture zone : Seogang Univ., Hongik Univ. and Yonsei Univ.

→ Road of Culture / Art

ZONE I (Yong Community Center ~Daeheungro Rd. 2.74km)

Existing central business district (CBD) Modern historical elements interspersed

→ Road of History (Cultural / Natural)

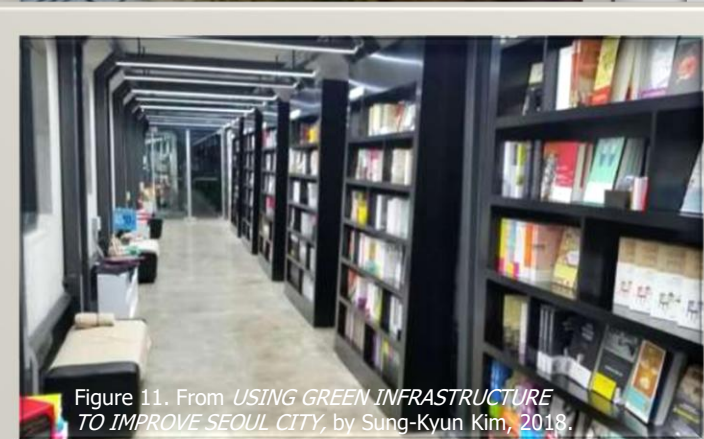


Figure 11. From *USING GREEN INFRASTRUCTURE TO IMPROVE SEOUL CITY*, by Sung-Kyun Kim, 2018.

Figure 10. From *Gyeongui Line Forest Park* by Seoul Metropolitan Gov, 2022. Retrieved from <https://english.seoul.go.kr/gyeongui-line-forest-park/>



Figure 12. From *USING GREEN INFRASTRUCTURE TO IMPROVE SEOUL CITY*, by Sung-Kyun Kim, 2018.

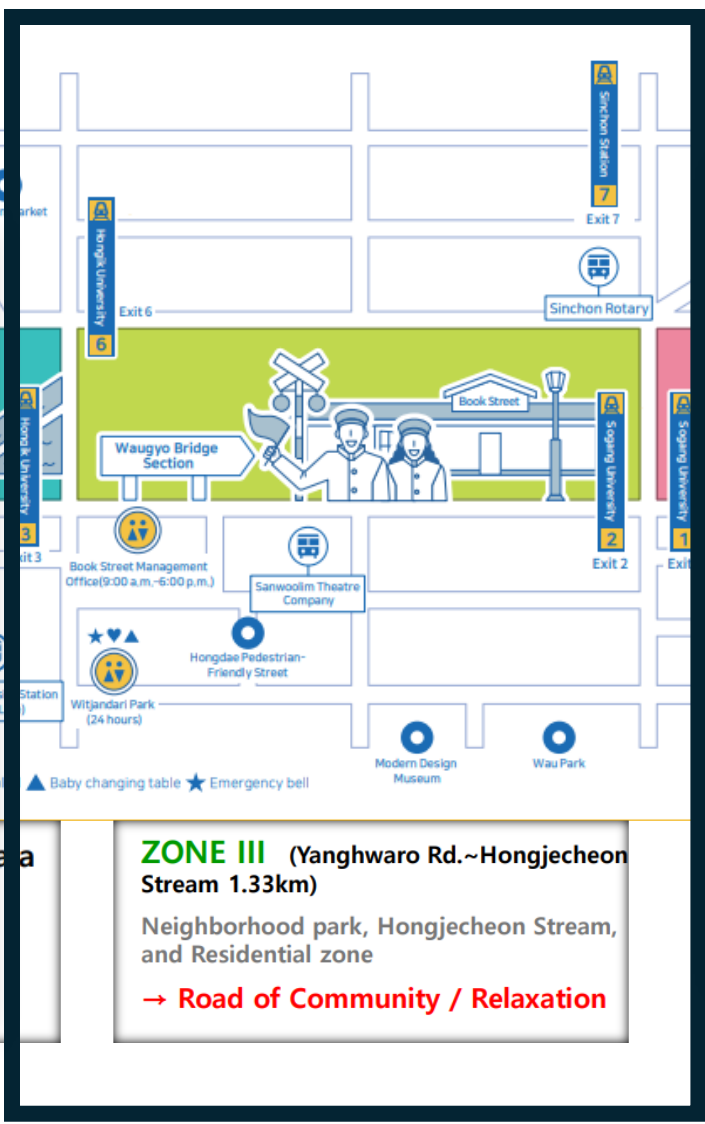


Figure 10. From *GYEONGUI LINE FOREST PARK* by Seoul Metropolitan Gov, 2022. Retrieved from <https://english.seoul.go.kr/gyeongui-line-forest-park/>

