



TRANSFORMING DANWEI HOUSING

P5 PRESENTATION

How can the old residential courts from the 1980s to 1990s in Guangzhou respond to diversified demands in urban renewal?

Xin Huang
30.06.2017



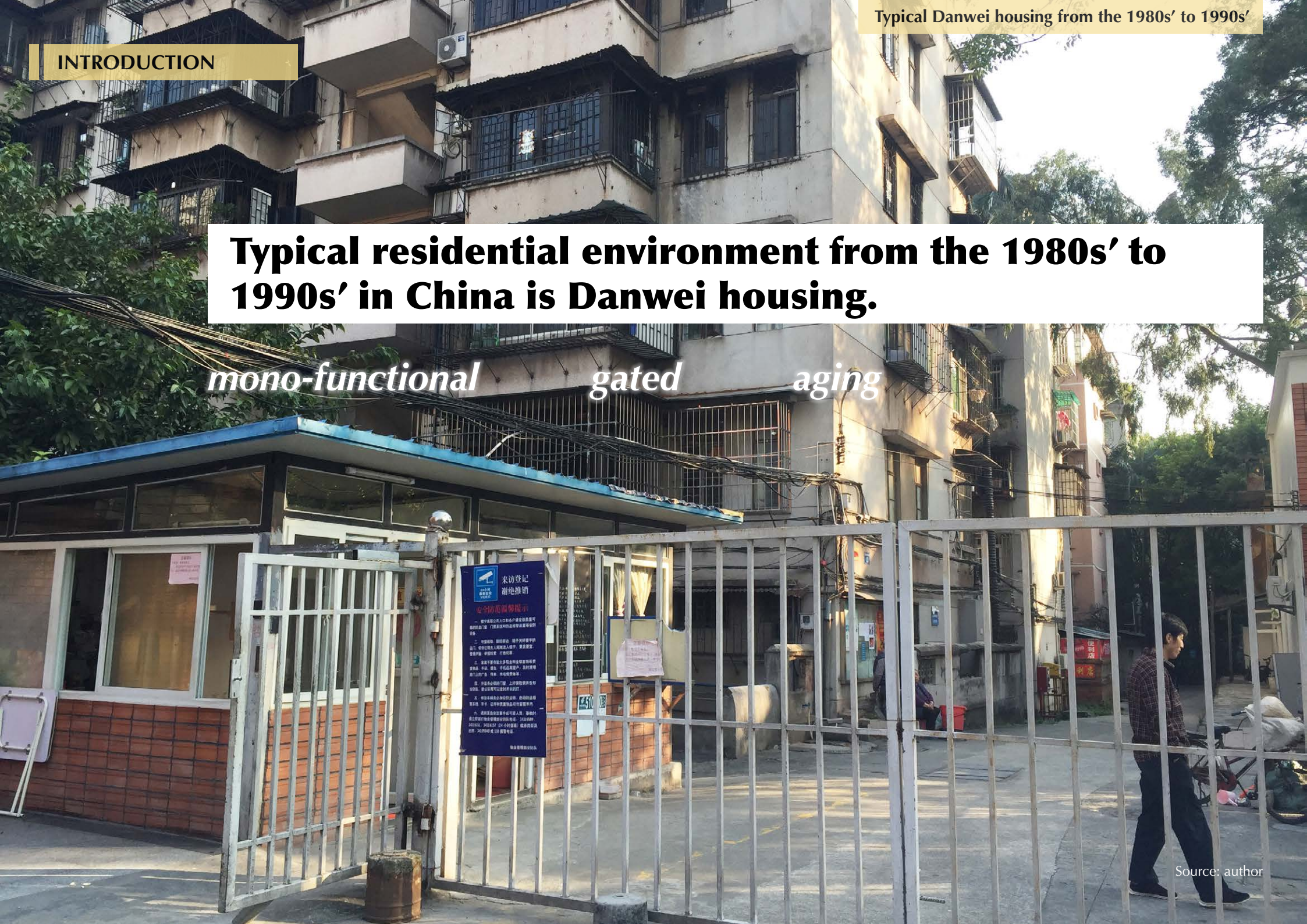
INTRODUCTION

Introduction to Danwei housing and Guangzhou case

INTRODUCTION

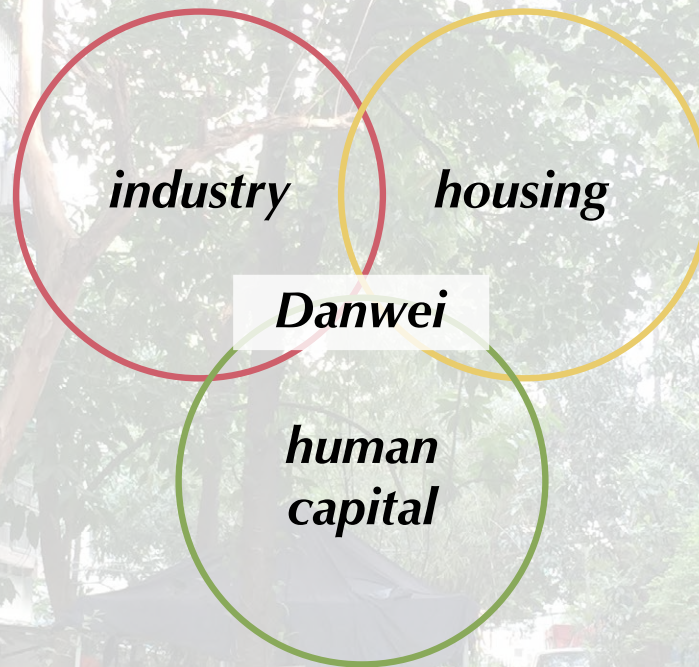
Typical residential environment from the 1980s' to 1990s' in China is Danwei housing.

mono-functional gated aging



INTRODUCTION

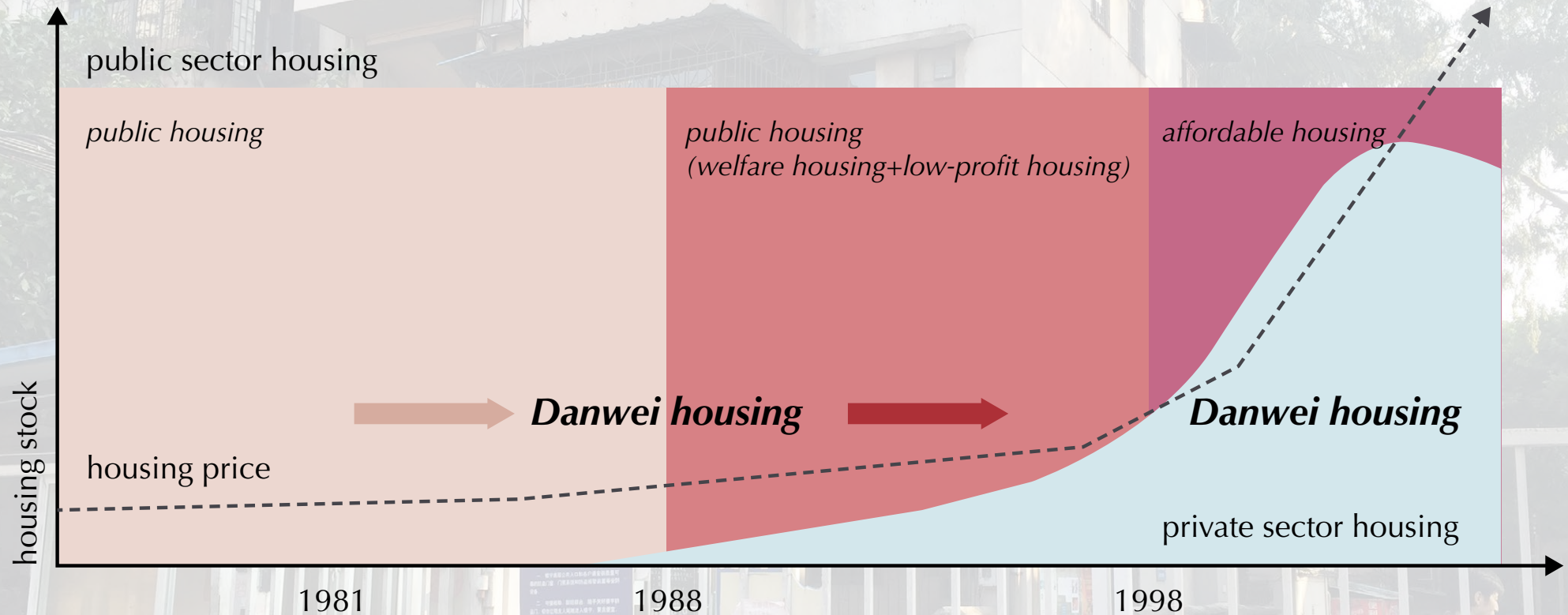
a stable and enclosing system



Danwei housing is part of the welfare built by the work unit(Danwei) to employees.

INTRODUCTION

History of housing policy in China



Early practice: increase rent and price. providing the subsidy to encourage purchasing.

Housing reform started: Public housing commercializing and the start of commodity housing.

Public housing distribution system ended.

Source: adapted from Lin Haotian, 2014

Lack of maintenance in public space and buildings is commonly seen in Danwei housing.

Privately occupied public space

Random parking

No elevator

Lack of management



INTRODUCTION

Lack of maintenance in public space and buildings is commonly seen in Danwei housing.

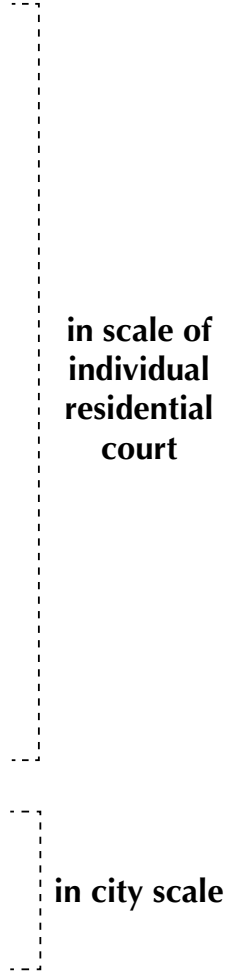
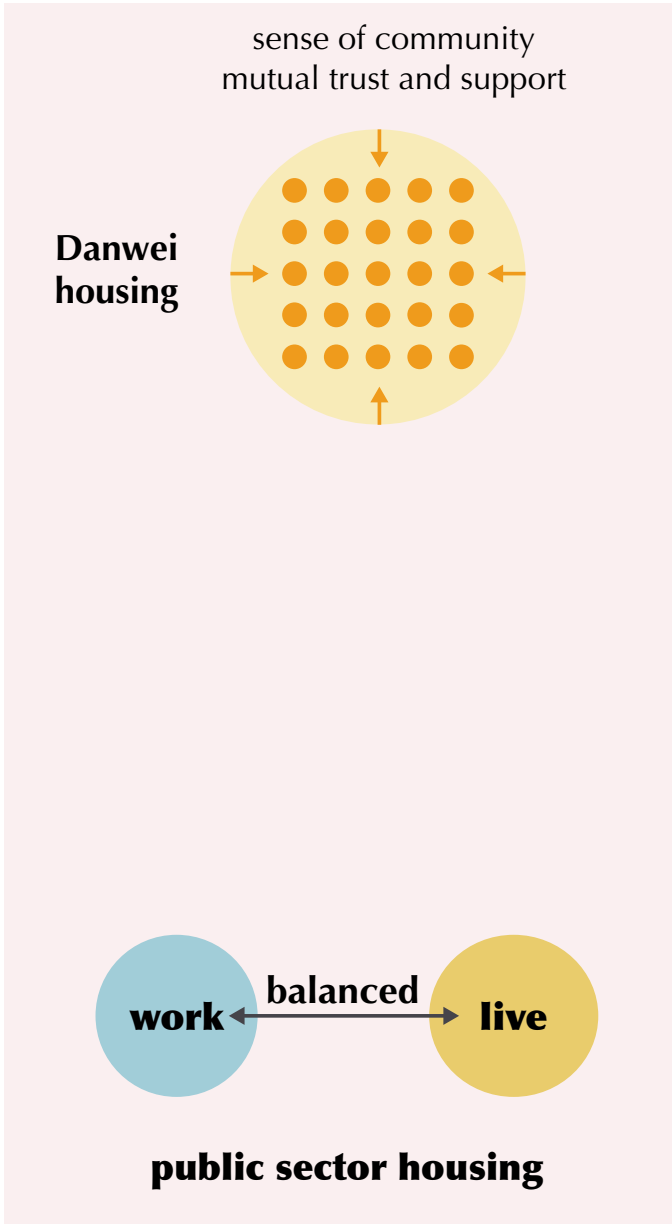
Privately occupied public space

Random parking

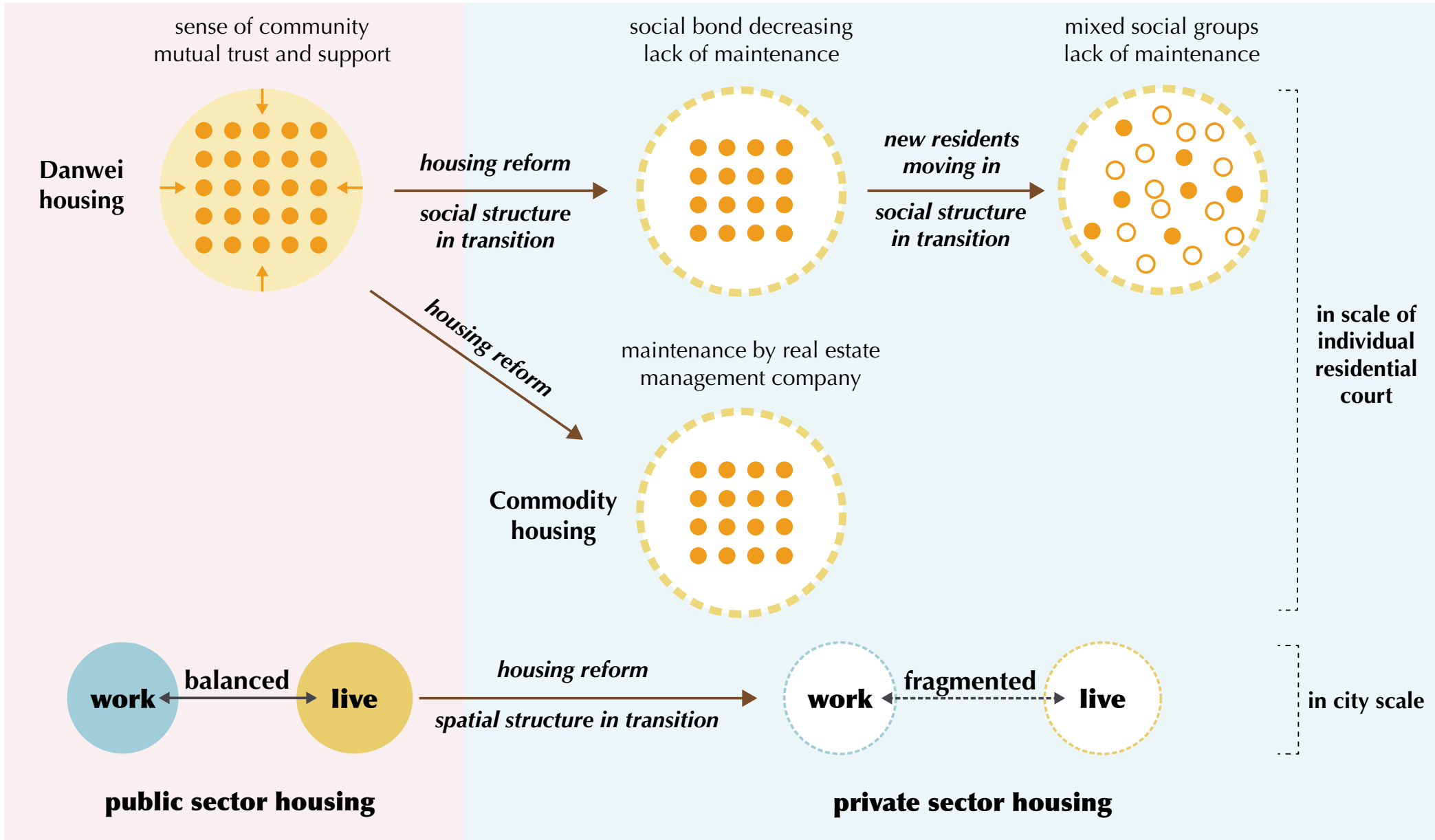
No elevator

Lack of management

INTRODUCTION



INTRODUCTION



INTRODUCTION

Chinese property
For whom the bubble blows
 House prices are soaring in big cities, but oversupply plagues much of the country



No peak in sight: Guangzhou home prices to keep rising in 2017, analysts say

PUBLISHED Thursday, 22 December, 2016, 3:43pm
 UPDATED Thursday, 22 December, 2016, 10:02pm

Bloomberg Markets Tech Pursuits Politics Opinion Businessweek
China Home Prices Advance as Guangzhou, Shenzhen Jump 20%

Bloomberg News
 2014 M01 18 03:46 GMT+1

New-home prices in China's cities defined by the government as first tier rose more than 15 percent last month, led by Guangzhou and Shenzhen in the south, as local property curbs failed to deter buyers.

Prices climbed 20 percent in Guangzhou and Shenzhen from a year earlier, and jumped 18 percent in Shanghai and 16 percent in Beijing. They increased in 69 of the 70 cities tracked by the government, the National Bureau of Statistics said in a statement today.

At least 10 Chinese cities, many of them provincial capitals, have tightened local property policies since November, with the major cities of Shenzhen, Shanghai and Guangzhou all raising minimum down payments for second homes to 70 percent from 60 percent. Premier Li Keqiang has held off introducing more nationwide policies to cool the real estate market since he took office in March.

Mortgage slaves



It's most impossible to walk through the streets of Guangzhou and not notice the city's red-hot property market.

BUSINESS
China's Housing Market Bubble: Home Ownership Elusive For Young Buyers And Renters

BY MICHELLE FLORCRUZ ON 02/07/15 AT 9:30 AM



STRUGGLING TO SUCCEED Behind China's crisis, consumers driven underground – literally

DOUG SAUNDERS
 BEIJING – The Globe and Mail
 Published Friday, Aug. 21, 2015 5:21PM EDT
 Last updated Monday, Aug. 24, 2015 9:44AM EDT

24 Comments f t in A A



Xie Junwan and his father Guoliang Xie in their "underground" home in Beijing. (Doug Saunders/The Globe and Mail)

THE 'ANT TRIBE' OF CHINA

The sub-sub-basement dwellers of Beijing are highly skilled and educated – middle-class parents driven underground, both literally and otherwise, to secure a better future for their kids.

Doug Saunders reports

Chinese Dream



GLOBAL TIMES
 DISCOVER CHINA. DISCOVER THE WORLD
 E-Paper M
 HOME CHINA BIZ WORLD OPINION LIFE ARTS SCI-TECH ODD SPORT METRO
 HOME >> METRO BEIJING
Are pollution, work pressure and housing prices driving people away from Beijing, Guangzhou and Shanghai?
 hua, He Keyao and Zhang Xinyuan Source:Global Times Published: 8:23:39



INTRODUCTION

Property Prices Index of 2016 Mid-Year

Search: <input type="text"/>								
Rank	City	Price To Income Ratio	Gross Rental Yield City Centre	Gross Rental Yield Outside of Centre	Price To Rent Ratio City Centre	Price To Rent Ratio Outside Of City Centre	Mortgage As A Percentage Of Income	Affordability Index
1	Shenzhen, China	38.36	1.54	1.56	64.83	64.12	313.71	0.32
2	Mumbai, India	37.67	1.84	2.60	54.20	38.48	447.08	0.22
3	Hanoi, Vietnam	35.86	3.72	5.70	26.91	17.54	377.99	0.26
4	Hong Kong, Hong Kong	34.95	2.21	2.21	45.25	45.29	218.31	0.46
5	Beijing, China	33.32	2.65	2.84	37.78	35.21	273.58	0.37
6	Shanghai, China	30.91	2.16	2.44	46.26	40.94	249.78	0.40
7	London, United Kingdom	30.88	2.25	3.03	44.53	33.00	213.89	0.47
8	Lviv, Ukraine	28.10	5.19	5.66	19.29	17.67	658.92	0.15
9	Kiev, Ukraine	25.96	5.02	5.73	19.93	17.44	626.54	0.16
10	Guangzhou, China	25.85	2.22	2.60	44.95	38.52	221.20	0.45
11	Tokyo, Japan	23.65	1.68	1.98	59.35	50.50	137.80	0.73
12	Ho Chi Minh City, Vietnam	23.62	5.91	7.10	16.93	14.09	260.09	0.38
13	Odesa, Ukraine	23.09	4.56	4.99	21.94	20.02	413.45	0.24
14	Kharkiv, Ukraine	22.92	6.67	6.40	15.00	15.62	554.91	0.18
15	Moscow, Russia	21.35	4.21	4.60	23.78	21.73	307.76	0.32

Job opportunity in first-tier cities also means higher living expenditure.

INTRODUCTION



Guangzhou is located in the strategic location of Pearl River Delta.

A traditional industry city

A global city
Jiangmen

A migrant city
Zhongshan

A historical city
Shenzhen



Hongkong

INTRODUCTION



Guangzhou is located in the strategic location of Pearl River Delta.

A traditional industry city

A global city
Jiangmen

A migrant city

A historical city
Shenzhen



Source: author

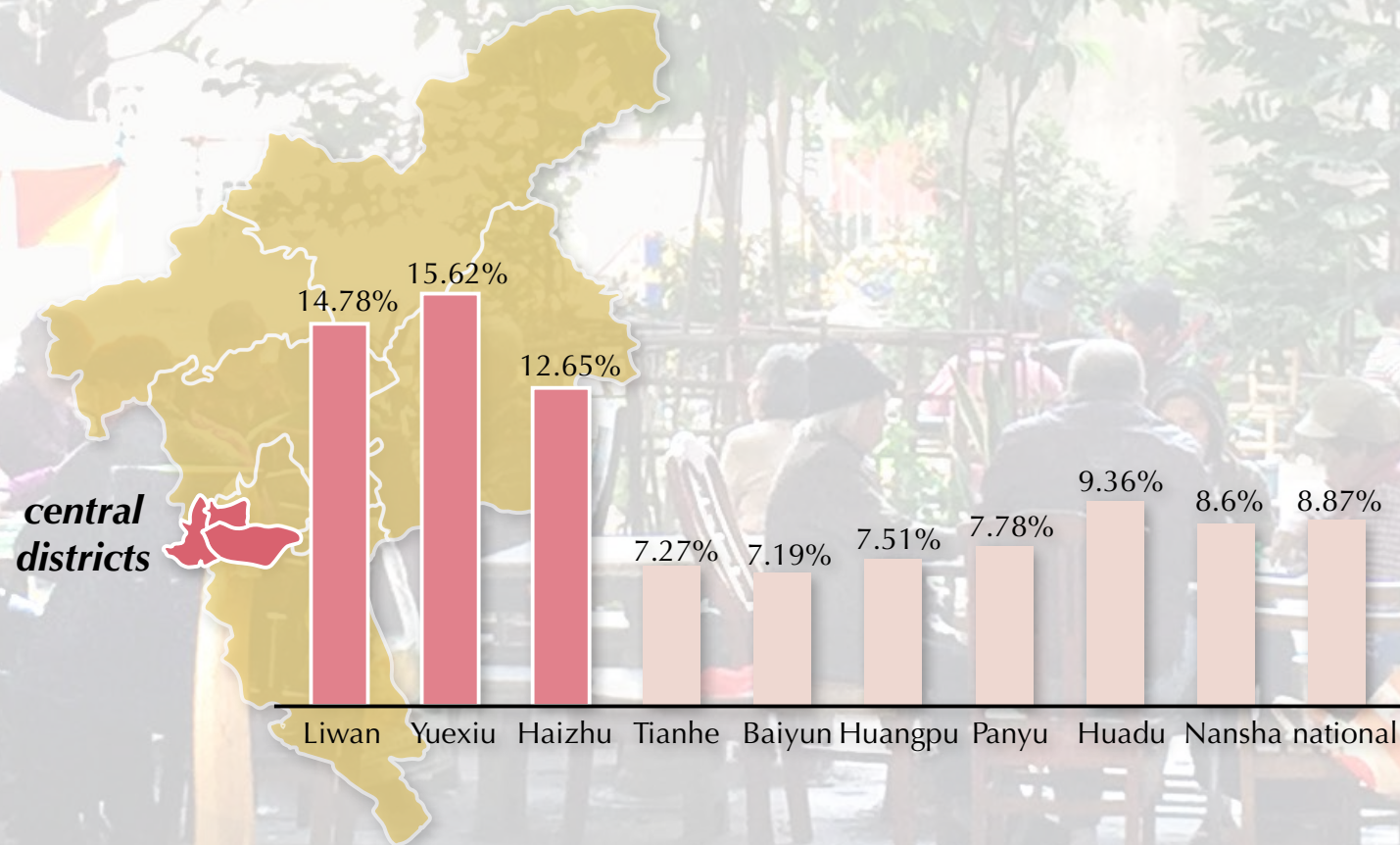
INTRODUCTION

Like most Chinese cities, central districts of Guangzhou are aging rapidly.

Elderly people are mostly living in historical buildings in city center and Danwei housing.

INTRODUCTION

Percentage of old people(>65 year old) of total population in Guangzhou by districts compared with national data in 2010



Source: China National Bureau of Statistics

Elderly people enjoy resting in residential courts.

Rest and chat with friends *Supervise grandchildren* *Play card game, Mahjong*



PROBLEM DEFINITION

Or resting in urban public space such as square, commercial complex.

Rest and chat

with friends

Supervise

grandchildren

Play card

game, Mahjong

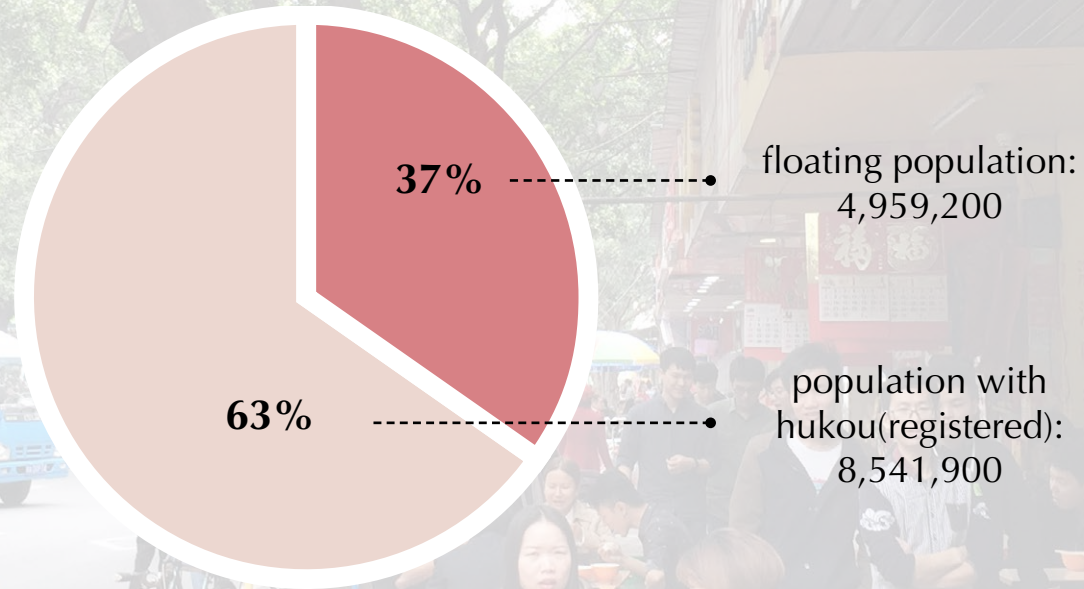
INTRODUCTION

Guangzhou is one of the main cities with highest population mobility in China.

An attractive and prosperous city is partly reflected on the human capital it has accumulated.

INTRODUCTION

percentage of floating and registered population in Guangzhou of all permanent population in 2015



Source: Guangzhou Bureau of Statistics

Young people commute by public transport to work or school everyday.

daily commuting



INTRODUCTION

They live fast-paced life, prefer eating out, meeting friends, shopping, exercising...

INTRODUCTION

From a grand vision in urban planning,

rendering image of the south section of Guangzhou new central axis
Source: <http://www.gznews.gov.cn>, 2010



INTRODUCTION



by rapid urban redevelopment,

INTRODUCTION

to a global urban image.

Urban renewal in Chinese cities is a market-driven process to achieve modernization in a short time.

INTRODUCTION

Conflicts between interests of local stakeholders and the government have been revealed intensively in the urban renewal process.

