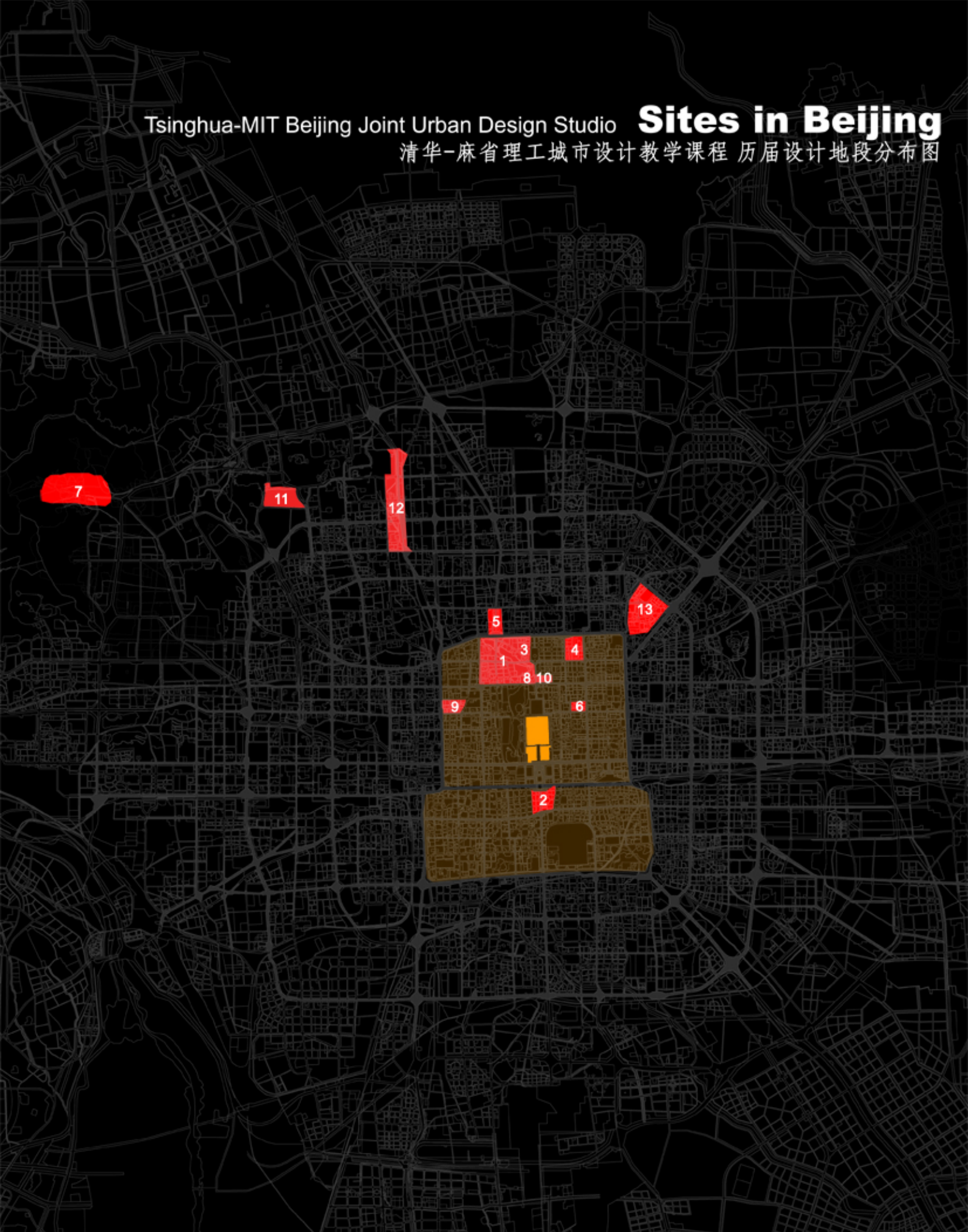


Tsinghua-MIT Beijing Joint Urban Design Studio

Sites in Beijing

清华-麻省理工城市设计教学课程 历届设计地段分布图



1985年	1987年			1992年				1995年	1998年	2000年	2002年	2004年	2006年
什刹海	大栅栏	烟袋斜街	成贤街	德外大街	隆福寺	香山	白米斜街	白塔寺	东不压桥	颐和园东宫门	轻轨13号线	太阳宫	
1	2	3	4	5	6	7	8	9	10	11	12	13	

The Beijing Urban Design Studio: 20 Years of International Collaboration marks the 20th anniversary of the pioneering joint program between the MIT School of Architecture + Planning and Tsinghua University School of Architecture in Beijing. Close to 400 students and faculty have taken part in the studio since 1985, making it one of the most significant and enduring academic exchange programs between the US and China.

The goal of the Beijing Urban Design Studio is to foster international understanding of urban issues by undertaking joint city design, architecture and planning projects involving important, often controversial sites in Beijing. Conducted every other summer on the Tsinghua University campus, and including study across China, the Beijing Urban Design Studio involves a total immersion in place and process.

Work in the studio is accomplished in interdisciplinary teams combining skills in urban design, architecture, land use planning, transportation, and real estate development. Tsinghua University students help with understanding social issues and language. The Beijing City Planning Institute, responsible for strategic planning in the city, serves as the client.

As illustrated in the drawings and photographs of the students, the face of Beijing has changed dramatically over the past twenty years, from an ancient capital of hutongs and courtyard homes to a global city about to host the Olympic games. Throughout this transition the studio has kept its focus on the design of homes and neighborhoods for Beijing's teeming population, providing alternative, more livable models to the sterile modern towers that have come to dominate the landscape.

The Beijing studio is led by Professors Dennis Frenchman and Jan Wampler, who have been involved in the program since 1987 and 1992 respectively, and Professors Zhang Jie, and Shan Jun of Tsinghua University. The studio was founded in 1985 by former MIT Professor Gary Hack and Professors Wu Liangyong and Zhu Zixuan of Tsinghua University. Other MIT faculty who have participated include John de Monchaux and Chris Zegras and former faculty Paul Lukez, and Ric Richardson.

This exhibition organized by the School of Architecture, Tsinghua University,
for the City of Beijing Planning Exhibition Center

Curated for the Wolk Gallery by:

Dennis Frenchman, Professor of the Practice of Urban Design

Jan Wampler, Professor of Architecture

Gary Van Zante, Curator of Architecture and Design, MIT Museum

Laura Knott, Curatorial Assistant, MIT Museum

Jianxiang Huang

Exhibition designed by Stéphanie Williams

Special thanks to:

Adèle Naudé Santos, Dean, School of Architecture + Planning

Yung Ho Chang, Head, Department of Architecture

Lawrence J. Vale, Head, Department of Urban Studies and Planning

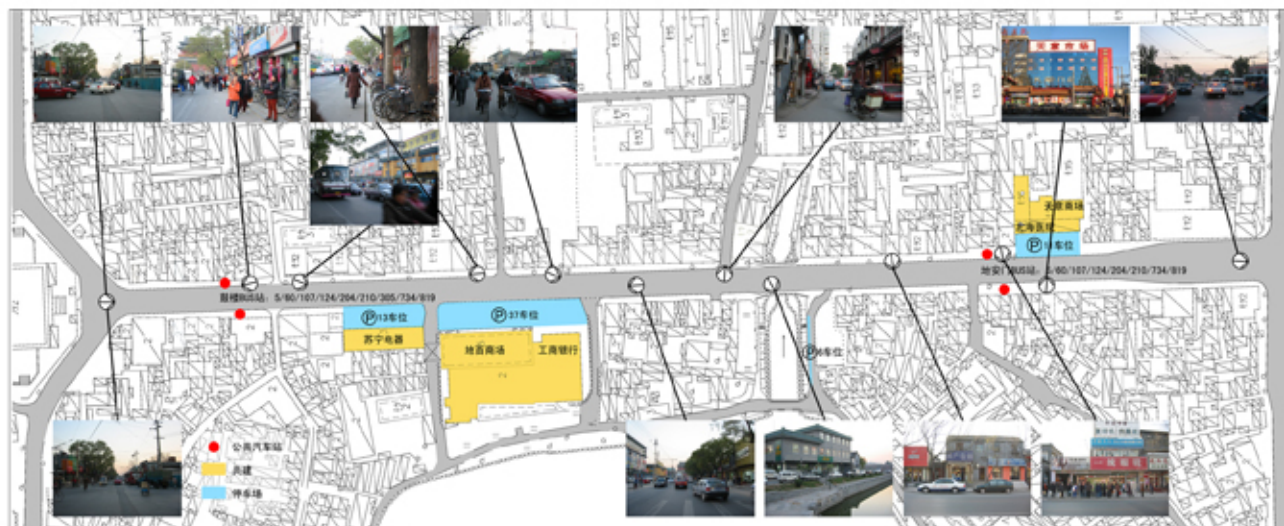
Jing Wen, Wu Liangyang and students of the Beijing Urban Design Studio

