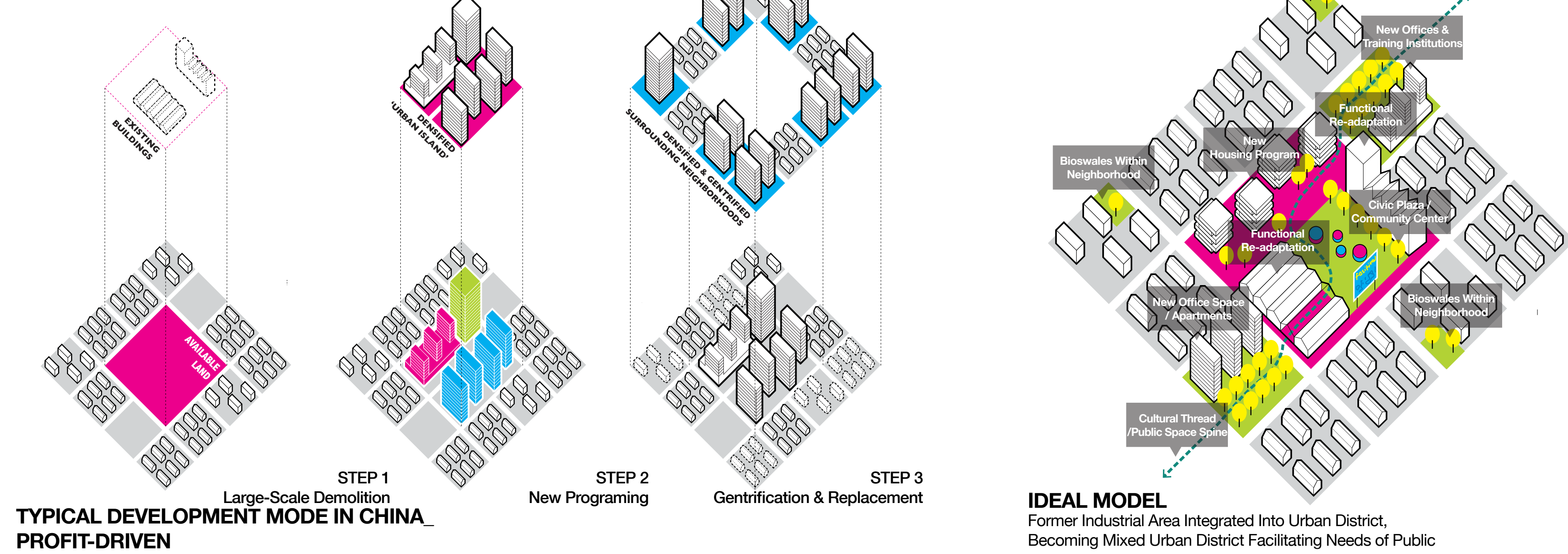


POST-INDUSTRIAL AREA IN TRANSITION RENAISSANCE OF A DERELICT INDUSTRIAL AREA IN BEIJING

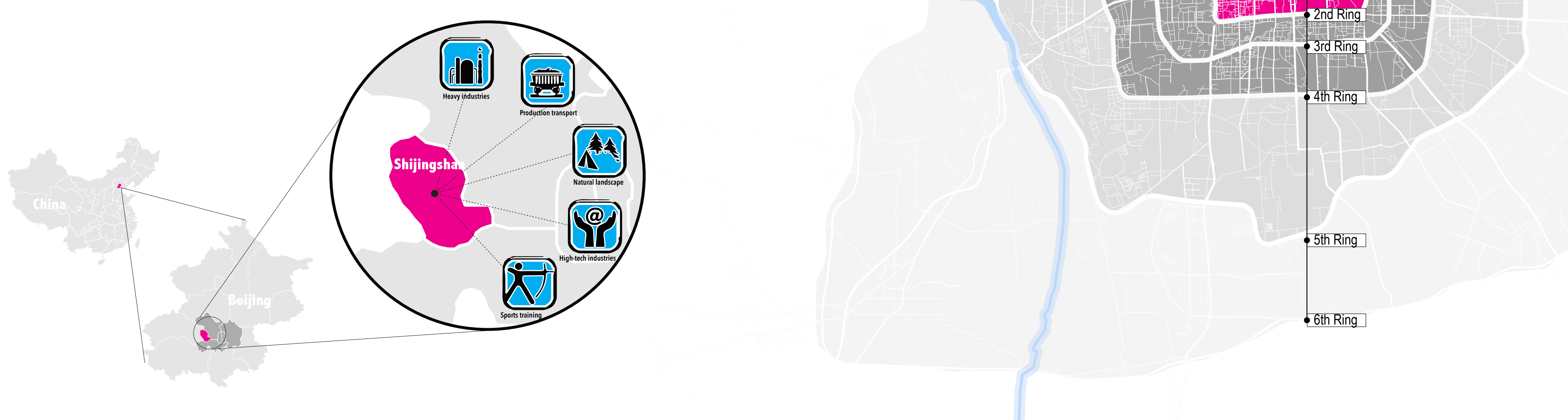
Xiaochen Che Graduation Studio Urban Regeneration Student Number_4183029 Mentor Team: Prof. Henco Bekkering & Dr. Lei Qu

PROBLEM STATEMENT



STRATEGIC LOCATION

The site is located in between the fifth and sixth ring roads, occupying the current west ending point of Chang'an Avenue (west-east axes of Beijing). And it is 17 km to city centre with direct subway connection. In addition, the Yongding River besides is the largest river in Beijing, which is planned by the government as the ecological corridor of the region. The preferable location and excellent accessibility make this place extremely strategic for the development of the west part of the city.

