Towards a More Socio-culturally Sustainable Future of

C heng D u C ity

The pathway exploration of urban regeneration in the inner city of Chengdu, China,
focused on the local public lifestyle

让成都，在未来，更成都。

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Towards a More Socio-culturally Sustainable Future of Chengdu City

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Manifesto

"The socio-cultural identity of the city in an urban regeneration project

should be like a bottle of whisky

rather than a glass of coke.

Then, you can get your mind tripping with all the experience,

instead of just getting your nerves satisfied with the sugar".

Acknowledgement

It has been a quite challenging journey for me to finish this thesis. The topic in this project is about extending and flourishing the local public lifestyle in urban regeneration. It seems like a very common topic for the obvious relationship with public space which is an object discussed almost from the beginning of bachelor study in this discipline. However, it has been found that it is much harder than I thought to find the main focus and the core problem when dealing with a "common" issue. It became even harder to establish an effective research framework based on this unclarity because everything seemed relevant and there are already some paradigms in my mind when it comes to urban planning, design, and regeneration with public life and public spaces. In this case, the route of the whole work still stayed unstable and vague even after P2.

The pandemic also has increased the difficulty not only because there is a lack of physical connection to the Urbanism community where thoughts and ideas can be argued about and communicated instantly, but also for feeling being alone most of the time. Fortunately, in the end, with help and support from multiple sides, the thesis has been worked out.

I want to thank Dr. Lei Qu my first mentor who has being so patient, inspiring, and supportive when I was struggling, and who guided me through the whole process and discuss anything I needed with a lot of passion and time.

I want to thank Dr. Claudiu Forgaci my second mentor who always gave inspiring questions and constructive advice in a very sharp way, helping me to rethink the way I work and make adjustments.

I want to thank the Planning Complex Cities studio for the supportive courses, inspiring lectures, and discussions. Also, the whole arrangement in the PCC studio provided a solid foundation for me to moving forward with my interest and curiosity.

I want to thank all the teachers and fellow students from M.sc Urbanism for the whole support and communication online.

I want to thank all the professionals both in the urban developing field and planning & design field who have helped me by providing relevant data and knowledge, and thank Chengdu Institute of Planning and Design for critical data and information about the ongoing urban regeneration process in Chengdu city.

At last, I want to thank my families and friends who support me all the process in this special period with both my graduation thesis and the pandemic.

Motivation

The project is derived from the personal interest of mine in urban regeneration in China. My working experience of urban regeneration projects in Shenzhen had given me a shock by its "crazy" ongoing process and the "extreme" outcomes. Urban regeneration in Shenzhen is always looking forward, trying to meet the demand of fast urban development and solve all kinds of existing urban problems, under the huge pressure from the lack of land.

Urban regeneration is not only about looking forward but also about the extension of the past. The socio-cultural identity is an essential part of the soul of the city, from the past and towards the future. However, the consideration of the socio-cultural identity of cities has always been easily compromised, faced with a variety of urgencies, pressures, and profits at a rapid pace caused by the rush of urban redevelopment.

Therefore, I am motivated to conduct a project focused on both research and strategy development in terms of urban regeneration, trying to figure out a way out to maintain the sustainability of the socio-cultural identity of the city in this rush.

Figure. 1. The conceptual sketch of the local public lifestyle in the teahouse in Chengdu city

Abstract

Chengdu, is a megacity in the west of China with a long history and a population of almost 20 million. It is one of the largest cities in China where the socio-cultural identity stands out with a unique local lifestyle. Also, it is a city facing overall urban regeneration since 2020, when the establishment of urban regeneration system at the city level was just started.

In the past decade, the TOD redevelopment including the fast construction of metro lines and stations has been one of the core strategies taken in this city. In the near future, this will cause a possible rush of urban regeneration in terms of demolishing and rebuilding around the metro stations in the inner city of Chengdu. The local public lifestyle could be threatened not only because of the absence of tools to maintain it in the incomplete urban regeneration system, but also because the values of socio-cultural identity can be always easily compromised in the decision-making process for its "less urgent" position.

The objective of this project is to build an integrated strategic framework for extending and flourishing the local public lifestyle in future urban regeneration in Chengdu in a long term, strengthening the socio-cultural sustainability of the city.

In this project, the research consists of four sessions. Firstly, the research about the understanding of the local public lifestyle including representative scenes and the supporting factors has been done. Secondly, the research about possible influence on the scenes of lifestyle from the business as usual of demolishing and rebuilding has been conducted. Thirdly, the exploration about strategy development to extend and flourish the local public lifestyle in the selected site has been done. At last, the research about how to make those strategies feasible by institutional planning has been done.

It was found that there can be three groups of supporting factors categorized by "people", "space" and "service" for the local public lifestyle, and eighteen representative scenes have been concluded. Also, the business as usual can generate much more threats than opportunities on the existing scenes identified in the design testing. To avoid the threats and fully use the opportunities, in urban design, to identify the scenes in status quo, analyze how to extend and flourish the scenes and assess the performance of design strategies are important. This can help to inform what need to be done in demolishing and rebuilding projects. However, to really make sure the intension of extending and flourishing the local public lifestyle can be integrated in the realistic project process, planning tools are also demanded. Therefore, a tool box containing eight tools has been carried out. At last, institutionalization is demanded to regulate the project process and plug the tools developed into the conventional project process.

To provide better and more practical support in the decision-making process of demolishing and rebuilding projects, further research about the lifestyle model is needed both in theoretical level and in practice.

Key words

Socio-cultural identity, local public lifestyle, urban regeneration, inner city, Chengdu

Introduction

Chengdu city, is a national center city in the west of China with a long history and a population of almost 20 million. It is one of the largest cities in China where the socio-cultural identity stands out with a unique local lifestyle.

In the past decade, the ongoing TOD redevelopment including the fast construction of metro lines and stations has been one of the core strategies taken in this city. In the near future, the intensive metro stations built and being built will trigger massive and fast urban regeneration in the inner city which is already fully developed. This trend of spatial changes can also cause changes for the existing socio-cultural identity of Chengdu city. As one of the most essential part of that, the local public lifestyle could fade away gradually in the future fast urban regeneration, if the issues are not properly dealt with in a proactive approach.

The objective of this project is to build an integrated strategy framework for extending and flourishing the local public lifestyle in future urban regeneration in Chengdu in a long term, strengthening the socio-cultural sustainability of the city.

Content

Chapter 01

CONTEXT

1. Urban regeneration in China

1.1 The Transition & A New normal

Urban regeneration has become a more and more important realm for both academic research and project practice in urban planning and design in China in the past a few years, and this is going to be the new normal parallel to urbanization and urban expansion.

According to the press of the National Bureau of Statistics of China (NBSC), the urbanization rate (the proportion of population of urban residents to total population) in China had reached 60% by the end of 2019, and the added value of the tertiary industry made up for 53.09 % of the GDP of China in 2019(Song, Yao and Li, 2020; Sun, 2020). Both of these two key indicators having been over 50% marked that the focus of urban development has been shifted to a new stage of redevelopment within the city more than urban expansion(Song, Yao and Li, 2020). In this case, a lot of cities in China especially the megacities will face a situation where more urban issues need to be addressed through urban regeneration within the city.
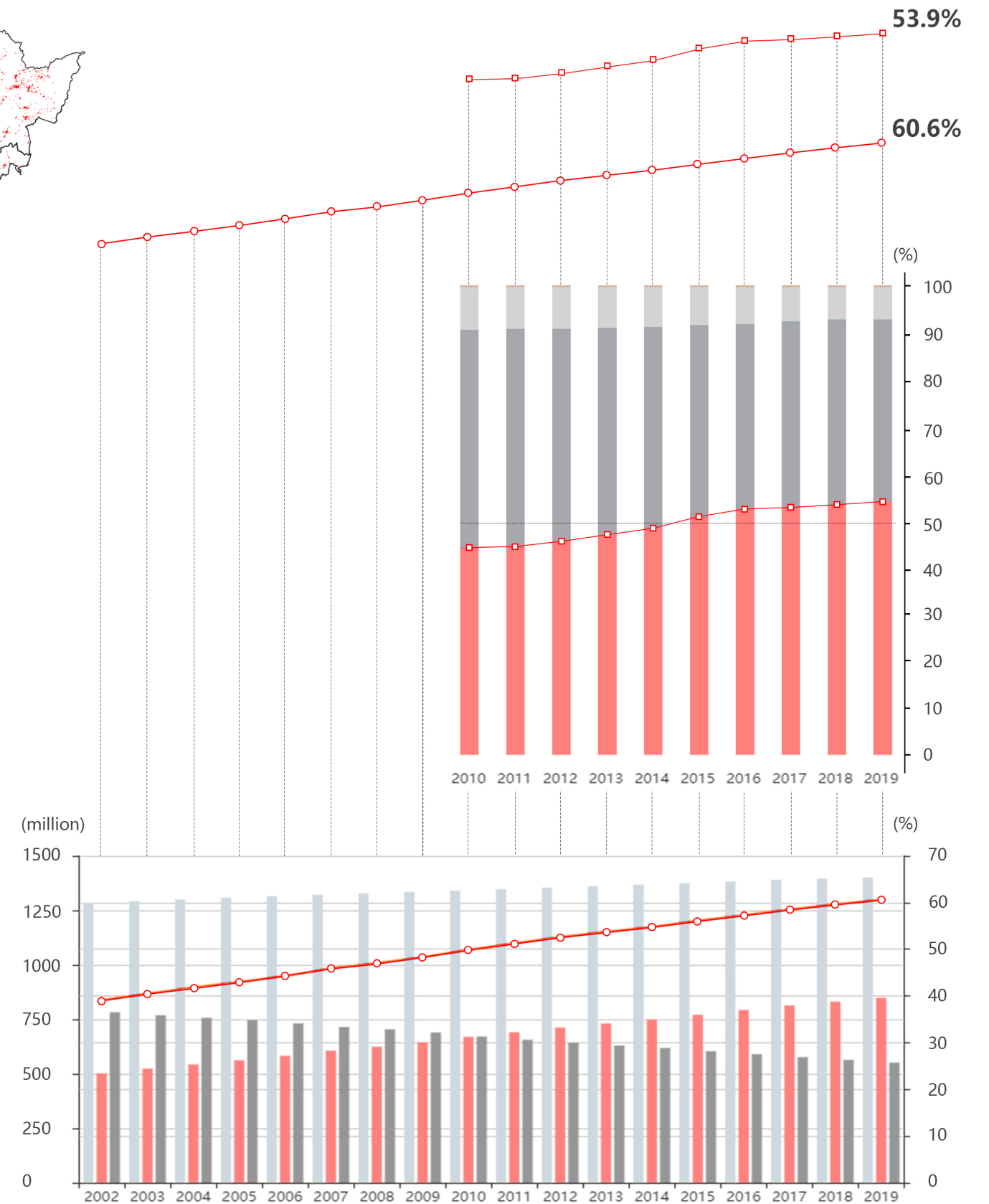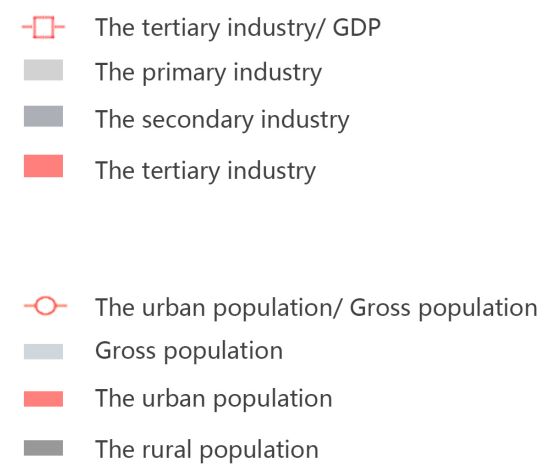
Figure. 1.1. The urbanization rate and the added values of three industry in China, data retrieved from the National Bureau of Statistics of China

1.2 The Socio-cultural Identity in Urban Regeneration

Issues related to the sustainability of the socio-cultural identity in Chinese cities need more concern and exploration on maintaining this sustainability in urban regeneration need more research in China.

Socio-culturally identity of Chinese cities is always somehow neglected or compromised mainly because of the drastically fast pace of urbanization and urban expansion process, causing a phenomenon called "thousands of cities appear the same way". However, fast urban regeneration will possibly make it worse if this issue is lack of concern. Currently, urban regeneration in China is mainly driven by the property-led market, the need of urban territory transformation, the urgency of environmental governance in urban areas, and the protection of urban heritages. These driving powers always focused more on other issues and urgencies, thus making considerations on the socio-culturally identity of the city still secondary in practice.

Although projects aiming at the protection of urban heritages will probably have more contribution to the sustainability of the socio-culturally identity than others, the effectiveness will still be highly limited for mainly two reasons. Firstly, projects really dealing with urban heritages with strong planning and design regulation putting strong force on the protection aspects are rare, and most of the districts where local people live are not among them. Secondly, most of projects, dealing with urban heritages with socio-cultural values will be bond with whether massive commercial development or other forms of "museums" or "circuses", just exhibiting the values rather than connecting them with real local urban life.

Therefore, more exploration on issues related to the sustainability of the socio-cultural identity in urban regeneration is demanded.

1.3 Demolish & Rebuild for Urban Growth

Because of the still fast urbanization, the increase and upgrading of infrastructure, and huge population migrating in, there is still a great demand of urban growth in these megacities. In this case, apart from expanding the urban area, demolishing and rebuilding those built areas which are old and with rather poor quality inside the city became a main pathway to realize the urban growth.

This type of urban regeneration inside megacities in China is usually with great spatial increment, because of the cost of compensation for demolition, the land value raised by new infrastructures, and the price competition for developing from the market. In the process of meeting the demand of great spatial increment, other needs such as the extension of socio0cultural identity usually would be very easily squeezed. Therefore, urban regeneration in terms of demolish and rebuild needs more attention and focus in the exploration mentioned before.

Figure. 1.3.1. Caojia Alley Community before Urban Regeneration, Chengdu，China   (Sichuan TV Station, 2017)

Figure. 1.3.2. Caojia Alley Community under Construction 2020, Chengdu, China (Fangtianxia, 2020)

2. Chengdu City

2.1 The socio-cultural identity of Chengdu city and the local public lifestyle

Chengdu (fig. 2.1.1), with an actual population reaching 20 million(Huang, Ye and Zhong, 2020) in 2020, is one of the largest cities in China where the socio-cultural identity stands out with charming characteristics of the city and the local public lifestyle.

The characteristics of Chengdu can be summarized in four phrases:

- Livable at a significant level
- Very friendly to the living of common people
- The most leisured large city in China
- Very inclusive for different living standards, cultures and sub-cultures

The local public lifestyle in Chengdu can be summarized in four phrases:

- Gastronomy-fueled
- Entertainment-driven
- Pursuing rich experience and enjoyable quality of life rather than wealth
- Leisured and contented

The socio-cultural identity is one of the most essential reasons why the population in this city keeps growing, and why young people have been flocking into this city. Within two years since 2017, with relevant allowance and expanded permission for the citizenship registration, over 286,000 young people with higher education registered as citizens in Chengdu(Lin, 2019).

The charming characteristics of the local public lifestyle are the unique values representing the socio-identity of Chengdu, passed down from past and flowing towards the future. These values are also parts of the core competitiveness of the city, attracting talented young people and settle the old ones, making Chengdu a real livable place for different communities and cultures.

The inner city is the key area strongly reflecting the local public lifestyle (fig. 2.1.1), and the key words used to describe the lifestyle based on the personal living experience and in the social media are illustrated in the diagram (fig. 2.1.2).

China

Chengdu City

The 5 Central Districts

The Inner CIty

Figure. 2.1.1. Locations

食 TASTE

娱 PLEASURE

Entertainment

Slow life

Tea

Enjoyable experience

Pleasure

Leisure

Street life

Gastronomy-fueled

Contented

Food

Park life

Consumption
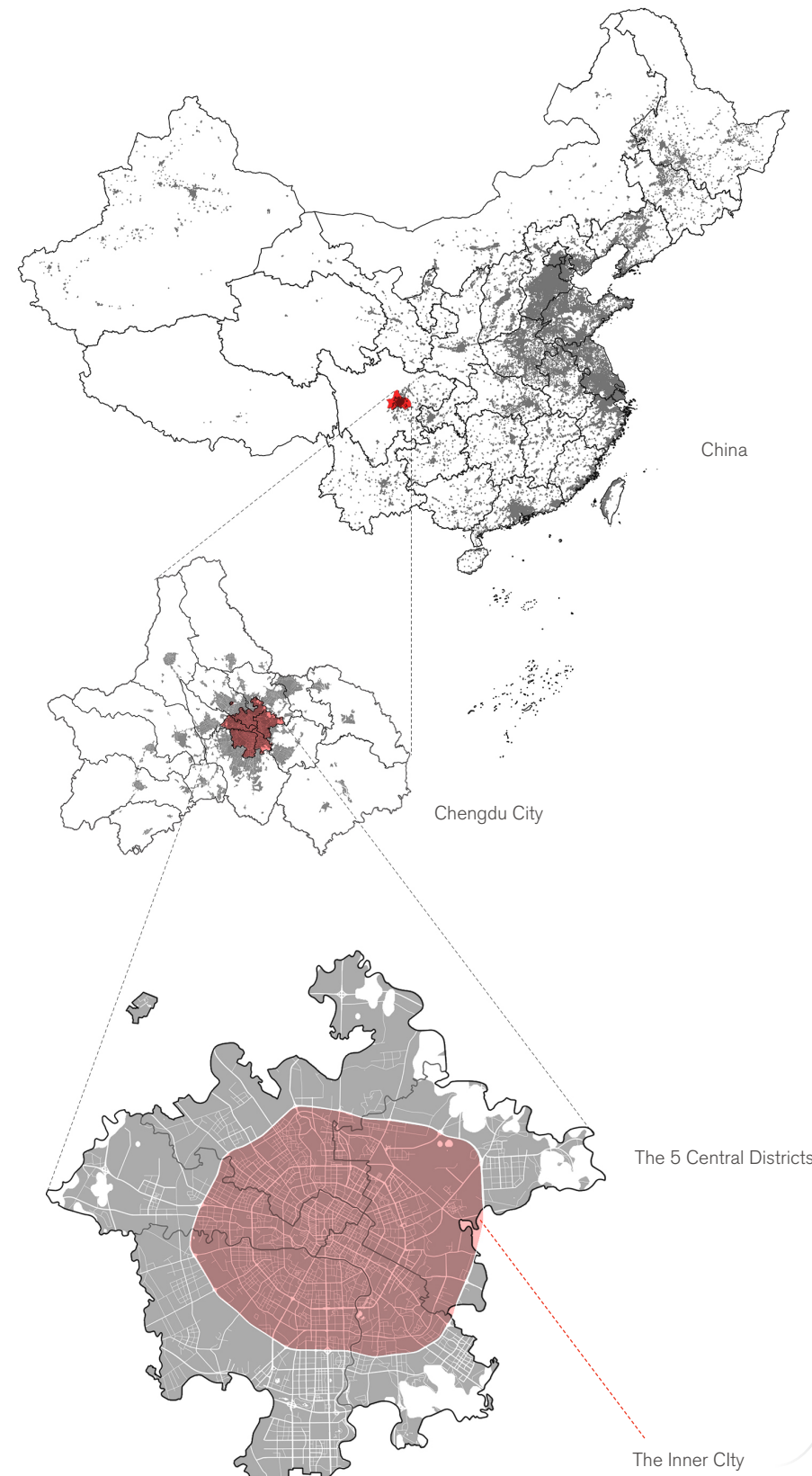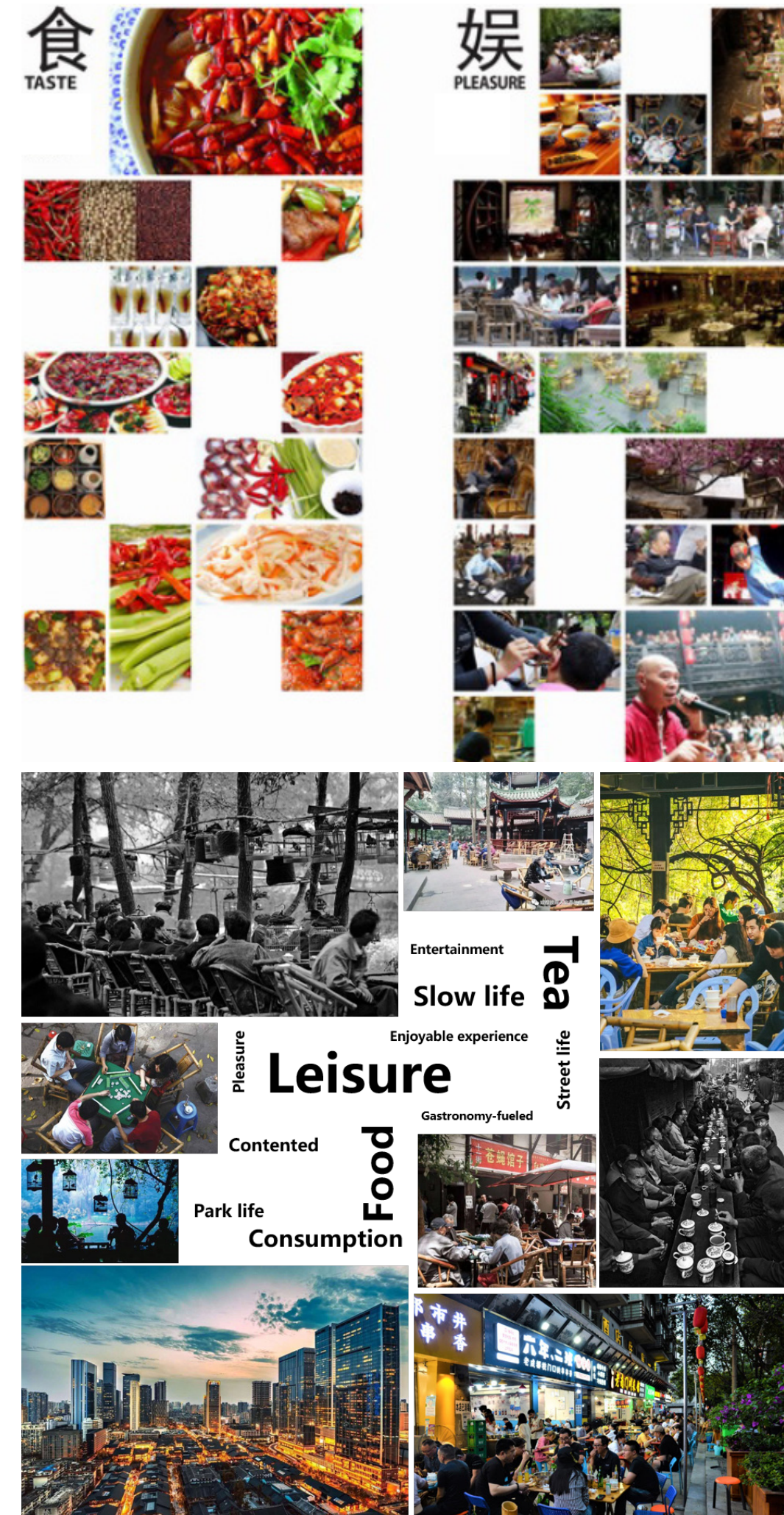
Figure. 2.1.2. Key words for the local pulic lifestyle in Chengdu city, source: Google image

2.2 A City Facing Urban Regeneration

Chengdu is also a city facing overall urban regeneration, especially in the inner city where the space is already fully developed.

According to the comprehensive assessment by the government and Chengdu Institute of Planning and Design in 2020, the objects to be examined (fig. 2.2.2) and the way (fig. 2.2.1) of urban regeneration on those which really need regeneration has been initially worked out for further research and planning.

It can be found that in the inner city, there are a lot of areas have the needs to be considered as potential urban regeneration objects, and the majority of the objects for urban regeneration assessment are residential areas.

Also, among those objects which are possible and feasible to be worked on in the coming session, there are a lot of districts to be regenerated by the way of demolish and rebuild after the preliminary research and assessment.

Figure. 2.2.1. The location of the inner city

Legend:
- The focused area
- Roads
- Residential
- Commercial & Buisiness
- Industry
- Warehouse
- Other uses
- Water
- Urban parks

0   0.5   1   1.5   2   2.5KM
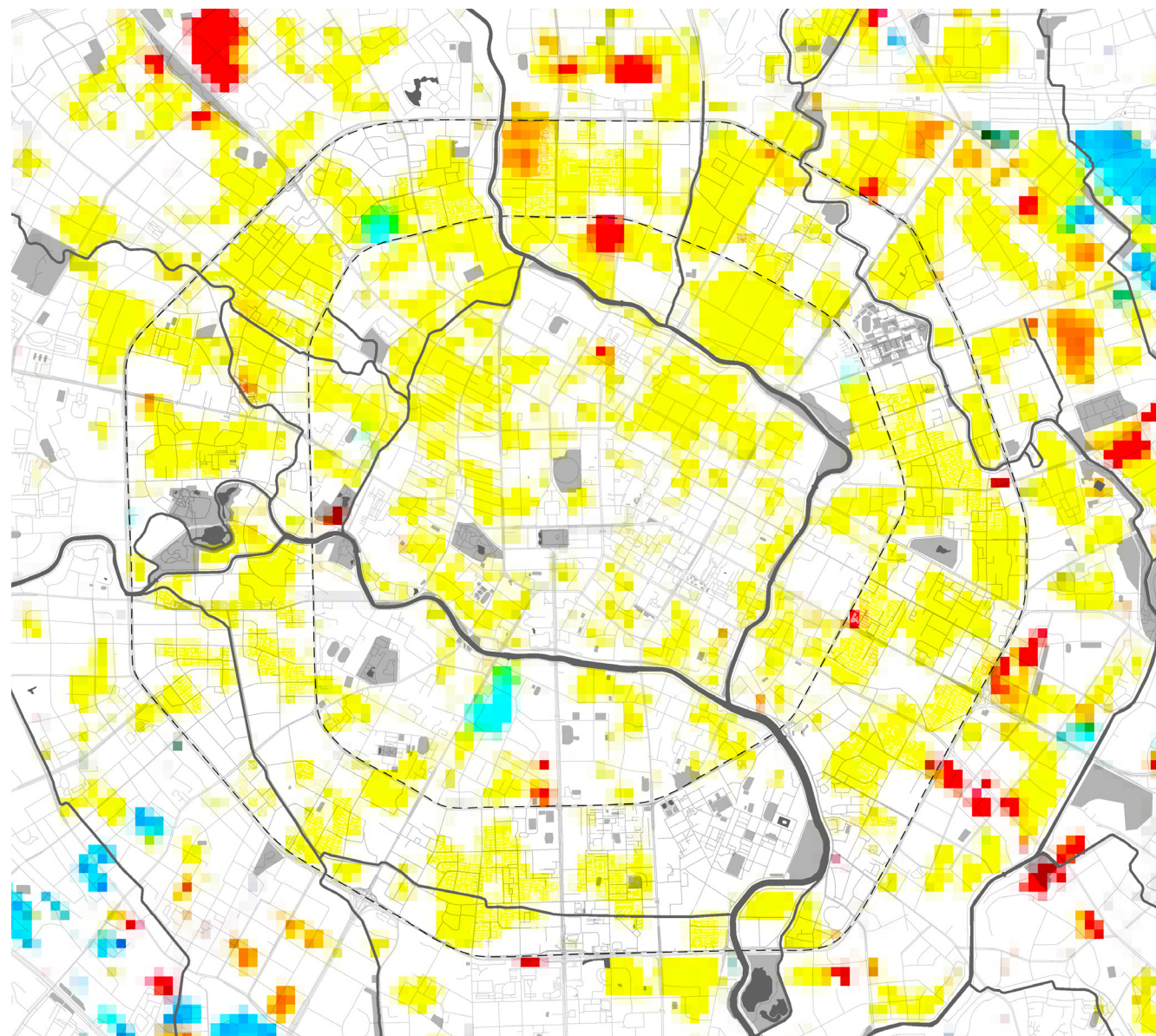
Figure. 2.2.2. All Objects Assessed for Urban Regeneration (CDIPD, 2020)

Legend:
- The focused area
- Roads
- Demolish & Rebuild
- Preservation & Heritage
- Improvement
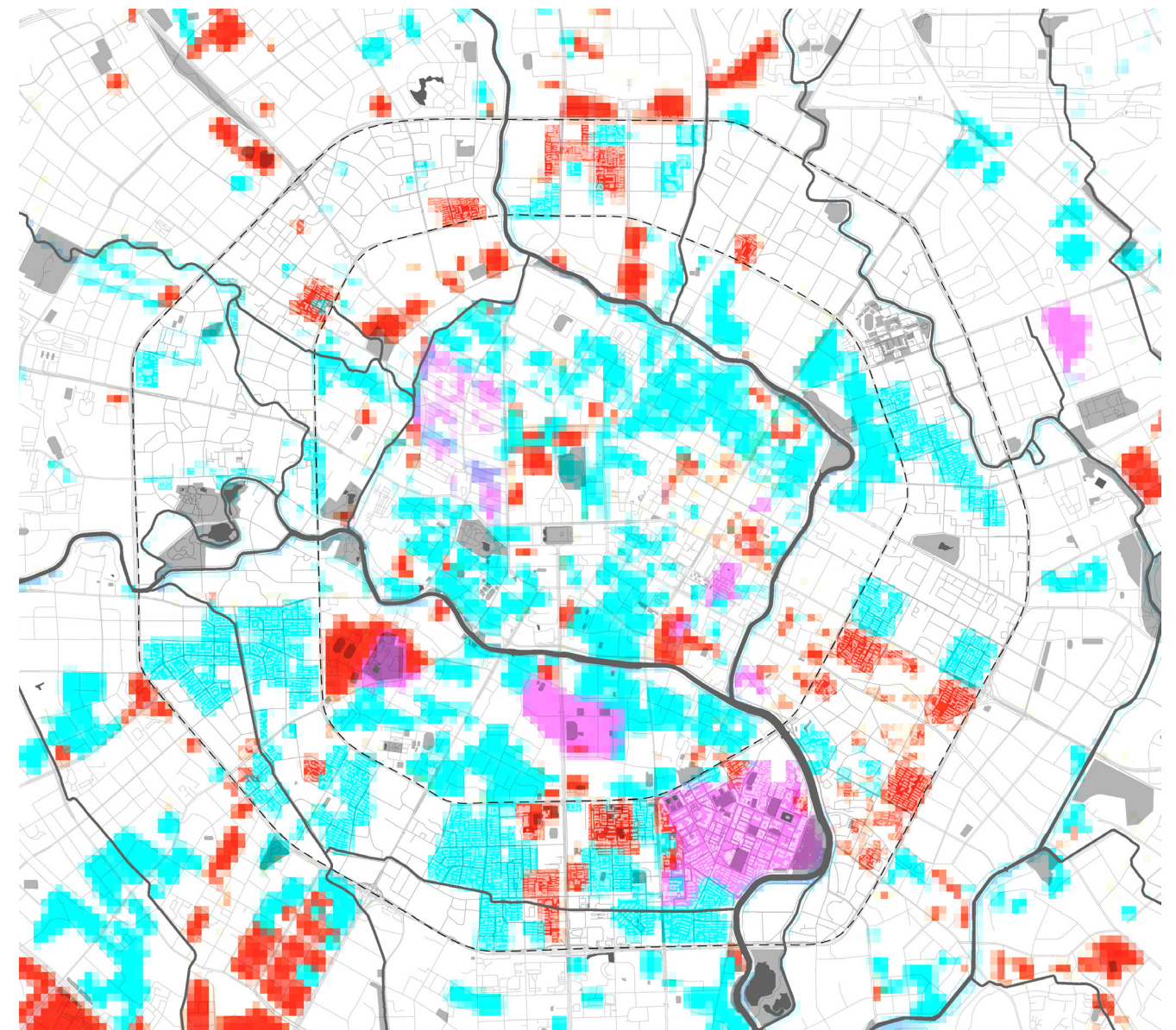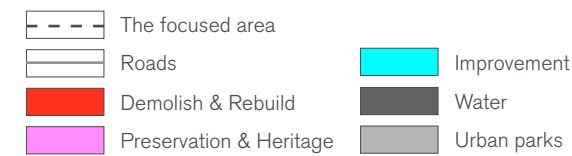- Water
- Urban parks

Figure. 2.2.3. The preliminarily planned way of objects to be Regenerated in the Coming Session (CDIPD, 2020)

Chapter 02

PROBLEM
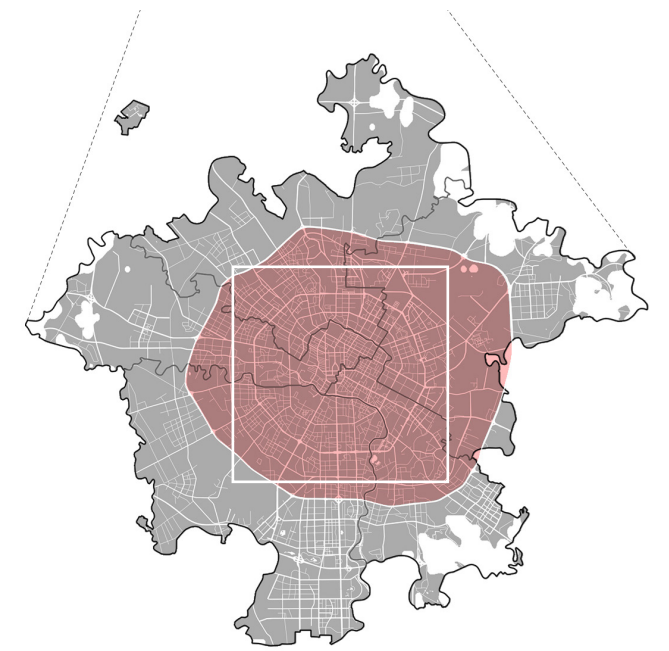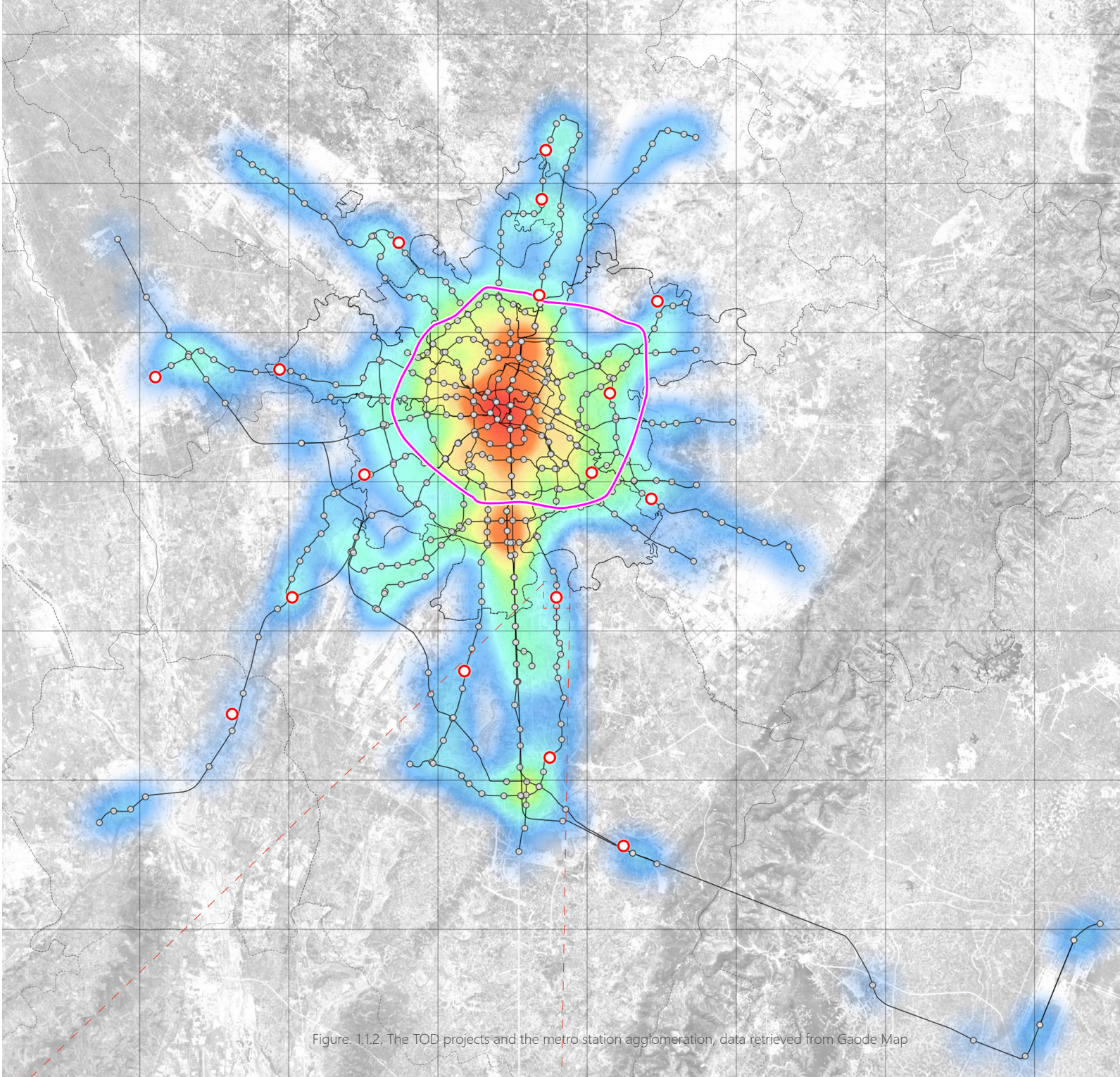
1. Problem Field

1.1 The TOD redevelopment

The ongoing TOD practice is driven by one of the main redevelopment strategies having been taken in the past decade in Chengdu, including the fast construction of metro lines, stations and relevant projects around the stations.

13 metro lines have been constructed and put into use within 10 years by 2020. The first metro line opened to the public at September 27th, 2010, and 5 out of the 10 metro lines will be completely ready and start running in 2020. By then, the length of the track will reach 518 km, doubled from around 200 km last year (fig. 1.1.1) (Zhong, 2020). According to the current plan, the length of the track will reach around 1700 km, with 35 metro lines and over 700 stations in 2035(MDRC of Chengdu, 2019).

Although the metro lines and stations having been built for a long time, the comprehensive TOD development including building operation platforms, introducing policies, planning and design of urban complexes was started in late 2017(Huang and Zhu, 2019). In 2018, relevant planning and design guidelines were carried out and published, and since 2019, schedules of demonstrative projects were made together with organizing worldwide expert workshops for TOD, the realization of the investment project of around 3 billion Euro(Huang and Zhu, 2019).

In 2020, 16 TOD projects have been published officially, which have been through the process of urban design and architecture design, already going to the construction and enterprise-establishing status(Chengdu Business Daily, 2020).

These projects are usually developed with large spatial increment based on infrastructures and comprehensive service including commercial, business, research and development, residential and public service. However, almost all of these projects are located out of the third ring of Chengdu, not in the inner city where the agglomeration of metro stations are the most intense (fig. 1.1.2).

Metro lines
TOD projects
The inner city

Low   The agglomeration level   High

Figure. 1.1.2. The TOD projects and the metro station agglomeration, data retrieved from Gaode Map

Figure. 1.1.3. The conceptual plan of Luxiao TOD projects, source: Google image

Metro lines   The urban area

Figure. 1.1.1. The metro development in Chengdu City 2020
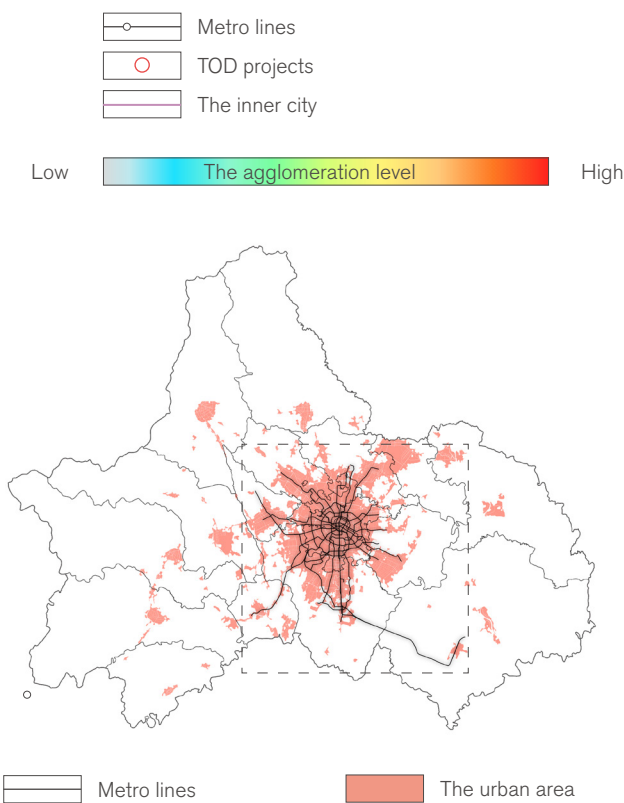
1.2 The possible rush to be triggered

Based on the trend of TOD development, it can be reasonably predicted that a new wave of urban redevelopment will occur in the inner city of Chengdu. For districts to be demolished and rebuilt in the preliminary plan around stations, with more urgent demand to improve the quality, capacity, level of service, and better returning interest, a possible rush could be triggered (fig. 1.2.1).
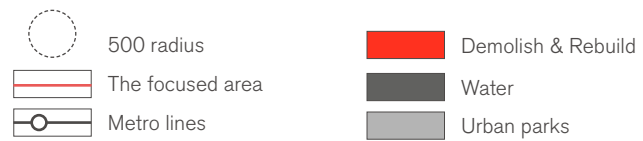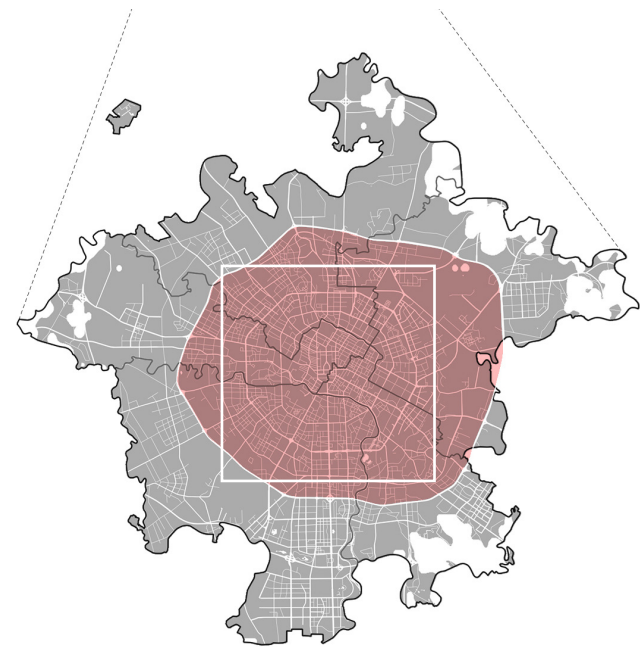

500 radius

The focused area

Metro lines

Demolish & Rebuild

Water

Urban parks

Figure. 1.2.1. The districts assessed to be possiblly demolished and rebuilt, data retrieve from Chengdu Institute of Planning and Design

1.3 An incomplete mechanism

The ongoing situation

At the same time, the system of urban regeneration in Chengdu is incomplete.

Urban regeneration practice in Chengdu was limited in the past for the lack of massive urgencies and drivers, such as the huge demand for land for urban development Shenzhen is faced with. Therefore, the system of urban regeneration in Chengdu is still under development till now. Although the initial practice of urban regeneration can be traced back to the 1980s(CDIPD, 2020), the overall planning of urban regeneration in the central region of Chengdu was initiated in the beginning of 2020.

Although the research and relevant work are intensively proceeded, there are too many issues to be focused on. With all of these issues to be considered in the building process of the system of urban regeneration in Chengdu, it is going to be a long run in which research, exploration, practice and adjustment intertwined with each other.

The history of urban regeneration practice

The practice of urban regeneration can be concluded in 4 periods till now with different aims(CDIPD, 2020).

Initial stage(1994-2000)

In this period, the aim of urban regeneration was to conduct environment renovation, by rebuilding the districts with extremely poor built environment around Fu River, focused on flood defense facilities, infrastructure reconstruction and housing supply.

Exploration stage (2000-2012)

In this period, the aim of urban regeneration was to reframe the urban spatial structure, renovate important heritages and transform old industrial areas.

Improvement stage (2012-2017)

In this period, the aim of urban regeneration was to renovate old communities in really poor conditions, mainly in the north.

Upgrading stage (2017-present)

In this period, the aim of urban regeneration is to conduct community renovation in terms of engaging public participation at city level, improving micro spatial quality at local scale.

1.4 Lack of concerns and tools

In this kind of situation, there will be a lack of tools to regulate the goal and process of urban regeneration projects, especially those about demolish and rebuild. What is worse is that the sustainability of socio-cultural identity will be regarded not urgent or worthless by divers such as capital and market-oriented investment, because the investment income of being concerned about and focused on that is quite low, at least in the short term.

As Ruan, a senior planner in the Chengdu Institute of Planning and Design, said, one of the core issues in the future urban regeneration in Chengdu will be the conflicts between the raging-fire-like TOD redevelopment and urban regeneration with guaranteed quality(Urban Regeration Academic Commission of China, 2020).

Figure. 1.3.1. The process of urban regeneration practice in Chengdu city from 1994, data and image retrieved from Chengdu Institute of Planning and Design

| 1994 | Stage 01: Initializing | 2000 | Stage 02: Exploration | 2012 | Stage 03: Improvement | 2017 | Stage 04: Upgrading | 2020 SYSTEM BUILDING |

Environment Renovation, Flood construction, Infra — Urban structure, Heritages, Industrial areas — Old community renovation in poor conditions — Community improvement on participation at city level — The overall mechanism of urban regeneration at city level
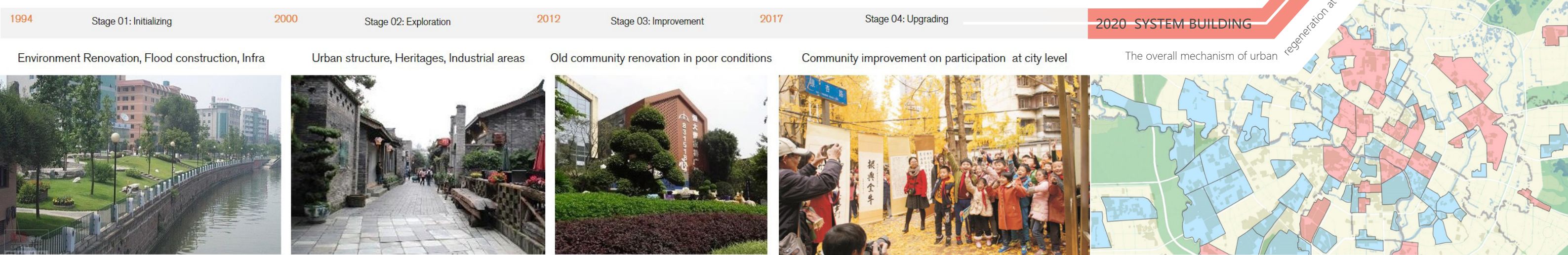
2. Problem Focus

2.1 The potential threat

Therefore, as an essential part contributing to the socio-cultural identity of Chengdu city, the local public lifestyle will be threatened.

The places people where people live and enjoy the local public lifestyle could be excluded out of the consideration because of the lack of concerns and tools in this rush of urban regeneration to be triggered in the inner city. The space supporting the existence of those places would be replaced by other space with more returning interest and more "urgent" developing needs. The social attachment to these space which making them places will be compromised(Friedmann, 2010).

In this way, as time goes by, with one after another demolish and rebuild projects triggered, proceeded and completed, the local public lifestyle in Chengdu city would be fading away.
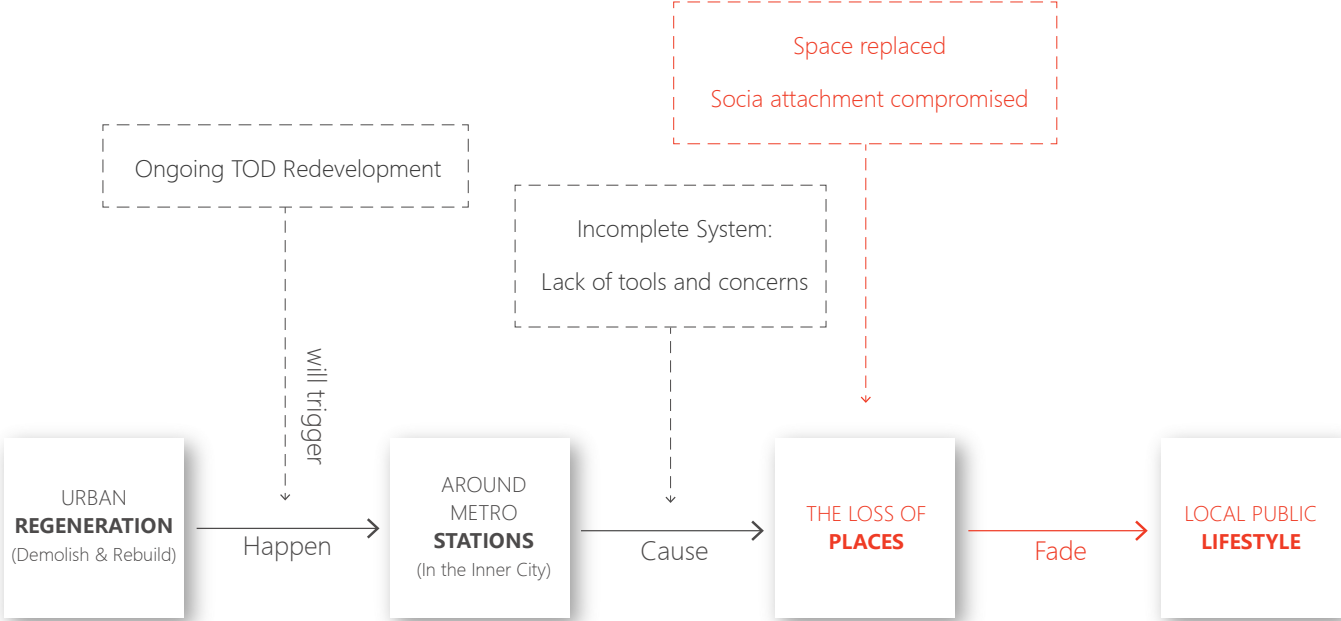
Figure. 2.1.1. The cause and effect of the threat

2.2 The focused area

The area between the first and second rings of the inner city is the most prominent area where the local public lifestyle of Chengdu stands out, and is also the most vulnerable area facing the rush of urban regeneration.

With the first ring, the majority of the area is the old city center with a long history. Although most of the urban spaces have been modernized by demolishing and rebuilding, there are still some important historic heritages exiting and maintained. Also, the original structure of the old Chengdu city is well preserved. Therefore, the protection of heritages can be a powerful driving power to give enough importance on the socio-cultural identity of Chengdu in the future urban regeneration, thus making this area less vulnerable.

Outside the second ring, the urban areas were mostly developed with urban expansion in last 20 years, where people outside of Chengdu migrated and lived together with local people. Also, in the past decade, there were a lot of new development to meet rather new demands. Therefore, the local public lifestyle is not so prominent, and this make it less urgent on maintaining the socio-cultural identity than the area within the second ring.

Thus, the area between the first and second rings is the most suitable for this research.

The cultural urban "gardens"
The hitorical preservation zone
The old city
The focused area

0   1   2   3   4 KM
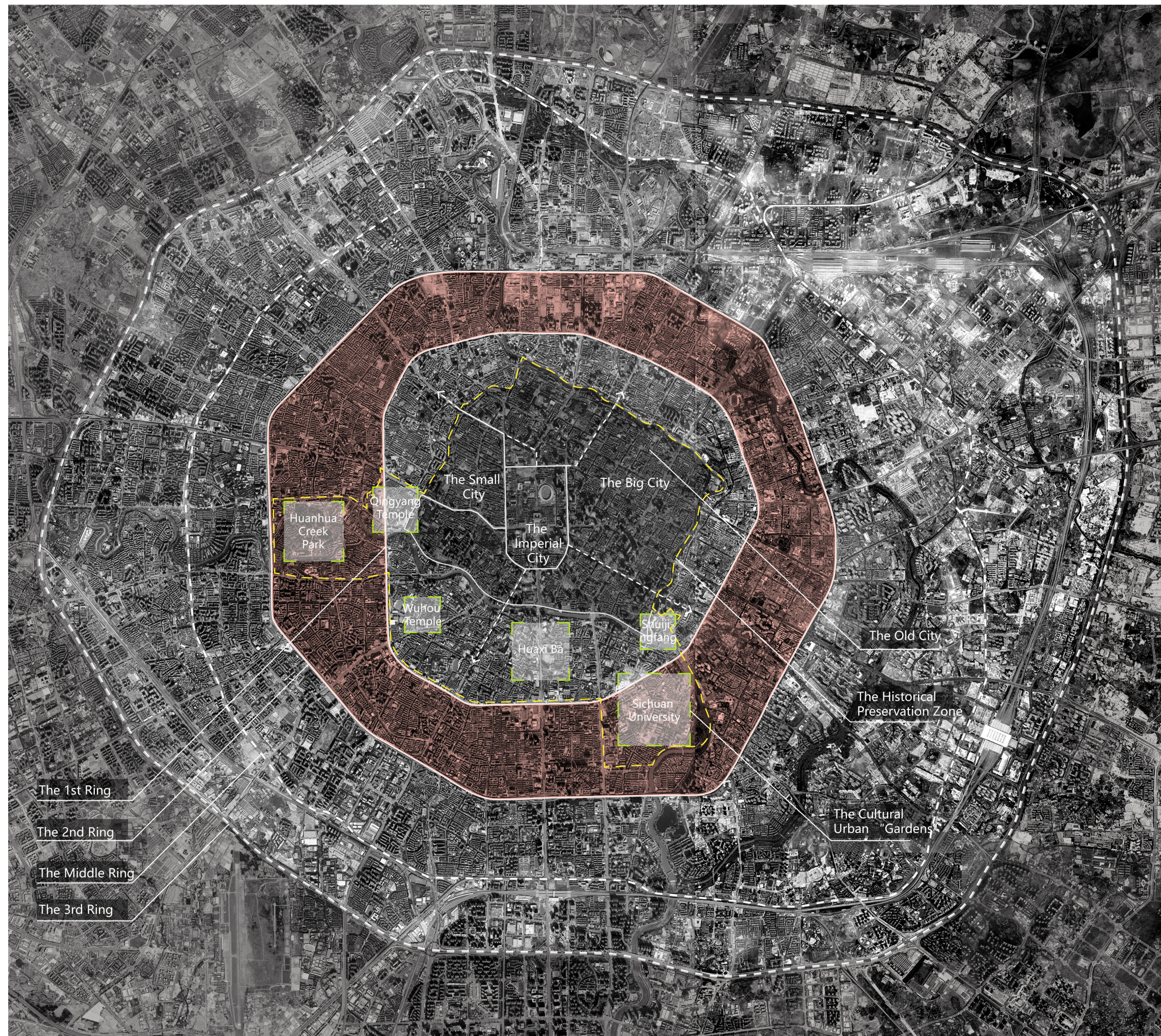
Figure. 2.2.1. The focused area and the condition around, data retrieved from Chengdu Institute of Planning and Design

3. Problem Statement

Space replaced

Socia attachment compromised

Ongoing TOD Redevelopment

Incomplete System:

Lack of tools and concerns

URBAN **REGENERATION** (Demolish & Rebuild)

will trigger

Happen

AROUND METRO **STATIONS** (In the Inner City)

Cause

THE LOSS OF **PLACES**

Fade

LOCAL PUBLIC **LIFESTYLE**

Urgency   focused on   Vulberability

Districts Between the 1st and 2nd Rings
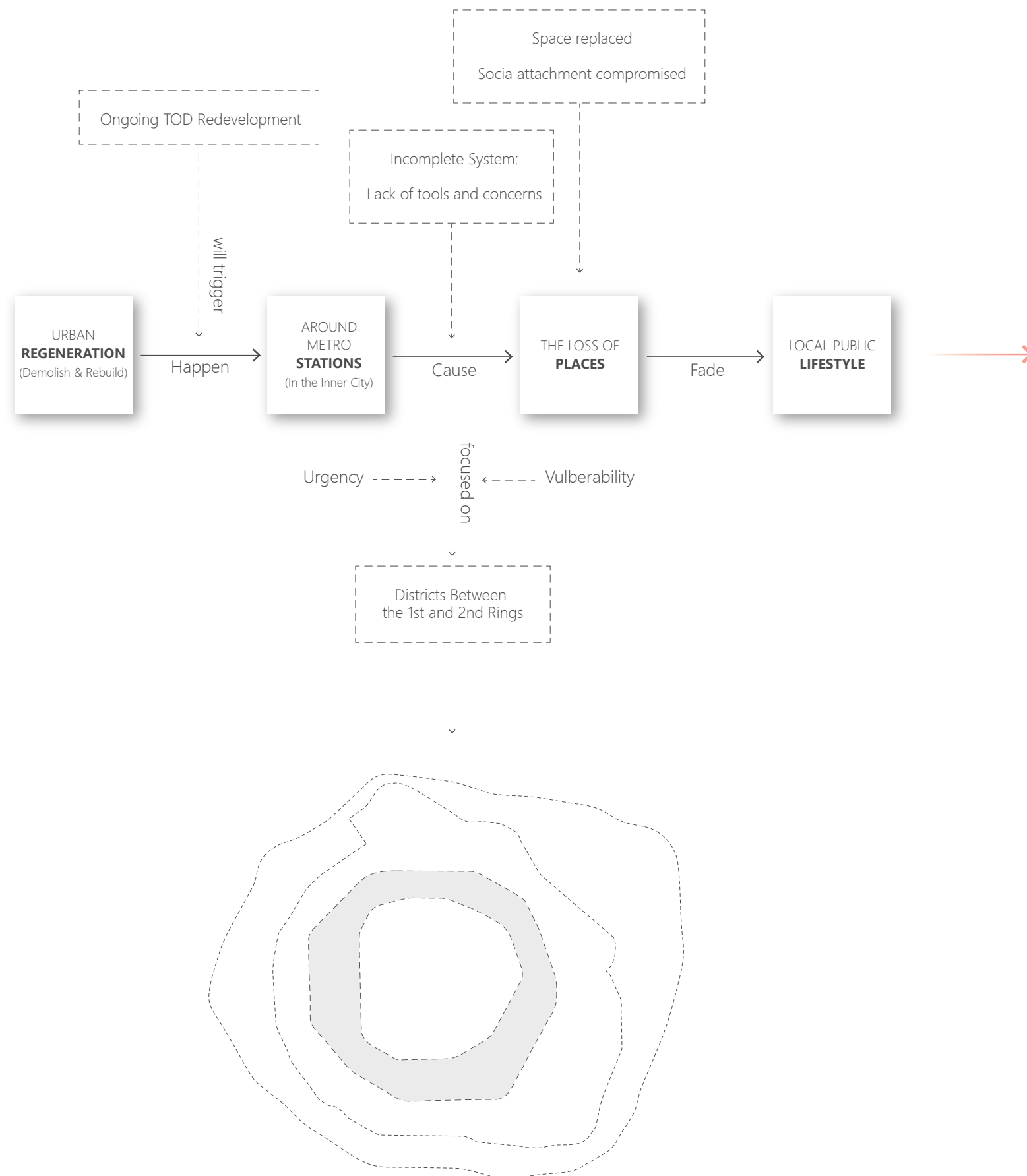
Soon, there will be a possible rush of urban regeneration in terms of demolish and rebuild around the metro stations in the inner city of Chengdu carried out passively, triggered by the intensively ongoing TOD redevelopment.   The local public lifestyle is threatened not only because of the absence of tools to maintain this in the incomplete urban regeneration system, but also because the values of socio-cultural identity can be always easily compromised in the decision-making process for its "less urgent" position.

The area between the first and second rings of the inner city is the most prominent area where the local public lifestyle of Chengdu stands out, and is also the most vulnerable area facing the rush of urban regeneration. If without proactive interventions, the regenerated areas would easily exclude the places maintaining this core value around metro stations, thus undermining the socio-cultural identity of Chengdu city.

500 radius

The focused area

Metro lines

Demolish & Rebuild

Water

Urban parks
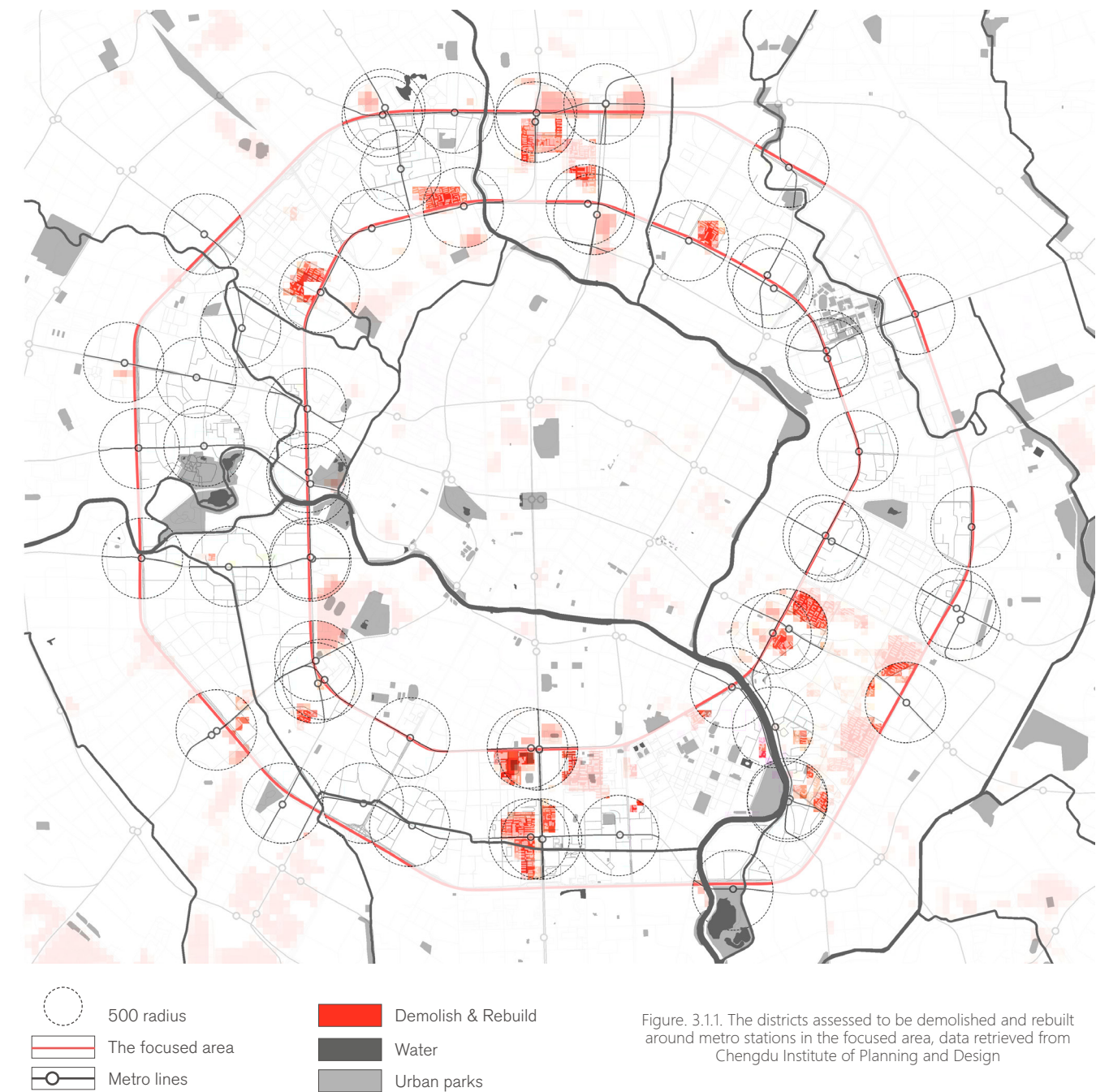
Figure. 3.1.1. The districts assessed to be demolished and rebuilt around metro stations in the focused area, data retrieved from Chengdu Institute of Planning and Design

Chapter 03

Methodology

1. Research Focus

- Research aim
- Research question

2. Theoretical Framework

- Theoretical constructs
- Theoretical underpinning

3. Analytical Framework

- Conceptual framework
- Research approach
- Methods & Expected outcomes
- Conclusive framework

4. Conclusion

- Output
- Summary
- Ethical considerations
- Research limitation
- Timeline

To figure out how to maintain the local public lifestyle in the rush of urban regeneration in Chengdu city, a methodology chapter is developed. This chapter is to provide a comprehensive research framework for both research and design based on the problem focus. The content of this chapter includes 5 sections, with several steps in each. Firstly, the problem statement is presented with the gap defined. Secondly, the research focus is developed based on the defined gap, including research aims, research questions, and the how these two constructs are interrelate. In addition, the theoretical framework giving the relevant theoretical underpinning and the analytical framework including the conceptual framework, research approaches and methods are carried out. A conclusive framework linking key components by the interdependency. Finally, a conclusion session including expected outputs, a summary of key points, ethical consideration, limitation and timeline plan is presented.

