

# CITIES FOR PEOPLE -OF TOMORROW



Promoting Urban Vitality in Ecopark New Town, Hanoi

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# A. The Big Question

The pursuit of creating  
cities for people  
from scratch

# B. The 10 Steps

Promoting urban  
vitality in the  
masterplanning  
process

# C. The Reflection

Acknowledging  
the steps taken  
and imagining the  
next steps

# A. The Big Question

The pursuit of creating  
cities for people  
from scratch







you do  
see



you don't  
observe



crime scene





urbanism?

# urban studies



Jacobs



but,

reality struck...







the journey

culminates

when...

I found

2 Eiffel Towers!







Paris, FR



天都城, CN





geh

Cities for People



Le Corbusier

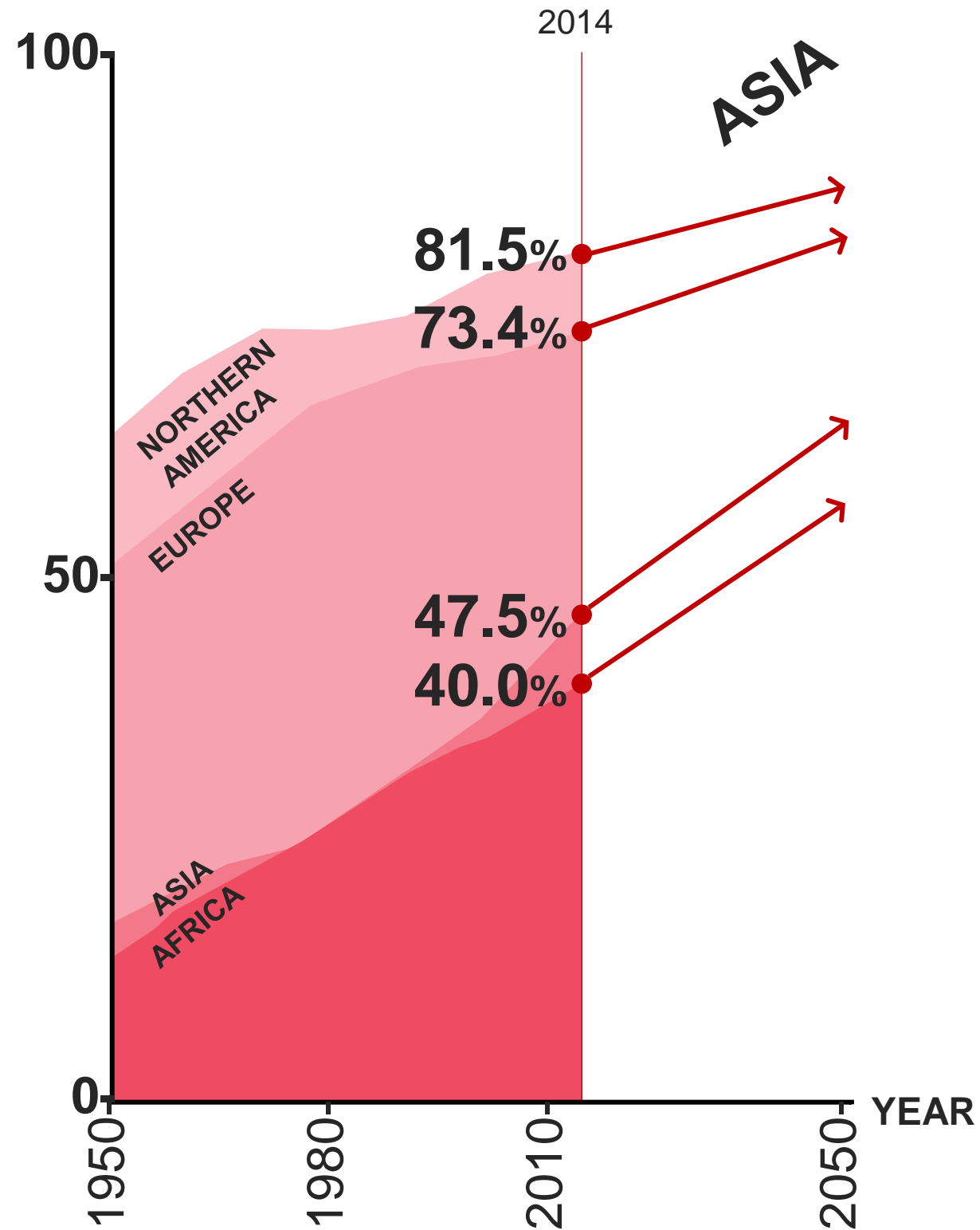
Cities of Tomorrow



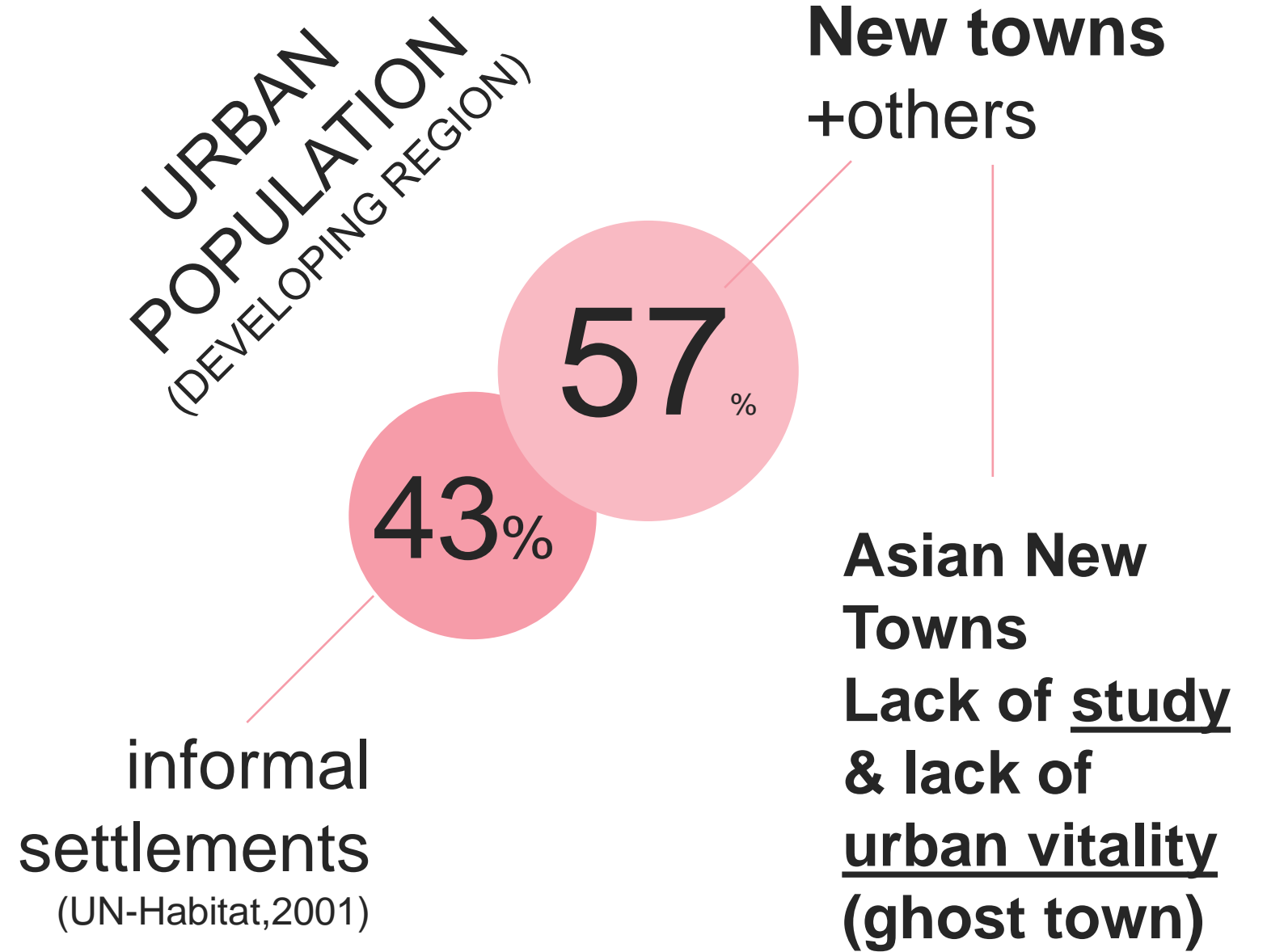
but

**WHY?**

# URBAN POPULATION (%)



(UN, 2014)



Zhou, 2012; Hartog, 2010; Provoost, 2010; Keeton, 2011





366<sup>km<sup>2</sup></sup>

New towns

(Firman, 2004)

178/ha

Jababeka New Town  
(Firman, 2017)

158<sup>km<sup>2</sup></sup>

Slums

(Schellekens, 2015)

106/ha

(Schellekens, 2015)

Jakarta, ID





444km<sup>2</sup>

New towns  
(Luan, 2014)

84km<sup>2</sup>

Existing Urban Areas  
(Vien et al, 2005)

Hanoi, VN



“It used to be that the best architects did the biggest work while the smaller work was left to all the other ones. **Now, it is the opposite...**

While Pritzker Prize-winning architects are designing vodka bottles and necklaces, unknown developer-architects are building **entire cities from the ground-up** in the Middle East and China...



In the age of the ‘**scratch-built metropolis**’ the call for (good) architects to return to big design is more critical than ever.”

(Visionary Cities: vol.1)

# Exploration

Replicate & adapt  
the steps

1 year for the next  
20 years

# B. The 10 Steps

Promoting urban vitality  
in the masterplanning  
process



# 1.

**Tap into the already  
established body of  
knowledge:  
New Town Studies.**





Stakeholder  
Dynamic &  
Implemented  
Results  
(Hartog, 2010)



Development  
Theme &  
Implementation  
Process  
(Keeton, 2011)



Dynamic  
Plan &  
Unplanned City  
(Provoost, 2010)



Urban  
Vitality  
in New Town  
(Zhou, 2012)



Product:  
Spatial  
Aspect of  
Urban  
Vitality

Process:  
Masterplanning  
Process









Design  
Process

Knowing  
Place-shaping

Self-  
Conscious  
Design

Un-Self-  
Conscious  
Design

Development  
Process

Knowing  
Place-shaping

Place-shaping  
Continuum  
(Carmona,  
2014)

## NOTICE

(V/v: Temporarily closed of swimming pool & adjust opening hour in Clubhouses)

Dear Valued Residents,

It is getting cold, ECOPM would like to inform residents that the swimming pools at Ecopark Clubhouses will be temporarily closed from 15/11/2017 to 15/04/2018. Our swimming pool will be re-opened earlier or later than the scheduled time, depending on weather conditions. On the same occasion, our Gym and Sauna service opening hour is going to be adjusted as details:

- Opening hour: From 06:00 to 20:30

- Time applied: From 15/11/2017 to 15/04/2018

Thank you for your support and co-operation. For more information, please contact the hotline number 024 6266 4545.

Self-  
Conscious  
Design

Management  
Process

(V/v: Tạm  
điều chỉnh)

Kính gửi: Quý Cư dân

Do thời tiết bắt đầu chuyển lạnh, Công ty ECOPM  
Dịch vụ bơi tại các Câu lạc bộ trong Khu  
dừng từ ngày 15/11/2017 đến hết 15/04/2018.  
cửa trở lại sớm hoặc muộn hơn so với kế hoạch  
vào điều kiện thời tiết.

Theo đó, Dịch vụ Gym & Sauna sẽ điều chỉnh kh  
sau:

- Giờ mở cửa: Từ 06h00 đến 20h30

- Thời gian áp dụng: Từ ngày 15/11/2017

Công ty ECOPM rất mong nhận được sự cảm t  
Thông tin chi tiết, Quý cư dân vui lòng liên hệ  
Hotline 024 6266 4545.

Trân trọng cảm ơn!

Unknown  
Place-shaping

Un-Self-  
Conscious  
Design

Space in  
Use



# 2.

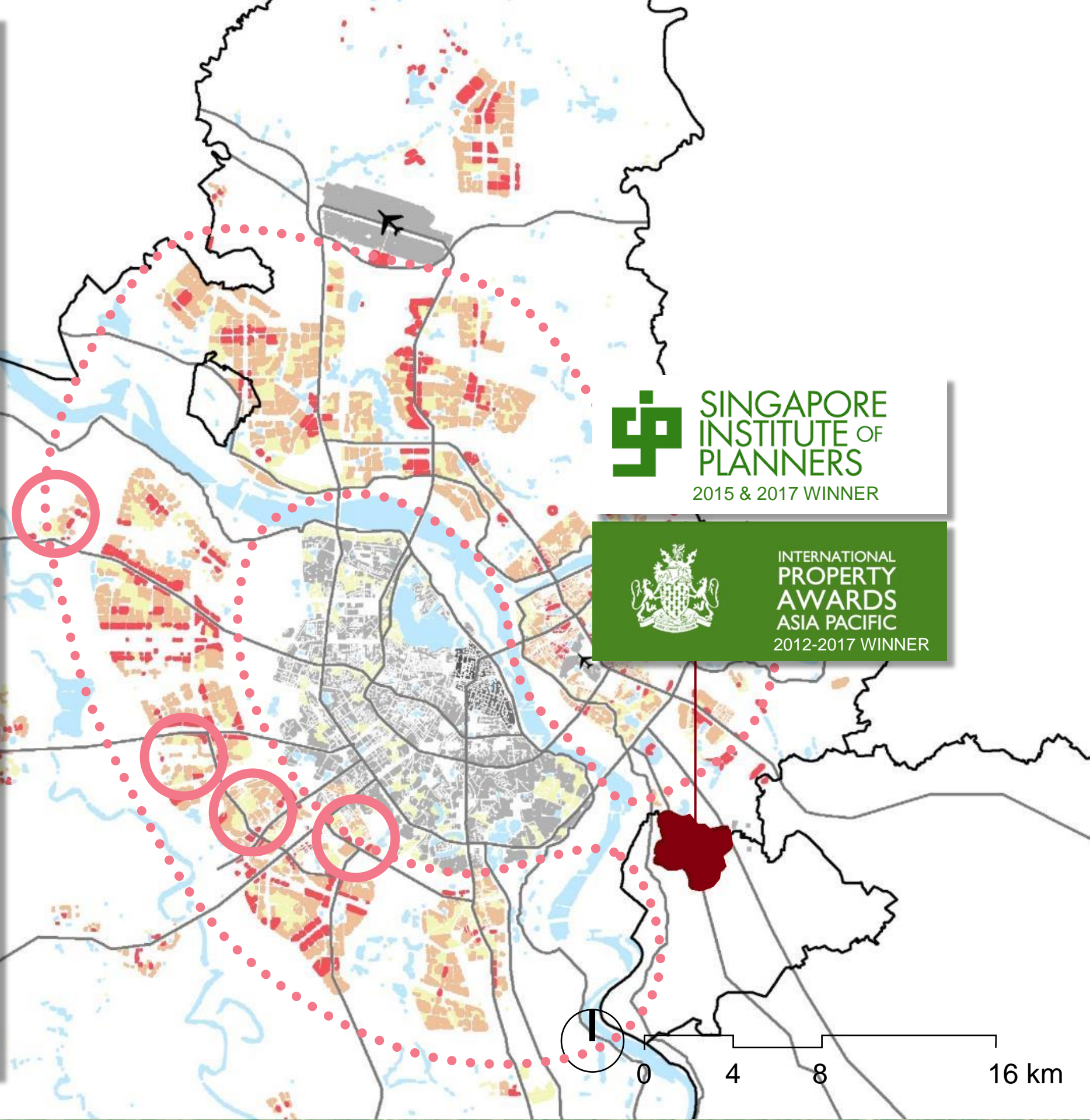
**Understand the brief,  
condition, demand,  
and urgency:**  
Hanoi new town 'ring'.





Ecopark, Hanoi, Vietnam  
([http://tieudungplus.vn/media/uploaded/5/2016/04/29/phoca\\_thumb\\_1\\_002-tieudungplus.jpg](http://tieudungplus.vn/media/uploaded/5/2016/04/29/phoca_thumb_1_002-tieudungplus.jpg))

(source: Perkins Eastman & van Fassen (2014))



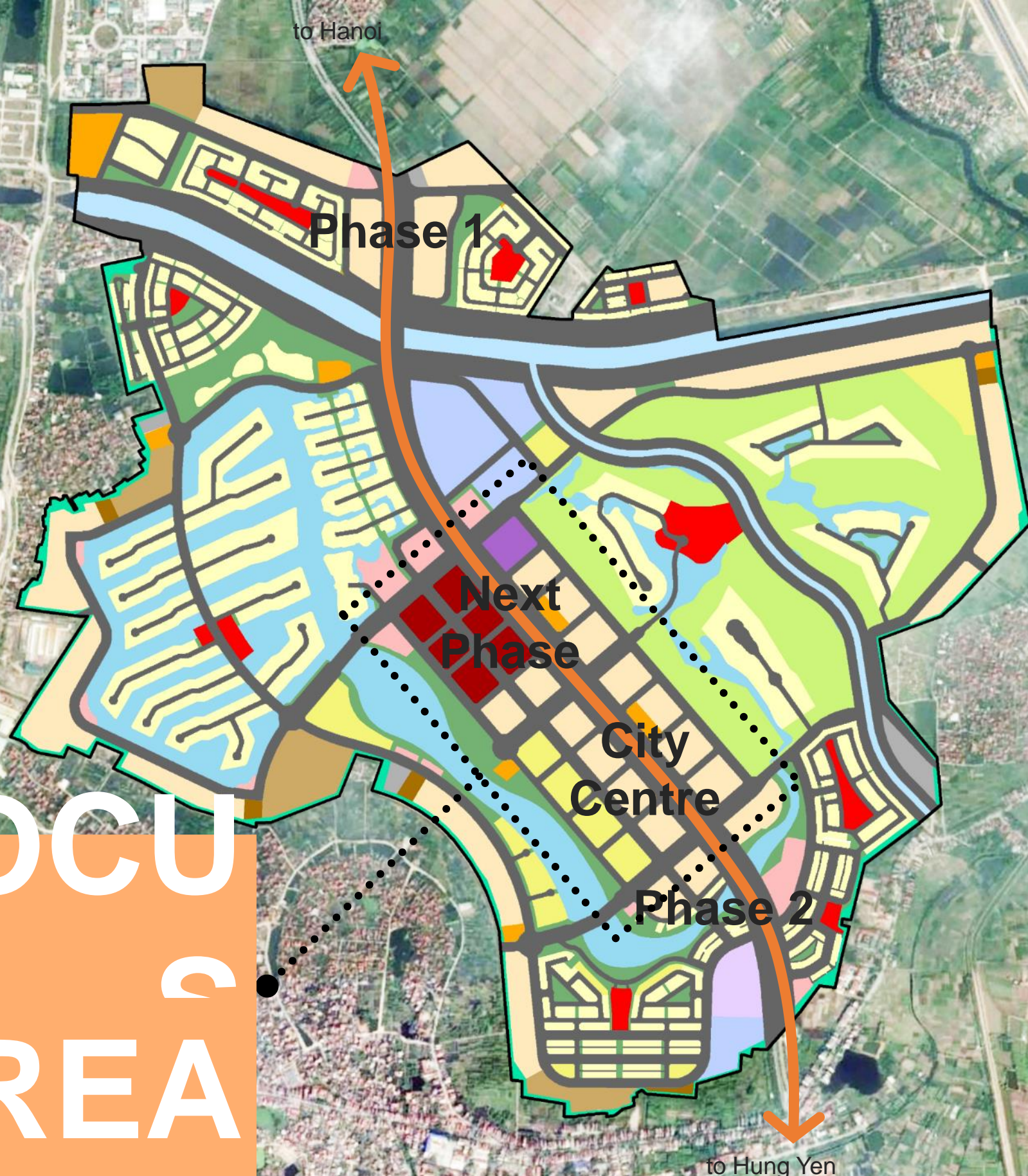
 SINGAPORE  
INSTITUTE OF  
PLANNERS  
2015 & 2017 WINNER



INTERNATIONAL  
PROPERTY  
AWARDS  
ASIA PACIFIC  
2012-2017 WINNER



# FOCUS AREA



50<sup>ha</sup>  
Phase 1 Area

64<sup>ha</sup>  
Phase 2 Area

50<sup>ha</sup>  
Phase 3 Area

500<sup>ha</sup>  
Total Area

150,000  
Target Pop.

