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11.307 Beijing Urban Design Studio
Summer 2008

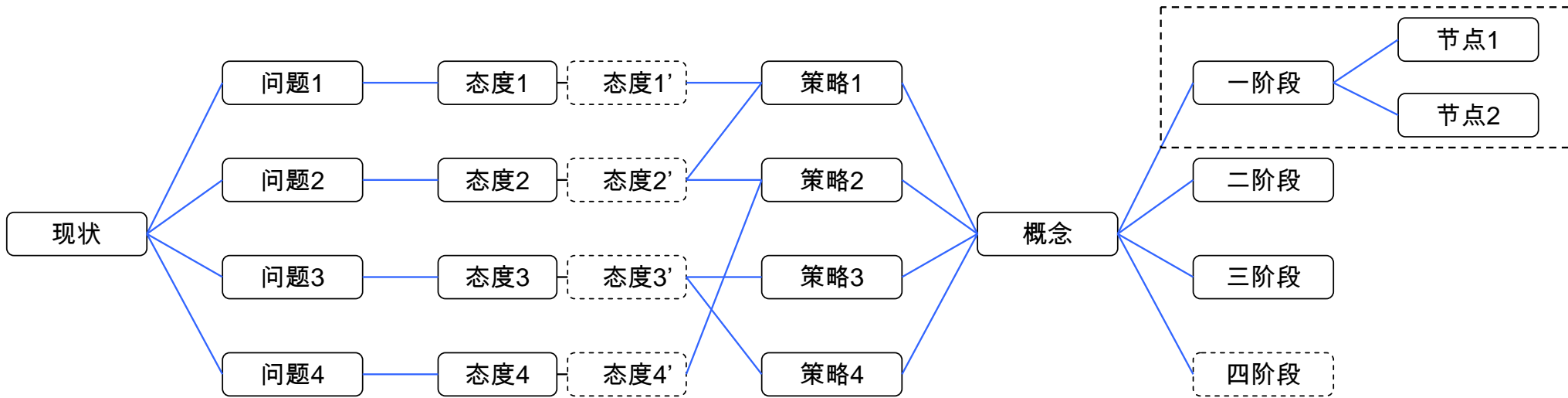
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首钢再整合 Re-integrating the Shougang Industrial Site

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工作框架 Framework



status
layers

problems

attitude

strategies

concept

问题 Problems



态度 Attitude

我们的目标 what we want

ordinary mode

Economic Value
经济价值

- 综合利益最大化
- 逐步复兴

Maximize the Profits
Regeneration

Social Value
社会价值

- 提高地区的社会层次
- 维护遗留者的居住尊严

enhance the society level
maintain the dignity of
workers

Culture Value
文化价值

- 保持地区的文化特质
- 文化品牌化

Maintain the culture identity
Culture Brand

Environment Value
环境价值

市民可以使用的自然环境
永定河复兴

Natural as recreational place
Regeneration of YDH River

一般开发模式

一次性开发→利益瓜分

One-night Development

→ Divided interest

终极决定论→适应力差

Blueprint Plan→ Poor

Adaptation

开发商获益

Developers benefit most

工人失业→失落感

Unemployment → Despair

→社会问题

→ Social Problem

单纯的保护

Simple maintain &

preservation

→维护成为负担

→ Financial Burden

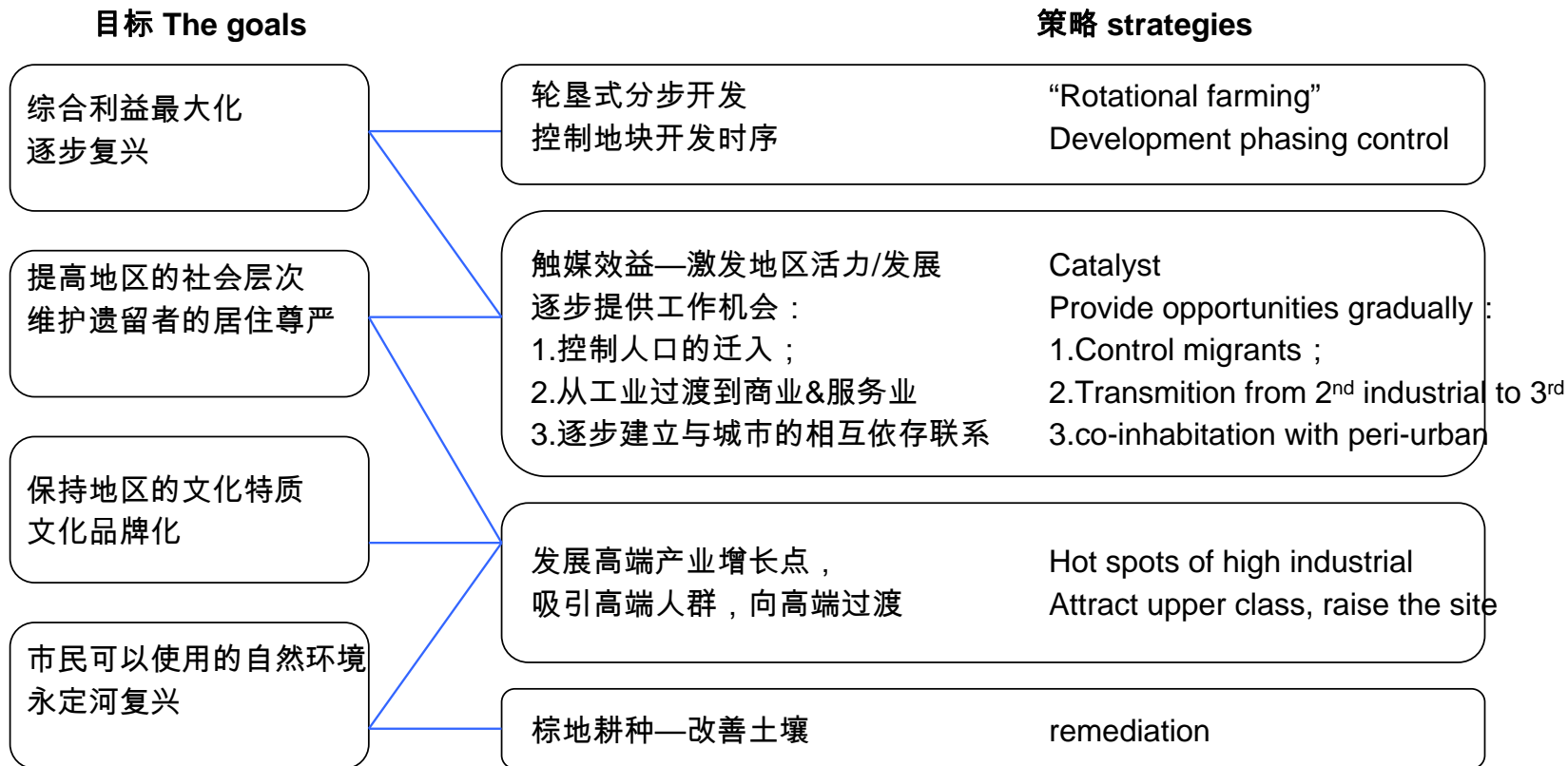
被动环境规划

Passive Environment
MIT

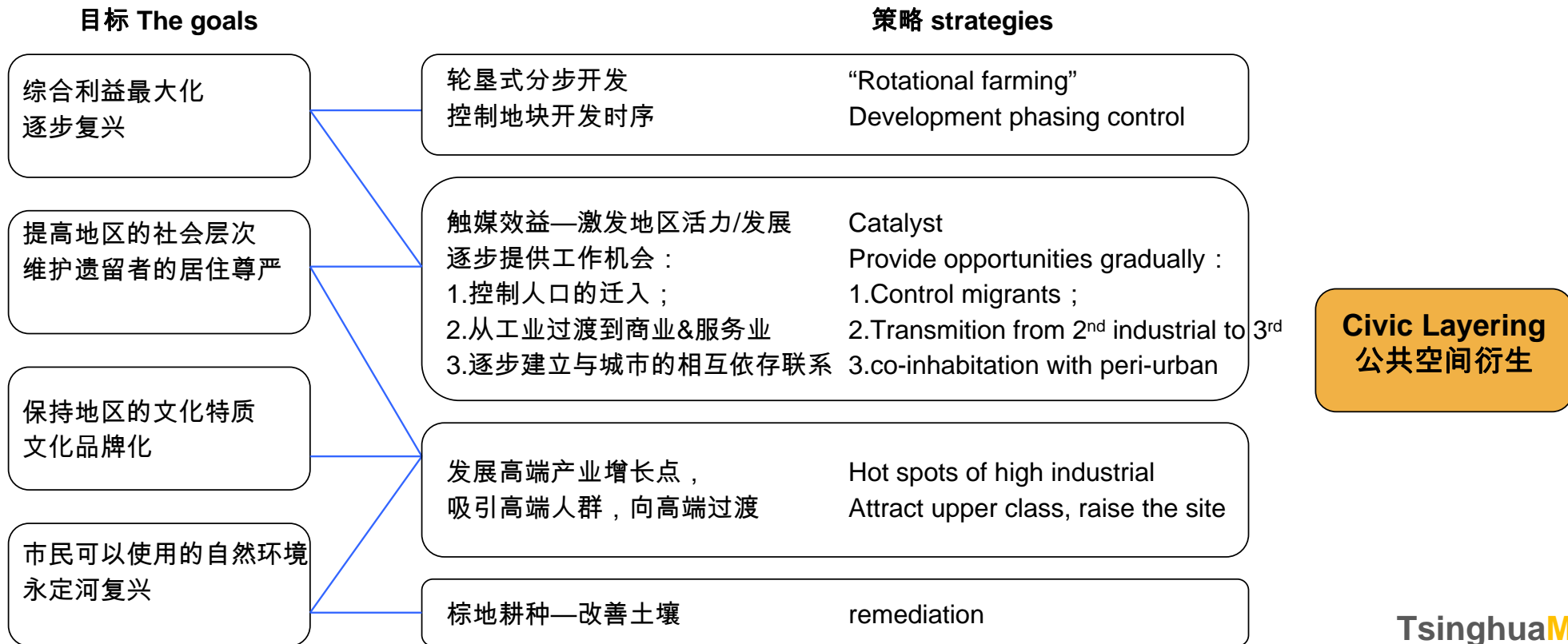
Planning

Beijing Urban Design Studio

策略 Strategies



策略 Strategies



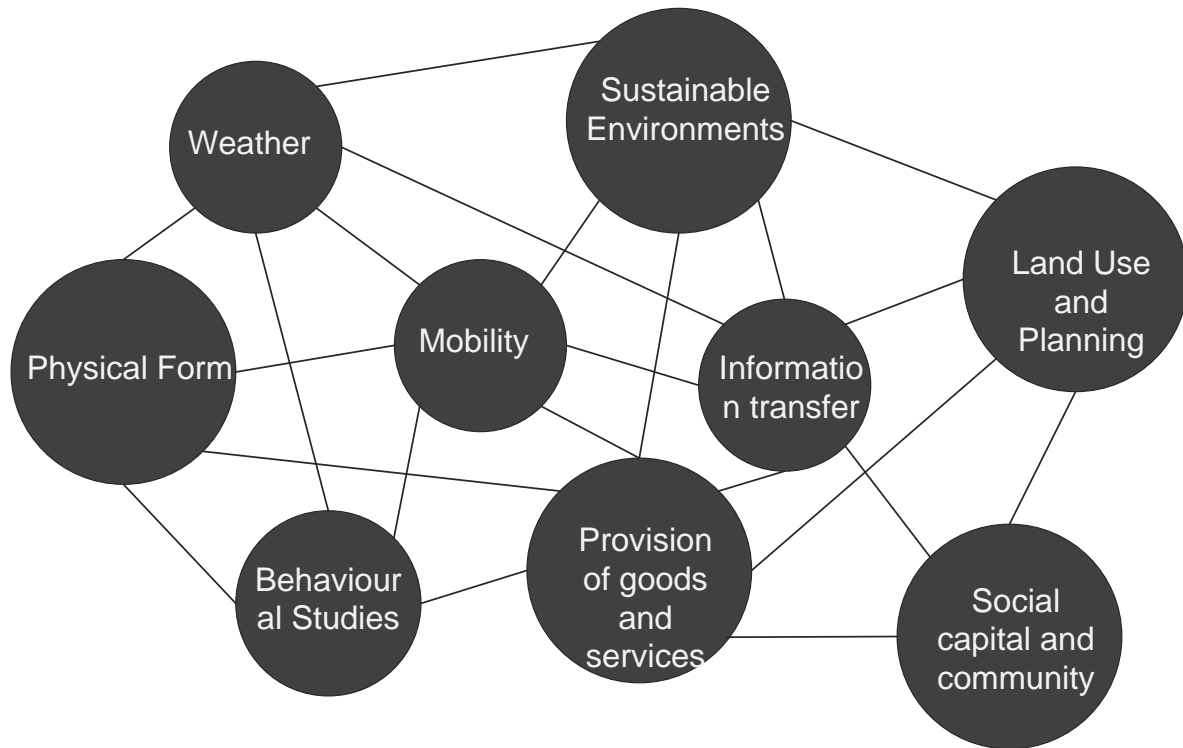
公共空间衍生 Civic Layering

控制首钢长时段的开发时序
以实现综合利益最大化

In order to maximize social and economic value, a site of this size needs to be master planned in several phases over a number of years