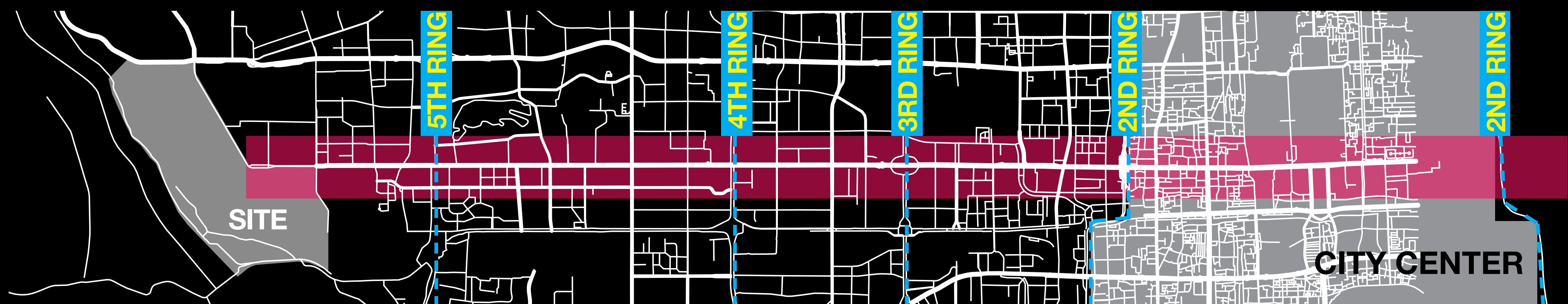


TYPICAL DEVELOPMENT MODE

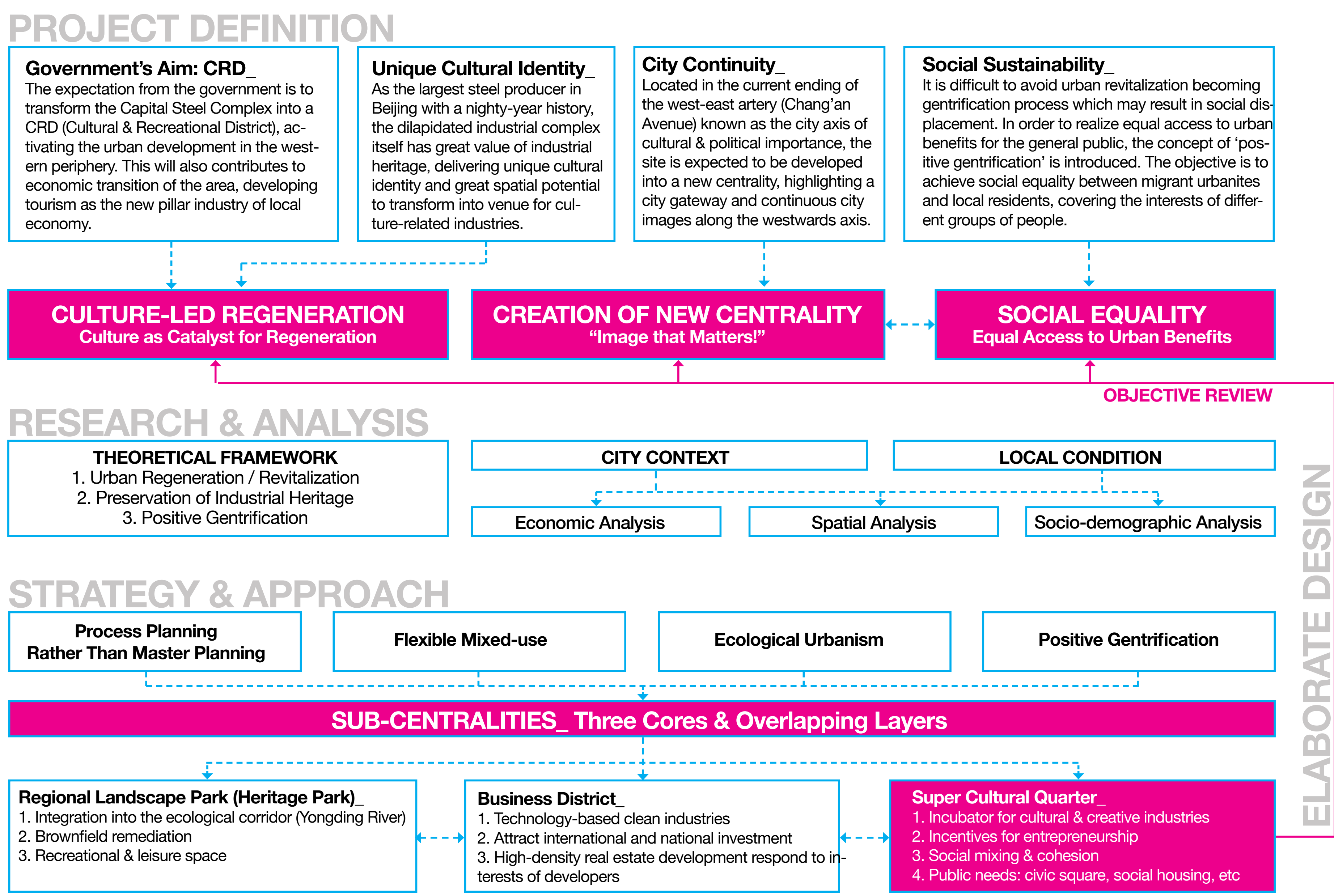


VS

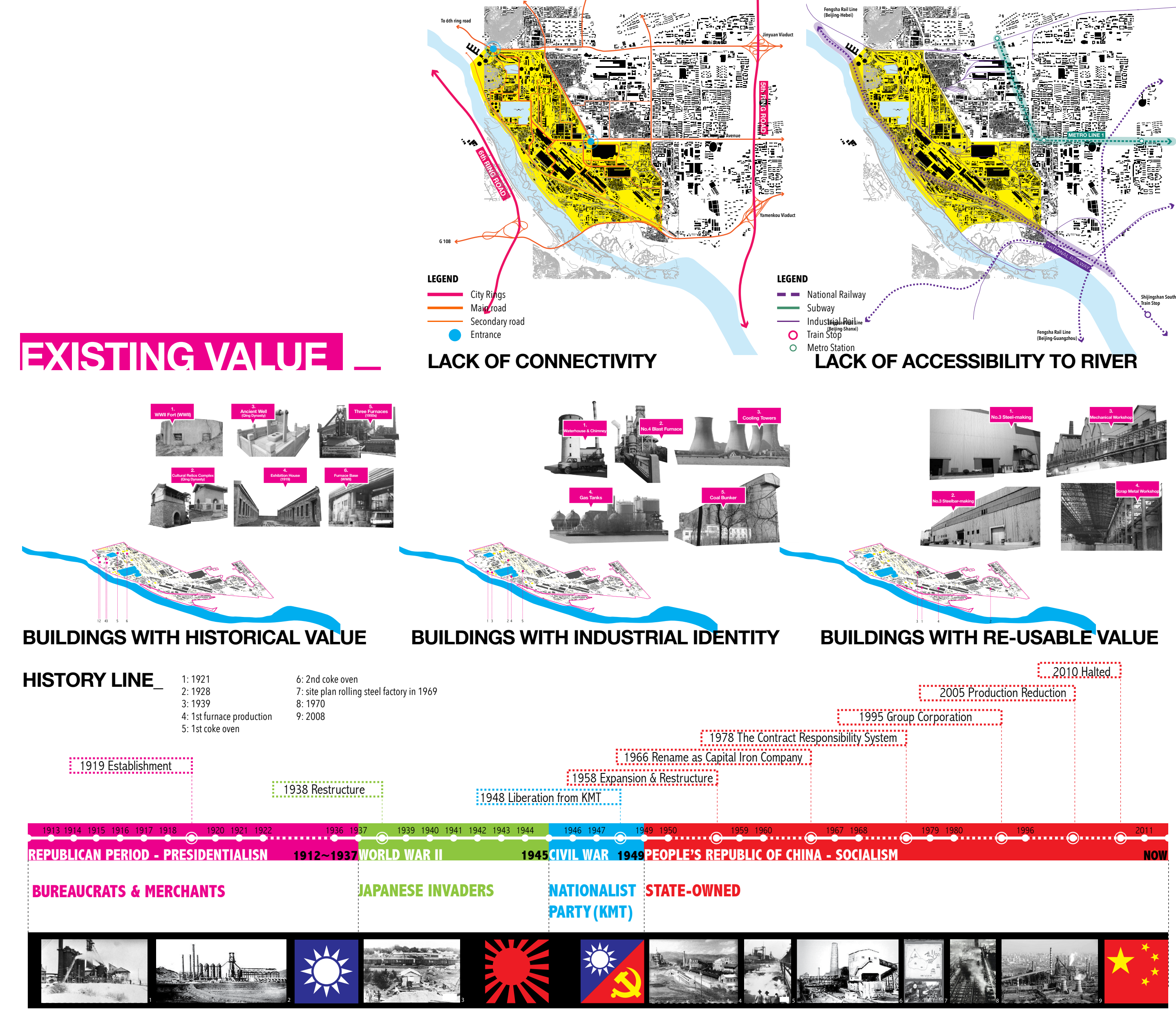
NEW STRATEGIES FOCUSING ON PUBLIC NEED



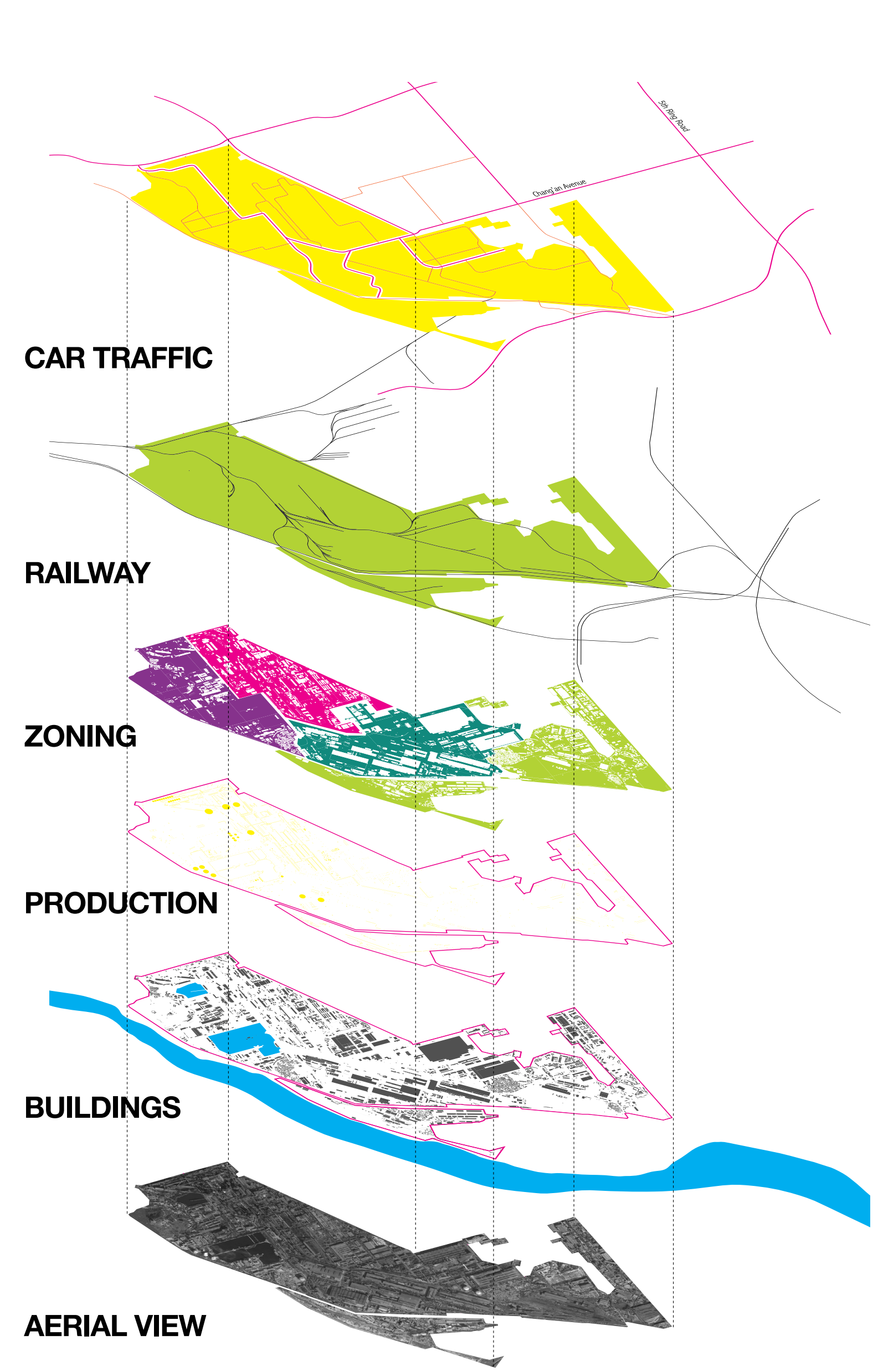
METHODOLOGY



SITE ANALYSIS