9,715  
Current Pop.

Focus Areas

## LEGENDS

High-rise resi	Hospital
Mid-rise resi	Open space
Low-rise resi	Road
Office	Water
Clubhouse	Drainage
Commercial	Carpark
Golf course	School
Public works	Sport Hub
Knowledge	Utility

source: CPG Consultants Singapore

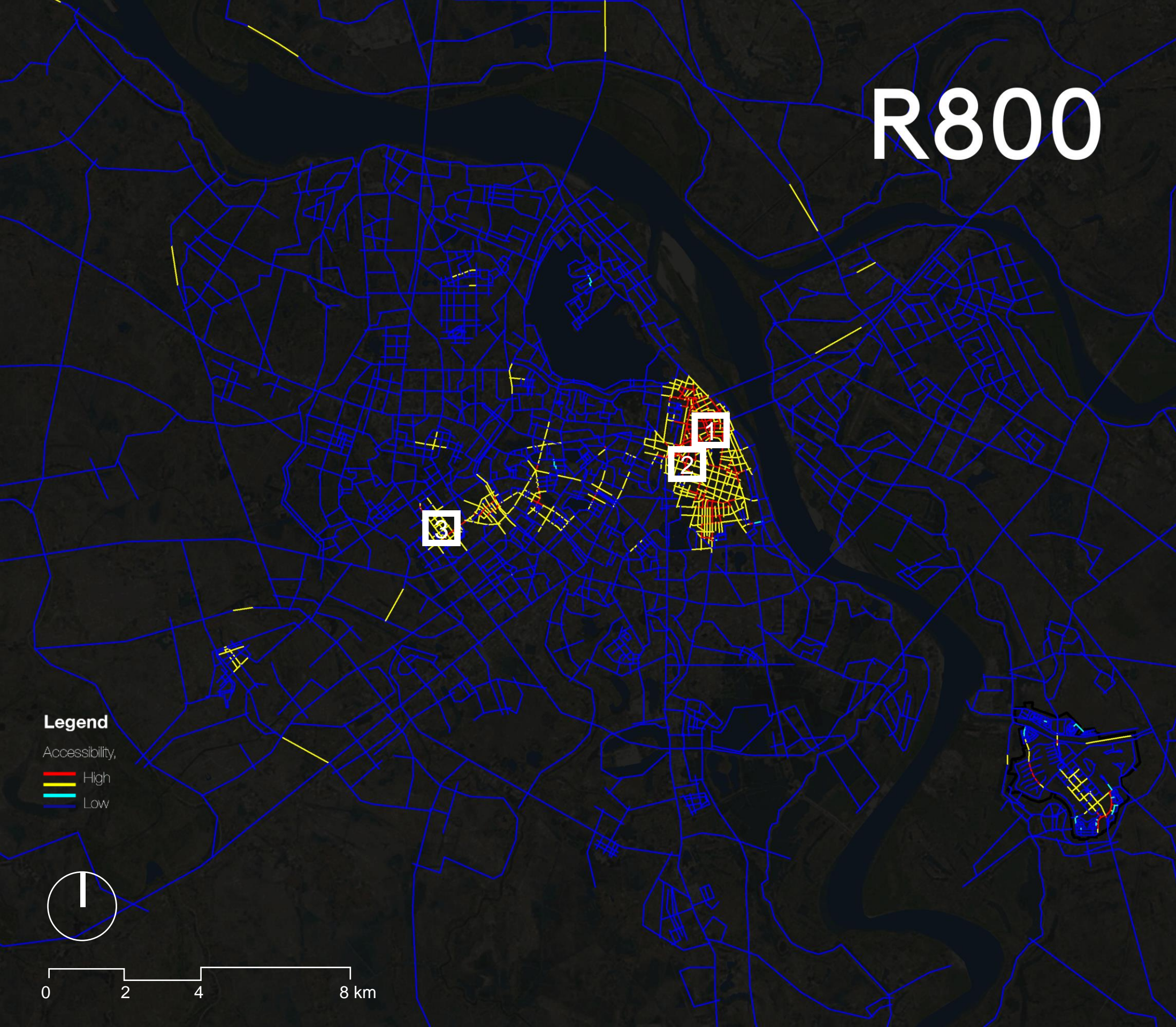
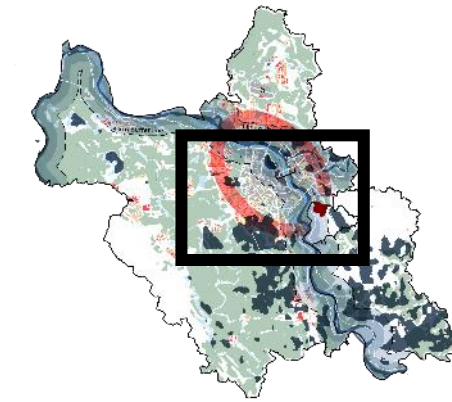


# 3.

**Investigate the task  
in the local context:  
city centres of Hanoi.**



# R800



## Legend

Accessibility,

High  
Low

- 1 - Accessible by Pedestrian ( $R=800m$ )
- 2 - Accessible by Motorbike ( $R=2700m$ )
- 3 - Accessible by Car ( $R=n$ )



# Pedestrian

Oriented



Plots: 350  
FAR : 4.3  
COV : 50%  
HEI : 5.4

# Motorbike

Oriented



Plots: 93  
FAR : 2.9  
COV : 34%  
HEI : 6.0

# Car

Oriented



Plots: 8  
FAR : 10  
COV : 30%  
HEI : 21.4

# 4.

**Observe:**

What happened on the ground in the city centres of Hanoi.

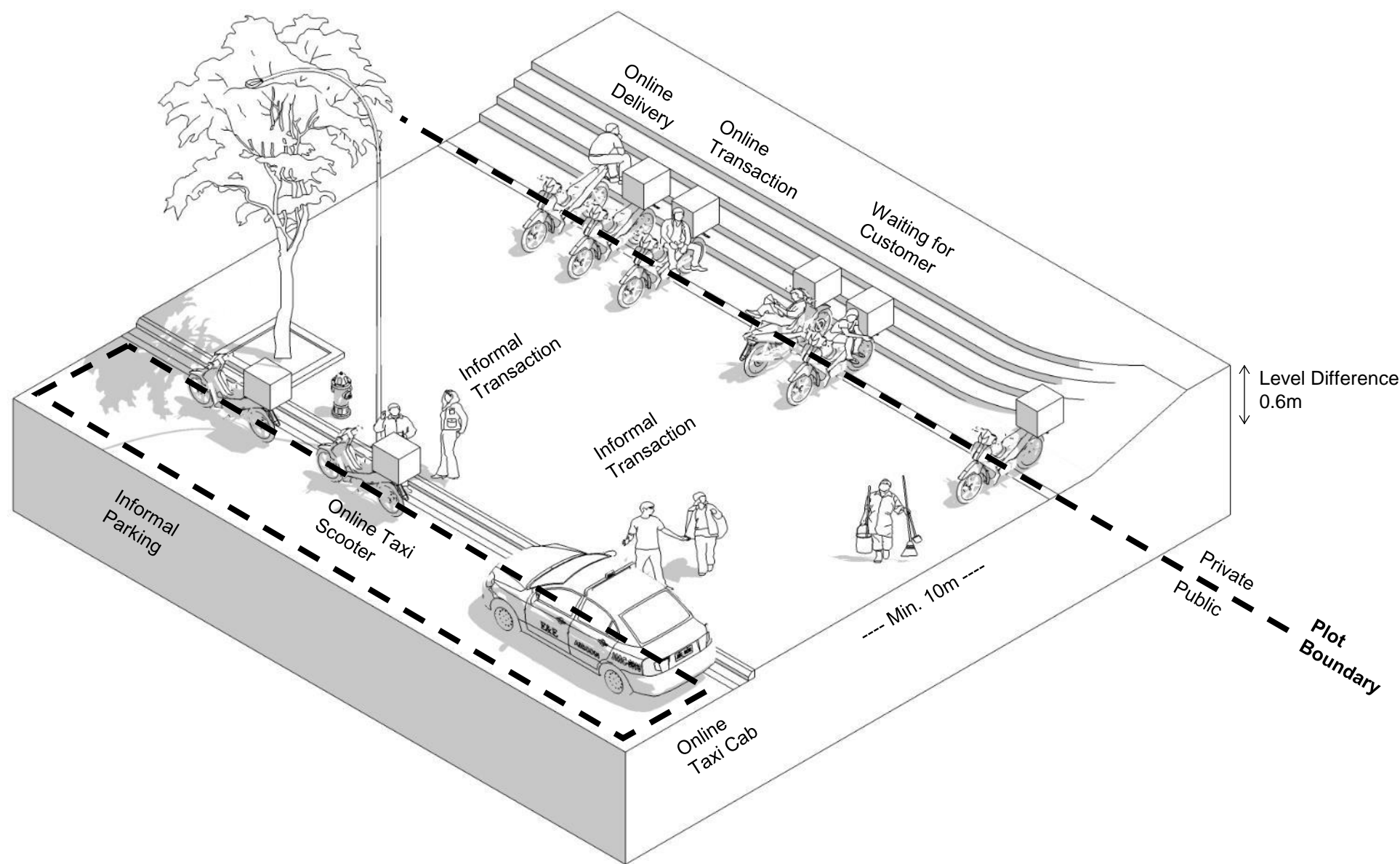






# Car Oriented Hanoi

Mixed-use  
Sidewalk  
*Grab Lobby*

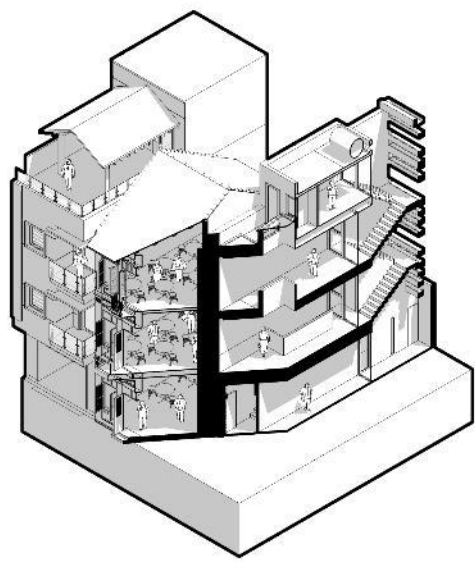


Knowing  
Place-shaping

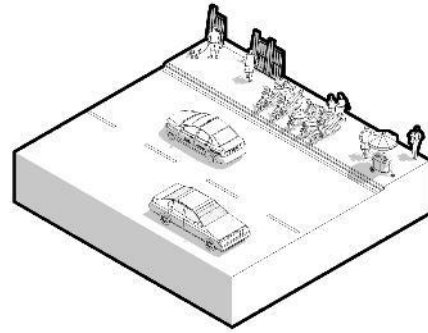
Unknowning  
Place-shaping

Self-Conscious Design	Un-Self-Conscious Design
Design Process	Development Process
Management Process	Space in Use