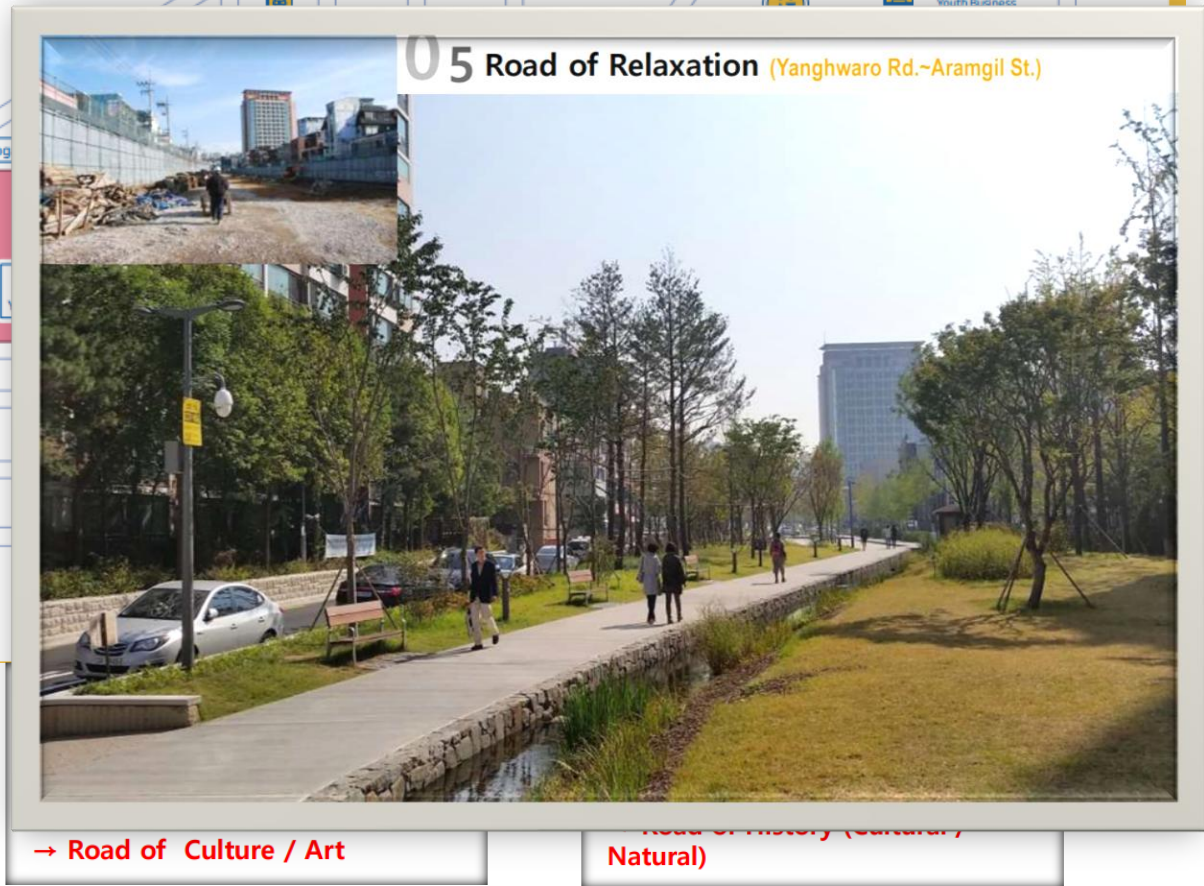


Figure 13. From *USING GREEN INFRASTRUCTURE TO IMPROVE SEOUL CITY*, by Sung-Kyun Kim, 2018.