CURRENT CONDITION



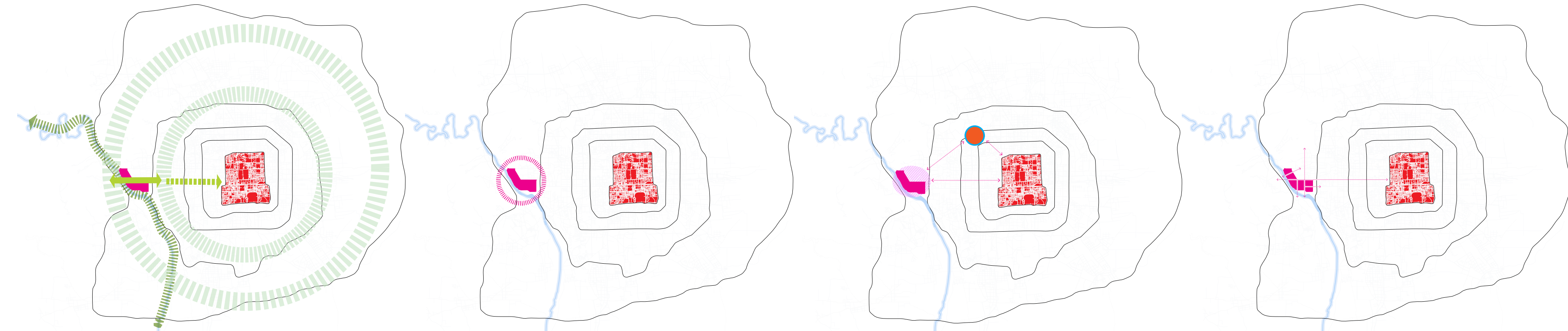
POST-INDUSTRIAL AREA IN TRANSITION

RENAISSANCE OF A DERELICT INDUSTRIAL AREA IN BEIJING

02

Xiaochen Che Graduation Studio Urban Regeneration Student Number_4183029 Mentor Team: Prof. Henco Bekkering & Dr. Lei Qu