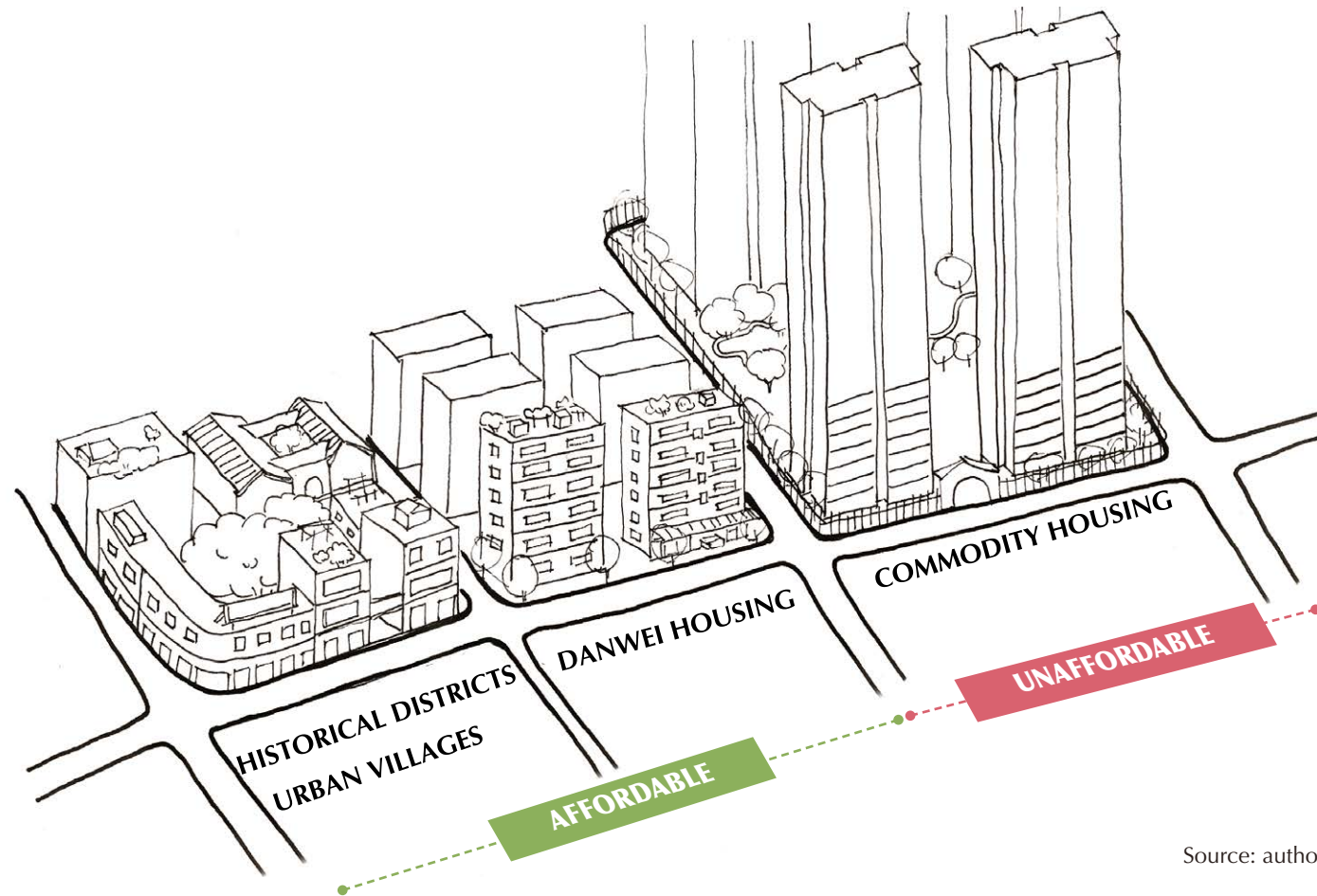


Liede village in 2007



Liede village in 2010

INTRODUCTION



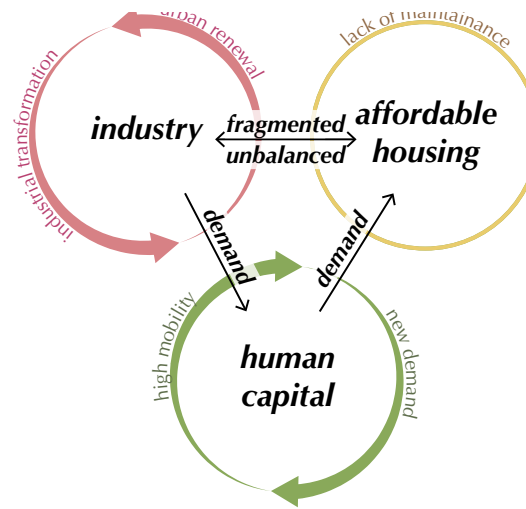
The promotion of commodity housing and urban renewal on other housing typologies have limited affordable housing options for diversified demands.

How can the old residential courts from the 1980s to 1990s in
Guangzhou respond to diversified demands in urban renewal?

object

goal

context



How to understand these phenomena from theoretical perspectives?

THEORETICAL FRAMEWORK

URBAN PLANNING SYSTEM

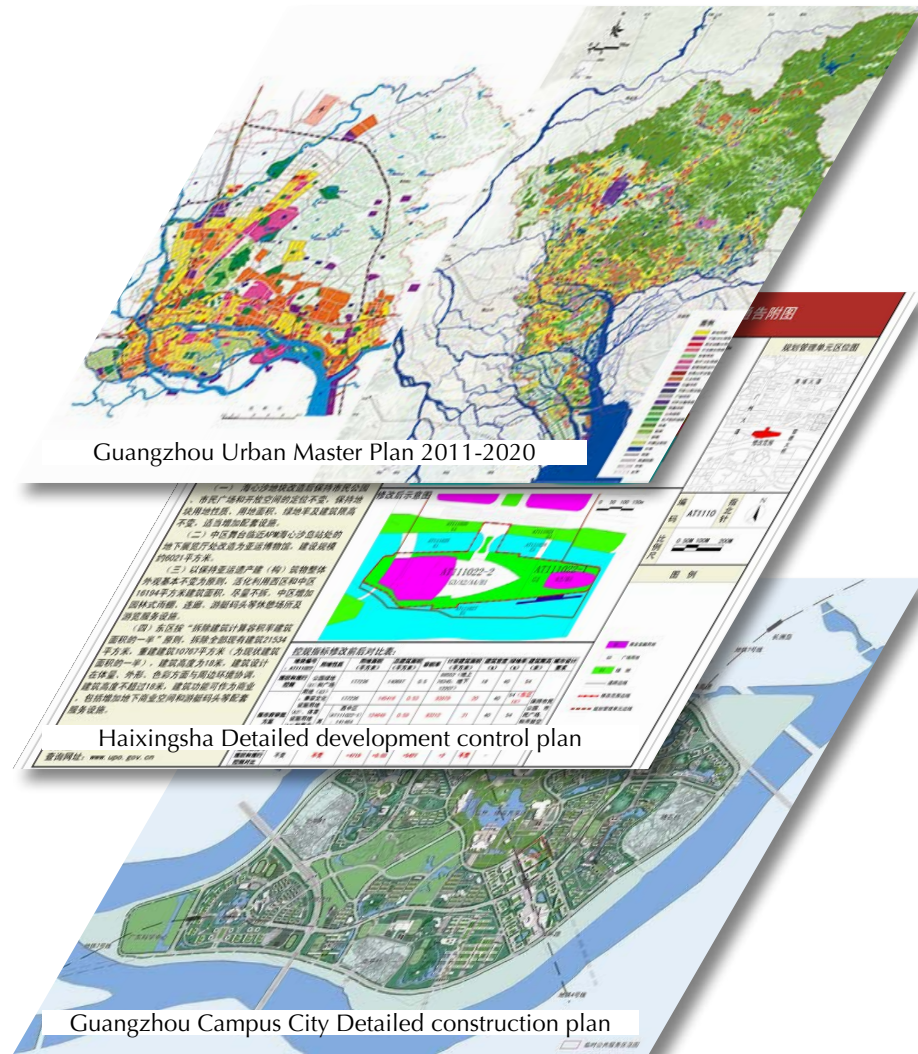
Urban master plan



Detailed development control plan



Detailed construction plan



Actors



Local government



Urban planners



Developers

Source: Guangzhou Urban Planning&Design Survey Research Institute
 Source: Guangzhou government
 Source: <http://info.tgnet.com>

The spatial, economic, and social manifestation that we see in Chinese cities is a localized modernization process under the hierarchical urban planning system.

THEORETICAL FRAMEWORK

Homogeneous urban image



Lively urban life and local economy



Actors



Local residents



Local economy

Source: www.nipic.com

Source: author

The top-down planning system together with the idea of rapid modernization have resulted in the contemporary city at present.

THEORETICAL FRAMEWORK

During the industrial transformation, new social groups are emerging, working in new industries, and embracing new lifestyle.

Individuality

Diversity

Openness



fashion design in creative industry park
Source: www.ctrip.com

MIX
PAE
The Celeb
The elegant atm
refined flavor mix
and finishes, a c
create a suitable
garden fashion
which revealed
Fabric refreshi

THEORETICAL FRAMEWORK



The concept “New Urbanization” has emphasized the essential concern of sustainability in urban development and industrial transformation.

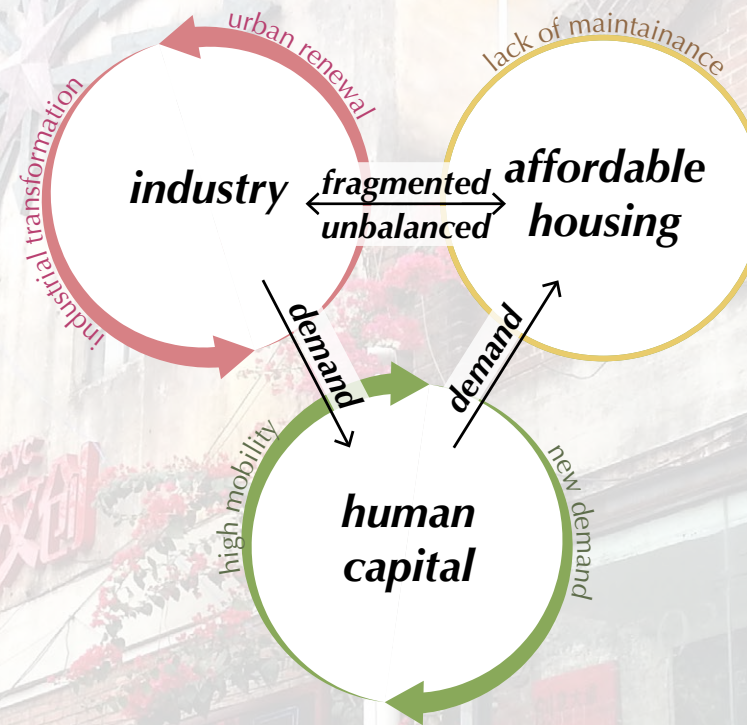
Compact

Smart

Green

Low-carbon

THEORETICAL FRAMEWORK



The dynamic balance is built up between industries and human capital in industrial transformation. On the contrary, the bond between industries and housing is lost.

THEORETICAL FRAMEWORK



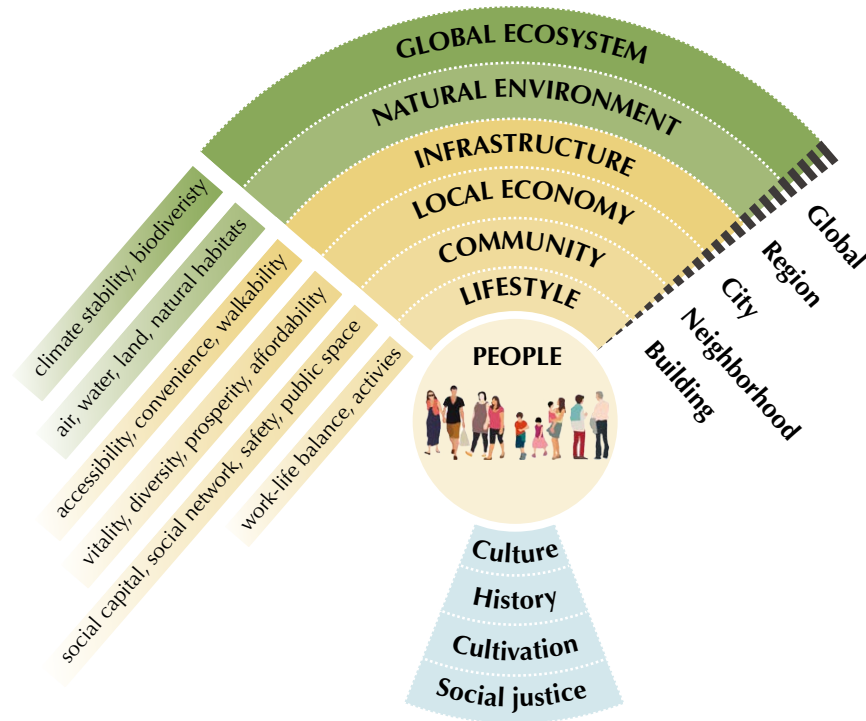
Owing to the fast development of Internet platform, and logistics, new industries are becoming more flexible in demand of space.

5 km

- 广州海润服饰有限公司
- 广州海润服饰有限公司
- 广州市联美广告摄影公司
- 广州海润服饰有限公司
- 广州海润服饰有限公司
- 广州海润服饰有限公司
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THEORETICAL FRAMEWORK

**Livable city
determinants**
/general principles/

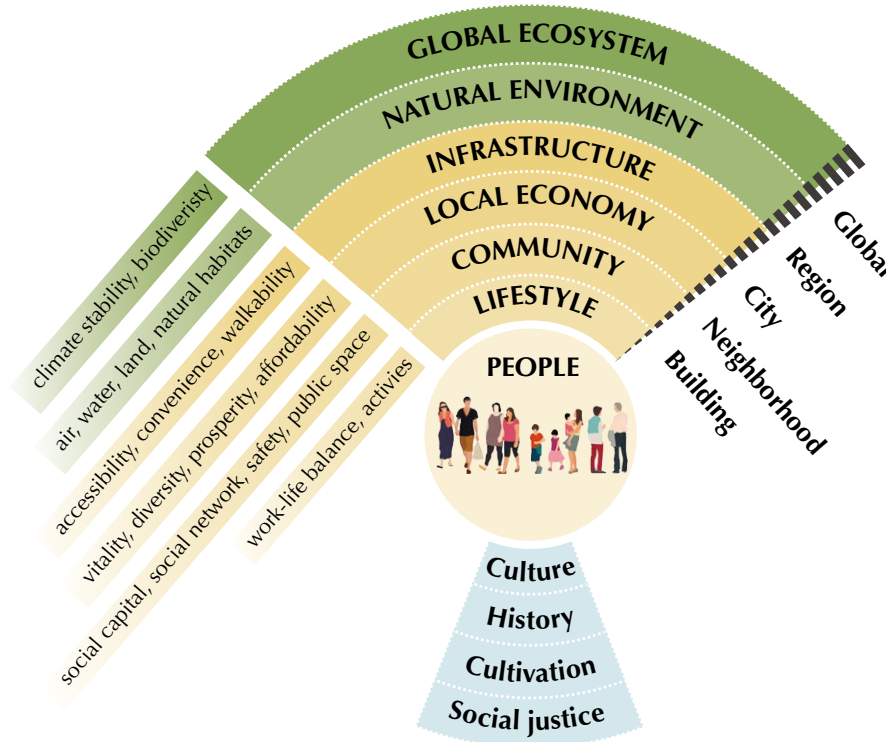


In response to “urban sicknesses” in Chinese cities, to build harmonious and livable city is listed as essential goal in “New Urbanization” strategy.

THEORETICAL FRAMEWORK

**conceptual model
of livable city in
Guangzhou**

**Livable city
determinants**
/general principles/

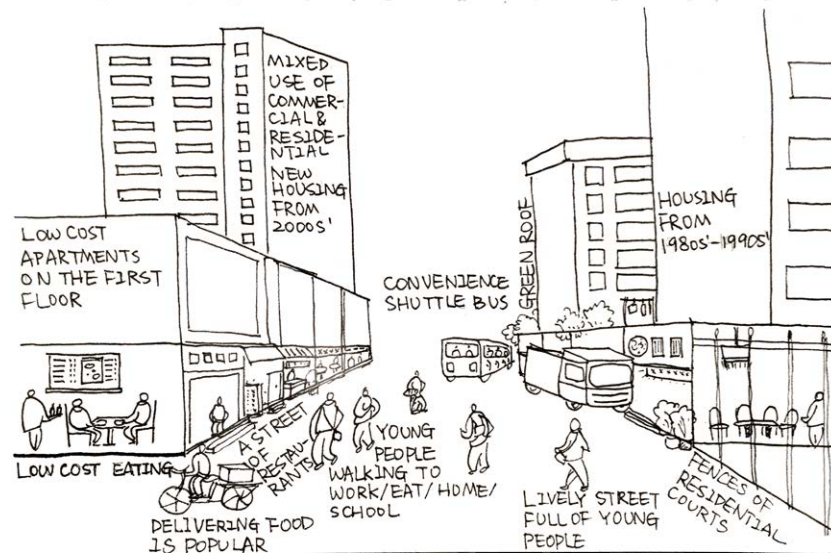


**Status quo in
Guangzhou**
/local situation/

Residential environment deteriorating
Diversified social groups and spatial demands
Intensifying urban renewal pressure
Missing housing options

**Guiding
principles of
different target
groups**
/specific principles/

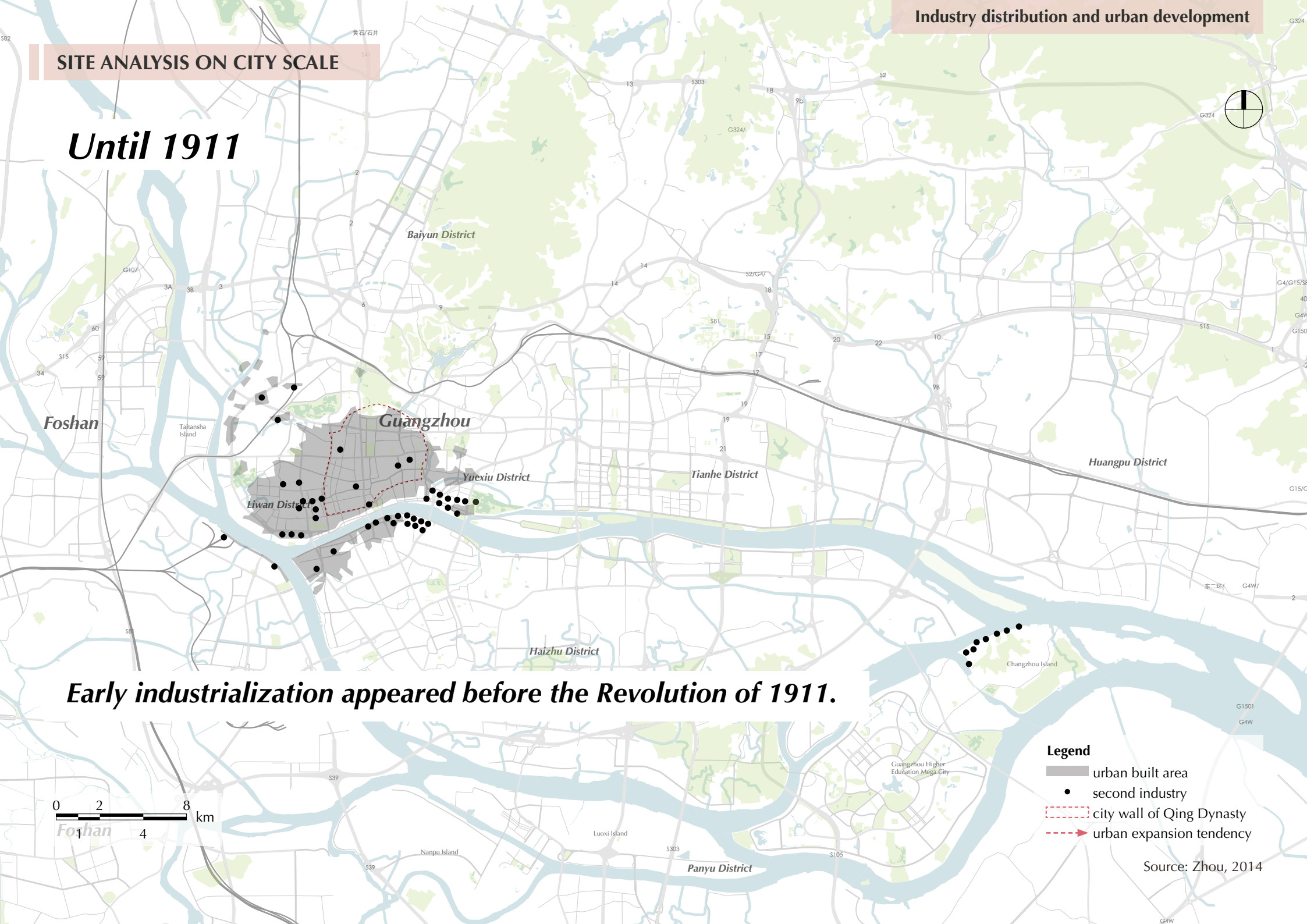
Elderly people	Young starters	Level of governance scale
	convenient commuting job opportunities housing affordability cycling environment	City
necessary facilities more public space walking environment	necessary facilities more public space walking and cycling environment	Neighborhood
age-friendly housing	more dwelling type options	Building



What can be concluded from the local situation in the Guangzhou case?

SITE ANALYSIS ON CITY SCALE

Until 1911



Early industrialization appeared before the Revolution of 1911.

Legend

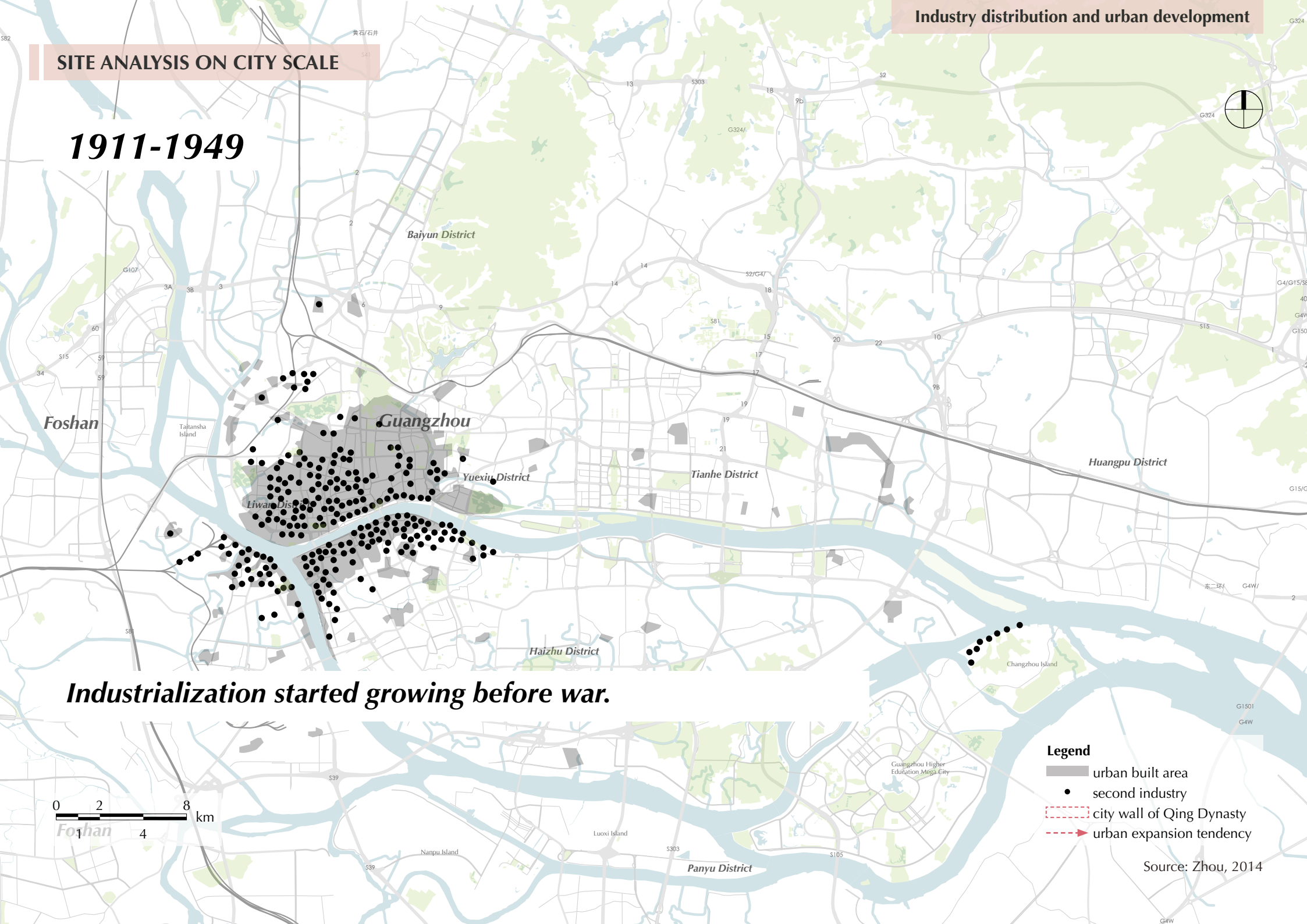
- urban built area
- second industry
- city wall of Qing Dynasty
- urban expansion tendency

Source: Zhou, 2014

0 2 4 8 km

SITE ANALYSIS ON CITY SCALE

1911-1949



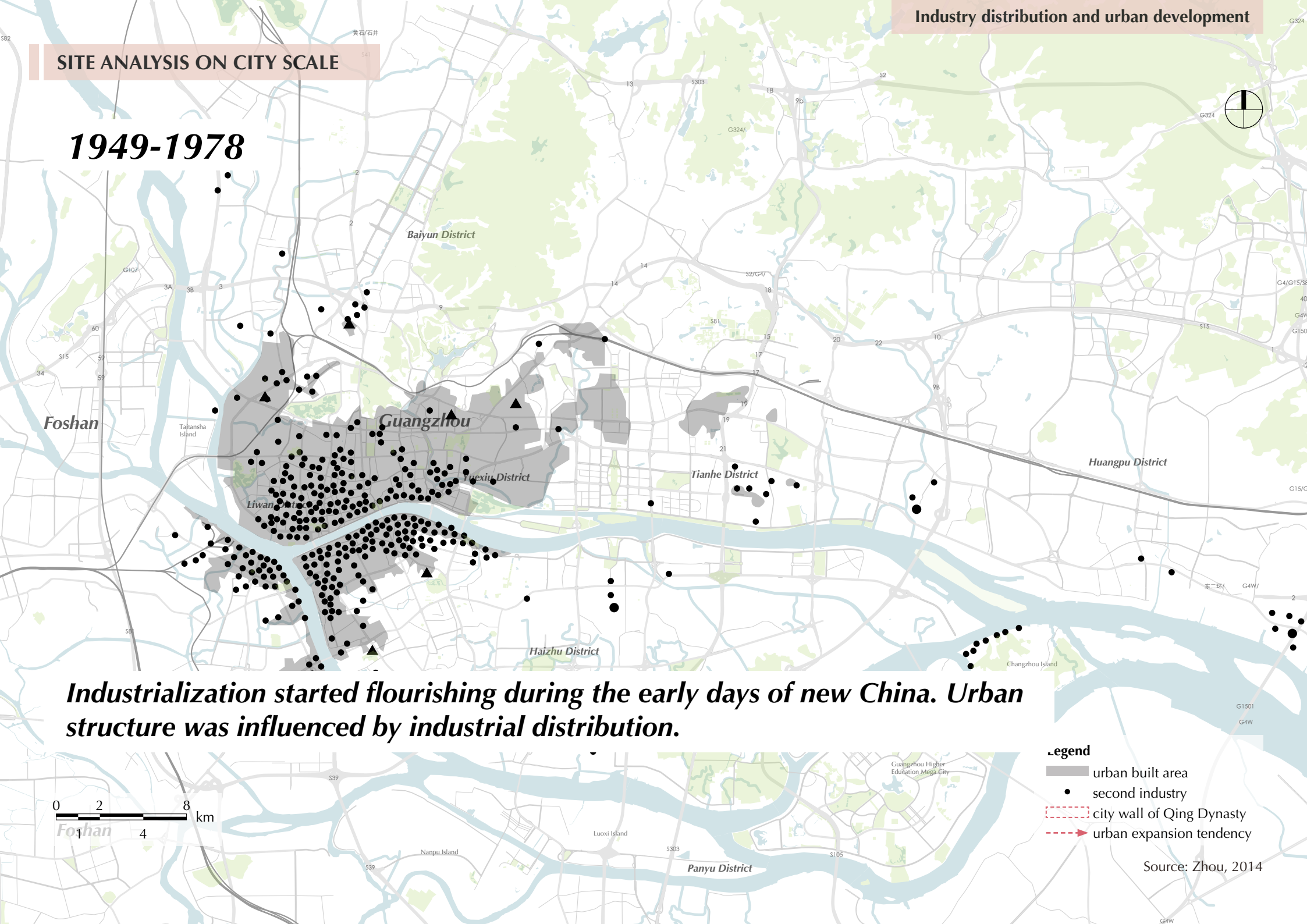
Industrialization started growing before war.