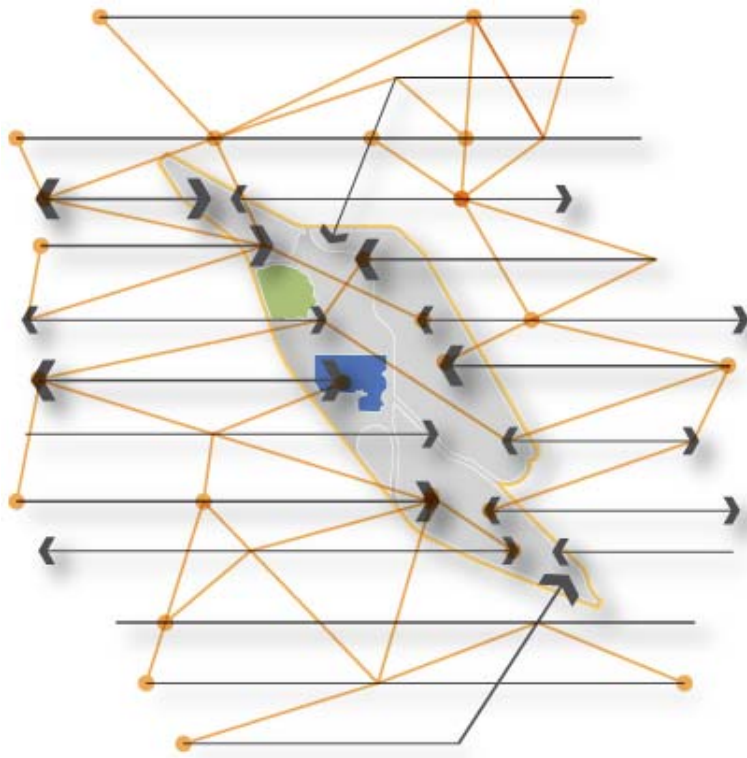
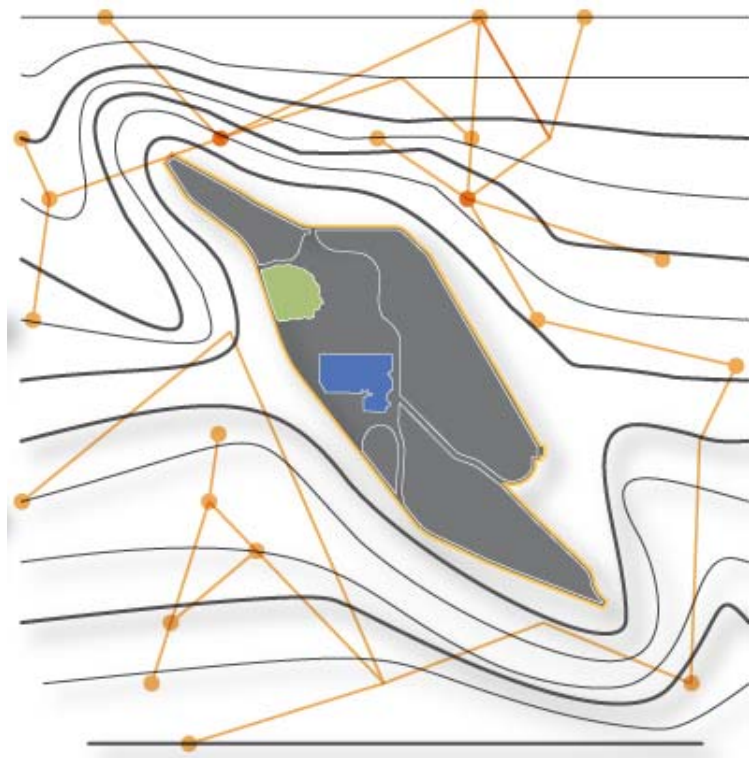
分阶段规划 Approach:
Phasing

Tsinghua
Beijing Urban Design Studio



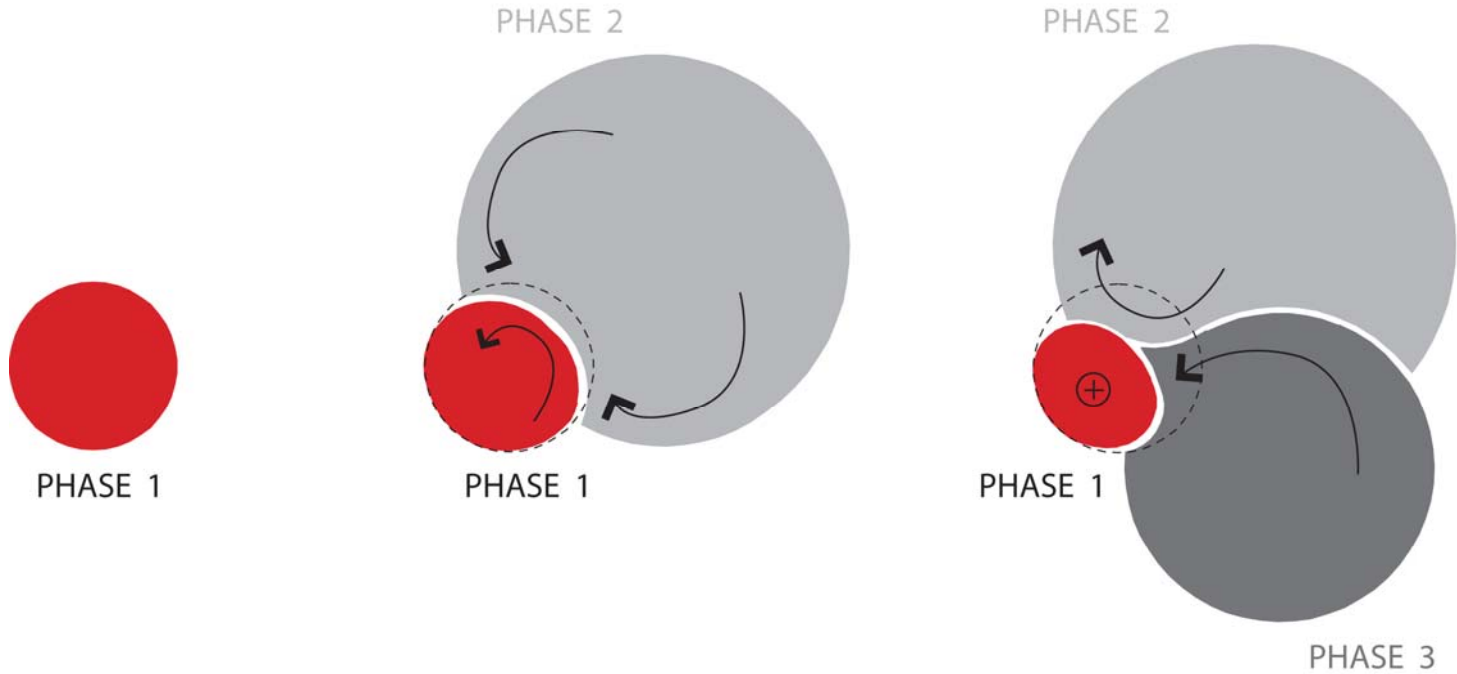
In response to the dynamism of the location of the site our design concept revolves around the following ideas:

- Examining the city as a dynamic socio-spatial, economic and political network rather than a static conception of built form.
- Questioning the determinism of large scale master planning and exploring how urban design can become an adaptable process that responds to a rapidly changing urban context.
- Developing a new conception of value in real estate development through iterative planning.
- Re-imagining industrial processes and providing a dynamic program structure that supports this.



Closed System / Open Network

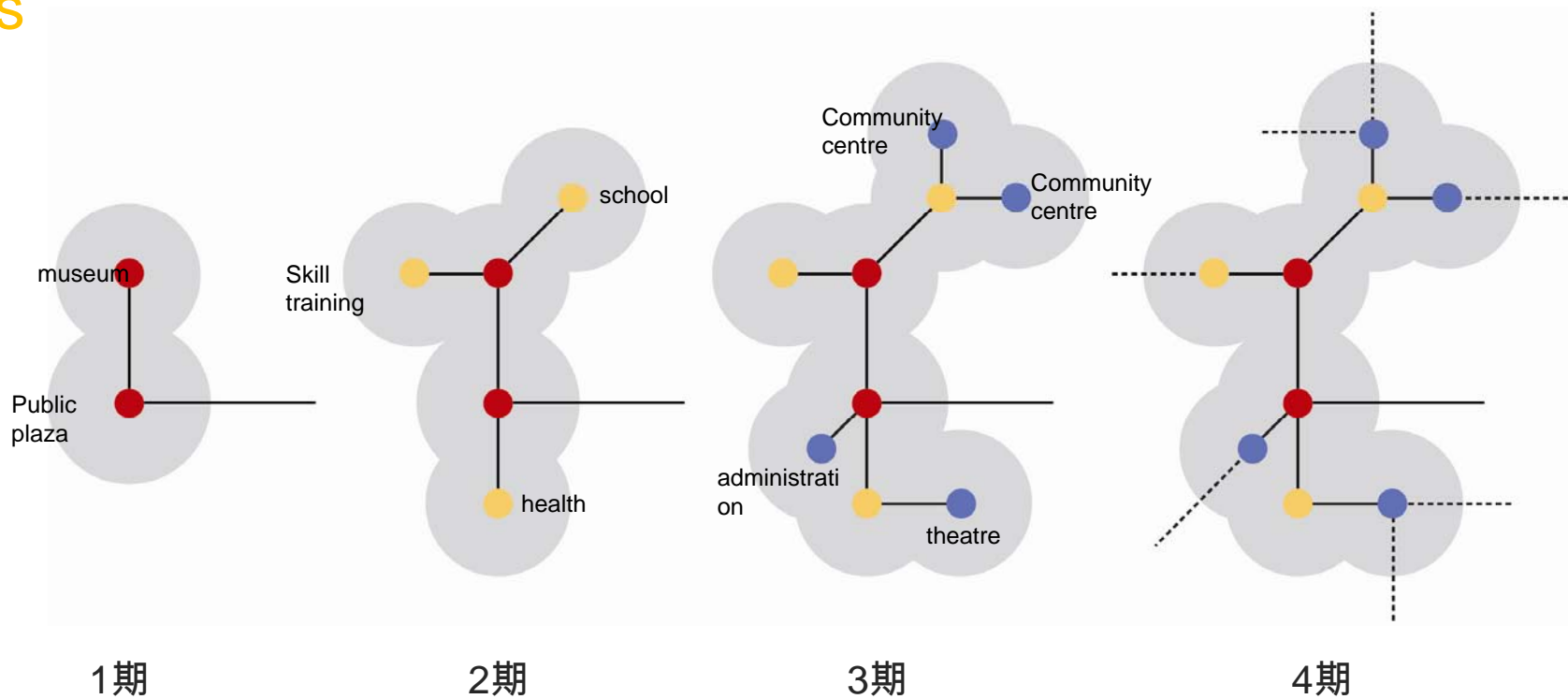
- The city is an ever-changing interrelated network. Until now, the Shougang site has been a closed system whose boundaries divide it from the complex network that surrounds it.
- Through this project, we are interested in how we can strategically re-thread the Shougang site back into its surrounding dynamic network over a number of years.