1. Research Focus

Figure. 1.1. The aims and goal

1.1 Research Aim

The objective of this project is to build an integrated strategy framework for extending and flourishing the local public lifestyle in future urban regeneration in Chengdu in a long term. To reach this goal, aims could be outlined below.

Firstly, it is fundamental to develop a comprehensive understanding of the local public lifestyle and the key influential factors in Chengdu from both physical and non-physical perspectives.

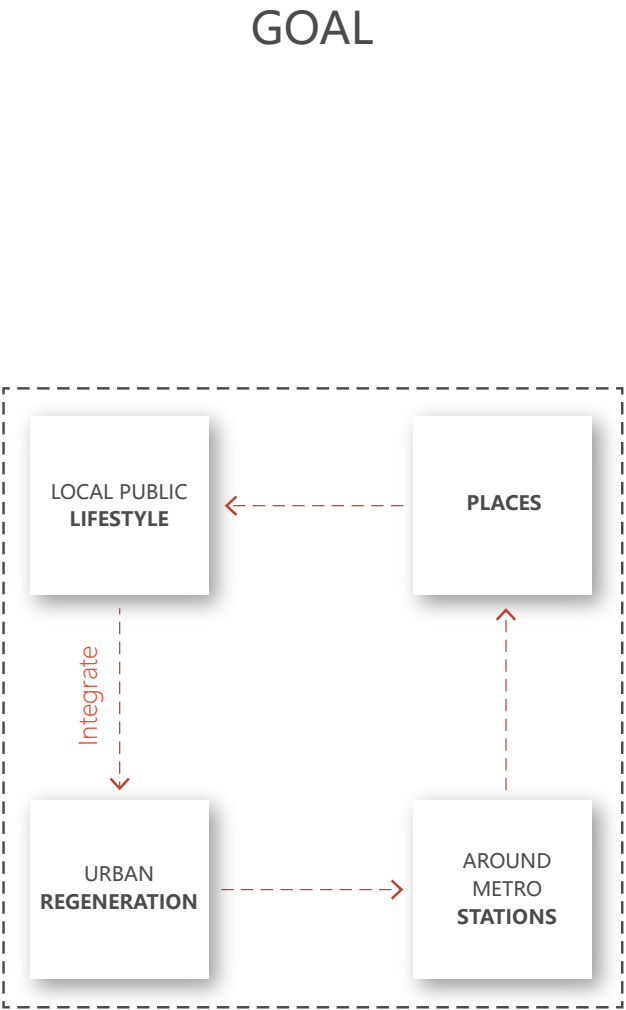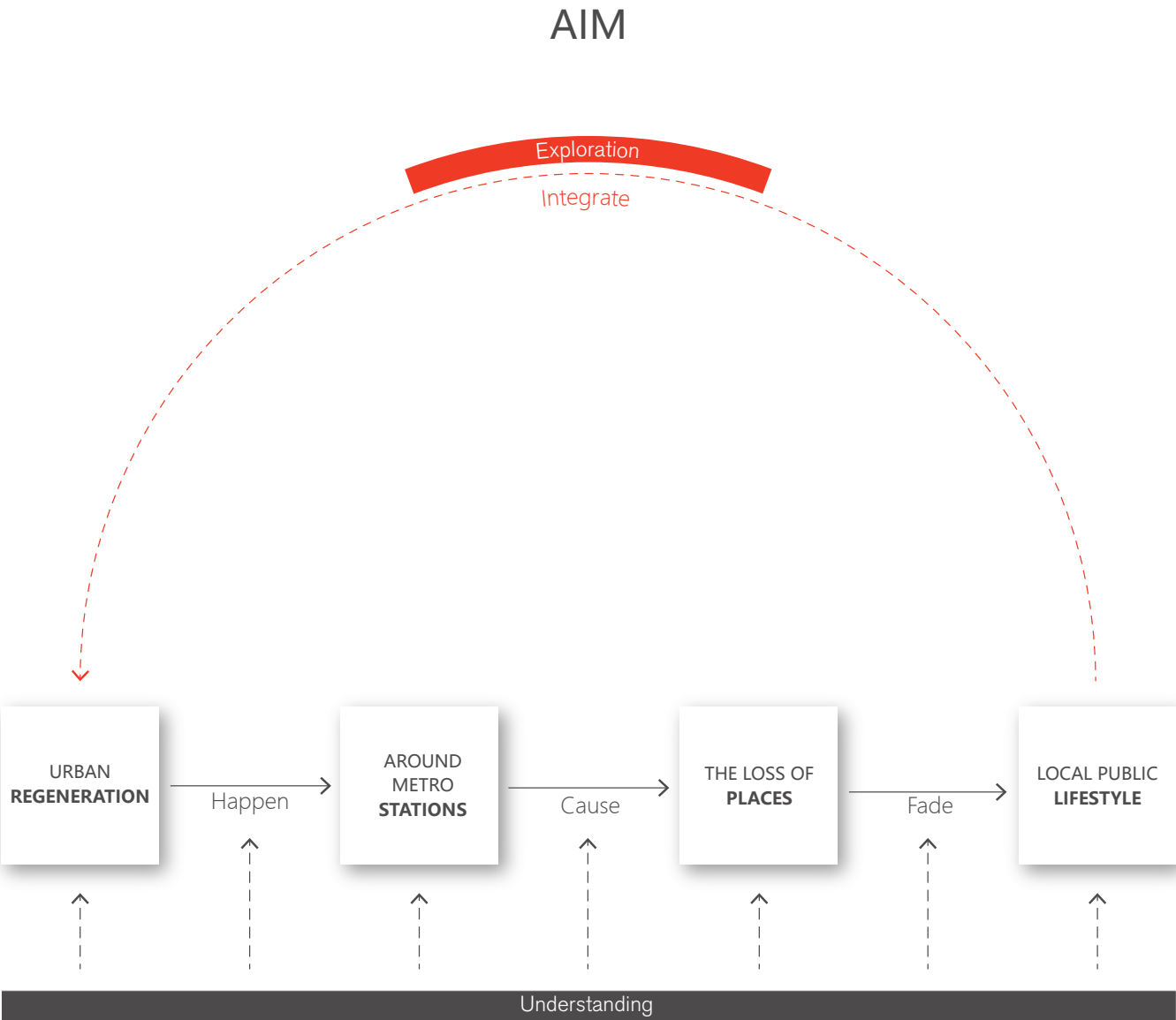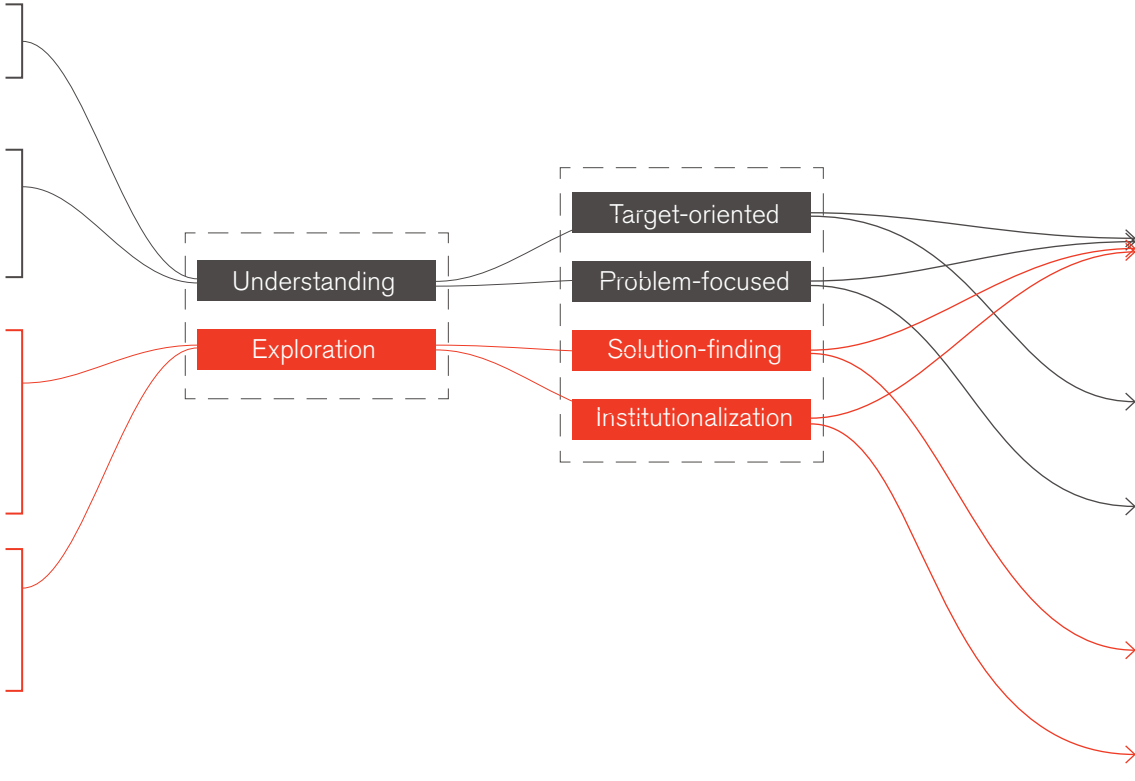Secondly, to understand the how urban regeneration in terms of demolish and rebuild around metro stations could happen and influence the local public lifestyle is important to specify the problems. In this session, a representative site will be selected.

Thirdly, to find possible solutions and opportunities to mitigate and tackle the problems is needed. This will help to figure out what can be used and integrated into the strategy to be developed. Also, the strategy integrating solutions and opportunities having been found need to be carried out by a comprehensive strategy framework, in terms of both design and planning.

Lastly, to figure out the possible position and the pathway of the effectiveness of this strategy framework in the future urban regeneration system is needed to guarantee the feasibility. Also, the exploration of keeping this strategy in a sustainable and proactive way is important to guarantee both effectiveness and flexibility.

Understanding

Exploration

Target-oriented

Problem-focused

Solution-finding

Institutionalization

1.2 Research Questions

Based on the goal and aims of this project, research questions are formulated as below. The main research question is directed towards the goal of maintaining and flourishing the local public lifestyle in future urban regeneration to take place in focused areas in a sustainable and proactive way. The sub-questions are developed based on both the aims and the way they contribute to the main research questions.

The Main Research Question

How to extend and flourish the local public lifestyle[GOAL] in the future urban regeneration around the metro stations [CONTEXT] between the first and second rings[LOCATION] in Chengdu through a sustainable and proactive approach[PARADIGM]?

Sub-Questions

1. What are the factors supporting the existing local public lifestyle in the inner city of Chengdu?

2. What are the typical way that urban regeneration in terms of demolish and rebuild happens around the metro stations in the focused areas and what are the influences on the local public lifestyle?

3. How can the local public lifestyle be integrated into urban regeneration around the metro stations by design and planning?

4. How can the strategy be used in a sustainable and proactive way?

2. Theorectical Framework

2.1 Theoretical Constructs

Theories and supportive principles from these theories are used to form a theoretical framework, underpinning how to extend and flourish the local public lifestyle through future urban regeneration in Chengdu city in focused areas. The theoretical framework of this project consists of three parts: 1) Paradigm 2) Instrument 3) Additional lens.

In the paradigm part, institutional planning, proactive approach, and participation are included. Structured by the paradigm frame, theories are used to help to integrate (extend and flourish) the local public lifestyle in urban regeneration in terms of planning and governance.

In the instrument part, the open city theory, the compact city theory, and the placemaking theory are integrated. Structured by the instrument frame, theories are used to reach the goal in terms of urban design.

The additional lens is the park city theory. As a domestic theory developed in China, highly related to the ongoing urban development in Chengdu city, this theory is regarded as a connection to integrate the other theories in research and design.
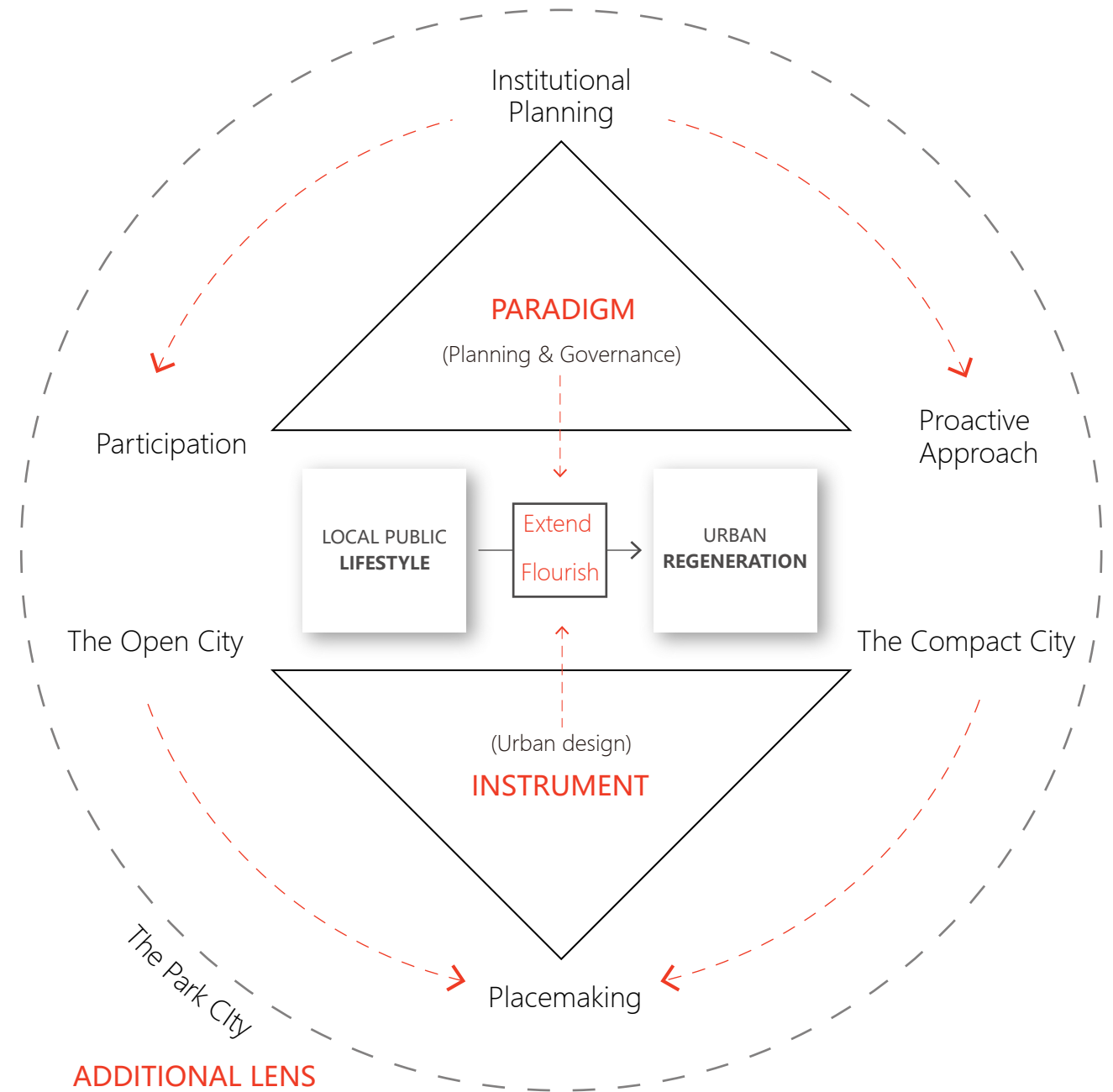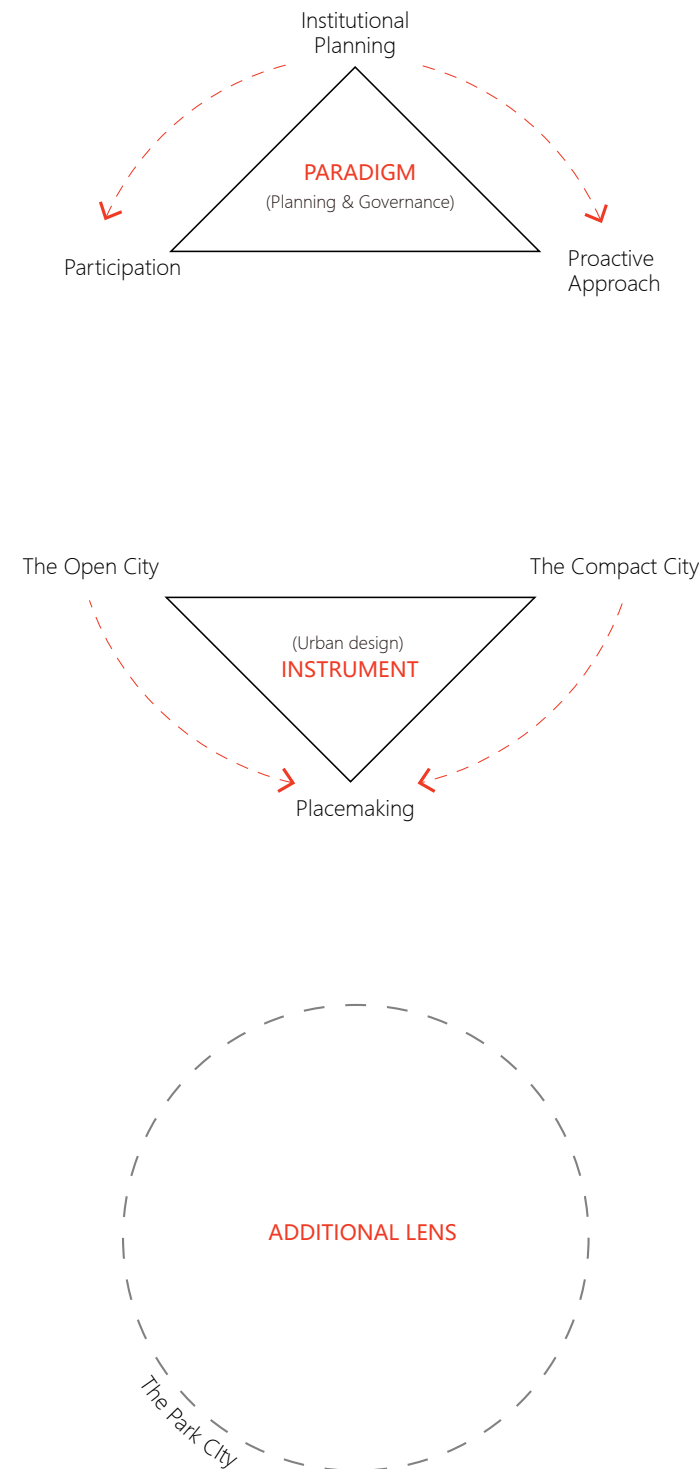

Figure. 2.1. The theoretical framework
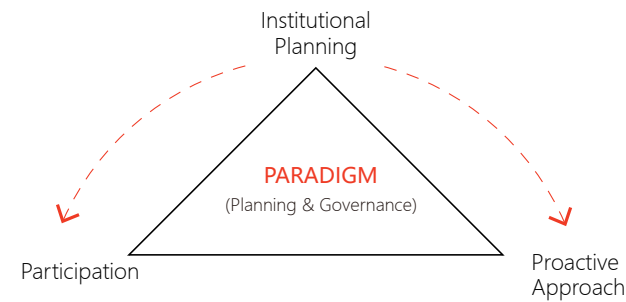
2.2 Theoretical Underpinning

PARADIGM

Figure. 2.2.1. The paradigm part of theoretical framework

Institutional Planning

The concept institutional planning is not recommended and even often criticized a lot in terms of urban planning and governance, but actually it has been the most common and usual way of proceeding planning and governance as the traditional top-down planning approach(Van Den Broeck, 2013). Positioning this concept here in the paradigm part is to highlight the importance of institutional planning in solving problems and achieving goals in urban development based on legitimized regulations and building rights, instead of just approaching the planning strategy in a bottom-up way or flexible guidelines.

Institutional planning including regulative planning, land-use planning, zoning and other forms of spatial planning with legal rights bonded, is always placed against more flexible planning forms such as self-organization, strategic spatial planning and placemaking(Rantanen and Faehnle, no date; Van Den Broeck, 2013). However, there is a need for legal equal rights for bureaucratic and political certainty and for investors, and also, it is important to use institutional planning to avoid favoritism and corruption within the permit policy(Van Den Broeck, 2013).

With some certainty provided by legitimized regulations in institutional planning, those values attached to land-use or zonings envisioned and protected by regulative spatial policies and plans would not be easily abused or compromised. Especially in the Chinese context where urban development is always in a rapid pace, by institutional planning, strategies in terms of equal rights and social justice such as social housing can be better implemented and protected from those powerful actors and driving powers in the rush.

Proactive Approach

The concept proactive approach is often discussed in contrast with the reactive approach, and the subject of this approach is the planning authority. As described by Tony Hall (2008) in his book, Turning a Town Around: A Proactive Approach to Urban Design, a proactive approach in urban design can evolve through direct practice. In the example of the town Chelmsford, he pointed out there are two reasons helping deliver a high-quality urban environment and urban life. Firstly, the spatial policy and the guidance can express and prescribe the desired physical form, and secondly the process should be pursued through active negotiation(Hall, 2008).

By the active negotiation, Hall (2008) pointed out the importance of how the local planning authority works with urban developers and achieving well-located and well-designed places depends on this on particular sites. He argued that planning authorities and developers are both partners and opponents in major urban developments, because the local councils are promoting and enabling development while challenging and negotiating its form and content(Hall, 2008). This tension between the two most powerful actors is an essential part of achieving better quality of urban development, and the aim should be to make the most of this relationship(Hall, 2008).

Being proactive in planning to reach this aim, it is an activity that is design-led, opportunity-led, objective-focused, and outcome-oriented(Hall, 2008). Three key elements are necessary for achieving a proactive approach: 1) sound design principles, 2) published policy and briefs, and 3) investment in staff and co-operative working(Hall, 2008).

Firstly, overall design principles are needed and the aim of sound design principles is to make places by envisaging, shaping and managing change at different spatial scales(Hall, 2008). Secondly, The published policy enables all actors in the development process to know clearly the position of the planning authority at an

early stage by a clear physically based spatial strategy and briefs for all significant sites(Hall, 2008). Among these two, the planning brief is the foundation of the proactive approach, providing unambiguous principles and guidelines for design on physical form, conveying the objective of urban design before the negotiation take places(Hall, 2008). Thirdly, investment in sufficient staff is required to ensure the expertise in terms of expertise in a cooperative working way, and this is needed both in different planning professionals and the agencies in the development process(Hall, 2008).

Participation

In this project, the participation concept as a part of the paradigm is picked from the discourse about placemaking by John Friedmann for its planning perspective. Friedmann (2010) proposed the exclusively local scale to look at a place with the inside-out perspective, and in this way, the concept place is regarded to be experienced and transformed by those dwelling in the urban. Placemaking is about attach importance to the daily, seasonal and the recurrent socio-spatial rituals and patterns in planning(Friedmann, 2010). For planners, it means from the start the places, the socio-cultural attachment to them, and the human relationships connected with them should be one of the critical elements in the consideration of planning.

Friedmann (2010) pointed out placemaking is everyone's job and this concept of participation from the planning perspective should always be in planner's mind. He argued people residing in the neighborhood, in a sense, those place-users should be directly engaged by planners, although top-down planning is still dominant globally(Friedmann, 2010). By this, Friedmann did mean a general participation, which could be easily twisted or reformed by other driving powers. Instead, this engagement means the establishment of a moral relation acknowledging people's right to the local citizenship from the beginning(Friedmann, 2010). Although the government is empowered in planning, placemaking is everyone's job(Friedmann, 2010). This everyone includes local residents, official planners, and local institutions.

Three experiments of making places globally, including Japan's traditional neighborhood associations, China's elected shequ residents' committees, and British Columbia's not-for-profit settlement houses,

creating living neighborhoods were discussed. It was pointed out that the importance of the power of autonomous neighborhood institutions in planning and governance(Friedmann, 2010). Also, long-term social movements are needed, because initiatives do not automatically become sites of social inclusion for engagement(Friedmann, 2010). Organizational and discursive strategies are needed which are designed to build voice, to foster a sense of common benefit, to develop confidence among disempowered groups, and to arbitrate when disputes arise(Friedmann, 2010).

Integrated as the Paradigm for Guidance

In this theoretical framework, institutional planning, proactive approach, and participation are integrated as the paradigm to underpinning the research. These three concepts can help form a comprehensive understanding of how to extend and flourish the local public lifestyle from a planning and governance perspective.

Firstly, the paradigm from institutional planning leads to the importance of understanding the relevant existing local regulative planning and the mechanism of urban regeneration system. Only based on the understanding of those such as the land-use, regulative policies about urban design and the approval procedure in urban regeneration in Chengdu city, a more feasible and practical proposal with research and design can be made.

Secondly, the paradigm from proactive approach leads to the importance of introducing planning guidelines, design principles, spatial policies, and planning briefs for each site of projects before the negotiation between planning authorities and developers. Also, it reveals the importance to consider the sufficient expertise teams in all relevant professions in the negotiation.

Thirdly, the paradigm from participation leads to the importance to engage everyone relevant in the planning and design process. To achieve the broad engagement, planners should keep in mind that placemaking is everyone's job. Also, the power of autonomous neighborhood institutions are essential in planning and governance. Beside, long term social movements are important so that certain social agendas as ideals promoted by planning and design will be helpful(Shelley, 2017).
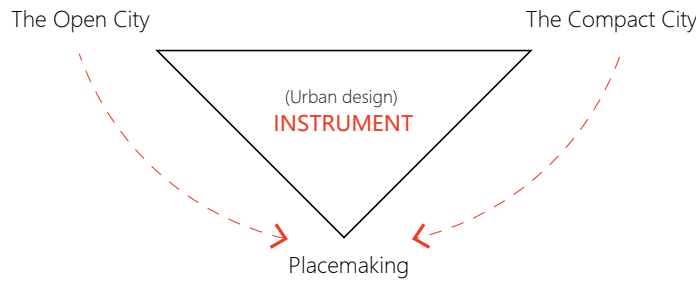
Figure. 2.2.2. The instrument part of theoretical framework

Number	Principle	Focus
1	The Community is the Expert	Community-based, participation-centered
2	Create a Place, Not a Design	Comprehensively socio-spatial combination
3	Look for Partners	Get supported by strong local partners
4	You Can See a Lot Just By Observing	User-oriented, daily social rituals
5	Have a Vision	Target-oriented accordingly, expertise-facilitated
6	Start with the Petunias: Lighter, Quicker, Cheaper	Experimental, testing
7	Triangulate	Engagement by collocating and connecting
8	They Always Say "It Can't Be Done"	Pathway-identifying, overcoming obstacles
9	Form Supports Function	Consideration of form
10	Money Is Not the Issue	Could be cheap if the action is smart, actual benefits weigh over the cost
11	You Are Never Finished	Changes with time need attention

Figure. 2.2.3 The eleven principles for placemaking (Project for Public Spaces, 2000)

INSTRUMENT

The Open City

The open city theory was firstly proposed by Richard Sennett in the newspaper essay of Urban Age in 2006, a research program that started in 2005. In this theory, he uses the words "closed" versus "open" to describe two contrast city models. Compared to what Jane Jacobs promoted, Richard Sennett has put the bottom-up perspective of how cities should be forward rather than just speaking for mixed neighborhoods, for informal street life and for local control(Helleman, 2018). In this theory, three principles for designing an open city as his approaches have been explained, which are "ambiguous edges", "incomplete form" and "unresolved narrative", against top-down and over-determined urban development.

Providing ambiguous edges is the first principle to design an open city with open edges. Two groups of concepts, boundaries and borders as well as a cell wall and a cell membrane, were used to clarify the difference between the closed and open built form(Sennet, 2019). In this way, he pointed out the significance of how ambiguous edges hold in some valuable elements of the city and simultaneously let other valuable elements flow through the edges, providing conversations and producing openness(Sennet, 2019).

The incomplete form is another principle for designing an open city by providing flexibility, adaptability of the urban form at the building level. Sennet pointed out that the form of buildings which can be added to and revised internally as the need changes can be a solution for a closed city(Sennet, 2019). It was also pointed out that incomplete forms can help bring dialogues, in which everyday social life can be reflected with ambiguity and indirectness, making good social relationships while constructing the physical world(Sennet, 2019).

At last, the unresolved narrative is important in designing an open city to provide flexibility, adaptability in the urban

development. Sennet pointed out that linear narrative with certainty aiming at envision all results cannot match real life, and using this way of thinking in planning will only lead to a closed city(Sennet, 2019). In contrast, planning in the open city need to propose dialogical sequences, embrace non-linear forms of sequence, and shape the process of exploration for possibilities as well as problem-finding rather than just to present clarity and solving problems(Sennet, 2019).

The Compact City

The compact city concept was firstly proposed in the book named Compact City a Plan for a Livable Urban Environment(Dantzing & Saaty, 1973). It also stems from the critique of modernist planning approaches by Jacobs, supporting density and mixed use(G. M. Ahlfeldt & Pietrostefani, 2017). With time goes by, a lot of theoretical exploration and practice related to the compact city concept have been conducted till now. However, the key characteristics or values of the concept facilitating urban design still can be concluded as in line with the previous principles. Also, for the outcome level, the compactness in the compact city theories always leads to density and diversity in terms of urban spaces and services.

In the recent research conducted by OCED about compact city, three characteristics were concluded and stated based on the analysis of more than 300 academic papers that study the effects of compact urban form. As the chart shows (fig. 3), these characteristics are 1) Economic density: the number of people living or working in an area, 2)Morphological density: the density of the built environment in terms of surface, coverage, building footprint and street connectivity, 3)Mixed land-use: the extent to which residential, employment, retail, and leisure opportunities are located close to each other(G. Ahlfeldt, Pietrostefani, Schumann, & Matsumoto, 2018).

It can be generally concluded form both the policy strategies and the summary of compact city characteristics based on a vast of study that, density and diversity are always the main focuses the compact city lead to. In this way, the compact city theory provided a very inclusive and flexible conceptual model including many other crucial focuses including public transport, proximity, and accessibility for design practice(OECD, 2012). Five key strategies with specific sub-strategies or the compact city was proposed (fig. 2), including: 1) set explicit compact city goals, 2) encourage dense and proximate development, 3) retrofit existing built-up areas, 4) enhance diversity and quality of life, and 5) minimize adverse negative effects(OECD, 2012). Also, with a long history of planning and design practice guided by the compact city concept, there are a lot of cities in the world which can be regarded as compact city cases for urban design references. For example, Rotterdam has been developing as a compact city with its own tailored core values and focused issues.

Placemaking

Not as a new idea, the concept placemaking partially has the same origin with the open city and the compact city-Jane Jacobs. As Project for Public Spaces (2018), an organization established in 1975 in New York dedicated to creating and sustaining public places, stated that some of the thinking behind the placemaking concept can be traced back to the 1960s. The concept place can be defined as an urban space, which is small, inhabited and cherished by its resident population(Friedmann, 2010). This definition of a place includes four criterions: 1) small scale, 2) being inhabited, 3) the matter of attachment, and 4) one or more centers or spaces of encounter and gathering(Friedmann, 2010). Placemaking refers to a collaborative process shaping the public realm in order to maximize shared value, by promoting better urban design and facilitating creative patterns of use, focused

on physical, cultural, and social identities that define a place and support its ongoing evolution(Project for Public Spaces, 2018). The main tools Projects for Public Spaces developed or placemaking including the 11 principles and the power of 10.

The eleven principles for placemaking are originally eleven key elements in transforming public spaces into vibrant community places, introduced in the book How to Turn a Place Around(Project for Public Spaces, 2000). These principles give sharp suggestions for the placemaking process by experience-telling from a variety of perspectives led by eleven concise advice-like phrases. Also, with explanation supported by experience and research, they reveal different critical focuses behind how to great community places. The principles are collated in the chart below and the focus behind each is concluded concisely.

The power of 10 is a concept Projects for Public Spaces uses to start off a Placemaking process and it means it is really important to offering a variety of things to do at one spot(Projects for Public Spaces, 2008). The number 10 is just an indication of the variety, and in this sense a place could be more than just the sum of its parts but an organic collection of different destinations. This concept is used in different urban scales to create a comprehensive system of destinations, making great places, the scale could be a place, neighborhood and city(Projects for Public Spaces, 2010). As Projects for Public Spaces puts in their website,

"A great place needs to have at least 10 things to do in it or 10 reasons to be there; a great neighborhood needs at least 10 great places; and a great city needs at least 10 great neighborhoods. Streets and transit stops always hold the potential to become places with 10 things to do".
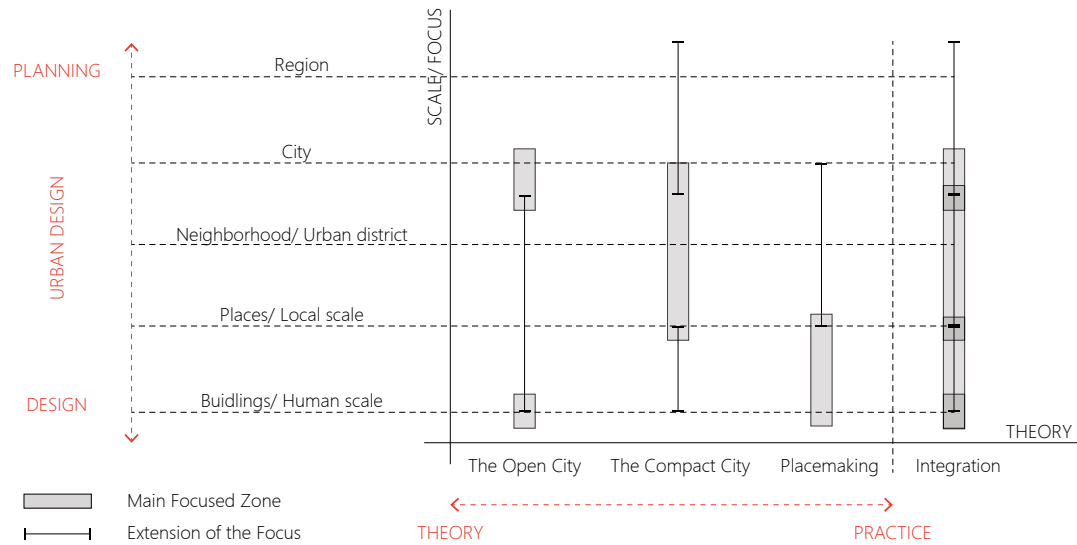
SCALE/ FOCUS

PLANNING

Region

City

URBAN DESIGN

Neighborhood/ Urban district

Places/ Local scale

DESIGN

Buidlings/ Human scale

THEORY

The Open City   The Compact City   Placemaking   Integration

Main Focused Zone

Extension of the Focus   THEORY   PRACTICE

Figure. 2.2.4. The the coverage of scales the theories mainly focus on

ADDITIONAL LENS

ADDITIONAL LENS

The Park City

Figure. 2.2.5. The additional lens of theoretical framework

Integrated As the Instrument for Application

In this theoretical framework, the open city, the compact city and placemaking are integrated as the instrument to underpinning the research. These three theories can provide design principles for how to extend and flourish the local public lifestyle from an urban design perspective. According to the spatial focuses in design principles from each theory, a chart (fig. 2.2.4) is developed to conclude the coverage of scales they mainly focus on.

It was found that the open city theory is more focused on the city scale and the building scale, while the concept "openness" in terms of borders, building forms, and the narrative of urban development can be also applied in the scales in-between. Meanwhile, the compact city theory is more focused on the scales from the city to districts, with extension to the region scale and the building scale. Placemaking is focused on mainly the local scale and the human scale in terms of social-spatial interaction. In this case, in general, an integration of design principles from each theory can reach an overall coverage, and at same time each group of design principles can be more dominant with others supporting them in a synergetic way. Specifically, when dealing with issues at different scale, the application of instrument can be outlined as follow.

Firstly, the design principles from the open city can be used as the fundamental guidance to reach the goal through urban design. With a prominent perspective of "openness" with both social and spatial concern, the design principles can be applied in urban design for the local public lifestyle and public spaces in urban regeneration. Ambiguous edges can bring more socio-spatial conversations between the newly built areas and the old ones. The incomplete form can be applied to create more flexible urban spaces for growth of the local

public life in newly built areas. The unresolved narrative of urban development can be applied to provide more possibilities for the change of both the public life and public spaces with time.

Secondly, the design principles from the compact city can be used as the main approach to provide more and better opportunities to reach the goal through urban design in urban regeneration at the city scale. The compactness in terms of economic and morphological density can help solve conflicts of different spatial needs, and can offer spaces for places to preserve and improve the local public lifestyle. Also, the mixed use principle can bring diversity to the newly built areas at the local scale, forming dialogues between the old and the new and establish the stage for the placemaking at the local scale.

Thirdly, the definition of the concept "place" by John Friedmann can help to read places for the local public lifestyle, to understand the patterns of the daily social ritual, and conduct research on places. Design principles from placemaking including 11 principles and the power of 10 can be tools to guide how to facilitate the district to be regenerated with places as the stage for the local public lifestyle.
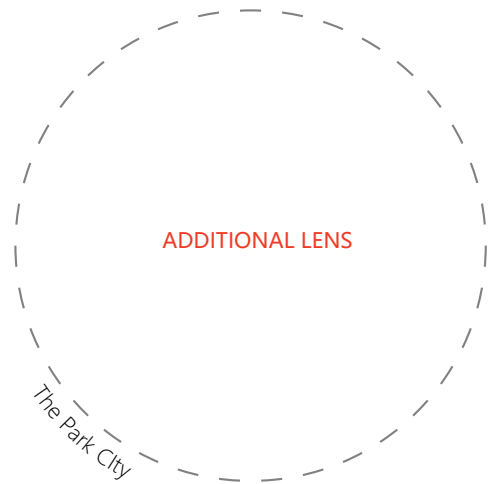
The Park City

The park city theory was proposed and developed in China since around 2018. Before 2018, there are lot of cities using urban parks as their strategy to solve urban issues such as Yangzhou city, where many traditional Chinese gardens already exist. The mayor of Yangzhou city, Xie Zhengyi, wrote a book named Park City(Xie, 2019) about the practical exploration in terms of urban parks and urban development in Yangzhou. However, it is the talk of President Xi Jinping about the future vision of Chengdu city in February 2018 that really popularized the park city concept as a hot word in urban planning and design in China. Since then, the theoretical establishment of the park city began. Simultaneously, Chengdu city became the first city where the park city strategy was officially implemented in the overall urban development.

Although as a new concept in Chinese context, the thinking behind the park city can be traced back to the Garden City theory proposed by Howard in 1898(Howard, 2013). Absorbing the essence of "garden city" (1898), "forest city" (1969), "ecological city" (1971), "shan-shui city" (1990), and "green city" (2005), it boasts more humanistic connotation than "garden city", and possesses more development characteristics than "ecological city"(CMBPN, 2019).

The park city theory has four valued aspects: 1) public services, 2) ecological conservation, 3) Beautiful life, 4) high-quality production(CMBPN, 2019). In the core values, the theory focuses on three shifts: 1) the prior focus of urban development should be shifted from industry to people; 2) instead of building parks in the city, the city should be built in the park; 3) it highlights the importance of shifting spacing building to scene creation of people's life(CMBPN, 2019).

In planning and design principles, the park system in a broad sense is the core handle, forming the "park +" model. In urban areas, urban parks in all levels, open spaces, and the greenways are included and defined as the urban park system. This system is used as the handle to connect different urban functions, facilities, public services, commercial services, and cultural services, creating new business models and scenes of urban life. In rural areas, agricultural parks, agricultural scenic areas and the regional greenways are included in the rural park system, connecting rural settlements and towns. This system is used as the handle to help rural areas develop with agriculture, innovation, cultural, tourism and business resources.

Used as the Additional Lens for Integration

In this theoretical framework, the design principles from the park city theory can be used as an overall lens to pick the suitable opportunity to integrate the theories and principles mentioned above. Firstly, this theory is indigenous in China and be primarily explored in Chengdu city, absorbing the values and principles from other theories. In this case, this principles of this theory can be inclusive to integrate others. Also, some planning and strategies have already been derived from it in Chengdu city, so that it is important to find synergy with them and this can make the proposal more feasible. Secondly, the park city theory pointed out a clear and inclusive spatial component, the park system in a bread sense, to connect urban services at all kinds of scales. Thirdly, parks play an important role as a kind of public space for residents in Chengdu and are important places for the public life. In this case, the design principles "park +" can used as a referential model or a connecting framework in urban regeneration to help extend and flourish the local public lifestyle.

3. Analytical Framework

3.1 Conceptual Framework

Based on the way research questions formed by aims and theoretical framework, a conceptual framework is carried out as a map for research in this project.

Firstly, the framework of aims with the gap leading the research question lied in the center of this conceptual framework.

Secondly, based on the aims, there are four main concept groups to be researched: 1) the local public lifestyle in Chengdu, 2) places for public life in Chengdu, 3) urban regeneration around metro stations, and 4) urban regeneration in Chengdu. Each of the concept groups contains several key concepts.

Also, according to the way research questions are divided, there can be four research sessions based on each sub-question based on the connection between relevant concept groups: 1) the target-oriented session, 2) the problem-focused session, 3) the solution-finding session, and 4) the institutionalization session. In each research sessions, there are key processes to conduct research and design.

Besides, different components of the theoretical framework are activated according to the way theories underpinning the research and design.
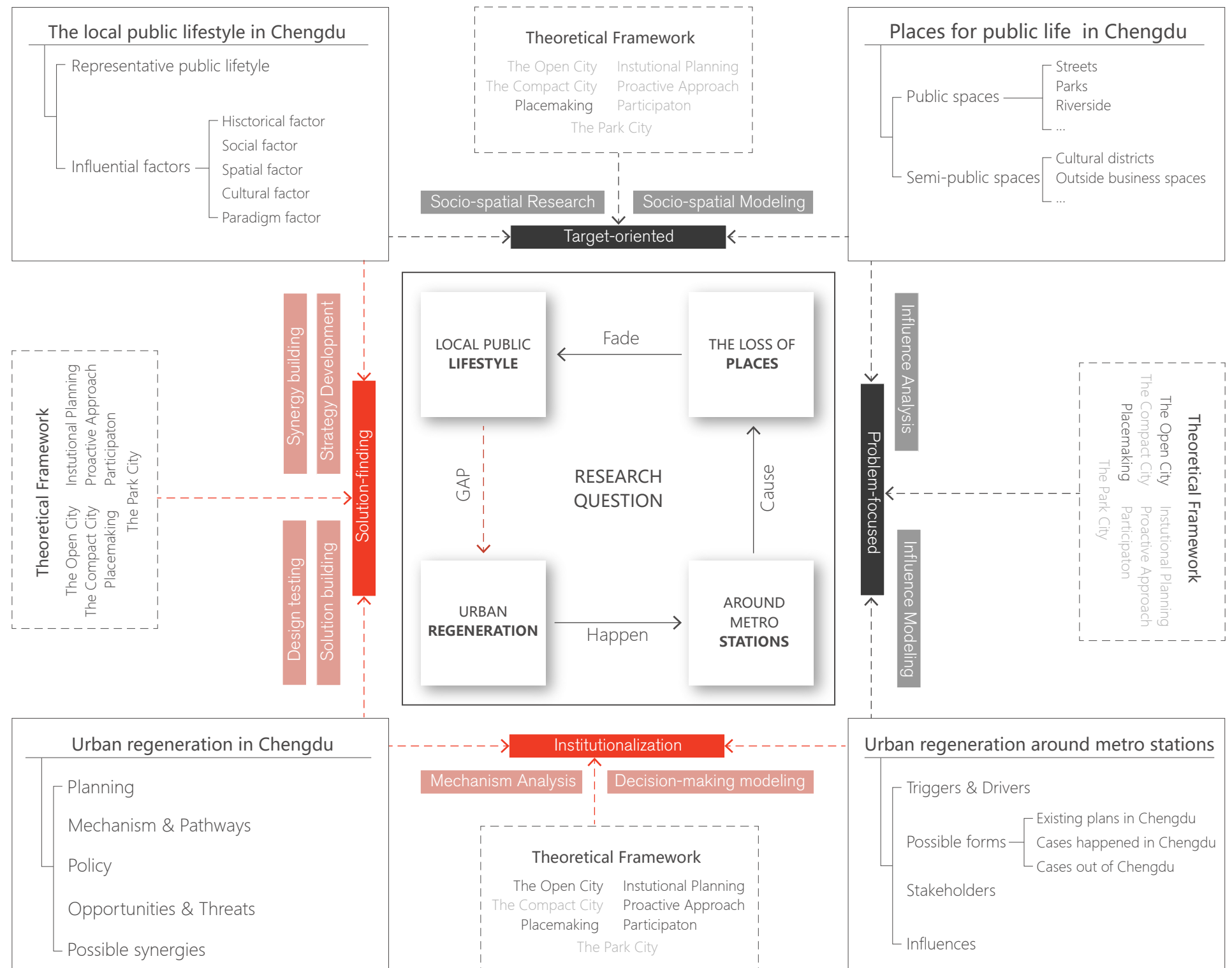
Figure. 3.1. The conceptual framework

3.2 Research approach

The dominant worldview taken in this research is pragmatism and the main body of this research is mainly built with solution-finding processes according to the problem focus. In this project, several research approaches are used according to the need in different research sessions.

The mixed methods, a combination of quantitative and qualitative approaches is used to collect and analyze all the relevant data in the target-oriented session and the problem-focused session. Also, in these sessions, inductive research will be used to form models as the results.

Deductive research will be used to apply relevant theories and principles in the solution-finding session, and the institutionalization session, building strategies and the mechanism.

Besides, applied research will be used in both the problem-focused session and the solution-finding session, testing the influence of urban regeneration on the local public lifestyle and building the synergetic application of what works in this specific context.

3.3 Methods & Expected Outcomes

A series of methods are selected, not only deriving from these research approaches but also based on the research questions. Expected outcomes are presented after the selection of methods according to four sessions of the research as follow.

For the target-oriented research session, literature review, documentary review, case study, behavior observation, photograph and interview will be used to find the factors supporting the local public lifestyle. Based on this, typo-morphology analysis, mapping, collage, and modeling will be used to form the socio-spatial model of the local public lifestyle in Chengdu city.

For the problem-focused research session, literature review, case study, and interview will be used to collect data, helping to find positive factors, negative factors of urban regeneration around metro stations and their influences. Typo-morphology analysis, mapping, collage, scenario building, design testing and modeling will be used to conduct the change analysis and influence assessment on the selected site. In the end, the threats and opportunities about the site through the testing will be carried out.

For the solution-finding session, literature review, case study, and interview will be used to find the reference. Typo-morphology analysis, mapping, collage, scenario building, design testing, modeling, policy-making, social agenda building and mechanism building will be used to develop the strategy and planning tools.

For the institutionalization session, literature review, case study, and interview will be used to find the reference and to understand the urban regeneration mechanism in Chengdu. Scenario building, design testing, modeling, social agenda building and mechanism building will be used to develop the institutional framework and upgrading mechanism.
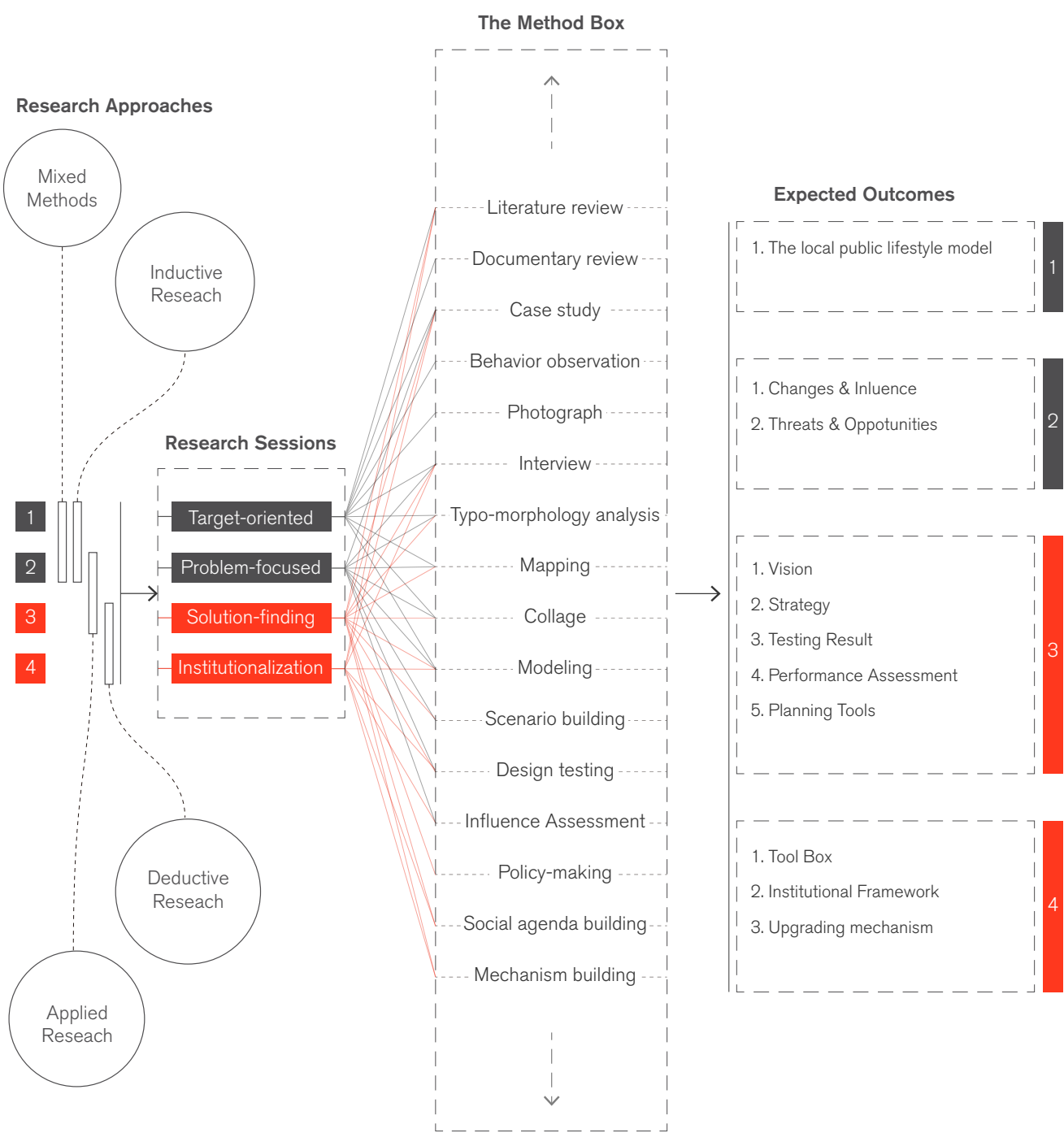
Figure. 3.2. The research approaches, research sessions, methods and expected outcomes

3.3 Conclusive Framework

The Main Question

How to extend and flourish the local public lifestyle in the future urban regeneration in terms of demolish and rebuid around the metro stations between the first and second rings in Chengdu through a sustainable and proactive approach?

GOAL　　　CONTEXT　　　LOCATION　　　PARADIGM

Sub-questions

1. What are the factors supporting the existing local public lifestyle in the inner city of Chengdu?

2. What are the typical way that urban regeneration in terms of demolish and rebuild happens around the metro stations in the focused areas and what are the influences on the local public lifestyle?

3. How can the local public lifestyle be integrated into urban regeneration around the metro stations by design and planning?

4. How can the strategy framework be used in a sustainable and proactive way?

Reseach Sessions

1	2	3	4
Target-oriented	Problem-focused	Solution-finding	Institutionalization
Fundamental Research	Mode Analysis	Strategy Development	Forming Tool Box
Lifestyle Modeling	Testing on Site	Design testing	Mechanism building
	Influence Analysis	Issues & Needs	
		Tool Development	

Methods

- Literature review
- Documentary review
- Case study
- Behavior observation
- Photograph
- Interview
- Typo-morphology analysis
- Mapping
- Collage
- Modeling
- Scenario building
- Design testing
- Influence Assessment
- Policy-making
- Social agenda building
- Mechanism building

Outcomes

The local public lifestyle model

1. Changes & Inluence
2. Threats & Oppotunities

1. Vision   4. Performance Assessment
2. Strategy   5. Planning Tools
3. Testing Result

1. Tool Box
2. Institutional Framework
3. Upgrading mechanism

Figure. 3.3. The integrated analytical framework

4. Conclusion

4.1 Output

The output of this project can be outlined in three parts.

A proposed prototype of lifestyle model

To provide a framework as both the result of fundamental research of the public lifestyle in Chengdu city and the analytical tool to support analysis and research, a prototype of lifestyle model will be preliminary formed. The building of the model will be based on the specific research and relevant constructs in the theoretical framework.

A proposed institutional framework

To offer strategic suggestions for helping extend and flourish the local public lifestyle through the process of urban regeneration in terms of demolish and rebuild in Chengdu, a preliminary institutional framework in terms of planning and governance will be carried out. The building of this framework will based on the strategies given on the representative site, the planning tools developed to support the strategies, and the general institutional process of urban regeneration project in Chengdu city.

A proposed mechanism of upgrading

To make sure the institutional framework can be used in a sustainable way and can lead to better effects as time goes by, a mechanism of upgrading will be proposed. This mechanism will give guidelines of how to upgrade the model and the tools in the institutional framework.

4.2 Summary

According to the problem statement and the gap identified, the goal is to figure out how to extend and flourish the local public lifestyle in the rush of urban regeneration 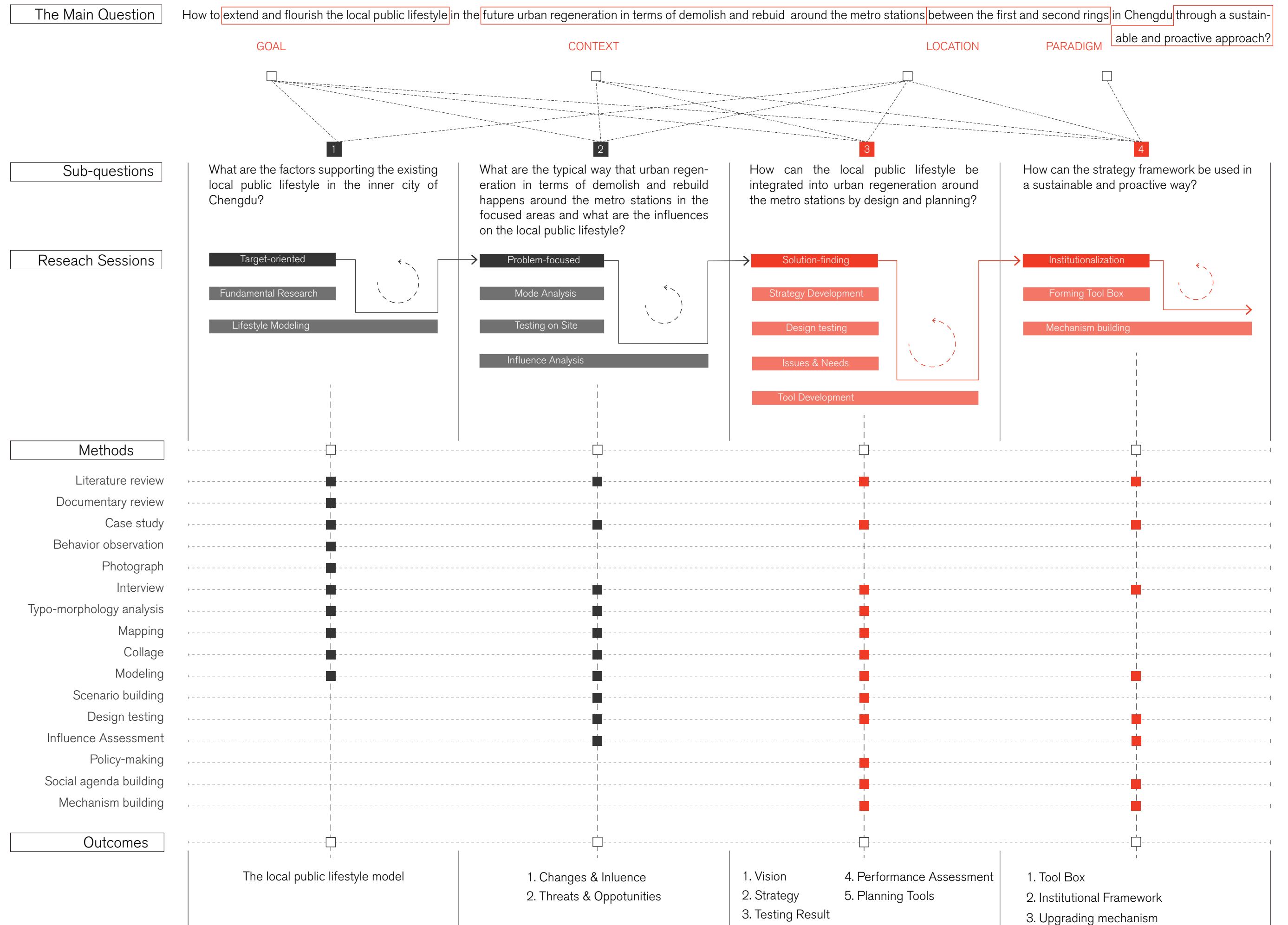in the focused districts. The research questions are divided by four research focuses, forming four research sessions: 1) the target-oriented session, 2) the problem-focused session, 3) the solution-finding session, and 4) the institutionalization session.

These research sessions connect four concept groups derived from our key parts of the problem focuses: 1) the local public lifestyle in Chengdu, 2) places for public life in Chengdu, 3) urban regeneration around metro stations, and 4) urban regeneration in Chengdu.

The theoretical framework of this project consists of three parts: 1) Paradigm 2) Instrument 3) Additional lens. The paradigm part includes institutional planning, proactive approach, and participation to underpin the research and design in terms of planning and governance. The instrument part includes the open city theory, the compact city theory, and the placemaking theory to underpin the research and design in terms of urban design. The additional lens is the park city theory as a connection to integrate the other theories in research and design.

Four research approaches are used in this project, including the mix method of qualitative and quantitative approaches, inductive research, deductive research and applied research. A series of methods are selected not only deriving from these research approaches but also based on the research questions.

The outcomes of these methods will be used to form three output products: 1) a proposed prototype of lifestyle model, 2) a proposed institutional framework, and 3) a proposed mechanism of upgrading.

4.3 Ethical Considerations

The key parts of this project are highly related to research, observation, and interviews about people living in this city. Therefore, considerations of different groups of people in terms of behaviors, opinions, and living needs should be equally taken into account, avoiding only focusing on certain groups of people. Those who are at a disadvantage of expressing their ideas and participating in urban redevelopment should be properly considered.

For the research on the characteristics of the city and the local lifestyle, the observation, the access of data and opinions should be considered in a balanced way to ensure objectivity. Not only residents living in the city or a long time should be considered in terms of the local lifestyle, but life demands of those residents coming from out of this city for work and living should be properly taken into account. Over-consideration of keeping the local lifestyle and tradition should be avoided, and the need for a more convenient, modernized lifestyle with better quality and equipped with better facilities should be treated objectively.

In interviews and other ways of collecting opinions, objectivity in communication, and posing questions should be guaranteed. Possible misleading in the process should be avoided as much as possible.

All relevant interviewees and data contributors will be treated anonymously for this project. All the cited materials will be marked with sources and authors' names.

4.4 Research limitations

As a master graduation thesis, the overall depth of the research in this project is limited due to the limitation of the time and the methodology.

Firstly, the data collection is limited due to the lack of statistics in terms of the public lifestyle and the absence of the field trip on site for this pandemic situation. In this case, the data for the patterns of the local public lifestyle cannot include more direct data sources about it for the lack of relevant big data. Also, the results of on-site interviews with the residents and the behavior observation cannot be conducted in a proper way. Therefore, more data about this is depending on the indirect reflection and relevant research result existing already.

Secondly, the effectiveness of the data analysis is limited for the scope of the site selected as main focuses. In this research, only several representative sites are focused and these sites are selected due to the results of interviews, personal experience, relevant reports and social media. This will not only make the results just representative for certain situations, but also can make the supportive effect of the results limited for the strategy development in this project. Therefore, the models for both the understanding and the exploration parts derived from the analysis are limited in effectiveness.

Thirdly, the application of both theories and design principles is in a rather ideal situation in an ideal way of integration, and this can make both the results of assessment and the products less feasible. Besides, the products of this project in terms of spatial strategies, guidelines, proposed policies and the planned pathway as well as mechanism of effectiveness can be very preliminary due to the complexity of the planning, design and urban issues.
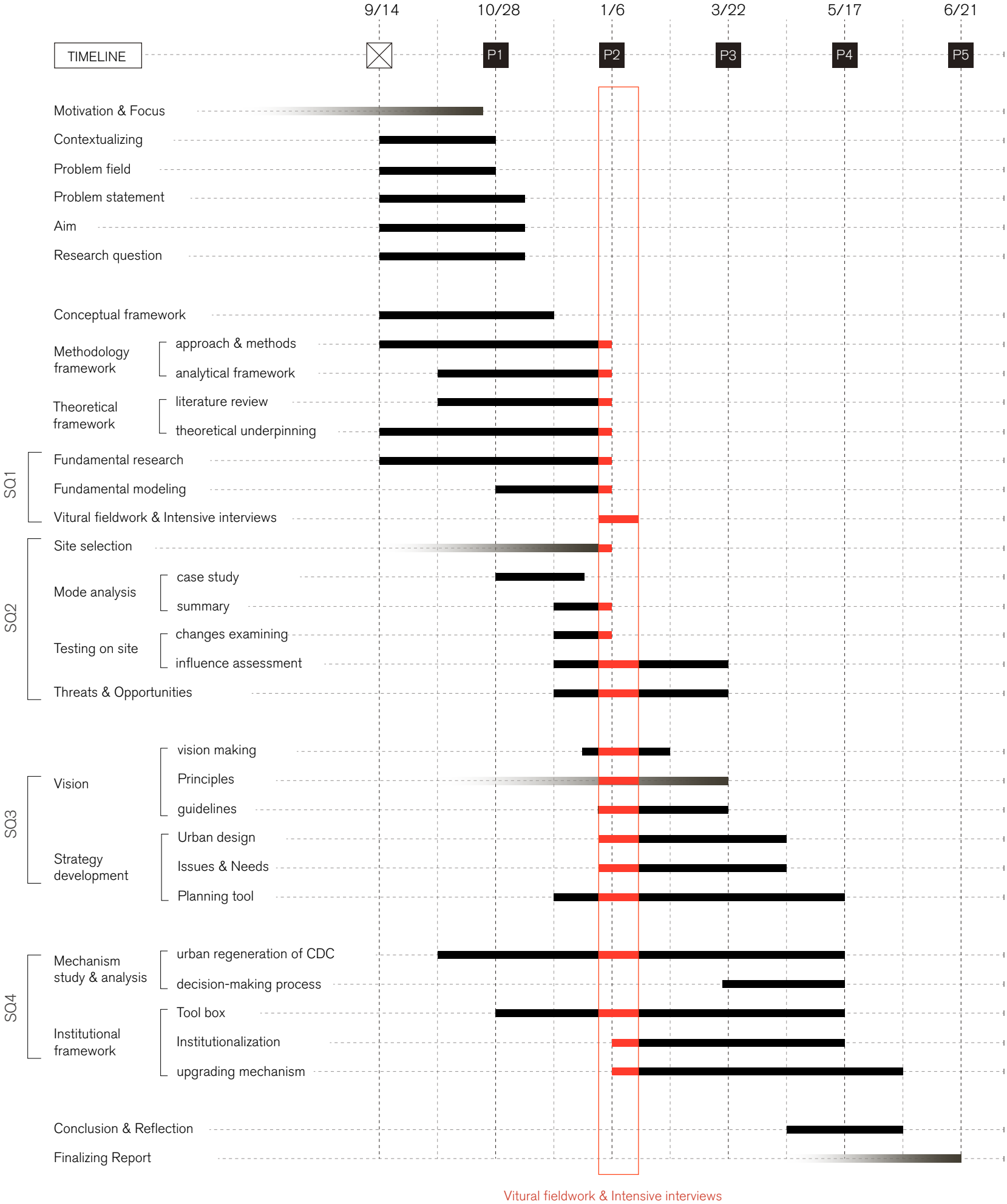
4.5 Timeline

Figure. 4.5. The timeline of the whole project

Chapter 04

ANALYSIS

1. The local public lifestyle in Chengdu city

1.1 Defining "The Local Public Lifestyle"

"Lifestyle" by David Chaney

According to the definition by David Chaney (fig. 1.1.1), lifestyle is not about the description of the everyday life, but a concept which can be used to distinguish different groups of people by the everyday behavior in people's life. This concept is highly related to the preference about consumption and leisure choices of people in different cultures (David, 1996). In this project, research about lifestyle in Chengdu will based on the perspective from this concept, focusing on the consumption preference and leisure choices.

