**DEMOGRAPHY OF CURRENT SITUATION**

Most of the new built neighborhoods in Lingang area are empty or unvital, and a problematic urban pattern demonstrated in building this kind of new towns.

**CURRENT SITUATION**

![Diagram showing current situation with various elements such as buildings, roads, and population distribution.](image)

**SUMMARY/ CONCLUSIONS**

Speculative growth model is a risky way to develop new towns. Lingang area, which is based on this model, fall into a deadlock of further growth, that is both residents and enterprises are not willing to move in.

- Flexible urban plan is needed.
- More local (small) business is needed.
- More job opportunities are needed for local residents who move into new towns.
- Government control is needed.

**EXISTING GROWTH MODEL**

![Diagram showing existing growth model with various elements such as financial flows, stakeholders, and growth strategies.](image)

**PROPOSED GROWTH MODEL**

![Diagram showing proposed growth model with various elements such as financial flows, stakeholders, and growth strategies.](image)
Multi functional cluster within walkable distance

Test Site

SUMMARY OF CURRENT SITUATION

STRUCTURAL VISION PLAN

KEY SITE IN THE FIRST STEP

SUMMARY OF CURRENT SITUATION

TEST NEIGHBORHOOD

Pedestrian connection
Secondary Road
Main road
Fast road
R=400m

Hybrid Town Centers
Generator of the new town

Hybrid Centers
in multi-functional cluster
in a walkable distance
R=400m
The bases of urban vitality:

- **Spatial bases:**
  - Gated community is needed
  - The greedy aspect of private developer
  - Copying as a financial strategy
  - Residential slab/tower has its advantages

- **Economic and social bases:**
  - Active street frontage
  - Mixed-use
  - Diversity
  - Stimulating and strengthening local (small) business
  - Strengthening public participation and stakeholder collaboration

**Tools**

- **3D zoning**
- **Good design bonus**
- **Typology collection**

**Three tools to help achieving urban vitality**

**Tool 1: Typology collection**

Prototype + BIM store

1. Choosing a BIM model which is needed.
2. Purchasing a recommended typology.
3. Let’s copying the good designed block.

**Tool 2: BIM (building information model)**

1. Purchasing the BIM model which is needed.
2. Changing the parameters of the model.
3. Test the parameters by changing the model.

**Tool 3: Prototype + BIM store**

1. Let’s copying the good designed block.
2. Test the parameters by changing the model.
3. Purchasing a recommended typology.

**FACTS & BASES OF URBAN VITALITY & PRICIPLES & TOOLS**

**FACTS**

- Gated community is needed
- The greedy aspect of private developer
- Copying as a financial strategy
- Residential slab/tower has its advantages

**PRICIPLES**

- New communities can be gated, but with active street frontage
- Regulation + Motivation to creating more common good
- Copying Good
  - Let’s developing recommended block typologies
  - Let’s copying good designed block
- Diversity
  - This typology can be reserved but more typologies should be added to increase diversity

**TOOLS**

- 3D ZONING
- GOOD DESIGN BONUS
- TYPOLGY COLLECTION

**BASES OF URBAN VITALITY**

**SPATIAL BASES**

**ECONOMIC AND SOCIAL BASES**

**REFERENCES**

1. Reference: Could Wall, In the Ghetto/Design as Politics Graduation Studio, by Yin Mu, 2011
2. Data: http://www.51poll.com/member/index.asp
3. Fig 3-4: A survey of gated community in China (2011)
BASES OF URBAN VITALITY

ECONOMIC AND SPATIAL BASES

has its advantages

Residential slab/tower

Copying as a

of private developer

The greedy aspect

is needed

FACTS PRINCIPLES TOOLS

COMMERCE

GATED

HOUSING

Local (small) business

Stimulating and strengthening

etc

Diversity

Active street frontage

more typologies should be added

This typology can be reserved ,but

Diversity

Let's developing recommended
to creating more common good

3D zone

3

Building Typology in 3D Zone

Urban Restaurant

6m

3D Zone Limitation Urban Restaurant

Temporary construction zone

Construction zone

10m

3m

4m

4m

Building Typology in 3D Zone

P

1st Phase

GOOD DESIGN

TYPOLOGY

3D ZONING

HOUSING

GATED

3D Zoning regulation is a tool to achieve active, mix-used, diverse and

More regulations:

1. density of entrances

2. Mix-use

3. etc

NEW TOWN

VITALIZATION

Further Design

Construction

For Sale

2nd Phase

VITALIZATION

2nd Phase

To train the low educated people (like ex-farmers),

and help them to start their own small business or find

jobs in the small business in the next phase.