- Legend**
- urban built area
 - second industry
 - city wall of Qing Dynasty
 - urban expansion tendency

Source: Zhou, 2014

SITE ANALYSIS ON CITY SCALE

1949-1978



Industrialization started flourishing during the early days of new China. Urban structure was influenced by industrial distribution.

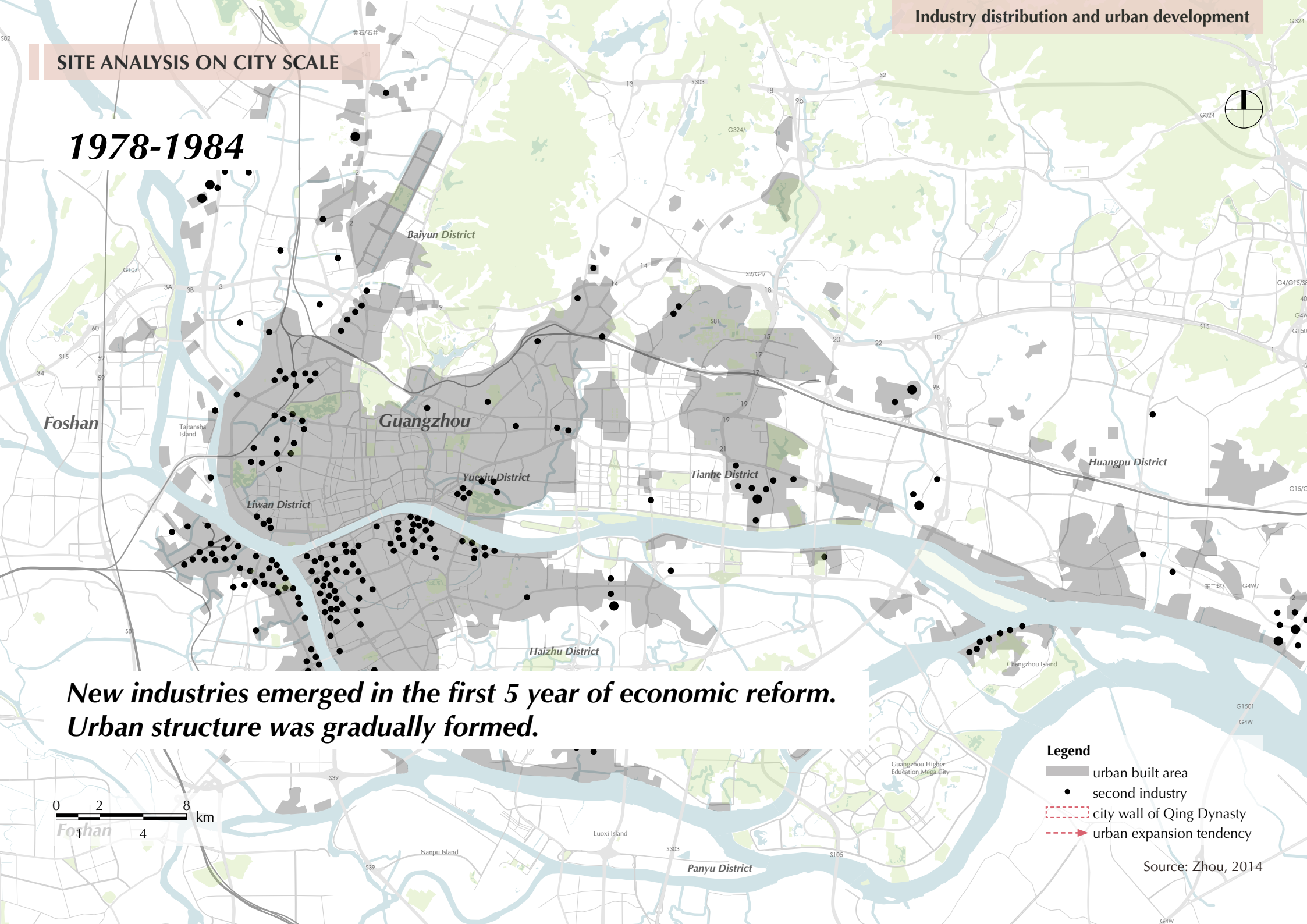
Legend

- urban built area
- second industry
- city wall of Qing Dynasty
- urban expansion tendency

Source: Zhou, 2014

SITE ANALYSIS ON CITY SCALE

1978-1984



New industries emerged in the first 5 year of economic reform. Urban structure was gradually formed.

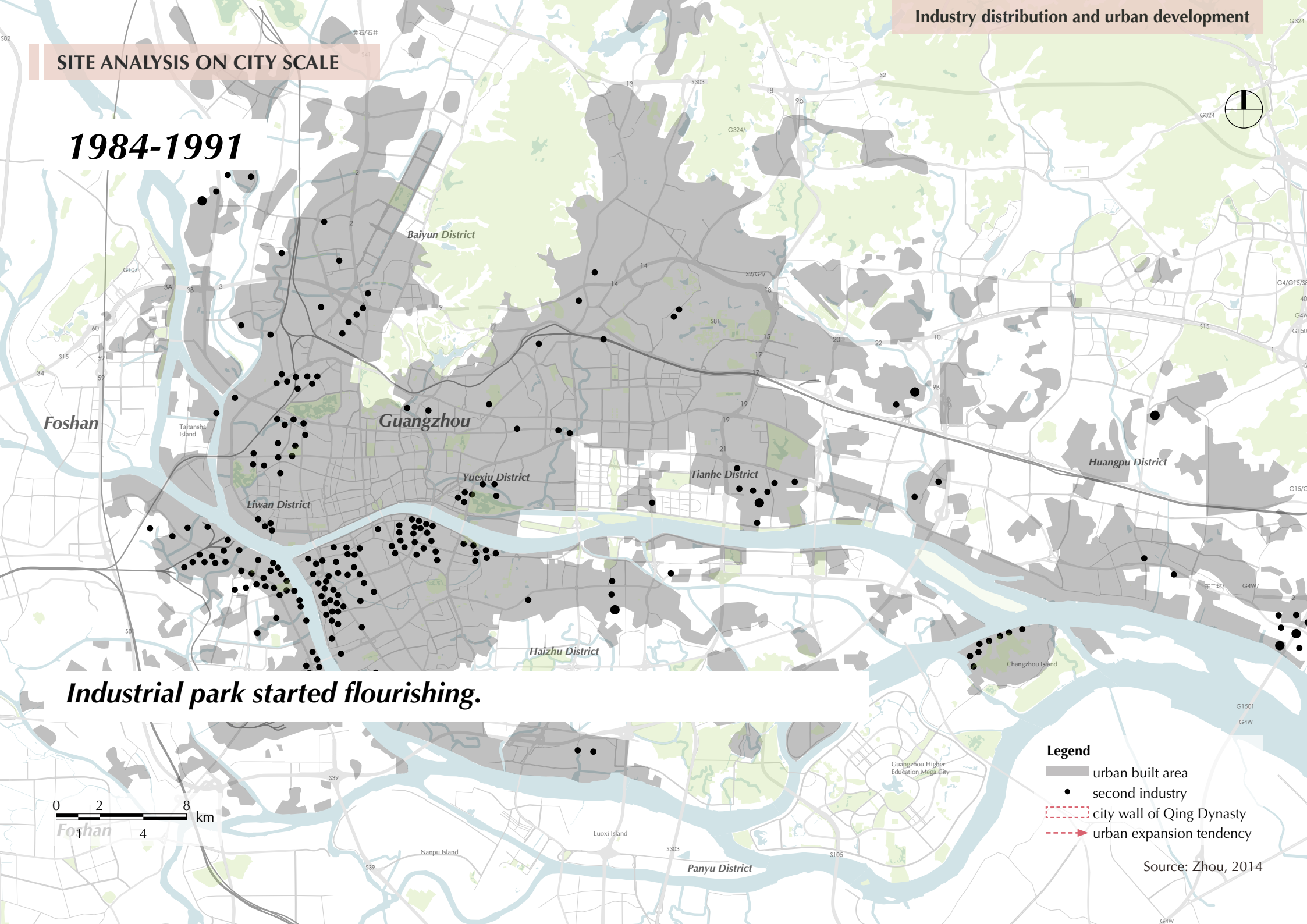
Legend

- urban built area
- second industry
- city wall of Qing Dynasty
- urban expansion tendency

Source: Zhou, 2014

SITE ANALYSIS ON CITY SCALE

1984-1991



Industrial park started flourishing.

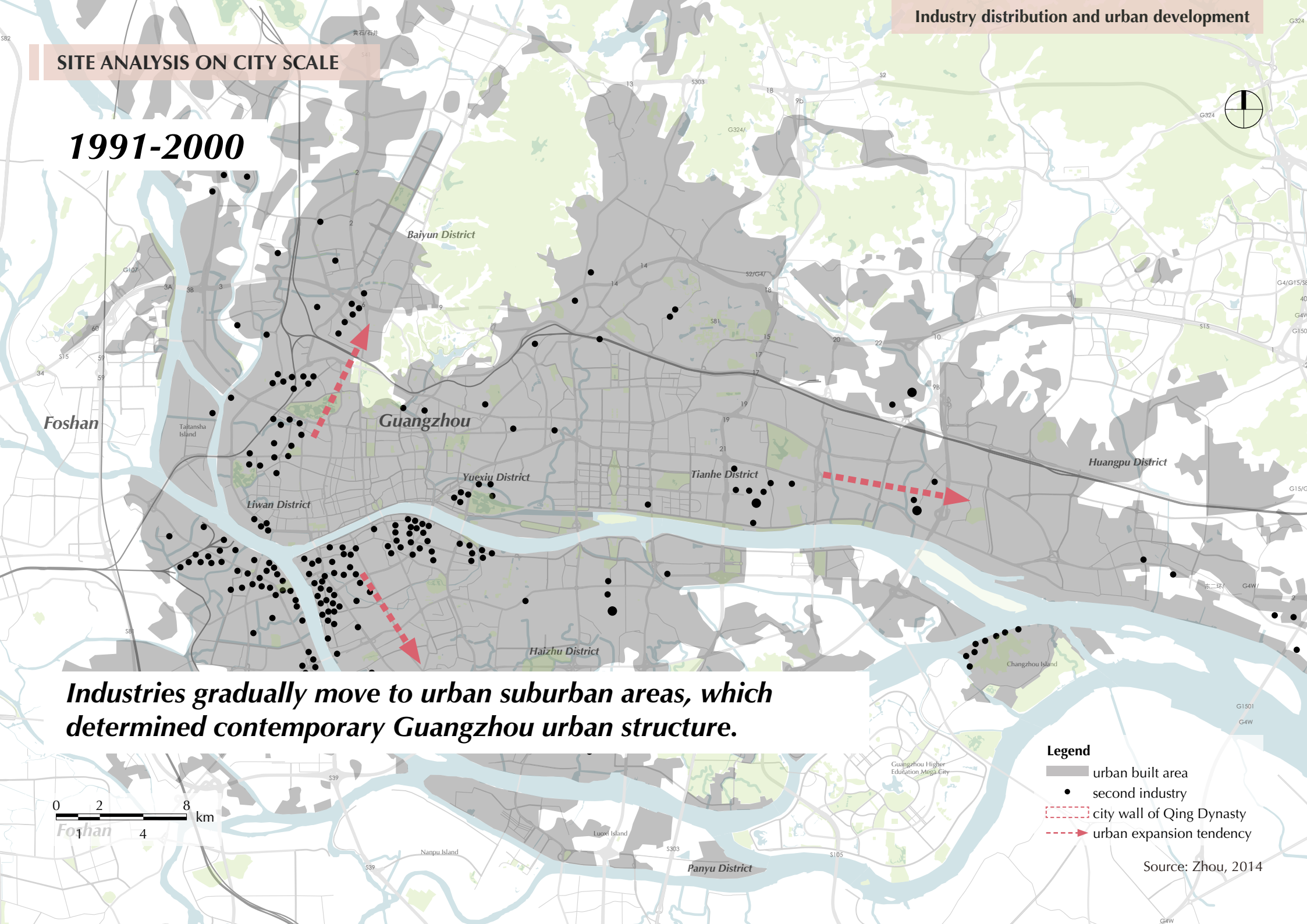
Legend

- urban built area
- second industry
- city wall of Qing Dynasty
- urban expansion tendency

Source: Zhou, 2014

SITE ANALYSIS ON CITY SCALE

1991-2000



Industries gradually move to urban suburban areas, which determined contemporary Guangzhou urban structure.

Legend

- urban built area
- second industry
- city wall of Qing Dynasty
- urban expansion tendency

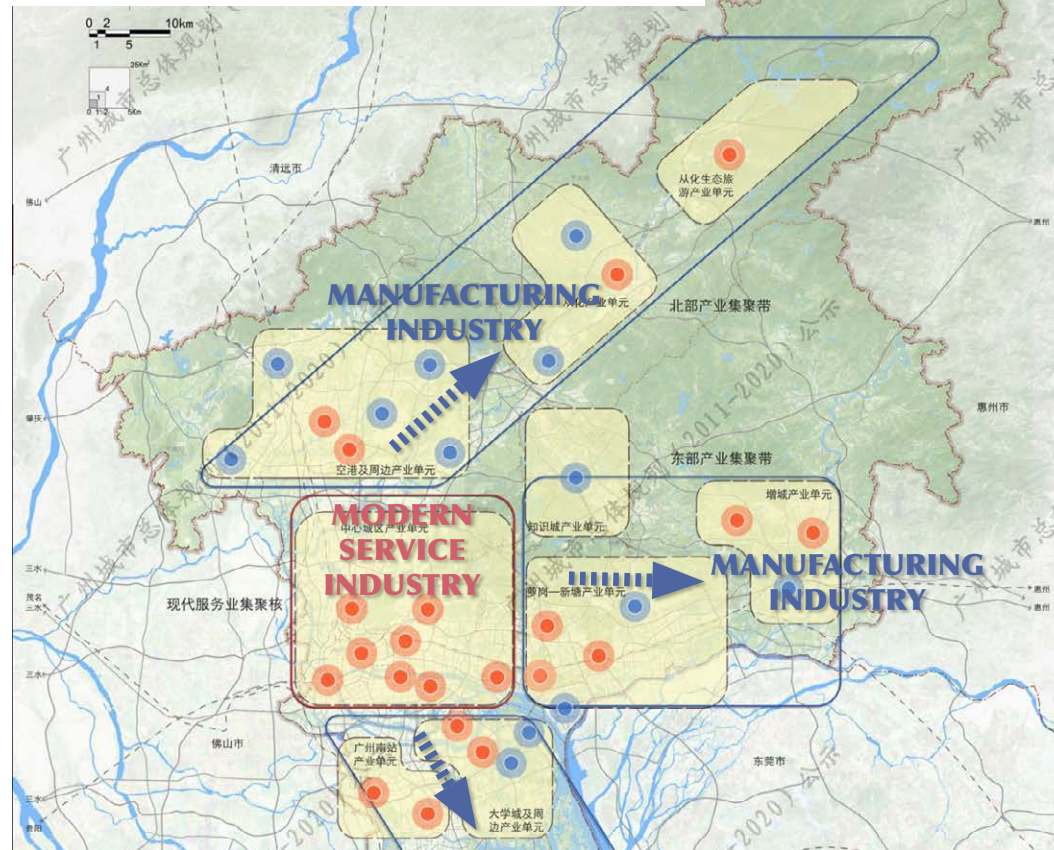
Source: Zhou, 2014

SITE ANALYSIS ON CITY SCALE

广州城市总体规划(2011-2020)

产业布局规划图

Guangzhou Master planning(2011-2020)



Manufacturing industries are guided to move to suburban districts. Central districts focus on developing modern service industries.

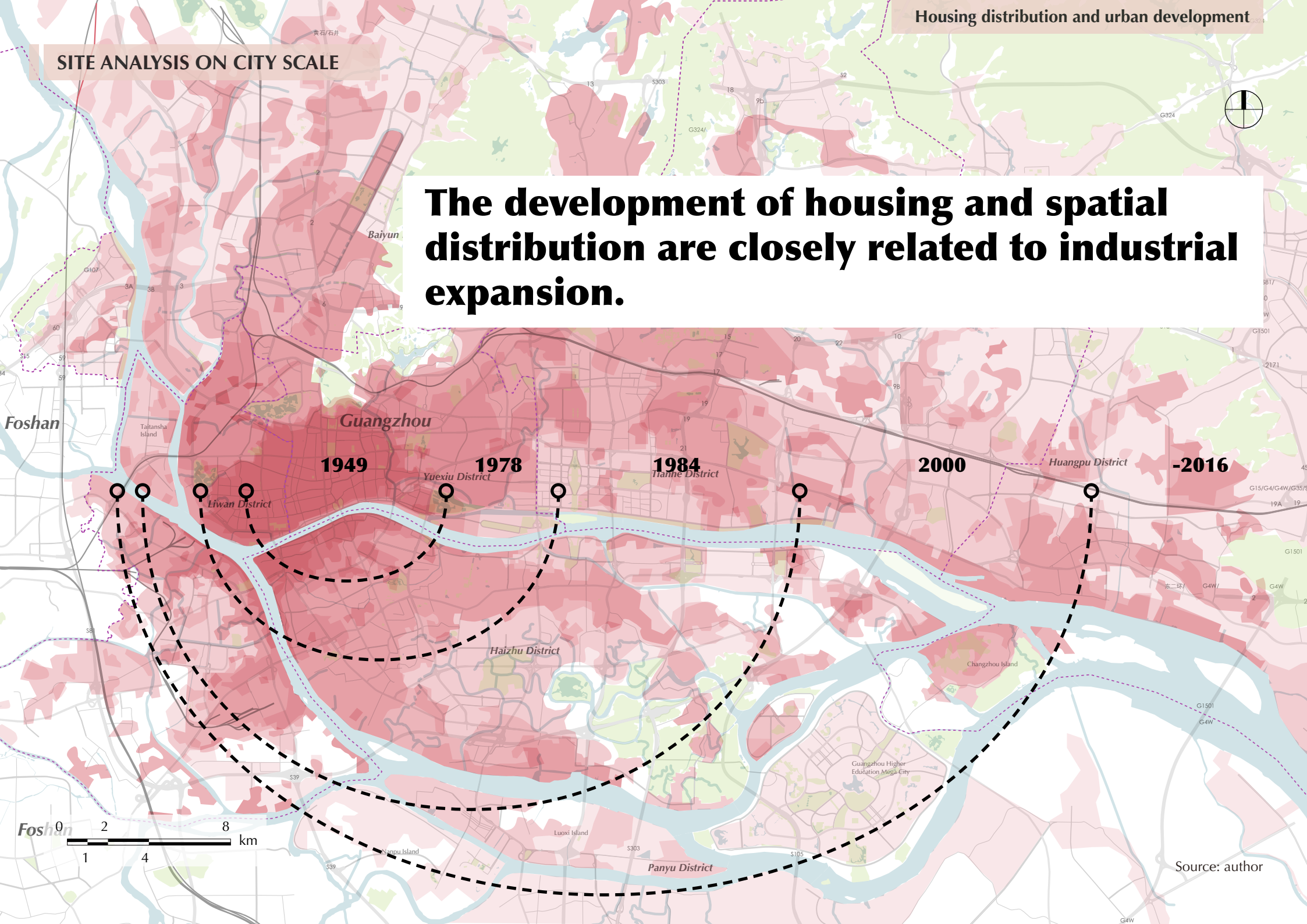


Legend

- modern service industry agglomeration
- industry agglomeration belt
- industry unit
- service industry oriented area
- manufacturing industry oriented area

SITE ANALYSIS ON CITY SCALE

The development of housing and spatial distribution are closely related to industrial expansion.



1949

1978

1984

2000

-2016



Source: author

SITE ANALYSIS ON CITY SCALE



Cantonese style shop-house



Tube-shaped housing



Slab-type Danwei housing and early commodity housing



High-rise commodity housing



In each period, housing typology is also distinctive, and reflected on the spatial distribution.



SITE ANALYSIS ON CITY SCALE

The Danwei housing is located in high housing price and land value areas in Guangzhou.

Baiyun District
¥ 32313/m²

Yuexiu District
¥ 44084/m²

Tianhe District
¥ 35529/m²

Liwan District
¥ 21447/m²

Huangpu District
¥ 32313/m²

Haizhu District
¥ 36199/m²

Panyu District
¥ 36199/m²



Legend

urban built area in 1990s

Source: <http://gz.house.sina.com.cn/>

SITE ANALYSIS ON CITY SCALE



Vision image of New Central Axis South section(2010)