"Place & Social rituals" by John Friedmann

According to the definition by John Friedmann (fig. 1.1.2), place includes four criterions: 1) small scale space, 2) being inhabited, 3) the matter of attachment, and 4) one or more centers or spaces of encounter and gathering(Friedmann, 2010). Also, the activities in a routine pattern of people coming to and using the place can be regarded as social rituals (Friedmann, 2010). In this project, the discussion about places supporting the lifestyle will involve three dimensions: places, social rituals, and users.

The local public lifestyle in this project

Based on these concepts, if certain lifestyle is regarded as local and public, the place has to be local and public, the main users has to be all kinds of local people, and the social rituals have to be in very local ways. To help guide the research of the local public lifestyle, the basic framework has been formed by the combination of these concepts (fig. 1.1.3).

Figure. 1.1.3. The basic framework of research on the local public lifestyle
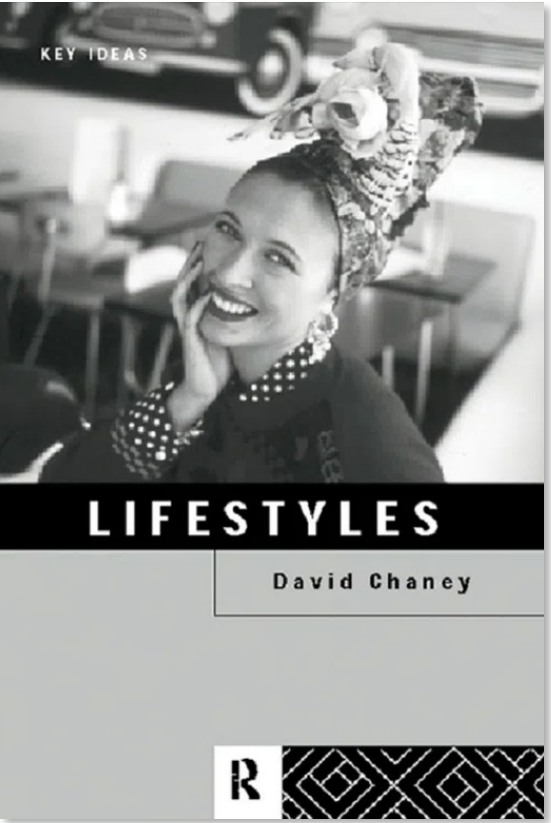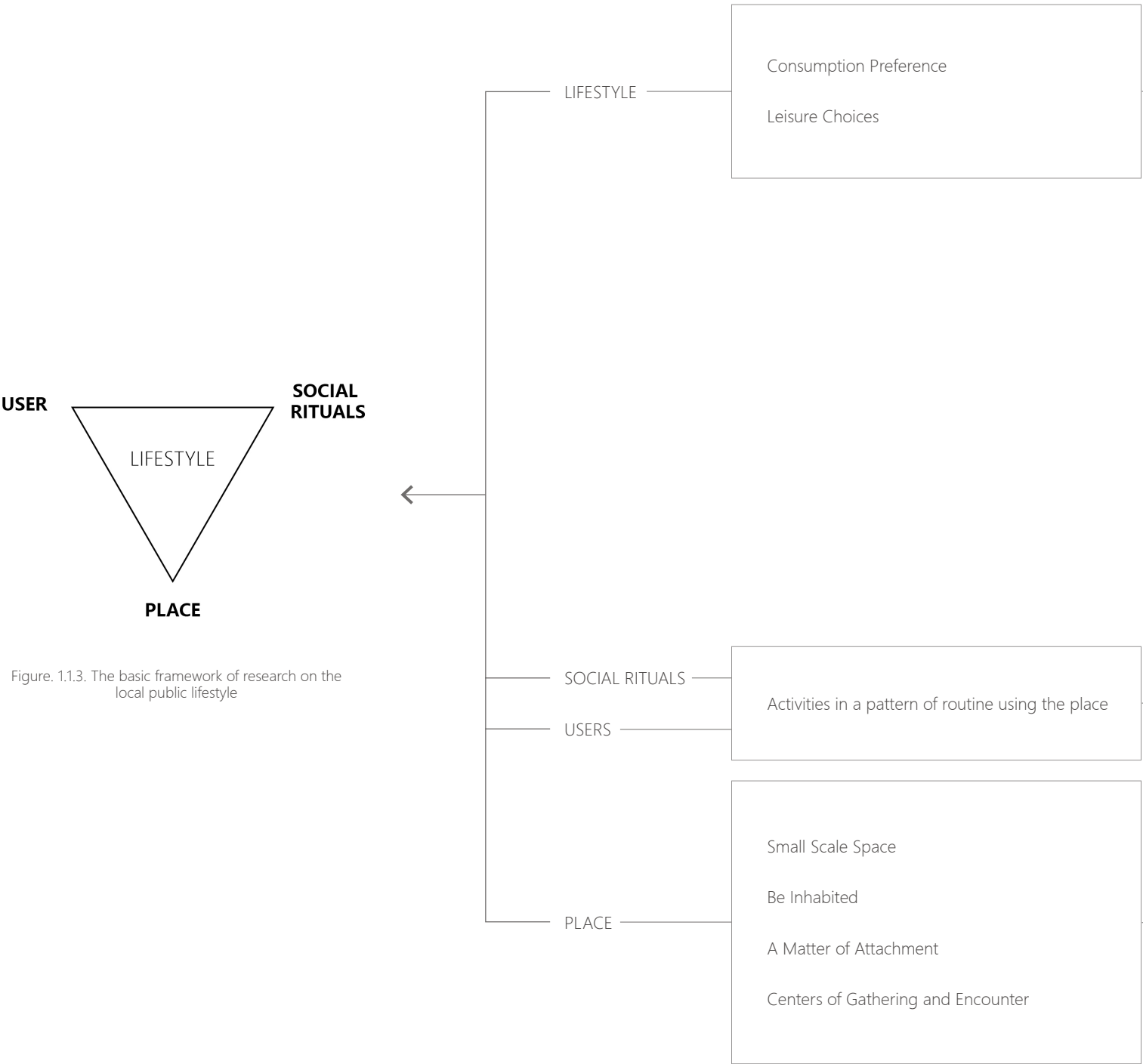
Figure. 1.1.1. Lifestyle: Key Ideas (David Chaney, 1996)

Figure. 1.1.2. Place and place-making in cities: a global perspective (John firedmann, 2010)

LIFESTYLE — Consumption Preference / Leisure Choices

SOCIAL RITUALS / USERS — Activities in a pattern of routine using the place

PLACE — Small Scale Space / Be Inhabited / A Matter of Attachment / Centers of Gathering and Encounter

1.2 Fundamental Research

The entrance of reseach

Looking at the basic framework by urban design and planning perspectives, it can be seen that the three elements of the lifestyle are supported by a function mechanism in the urban system. Space supporting place, service supporting social rituals, and users are from people living in this city.

Because the users are the subject of the lifestyle, then it is the research need to be conducted by the study about users. Through the function mechanism, several factors need to be considered.

Firstly, because the users have to cover all kinds of local people in this city, the composition of people need to be diverse. Also, the lifestyle has to meet these people's need in daily life, because as a public lifestyle, it is supposed to be highly related to the daily life. Thirdly, the lifestyle has to involve rich destinations for these people because there should be a variety of places after people leading this lifestyle for a long time. Besides, because the lifestyle is about consumption and leisure preference, then the local culture and the social paradigm as the main actors to influence consumption and leisure need to be studied.

Therefore, to figure out what is the local public lifestyle in Chengdu city, the framework of research on the local public lifestyle with the supporting urban mechanism is built based on the basic one. Also, the work will start with the study about "people" which is regarded as the entrance of the research.
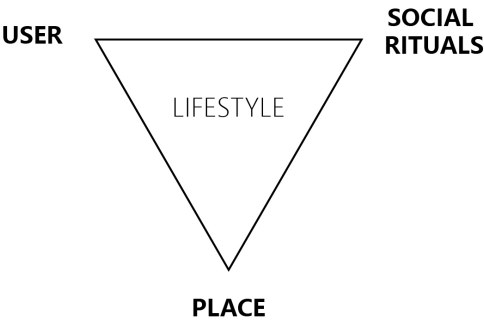
Figure. 1.2.1. The basic framework of research on the local public lifestyle
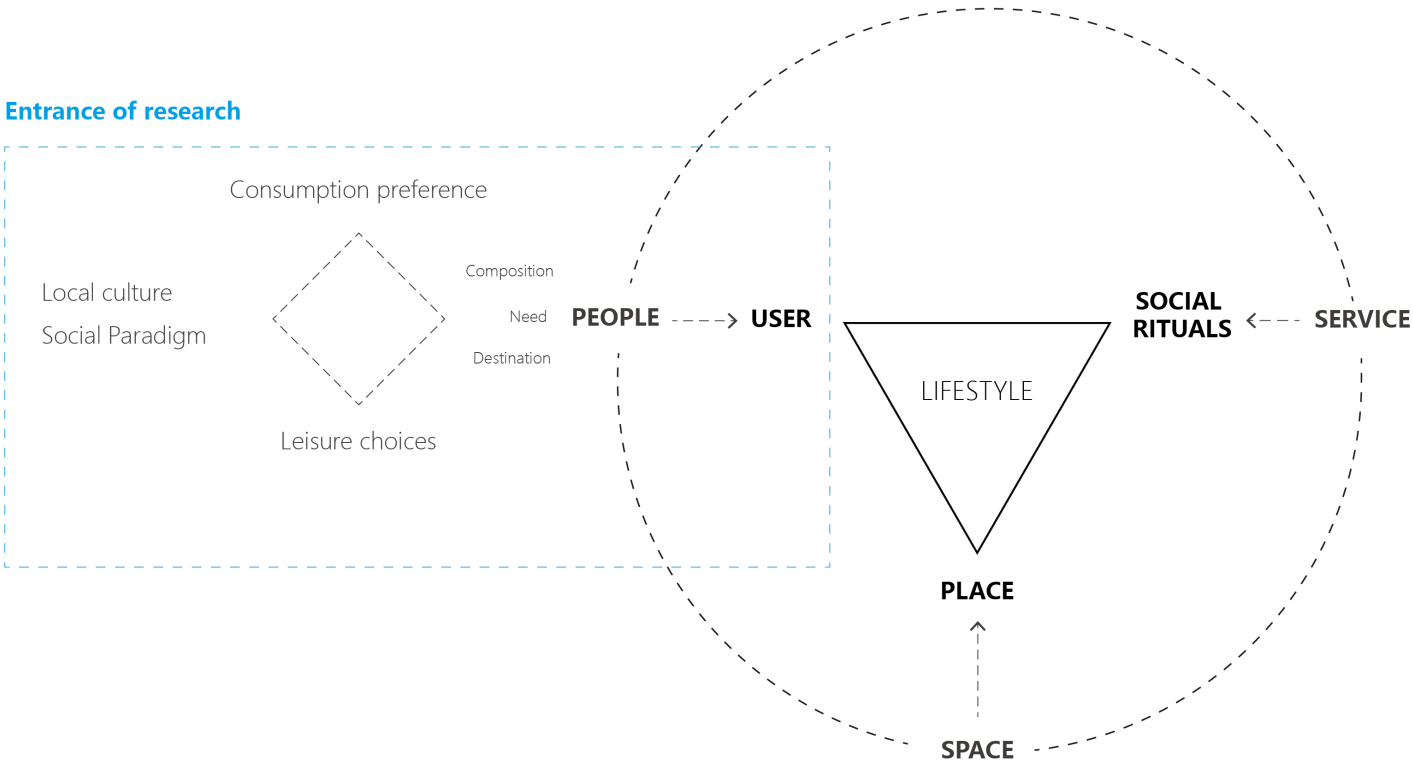
Figure. 1.2.2. The framework of research on the local public lifestyle with the supporting urban mechanism

The route map of research

According to the basic framework and the focus on "people", the fundamental research has been conducted through a long process (fig. 1.2.3).

EXPERIENCE & OBSERVATION

Personal experience of travelling and staying in Chengdu: 30+ times

INTERVIEWS

DIVERSE MATERIALS

Interview with people living in, used to lived in and having traveled to Chengdu: 23 people

Books about the history of public life in terms of teahouse culture and street life in Chengdu: 2

Interview with professionals in urban planning & design, urban developing companies in Chengdu: 5

Documentaries about Chengdu: 5

Interview with ofÞcers working in the local government of Chengdu: 3

Vlogs, self-made videos, ideas and comments in social media about public life in Chengdu: 100+

THE BASIC FRAMEWORK OF LIFESTYLE

Online lectures involving the local culture of Chengdu : 3

PROFFESIONAL DOCUMENTS

Planning and design project documents involing the local culture of Chengdu : 3

EXPERIENCE & OBSERVATION

Personal experience of travelling and staying in Chengdu

Figure. 1.2.3. The route map of the fundamental research

1.3 Four Representative Scenes

There are many things can be related to the local public lifestyle in Chengdu, and some of them already disappeared and some of them came into style in the recent years because of the introduction of technologies and infrastructures, as well as cultural changes. In this project, the focus will be limited on those which are the most common, belonging to almost every residents, and which have been existed for a long time. Because, in this way, those representatives can be regarded as the most public, local styles, and the most "Chengdu" styles.

According to the interview with local citizens, officers in public sectors, urban planners and designers in Chengdu, literature review, documents study, comments in social media, and the personal experience in Chengdu city, 4 representative scenes of the local public lifestyle in Chengdu have been concluded as follow:

1. In the Teahouses

2. In the Restaurants

3. In the Parks

4. On the Streets

Based on these 4 representative scenes, analyses have been conducted in terms of the influential factors behind them and the urban space they are related, to find out the key factors for their existence. In the end, the socio-spatial model of the local public lifestyle are configured using these key factors.

01 LIFE IN THE TEAHOUSES

02 LIFE IN THE RESTAURANTS

03 LIFE IN THE PARKS

04 LIFE ON THE STREETS
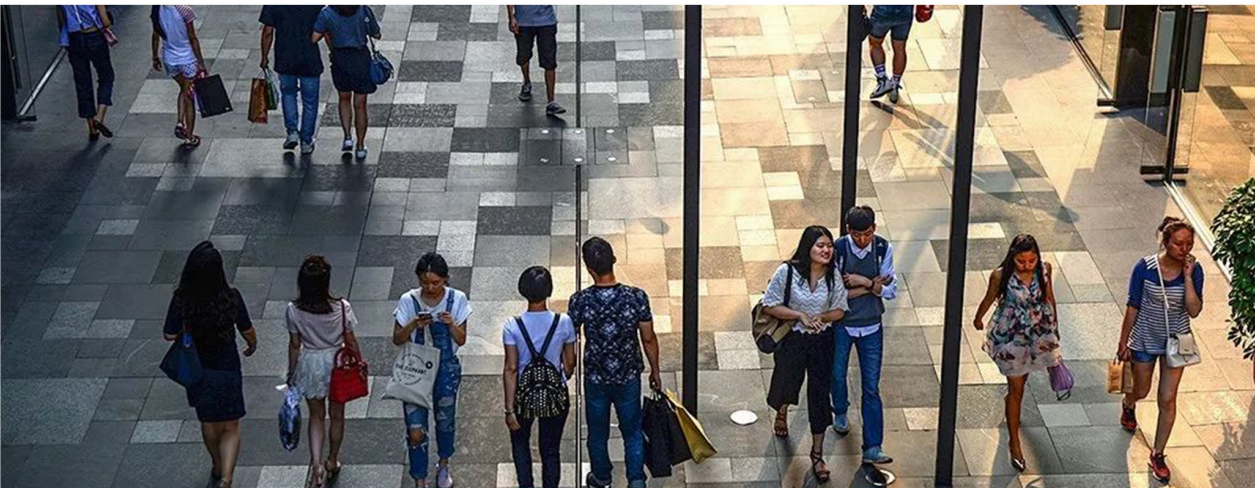
Figure. 1.3. The representative image of the scenes, source: Google Image

1.4 The Steps of Research on Scenes

Through the research, it has been found that there are three "pillars" for the "table" holding the lifestyles. The supporting factors for the pillar of "people" has been illustrated before, but the supporting factors for the other two are still unclear. Therefore, in this session, the analysis about supporting factors based on the four representative scenes has been done to understand the other two pillars, space and service.

After this, in the next session, the recent case of demolish & rebuild in the focused area need to be analyzed. Finally, a quick testing would be done to see the changes of pillars and the influence on the lifestyle scenes on the chosen site.
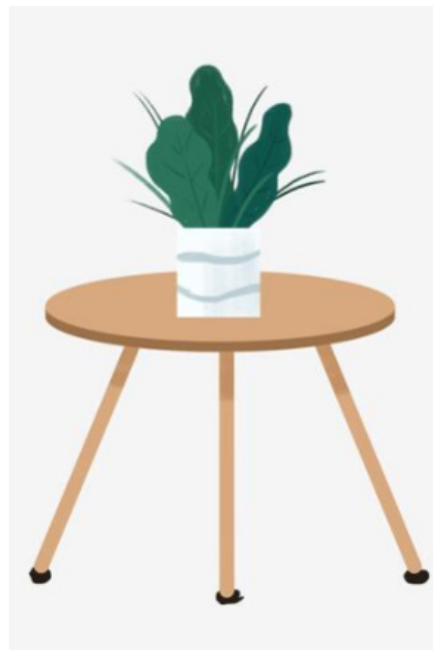
Figure. 1.4.1. The metaphor of "table" with three pillars, source: Google image

SESSION 01

SOCIO-SPATIAL ANALYSIS

USER   SOCIAL RITUALS
LIFESTYLE
PLACE
PEOPLE   SERVICE
FUNCTION MECHANISM
SPACE
PILLAR   PILLAR
PILLAR
SUPPORTING CONSTRUCTS
Composition
Need
Destination
Supporting Factors   Supporting Factors   Supporting Factors

THE LIFESTYLE MODEL

SESSION 02

MODE ANALYSIS

RECENT CASE
OF DEMOLISH & REBUILD
IN THE FOCUSED AREA

THE BUSINESS AS USUAL

TESTING ON SITES

USER   SOCIAL RITUALS
INFLUENCE   INFLUENCE
LIFESTYLE
PLACE
INFLUENCE
PEOPLE   SERVICE
FUNCTION MECHANISM
SPACE
PILLAR   PILLAR
PILLAR
SUPPORTING CONSTRUCTS
CHANGE   CHANGE
CHANGE
Supporting Factors   Supporting Factors   Supporting Factors

THREATS & OPPORTUNITY

Figure. 1.4.2. The research steps on scenes

SCENE 01 - LIFE IN THE TEAHOUSES

"If saying that Shanghai People pursuits 'modern life' in café, then Chengdu citizens are defending their 'traditional lifestyle' in teahouses"(Wang, 2019).

Teahouses have exited in many cities in China, but the teahouse in Chengdu city has its special characteristics so that it can be regarded as one of the most representative places for the public life of citizens in Chengdu.

In history, many teahouses in the north of China, especially in Beijing, developed from opera halls, so that tea was not the main product. In the northern cities, the interior set-up of teahouses was not comfortable for just sitting and drinking. Teahouses in the southern cities such as Guangzhou, had more comfortable seats, but dim sum was the main product, and many of them were high-end or for the middle class, not for common people(Wang, 2019). Compared with these, however, teahouses in Chengdu were places for public life for its inclusiveness with all classes whether they were rich or poor, educated or not, and this has been passed down to now.

Figure. 1.4.3. The scene of public life in Daci temple teahouse (Li, no date)

Places

Teahouses in the inner city of Chengdu is almost everywhere, covering the majority of the urban spaces.

According to the POI data acquired from Gaode Map, the number of teahouses in the research scope is 4080. Around 90% of urban space is covered by the 500M radius of teahouses in the inner city, and almost 100% is covered within the second ring. Around 92% of urban space within the second ring is covered by the 200M radius.

POI
Roads
200M buffer
500M buffer

0   1   2   3   4KM

Figure. 1.4.4. The distribution of teahouses in the inner city of Chengdu, data retrieved from Gaode Map

Scenes & Typology

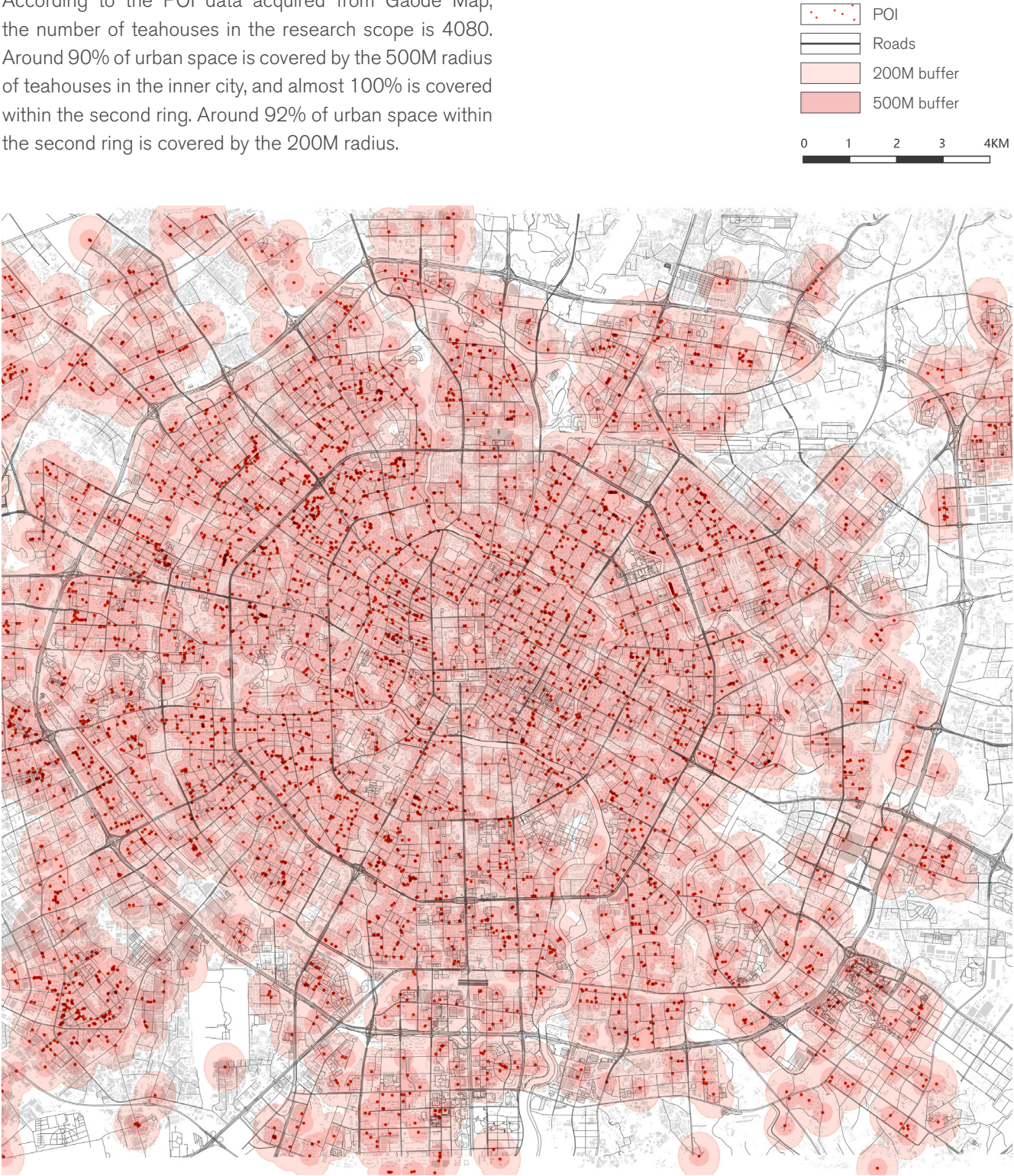According to the research, the teahouse life scenes in Chengdu appears in 5 main types, with different characteristics.

T01

Type 1 is in the teahouse in the podium of office buildings or commercial and business districts.

This type usually is with high-end decoration and design, totally in the interior space close to the streets or open space with good eyesight.

T02

Type 2 is in the teahouse in the podium of small scale shops around the borders of communities.

This type usually is friendlier to common people with lower prices of products, located along the streets, mainly for the residents living around or people working in the area.
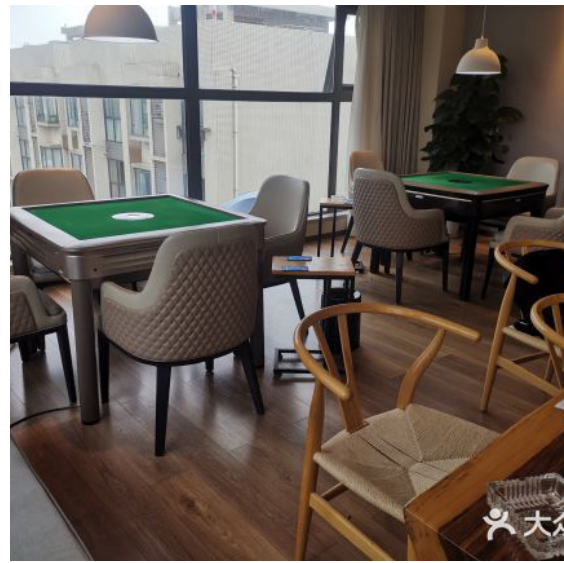
T03

Type 3 is in the teahouse in the some buildings located in those cultural and commercial districts.

This type is usually with more cultural buildings and decoration, connected to the whole atmosphere of the cultural districts such as temples, old yards. Parts of the outdoor space are usually used with permission for the location's larger pedestrian area and its open atmosphere. This type could be more popular with tourists than other ones and the price will be a bit higher.

T04

Type 4 is in the teahouse located inside the communities or the open space very close to the communities.

This type usually is the destination of the people living in the communities, and the prices of products is relatively low. Although it is kind of community activity center but more old people can be seen in this type of teahouse. The owners of the teahouses are usually living in the neighborhood and are acquaintance of local residents.

T05

Type 5 is in the teahouse located inside the urban parks, including cultural districts appearing in the form of a park or a Chinese garden.

This type is usually the destination both for local citizens and tourists who want to experience the local lifestyle. The teahouse in the picture is called Heming teahouse, the largest one in Chengdu, with the capacity of 3000 people. The teahouse has already fused into the park and even becoming the city lounge.

Figure. 1.4.5. The representative image of different teahouses in Chengdu, source: Google Image
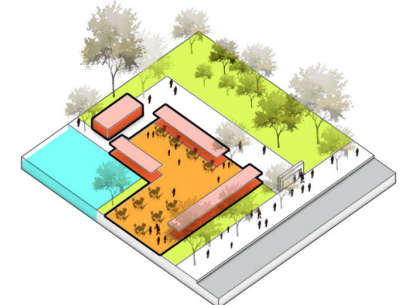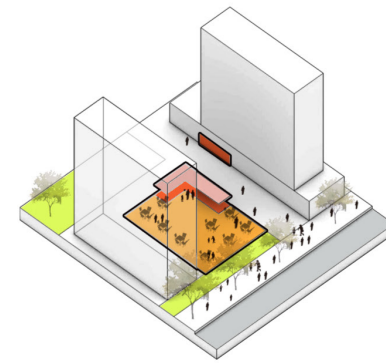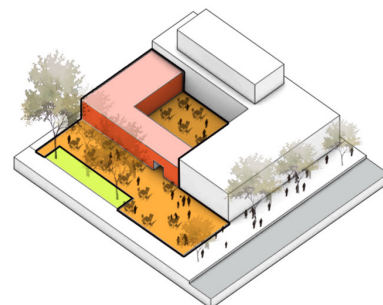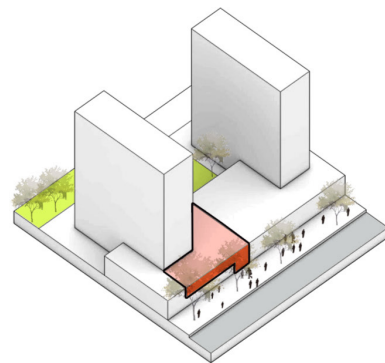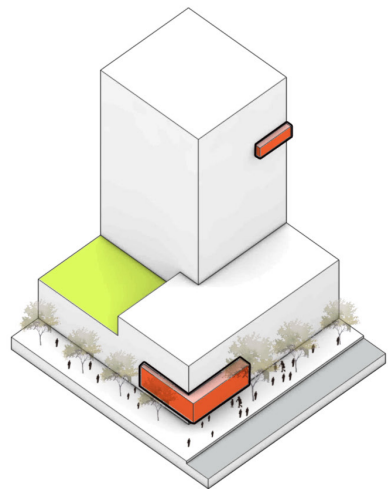
Figure. 1.4.6. Five types of teahouses

Typology & Space

About the pillar of space, firstly, they are all located in the mixed-use part. Secondly, 3 of them rely on streets with functional street walls, and all of them rely on open spaces, whether it is pedestrian area or the interior public space. Thirdly, they all have indoor commercial space and 3 of them have outdoor business zones.

All of these supporting factors can be divided into land-use, urban form, and special constructs. What is important is these factors are all essential, without one of them, the type cannot exist anymore.

TYPOLOGY
— Code
— Scene

SPACE
— Land-use
— Urban Form
— Special Constructs

	T01	T02	T03	T04	T05

Mixed-use

| Large scale commercial & business space | Commercial or retail podiums in residential blocks | Commercial space mixed in heritages | Commercial space inside communities | In the parks |

Streets & open spaces

| On the main streets | On the community streets | On the pedestrian | In the open space in communities | In the open space with good views |

Indoor space

| Indoor commercial space | Indoor commercial space | Indoor commercial space | Indoor commercial space | Indoor commercial space |

| | | | Outdoor commercial space | Outdoor commercial space | Outdoor commercial space |

Figure. 1.4.7. Five deconstruction of the spatial supporting factors of teahouses

Social rituals & Service

The teahouse is not only a place for drinking tea, but a place for all kinds of daily activities for people in Chengdu. It is like a public living room, similar to a combination of pubs and cafeterias in European cities, where people go regularly in their daily life.

According to the big data got from Baidu Map in 2020, there are over 17000 POI (point of information) when searching the word "teahouse" in Chengdu, ranking the first among cities in China. The teahouse POI number in Chengdu is far more than the sum of numbers in the 4 super mega cities in China: Beijing, Shanghai, Guangzhou, and Shenzhen, with the populations all more than Chengdu (fig. 1.4.9).

In the teahouse, you can see all kinds of people in all ages, dining, working, talking about business, relaxing, socializing with their peers, enjoying the entertainment activities and even some performances.

Social rituals in the teahouse are very diverse, and this diversity is supported by the high diversity level of both the typology of places and services. Secondly, although it is a commercial service, but having intense relationship with public daily life, the service is with strong public characteristics. Thirdly, the diversity and public characteristics determined that the service is quite affordable. Around 160 teahouses with accessible data in the inner city of Chengdu has been analyzed, the consumption per person shows that around 65% of the consumption is under 5 euro (fig. 1.4.8).

To summarize, high level of diversity, the strong public characteristic, and high affordability are three essential supporting factors of the service in teahouses. These factors not only make the teahouse life in Chengdu involve many local activities as social rituals, but also make "going to the teahouse" itself a kind of social ritual for the local people.

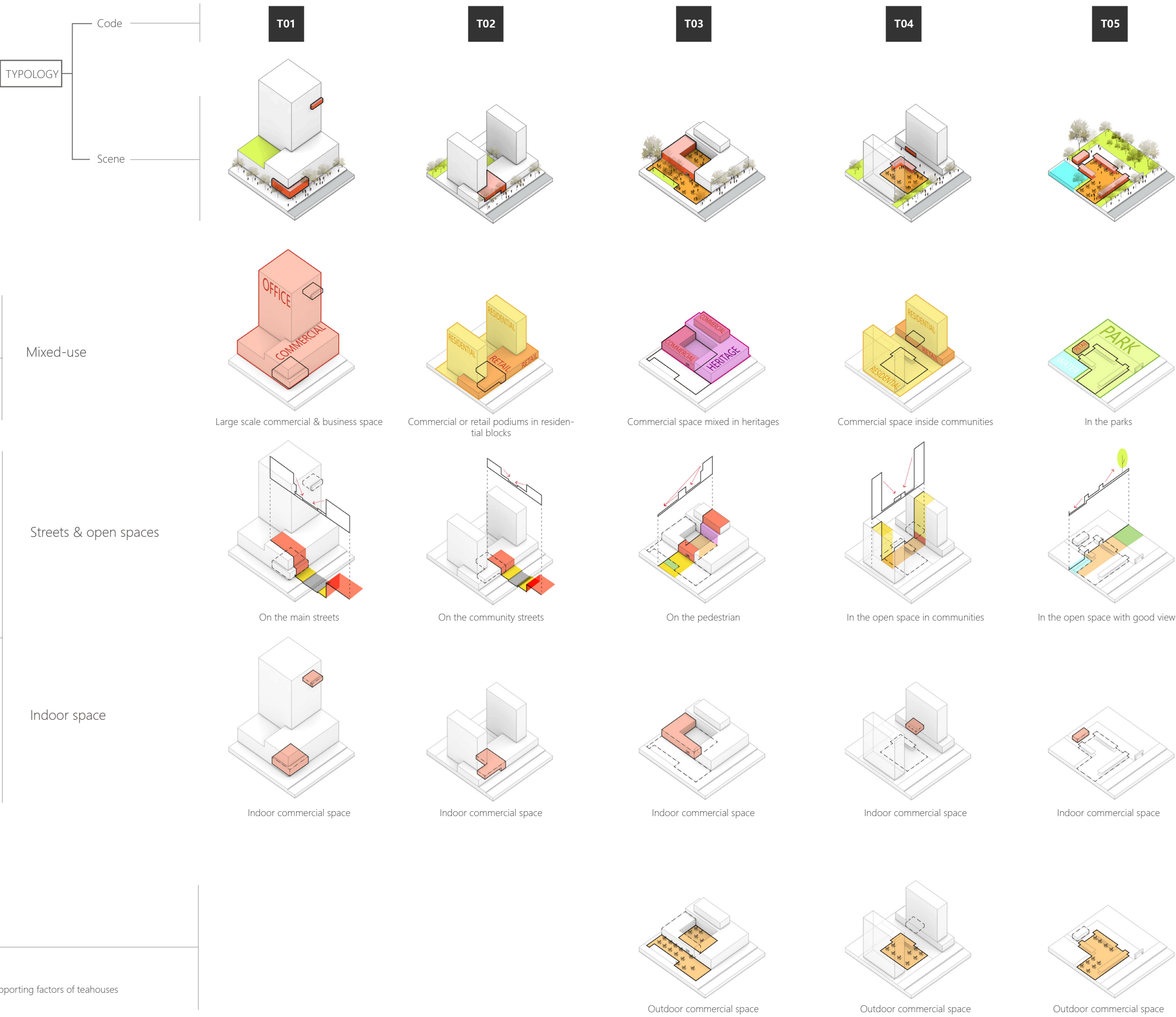Figure. 1.4.10. Different activities in teahouses in Chengdu, source: Google Image

Dining

Business & Working

Relax & Leisure

Socializing

Performance & Entertainment

Consumption per person

Figure. 1.4.8. The consumption level in the teahouses, data retrieved from Gaode Map

The distribution of teahouses in 5 central districts
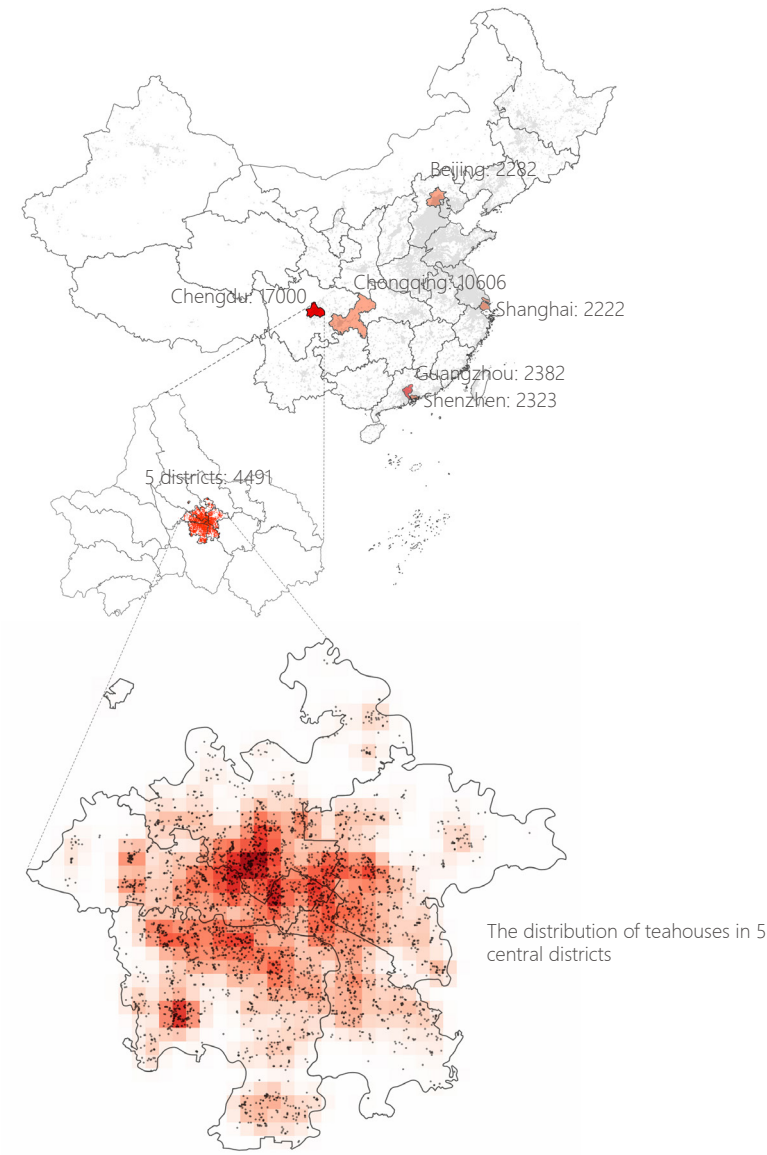
Figure. 1.4.9. The numbers of teahosues in different cities in China, data retrieved from Baidu Map

Figure. 1.4.11. The scene of public life in a restaurant in Chengdu city (zs_studio, 2019)

SCENE 02 - LIFE IN THE RESTAURANTS

Chengdu is a city with gastronomy culture, where the food can be a kind of representative of the Sichuan dish and all kinds of representatives of the Sichuan dish gathering here.

Although restaurants are not unique as the teahouse as a place, restaurants in Chengdu can be very important containers for the lifestyle pursuing tasty food experience in daily life.

Places

Restaurants in the inner city of Chengdu is almost everywhere, covering the majority of the urban spaces.

According to the POI data acquired from Gaode Map, the number of restaurants in the research scope is 38201. Around 93% of urban space is covered by the 500M radius of teahouses in the inner city, and 100% is covered within the second ring. Around 95% of urban space within the second ring is covered by the 200M radius.

POI
Roads
200M buffer
500M buffer

0 1 2 3 4KM
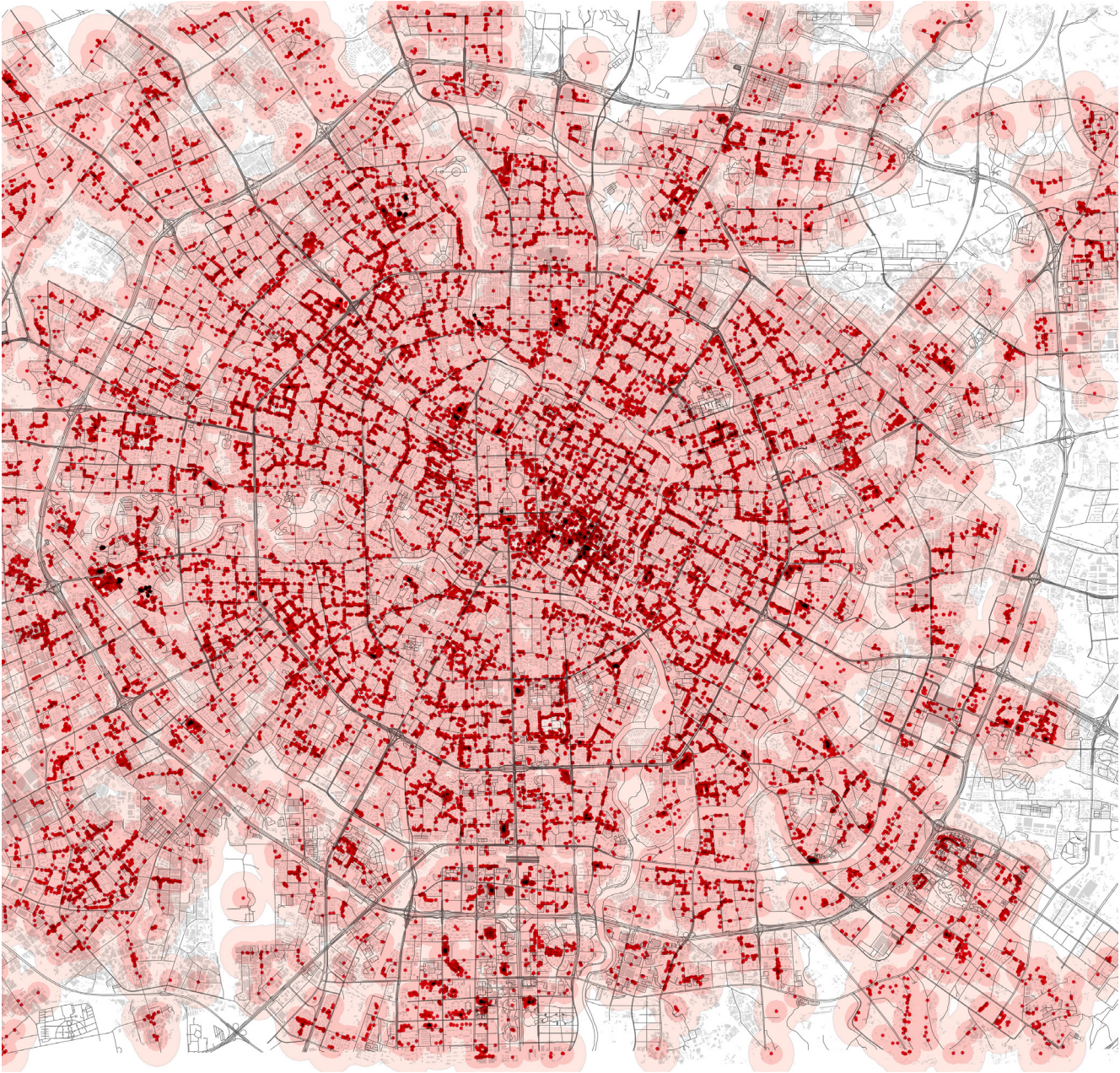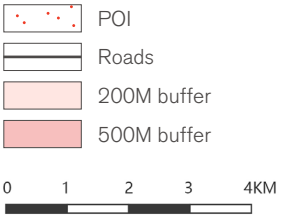
Figure. 1.4.12. The distribution of restaurants in the inner city of Chengdu, data retrieved from Gaode Map

Scenes & Typology

According to the research, the restaurant life scenes in Chengdu appear in 5 main types, with different characteristics.

R01

Type 1 is in the restaurant in the podiums in the commercial and business districts.

This type usually is with high-end decoration and design, totally in the interior space with good eyesight, but are usually not in the first floor. These restaurants appear in clusters, with high level of diversity and higher prices of products than others.

R02

Type 2 is in the restaurant in the podium with small scale shops around the borders of communities.

This type usually is friendlier to common people with lower prices of products, located along the streets, mainly for the residents living around, people working in and pass by the area.

R03

Type 3 is the restaurant in some buildings located in those cultural and commercial districts.

This type is usually with more cultural decorations or commercial agglomerations. Parts of the outdoor space are usually used with permission for the location's larger pedestrian area and its open atmosphere. Those in cultural districts could be more popular with tourists and the price will be a bit higher, while those in commercial districts can be also popular with local citizens for its gathering of diverse choices.

R04

Type 4 is in the restaurant also located in the podium with small scale shops around the borders of communities.

The difference between this type and type 2 is that there is always some outdoor space along the streets used for expansion whether permitted or not by relevant government departments. This type is very popular with local citizens and usually has very tasty food with their own specialty and competiveness.

R05

Type 5 is in the restaurant located in those areas where the supply of indoor restaurants cannot meet the demands whether for the intensive resident population such as college students or the intensive commuting people.

This type is usually owned by individuals doing small business about street food. It often appears on a small vehicle with some small seats. The price is really cheap, and the location and time for their presence can be really flexible. Some of this really serve tasty food and are popular among local people.

Figure. 1.4.13. The representative image of different restaurants in Chengdu, source: Google Image
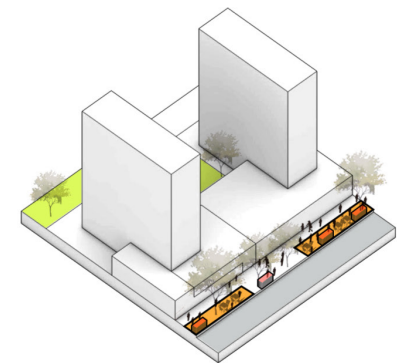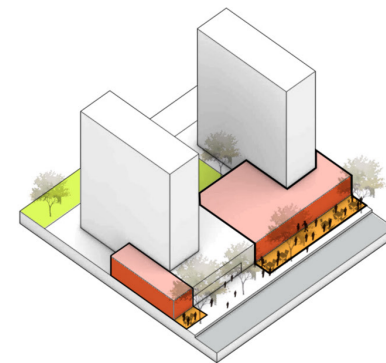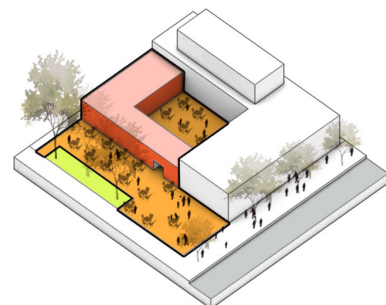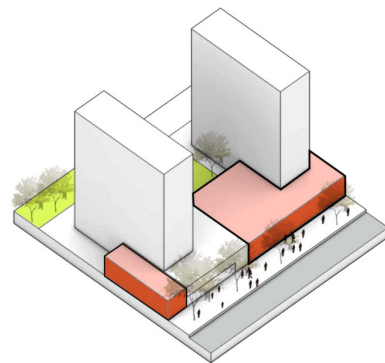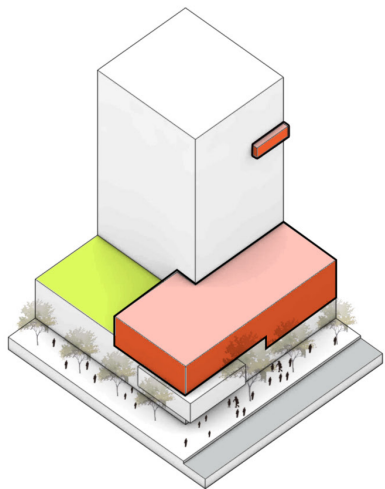
Figure. 1.4.14. Five types of restaurants

Typology & Space

Very similar to the teahouses, as a kind of commercial place, firstly, they are all located in the mixed-use part. What is different, secondly, is that all of these types rely on streets with functional street walls, and all of them rely on open spaces. Thirdly, 4 of them have indoor commercial space and 3 of them have outdoor business zones.

TYPOLOGY
— Code
— Scene

R01   **R02**   **R03**   **R04**   **R05**

SPACE

Land-use — Mixed-use

Large scale commercial & business space | Commercial or retail podiums in residential blocks | Commercial space mixed in heritages | Commercial or retail podiums in residential blocks | Commercial or retail podiums in residential blocks

Urban Form — Streets & open spaces

On the main streets | On the community streets | On the pedestrian | On the community streets | On the community streets

Indoor space

Indoor commercial space | Indoor commercial space | Indoor commercial space | Indoor commercial space

Special Constructs

Outdoor commercial space | Outdoor commercial space | Outdoor commercial space

Figure. 1.4.15. Five deconstruction of the spatial supporting factors of restaurants

Social rituals & Service

Different from the teahouses, restaurants are not such unique as special places for public life. However, the drastically intense pursuit of food experience by Chengdu people has made restaurants essential places where people go regularly in their daily life, thus making it a social ritual in public life here.

The number of restaurants in Chengdu is over 150000 according to the data analysis with source from Baidu Map (fig. 1.4.17). Although the area and population of Chengdu city is not the largest, the number of teahouses is the largest among all cities in China, with slightly higher than that of Chongqing and Shanghai. The diversity level of the restaurants in Chengdu ranks the third place (fig. 1.4.18).

Diverse consumption choices in restaurants are very essential to this kind of social ritual in Chengdu. 1) For local residents, the restaurant is one of the most popular place to go to when off work or with friends for both food experience and spending leisure time. This is because they have very diverse choices meeting diverse consumption and leisure needs. 2) For visitors or travelers from other cities in China and even around the world, the strongly developed Sichuan dish culture and diverse agglomerations of gastronomy have made restaurants in Chengdu attractive destinations.

To support what mentioned above, not only the diverse type of restaurants are important, but the diversity of service is significant, including diverse dishes, business hours, places related to restaurants, and targeted consumers. Also, as a local public lifestyle, the restaurant life is supported by the strong public characteristic of service, including facing the general public and having close connections to the public spaces such as streets. Besides, similar to the teahouse life, the high level of affordability of the service is very important to make restaurant life available to the public with different consumption standards. As the data analysis about average consumption in restaurants shows, 30% consumption per person is under 3 euro, and 70 % of that is under 11 euro in Chengdu (fig. 1.4.16).

Therefore, the service of restaurants in Chengdu share the same supporting factors as teahouses do: 1) high level of diversity, strong public characteristic, and high affordability.

SICHUAN FOOD 川菜

Figure. 1.4.19. Representative Sichuan food popular and gathering in Chengdu, source: Google Image

Consumption per person

Figure. 1.4.16. The consumption level in the restaurants in Chengdu, data retrieved from Gaode Map

Beijing: 122,000
Chongqing: 153,000
Chengdu: 154,000
Shanghai: 153,000
Guangzhou: 120,000
Shenzhen: 116,000
5 districts: 43,169

The distribution of restaurants in 5 central districts

Figure. 1.4.17. The numbers of restaurants in different cities in China, data retrieved from Baidu Map

Figure. 1.4.18. The comparision of numbers and diversity of restaurants in different cities with different popupations and areas in China, data retrieved from Baidu Map, the analysis of population managed by megacities in China by Beijing City Lab, Big data report of dining in China 2020 by Meituan.

Numbers of Restaurants
Diversity of Restaurants
Average Population managed per Day

82,300 KM²   16,808 KM²   14,378 KM²   7,434 KM²   6,340 KM²   2,050 KM²

SCENE 03 - LIFE IN THE PARKS

As it is around the world, urban parks are welcomed by the public. The leisure atmosphere and relatively slow pace of living in Chengdu compared to other megacities in China have made people here love park life even more. Apart from this, the origin of love of park life can trace back to the traditional agricultural life settlement in the Chengdu Plain - Linpan of western Sichuan, a settlement form scattered in the natural environment and agricultural fields, usually with bamboo groves and small canals. Also, the relative scarcity of sunshine in the Chengdu Plain contributes to the love of staying in parks and enjoying leisure time in sunshine.

Places

Although in the inner city it seems that there is a lack of systematic park structure, the green areas are still rich including large parks, parks with and along water bodies, and diverse small community parks scattered around.

Water
Small community parks
Urban parks
Buildings

0   1   2   3   4KM

Figure. 1.4.20. The scene of public life in a restaurant in Chengdu city (Fefeyu, 2017)

Figure. 1.4.21. The distribution of parks in the inner city of Chengdu, data retrieved from Gaode Map

Scenes & Typology

According to the research, park life in Chengdu appear in 4 main types, with different characteristics.

P01

Type 1 is in the large urban park surrounded by highly densified area in the city, providing comprehensive services.

This type is usually with a large area, containing water body such as a small lake and with a rich path system. Some buildings with commercial and public service are included in this kind of park on the borders or at the nodes of public space system. Also, the large area provides great possibilities of diverse landscape, sights and large open spaces, thus make it welcomed by all kinds of people doing diverse activities. Besides, this type always contains the teahouse type 5.

P02

Type 2 is in the park very similar to the type 1, with large areas, comprehensive service, and rich paths. The only and the most important difference is that this kind of park is built with existing urban heritages.

This type usually is rather a theme park than a comprehensive urban park with different local cultural and historical heritages, and with mixed uses including commercial, retail, and public services in the heritage buildings. The whole building cluster is highly connected with the open space system. The special characteristic of this type made them not only regular activity places for local people but also popular destinations for travelers.
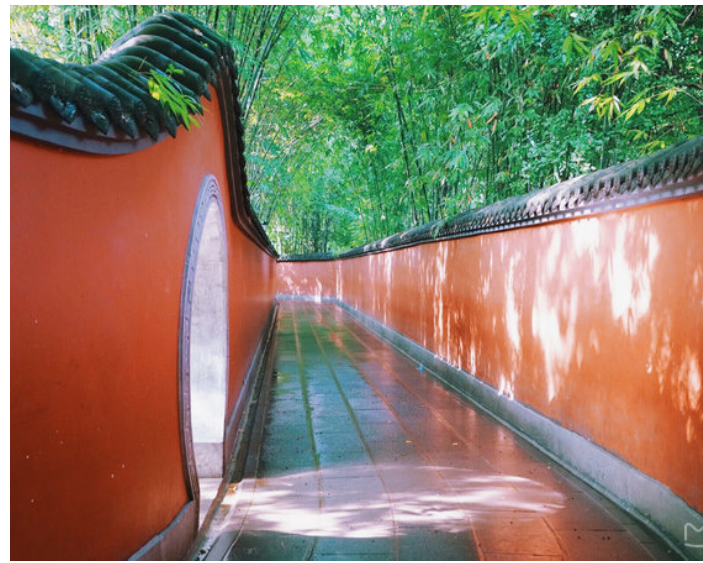
P03

Type 3 is in the park along rivers or in the waterfront area, in the form of belt.

This type is important for connecting diverse borders of urban areas in the city because of the form and the connection with water. Although it is not as big as the type1 and 2, this type is very popular for local people living and working around, providing the accessibility of open spaces. Also, this type provides diverse views of the city along the waterfront, where diverse commercial services are organized and public activities happen, thus making it popular for visitors.

P04

Type 4 is in the small park located in the communities.

This type is not inside the closed plots but connecting different blocks in the communities. Community parks are not big and cannot contain diverse activities as the other types, but they are the very places that are close to where people live. Also, they are highly involved in the living street system, with good connection to the living service and open space along the streets. Thus, this type with simple and small spaces is very popular and essential to the local public life.

Figure. 1.4.22. The representative image of different parks in Chengdu, source: Google Image
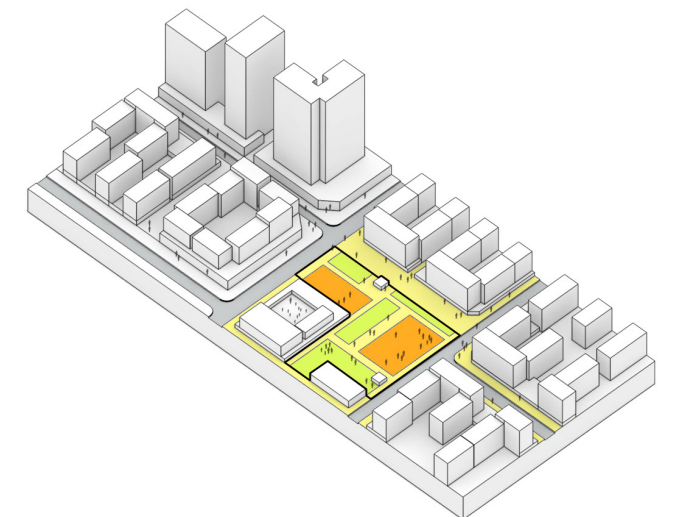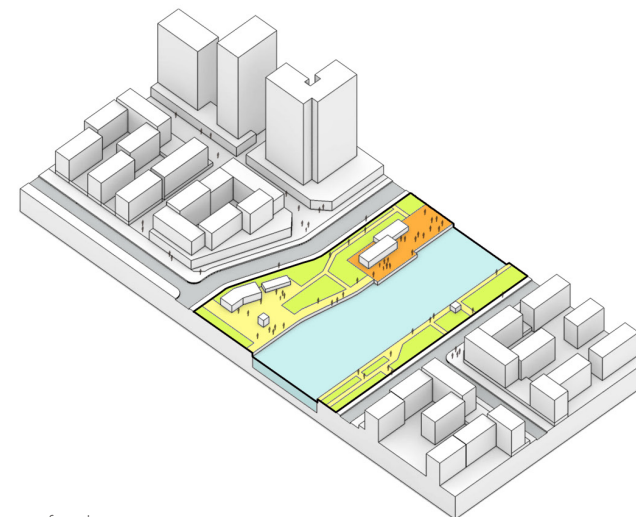
Figure. 1.4.23. Five types of parks

Typology & Space

Different from teahouses and restaurants which are commercial places, parks are a kind of public place. However, the supporting factors of space can also be included in the three categories: land-use, urban forms and special constructs. Firstly, all the types are based on the land-use of parks, and including mixed uses inside or on the borders. Secondly, open spaces and paths are rich in the parks, which connect commercial spaces, facilities and green spaces, thus creating diverse interfaces inside the parks and on the borders. Thirdly, the type 2 can only exist with heritage spaces and the type 4 is well involved in and is a part of the community streets.

Code

TYPOLOGY

Scene

P01   **P02**   **P03**   **P04**

Land-use

Mixed-use based on parks

PARK+

PARK+ HERITAGE+

PARK+ WATER

RESIDENTIAL PUBLIC SERVICE PARK+ RESIDENTIAL

Based on large park use

Large park with heritage use

Park use along the water body

Smal park use in the community on the borders of other uses

Open space & paths

Rich connection paths with open spaces

Rich connection paths with open spaces

Open space & paths in the waterfront

The joint of open space & paths in the community

SPACE   Urban Form

Commercial space & facilities

Mainly commercial spaces

Commercial spaces mixed with heritage spaces

Public facilities

Community facilities on the borders

Green space & interface

Large green spaces ususaly with water body

Large green spaces ususaly with water body

Belt green spaces with good connection with interfaces of streets

Small green spaces with good connection with interfaces of streets

Special Constructs

HERITAGE HERITAGE

Heritage space

Involved in community streets

Figure. 1.4.24. Five deconstruction of the spatial supporting factors of parks

Social rituals & Service

Urban parks in the inner city of Chengdu, are not only for comprehensive leisure services such as entertainment, natural environment experience, but also usually involve other local special services. Teahouses in the park - the type 5 can be found in many of them (fig. 1.4.25). Some larger scale parks are built with local cultural and historical heritages, and the teahouse – the type 3 can also be found (fig. 1.4.26). This really make various urban parks in Chengdu attractive places both for the local public life and sights for travelers to experience the culture. As mentioned before, Chengdu is a city relatively lack of sunshine because of the climate in Sichuan basin. Therefore, various urban parks in the inner city as open spaces with a certain spatial scale play an important role of the places for local people to enjoy sunshine. These reasons really make urban parks in Chengdu even more essential in the local public life.

As a kind of important public place, the urban park in the inner city provides comprehensive public services, and this is what supports the social rituals of local people in the park. So, the strong public characteristic is essential. This not only because urban parks are open for 24 hours as a public space in the general sense, but also because parks are the often core joints of public space system in the inner city, acting as a transformation point between the urban built environment and the natural landscape scenes. Hence, the balanced distribution of various parks in the inner city is important for this factor, and this also reflects another important supporting factor – accessibility.
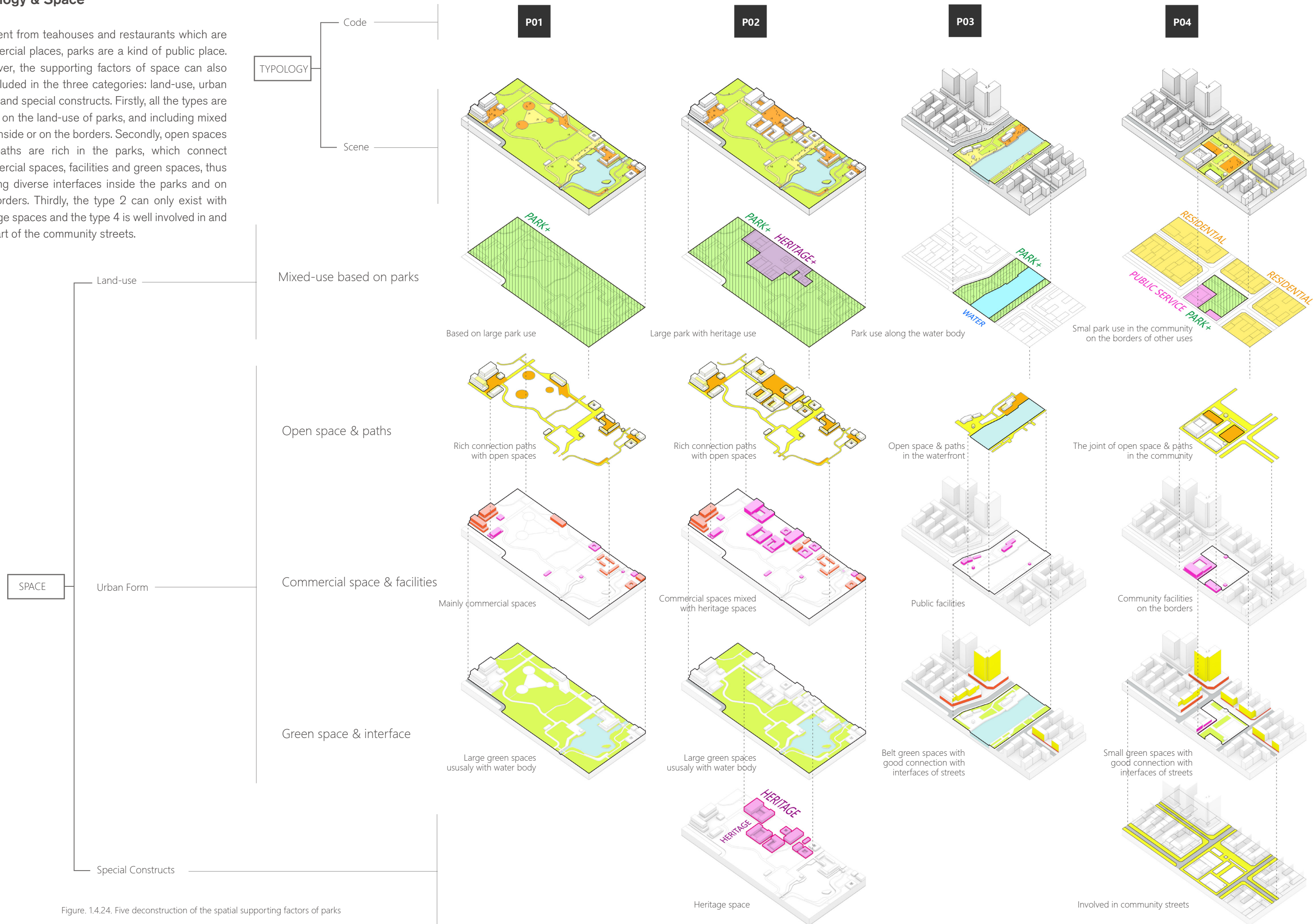
Parks in the inner city are usually highly accessible. It has been found that, almost all large parks in the inner city are with metro stations on the borders, and small community parks are highly connected to the living streets (fig. 1.4.27, fig. 1.4.29).

