

# SEEDING CENTRALITY

Organic Upgrading Urban Rural Syndicate in South Beijing



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Msc3 Graduation Project

1/2010

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## **ACKNOWLEDGEMENT**

I am at the most grateful to my mentors, Stephen Read, Machiel van Dorst and Daan Zandbelt. Without their valuable inspiratoin, guidance and comments , the thesis would not be able to be accomplished.

I would also like to thank Prof. Taeke de Jong (TU Delft) and Prof. Juval Portugali (Tel-Aviv University), for their help and comments.

My gratitude goes to Sheng Qiang (TU Delft) and Ma Haidong (ETH Zurich) who helped me with all useful informations and suggestions.

Above all, special thanks to my parents Zhang Xiaolin and Deng Bingxun, and my close friend Huang Xiongchuan. Thank you very much for your support and encouragement.

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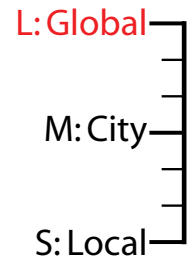
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Part I  
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# I.I Chinese Cities

## CONTEXT

### A globalization era

The 21st century marked the major watershed of human settlements driven by globalization and privatization. It reveals an emerging role of cities in the global network and global competition. **Chinese cities** are not exempt from globalization. They have largely consolidated and are in the **accelerated phase of urbanization**. Over the past thirty years, the urbanization rate in China rose from 20 percent to more than 40 percent. To achieve the fast development, cities are considered as machines which are centrally operated by the **political and economic forces**. Along with the achievements, critical shortcomings of urbanization, such as pollution, traffic congestion and social inequalities have become increasingly problematic for Chinese cities.

### An Initial consideration

The study began with my concern of contemporary Chinese cities. Underneath the prosperous construction of cities and people's imagination of beautiful futures, there lies big **danger**. The reality is, we are not **constructing** city, but rather **destructing** it; we are not providing **peaceful lives** for people, but rather removing and **replacing locals**.

Why?

Before giving the answer, I firstly asked myself another one: is it a success if every Chinese city and every part of it becomes Manhattan?

I would say NO. It is because it would erase the particular nature of Chinese cities and deprive people's original lives. Unfortunately, this is exactly what is happening in China at the present.

From this point of view, the ongoing urban plans and designs in China may have provided an improper model of making cities. They do not consider the **complex nature of city** and take little into consideration of the **welfare of people**.

## HYPOTHESIS

### A good city model

Then, the question comes, what is a proper model of building cities?

A city serves as a receptacle of life. There are various lifestyles co-existing in a city. They can be categorized into scales, e.g., **global scale (L)**, **local scale (S)** and those **in between (M)**.

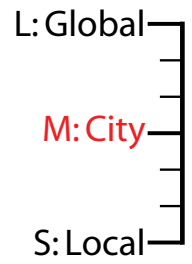
A good city should give places and provide **diverse choices** for all the lives happening together and interacting with each other. In this sense, the **vitality** will be achieved.

### An innovative approach

On the other hand, a city is an emerging systems with its own **internal growing force**. Therefore, the diversity can not be simply imposed by designers' own wish. It has to be reached by embracing the self-organization process of the city.

Therefore, to achieve the real **diversity (L, M, S)**, the study considers Complexity Theories of Cities as one of the theoretical bases. It tries to search for an **innovative approach**, through which the **self-organization** process of cities could be properly **guided and facilitated**.

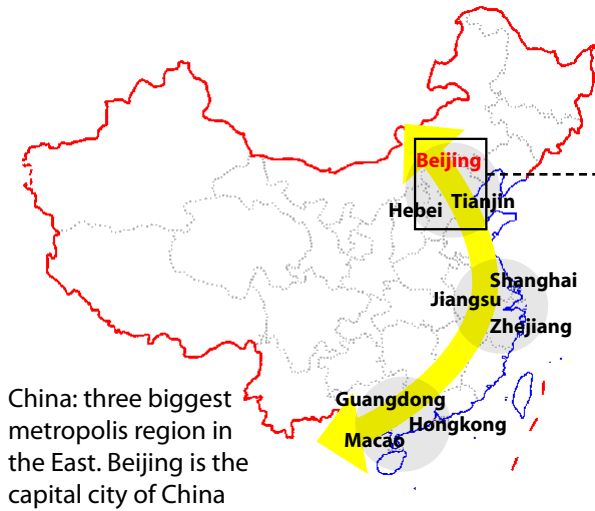
**Part I CONTEXT**



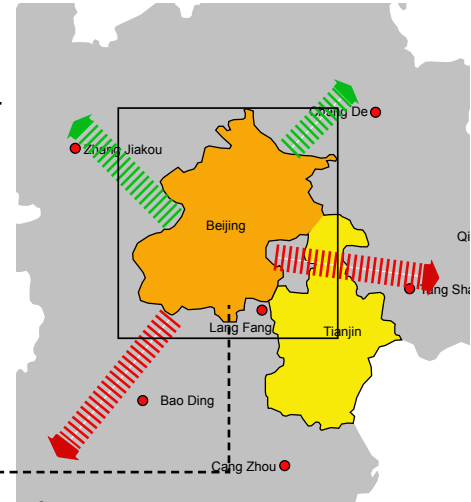
I.II  
Beijing



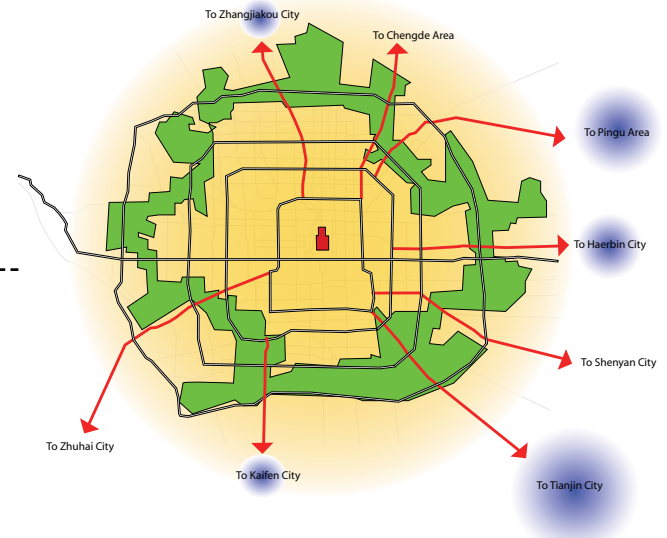
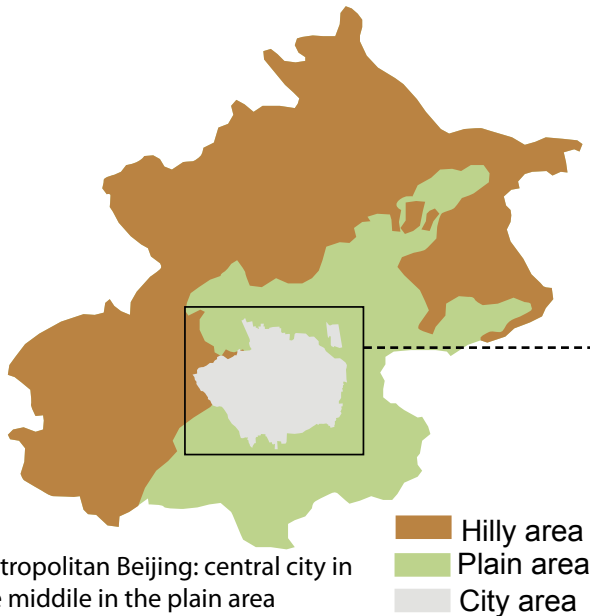
# Beijing: One of the biggest Chinese mega-city



Jing-Jin-Ji metropolis: One of the three biggest metropolis region, with Beijing as a primal city



City Beijing: mono-centric model with historical city center in the middle. City expansion along the ring road. National express way connecting Beijing to outside.



## Introduction of Beijing

### Diversity

As a capital city, as well as one of the biggest Chinese mega-city, Beijing presents comprehensive images. There are constructions of different periods all over the city, dated back from historical era to the most modern times. In this sense, the city becomes very diverse but discontinuous.

### Tubula Rasa

Historically, there is a tradition in China: when a new dynasty came, it would burn down the old palaces and build up the new ones, to symbolize a new order. The modern construction of Chinese cities shows a similar ambition that erases the old and replace with the new affections. The new standard, nowadays, is the modern and global rules. This is why we called it Tubula Rasa.

### Uneven

Now, Beijing has a lot of centralities scattered in the city. However, most of them are located in the North. It makes the development of the city uneven, with the North more developed and rich, while the South poorer. Moreover, the urban boundary of Beijing has pushed to the 5th ring road in the North, but stays in the 2nd ring road in the South.

## Beijing: Multi-Worlds



City of 90s

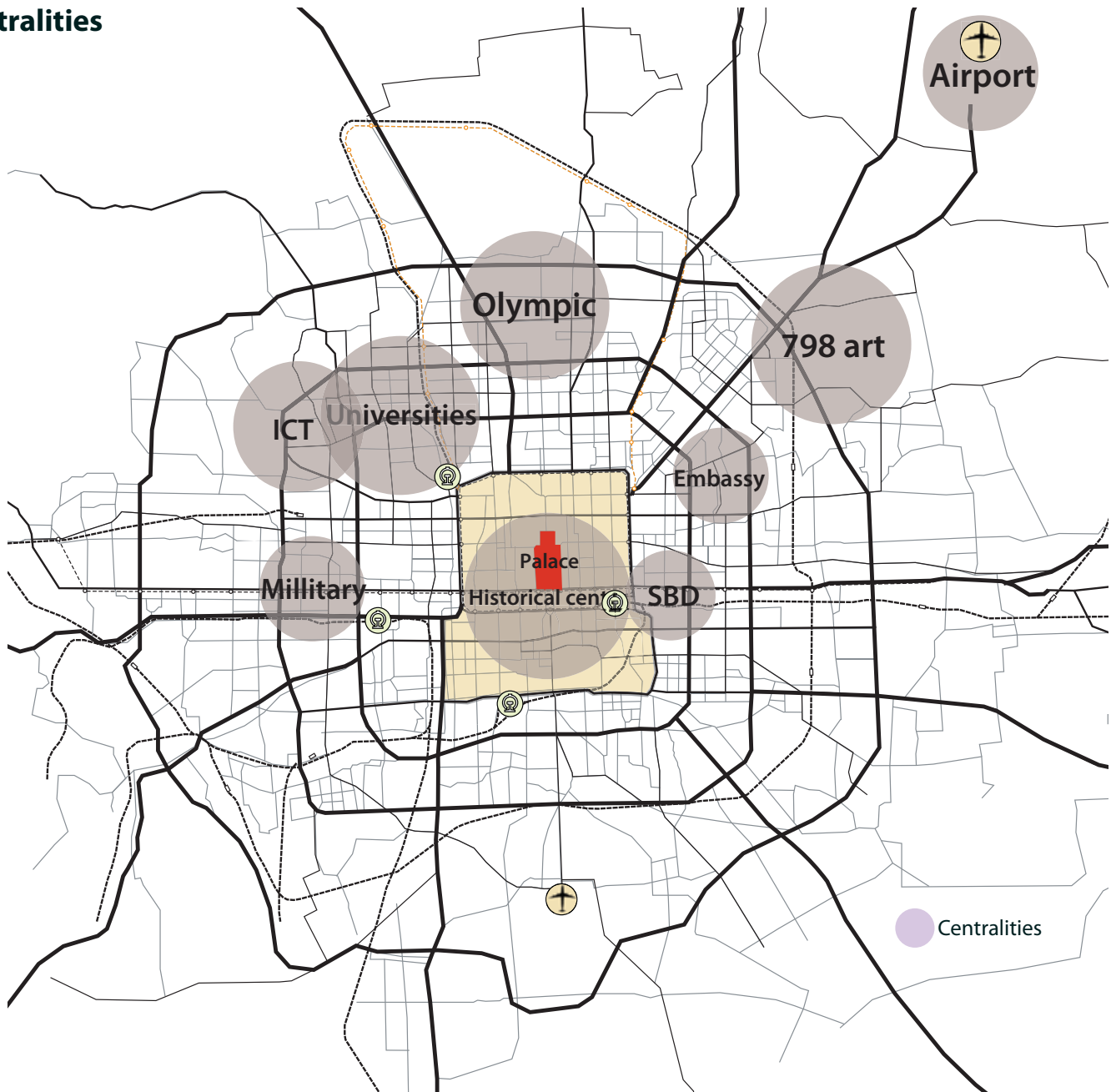


City of 70s-80s



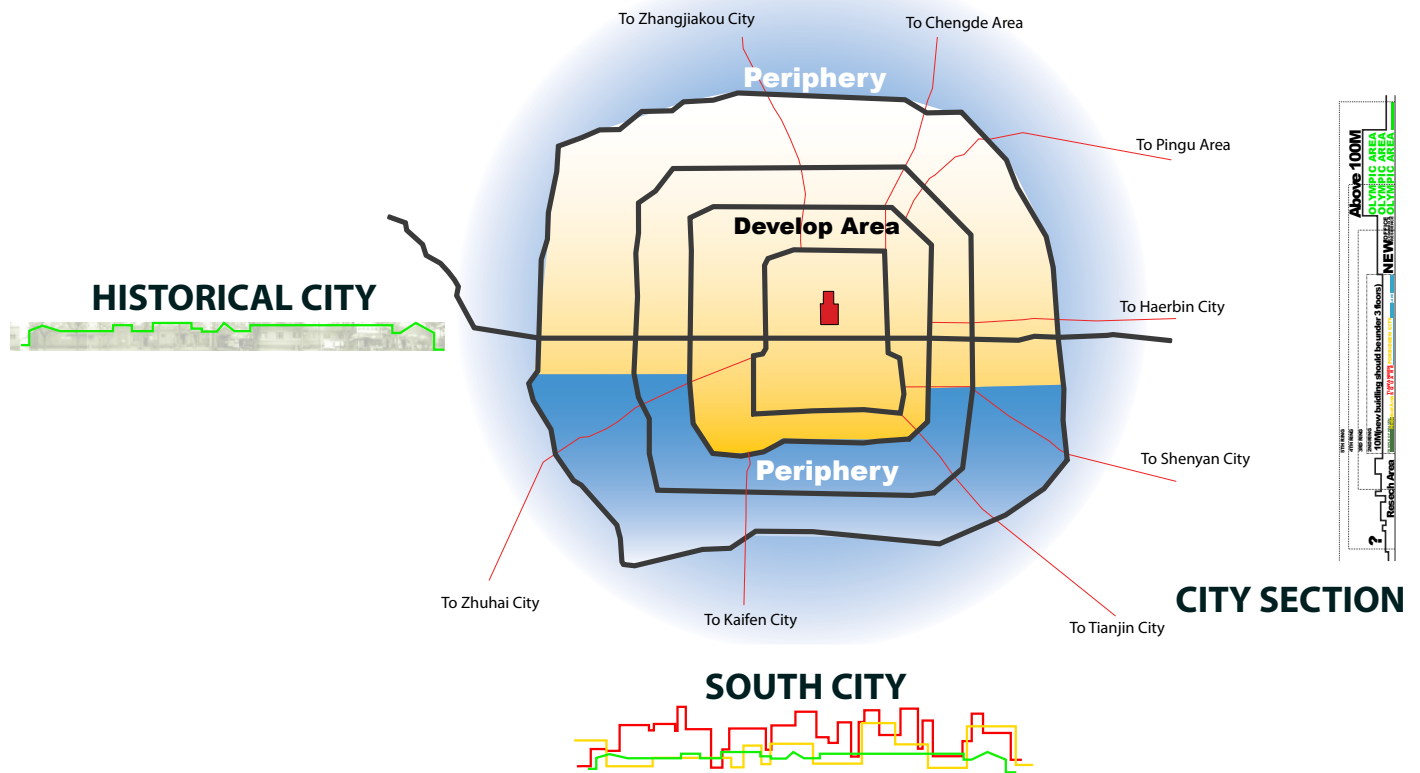
City of 50s

# Centralities

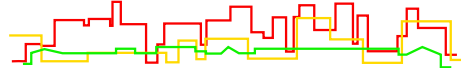


# Uneven city

## NORTH CITY



## SOUTH CITY



## **History**

Beijing has a history of more than 3000 years. To understand the city, we have to start from its history. After the 2nd World War, Beijing entered its modern time and became a socialist country. There have been six plans through the modern time. It makes the city experienced three major periods: industrialization, post-industrialization and the present.

50-70s: Industrialization

80-90s: Post-Industrialization

21st Century: Re-position Beijing in regional scale

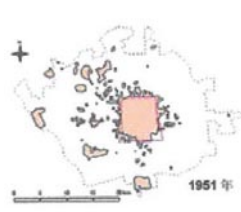
# Modern evolution

Plan



1953-1954

Reality



1951

Plan



1982

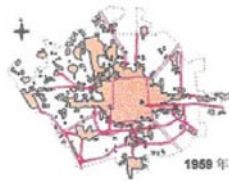
Reality



1991



1957-1958



1959



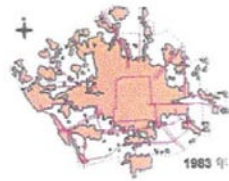
1993



1998



1973



1983



2004



2000

controlled by the government. There was a extensive discussion on the location of city center. Eventually, it was decided to maintain the historical city center as the new center. As a result, the mono-centric model, similar to the one of Moscow, was established.

On the other hand, Beijing was set up as a pioneer for the whole country. It was aimed to become a national center of politics, economy and culture, that is, a comprehensive centrality. However, at that time, industrialization seemed to be the only way to develop economy. Soon, Beijing became the second biggest industrial city in China, second only to Shengyang. The city was filled with factories and some industry clusters were formed. However, the massive construction of industry largely damaged Beijing as a historical and cultural center. A lot of historical buildings were demolished. There was a severe decay in the inner city.

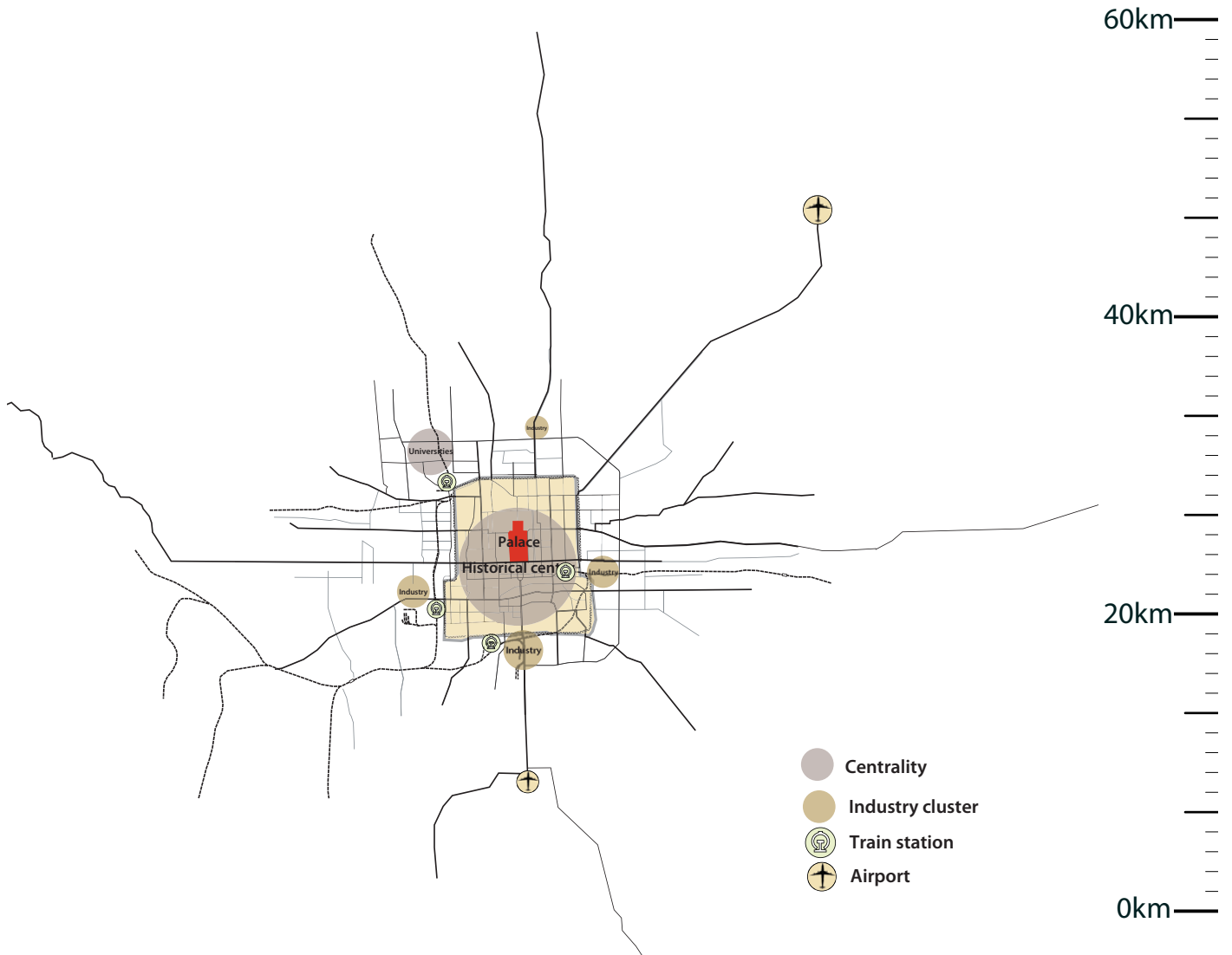
## **1950s-1970s: Industrialization**

After the Second World War and the Chinese Civil War, China entered a brand new era as a socialist country, closely following the step of Russia. The whole country enthusiastically dreamt to condense the industrialization process and build a great socialism country in just a few years. It marked the start of industrialization.

