POST-INDUSTRIAL AREA IN TRANSITION

RENAISSANCE OF A DERELICT INDUSTRIAL AREA IN BEIJING

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1. INTRODUCTION
   1.1 De-industrialization
   1.2 Urban Regeneration
   1.3 Problem Statement
   1.4 Research Questions
   1.5 Methodology

2. SITE ANALYSIS
   2.1 Site Location
   2.2 Value of Site
   2.3 Strategic Role in the City
   2.4 Government’s Plan

3. URGENT NEEDS
   3.1 City Perspective
   3.2 Local Perspective
   3.3 “Image That Matters”

4. DESIGN VISION

5. FROM “L” TO “S”
   5.1 “L” City Strategies
   5.2 “M” Site Planning
   5.3 “S” Elaborate Design

6. CONCLUSION
   6.1 Synthesis
   6.2 Plan for P5
01. Introduction

1.1 De-industrialization
1.2 Urban regeneration in China
1.3 Problem Statement
1.4 Research Questions
1.5 Methodology
1.1 DE-INDUSTRIALIZATION

GLOBAL TREND:
- Economy: shift from manufacturing to emerging new industries
- Social Issues: social exclusion, unemployment, etc
- Spatial Condition: dereliction, obsolete infrastructure, environmental deterioration

“These cities are facing a complex array of economic, social, physical, environmental and fiscal problems. Cities have to compete for investment and economic growth at the same time as dealing with the dereliction left by previous generations.”

Couch, C & Fraser, C
1.1 DE-INDUSTRIALIZATION

POST-INDUSTRIAL SITES NEED TO BE RE-DEVELOPED - URBAN REGENERATION

- Decline of old industrial cities & regions
- Economic decline & urban decay
- Shrinking cities in need of urban regeneration

To seek to a solution, the central focus should be put on the “environmental enhancement, not only through brownfield cleanup but also through the application of ecological planning principles to all projects from infrastructure improvements to housing developments to the creation of business and technology parks. “ (Fox 2001, P. 9.)
1.1 De-industrialization

CASE 1: European Precedents: IBA Emscher Park, Ruhr

MODEL FOR THE CITY OF THE FUTURE:

- Cultural
- Recreational
- Social
- Economic
- Environmental

Zollverein (Essen)

'MODEL FOR THE CITY OF THE FUTURE'
1.1 De-industrialization

CASE 1_ European Precedents: IBA Emscher Park, Ruhr

RUHR REGION: shrinking cities with declined economy
- Aim of program: improve attractiveness for mobile capitals and investments

BEIJING: urban expansion with diverse economy
- Aim of program: development of cultural and creative industries

Shrinking Cities in Ruhr

- Industrial Dereliction
- High density & crazy price
- Affordable Housing?? NO WAY!!!
- Looking for solutions on SHRINKING!

Rampant Urban Growth

- Offices for rent all sizes
- Rapid Urbanization process
- Affordable Housing?? NO WAY!!!
“Cultural is now seen as the magic substitute for all the lost factories and warehouses, as a device that will create a new urban image, making the city more attractive to mobile capital and mobile professional workers.”

Culture is referred as “a source of prosperity and cosmopolitanism” as well as “a means of defining a rich, shared identity and thus engenders pride of place”.

COMEDIA. 2003
1. Involvement of various stakeholders;
2. Regional-level strategy as the guiding principle;
3. Industrial heritage as a valid focus;
4. The use of the IBA as a political tool;
5. Long-term process;
6. Encouraged temporary uses of land and buildings;
7. The use of marketing and the media;

1. Initial bottom-up development;
2. Clustered economy;
3. The use of annual event ‘798 International Art Festival’;
4. Combination of heritage buildings with avant-garde art and creative industry which have enormous attractiveness for both populace and visitors from abroad;
5. Close connection with related education institutions (Chinese Academy of Fine Art)
1.2 Urban Regeneration in China

Three Phases in the Strategic Planning of Beijing Influencing Industrialization Process:
- 1949 - 1958: designated function of Beijing is defined as the production base & industrial city;
- 1980 - now: designated function of Beijing modified as the cultural and political center of China.
1.2 Urban Regeneration in China