The Paul Sun Fund

Godfrey Yeh Foundation through the Asian Cultural Council of New York

MISTI China Program

Tsinghua University School of Architecture



地安门大街交通现状 Traffic in Dianmen Street



沿街立面与商业形态 Elevation and Retail



THE SITE

Shishahai

The Shishahai ("Lake of the Ten Monasteries") district is part of a larger activity area for the common people. Traditionally, it provided the commoner's counterpart to the imperial domain located directly to the southeast. Green spaces and a magnificent string of three man-made lakes are surrounded by beautiful but often congested feudal courtyard houses, in close proximity to cultural and historical landmarks. The three lakes were planned in an organic and naturalistic fashion – in conscious contradistinction to the city's gravely formal north-south axis. This historical axis is still visible and felt today, extending from the Drum and Bell Towers on the north, to the Temple of Heaven compound on the south, with the Imperial Palace at its heart. If this axis reflects Confucian principles, it is the playful organization of the lakes and parks that mirrors the Taoist element of Chinese thought and social principles: the controlled, eternal, unchanging, versus the light, quirky, playful and irrational. Shishahai is a viable community. During the Yuan Dynasty (1266-1367) its Drum Tower street and Silver Ingot bridge were the busiest area of the capital, and today it is still an important commercial subcenter. It is also a vital residential area, exclusive in some parts, in others crowded and often squalid but generally prized for its amenities and conveniences. Planning strategies have marked it to become a recreational, cultural, and tourism center of far greater importance than it is currently. Traffic congestion, housing conditions and uncontrolled encroachment of some small enterprises are the most important immediate targets for improvements.

地段介绍

什刹海（十座寺庙的海）地区在历史上是一个普通市民活动的地区。这与东南面的皇家园林形成强烈对比。这一地区以其大量绿地、树木、三个巨大的工环路环许多优美但又拥挤的四合院，成为一个文化、历史和气氛的地区。

三个湖面的规划是有机而自然的，有意与城市庄严规整的南北轴线形成鲜明的对比。这一条历史的中轴线—北起钟鼓楼—一直延伸到南面的—坛建线，至今仍有非常显著。如果说这一强烈的轴线反映了孔子的理性观念，而灵隐和尚的湖面处理则表现出老子的观念和意识。即：克制的、永恒的、不变的与轻松的、灵活的、非理性的之间的对比。

什刹海是一个充满生命力的社区（1266—1387）。鼓楼大街和银锭桥—一直是旧时首都最繁忙的地区。今天这里仍是市区一个重要的商业中心。什刹海地区还是一个人口稠密的居民区，除了一部分地区外，这里居住条件简陋，但却方便并充满情趣。最近规划部门已决定大大加强该地区的发展，使其成为一个真正的旅游文化中心。其中，首先要解决的问题是改变这里的交通条件和住房条件，以及湖畔一些小单位的乱建乱占等问题。

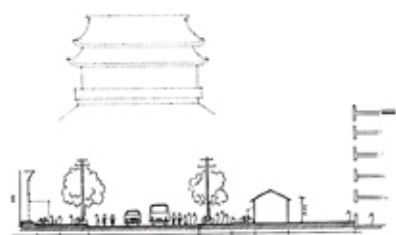


Proposed Redevelopment of Dianmen Street

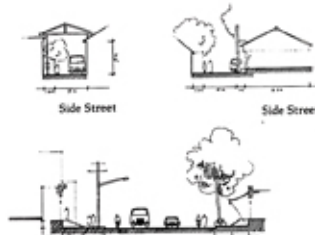
Much of the through traffic will be diverted to a new relief street constructed to the east. Cycling will be eliminated from the main roadway, as in other major shopping streets in Beijing. Bus lay-bys will smooth the traffic flow. The east side of the street will be selectively redeveloped with new mixed-use structures for shopping on grade and housing above. As the area to the east is redeveloped, a new high-density, low-rise courtyard prototype will be employed.

地安门大街改造方案

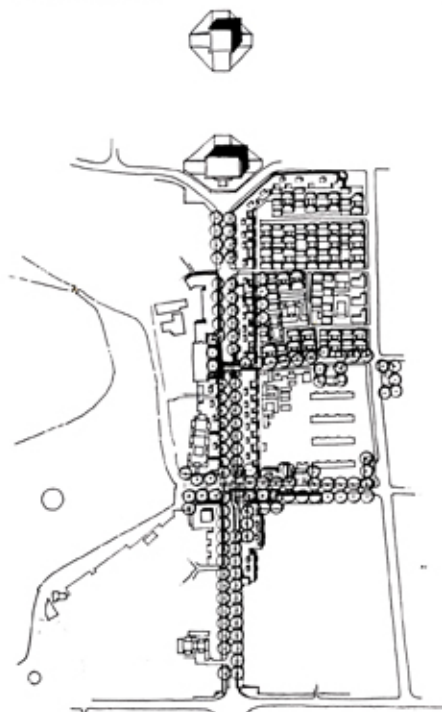
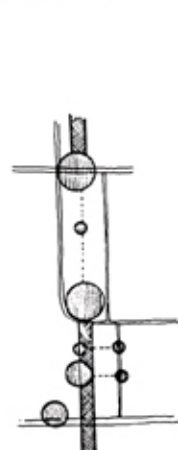
该大街上的穿越交通将由东面建成的（正在施工）新街引开。同时，自行车也将限制在地安门大街上，加上新辟的公共汽车停站线，可以进一步提高道路的通行能力。在地安门大街东面将着重发展商业混合的建筑形式，而大街西面和临湖一带，新的低层高密度的合院住宅将作为主要的建筑形式。



剖面A Section A

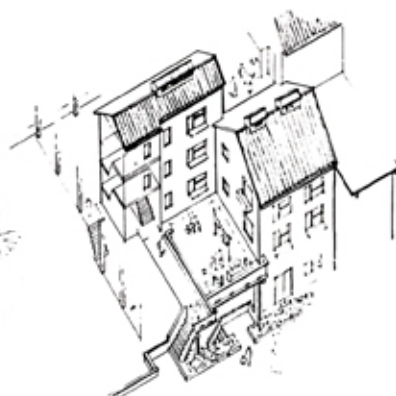
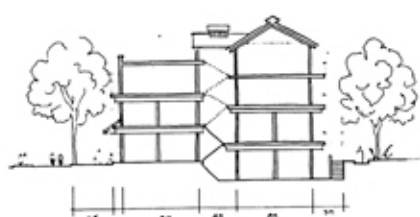


剖面B Section B

地安门大街规划方案详图
Master Plan of Proposed Living/Shopping Street结构平面
Plan of Structure

屋顶平面 Roof Plan

二层平面 Second Floor Plan

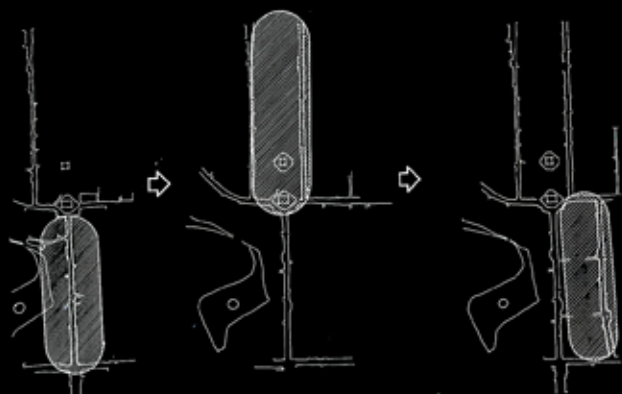
住宅典型剖面
Typical Section of Housing地安门大街改造后景观A
Perspective A地安门大街改造后景观B
Perspective B临街住宅轴侧图
Axon of Housing Edge

Phasing Scheme

Traffic relief will be gained in three stages. First, Dianmen Street will be improved to iron out the conflicts in traffic. Then a new relief road northward will be created east of the Bell and Drum Towers and the axis will be extended. Finally, a new relief road to Dianmen Street will be created and the area between it and the current street largely redeveloped.

方案实施的阶段性

改善地安门大街主要通过三个阶段：第一阶段：减缓现有的交通；第二步：在钟鼓楼东面开辟一条新的街道，从而使中轴线得以向北延伸；最后，将完成一条替代地安门大街的交通干线，并改造开发该街道与地安门大街之间的街区。



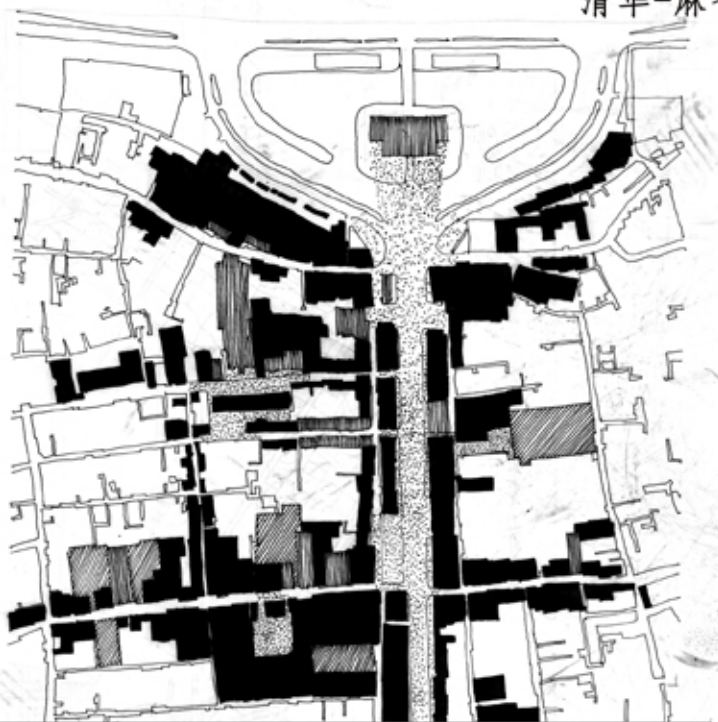
The area for future extension of the Beijing axis northward and the zone of the ring road where new development should be carefully controlled.