To achieve such an ambition, the construction of the whole country, especially Beijing, became a matter of politics and was centrally



# 1950s-1970s: Industrialization: Ambition of great socialism city



## **1980s-1990s: Post-industrialization**

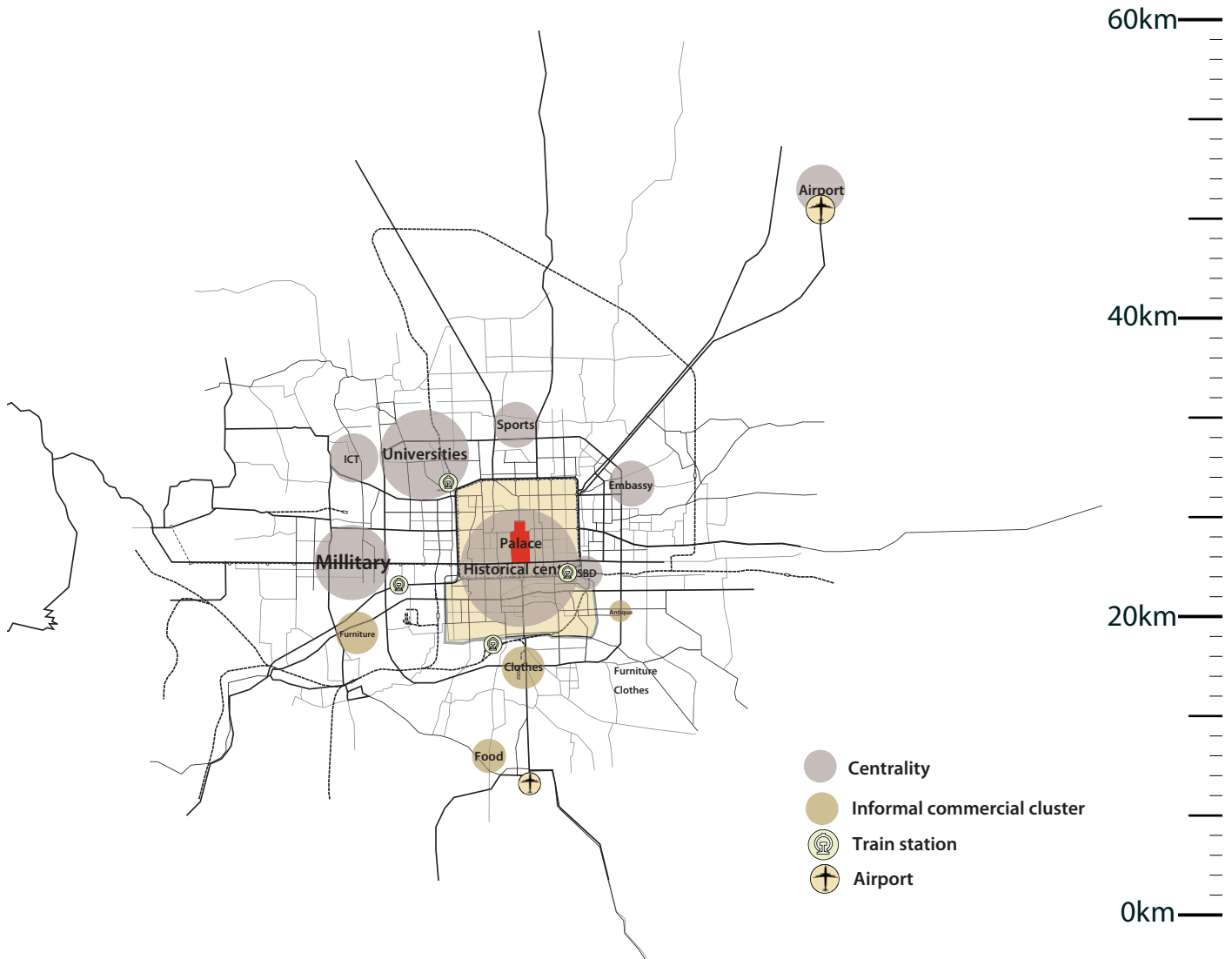
In the year of 1978 a new policy was issued, which is the reform and opening-up policy. The Russian model was proved a failure. China began to open itself and absorb advanced techniques and experiences all over the world. At the same time, the drawbacks of purely developing industry were no longer neglected. Therefore, the economic policy was shifted to market-oriented economy. From there, China had entered the Post-industrialization time.

Beijing had since recognized the value of its culture and history. Historical centers were protected and heavy industries were removed from the city. However, there was no clear idea about what kind of economy, instead of industry, should be developed in Beijing. Not long afterwards, a big financial deficit emerged. Government had to lease the land to earn money. As a result, real-estate came to the market and gradually became an important force in the city's development.

Meanwhile, Beijing was the host of 1990 Asian Games. Following the Asian Games, the first construction climax happened in Beijing and some centralities were formed during this period. As what is mentioned, real-estate had become an important force in city's construction. Therefore, the central decision, together with the consideration of real-estate profit, drove the city towards uneven, with centralities scattered from the center to the north city. The boundary of Beijing had been largely pushed northwards, leaving the south city peripheral.

However, due to cheap rental price, more and more immigrants had settled down in the south, bringing their business from hometown. Soon, a lot of immigrant enclaves with informal markets emerged in the south city.

# 1980s-1990s: Post-industrialization: market-oriented economy, city recover





CBD



Commercial cluster in south

## Begin of 21st Century: Summit of uneven

The 2008 Beijing Olympic Games was a huge power which fueled the development of Beijing in 21st century. To host the mega-event, Beijing started a series of big construction programs. The focus is two-fold, one is to improve infrastructure, such as expanding airport, increasing metro lines and constructing urban railways. The other focus is to expand centralities. The Olympic center reused and expanded the sports center of Asian Games in the north. All the constructions followed the international standard. It made

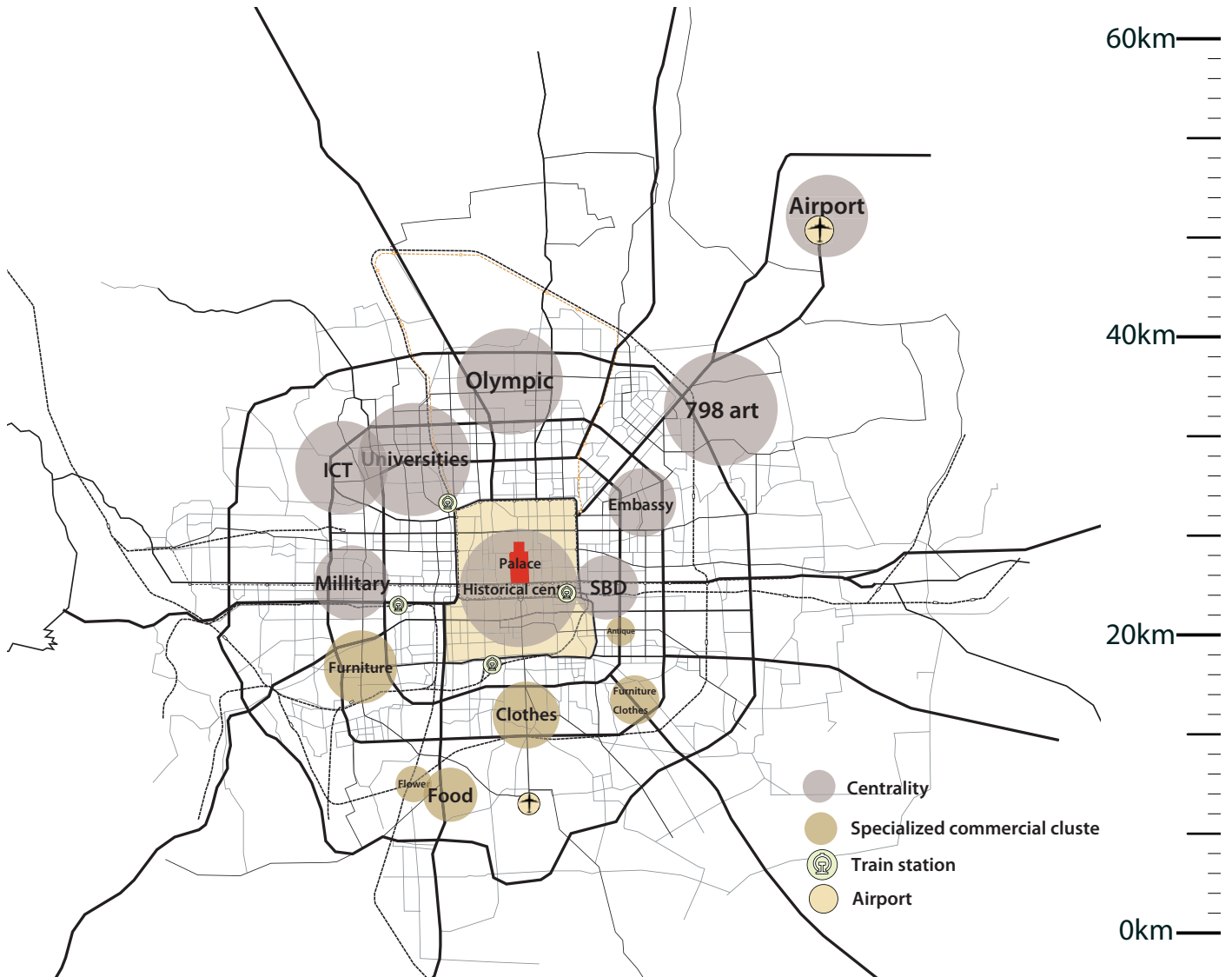
Beijing a real global city.

On the other hand, the South city has kept its growth without many official interventions and big investments. To solve the social, environmental and other problems of the immigrant enclaves, the government began to formalize them. Many immigrant enclaves developed into specialized commercial clusters, such as furniture trading center, flower trading center, clothing wholesale center...

As a result, the city expanded tremendously. The urban boundary has reached beyond the 5th ring road in the north, and 3rd ring road in the south. The north city and the south city presented different perspectives. It is concluded below:

- North: International-oriented;  
South: National-oriented;
- North: Formed by top-down interventions and big investments;  
South: Formed by integration of self-organization and interventions;
- North: Monotonous global images with big urban blocks and highrises;  
South: Diverse but chaos images.
- North: Global and city vitality, with all the global events and activities;  
South: Local and national vitality, with national commercial chain and local vibrant lives.

# Begin of 21st Century: Summit of uneven





## Post-Olympic, Re-position Beijing in global context, bring opportunity to South



South Station

of the southern Beijing is considered as the most essential issue for the city. The first action is to regenerate the South Station into a biggest Asian train station. It serves as the terminal of passenger trains and fast rail services connecting Jing-Jin-Ji metropolis, Yangtze Delta metropolis and Pearl-river Delta Metropolis. The big development pressure thus finally comes to the south.

Regional plan of Jing-Jin-Ji metropolis region

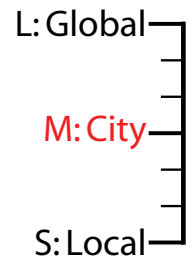


Source: 2004 Beijing Plan

### Post-Olympics:

After the Olympics, the city began to re-position itself in the regional context in order to find a new potential for the future development. There is an ambition to strengthen the 3 metropolis regions and enhance the connectivity between each other. The South city is in the central position of Jing-Jin-Ji metropolis region; its strategic location as a linkage of the whole region has been recognized. Moreover, the drawbacks of uneven development in Beijing became more and more striking. Therefore, the transformation

**Part I CONTEXT**



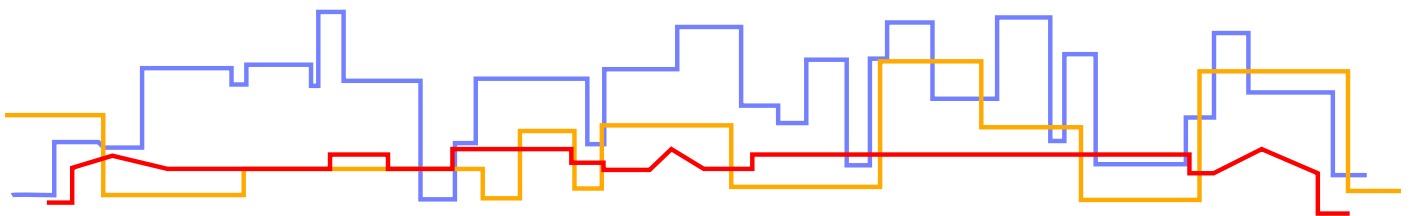
**I.III**

**Research Questions**

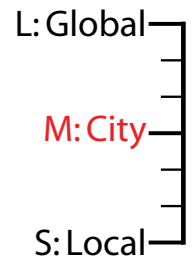


## Research Question

**South Beijing** will be changed under the pressure of city's expansion,  
How to **upgrade** the **South clusters** into **city centralities**,  
while **maintaining** and **strengthening** the existing **quality** and  
**identity**---**DIVERSITY & VITALITY?**



Part II  
SOUTH BEIJING



## II.I South Beijing

## South Beijing: National gateway

South Station



National Express Way



Inter-city Bus Terminal

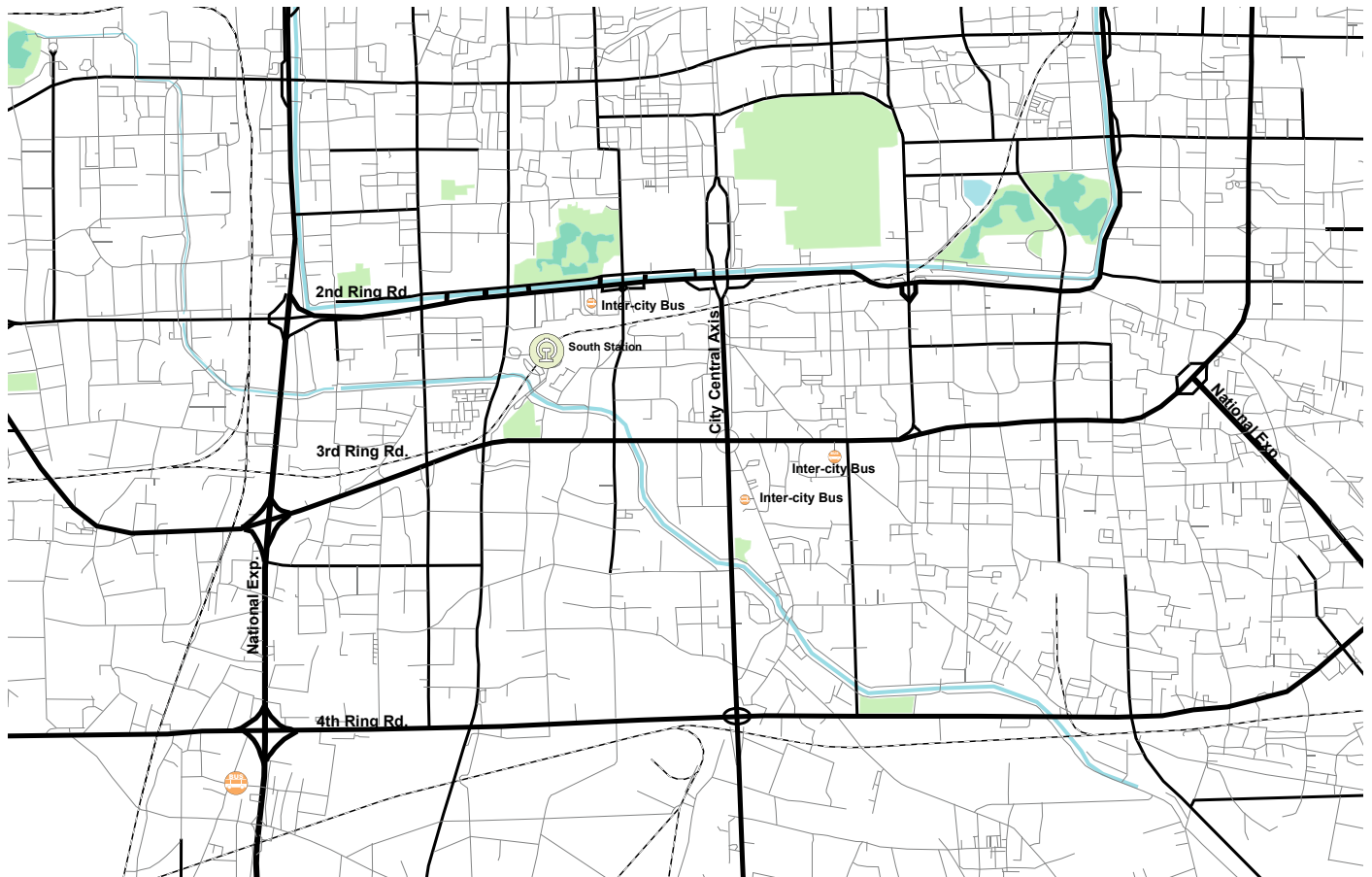
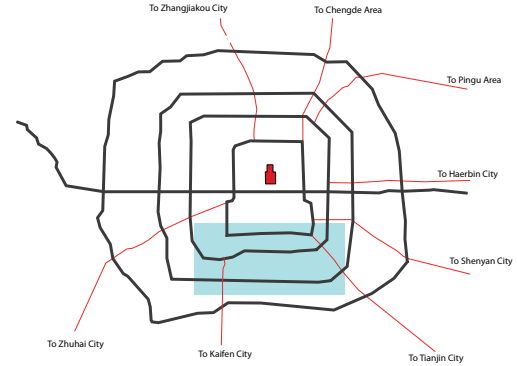


City Central Axis



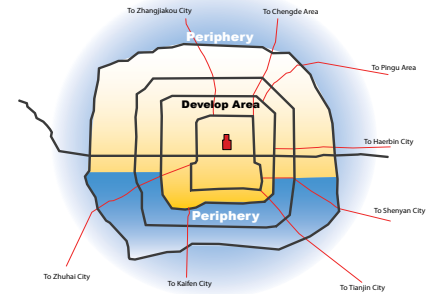
## South Beijing: National gateway

This southern part of Beijing is an important national gateway of the city. There is one biggest train station in Beijing, the South Train Station. Most of the inter-city bus terminals are located in the South as well. Furthermore, there are several important national express ways connecting Beijing to the rest part of China.



## Urban Periphery, closed to city: Urban-rural syndicate

Most of the south city stays as urban periphery. However, it is the periphery which is close to the city center. Such periphery areas in Beijing used to be rural area. People here used to live on agriculture. However, as the city expands, the boundary between the urban and rural becomes more and more ambiguous, and most of the rural region in Beijing has been urbanized. The boundary of such mixed area between urban and rural is called urban-rural syndicate.



urban rural syndicate



## Hukou Policy: Control mobility

When talk about urban-rural syndicate in China, especially in these mega-cities, we have to mention one demographic policy first: the Hukou system. **Virtually all bottom-up spatial development around the urban periphery is in some way influenced or directly attributable to the hukou system.** (*The Chinese Dream*)

The Hukou system was first implemented in 1958. Its purpose was to provide a residential license or permit which would ensure that people were only able to work and live in those

places designated to them by the state (in most cases, their hometown) (*The Chinese Dream*). In addition, Hukou has separated people into rural citizen and urban citizen in one city. Therefore, there are three groups of people in Beijing: **urban citizen, rural citizen and national immigrants.** The different between the three groups has been categorized as below.



