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**Vanke Vision: Sustainable Residential Development in Shanghai
Urban Planning and Design Handbook
Vol. 1. Research Seminar and Field Survey
February, 2006**

INTRODUCTION

From September 2005 to June 2006, with the generous support of the Vanke Real Estate Group (Shanghai Office), three graduate courses were offered by the Department of Urban Studies and Planning at MIT: Research Seminar in Fall, 2005; Field Survey during Independent Activities Period (IAP) in January 2006; and Planning and Design Workshop in Spring 2006. Vanke's goal is to continue to improve the design of their housing communities as issues of sustainability become national priorities. All three courses take as their organizing principle that sustainability is not just concerned with environmental issues but equally with economics and equity. Our purpose is to find solutions that are environmentally sound, economically viable and accessible to all residents.

This Urban Planning and Design Handbook is the work of the Research Seminar and the Field Survey. To provide a concrete case study and to highlight the most relevant issues, Vanke has identified Holiday Town, one of their sites in the Shanghai urban fringe that is currently under development. In the fall semester, students first articulated the issues for the handbook and then conducted research in the following aspects.

1. Projected trends in demography, life-style, energy use and environmental factors in Shanghai.
2. Identified key issues to be covered in four broad categories: Community Facilities; Open Space; Site Systems; and Building Systems. The issues include building and population density, public open space, sense of community, transportation, site and landscaping, building typology, climate.
3. Organized work groups to explore the issues – parameters, comparative mapping, case studies from China and elsewhere.
4. Analyzed the Holiday Town site regarding issues above.
5. Prepared for January Field Survey: organized survey – questionnaire, visual mapping of activities etc.

Using the draft handbook incorporating above as a guide, the students conducted a survey and evaluation of Holiday Town in January, 2006. With the aid of Vanke's staff, students used social survey and visual mapping methods to investigate and collect information necessary to make evaluations of the Holiday Town project. A design/planning charrette was

万科视野：上海可持续居住发展
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 2006年2月

held to generate preliminary ideas for the Spring Studio.

The accumulated research and design explorations will be used as the basis for the following Spring Planning and Design Studio which will focus on designs on two new Vanke sites: Baima and Qibao. The studio will formulate scenarios emphasizing an important future trend that will affect the design, planning and management, e.g.

1. Demographic and Life Style: Aging population, rising incomes, increased leisure, automobile ownership and need for community cohesion?
2. Higher Densities: what are the implications for open space, accessibility, building typologies, energy use, etc?
3. Much Higher Energy Prices and Scarce Resources: Effects on building layouts and orientations, facade treatments, alternative energy?

The product of the Spring Planning and Design Studio will come in a second volume of the Handbook.

在上海万科房地产集团有限公司的鼎力支持下，2005年9月至2006年6月美国麻省理工学院城市研究与规划系开设了三门研究生课程：2005年秋季的研究讨论课、2005年1月的现场调研（IAP阶段）、以及2006年春季的规划设计实践课。在可持续发展成为国策之际，万科的目标是持续的提高其居住社区的设计。三个课程的原则是将可持续发展不仅仅看作环境问题，而是环境、经济、和社会和谐三方面的结合。我们的目标是找到可以环境方面合理、经济上可行、以及服务于所有居民的解决方案。

这本城市规划设计手册是研究讨论课和现场调研阶段的总结。作为我们研究以上问题的案例，万科在此期间为我们提供了春申假日风景位于上海城市边缘的在建项目。秋季学期的学生们在该手册的准备阶段作了以下研究工作：

- 1、研究上海的人口、生活方式、能源使用和环境方面的发展趋势。
- 2、确定四个研究方面：社区设施、开放空间、基地系统和建筑系统；并在这四个方面下研究相关子课题，包括建筑和人口密度、公共开放空间、社区感的营造、交通、场地和景观、建筑技术、气候等。
- 3、分组研究以上问题，并就中国和其他国家的相关案例进行比较研究。