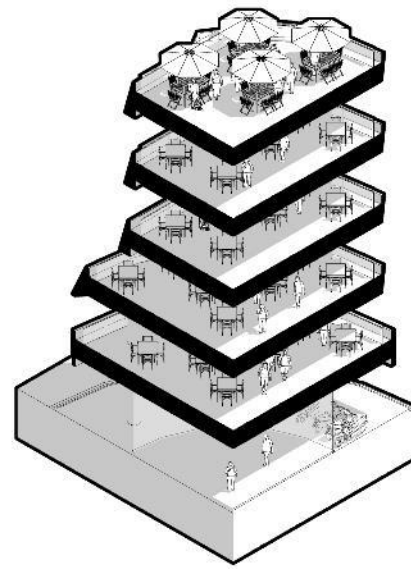




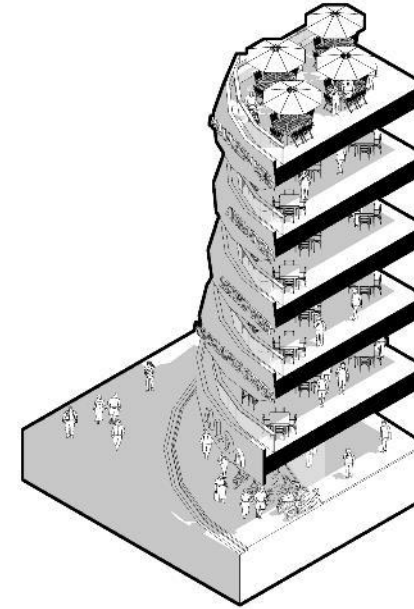
1 / Mixed of Uses



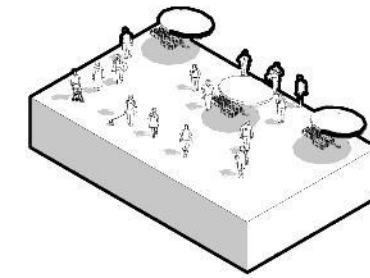
2 / Ground floor Extension



3 / Terraces

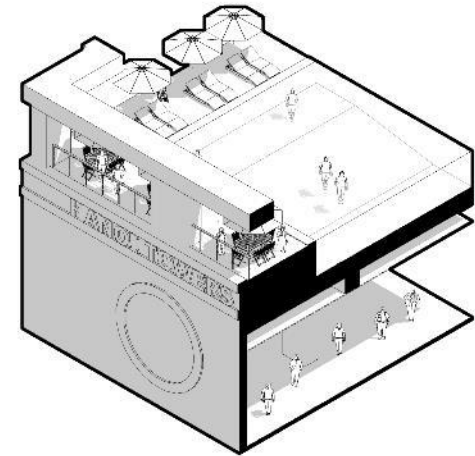


4 / Anchor Tenant

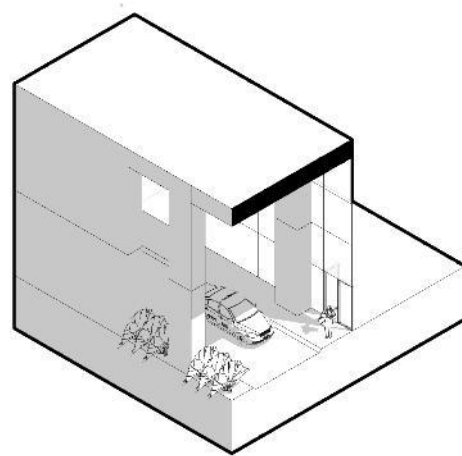


5 / Car Free Day

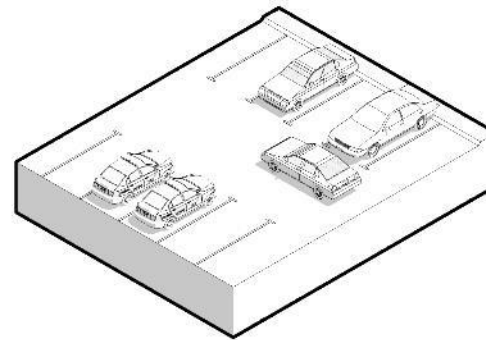
**Pedes  
trian**  
Oriented



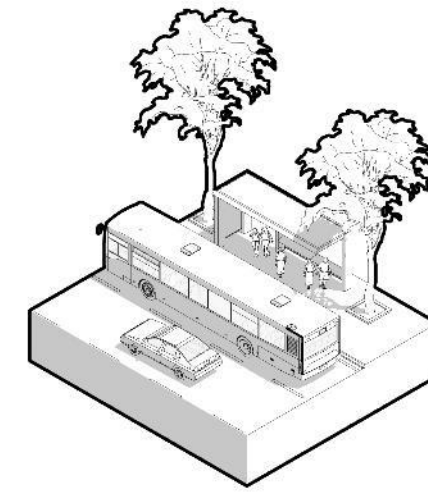
6 / Private Facility



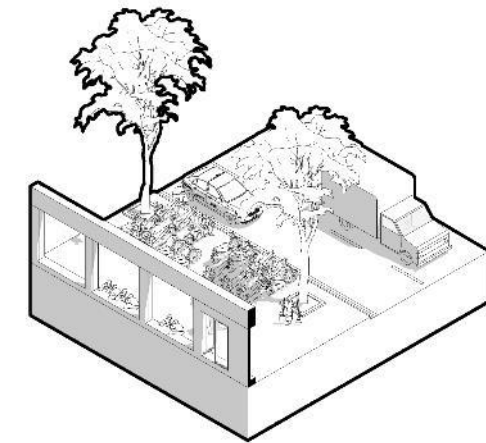
7 / Common Lobby



8 / Parking

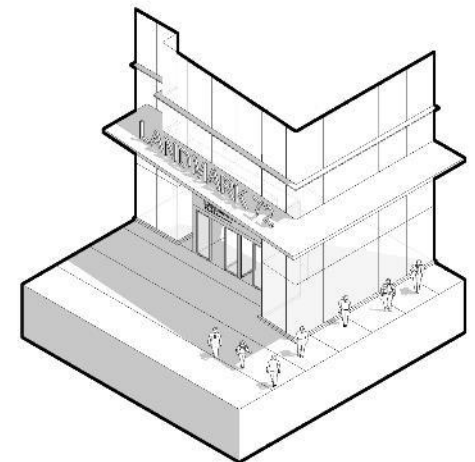


9 / Public Transport Stop

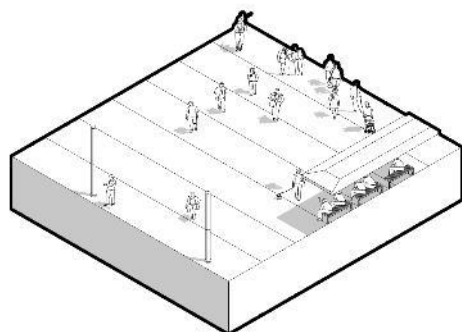


10 / Pedestrian  
Motorbike Parking

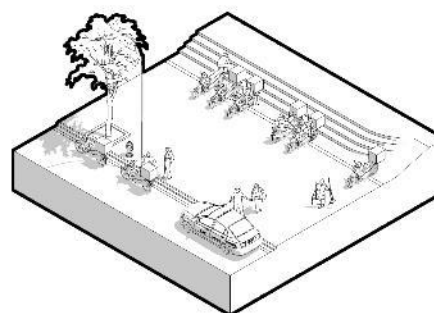
**Motor  
bike**  
Oriented



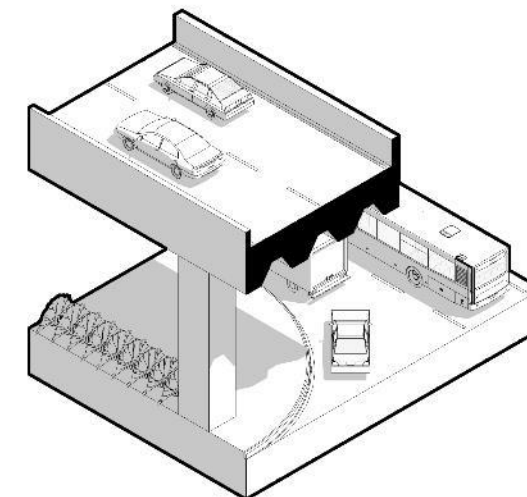
11 / Tower Lobby11 /



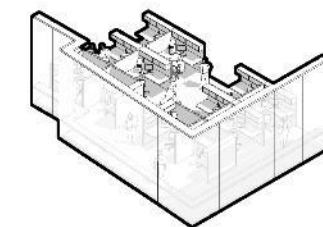
12 / Triangulation



13 / Mixed Used Sidewalk



14 / Accessible Street



15 / Extended Transaction

**Car**  
Oriented

# 5.

**Visioning:**  
Imagine the future.





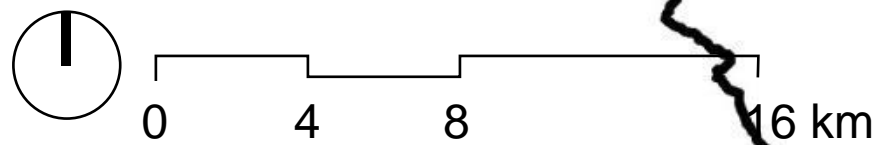
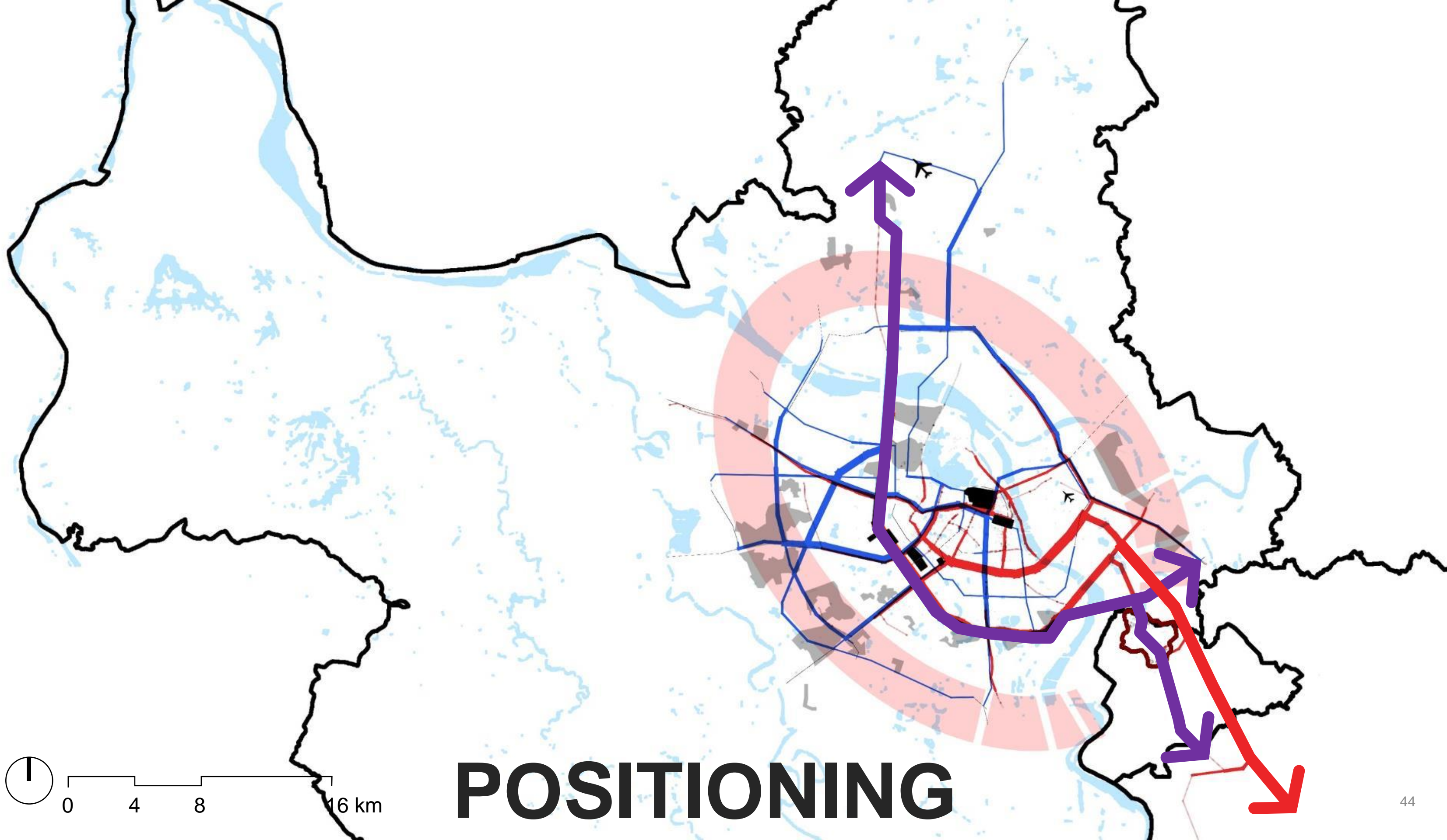






# 6.

**Positioning:**  
how to compete in the  
existing new town 'ring'.



**POSITIONING**





# POSITIONING



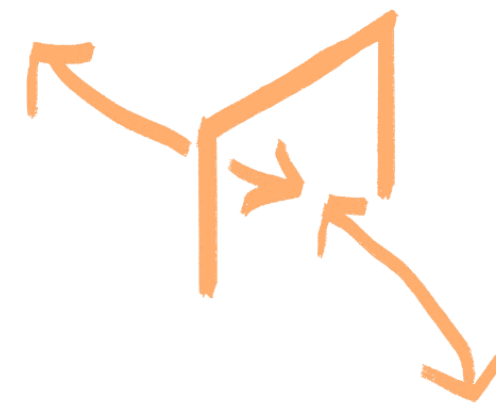
[NODE]

PROGRAM



[CONNECT]

PLACE



[GATEWAY]

PEOPLE

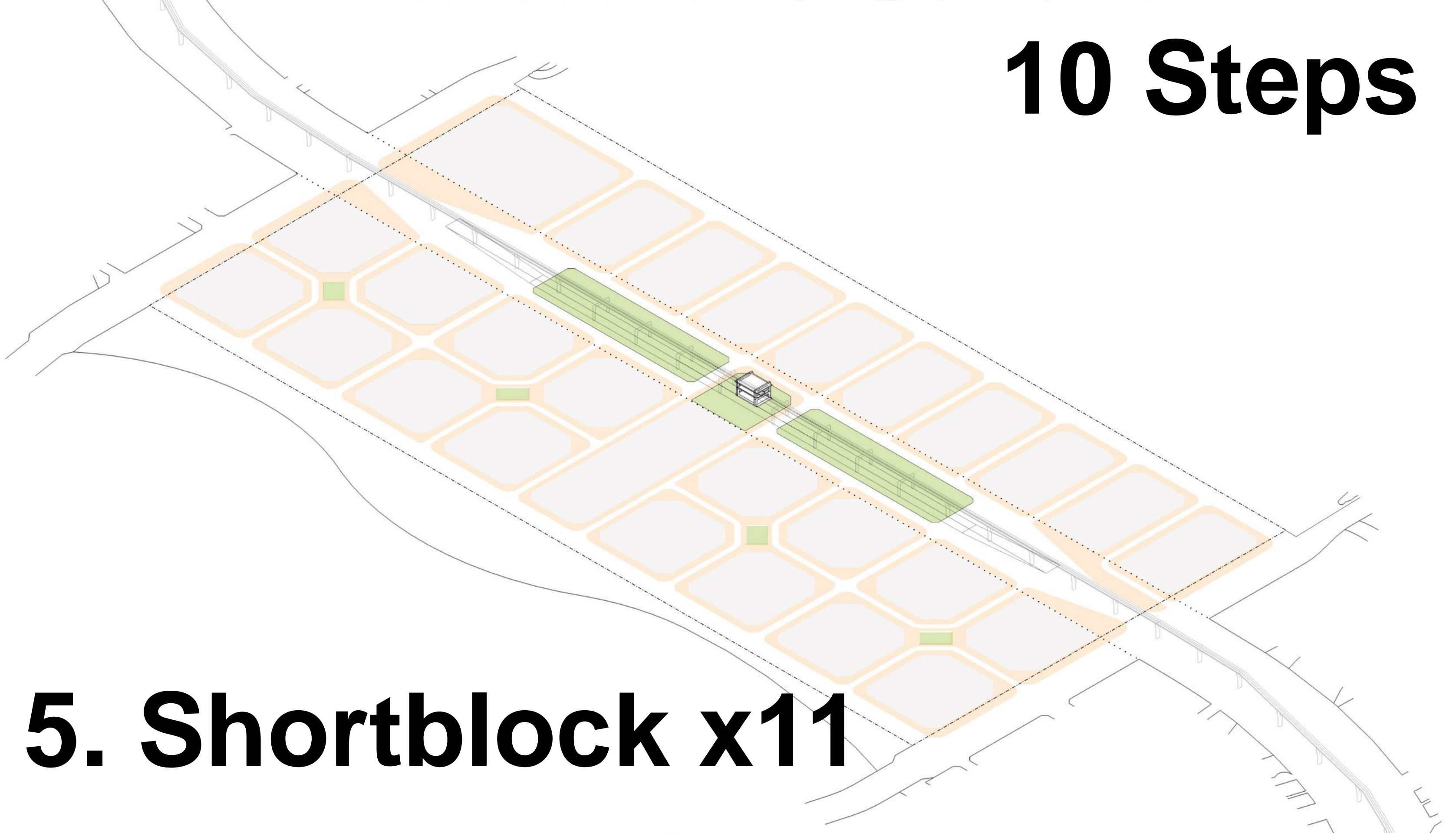
# 7.

**Design through Scale:**  
Masterplan-Superblock-Street.



# Masterplan Scale

# 10 Steps

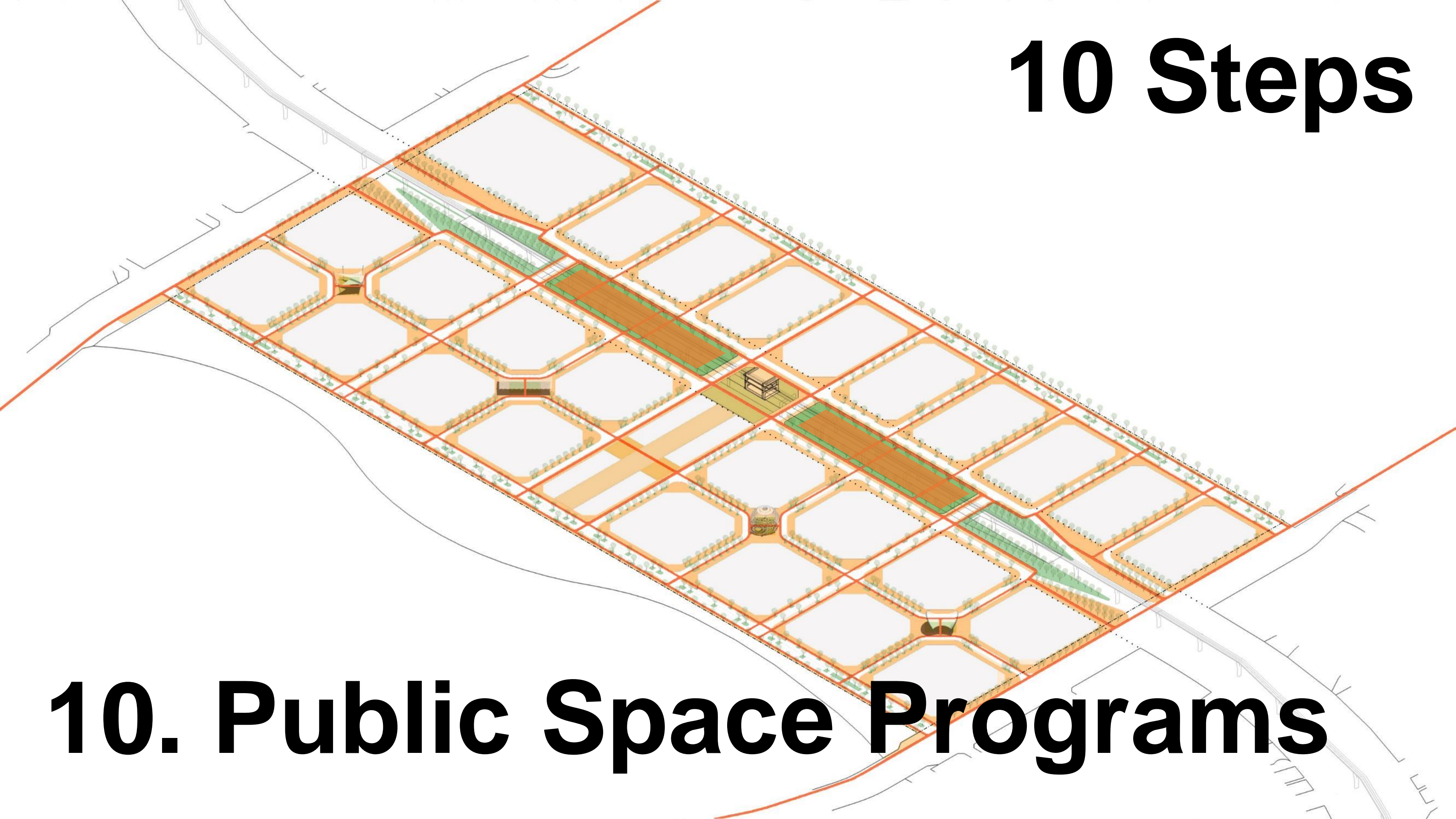


## 5. Shortblock x11



# 10 Steps

## 10. Public Space Programs



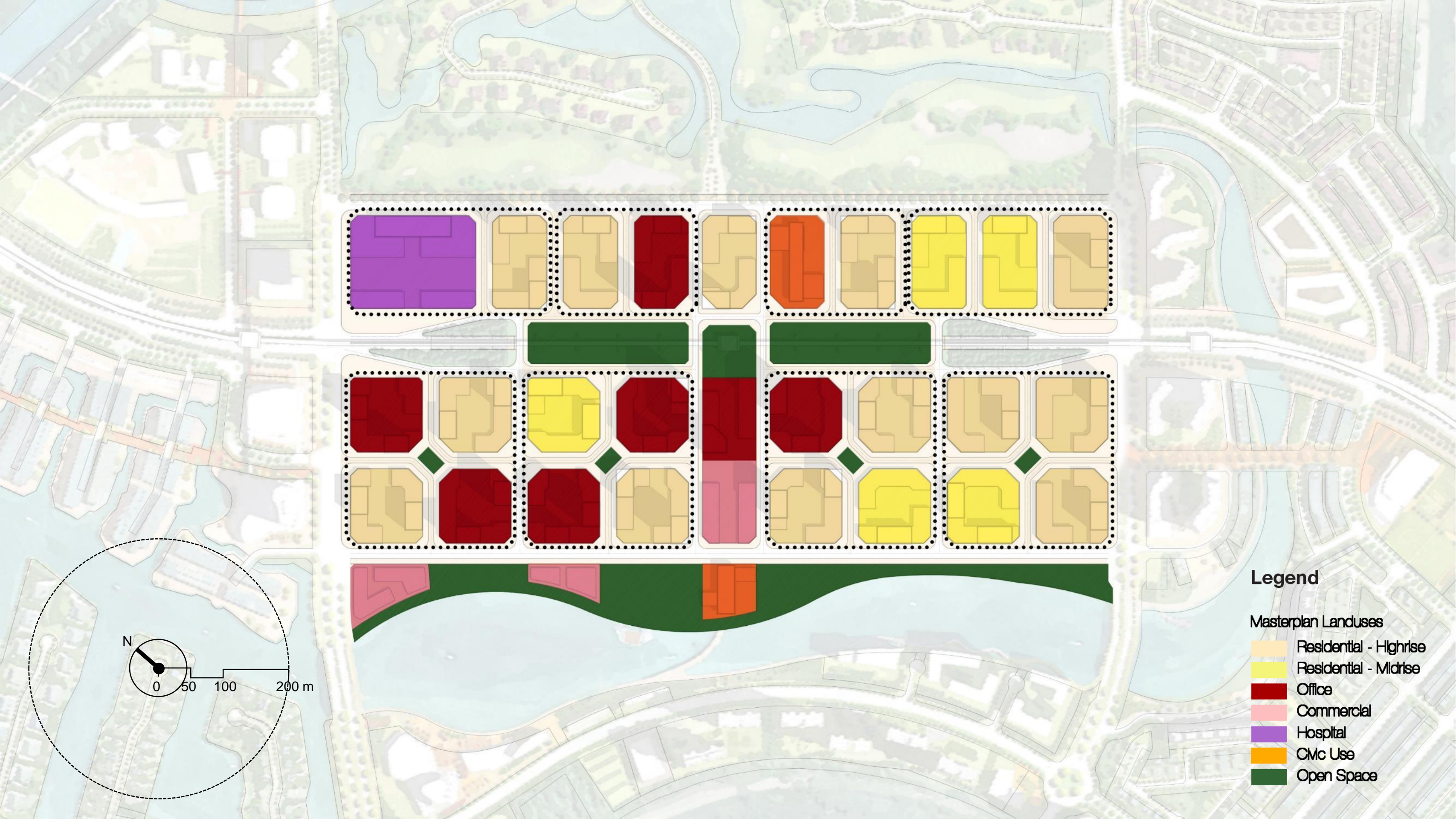






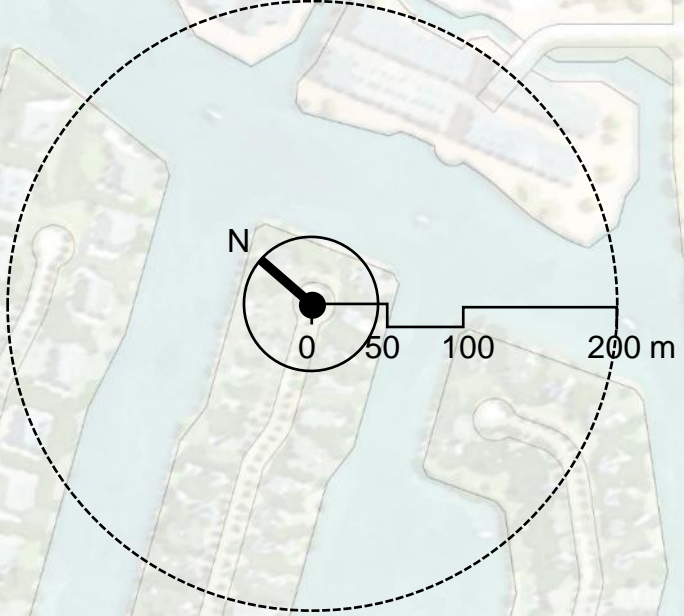
# Superblock Scale





**Legend**

- Masterplan Landuses
- Residential - Highrise
  - Residential - Midrise
  - Office
  - Commercial
  - Hospital
  - CMC Use
  - Open Space