### Urban Citizen

- Employed in company
- Better social welfare: education, pension...
- Earn more money
- Could buy house, but don't have land property



Urban citizen

### Rural Citizen

- Used to live on agriculture
- Poor and no social welfare
- Own land



Rural citizen

### National Immigrant

- Come to city to earn money
- No legal right to stay permanently
- Contemporary group: Floating population

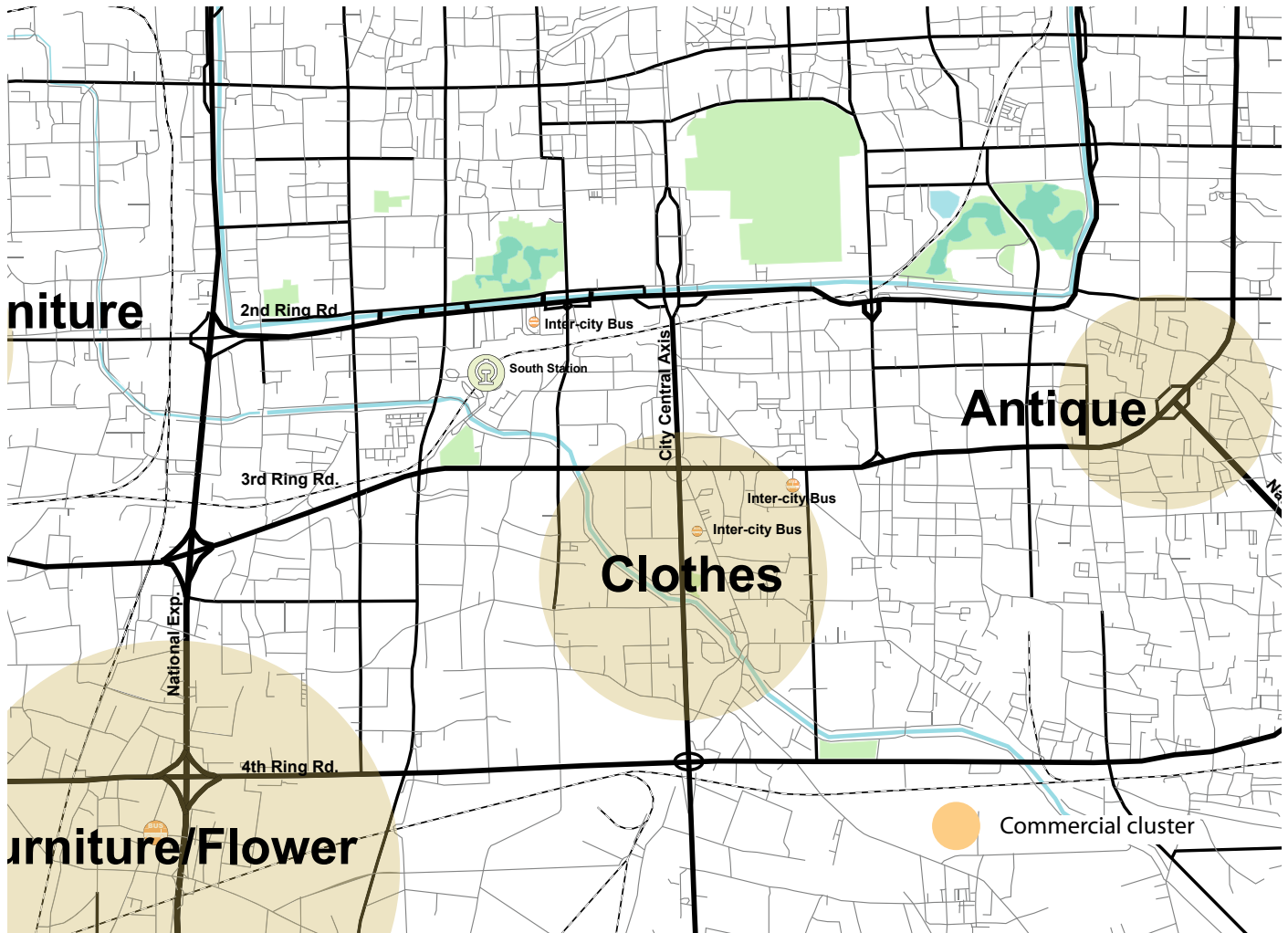


National immigrant

## Emerging immigrant enclaves and commercial cluster

By taking advantage of ambiguous property rights in rural areas, rural citizens expand their houses and lease them to national immigrants. Due to the cheap rental house in the urban periphery, and the good location of the south

city, which is close to the city center, large amount of national immigrants come to the south and set up their business. Gradually, lots of vibrant commercial clusters are formed.





## Values of south clusters

The main quality of the south clusters are their diversity at both spatial and social levels. This is contributed by its self-organized formation. Without being influenced by massive top-down intervention, they have showed a strong internal force to develop themselves and high level of tolerancy which could accept a variety to coexist. This is how the diversity is achieved during the transformation.

On the other hand, the clusters have robust commercial activities. It has provided essential economic foundations and potential for those areas to be further developed.

Vitality

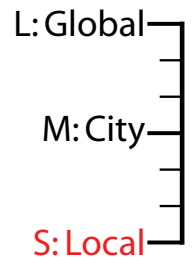


Diverse spatial layout: urban and village

Economic support



## Part II SOUTH BEIJING

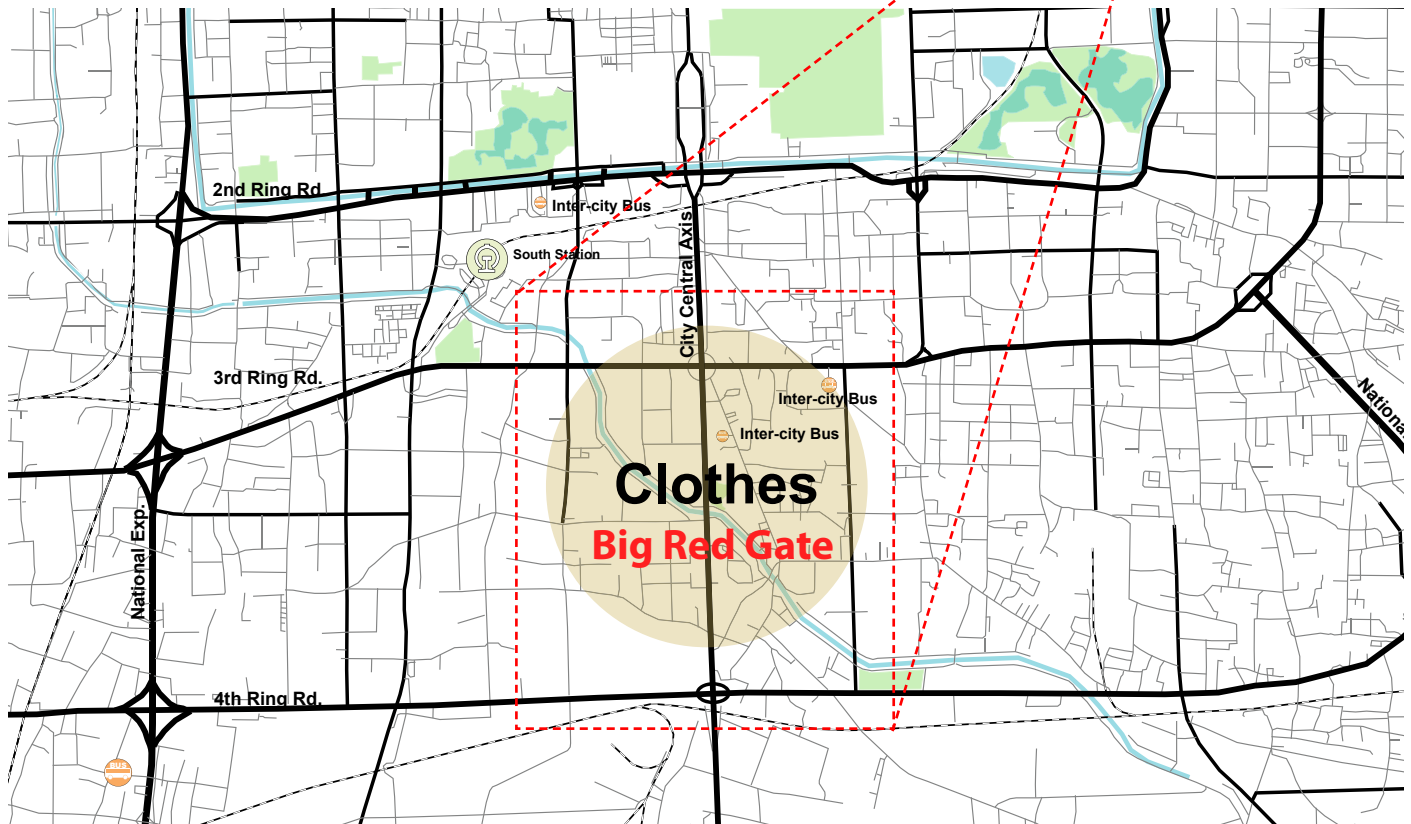


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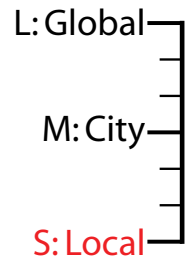
## Site Selection: Big Red Gate (BRG)

## Site selection

The study chooses Big Red Gate (BRG), one district in the south Beijing as a research area. It is situated at the urban periphery, between the 3rd and the 4th ring roads in the south, on the southern extension of the city central axis. It is next to Beijing South Train Station, thus is facing the most pressure of city expansion. It is a typical urban rural syndicate, an immigrant enclave and a commercial cluster---clothing wholesale center, which are established by the immigrants.

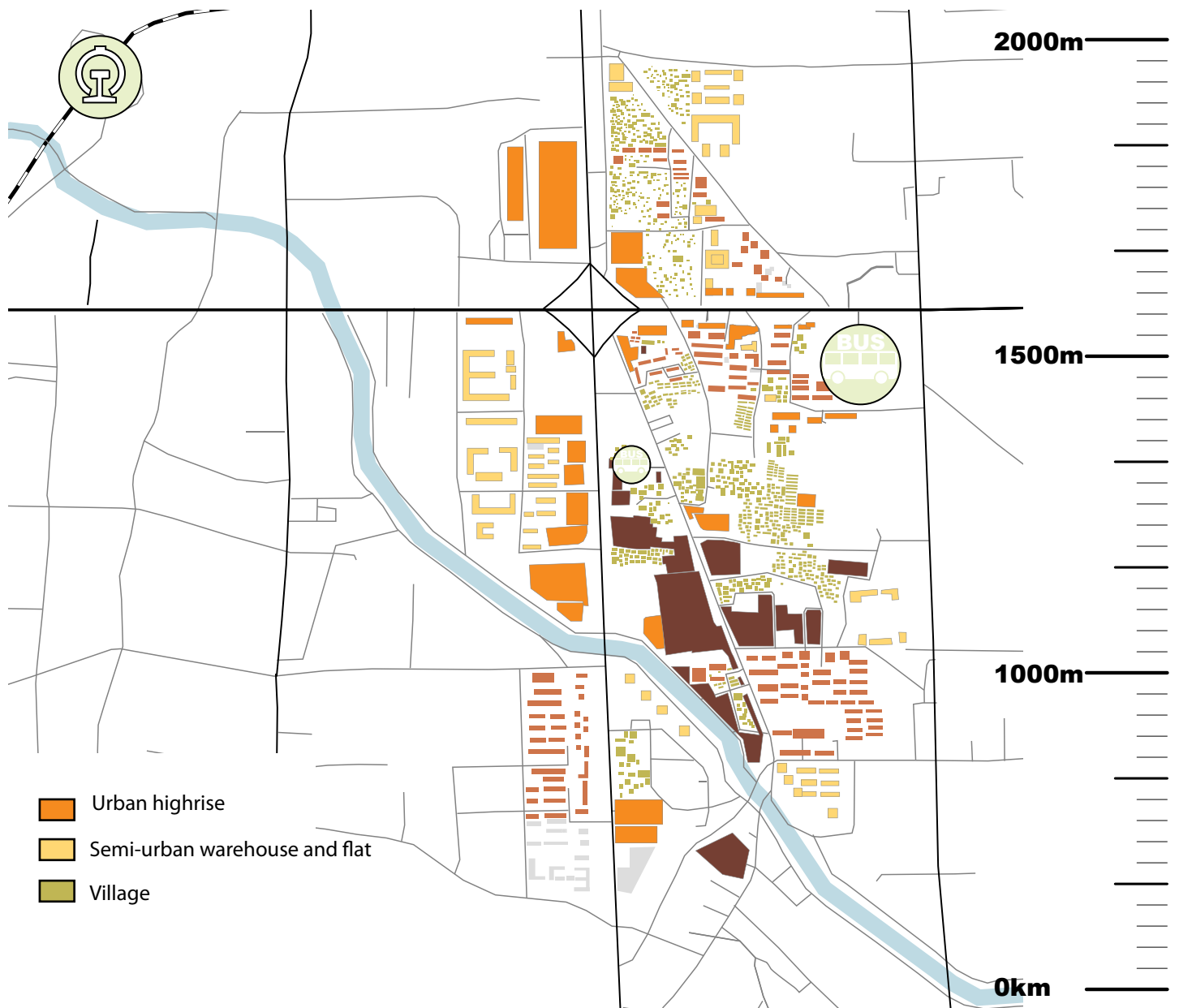


Part III  
SITE: BIG RED GATE (BRG)



### III.I Site Analysis

## Diverse Spatial Composition



## Diverse Spatial Composition



Village



Semi-urban



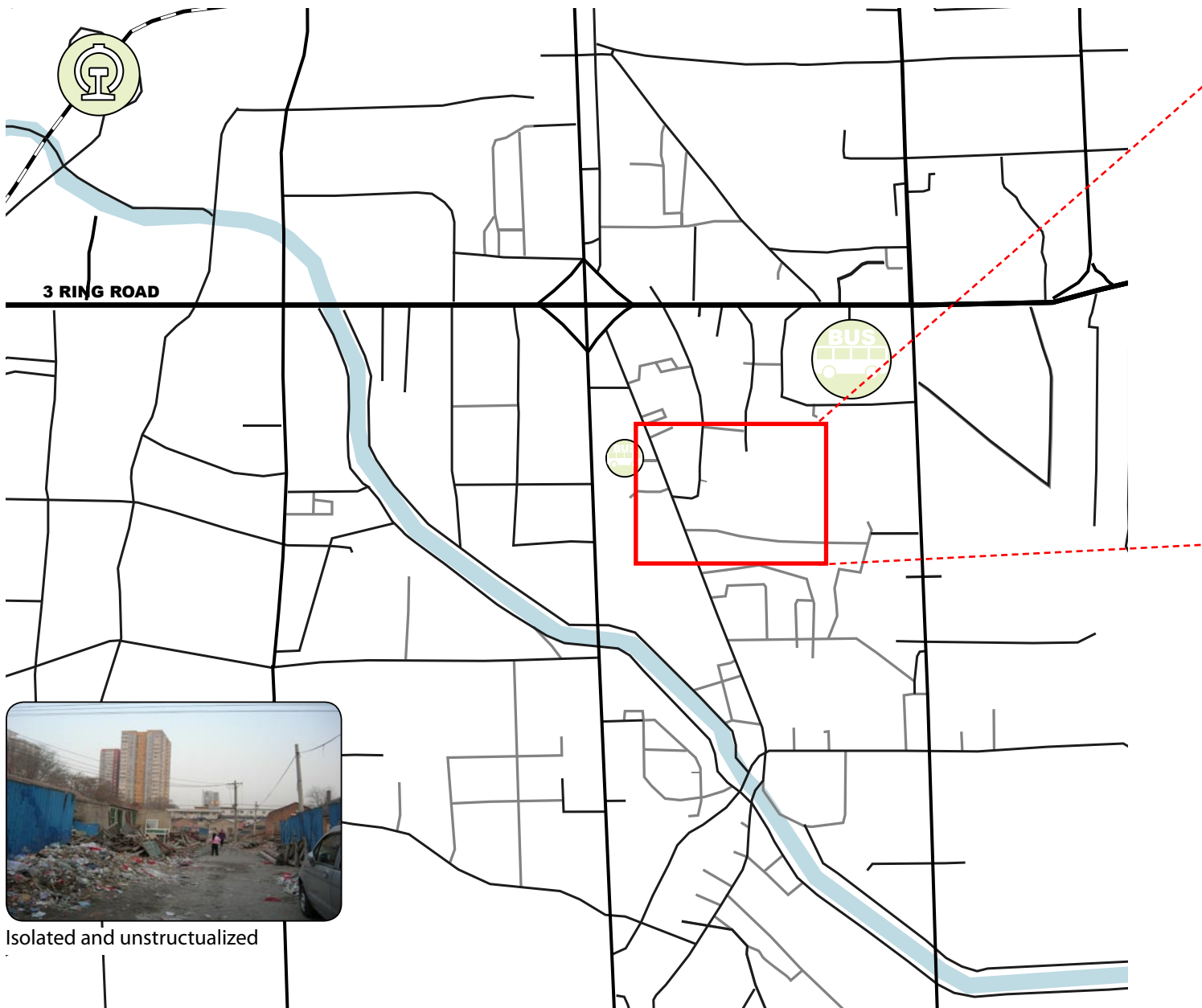
Urban highrise

On the spatial level, BRG has a unique spatial layout that combines modern highrise, semi-urban warehouse and flats, and villages together.

The modern highrise is situated along the city main road. The semi-urban constructions are along the main neighborhood axis. Villages are inside the neighborhood.

When modern high-rise and international super blocks keep bringing Beijing a more and more monotonous image, the spatial identity of villages is gradually realized as a certain quality. The villages show a typical Chinese architectural pattern of low rise and high density. They have flexible structures which could be freely adjusted for various functions, such as storage, factories and studios. Additionally, they have kept the traditional value of Chinese neighborhoods, which considered street as an important public or semi-public space for vibrant local lives.

## Infrastructure: Urban structure



Isolated and unstructured



## Infrastructure: Village structure



Village path

There are two types of infrastructure in BRG. One is urban street, the other is rural path. The infrastructure is not complete and very un-structuralized here. One can examine the connectivity of BRG by looking at the connections in different levels. On the city level, there is only one road, the neighborhood main road, running through the whole area and connecting BRG to city main roads. It makes the area isolated from the rest. On the local level, most of the neighborhood streets only lead to

the main road, without linking with each other. This has caused severe traffic jam on the main road and inefficient movement of flow. Also, because of the construction of urban blocks and the ongoing densification of villages, the fabric of villages has been damaged and resulted in many dead-ends in the local road network. Moreover, at the boundary between the villages and urban blocks, there are many barriers which are intended to block the interaction between each other and separate the two 'worlds'.

## Urban facilities: Local

Urban facilities have reveal the activities of people. It helps to understand what is happening in reality.

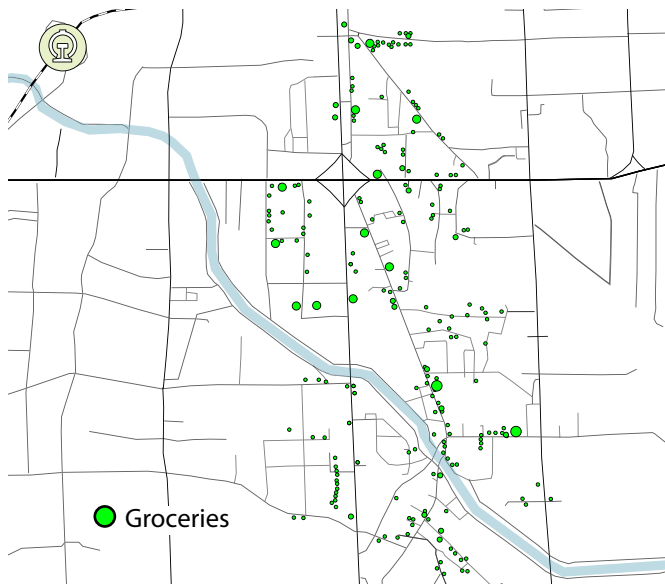
The facilities, such as restaurants, groceries, shops, factories and stations have been found and mapped. They are divided into scales:

- Global facilities: facilities involved in national or global network, e.g. factories;
- City facilities: facilities involved in city network, e.g. shopping malls;
- Local facilities: facilities involved in local network, e.g. grocery stores.

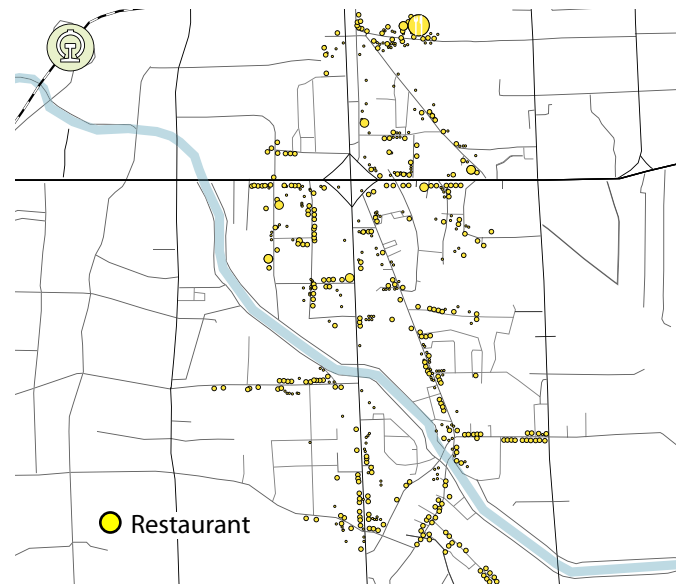
Local facilities are mainly those which are used by local residents, such as small restaurants, groceries, etc...

There are a lot of local facilities both in the main streets and on the neighborhood roads. It reveals a vibrant local lives in BRG and forms a rich local flows in the area.