At last, the diversity of the service of the park is essentially supportive. Apart from the diverse service mentioned above inside the parks such as teahouses, natural environment and cultural sights, urban services on the borders of are highly connected to the parks. This makes parks important joints of diverse services in the surroundings.

Therefore, strong public characteristics, high level of accessibility and diversity of the service provided by the parks in the inner city are the three important factors supporting the social rituals of park life.

T05
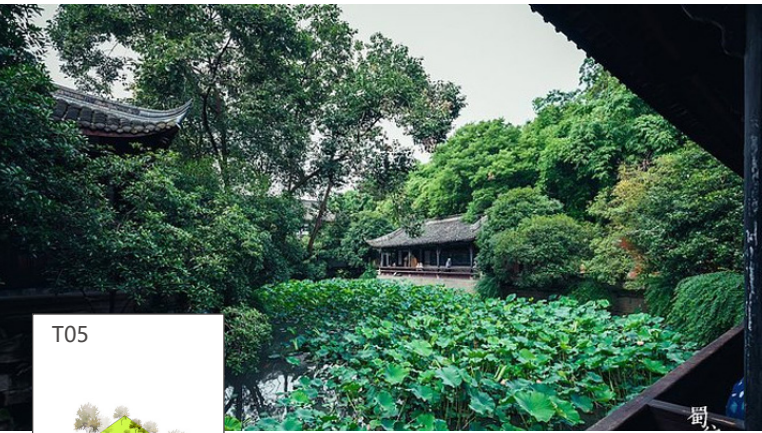
Figure. 1.4.25. A corner in Kongming garden, source: Google Image

T03

Figure. 1.4.26. The open opera stage with teahouse around Jieyi tower, source: Google Image

1. Hanzhaolie Temple
2. Wuhou Shrine
3. Sanyi Temple
4. Peach Blossom Garden
5. Qunxian Hall
6. Kongming Garden
7. Hui Mausoleum
8. Exhibition Room
9. Xiangye Hall
10. Tourist Center
11. Sandong Gate
12. Sifang Pavillion
13. Jianxin Hall
14. Liu Xiang Tomb
15. Spring of Wisdom
16. Jingyuan Hall
17. Jieyi Tower
18. Culinary Street

P Parking Lot
Restroom
Security Office
Museum Exit and Entrance
Pedestrian Exit and Entrance to Parking Lot

Paifang Gate

Gate to Western Zone

Gate to Jinli

Gate to Cultural Relics Zone

Figure. 1.4.28. The mater plan of Wuhou Temple park, source: Chengdu Wuhou Shrine Museum

Water
Small community parks
Urban parks
Buildings

Figure. 1.4.27. Five deconstruction of the spatial supporting factors of parks
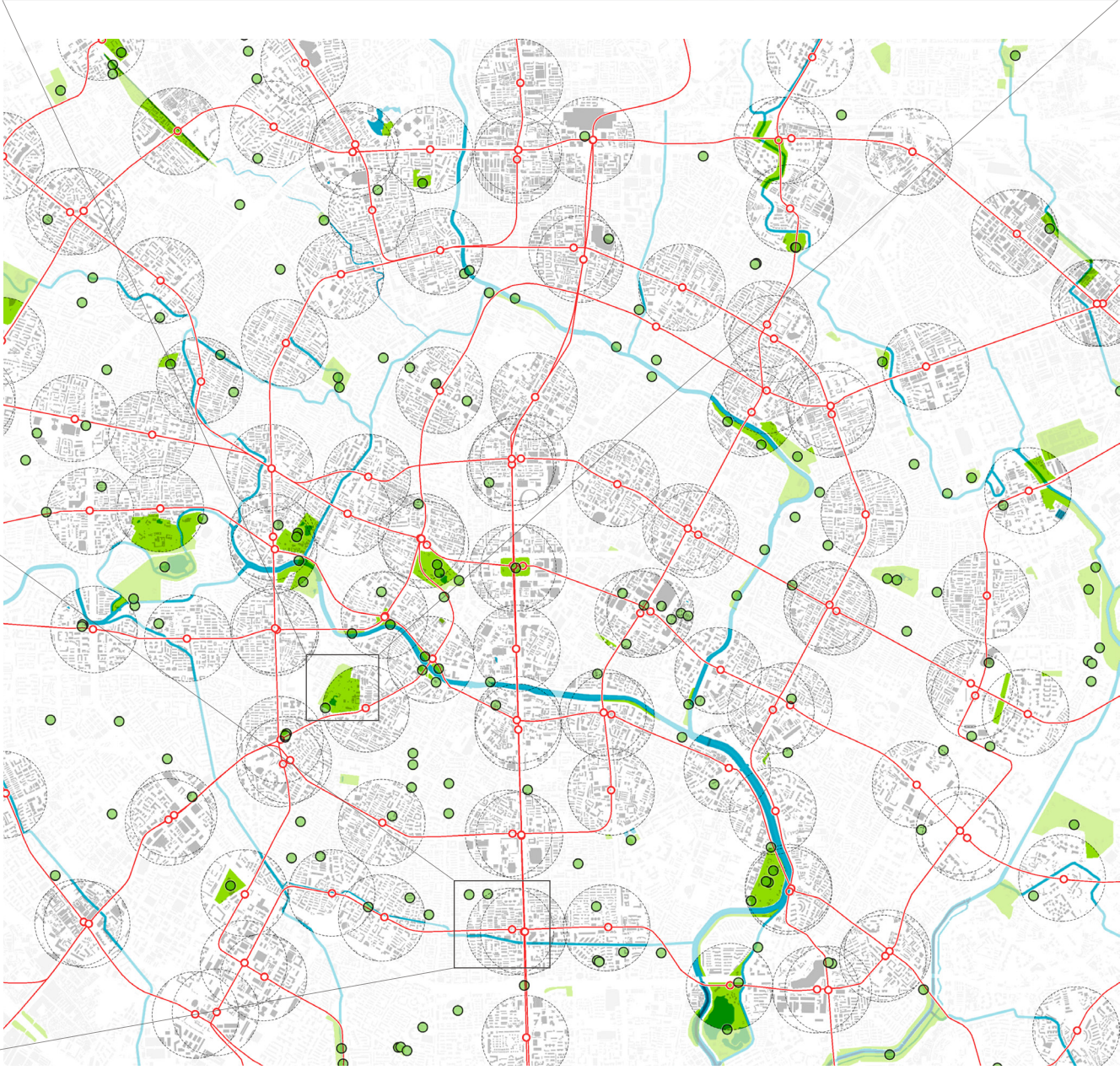
Figure. 1.4.29. The accessiblity of parks in the inner city supported by the metro system, data retrieved from Gaode Map

Figure. 1.4.30. The scene of public life on the street in Chengdu city (Chengdu UP, 2017)

SCENE 04 - LIFE ON THE STREETS

"A sidewalk life arises only when the concrete, tangible facilities it requires are present. (…) If they are absent, public sidewalk contacts are absent too." - Jacobs Jane, The death and life of great American cities, The Modern Library, New York 1961, 1993, P92

Just like any cities in the world with vibrant public life, streets, where social interactions takes place, can be the most important parts as public places when it comes to public life. Chengdu, as a central city since the original establishment 1800 years ago, has always been a consumption center city with strong commercial characteristics. This has made the streets quite developed and rich with public life although a lot of changes happened to this city in different times.

Places

The street network in the inner city are very rich. Apart from the normal urban functions and spaces, the street system connects various teahouses, restaurants, and parks in the inner city, the places for the local public life mentioned before. This not only creates high accessibility for those places, but also make them exit and operate organically in the city, supporting the local public life.

Streets
Water
Urban parks

0   1   2   3   4KM

Figure. 1.4.31. The distribution of living streets in the inner city of Chengdu, data retrieved from Gaode Map

Scenes & Typology

According to the research, street life scenes in Chengdu appear in 4 main types, with different characteristics.

S01

Type 1 is located in the street with malls and business space in the highly densified area, providing concentrated comprehensive services mainly commercial ones.

This type is usually with systematic pedestrian areas connecting all the services. The metro stations are usually built in priority for the concentrated organization of comprehensive services and business spaces. Although this kind of scenes area not as many as others, they play an important role supporting street life in this city. The diverse services in the local way create diverse destinations not only for the local people but also become a stage of the local public life attracting travelers.

S02

Type 2 is located in the street where urban heritages exist, partially transformed with modern services mixed inside but fixed based on the original cultural and historical sites and constructs.

This type is usually with strong commercial and cultural atmosphere but providing services with high quality and places reflecting the local public lifestyle. This kind of comprehensive and hybrid service can be very attractive not only for the local people coming to spend leisure time and consume, but also for travelers to see the heritages and experience the whole atmosphere with them.

S03

Type 3 is very common in the community streets, which can be a gathering of the places nearby for the people living around.

This type is important for its comprehensive service supporting the daily life, whether public or commercial. Not like type 1 and 2 as concentrated clusters of service, this type stretches with the urban fabrics, carrying and connecting diverse destinations of which the majority are small places. In Chengdu, this kind of street is always used and even occupied by the local people staying there, enjoying the space and service connected to the buildings near the sidewalk. In this sense, these streets sometimes perform more as a living room rather than the space for commuting.

S04

Very similar to the type 3, type 4 is also located in the communities and shares very similar characteristics of daily life.

The main difference is that the streets are narrower and there are no clear boundaries between the vehicle lane and pedestrian area in use, although with signs. The street in this kind of scene is usually called "Xiangzi", which means "alleys". In these streets, activities can happen more casually than those in type 3 and the whole space sometimes can be used as the extension of sidewalks.

Figure. 1.4.32. The representative image of different streets in Chengdu, source: Google Image
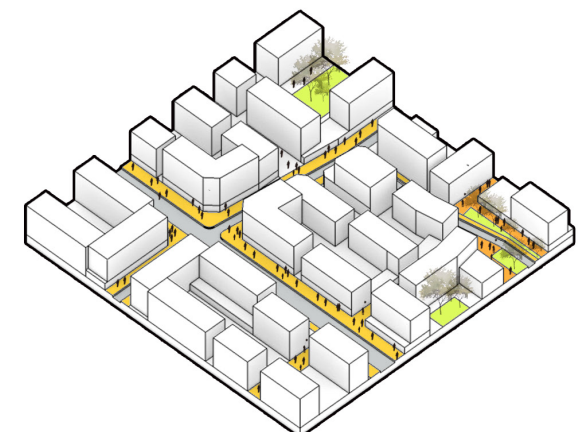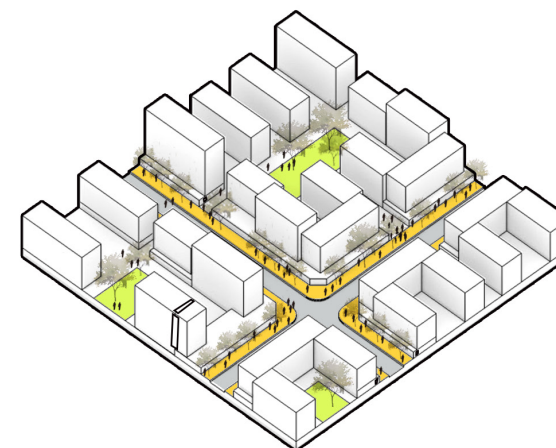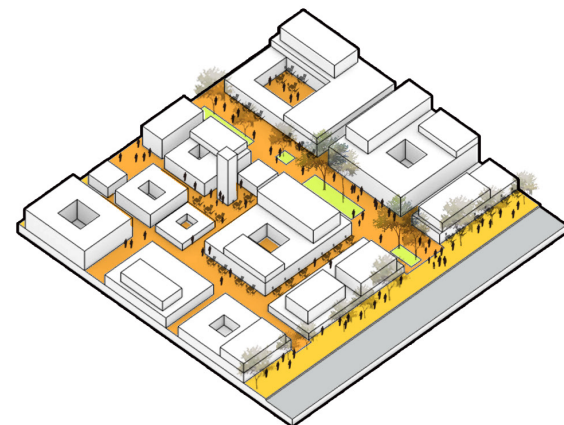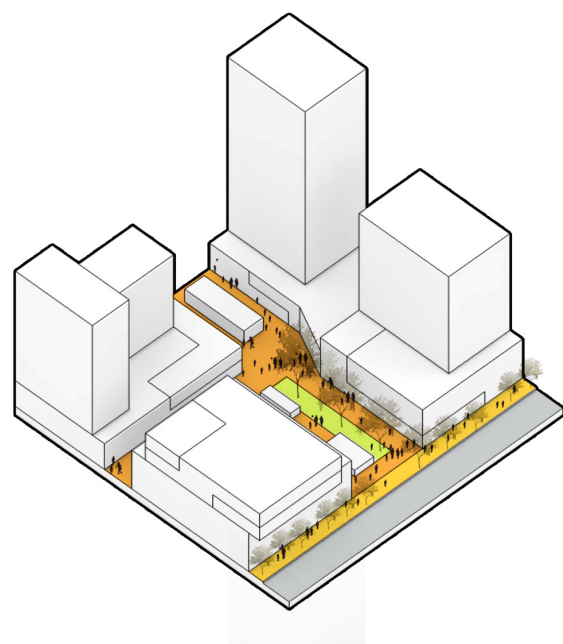
Figure. 1.4.33. Five types of streets

Typology & Space

The supporting factors of space can be included in the three categories: land-use, urban forms and special constructs.

Firstly, all the types rely on the mixed-use borders. Secondly, the street space and the open space inside or connected to it is an important basic part, and the functional street walls exist rely on it. Thirdly, 3 of them have necessary special constructs. Type 1 exist with large scale offices and apartments. Type 2 cannot exist without original heritage spaces, and type 4 relies on small alleys with high level of mixed use for vehicles and pedestrians.

TYPOLOGY
— Code
— Scene

SPACE

Land-use — Mixed-use

Urban Form — Streets & open spaces
— Functional street walls

Special Constructs

S01

Based on mixed commercial and business uses

Pedestrian areas connected to the open spaces along main streets

Mainly commercial street walls

Large scale business and commercial spaces

S02

Based on mixed commercial public service uses

Pedestrian areas connected to the open spaces along main streets

Commercial and public service street walls

Urban heritages

S03

Based on the mixed-use borders of residential blocks

Open space along the community streets

Commercial and retail street walls mixed with residential interfaces

S04

Based on the mixed-use borders of residential blocks

Pedestrian pathes & open space along the community streets

Commercial and retail street walls mixed with residential interfaces

Highly mixed-use small alleys for vihicles and pedestrians

Figure. 1.4.34. Five deconstruction of the spatial supporting factors of streets

Social rituals & Service

Streets, possibly as the most important public places in cities all around the world, are very inclusive for all kinds of social rituals in public life. In Chengdu, apart from commuting and common activities, the most important social rituals of street life here include spending leisure time in the teahouses and restaurants which extended to the spaces on the streets. Also, similar to urban parks in the inner city, streets are very important for people in Chengdu to enjoy sunshine while staying and wandering in this public "places".

Essentially, the service provided by streets is the reason why these social rituals can exist on the streets and become a kind of feature recognized and acknowledged by local people. The same as park life, the service of streets are supported by three factors: public characteristic, accessibility and diversity. However, streets, not like any places mentioned before, are not only places but also perform as a comprehensive platform, supporting and connecting teahouses, restaurants and parks in this city. Therefore, these factors are also reflected in the relationship between streets and other places such as teahouses, restaurants and parks.

As a kind of open and public spaces, the strong public characteristic is beyond question, but what is more important is that a lot of services provided by the places mentioned before rely on streets to become facing the public. This really make the street a core part offering supportive f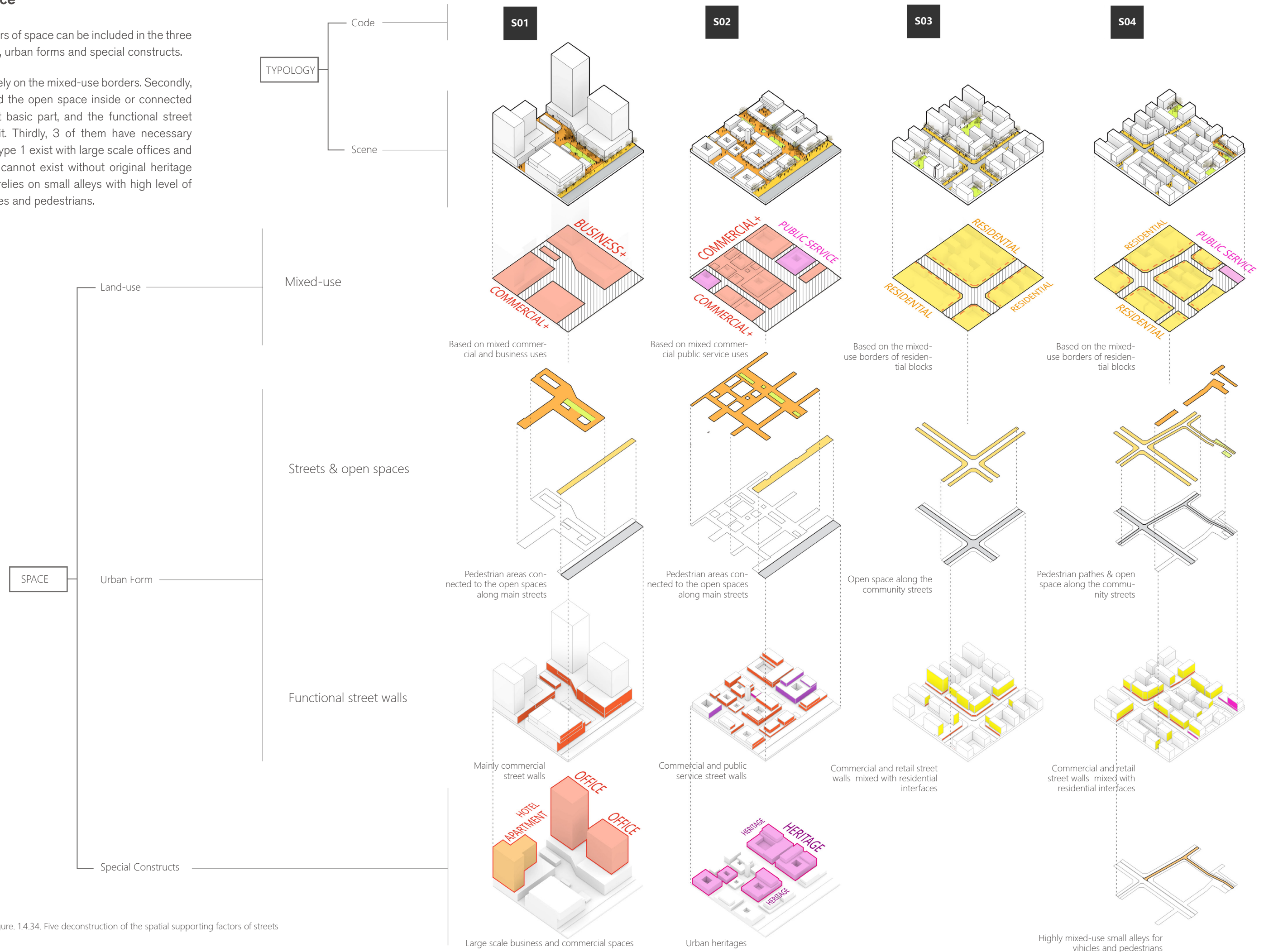oundations for others (fig. 1.4.35). As the public places with the largest coverage and widest distribution, high level of accessibility can be another natural feature of streets. However, the high accessibility of streets also means that other services relying on streets can be easily accessed by people. This also make the diversity of service on the streets highly related to the service of places on the streets, not only related to various types of streets distributed in different areas.

In this case, the distribution of streets can influence the diversity of other places relying on them, because different types of streets contribute differently to the diversity of the service of streets. Generally, the type 1 and 2 contribute less to the diversity of service and the type 3 and 4 have more contribution. There are mainly two reasons.

Firstly, the distribution of the type 1 and 2 is much less wide than the other two, because of they are developed with the strong commercial and production orientations. Also, they are based on the concentration of services and with some limited resources such as heritages and central positions, thus making only a few sites of these

types exist in the inner city. However, the type 3 and 4 are more common and existing more widely because they are based on the communities which are almost everywhere.

Secondly, the operation and management of the service in these street types are very different.

The service on the street in type 1 and 2 is usually running by one large developer or a cooperation platform, this will make the services including assets operated under certain unified branding strategy. Therefore, there will be clear threshold of whether a minor brand or service can enter the business in terms of the brand image, the ability to pay the rent, the positioning of the service and so on. Because the land-value of the area these types located is usually high, the consumption per person of commercial service is usually high in these street type, thus will essentially limiting the diversity of service there.

On the contrary, the assets in type 3 and 4 will be sold directly to small business groups rather being hold by the developers to earn the rents. Because the scale of each asset unit such as a shop with 50 M² is small and there is no such unified branding strategy, the services on these streets are running by small businesses which can be very different from each other. Also, because these assets are located on the living streets in the communities and the land-value there is not so high as those in the central positions, the services gathering here are usually relying on diverse demands of daily life such as dinning, purchasing daily goods and tea-drinking. This really make service with high affordability exist here with high diversity.

Therefore, the type 3 and 4 located in the community are more important to the diversity of the service on the streets. Also, the changes of the scale and distribution of the type 3and 4 will influence the diversity of other services relying on them.
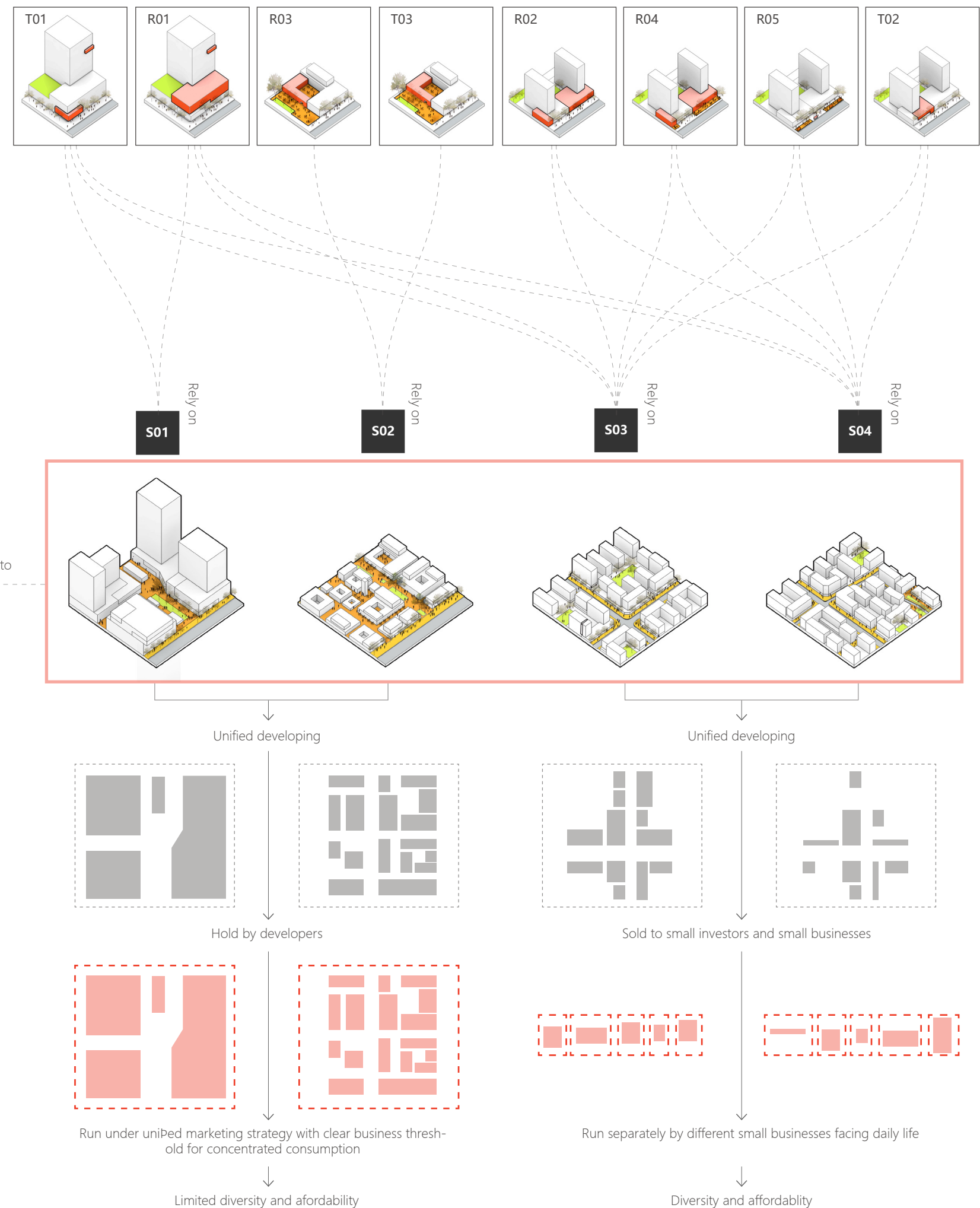
Figure. 1.4.35. The service analysis of streets

Summary

To summarize, there are 18 types of scenes of the local public lifestyle identified according to the analyses, and each of them is supported by three pillars with supporting factors.

		T01	T02	T03	T04	T05	R01	R02	R03	R04	R05	P01	P02	P03	P04	S01	S02	S03	S04
TYPOLOGY	Code																		
	Scene																		
SPACE	Land-use																		
	Urban Form																		
	Special Constructs																		

SERVICE		
Characteristic	Commercial, but with strong public characteristics	Public, but strongly related to commercial service
Diversity	High	High
Affordability	High	
Accessibility		High

Figure. 1.4.36. The summary of the supporting factors of all scenes

1.5 The Socio-spatial Model

Based on the analysis of four scenes of the local public lifestyle in Chengdu, a model can be structured with two parts.

The first part is the list of lifestyle scenes carried out by the research. The second part is the lifestyle framework with pillars and supporting factors.

The supporting factors can be preliminarily structured by the three pillars holding three elements identified of lifestyle: places, social rituals and users. The pillar of space underneath the existence of places is supported by mixed land-use, necessary urban forms and special constructs accordingly. The pillar of service underneath the maintenance of social rituals is supported by strong public characteristic, high level of affordability, accessibility and diversity of service. The pillar of people generating users is supported by the diversity of people's composition, meeting of daily needs and rich destinations for people in public life. These pillars can be formed as a lifestyle model to be used as the analytical tool to help assess the testing results and as a guideline to build strategies.

Each of these supporting factors is considered essential to maintain the local public lifestyle in this project. In other words, the change of these supporting factors will change the pillars, thus influence the existence of the scenes of the local public lifestyle.
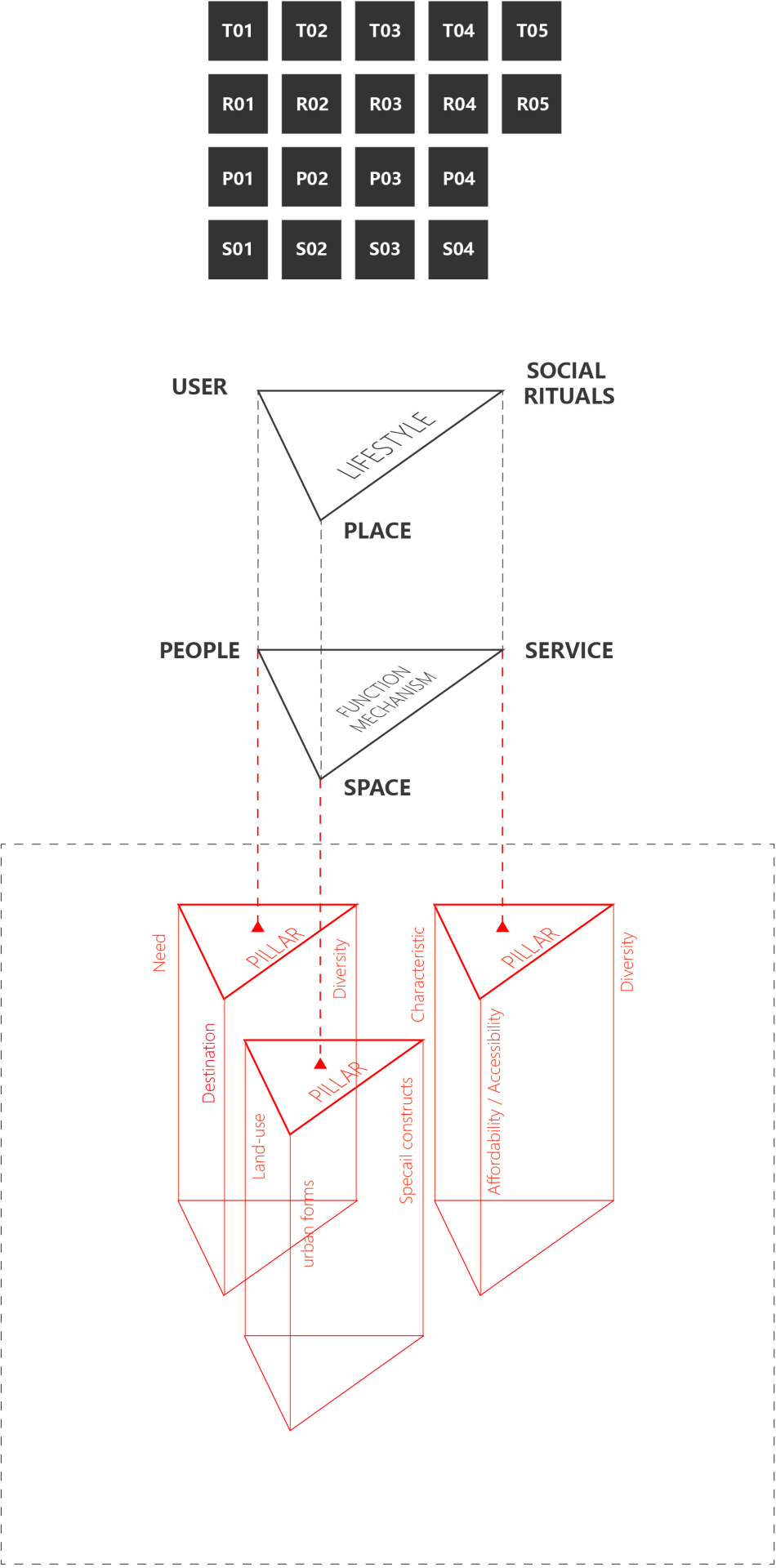
Figure. 1.5. The socio-spatial model of the local public lifestyle

2. The urban regeneration around metro stations

To figure out how the way used in urban regeneration in terms of "demolish and rebuild" would influence the local public lifestyle in the focused area, a series of analyses and assessments has been done.

Firstly, basic information about districts under regeneration around metro stations in the focused area is roughly checked based on preliminary assessment by the local government and Chengdu Institute of Planning and Design (CDIPD). According to the information, the latest case of demolish and rebuild project in the focused area has been found as a representative case.

Secondly, the case has been researched in terms of the mode used in the business as usual.

Thirdly, a site sharing similar positioning and possible spatial increment has been selected. After this, a quick testing on a selected site using the mode in business as usual has been conducted.

Besides, analysis about the changes of pillars has been done based on the comparison of status quo and the testing result, and the possible influence on the scenes of lifestyle has been assessed.

At last, the changes of pillars have been divided into threats and opportunities according the influence.

2.1 Case Selection

Through the overall check of the information of urban regeneration projects between the first and second rings, a case in the north which was approved in the beginning of 2019 and is under construction is selected. As the latest project having complete planning and design around metro stations, mode analysis about it has been done.

CASE

500 radius
The focused area
Metro lines
Demolish & Rebuild
Water
Urban parks

0   0.5   1   1.5   2.0   2.5KM
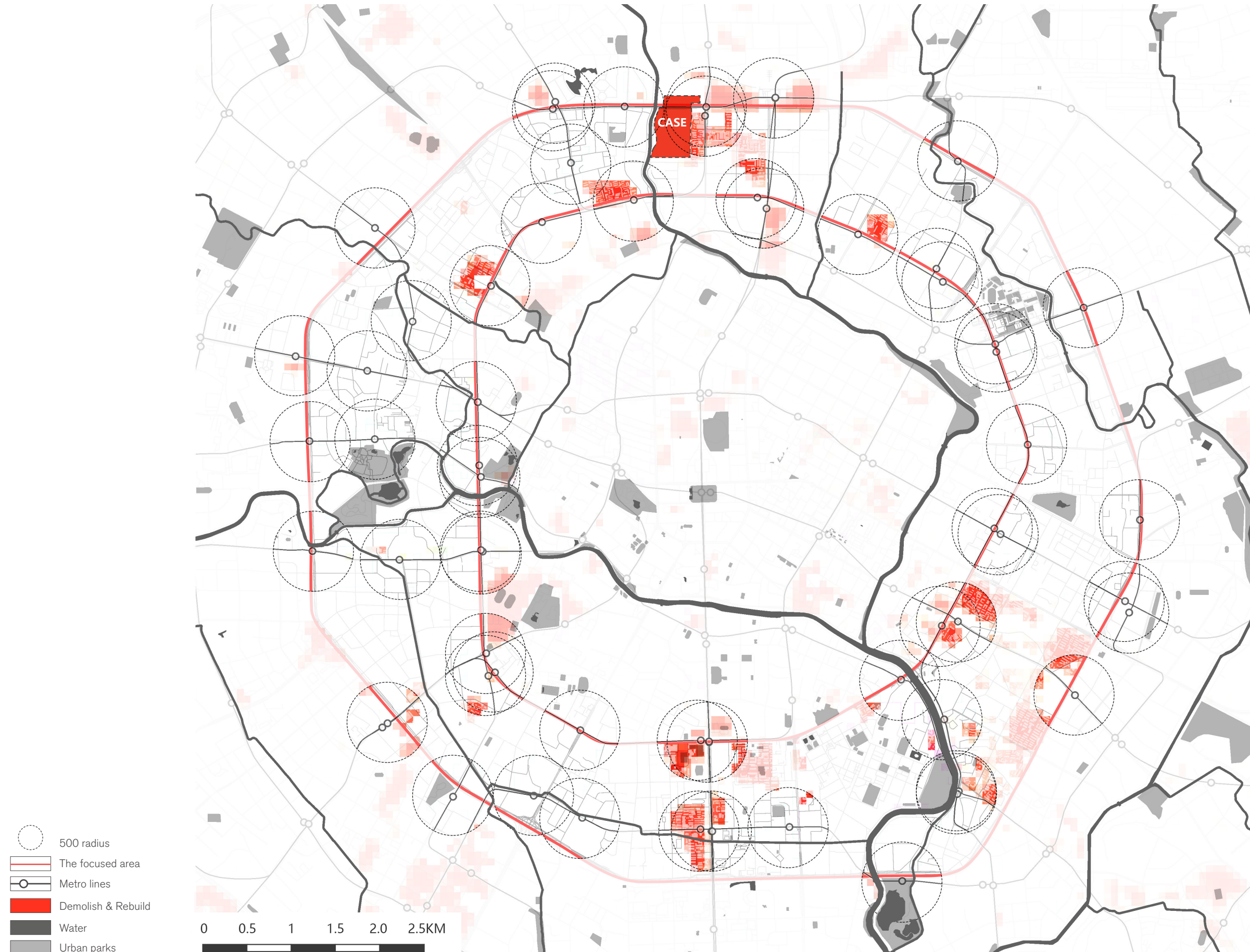
Figure. 2.1 The location of the case selected for mode analysis

2.2 Mode Analysis

Previous Condition - A Market

This site is located in the north of the focused area and inside the comprehensive service district in front the train station. The main part of this site was a construction material market, with a mall school in the southwest and a small hospital in the north. There are two metro stations crossed on the northeast.

Train Station

The comprehensive service district
in front of the train station

Other use

Commercial

Public service

Riverside Greenery

Water

Vacant lot   Parking lot

Hosipital

Station-Line 07

View 01

Fu River Construction
Material Market

Fu River

Station-Line 05

School
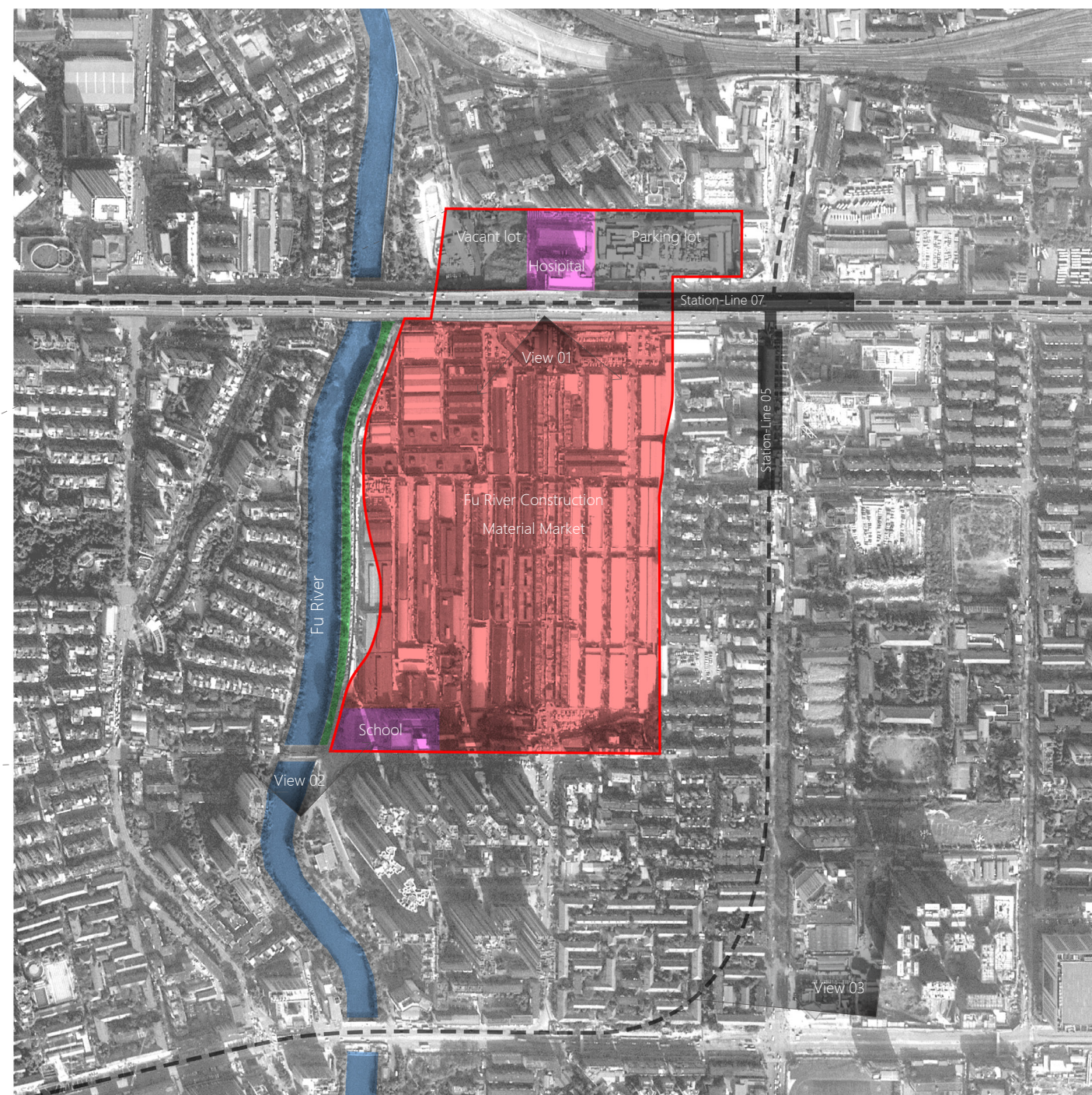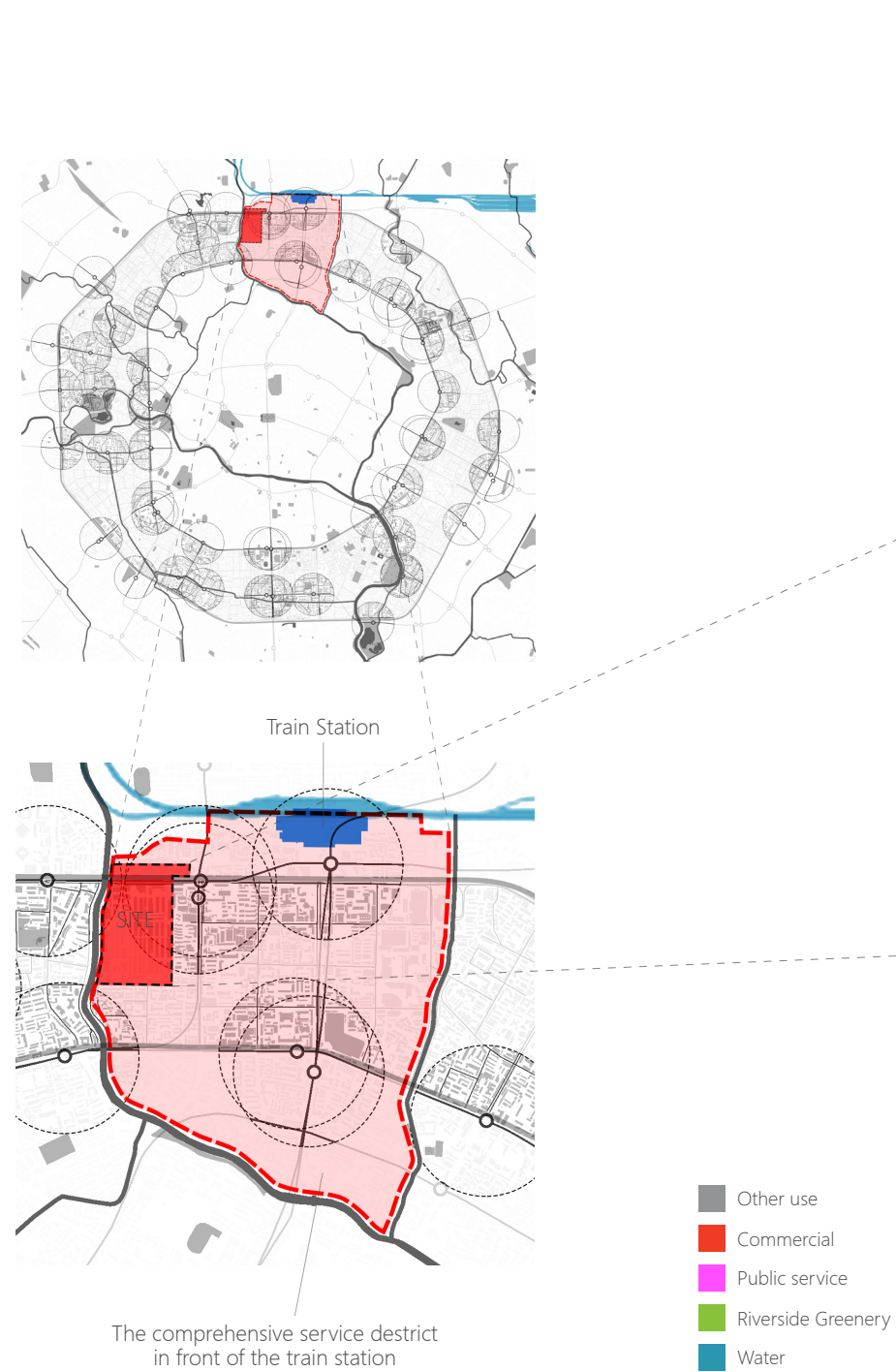
View 02

View 03

View 01

View 02

View 03

Figure. 2.2.1. The condition of the site before regereration, data and images retrieved from Google Earth and Google Image

Positioning - A Comprehensive Service Cluster

In the planning, the positioning this site is a comprehensive service cluster based on TOD redevelopment. The use of the site has been turned more diverse, from mainly commercial to comprehensive use including commercial, business, residential uses with more public service. A TOD complex has been designed with the connection to the metro stations and a bus rapid transit station.
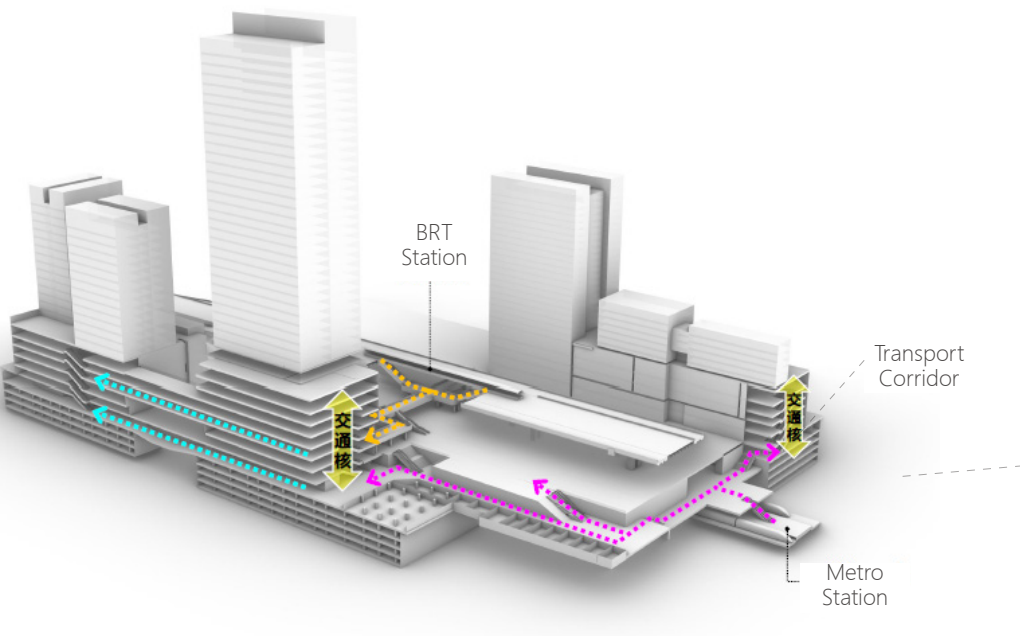
Figure. 2.2.2 The TOD complex design (Aedas, 2020)

Residential
Commercial & Business
Public service
Park
Water
Large open space
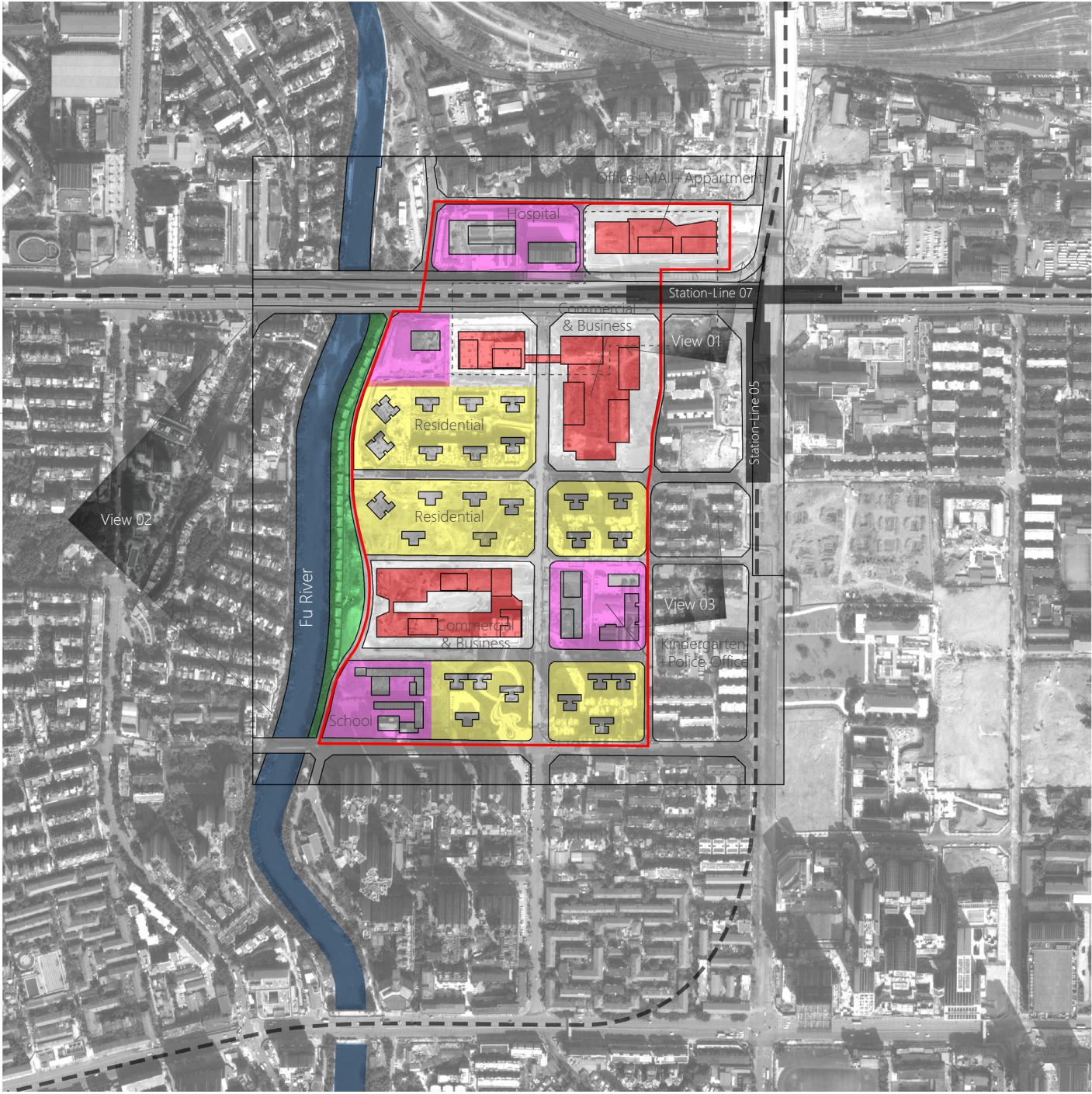
Figure. 2.2.3. The condition of the site before regereration, data retrieved from Lianjia and media press of Aedas

View 01

View 02

View 03

Figure. 2.2.4. The rendering images of the design (Aedas, 2020)

The mode by the business as usual

According to the discussion with several professionals working in urban developing companies, this mode of organizing the land-use and space has been affirmed as very typical in real estate developing around metro stations, and it can be seen as the business as usual. The mode is generally summarized as follow.

1.   The spatial increment is usually large, and the overall FSI of this project reached 4.5.

2.   The division of plots in this site is relatively smaller than many similar districts developed several years ago. According to research, this is because the "small blocks policy" was introduced by Chengdu city to encourage a more open and walkable urban environment.

3.   The mixed-use is barely seen in the space. The commercial and business, the residential use and public service are usually developed separately. Even in the same plot if there are more than one type of use, they will be separated in space.

4.   More green space has been released to form a green belt park based on the existing greenery in the riverside.

5.   The commercial and business uses are usually gathered together around the metro stations, and developed usually with high intensity and large open space on the borders. This is because the land value of these areas are rather high and these types of development can bring more profits if the marketing strategy allows.

6.   The residential plots are usually in the out skirt and gathered around those large commercial and public service. The height of residential towers are from 80M to 100M.

View 04

Figure. 2.2.5. The rendering images of the street design (Aedas, 2020)

Figure. 2.2.6. The rendering images of the design (Aedas, 2020)

Residential
Commercial & Business
Public service
Park
Water
Large open space
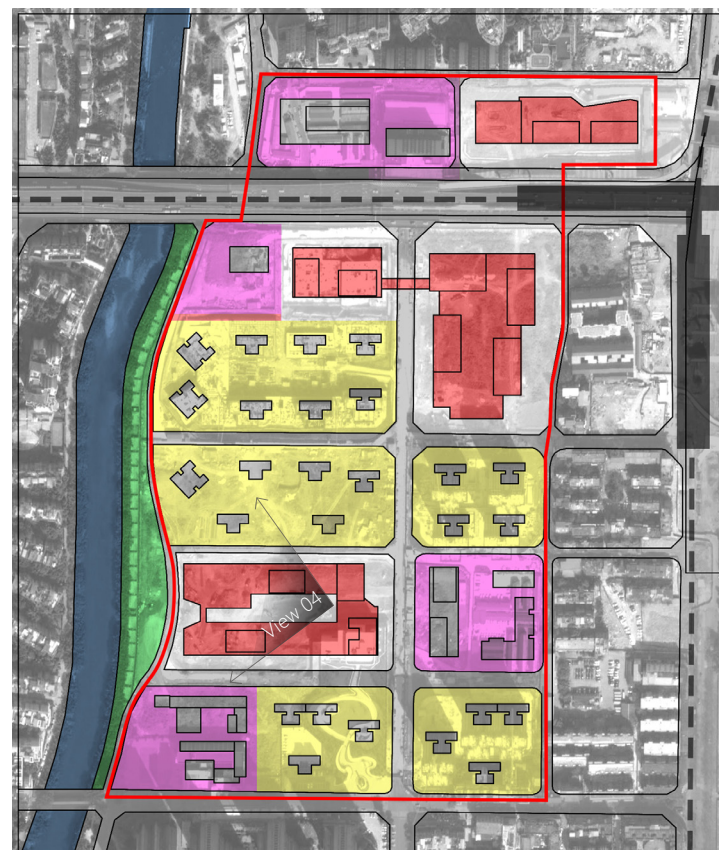
Figure. 2.2.7. The land-use, data retrieved from Lianjia and media press of Aedas
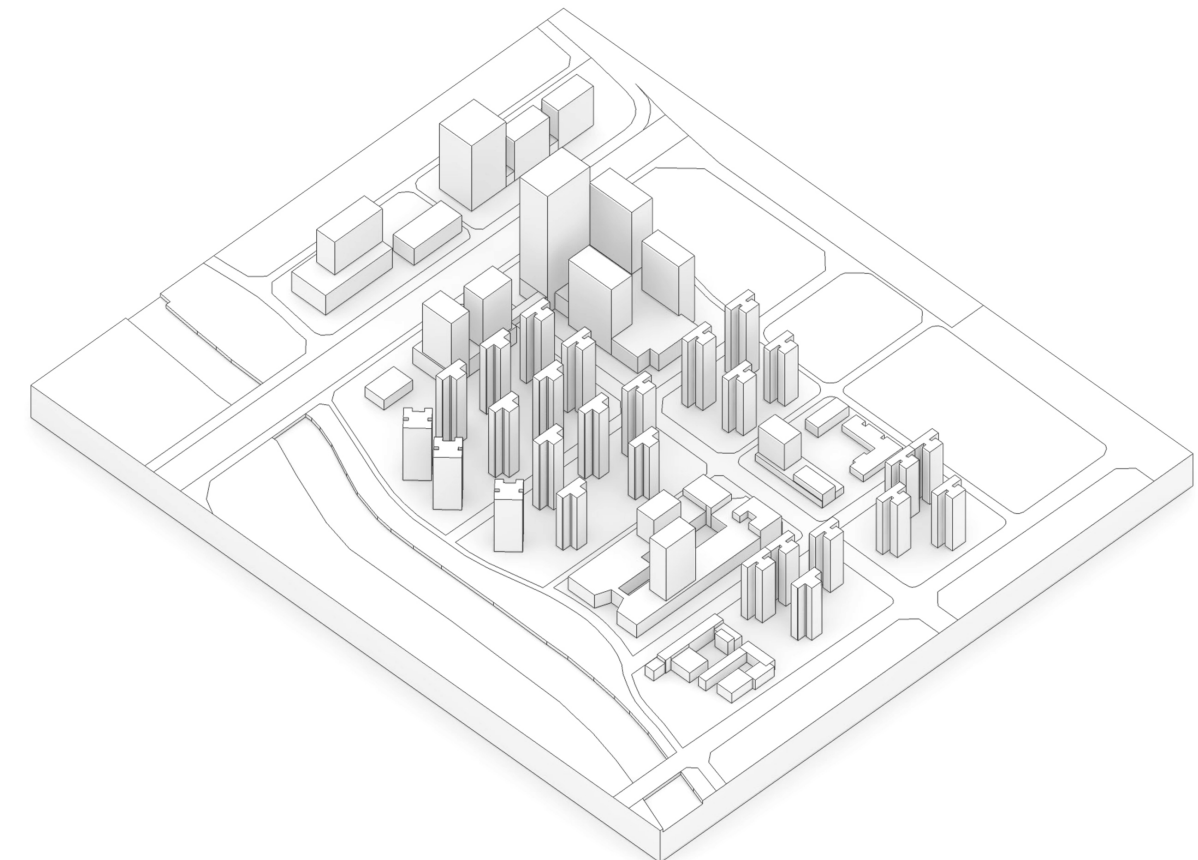
Figure. 2.2.8. The land-use, , data retrieved from Lianjia and media press of Aedas

2.3 Testing on site

Site Selection

A site has been selected to be tested by the mode of business as usual, and reasons are as follow. Firstly, the selected site and the case analyzed are both in the key areas of urban regeneration. Secondly, they are both located in the urban axis and gateway districts of the core of Chengdu city, and this will attach the similar spatial increment according to the positioning. Thirdly, the selected site also have two metro stations on the border.

Basic information of the selected site

The whole site was built in the 1980s with an area of 10.7 ha. It is located in YuLin district, which is a representative area of the local life of Chengdu city.

The mixed level of land-use is very high, and the uses include residential, commercial, retail, research & development, business, community parks, and public service. Also, there is a shantytown located in the center, with highly mixed use, high density of alleys, and buildings in small scales. In his condition, there would be a great opportunity for diverse scenes of local public lifestyle to exist.

The structure of the streets is less organized than the surrounding areas.

Besides, the intensity of floor space is quite low compared to those TOD projects and the potential it has, regarding its position and the fact that there are two metro stations on the east border.

Residential   Public service   Mixed use based on Residential   Park
Commercial & Business   R & D   Open space & Streets   Water

Figure. 2.3.1. The comparison between the case analyzed and the site selected, data retrieved from Chengdu Institute of Planning and Design
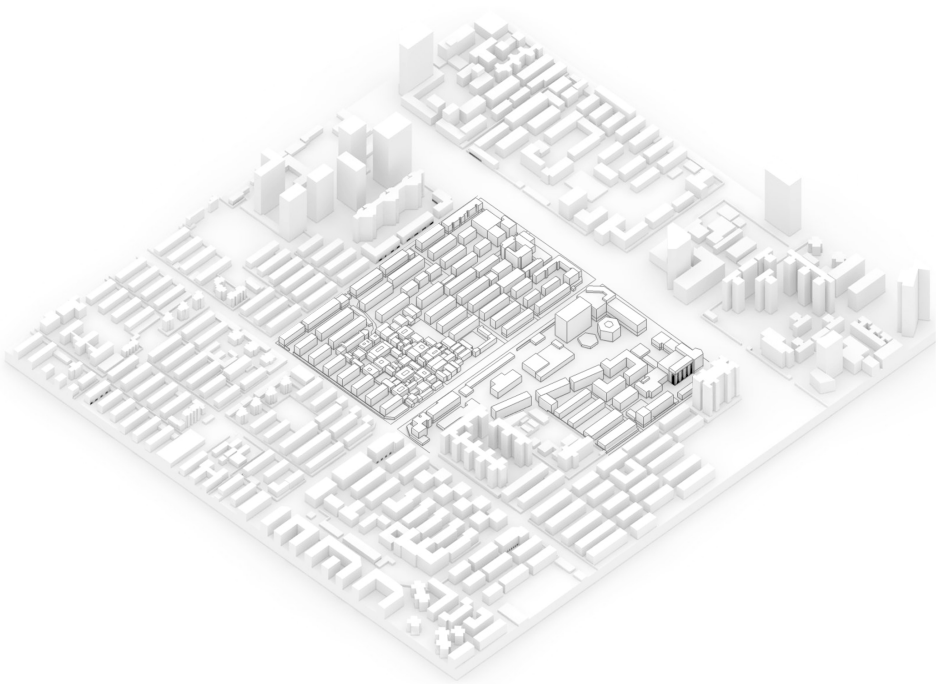
Figure. 2.3.2. The land-use, spatial model, and satelite image of the selected site, data retrieved from Google Earth
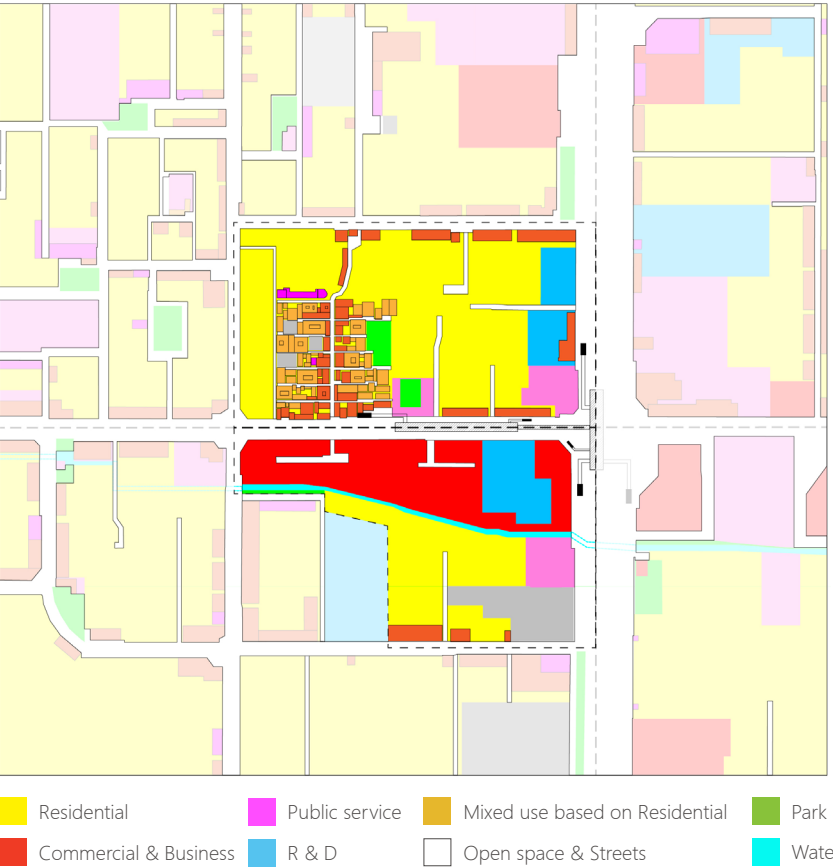
Status Quo

The site is assessed by the lifestyle model, and the results of status quo and the surroundings are as follow.