- 4、就以上问题对春申假日风景项目进行评价。
- 5、为现场调研做准备：探讨问卷设计、访谈设计和行为纪录等方法。

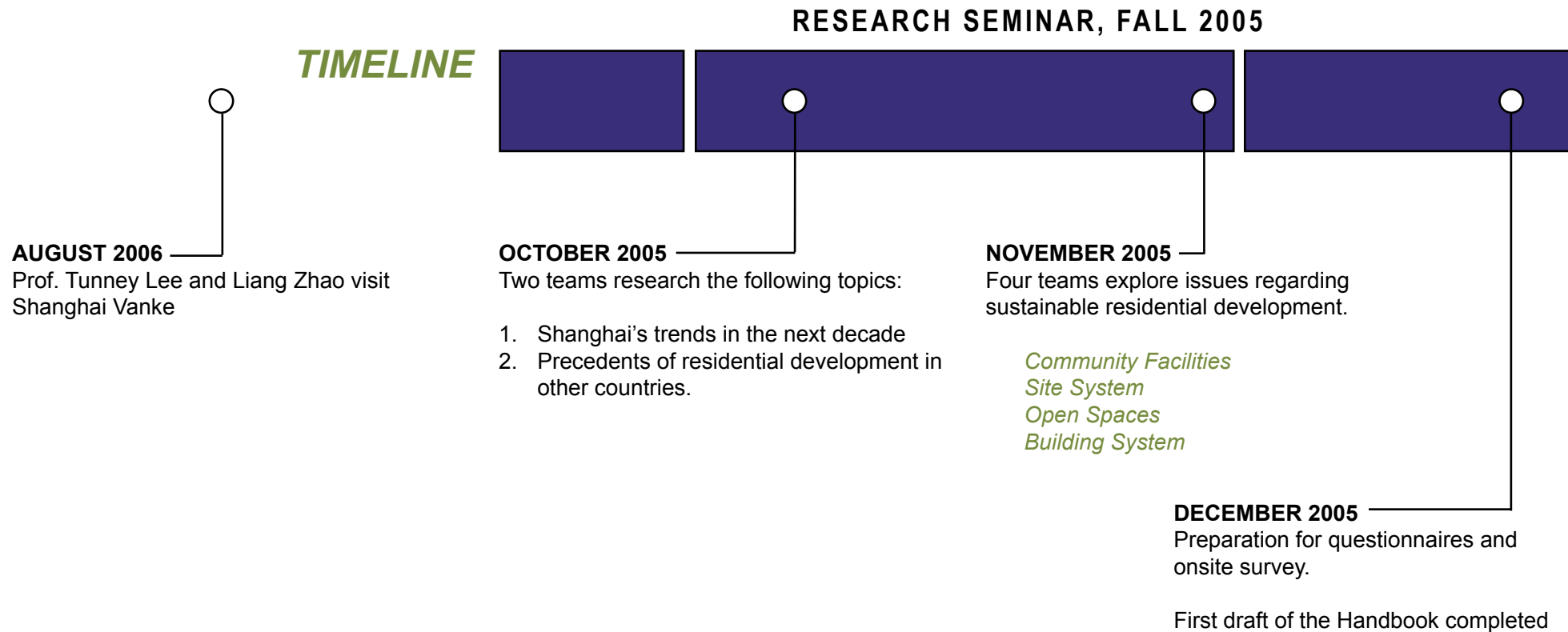
以手册初稿为指导，学生们于2006年1月对春申假日风景项目进行了现场调研和评估。在万科同仁的帮助下，学生们采用社会调查和观察记录等方式搜集了项目评价所需的信息。我们还组织了一天的快速设计来为春季的规划设计课提出最初的想法。