1st Phase & 2nd Phase

“Building New Word By Destroying Old World!”
1.2 **Urban Regeneration in China**

**Third Phase: 1980 - Now**

- Designated function of Beijing has been modified: political & cultural centre
- Economic transition: production city to consumption city
- Increasing environmental concern
- Decline and removal of heavy industries
- Rapid urban explosion: increasing immigration & enormous city expansion
- Demolish & rebuild

What has been demolished is not only physical remains but also **cultural identity** that cannot be repaired or reconstructed.
1.3 PROBLEM STATEMENT

Typical Development Mode for Abandoned Industrial Land in China

STEP 1
Large-Scale Demolition

STEP 2
New Programing

STEP 3
Gentrification & Replacement
1.3 Problem Statement

City imagined improved while populace suffer

- Rising land & housing price
- Physical & social segregation (urban village)
- Losing identities: “duplicate construction”
- Undemocratic planning process
The typical development mode for redeveloping dilapidated industrial sites in urban area is unable to facilitate the general public, neglecting the real value and cultural identity of the place.
1.4 RESEARCH QUESTIONS

**MAIN RESEARCH QUESTION:**
What alternative strategies should be used to redevelop derelict industrial areas in Beijing with value of urban heritage (industrial heritage), balancing the emerging needs from both the city and local residents to tackle with socio-economic decline and to realize spatial and economic transition?

**SUB RESEARCH QUESTIONS:**
1. What is the value of industrial heritage in historical and cultural aspects?
2. What are the emerging needs from the local residents when there is socio-economic decline left by industrial dereliction?
3. What are the emerging needs from the city of Beijing during the period of industrial decline?
4. What kind of transition is needed based on the existing spatial and architectural condition?

**IDEAL MODEL**
Former Industrial Area Integrated Into Urban District, Becoming Mixed Urban District Facilitating Needs of Public
1.5 METHODOLOGY

PROCESS:

LITERATURE RESEARCH → PRESIDENTS STUDY → STRATEGY → Design → Conclusion

Combine

Test

METHODOLOGY

LARGER CONTEXT

Global trend of de-industrialization
Documentary research about Beijing
Recognizing city urgencies

LOCAL CONTEXT

Current condition
Value that needs to be preserved
Challenges & Potentials

PLANNING & DESIGN FROM “L” TO “S”

MODEL FOR POST-INDUSTRIAL SITES DEVELOPMENT

L City Strategy

Development Sequence

M Elaborate Design
PART 02
SITE ANALYSIS

2.1 Site Location
2.2 Value of Site
2.3 Strategic Role in the City
2.4 Government’s Plan
2.1 SITE LOCATION

- Western city periphery of Beijing
- In-between urban & natural landscape
- Between 5th & 6th Ring Road
- End of Chang’an Avenue (city axis)
2.1 SITE LOCATION

FORMER CAPITAL STEEL PLANT:
- Largest & Oldest Steel Producer of Beijing
- Halted due to environmental concern
2.1 Site Location

Compared with Amsterdam Center: 8 km²
2.2 Value of Site

“I have been working in Shougang for more than 40 years, with 2000 pictures published to record its glorious history. But now it has been retired just like those former workers.”

1st Photographer of Shougang

Intangible Value:
- Historical Importance
- Cultural Identity
- Former Community
- Memory of Working-class

Worker’s Photo (1965) Poster (1972) Production Propaganda Book
2.2 Value of Site

Tangible Value:
- Monumental Buildings
- Reusable Potential
- Unique Spatial Identity
THE REHABILITATION OF THE SITE WILL BE STRATEGIC FOR THE DEVELOPMENT OF WESTERN BEIJING. HOWEVER, ...
2.3 GOVERNMENT’S PLAN

AIM: CRD
Cultural & Recreational District

PROBLEMS:
- Only keep three blast furnaces
- Demolish large amount reusable buildings
- No phasing plan
- Profit-driven real-estate development
- Ignore real needs emerging from the city
PART 03_ URGENT NEEDS

3.1 City Perspective
3.2 Local Perspective
3.3 “Image That Matters”
3.1 CITY PERSPECTIVE

Increasing **Urban Pressure** in Inner City resulted in the need for development of **City Periphery**.
3.1 CITY PERSPECTIVE

City Has Been Keeping Sprawling But City Structure Is Mono-Centric, Calling For Balanced Resource Distribution.