CITY OBJECTIVES

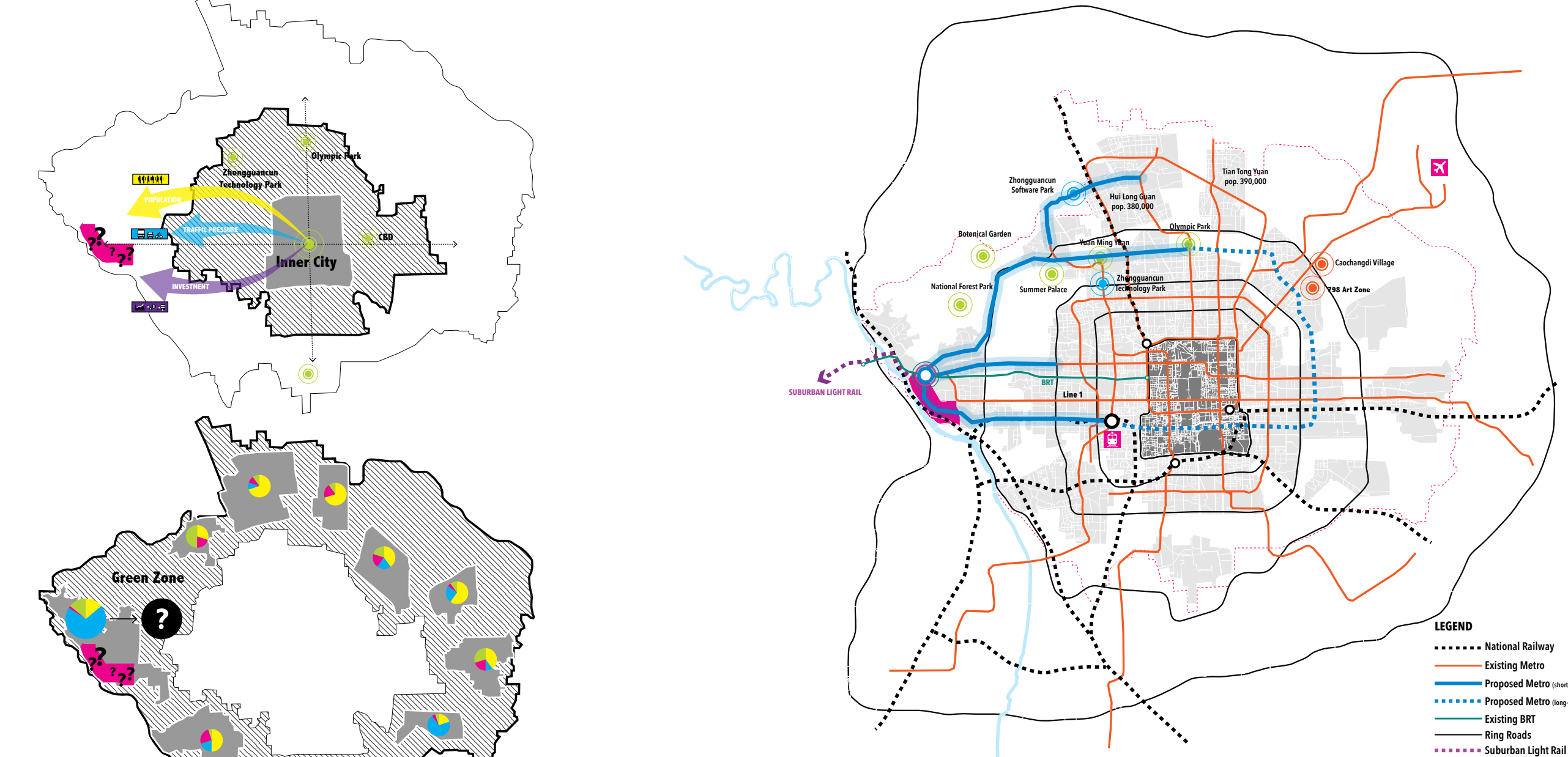


01. Ecological Renewal 02. Cultural Identity 03. Vibrant Economy 04. Spatial Transition

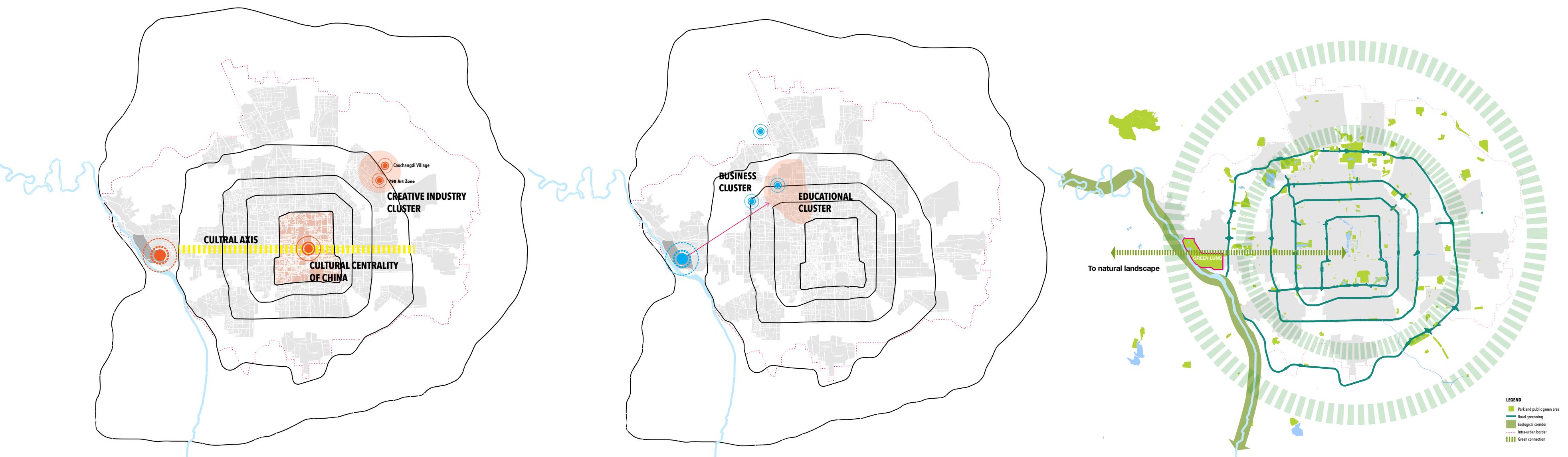
SCALE L: CITY STRATEGY

A NEW CENTRALITY FORMULATED BY THREE OVERLAPPING LAYERS

The mono-centric city structure and increasing urban pressure in the inner city area has resulted in the need for development of city periphery, in order to disperse the pressure to a certain degree, while the availability of the site provides diverse possibilities for redevelopment and potential to contribute to a more balanced urban development in western Beijing. In the scale "L" which covers the main urban districts of Beijing, the strategy is to develop three overlapping layers to respond to emerging demands from the city and local advantages. The proposed three layers indicate three key notions about this redevelopment project, together forming a new centrality in the west of Beijing.



IMPROVED CONNECTIVITY & PUBLIC TRANSPORT NETWORK
GUARANTEE THE ACCESSIBILITY OF THE NEW CENTRALITY

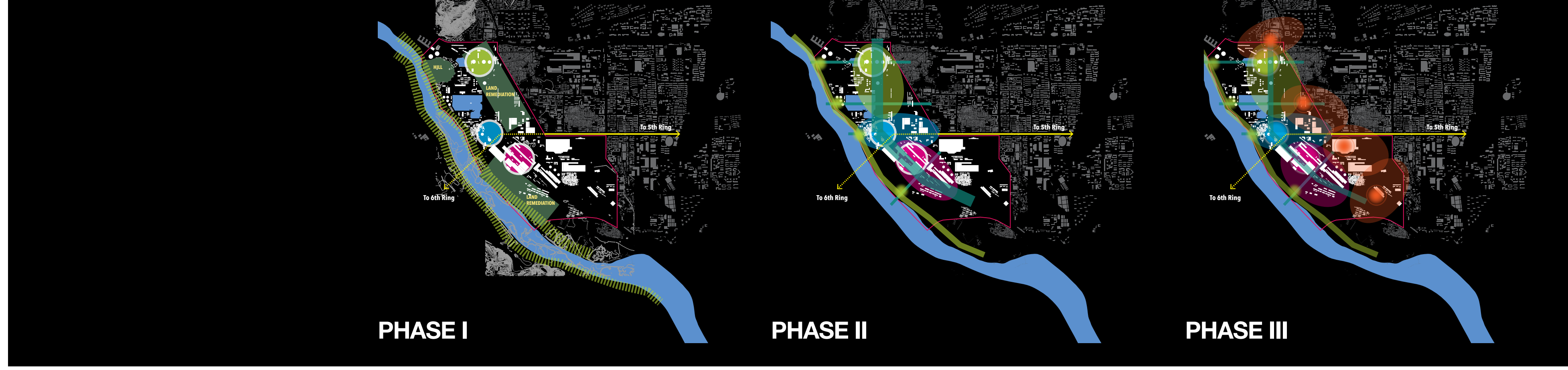


LAYER 1 SUPER CULTURAL CLUSTER
Respond to the Expectation from Government as CRD (Cultural & Recreational District) at the Ending of City Axis