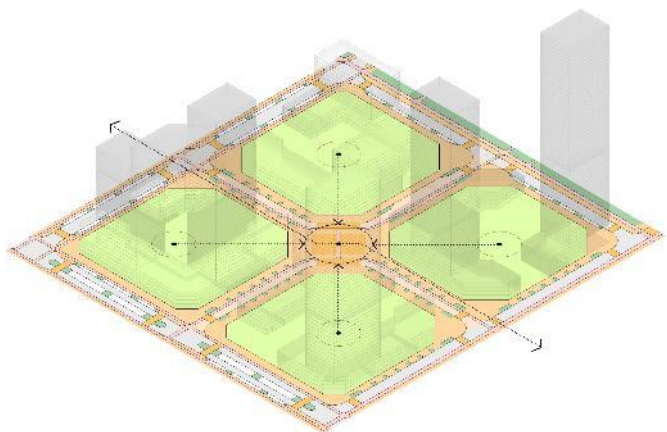


# Superblock Scale

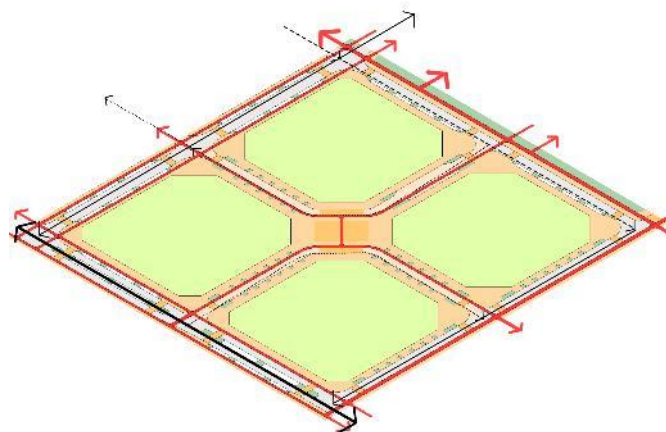
9 Principles of Urban Vitality



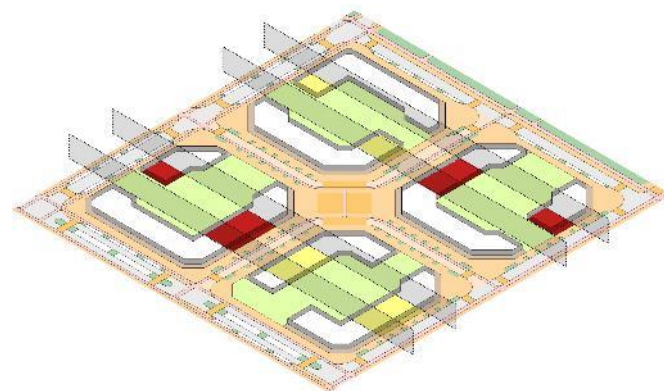
1 - Clear Regional Position



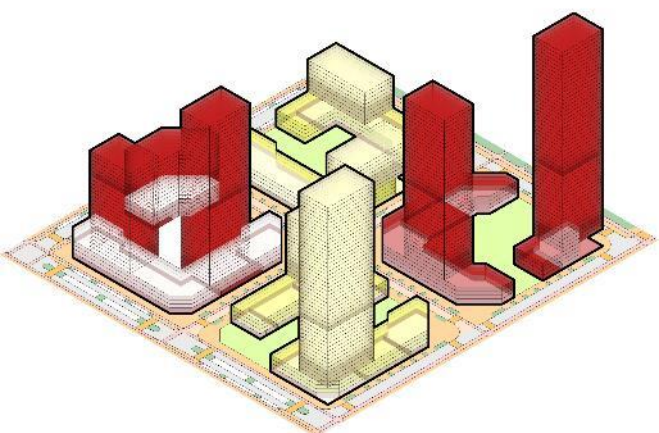
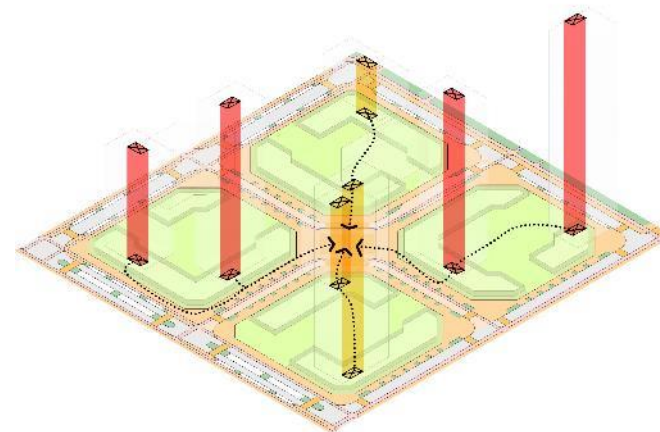
2 - Accessible Street Network



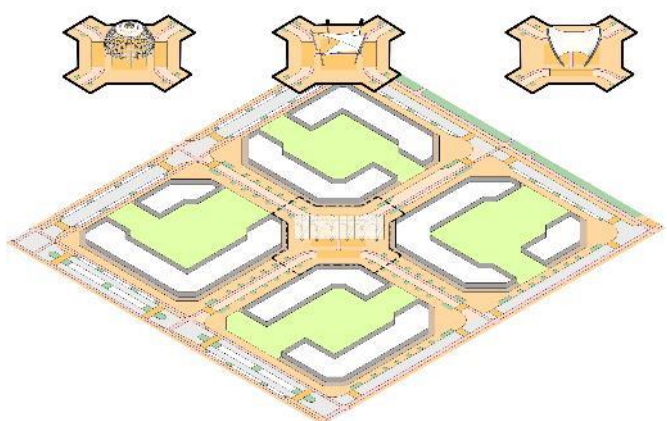
3 - Transitional Place



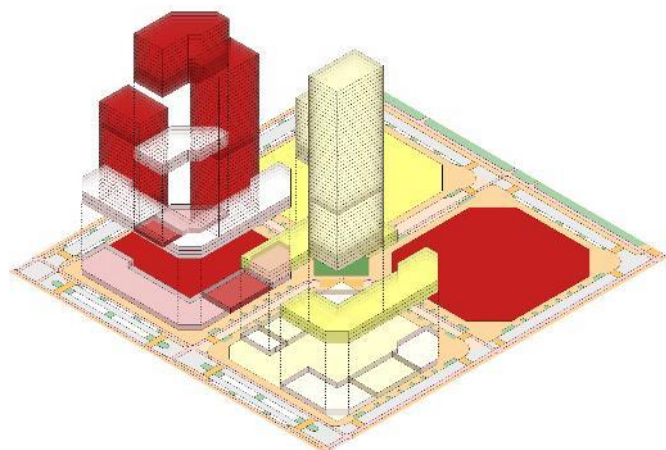
4 - High Density of People



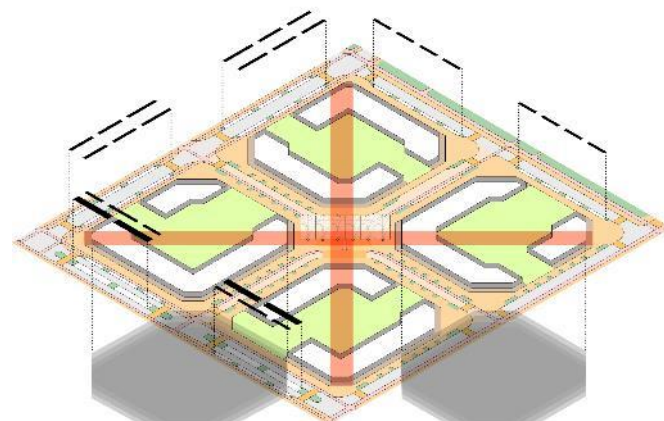
5 - Social Composition



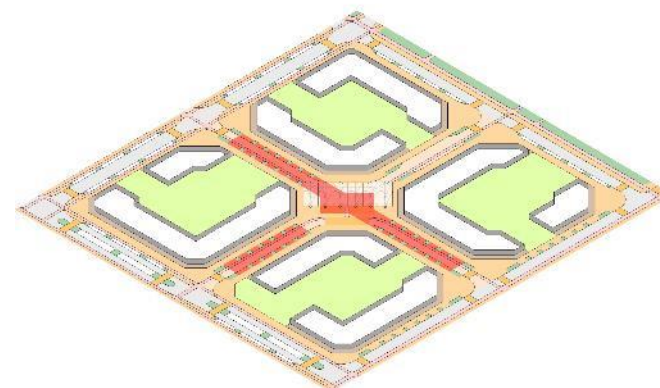
6 - Private Initiative Events



7 - Mixed-uses



8 - Public Provision



9 - Informal Economic Activities

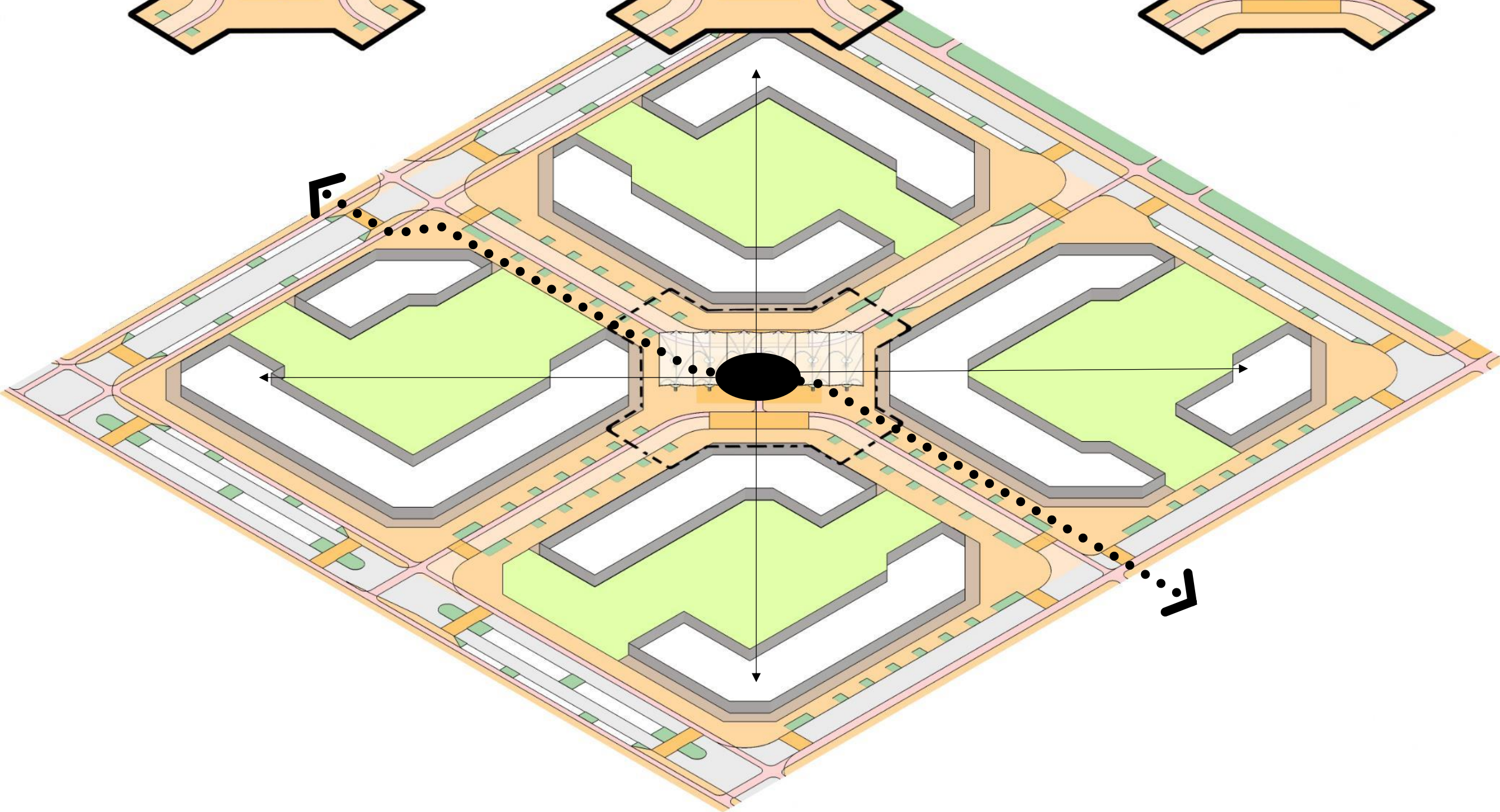


A diagram of a dome structure, likely representing a geodesic dome or a similar architectural design. The dome is composed of a grid of squares, with a central circular opening at the top. It is supported by several vertical pillars. The base of the dome is surrounded by a complex, multi-colored structure that resembles a stylized, multi-lobed flower or a complex base. The colors include yellow, orange, and green, with black outlines. The overall shape is symmetrical and geometric.

A diagram showing a cross-section of a road junction. The junction has a central island with a white triangular area. The island is surrounded by a yellow area, which is further enclosed by a black border. The road surface is shown in various colors: orange for the main road, yellow for the island, and green for the surrounding areas. The diagram illustrates the layout of the road and the placement of the white triangle.