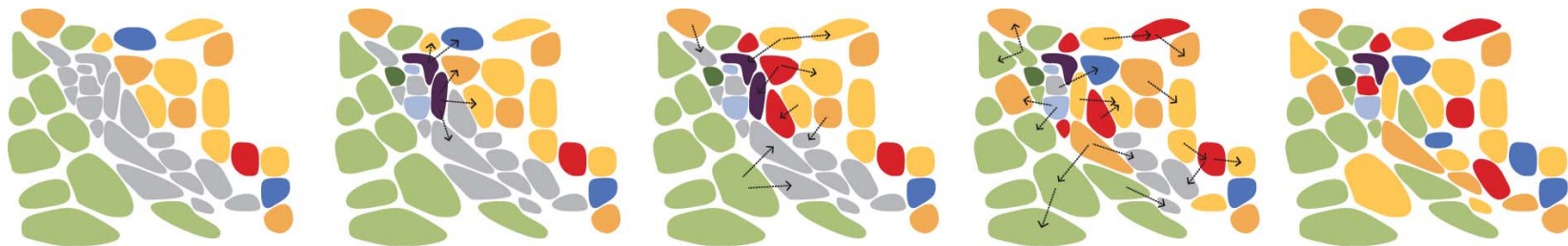


Time in Urban Design & Dynamic Staging

- Develop the site in a number of stages - each move is created only once the impact of the previous stages and their relationship with the surrounding urban networks is understood.

公共空间衍生- 概念图示 Civic Layering: Layers

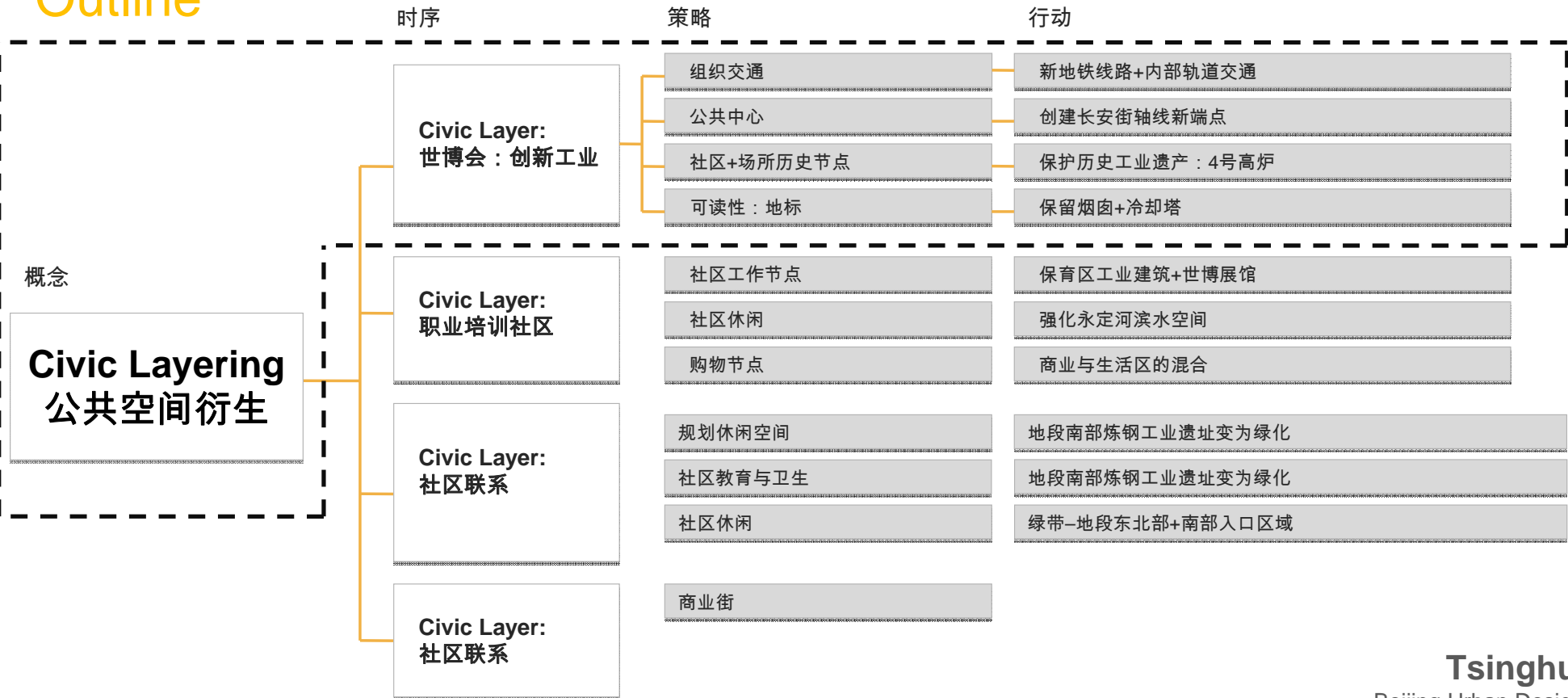




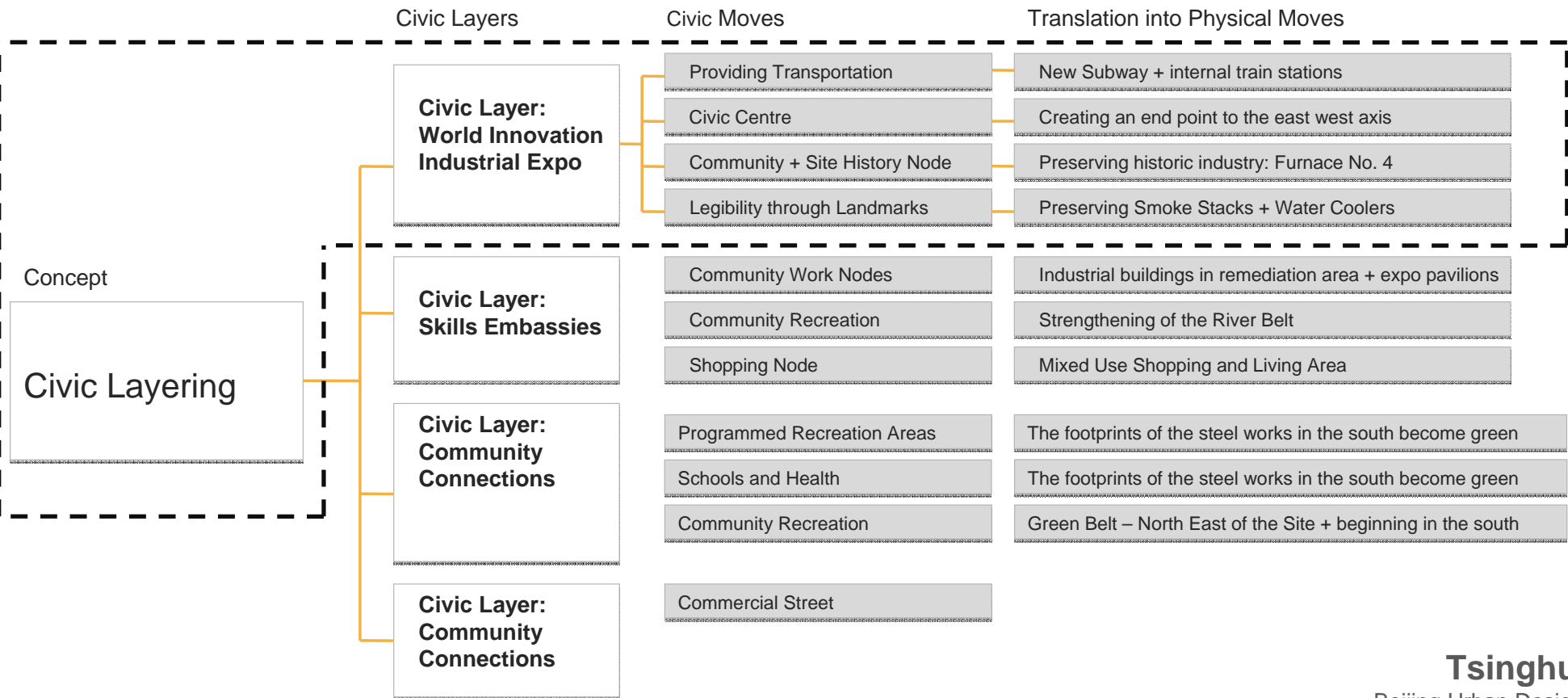
1 Phase 1 2 Phase 2 3 Phase 3 4 Phase 4 n Phase n

Industrial	Industrial Expo	Skills Embassies	Industrial Incubator	21st Century Skills District	[Responsive Over Time] 21st Century Skills District
Commercial	Commercial	Research Institute	Private Development	Commercial	
Housing	Temporary Housing	Permanent Housing			
Amenity	River Connection		Public Amenity		
Remediation	Site Remediation		Site Remediation		

公共空间衍生-总体框架 Civic Layering: Outline



Civic Layering: Outline



一期：创新工业世博 layer 1: EXPO of Industrial Innovation

具体空间形态 physical design

TsinghuaMIT

Beijing Urban Design Studio

一期：创新工业世博 layer 1: SWOT

Strength

优势

- 工业构造物与铁轨遗址将是世博会的亮点
- 自然环境优美，有湖有山有河，将成为良好的休憩场所
- 长安街尽端，位置显赫
- 地铁延长线与新线经过地段

Weak

劣势

- 大量的前期投资，需要较长时期才能看到回报
- 前期准备阶段，首钢工人的就业与安置问题需要解决

- 设置基金向社会集资
- 世博场馆建设以及相关服务业将提供大量就业岗位

Opportunity

机会

- 政府与市民对首钢地区的极大关注
- 石景山区的发展，二产向三产的转变
- 长安街向西延伸，地段升值

Threat

威胁

- 房地产开发带来短期利益的诱惑

- 由政府支持的一级土地开发商统一开发

Layer 1: EXPO SWOT

Strength 优势

- Industrial structure and railway could be used as SHOT in EXPO
- Beautiful natural environment (hill, lakes & river) which could make the site an attracting recreational place
- Located at the end of the East-West axis, which is significant in the city structure
- New subway station will be built

Weak 劣势

- Mass investment in the preparing period, and a comparative long time to gain profits
- The resettlement of employment of shougang worker in the preparation period
- Establish a fund to get public offering
- The construction of EXPO building and service work would provide a lot of job opportunities

