ReMIXED USE
Advancing Urban Regeneration of the Resettled Tenements by Promoting Evolved Planning System and Urban Form in Taipei
Taipei in the northern region of Taiwan
The characteristics of urban form
established during Japanese control in 1895-1945
The characteristics of urban form
(Wang, 1996)

1. Clear relationship between uses, buildings heights and locations
2. Linear and vital street activities
3. Strong spatial relationship between buildings and streets

Image source: Taipei Unveiled (Garden City, 2013)
Taipei urban life
Extra-ordinary? Extraordinary!
Motivation
The Urban Renewal Act announced in 1998
Figuring out the effects on urban life
Notorious planning system for urban regeneration

As a result...

Notorious planning system for urban regeneration
Changing urban form

Residential + commercial function

Residential function

A: landowner
B: land and building owner
C: superficies owner
D, E: superficies and building owner

Property right division

Common proverty: ABCDEX

Willing to stay
Willing to move

Fund Willing integration Planning & Design Property distribution Profit distribution

Leading position Risk

Self-organized residents

Construction company

Agent implementer

Loan

Loan management Trust

Management Trust

Efficiency

Catalyst

Creativity

Collaboration

Identity

Participation

Environment of mobilization

Space spirit

Cross-boundary Cooperation

Creative marketing

CITIZEN SPACE ACTIVITY
Resettled tenements
as the deprived communities
24 places were built in 1960s for huge immigrants

Political immigrants > Blue-collar workers
> Immigrant from other Taiwanese cities > vulnerable group
Challenges for urban regeneration

No rational priorities in renewal plan

Informal expansion on living space

Complex social structure/ ownership

The minimal area for one house unit is 26 m².

Higher ratio of vulnerable group

<table>
<thead>
<tr>
<th></th>
<th>Household</th>
<th>Rental ratio</th>
<th>Ratio of vulnerable group</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taiwan</td>
<td>7,378,039</td>
<td>10.9%</td>
<td>Lack of info</td>
</tr>
<tr>
<td>Taipei</td>
<td>943,310</td>
<td>13%</td>
<td>4.3%</td>
</tr>
<tr>
<td>Resettled tenements</td>
<td>11,105</td>
<td>40~60%</td>
<td>16.06%</td>
</tr>
</tbody>
</table>

Source: www.szdesigncenter.org/?p=1445

Source: The organization of Urban Re-s
Problem Statement
Existing regeneration planning system is not helping those deprived communities, and is not contributing to vibrant urban life corresponded to Taipei.
Taking resettled tenements as the crucial point

- To explore vital urban form in Taipei
- To review the existing regeneration process
Research Question

1. How to generate urban vitality?
2. How to redefine urban vitality in Taipei?
3. How to integrate the urban form within urban regeneration process in Taipei?
Methodology
Theoretical study
The relations between the three theories
Position of the graduation project
To integrate the three elements to produce desirable spatial outcomes
CONCLUSION
CONTEXT
PROBLEM STATEMENT
RESEARCH FRAMEWORK
ANALYSIS
STRATEGY & DESIGN
CONCLUSION
1. How to generate urban vitality?
Vital place making factors for the project, based on Montgomery (1998).
1. How to generate urban vitality?
Key physical indicators from theoretical study
Current control mechanism can’t represent the reality
- Tolerant use group in the subdivision of zoning plan
- Organic urban transformation

Rules provide a common basis of coordination, and its characteristics of rules are ubiquitous, making control adjustable, and stay operational. (Lehnerer, 2009)
2. How to redefine urban vitality in Taipei?
To find out the mixed-use typologies
2. How to redefine urban vitality in Taipei?
To analyze the mixed-use typologies
**Commerce in neighborhoods**

**Characteristics of the typology**

- Residential unit
- Middle/low income inhabitants
- Designers
- Mechanic
- Self-employed people
- Customer service people
- Local visitor