Figure. 2.3.3. Images of teahouses existing in the site, data retrieved from Baidu Map and Google Image

Figure. 2.3.4. Images of restaurants existing in the site, data retrieved from Baidu Map, Bilibili and Google Image

THE TEAHOUSE LIFE SCENES

| T01 | T02 | T03 | T04 | T05 |

Extended type

Non-existing type

Figure. 2.3.5. The distribution of teahouse life scenes existing in and around the site, data retrieved from Baidu Map

T01   T02

THE RESTAURANT LIFE SCENES

| R01 | R02 | R03 | R04 | R05 |

Extended type

Non-existing type
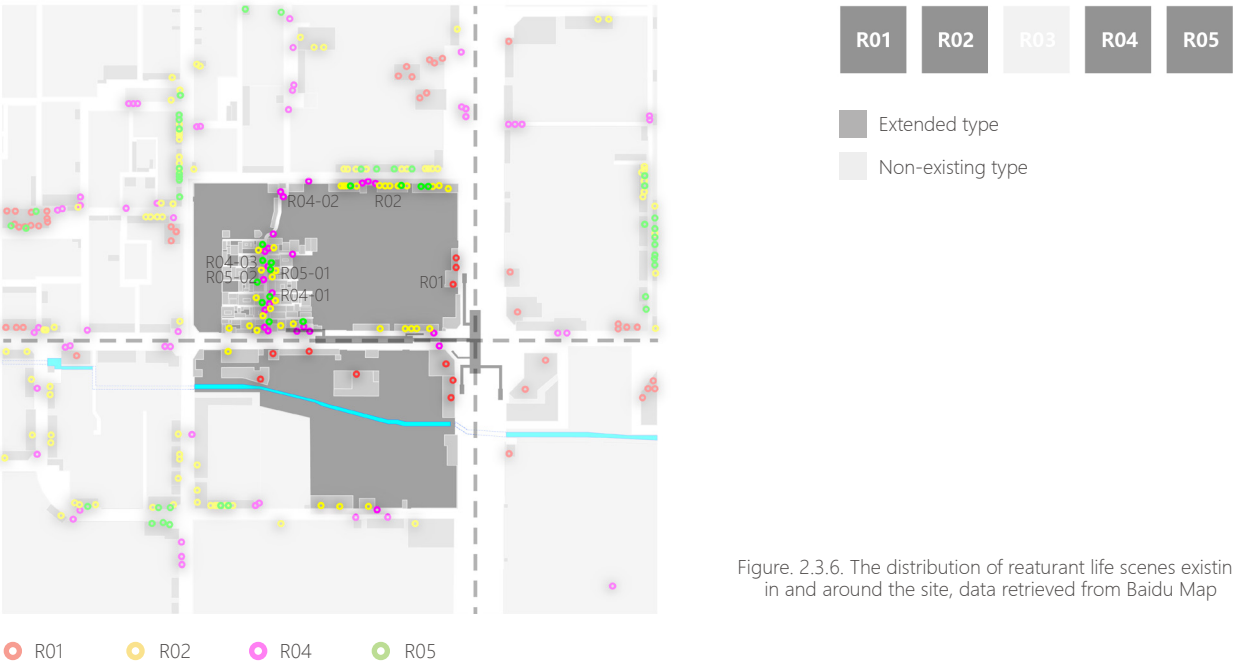
Figure. 2.3.6. The distribution of reaturant life scenes existing in and around the site, data retrieved from Baidu Map

R01   R02   R04   R05

Figure. 2.3.7. Images of parks existing around the site which are similar to those in the site, data retrieved from Baidu Map

Figure. 2.3.8. Images of streets existing in and around the site, data retrieved from Baidu Map and Google Image

THE PARK LIFE SCENES

Extended type

Non-existing type
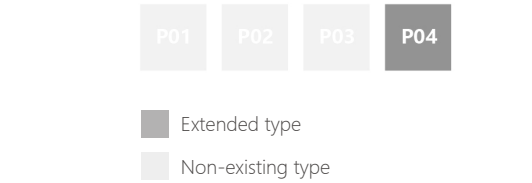
Figure. 2.3.9. The distribution of park life scenes existing in and around the site, data retrieved from Baidu Map

P04

THE STREET LIFE SCENES

Extended type

Non-existing type
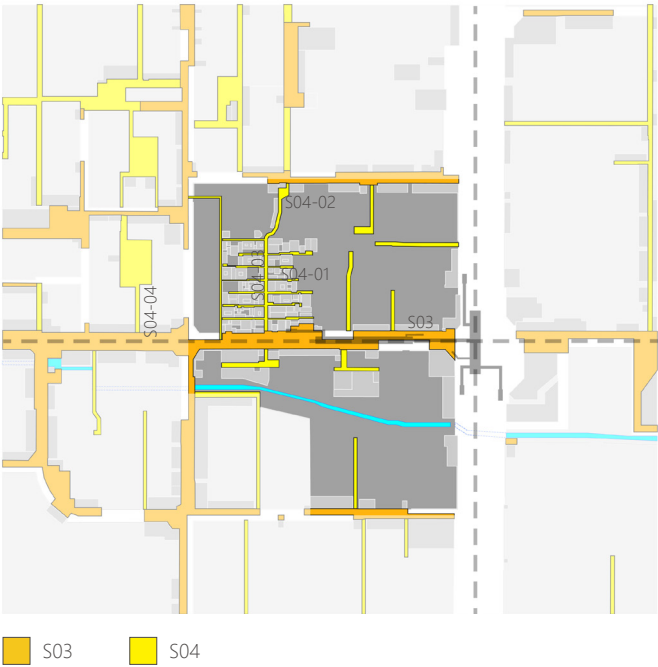
Figure. 2.3.10. The distribution of street life scenes existing in and around the site, data retrieved from Baidu Map

S03   S04

Testing

To figure out how the site will be influenced in terms of the scenes of lifestyle, a testing has been done using the mode of business as usual analyzed before, with the land-use plan 2016 (CDIPD, 2016) as reference. The changes of pillars in terms of supporting factors will be examined and the influence will also be assessed according to the "lifestyle model" based on the comparison of status quo and the testing result.

Figure. 2.3.11. The comparison of the status quo and possible result of testing by the busines as usual

THE MODE OF THE BUSINESS AS USUAL

Organize the space and service

As reference of land-use

STATUS QUO

LAND-USE PLAN 2016 (CDIPD, 2016)

TESTED BY THE BUSINESS AS USUAL

Residential
Commercial & Business
Public service
R & D
Park
Water

2.4 Change & Influence Analysis

Life on the Streets

CHANGES OF SPACE

For land-use, the mixed-use level of plots along the streets decreases, especially on the borders of residential blocks. And the existing shantytown of which the mixed use level used to be extremely high disappear entirely.

For urban forms, firstly, the functional street walls become gathering around the metro stations, and those used to be along the living streets and those of high mixed level in the shantytown barely remain. Secondly, the whole are become more open for the appearance of open space along the street grid which is better connected with the open commercial block near the metro station entrances.

For the special constructs, the streets under 6m with high mixed use level of pedestrian and vehicle lane and those rich small alleys inside the shantytown completely disappear.

CHANGES OF SERVICE

The service of streets become less accessible, because the space providing public and commercial service has been concentrated around the commercial block, with much less connection with other open space along the living streets. This will provide better accessibility of large services around metro stations at the city scale such as commercial centers, but drastically decrease the accessibility at local scale as it used to be. Also, this will cause a stronger commercial atmosphere.

Besides, this kind of distribution of service, will possibly reduce those small scale service facing the daily needs, and this will not only decrease the public characteristic, but also will decrease the diversity of service on the streets.

INFLUENCE

Through the change of the pillars of space and service, there would be a new type of scene S01 appearing, but S04 would disappear, and S03 would be fading. Besides, the connection to surroundings would be broken.

Special constructs

- ⬛ The main road
- 🟦 Living Streets
- 🟧 Streets under 6M
- ⬜ Plots

Urban form

- 🟨 Residential
- 🟥 Commercial
- 🟪 Public service
- 🟧 Open space along streets
- ⬜ Plot border

Land-use

- 🟨 Residential
- 🟥 Commercial & Business
- 🟪 Public service
- 🟦 R & D
- 🟩 Park
- 🟦 Water
- ⬜ Open space & Streets

Figure. 2.4.1. The change of space about scenes of life on the street

STATUS QUO

S01 S02 **S03** **S04**

TESTED BY THE BUSINESS AS USUAL

S01 S02 S03 S04

- 🟥 New type, appearing strong
- ⬛ Extended type
- ⬜ Non-existing type
- ⬚ Weakened type

🟥 S01   🟧 S03   🟨 S04

Figure. 2.4.2. The influence on the scenes of life on the street

Life in the Parks

The main road
Living Streets
Streets under 6M
Open space along streets
Park
Plots

Special constructs

Urban form

R & D
Park
Water
Residential
Commercial
Public service
Plot & Street wall

Land-use

Residential
Commercial & Business
Public service
R & D
Park
Water
Open space & Streets

Figure. 2.4.3. The change of space about scenes of life in the parks

CHANGES OF SPACE

For land-use, the water body through the site has been turned into a green belt from a negative use. This also increase the numbers of park plots and scale of the green area.

For urban forms, firstly, the green belt park provided open space well connected with water, and this provide the possibility of small facilities such as pavilions inside it. Also, three small park plots as open space connect metro station entrances and functional street walls around them, creating positive interactions.

For the special constructs, compared with the status quo, the parks are better connected with the open space in the open block and along the living streets of the whole site, helping creating a public core.

CHANGES OF SERVICE

The service of parks becomes more accessible for the better connection with open space, metro stations, streets, commercial and public service nearby.

The diversity of service can become higher not only because the better connections but also the involvement of water, and this will create new activities here.

All of these will make the parks more public according to the model.

INFLUENCE

Through the change of the pillars of space and service, there would be a new type of scene P03 appearing, and the existing type P04 would be extended.

STATUS QUO

TESTED BY THE BUSINESS AS USUAL

New type
Extended type
Non-existing type

P01 P02 P03 **P04**

P01 P02 **P03** **P04**

P03 P04

Figure. 2.4.4. The influence on the scenes of life in the parks

Life in the Restaurants

Special constructs

Urban form

Land-use

■ Open space along streets
■ Functional street wall
□ Plots

■ Residential
■ Commercial
□ Plot

■ Residential
■ Commercial & Business
■ Public service
■ R & D
■ Park
■ Water
□ Open space & Streets

Figure. 2.4.5. The change of space about scenes of life in the restaurants

CHANGES OF SPACE

Based on the reorganization of land-use mentioned before, the mixed-use level of plots along the streets decreases. This cause the functional street walls gathering around the metro stations, with more connections with open space in the commercial core but less with that along the living streets and residential blocks compared with status quo.

This will cause the loss of supporting factors for types R02, R04, R05 which heavily rely on living streets and open space, but provide more opportunities for R01 which rely more on large commercial space.

CHANGES OF SERVICE

Because of the changes happen to the scenes of life on the streets in terms of service, the public characteristic and diversity of the scenes of restaurant life will also decrease.

Besides, the loss of supporting factors for many types of the restaurant life scenes will also decrease the affordability, because those weakened types are more affordable than the extended one R01.

INFLUENCE

Through the change of the pillars of space and service, types R02, R04, and R05 will be strongly weakened, but the type R01 can be strengthened.

STATUS QUO

R01 R02 R03 R04 R05

TESTED BY THE BUSINESS AS USUAL

R01 R02 R03 R04 R05

■ Strengthened type
■ Extended type
□ Non-existing type
⬚ Weakened type

● R01   ● R02   ● R04   ● R05
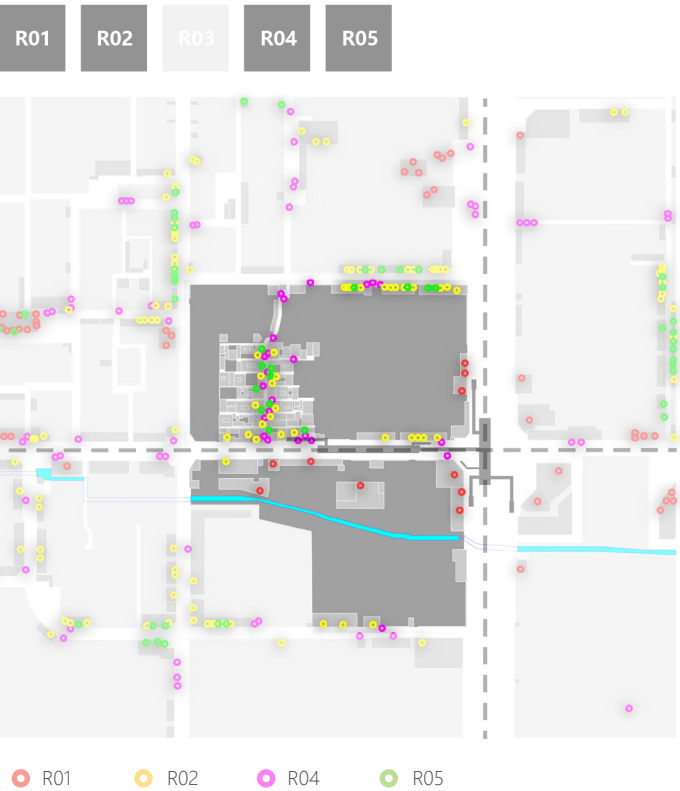
Figure. 2.4.6. The influence on the scenes of life in the restaurants

Life in the Teahouses

CHANGES OF SPACE

Although the existing two types of restaurant life scenes do not rely on open space and heavily on small alleys, still for the same reasons with the scenes of restaurant life, the changes of space will cause the loss of supporting factors for the type T02, but provide more opportunities for T01

CHANGES OF SERVICE

Also, the changes happen to service supporting the scenes of teahouse life is similar to that happen to the restaurant life.

The public characteristic, affordability, and diversity will all go down. This will weaken the type T02 relying on living streets, but extend or even strengthen the type T01

INFLUENCE

Through the change of the pillars of space and service, type T02 will disappear and the type T01 will be extended or even strengthened.

Urban form

Land-use

Residential
Commercial
Plot

Residential
Commercial & Business
Public service
R & D
Park
Water
Open space & Streets

Figure. 2.4.7. The change of space about scenes of life in the teahouse

STATUS QUO

T01 T02 T03 T04 T05

TESTED BY THE BUSINESS AS USUAL

T01 T02 T03 T04 T05

Extended type
Non-existing type

+ T01   + T02

Figure. 2.4.8. The influence on the scenes of life in the teahouse

CHANGES OF PEOPLE CAUSED BY CHANGES OF SPACE AND SERVICE

According to the analysis of changes and influence assessment, it can be found that the changes of space and service can already cause essential influence on the lifestyle scenes by weakening and evanishing some places and social rituals. However, the core to be influenced is about users, because it is the user that is the subject of the behaviors in social rituals and of using the places.

Directly, the disappearing and weakening of the places and social rituals will make the original users have no place to go and no activities to participate. This will cause the loss of the essence of lifestyle here, choices of consumption and leisure of the users generated from the people living and coming to this site (fig. 2.4.9).

What is worse is that, indirectly, the disappearing and weakening of the supporting factors of space and service will essentially cause the change of people living in and coming to this site. The diversity of people will go down for the less diverse, affordable, accessible and public service and housing. These changes together with the disappearing of supporting factors of space will also reduce the richness of destinations, thus making the daily needs poorly met. The final consequence will be that the people living and coming here cannot generate those users anymore (fig. 2.4.10).

Therefore, the pillar of people from which users generated will be changed essentially by the change of space and service, thus entirely cause negative influence on the lifestyle and the scenes.
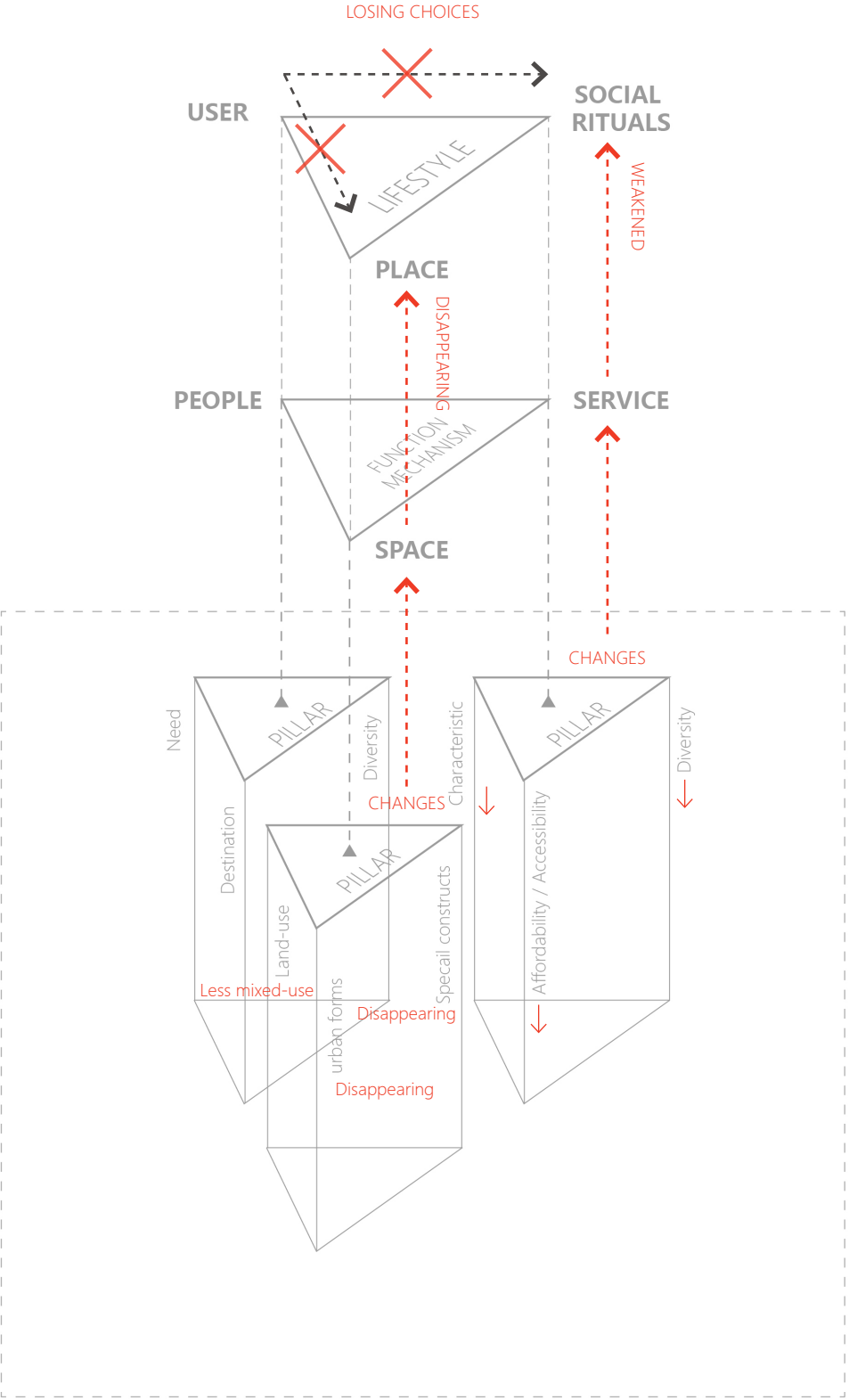
Figure. 2.4.9. The influence on lifestyle directly by the change of space and service
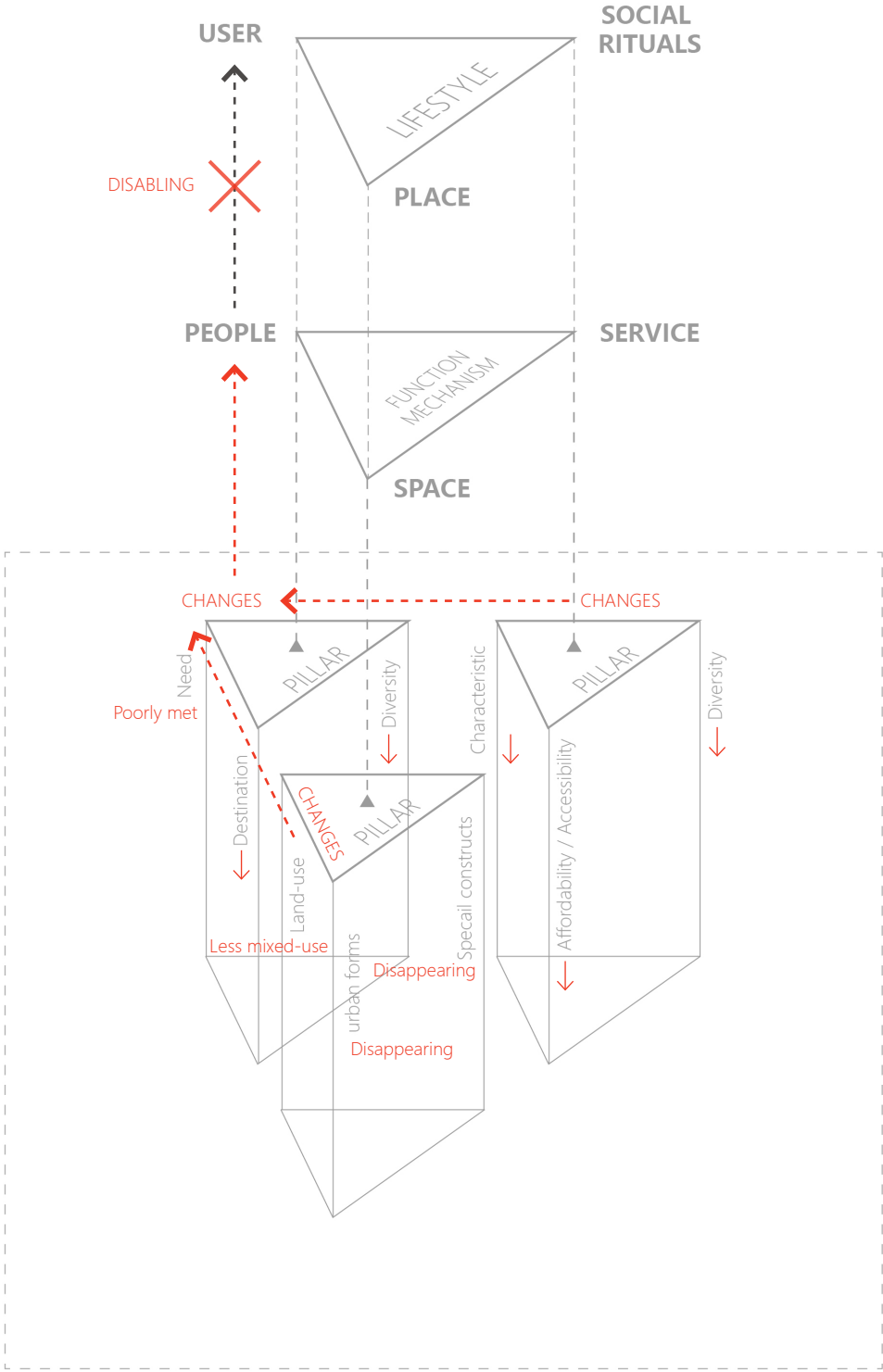
Figure. 2.4.10. The influence on lifestyle through the change of people caused by the change of space and service

2.5 Summary of Changes & Influence

To summarize, based on the comparison of the status quo and the result tested by the business as usual, it has been found that there can be a lot of changes happening to the supporting factors underneath the pillars of space, service and people, thus directly and indirectly having impacts on the pillars (fig. 2.5.1). In the end, the change of scenes can be caused, the result of assessment can be concluded as follow (fig. 2.5.2).

There can be two new types appearing: 1) P03, 2) S01, and R01 can be strengthened. The types R02, R04, R05 and S03 will be weakened, and T02 as well as S04 will disappear. T01 and P04 will be extended without too much change.

STATUS QUO

BUSINESS AS USUAL

Figure. 2.5.2. The comparison of typology before and after testing

New type, appearing strong
New type
Strengthened type
Extended type
Non-existing type
Weakened type
Newly appearing
Strengthened
Weakened
Disappearing

Figure. 2.5.1. The summary of the changes and influence

2.6 Threats & Opportunities

Based on the assessment of influence on the lifestyle scenes, changes can be divided into threats and opportunities.

INFLUENCE ON TYPOLOGY

STATUS QUO

BUSINESS AS USUAL

TESTING

CHANGES ON PILLARS

INFLUENCE ASSESSMENT

USER — SOCIAL RITUALS

LIFESTYLE

PLACE

PEOPLE — SERVICE

FUNCTION MECHANISM

SPACE

Figure. 2.6.1. The development of threats & opportunities

THREATS

SPACE

LAND-USE	1.	The mixed use on the borders of residential plots
URBAN FORM	2.	There are open spaces along the streets but with much fewer functional street walls
SPECTIAL CONSTRUCTS	3.	The alleys under 6M with high level of mixed use by people and vehicles disappear

SERVICE

ACCESSIBLITY	1.	The accessibility of public service at local level based on streets decreases because of the centralization of service space
AFFORDABILITY	2.	The affordability of commercial service decreases because of much less service is based on streets
DIVERSITY	3.	The diversity of both public and commercial service decreases because of the centralization of service space and much less service based on streets
PUBLIC CHARATERISTIC	4.	The public characteristic of commercial service is lower than before for less small shops on the streets serving daily life

PEOPLE

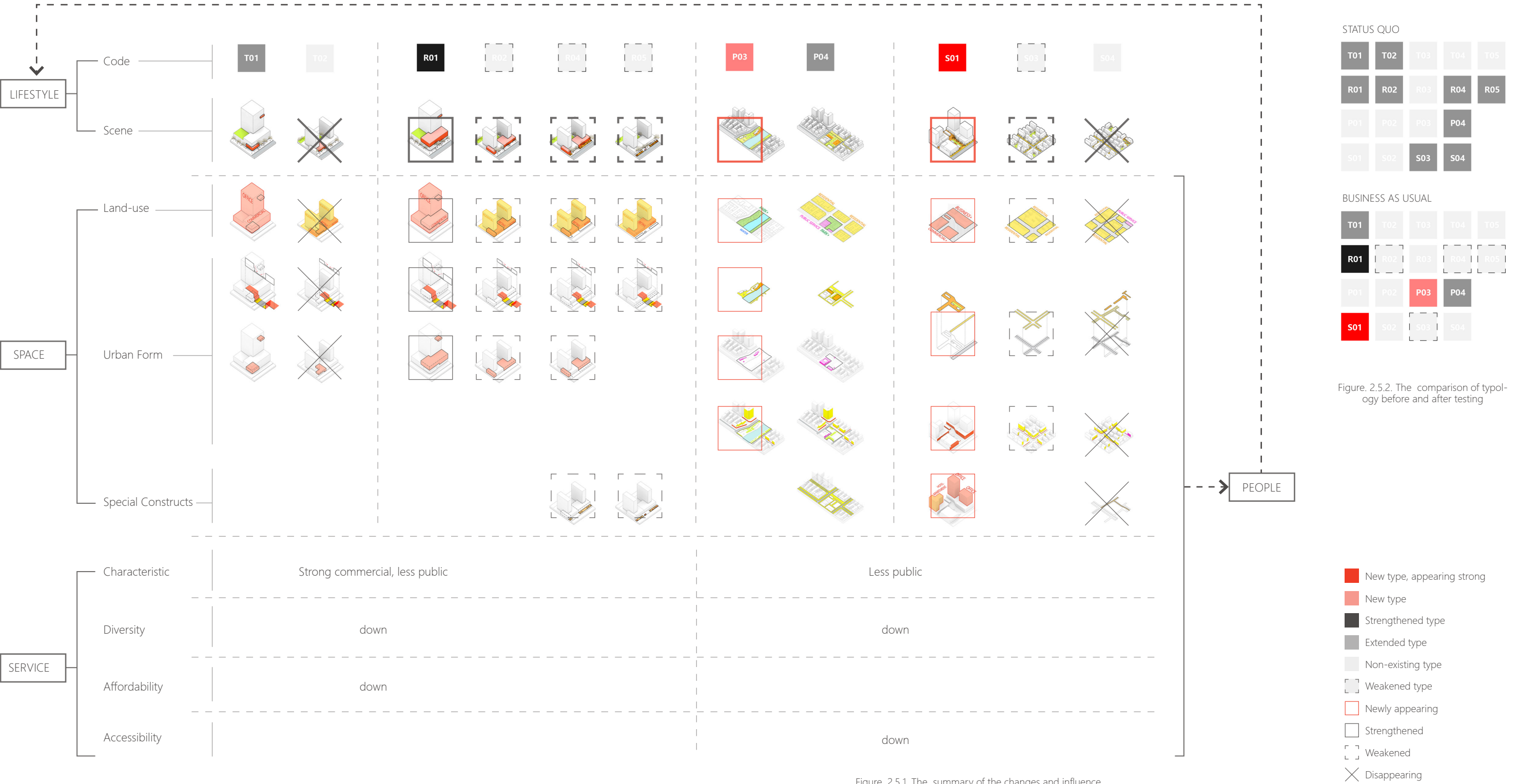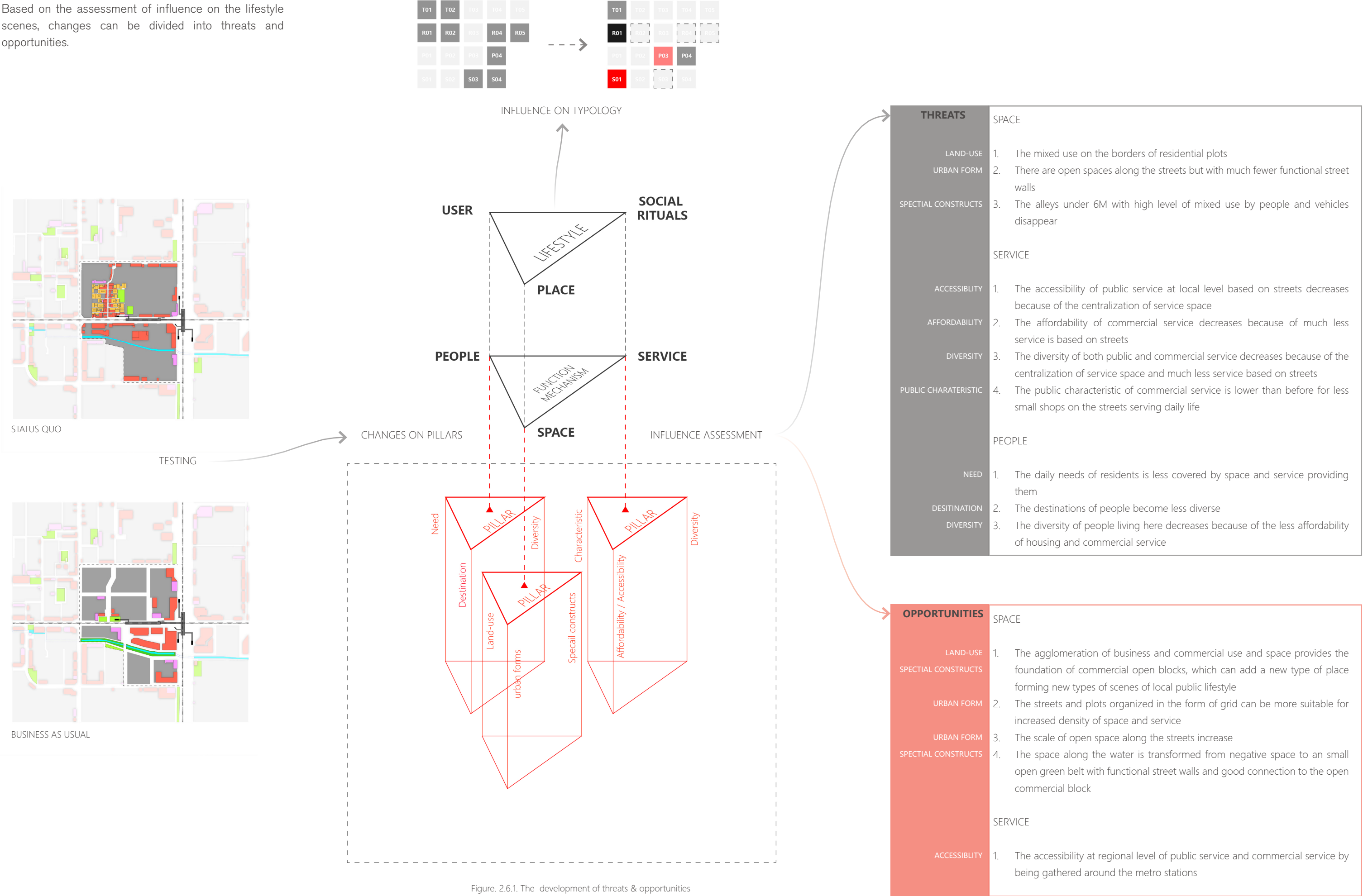|		
NEED	1.	The daily needs of residents is less covered by space and service providing them
DESITINATION	2.	The destinations of people become less diverse
DIVERSITY	3.	The diversity of people living here decreases because of the less affordability of housing and commercial service

OPPORTUNITIES

SPACE

LAND-USE SPECTIAL CONSTRUCTS	1.	The agglomeration of business and commercial use and space provides the foundation of commercial open blocks, which can add a new type of place forming new types of scenes of local public lifestyle
URBAN FORM	2.	The streets and plots organized in the form of grid can be more suitable for increased density of space and service
URBAN FORM	3.	The scale of open space along the streets increase
SPECTIAL CONSTRUCTS	4.	The space along the water is transformed from negative space to an small open green belt with functional street walls and good connection to the open commercial block

SERVICE

ACCESSIBLITY	1.	The accessibility at regional level of public service and commercial service by being gathered around the metro stations

Chapter 05

STRATEGY

1. Solution-finding

- Vision
- Strategy Development
- Structure
- Design Testing
- Performance Assessment

2. Institutionalization

- Issues
- Actors & Powers
- The Need of Intervention
- Tool Box Development
- Institutionalization Framework
- Vision at the City Level
- The Guidelines
- The Upgrading System

1. Solution-finding

1.1 Vision

Based on the result of influence assessment and the conclusion of threats and opportunities, the vision of this site can be outlined as two parts.

Extending and flourishing

1. The threats can be avoided, helping to extend what is already there.

2. The opportunities can be used, to strengthen what is already there and to give birth to new ones.

STATUS QUO

BUSINESS AS USUAL

VISION

■ New type, appearing strong
■ New type
■ Strengthened type
■ Extended type
■ Non-existing type
⬚ Weakened type

□ The extended and strengthend type
□ The newly appearing and flourished type

R02   R04   R05   T02

T05

T01   R01

P04

S03   S04

P03

S01

20 — 30F

LIVING STREETS   SMALL ALLEYS

5M   9-12M   5M   5M

MIXED-USE BLOCKS

BIG PARKS WITH WATER

6F

6F

6F

3-4F

OFFICE + CONDO HOTEL.

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

OFFICE

OFFICE + CONDO

OFFICE

COMMUNITY PARKS.

MIXED-USE PODIUMS.

METRO STATION.

Residential
Water
Green Space

Public Service & Community Service
Commercial & Retail & Business

LI YANGII @ TUD.
2021.01.28
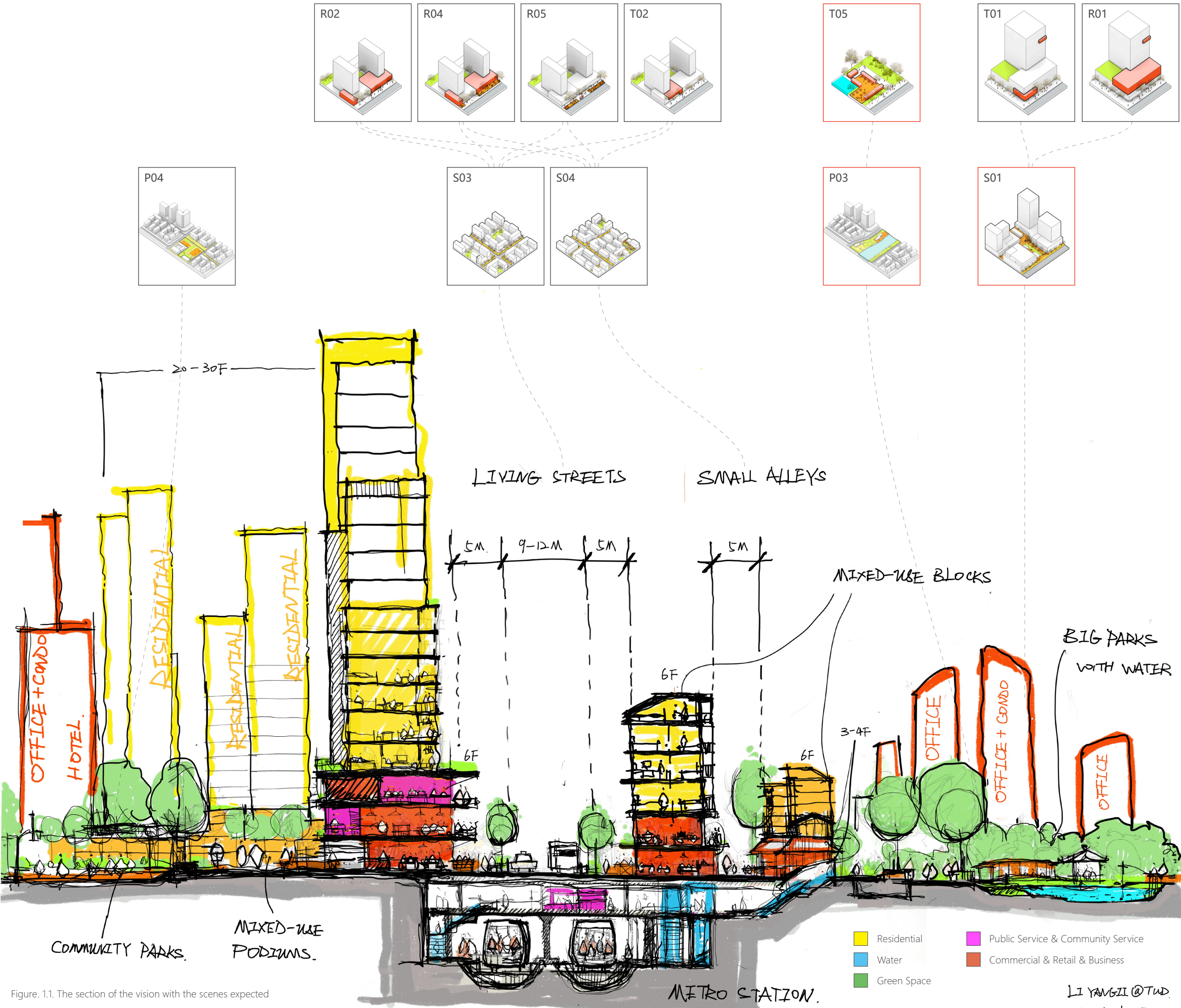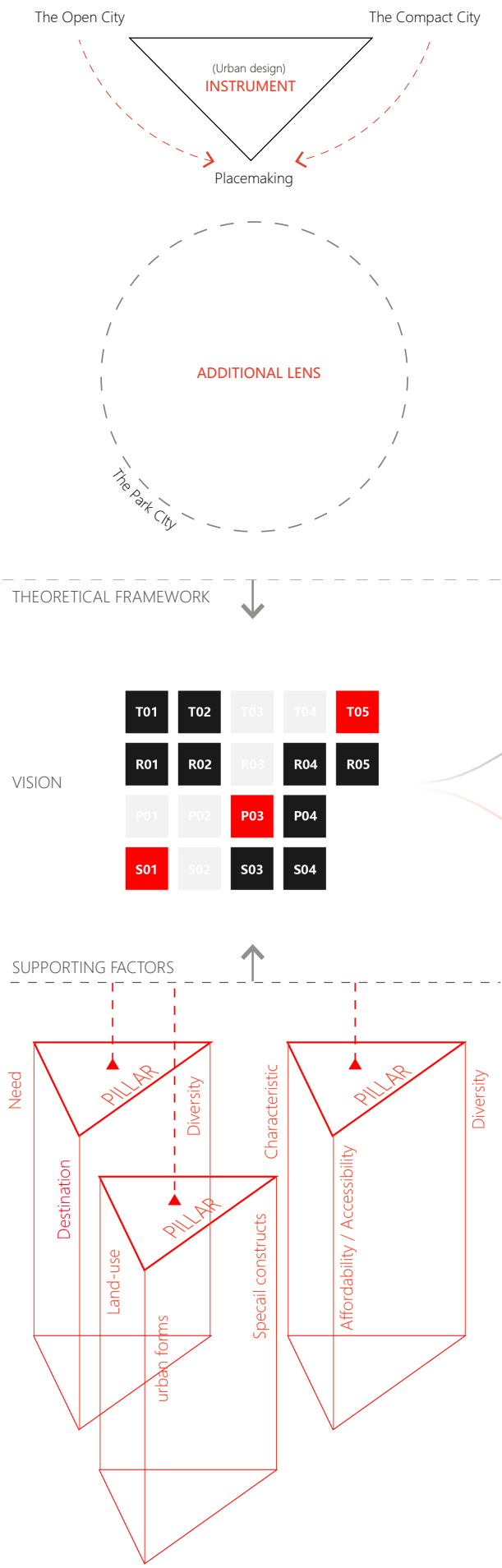
Figure. 1.1. The section of the vision with the scenes expected
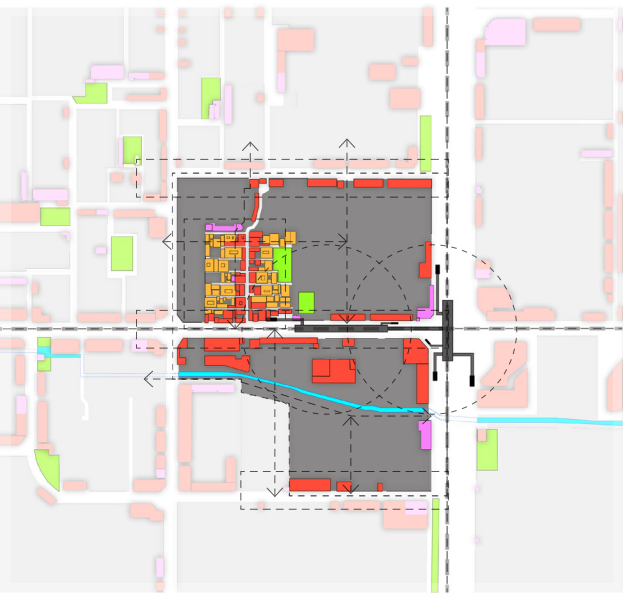
1.2 Strategy Development

PRINCIPLE

Based on two directions from the vision, the principles can be derived from the theoretical framework in terms of "INSTRUMENT" and "ADDITIONAL LENS", in which measures can be involved according to the "SUPPORTING FACTORS IN THE LIFESTYLE MODEL".

DEVELOPMENT ON-SITE

Based on principles, strategies are developed from the specific conditions on the site. Specifically, to realize the principles in terms of space, service and people, the foundations, positions and objects to be based and intervened have been clearly identified.

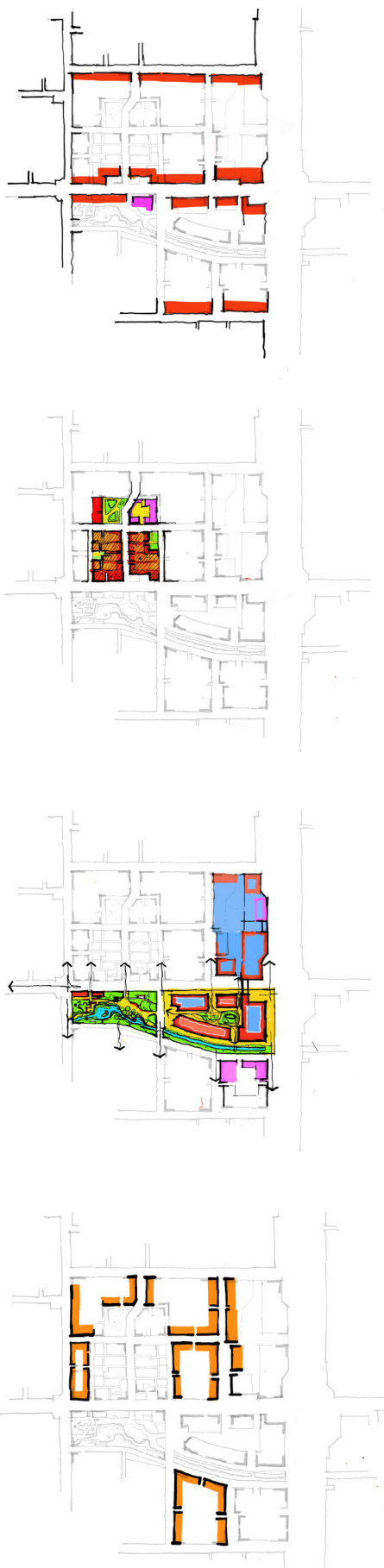According to this, 4 strategies in terms of urban design are developed.

STRATEGY

Figure. 1.2.1. The development process of the strategies

01

02

03

04

Extending - Strategy 01

AIM   Extending and strengthening the existing street structure connected with the surroundings, to ensure the accessibility, affordability, public characteristics and provide the foundation of diversity of both public and commercial service.

THEORY   OPEN CITY, COMPACT CITY, PLACEMAKING
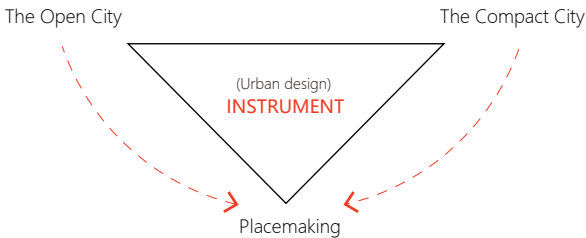
WHERE   In the northern, southern borders and middle in the site,

OBJECT   On the street space providing the structural connection,

FOUNDATION   Based on the street grid in the business as usual ensuring the transport demand of the large scale spatial growth,

MEASURE   Ensuring the mixed use with commercial and public service especially on the borders of residential blocks, setting continuous functional street walls with interfaces along with open spaces in the street.

STATUS QUO

IDEAL MODE

■ Commercial & Business   ■ R & D   ■ Open space   ■ Public service   ■ Mixed use based on Residential   ■ Park
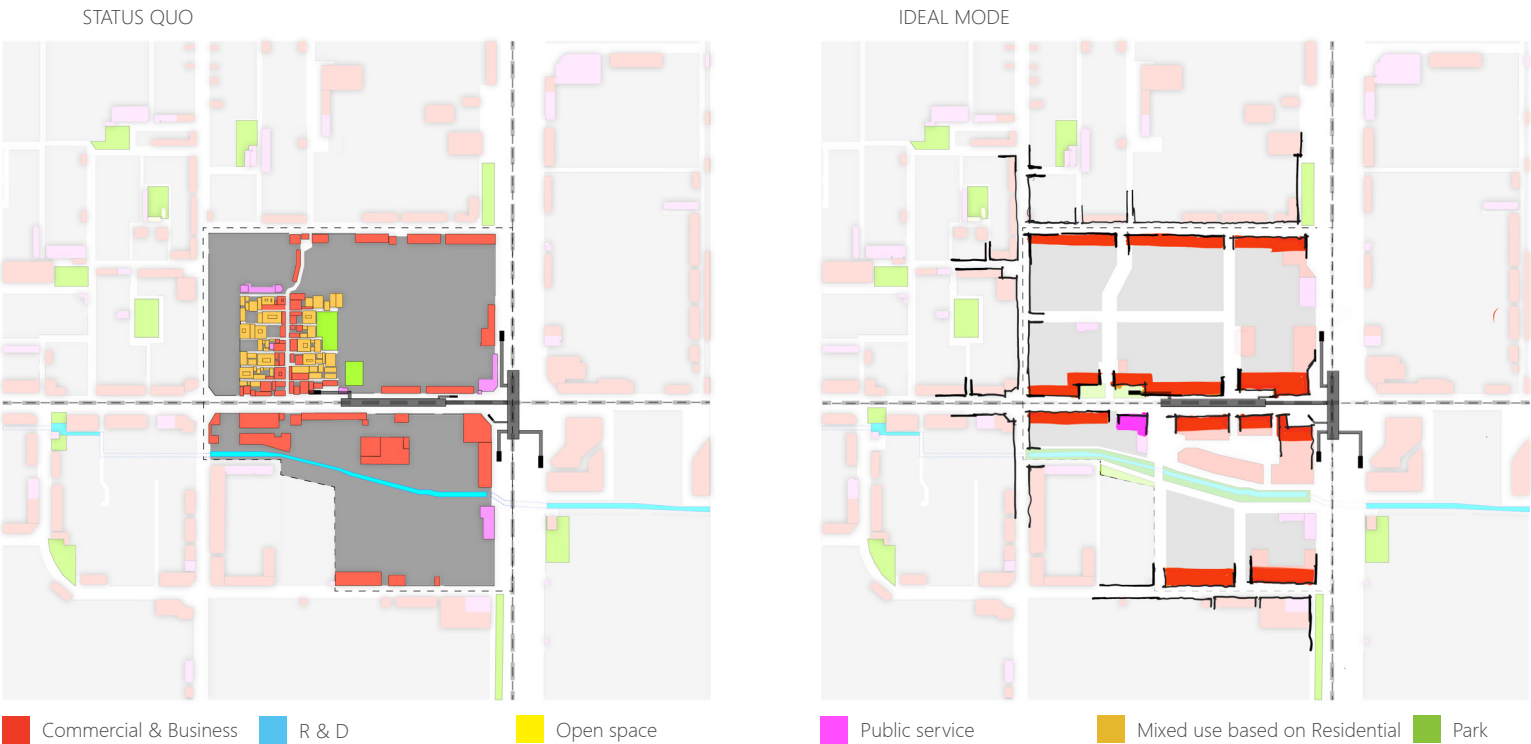
Figure. 1.2.2. Strategy 01: comparison between status quo and the proposed mode for developing

COMMERCIAL SPACE   RETAIL SHOPS   PUBLIC FACILITIES   STREET OPEN SPACE   COMMUNITY SERVICES
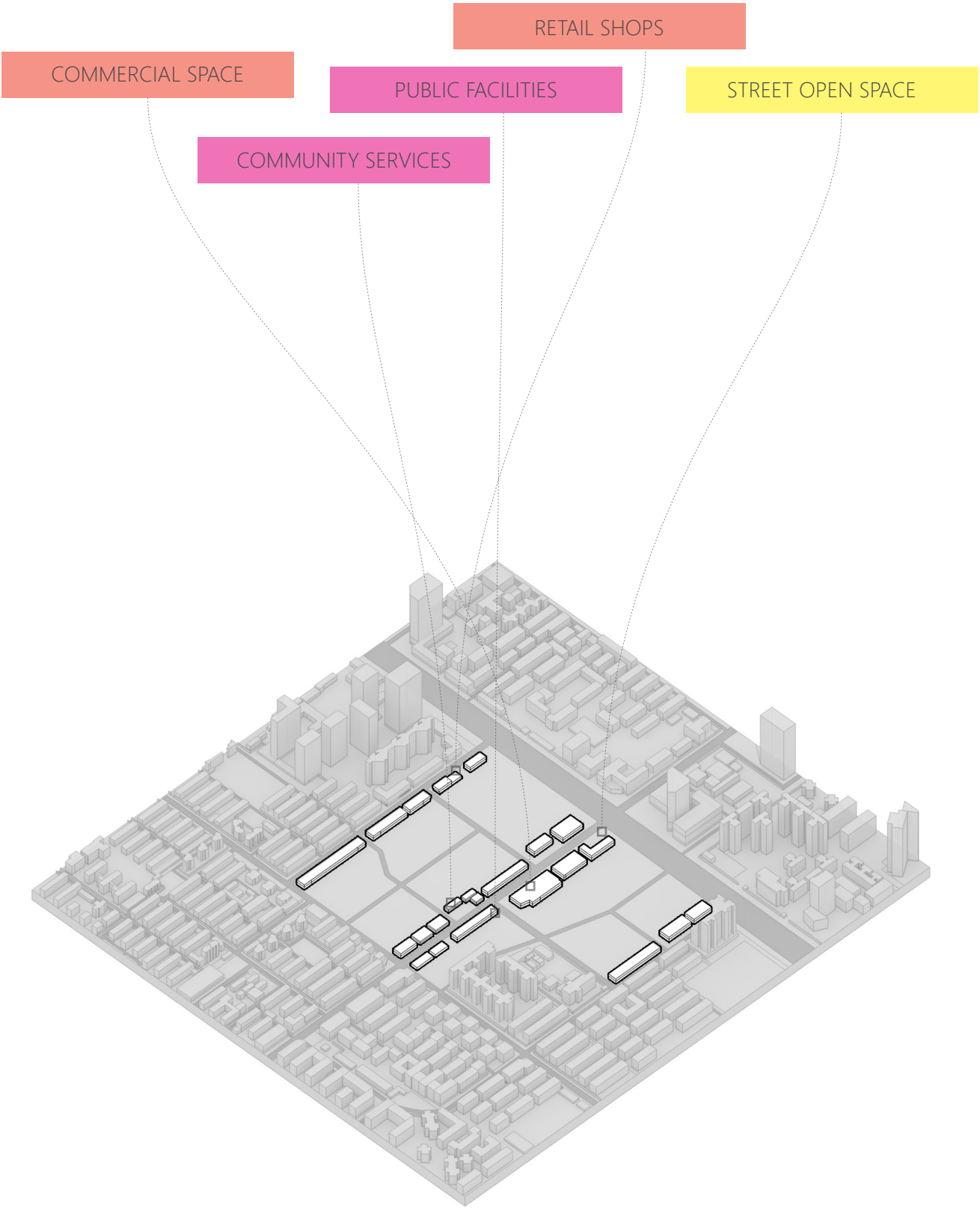
Figure. 1.2.3. The possible result of spatial generation with services by strategy 01
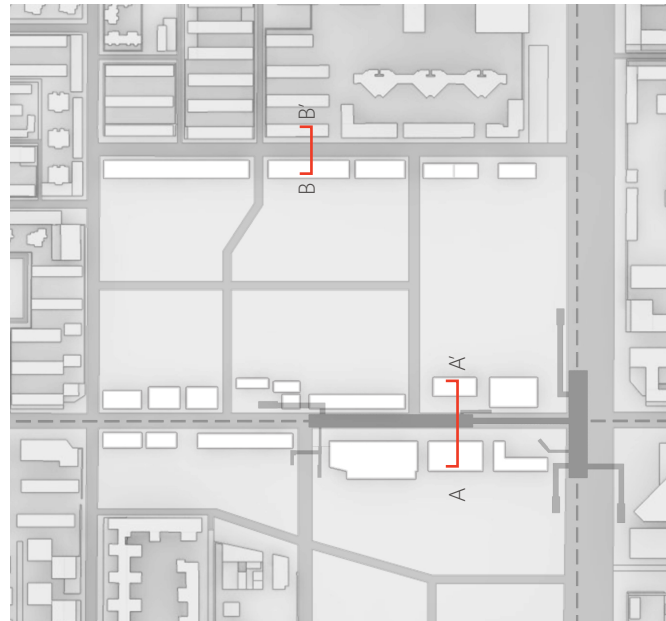
EFFECTS

The extending of the scenes of local public lifestyle
(S03/T01, T02/ R02, R04, R05)

Section BB'

4M 7-9M   4-5M

3M

3M

4M

4M

T01   S03   T02   R02   R04   R05
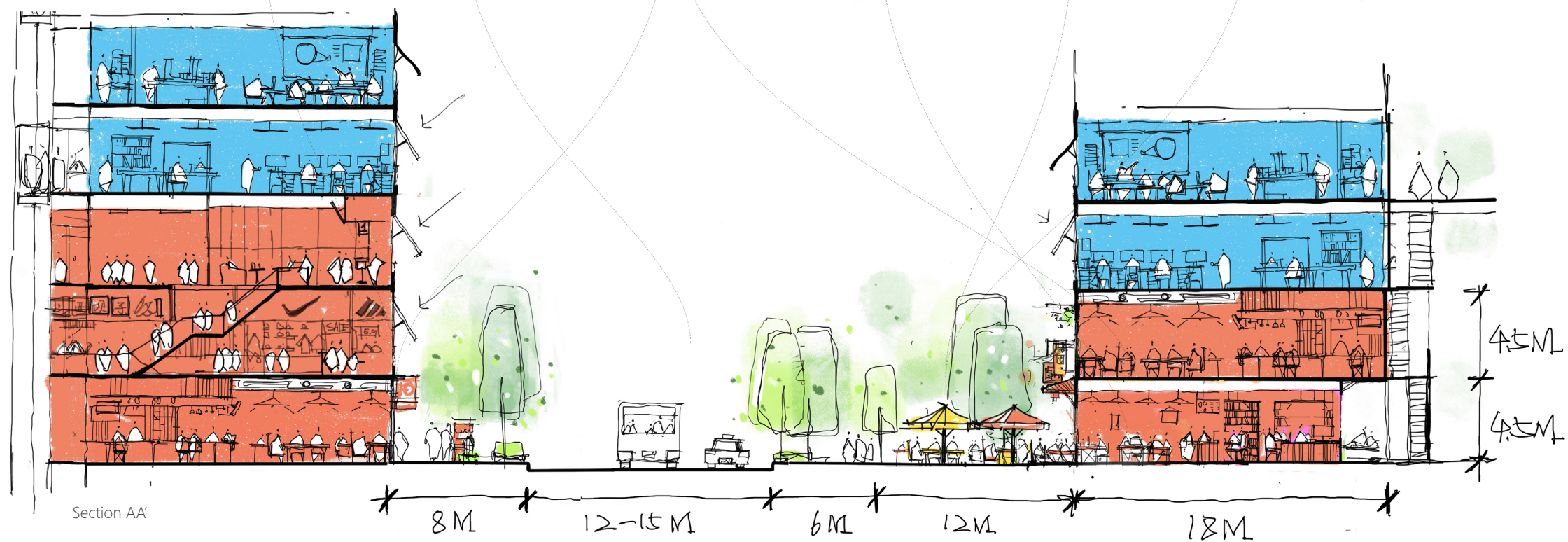
Figure. 1.2.4. The sections with scenes exteded by strategy 01

Section AA'

8M   12-15M   6M   12M   18M

4.5M

4.5M

Residential

Community Service

R & D Studio

Commercial

It is still easy to find these mobile vendors with cheap food even after regeneration, and this is almost the same as before. What's even better is that the open space along the streets is larger and more friendly to these small businesses.

Ah, see? The street is till there! With these new spaces and services, the street still feels like Chengdu style. Look those people enjoying the coolness and the food oustside the restaurant! That is what I like since I was your age and what Chengdu streets shoud be.

The street is better and more open with this cylcle lane! What is the best is that you can feel the living atmosphere while cycling.

See, this kind of alley is very common in the inner city especially in communities. After regeneration, the structure and atmesphere of this street stay almost the same, so that these alleys can still perform as the extension of streets providing flexible and affordable living services.

Figure. 1.2.5. The street view with the local public life scenes established by strategy 01

Extending - Strategy 02

AIM

Rebuilding the cluster of rich lifestyle scenes based on the original high level of mixed use and dense living alleys, in a way of better adaptability, flexibility with better connection with open space, to extend the accessibility, affordability, public characteristics and provide the foundation of diversity of both public and commercial service.

THEORY

OPEN CITY, COMPACT CITY, PLACEMAKING, PARK CITY

The Open City   The Compact City

(Urban design)
INSTRUMENT

Placemaking

ADDITIONAL LENS

The Park City

WHERE

In the middle of the site,

OBJECT

On the original space of the shantytown,

FOUNDATION

Based on the built metro entrance, original hybridity of small community parks, open spaces, and public facilities, and affordable characteristics,

MEASURE

Extending the original way the spatial structure and service were organized and grew, setting a highly mixed-use, open and flexible cluster with affordable housing as the main body, with public service, commercial service and retails in it. It is an open city cluster where the organization of services can change over time according to the needs.