Contrasts in the texture of the city before (top) and after (bottom) creation of a new pedestrian link.

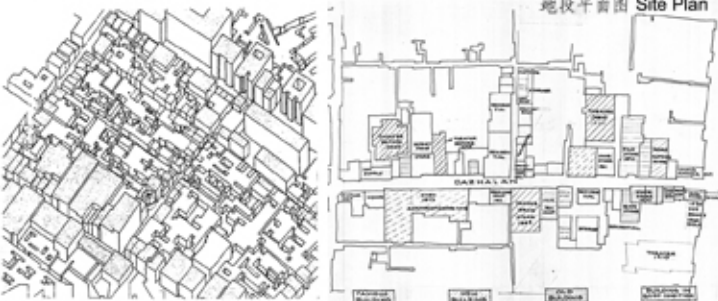
随着北中轴的延伸，新的可开发地区示意，对这一地区的新的开发应进行适当的控制。

在步行系统改善前（上图）和改善后（下图）城市街坊结构的变化。





地段平面图 Site Plan



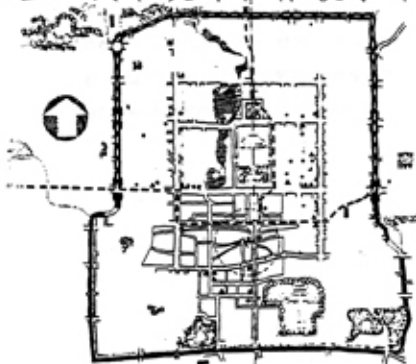
现状轴测图 Site Axonometry

肌理分析 Texture Analysis



沿街立面 Elevation along Street

透视图 Perspective

老北京地图/大栅栏地区位图
Old BEIJING Map/Relation to the Da Sha La北京城发展变迁
The Development of BEIJING

地段分析

和中国其他商业中心一样,大栅栏地区沿主要大街是高密度的商业设施,居住区则在商店后部的街坊内,通过小胡同与商业街相连。

密度问题包括居住区、商业设施和交通三个方面,均需要妥善加以解决,重点应放在减少密度和保持土地的混合使用上,再开放的途径包括:

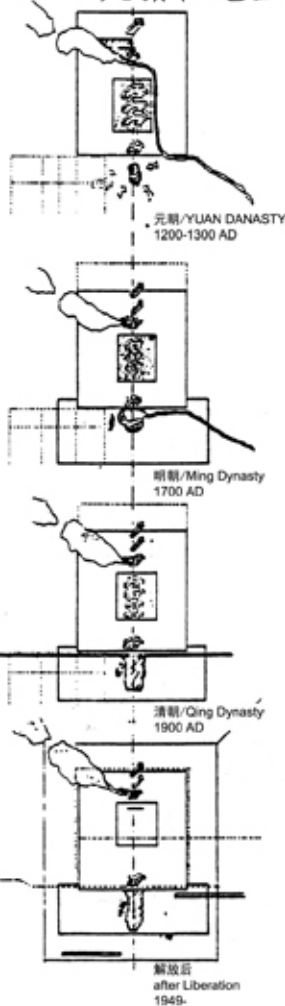
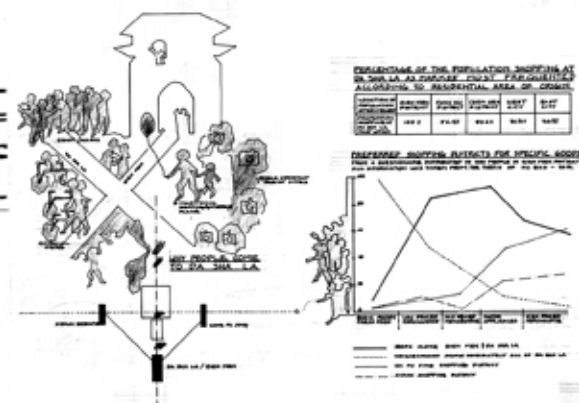
- a. 增加商业设施
- b. 沿主要大街发展商业,保护商业后部的居住区
- c. 逐步使商业发展贯穿整个居住区
- d. 发展文化设施

Site Analysis

Similar to other Chinese market areas, high density commercial uses stretch along the major arteries. Residential uses are located immediately behind the stores and inside the block, connected via secondary lanes.

Options:

- Allow commercial uses to take over portions of the area.
- Limit commercial development to the main streets and preserve housing behind them.
- Allow incremental commercial development throughout the residential areas.
- Develop a cultural district which integrates commercial and residential uses.

元朝/YUAN DYNASTY
1200-1300 AD明朝/Ming Dynasty
1700 AD清朝/Qing Dynasty
1900 AD解放后
after Liberation
1949

人流分析 People Analysis

商业构成 Shopping Analysis

THE SITE

Da Sha La's location is at the termination of Qian Men Street, or Gate Street, which serves as the central axis to the Forbidden City, providing a focus for the area. Specialty shops serving a regional market, theatres, and close proximity to important cultural attractions are added factors which make the Da Sha La area a meeting point for the city of Beijing.

During the Jin Dynasty (1150-1234), the Forbidden City was located to the southwest of its current position. In the Yuan Dynasty (1271-1368), it was moved to its present location. The Da Sha La district came into being as the circulation route between the Jin and Yuan Dynasty centers. The Da Sha La area became the most important market center in Beijing in the Ming Dynasty (1368-1644), when the expansion of the city walls destroyed the canal serving as a transit route to the Dianmen Street market area north of the Forbidden City. In the latter part of the Qing Dynasty (1644-1911), the main railway stations were built near the district, increasing its activity. After liberation, retail shopping decreased on Qian Men and Da Sha La Streets, although access was improved with the construction of a subway station.

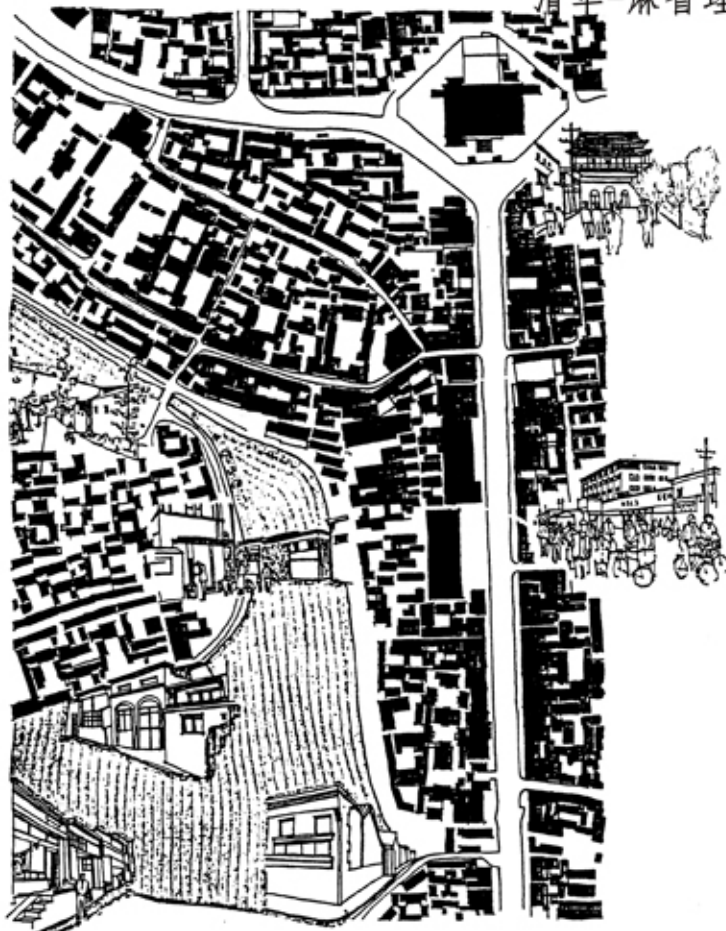
Through all the historic changes to the area, Da Sha La has preserved its mixed-use nature. Today, the addition of large public stores on the main arteries, the recent encouragement of the private sector, and the expansion of the consumer market has brought uncontrolled development of shops on secondary streets and alleys. The intensity of commercial uses make this a popular, but congested area. Heavy pedestrian crowding and conflicts between pedestrians and vehicular traffic occur at many intersections. Open space is minimal for both residents and shoppers.