Source: Wenjie Wu, “Determinant Of Residential Location Choice In A Traditional Housing Market”
3.1 CITY PERSPECTIVE

One of three largest business agglomerations in China, but **lowest office vacancy ratio**, calling for **more office spaces**.

**China's Overall Office Net Absorption, 2012**

**China's Overall Office Stock & Vacancy Ratio, 2012**

(Source: DTZ Research)
3.1 CITY PERSPECTIVE

Increasingly Enlarged Population, Especially Migrants Population, But Crazily Rising Housing Price, Calling For Affordable Housing Programs.

PERMANANT RESIDENTS POPULATION
Living in the capital with a Hukou

MIGRANTS POPULATION
Who have been living in the city for more than half a year

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INCREASING HOUSING PRICE

NEED AFFORDABLE HOUSING !!!
3.2 Local Perspective

Loss of Former Pillar Industry, Resulted in Decline of Local Economy & Unemployment, Calling For New Economies & Job Generator.

2008
STEEL PRODUCTION AS THE LOCAL PILLAR INDUSTRY

2010
CAPITAL STEEL STARTED REDUCING STEEL PRODUCTION

2011
CAPITAL STEEL COMPLETELY HALTED

 NEED NEW ECONOMIES & INDUSTRIES !!!

WE NEED NEW JOBS!
20,000 unemployed
3.2 LOCAL PERSPECTIVE

SURROUNDINGS
- Mono-functionality (dormitory city)
- Low-quality living environment
- Pressure from profit-driven real estate development trend
3.2 **Local Perspective**

**Current Road Connection**
- Close to city rings
- Only 2 entrances
- Enclosed & bounded condition
- Isolated from neighboring urban fabrics

**Railway & Subway System**
- Metro line reaches the east
- National railway as a barrier blocking access to river

**Legend**
- City Rings
- Main road
- Secondary road
- Entrance
- National Railway
- Subway
- Industrial Rail
- Train Stop
- Metro Station
3.3 IMAGE THAT MATTERS

WHAT IS THE CURRENT CONDITION ALONG THE WESTWARDS CITY AXIS?
3.3 IMAGE THAT MATTERS

Cultural Centrality
Maga Landmark Buildings

Political Centrality
Spacious Square

Dormitory City
Profit-driven Development

Skyscraper Forest
Business Centrality

Commercial Centrality
Hustle & Bustle Urban Life

CHANG’AN AVENUE
3.3 Image That Matters

BEING A PROPER ENDPOINT OF CITY AXIS, A CITY GATEWAY FROM THE WEST.

WHAT KIND OF CITY IMAGE SHOULD BE CREATED?

“Cities are no longer just built, they are imaged.”
- Lawrence J. Vale Jr., Sam Bass Warner. 2001
From **BOUNDED GROWTH** towards **OPEN NETWORK**
- Integration with neighboring areas
- Social cohesion
- Connectivity & accessibility

From **URBAN BORDER** towards **ICONIC GATEWAY**
- City axis extension westwards
- “Image that matters!”

From **ECONOMIC INANITION** towards **JOB GENERATOR**
- Training institutions
- New types of employment

From **DERELICTION** towards **IDENTITY**
- Heritage preservation
- Adaptive re-use
- New centrality in the west

From **CITY POLLUTER** towards **GREEN LUNG**
- Ecological renewal
- Creation of
5.1 Scale L - City Strategies
5.2 Scale M - Site Planning
5.3 Scale S - Elaborate Design
PLANNING & DESIGN FROM SCALE “L” TO “S”

**Scale L**
City Strategies
To Orient The Planning

**Scale M**
Site Planning
To Plan Development Sequence

**Scale S**
Elaborate Design
To Materialize the Design
5.1 **SCALE L: CITY STRATEGIES** Objectives

**Ecological Renewal**
- Riverfront redevelopment
- Green project to re-image the post-industrial area
- Green connection on axis

**Cultural Identity**
- Long history
- Part of cultural identity
- Tangible & intangible heritage

**Vibrant Economy**
- From contaminated industry towards clean industries
- CRD (the Capital Recreational District)
- Connection to Zhongguancun