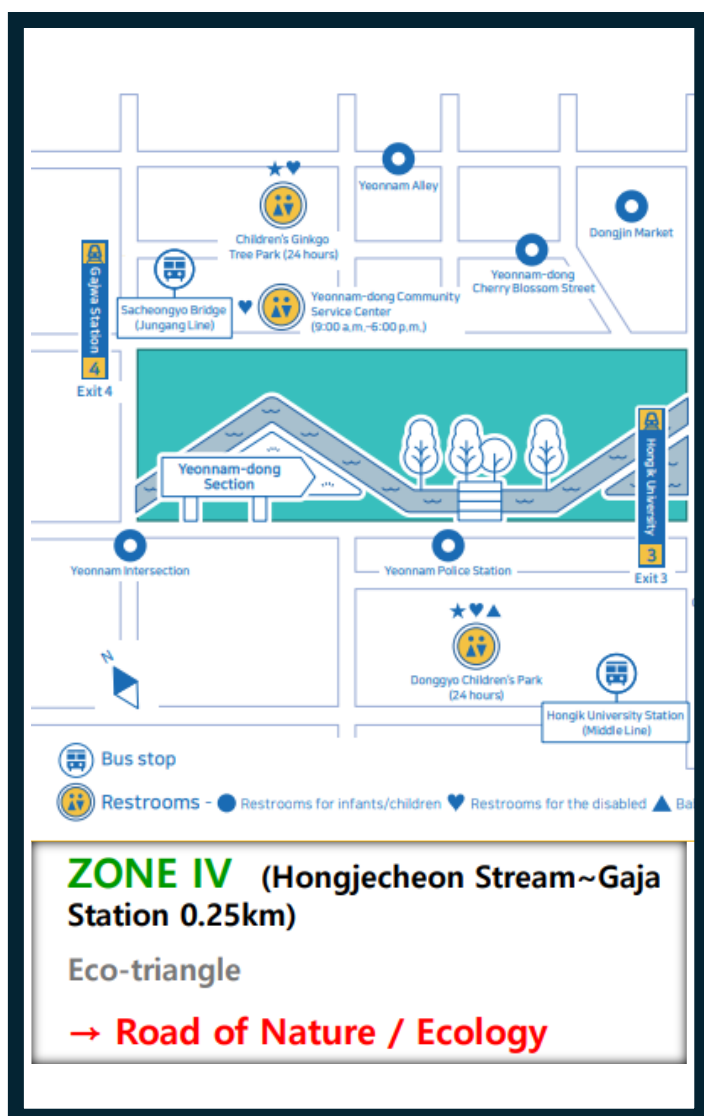


Figure 10. From *GYEONGUI LINE FOREST PARK* by Seoul Metropolitan Gov, 2022. Retrieved from <https://english.seoul.go.kr/gyeongui-line-forest-park/>

Figure 14. From *USING GREEN INFRASTRUCTURE TO IMPROVE SEOUL CITY*, by Sung-Kyun Kim, 2018.

05 Road of History Bird's-eye View (Yongsan Community Center~Daeheungro R) AIPH



(Yanghwaro Rd.~Hongjaecheon Stream)



05 Road of Nature Bird's-eye View (Hongjaecheon Stream~ Gaja Station) AIPH



Figure 15-17. From *USING GREEN INFRASTRUCTURE TO IMPROVE SEOUL CITY*, by Sung-Kyun Kim, 2018.

Designers/Planners:

- Seoul Metropolitan Government's Urban Planning and Design Division.
- Korea Rail Network Authority.

And others

- _ (ツ) _ / -

1904-1951

Rail construction begins

- All rail sections opened
- Suspension of rail due to Korean War

1953

Operation resumes only from Seoul to Munsan

2009

underground subway opens

2009

Commencement of park creation

- Above ground train suspended during park development

2016

Forest park is completed; commuter train resumes; above ground train is closed permanently

DINGA cake HOUSE

On a cool, windy day
산들바람 부는 날에도



Let's meet
우리 만나요



Cultural Context

The Gyeongui Line Forest Park was conceived in the late 2000s as part of Seoul's *urban regeneration* strategy. The main goals were:

- Reclaiming disused railway land for public use.
- Reducing heat and air pollution.
- Increasing pedestrian space and quality of life in dense neighborhoods.



how you might expect a lack of consideration around gentrification to impact the community surrounding a quickly developed, large scale urban project?