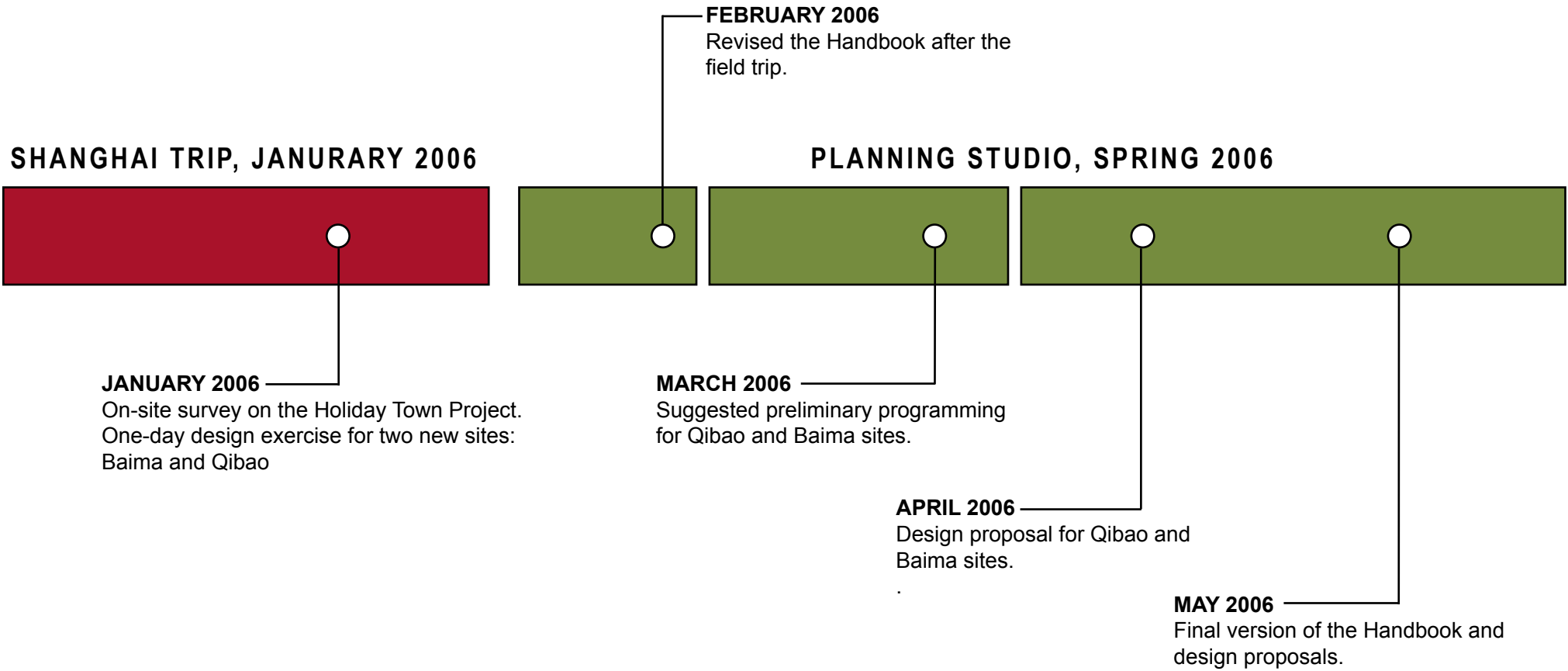
以这一阶段的研究和设计积累作为基础，春季学期的规划设计课将关注两个新的万科地段：白马和七宝。规划设计课将强调未来的发展趋势及其对设计、规划和管理的影响，并据此研究以下几种情形。

- 1、人口和生活方式：老龄化、收入增加、休闲时间增加、私人汽车增加以及对社区凝聚力的需要。
- 2、更高的密度及其对开放空间、可达性、建筑技术、能源使用等方面的影响。
- 3、大幅度提高的能源价格和更加稀缺的资源对建筑格局、朝向、表面处理及替代能源的影响。

春季规划设计课的成果将被收入手册的第二卷中。

TIMELINE





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