**Spatial Transition**
- Re-integrated into city
- Functional re-adaptation
- Flexible re-use
5.1 SCALE L: CITY STRATEGIES_ Overlapping Layers

**LAYER I**
Cultural & Creative Industry

**LAYER II**
Mixed Business District

**LAYER III**
Heritage Recreational Park

**ISSUES**
- Industrial Heritage Preservation
- Adaptive Reuse of Industrial Buildings
- Lack of Housing
- Poor Quality of Public Space
- New Economy
- Land Remediation
- Public Facilities & Services
- Social Capacity
- Connectivity & Accessibility
- Identity & City Image
5.1 Scale L: City Strategies_ Overlapping Layers

Layer I_ Super Cultural Quarter
- Culture-led regeneration
- New agglomeration of culture-related industries
- Urban events
- Smart city strategy: Dutch Design Week, Eindhoven

Cultural Axis
Creative Industry Cluster
Cultural Centrality of China
VEL Art Zone
Caochangdi Village
5.1 SCALE L: CITY STRATEGIES_ Overlapping Layers

- Technology-based industries as driving force
- Capital Steel Headquarter
- Connection to Zhongguancun (Chinese Silicon Valley)
- Vicinity to educational cluster (universities)
5.1 **SCALE L: CITY STRATEGIES** _Overlapping Layers_

**AYER III_ HERITAGE RECREATIONAL PARK**
- Regional landscape park (industrial heritage park)
- Duisburg-Nord Landscape Park as precedent
- Entertainment-led regeneration
- Emphasis on heritage buildings
- From polluter to a green lung
5.1 SCALE L: CITY STRATEGIES_ Improved Public Transport System

**SHORT-TERM**

NEW METRO CONNECTIONS
- To scenic parks in the northwest
- To Zhongguancun
- To inner city area
- To west station

MULTI-MODAL HUB
- Metro lines
- Bus Rapid Transport (BRT)
- Suburban light railway
- City buses

**LONG-TERM**

METRO RING
- To main residential clusters in the north
- To creative cluster in the northeast
- Parallel to Line 1 (passenger volume diversion)
5.1 SCALE L: CITY STRATEGIES_ Effects

1. FORMULATE OVERLAPPING CLUSTERS
5.1 **SCALE L: CITY STRATEGIES** _Effects_

1. **FORMULATE OVERLAPPING CLUSTERS**

2. **INTEGRATE WEST ECOLOGICAL BELT INTO URBAN NETWORK**
5.2 SCALE M: SITE PLANNING_ Objectives

**CULTURAL**
- Creation of museums;
- Theme park;
- Historical markers.

**RECREATIONAL**
- Bicycle paths;
- Walking trails;
- Theaters & cinemas;
- Recreational spaces;

**SOCIAL**
- Mixed urban area;
- Green living principles
- Public transport hub

**ECONOMIC**
- Headquarters
- R&D
- Training institutions

**ECOLOGICAL**
- Land remediation
- Riverfront naturalization
5.2 SCALE M: SITE PLANNING  Three Cores

STRATEGIES FOR THE SITE DEVELOPMENT
- 3 cores: first areas to undergo transformation as catalyst
- 3 corresponding strategies cover the 3 layers of city vision
- Implementation of layer approach

HERITAGE LAYER
- Start from heritage buildings
- Assimilation with neighboring areas
- Connection between village & landscape
- Creation of public spaces

BUSINESS LAYER
- Ending of axis: city image
- Program bar as indicator for degree of mixture
- High density
- Organization of traffic flows

CULTURAL LAYER
- Adaptive re-use of industrial buildings
- Incentives for creative group & entrepreneurs
- Cultural & creative industry cluster / park
- Introverted structure
- High quality of pedestrian environment
The axis extension is the most important and influential element. Although the strong image of grand Chang’an Avenue is fading and integrating into the urban road network gradually, it is still the city spine with cultural and political significance. Instead of keeping it stretching westwards endlessly, the new plan is to make a turn to the southwest to preserve the village, leaving an area free of bustling traffic flows to be the endpoint of the axis.