STATUS QUO

IDEAL MODE

■ Commercial & Business   ■ R & D   ■ Open space   ■ Public service   ■ Mixed use based on Residential   ■ Park
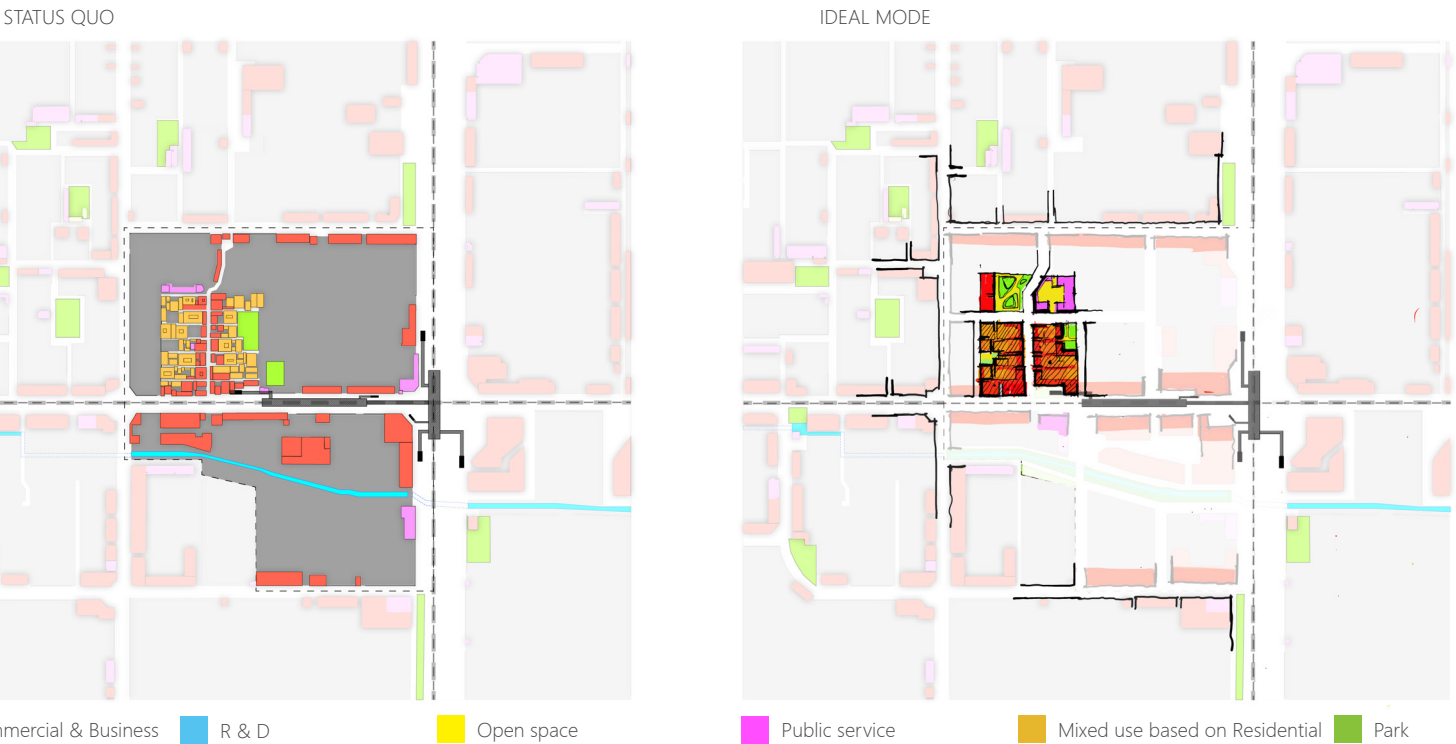
Figure. 1.2.6. Strategy 02: comparison between status quo and the proposed mode for developing

SMALL OFFICES & HOME OFFICES   RETAIL SHOPS

SMALL COMMUNITY PARKS   PLANNED KINDERGARTEN   AFFORDABLE HOUSING

COMMUNITY SERVICES   SMALL ALLEYS

Figure. 1.2.7. The possible result of spatial generation with services by strategy 02

EFFECTS

The extending of the scenes of local public lifestyle
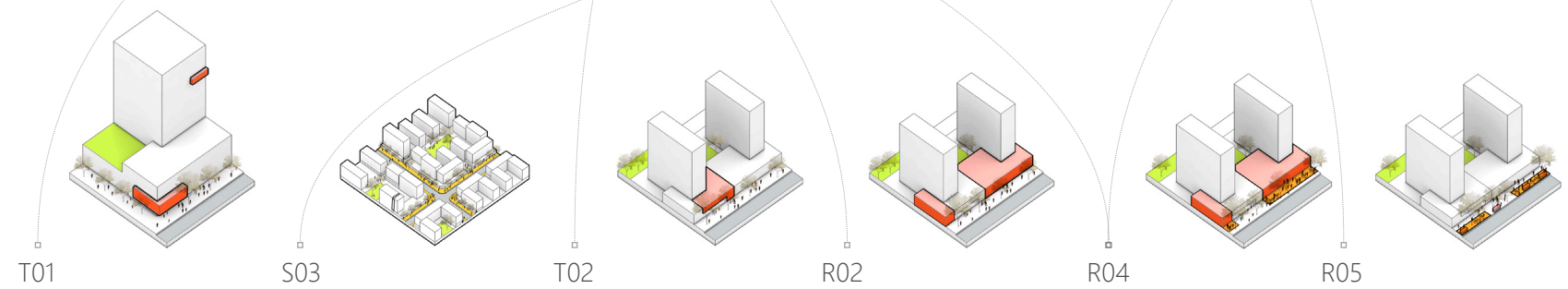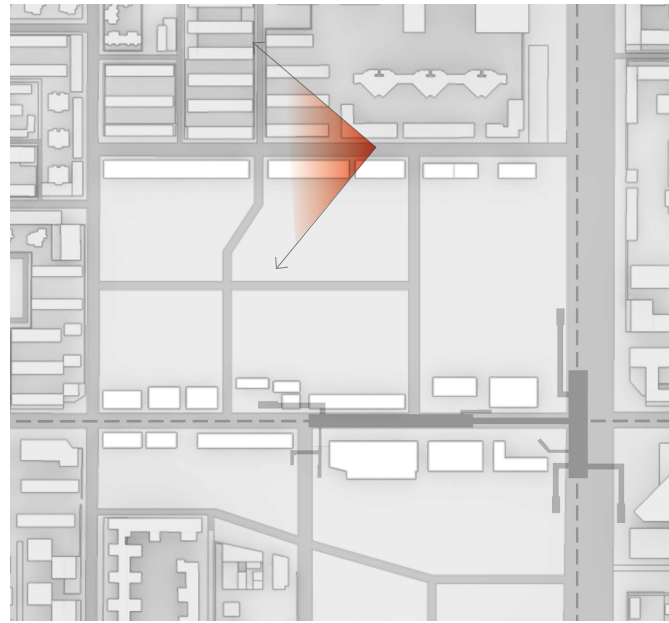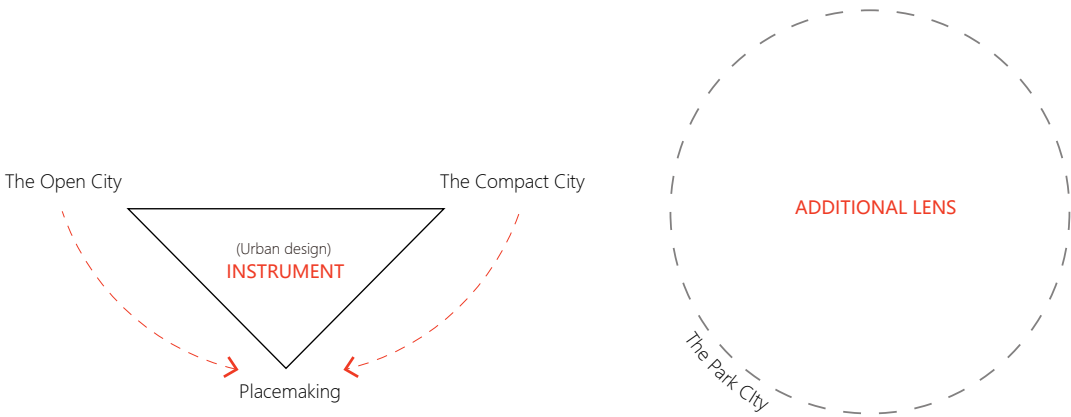(S04 /P04/ T02 / R02, R04, R05)

R04   T02   R05   S04   R02   P04
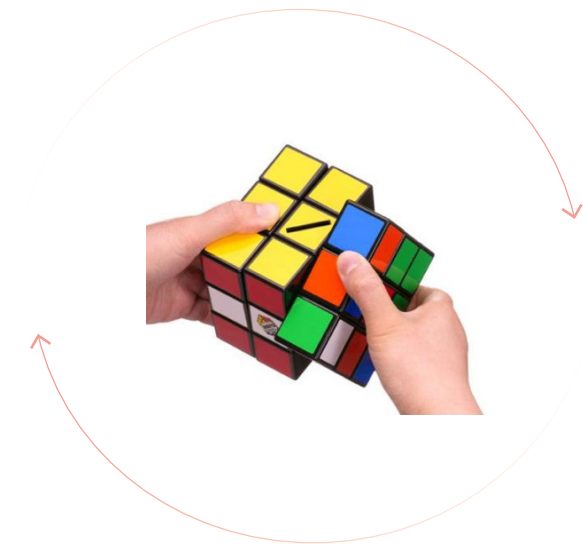
Figure. 1.2.8. The sections with scenes extended by strategy 02

Residential

Community Service

R & D Studio

Commercial

Condition 02

3M

3M

Figure. 1.2.9. The street view with the local public life scenes established by strategy 02

Flourishing - Strategy 03

AIM

Strengthening the accessibility and public characteristics of parks, streets, and other public and commercial service, by using an integral way of organizing the open spaces and metro station entrances, to extend and provide the foundation of diverse scenes of the local public lifestyle.

THEORY

OPEN CITY, COMPACT CITY, PLACEMAKING, PARK CITY

The Open City   The Compact City

(Urban design)
INSTRUMENT

Placemaking

ADDITIONAL LENS

The Park City

WHERE

Around two metro stations,

OBJECT

In the most closely connected four plots,

FOUNDATION

Taking the metro station entrances as centers of accesses, based on the open blocks of business and commercial uses as well as the green belt along the water in the plan tested in the BUSINESS AS USUAL,

MEASURE

Establishing a comprehensive core of public life services based on the principles of transport oriented development (TOD) and park oriented development (POD), providing a larger scale park well connected with both the metro station entrances and the surroundings.

STATUS QUO

IDEAL MODE

RETAIL SHOPS

OPEN COMMERCIAL BLOCK

PUBLIC FACILITIES

OPEN SPACE + PLATFORM

GREEN BELT WITH WATER

COMMUNITY SERVICES

R & D COMPLEX

A LARGE PARK

■ Commercial & Business   ■ R & D   ■ Open space   ■ Public service   ■ Mixed use based on Residential   ■ Park

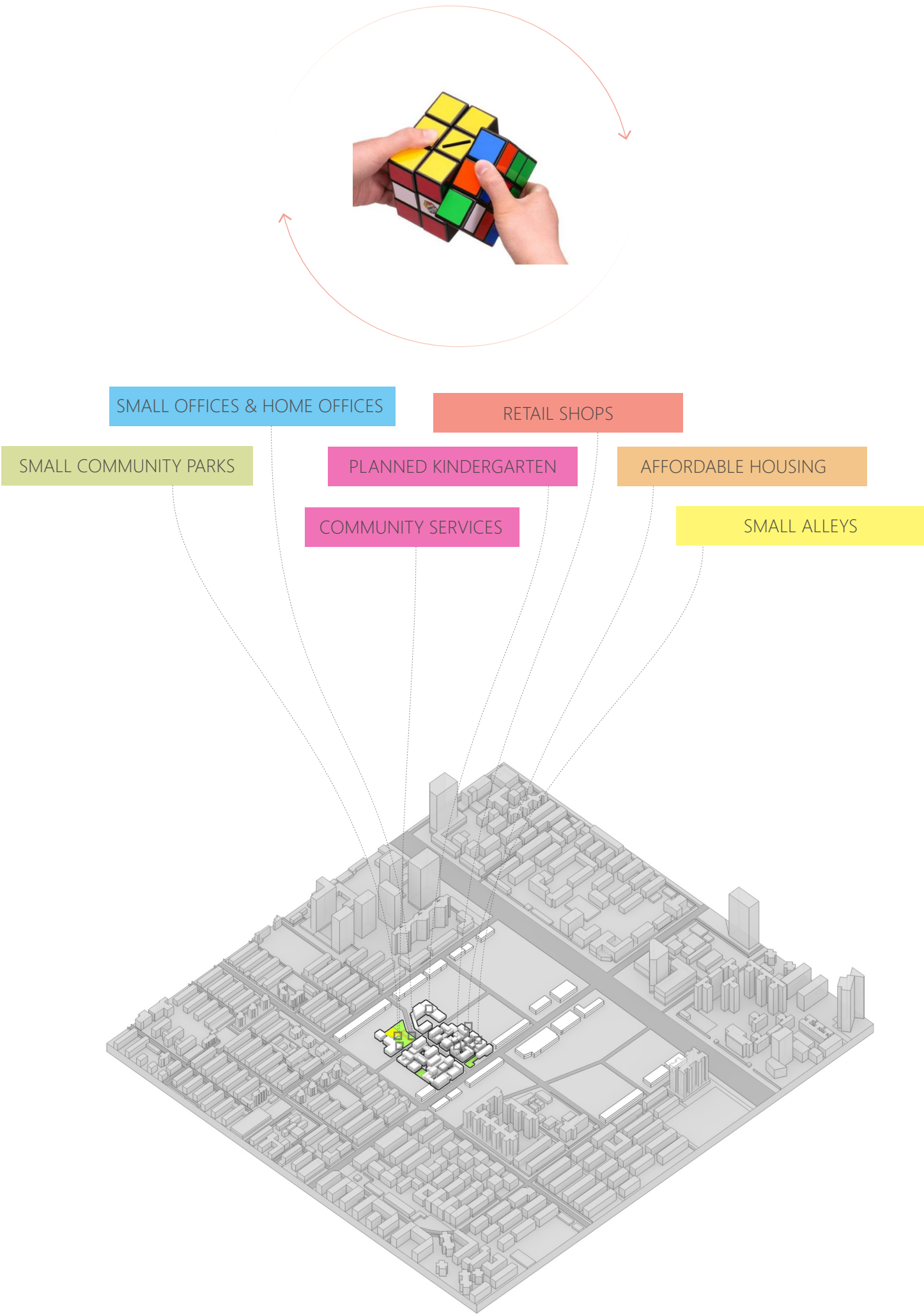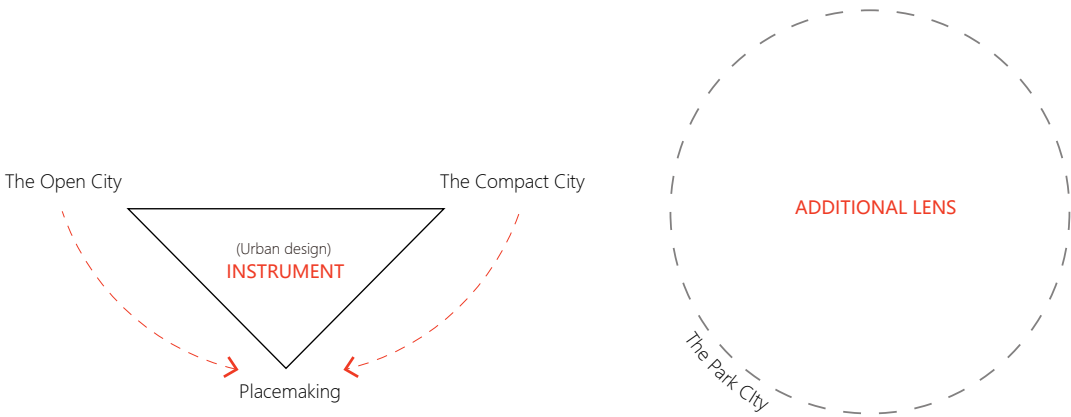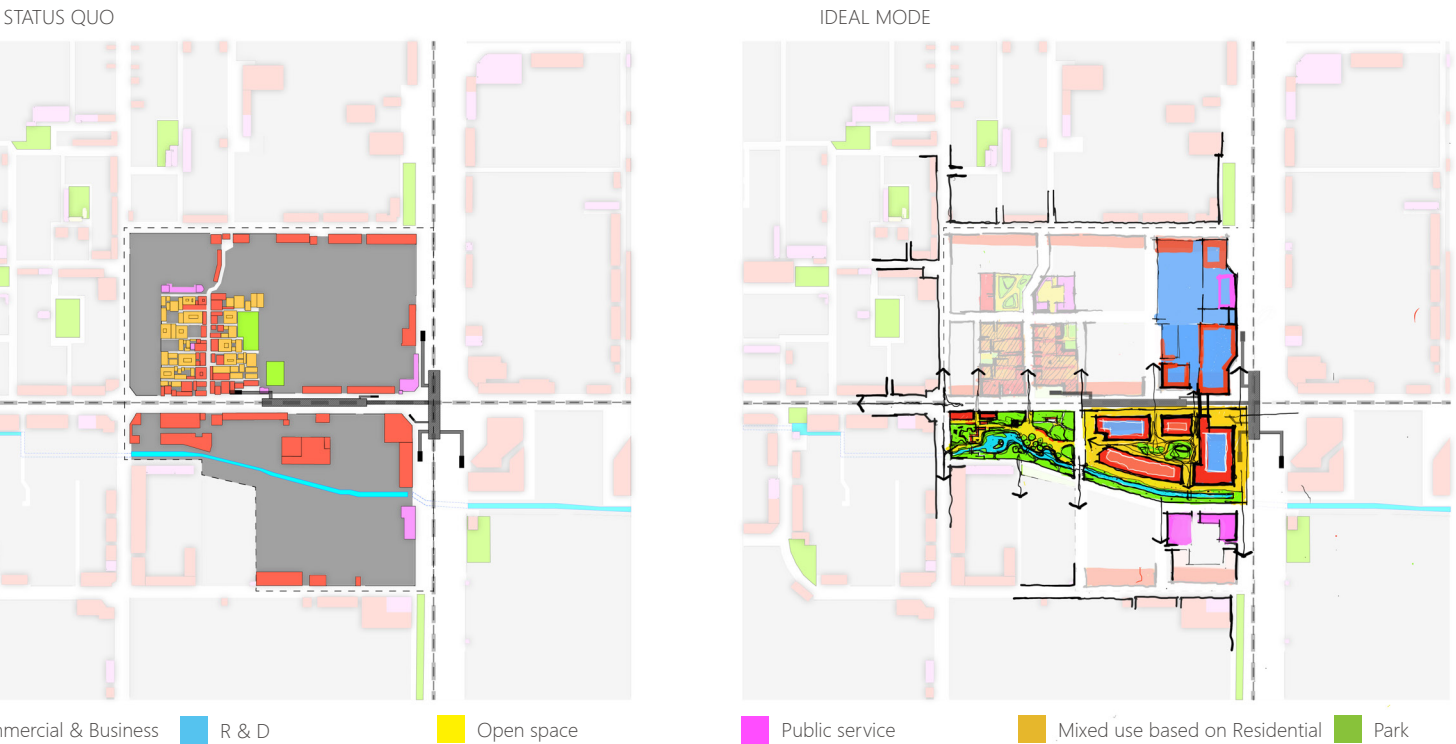Figure. 1.2.10. Strategy 03: comparison between status quo and the proposed mode for developing

Figure. 1.2.11. The possible result of spatial generation with services by strategy 03
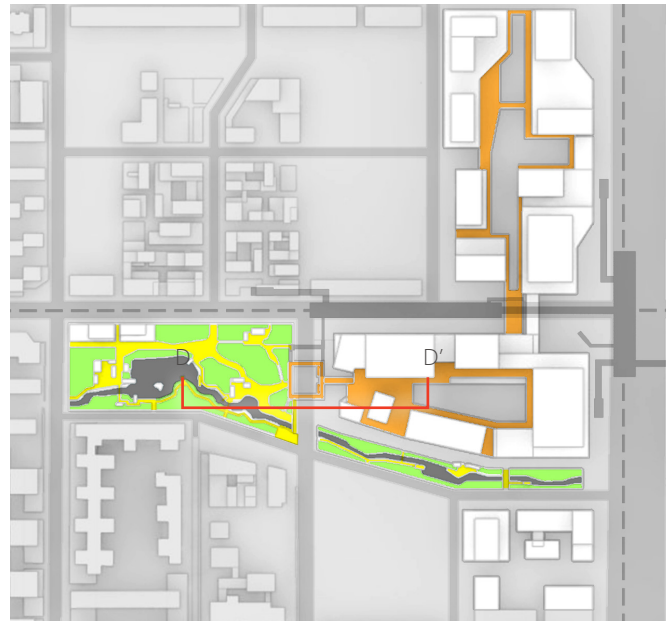
EFFECTS

The flourishing of the scenes of local public lifestyle (S01/ P03, P04/ T01, T02, T05/ R01)

4M   11M.   4M   18M

Figure. 1.2.12. The sections with scenes flourished by strategy 03

T05   P03   T02   P04   T01   R01   S01

Facility & Public Space

Green Space

Water

Commercial

Section DD'

4M   11M.   4M   18M

4M

4.5M

4.5M
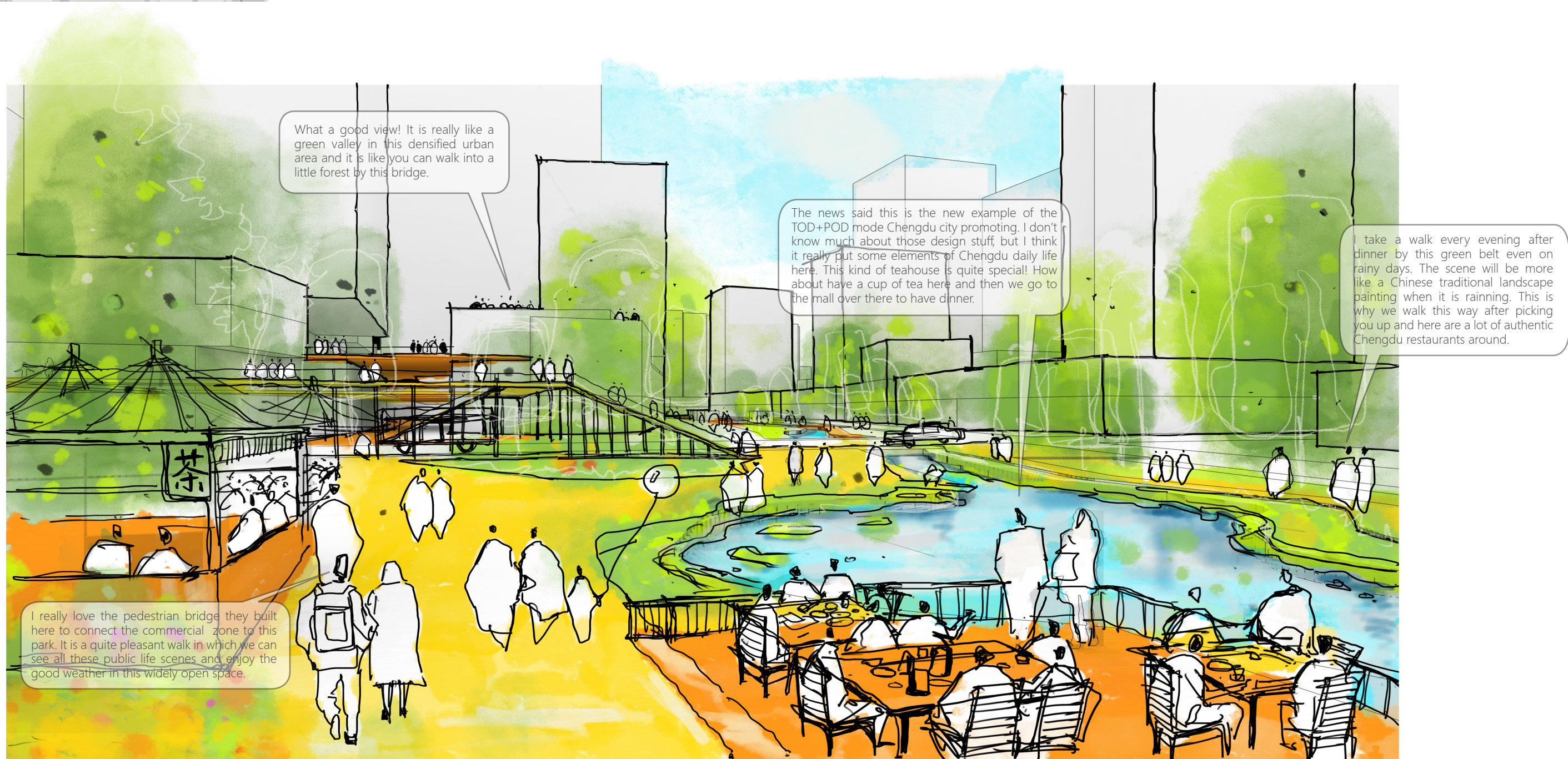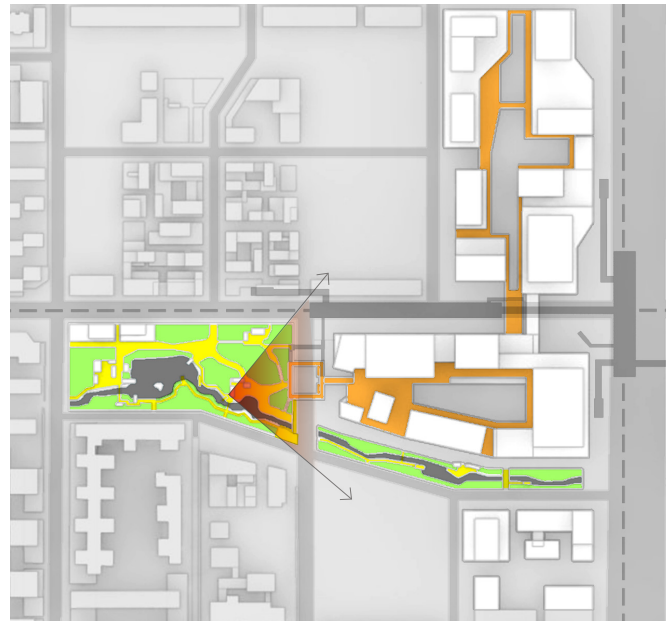
Figure. 1.2.13. The street view with the local public life scenes established by strategy 03

Flourishing - Strategy 04

AIM   Strengthening the accessibility and public characteristics of parks, streets, and other public and commercial service, by building the connection between internal living streets and structural streets with open spaces along functional street walls, to extend and provide the highly open and flexible foundation of diverse scenes of the local public lifestyle.

THEORY   OPEN CITY, COMPACT CITY, PLACEMAKING, PARK CITY

The Open City   The Compact City

(Urban design)
INSTRUMENT

Placemaking

ADDITIONAL LENS

The Park City
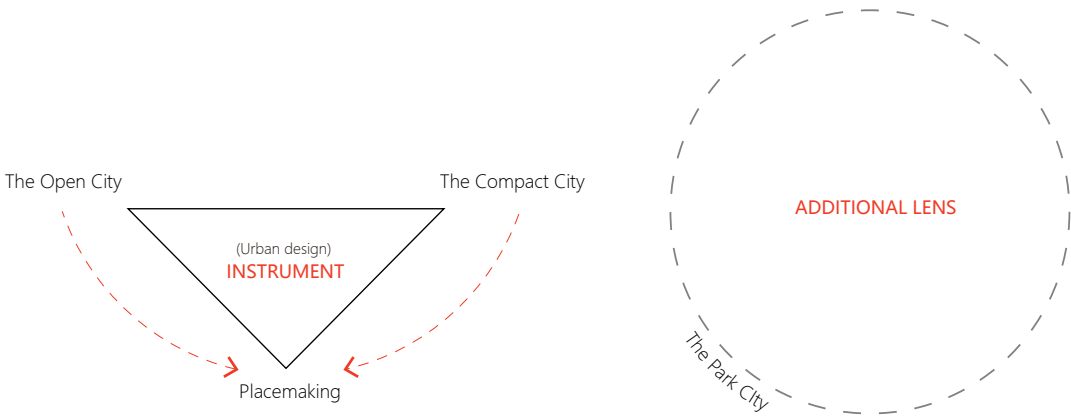
WHERE   Along the grid of rest internal streets,

OBJECT   On the borders of the rest plots,

FOUNDATION   Based on the open space of the streets, which can provide connections with the TOD and POD core of public life services,

MEASURE   Ensuring the mixed use with commercial and public services on the borders of these blocks, setting continuous functional street walls with highly mixed-use, open and flexible spaces, with affordable housing as the main body, with public service, commercial service and retails in them. They are open city streets where the organization of services can change over time according to the needs.

STATUS QUO   IDEAL MODE

■ Commercial & Business   ■ Public service   ■ Mixed use based on Residential   ■ Park
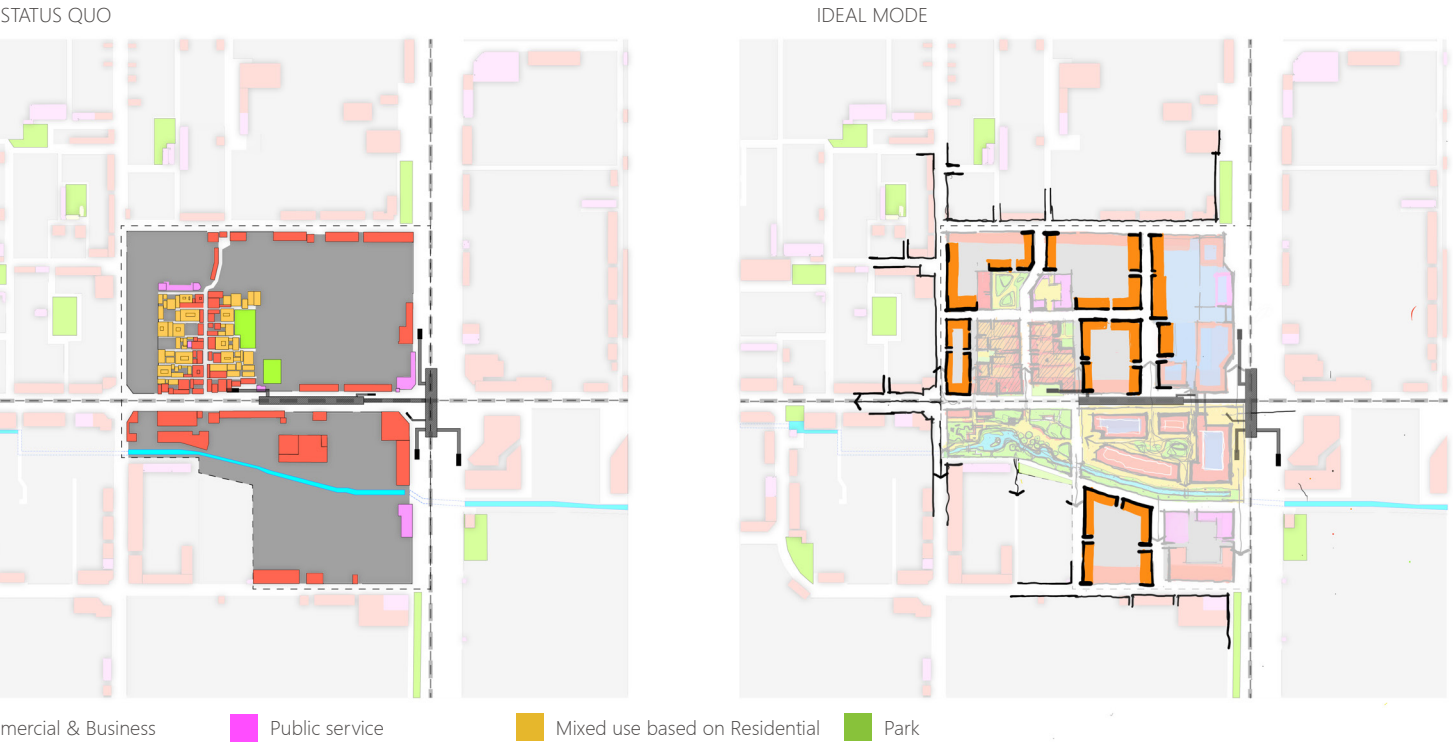
Figure. 1.2.14. Strategy 04: comparison between status quo and the proposed mode for developing

SMALL OFFICES & HOME OFFICES   RETAIL SHOPS

COMMERCIA SPACE   PUBLIC FACILITY   AFFORDABLE HOUSING
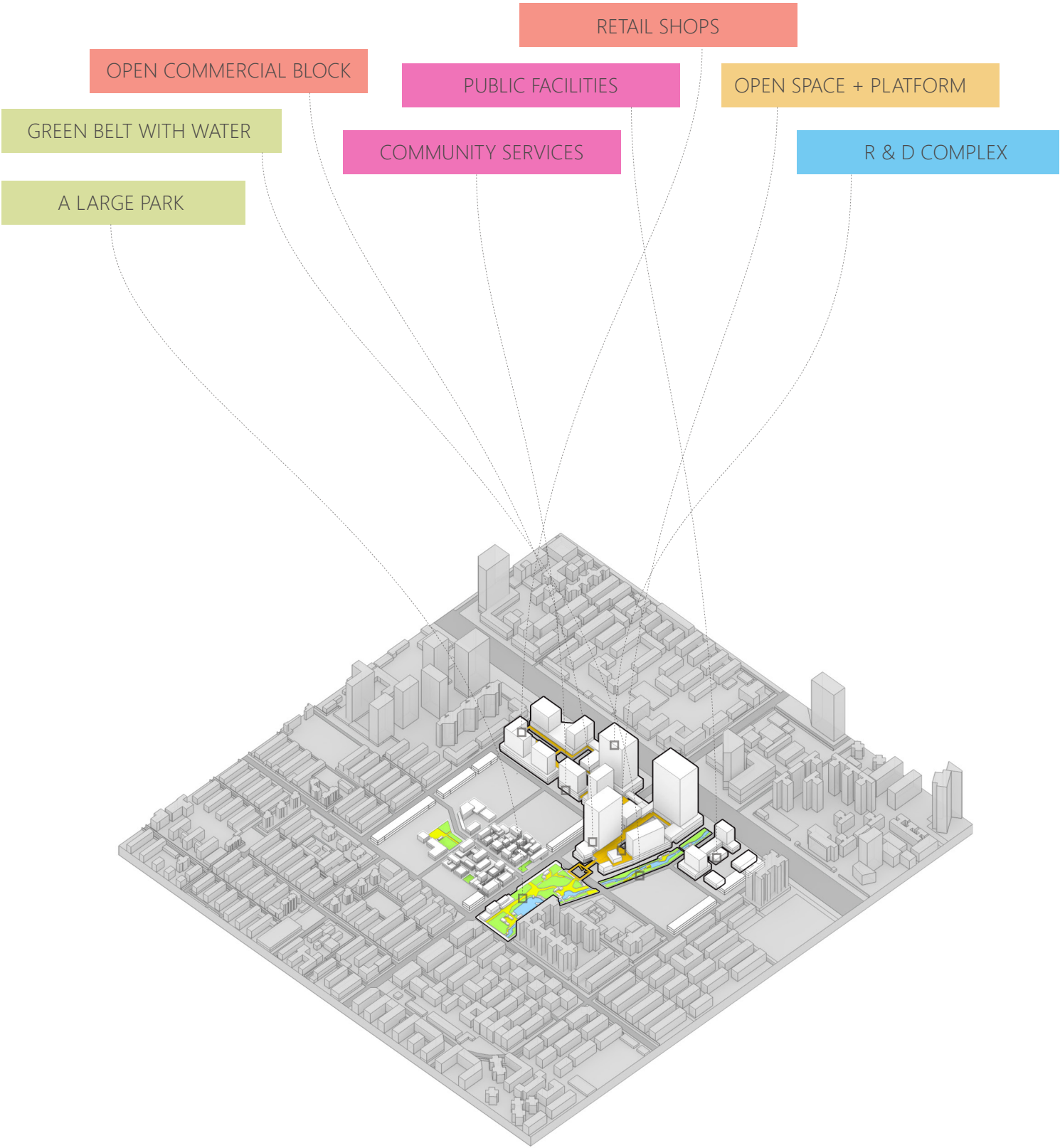
COMMUNITY SERVICES
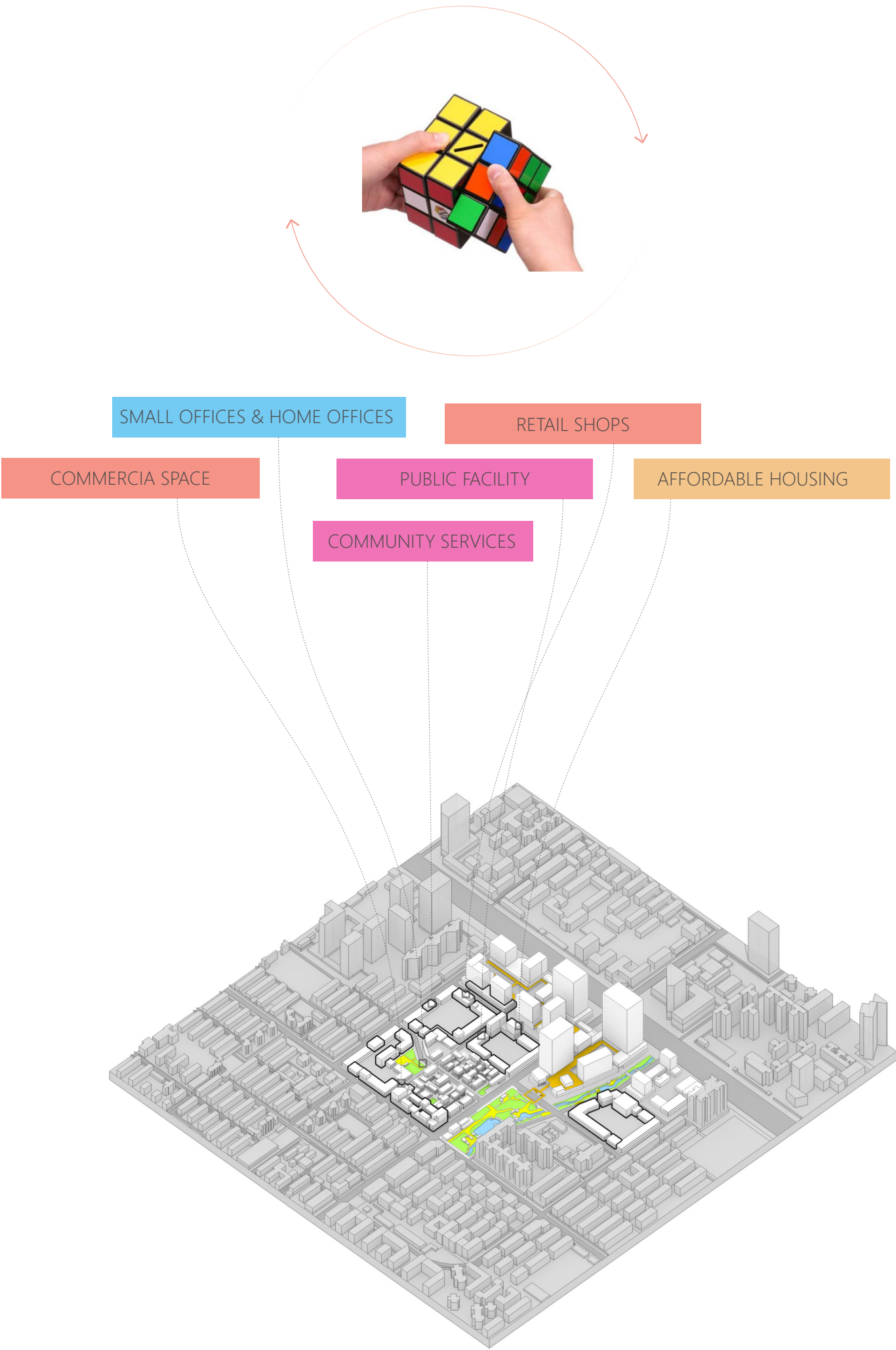
Figure. 1.2.15. The possible result of spatial generation with services by strategy 04

EFFECTS

The flourishing of the scenes of local public lifestyle
(S03/ T02/ R02, R04, R05)
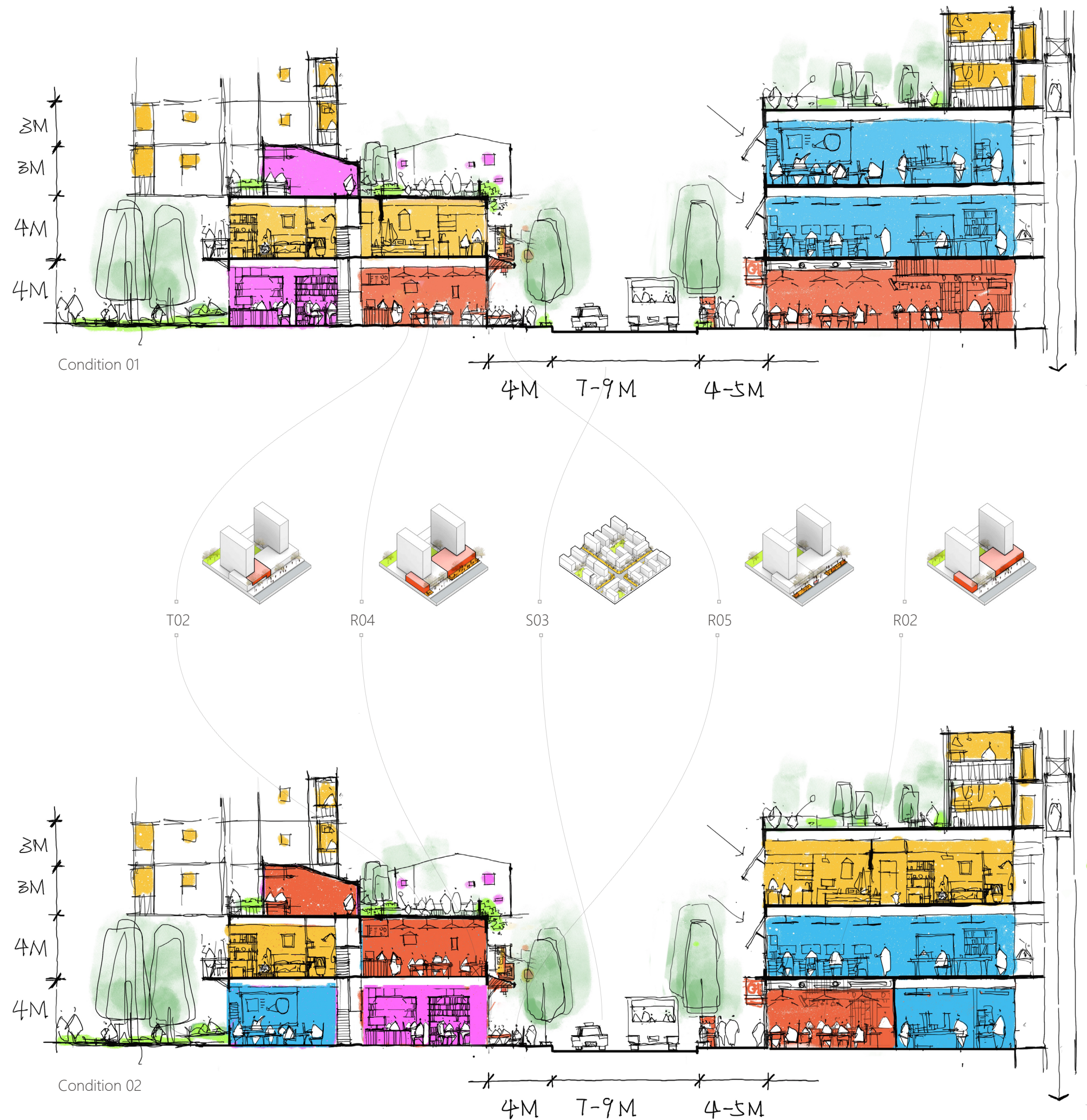
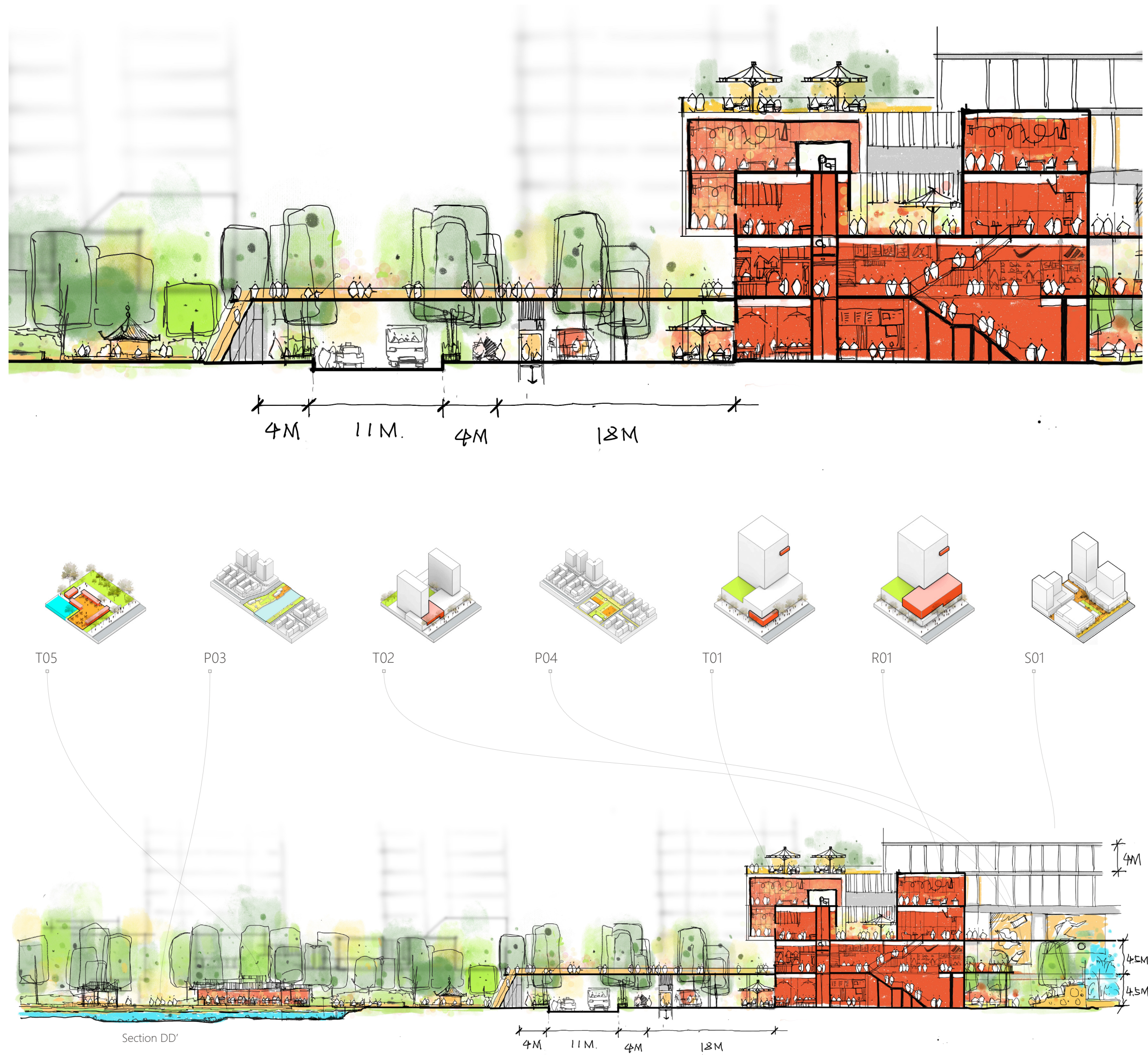Figure. 1.2.16. The sections with scenes flourished by strategy 04

Residential

Community Service

R & D Studio

Commercial

Condition 01

3M
3M
4M
4M

4M   7-9 M   4-5M

T02   R04   S03   R05   R02

Condition 02

3M
3M
4M
4M

4M   7-9 M   4-5M

Seems tasty! After exercise I will have the same dish. It became so convenient for people working in this R & D cluster like me to solve the daily needs, and the best is that all of these are very local and diverse instead of just starbucks and McDonald's.

The *lonely planet* says right here we can find some authentic Chengdu street food after 6:00 PM when it is allowed to extend the commercial zone to the pedestrian area.

创智时代: 办公室招租
INNOVATION SPACE

After moving my crew here, not only the rent of office is cheaper but also with more local public life atmosphere. This is refreshing and relaxing.

Alright, this might be the place. The news says that here are some new spaces transformed from affordable housing to commercial use. With these offices and communities around I think it is good to settle my teahouse business on this street.

Figure. 1.2.17. The street view with the local public life scenes established by strategy 04

1.3 Structure

With all the strategies mentioned above, an urban design structure can be formed (fig. 1.3.1), and the spatial generation process (fig. 1.3.2) along with strategies can form one possible result (fig. 1.3.3) of the structure.

1.4 Design Testing

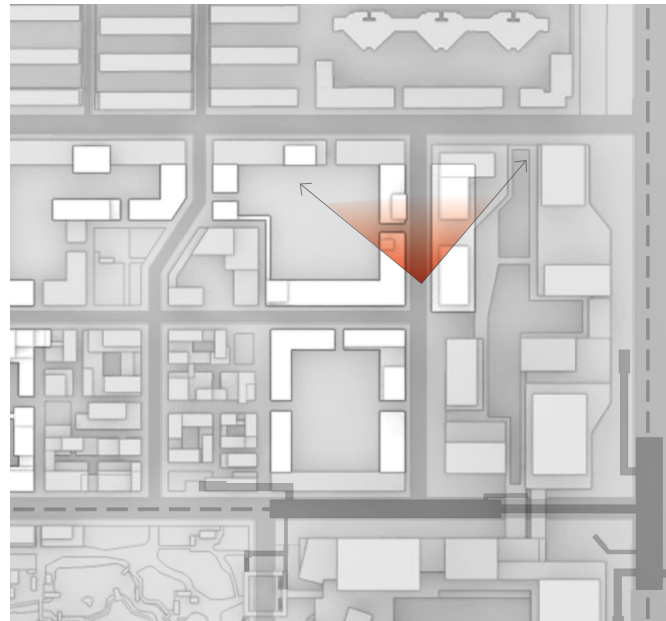The result of the urban design structure can form a base for the design testing of the left parts. Therefore, two scenarios are proposed, using different forms and density, which are reasonable in the business as usual for projects of demolish and rebuild in Chengdu city. Because the urban forms close to the ground floor have been already carried out by the strategies, the main differences for these two scenarios are the form, height and location of high-rise buildings with different floor space index (FSI). The testing results are as follow.

■ Open space
■ Commercial & Business
■ Mixed-use based on residential
■ Public service
■ R & D
■ Green areas
■ Water

URBAN DESIGN STRUCTURE

SPATIAL GENERATION

ONE POSSIBLE RESULT OF THE STRUCTURE

■ Open Space
■ Platform Connection
□ Buildings
■ Metro
■ Green Space
■ Water
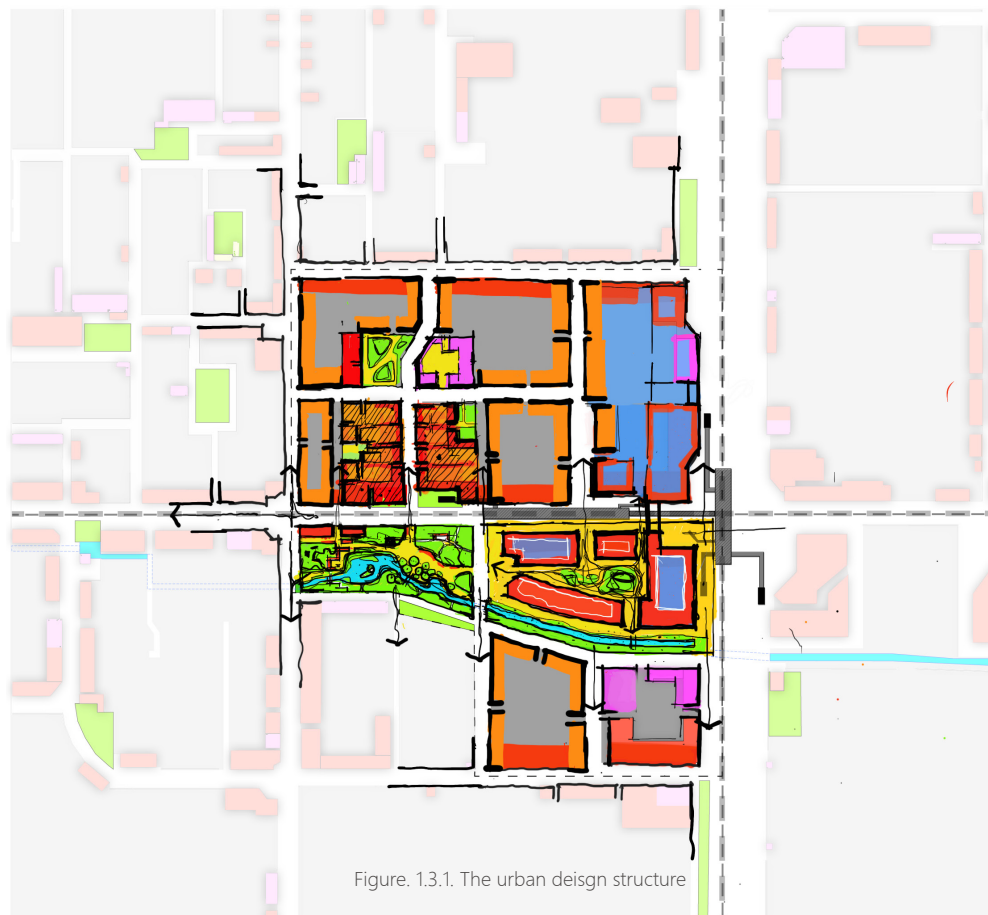

Figure. 1.3.1. The urban deisgn structure
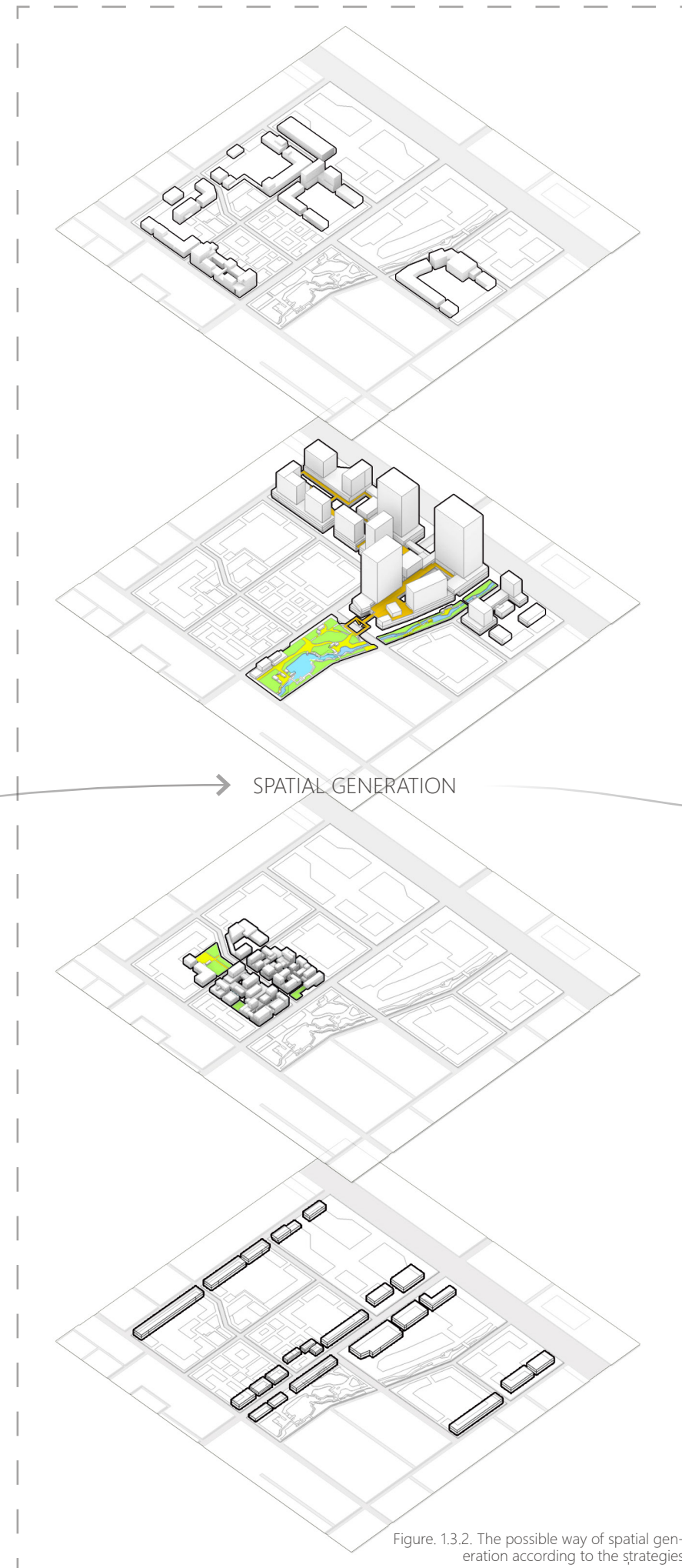
Figure. 1.3.2. The possible way of spatial generation according to the strategies

Figure. 1.3.3. The result based on the spatial generation process

Design Testing - Middle（FSI 3.6）

The residential buildings in this scenario are slab-type apartment, which can be located inside and on the borders of the blocks. With the FSI 3.6, which could be a middle level of developing intensity in this type of projects in Chinese mega cities, the form and height of high-rise buildings can be better accommodated with the surroundings.

In this scenario, the scenes of the local public lifestyle can be well extended and flourished (fig. 1.4.1).
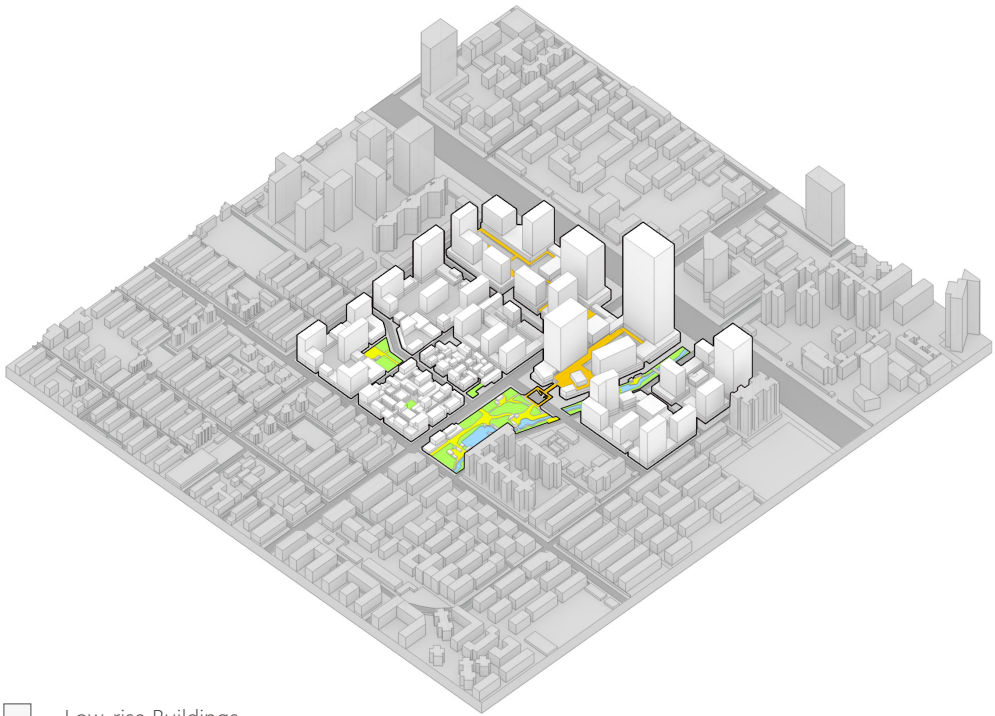
- ☐ Low-rise Buildings
- ☐ High-rise Buildings

Figure. 1.4.2. The possible developing result in the scenario - middle

☐ The extended and strengthend type

☐ The newly appearing and flourished type

Figure. 1.4.1. The scenes realized in the scenario

Design Testing - High（FSI 4.5）

The residential buildings in this scenario are towers, which can be located on the borders of the blocks. With the FSI 4.5 (the same as the level of the case studied as the business as usual), which could be a high level of developing intensity in this type of projects in Chinese mega cities.

In this scenario, the scenes of the local public lifestyle can also be well extended and flourished (fig. 1.4.3).

☐ Low-rise Buildings
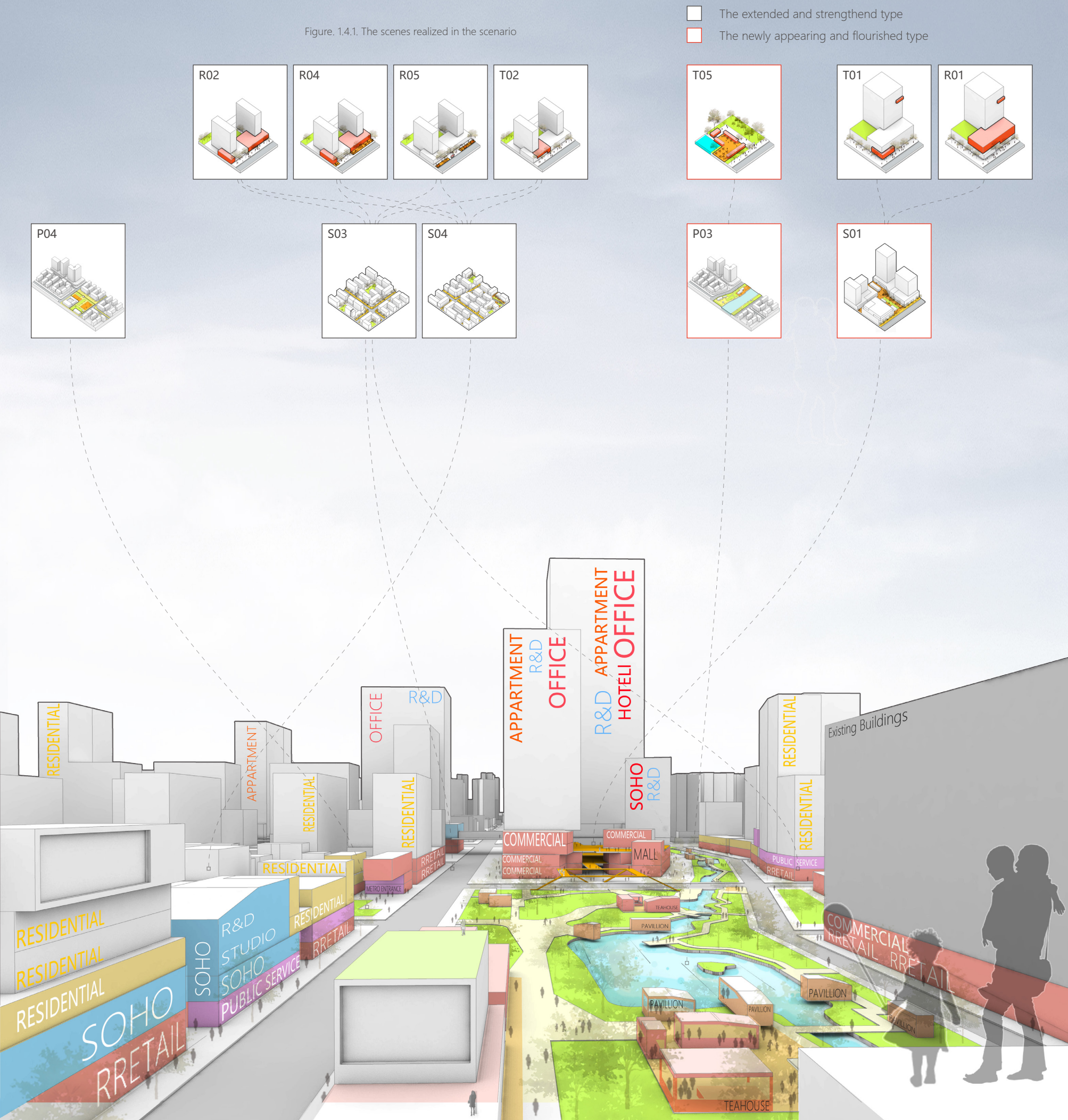
🟥 High-rise Buildings

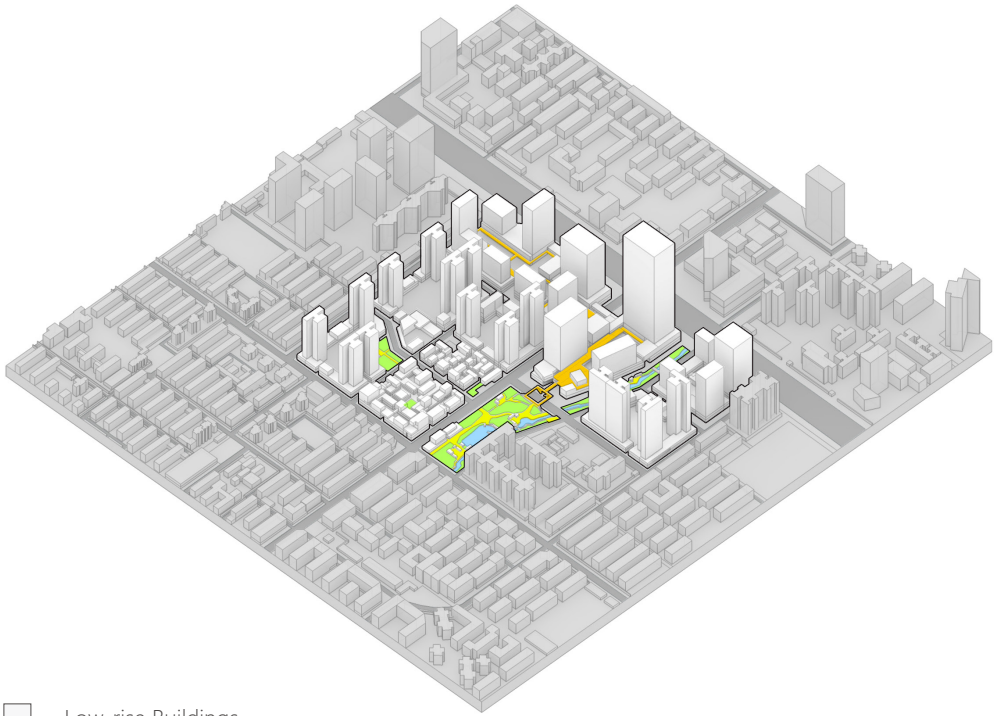Figure. 1.4.4. The possible developing result in the scenario -high

☐ The extended and strengthend type

🟥 The newly appearing and flourished type

Figure. 1.4.3. The scenes realized in the scenario

2.5 Performance Assessment

To make sure the goal proposed in the vision can be really realized by these strategies, the overall performance has been assessed by the lifestyle model again on both testing results of the two scenarios.

It has been found that the performance of the strategies can be really ideal. With the comparison of the assessment results of the status quo, the business as usual, and the ideal mode by the strategies, the goal of extending and flourishing can be well achieved (fig. 1.5.1). The existing

types of scenes can be extended and strengthened, and new types can appear based on the way of reorganizing the space and service in the strategies.

Also, neither of two scenarios really has impacts on the newly appearance of scenes and the extension of

existing scenes. The reason is that after the strategies, actions shaping the results have already been settled, and the property development by developers in terms of the spatial scales and intensity has been put after this.