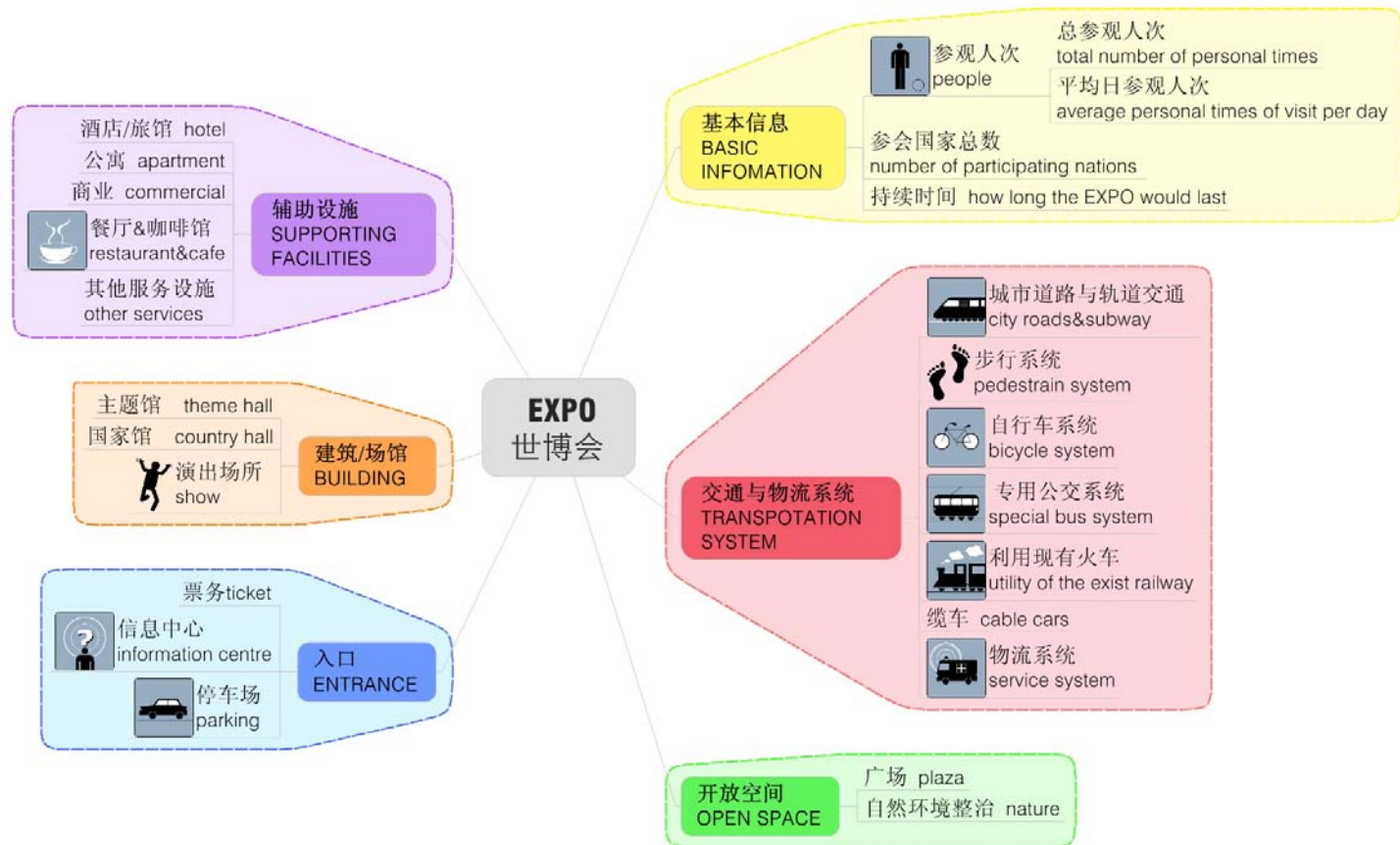
Opportunity 机会

- Great interest/concern of the site from the government and civilians
- Development of SHS district
- Transformation from industry to Commercial and Services
- Extension of the East-West Axis which would enhance the value of the area

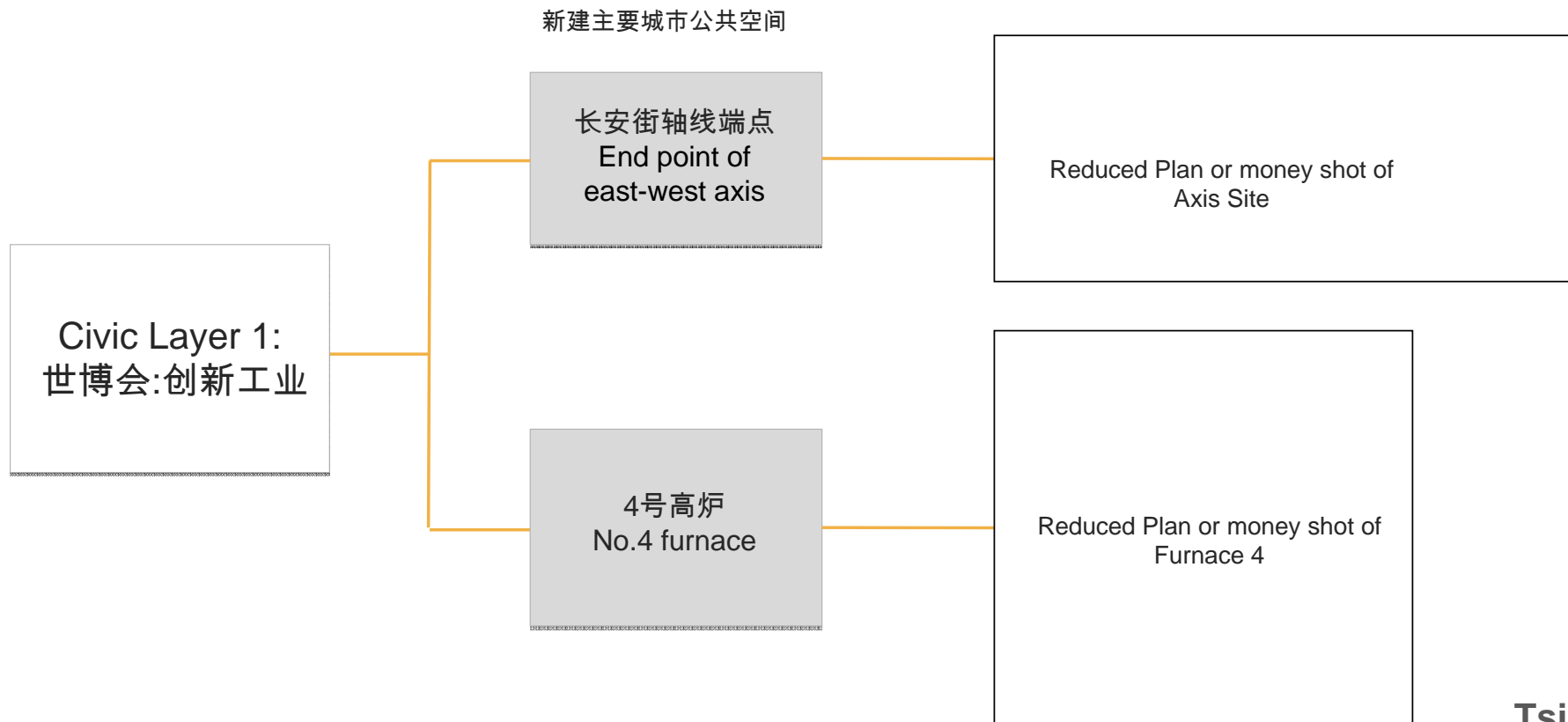
Threat 威胁

- The lure of the immediate great profits of the real estate development
- Government supported Developer




一期：创新工业世博 layer 1: EXPO of Industrial Innovation

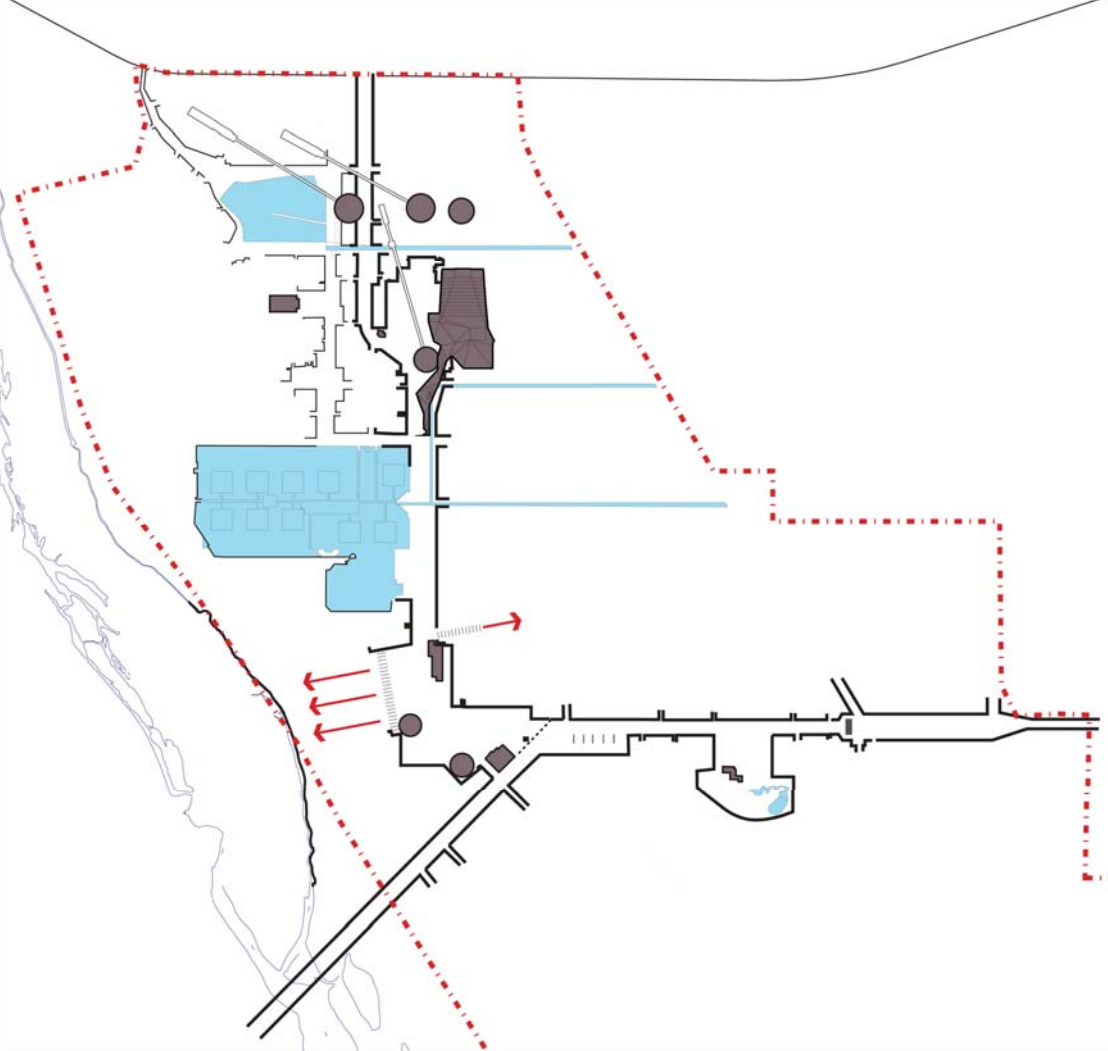


一期：创新工业世博 layer 1: EXPO of Industrial Innovation






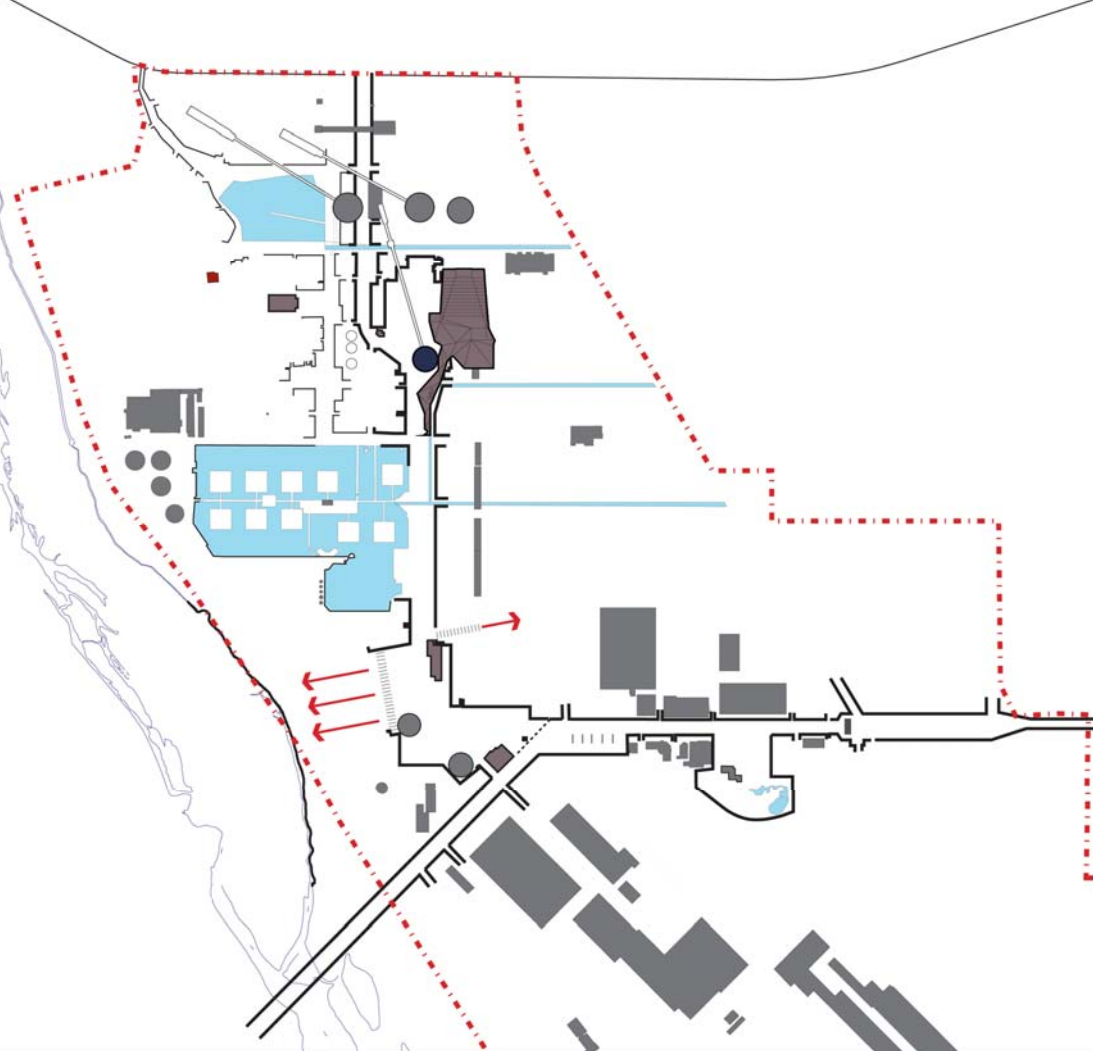
Civic Layer - Expo Site Civic Structure.