Source: Guangzhou Land Resources and Planning Commission
Huangpu District

HISTORICAL CENTRAL AXIS

NEW CENTRAL AXIS

CENTRAL AXIS EXTENSION IN PLAN

NATURAL SCENERY

HISTORICAL DISTRICT

CANTONESE CULTURE

TRANSPORT HUB

STADIUM

CBD

CULTURAL CENTER

LANDMARK

CREATIVE INDUSTRY

MANUFACTURING HISTORY

URBAN PARK

URBAN VILLAGE

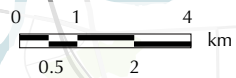
CANTONESE CULTURE

BUSINESS/ADMINISTRATIVE

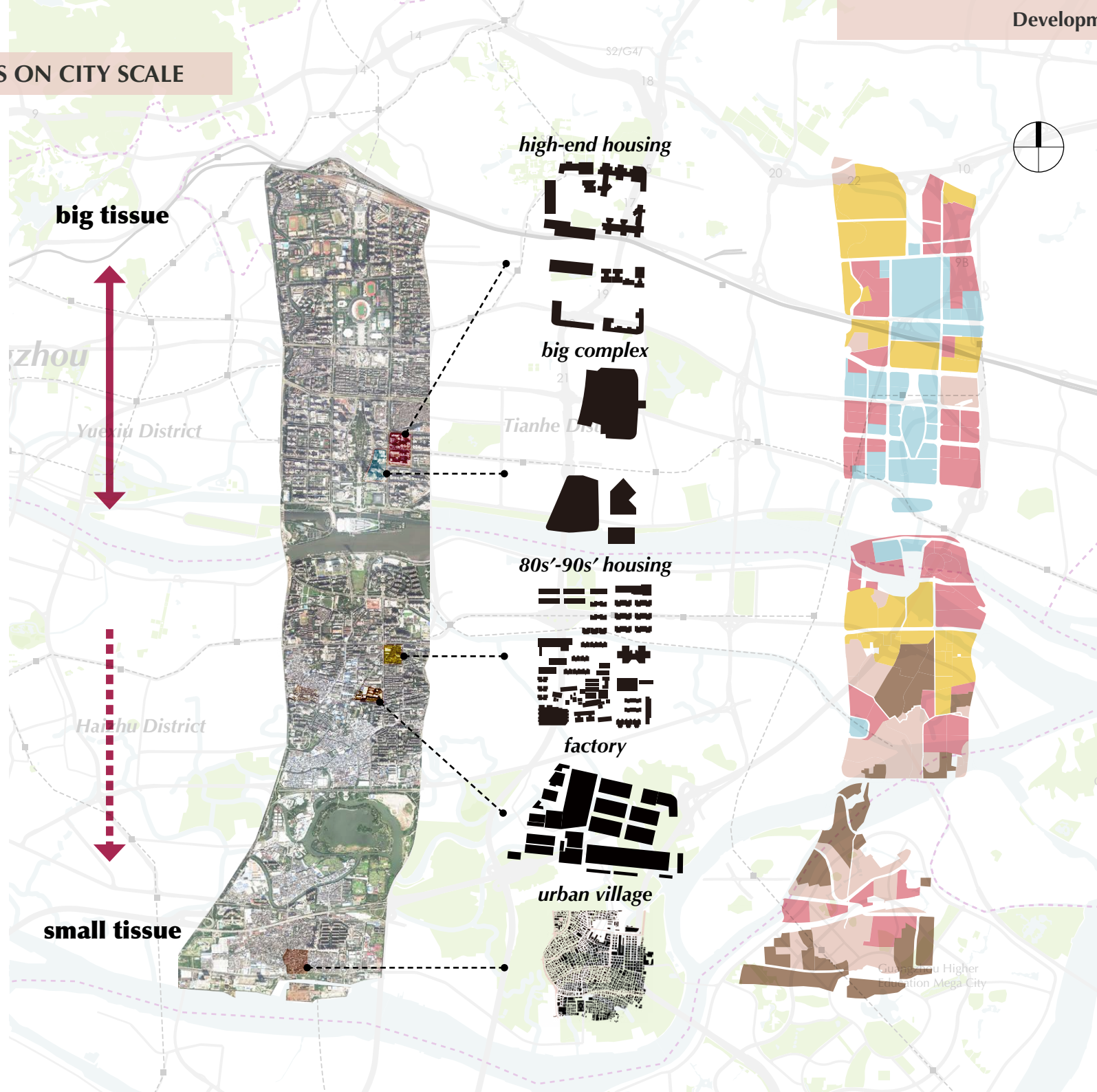
NATURAL RESERVES

LANDMARK

planned function



SITE ANALYSIS ON CITY SCALE



New Central Axis north section



Haizhu District-planned area for New Central Axis extension

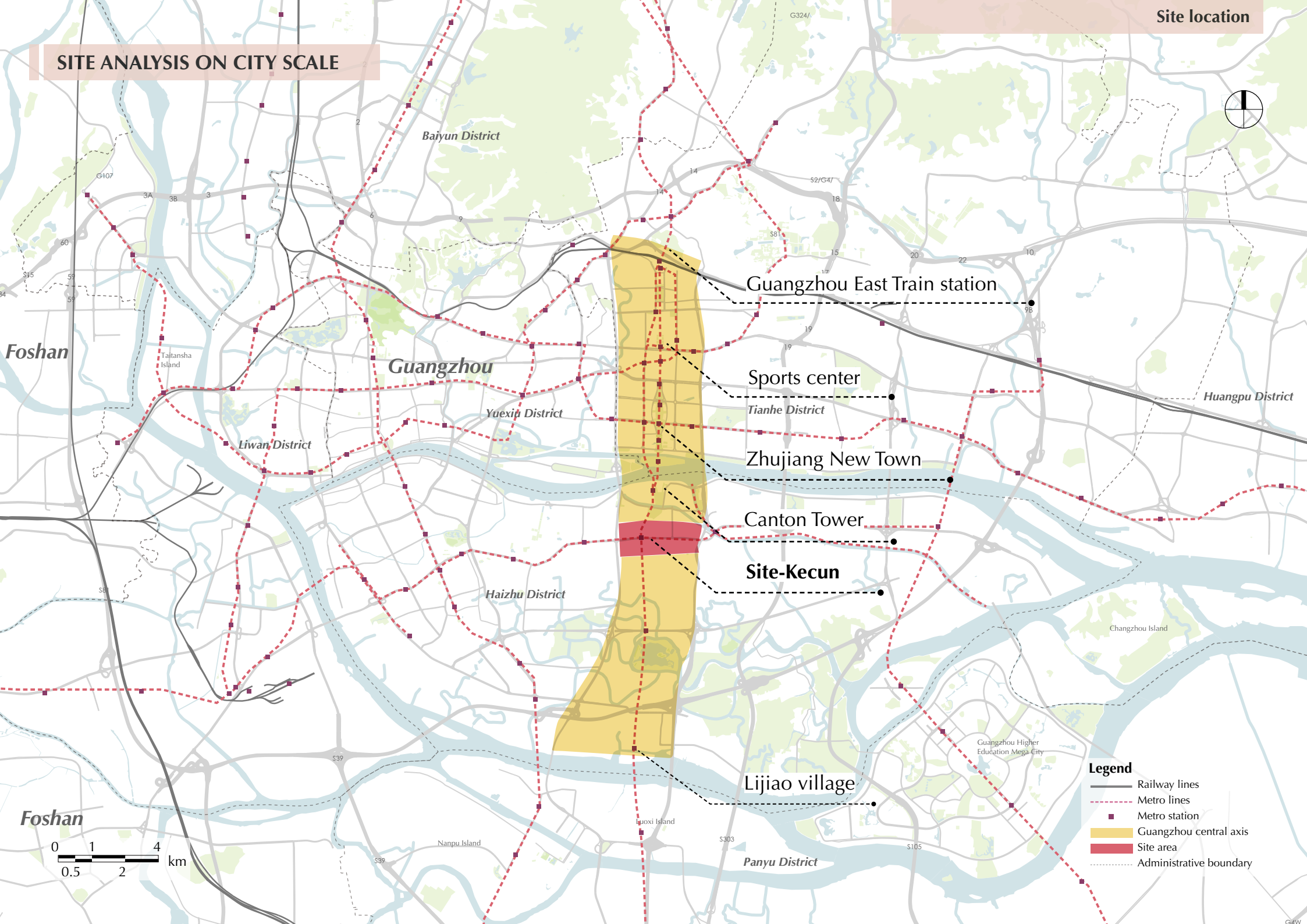


SITE ANALYSIS ON CITY SCALE

site area-Kecun



SITE ANALYSIS ON CITY SCALE



Guangzhou East Train station

Sports center

Zhujiang New Town

Canton Tower

Site-Kecun

Lijiao village

Baiyun District

Guangzhou

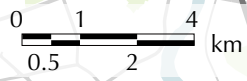
Yuexiu District

Haizhu District

Panyu District

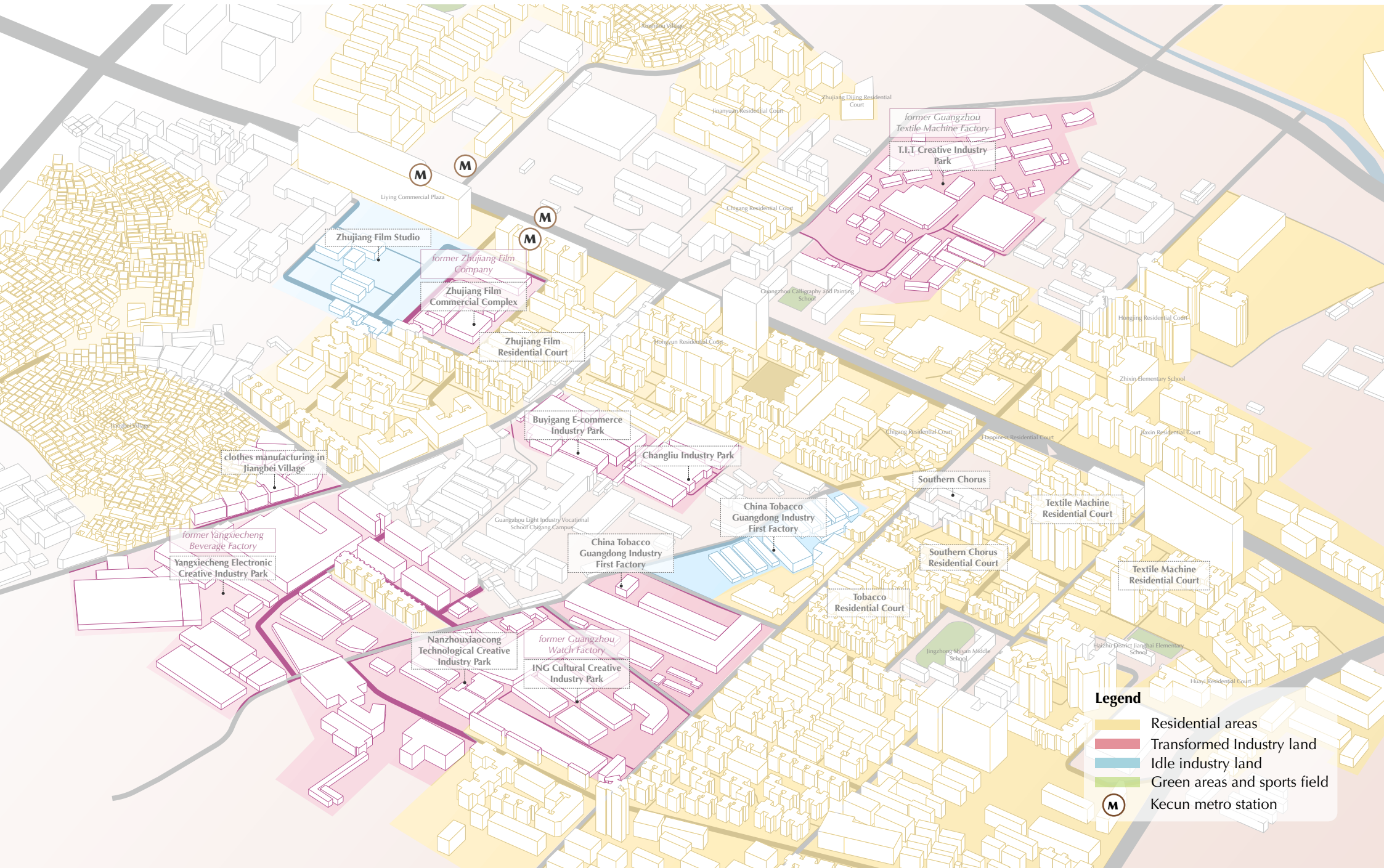
Foshan

Foshan



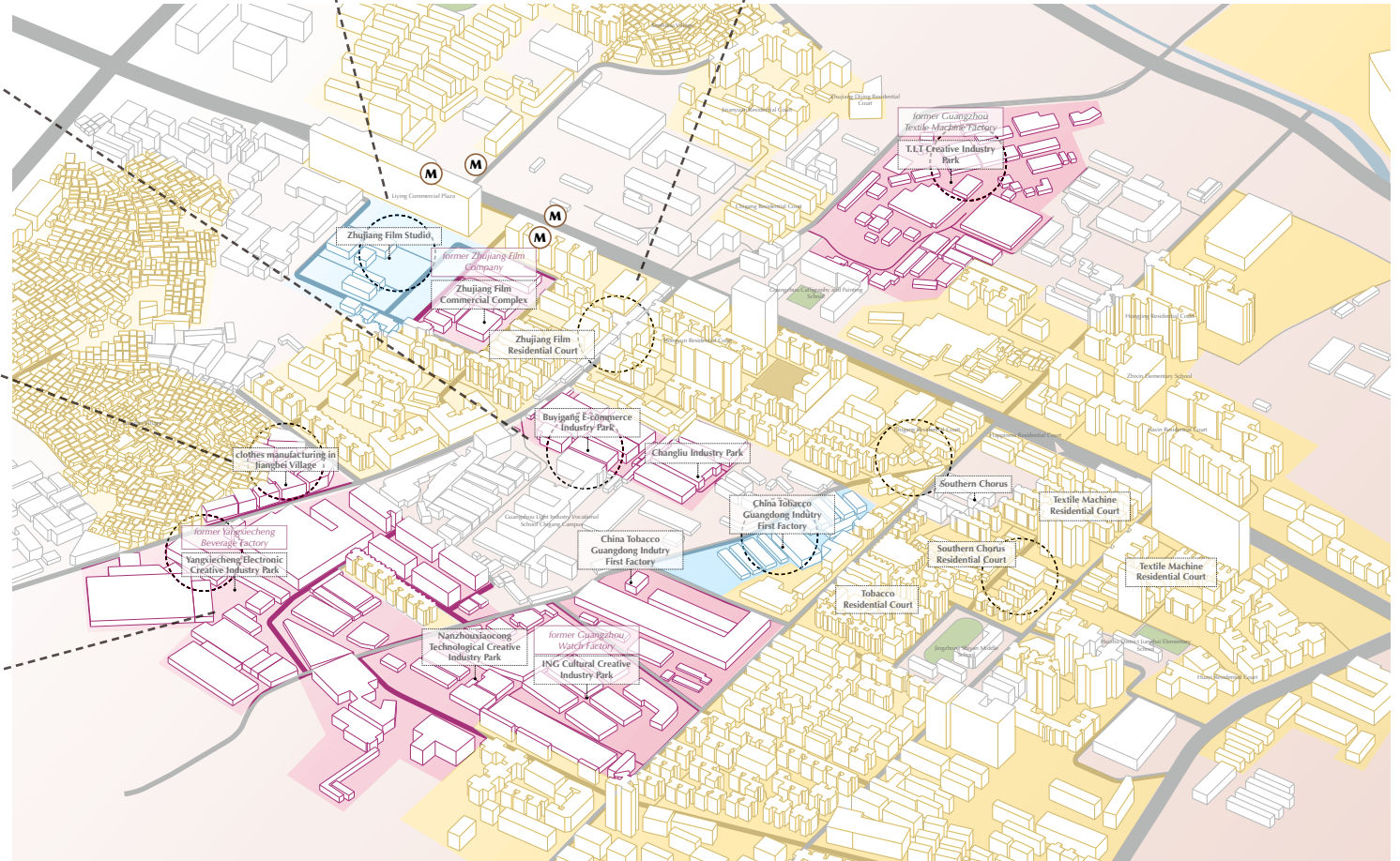
- Legend**
- Railway lines
 - - - Metro lines
 - Metro station
 - Guangzhou central axis
 - Site area
 - Administrative boundary

SITE ANALYSIS ON LOCAL SCALE

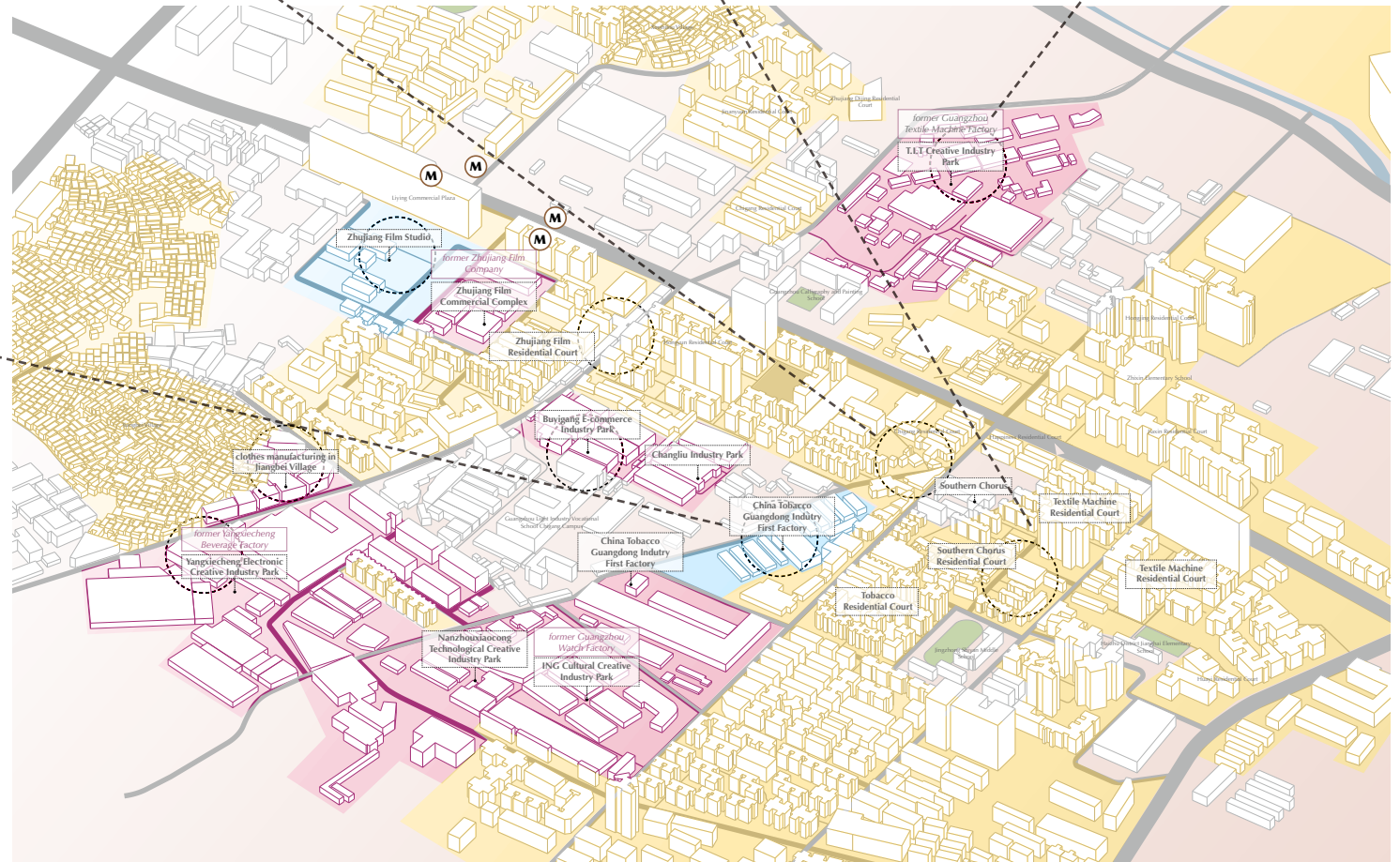


- Legend**
- Residential areas
 - Transformed Industry land
 - Idle industry land
 - Green areas and sports field
 - Keacun metro station

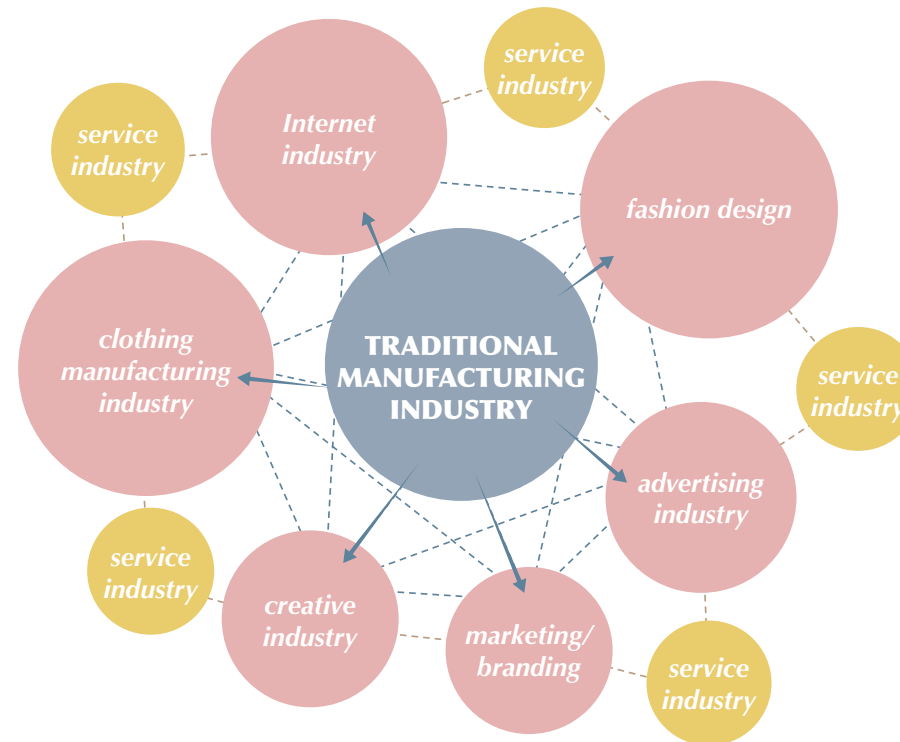
SITE ANALYSIS ON LOCAL SCALE



SITE ANALYSIS ON LOCAL SCALE



Conceptual network of industry transformation in site area



Source: author

New industries are emerging from transforming former Danwei factories. Local economies are mutually supporting each other in a network.

SITE ANALYSIS ON LOCAL SCALE



PUBLIC SPACE

Is the space that can be publicly used, and mostly publicly owned.

Road

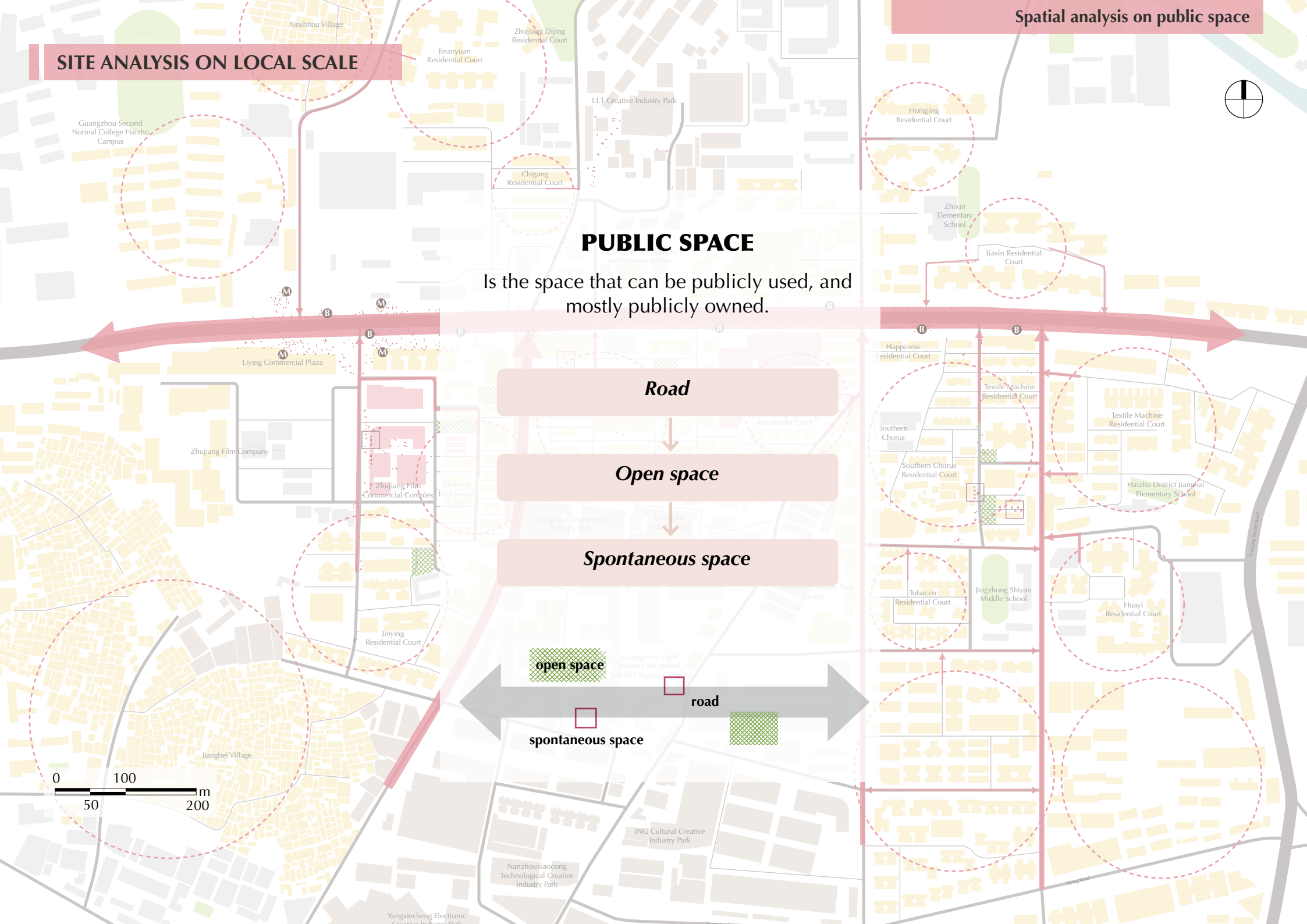
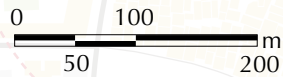
Open space

Spontaneous space

open space

road

spontaneous space



Guangzhou Second Normal College Haizhu Campus

Xinshitou Village

Jinyuan Residential Court

Zhujiang Dijing Residential Court

T.I.T Creative Industry Park

Chigang Residential Court

Hongjing Residential Court

Zhixin Elementary School

Jiaxin Residential Court

Liyang Commercial Plaza

Road

Open space

Spontaneous space

open space

road

spontaneous space

Zhujiang Film Company

Zhujiang Film Commercial Complex

Jinying Residential Court

Jiangbei Village

ING Cultural Creative Industry Park

Nanzhouxiaocong Technological Creative Industry Park

Yangxicheng Electronic Creative Industry Park

Happiness Residential Court

Textile Machine Residential Court

Southern Chorus

Southern Chorus Residential Court

Textile Machine Residential Court

Textile Machine Residential Court

Haizhu District Jianghai Elementary School

Tobacco Residential Court

Jingzhong Shiyuan Middle School

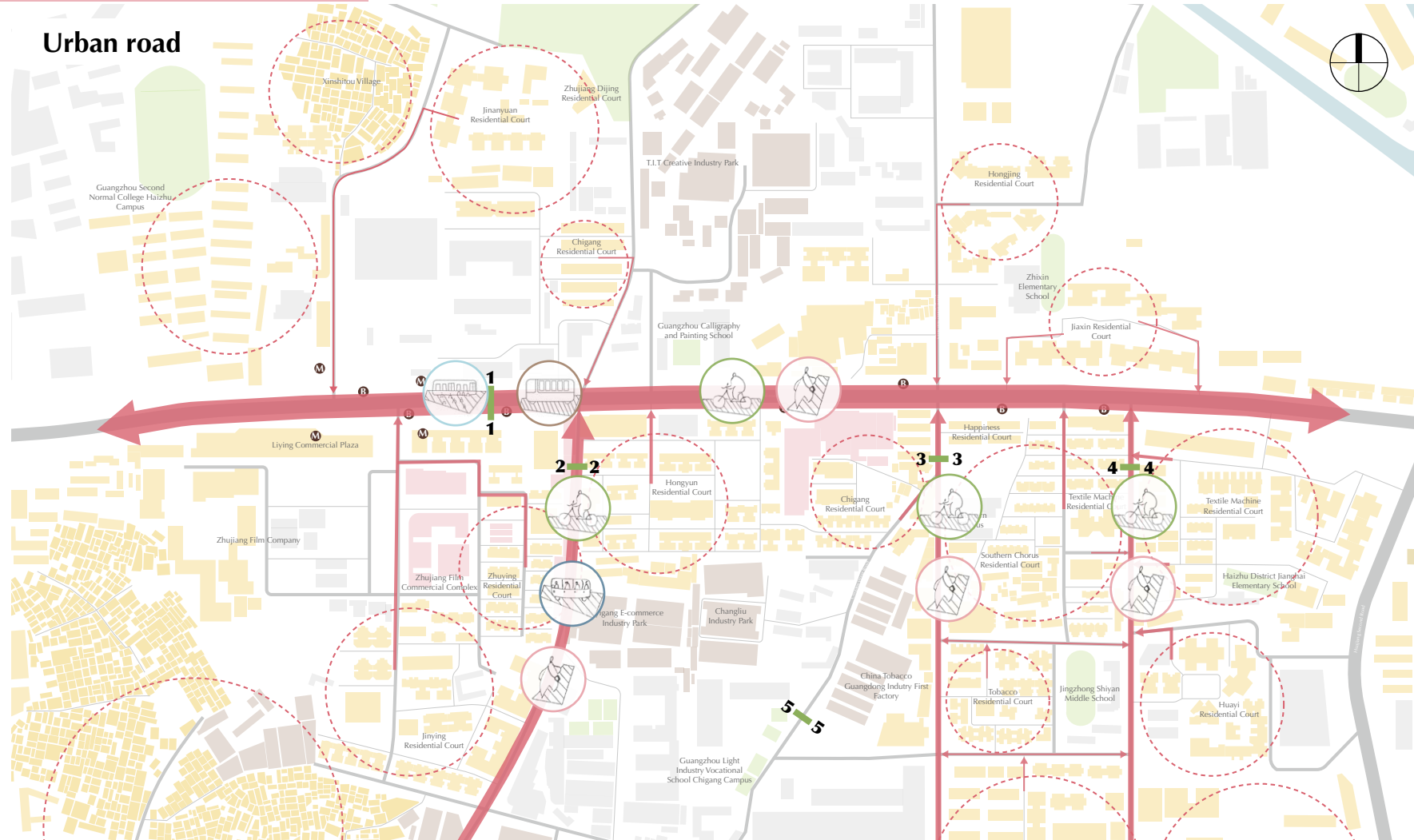
Huayi Residential Court

ING Cultural Creative Industry Park

Nanzhouxiaocong Technological Creative Industry Park

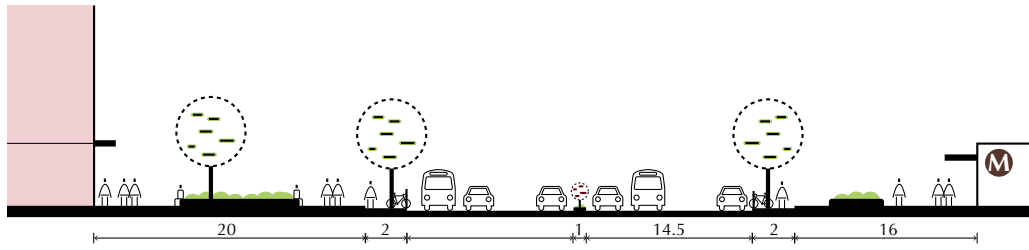
Yangxicheng Electronic Creative Industry Park

SITE ANALYSIS ON LOCAL SCALE

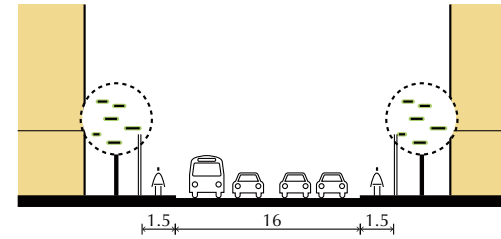


Traffic flows mainly come from residential areas and people working in this area.

SITE ANALYSIS ON LOCAL SCALE



1-1 Xingang Mid-road



4-4 Chigang East Road

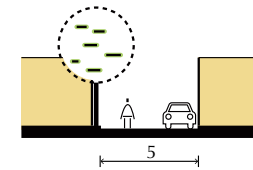


walk rest



walk talk stand

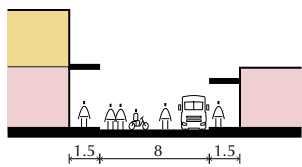
cycling walk



5-5 Chigang West Road



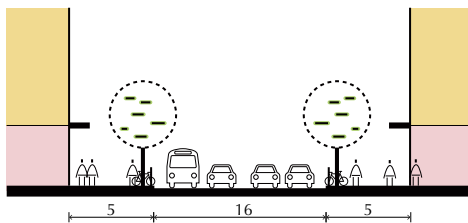
parking walk parking



2-2 Yiyuan South Road



wait&sit walk talk rest



3-3 Chigang Road



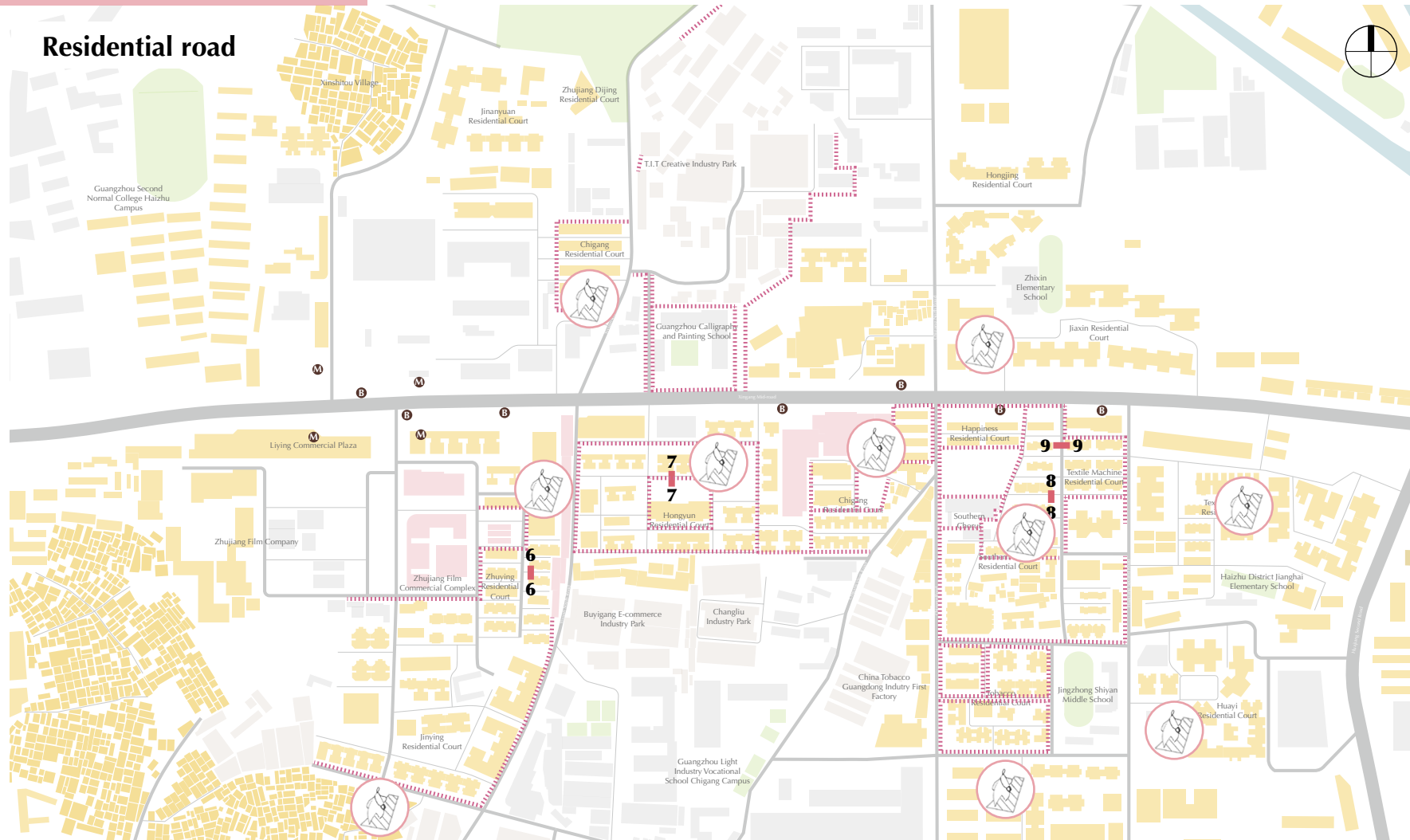
walk wait&sit stand&talk

Ground floor openness is an essential element for a lively, walkable and safe street.