STATUS QUO

STATUS QUO

BUSINESS AS USUAL

BUSINESS AS USUAL
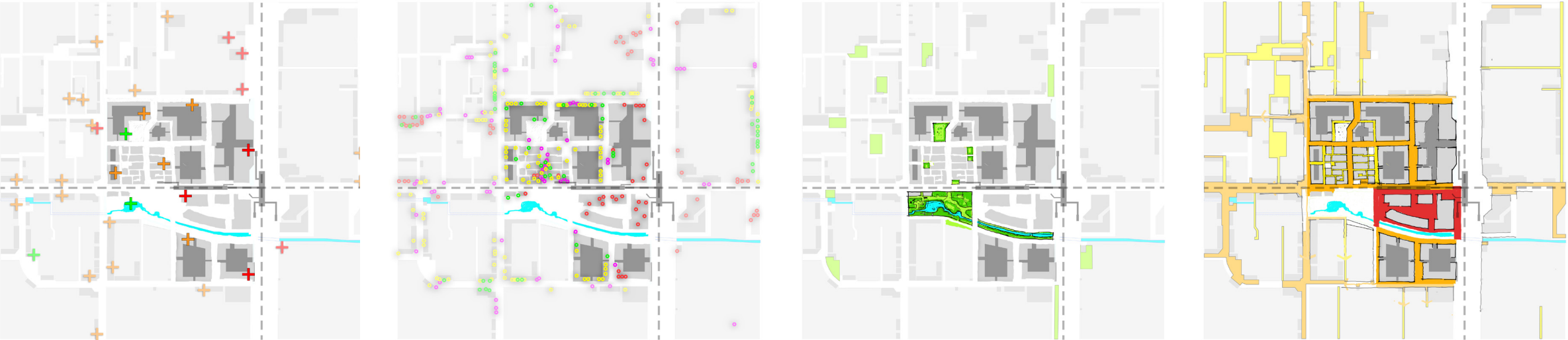
IDEAL MODE

IDEAL MODE

Figure. 1.5.1. The assessmen result comparison

Legend:
- New type, appearing strong
- New type
- Strengthened type
- Extended type
- Non-existing type
- Weakened type

2. Institutionalization

The institutionalization of these strategies is very essential in terms of planning and governance to make sure the feasibility of the way of urban design.

Although the performance of strategies mentioned above can be ideal, but to ensure the effectiveness of these strategies, it is not enough to only give interventions in terms of urban design, because some of them have challenged the business as usual of urban regeneration about demolish & rebuild. To figure out how to ensure the feasibility of the urban design strategies by using tools from planning and governance, four things have been done.

Firstly, the issues might be caused by these interventions in practice have been clarified. Secondly, the relationship between actors and powers related to "pillars" of space, service and people have been figured out. Thirdly, the need of strategies in terms of planning and governance have been worked according to the system of actors and powers.

2.1 Issues

Issues would be caused mainly by two reasons according to knowledge about urban regeneration practice in China and from interviews of professionals working in the field of real estate development and management. The first reason is that these strategies are based on the perspective of lifestyle rather on the complex of interests, and there is no specific agent of this public interest. The second is that strategy 01 and 03 are promoting the non-commercial development of low intensity, which is not conventional in the existing urban developing mode. In this case, four main issues would appear and specified in the diagram on the right.

2.2 Actors & Powers

There are five main actors: the local government, urban developers, planners & designers, local culture and social paradigm. They have been located into three groups according to the powers they have influencing the pillars. Based on these, the system of actors & powers have been worked out fitted in the lifestyle model. Details are illustrated in figure 2.2.2.
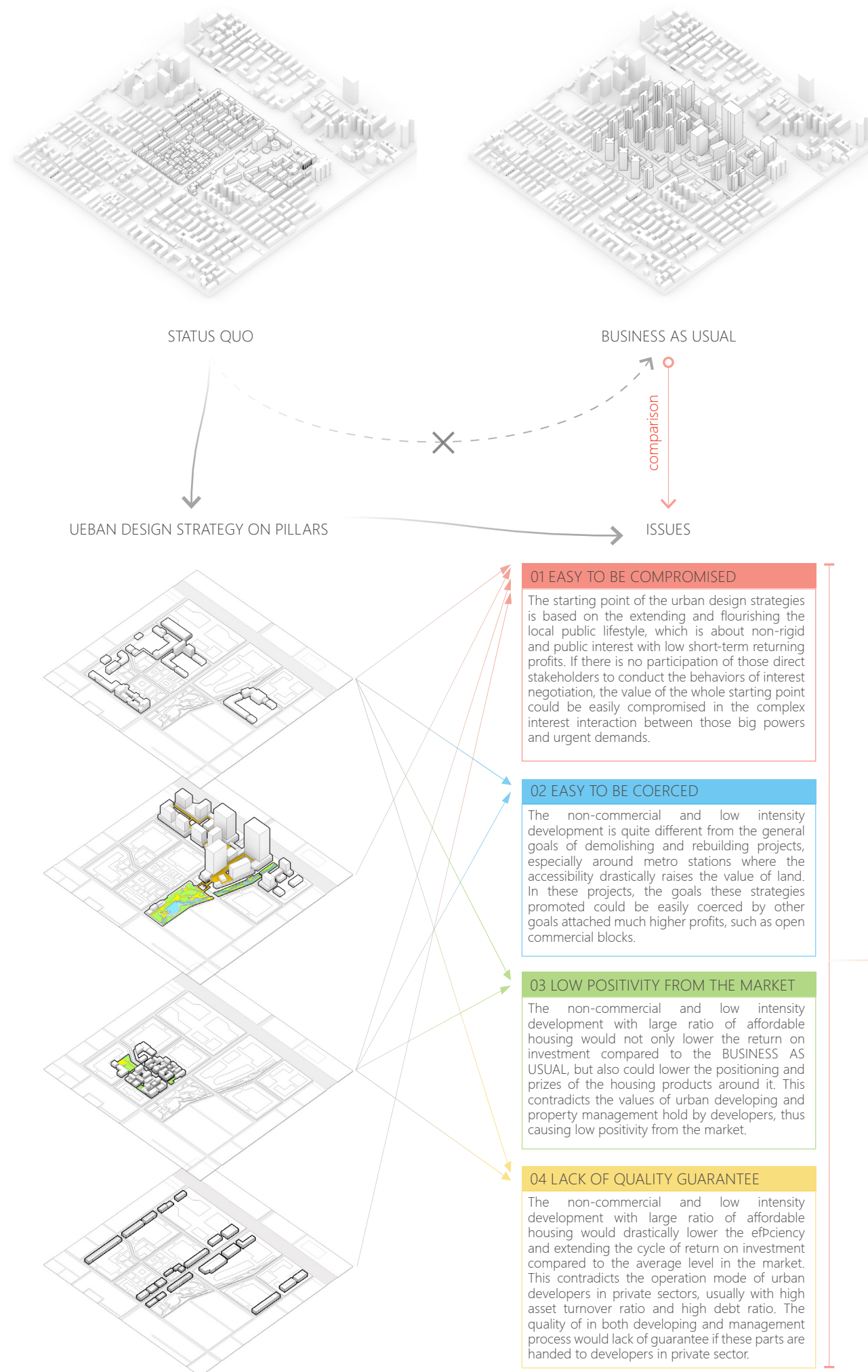

STATUS QUO

BUSINESS AS USUAL

UEBAN DESIGN STRATEGY ON PILLARS

ISSUES

comparison

01 EASY TO BE COMPROMISED
The starting point of the urban design strategies is based on the extending and flourishing the local public lifestyle, which is about non-rigid and public interest with low short-term returning profits. If there is no participation of those direct stakeholders to conduct the behaviors of interest negotiation, the value of the whole starting point could be easily compromised in the complex interest interaction between those big powers and urgent demands.

02 EASY TO BE COERCED
The non-commercial and low intensity development is quite different from the general goals of demolishing and rebuilding projects, especially around metro stations where the accessibility drastically raises the value of land. In these projects, the goals these strategies promoted could be easily coerced by other goals attached much higher profits, such as open commercial blocks.

03 LOW POSITIVITY FROM THE MARKET
The non-commercial and low intensity development with large ratio of affordable housing would not only lower the return on investment compared to the BUSINESS AS USUAL, but also could lower the positioning and prizes of the housing products around it. This contradicts the values of urban developing and property management hold by developers, thus causing low positivity from the market.

04 LACK OF QUALITY GUARANTEE
The non-commercial and low intensity development with large ratio of affordable housing would drastically lower the efbciency and extending the cycle of return on investment compared to the average level in the market. This contradicts the operation mode of urban developers in private sectors, usually with high asset turnover ratio and high debt ratio. The quality of in both developing and management process would lack of guarantee if these parts are handed to developers in private sector.

Figure. 2.2.1. Possible issues might be caused by using the strategies proposed

USER

SOCIAL RITUALS

LIFESTYLE

PLACE

PEOPLE

SERVICE

FUNCTION MECHANISM

SPACE

Need — PILLAR — Diversity

Characteristic — PILLAR — Diversity

Destination — Land-use — PILLAR — urban forms — Specall constructs — Affordability / Accessibility

Consumption preference & Leisure choices

Management Governance

POWER

for need

ACTORS & POWERS

Assessment & Approval Development Planning & Design

Local culture & Social Paradigm

Developer Government

ACTORS

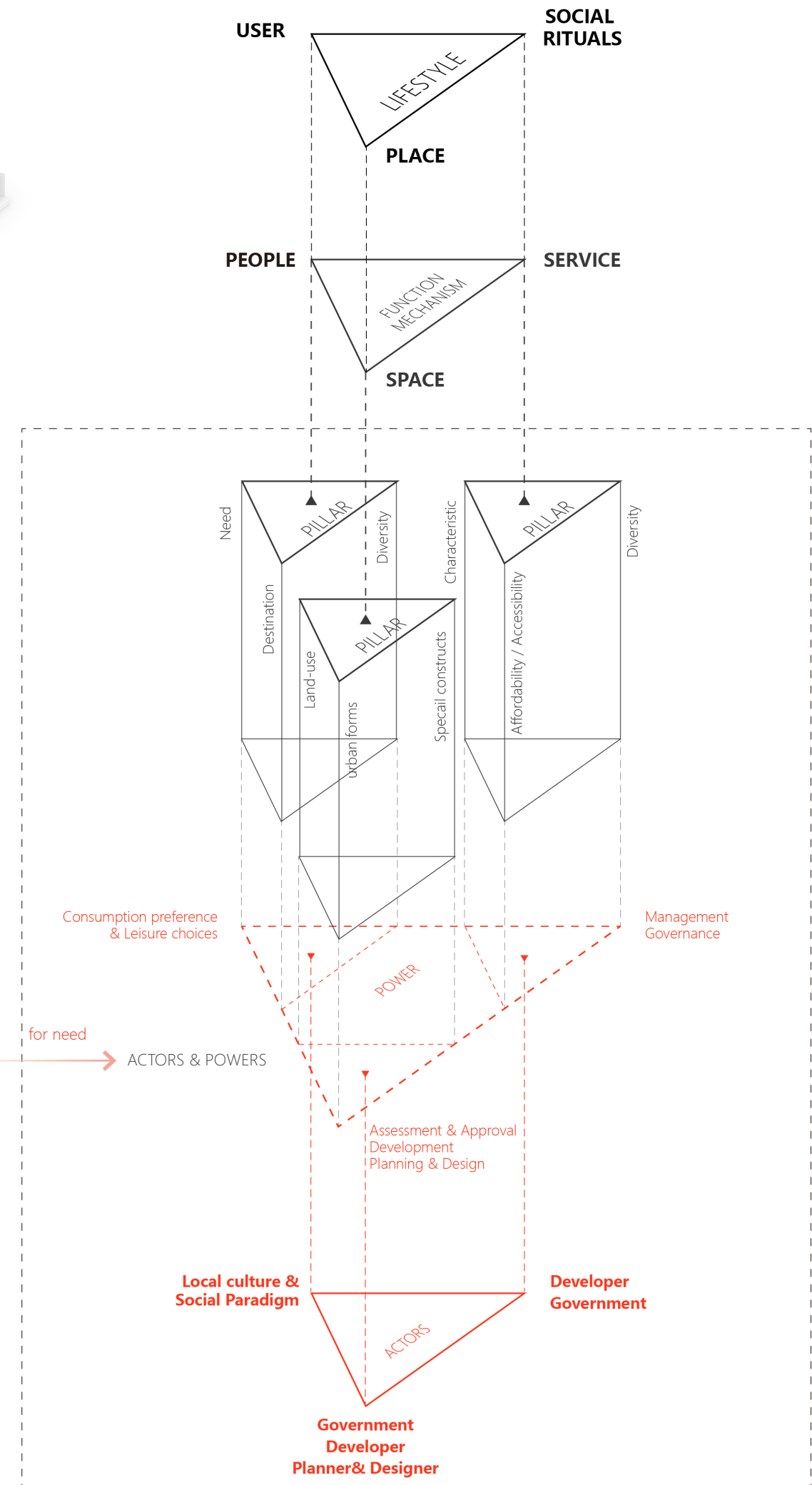Government Developer Planner& Designer

Figure. 2.2.2. The actors & powers system underneath the lifestyle model

2.3 The Need of Intervention

To sum up, all urban design strategies are related to issue 01, and issues 02, 03 and 04 are all mainly caused by the strategy 01 and 03. After having figured out the issues on strategies, the issue-related actors and powers are found through the actors & powers system. It has been found that each issue can be related to different actors and powers or mainly to specific power pathways. The results are as follow.

Issue 01 is related to local culture and social paradigm and their power influence on consumption preference and leisure choices underneath the pillar of people.

Issue 02 is only related to the powers of two actor groups underneath the pillars of space and service. One includes the powers on assessment & approval of the local government, property development of developers, and design & planning of designers and planners. The

other includes the power on management of developers and the power on governance of the local government.

Issue 03 is related to the local government and developers both underneath the pillars of space and service and their powers on assessment & approval, property development influencing space as well as powers on governance and management influencing service.

Issue 04 is only related to actors which are developers underneath the pillar of space, developers and the local government underneath the pillar of service.

Based on the relevance between actors, powers and the issues, the needs of interventions from planning and governance can be figured out (fig. 2.3.1) and located to the model (fig. 2.3.2).

ISSUES ON URBAN DESIGN STRATEGY

ACTORS & POWERS

NEED

PLANNING & GOVERNANCE INTERVENTIONS
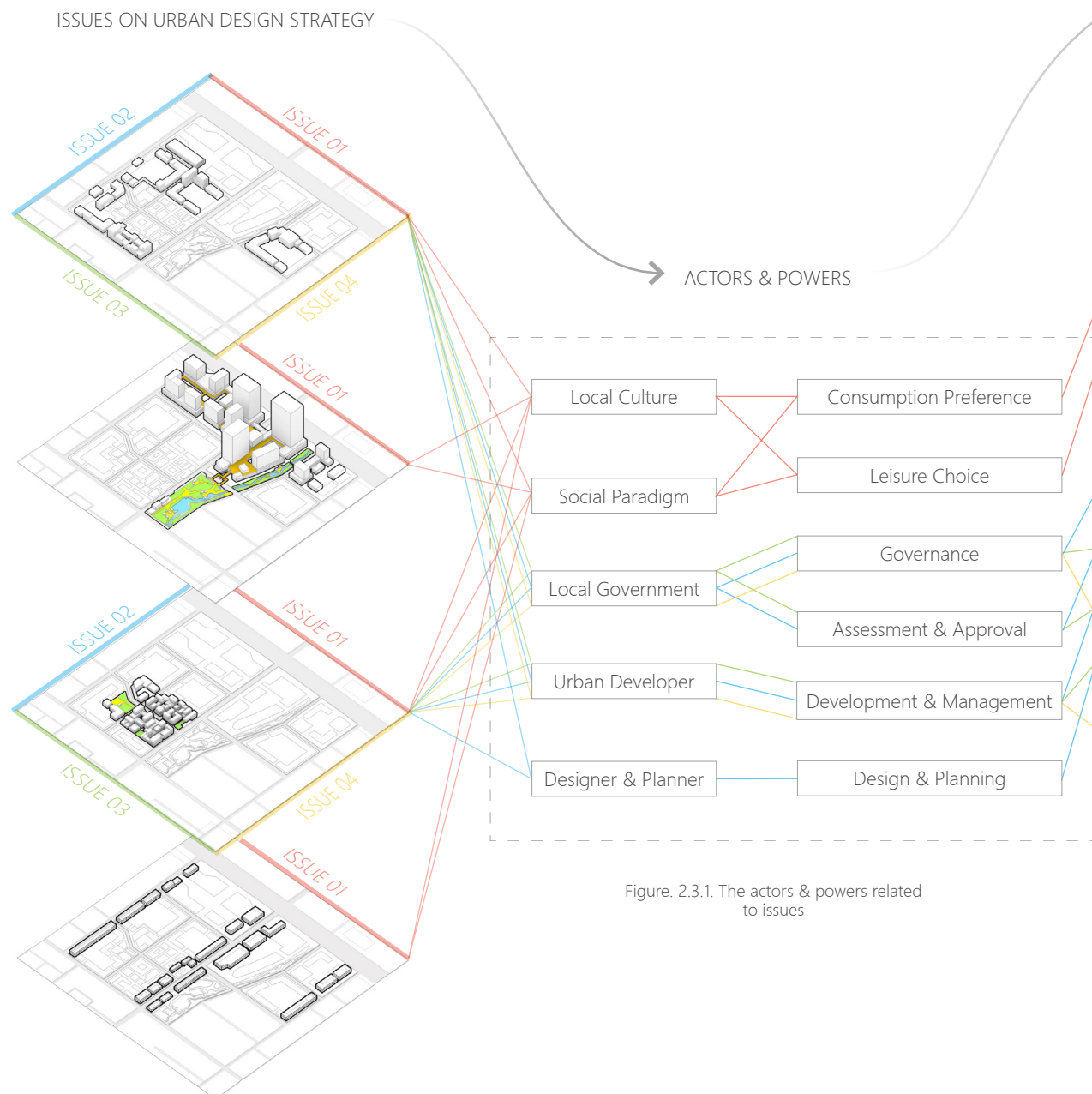
01 LOCAL EMPOWERMENT

To avoid the public interest being compromised in the complex checks and balances of power, a group of specific agents representing the public interest of the local culture and social paradigm need to be established. Also, this group need to be empowered with the right of negotiation in specific urban regeneration projects, balancing the powers from the other two groups.

02 MANDATORY PROVISIONS

To avoid the unconventional goals which is different from the BUSINESS AS USUAL in the project being coerced, interventions need to be given on the power pathway of planning & design, assessment & approval of space, and also on those of management and governance of service based on space. These interventions need to be involved in the way of mandatory provision.

03 ENCOURAGEMENT & COMPENSATION

To ensure there is enough potential profit space for urban developers so that they can be motivated, there is a need of an encouragement & compensation mechanism apart from rigid interventions introduced by the government. Also, the relevant interest based on the standards being met need to be guaranteed by the government in the assessment and approval process.

04 PUBLIC SECTOR PRIORITY & SUPPORT

Because of the possible limitation of quality guarantee in developing and management by developers in the private sector, there is a need of priority to choose developers in the public sector to develop and manage relevant parts in the project. Also, the government need to support the development of these developers by providing education, training and technology resources, to improve their competitiveness in the market competition and set models to their counterparts in private sectors.

Figure. 2.3.1. The actors & powers related to issues
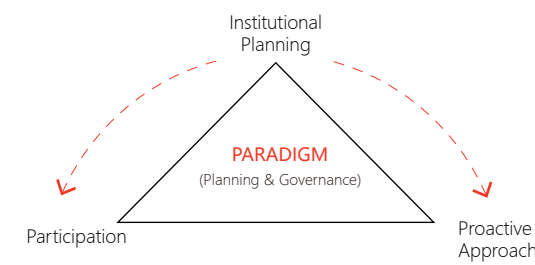
Figure. 2.3.2. The location of interventions
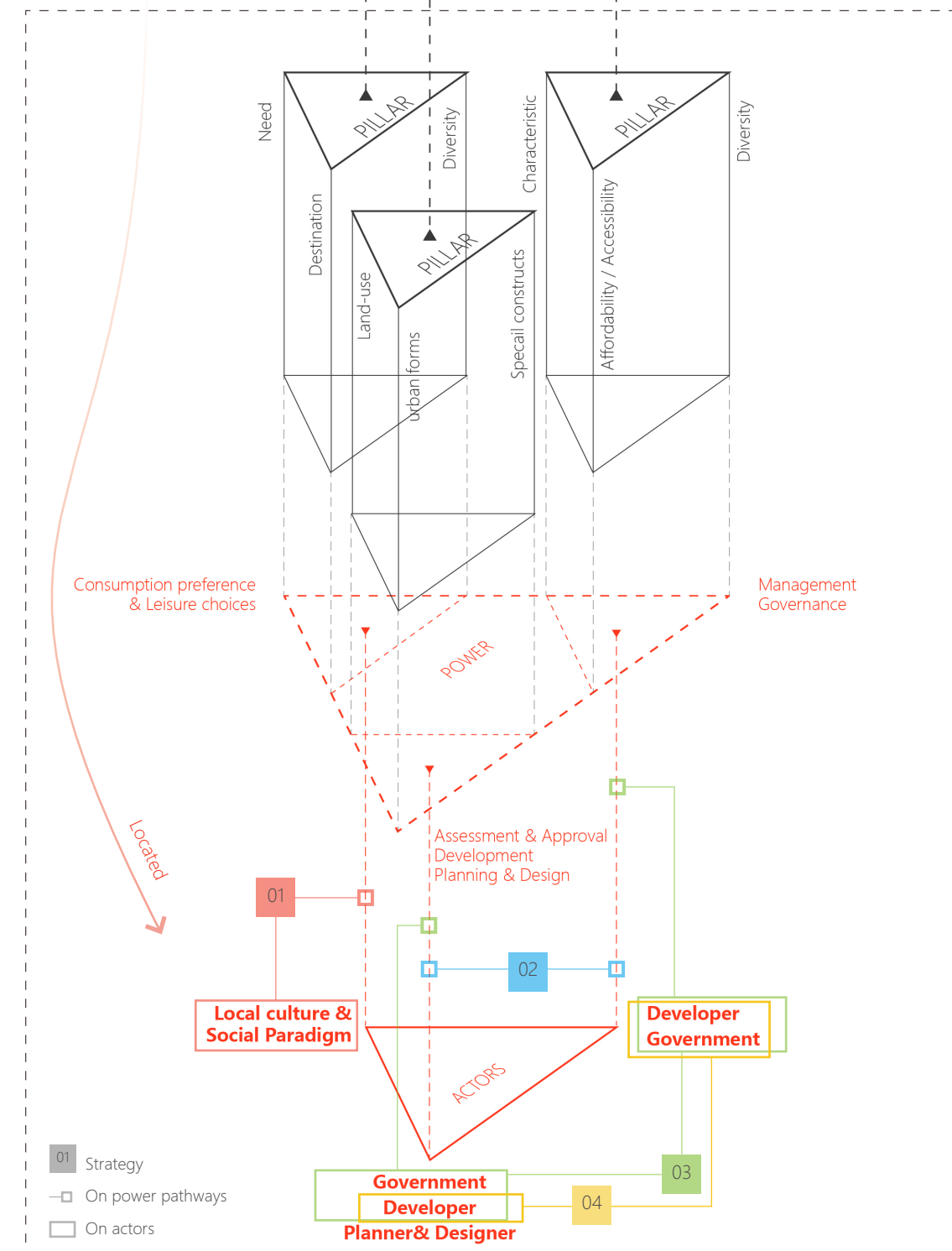
2.4 Tool Box Development

01 LOCAL EMPOWERMENT

Based on the need of "local empowerment", the aim of this part of intervention is to build the agent group and empower it with the capability to negotiate on behalf of the interest in terms of the local culture and social paradigm they hold.

Firstly, all possible stakeholders have been considered and are divided into three groups as agents: 01) local resident agents, 02) relevant stakeholder agents, and 3) representative agents. The detailed involvement is explained in the diagram (fig. 2.4.2). In this way, all agents could form a group to conduct internal negotiation with the opinions and demands. With the needed rounds of this process, they can form rather clear and stable requests and requirements, and these could be delivered by the representative agents to negotiate with other actors at the level of specific project. The representative agents need to be carefully selected by other agents, but with

respect to demanding expertise and capability of dealing issues, staff of the community committee, qualified community planners and officers in urban regeneration department need to be involved.

Also, apart from the external negotiation, the representative agents can use the power to conduct process supervision about the behaviors of other actors, and they can help or get participated to managing some part of the community-owned property such as teahouses by management participation.

After these interventions, the actors & powers system could be changed and better involved with specific agents making impacts on the urban regeneration process (fig. 2.4.2).
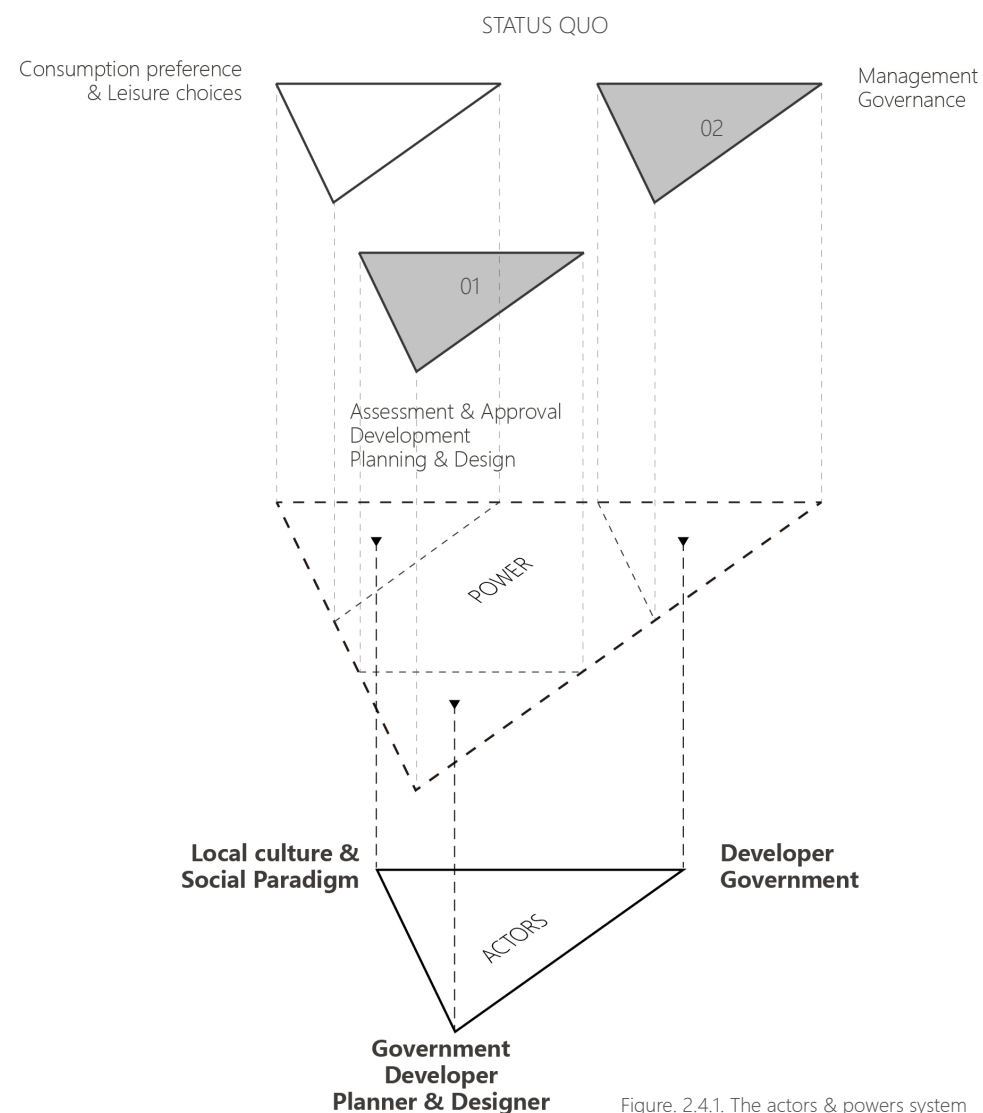

PARTICIPATION MERCHAMISM

AGENT GROUP

Internal Negotiation
External Negotiation
Process Supervision
Management Participation

Management
Governance

Assessment & Approval
Development
Planning & Design

STATUS QUO

Consumption preference
& Leisure choices

Management
Governance

Assessment & Approval
Development
Planning & Design

POWER

Local culture &
Social Paradigm

Developer
Government

ACTORS

Government
Developer
Planner & Designer

Figure. 2.4.1. The actors & powers system
before interventions

02 LOCAL RESIDENT AGENTS

• Residents having the ownerships of houses, apartments.

• Other residents living there (eg. tennants)

03 RELEVANT STATKEHOLDER AGENTS

• Individual stakeholders directly having ownerships of property in the site (eg. people owning retail shops)

• Group stakeholders directly having ownerships of property in the site (eg. small developers owning some business assets)

• Stakeholders actually running and managing properties (eg. People running small business such as teahouses)

01 REPRESENTATIVE AGENTS

• People with relevant expertise and reputation in the community

• Staff of the community committee

• Community planners designated and trained by the planning department

• The officer designated to be resipronsible for working on the ongoing project in the urban-regeneration relevant department

AFTER INTERVENTION

Internal Negotiation
External Negotiation
Process Supervision
Management Participation

Management
Governance

Assessment & Approval
Development
Planning & Design

POWER

Local Resident
Agents

Relevant Stakeholder
Agents

Representative
Agents

Developer
Government

ACTORS

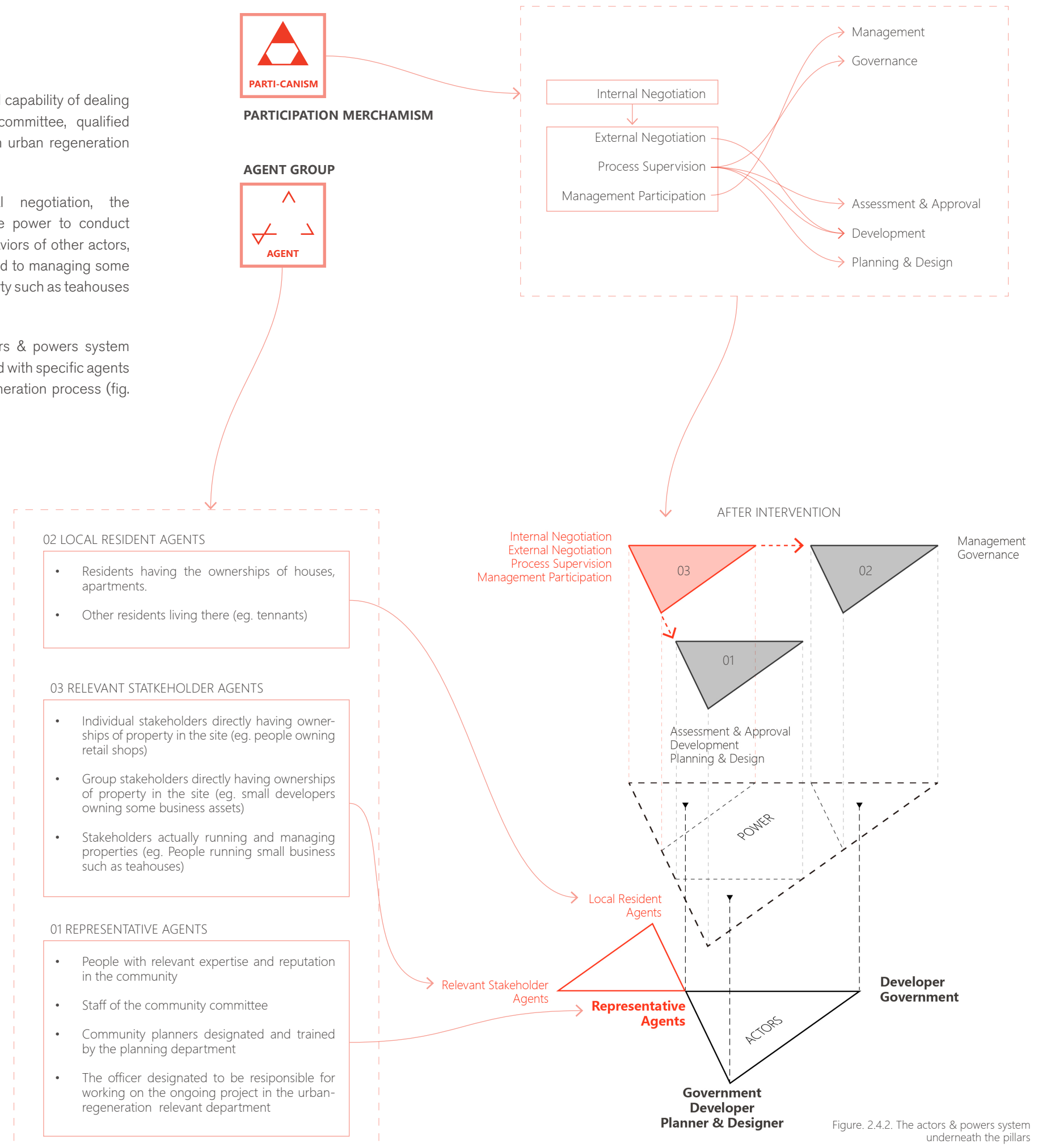Government
Developer
Planner & Designer

Figure. 2.4.2. The actors & powers system
underneath the pillars

02 MANDATORY PROVISIONS

Based on the need of "mandatory provision", the aim of this part of interventions is to conventionalize the research conducted about "the scenes of lifestyle" into a specialized research chapter, and transform the assessment results into regulative drawings and documents to be examined in the project procedure.

The framework of the specialized research chapter can be developed and upgraded on the basis of "the typology of lifestyle scenes" and "the model of lifestyle" (fig.2.4.3). The regulative drawings have to include the assessment results of "lifestyle scenes" in status quo and after the urban design proposed in the projects. The regulative documents have to illustrate the detailed data and critical index of design. A simple schematic example is given in the figure 2.4.4, and the detailed form need further study and iteration in practice. Also, the specialized research, the regulative drawings and the regulative documents need to be mandatorily included in the planning and design process to be assessed, examined and approved. In this way, work in other process in the conventional project procedure before and after this part have to be shaped by the preparation, conclusion, and regulative requirements of the research. With the back and forth of feedbacks and adjustments in the process of planning, design, assessment, an ideal and feasible result can be worked out.
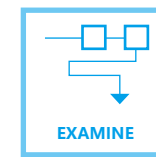
Therefore, three planning tools can be formed: 1) specialized research, 2) regulative drawing & document, and 3) objects to be examined. The first tool was developed in this project, and the other two are based on the planning tools from the mechanism of urban regeneration in Shenzhen, China (fig. 2.4.6).

RESEARCH — SPECIALIZED RESEARCH
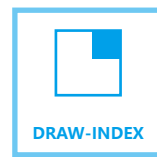
DRAW-INDEX — REGULATIVE DRAWING & DOCUMENT

EXAMINE — OBJECTS TO BE EXAMINED

Figure. 2.4.3. The framework of the specialized research

S01   S03

Taking the scene of street life as an example, the types S01 and S03 can be documented as follow:

```
TYPE:                              S01
LOCATION:                     Plot 06
NUMBER:               1 plot as whole
CRITICAL INDEX:     Open space ration 50%


TYPE:                              S03
LOCATION:    In the four borders of the plot 01
NUMBER:                              4
CRITICAL INDEX:   Street length ration 70%
```

Note: the specific data and index should be assessed and agreed with according to the design and negotiation process of planning

Figure. 2.4.4. Examples of the content of regulative drawings and document

Project Establishment

Fieldtrip
Data Collection
Negotiation of Goals
Preliminary Study

Planning & Design

01 Specialized Research
02 Regulative Drawing
03 Regulative Ducument

Other deisgn & planning process

Assessment & Approval

Assessment
Examine
Approval

Development & Management

Requirements of Land Transfer

Product Design & Development

Governance

Assessment & Inspection

Figure. 2.4.5. The general framework of the project procedure

深圳市拆除重建类城市更新单元规划
编制技术规定
(修订)

征求意见稿

深圳市规划和国土资源委员会
二〇一七年三月

Figure. 2.4.6. The compilation regulation document of urban regenreration in shenzhen in terms of demolish & rebuild (PNRSZ, 2017)

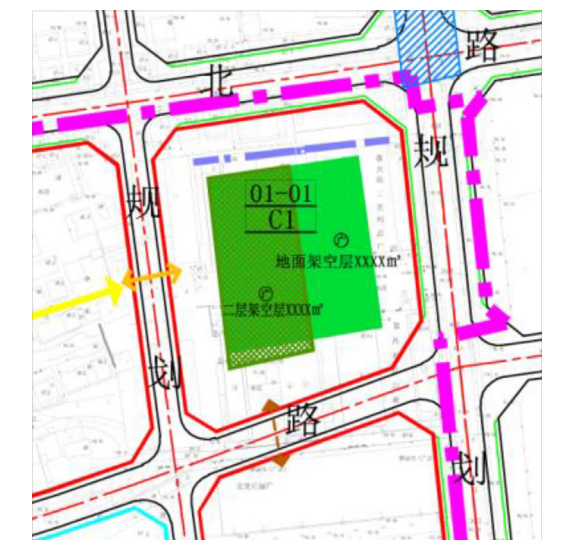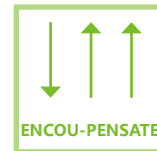Figure. 2.4.7. The example of regulative drawing of open space (PNRSZ, 2017)

LEGEND

Open space on the stilt floor
Open space on the second floor
Open space corridor on the second floor
Open space corridor on the ground floor
Open space corridor on the underground floor
Metro station
Boundary line of developing
Area or public facilities transferred to the government
Boundary line of regeneration
Plot number

03 ENCOURAGEMENT & COMPENSATION

ENCOU-PENSATE

REWARDING POLICY

Based on the need of "encouragement & compensation", the aim of this part of interventions is to using rewarding interest to encourage developers to participate the projects by compensating the potential loss of the interest in property developing and management. The mechanism of rewarding can be based on the reference of the floor area rewarding mechanism in urban regeneration in Shenzhen, China.

Two possible ways of rewarding

There can be two possible ways of rewarding. The first way is to directly reward floor area inside the developing boundary of the project, if the design and planning can contribute to some public interest listed in the specific regulation. The second way is to transfer the floor area rewarded to other projects being or will being developed by the same developer. Both ways can be referenced here, but for the first way, the rewarded floor area need to be controlled under a maximum number, which can be accepted in the comprehensive spatial increment assessment. Also, for the second way, the rewarded floor area need to be added to the projects within the radiation range of 500m around metro stations. The details and feasibility need to be further studied in other specialized research.

Guidelines of rewarding

Because the rewarding is used to encourage developers by compensating the potential loss of the interest in the ideal mode this project proposed, the objects to be rewarded about should directly include those unconventional use of land, urban forms and other behaviors contributing to extending and flourishing the "lifestyle scenes". For the guidelines of rewarding, although more specialized research is needed, some examples can be roughly outlined.

Guarantee of the rewarding

To guarantee the relevant interest from the rewarding can be really effective, the actions getting the rewarded floor area need to be carefully assessed, examined about the feasibility and rationality. After this, these actions need to be documented in the regulative drawings and documents to be approved, to be transferred into requirements in the developing process, thus making sure they will be conducted.

GUIDELINE EXAMPLE

Objects & Rewarding

• The functional street wall ratio :

Setting a baseline of mandatory ratio such as 60%, and giving the rewarding by the same floor area of the excessive functional street wall space

• The actions directly contributing to the appearance of reasonable new types of scenes of lifestyle, such as a large park

Transferring the floor area that could have been located in the contributed plot into other plots of property development

• The ratio of affordable housing in the open flexible cluster or in the street walls:

Setting a baseline of mandatory ratio such as 5%, and giving the rewarding by the same floor area of the affordable housing, thus making the developing of affordable housing not occupying the conventional floor area for housing development (Referenced from the social housing policy in Shenzhen)

EXAMPLE OF THE WAYS OF REWARDING

Assuming that the FSI 3.6 of the project was the conventional result of property developing scale assessment, and the maximum of the FSI can be located within the project boundary was 4.5, then there is a number difference of 0.9.

In this condition, if the whole floor area to be rewarded by those certiÞed actions can be allocated within the spatial scale based on this number difference, the rewarding can be located in the same project.

If the whole floor area to be rewarded would add up the FSI of the project to a number higher than 4.5, then rewarding can be divided into two parts. The Þrst part which can be allocated in the same project could be developed, and the second part which has been left could be documented, to be developed in other projects where the spatial increment is enough (fig. 2.4.8).

Technically, this mechanism can be feasible because a lot of similar operations have already been done in other cities such as Shenzhen. However, the explanation about the rewarding possibility is way too rough, and there could be some problems. For example, if the excess floor area to rewarded cannot be allocated in other projects by the same developer because the spatial scale of other projects still cannot contain it, the interest the developer would loss cannot be compensated properly on time. Therefore, the key for the feasibility of this policy is to develop a comprehensive spatial increment assessment at the city level, and to leave space for the possible rewarding floor area.
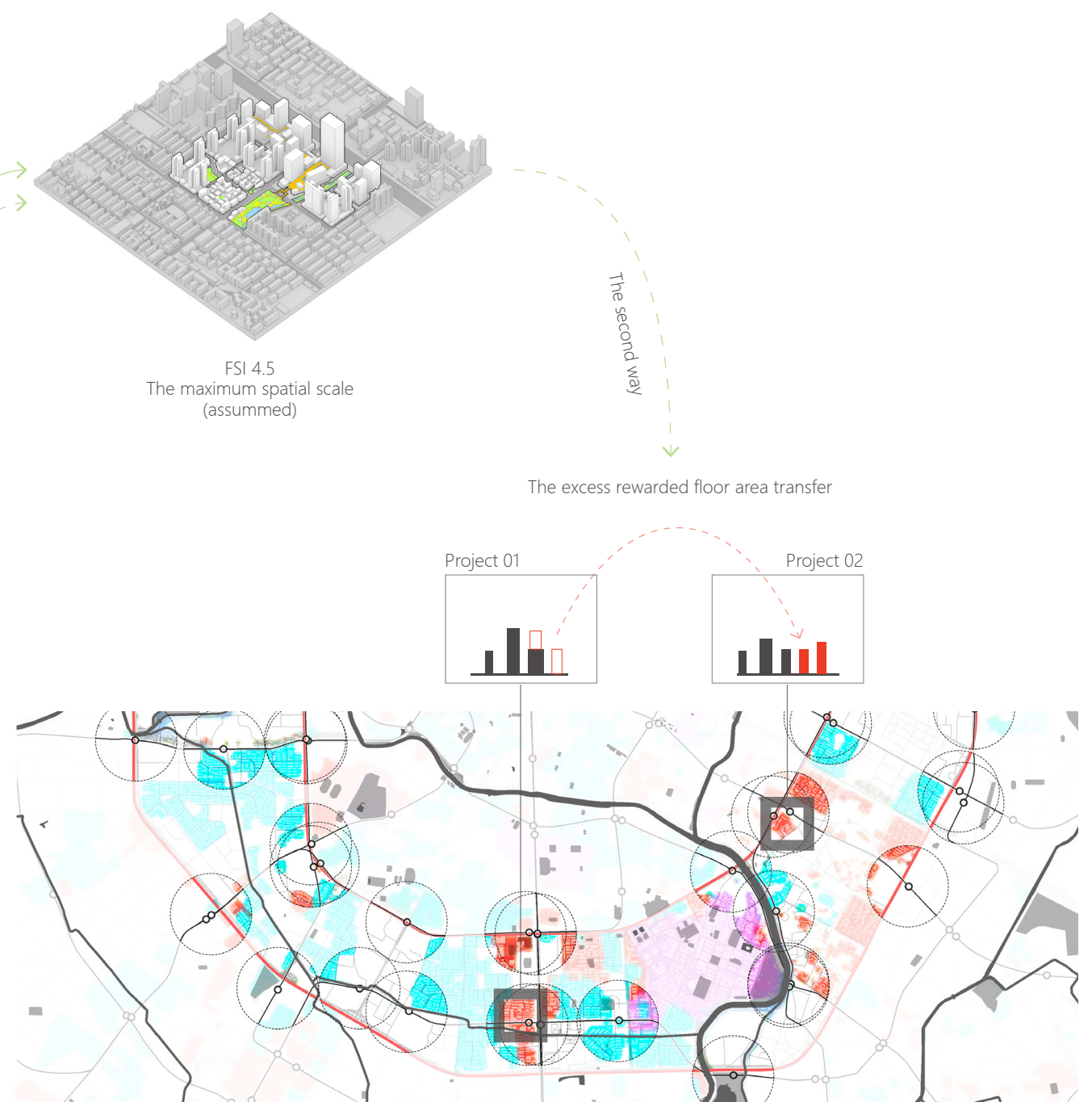

FSI 4.5
The maximum spatial scale
(assumed)

The first way

The second way

The second way

The excess rewarded floor area transfer

FSI 3.6
The conventional spatial scale
(assummed)

Project 01

Project 02

Figure. 2.4.8. The example of the ways of rewarding

04 PUBLIC SECTOR PRIORITY & SUPPORT

SUPPORT **SUPPORT PACKAGE**

WHITE LIST **WHITE LIST**

Based on the need of "public sector priority & support", the aim of this part of interventions is to build tools to support developers in the public sector and choose them in priority in the trials. Also, for the long-term process, the priority mechanism can be built to choose qualified developers assessed by their work, thus engaging the whole market including developers in the private sector.

To support developers in the public sector, a support package can be formed. This package can include relevant training of technologies, sharing of knowledge, designated advisors, cooperation with advanced academic institutes, and tax allowance for the commercial activity in line with the interest of extending and flourishing the "lifestyle" (fig. 2.4.9). In this way, these developers can be better prepared with the support to participate in the trials.

To set the priority mechanism of choosing developers competing with each other in the project bid or entrust, the concept of white list can be used here. The white list can be built by selecting qualified developers based on the assessment and inspection of the developing and management of urban regeneration projects they participated. Each project can contribute to the credits, and with times goes by, a dynamic list with priority in cooperation can be formed and referenced by the government (fig. 2.4.10).

With the establishment of these two tools, the project process can be essentially influenced. In this way, apart from the government and developers, other actors can be also involved, including representative agents, expert committee in terms of planning and design, academic institutes and designated experts as advisors.
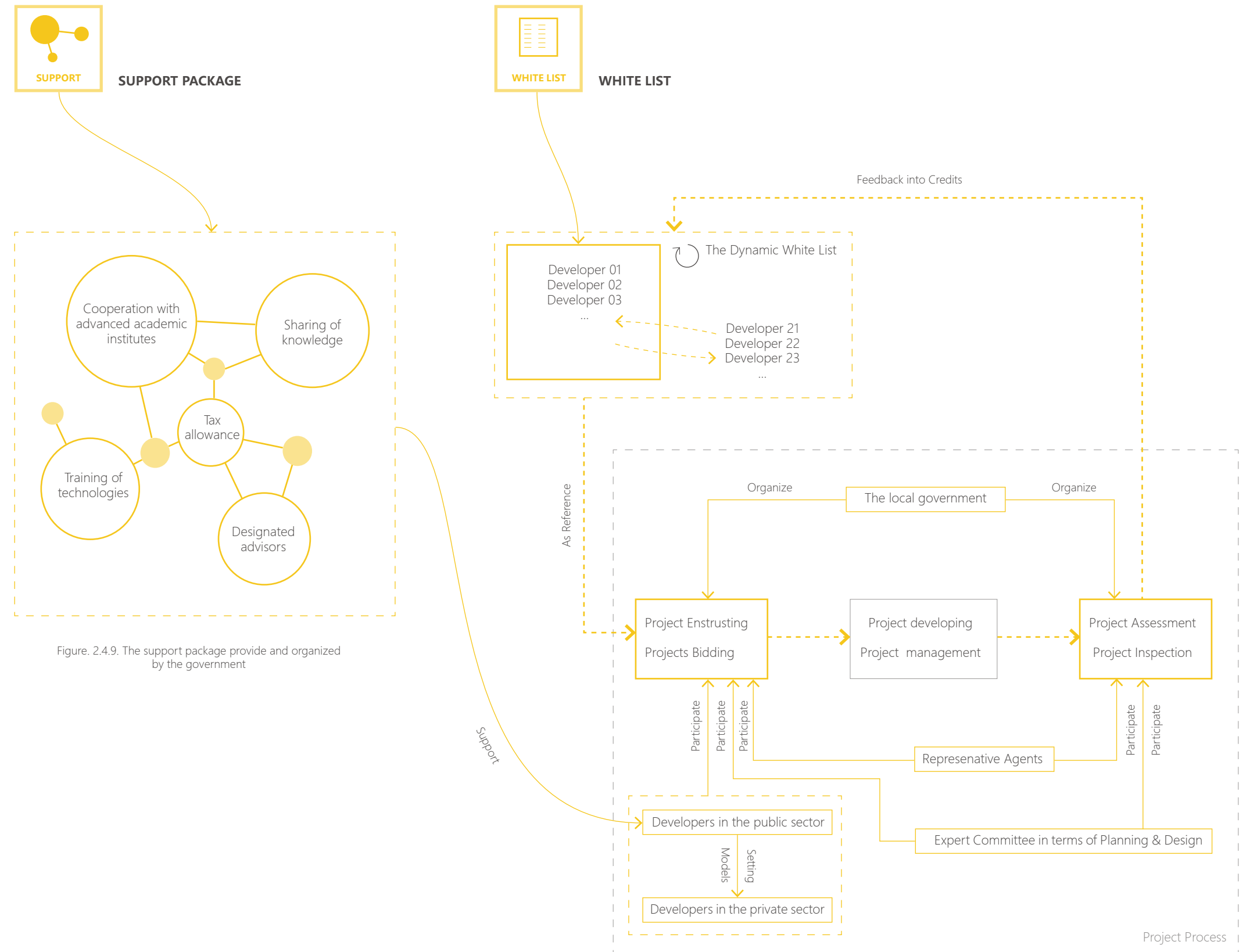

Figure. 2.4.9. The support package provide and organized by the government

Figure. 2.4.10. The influence of the white list on the project process

2.5 Institutionalization Framework

Based on the process above-mentioned, a tool box including eight tools in terms of planning and governance has been developed (fig. 2.5.1). In this case, not only the strategies in this project can be supported, but an institutional framework for these tools to work in similar projects can be proposed (fig. 2.5.2).

Ideally, as proposed in the theoretical framework (fig. 2.5.3), if being institutionalized, this framework can work proactively with wild range of participation, shaping the whole process of urban regeneration projects in terms of demolish and rebuild, thus helping to extend and flourish the scenes of local public lifestyle in Chengdu city. Also, regarded as a prototype in a very initiative stage, this framework can be upgraded, improved and extended based on further research and trials in practice.

THE TOOL BOX
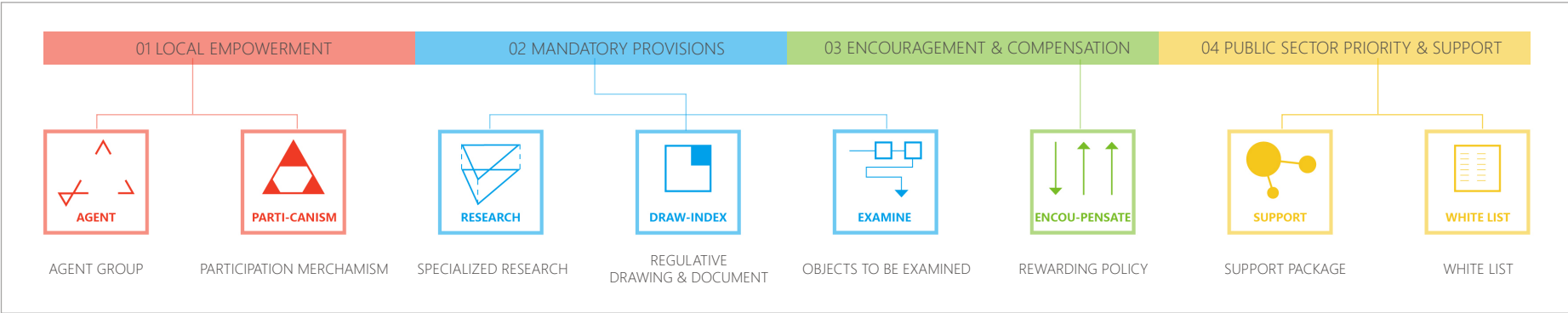
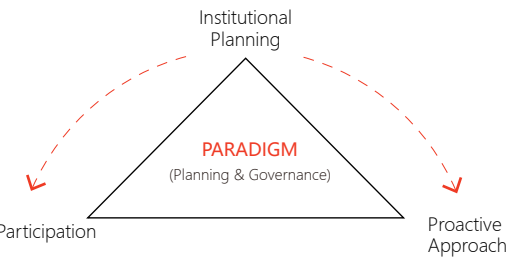Figure. 2.5.1. The tool box of planning and governance

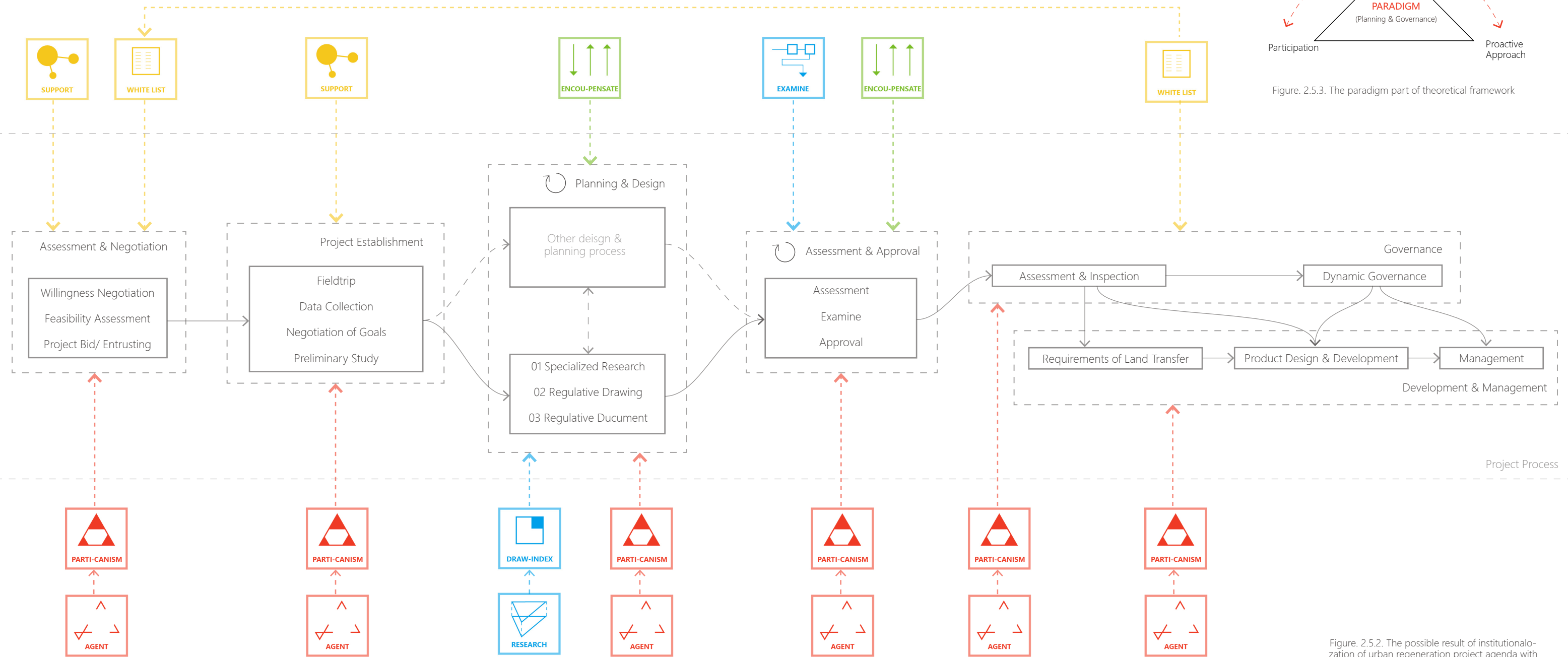Figure. 2.5.3. The paradigm part of theoretical framework

Figure. 2.5.2. The possible result of institutionalozation of urban regeneration project agenda with the tool box supported

2.6 The vision at the city level

The institutional framework can be used in the process of urban regeneration in terms of demolish and rebuild in all districts in the inner city or maybe even outside the inner city, not only around metro stations between the first and second rings focused in this project (fig. 2.6.1).

Ideally, in this case, every project in the districts to be demolished and rebuilt will become an opportunity to not only extend but also flourish the local public lifestyle (fig. 2.6.2). Thus, even with fast urban growth and spatial increment within the city, one of the core parts of the socio-cultural identity of Chengdu city can be strengthened and protected at the perspectives of planning and design.
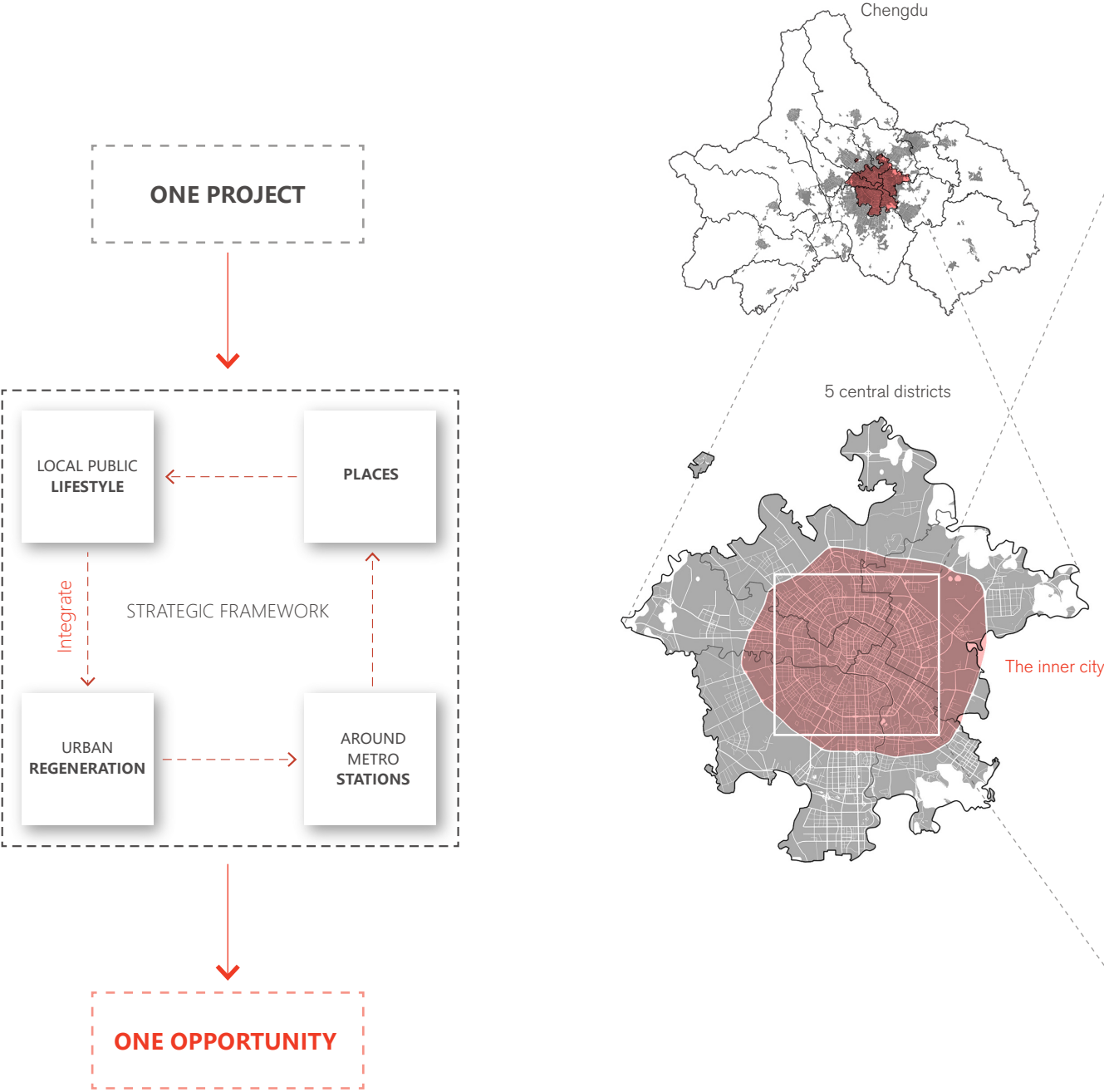

ONE PROJECT

STRATEGIC FRAMEWORK

LOCAL PUBLIC **LIFESTYLE** ← **PLACES**

Integrate

URBAN **REGENERATION** → AROUND METRO **STATIONS**

ONE OPPORTUNITY

Figure. 2.6.2. The realization of the goal

Chengdu

5 central districts

The inner city

◯ 500 radius
◯—◯ Metro lines
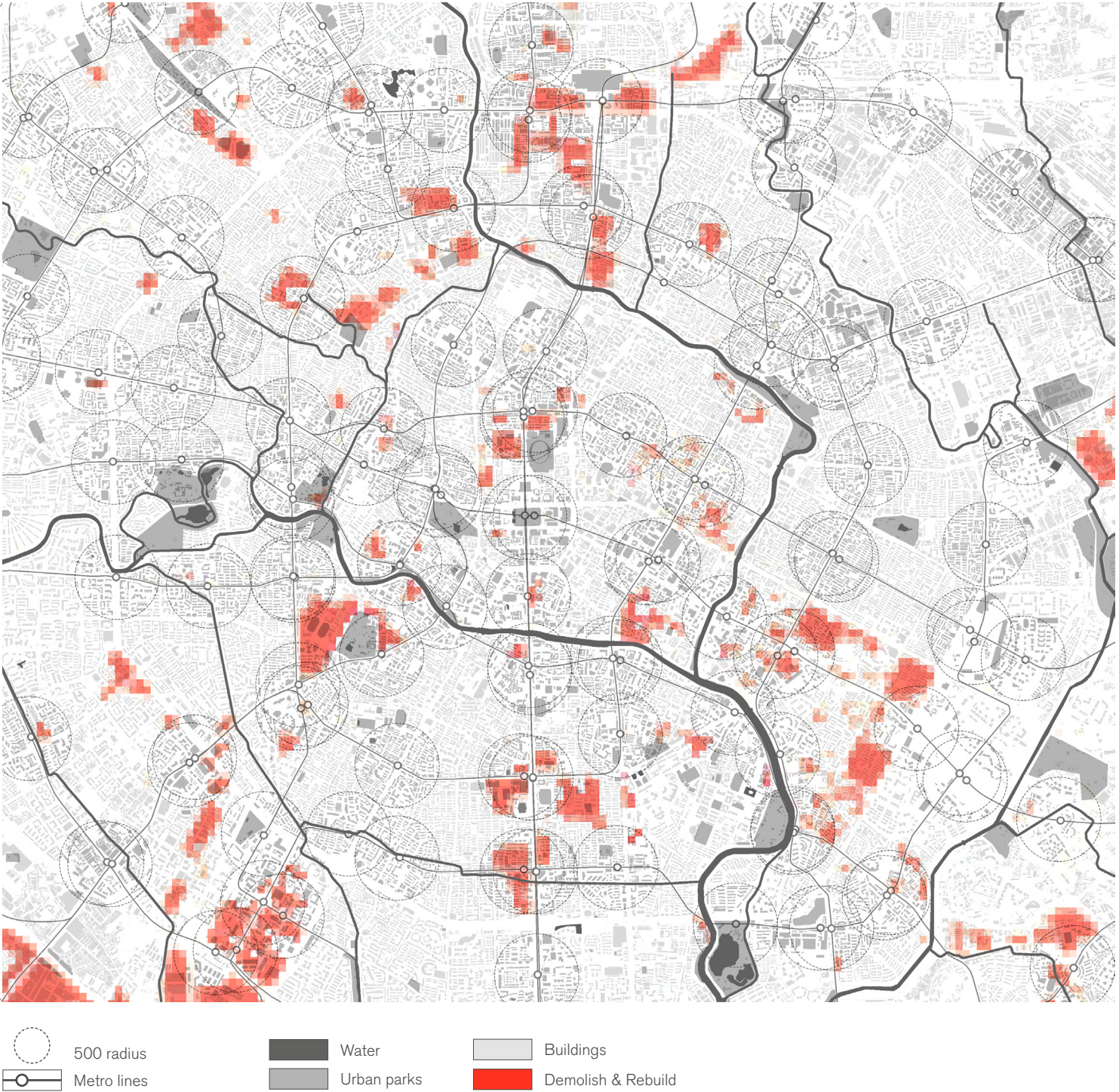▪ Water
▪ Urban parks
▫ Buildings
▮ Demolish & Rebuild

Figure. 2.6.1. The districts assessed to be possiblly demolished and rebuilt in the inner city

2.7 The guidelines

The potential projects located in districts to be demolished and rebuilt can be divided into three types based on the status quo, the surrounding conditions and the land-use plan: 1) community type, 2) production and consumption type and 3) others (fig. 2.7.2).