LAYER 2 MIXED BUSINESS DISTRICT
Vicinity to Zhongguancun(Chinese Silicon Valley) as Huge Potential for Developing Clean Industries

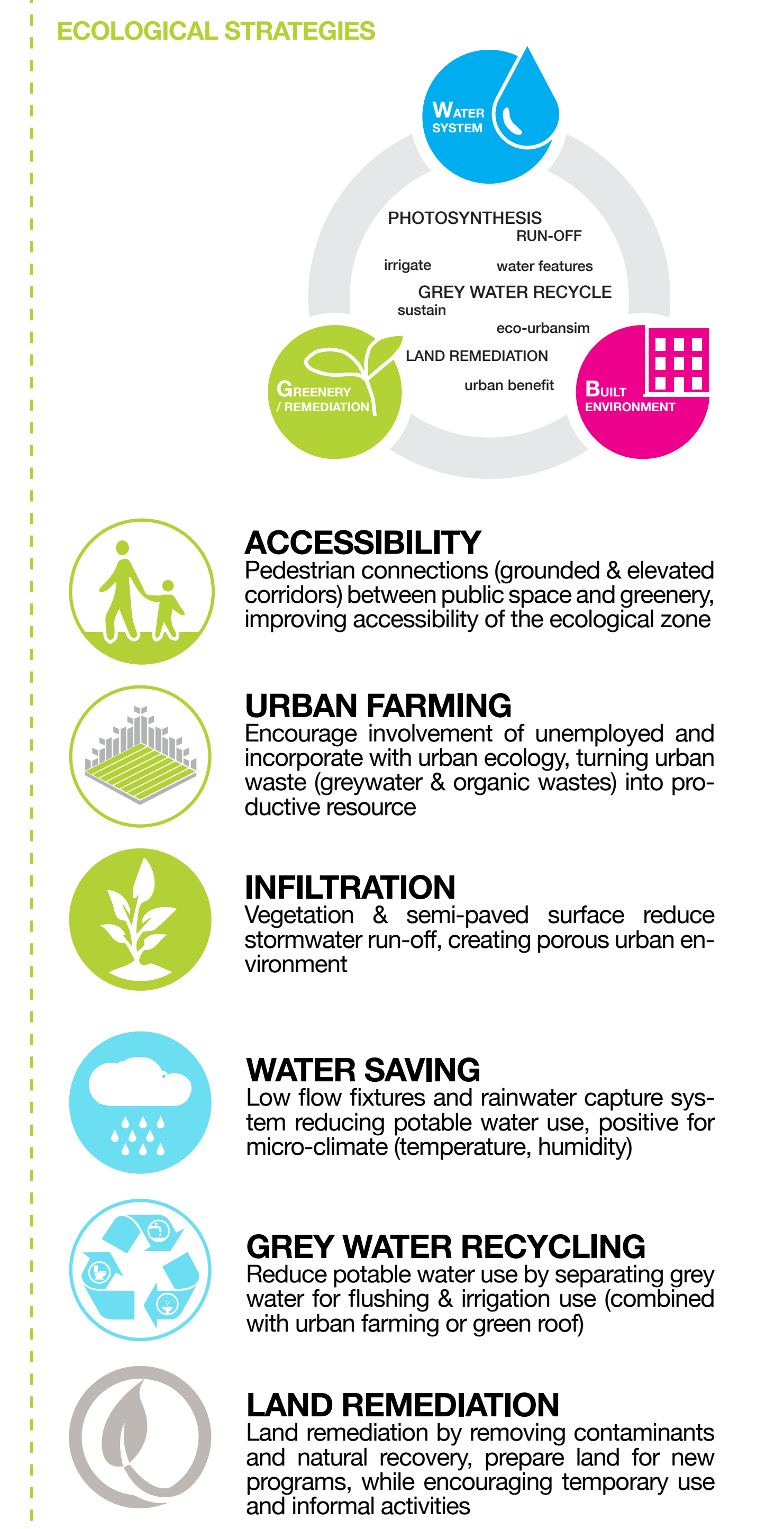
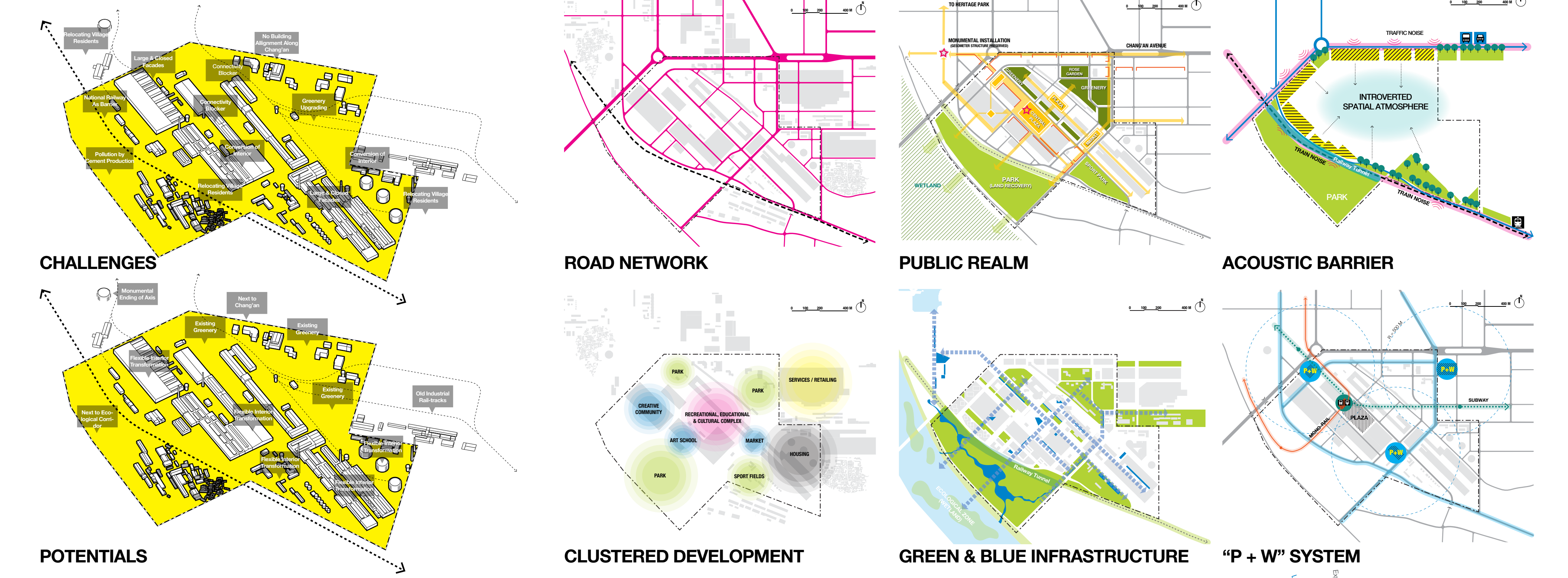
LAYER 3 REGIONAL LANDSCAPE PARK (HERITAGE PARK)
Integrate into the Ecological System of the Whole city as Part of the Ecological Corridor(Yongding River)