- Residential entrance
- Commercial use

- Block typology

- Street profile

- Program-User

- Commercial use
- Residential use

- Sidewalk
- Road
- Commercial use
- Residential use

- Local
- District
- City
Radiant commerce
Characteristics of the typology

Block typology

Multi-functional use

Street profile

Program-User

Middle income inhabitants
Residential unit
White-collar people
Office
Customer service people
District-wide/city-wide visitors
Large business

Local
District
City
**Linear temporary market**

**Characteristics of the typology**
Separation of commerce and residence
Characteristics of the typology
3. How to integrate the urban form within urban regeneration process in Taipei?
Collaborative planning & design

Involvement

<table>
<thead>
<tr>
<th></th>
<th>Involvement</th>
<th>Implication</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Denial</td>
<td>Non participation</td>
</tr>
<tr>
<td>2</td>
<td>Neglect</td>
<td>Tokenism</td>
</tr>
<tr>
<td>3</td>
<td>Informing</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Consideration</td>
<td>Citizen Power</td>
</tr>
<tr>
<td>5</td>
<td>Cooperation</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Partnership</td>
<td>Citizen Power</td>
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<tr>
<td>7</td>
<td>Delegated power</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Citizen control</td>
<td></td>
</tr>
</tbody>
</table>

Unit organization among the resettled tenements

The complexity of a basic unit. (Hausleitner, Nycolaas, 2014)
Positions of the resettled tenements in Taipei
Potential for urban regeneration
South airport community as a testing site
Spatial condition
South airport community and its surrounding area
Spatial condition
South airport community and its surrounding area
After 50 years, 23.5% inhabitants are belong to vulnerable group (in social & economic aspects), and among the group, 68% are tenants.
Social condition
Social structure & Main interests of stakeholders
Institutional condition
Matrix for the postions of stakeholders
<table>
<thead>
<tr>
<th>Country</th>
<th>Ratio of self-owned housing</th>
<th>Ratio of house price to income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taiwan</td>
<td>85.3</td>
<td>8.37</td>
</tr>
<tr>
<td>Taipei</td>
<td>81.9</td>
<td>15.01</td>
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</table>

Source: www.urstaipei.net/housing/

**No supporting system for the vulnerable group**
<table>
<thead>
<tr>
<th>Where</th>
<th>Renewal unit</th>
<th>Who</th>
<th>FA bonus &amp; public interest</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taipei, Taiwan</td>
<td>Renewal unit</td>
<td>Public actors -&gt; Private actors</td>
<td>Urban renewal</td>
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<tr>
<td>Social and Spatial investigation</td>
<td>Renewal unit</td>
<td>Private actors</td>
<td>FA bonus</td>
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<tr>
<td>Spatial investigation</td>
<td>Designated renewal area</td>
<td>Land &amp; Housing Corporation (LH)</td>
<td>Redevelopment 20% Public housing</td>
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<tr>
<td>Non-designated renewal area</td>
<td>Renewal unit</td>
<td>Public actors</td>
<td>Urban management</td>
</tr>
<tr>
<td>Seoul, Korea</td>
<td>Renewal unit</td>
<td>Private actors</td>
<td>Urban management Reconstruction No FA bonus</td>
</tr>
<tr>
<td>Social and Spatial investigation</td>
<td>Designated renewal area</td>
<td>Public actors</td>
<td>Redevelopment</td>
</tr>
<tr>
<td>Seoul 100-year structure plan</td>
<td>Renewal unit</td>
<td>Public actors</td>
<td>Redevelopment</td>
</tr>
<tr>
<td>Japan</td>
<td>Renewal unit</td>
<td>Private actors</td>
<td>Reconstruction No FA bonus</td>
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<td>Public actors</td>
<td>Redevelopment</td>
</tr>
<tr>
<td>City plan</td>
<td>Renewal unit</td>
<td>Public actors</td>
<td>Redevelopment FA bonus</td>
</tr>
<tr>
<td>Non-designated renewal area</td>
<td>Renewal unit</td>
<td>Private actors</td>
<td>Reconstruction</td>
</tr>
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**Case study**
Urban regeneration planning system in Taiwan, Korea, and Japan.
(Orange marks are public interest oriented.)
1. Redefining hierarchy for urban regeneration