地段介绍

大栅栏商业街位于前门大街中部,与城市中心轴线垂直。鳞次栉比的商店、戏院历史悠久、富有特色,该商业街与前门商业街一起,形成北京城三大重要商业中心之一。

在元代(1150-1234),紫禁城在现在位置的西南部,到元代(1271-1368),才迁到今址。明代(1368-1644),由于紫禁城城墙外移,切断了杭州通向鼓楼商业区(元代最大商业中心)的运河,此时南来的货物大都云集前门、大栅栏一带。从此,这一代的商业活动开始繁忙,逐步形成北京城重要的商业中心。清末时期,楼两侧东西火车站的建立,更加促进了这一地区的商业活动,同时,地铁的落成,使这一地区交通更加方便。尽管如此,解放以后前门大街和大栅栏的零售商业仍有所减少。

直至今日,虽然大栅栏经历了一些变化,但始终保持了土地综合使用的性质,商业的扩展也是本地区居住生活环境日益下降,居住条件几乎是全北京最糟。

URBAN TISSUE
PIPE STREET

地段平面 Site Plan



主要问题:

汽车、行人、自行车行驶在曲折狭窄的道路上引起拥堵;
住宅密度大且破旧;
传统的低层建筑中的新建建筑体量过大。

外部可利用条件:

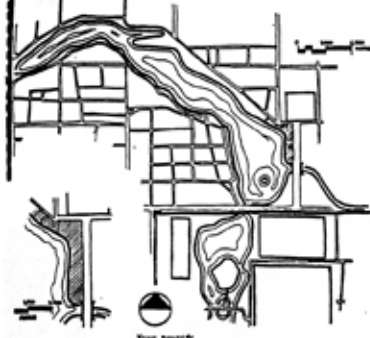
便利的外部交通线路;
湖滨娱乐区;
有很多待开发的史迹;
与钟、鼓楼有良好的视觉联系;
烟袋斜街与小桥构成的宜人尺度空间与全城严整的格网形成对比;
居民的邻里意识较强。

MAJOR PROBLEMS

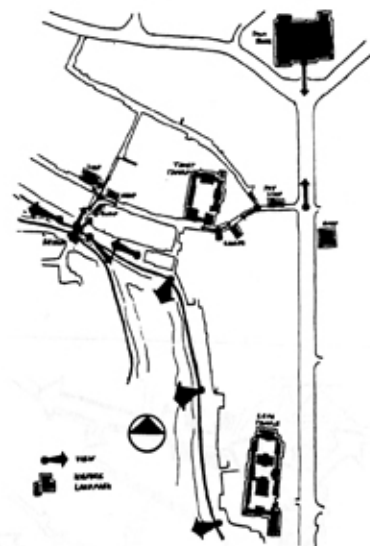
- Traffic congestion resulting from the mixture of automobiles, bicycles, and pedestrians on narrow, irregular streets
- Congested, poor quality housing
- Insertion of oversized modern buildings into the traditional one-story fabric

OPPORTUNITIES OFFERED BY THE AREA

- Ready access from major transportation routes
- Recreation in the lake area
- Historic landmarks now hidden
- Views to the lake, Drum and Bell Towers



历史演变 Historic Development

景观及历史遗迹
Views and Historical Landmarks

地段特点:

作为新的地标的入口牌坊起到限制机动车交通的作用;
后街布置有公共浴室和小旅馆, 可以避免占用烟袋斜街;
邻里单位保持传统民居特点;
允许布置一些较高的建筑, 作为对现有建筑视线不好的补偿;
考虑通过南北的通道为鼓楼创造新的景观;
考虑降低烟囱的高度。

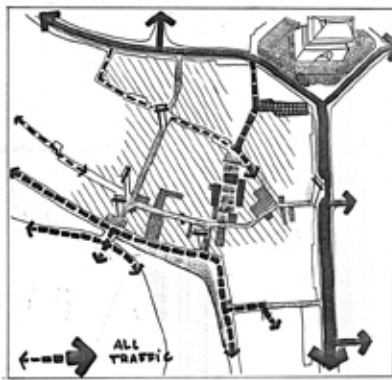
URBAN CHARACTER

- Entrance gates as new landmarks - restrict vehicular traffic
- Access to bathhouse/inn by back street to avoid the use of Pipe Street
- The neighborhood keeps its prime residential character
- Allows some higher buildings to compensate for existing density without visual disturbances
- Create new views through proposed north-south pathway
- Reduce height of chimney

3 STOREYS 2 STOREYS



建筑分析 Building Analysis



交通分析 Traffic Analysis

THE SITE

Historically, the area has always been closely related to the lakes. During the Yuan Dynasty (1271-1368) it was a port area where goods brought from the south on the grand canal were unloaded. With the repeated filling of the lakes during the Ming (1368-1644) and Qing (1644-1911) Dynasties, the early shoreline became Pipe Street, and a transportation link across the lakes was created.

Land use and built fabric in the area include:

- Active regional commercial uses in modern buildings along broad Dianmen Street.
- Growing recreation and entertainment uses along the tree-lined lakeshore, particularly at the southern tip of the area with its open views across the lake.
- A mixture of residential, neighborhood retail, and service uses in one-story buildings with incremental additions that spill into Pipe Street.
- Dense, haphazardly infilled one-story courtyard housing north of Pipe Street.
- Larger, more open courtyard housing to the west of Pipe Street.

地段介绍

历史上这个地区一直与湖有着紧密地联系。在元朝(1271-1368)时这里是一个码头区, 供通过大运河运来的南方的货物装卸。随着明代和清代湖区的重复干涸与填充, 早期的岸线演变成烟袋斜街, 形成一条跨越湖区的运输线。

建筑布局及用地:

地安门大街两侧为湖区商业区, 有较多新建筑;

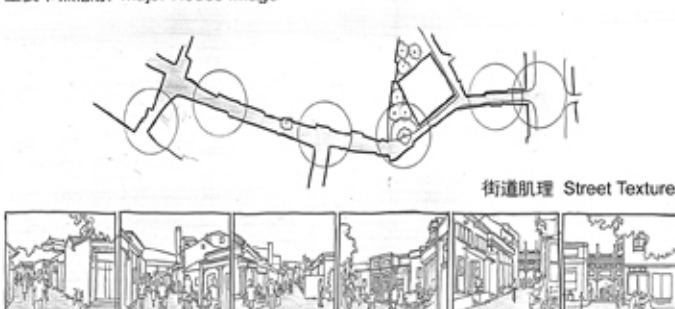
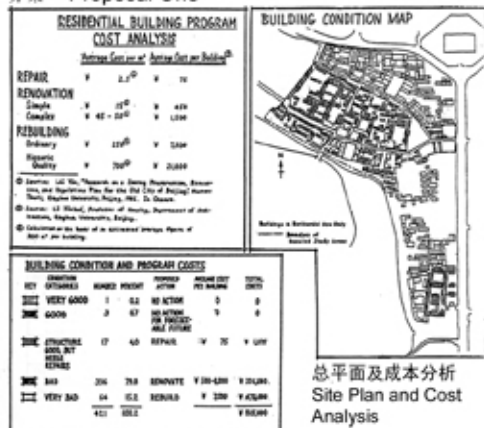
在湖岸边的林荫区和南侧能看到开阔湖面景观的地区建设成休息中心;

一层的居住、小商业和服务混合的建筑与日俱增;

烟袋斜街以北是密集布局无规则的一层四合院;

烟袋斜街以西是较大、较开敞的四合院。

方案一 Proposal One



方案说明

1. 在银锭桥下游建一座风格相仿的金锭桥
2. 在烟袋斜街、小石碑街设交通管制，自行车推行，汽车夜间送货以改善居住去购物环境

DESIGN BRIEF

1. Construct a new bridge: low in profile, and harmonious in design with the Silver Bar Bridge.
2. Restrict traffic on Pipe Street and Little Stone Street: require bicycles to be walked, and restrict commercial deliveries to late night hours to improve the residential and commercial environment.

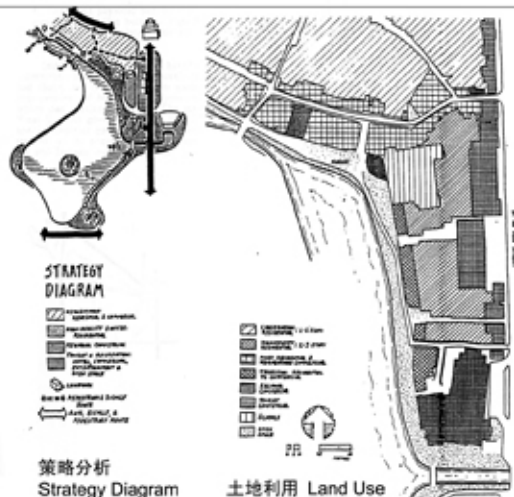
方案二 Proposal Two

旅游、娱乐节点的主要设计要点:

1. 庙宇在外观上完全恢复，而内部进行改造以适应管线、设备。改造成酒店、会议中心和小型博物馆
2. 重新开放历史上大运河的终点。在南岸建寺院的围墙。北岸则是供游船停靠的码头。
3. 沿运河和湖的岸边布置新的开放空间。

Main features of the tourist and recreation node:

1. Exterior restoration and adaptive reuse of the temple as an income-generating hotel, conference center, and small museum.
2. Reopening the historic terminus of the Grand Canal, with a screen wall for the temple on the south bank and a boating facility on the north bank.
3. Creating new open spaces along the canal and lake shore.