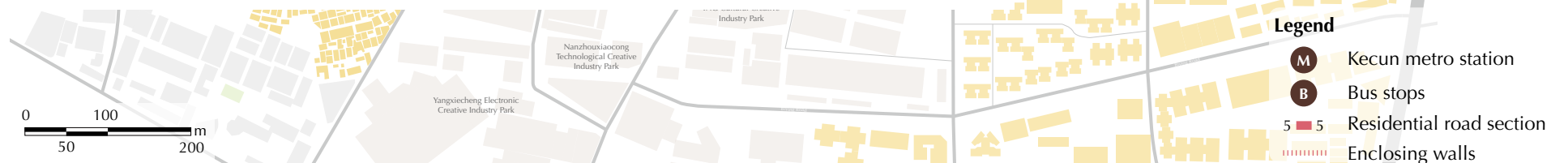
Legend

- commercial
- residential

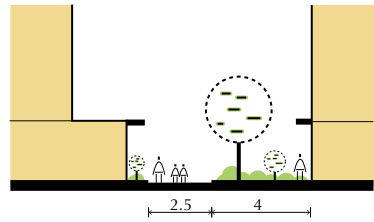
SITE ANALYSIS ON LOCAL SCALE



People mostly walk in residential areas. Some paths are barred by enclosing fences.



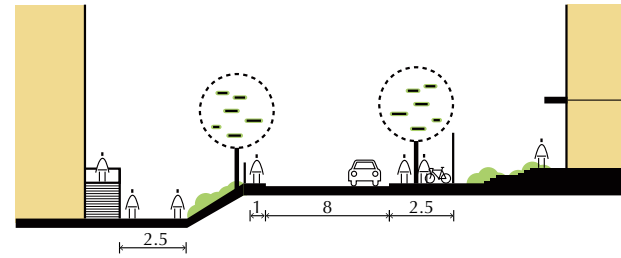
SITE ANALYSIS ON LOCAL SCALE



4-4



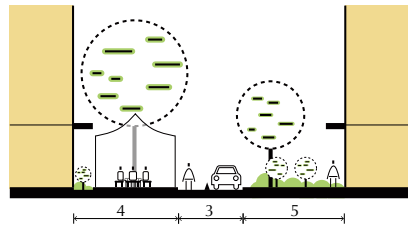
PLAY WALK



6-6



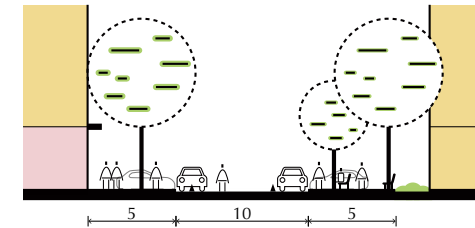
WALK STAND TALK PARKING



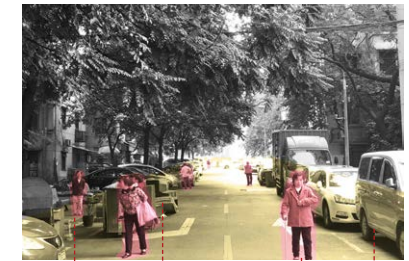
5-5



PLAY STAND PARKING



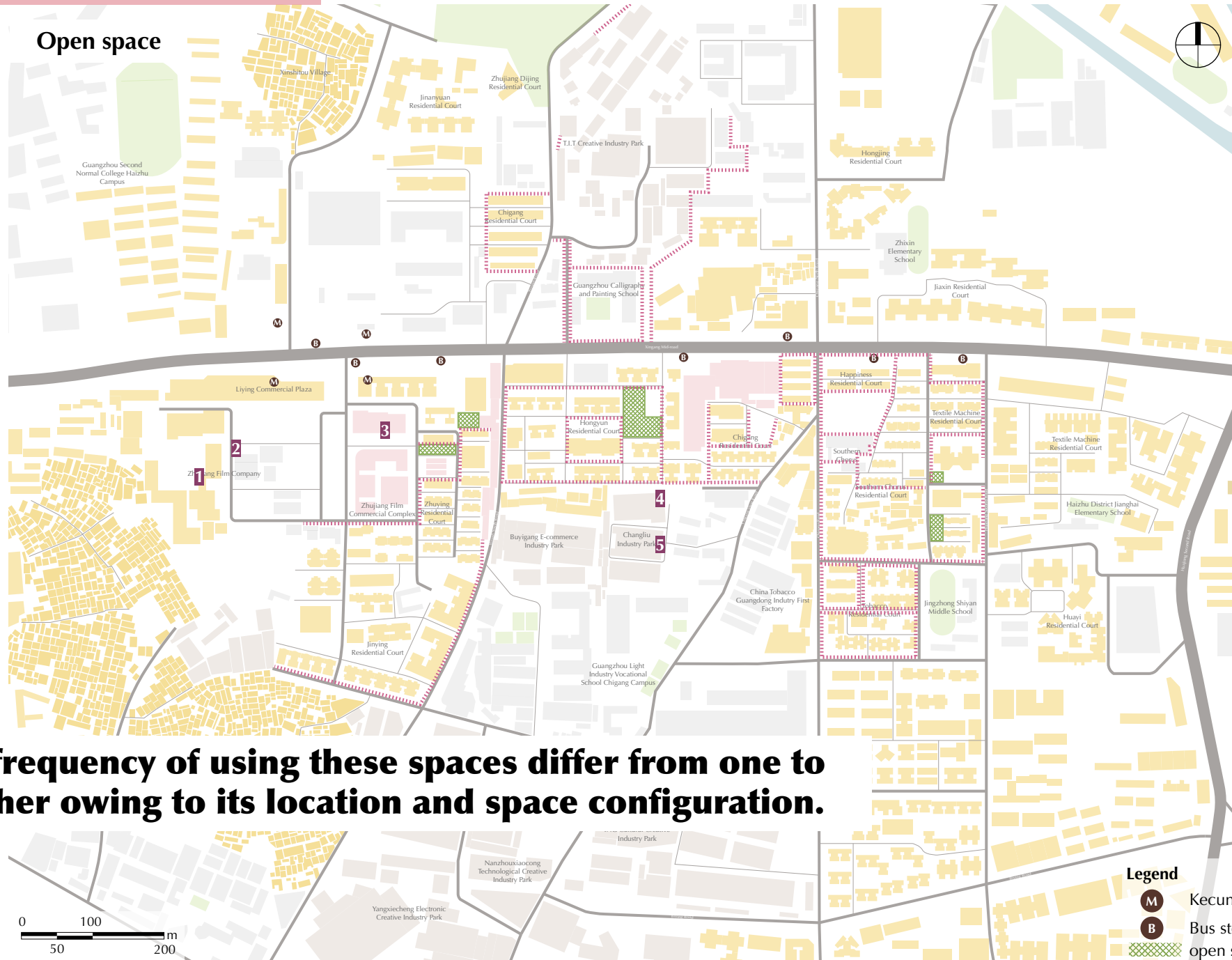
7-7



STAND ENCLOSING SPACE WALK PARKING

The conflicts of elderly people taking rest, pedestrians walking and parking are shown in the use of public space.

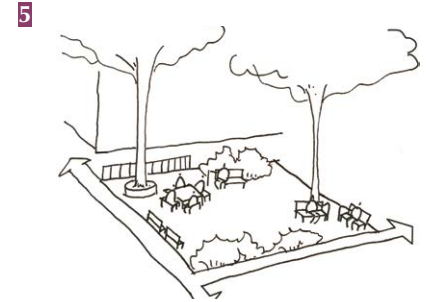
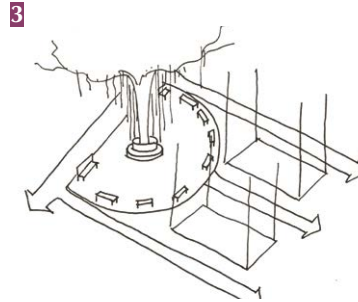
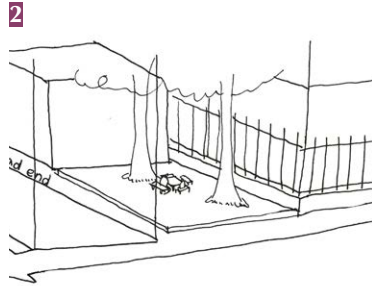
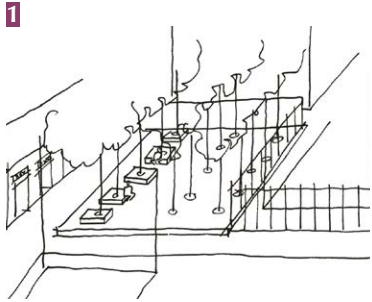
SITE ANALYSIS ON LOCAL SCALE



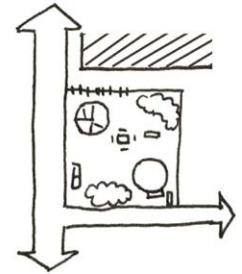
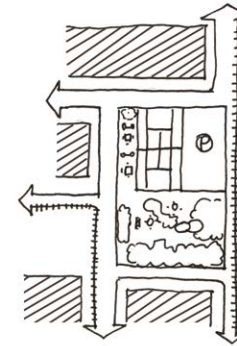
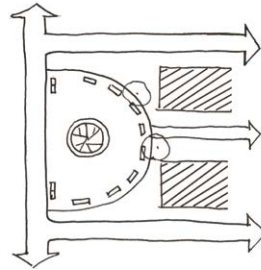
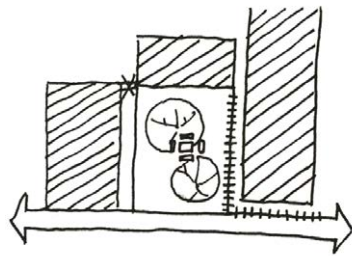
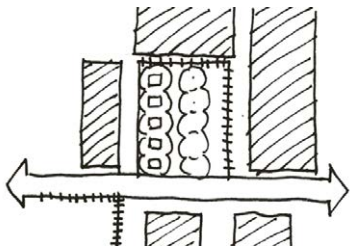
The frequency of using these spaces differ from one to another owing to its location and space configuration.

SITE ANALYSIS ON LOCAL SCALE

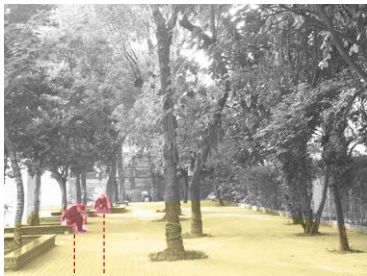
space configuration-isometric image



space configuration



photo



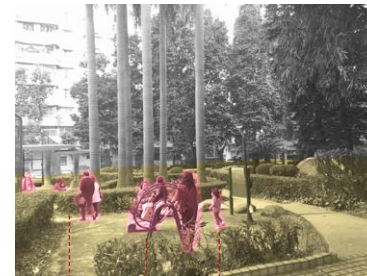
SIT&REST



SIT&REST



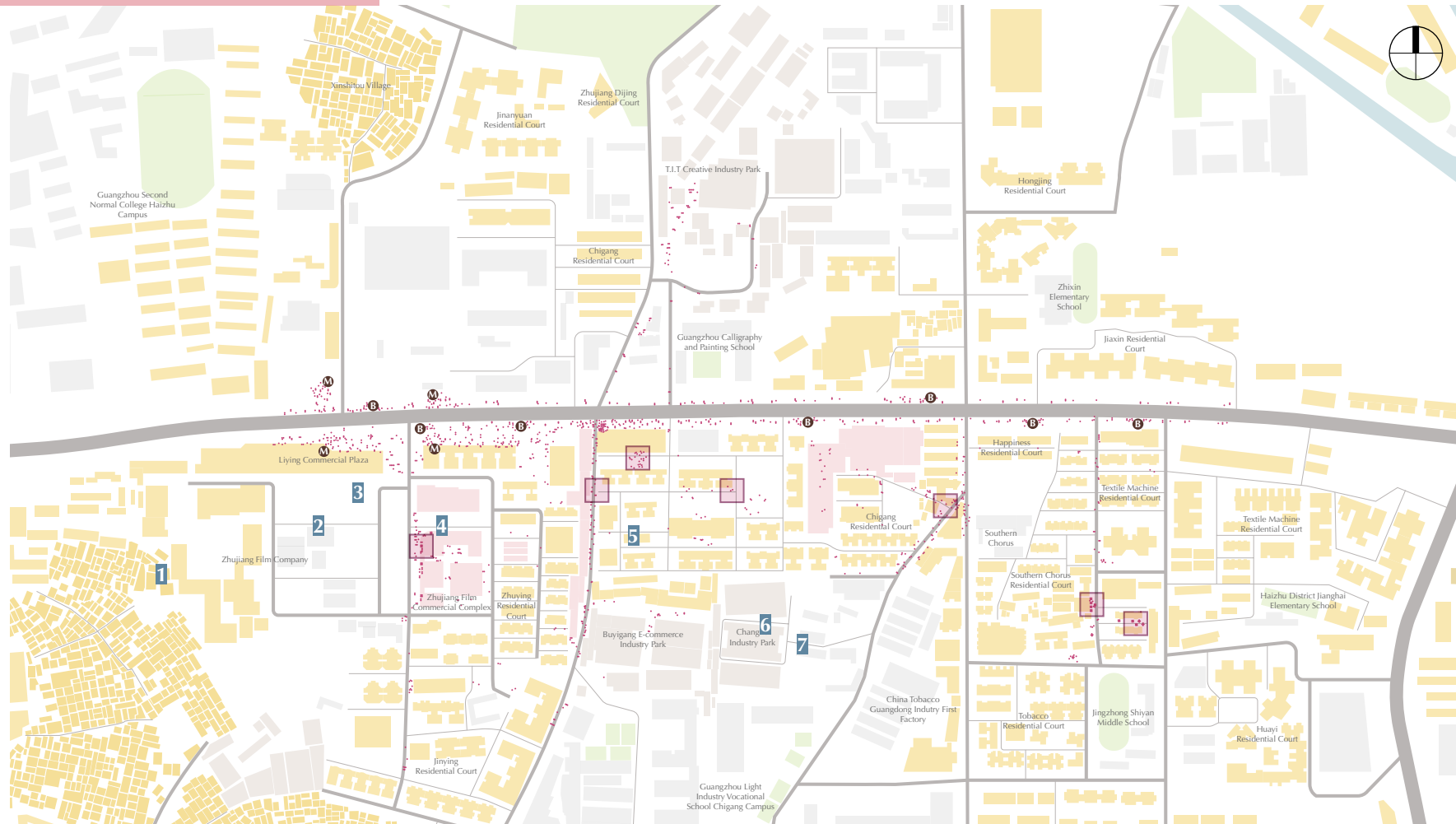
WALK SIT&TALK PLAY



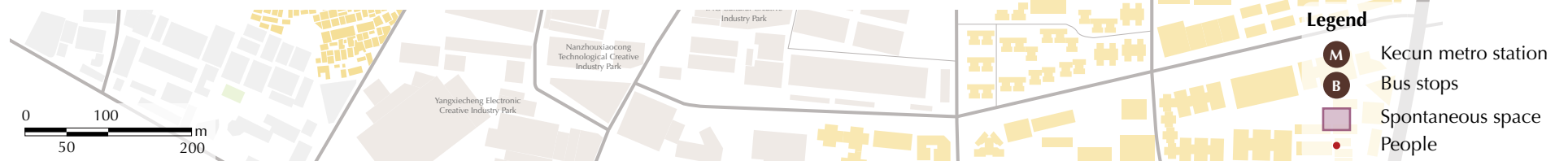
PLAY SIT&REST



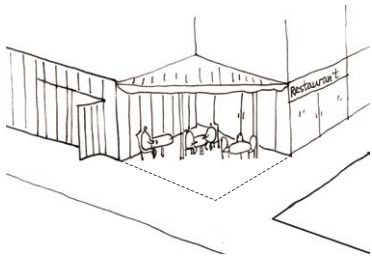
SITE ANALYSIS ON LOCAL SCALE



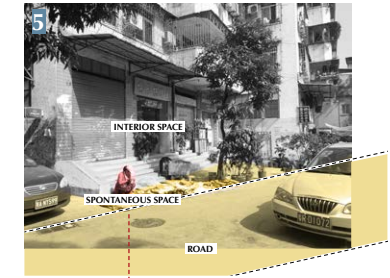
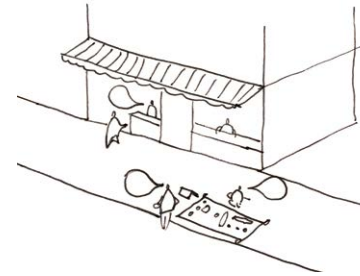
Spontaneous spaces are created by users, therefore representing clearly their spatial demand and daily pattern.



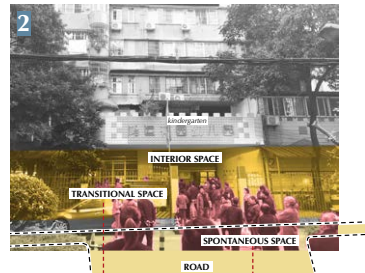
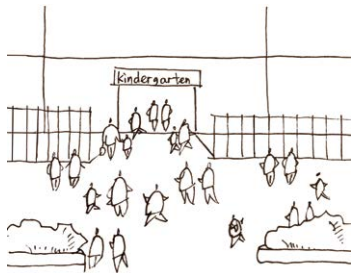
SITE ANALYSIS ON LOCAL SCALE



EAT

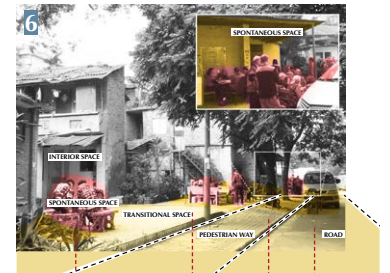
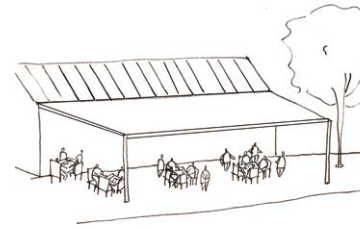


SELL



WAIT/TALK

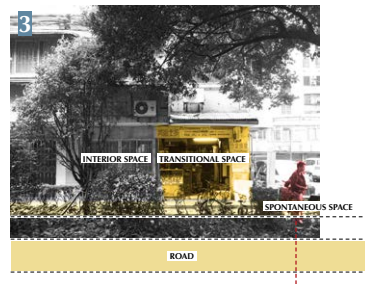
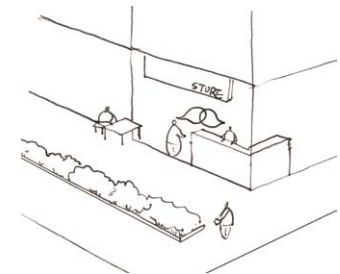
WAIT/TALK



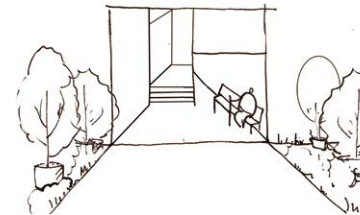
SIT/TALK

SIT/PLAY

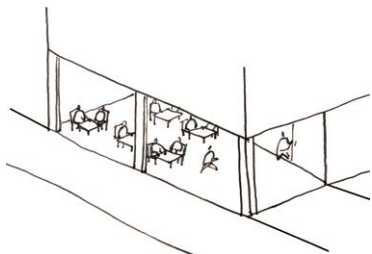
ENCLOSING SPACE



TALK



SIT/REST

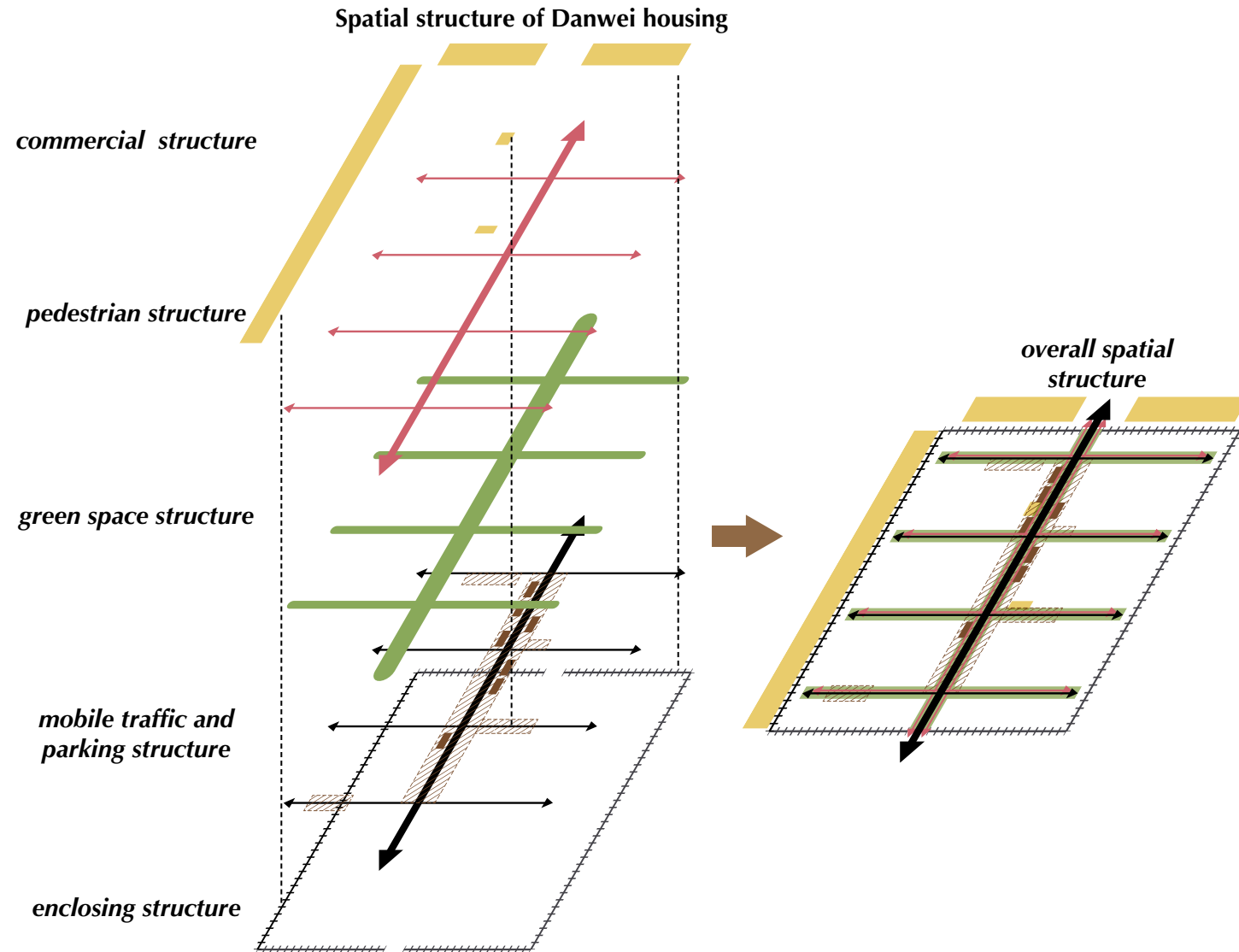


EAT/TALK

REST/SUPERVISE KIDS

Good public space should be flexible to include different activities to happen.

SITE ANALYSIS ON LOCAL SCALE



Conflicts of using public space have asked Danwei housing to improve walkability, connection to public transport, parking for cars and bicycles, open space for activities, mixed functions such as gym, convenience store and teahouse for different residents.

SITE ANALYSIS ON LOCAL SCALE

Theoretical framework

Site analysis

Visions

Conclusions 1:
There are conflicts between interests of upper scale and lower scale in urban renewal.

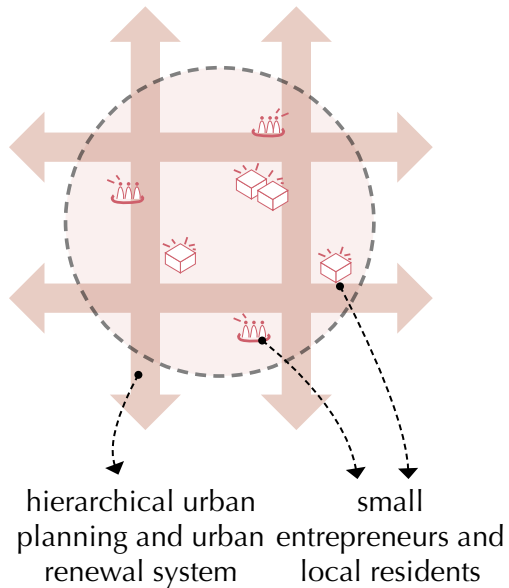
Conclusions 2:
There are conflicts between flow of movement and place.

Vision 1:
To cultivate and motivate the development of local economy.

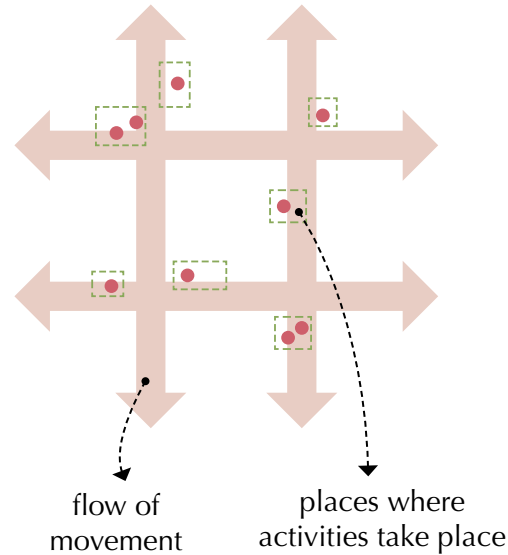
Vision 2:
To alleviate spatial conflicts in public space and improve the level of livability.

There are conflicts between network and individuals.

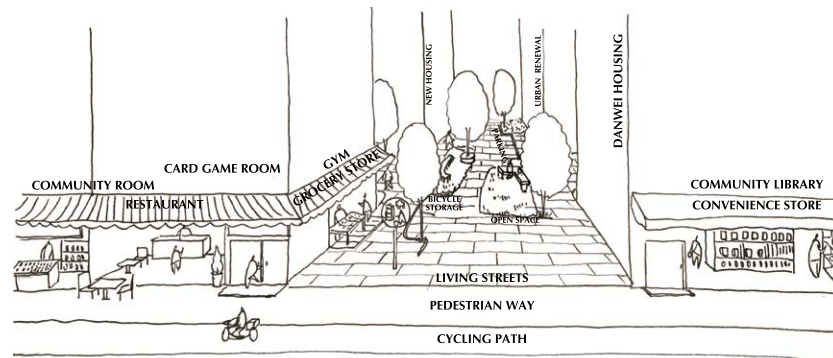
/from the large scale/



/from the local scale/



Determine overall guiding principles



What strategies can be explored in multiple scales to achieve the visions?