## 6 – Private Initiative Events





# The Node

Weekly  
Market





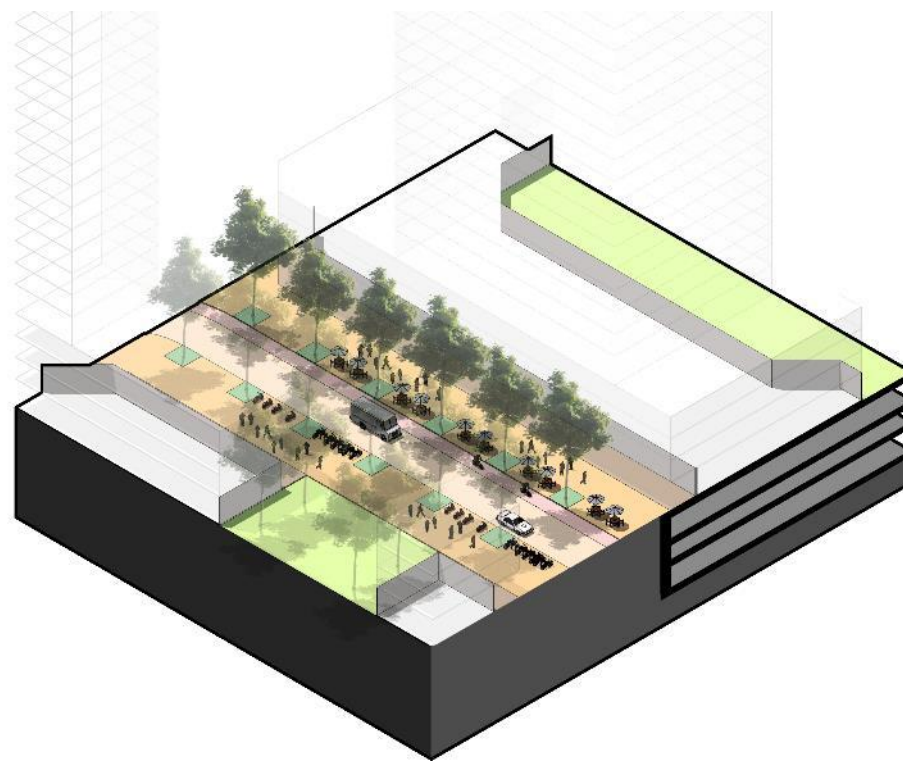
# Street Scale



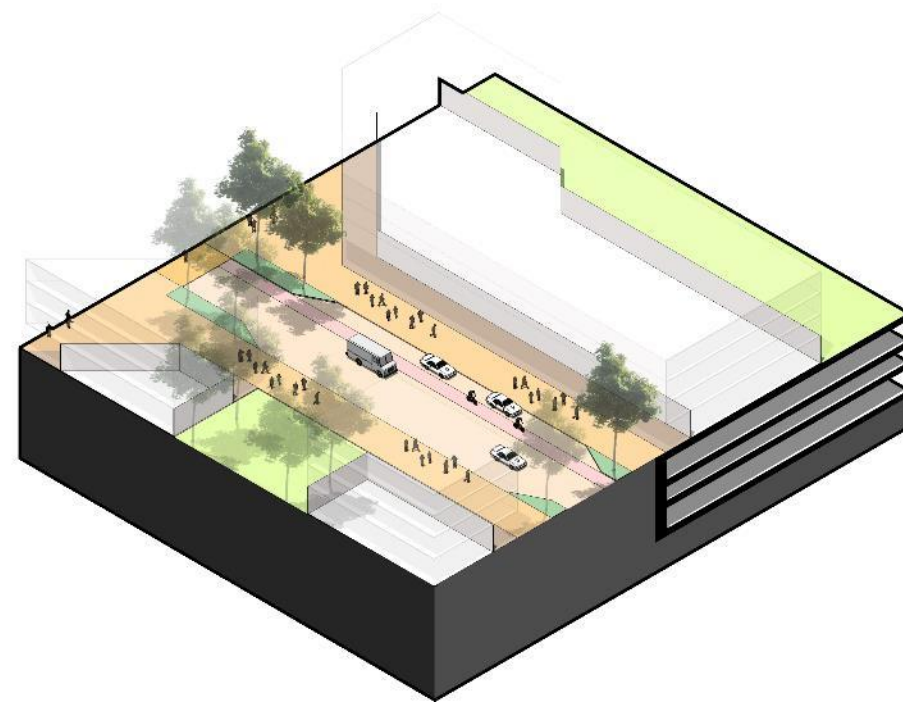




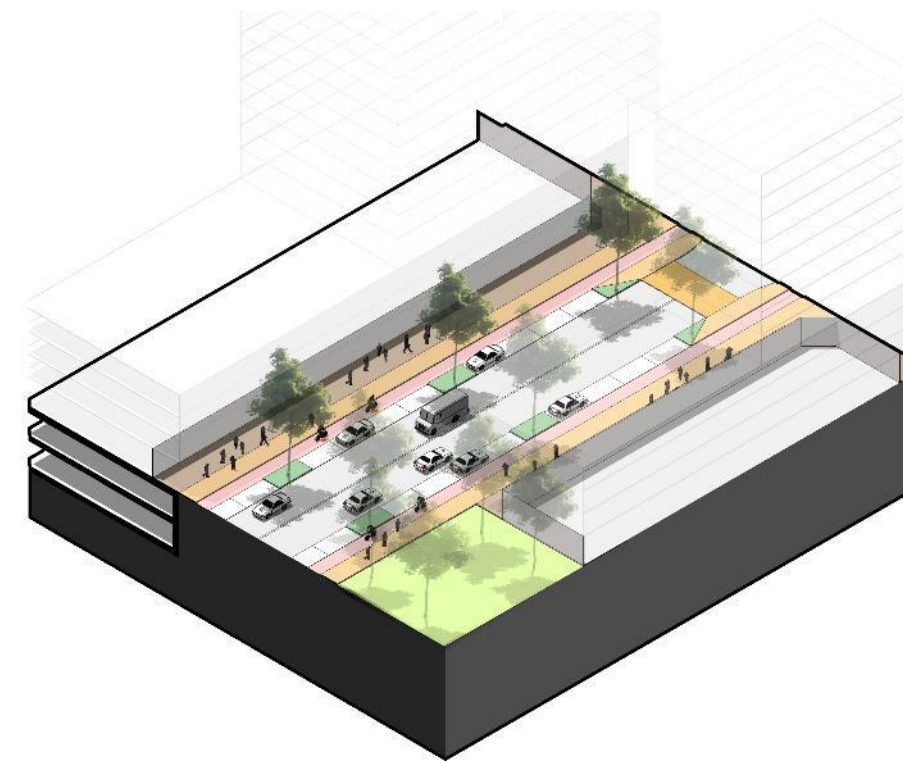
# Street Scale 6 Types



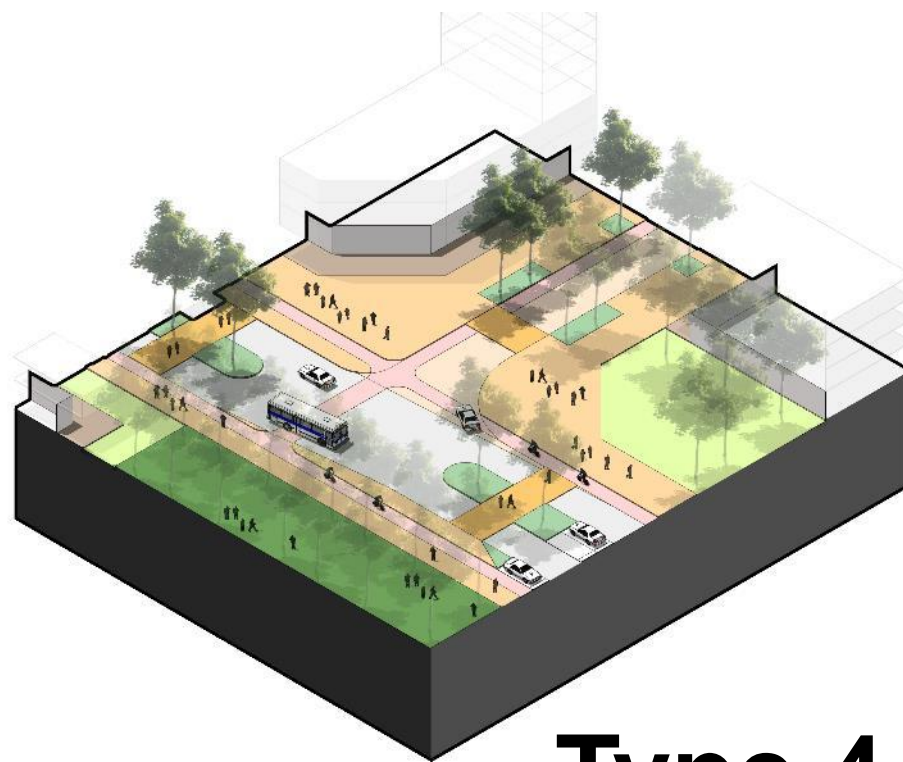
**Type 1**  
R800-R2700



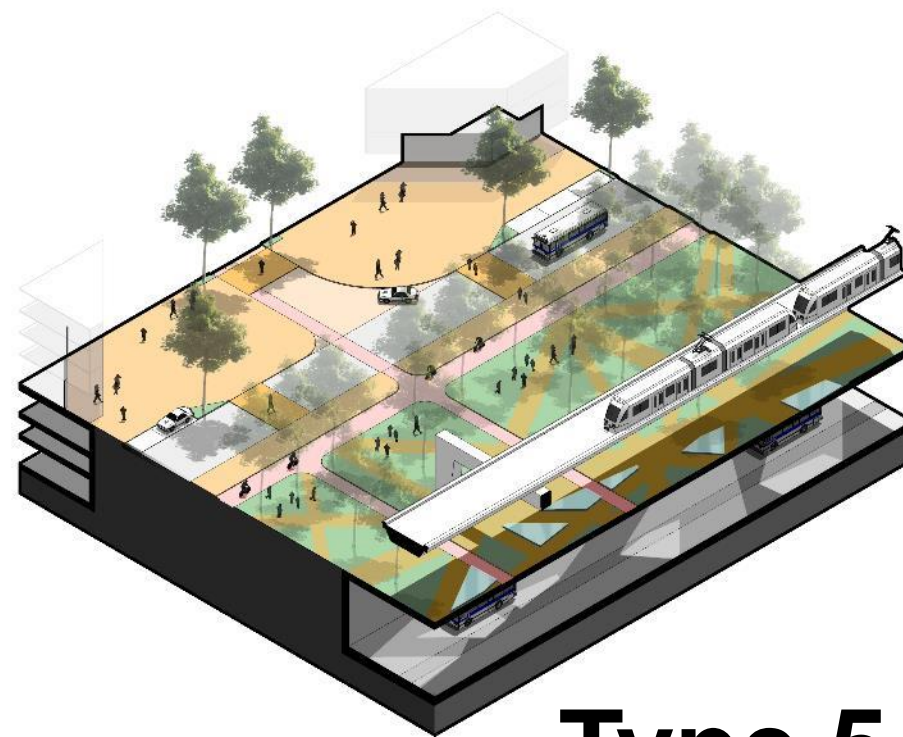
**Type 2**  
R800-Rn



**Type 3**  
R2700-R800



**Type 4**  
R2700-Rn



**Type 5**  
Rn-R800

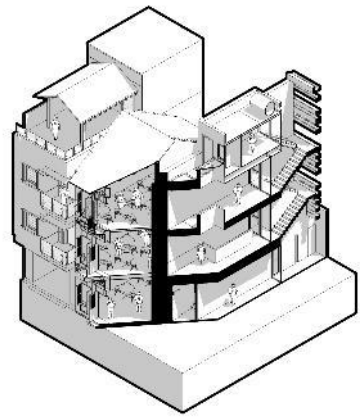


**Type 6**  
Rn-R2700

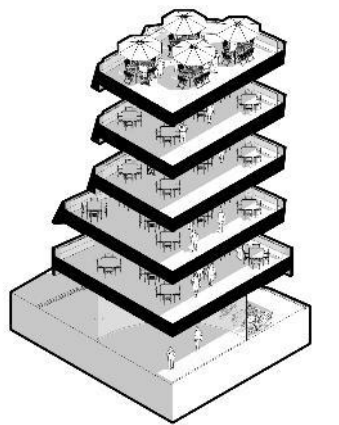


# Type 1

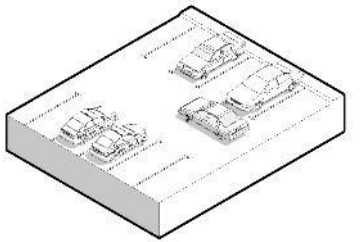
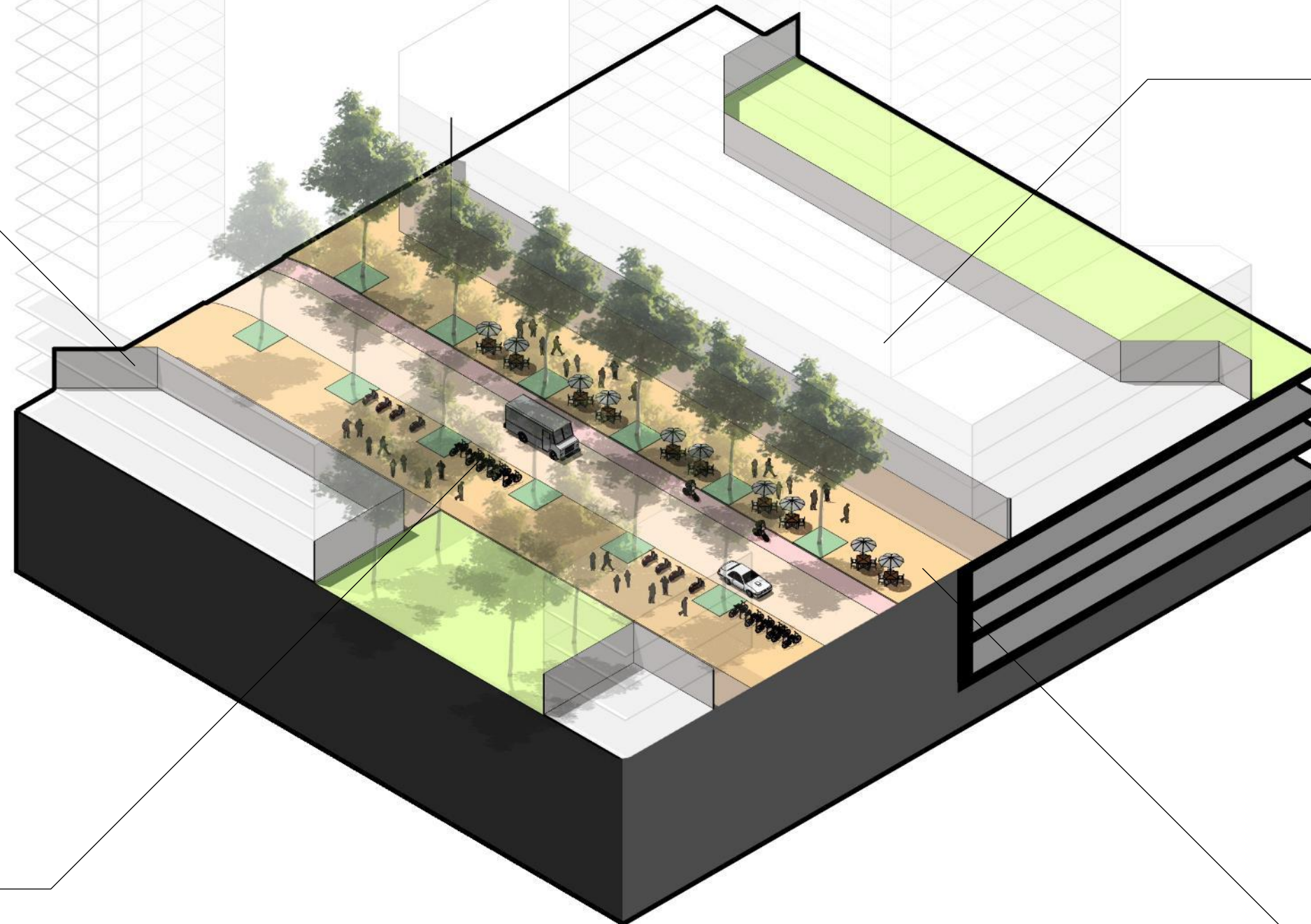
R800-R2700



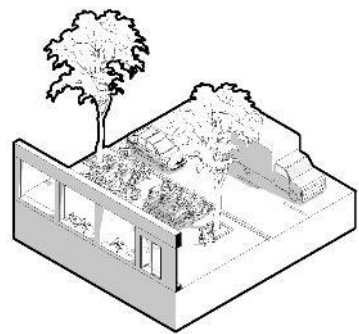
R800 / Mixed of Uses



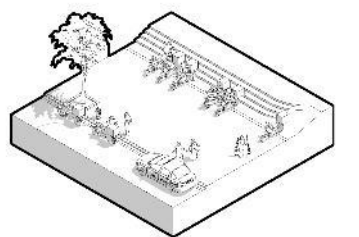
R800 / Terraces



R2700 / Parking



R2700 /  
Pedestrian  
Motorbike Parking



Rn / Mixed Used Sidewalk







Inter  
mezzo



# 8.

**(Self) Design Evaluation:**  
The Products – urban vitality.



# People



Social  
Composition



## NGUYEN



### **Architect**

Young family moving  
from Hanoi

*Low-cost housing  
Office space near from home*



### **Industry owner**

Established family from  
Hung Yen

*Mid-cost housing  
School for the kids*



### **Residential investor**

Elderly family moving  
from Hanoi

*Places to linger  
Near to the hospital*

## HU'ONG



### **Landscape worker**

Living in the village  
beside Ecopark

*Easy access to Ecopark  
Opportunity to open her own  
Pho business*



# DAILY LIFE OF NGUYEN

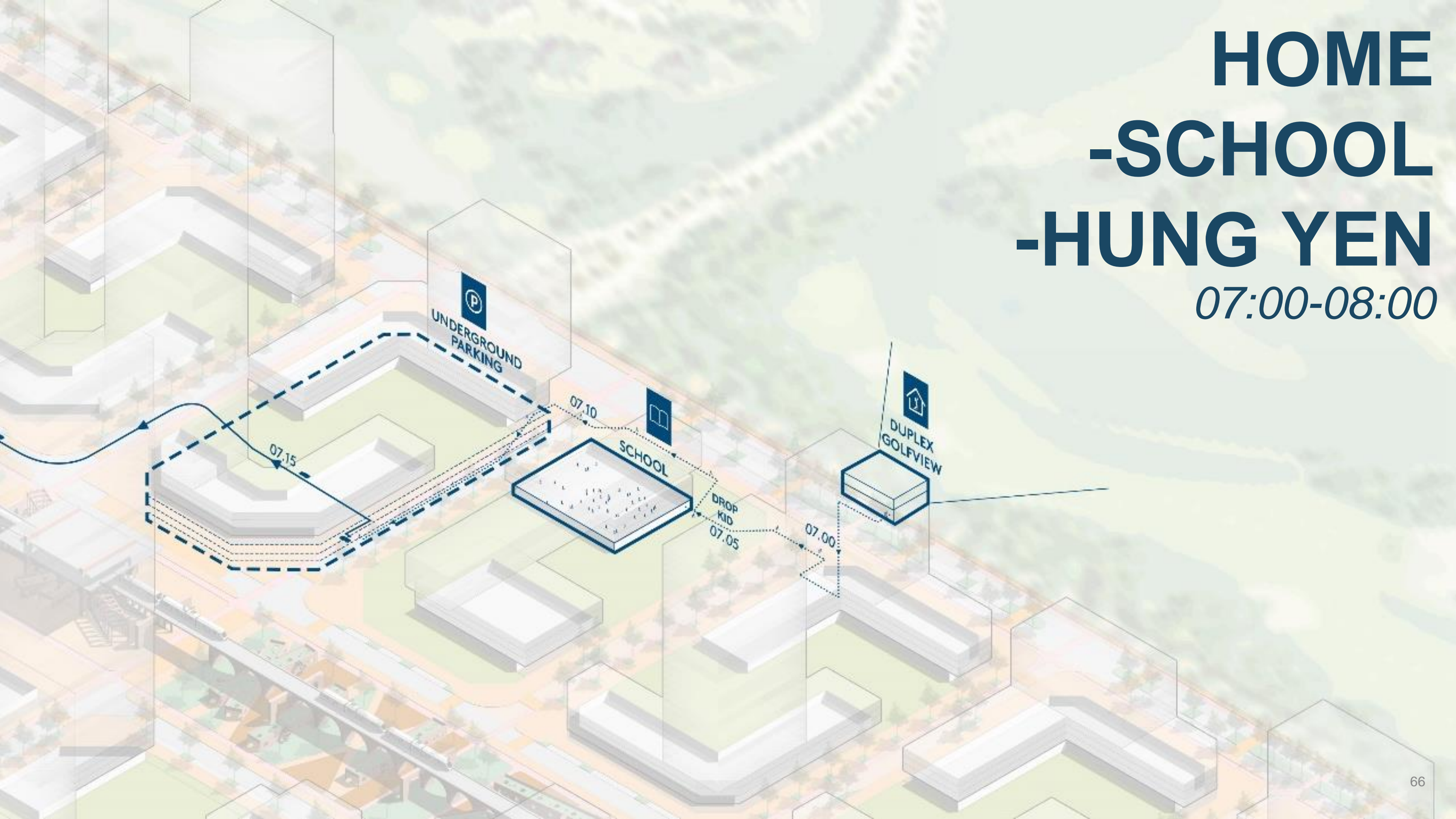
*Industry owner*  
*Established family from*  
*Hung Yen*





# HOME -SCHOOL -HUNG YEN

*07:00-08:00*





# HOME -SCHOOL -HUNG YEN

07:00-08:00



ARRIVE IN  
HUNG YEN  
08.00

TO HUNG YEN  
07.25

UNDERGROUND  
PARKING

07.15

07.10

67



An aerial architectural rendering of a residential development. The image shows several large, white, stepped building footprints arranged in a grid-like pattern. Between the buildings are green spaces with small trees. A blue line with arrows indicates a transit route, starting from the bottom right, passing through an 'UNDERPASS' area, and continuing towards the top left. A blue square icon with a white building symbol is placed on the route, with the text 'FROM HUNG YEN 12.30' next to it. The overall style is clean and modern, with a focus on the layout of the buildings and the transit infrastructure.