方案三 Proposal Three



方案说明

- 第一阶段：疏通交通拥挤地段，改善烟袋斜街以及邻近民居的建筑质量。
- 第二阶段：在东北角设新居住区。区内建筑以2-3户的围合院为主，80%房间向南，容积率1.1。这里将安置原有的60户和因建设旅馆拆迁的20户居民。
- 第三阶段：建设市场并改善湖滨区环境。市场将容纳目前烟袋斜街大部分的商店，从而使烟袋斜街基本以居住建筑为主。原有的学校将被改造成住宅。需要拆迁的总共140户当地居民将被安置在那里。

DESIGN BRIEF

- Phase one: Implement the traffic plan, renovate Pipe Street and adjacent courtyard houses.
- Phase two: Build new housing. The housing would have a courtyard for every two or three families and provide southern exposure for 80% of the rooms, which house the 60 families on this site and 20 families from the hotel site.
- Phase three: Construct the market place and improve the waterfront. The market place would absorb most of the current shops along Pipe Street, making the street primarily residential. Overall, 140 families would be relocated to new housing or the renovated school building.



DESIGN DESCRIPTION

In the three proposals, the first one is aimed at the traffic problem in this area, and the others try to deal with the competing needs of residents and tourists.

The first proposal: As documented by our survey, the primary social realities of the area are residential overcrowding and physical deterioration of housing, and the needs, wishes, and attitudes of the residents concerning their neighborhood. The major physical reality of the area is the traffic congestion on Pipe Street, Little Stone Street, and the Silver Bar Bridge. The historical reality of the area is the long tradition of Pipe Street as a commercial street, a role that has gradually increased over the past six years. Given these social, physical, and historical realities, the policies proposed for addressing change are gradual renovation and public participation.

The second proposal seeks to resolve conflicts between neighborhood and tourist-recreational uses through physical separation. Major tourist development would be concentrated at the south of the district and along the lake shore, offering direct access from Dianmen Street, proximity to existing recreational uses and a proposed theater, and little direct impact on the Pipe Street neighborhood. Residential and neighborhood commercial uses around Pipe Street would be protected and incrementally rehabilitated.

The third proposal seeks to fulfill two main objectives of the District government: to build a state-owned hotel to bring income for renovation, and to make use of a six-million-Yuan fund administered by the Tourist Office to restore Pipe Street. The proposal would relocate all current residents within the neighborhood, upgrade existing housing conditions, and provide new public social spaces.

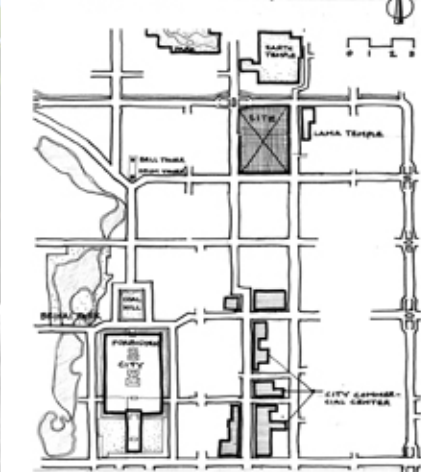
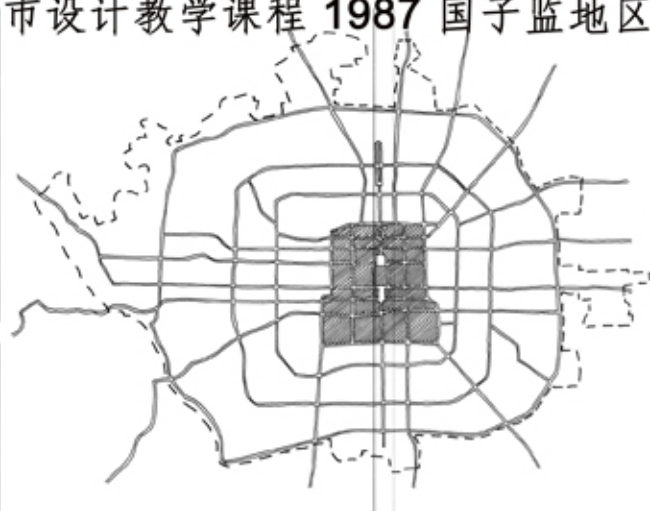
方案介绍

这个设计中，第一个方案主要考虑区内交通问题，另外两个试图解决居住与旅游、娱乐的矛盾。

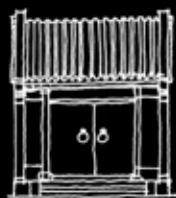
第一方案：构思考虑远近期的现实性。确定近期措施应更细致深入。该区基本的社会状况：住房拥挤，质量低劣；主要环境状况：烟袋斜街、小石碑街及银锭桥的交通拥挤混乱。基本历史现状：烟袋斜街长期作为商业街。由以上分析得出下列构思：1. 在银锭桥下游建一座风格相仿的金锭桥。2. 在烟袋斜街、小石碑街设交通管制，自行车推行，汽车夜间送货以改善居住去购物环境。

第二方案：试图解决旅游与娱乐的冲突，使之尽量分离。主要旅游集中在南侧湖滨。该区紧邻地安门大街，并靠近游泳场及规划中的剧院。对烟袋斜街的直接影响较小。保护烟袋斜街上的居住特点并增加其商业，保持亲切的尺度。

第三方案试图满足政府方面的两个要求：1. 新建一个宾馆，增加收入以促进更新。2. 利用六百万元资金，整修烟袋斜街。方案中，在临近区域安置现有居民，更新现存的住宅状况，并提供公共空间。



THE SITE



GATE



SCREEN



INNER GATE

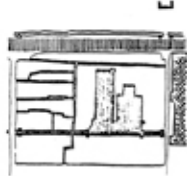
The Royal Academy site is located in the northeast sector of the old city at the edge of the inner city wall, which was replaced by a modern high capacity ring road in the 1980's. Three cultural institutions – the Lama Temple or Yong He Kong, the Royal Academy (once the capital library), and the Temple of Confucius (once the capital museum) – are located in the area, along with a hospital and several smaller enterprises. A dense web of courtyard housing, overcrowded and in need of repair, establishes the context in which the residents live. Issues in the Royal Academy site revolve around neighborhood revitalization, the resolution of land use conflicts, and access to the cultural institutions: How can higher quality housing be provided to the residents while maintaining a balance between institutional presence and historic meaning? How much housing can be conserved and what form should new housing take?

地段介绍

国子监地段在北京旧城东北角，紧靠原来的城墙，80年代城墙已被拆除，在原址上建造了一条现代化的交通环路。本地段内有三个文物古迹：雍和宫、国子监、孔庙（当时国子监为首都图书馆，孔庙为首都博物馆，现均已迁址）。此外，当时地段内有一家医院和一些小工厂。四合院住宅连成一个稠密的网状结构，确定了居民们的生活模式。但是，四合院住宅内人口过分拥挤，建筑也已年久失修。国子监地段面临的主要问题是：如何赋予传统居住区以新的活力，如何使文物古迹更好的向公众开放，如何才能在保持文物古迹的现实功能于历史风貌互相协调的同时为居民们提供一个高质量的环境。原有住宅有多少是值得保留的，新的住宅应是什么形式等等。

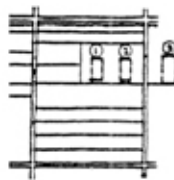


WHAT IMAGES DO YOU ASSOCIATE WITH THE R.A. AREA?

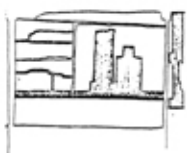


1. R.A. / CONFUCIAN TEMPLE
2. LAMA TEMPLE
3. ARCHWAY
4. R.A. STREET
5. RED WALLS / GREEN TILE / YELLOW TILE
6. STREET PATTERN
7. ROAD
8. TREES IN R.A. STREET

6. STONE TABLETS
7. TEMPLE OF EARTH
8. QUIETNESS OF R.A. ST
9. FENG DIA LAKE
10. WU DAO YER LAKE
11. THE CANAL
12. SUBWAY ENTRANCE
13. MEMORIES OF PAST CHANG IN COURTYARD

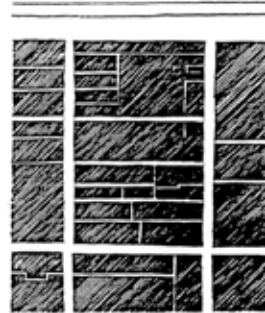
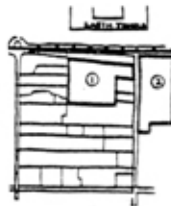


IN YOUR OPINION, WHAT SHOULD BE PRESERVED AND WHAT SHOULD BE IMPROVED IN FUTURE REDEVELOPMENT IN THIS AREA?