STRATEGIES

Guiding principles of different target groups

/specific principles/

Level of governance scale	Elderly people	Young starters
City	walking environment	convenient commuting job opportunities housing affordability cycling environment
Neighborhood	necessary facilities more public space walking environment	necessary facilities more public space walking and cycling environment
Building	age-friendly housing	more dwelling type options



+

Spatial analysis

/site area/

Institutional analysis

/site area/

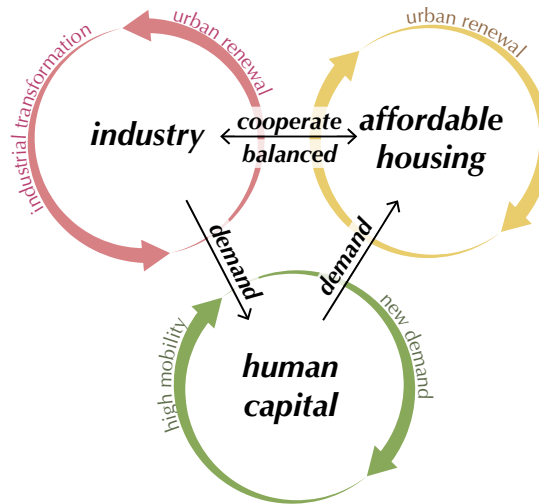
Principles of spatial intervention

/design principles/

Institutions to motivate

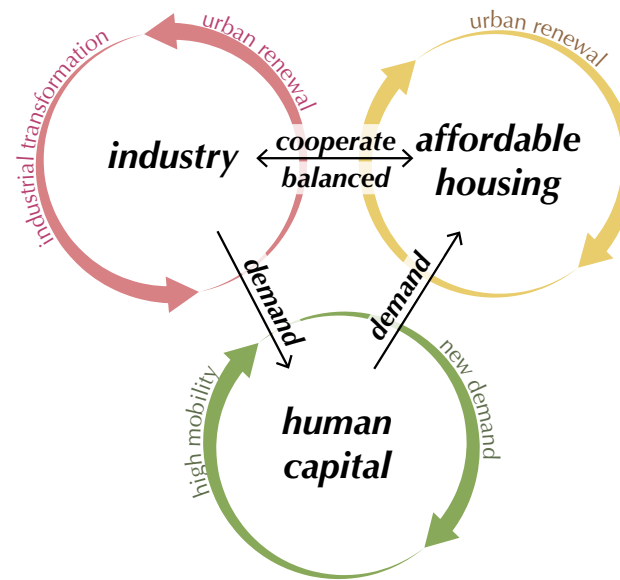
/Institutional suggestions/

Enhancing & Supporting



Source: author

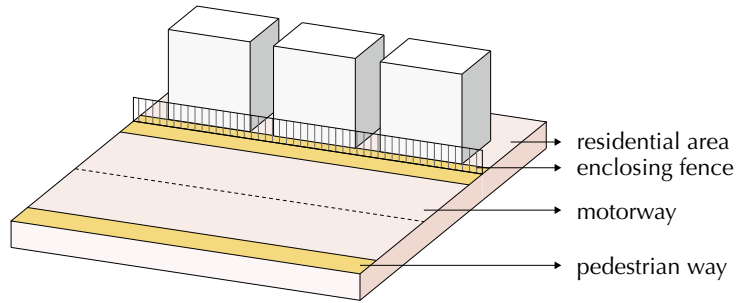
a new industry-housing-human capital relationship



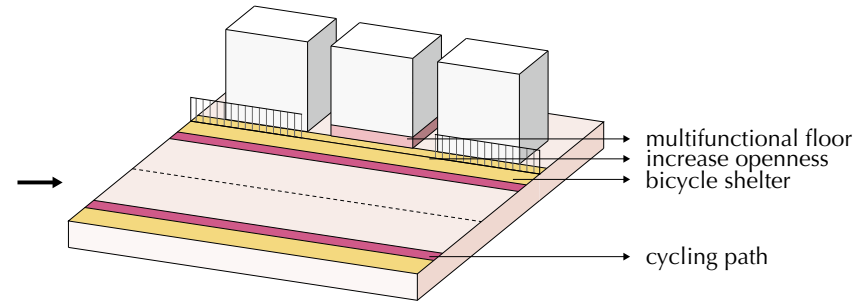
The vision is based on bottom-up collaboration mode in urban renewal to create a cooperated and balanced relationship between industry, affordable housing in urban development and urban renewal.

City scale of governance

Current situation

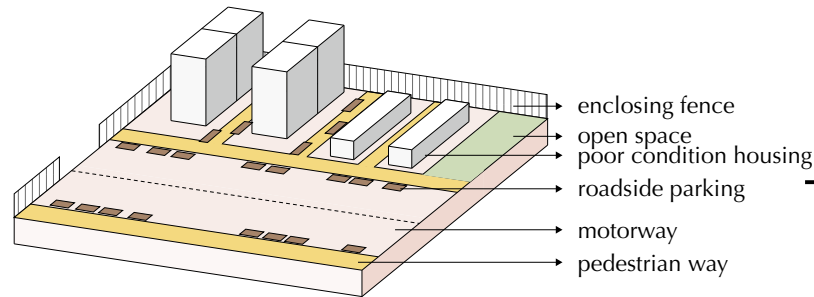


Urban design guidance

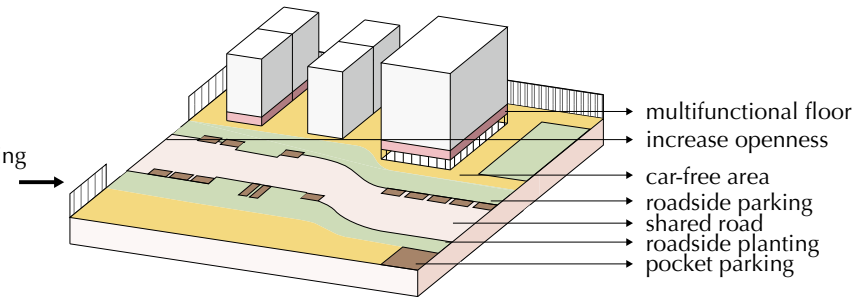


Neighborhood scale of governance

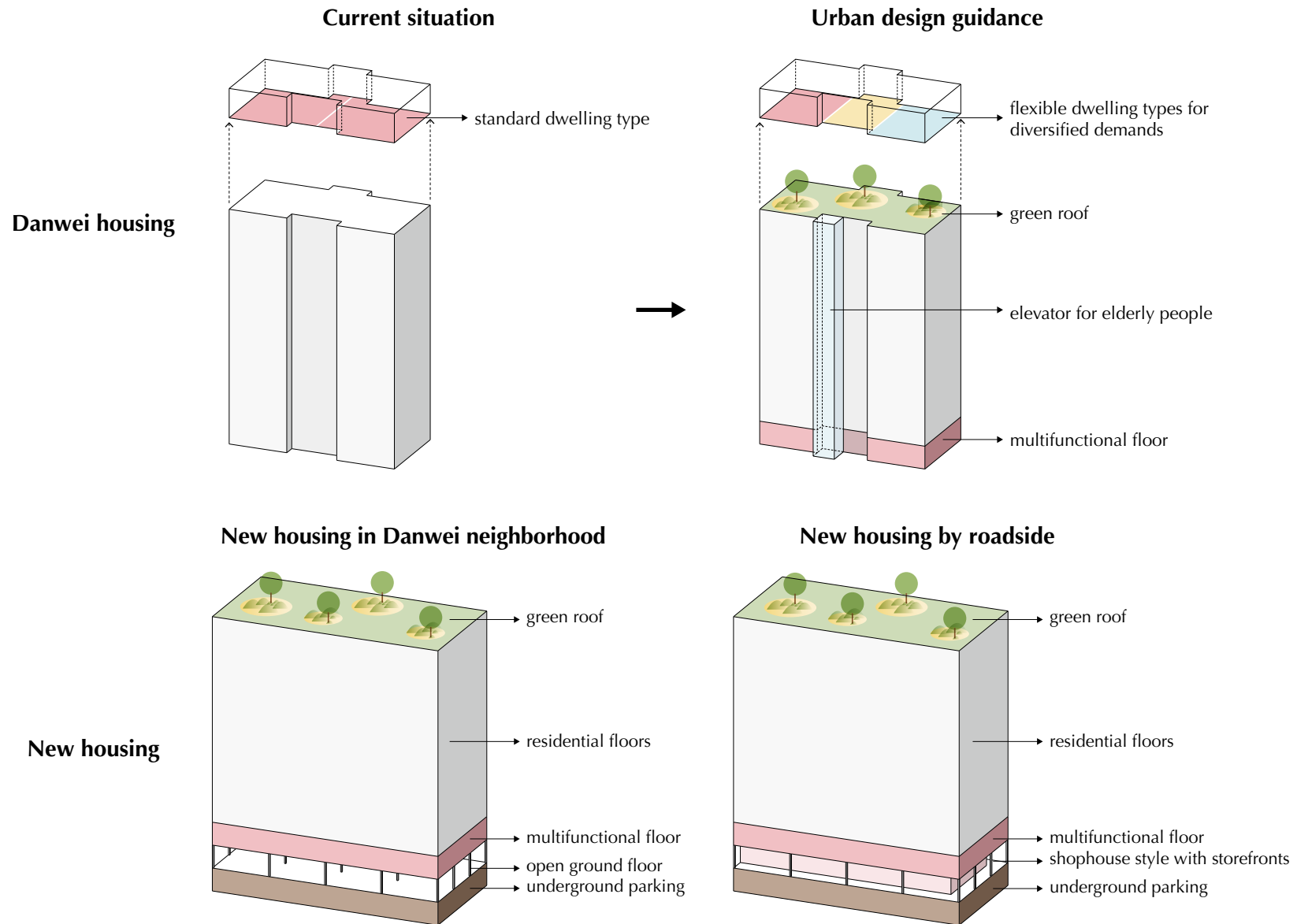
Current situation



Urban design guidance



Building scale of governance



STRATEGIES

Baiyun District

HISTORICAL CENTRAL AXIS

Historical district with authentic Cantonese culture experience.

Liwan District

NEW CENTRAL AXIS

Modern and global Guangzhou urban experience.

Tianhe District

NEW CENTRAL AXIS EXTENSION

Creative, livable and green urban experience.

Haizhu District

Panyu District

Strategies on city scale

Positioning of the New Central Axis

POSITIONING

new positioning based on the modern and contemporary industrial culture that reflects the Haizhu identity

Huangpu District

GOALS

INDUSTRIAL TRANSFORMATION

support high-tech, low-carbon industry, creative new industries in industrial transformation

promote creative urban renewal mode and multiple collaboration in industrial transformation and old residential areas upgrade

LIVING QUALITY

improve living quality in old residential areas by urban renewal

increase public rental housing supply

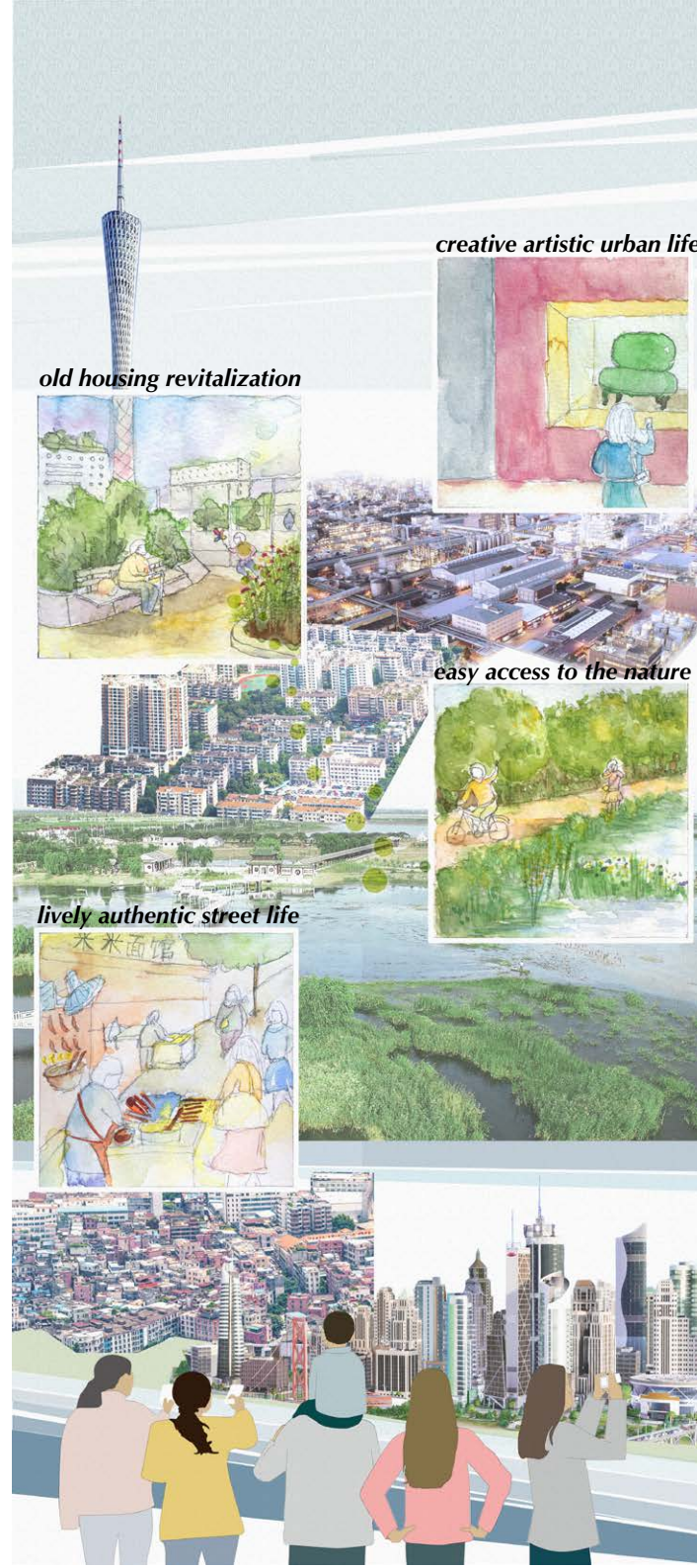
SPATIAL QUALITY

more open space

INFRASTRUCTURE

improve cycling infrastructure

improve public transport accessibility

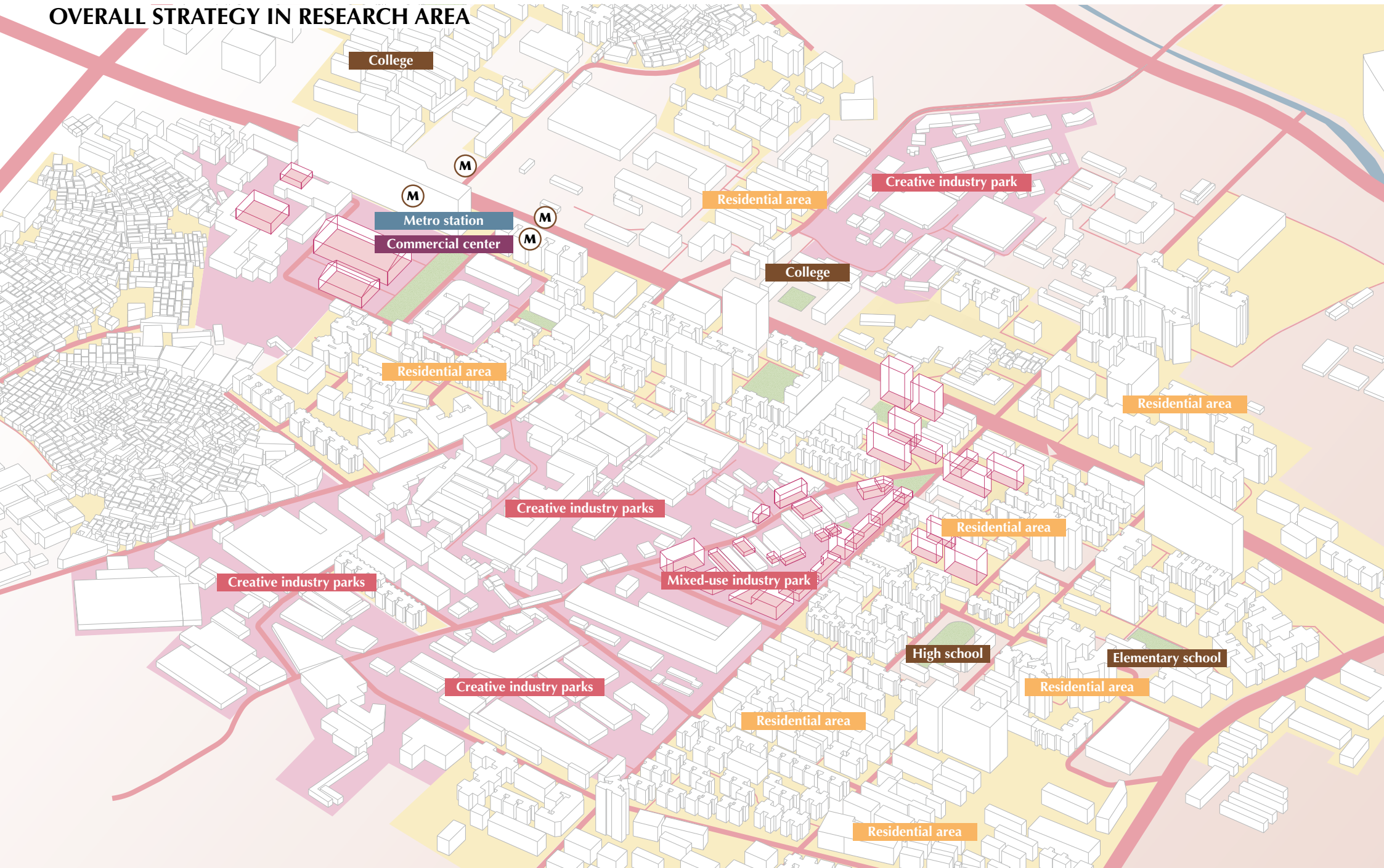


A new city center with diversified experiences, from modern CBD, to natural park, to authentic street taste.