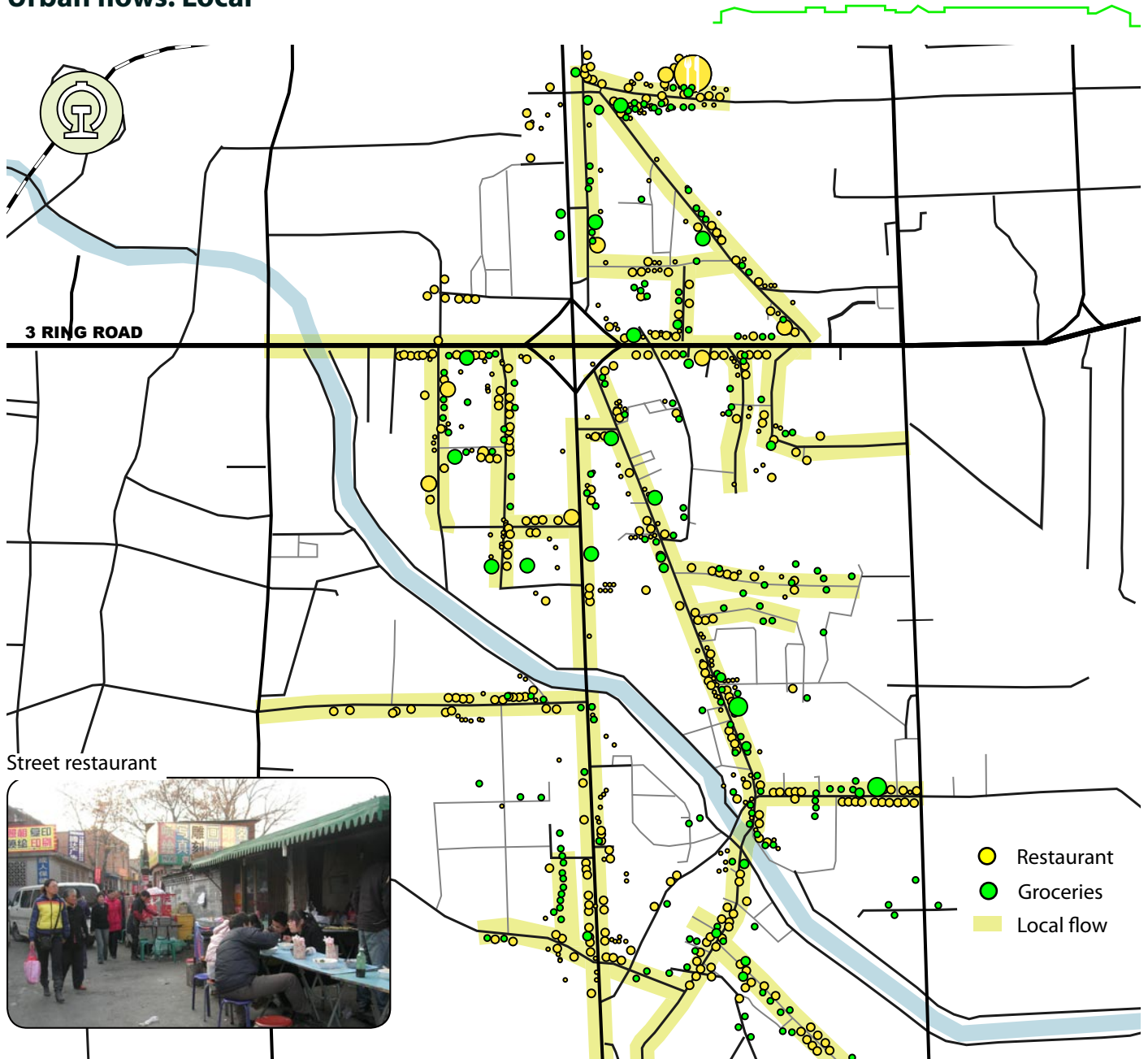
Groceries



Restaurant



## Urban flows: Local



## Urban facilities: Global

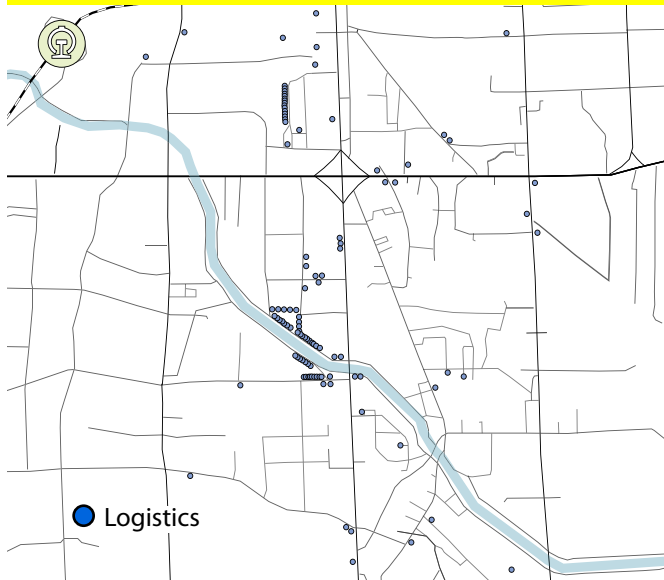
### Clothing wholesale



### Clothing production

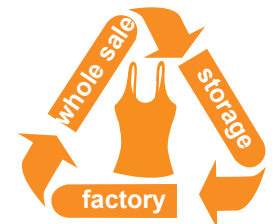


### Logistics

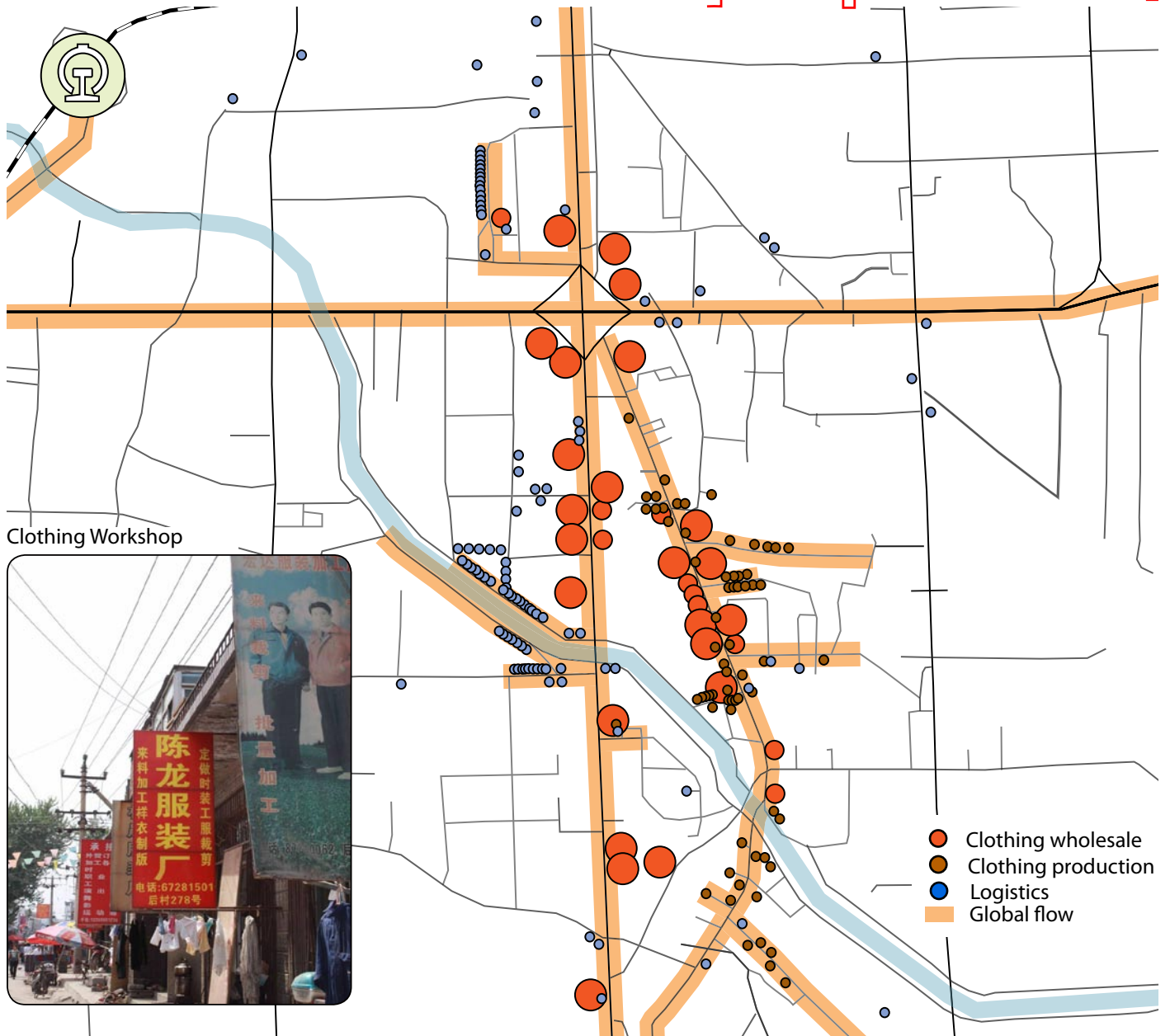


There are many clothing wholesale and production facilities, which is tightly connected to the global flows and network. Interestingly, the global facilities are not always big or along the main road. The big wholesale malls and markets are along the city central axis and the neighborhood main street.

Many factories or workshops are occupied the houses of villages, and situated neighboring the local street. There has formed a complete global clothing production and wholesale chain in BRG.

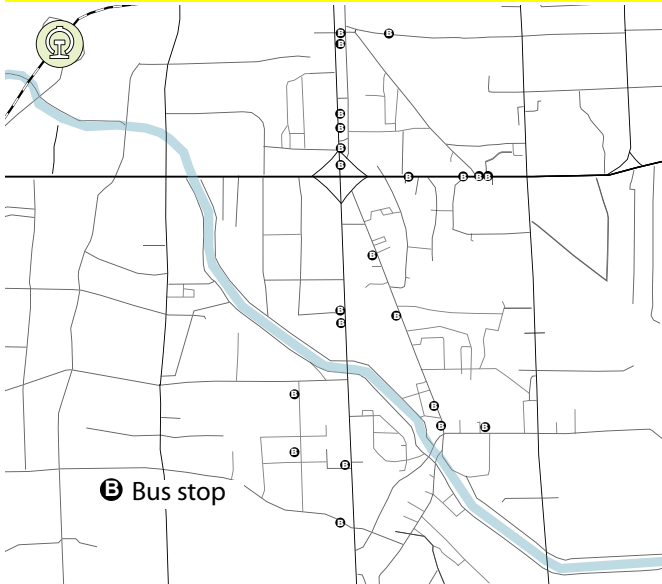


# Urban flows: Global

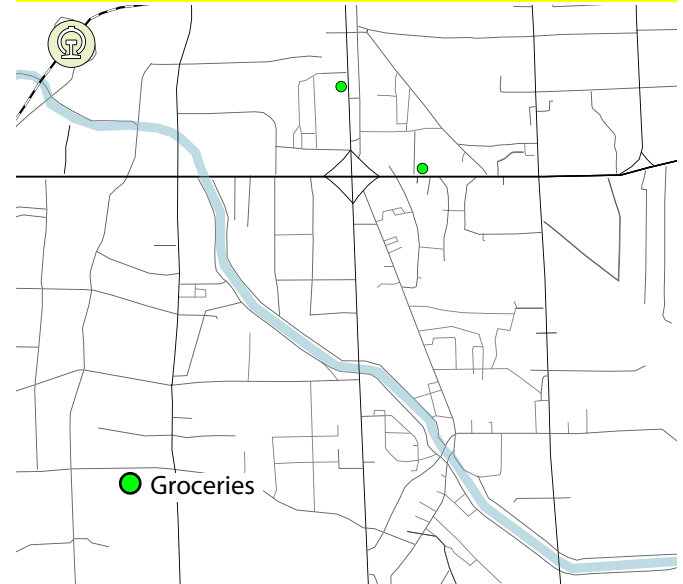


## Urban facilities: City

Bus stop



City grocery

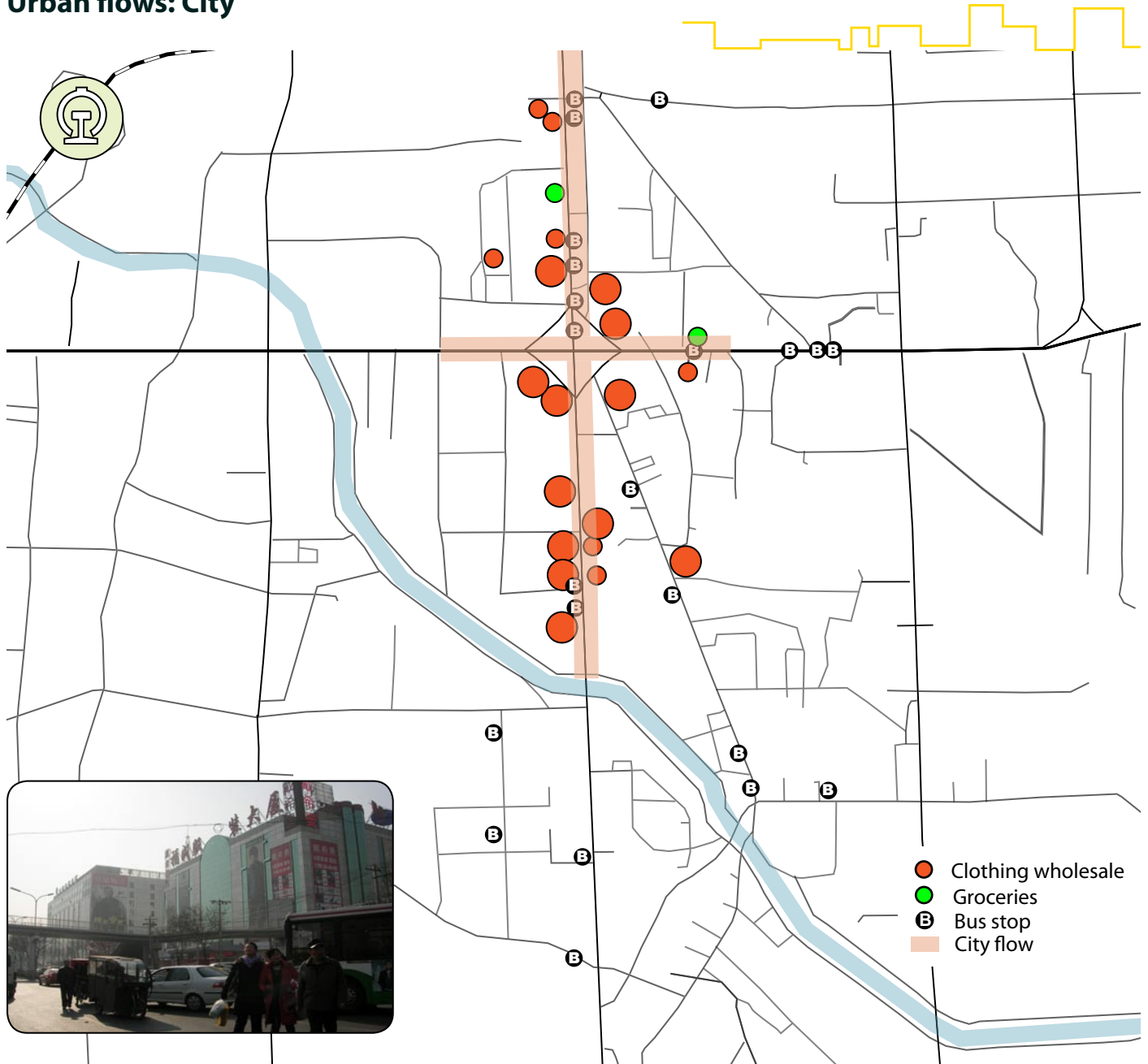


Wholesale mall with retail



Some of the wholesale malls also provide retails of clothes, shoes and accessories to the citizens. There are also some big supermarket and grocery company, such as Carefour. Together with the bus stops, parking and so on, there are city flows in the area. However, the city flows here are not many and do not go into neighborhood. It reveals the isolation of BRG from the city. This is also one of the reason that people call these clusters as immigrant enclaves.

# Urban flows: City



Furthermore, another interesting fact is, some local streets, especially those who directly link to the neighboring main street, are also the place that mixes different scales of flows. This is because they are the linkage of villages to the local main road. Immigrants choose villages, to open their cloth making workshops or small markets because those places are cheap. In addition, those villages especially the ones alongside the local streets, connect to the local main street directly, and further to the city ring roads. Therefore, the local streets become both global and local.

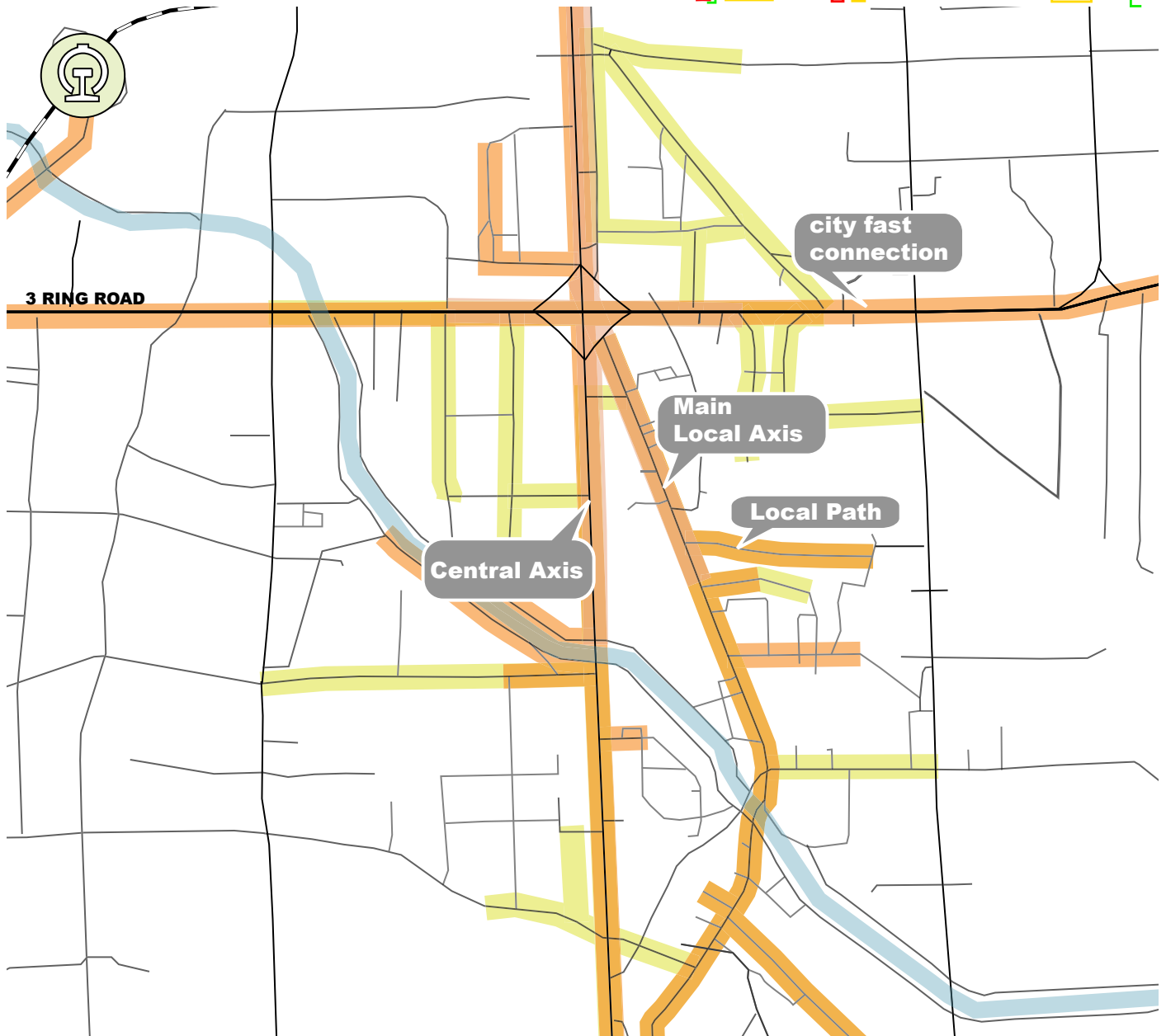
## **Overlap flows**

From the analysis of urban facilities and flows in scales, it is clear that the area is more close to the global and local network, while somewhat isolated from the city.

When we put the three flows together, we find three essential axes which have the most overlapping facilities. It means they have the concentration of activities and flows of people. Also, because the flows in these 3 axes are from different scale (L,M,S), it means people, that normally do not have chance to meet, meet in these axes. Therefore, there will be a lot of interesting co-incidents happening.



# Overlap flows



## Living Pattern

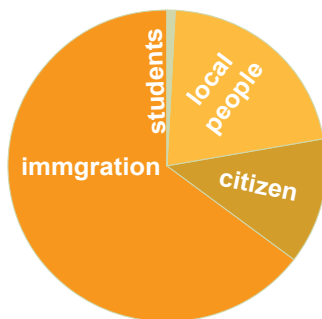
There are two important elements which have affected the flow of people: one is infrastructure, the carrier of urban flows, and the other is urban facilities, the destination of urban flow. Then, the individual living circuit and its influence could be easily represented by highlighting the roads and facilities visited.

From the mapping, it is clear that different groups of people have various scales of living pattern. This means they have different scales of influence in space.