Figure 18. From *USING GREEN INFRASTRUCTURE TO IMPROVE SEOUL CITY*, by Sung-Kyun Kim, 2018.

On any day—just me and you
혼자서도 함께여도 걷기 좋은



Comparison of Gentrification

Figure 19. From *Gyeongui Line Forest Park introduced by Yulri!*, by Seoul Metropolitan Gov, 2022. Retrieved from <https://english.seoul.go.kr/gyeongui-line-forest-park-introduced-by-yulri/>

2003 – Public Support and Rezoning

- The City of New York formally backs the plan to transform the structure into a linear park.
- Property investors begin buying in anticipation; home values start to rise modestly as expectations grow for redevelopment in West Chelsea.



2006 – Construction Begins

- As work begins on Section 1 (Gansevoort St → 20th St), nearby condo development surges.



2009 – Section 1 Opens

- The opening of the first section brings global attention and immediate market response.
- Properties directly adjacent to the park now command the highest per-square-foot prices in Manhattan, solidifying the "High Line premium."



2011 – Section 2 Opens (20th St → 30th St)

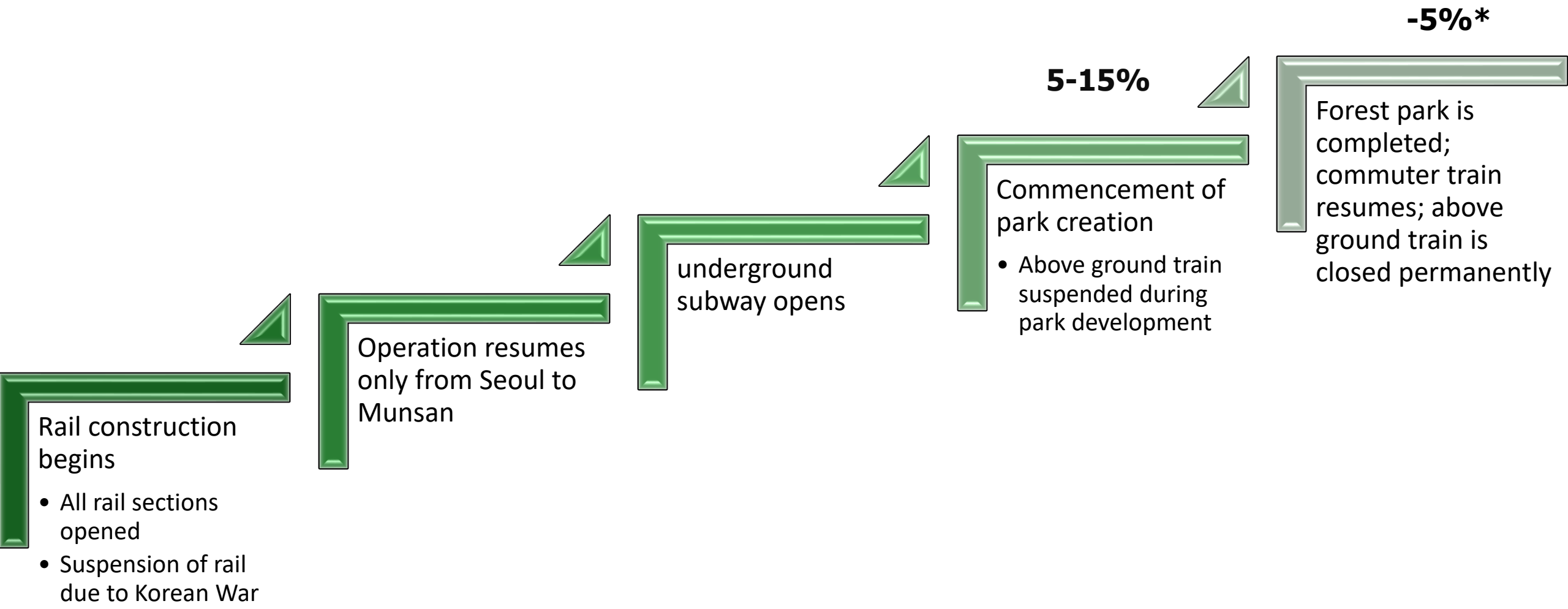
- Continued appreciation, with West Chelsea's median resale price nearly doubling from 2003 to 2011
- Developers rush to market luxury condos and art-district lofts leveraging the park's reputation.