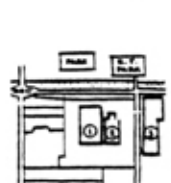
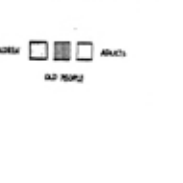
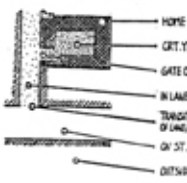


1. PRESERVE R.A. AND LAMA TEMPLE
2. PRESERVE / REBUILD / RESTORE / REDEVELOP COURTYARD HOUSES
3. PRESERVE R.A. STREET
4. PROVIDE MORE RECREATIONAL SPACES AND WIDER STREETS
5. CONTROL NEW BUILDING HEIGHT

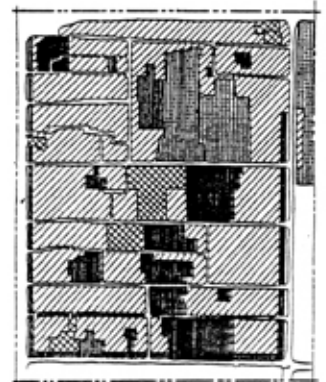
6. INCOMPATIBLE FORMS ON EITHER SIDE OF SECOND RING ROAD
7. LACK OF CULTURAL / COMMUNITY FACILITIES
8. REBUILD GARDEN ON THE NORTH OF SECOND RING ROAD
9. IMPROVE TRAFFIC & STREETSCAPE

现有城市肌理
Existing Urban Context

FROM YOUR OBSERVATION, WHERE DO CHILDREN, OLD PEOPLE, AND ADULTS SPEND MOST OF THEIR LEISURE TIME?



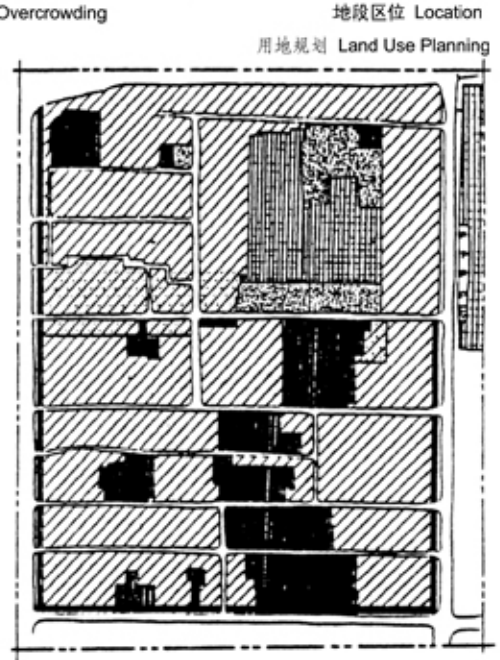
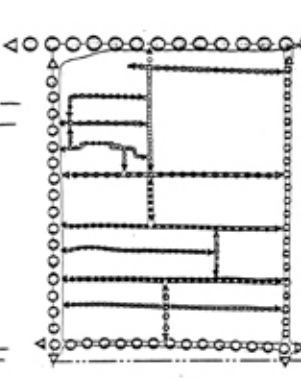
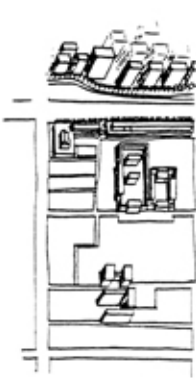
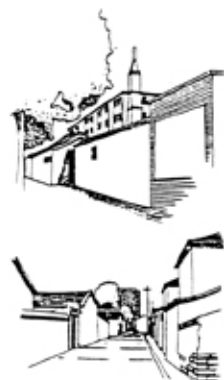
TEMPLE OF CONFUCIUS R.A. STREET	COURTYARD OVERCROWDING LAYOUT	OPTIMUM OVERCROWDING LAYOUT
1		
2		
3		
4		
5		
6		
P. 6	AVERAGE LAYOUT	STANDARD LAYOUT

对居住用地的分析
Analysis of Overcrowding

地段区位 Location

用地规划 Land Use Planning

问卷调查分析 Survey and Analysis

用地性质、尺寸的不匹配性
地段现状 Present Situation Incompatibility of Land Use and Scale

DESIGN DESCRIPTION

The Royal Academy site is part of the northern edge of the old city of Beijing, east of the central axis. It is bounded on the west by the An Ding Gate. The area retains much of its traditional character and form, but faces strong redevelopment pressures. Traditional courtyard housing is being replaced by walk-up apartments. The character of the remaining courtyard housing was diminished when victims of the Tong Shan earthquake were permitted to build "temporary" sheds in the courtyards. These sheds have since become permanent additions. Industrial and commercial developments have encroached on historical monuments and degrade the housing environment. The central design issue is to reconcile the need to modernize transportation and housing without destroying the area's historical character and significance.

Based on the site analysis the following design strategies are proposed:

1. Buildings and features of historical value should be restored to their original qualities.
2. Traffic should be rationalized within and around the site, while preserving existing street patterns.
3. The residential character of the site should be strengthened and other uses should be better distributed.
4. The process through which the land use plan can be realized is shown. This strategy enables the flexible relocation of families from crowded housing into new or renovated dwellings without displacement from the site. This plan is general and conceptual rather than specific to a precise time horizon.
5. Improving the quality of housing and the site environment and eliminating overcrowding are common goals of the four housing prototypes for Royal Academy. This may be achieved by increasing the living space per person to current municipal standards, increasing privacy, and improving sanitary conditions.
6. This study provides a typology for preservation zones in the Royal Academy Area. The objective is to enhance the existing activities of the courtyard house and raise living standards while restoring its traditional form.

方案介绍

国子监位于北京旧城的东北隅，街区西侧是安定门内大街。街区内保留着许多传统的特色形式，同时也面临着再发展的压力。传统的四合院形式正在被多层公寓所取代，而唐山大地震后增建的院内棚户也破坏了四合院的格局。工业和商业的发展破坏了历史环境，也干扰了居住环境；设计的指导思想是在不破坏街区历史特色的前提下，满足现代化交通和居住的要求。

1. 历史继承性：国子监街区应主要满足居住要求，同时也考虑一些古迹和事业单位的功能要求和历史环境。
2. 道路交通：街区内外交通要进行合理的组织，并保护现有的街巷格局。
3. 用地规划：强调街区的居住环境特点，其他用地应尽量分散。
4. 分期建设规划：提出用地规划得以实现的具体过程，以及达到最终目标的实施步骤。指导思想是在避免居民外迁的前提下，使住房拥挤的居民迁入新型住宅中。
5. 住宅设计：五种住宅设计的共同目标是改善居住条件，缓解住房的拥挤状况，主要包括提高人均居住面积、加强住户的私密性、改善卫生设施水平。
6. 探讨保护传统四合院的方式，既要加强四合院内的社会交往活动，保持传统格局，又要提高居住标准。

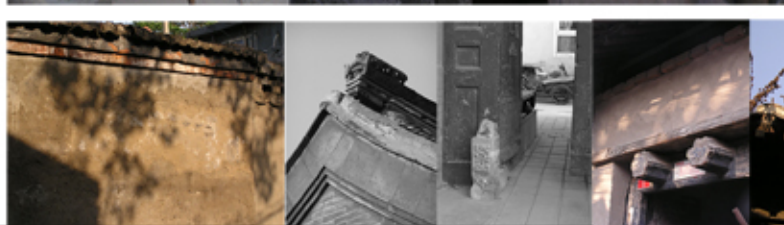
清华-麻省理工城市设计教学课程 1992 隆福寺、德外大街、香山地区

德胜门外

在八达岭长城沿高速公路进京，顶在二环路上的底景便是德胜门。德胜门里有两条小路，一条去后海，一条去广桥，在旧时这里十分热闹，是赶场和游玩的好去处。至今日，这里已被划定为历史文化保护区。德胜门外原为一条狭窄的小街，拥挤的道路两旁是拥挤的大片平房，曲曲折折的小胡同延伸其中，连接着同样狭窄和曲折的小院。新千年来临之际这里发生了变化，打通了三环与二环的连接线，修建直通长城的快速路使这里彻底失去了原有的尺度，高架桥在城门楼两侧绕行，无法说清是好是坏。

Deshengmenwai

From Badaling Great Wall we enter Beijing along the expressway. Desheng gate is on the second ring road and there are two roads beside it, one to Houhai and the other to Changqiao. In the past, this area was very busy and it was a nice place for shopping and amusement. Up to the present, Desheng gate has defined the historical cultural protection district. Originally, Deshengmenwai was a narrow street with crowded bungalows along two sides, crooked hutongs and narrow courtyards. The approach of the new millennium brought much change to this area - the third ring road was connected to the second ring road; the construction of the new expressway to the Great Wall caused the original scale of this area to be lost; the trestle was set around the city gate as if putting a gaudy necklace on an old lady. It is hard to say whether it is better or not.