Immigrant : 10,700

Urban Citizen

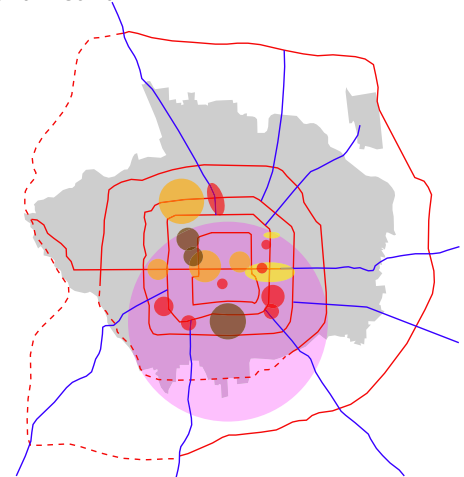
Local urban villager: 30,000-40,000



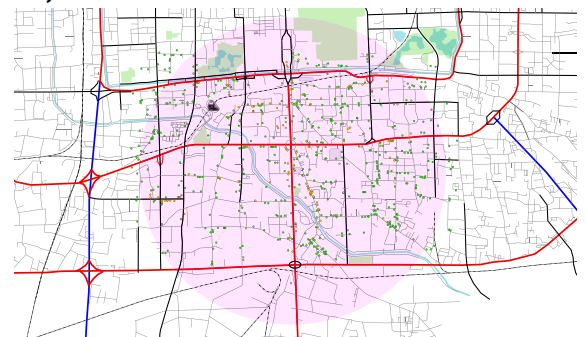
social diversity



National network



City network



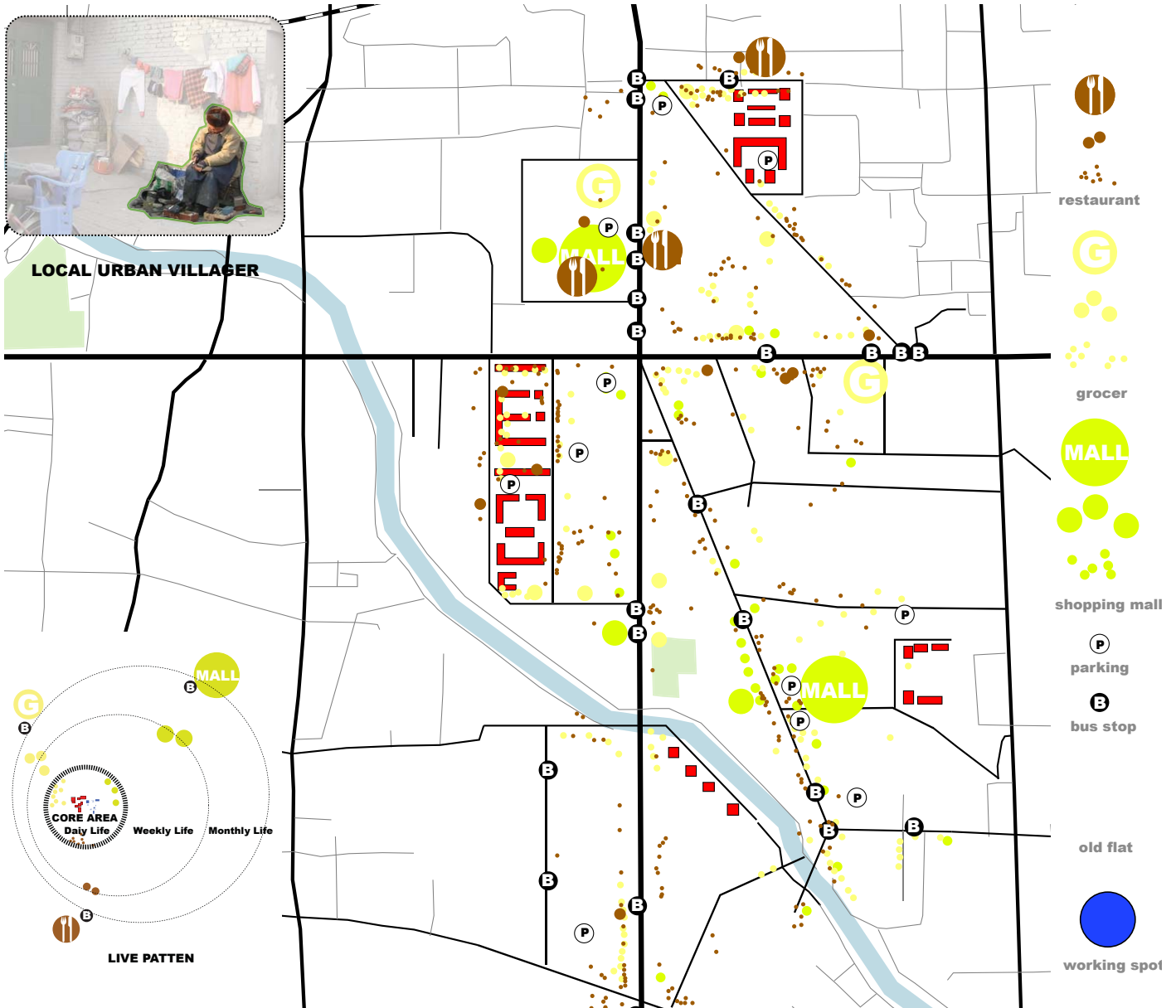
Local network



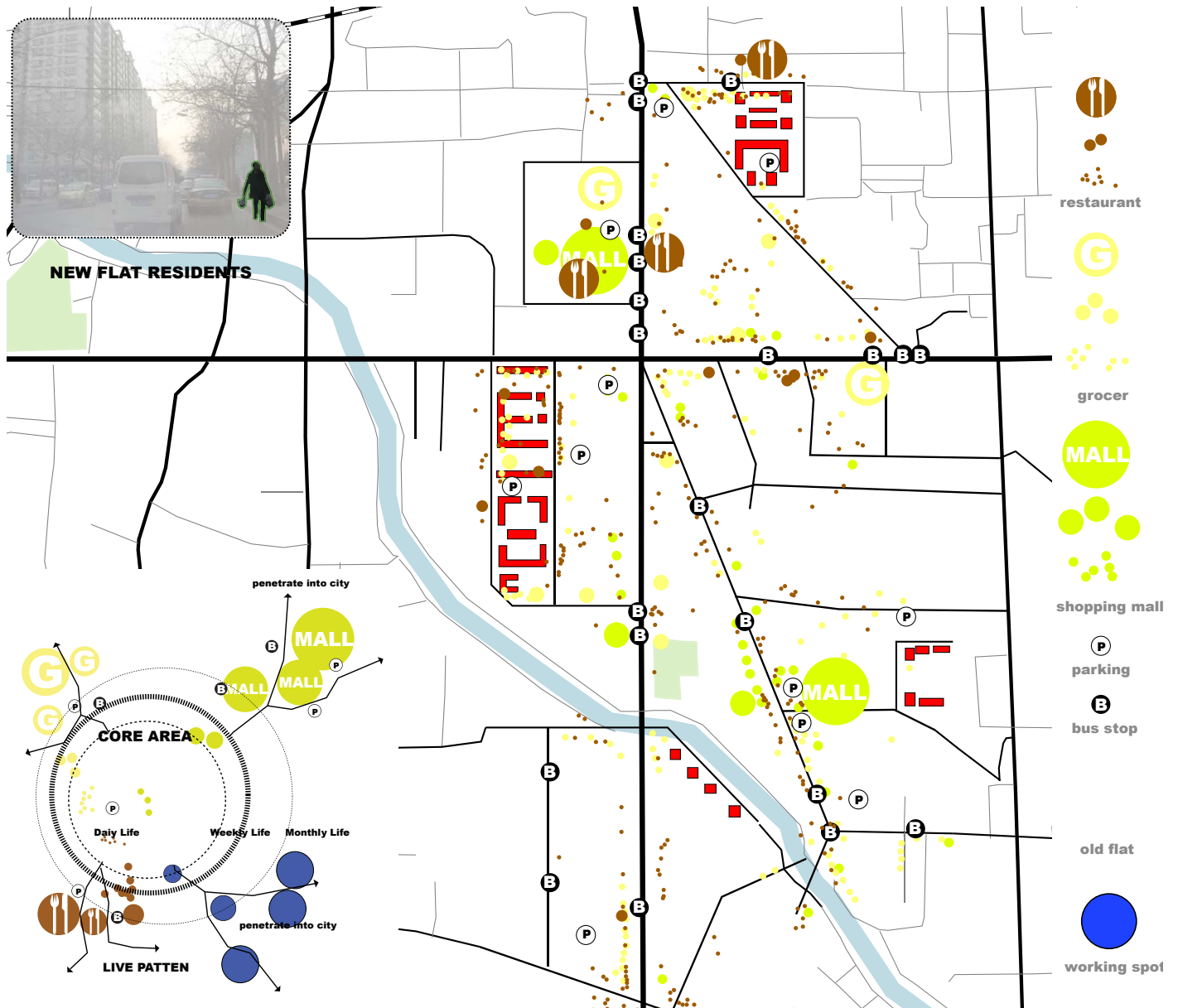
# Urban villager: Local circuit



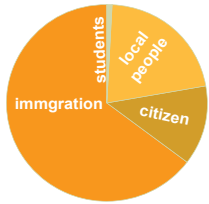
LOCAL URBAN VILLAGER



# Urban citizen: City circuit



# Quality



social diversity



spatial diversity

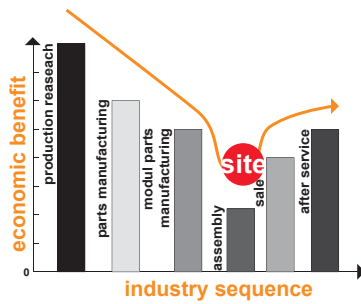


business & industry base

## DIVERSITY

## A CLOTHING PRODUCTION CHAIN

## Weakness

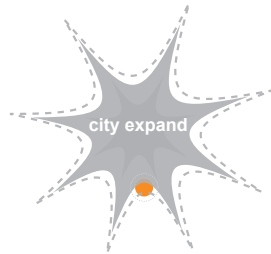


**BOTTEM LEVEL IN INDUSTRIAL CHAIN, LOW PROFIT**  
**UNSTRUSCTUALIZED URBAN PERIPHERY**  
**SOCIAL SEGREGATION, SPATIAL ISOLATION**

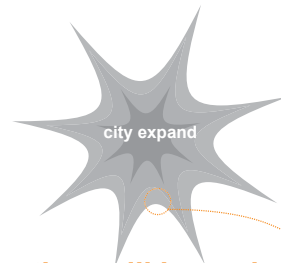
## Pressure of City Expansion



current situation



if still remain invisible



then will be replaced



lost...

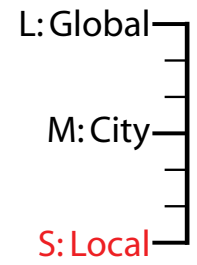
**UNDER DEVELOPMENT PRESSURE**

**EASY TO BE REPLACED**

**QUALITY LOST**



## Part III BIG RED GATE (BRG)



### III.II Strategy

## **Vision: Big Red Gate Fashion City**

important economic foundation and a potential to be further developed, the upgrading of BRG should take advantage of this strength. The clothing production and wholesale are also part of fashion industry.

I made some case studies of fashion industry and fashion cities, such as Paris, London, Antwerp. It can be stated that a fashion city is composed of three important aspects, production, consumption and creativity. In BRG, there is merely production in general; however, they have the potential to develop consumption and creativity.

Firstly, there is a fashion school in BRG. Then many workshops and small factories there also make simple designs. Lastly, the wholesale sellers sometimes are also designers: they buy some samples of Korean or Japanese clothes, learn from them, and changed the details and colors and gave to the workshop to produce. The advantage is, since the production is cheap, and they are clustered with the wholesale, the sellers could get a quick reflection from the market and change their designs. As a result, people call the fashion industry in BRG as national fast fashion.

Furthermore, due to the cheap price of wholesale and fast speed of importing fresh Asian and global fashion styles, a lot of young people come

## **Vision and argument**

The vision here to the Big Red Gate (BRG) is to make it into a fashion city, i.e. Big Red Gate Fashion City.

Why?

Firstly, the fashion city is a city centrality. As we know, only if BRG becomes strong enough and beneficial enough to the city, would it not be replaced.

Secondly, since the clothing wholesale and production chain in BRG serves as a very

# Vision: Big Red Gate Fashion City

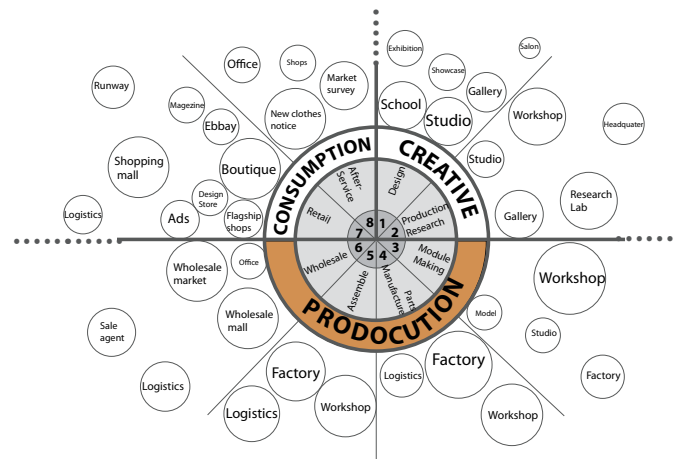


Keep & Enhance



to this area to buy clothes. Some wholesale malls began to open business for retailing. Therefore, BRG has the big potential of becoming a real fashion city.

By upgrading BRG, the original qualities can be preserved and further enhanced. Because the upgrading is based on the existing strength of the area, the diversity of people and space will be kept and improved.



## **Vision: Big Red Gate Fashion City**

production base anymore. It is a comprehensive fashion base, with production, consumption and creative mixing with each other.

Lastly, there will be no social segregation anymore. Because the fashion base serves as a big attraction for people to come. Students would come because there will be a very advanced fashion school, and the villages are cheap for them to rent and start their careers. Designers would come, because they can make their design produced and sold to the world. Travelers would come, because the value of villages are re-recognized by people as an unique icon and memory of the city. The villages may also provide romantic and mysterious experiences for the visitors to explore. International investors will come, because this is the biggest fashion base in North China a interchange stop of national and global clothes.

## **Multi-Level Fashion City**

What will the fashion city look like?

First of all, the fashion city is a diverse world. It consists of all kinds of activities from local to global levels, that is, L, M, S. It should remind the people the vitality of SOHO in London.

Secondly, the fashion city will no longer be an immigrant enclave, but one of the most vibrant centrality in Beijing with good accessibility and connectivity by the proposed horizontal axes.

Thirdly, the fashion city should not be a

# Vision: Big Red Gate Fashion City



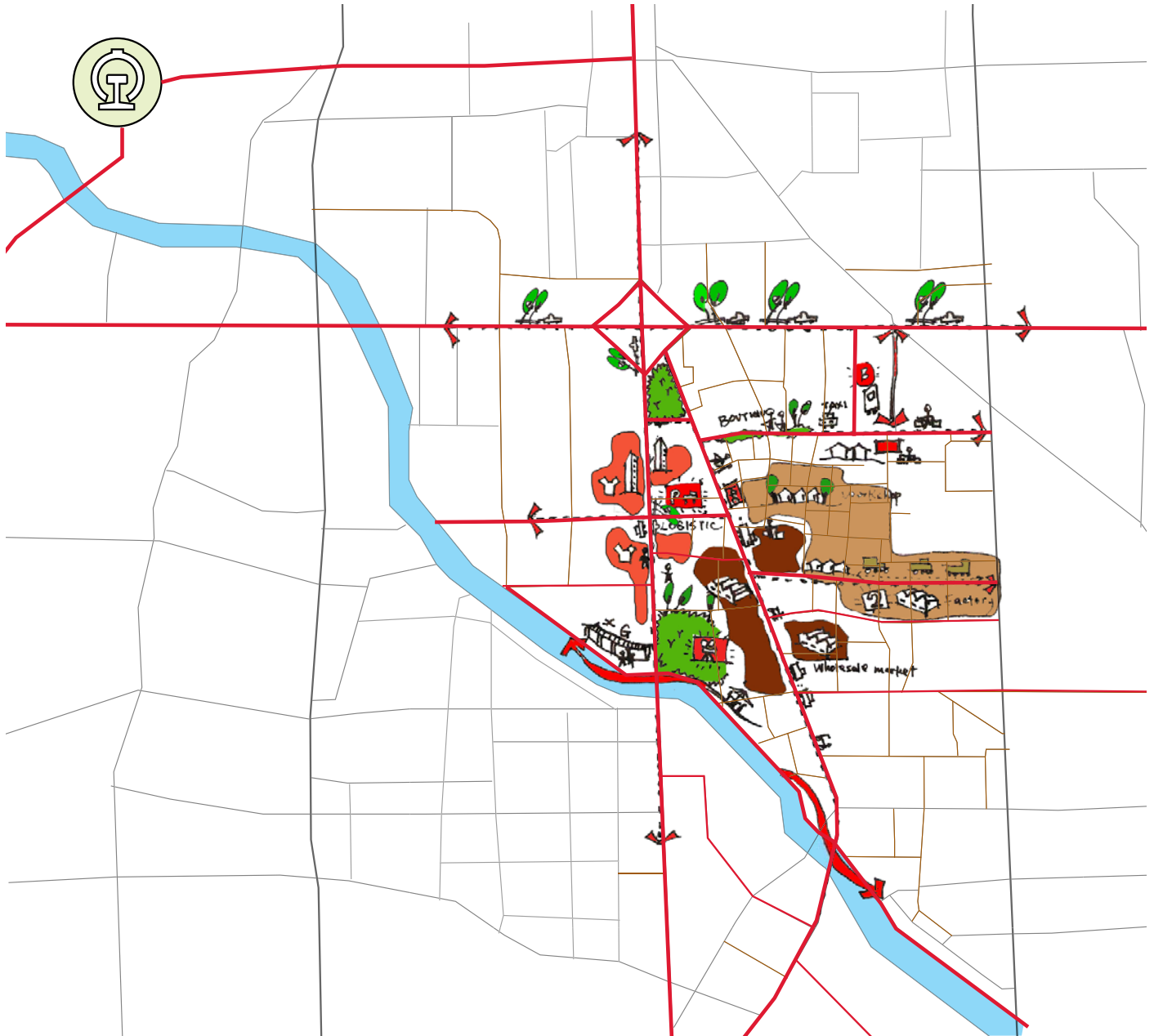


Proposed global flow

## L-level: Global fashion experience

- The interchange stop of national and global clothing business;
- The most typical *Made in China* fashion: fast and cheap
- Concentration of local design and fertile soil of local designers: *The most local is the most global*

## L-level: Vision of global scale





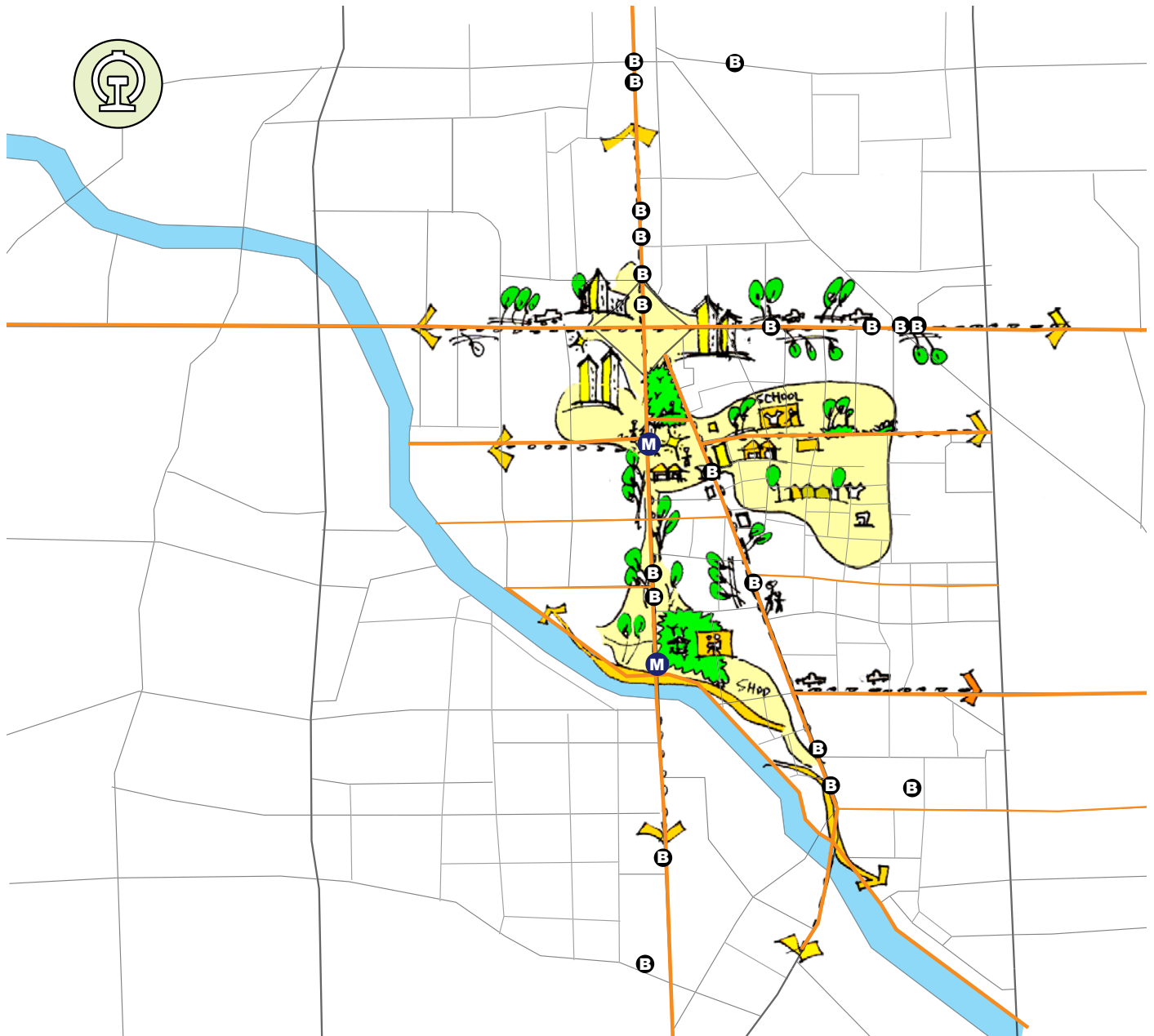
Proposed city flow

## M: City fashion experience

- Good accessibility to city
- The most rich experience of shopping along axes, the most diverse clothes, luxury to cheap, wholesale to retail.
- Everything relating to fashion and clothes, from design, market, to production. It provides a comprehensive platform for people who learn fashion, or who want to know fashion.