-  Shougang Boundary
-  Existing Buildings that form new civic structure
-  Water bodies



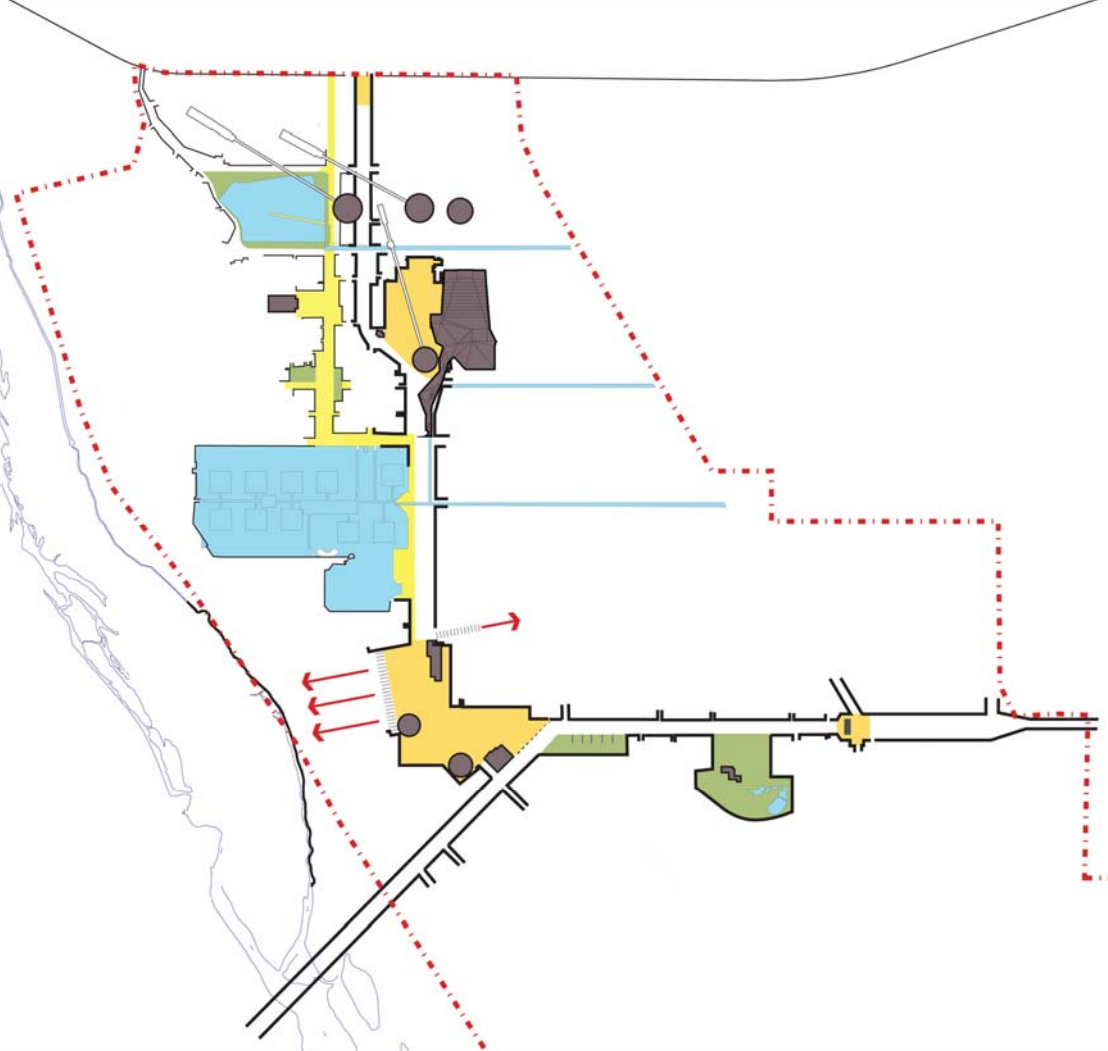
Civic Layer - Expo Site Civic Structure.

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






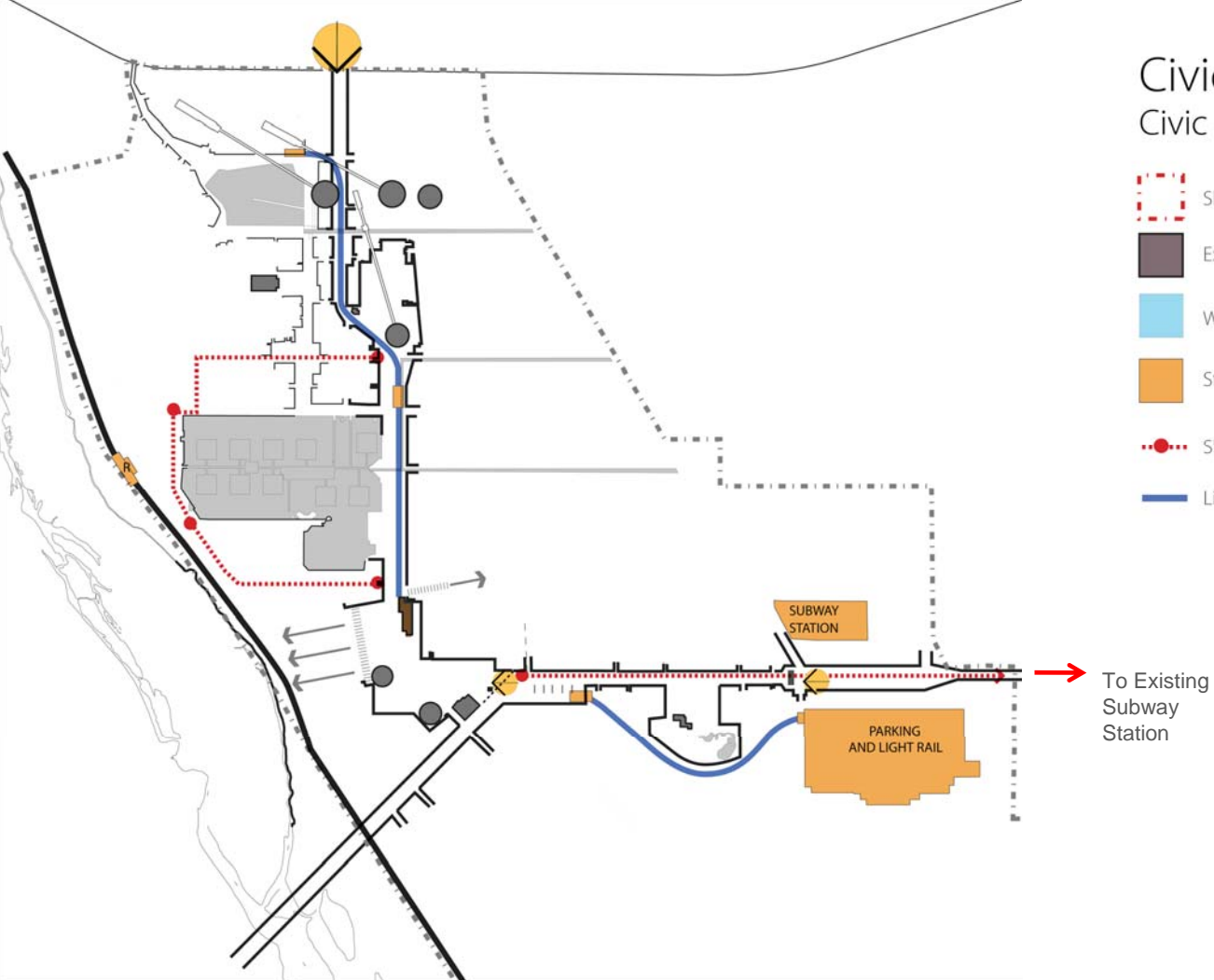
Civic Layer - Expo Site Civic Structure.

-  Shougang Boundary
-  Existing Buildings that form new civic structure
-  Water bodies
-  Existing and proposed open space structure
-  Formalized Public Plazas
-  Pedestrian corridor



Civic Layer - Expo Site Civic Structure.

-  Shougang Boundary
-  Existing Buildings that form new civic structure
-  Water bodies
-  Stations
-  Shuttle Bus Line
-  Light Rail



Civic Layer - Expo Site Open Space + Rehabilitation.



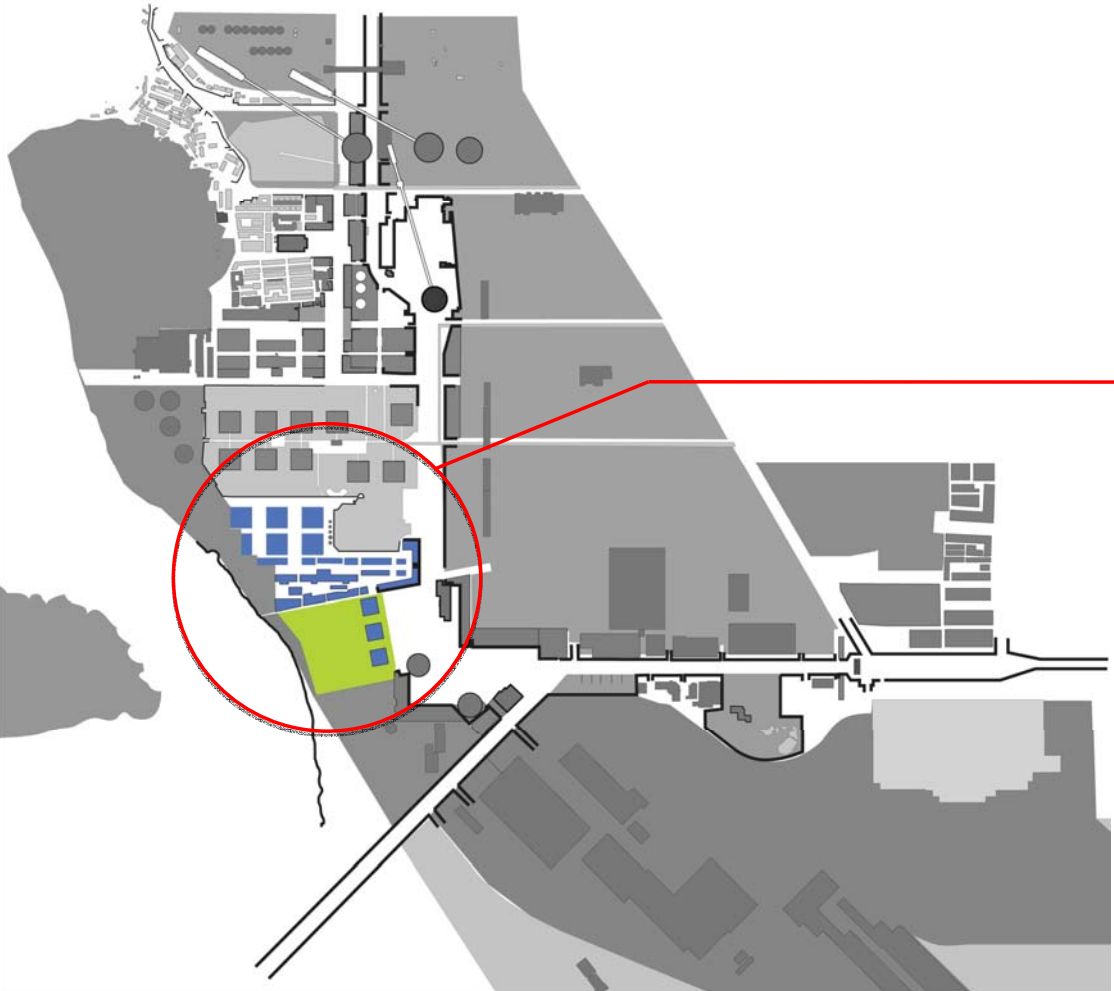
- Existing and proposed open space structure
- Proposed green view corridor across the river
- High level remediation required
- Medium level remediation required
- Low level remediation required
- Water bodies
- Shougang Boundary
- Area to be sold to private development
- Primary trees
- Secondary trees

Civic Layer - Expo Site Northern Master Plan.