# **HUNG YEN -OFFICE HQ -ERRANDS -SCHOOL 12:30-16:00**

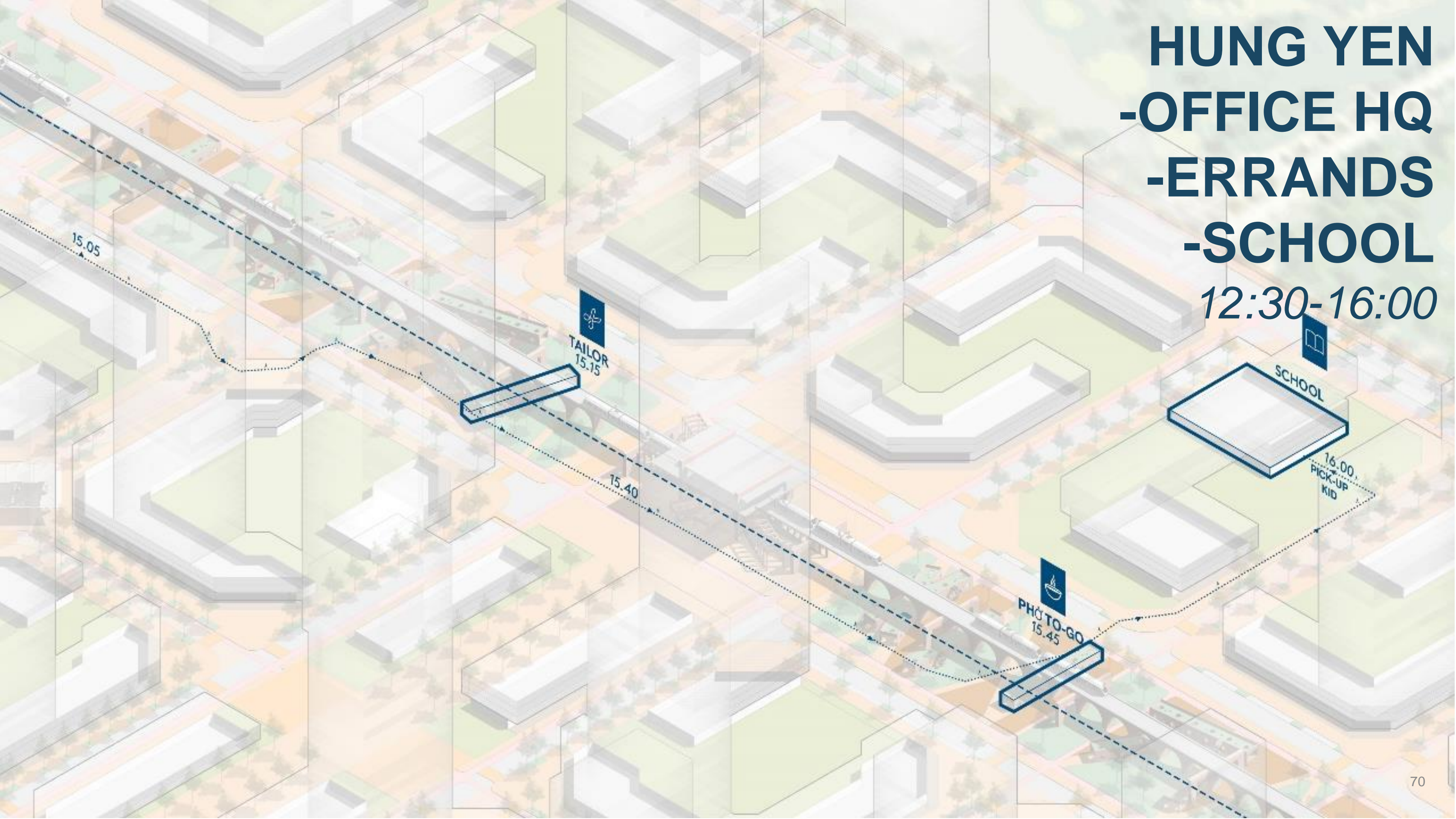


**HUNG YEN**  
**-OFFICE HQ**  
**-ERRANDS**  
**-SCHOOL**  
*12:30-16:00*





# HUNG YEN -OFFICE HQ -ERRANDS -SCHOOL *12:30-16:00*





# DAILY LIFE OF HƯ'ONG

*Landscape  
worker*

*Living in the village  
beside Ecopark*





# HOME -OFFICE -PARK

*07:00-12:00*

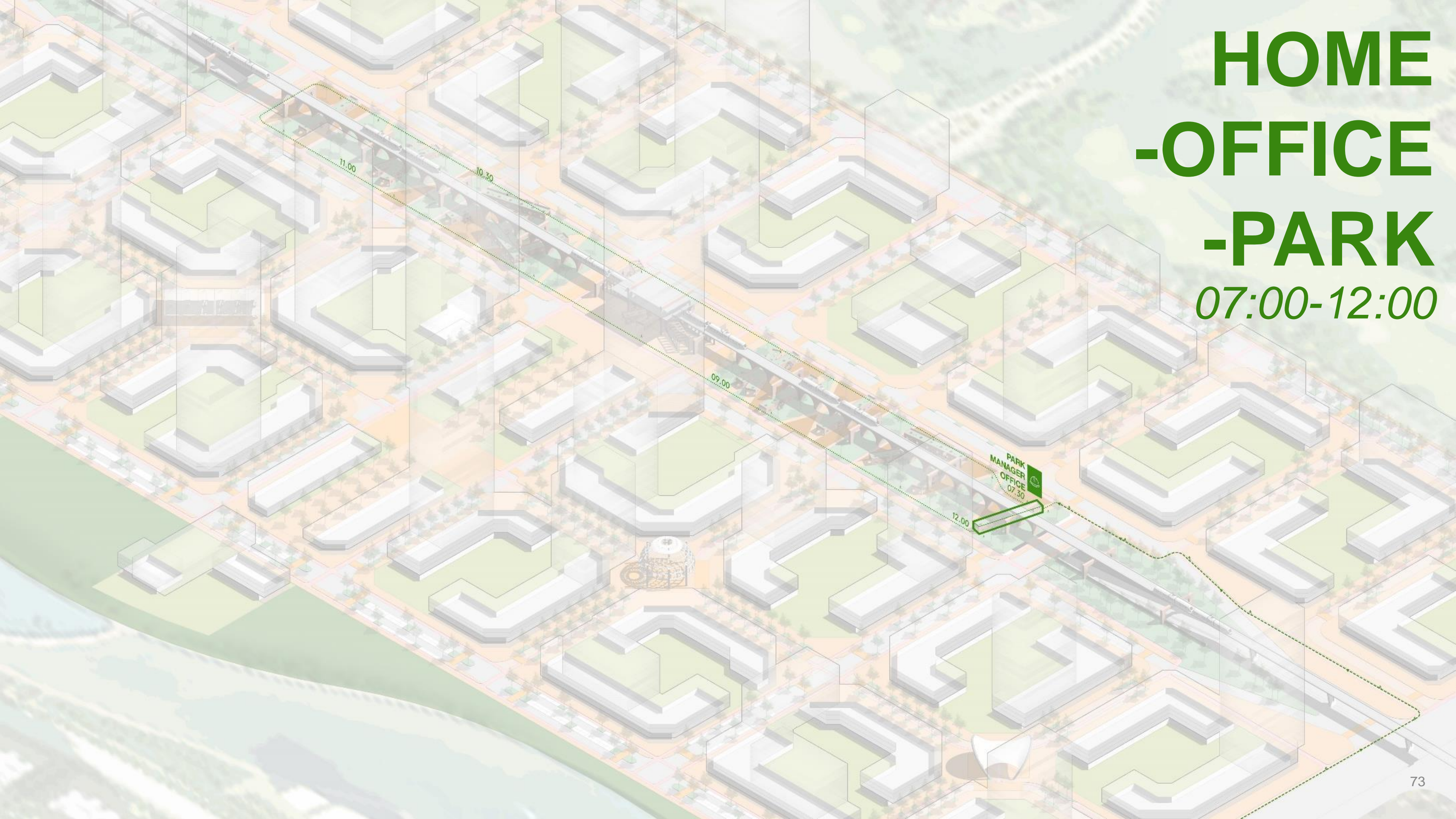


GO TO  
WORK  
07.05



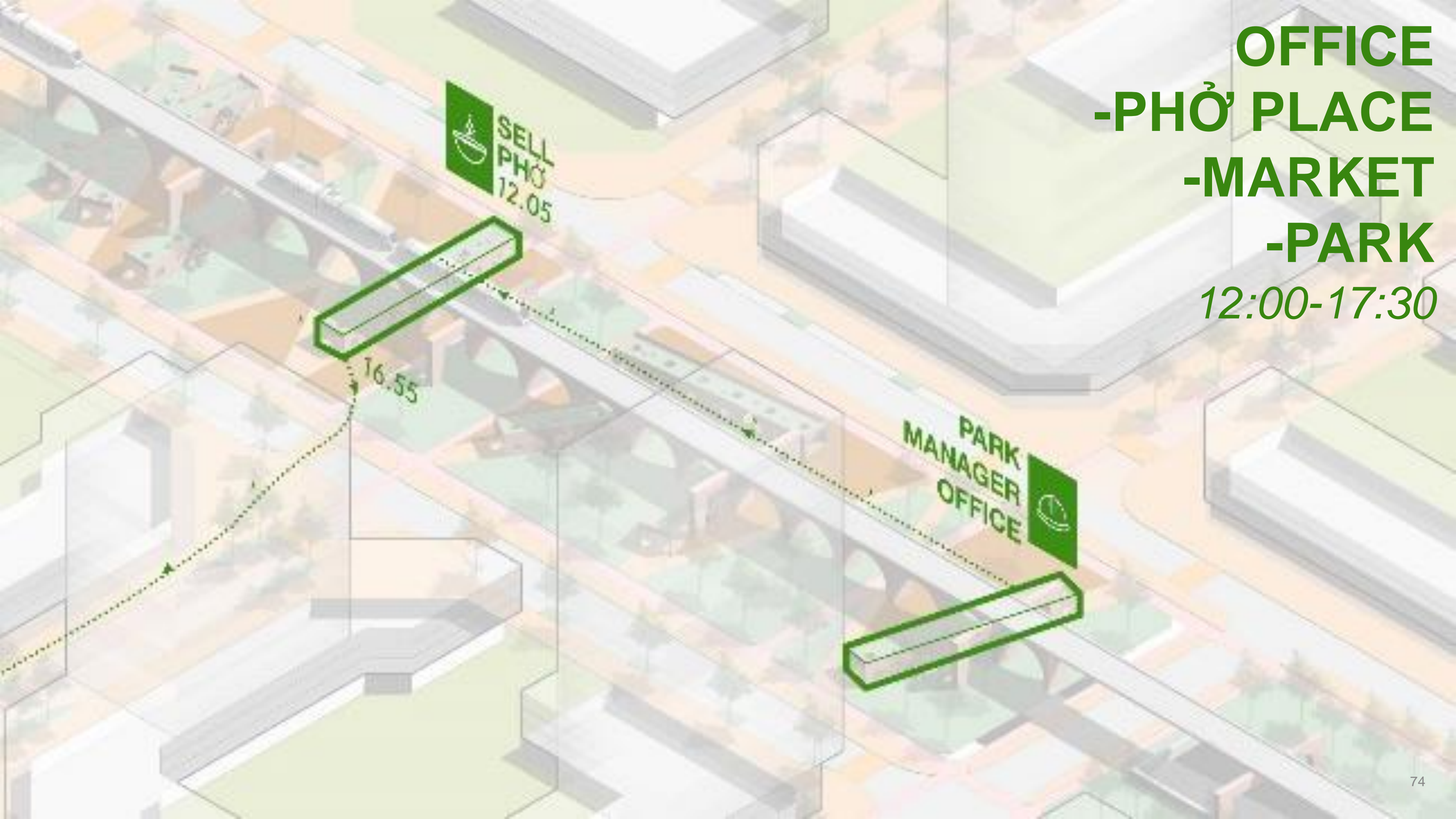
# HOME -OFFICE -PARK

07:00-12:00





**OFFICE**  
**-PHỞ PLACE**  
**-MARKET**  
**-PARK**  
*12:00-17:30*





# NGUYEN & HU'ONG





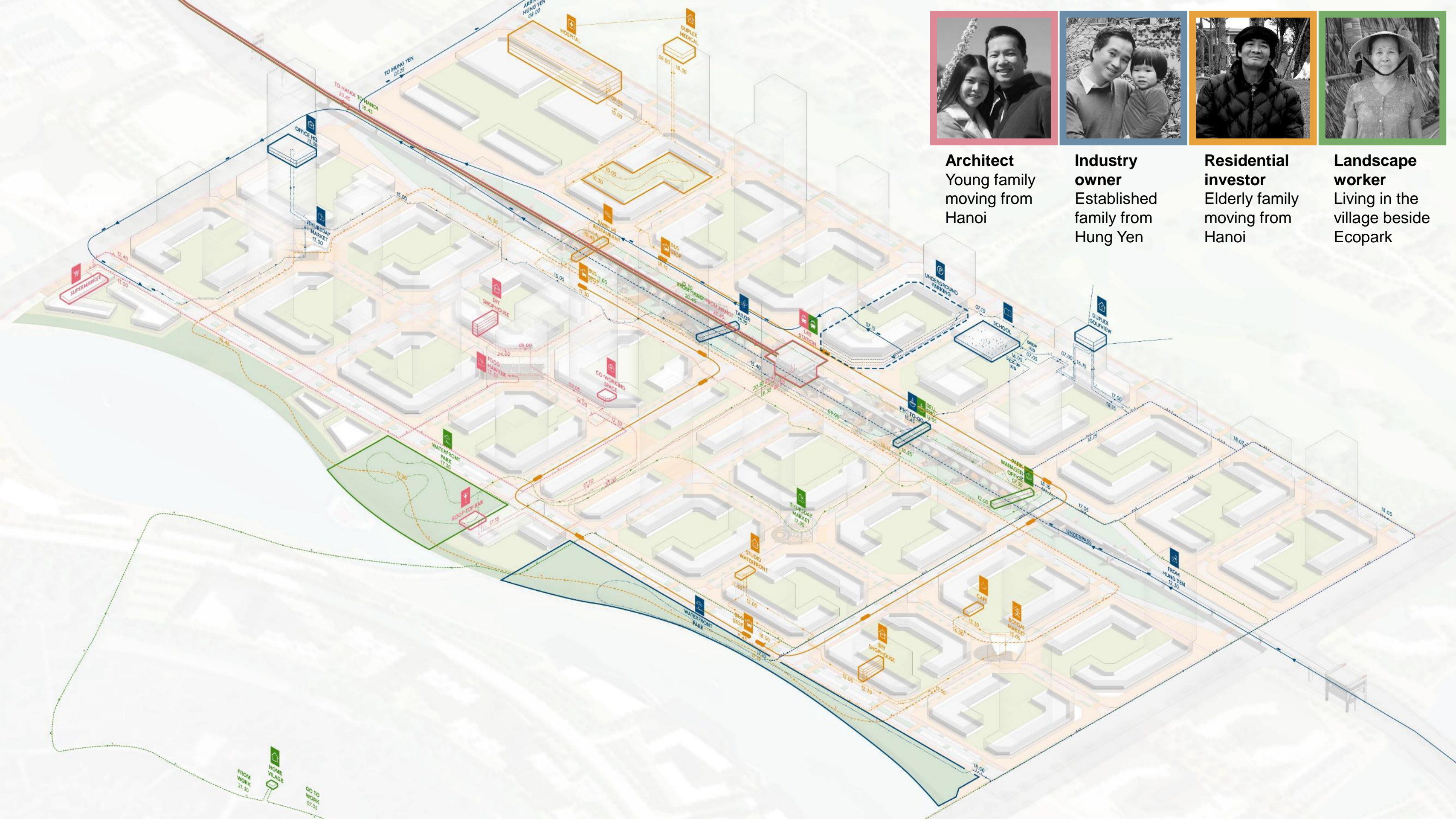
# NGUYEN

+

# HUONG







**Architect**  
Young family  
moving from  
Hanoi



**Industry  
owner**  
Established  
family from  
Hung Yen



**Residential  
investor**  
Elderly family  
moving from  
Hanoi



**Landscape  
worker**  
Living in the  
village beside  
Ecopark



# 9.

**(Self) Design Evaluation:**  
The Process – masterplanning  
processes.



# Processes



Design



Development



Management



Space in Use



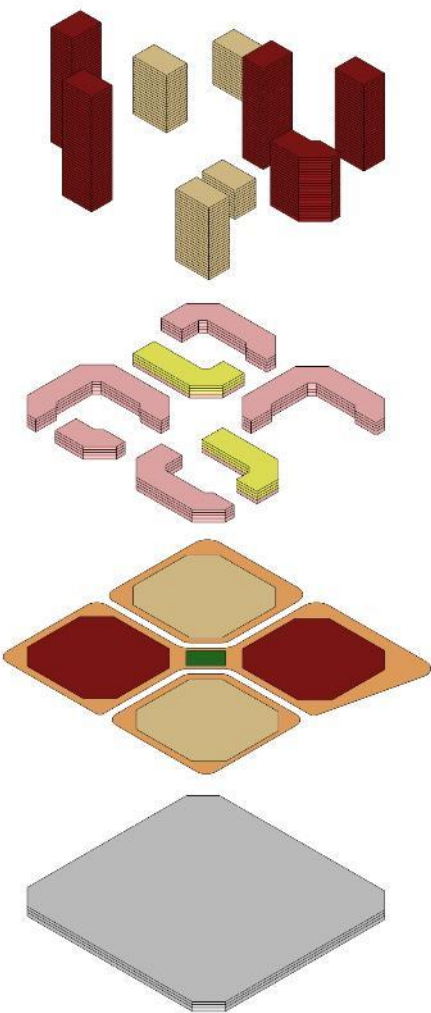
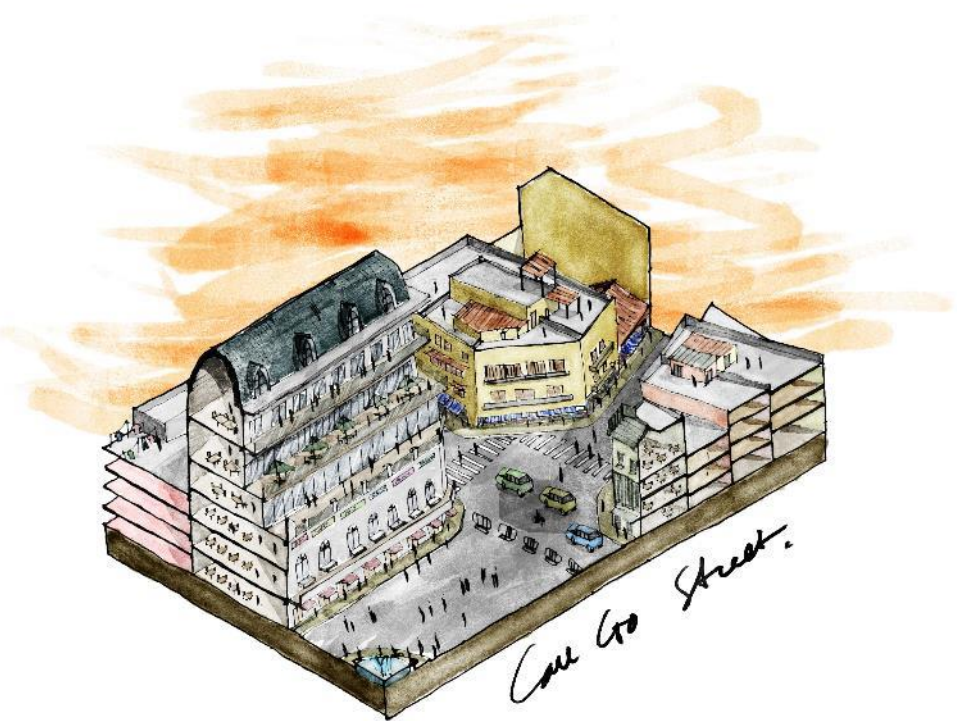
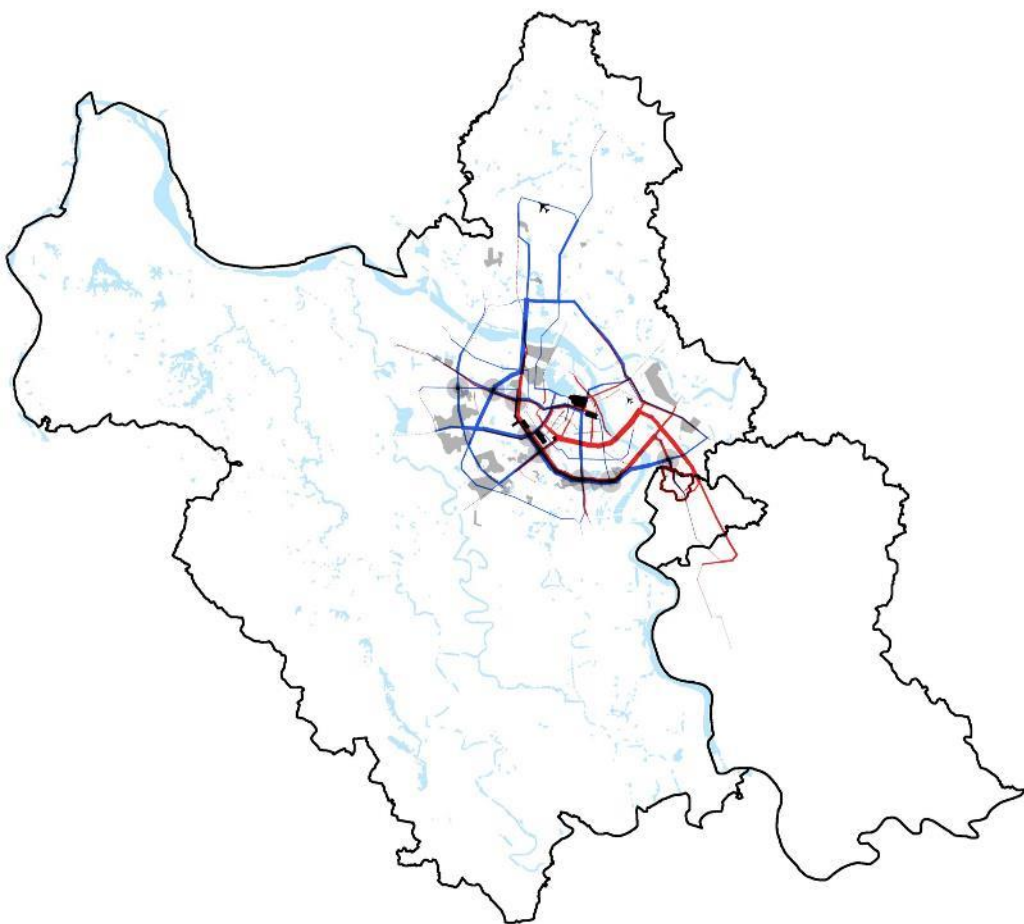
**Design  
Process**