New Central Axis south section vision image

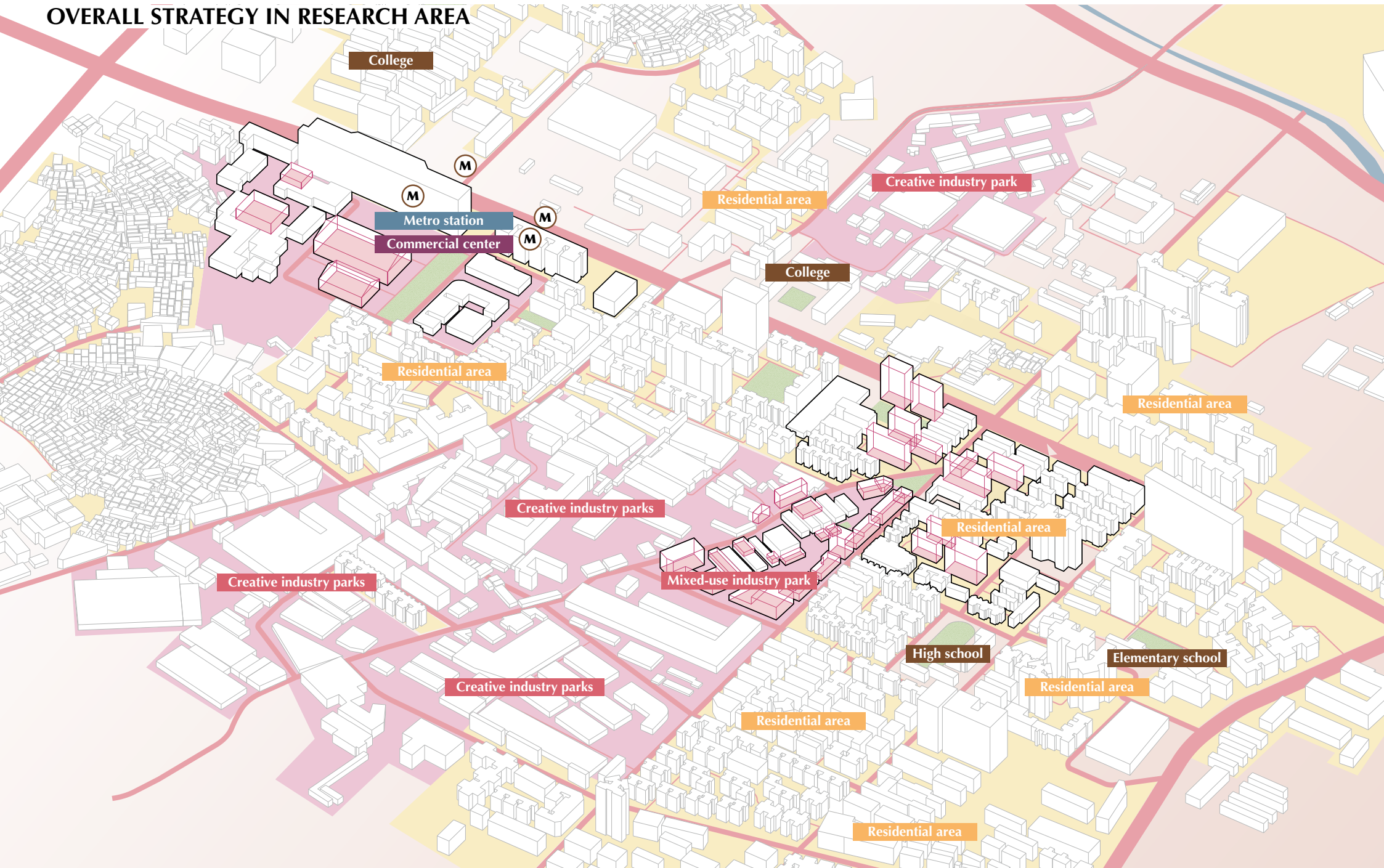
STRATEGIES

OVERALL STRATEGY IN RESEARCH AREA



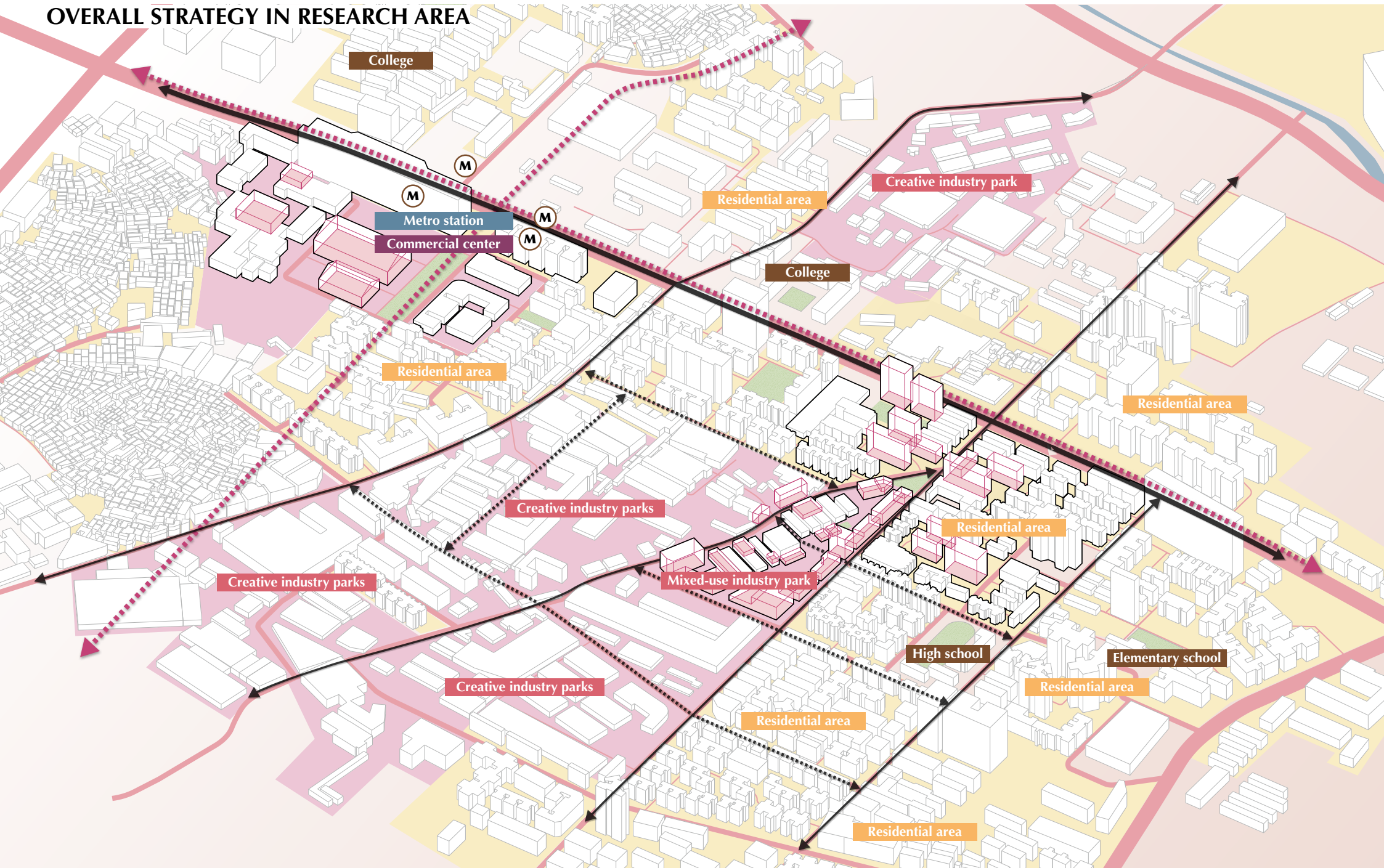
STRATEGIES

OVERALL STRATEGY IN RESEARCH AREA



STRATEGIES

OVERALL STRATEGY IN RESEARCH AREA



College

Metro station
Commercial center

Residential area

Creative industry park

College

Residential area

Residential area

Creative industry parks

Residential area

Creative industry parks

Mixed-use industry park

High school

Elementary school

Creative industry parks

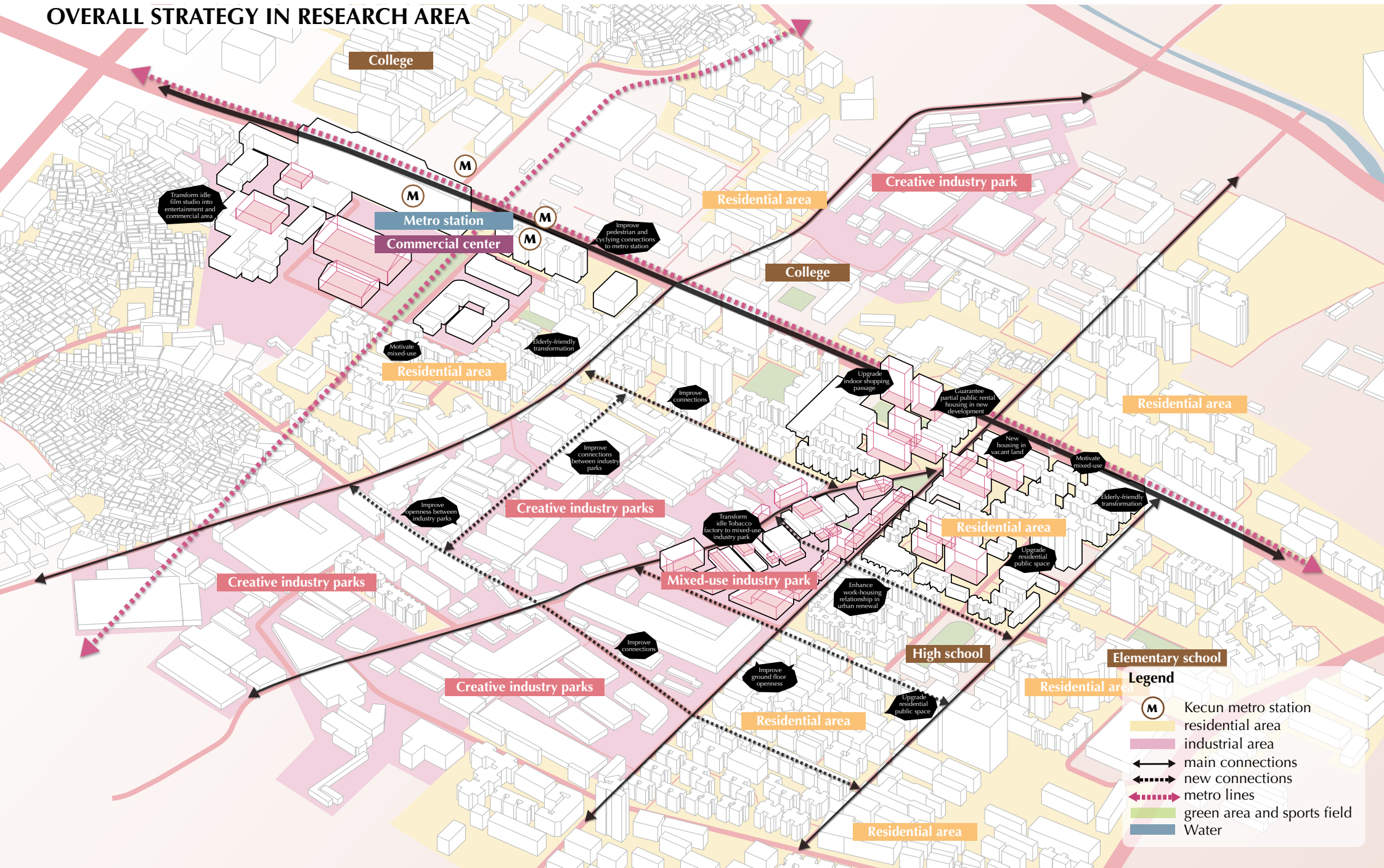
Residential area

Residential area

Residential area

STRATEGIES

OVERALL STRATEGY IN RESEARCH AREA

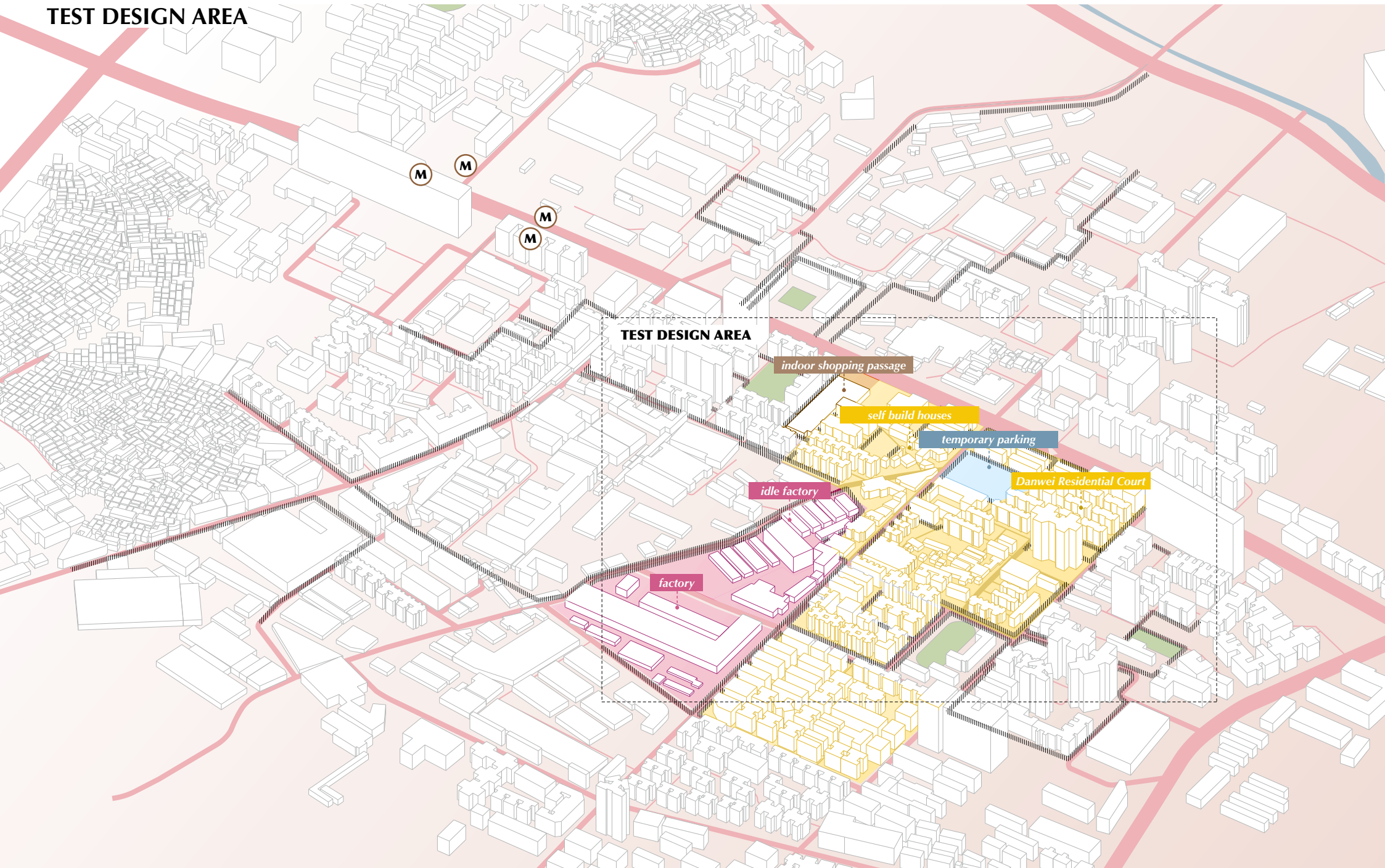


Legend

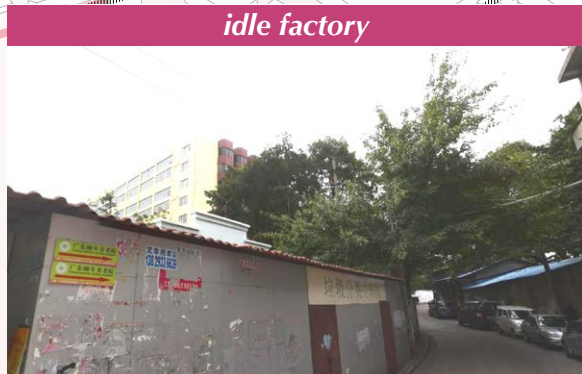
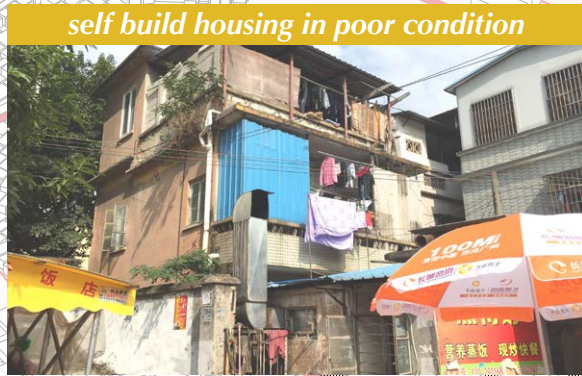
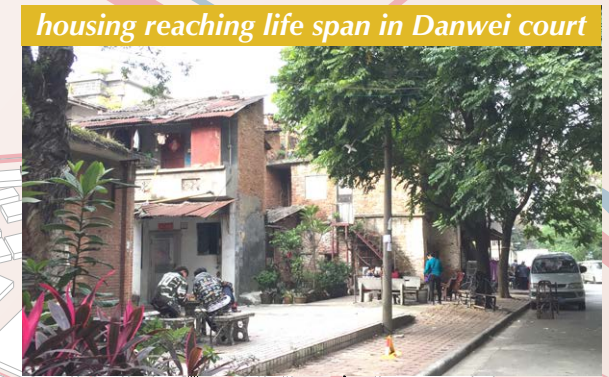
- (M) Kecun metro station
- residential area
- industrial area
- main connections
- new connections
- metro lines
- green area and sports field
- Water

STRATEGIES

TEST DESIGN AREA

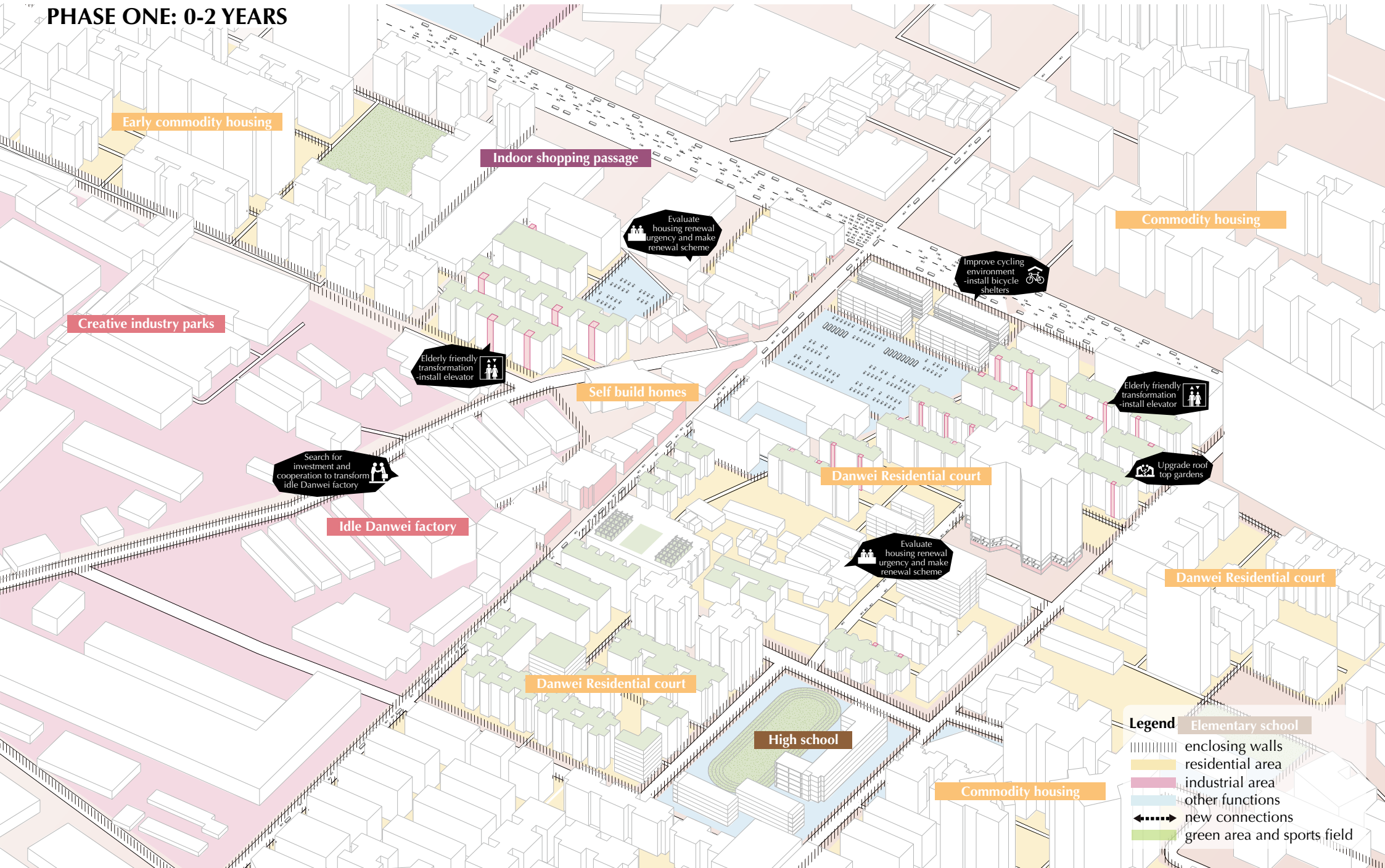


STRATEGIES



STRATEGIES

PHASE ONE: 0-2 YEARS



Early commodity housing

Indoor shopping passage

Commodity housing

Creative industry parks

Self build homes

Danwei Residential court

Idle Danwei factory

Danwei Residential court

High school

Commodity housing

Danwei Residential court

Legend Elementary school

enclosing walls

residential area

industrial area

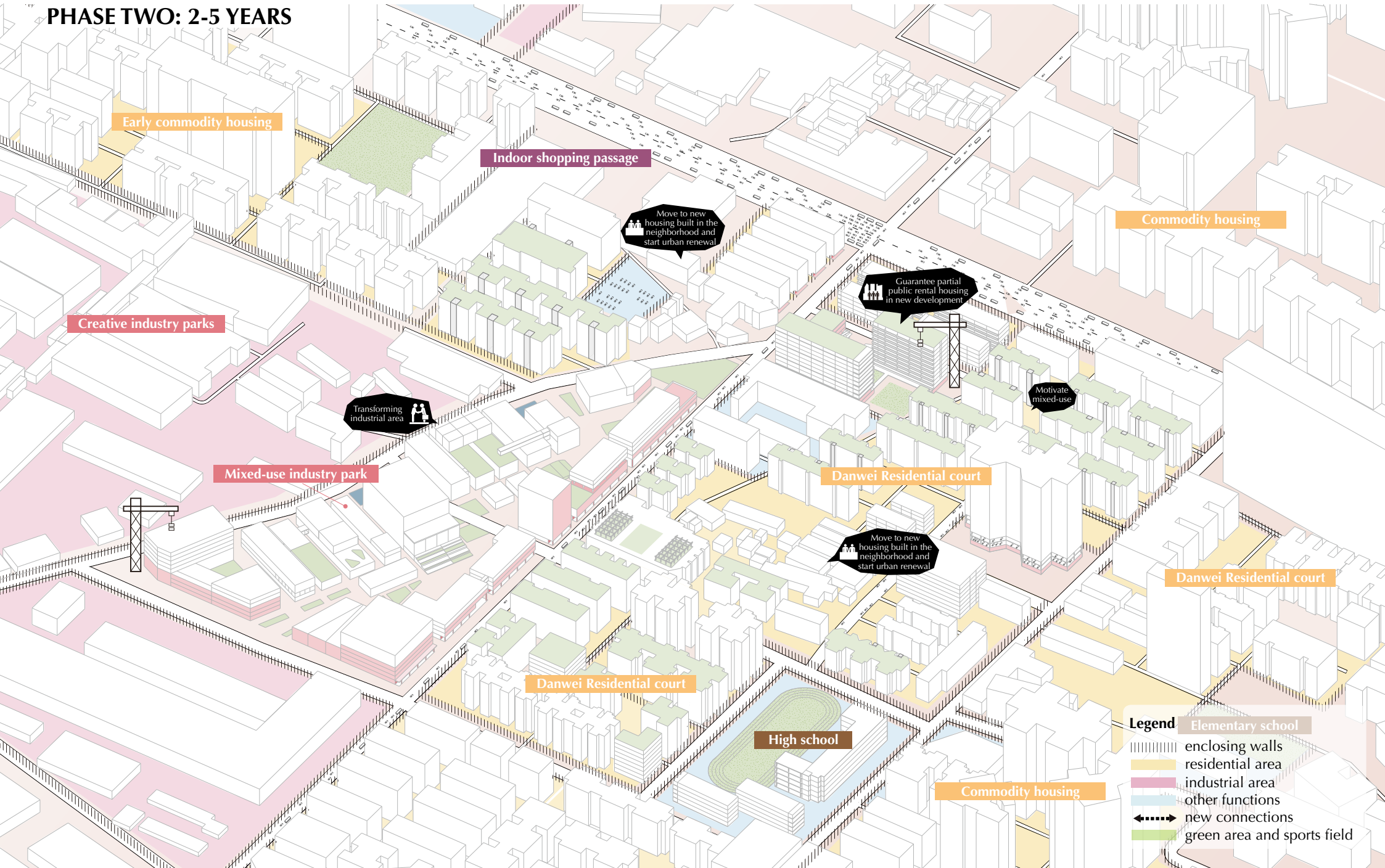
other functions

new connections

green area and sports field

STRATEGIES

PHASE TWO: 2-5 YEARS



Early commodity housing

Indoor shopping passage

Commodity housing

Creative industry parks

Transforming industrial area

Mixed-use industry park

Guarantee partial public rental housing in new development

Motivate mixed-use

Danwei Residential court

Danwei Residential court

Danwei Residential court

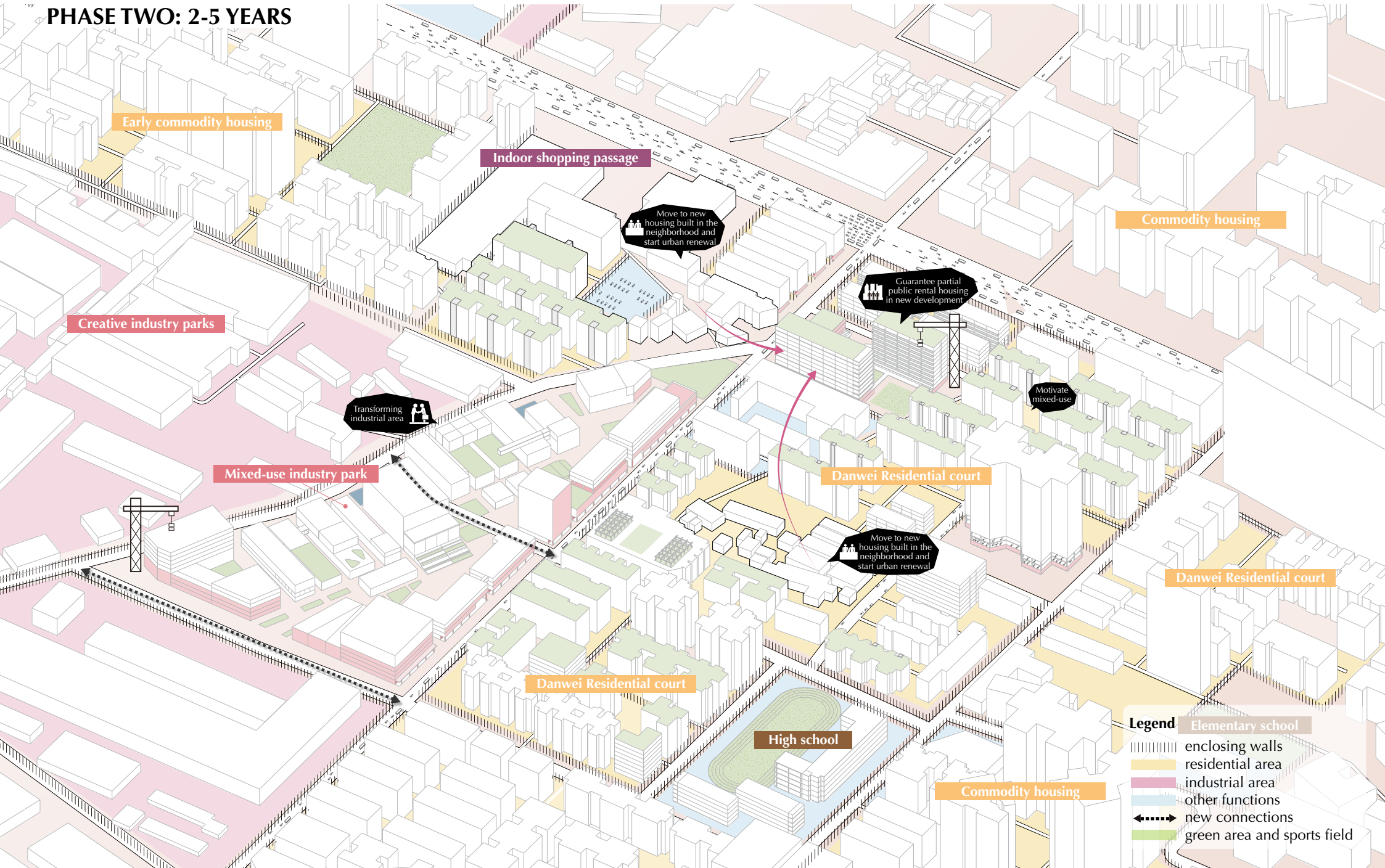
High school

Commodity housing

- Legend**
- Elementary school
 - enclosing walls
 - residential area
 - industrial area
 - other functions
 - new connections
 - green area and sports field

STRATEGIES

PHASE TWO: 2-5 YEARS



Early commodity housing

Indoor shopping passage

Commodity housing

Creative industry parks

Transforming industrial area

Mixed-use industry park

Guarantee partial public rental housing in new development

Motivate mixed-use

Danwei Residential court

Danwei Residential court

Danwei Residential court

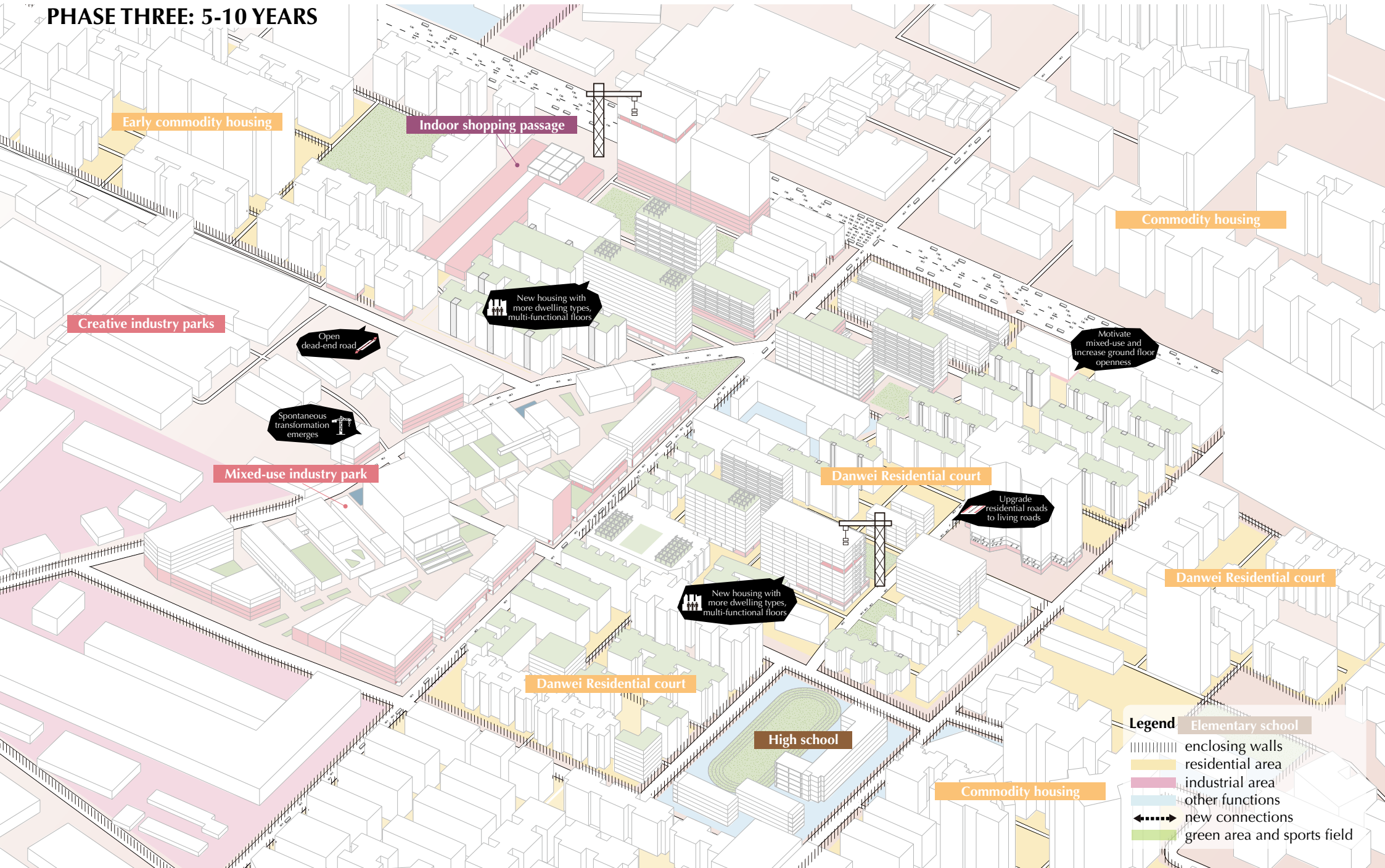
High school

Commodity housing

- Legend**
- Elementary school
 - enclosing walls
 - residential area
 - industrial area
 - other functions
 - new connections
 - green area and sports field

STRATEGIES

PHASE THREE: 5-10 YEARS



Early commodity housing

Indoor shopping passage

Commodity housing

Creative industry parks

New housing with more dwelling types, multi-functional floors

Open dead-end road

Motive mixed-use and increase ground floor openness

Spontaneous transformation emerges

Mixed-use industry park

Danwei Residential court

Upgrade residential roads to living roads

Danwei Residential court

New housing with more dwelling types, multi-functional floors

Danwei Residential court

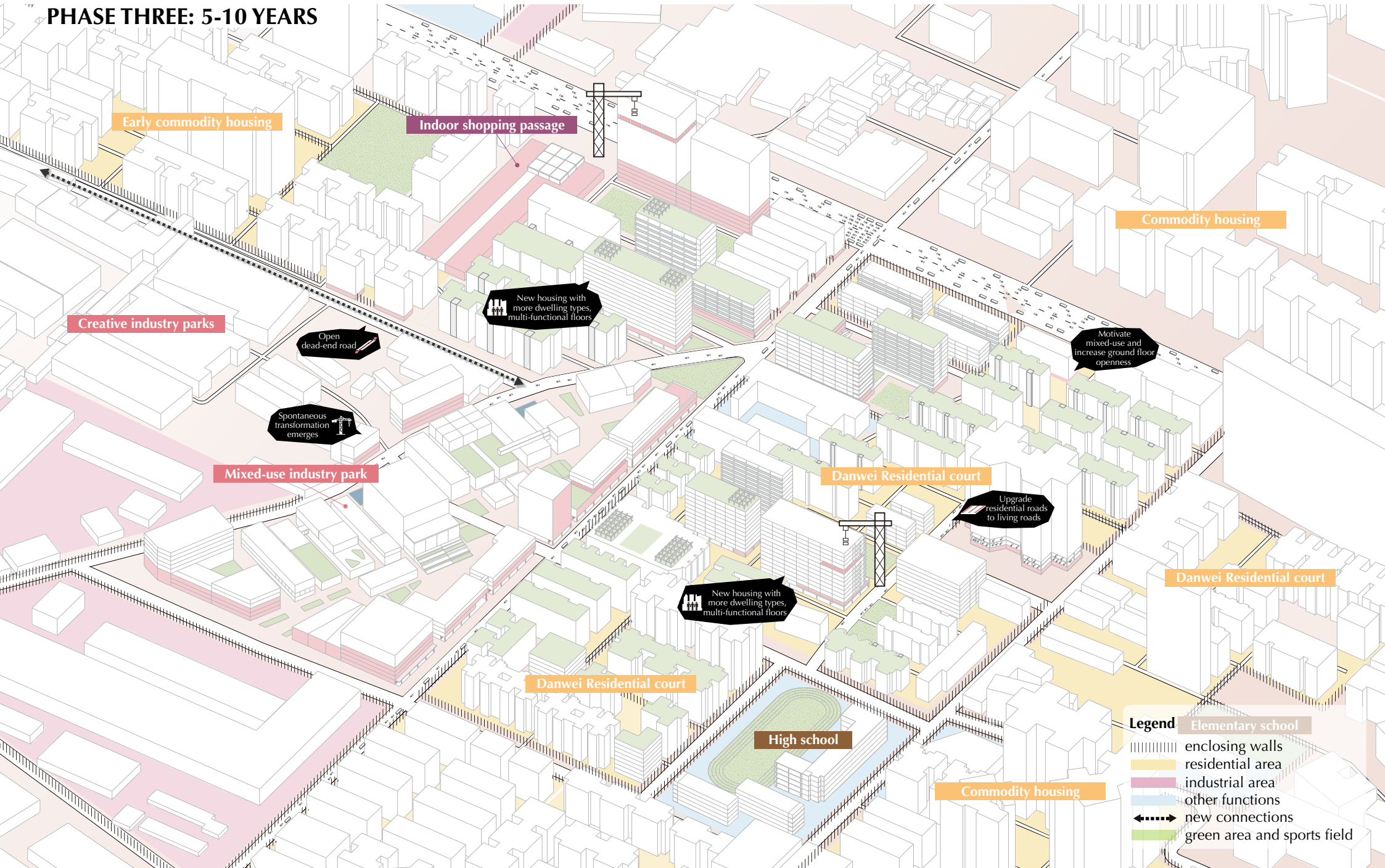
High school

Commodity housing

- Legend**
- Elementary school
 - enclosing walls
 - residential area
 - industrial area
 - other functions
 - new connections
 - green area and sports field

STRATEGIES

PHASE THREE: 5-10 YEARS



Early commodity housing

Indoor shopping passage

Commodity housing

Creative industry parks

New housing with more dwelling types, multi-functional floors

Motive mixed-use and increase ground floor openness

Open dead-end road

Spontaneous transformation emerges

Mixed-use industry park

Danwei Residential court

Upgrade residential roads to living roads

Danwei Residential court

New housing with more dwelling types, multi-functional floors

Danwei Residential court

High school

Commodity housing

- Legend**
- Elementary school
 - enclosing walls
 - residential area
 - industrial area
 - other functions
 - new connections
 - green area and sports field