SCALE M: DEVELOPMENT SEQUENCE



PHASE I PHASE II PHASE III

SCALE S: ELABORATE DESIGN



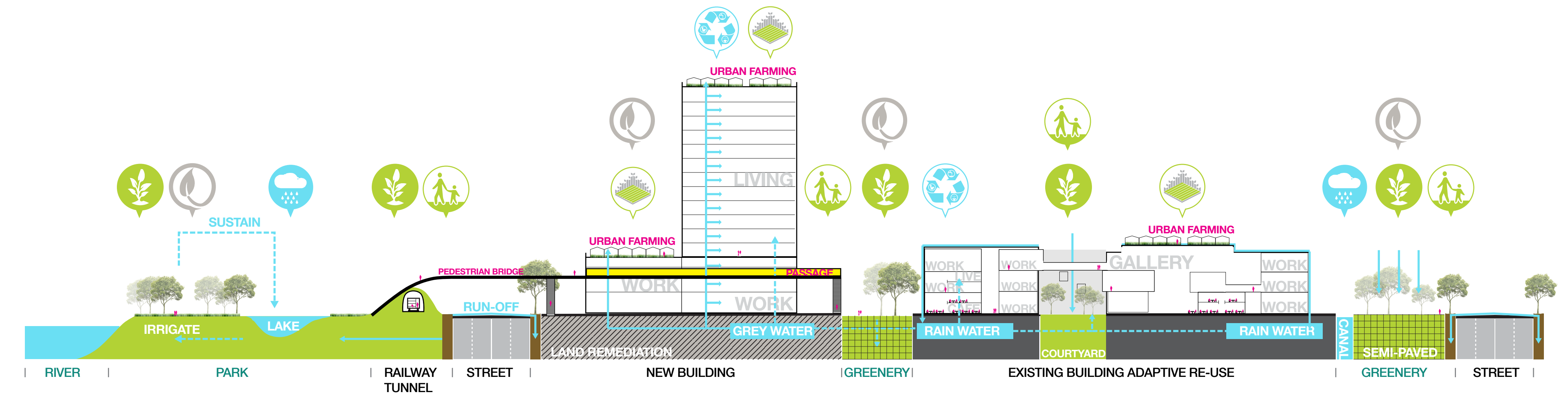
- ACCESSIBILITY**
Pedestrian connections (grounded & elevated corridors) between public space and greenery, improving accessibility of the ecological zone
- URBAN FARMING**
Encourage involvement of unemployed and incorporate with urban ecology, turning urban waste (greywater & organic wastes) into productive resource
- INFILTRATION**
Vegetation & semi-paved surface reduce stormwater run-off, creating porous urban environment
- WATER SAVING**
Low flow fixtures and rainwater capture system reducing potable water use, positive for micro-climate (temperature, humidity)
- GREY WATER RECYCLING**
Reduce potable water use by separating grey water for flushing & irrigation use (combined with urban farming or green roof)
- LAND REMEDIATION**
Land remediation by removing contaminants and natural recovery, prepare land for new programs, while encouraging temporary use and informal activities



MIXED PROGRAMS "EVERYTHING TO EVERYONE" **FOCUS GROUPS "DYNAMIC & AFFORDABLE PLATFORM"**



LEGEND
Existing building
Added building
Greenery / park
Surrounding building
Existing national railway
Former industrial railway



RIVER | PARK | RAILWAY TUNNEL | STREET | NEW BUILDING | GREENERY | EXISTING BUILDING ADAPTIVE RE-USE | STREET

POST-INDUSTRIAL AREA IN TRANSITION

RENAISSANCE OF A DERELICT INDUSTRIAL AREA IN BEIJING

03

Xiaochen Che Graduation Studio Urban Regeneration Student Number_4183029 Mentor Team: Prof. Henco Bekkering & Dr. Lei Qu