Three strategic locations are selected to be developed in the first step along with the river-front, functioning as catalysts and “testing beds” that will lead to the development of the whole area.

At the same time, the land remediation will be processed in the most polluted area by adding plantation, improving environmental quality in the northern as land preparation for the creation of the heritage park in following phases.
After the three cores are developed as new centralities, their surroundings will be activated and develop into vibrant urban areas with mixed functions. The idea is to achieve resilience and flexibility among three layers, being adaptable to uncertainties in the future.

A spine of public spaces stringing these three areas will be created, and at the same time, west-east connections growing from the spine will stretch out into surroundings and lead to the emergence of new nodes along the riverfront where people can stay and enjoy the waterscape.
With the rapid development around the centralities, the local economy will be activated followed by migration flows in, then there will be need for more housing and public facilities. Therefore, a following wave of urban regeneration will start from the creation of new civic centers which can benefit both new development and old neighboring areas, also help to promote the social coherence of new migrants and local residents.

In the end, the whole site will realize transition and revitalization, becoming really integrated into neighboring urban areas, both in spatial and social perspectives.
5.2 SCALE M: SITE PLANNING _ Improved Connectivity

INTEGRATION OF ROAD NETWORK

- Follow the logic of existing urban fabrics
- Assimilate into adjacent network
- West-east connection that breaks former boundary

PUBLIC TRANSPORT AS A NETWORK

- A public transport hub
- New metro lines
- Mono-rail for tourism purpose

Legend:
- Existing Metro
- Proposed Metro
- Mono-rail
5.2 SCALE M: SITE PLANNING – MIXED PROGRAMS

La Défense, Paris
- 4,230,000 m² Floor Space
- 14% HOUSING 600,000 m²
- 6% RETAIL & FACILITIES 230,000 m²
- 80% OFFICE SPACE 3,400,000 m²
- 300 ha Surface Area
- 170,000 Jobs
- 450,000 Users of the Transport Hub
- 20,000 Inhabitants
- 30,000 Parking Lots

Zuidas, Amsterdam
- 4,200,000 m² Floor Space (vision 2030)
- 29% HOUSING 1,218,000 m²
- 33% RETAIL & FACILITIES 1,386,000 m²
- 38% OFFICE SPACE 1,596,000 m²
- 270 ha Surface Area
- 73,000 Jobs
- 80% Inhabitants
- 29,000 Parking Lots

European Quarter, Brussels
- 880,000 m² Floor Space
- 12% HOUSING 110,000 m²
- 7% RETAIL & FACILITIES 60,000 m²
- 81% OFFICE SPACE 710,000 m²
- 328 ha Surface Area (European District)
- 85,000 Jobs
- 35,000 Inhabitants
- ? Parking Lots

Canary Wharf, London
- 1,500,000 m² Floor Space
- 35% HOUSING 523,000 m²
- 3% RETAIL & FACILITIES 47,000 m²
- 62% OFFICE SPACE 930,000 m²
- 389 ha Surface Area
- 100,000 Jobs
- ? Inhabitants
- ? Parking Lots
5.2 Scale M: Site Planning_ Mixed Programs

DEGREE OF MIX INDICATES DIFFERENT URBAN IMAGES

PROGRAM BAR AS CONTROLLING TOOL

Residential Usage: Between 25% and 50%

Flexibility: allowing alternative uses in the future

Vital Plinth: Houses various public functions, providing a clear visual and perceptual relationship with the neighboring areas.

Complementariness in relation to the inner city of Beijing.

Search for the right mix: includes social diversity, mix of functions, type of jobs, etc.
The proposed degree of program mix varies in different locations, which can indicate the effects of strategies that is implemented in each area according to the planning from the site scale.
5.2 Scale M: Site Planning _ Mixed Programs

Also indicate completely different urban images.
5.3 SCALE S: ELABORATE DESIGN

WHY DO I CHOOSE THIS AREA FOR DETAIL DESIGN?