# M-level: Vision of city scale



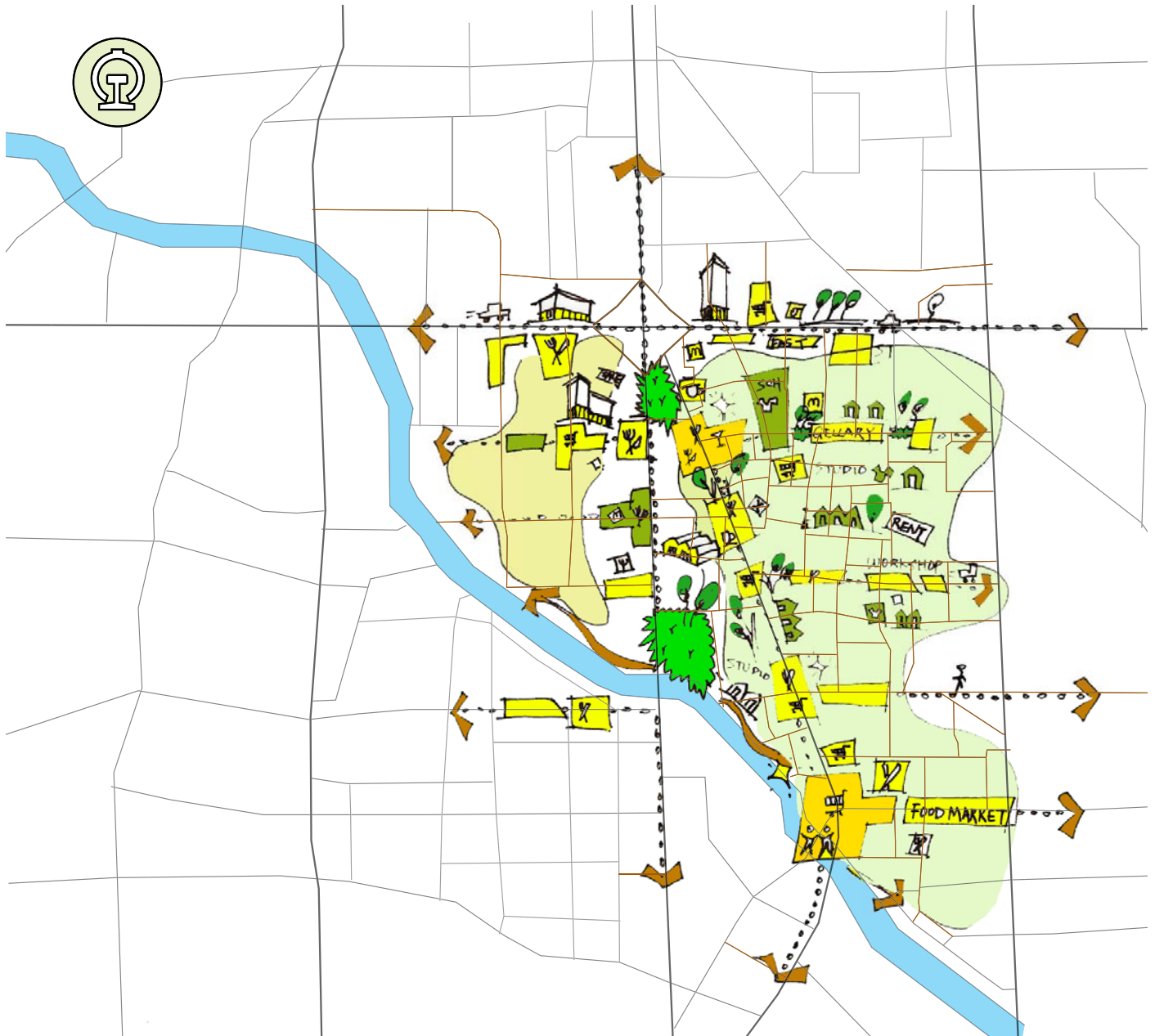


Proposed local flow

## **S: Vibrant Local Life and fashion experience**

- Vibrant local lives, different lifestyles mix together;
- integration of different lives, e.g. villagers lease houses to immigrants, designers etc...
- Local lives are not only on small routes, but city and global routes.

## S-level: Vision of local scale

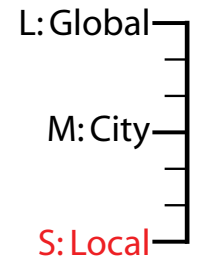


## Integration of L, M, S fashion world

- Different scales of activities overlap together, local serves as global identity, global network penetrate to local lives



## Part III BIG RED GATE (BRG)



### III.II Intervention

# Principle

## Principle

Minimum Input, Maximum Effect: Use intervention to stimulate self-organization---Seeding Centrality

## Intervention

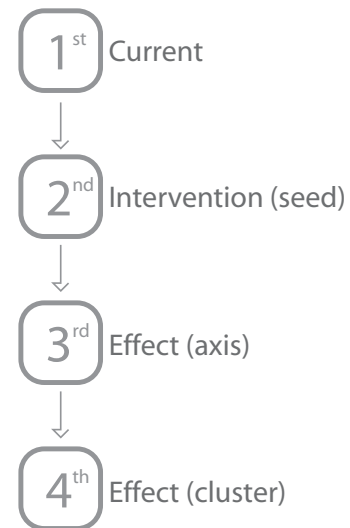
1. Infrastructure---Provide foundation
2. Logistic center and chain---Complete production
3. School---Inhance Creative
4. Fashion city core (FCC)---Introduce Consumption

## Result

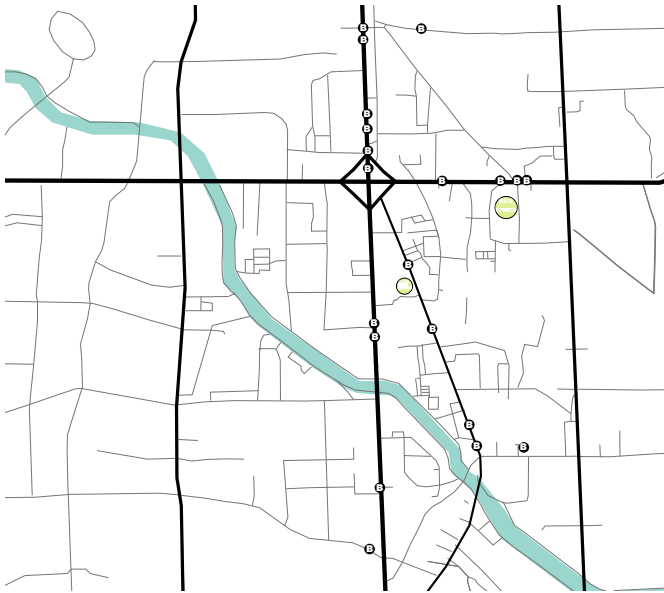
New diversity: L, M, S

The principle of intervention is called 'minimum input, maximum effect'. The study is supposed to activate and guide the direction of self-organization by introducing some key programs as anchor points. In other words, instead of designing everything for BRG, it tries to use the limited interventions to make the upgration happen itself.

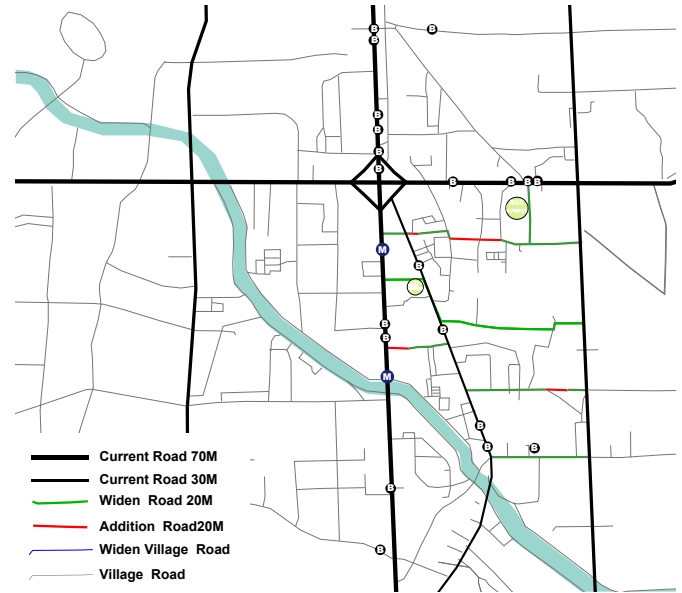
There are four main interventions. Each of them will be explained from current situation to future effect. The result of interventions is the maximization and optimization of diversity. It means, a new multi-fashion world will be generated.



# Infrastructure



Current infrastructure



Proposed connections

The first intervention is improving infrastructure. It provides the foundation for future interventions.

Horizontal axes are introduced here by making use of the existing roads. It opens up the dead-end, and widens some roads where necessary.

The proposed horizontal structure actually follows the spatial logic of traditional Chinese street pattern.

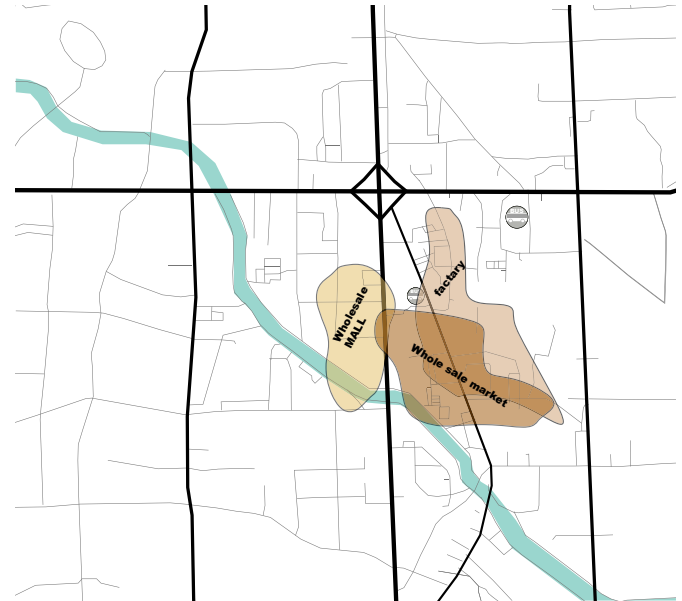


Traditional Chinese neighborhood

# Clothing production



Current production buildings



Current production clusters



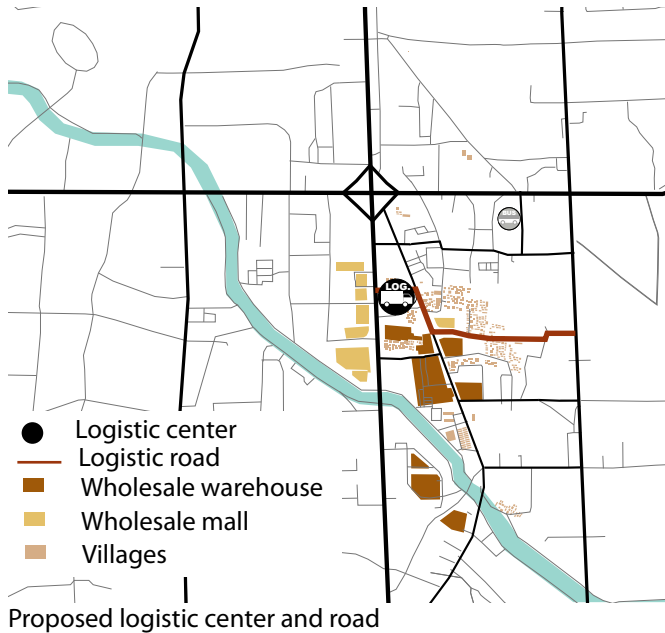
Current logistic

The current production in DHM has the complete clothing wholesale, manufacturing and logistic chain. However, the logistic situation is very problematic. First of all, there is no logistic center to collect all the goods and allocate them efficiently outside or inside the area. In other words, the current logistics are quite scattered.

Secondly, there is no infrastructure provided for modern logistic use. Tricycles are used even nowadays as a logistic tool inside this area. This cannot satisfy the big amount of commercial activities in the area.



## Logistic center and logistic chain



So, a logistic center is introduced by transferring the existing inter-city bus terminal in the area into both passenger and cargo terminal. The logistic center will double the size of existing bus terminal.

Additionally, based on the proposed horizontal axes, an axis is chosen as logistic route. It connects the logistic center to the city main street, and further connects to the ring road and national express way. Therefore, a smooth logistic chain has been established.



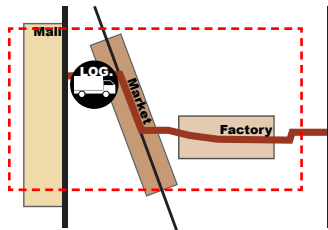
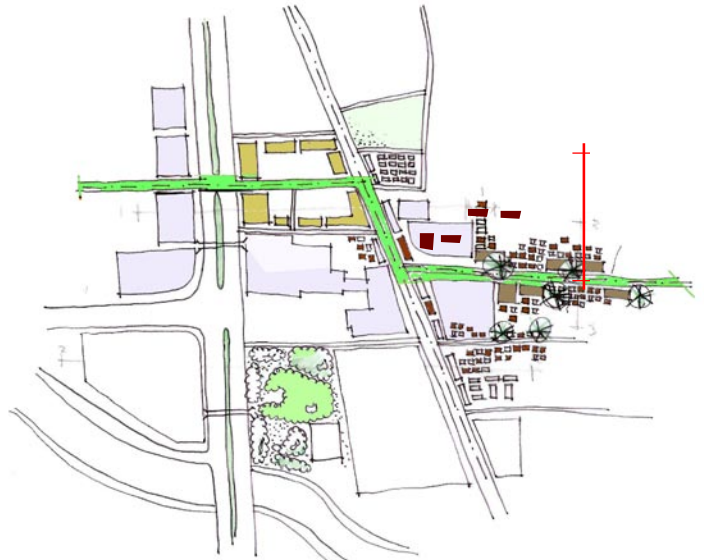
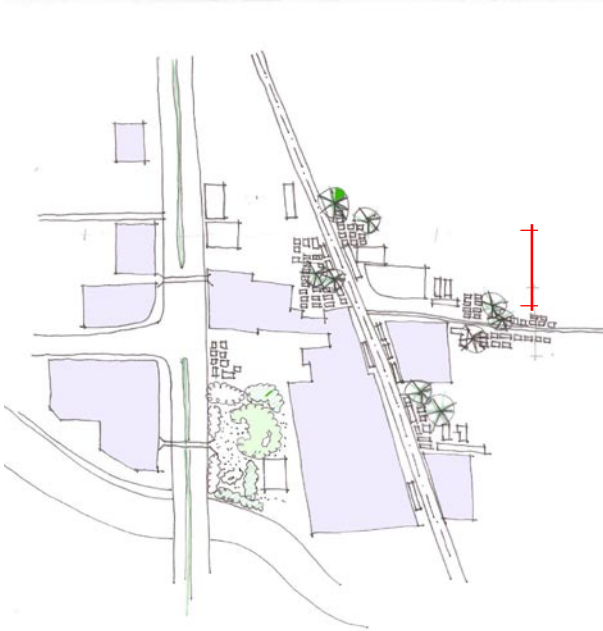
Modern logistic

# Logistic Axis



Current

Proposal



Some big factories could be introduced alongside the logistic axis. The rest of the villages and small workshops are not going to be intervened; instead, they will be left freely to transform themselves.

## Production cluster



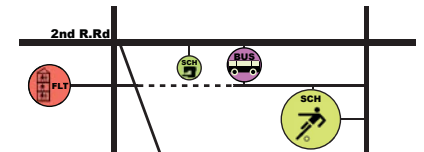
## Current School

There is a school in the area. However, from the map we could easily find that there is only one road leading the school to the city ring road, while almost no connections to the surrounding neighborhoods. In addition, big walls enclose the

school, make it exclusive from the surroundings. So, although it is a fashion school, but it has almost no impact with the fashion industry around.



Current



- Inside neighborhood
- Closed border, no interaction
- Few connection to city and local

## Intervention School

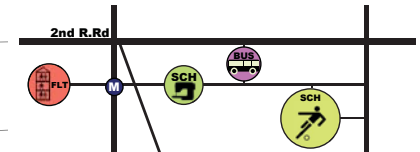
School is important to stimulate the creative environment. So, it should be expanded.

I look at one of the proposed horizontal axes – the one connecting the fashion school, existing intercity bus terminal and sports school, and the future metro station. As a connector of

Proposal



so many important functions, the axis will be concentrated with a lot of people. So, the school is decided to be expanded along the axis. Instead of close its border, the school will have no walls or fences, and share the facilities with its local neighborhoods.



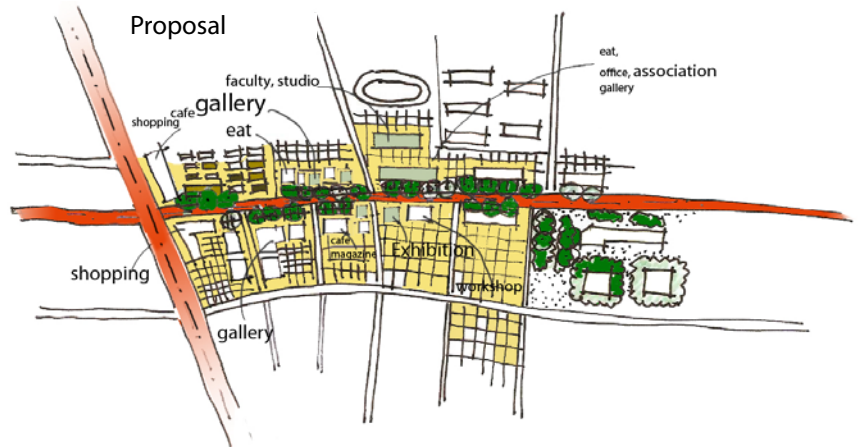
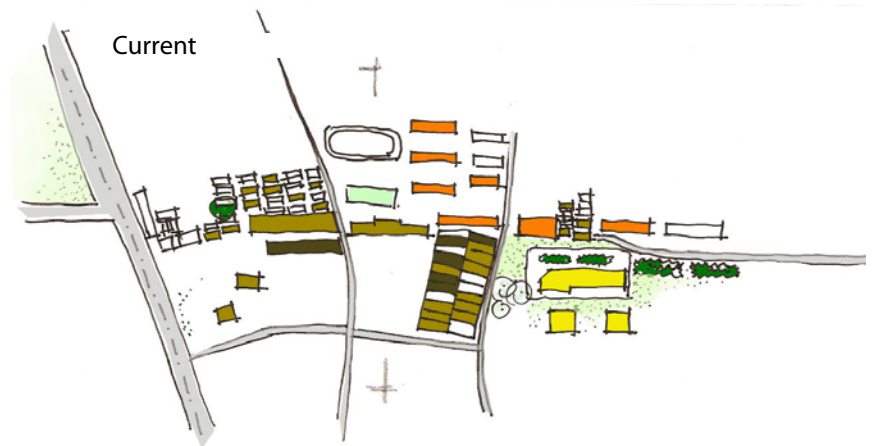
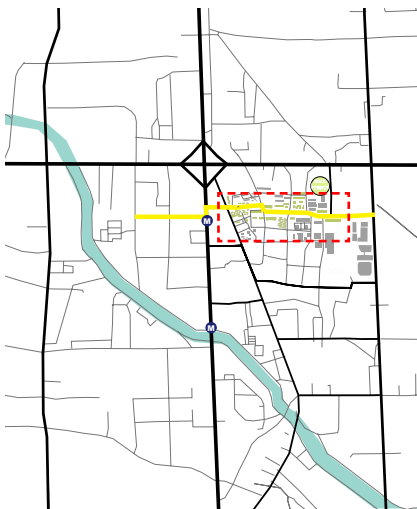
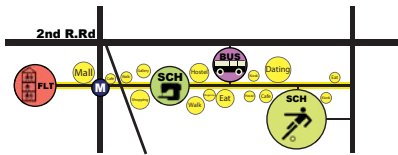
- Expand school along axis
- Open boundary of school
- Share facilities with sports school and neighborhood, e.g. restaurant

## Axis

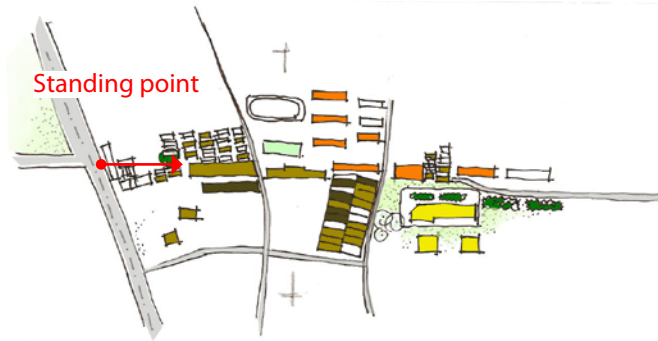
After expanding the school, a synergy will be formed on the axis between all the existing programs. The school is no longer a closed academy, but part of the city. It will become the most active axis. The Antwerp model is recommended, which makes use of the school to stimulate the creative fashion consumption, such as boutiques, galleries...