STRATEGIES



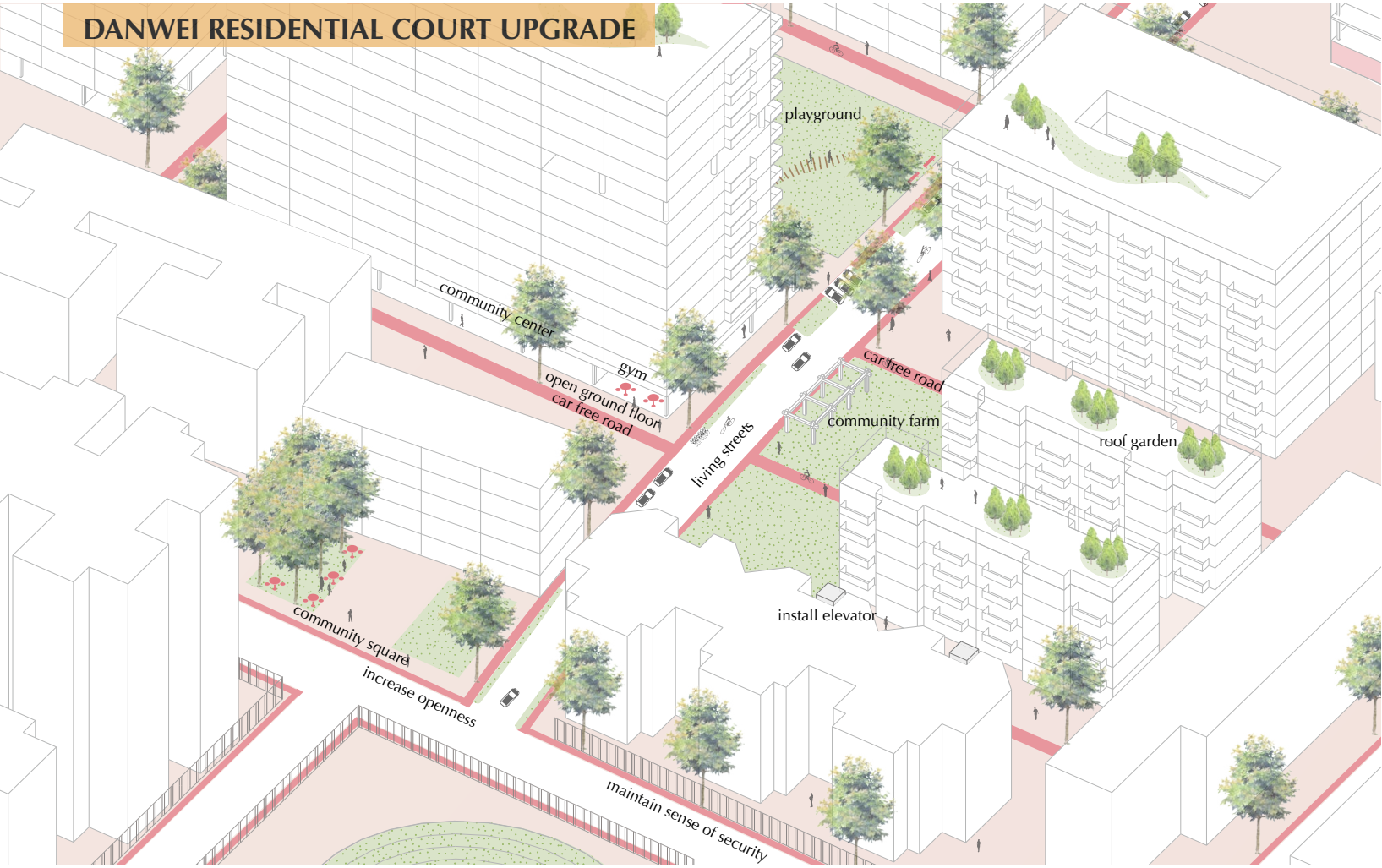
NEW HOUSING

MIXED-USE INDUSTRY PARK

DANWEI RESIDENTIAL COURT

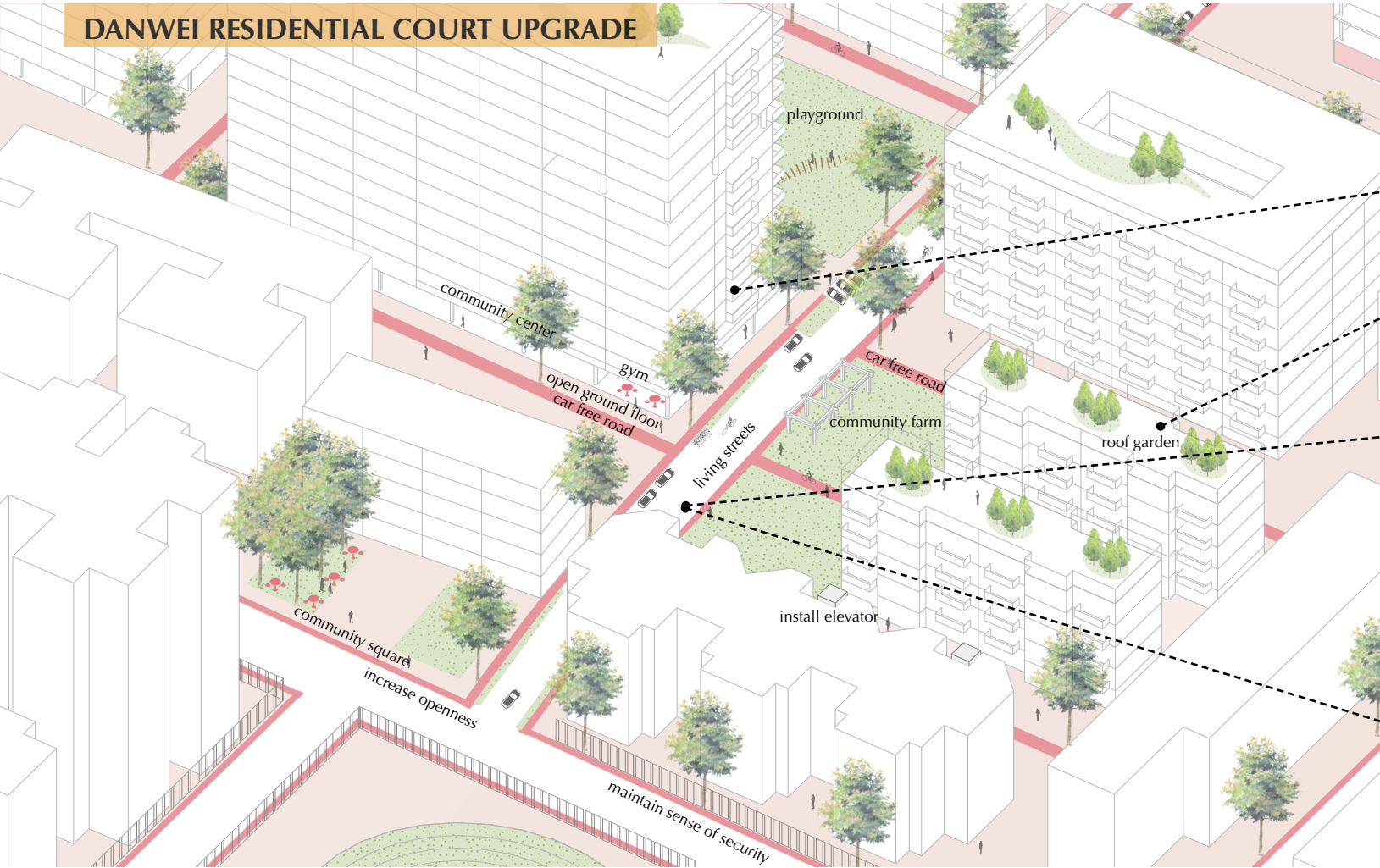
STRATEGIES

DANWEI RESIDENTIAL COURT UPGRADE

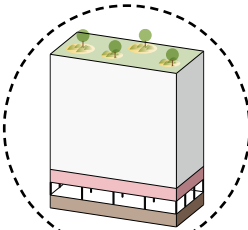


STRATEGIES

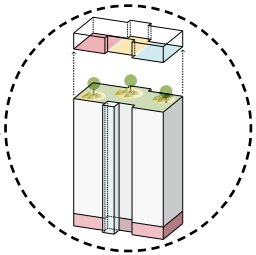
DANWEI RESIDENTIAL COURT UPGRADE



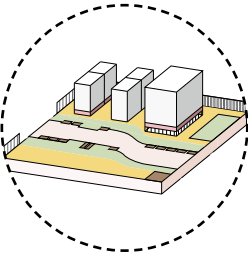
new housing in Danwei neighborhood



housing upgrade



living streets



view from this spot



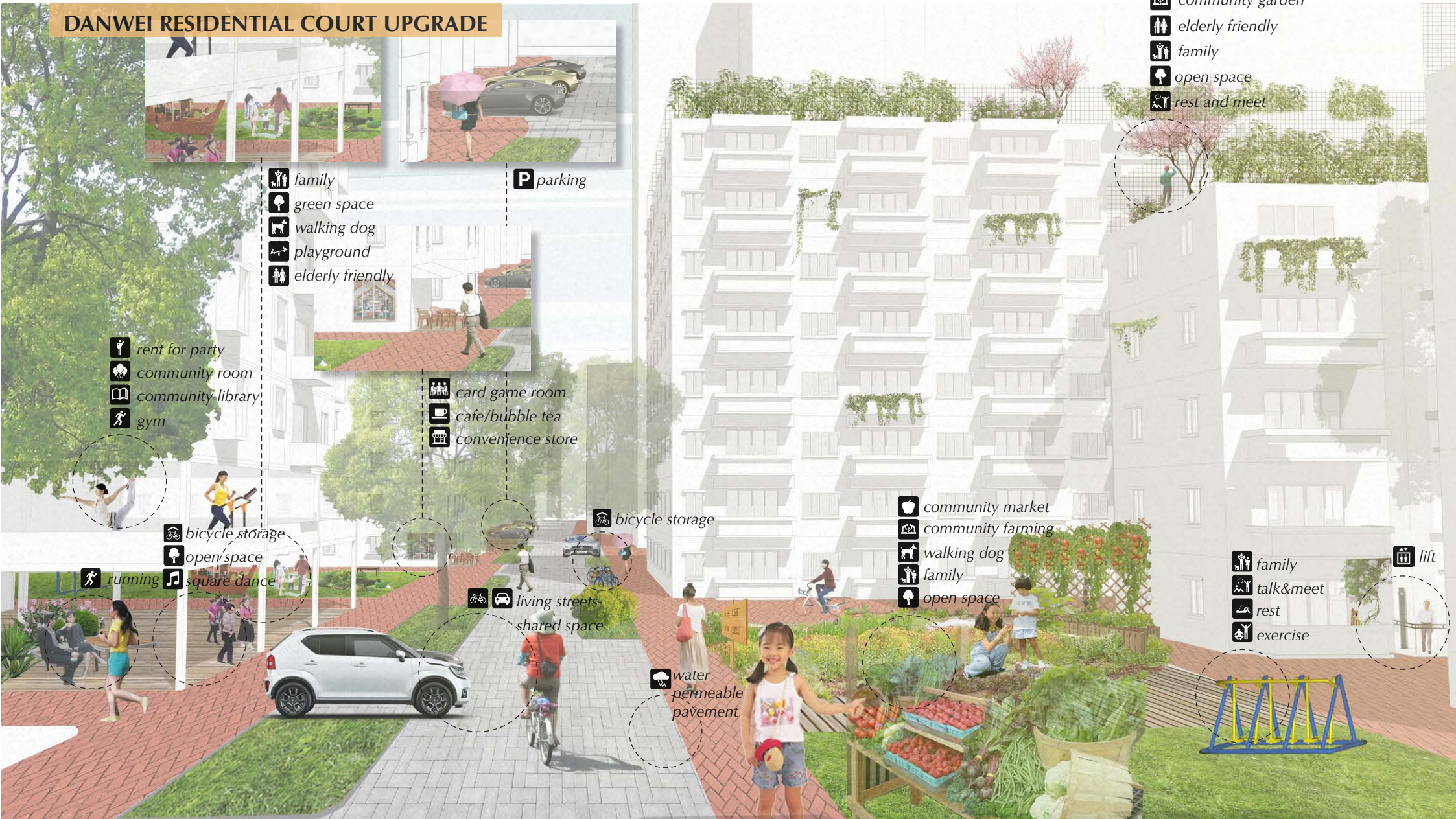
STRATEGIES

DANWEI RESIDENTIAL COURT UPGRADE



STRATEGIES

DANWEI RESIDENTIAL COURT UPGRADE



- green roof
- community garden
- elderly friendly
- family
- open space
- rest and meet

- family
- green space
- walking dog
- playground
- elderly friendly

P parking

- rent for party
- community room
- community library
- gym

- card game room
- cafe/bubble tea
- convenience store

bicycle storage

- community market
- community farming
- walking dog
- family
- open space

- family
- talk&meet
- rest
- exercise
- lift

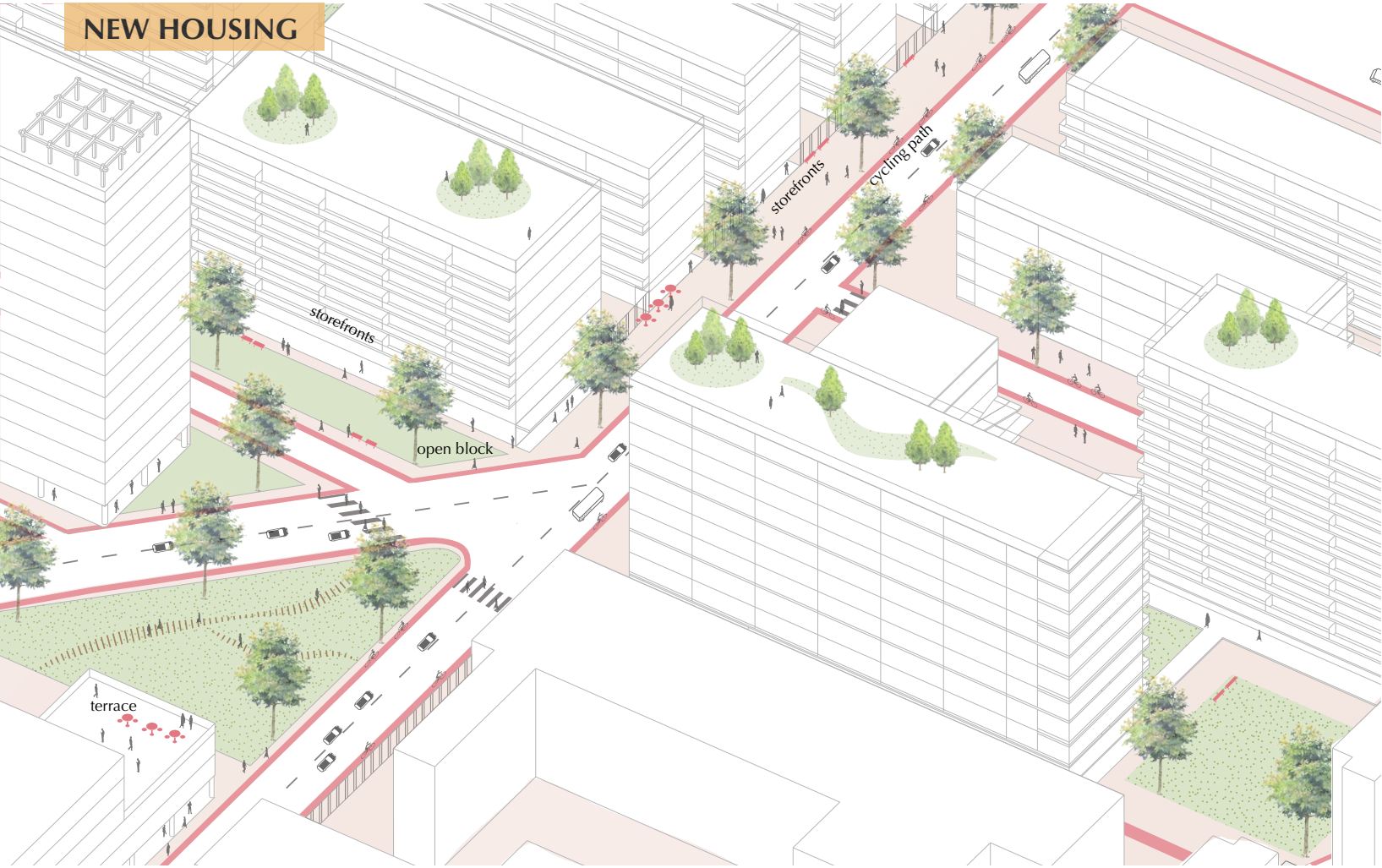
- bicycle storage
- open space
- running
- square dance

living streets-
shared space

water
permeable
pavement

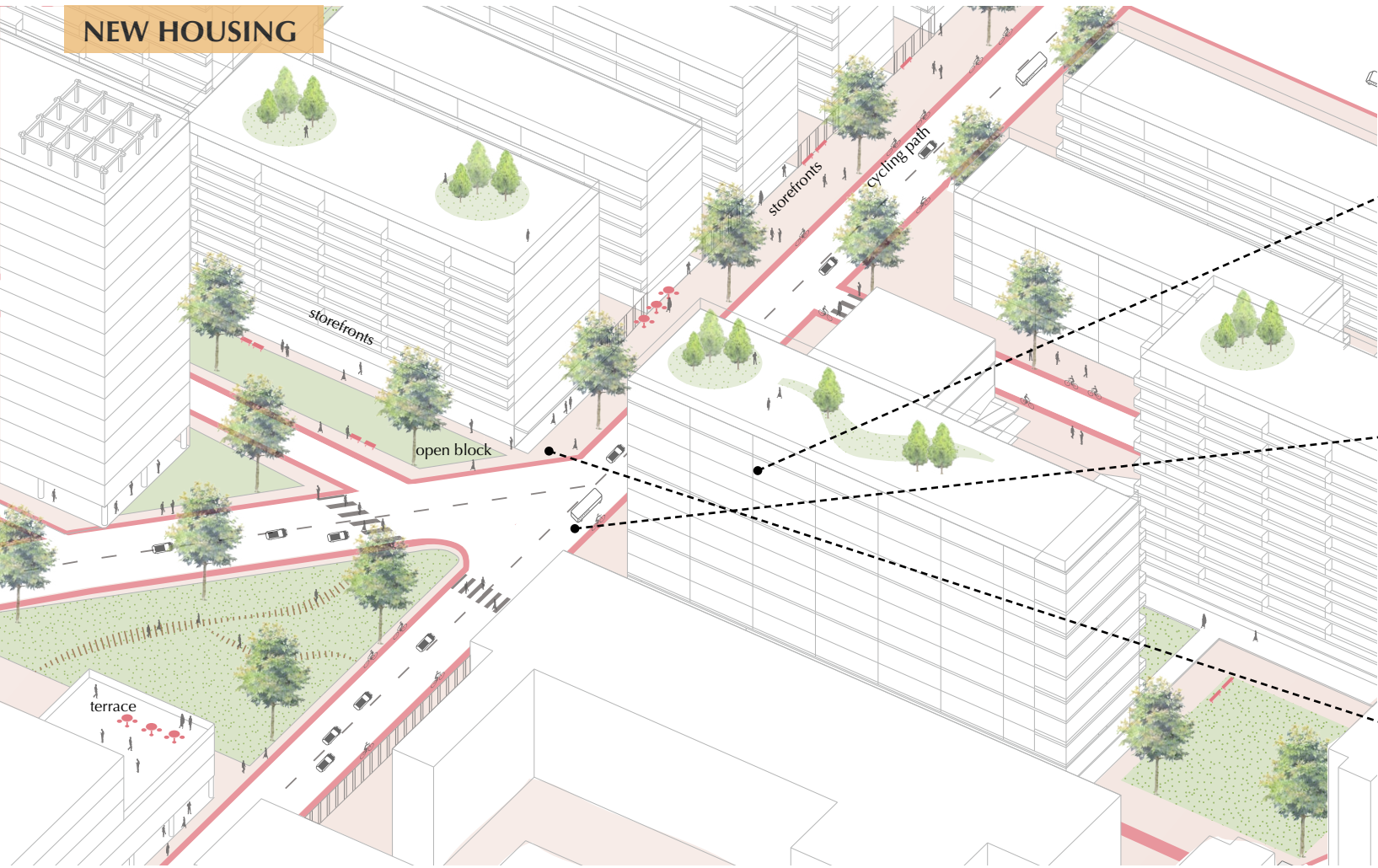
STRATEGIES

NEW HOUSING

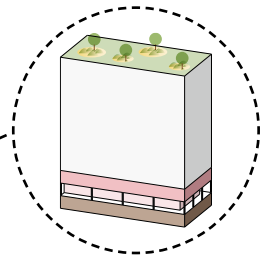


STRATEGIES

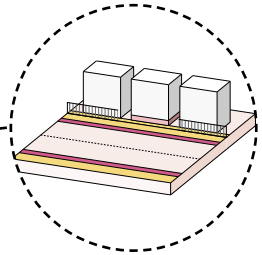
NEW HOUSING



new housing by roadside



secondary urban road



view from this spot



STRATEGIES

NEW HOUSING



STRATEGIES

NEW HOUSING



- green roof
- community garden
- elderly friendly
- family
- open space
- rest and meet



- community room
- restaurants
- gym

- open space
- rest and meet



- family
- green space
- walking dog
- playground
- elderly friendly

- shop-house passage-shelter under sun and rain
- cafe/bubble tea
- shopping
- restaurant
- convenience store
- grocery

bicycle storage



cycling path

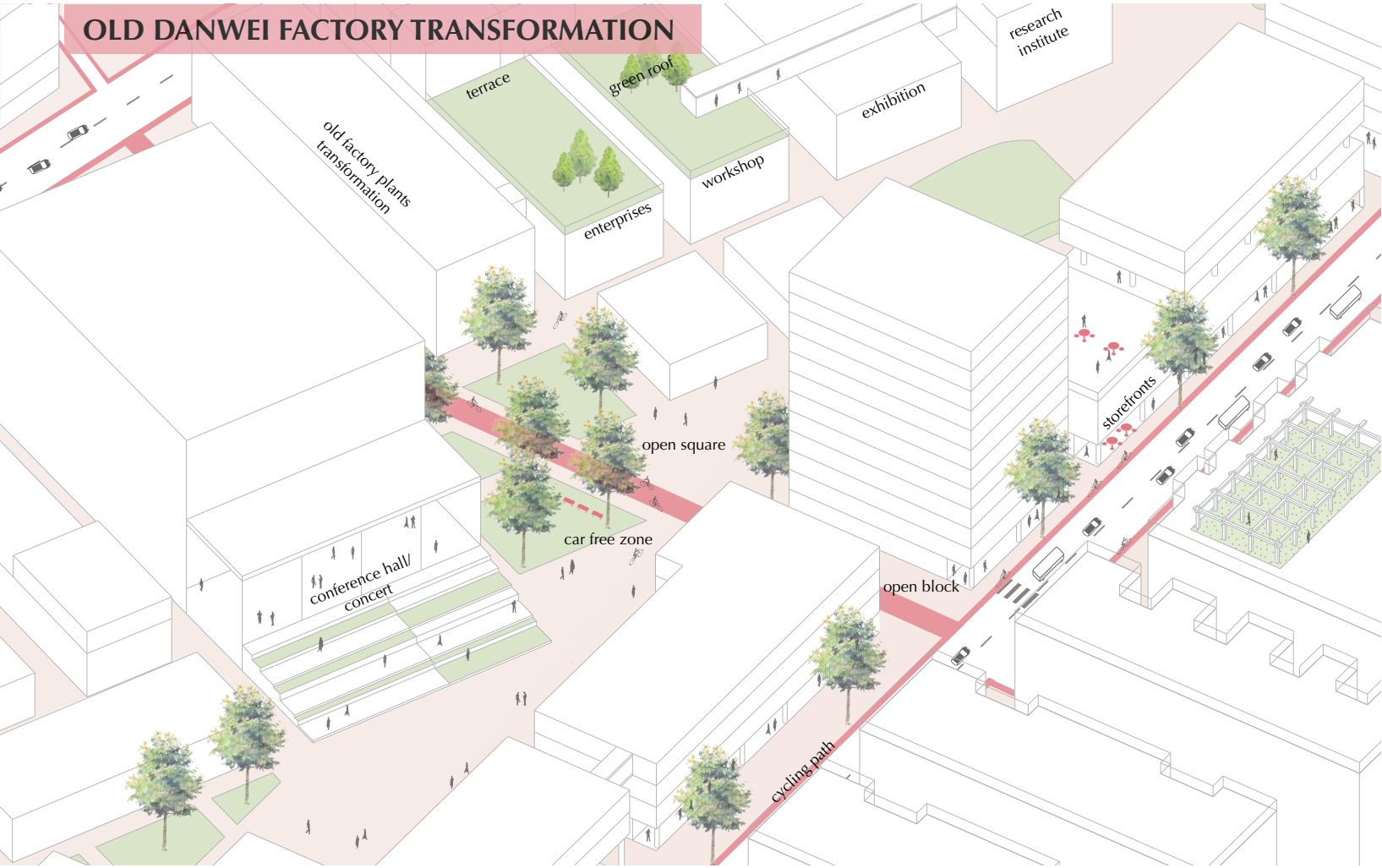


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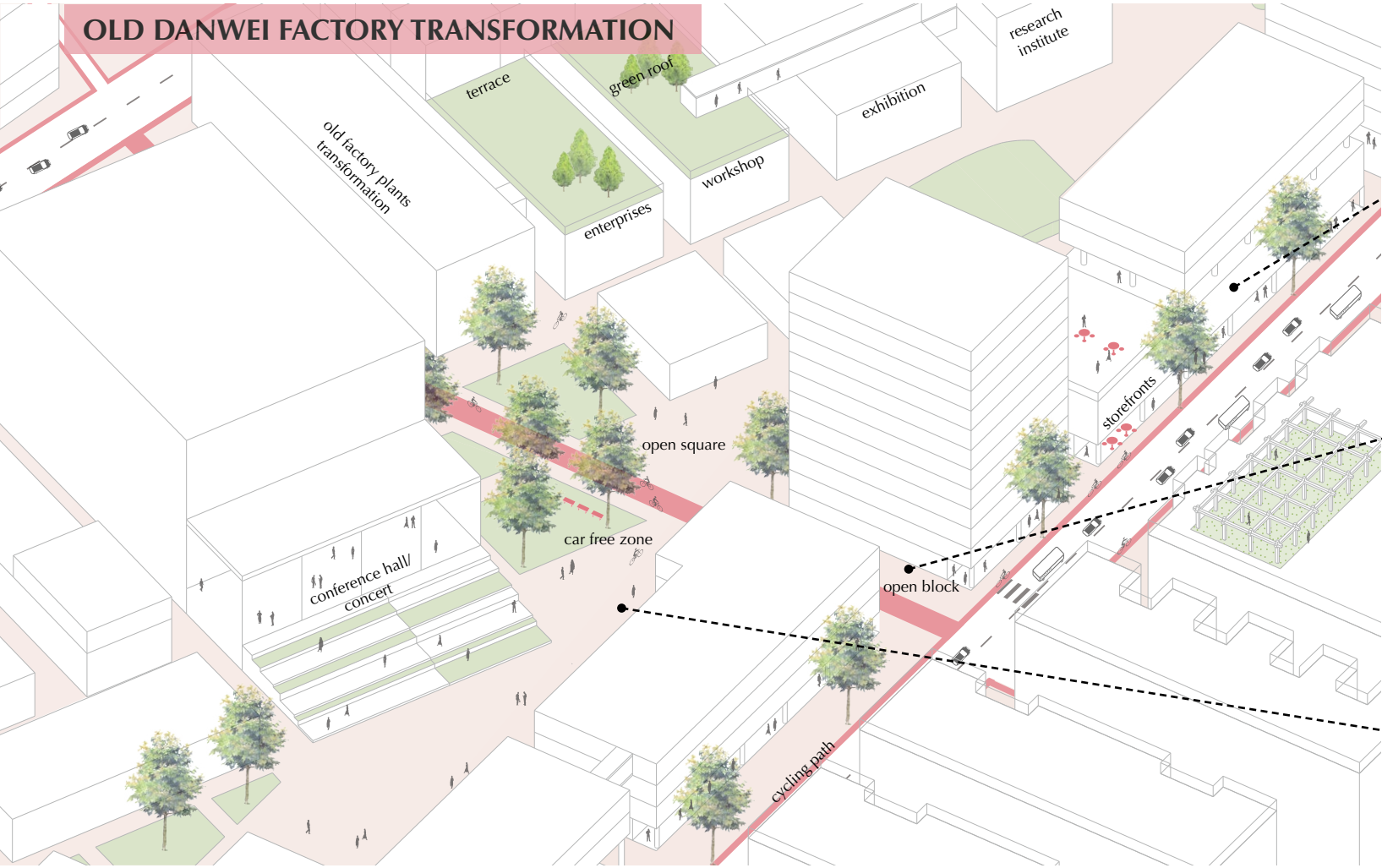
STRATEGIES

OLD DANWEI FACTORY TRANSFORMATION

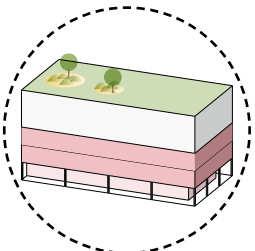


STRATEGIES

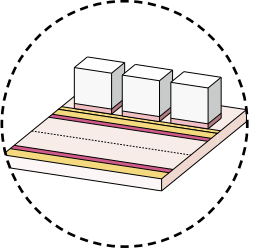
OLD DANWEI FACTORY TRANSFORMATION



roadside buildings



open block



view from this spot



STRATEGIES

OLD DANWEI FACTORY TRANSFORMATION



STRATEGIES

OLD DANWEI FACTORY TRANSFORMATION



THANK YOU!

Xin Huang
30.06.2017