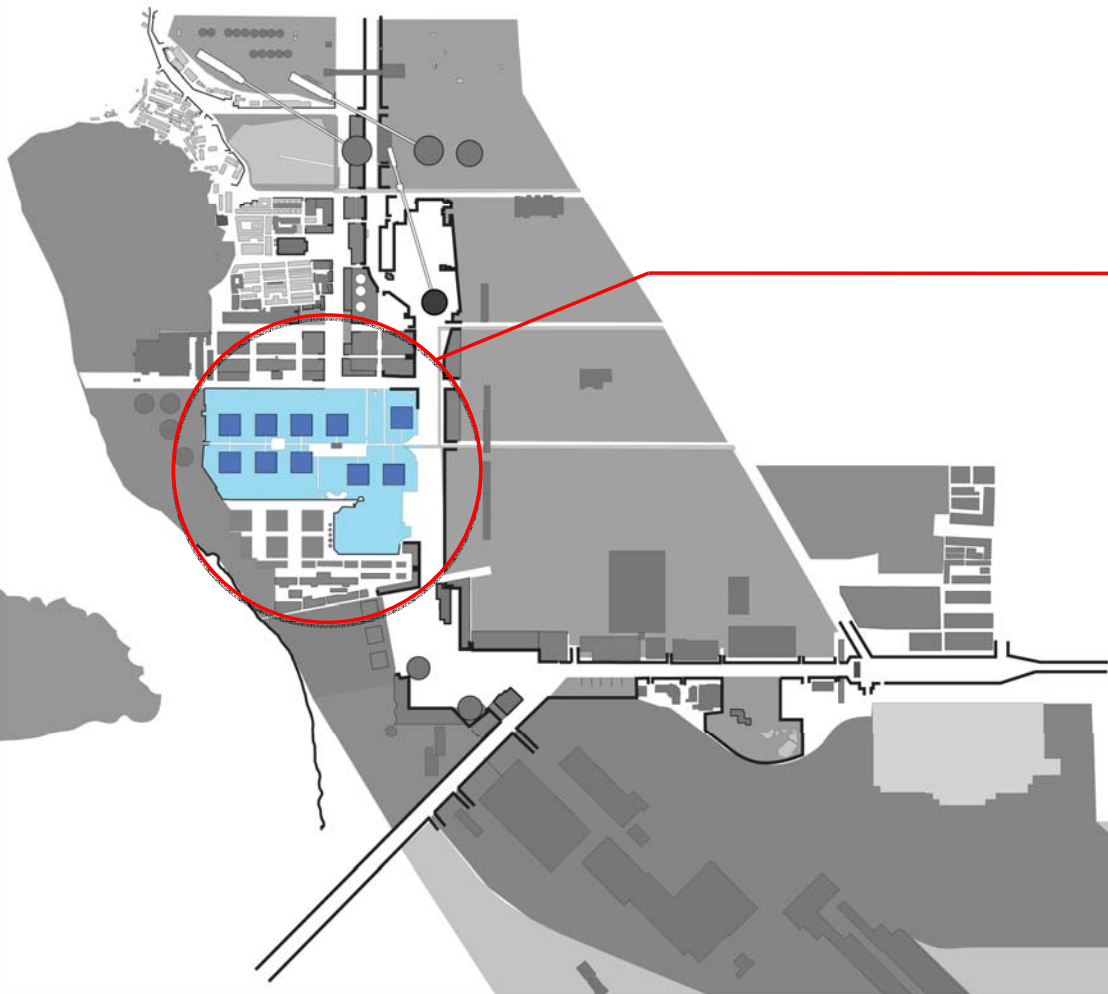
- Existing and proposed open space structure
- Proposed green view corridor across the river
- High level remediation required
- Medium level remediation required
- Low level remediation required
- Water bodies
- Industrial Buildings to be kept
- Parking
- Civic/Institution/Expo Pavilions
- Commercial
- High Density Housing
- Low Density Housing

Civic Layer - Expo Site Northern Master Plan.



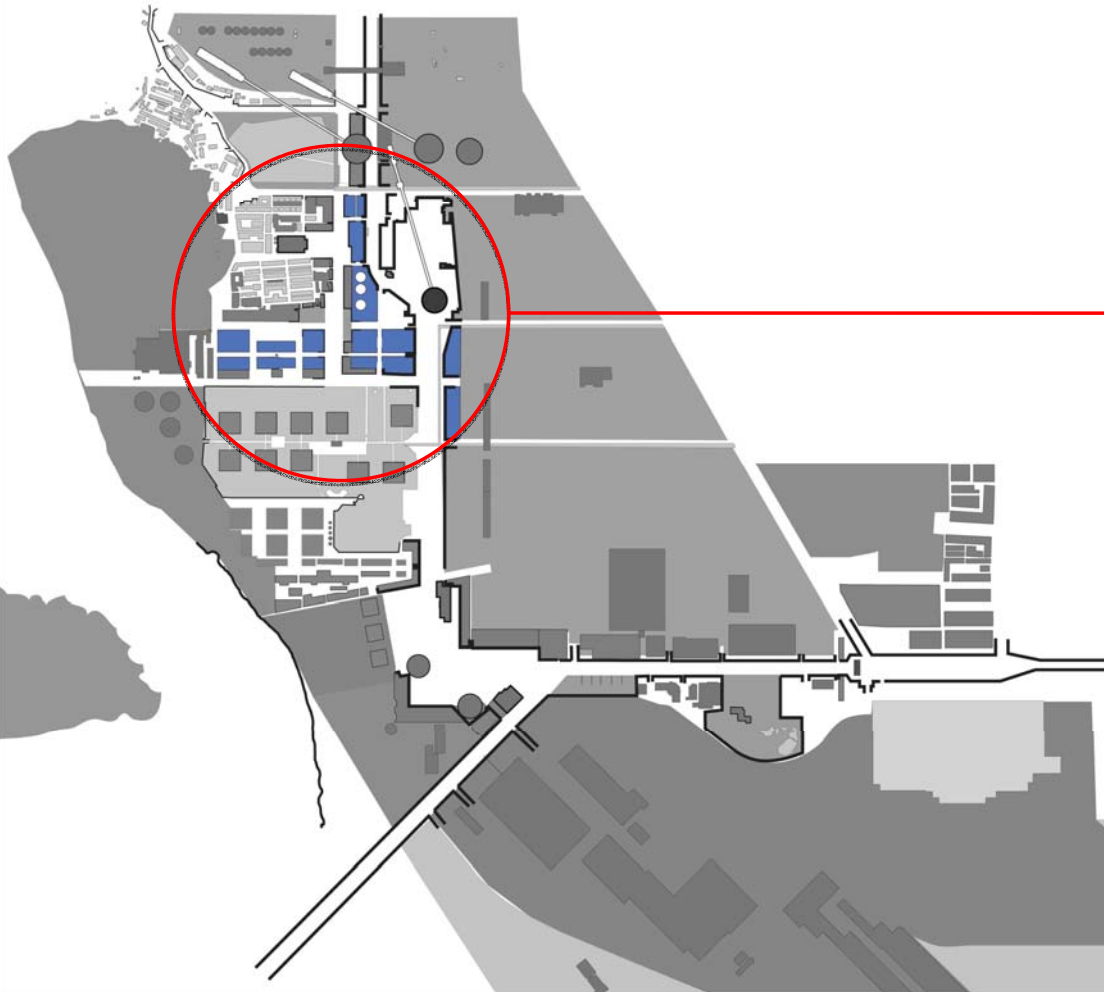
Chinese Pavilions

Civic Layer - Expo Site Northern Master Plan.



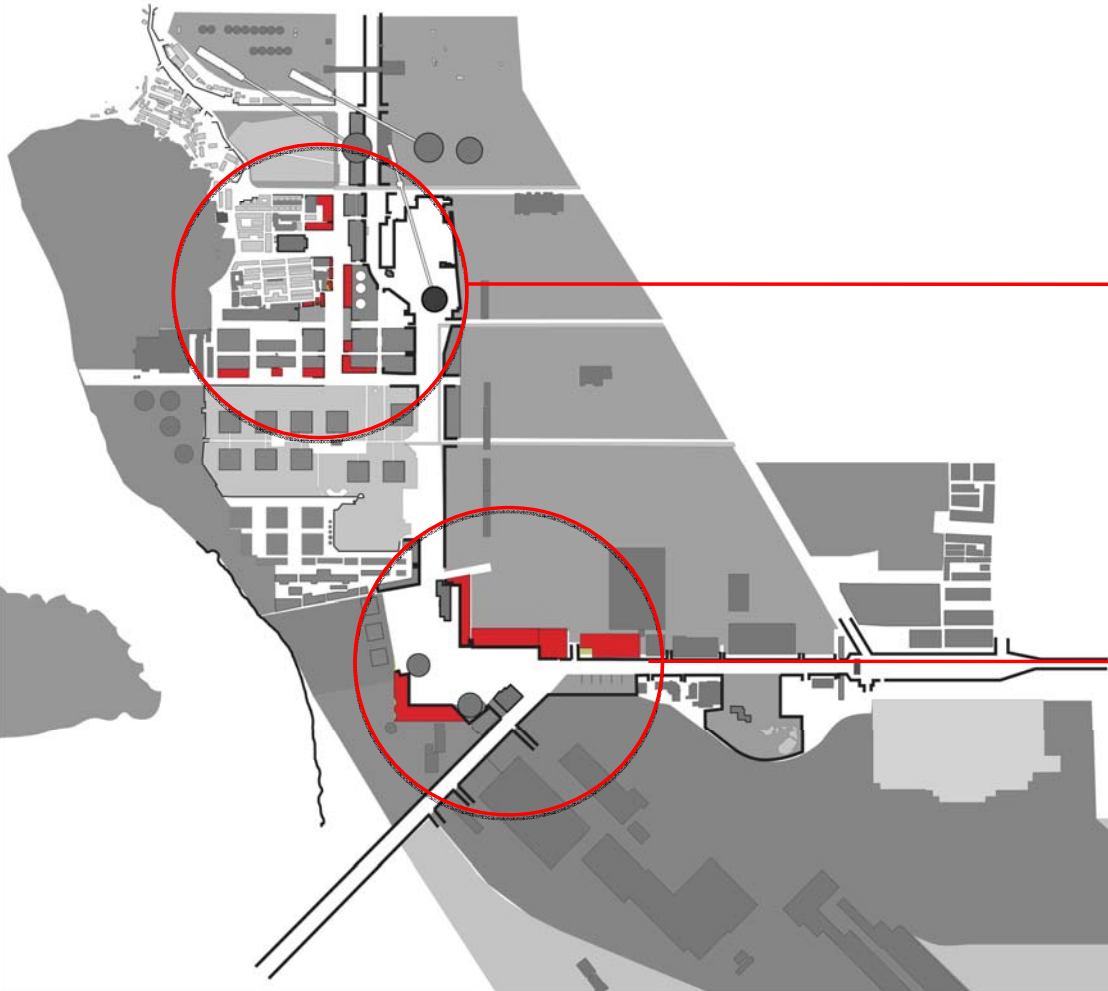
International Pavilions

Civic Layer - Expo Site Northern Master Plan.