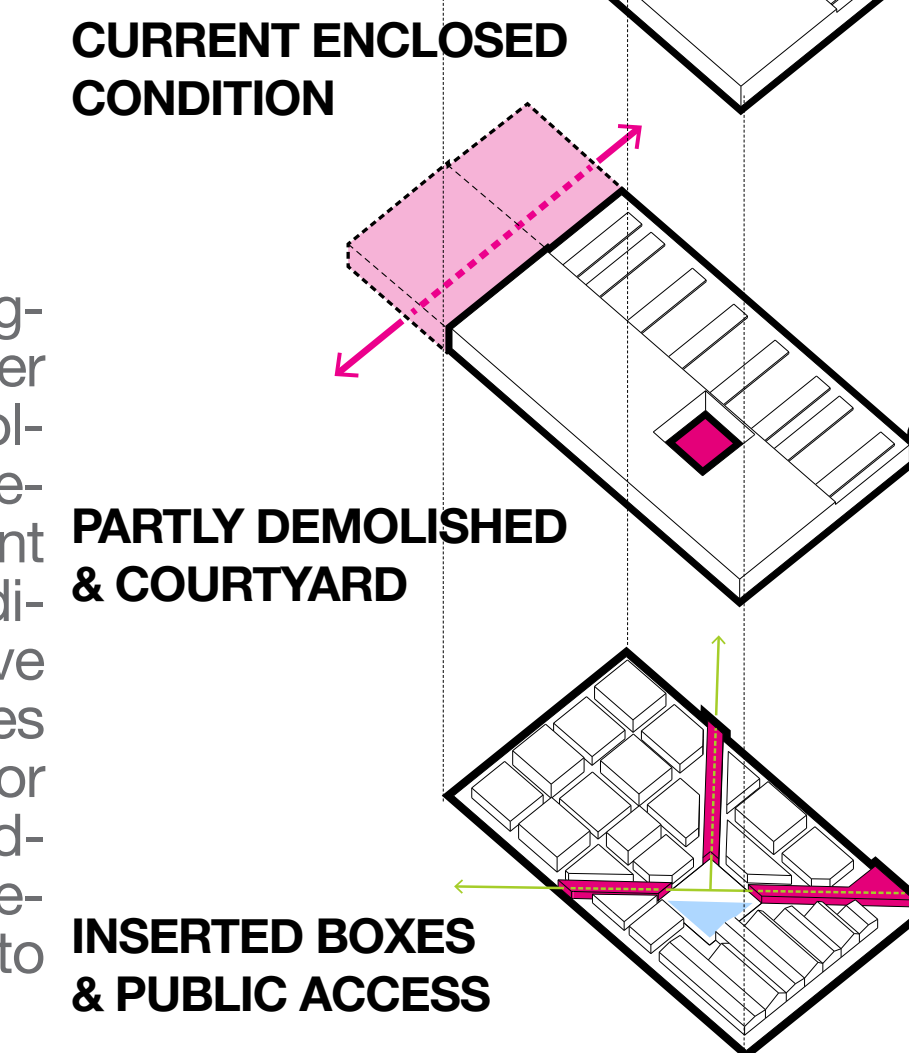
FIVE KEY INTERVENTIONS



INTERVENTIONS 03

CREATIVE CITY INCUBATOR FOR CREATIVITY

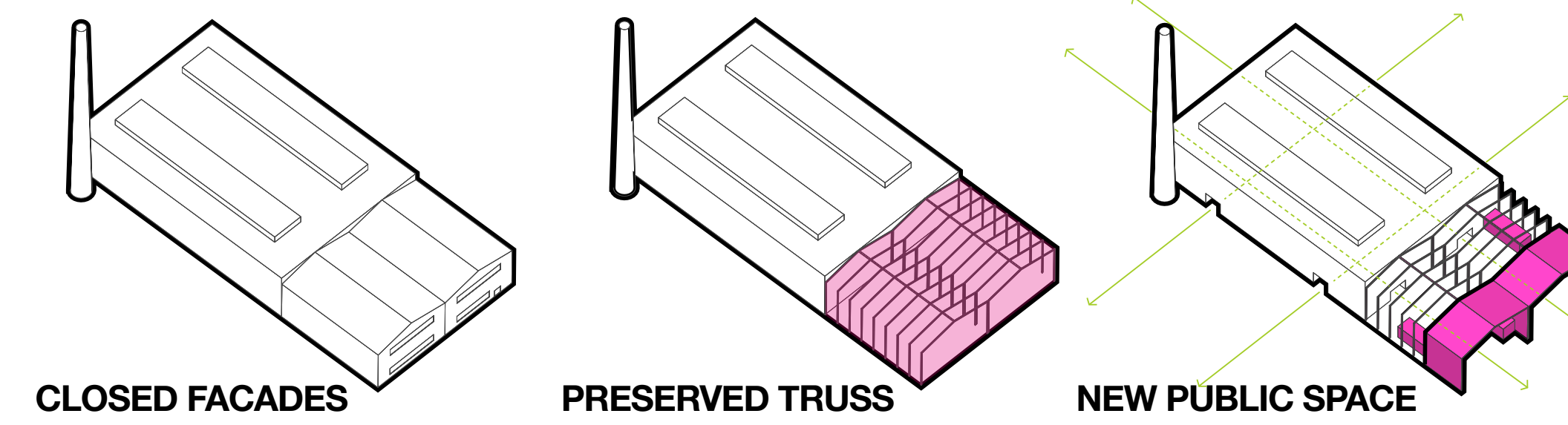
The concept of Creative City is introduced into the largest factory building within the area which was former steel-making plant. Small part of the building is demolished to give space to the new road. The idea is to preserve the steel truss and create a city-like environment within the building by inserting separate boxes as individual studios or galleries and even homes of the creative class who have just started their career. Two passages across the building, breaking the enclosed facade for public access. Besides, related incentives will be provided by government or the land owner to encourage entrepreneurship, creating a preferable air that is attractive to all class for investment.



INTERVENTIONS 04

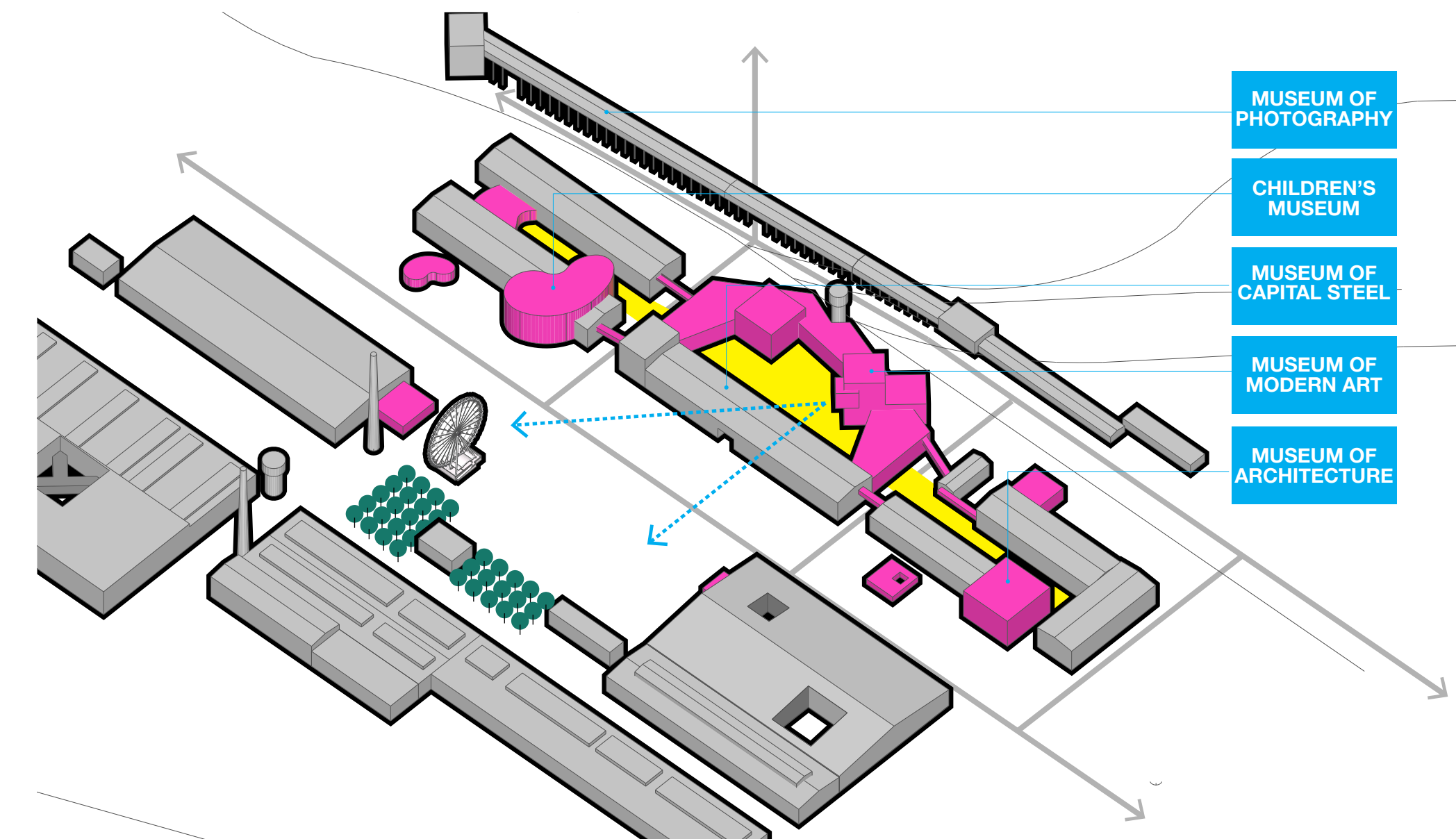
MARKET HALL AFFORDABLE FAIRS

The market place is converted from enclosed factory building. With proposed passages through the building and added new architectural elements that recall memory about the old structure, this place will be a bustling market place, facilitating daily needs of local residents, also providing place for exchanging creative handiworks by artists. And the former industrial railway in front of the market hall will be partly maintained and semi-paved to transform into pedestrian and sidewalks, integrated into the whole public space network of this area.