- Concentration of mega buildings
- Value of adaptive re-use
- Close to Chang’an Avenue
- Close to ecological corridor

AREA: 150 Ha
CONDITION: Huge Industrial Buildings
5.3 Scale M: Site Planning

- Ecological Corridor (Wetland)
- National Railway
- Chang'an Avenue Extension
5.3 **SCALE S: ELABORATE DESIGN**  Challenges & Potentials

**CHALLENGES**
- Poor connectivity
- Pollution by steel & cement production
- Railway as a barrier
- Conversion of industrial buildings
- Large & enclosed facades
- Relocating village residents
- Development along extended Chang’an Avenue

**POTENTIALS**
- Next to Chang’an Avenue
- Vicinity of “Ecological Corridor”
- Flexible interior transformation
- Former industrial rail tracks as identity
- Existing greenery
- Close to the monumental ending point of Chang’an axis
### 5.3 SCALE S: ELABORATE DESIGN_ Design Principles & Objectives

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<tr>
<th>PRINCIPLES:</th>
<th>OBJECTIVES:</th>
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<tr>
<td>1. Emphasize Land Remediation</td>
<td>1. Preservation Of Industrial Identity</td>
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<td>2. Mixed Programs</td>
<td>2. Creation of A New Centrality</td>
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<td>3. Introduce New Industries</td>
<td>3. Integration into the City Network</td>
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<td>5. Building Height Control</td>
<td>5. Social Diversity</td>
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<td>6. Maximize Public Space</td>
<td>6. High-Quality Public Spaces</td>
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<td>7. Focus on Public Needs</td>
<td>7. Lively Urban District</td>
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<td>10. Stimulation For Entrepreneurship</td>
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**Diagram:**
- GESOMETERS
- COOLING TOWERS
- BLAST FURNACES
5.3 **Scale S: Elaborate Design** _Collective of Strategies_

- **Local Strategies**
  - **Spatial Strategies**
  - **Economy Strategies**
  - **Landscape Strategies**
  - **Social Strategies**

- **Master Plan**
5.3 **SCALE S: ELABORATE DESIGN**_ Spatial Strategies

**LAND PARCELATION**

- Follow the logic of existing fabrics
- Integrated network
- Divide land into small parts
**5.3 SCALE S: ELABORATE DESIGN_ Spatial Strategies**

**PUBLIC REALM STRATEGY**
- Connected programs
- Public space as a network
- Combined with green connections
5.3 SCALE S: ELABORATE DESIGN_ Spatial Strategies

BUILDING & VEGETATION BORDER AS SOUND SHIELD
- Large buildings bases and greenery
- Block noise from artery and railway
- Create introverted spatial atmosphere
5.3 SCALE S: ELABORATE DESIGN_ Spatial Strategies

MAIN ACCESS & “P+W” SYSTEM

- Collective parking along the main roads
- Reduce automobiles within the area
- Covered by 500m radius as walking friendly distance
- Parking charge incentives
5.3 SCALE S: ELABORATE DESIGN_ Spatial Strategies

PUBLIC TRANSPORT HUB

- Combined with “P + W”
- Next to the central Plaza
- Transfer between metro system and tourism monorail
5.3 **SCALE S: ELABORATE DESIGN_ Economy Strategies**

**CLUSTERED DEVELOPMENT**

- Complementary clusters
- Based on local needs and current architectural potential
- Introducing an art-related school
- Job creation around innovation & service sectors
5.3 SCALE S: ELABORATE DESIGN - Landscape Strategies

WATER SYSTEM
- Built area (north): canals & water features
- Park area (south): Lakes & streams
- Connected blue and green infrastructure
5.3 **SCALE S: ELABORATE DESIGN** Landscape Strategies

**INfiltration**
Vegetation & semi-paved surface reduce stormwater run-off

**Water Saving**
Low flow fixtures and rainwater capture system reducing potable water use

**Grey Water Recycling**
Reduce potable water use by separating grey water for flushing & irrigation use
5.3 SCALE S: ELABORATE DESIGN_ Social Strategies

MIXED PROGRAMS:
“Everything to Everyone”
- Mix as key principle
- Emphasize on the creation of public space including parks and public facilities
5.3 **SCALE S: ELABORATE DESIGN_** Social Strategies

**FOCUSED GROUPS:**  
Disadvantaged & Entrepreneurs

- Local residents
- Unemployed former steel workers
- Migrants
- Young Entrepreneurs
- Not only to facilitate, but also generate job opportunities
5.3 **SCALE S: ELABORATE DESIGN** Master Plan