2014 – Section 3 Opens (Hudson Yards Connection)

- Prices continue to rise but at a slower rate as the neighborhood fully transitions into a luxury district.





* = 10% total, some fell from 15 to 10%, some rose from 5 to 10% (approximately)

Why the difference?

A. Urban density and housing ownership structure

B. Park function and location

D. Government planning goals

E. Cultural factors



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Let's meet at Gyeongui Line Forest Park

경의선 숲길을 만나요



Connection and Relevance

Toward an Integrated Paradigm: Further Thoughts on the Three Urban

Douglas Kelbaugh



It is an article of faith that we design the built environment in an ever-changing social, cultural, economic, technological and ecological milieu. Contemporary urban development has responded to these changing factors in ways that might loosely be called **"market urbanism."** This term is used here to refer to current conventions and modes of land acquisition, professional planning and design services, government regulation, financing, and construction for the thousands of real estate development projects that spring up in places and at times determined by macro and micro market forces and by the decisions of private developers.

Most of these projects are small or unremarkable, or both. However, their accumulation inevitably changes the

Above: Mixed-use buildings at Stapleton are designed in a background, but contemporary architectural style, and are built to the sidewalk to define a continuous street wall, with residential and office uses above retail shops—a traditional but still compelling, if elusive, urban configuration. Photo courtesy of Calthorpe Associates.

face of American self-conscious office buildings and warehouses and many urban cities have been traditional communities.

There are, urbanism that day Urbanism Urbanism. Than New Urbanism represent the activity in World.

I contend that what inevitable in equal proportion this point in time overlaps and strengths and outline of a

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"What is a City?"

Architectural Record (1937)

Lewis Mumford

Editors' Introduction

Lewis Mumford (1895–1990) has been called the United States' last great not based in academia who writes for an educated popular audience. Beg book *The Story of Utopias* in 1922 and continuing throughout a career that five influential volumes, Mumford made signal contributions to social philosophy, the history of technology and, preeminently, the history of cities and

Born in Brooklyn and coming of age at a time when the modern city was urban civilization, Mumford saw the urban experience as an essential component culture and the human personality. He consistently argued that the physical functions were secondary to their relationship to the natural environment community. Mumford applied these principles to his architectural criticism work with the Regional Planning Association of America in the 1920s and build a highway through Washington Square in New York's Greenwich Village. championing of the environmental theories of Patrick Geddes and the Garden City movement.

In "What is a City?" – the text of a 1937 talk to an audience of urban planners propositions about city planning and the human potential, both individual and is **"a theater of social action,"** and everything else – art, politics, education "social drama . . . more richly significant, as a stage-set, well-designed, into the actors and the action of the play." The city as a form of social drama revolutionary moments – it was a theme and an image to which Mumford wrote *Culture of Cities* of 1938, he rhapsodized about the artist Albrecht Dürer Antwerp in 1519 that was a dramatic performance "where the spectators were Urban Drama" from *The City in History* of 1961, he reflected on the ways established a kind of dramatic dialogue "in which common life itself takes on by every device of costume and scenery, for the setting itself magnifies the stature of the actors." Mumford was quick to point out that the earliest **"monologue of power"** from the king to his cowering subjects. Such an absolute "bound to have a fatal last act." But real dialogue developed slowly but irre neighborhood. In the end, said Mumford, great moments of urban civilization and literary dialogues – in everything from Plato's *Republic* to the plays of "total experience of life." It is an arresting insight and leads us to wonder what websites and video games say about the quality of our present-day urban condition.

Mumford's influence on the theory and practice of modern urban planning drama" idea clearly resonates with an entire line of urban cultural analysts. "street ballet" (p. 105). William Whyte (p. 510) says that a good urban plan

THE ENDLESS CITY

The Urban Age Project by the London School of Economics and Deutsche Bank's Alfred Herrhausen Society



Relevance

Did you ponder?



Figure 4. From *Gyeongui Line Forest Park*, by Seoul Metropolitan Gov, 2022. Retrieved from <https://english.seoul.go.kr/gyeongui-line-forest-park/>

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