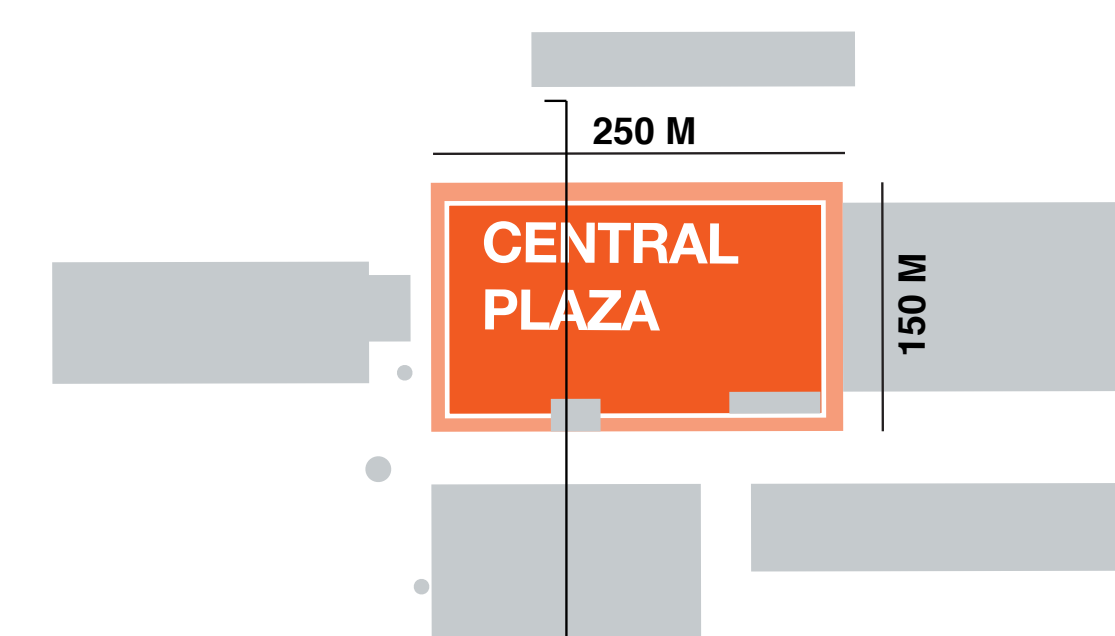
INTERVENTIONS 01

MUSEUM QUARTER COLLECTIVE OF EXHIBITION PLACE



INTERVENTIONS 02

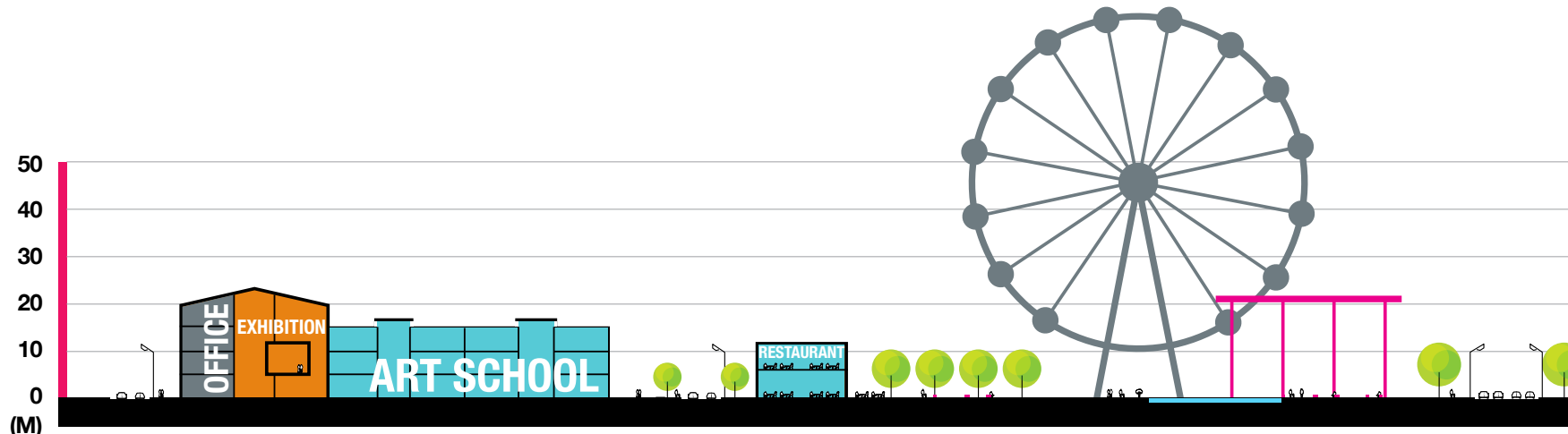
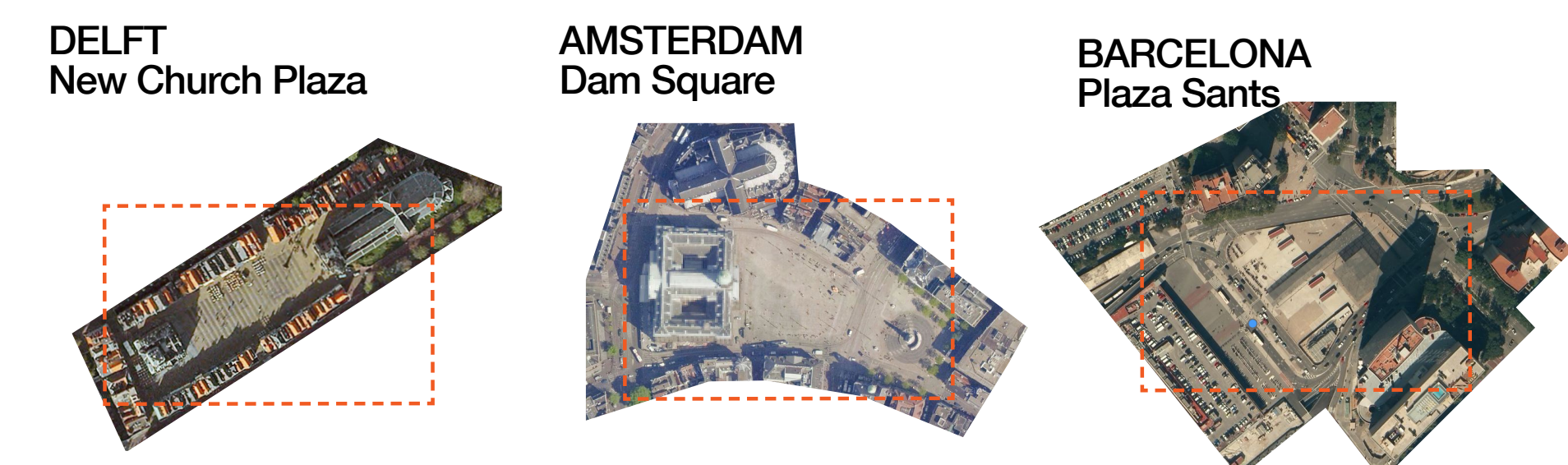
CENTRAL PLAZA URBAN "CARNIVAL"



As the key feature of the proposal and an early action item, the central plaza at the heart of the area contains a variety of programs and design elements including a giant Ferris wheel, water feature, cafes. Collaborated with the creative city and the art school, it will provide meeting place for students and visitors, housing various urban events related to innovation and recreation, fostering creativity and exchange of ideas throughout all season. This will be a civic center in the heart of the new centrality.



SCALE MONTAGE



FLEXIBILITY IN MASTER PLAN

MINIMUM & MAXIMUM OF PROGRAM PROPORTION		
OFFICE SPACE	20% ~ 45%	
HOUSING	25% ~ 45%	
COMMERCIAL / RETAILING	15% ~ 20%	
CULTURAL FACILITIES	10% ~ 15%	
PARK / OPEN SPACE	10% ~ 15%	