- Activities and facilities along axis
- Improve pavement and plantation  
---Pedestrian friendly pleasant environment



# Axis



Current



Current



Introduce axis



Expand school

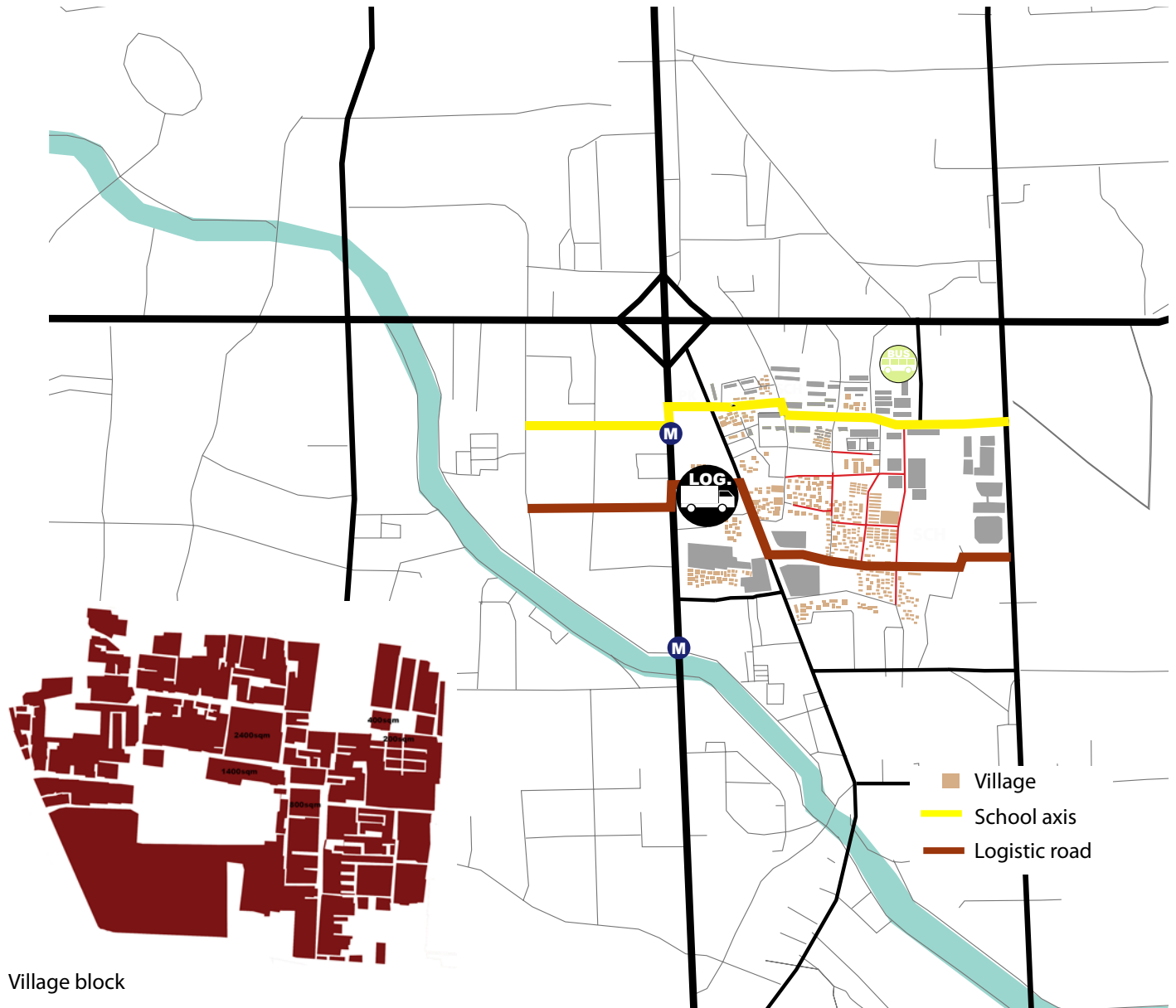
I am not going to give a fixed proposal for the transformation because I do not want to interfere the process. I would like to leave them with enough freedom and space to occur autonomously. The only thing I will do here is to PROVIDE the POSSIBILITIES. The self-organization will be a dynamic balance.

## **Self-organization of villages**

After the school axis and the logistic axis are established, the interaction between each other will happen. This is because the students need to use the workshops to produce their own designs, and people in the workshops in the villages also want to go to school for short trainings. Thus, connections between these two axes are needed and the villages in between are going to be transformed. Students could rent the village apartments as studio to start their career and benefit from the cheap rental. Villagers could open small businesses to serve students, as well as other people around. Therefore, the self-organization in the villages starts.



## Self-organization in villages

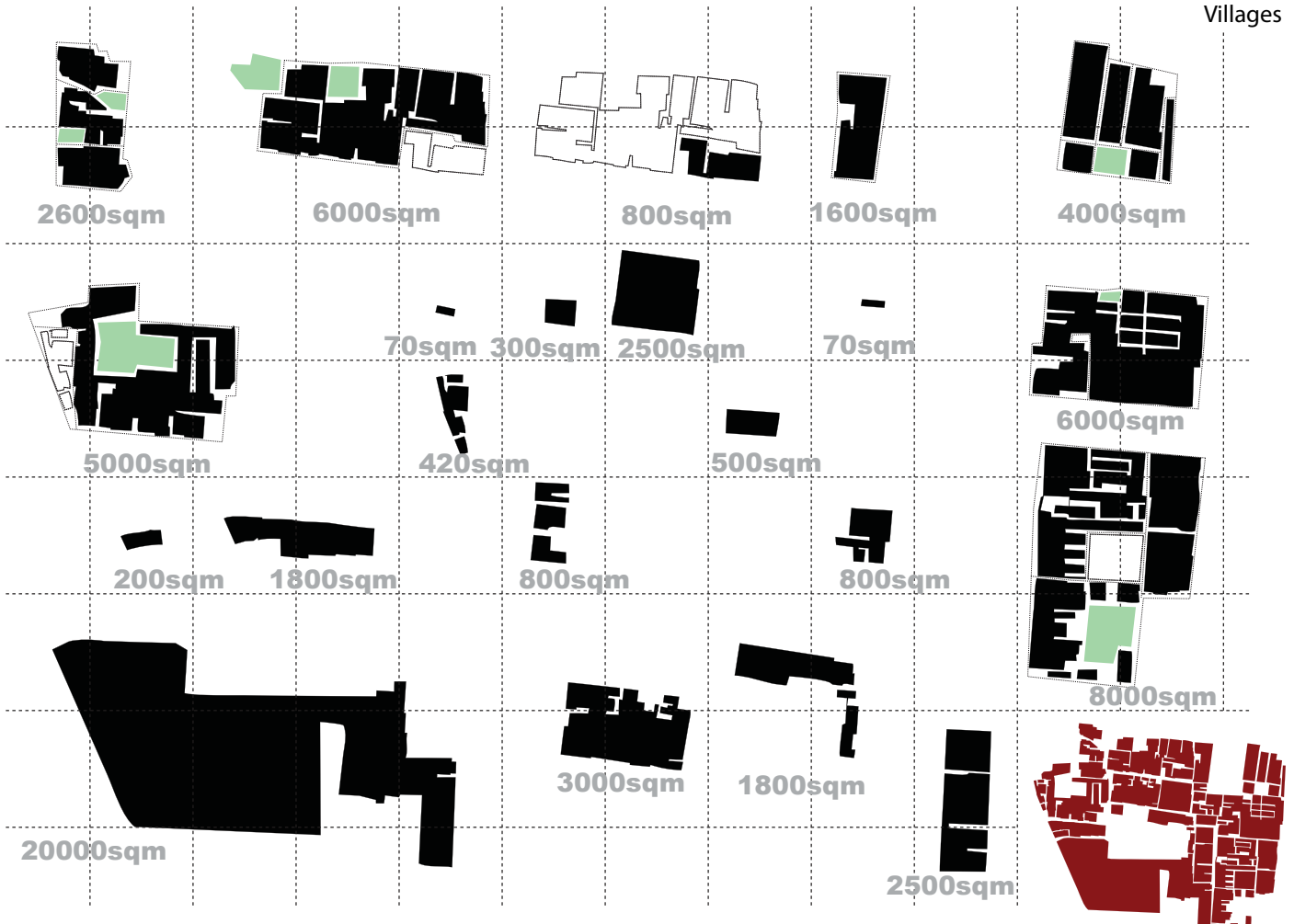


## Diverse mini-blocks

The villages has very flexible structures. They could be divided into various mini blocks. There are different ways of division, here I show some examples below.



Villages



# Possibilities of programs

The diverse blocks could fit different functions according to their sizes.



Studio

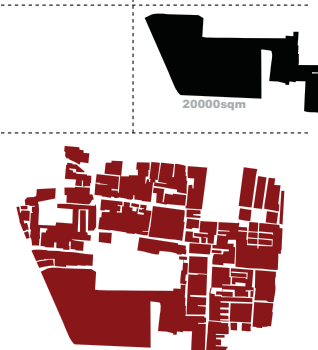


Workshop



Living

	80	200	400	800	1,600	2,500	5,000	7,500	10,000	15,000	20,000sqm
housing	70sqm	200sqm	300sqm								
studio	70sqm	200sqm	420sqm	800sqm	800sqm	2500sqm	6000sqm				
workshop	70sqm	200sqm	800sqm	800sqm	1600sqm	2500sqm	6000sqm				
education & reseach		200sqm	500sqm	800sqm	1600sqm	2600sqm	6000sqm	5000sqm			
storage	70sqm	200sqm	500sqm	800sqm	1800sqm	3000sqm	6000sqm	5000sqm			
whole sale							6000sqm	5000sqm			20000sqm
factory			800sqm	1800sqm	2600sqm	4000sqm	6000sqm	8000sqm			



## Emerging micro-paths



Emerging path



Village

Once some blocks are selected and transformed, small routes are emerging according to the functions. Therefore, the micro-connections within the villages are formed. One example is showed in the left.

-  Current Road
-  from 3-6M to 6M
-  from 1-4M to 4M

# Emerging programs and micro-connections



Current

Proposal

- Village
- School axis
- Logistic road

# Creative atmosphere into production cluster

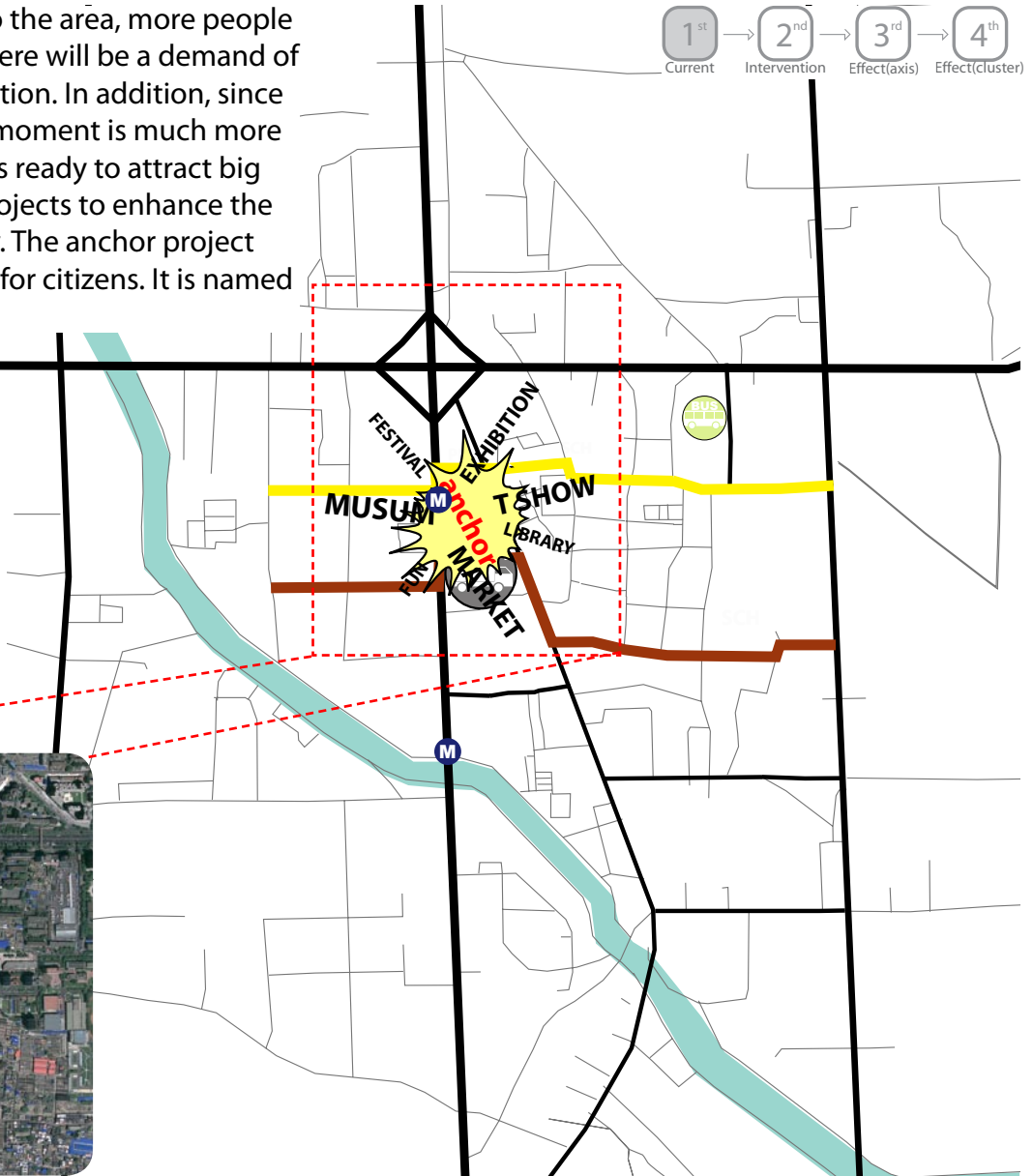
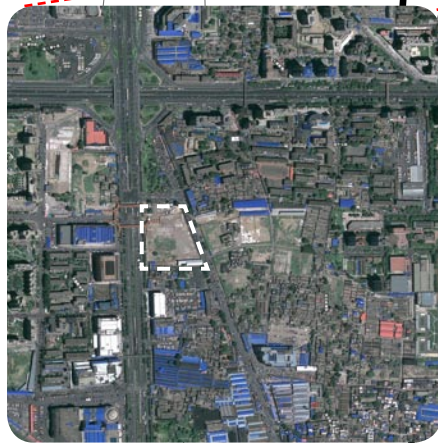


In the end, the creative atmosphere has been stimulated and penetrated into the production cluster in BRG. There will be a synergy between the creativity and production.

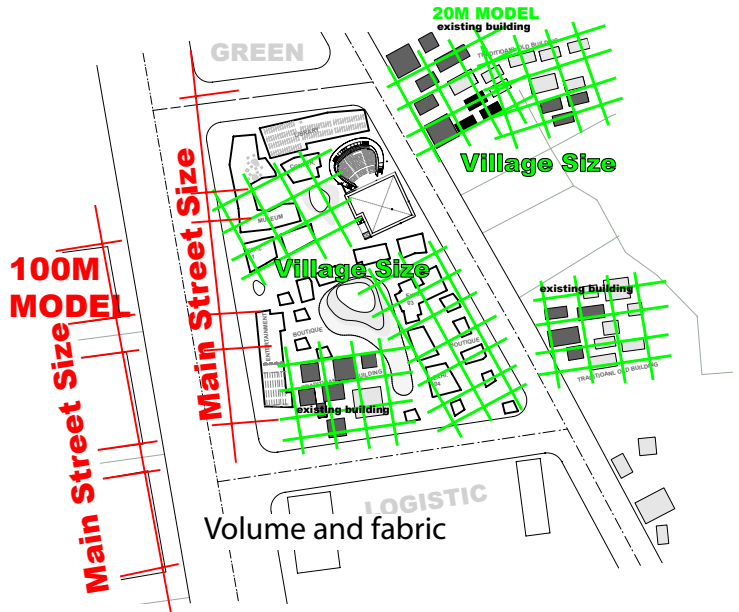
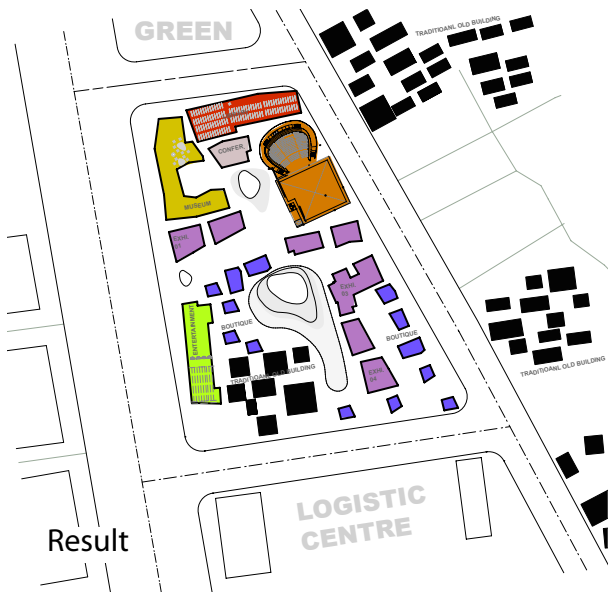
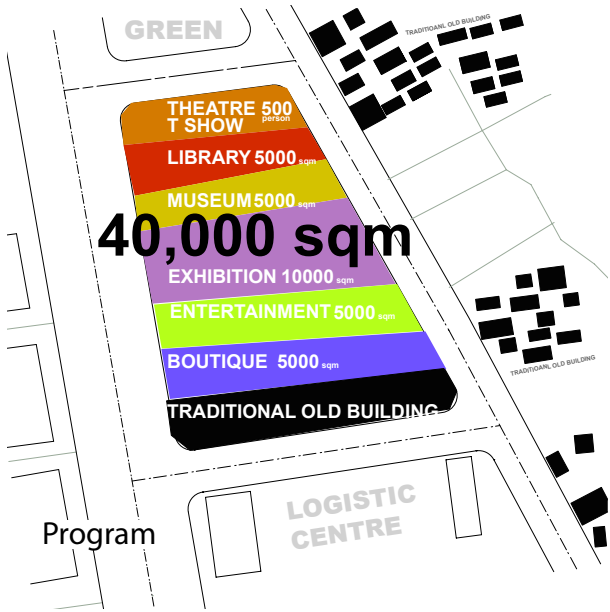
## Demand of consumption and recreation and search for strategic location

As the creativity comes to the area, more people are attracted here, and there will be a demand of consumptions and recreation. In addition, since the infrastructure at this moment is much more complete than before, it is ready to attract big investments as anchor projects to enhance the image of BRG fashion city. The anchor project will be a major attraction for citizens. It is named as Fashion City Core.

A strategic location is the main concern of big investors. So, the area along the city central street, and between the two programming axes, is the best choice for the Fashion City Core.