Self-  
Conscious  
Design



Knowing  
Place-shaping

Design



*Simulation*

*Observation*

*Modelling*





Development

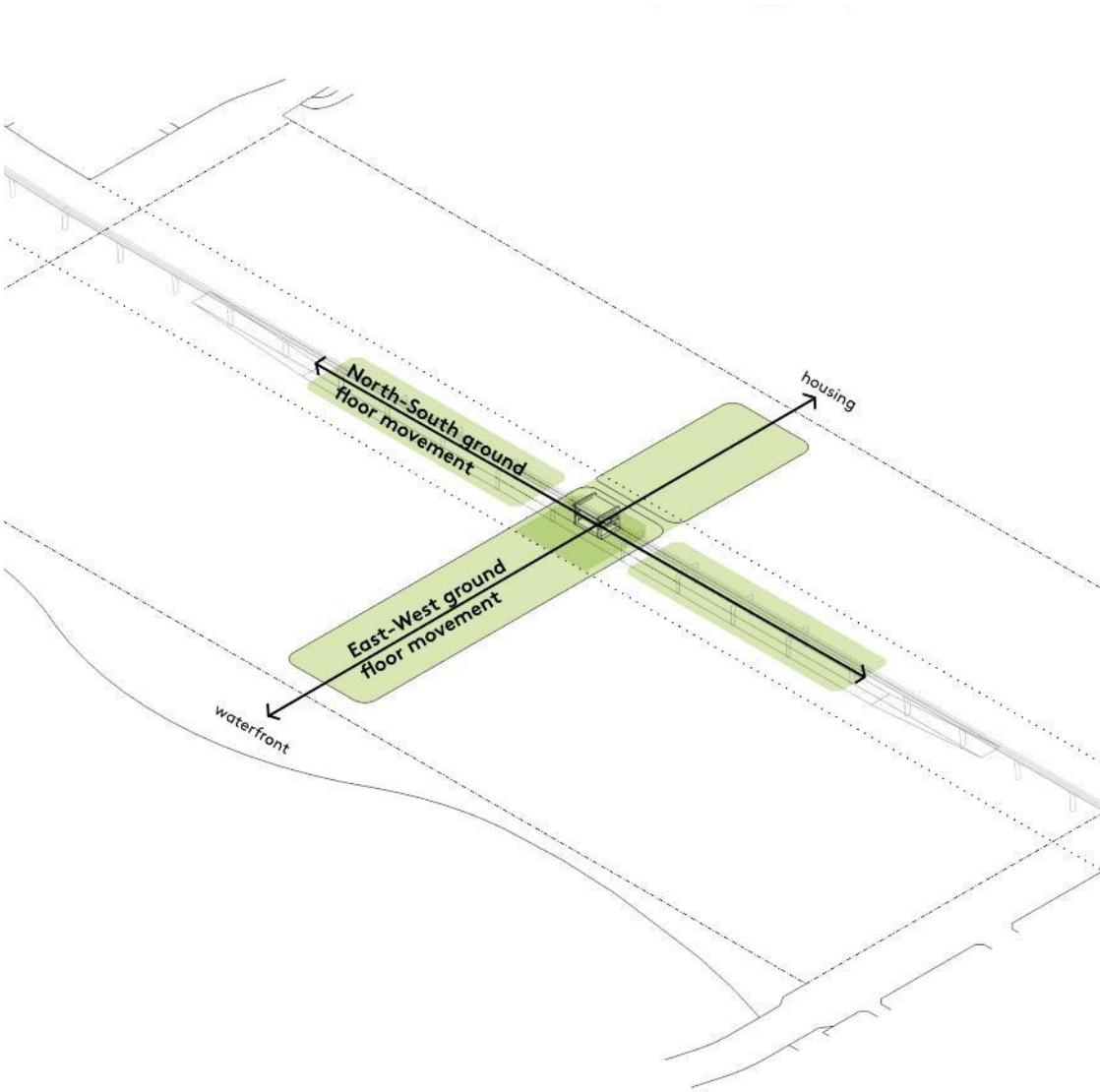
Un-Self-  
Conscious  
Design

**Development  
Process**

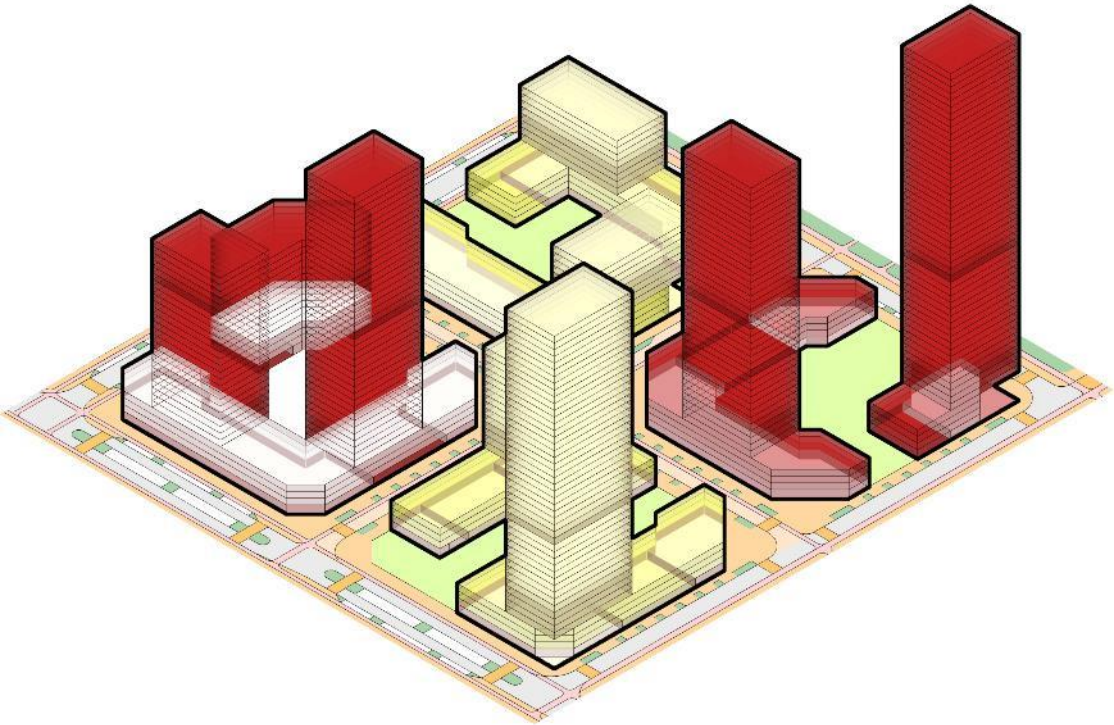
Knowing  
Place-shaping



*Connection to  
Surrounding*



*LRT + Underpass*



*Social Composition*



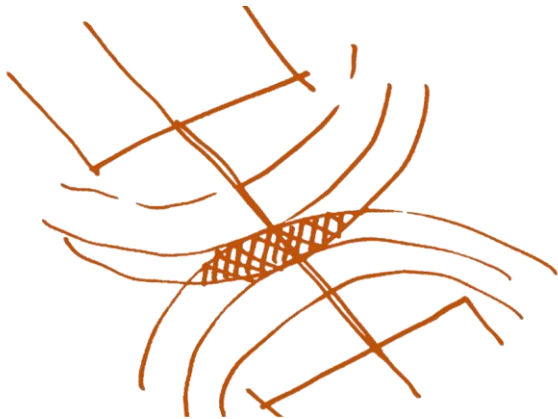
# 10.

**(Self) Design Evaluation:**  
The Products + The Process –  
how to get there.



# Phasing Plan [Product x Process]

Option A



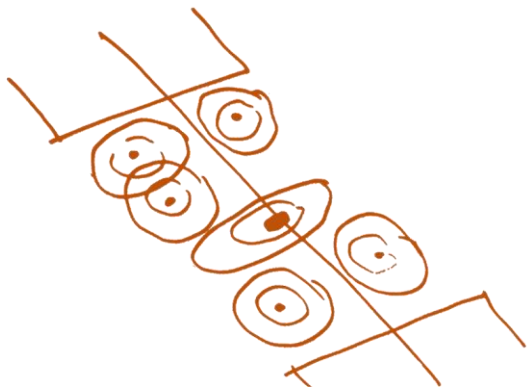
Urban Vitality	Concept
Program	Knowledge + Residential
Place	Internal Ecopark-oriented
People	Existing Stakeholder-led
Processes	Significance
Design	
Development	
Management	
Space in Use	

Option B



Urban Vitality	Concept
Program	Leisure + Civic + Public Uses
Place	Vihajico's Ring of New Town
People	Vihajico-led
Processes	Significance
Design	
Development	
Management	
Space in Use	

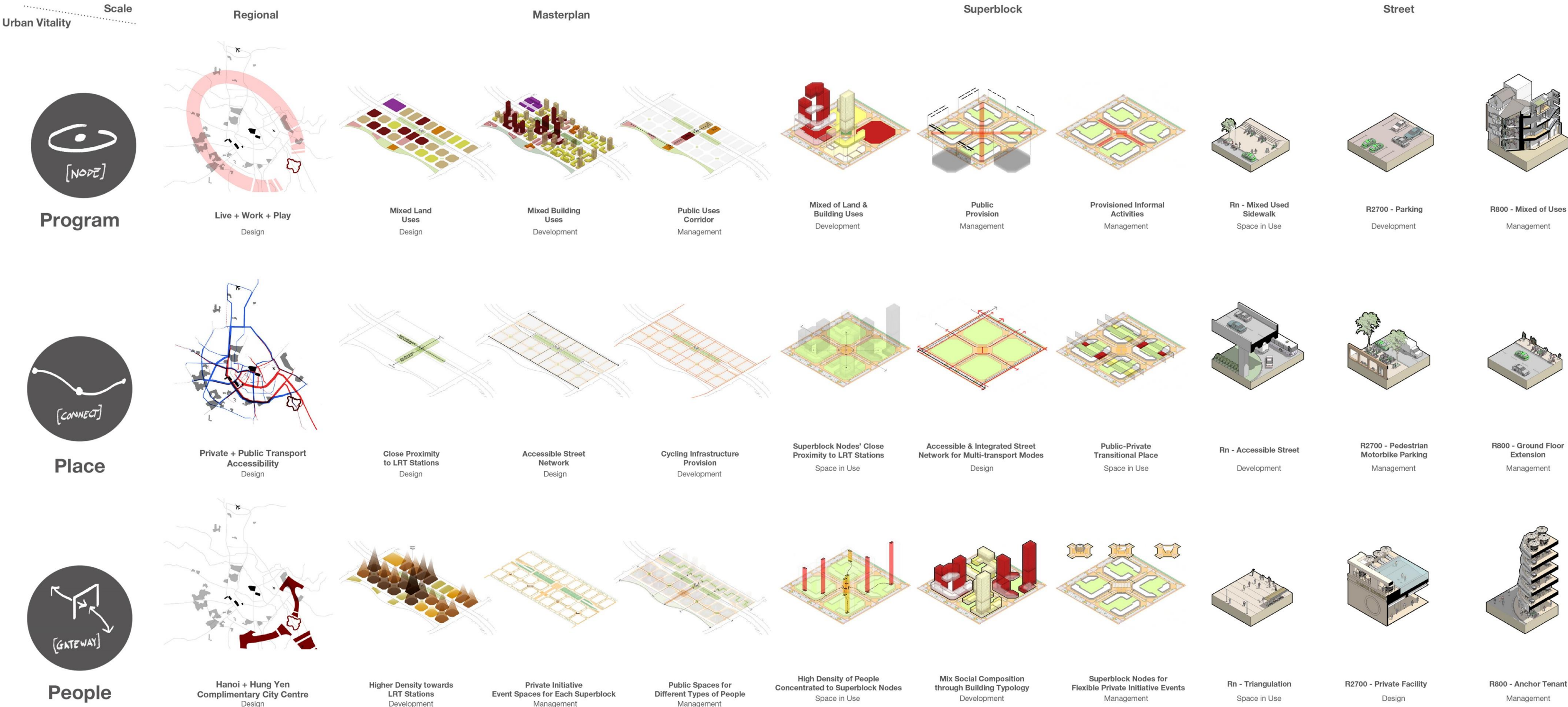
Option C



Urban Vitality	Concept
Program	Industry + Business
Place	Hung Yen's Industry HQs
People	External Developer-led
Processes	Significance
Design	
Development	
Management	
Space in Use	

