

Dear Winy Maas,

My name is Sung Hong KIM, a professor of architecture and urbanism at the University of Seoul. Daehee SUK at your office is a graduate of our program. I visited your office in summer of 2012 with a group of Korean architects. Although belated, I congratulate you on winning the competition for Seoul Skyway.

I am writing regarding the Korean Pavilion, Architecture Exhibition, 2016 Venice Biennale, which I am directing and curating. I would like to ask you whether you can contribute an essay (maximum 2,000 words) about architecture and urbanism of high dense Seoul for our show.

Our curating team interpreted the theme of 2106 Venice Biennale, "Reporting from the Front" proposed by Alejandro Aravena as the question, "what is the battle that 99% of Korean architects must wage in order to survive?" Our answer is "The FAR Game." Please find attached a draft statement.

About 10 essays by architects, planners, urban researchers, a real-estate specialist, and a journalist from Europe (London), US, Japan, China (Hong Kong, Shanghai), and Australia will be included in the book. It will be designed, printed, and distributed by SPACE magazine, for which I am working as a Chief Editor for Academia section. I know you have developed ideas on density and FAR for a long time, and you have strong cross-cultural views of architecture and urbanism of Seoul. We can provide more information on our theme and exhibit through Daehee SUK and Kyosuk LEE later. I am sorry that we could offer a very small fee (500 USD). The deadline of essay is March 15, 2016.

I know you are busy with projects and other development, but we really hope to reflect your insights and ideas in our show and book. I look forwards to hearing positive response from you.

Sincerely,

Sung Hong KIM

Professor of Architecture and Urbanism

University of Seoul

<http://sonomad.tistory.com/>

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**The FAR Game : Constraints Sparking Creativity**

**The Korean Pavilion, the 15th International Architecture Exhibition, 2016 Venice Biennale**

***The FAR Game is played on the front lines of Korean architecture.***

A clear identity for Korean architecture has been blurred amid the struggle between conflicting agendas: demolition vs. regeneration, private interests vs public welfare, the aesthetics of high-end architecture vs the mediocrity of functional buildings. But underneath all of these considerations, the FAR Game always rages. It touches the everyday lives of both the rich and the poor, the white-collar and the blue-collar. It has been a driving force behind the growth and amplification of Korea and its architecture for the last 50 years.

Seoul is the capital of South Korea, but one could go so far as to say it essentially *is* South Korea. It holds the Triple Crown of density: the most populated, densest, and most concentrated. Half of the population of South Korea resides in the Greater Seoul Metropolitan Area, with about half of that, or over 10 million people, living in the capital city proper. It took only 45 years for Seoul's population to reach 10 million from 1 million. Compare that with London, which went from 1 million to 8 million in 150 years, or New York City which took 170 years to accomplish the same feat. Seoul's land price has grown 1,176 times over this period, and a portion land in Gangnam, site of a new commercial and business center, has risen in value by a factor of 300,000.

The average FAR of the 640,000 buildings in Seoul is only 124%. The great discrepancy between population and building density creates tremendous pressure on development. Today, 200% is expected as the minimum threshold for new development. However, the irregular and heterogeneous urban grain, coupled with plot-based building ordinances, provides very limited opportunity to increase the city's overall FAR.

Being knowledgeable about and skillful at the FAR Game is thus not only desirable for architects; it is a prerequisite for their survival. The game is played using a triad of variables (land, law, and building) through the interactions of three players: the consumer desiring maximum volume, the supplier attempting to achieve it, and the controller restricting it.

This is the background of the FAR game currently underpinning all Korean architecture. Hence the theme of the 2016 Korean Pavilion. The exhibition will explore:

1. The context of the FAR game described above.
2. The creative responses of Korean architects seeking to maximize FAR while creating a sense of spaciousness and freedom. The extraordinary geometrical and compositional inventiveness that characterizes current architecture is the outcome of this effort.
3. The distinctive, culturally inspired aims that have driven the efforts of architects, such as the extension of openly accessible and visibly connected spaces to upper floors.
4. The larger cultural trends that define the adjustment of Korea architecture urbanism and society to higher density.

None of these patterns had yet been explicitly and fully theorized. The exhibition is a contribution to understanding the front at the core of the current transformation of Korean architecture and culture. Korean architecture that gives the emerging dense city a distinctive identity. It is part of an urban culture which creatively absorbs high density and turns it into a strength. Thus the specifically architectural and the broader cultural responses to FAR offer a useful lens to better understand the current frontiers of Korean society as expressed in the architecture of the physical environment at the scale of buildings, urban areas, and cities.

The FAR Game, rooted in our past, will continue to exert itself on the development of architecture in Korea well into the future. *A far game*, indeed.

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**KIM Sung Hong** is a professor of architecture and urbanism at the University of Seoul. He was a Fulbright Visiting Scholar at the University of Washington in 2006, and Provost of Planning and Research Office at the University of Seoul from 2007 to 2008. Between 2007 and 2010 he organized an exhibition entitled “Megacity Network: Contemporary Korean Architecture” and brought it to DAM in Frankfurt, DAZ in Berlin, MEA in Tallinn, the Espai Picasso(eP) in Barcelona, and MMCA in Korea. He has authored research papers and essays about contemporary Korean architecture and urbanism including ‘Future Asian Space: Projecting the Urban Space of New East Asia’ (2012), ‘Street Corner Architecture’ (2011), ‘On Asian Streets and Public Space’ (2010), ‘New Imagination of Urban Architecture’ (2009),

'Megacity Network: Contemporary Korean Architecture' (2007). Prof. Kim was a Field Editor for the Journal of Asian Architecture and Building Engineering (JAABE) from 2010 to 2012, and is currently a Chief Editor for SPACE Academia. He contributed columns on architecture and urbanism to the Korea JoongAng Daily from 2011 to 2013. He was a jurist for the "International Competition for the Master Plan of Yongsan National Park, Korea" in 2012, and for the "International Competition for the Sejongdaero Historic Cultural Space in Seoul" in 2015. Today he continues to deepen his research and understanding of the architecture and urbanism of contemporary Seoul.

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