# Fashion city core (FCC)

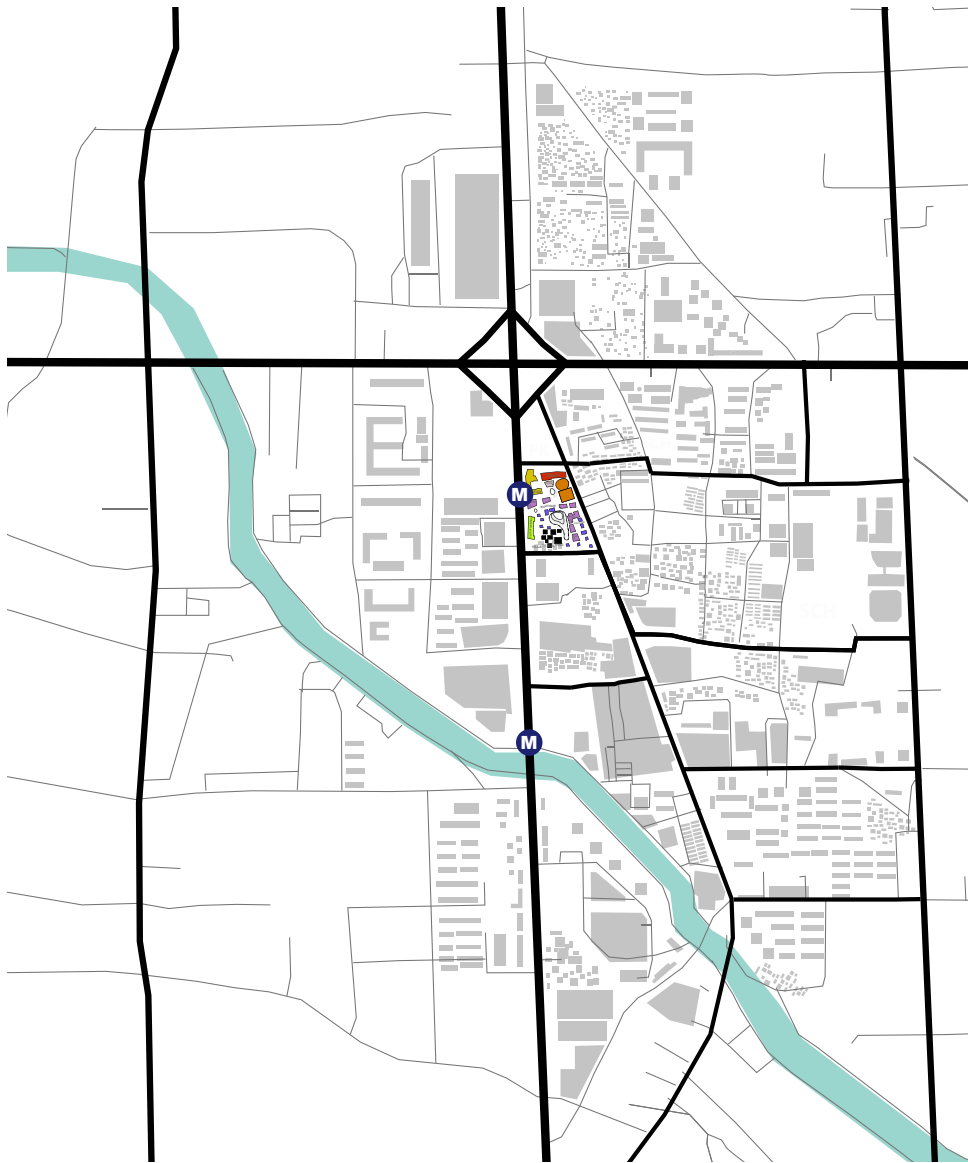


The basic idea of Fashion City Core(FCC) is an open city. It will be an open public space with all different programs on site, rather than a traditional closed shopping mall or entertainment center.

There will be many programs in FCC as shown in the left. Besides, its volume and fabric largely take the surrounding environment into account in order to reach the coherence from street view. For instance, the buildings along the main street will have bigger volume, which is the 100m model. The buildings inside will extend the fabric of villages and use the 20m model.



## Fashion city core



Current



Reference



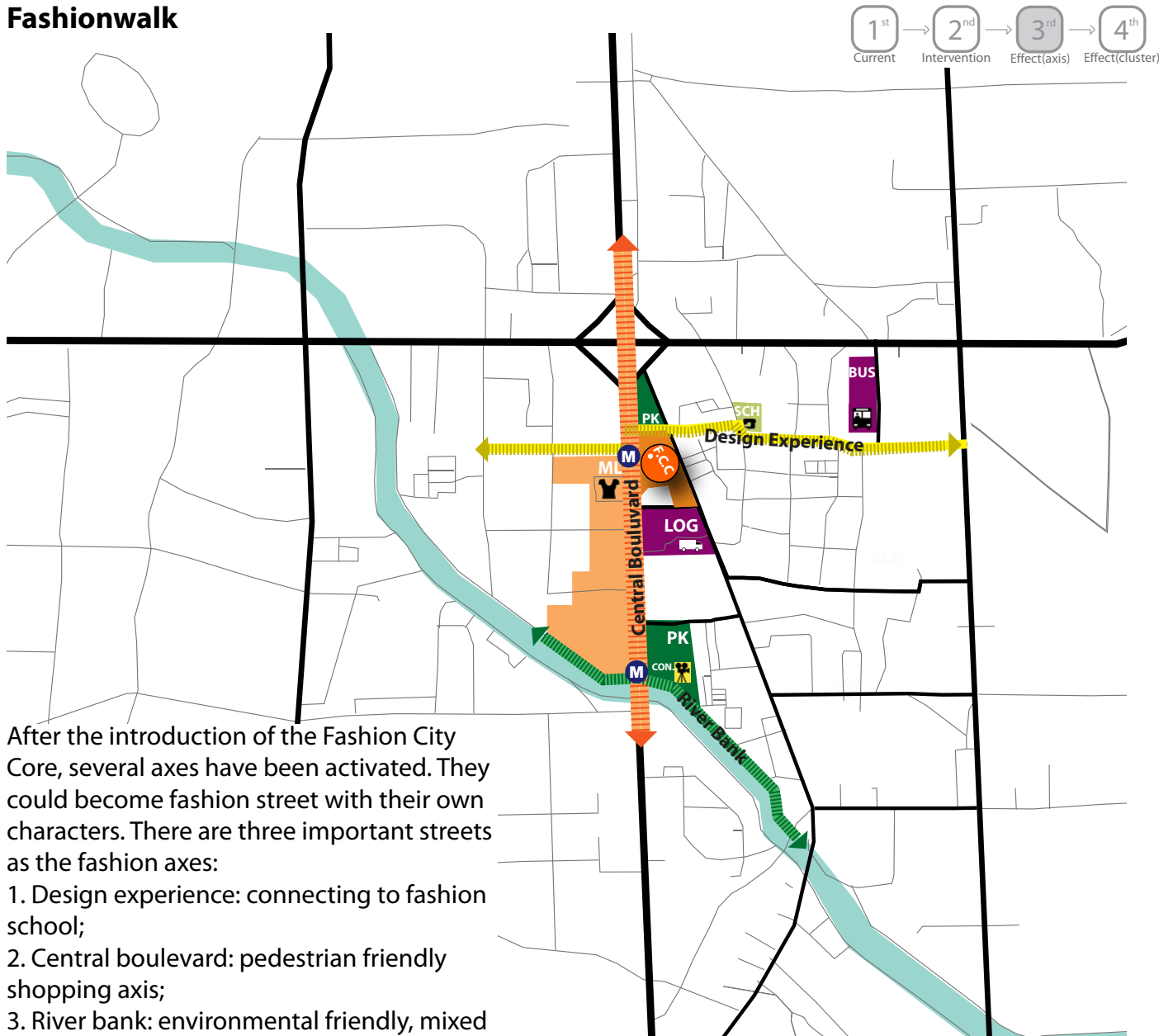
Current street view



Reference street view

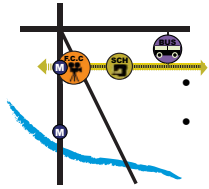


# Fashionwalk



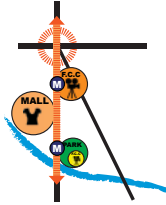
# Fashion city core

## Design experience



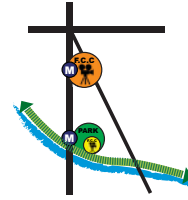
- Antwerp model
- Design shops

## Central boulevard



- Pedestrian friendly
- Ground-floor shops
- Shopping malls for public

## River bank



- Environmental friendly
- Combine with recreation

### Current



School axis



Central boulevard



River bank

### Reference



National Street, Antwerp



Champs Elysees, Paris



Camden Town, London

## **Mixed use fashion city with Small Block Maze**

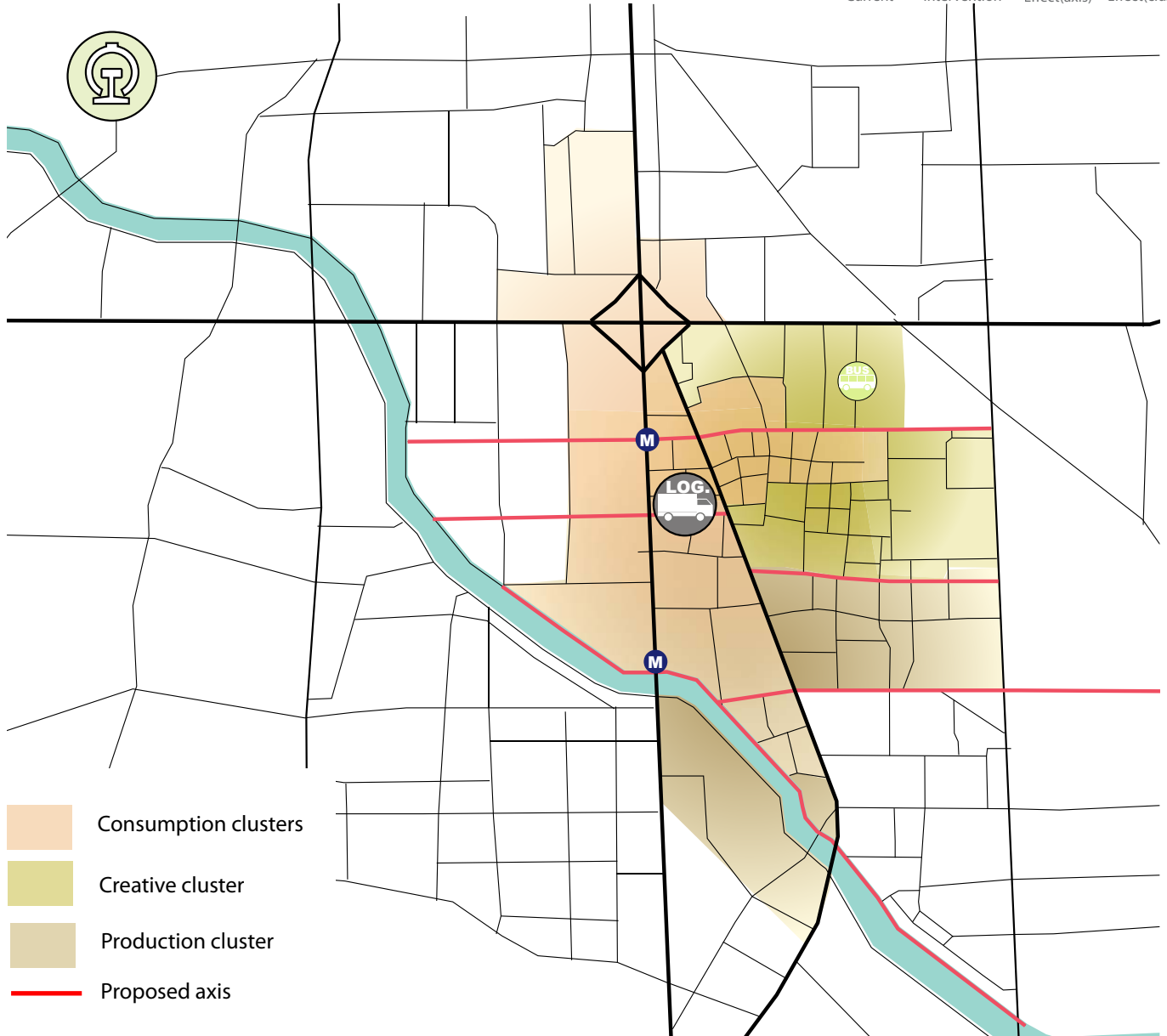
After activating the axes, interactions between the axes will be generated and maximized. Then, small connections will emerge through the villages.

Due to the micro-structure of villages, there will be a lot of small blocks with vibrant activities in the area. It is called Small Block Maze.

The structure of the area will be horizontal axes with denser programs, overlapping on the original axes. Production, consumption and creative will be mixed together here.

- Micro connections between axes
- Small blocks maze (100\*100 M2) with mixed use
- Horizontal axes with denser programs, overlapping on the original axes
- Diversity and Vitality

# Mixed use Fashion City



## **Time and effect**



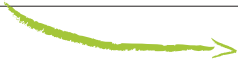
All the interventions above are introduced in scales. However, their influences are not only staying on one scale, but also spreading to different scales. This is shown in the forms in the right page. After the expansion of influences, the real diversity is achieved. The global world, city world and local world will be co-existing and mixing all together.

## Scale of interventions and effects

### Intervention

### Future effect

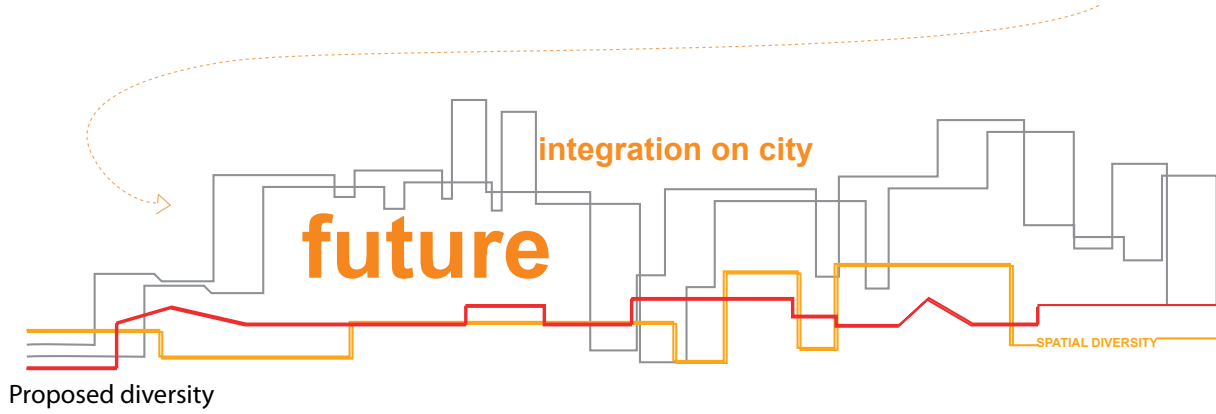
L: Global	Logistics center		L: Global	Factory...
M: City			M: City	Factory, workshop, mall...
S: Local			S: Local	Workshop, small shop...

L: Global			L: Global	World design, gallery, exhibition
M: City	School		M: City	Design shop, restaurant, research...
S: Local			S: Local	Dormitory, studio, cafe, grocery...

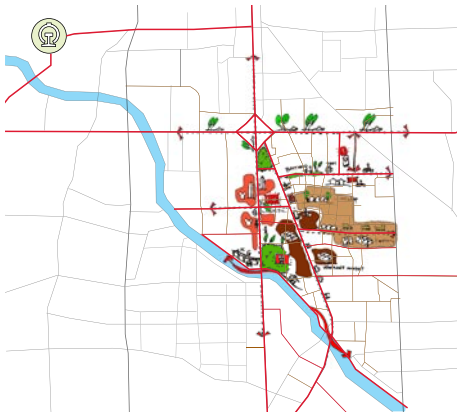
L: Global			L: Global	World brand, agent, hotel...
M: City	Fashion City Core		M: City	Cinema, restaurant, media...
S: Local			S: Local	Supermarket, open space...

# Big Red Gate Fashion City

## Multi-level Fashion City

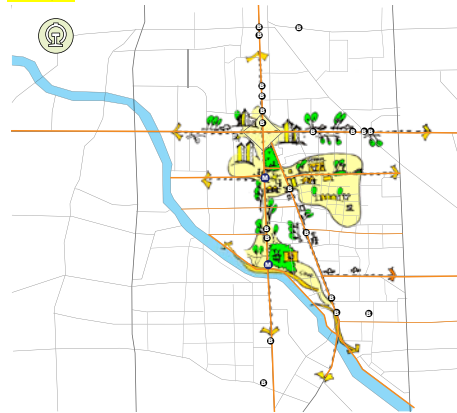


### Global



Fashion city vision: Global level

### City



Fashion city vision: City level

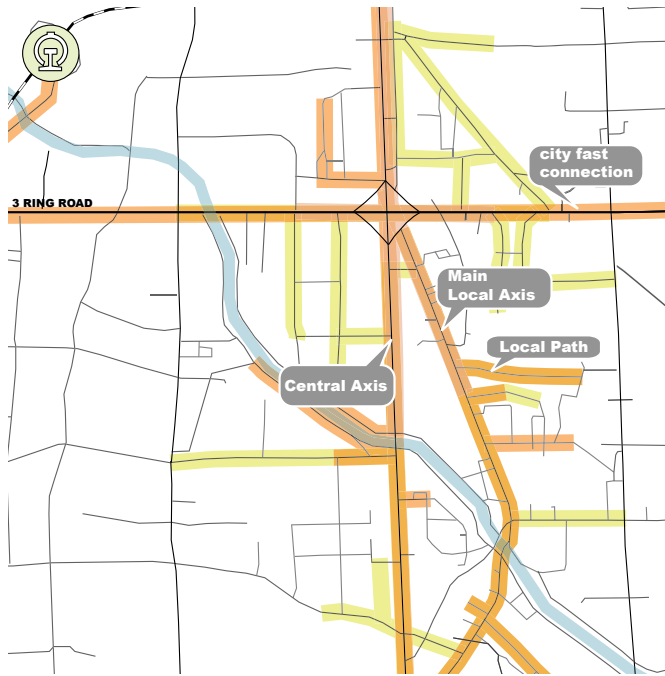
### Local



Fashion city vision: Local level



## Achievement



Current flows



Proposed flows

One can compare the new diversity with the existing one. It is obvious that the area has been much more integrated into the city. The local neighborhoods have been activated as well, with dense connections. There are much more overlapping of the three flows - global flow, city flow and local flow - than that was before. It means more variety of lifestyles and richer interactions between each other.

Again, the new diversity is not an end-product: it is a dynamic balance. The development, whatever other interventions or self-organization processes in BRG, will keep happening. As long as the principles of intervention can be followed, the diversity will be kept and enhanced.



# Fashion city

## Along central axis



Current



Proposed



Proposed


Current

## Inside neighborhood



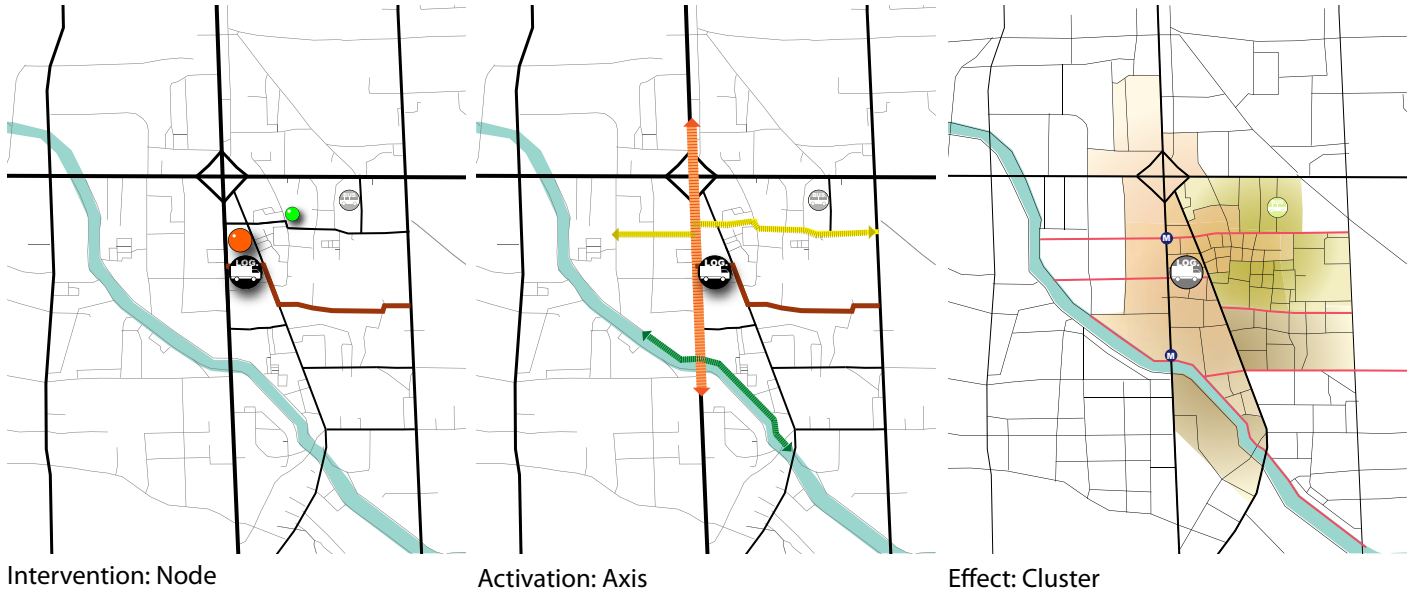
Part IV  
REFLECTION

L: Global  
M: City  
S: Local



## Reflection

## Process



Intervention: Node

Activation: Axis

Effect: Cluster

The research is based on the context of current Chinese cities and a hypothesis as such: city is a complex entity, and urban design should embrace the process of city's self-organization. The southern district in Beijing, Big Red Gate, has been selected as a study area to develop the idea and methods.

In the study, strategy is promoted by introducing anchor points to guide and facilitate self-organizations. Four key interventions have been introduced, and four axes are thus activated. In the end, the mixing and optimization of intervention and self-organization will happen. A diverse and vibrant fashion city will be achieved.

## Applicability for other researches

The project serves as a pilot project in the search for an answer of urban-rural syndicate in Beijing. It could be applied to other commercial clusters in the south Beijing. Meanwhile, it is also an attempt of integrating interventions with self-organization for Chinese cities. I hope it could provide some valuable insight for others in the field.

Model of Beijing with centralities and clusters