The first type is located in the districts where the majority is communities. In these projects, scenes relying on community life including T02, T04, R02, R04, R05, P04, S03, and S04 need to be more concerned. The second type is located in the districts where the production and consumption spaces such as offices and malls gather in more considerable scale as a service center. In these projects, scenes including relying on business and commercial service T01, R01, and S01 need more concerns. The others is located in those with more homogeneous functions such as warehouse clusters, college campus and administration sites. Because in these districts there is no public life in the sense defined in this project, no further guidelines are given.

Also, different influential resources connected to the projects can have impacts on the focuses. Projects in the districts with nearby metro stations are usually with large spatial increment and gathering of commercial services, thus the focus on T01, R01, and S01 is important. Projects in the districts with water body and green areas need to focus on extending, strengthening and even add new scenes relying on these resources, including T05, P01, P03 and P04. Projects in the districts in the heritage preservation zone or connected to cultural parks as urban heritages need to focus on relevant scenes including T03, R03, P02 and S02.

Apart the different focuses on different conditions, being integrated in the overall public space planning and design are important for the scenes to be used as tools instead of scattered goals in project to solve comprehensive needs and issues. Some general guidelines are given in the chart (fig. 2.7.1).

Figure. 2.7.3. Lifestyle typology as tools to be intergrated in the project

GUIDLINE		PROJECT TYPE		
		community type	production & consumption type	others
		T02, T04/ R02, R04, R05/ P04/ S03, S04	T01/ R01/ S01	–
SCENES WITH RESOURCES	Metro station	+ T01/R01/S01		
		1. Be integrated in the community public space system.	1. Be integrated in the public space system of business and commercial zones.	
		2. Focus on the relationship coordination between scenes organized around metro station entrances and those organized on the community living streets.	2. Focus on the relationship coordination between scenes organized around metro station entrances and those organized on pedestrian areas.	
		3. Avoid the excessive concentration of spaces and services around metro stations	3. Avoid the excessive concentration of spaces and services around metro stations	
	Water & green	+ T05/P01, P03, P04		–
		1. Be integrated in the public space system of communities and green open spaces.	1. Be integrated in the public space system of TOD & POD complex	
		2. Focus on the connection between scenes organized in the parks and those organized on the community living streets.	2. Focus on the connection between scenes organized in the parks and those organized on pedestrian areas	
	Heritages	+ T03/R03/P02/S02		
		1. Be integrated in the community public space system.	1. Be integrated in the public space system of business and commercial zones.	
		2. Focus on the relationship coordination between scenes mixed in the heritage spaces and those organized on the community living streets.	2. Focus on the relationship coordination between scenes mixed in the heritage spaces and those organized on pedestrian areas.	
		3. Avoid the excessive commercialization in the heritage spaces	3. Avoid the excessive commercialization in the heritage spaces	

Community type   Production & consumption type   Other type

500 radius   Water   Buildings   Cultural park as urban heritages
Metro lines   Urban parks   Heritages preservation zone

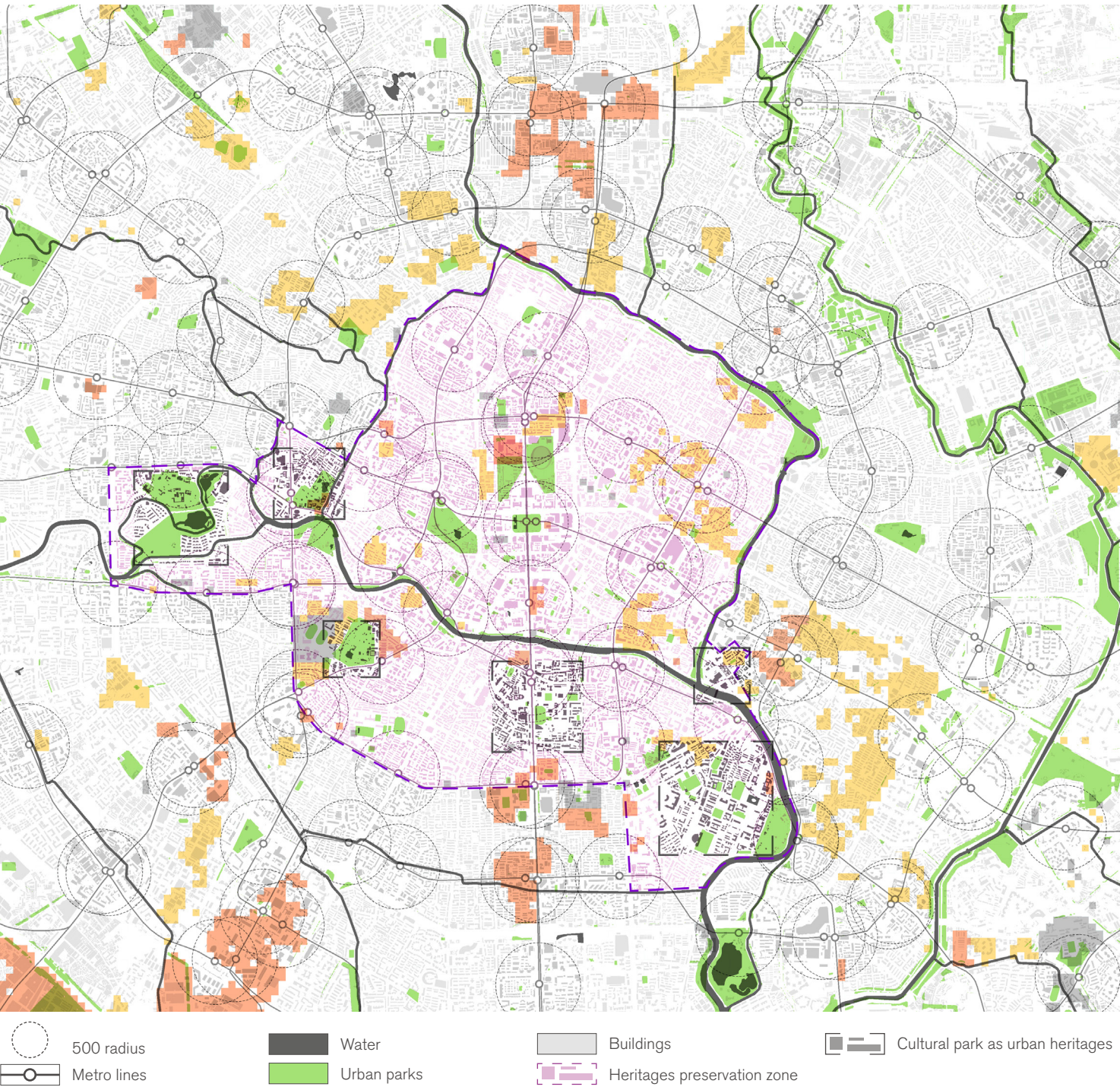Figure. 2.7.1. The districts assessed to be possiblly demolished and rebuilt in the inner city

Figure. 2.7.2. The districts assessed to be possiblly demolished and rebuilt in the inner city

2.8 The upgrading mechanism

Because of the limitation of this research project in multiple aspects, the lifestyle model including the 18 scenes is just a tool prototype. Although the establishment of this tool for both analysis and assessment can help provide a new perspective in terms of extending and flourishing the local public lifestyle, it is still quite preliminary. To provide better and more practical support in the decision-making process of demolishing and rebuilding projects, it is necessary to conduct further upgrading and adjustment about this tool. Generally, the upgrading mechanism can be introduced in two aspects as follow.

The scene types (fig. 2.8.1)

1. Detailed classification

Although there is already 18 scenes of the local public lifestyle in Chengdu city concluded in research, they are established in a very general level. In real project, the condition would be much more complicated than the discussion about the typology in this research. In this sense, there is a great possibility of giving more detailed classification based on the existing types according to the demand in realistic projects and research tailored to specific conditions. Thus, it is important to focus on upgrading and adjustment of the scenes.

2. Adding new types and taking out existing types

For the same reason mentioned above, there also can be some new types introduced into this model according to specific conditions in practice. This can help to cover some important lifestyles which are not discussed in the limited research, thus making the typology extended and improved to give better support in both the identification and assessment of the scenes. Also, some types proved not so important can be taken out or merged into others.

The supporting factors (fig. 2.8.2)

1. Further qualitative research

Although there is some qualitative analysis about the supporting factors of the three pillars, it is still necessary to affirm the supporting relationship in a further level. This need to be done both in practical projects and theoretical research.

2. Quantitative research

There is absolutely no quantitative research about the supporting factors in this project. To really make this model more feasible and supportive in practice, so much work need to be done about the quantitative part.
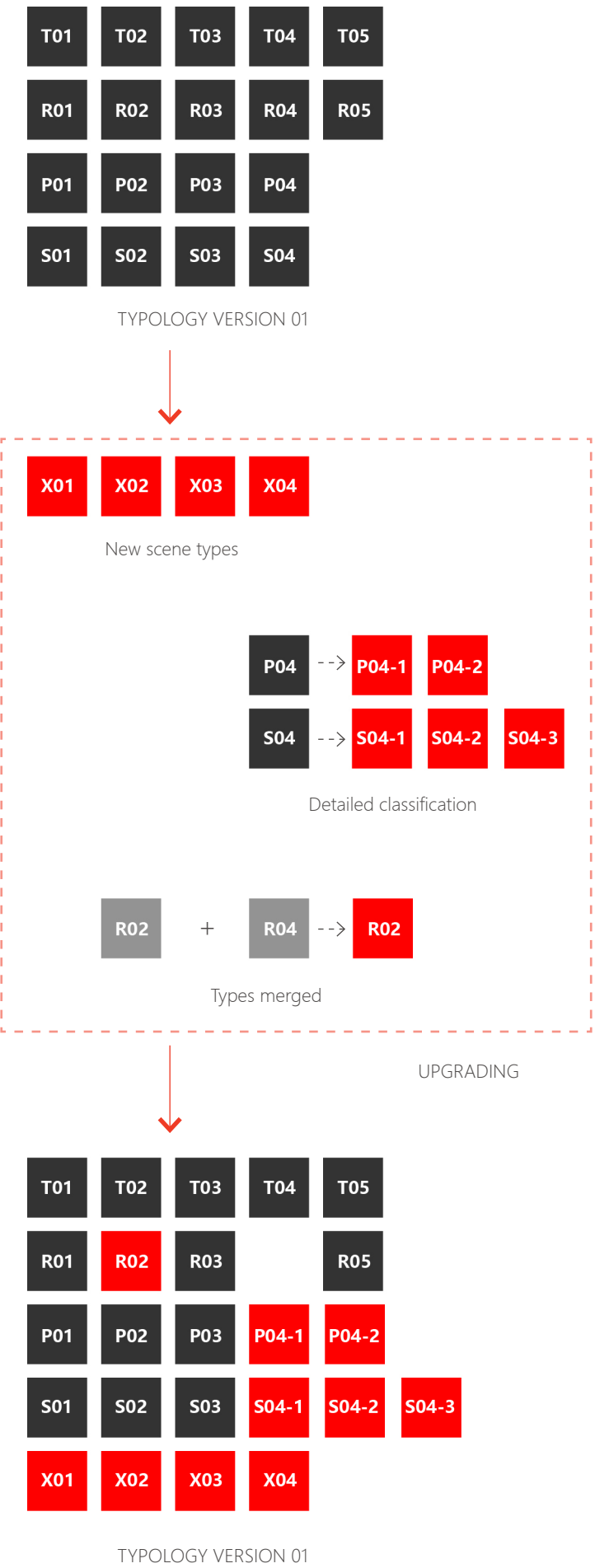
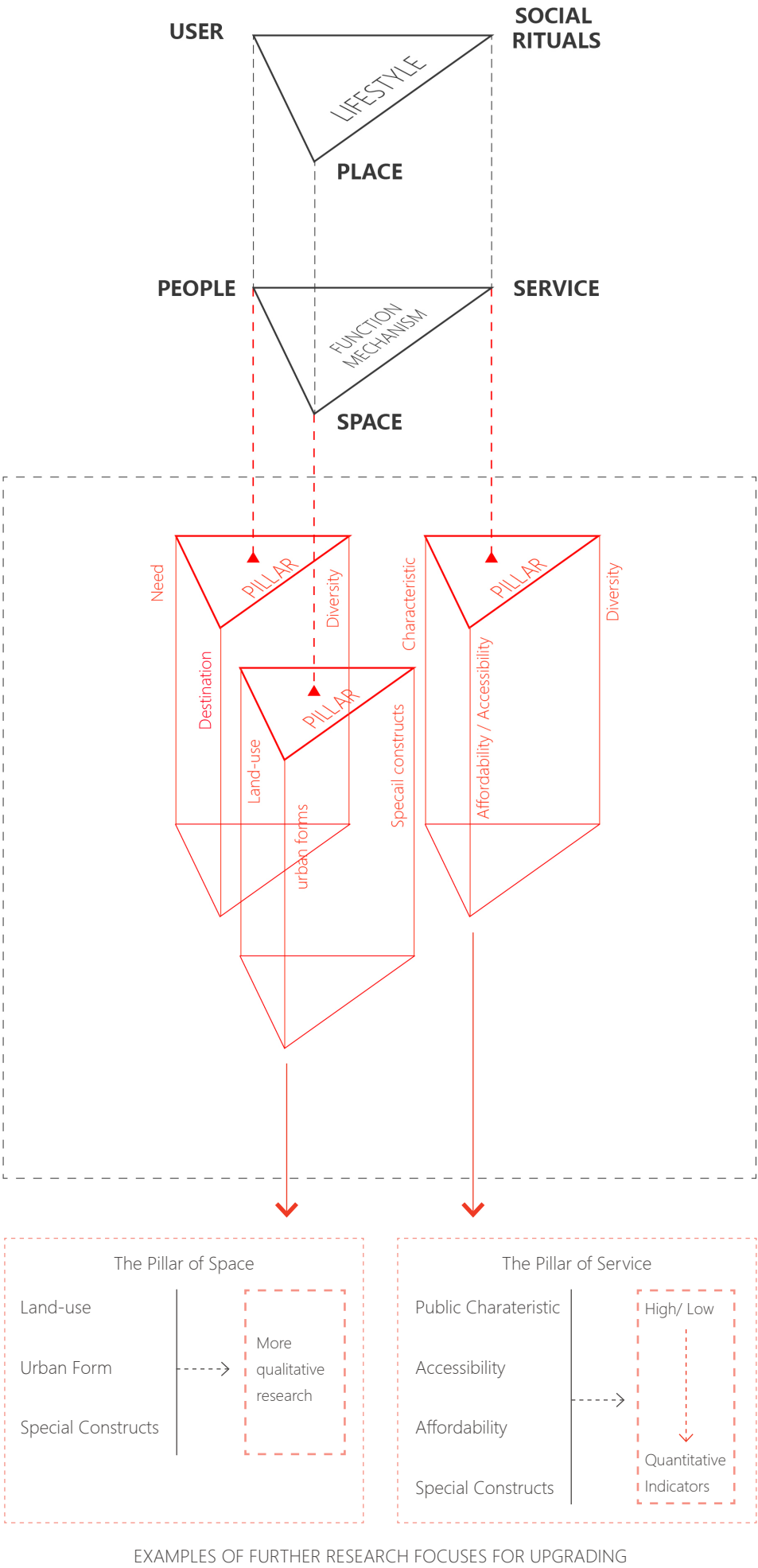

Figure. 2.8.1. The upgrading mechanism of the typolgy

Figure. 2.8.2. The upgrading mechanism of the supporting factors

Chapter 06

CONCLUSION

1. Conclusion

This project is aimed to build an integrated strategy framework for extending and flourishing the local public lifestyle in future urban regeneration in terms of demolish and rebuild in the inner city of Chengdu. In this project, design and planning are highly supported by each other in the process of research. The research consists of four sessions structured with themes of understanding and exploration.

Firstly, the target-oriented research about the local public lifestyle has been done. In this session, the understanding of what is the representative scenes of the local public lifestyle has been developed. Also, the analysis about supporting factors for these scenes has been done to understand the pillars supporting the lifestyle.

Secondly, the problem-focused research about the urban regeneration by demolishing and rebuilding in terms of possible influence on the scenes of lifestyle has been conducted. In this session, the latest case of demolish and rebuild project in the focused area has been analyzed to understand the typical mode. Then the model has been tested on the selected site located in the districts to be demolished and rebuilt according to the provided assessment result. Changes of the pillars and the influence on the existing scenes have been analyzed to understand the possible threats and opportunities in the business as usual.

Thirdly, the solution-finding research about strategy development to extend and flourish the local public lifestyle in the site has been done. In this session, guided by the theoretical framework, urban design is used as a tool to explore how to realize the vision based on the status quo and the developing trend of the site. After that, design testing has been conducted by two possible scenarios, and assessment about the testing result has been done to examine the performance of strategies.

At last, the institutionalization research about how to make those strategies feasible by institutional planning has been done. In this session, the issues would be caused by the strategies proposed are identified. After this, a tool box has been developed based on the exploration of using tools of planning and governance to meet the needs of solving issues. In the end, an institutional framework has been proposed based on the existing urban regeneration project process with the support of the tool box.

Through these research process, conclusion can be structured by research questions posed in the beginning of this project.

1. What are the factors supporting the existing local public lifestyle in the inner city of Chengdu?

Though the target-oriented research, the supporting factors can be preliminarily structured by the three pillars holding three elements identified of lifestyle: places, social rituals and users. The pillar of space underneath the existence of places is supported by mixed land-use, necessary urban forms and special constructs accordingly. The pillar of service underneath the maintenance of social rituals is supported by strong public characteristic, high level of affordability, accessibility and diversity of service. The pillar of people generating users is supported by the diversity of people's composition, meeting of daily needs and rich destinations for people in public life. These pillars can be formed as a lifestyle model to help examine the status quo, develop principles and strategy, and assess the performance of design testing results.

Each of these supporting factors is considered essential to maintain the local public lifestyle in this project. In other words, the change of these supporting factors will change the pillars, thus influence the existence of the scenes of the local public lifestyle.

2. What are the typical way that urban regeneration in terms of demolish and rebuild happens around the metro stations in the focused areas and what are the influences on the local public lifestyle?

In the problem-focused research, through the case study of the latest demolishing and rebuilding project, the typical mode can be summarized as follow.

① The spatial increment is usually large, and the overall FSI of the case reached 4.5.

② The division of plots in this site is relatively smaller than many similar districts developed several years ago. This is because the "small blocks policy" was introduced by Chengdu city to encourage a more open and walkable urban environment.

③ The mixed-use is barely seen in the space. The commercial and business, the residential use and public service are usually developed separately. Even in the same plot if there are more than one type of use, they will be separated in space.

④ More green space has been released to form a green belt park based on the existing greenery in the riverside.

⑤ The commercial and business uses are usually gathered together around the metro stations, and developed usually with high intensity and large open space on the borders. This is because the land value of these areas are rather high and these types of development can bring more profits if the marketing strategy allows.

⑥ The residential plots are usually in the out skirt and gathered around those large commercial and public service. The height of residential towers are from 80M to 100M.

If this mode is used as business as usual, as showed in the assessment of design testing on the scenes of the local public lifestyle in the selected site, more negative influence would happen than the positive.

Specifically, there is a great chance for those scenes to disappear which exist on the living streets, relying on the mixed-use borders of residential plots and the connection between functional street walls and open space. However, those scenes relying on concentrated commercial space and service in large scale would be strengthened or even newly added to the site after urban regeneration.

3. How can the local public lifestyle be integrated into urban regeneration around the metro stations by design and planning?

To integrate the local public lifestyle into the process of urban regeneration especially on those demolishing and rebuilding projects, generally, two things need to be done. Firstly, the existing scenes identified in the site of project need to be extend in a similar and even better way in the urban design strategies according to specific conditions, opportunities and resources of the site. Secondly, adding new types of scenes need to be considered also according to conditions and resources in the urban design strategy, to fully use the opportunity of reorganizing the space and service provided by the demolishing and rebuilding process.

To make this happen, the intension of extending and flourishing the local public lifestyle need to be considered as part of the key goals from the beginning to the end in the planning part, instead of just being assessed after everything shaping the process has been done. In this case, several issues which could be obstacles in the planning and governance process are discussed.

The starting point of the urban design strategies is based on non-rigid and public interest with low short-term returning profits. To avoid the public interest being compromised in the complex checks and balances of power, a group of specific agents representing the public interest of the local culture and social paradigm need to be established. Also, this group need to be empowered with the right of negotiation in specific urban regeneration projects, balancing the powers from the other two groups.

The non-commercial and low intensity development could be easily coerced by other goals attached much higher profits. To avoid the unconventional goals which is different from the business as usual in the project being coerced, interventions need to be involved in the way of mandatory provision. Firstly, the analysis and assessment of the local public lifestyle need to be integrated into the project planning as a specialized research chapter. Secondly, the result need to be transformed into regulative drawings and documents. Thirdly, the specialized research chapter, regulative drawings and documents need to be assessed, examined and approved if the result can meet the standards by the project goals.

Also, the non-commercial and low intensity development would lower the return on investment, thus lower the positivity from the market. To ensure there is enough potential profit space for urban developers so that they can be motivated, there is a need of an encouragement & compensation mechanism apart from rigid interventions introduced by the government. Also, the relevant interest based on the standards being met need to be guaranteed by the government in the assessment and approval process.

Besides, because of the possible limitation of quality guarantee in developing and management about those non-commercial and low intensity parts by developers in the private sector, there is a need of priority to choose developers in the public sector to develop and manage relevant parts in the project. Also, the government need to support the development of these developers by providing education, training and technology resources, to improve their competitiveness in the market competition and set models to their counterparts in private sectors.

In this case, 8 planning tools has been developed, including 1) the agent group, 2) participation mechanism, 3) specialized research, 4) regulative drawing & document, 5) objects to be examined, 6) rewarding policy, 7) support package, and 8) white list (fig. 1.3.1).

4. How can the strategy be used in a sustainable and proactive way?

The specific strategies developed in this project is based on the selected site, and in this way the transferability is limited. However, the principles and tools mentioned above can be completely transferred to other projects both theoretically and technically. As also mentioned above, to make the strategy used in demolishing and rebuilding projects, the key is to make sure the concerns on the local public lifestyle and the process of research can be integrated into the whole process of the projects.

Therefore, institutionalization is demanded to regulate the project process and plug the tools developed into the conventional project process. In this way, although there are many drivers and demands to be meet in those complicated projects in reality, the threats and opportunities to the local public lifestyle in the site caused by the plan and design can be fully exposed, discussed, and considered. Thus, the decision-making process in every projects in the inner city, not only in the focused area in this research, can be supported by the result of the specialized research on the scenes, turning each project as an opportunity to extend and flourish the local public lifestyle instead of the fading process.

Although the establishment of the lifestyle model as a tool for analysis, identification and assessment can help provide a new perspective in terms of extending and flourishing the local public lifestyle, it is still quite preliminary. To provide better and more practical support in the decision-making process of demolishing and rebuilding projects, it is necessary to conduct further research to upgrade this tool. The research can be mainly about two aspects.

Firstly, the typology of the scenes concluded need further study. There is a great possibility of giving more detailed classification based on the existing types according to the demand in realistic projects and research tailored to specific conditions. Also, adding new types which are not discussed and focused in this project and taking out some types which can be proved not so important are possible in the further study and practice.

Secondly, more research about both quantitative and qualitative aspects on the supporting factors is needed. Although there is some qualitative analysis about the supporting factors of the three pillars, it is still necessary to affirm the supporting relationship in a further level both in practical projects and theoretical research. Also, there is absolutely no quantitative research about the supporting factors in this project. To really make this model more feasible and supportive in practice, so much work need to be done to quantify the indicators, thus making them more measurable both in identification and assessment.
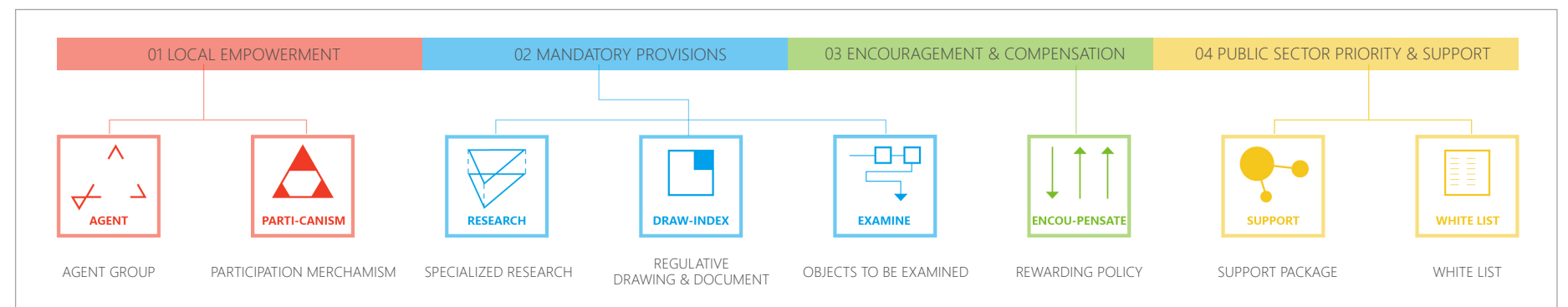

01 LOCAL EMPOWERMENT		02 MANDATORY PROVISIONS			03 ENCOURAGEMENT & COMPENSATION	04 PUBLIC SECTOR PRIORITY & SUPPORT	
AGENT	PARTI-CANISM	RESEARCH	DRAW-INDEX	EXAMINE	ENCOU-PENSATE	SUPPORT	WHITE LIST
AGENT GROUP	PARTICIPATION MERCHAMISM	SPECIALIZED RESEARCH	REGULATIVE DRAWING & DOCUMENT	OBJECTS TO BE EXAMINED	REWARDING POLICY	SUPPORT PACKAGE	WHITE LIST

Figure. 1.3.1. The tool box of planning and governance

2. Reflection

The Role of Design and Planning in This Project

In this project, neither design nor planning is dominant. They support each other where it is necessary and neither of them is a result. The reason for this relationship between them is that the goal of this project is to provide a strategic framework including tools for identify problems, analyze needs, assess performance of strategies and guarantee the feasibility in real projects facing complicated issues. In this case, both design and planning have been used as media of thinking to provide evidences and foundation to support the decision-making process.

Urban design can be regarded as the core but not the final product in this project, to inform what should happen to help extend and flourish the local public lifestyle in the future urban regeneration. However, this goal cannot be achieved sustainably and feasibly only by design. Firstly, specific design relies on specific condition, characteristics and issues of each project, and it is hard to make sure the strategy developed based on one project can be transferred to others, improved and upgraded as a "program" in the process of iteration. Secondly, strategic design might work better on the common issues but it is hard to solve issues beyond space such as investment, management and governance. These are very essential in real and complex issues in urban development, and the goal can be just a beautiful blue print if the strategy fail to involve these issues.

Planning can be regarded as a platform "program" but not a fixed process in this project where urban regeneration projects with different issues and needs can be put through sustainably. It is to inform how to make design happen with issues and needs caused by complex factors related to developing, management, participation and governance. However, only using planning cannot help to reach the goal. Firstly, public lifestyle always include users, places and social rituals according to the model developed in this project, which are at human scale. This is not what planning can intervene directly and sufficiently. Based on this, secondly, only planning cannot help to identify and analyze issues and needs related to public life, and to assess the performance of solutions.

In conclusion, both design and planning are positioned as tools instead of the products. In this way, they can be better used to provide support for the solution finding, instead of being targeted as the main focused objects to research.

Scientific Relevance

This project can contribute to the research on urban regeneration within the context of China as a possible supplementary paradigm. Currently, urban regeneration in China is mainly driven by the property-led market, the need of urban territory transformation, the urgency of environmental governance in urban areas, and the protection of urban heritages. These driving powers always focused more on other issues and urgencies, thus making considerations on the socio-culturally identity of the city still secondary in practice. Issues related to the sustainability of the socio-cultural identity in Chinese cities need more concern, and exploration on maintaining this sustainability in urban regeneration can contribute to this gap.

This project can also contribute to the realization of "park city" concept which has been researched and practiced in Chengdu. In early 2018, under the background of China's national priorities, Chengdu, was tasked with a brand-new development strategy by the Central Government to ultimately transform itself into a Park City with the world's largest network of paths for pedestrians and cyclists by 2050(ICLEI East Asia, 2020). This project can contribute to the possible pathways to realize the park city concept in the inner city of Chengdu through urban regeneration by providing relevant urban services in a synergetic way.

This project can contribute to the practice of compact city and open city in Chinese context. Highly bond with TOD development in the inner city of Chengdu, the future urban regeneration will be a certain form of the realization of compact city concept, providing more intensive and integrated urban services in limited areas. Also, the exploration of the maintenance of the socio-cultural identity of Chengdu city and the effort to make it thrive in terms of inclusiveness and openness can contribute to the realization of open city concept in Chinese context.

Societal Relevance

The concern of the loss of the characteristics of the city and local lifestyle is related to "the disappearing of the places nearby" (Xiang, 2020) in China caused and triggered by new technologies and infrastructures introduced into urban life. Apart from the intensive construction of urban infrastructures such as the metro system, other new technologies such as those breeding internet economy and the sharing economy are also gradually changing the lifestyle in cities. Old urban spaces are being replaced by new ones, but the "places nearby" people are connected with are also replaced by "spaces" which are more convenient offering efficient urban services. In this way, the characteristics of the city and the local style bond with "places nearby" will also disappear gradually. This project can help raise more concern about this trend and provide possible paradigms to rethink the way we introduce and use new technologies and facilities in our urban life.

Also, it can lead to more focus on how to mitigate the homogenization of Chinese cities-the phenomenon called "thousands of cities appear the same way"-more on maintaining the socio-cultural identity of the city. The phenomenon of homogenization of cities in fast urbanization has been always debated and discussed in China, and the urban form and architecture morphology are always easier put in the center of the debate. However, the local lifestyle and the characteristics of the city are also very essential in shaping the form of cities. The focus of maintaining the socio-cultural identity vvof the city can contribute to another side of the discussion, and the outcomes of the exploration can help raise more concern about taking this focus into strategy-making in urban development.

Research Limitation

The overall process of this project can be generally concluded as follow with the main methodology chosen in each session.

Session 01: Fundamental Research - Modeling (Inductive Research)

Session 02: Testing & Comparison - Influence Analysis (Deductive Research)

Session 03: Solution-finding - Strategy Development (Applied Research)

Session 04: Institutionalization – Conclusion (Deductive Research)

Besides, qualitative and quantitative methods are both used in data analysis, testing & comparison, strategy development, and testing for iteration.

The main advantages and limitations are as follows due to the chosen methodology according to a specific session.

Advantage:

In session 01, using an inductive way to conclude the representative scenes of lifestyle has made the research more directly focused on lifestyle. In this way, research was building the relevant analysis based on the main focus, instead of being twisted with specific indicators such as "density of space", and general relevance such as "the relationship between road density and distribution of places".

Also, using this way can help build a lifestyle model based on very direct relevance, forming the foundation for deductive research in session 02, making testing, comparison, and influence analysis easier, more directly relevant, and concise.

Besides, this also makes the model directly useful in the applied analysis part and iterative testing part.

Limitation:

Although qualitative and quantitative methods are both used in session 01, the conclusion of scenes of lifestyle and modeling of lifestyle are highly relying on empirical and qualitative methods, such as interview, personal experience, documentary study, and literature review rather than analysis based on big data and massive questionnaires. This can cause some possible flaws and inaccuracy in the conclusion.

To be more feasible, the final conclusion needs more cases and a more diverse context of cases. However, due to the time and overall depth of research, the number of cases for iteration is limited as one, and the diversity of how different lifestyle scenes mingle is very limited. This can cause the limitation of the final conclusion.

Data Collection Issue

Possible problems could mainly exist during limitation of data collection in two research sessions, and the method to compensate the problem are as follows.

In session 01 for fundamental research and modeling of lifestyle:

The POI (point of information) data for teahouses and restaurants are collected from Gaode Map, one of the most commonly used online maps in China. Although the data can be really representative at the city scale, it is not the latest and that accurate for dynamic changes of commercial activities.

In this case, other methods of data collection have been used together to give evidence and proof, such as collecting data from relevant commercial reports, documentaries about related topics and objects, interviewing local people, and reading relevant books involving relevant issues. Also, based on personal living experience in Chengdu city, interviewing professional designers and planners also contributed to the compensation of inaccuracy on conclusions.

In session 02, 04 for testing, comparison, and influence analysis on the selected sites:

Because of the ongoing pandemic, the field trip to Chengdu city and on the selected site was impossible, making it very hard to experience the scenes, taking observation in person, and conduct the on-site interview. Together with the same reason mentioned above, in the specific analysis on each site, the inaccuracy of data can directly influence the research on quantitative analysis.

In this case, the latest street view (around 2020.03-04) from the online map and several rounds of "field trip" based on video calls with people walking around the site were used to check the distribution and situation of places on the selected site. Also, online Vlogs and documentaries related to the site were also used to supply important information.

Ethical Issues

The main ethical issue in this project is related to the attitude towards gentrification.

In the first site selected for testing, comparison, influence analysis, and strategy development, there is a shantytown to be demolished and rebuilt together with the whole site for its really poor quality and livability. Similar to urban villages in Chinese megacities, this area is providing diverse and highly affordable living services, and involving some important and disappearing scenes of the local public lifestyle in Chengdu city.

Although through the strategy framework, the shantytown would be rebuilt in a better and more adaptive way to still provide similar values it used to have, the new cluster being rebuilt would certainly still be gentrified. The extremely high affordability relying on the really poor living environment and some irregular construction would be disappearing. For example, the rents for housing would go up, because the land value would go up and the quality would become much higher with better facilities and spaces. This would make those low-income tenants and migrant workers expelled out of the places. If this keeps going, those people will be gradually expelled out of the inner city. Therefore, the dilemma is whether to use strategy to keep the same level of affordability or not, because in any condition there will always be people groups with high sensitivity towards affordability expelled, if the urban regeneration in terms of demolish & rebuild happens.

Also, in other sites or contexts for potential application, this gentrification could happen, and it seems inevitable. How to deal with gentrification in urban regeneration need further discussion.

Generalization

One of the intentions of this project is trying to work out a strategic framework that can be used in other urban generation cases in terms of demolish & rebuild in the focused area of Chengdu city. Therefore, the possibility of generalization is always at the center of the research and design process.

Specifically, there are two main factors contributing to this. Firstly, the model (fig. 2.1) of lifestyle can be used as a tool to conduct analysis on other cases for demolish & rebuild not only between the first and second rings but also in other areas reflecting local public lifestyle in Chengdu city. Secondly, the strategic framework is formed to be able to and prepared to be transformed into a plug-in into the urban regeneration system which is ongoing in research and compilation.

The possibility of iteration in more cases can also make the strategy framework be completed and supplied with new necessities, upgraded and improved by the iteration process, and optimized according to specific sites and different intensions.

Besides, the model of lifestyle might be possibly used or adapted in other research in terms of public life in other projects.
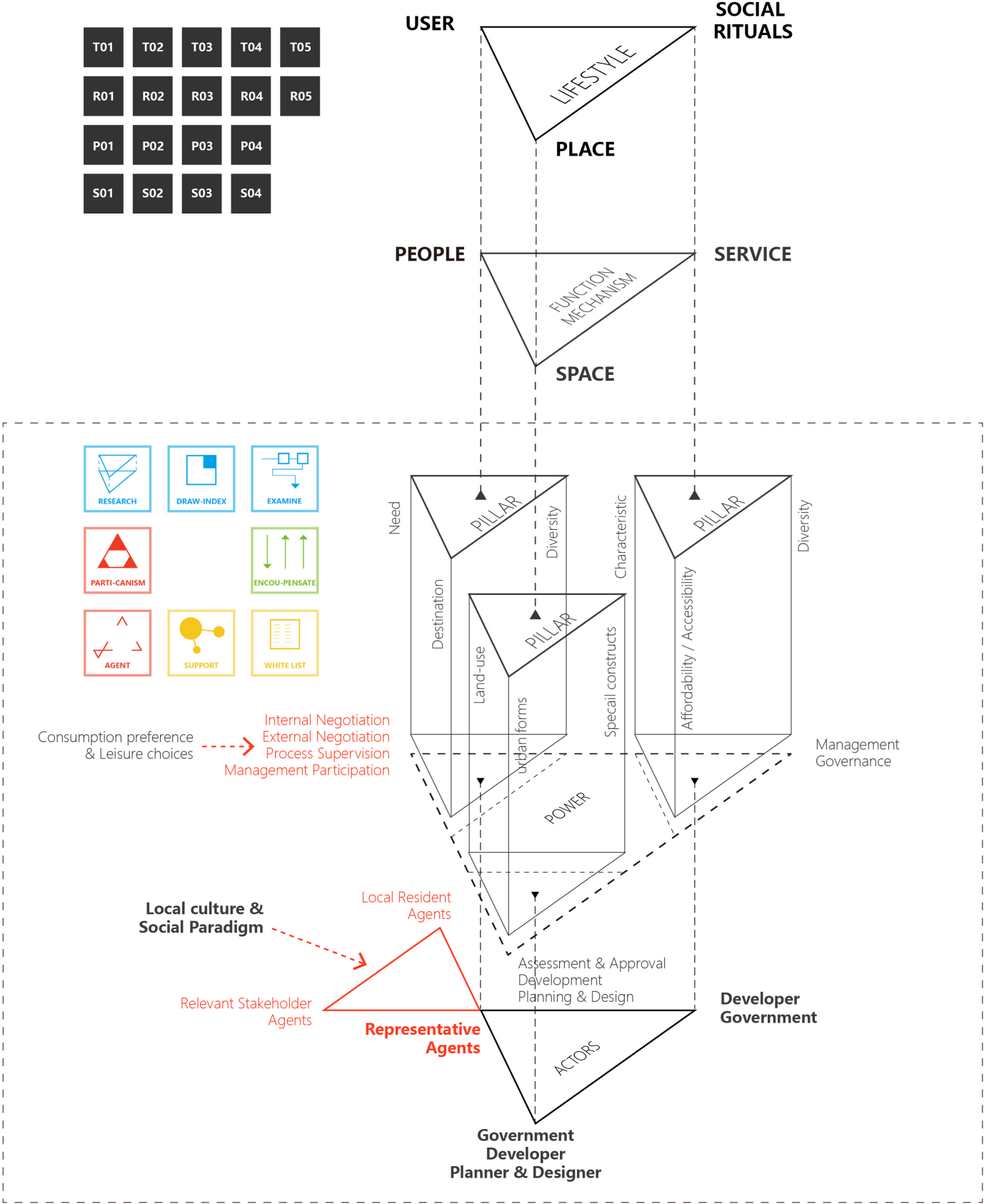

Figure. 2.1. The final modified lifestyle model with planning tools

Chapter 0X

APPENDIX

1. Relevant research materials in the process

The Numbers & Scale of Teahouses

The number of teahouses in Chengdu is the largest all around China, and the Sichuan province where Chengdu located in being the capital seems also having a strong teahouse culture according to the data.

According to the big data got from Baidu Map in 2020, there are over 17000 POI (point of information) when searching the word "teahouse" in Chengdu, ranking the first among cities in China. The teahouse POI number in Chengdu is far more than the sum of numbers in the 4 super mega cities in China: Beijing, Shanghai, Guangzhou, and Shenzhen, with the populations all more than Chengdu. The city ranking the second is Chongqing, with around 7000 less than Chengdu, which used to be a part of Sichuan province and shares very similar culture and lifestyle with Chengdu. Mianyang, the second largest city in Sichuan province, has over 3000 teahouses POI, more than the 4 super mega cities, but with only around 5 million people.

However, the populaton of Chengdu ranks only in the 5th place among the 6 cities with populations actually managed per day over 20 million, and ranks the 3rd place in terms of the city size.
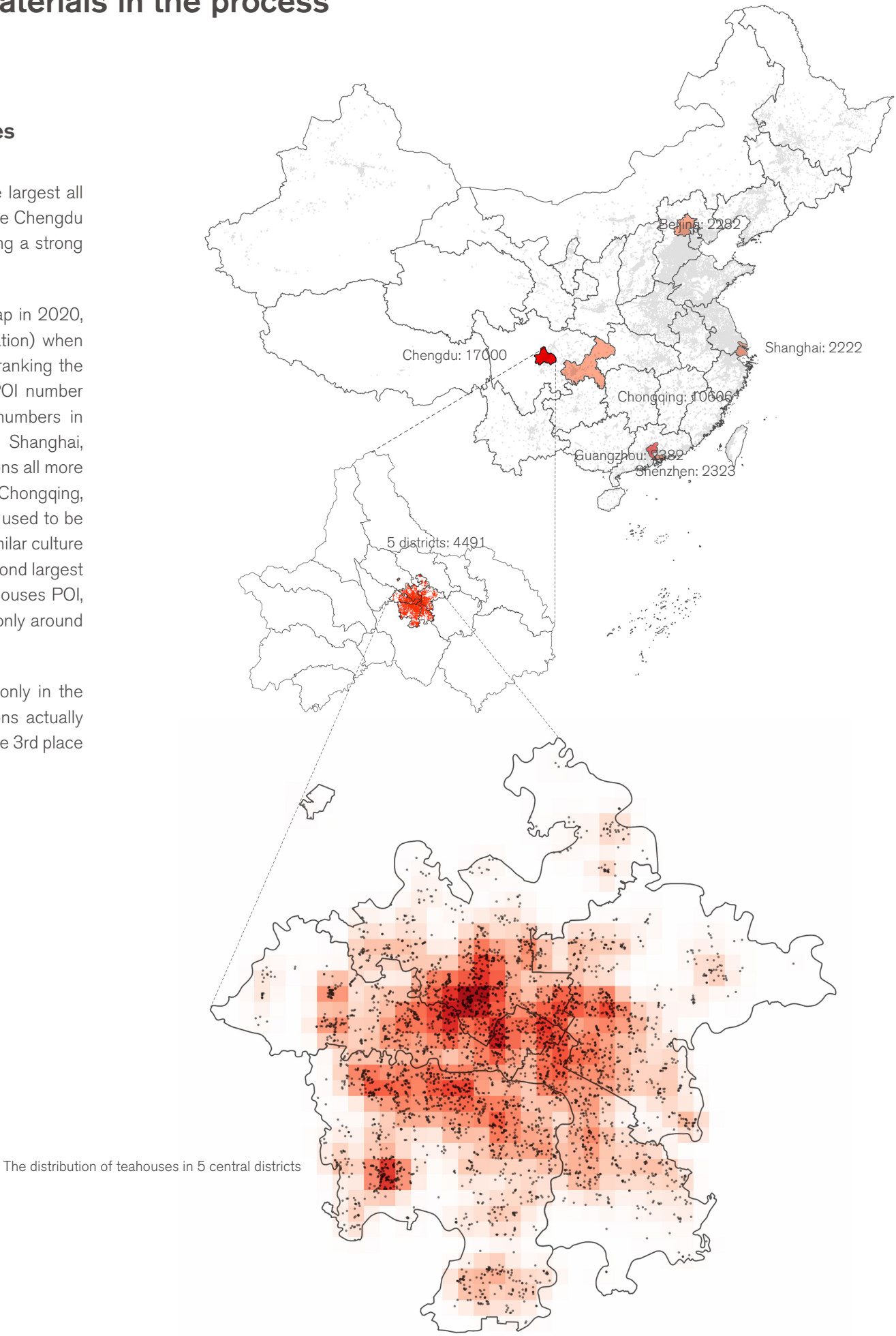

Chengdu: 17000
Chongqing: 10606
Beijing: 2282
Shanghai: 2222
Guangzhou: 2382
Shenzhen: 2323

5 districts: 4491

The distribution of teahouses in 5 central districts

Figure. 1.1. The numbers of teahouses in different cities in China, data retrieved from Baidu Map

18(K) 17,000
16
14
12 10,606
10
8
6
4 3,229
2 2,382 2,323 2,282 2,222
0

Chengdu Chongqing Mianyang Guangzhou Shenzhen Beijing Shanghai

0
10
20
30(m)

82, 300 KM²   16,808 KM²   14,378 KM²   7,434 KM²   6,340 KM²   2,050 KM²

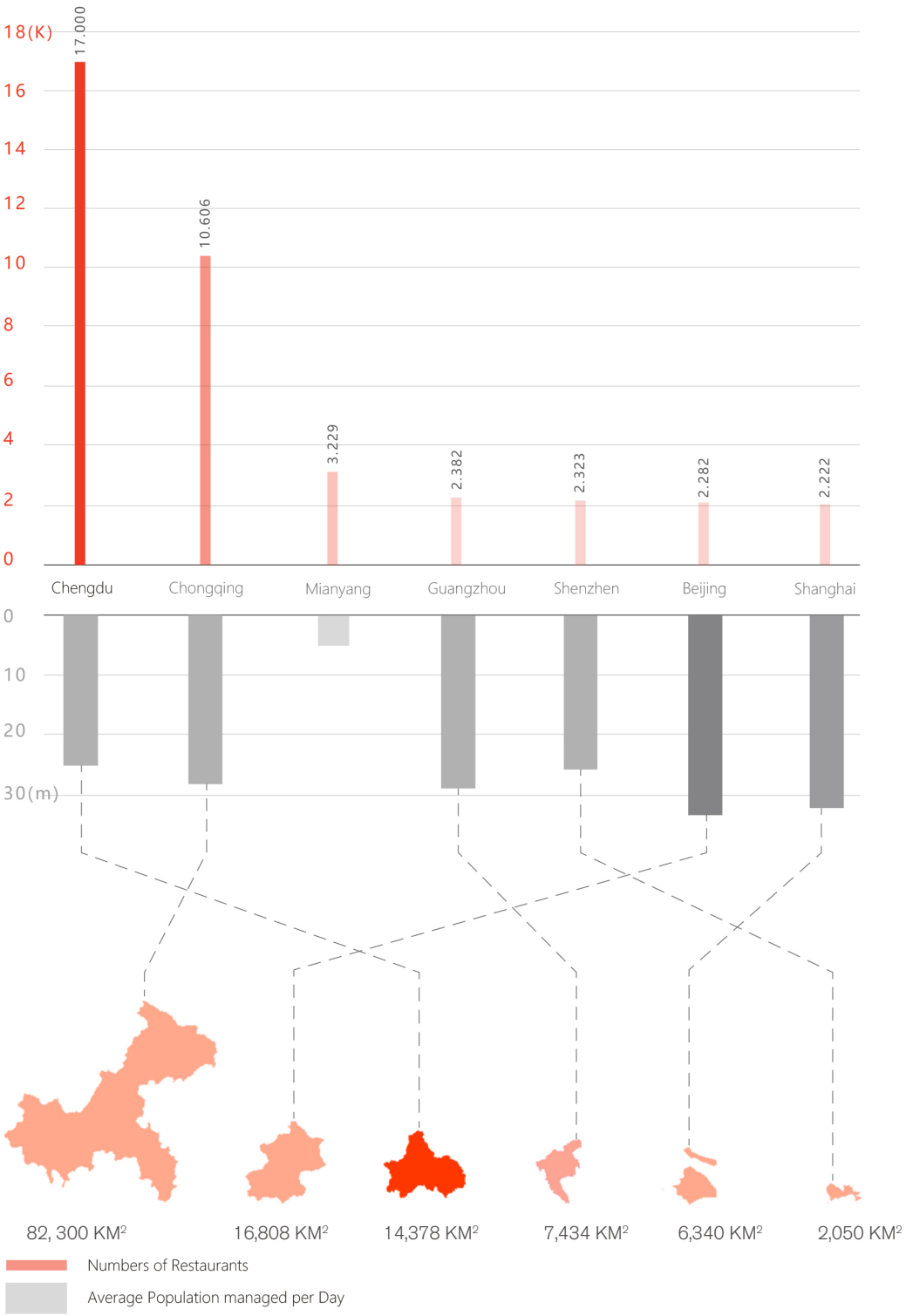■ Numbers of Restaurants
■ Average Population managed per Day

Figure. 1.2. The comparision of numbers of teahouses in different cities with different popupations and areas in China, data retrieved from Baidu Map, the analysis of population managed by megacities in China by Beijing City Lab.

The Influential Factors - Life in the Teahouses

The Historic Factor

There is a long history of the teahouse in Chengdu city, the capital of Sichuan province throughout the history. Sichuan province is one of the original cradles of the tea culture, and the earliest platation of tea trees in this area can be traced back to 3000 year ago(Chen, 2019). The modern concept "teahouses" appeared since 1920s in Chengdu, and soon gained the fame for the largest numbers of teahouses and customers in China at that time, as well as the longest time people spent within(Chen, 2019).

Through out the hstory, Chengdu has been the city with the largest number of teahouses, and this somehow can reflect and explain the prosperity of the teahouse culture in Chengdu and Sichuan province. In 1919, there was more than 600 teahouses in Chengdu, while only 164 appeared in Shanghai. From 1909 to 1951, the number of teahouses in Chengdu was stable, ranging from 500 to 800(Chen, 2019). In 2006, there was around 5000 teahouses in Chengdu according to statistics, far more than that in other cities(Liu, 2009; Jia, 2013).

The Geographic Factor

The geographic factor has a significant influence on the prosperity of the teahouse culture in Chengdu. Firstly, the soil and climate in many districts of Sichuan province are highly suitable for tea plantation, including Chengdu plain, hilly areas and mountain areas around the plain, and this make tea a main products in Sichuan. Secondly, external transportation used to be very poor in Sichuan because of the mountains around the border, and this made it expensive to export tea to other places(Wang, 2010). In this way, tea had become very cheap inside Sichuan and highly affordable for common people. Thirdly, before the tap water technology being introduced to Chengdu, citizens relied on teahouses for boiled drinking water and hot water for daily use, because the quality of well water used to be poor and there used to be a lack of fuels to provide heat(Wang, 2010).

Figure. 1.3. The historical numbers of teahouses in Chengdu

The Social Factor

The teahouses in Chengdu city has been the place not only for the consumption of tea and snacks but also for all kinds of social activities in daily life since its birth. Very similar to cafés in the western culture, teahouses used to be a working and study place for those people with higher education in the old times to do reading, writing, and communication(Wang, 2010; Chen, 2019). Also, it was a popular place for people to meet each other, talking about politics, business, and daily issues, and relax in its leisure atmosphere. Very similar to pubs and bars in the western culture, teahouses could be the city lounges not only for people to socialize with their peers for the same interest, but also can be a place for live performance such as music and Sichuan opera(Wang, 2010). Besides, teahouses used to have the function of market both for small business such as selling pet birds and daily goods, and the most interesting attaching function is conciliation(Wang, 2010). When there was conflicts, teahouses were the conventional conciliation place, and the judge could be the local mafia or respected people, with other people in the role of jury.

Till now, most of the social functions have stayed the same and teahouses are still important places for the daily public life in Chengdu. Although there are a lot of variations and new species developed according to the changing needs and the market segment, the teahouse is always a public places for socializing, talking, drinking tea, meeting friends spending the leisure time and even working.

The Paradigm Factor

With time, the improvement of tea production techniques, and long-term involvement with all kinds of social activities, spending time in teahouses has become a natural way of enjoy the life for Chengdu people, and even for people in the whole Sichuan province(Chen, 2019). In Chengdu, people like to join the fun very much, and they will go to the teahouse which is crowed, because they think the more crowed the teahouse is, the better the service. This lifestyle reflects the relaxing and leisurely attitude towards their lives, whether they are rich or poor, and the teahouse is like another world, where a cup of tea can be the antidote to troubles(Wang, 2010).
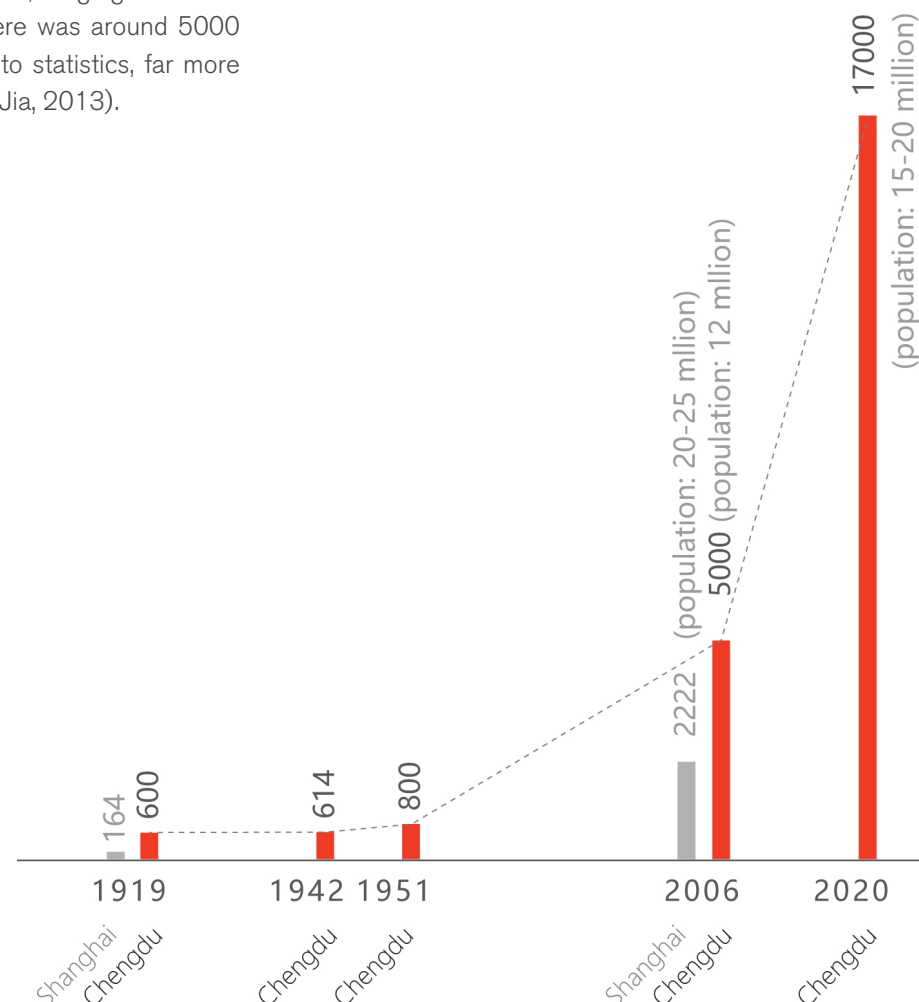
Figure. 1.4. Historical images about teahouse culture in Chengdu, source: Google image

A part of opinions - Life in the Teahouses

"I started drinking tea since I was 12, and I'm 82 now. Why do I love coming to the teahouse and drinking tea here? Oh, that, just loving it and having got used to it as everyday rituals. Just like eating, why you eat? You eat when you're hungry, and drinking tea here is just the same! You understand?"

An old teahouse
customer in the Guanyinge teahouse

" The teahouse in the People's Park is so good and comfortable. Um..it is so much like a place for meeting and gathering, whether with your friends or not. Tasty food can be easily found, and the amusing and entertaining things are everywhere. What can you say about that?!"

A customer in the teahouse in
People's Park

" In the teahouses, talking can be so free and careless. There is a saying that you can talk irresponsively in the teahouse. Whether it is about things in the air or on the ground, you can just talk nonsense, and this is called *Chuiniu* (blague). It is just like this when people in the teahouse, because the aim is to entertain or amuse themselves and their peers. The most essential for customers here is not the level and quality of tea actually, but the environment and atmosphere they can join in..."

Li Qiang

The owner of the Guanyinge teahouse

"People in Chengdu city and Chongqing city both love dringking tea and spending time in teahouses. However, Chengdu People are more relaxing in drinking tea in teahouses, more enjoying the leisure, with more talking, compared to the style of Chongqing people."

A customer in the teahouse in
People's Park

" There are a lot of reasons why the teahouse is so prevalent in Chengdu, including water quality, fuel supply, geography, transport in the old times. Chengdu was a city where people led the consumption-oriented lifestyle gathered because many retired officers and landlords in Sichuan came to live here in the history. They have the time and money to enjoy leisure, and this contributed to the style of going to teahouse."

Wang Di

A historian, the author of *The teahouse: small business, everyday culture, and public politics in Chengdu, 1900-1950*

The Heat Spots of Teahouses in the inner city

To find out the connection between the teahouse distribution and other spatial factors, a heat map is conducted in the research scope.
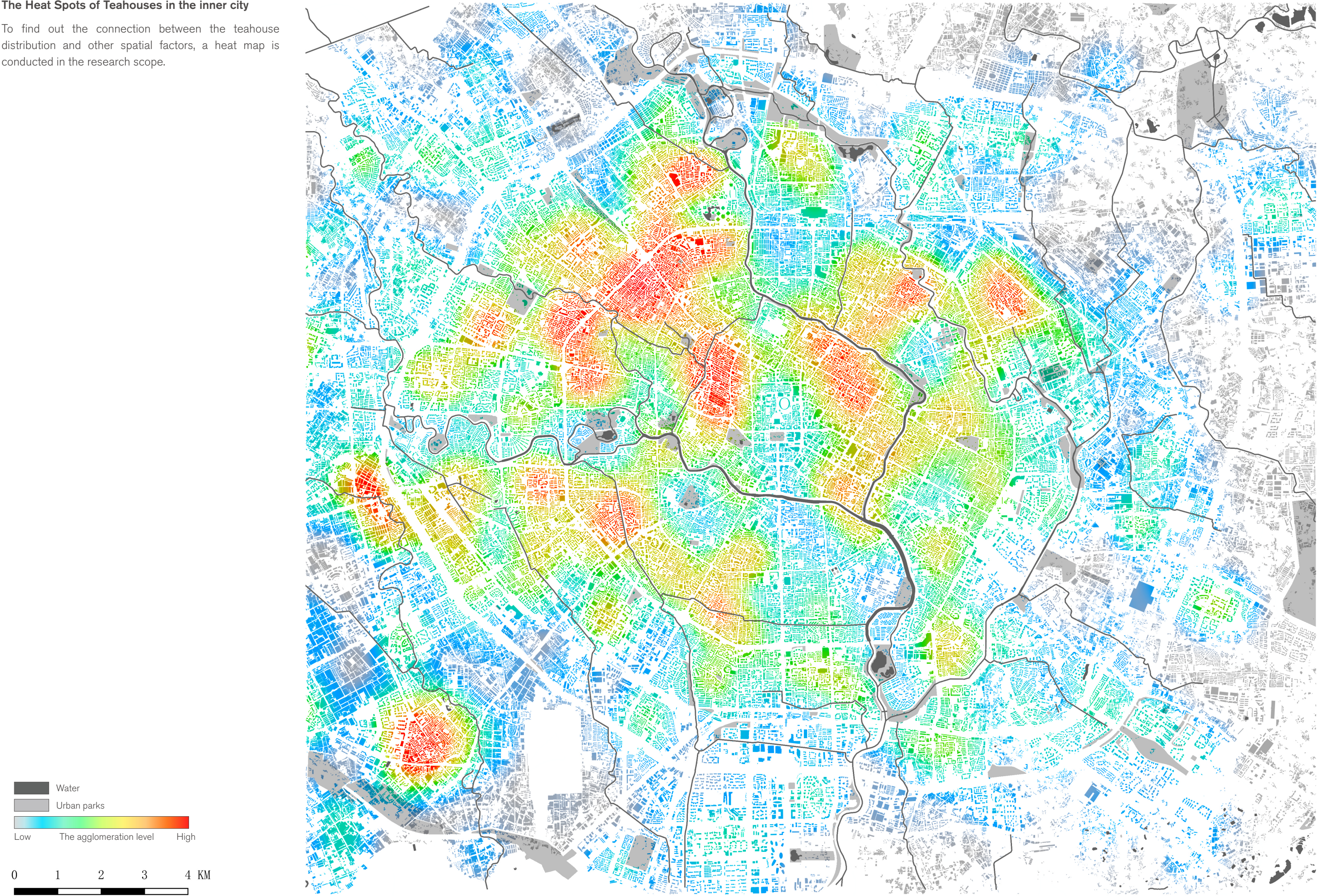

Water

Urban parks

Low   The agglomeration level   High

0   1   2   3   4 KM

Figure. 1.5. The heat map of teahouses in the inner city of Chengdu, data retrieved from Gaode Map

The Heat Spots of restaurants in the inner city

To find out the connection between the restaurant distribution and other spatial factors, a heat map is conducted in the research scope.

Water
Urban parks

Low   The agglomeration level   High

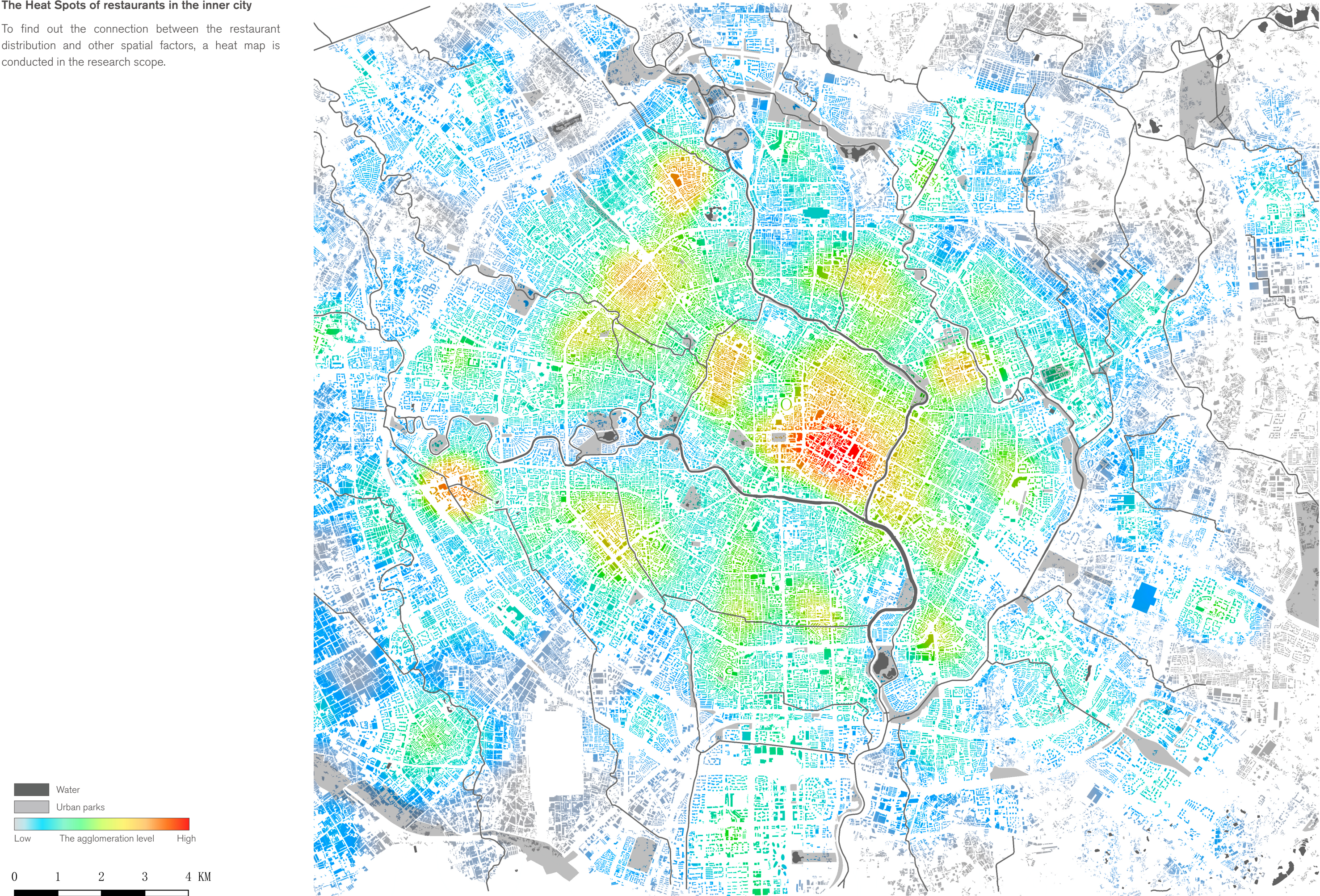0   1   2   3   4 KM

Figure. 1.6. The heat map of restaurants in the inner city of Chengdu, data retrieved from Gaode Map

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