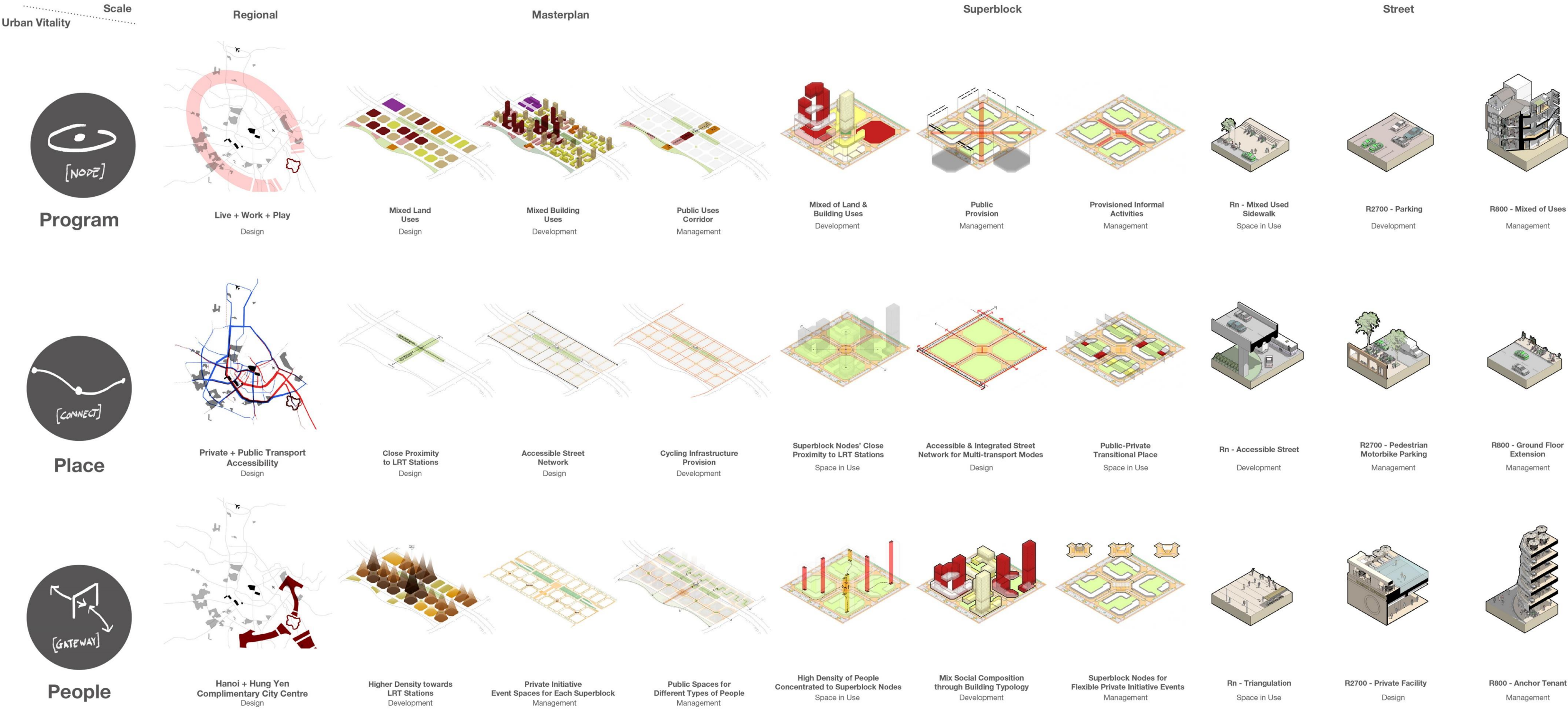


# Design Decisions through Scale [Product x Process]



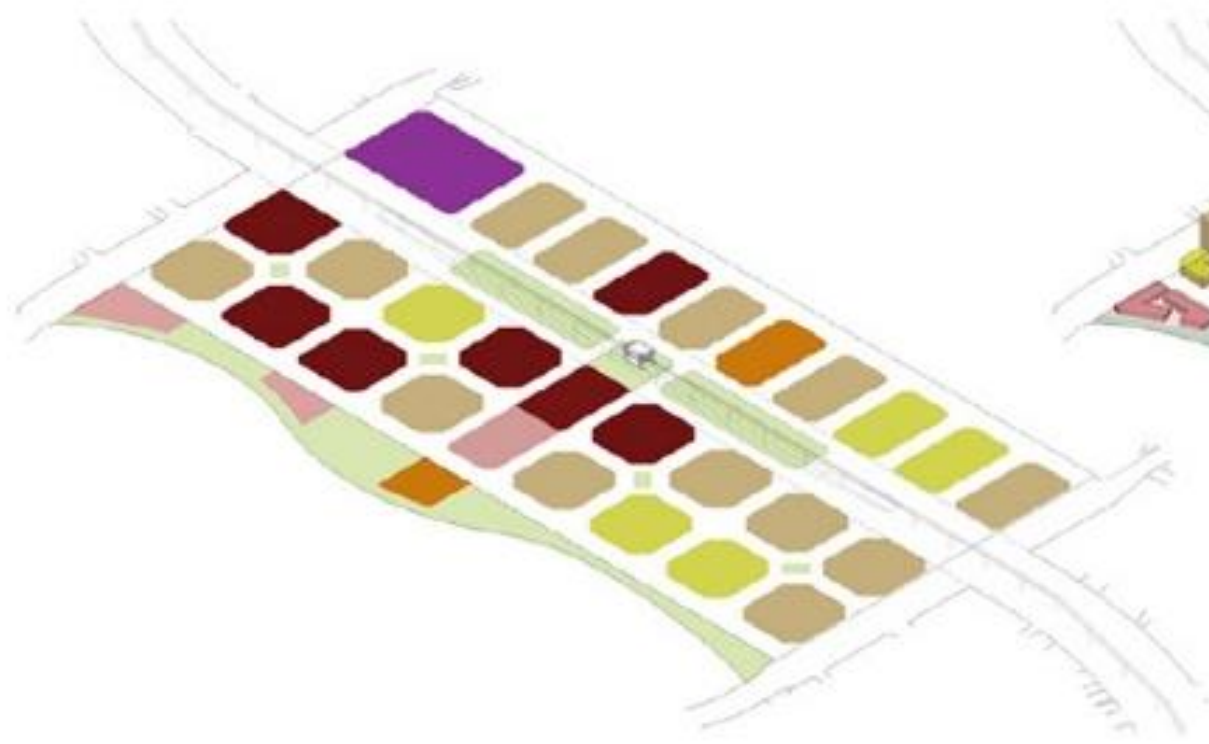


# Design Decisions through Scale [Product x Process]

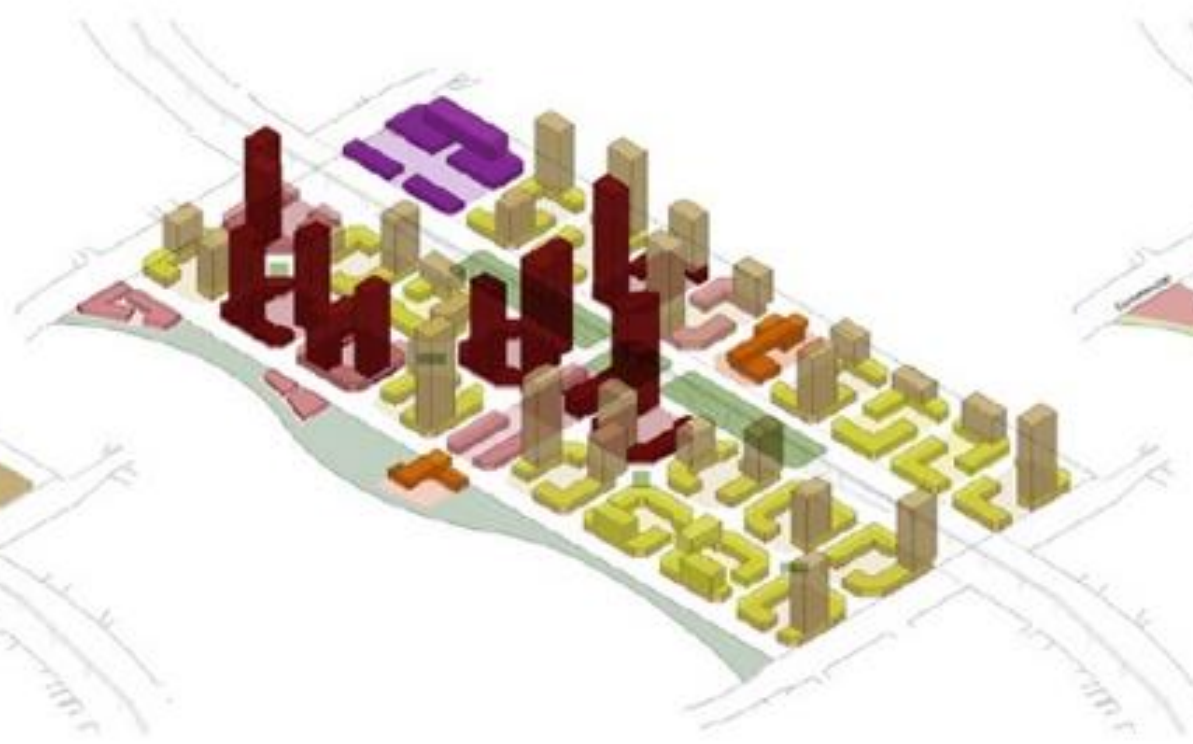




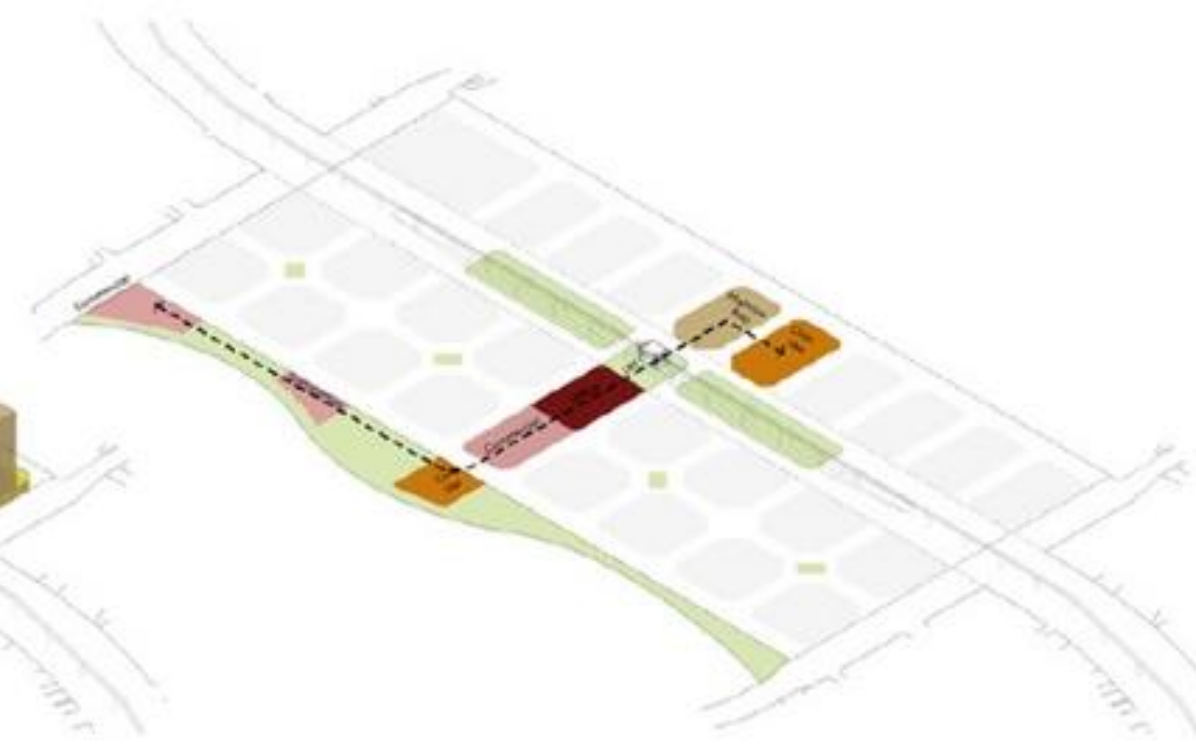
# Masterplan



**Mixed Land  
Uses**  
Design

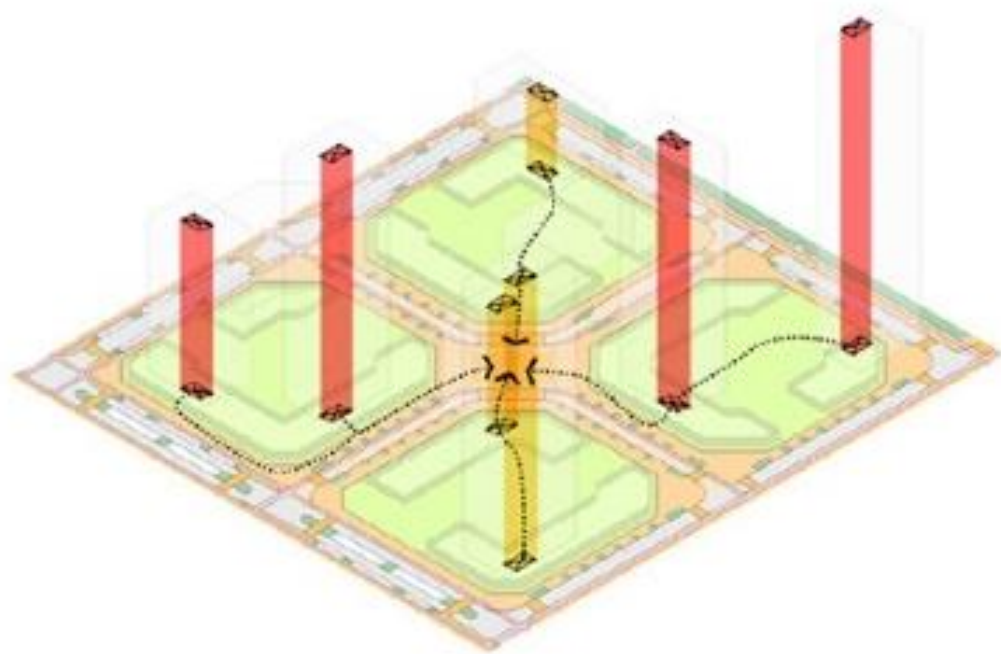


**Mixed Building  
Uses**  
Development

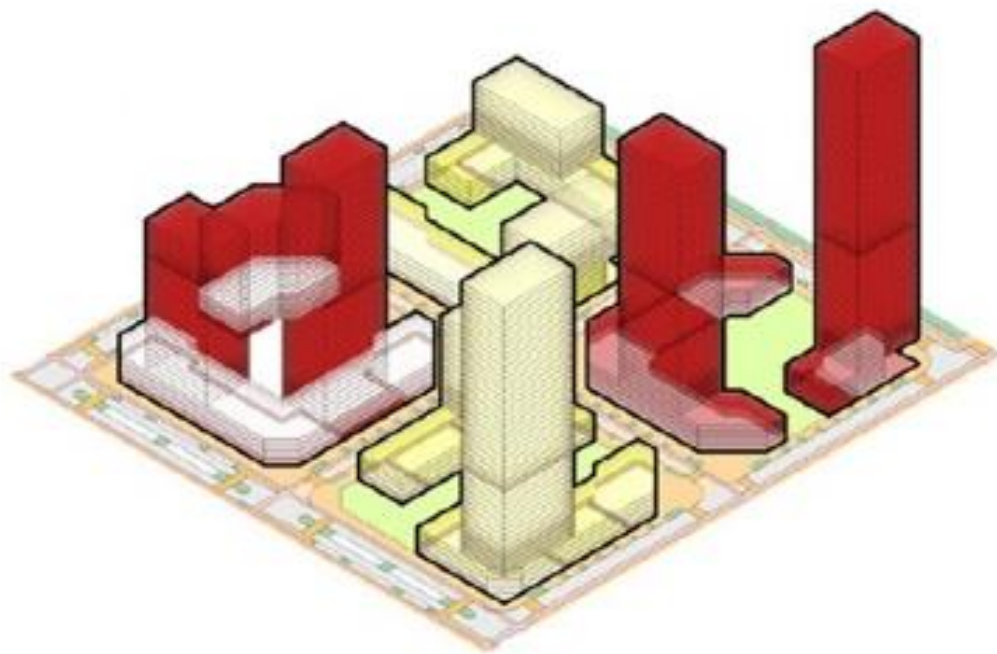


**Public Uses  
Corridor**  
Management

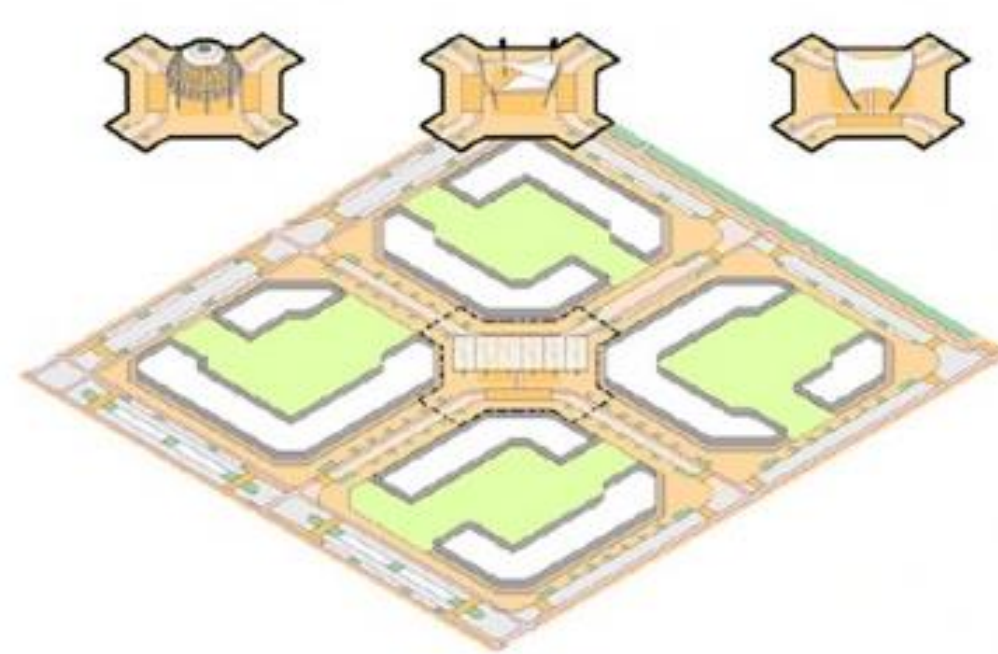




**High Density of People  
Concentrated to Superblock Nodes**  
Space in Use



**Mix Social Composition  
through Building Typology**  
Development



**Superblock Nodes for  
Flexible Private Initiative Events**  
Management



1. Tap into **existing studies**
2. Understand the **brief**
3. Investigate the **local context**
4. **Observe!**
5. Visioning: **future**
6. Positioning: **competition**
7. Design **through scale**
8. Evaluation: **the product**
9. Evaluation: **the process**
10. Evaluation: **The Products + The Process**



# C. The Reflection

Acknowledging the  
steps taken and  
imagining the next  
steps



1.



New Tawny are

Inevitable









geh

Cities for People



Le Corbusier

Cities of Tomorrow



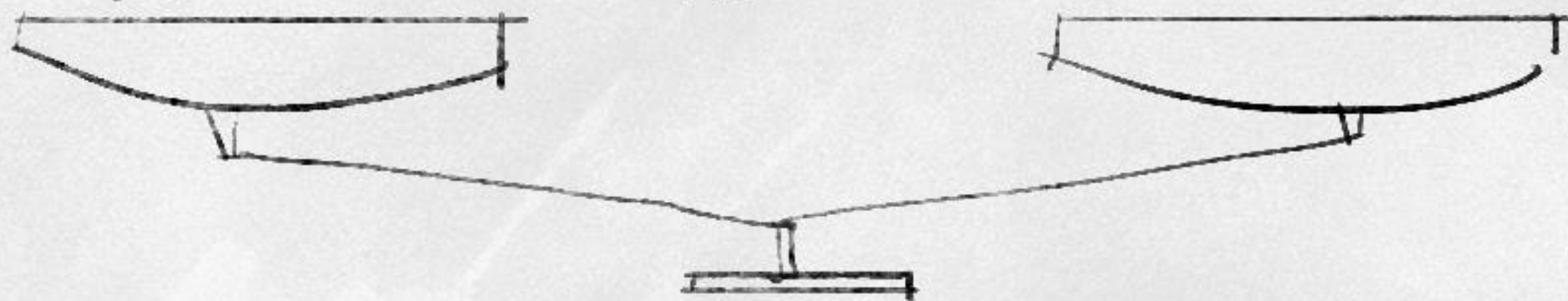
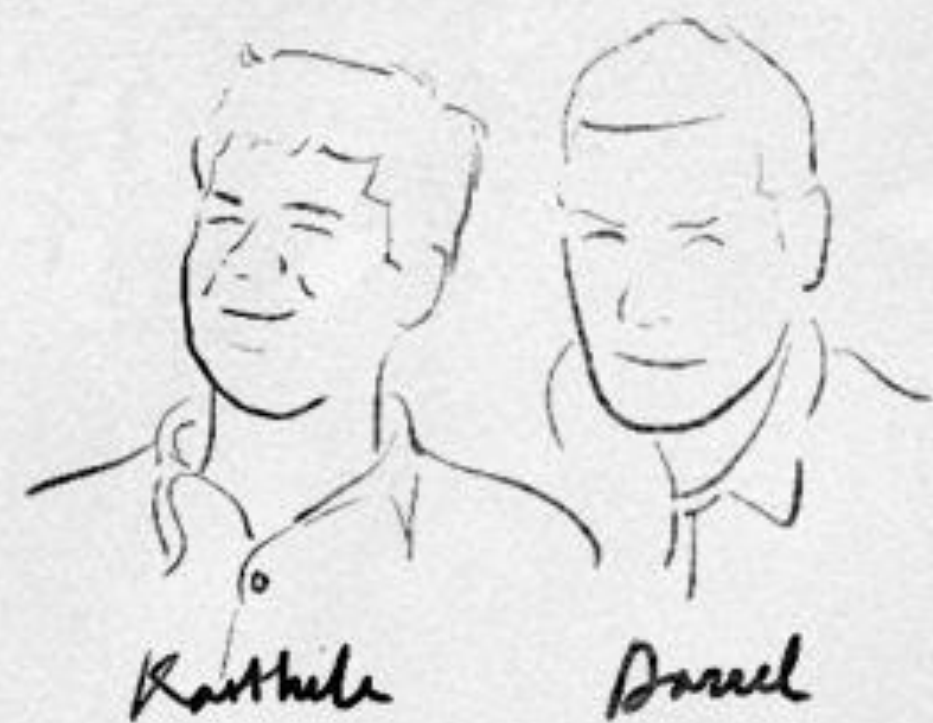
2.



Academia ————— Me ————— Professional



Academia ————— Me ————— Professional





3.



SHARTE!







CITIES FOR

PEOPLE

-OF TOMORROW