- Non-designated renewal area
- Designated renewal area

2. Collaboration within stakeholders

- Self-organization
- Owner
- Private company
- Public sector
- Third sector

3. Encouraging collective urban regeneration

- Renovation
- Subsidy
- Renovation
- Floor area bonus
- Redevelopment

Existing

Public sector

Private company

Owners/ Tenants

Planning strategy
Spatial strategy
1. Applying mixed-use typologies based on centrality
2. Formulating rules for typologies
Strategy: The rules as design guidelines
Strategy: The rules as design guidelines

Example: plot
Strategy: The rules as design guidelines
Example: building’s entrance

Physical indicator

Building’s entrances.
(Hausileitner, 2009)
(Çalişkan, 2013)

Commercial entrances face to streets
To support the commercial use and attract customers.

Commercial entrances on the side with the market could help mutual business. Separating commercial entrance from residential entrance to keep inhabitants from the disturbance.

High entrance frequency
To support vibrant atmosphere and form the image of the city.

Entrances on different sides
Commercial entrances on the side with the market could help mutual business. Separating commercial entrance from residential entrance to keep inhabitants from the disturbance.
Strategy: The rules as design guidelines
Example: To gain floor area bonus by providing affordable housing
How to use the rules
Strategy: From units to integrated projects

S: starting site
M: the regeneration project
L: urban structure & centrality

Southern Wanhua district
Resettled tenement-South airport community
Regeneration project
Centrality and division of mixed-use typology
Regeneration project
Flexibility of the design with the rules
Reconstruction
Redevelopment
South airport community
Renovation
Regeneration project
Design proposal

Current condition
Design with the rules

Approaches in urban regeneration
- Renovation
- Reconstruction
- Redevelopment
- South airport community

Regeneration project
Design proposal
Regeneration project
Development mode
Applying the rules
In the whole framework of the regeneration project
Radiant commerce

Applying the rules

1. Separation construction and installation
2. Plot size diversity
3. High entrance frequency
4. Street wall continuity
5. Flexible parking hour

Multi-functional use
Radiant commerce
Current street view
Radiant commerce
Eye-level perspective
Linear temporary market

Applying the rules

1. Entrances on different sides
2. Width of sidewalk
3. Classified vendors
4. Vendors gathering
5. Traffic-free hours

Existing

Residential use
Commercial use
Street market
Linear temporary market
Applying the rules
Linear temporary market

Developing mode
Linear temporary market
Current street view
Linear temporary market

Eye-level perspective
Linear temporary market
Eye-level perspective
Commerce in neighborhoods

Applying the rules
Commerce in neighborhoods
Developing mode

- Short plot
- Shops on ground-floor zone
- Commercial entrances face to streets
- Front yard for sidewalks
- Fixed use unless approved
- Human-oriented traffic

Third sector: Taipei urban redevelopment center, URC

User group

Program

Owner

Tenant

User group

Program

Owner

Tenant

Local visitor

Apartment

Small business

Apartment

Small business

Affordable housing
Commerce in neighborhoods

Current street view
Commerce in neighborhoods

Eye-level perspective
Separation of commerce and residence (Residence in the area)

Applying the rules

Lot assembly for certain size

Open space for the public

Human scale design

The between-block mixed-use development

Existing

Gated community
Separation of commerce and residence (Residence in the area)

Developing mode
Evaluation
Comparision between existing & proposed planning system
Coherent relations between user group
Empowerment on tenants/vulnerable group
Integration with economic development

Evaluation
Transformed positions of the stakeholders
Conclusion
Activating a regeneration project in Taipei
Recommendation

Further research

- Develop coherent pattern among mixed-use typologies
- Adapt dynamic indicators for the rules in empirical research
- Apply the rules in city gaming during urban regeneration process
Thanks for your attention

Q & A