Institutional and Commercial
Exhibitions

Civic Layer - Expo Site Northern Master Plan.



Small Scale Commercial

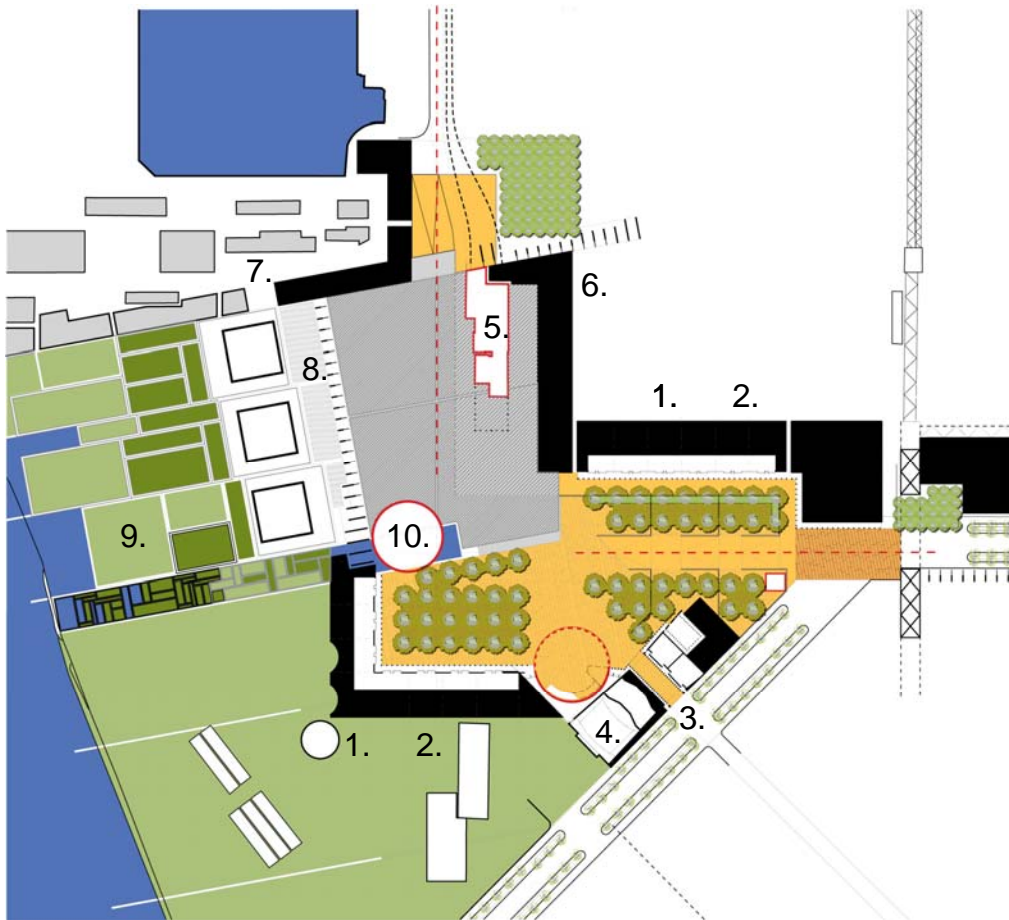
Larger Scale Commercial/Mixed Use

Civic Layer - Expo Site Northern Master Plan.



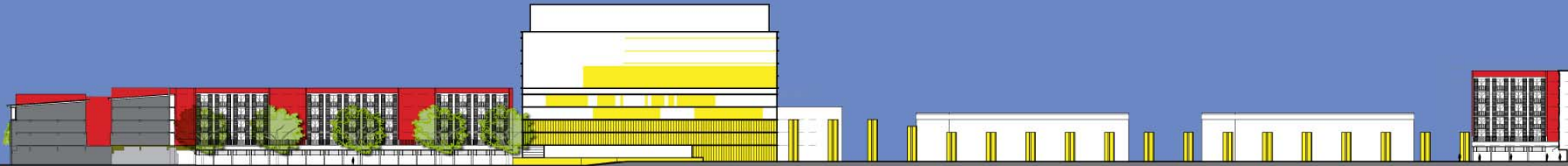
Expo Village and Residential

Larger Scale Residential
around new subway



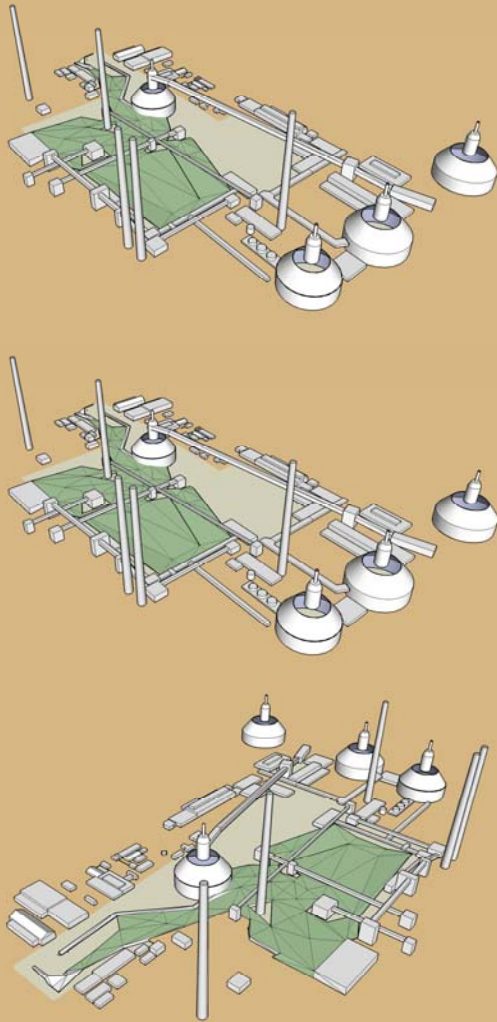
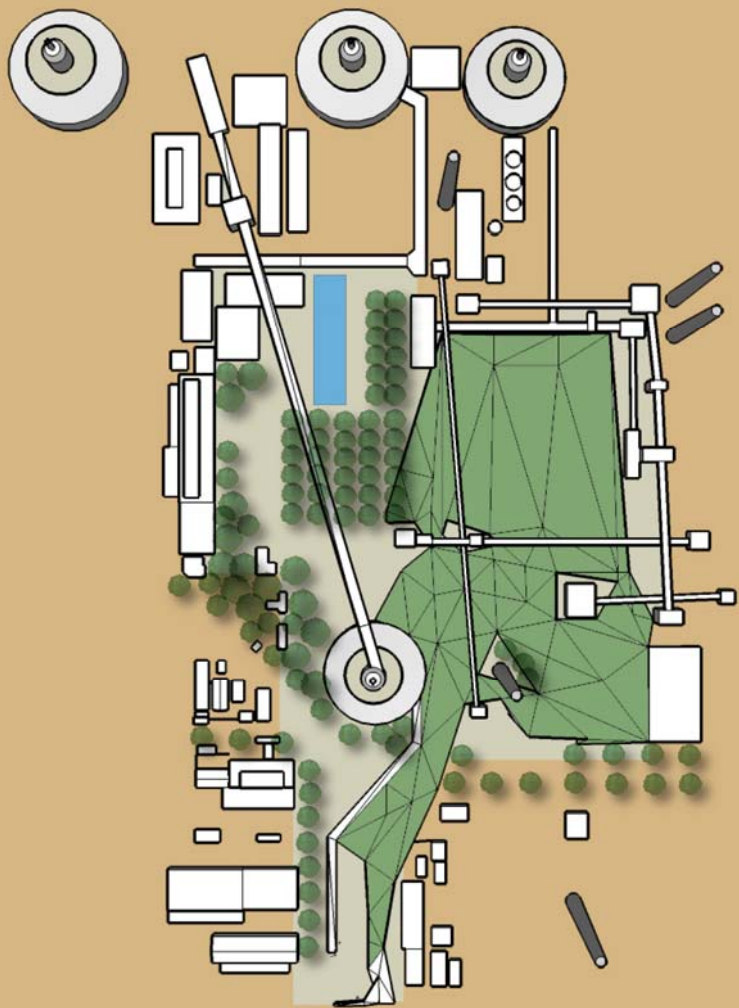
Civic Centre:

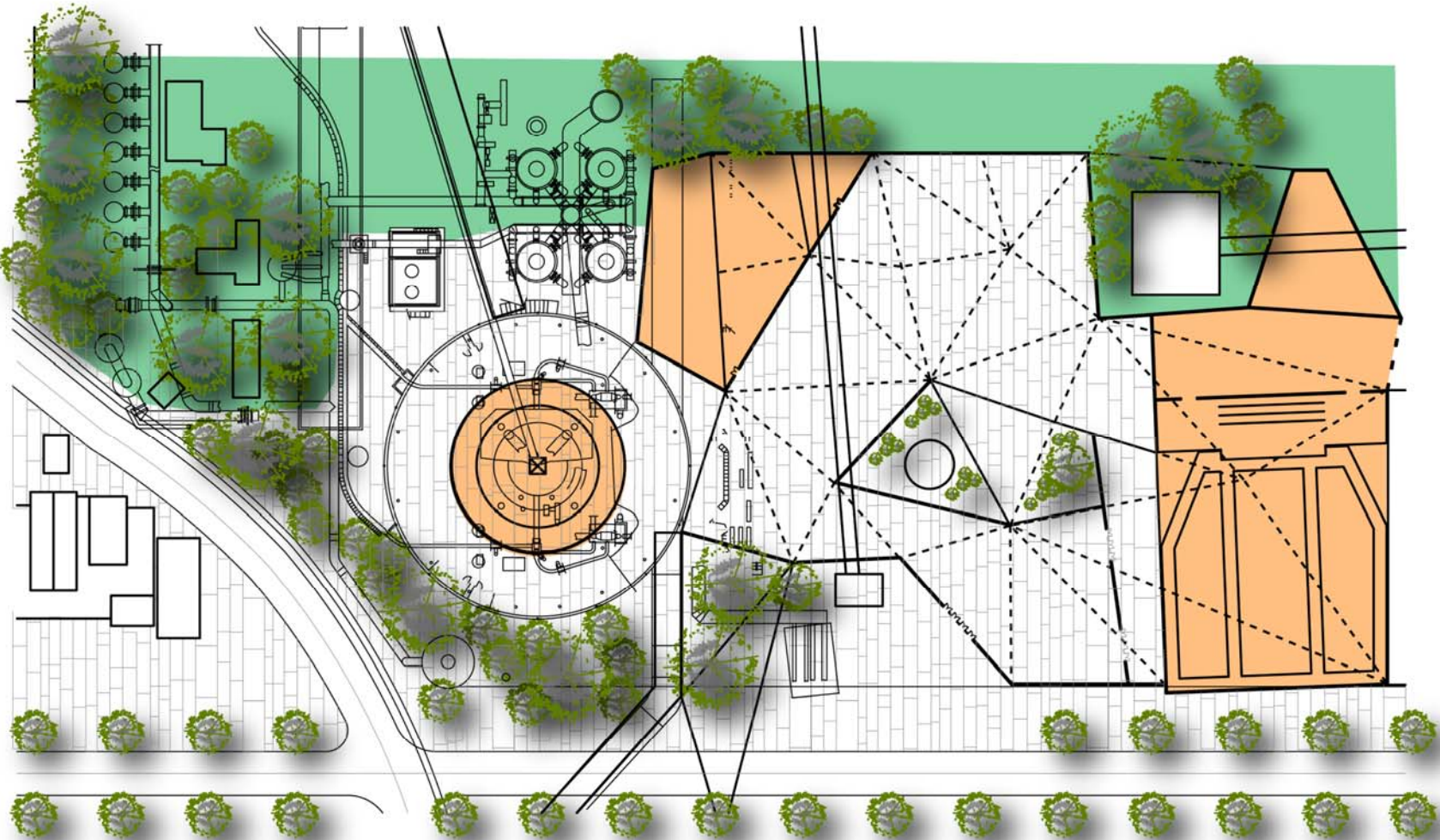
1. Street level commercial
2. Office/hotel above street
3. Welcome/orientation centre
4. Auditorium
5. Station
6. Parking/administrative
7. Chinese exhibition
8. Re-purposed steel lattice screening
9. Reed run-off filtration beds
10. Digital landmark/information node