**LEGEND**
- Existing building
- Added building
- Greenery / park
- Surrounding building
- Existing national railway
- Former industrial railway
5.3 SCALE S: ELABORATE DESIGN_ Location of Key Interventions

01. MUSEUM QUARTER
   Cultural Center

02. CENTRAL PLAZA
   Civic Square & Urban Carnival

03. CREATIVE CITY
    Incubator for Creative Industry

04. MARKET HALL
    Commercial Center

05. GASOMETER COMMUNITY
    Affordable Housing & Social Diversity
5.3 SCALE S: ELABORATE DESIGN Intervention 01

MUSEUM QUARTER
Main Attractor & Core of the Cultural Quarter
- Old industrial buildings with added new elements
- Connected complex
- Three enclosed courtyards
- Targeting on different groups of people

Reference: Museumsquartier, Vienna
5.3 SCALE S: ELABORATE DESIGN_ Intervention 02

CENTRAL PLAZA
Urban “Carnival”
- Meeting place for students & visitors
- Spatial contrast with the courtyards of MQ
- Urban events
- Art installation & mega sculptures

PLAN

SIZE COMPARISON_ Montage
5.3 **SCALE S: ELABORATE DESIGN** _Intervention 02_
5.3 SCALE S: ELABORATE DESIGN_ Intervention 03

CREATIVE CITY
Incubator for Creative Industries
- Open network inside the building
- Individual studios with flexible use
- Incentives for entrepreneurs & creative class

Reference: NDSM Werf
Reference: RDM Campus
5.3 SCALE S: ELABORATE DESIGN_ Intervention 04

MARKET HALL
Daily Needs & Special Market

- Daily market
- Flea market
- Exchange of creative handiworks
- Former rail tracks as semi-paved pedestrian
5.3 SCALE S: ELABORATE DESIGN_ Intervention 04

MARKET HALL
Daily Needs & Special Market
5.3 SCALE S: ELABORATE DESIGN_ Intervention 05

GASOMETER COMMUNITY
Affordable Housing for Relocating Residents from Urban Villages

- Next to a urban village
- Keep former community while connecting to sounding through added base
**PHASE 1**
(2013 ~ 2018)

- Development along the extended Chang’an Avenue
- Museum Quarter & Central Plaza
- New metro connection
- Development of Gasometer Community
- Relocating residents of urban villages
- Land Remediation & possible contemporary use
5.3 SCALE S: ELABORATE DESIGN_ Phase 2

PHASE 2 (2018 ~ 2020)
- Development along railway
- Creative City
- Market Hall
- More housing programs
- Parks developed from the re-mediated land & current greenery
- Monorail for tourism & Public transport hub
5.3 **SCALE S: ELABORATE DESIGN**  Phase 3

**PHASE 3**  
(2020 ~ 2025)

- New urban programs in part of green areas  
  (since too many green space is not necessary and cost a lot to maintain)  
- Add flexibility to the development in the future
PART 06

CONCLUSION

6.1 Synthesis
6.2 Plan for P5
6.1 SYNTHESIS

WHAT I HAVE ACHIEVED DURING THE PROCESS:
1. Answers to research questions
2. Developing a model that can be referred to other post-industrial sites
3. Logical thinking skill
4. Analysis from different perspectives: city context & local condition

WHAT NEEDS TO BE IMPROVED:
1. Theoretical research about European urban regeneration process
2. Difficulty in finding data about the site
3. Lack of interviews on the local residents

LARGER CONTEXT

Global trend of de-industrialization
Documentary research about Beijing
Recognizing city urgencies

RESEARCH & ANALYSIS

LOCAL CONTEXT

Current condition
Value that needs to be preserved
Challenges & Potentials

PLANNING & DESIGN FROM “L” TO “S”

MODEL FOR POST-INDUSTRIAL SITES DEVELOPMENT
6.2 PLAN FOR P5 PERIOD

1. Physical Model - Making of Scale “S”
2. More Detailed Elaboration
3. Visualization Images about Key Interventions
4. Finish the Conclusion Part
5. Finalize Report

THANK YOU!