To incubate the small business

-Construction within 3D zone

-Advertising the new town and Attract more

startups

Main tasks for the 2nd phase:

-Construction with 3D zoning

-To incubate the small business

-Construction within 3D zone

-Advertising the new town and Attract more

startups

Main tasks for the 2nd phase:

3rd Phase

Leaves it empty

Develop it

NTV will develop it later

Main tasks for the 3rd phase:

-Construction with 3D zoning

-Develop it

-Leave it to NTV

Municipality

private developer

Collaborative owned

Municipality

collaborative

Community

Real Estate Developer

Collaborative

Developer

Block Design

Preliminary

Developer

Real Estate Developer

Block design

S Gates communities

S

CONCEPT

Building Typologies in 3D Zone

Container Studio Youth Hotel Street Museum

Urban Farming Playground Urban Forum Street Gallery Street garden

Cafe Restaurant Bar

Building Typology in 3D Zone

3

Block section

Further Design

Construction

For Sale

3rd Phase

Build section

Preliminary

Developer

Real Estate Developer

Block Design

Preliminary

Developer

Real Estate Developer

Block design

S Gates communities

S

CONCEPT

Building Typologies in 3D Zone

Container Studio Youth Hotel Street Museum

Urban Farming Playground Urban Forum Street Gallery Street garden

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Building Typology in 3D Zone

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Block section

Further Design

Construction

For Sale

3rd Phase

Build section

Preliminary

Developer

Real Estate Developer

Block Design

Preliminary

Developer

Real Estate Developer

Block design

S Gates communities

S

CONCEPT

Building Typologies in 3D Zone

Container Studio Youth Hotel Street Museum

Urban Farming Playground Urban Forum Street Gallery Street garden

Cafe Restaurant Bar

Building Typology in 3D Zone

3
2. More public space on the street frontage

FSI + (a*p*b) \[ \text{max 10\%} \]

- \(a\) = standard ratio
- \(p\) = % groundfloor to public space
- \(b\) = % bonus = 50\% for pilotis type, 120\% for open type

3. Recommended program

FSI + (a*g*b)

- \(a\) = standard ratio
- \(g\) = % recommended use (e.g., cultural or social)
- \(b\) = % bonus (e.g., social rent 20\%)

4. Integrated parking

FSI + (a*p*b)

- \(a\) = standard ratio
- \(p\) = % groundfloor to integrated parking space
- \(b\) = % bonus

5. Design

Eco-friendly FSI + 5\%

Energy saving FSI + 5\%

- Gated community
  - No density bonus
  - Standard GSI = 30\%
  - Standard FSI = 1.0

- Open community
  - More public space on the street frontage
  - More recommended program
  - Flexible floor plan
  - Eco-friendly
  - Energy saving

- Financial reward
  - From the 3rd Phase, the developer can take a share of the VAT & rent from small business through NEW TOWN FUND for a certain range of years (e.g., 10 years)

6. More regulations:
- Density of entrances
- Mix-use
- etc

7. VITALIZATION

- NEW TOWN

- BASES OF URBAN VITALITY
  - FACTS
    - PRINCIPLES
    - TOOLS
  - COMMERCE
  - HOUSING

8. APPLICATION

- Density rewards
- ROOFTOP

- Bonus

- Apply three tools to other block typologies

- Built-up area

- Bonus

- TRY TOOL 3 TO OTHER BLOCK TYPLOGIES

- Design
  - Eco-friendly FSI + 5\%
  - Energy saving FSI + 5\%

- Gated community
  - No density bonus

- Recommended program
  - FSI + 10\%

- Integrated parking
  - FSI + 5\%

- Design
  - Eco-friendly FSI + 5\%
  - Energy saving FSI + 5\%

References: Design on Demolished Land in New Jersey, NHTC, USA

Sections:
- Secondary road
- Main road
- Pedestrian
- Temporary construction zone
- Special 3D zone

Bonus

- MIX USE
- RESIDENCE

- MIX USE
- 36m
- 18m
- 24m
- 6m
- Road
- Bike lane
- Pedestrian
- Temporary construction zone
- Special 3D zone

- MIX USE
- RESIDENCE
- MIX USE
- 42m
- 30m
- 6m
- 18m
- Road
- Road
- Bike lane
- Pedestrian
- Temporary construction zone
- Special 3D zone

Bonuses

- TOOL 3: GOOD DESIGN BONUS
  - MOTIVATION
    - Concept
    - Tool
    - Realization
  - Concept
  - Tool
  - Realization

- Bonus

- MIX USE
- RESIDENCE

- MIX USE

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