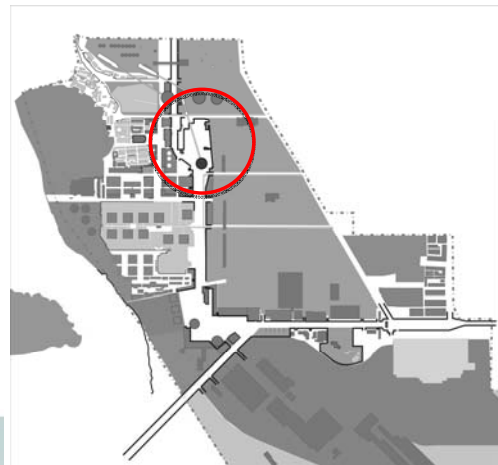
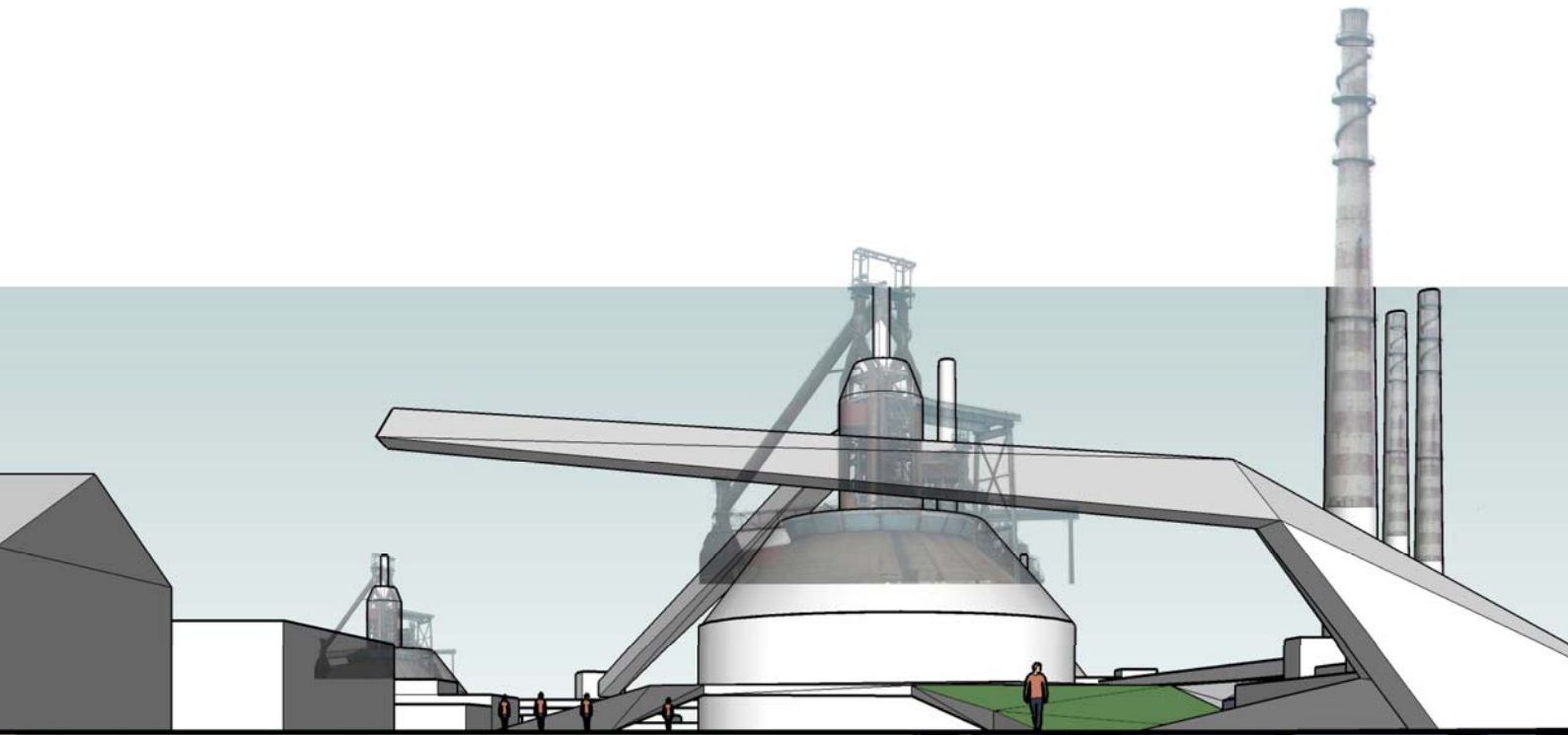


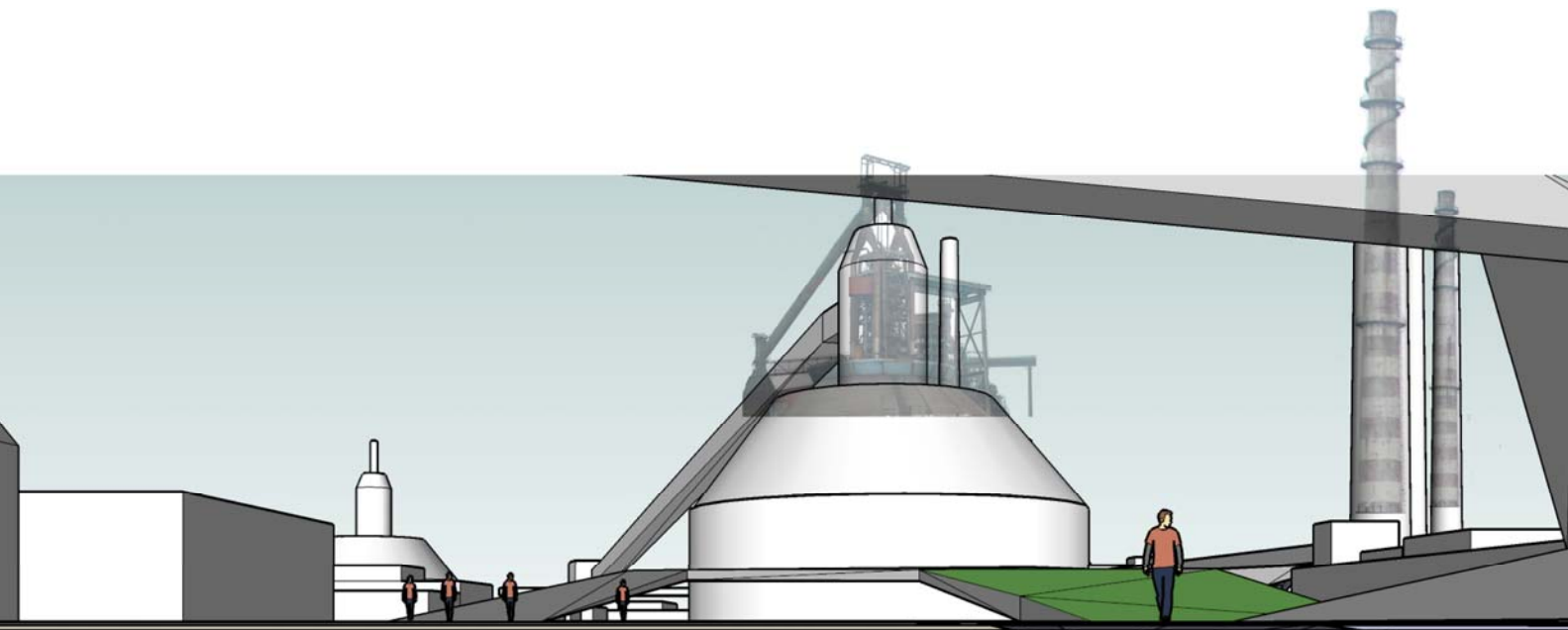


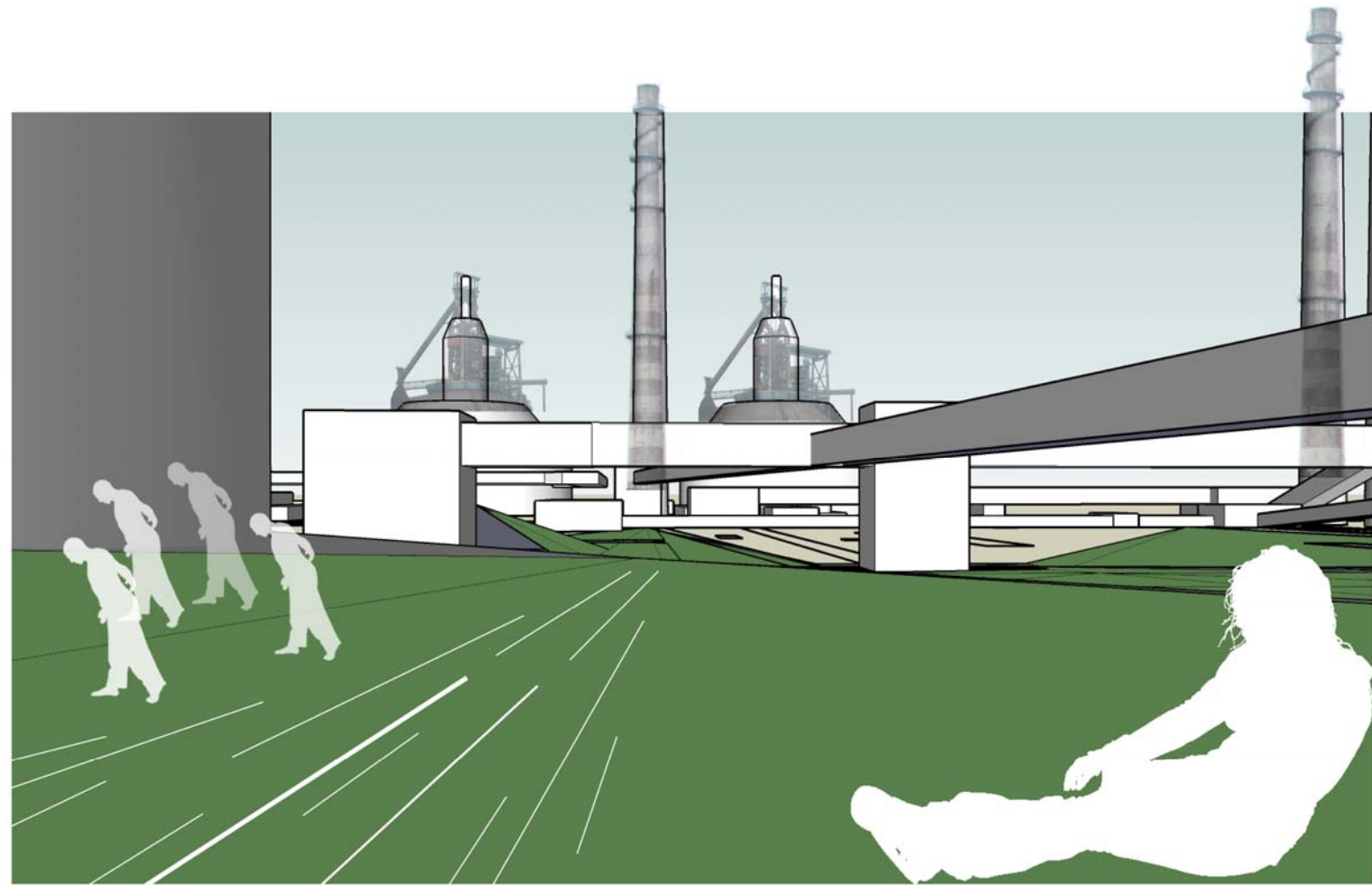












利益 Benefits

- 吸引世界各国关注首钢地区的发展

Bring international attention to the site

- 保留地段特质——文化感与历史感

Retain the underlying DNA of the area as a site of industrial process

- 重新定义工业在21世纪国际大都市中的角色

Foregrounding the need to redefine the role of industry in the 21st Century global urban centre

- 持续发挥大首钢地区工业构造物、系统以及周边社区的价值

Realizing the continuing value of the structures, systems and communities that encompass the larger industrial site

- 开始公共基础设施的初步建设

Build the first stages of public infrastructure

谢谢！欢迎提问！ Question time.
Thank you!