Longfusi

Longfusi is on the west of the Xisi North Street. It was built in 1425 A.D. and was reserved in 1731 A.D. Longfusi is the only mixed Buddhist and Lama temple from the Ming Dynasty. In the Qing Dynasty it became a Lama Temple exclusively. Longfusi used to be one of the reigning temples, and the biggest temple fair of the old Beijing city which was called "Dongmiao". It attracted many people to the temple fair, including nobles, foreigners of Dongjiaozhuang Diplomatic Mission Area, common citizens, and peasants living outside the city. Now Longfusi is the new commercial area of Beijing.

隆福寺

隆福寺座落在东四北大街西，始建于明代宗泰三年（1425年），清雍正九年（1731年）重修。隆福寺在明代是京城唯一的番（喇嘛）、样（和尚）同驻的寺院，清代成为完全的喇嘛庙。隆福寺曾是朝廷的香火院之一，成为京师著名的大庙会。因座落在东城，与护国寺相对，俗称“东庙”。清代，旧历每月逢一、二、九、十开庙，1930年改用阳历一、二、九、十开庙，每逢庙会，人流如潮，附近王府居住的贵族，东交民巷使馆区的外国人，贫苦市民和郊外农民都来赶庙会。在这里可以买到各式各样的土特产品，可以吃到多种北京地方风味小吃，可以看到北京的民间戏曲。《北京什刹胡同》中说，当年庙会全盛时期“一日能消百万钱”。现在隆福寺是北京的新商业区。



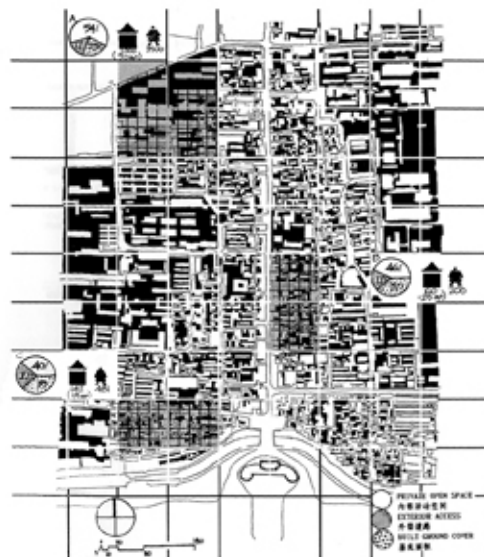
香山公园

位于京西北郊西山香炉峰下。金、元、明、清历代帝王都在此营造宫阙苑，成为各朝皇家避暑游玩之所。山间林密，景色宜人。金代始建行宫和香山寺，清乾隆年间大兴土木，增建了华丽的静宜园。后经历英法联军和八国联军的劫掠，现有名胜景点大体分为三部分。北路有碧霞、琉璃塔、见心斋、眼镜湖和新建的登山索道，中路有芙蓉馆、玉华山庄、多宝亭、西山晴雪等，南路有森玉笏、网风亭、半山亭、香山寺遗址、双清别墅等。这里是春日赏花，夏日避暑，秋观红叶，寒冬踏雪的好去处，被称为香山的园中之园。香山公园北侧还有修葺无比的碧云寺、500罗汉和革命先行者孙中山纪念馆。

Xiangshan (Fragrant Hills) Park

Situated at the foot of Xianglu (Incense Burner) peak in Xishan Hills, northwest of urban Beijing, this was the recreational area of the Jin, Yuan, Ming and Qing emperors. Scenic spots in the park include Zhaoxiao Temple, Glazed Pagoda, Jianxin Chamber, Spectacles Lake and the newly built cableway in the north, Lotus Hall, Yuhua Villa, Cloudy Pavilion and the Stele of Western Hills Shimmering in Snow in the middle, and Senyuhu (Jade Tablets), Langfeng Pavilion, Halfway Pavilion, Site of Xiangshan Temple and Twin Pools Villa in the south. Xiangshan Park is an ideal place for viewing flowers in spring, escaping the city's heat in summer, enjoying autumn colors, and walking in snowy winter. To the north of the park is the magnificent Biyu (Azure Clouds) Temple which houses the five Hundred Arhats Hall and Dr. Sun Yat-sen Memorial Hall.

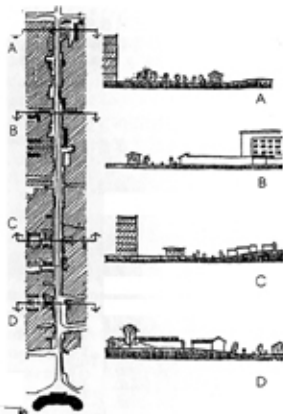




地段分析 Site Analysis



交通流线 Circulation



街道断面 Street Section



土地利用规划 Land Use

对策: 护城河

本区以一条沿河的绿带贯穿东西, 把箭楼和北面的商业及居住区联为一体。大部分的车辆交通控制在区外, 分离的自行车道、步行区和停车场为河区的休闲活动提供了交通方便。

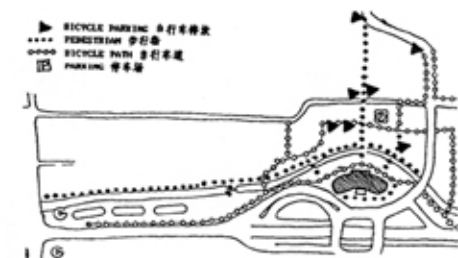
河区两岸的绿带呈台阶状向河边的公园和远处的低层住宅。沿河的小型餐饮和零售通过几座步行小桥连接成组, 散布在绿带之中。同时遍布全区的公共桌椅板凳及零售小贩更增加了对游人的吸引。

Canal Area Design

A greenbelt along the canal will link Arrow Tower to new commercial and residential areas on its northern edge. Most vehicular traffic will be removed from this area, and segregated bicycle, pedestrian and parking areas will increase access to recreational activities along the canal. Terraces from the canal will lead to a park on the south and low rise buildings on the north. Small clusters of restaurants and shops similar to those west of the site will be built into the slopes of the greenbelt and will connect across the canal by pedestrian bridges. Public benches and tables, as well as temporary retail vendors, will be located throughout this area.



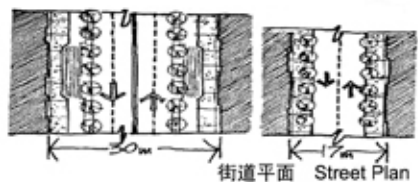
护城河区平面 Canal Area Plan



护城河区交通流线 Canal District Circulation



护城河区剖面 Canal Area Section



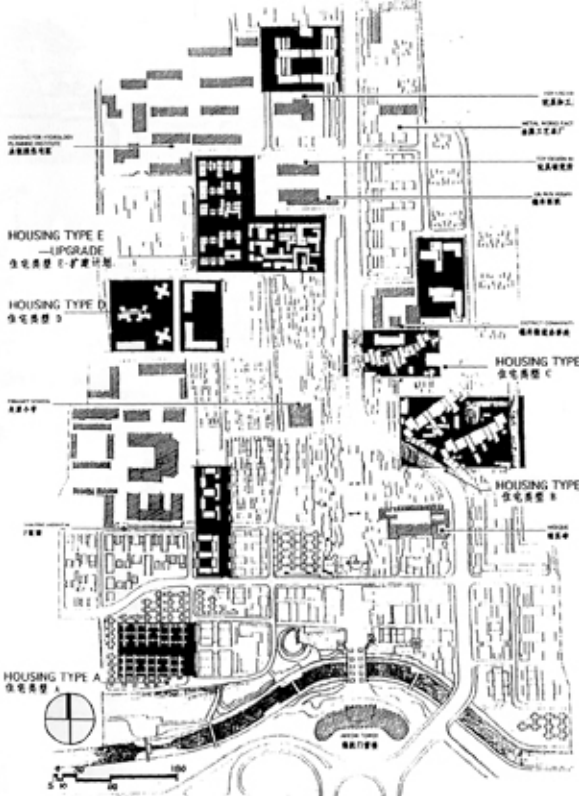
街道平面 Street Plan



步行桥 Pedestrian Bridge



图例



总体规划 Master Plan

SITE ANALYSIS

The Dwai area covers 43 hectares along Deshengmenwai Street between Beijing's second and third ring roads. Deshengmenwai is a 9m wide, congested commercial road used primarily by buses and cyclists. Residential spaces, many of which are in traditional courtyard housing blocks, front on narrow alleyways. The area contains many civic, social and institutional buildings and is anchored by the Arrow Tower. Area problems include:

- Traffic congestion
- Dilapidated, crowded housing conditions
- Limited access to Arrow Tower due to poor traffic management strategies
- A change in grade elevation of three meters between the east and west sectors divided by Deshengmenwai Street

CONCEPT PLAN

Beijing's Planning Department has three goals for this site: increase residential and commercial floor space, improve traffic circulation, and preserve Arrow Tower as a national landmark. It suggests that a 70m expressway and district commercial space be built on the site. We fear that an expressway will fragment the neighborhood, and propose as an alternative:

- Build a 30m road for increased vehicular and bicycle traffic
- Increase the population and residential FARs by constructing mixed density housing
- Expand commercial activities by creating a central commercial core
- Redevelop the area around Arrow Tower to increase green space and improve pedestrian access to it
- Maintain existing community fabric with targeted preservation

地段分析

占地43公顷的德外地区位于二、三环路之间的德胜门外大街两旁。德外大街目前是一条9米宽的商业街, 居住空间大多是传统合院。此外有许多个人、集体和国营的各种单位, 其中箭楼是主要的标志。

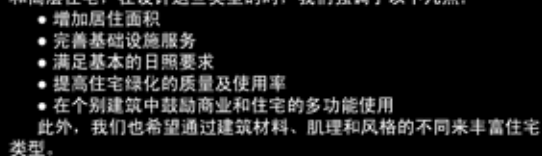
现状问题包括:

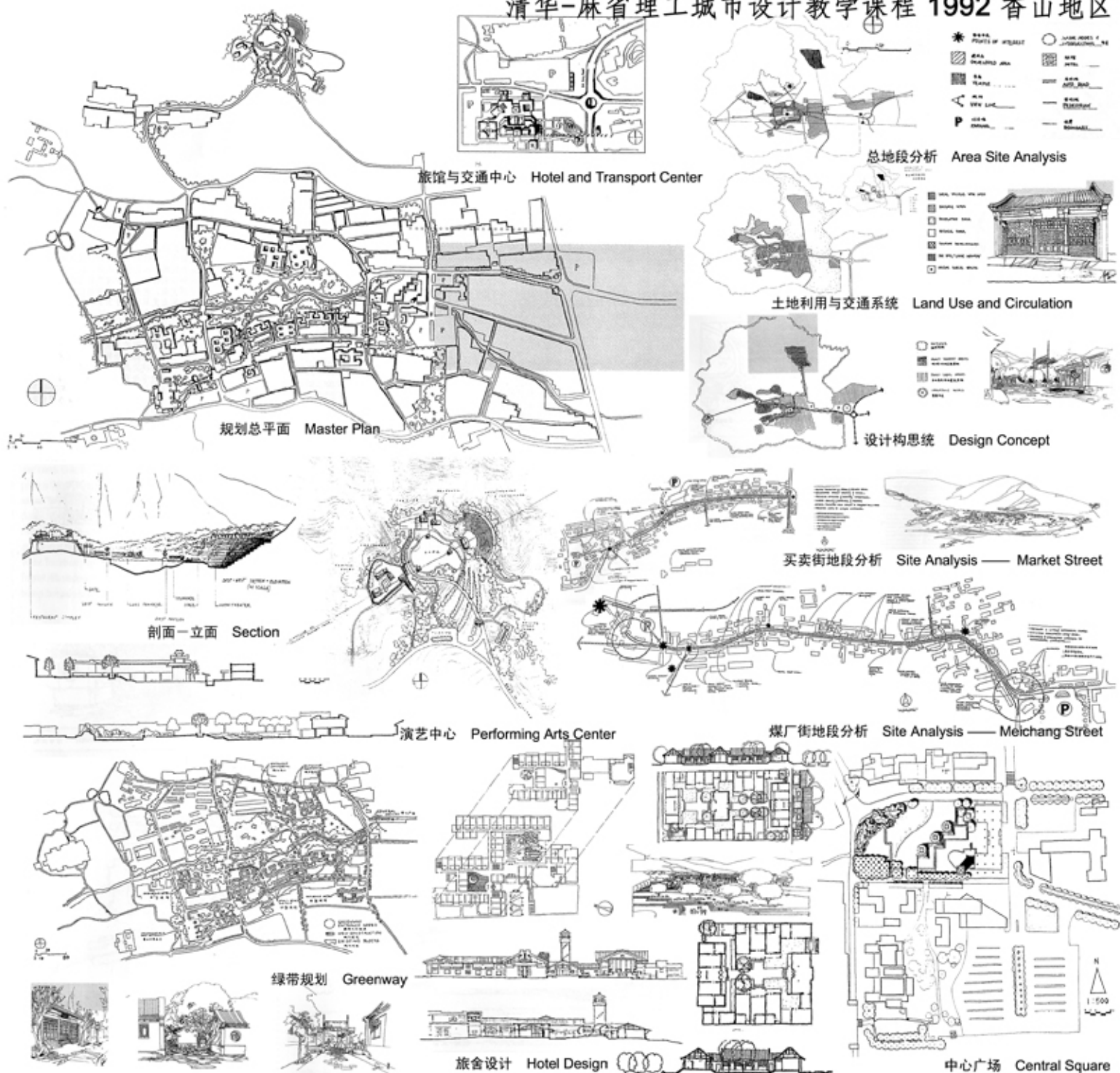
- 交通拥挤
- 破旧拥挤的住宅状况
- 由于交通管理的不当造成箭楼可达性差
- 以德外大街划分的东西两区存在着3米的高差

地段分析对策: 规划意向

北京市规划局对该地段提出三个目标: 扩大居住和商业面积; 提高交通能力; 保护国家文物德胜门箭楼。他们主张在这里建设70米宽的快速干道和地区级商业中心。因为我们担心快速干道将会破坏邻里的整体感, 因此提出以下不同意见:

- 为增加的车辆及自行车交通将大街拓宽到30米
- 通过建造各种密度的住宅来提高居住区容积率 and 整体人口数
- 通过建造集中的商业核心来扩展商业活动
- 重新开发箭楼周围的地区以增加绿地和通往德胜门箭楼的便捷性





DESIGN DESCRIPTION

Fragrant Hill is one of the most scenic spots near Beijing, attracting visitors to the natural beauty of the hills, the botanical gardens, the Biyun and Sleeping Buddha Temples, and its many cultural relics, tombs and historic sites. Fragrant Hill contains one of the five imperial gardens, along with the nearby Old and New Summer Palaces, and Jade Springs. Begun over 800 years ago, large parts of the site were destroyed during the 19th century invasions, and rebuilt in this ancient form. However, an air of antiquity remains amidst the natural reserve. Today, the town of Fragrant Hill is flooded by a seasonal influx of visitors – up to 100,000 on an autumn weekend – who come to view the red leaves, and the spring peach and cherry blossoms. Limited commerce, local industry and agriculture comprise the off-season economy.

Site Analysis

- A lack of a marketing strategy to capture visitors in the off season
- Perception of the site as remote and lacking in visitor services, hotels, restaurants, and diverse merchandise
- The Fragrant Hills Hotel is perceived as isolated, poorly managed and too small for conferences
- The Central Square and entrances to the park and temple lack definition and a sense of arrival
- Meichang Street lacks a cohesive design approach
- Traffic problems include inadequate roads, parking shortages, and conflicts between pedestrians and vehicles

Concept Plan

- Create a cohesive image for Fragrant Hills that will inform design efforts and marketing
- Improve access, arrival, orientation, and sense of place
- Extend the park into the community via a central greenway that ends at the tourist core
- Create green corridors along the commercial streets and roadways
- Extend the tourist season by developing a performing arts center and providing winter conference facilities

规划意向

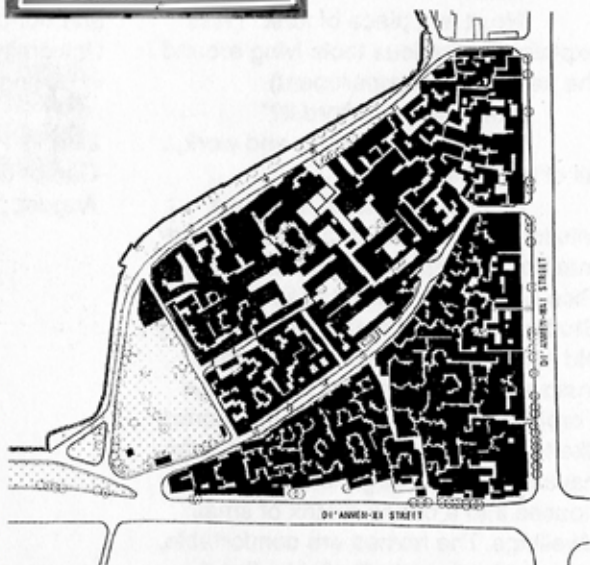
香山是北京附近最著名的景点之一，以其山岳的自然美景、植物园、碧云寺和卧佛寺以及众多文化遗迹、古墓和历史景点吸引着旅游者。香山与附近的圆明园、颐和园、玉泉山等组成五大皇家园林。大约800年前，大部分景点毁坏于19世纪中叶的入侵，后又以古代形式重建。如今古迹风貌依然保存于大自然之中。今天，香山淡季季节性地涌入旅游者——秋季周末有高达100000之多的游人来观赏红叶；还有春季的桃花节和樱桃沟的花卉。淡季则主要靠有限的商业、地区工业和农业为经济来源。

地段问题包括：

- 缺乏在淡季吸引游客的市场战略
- 地区偏远且缺乏旅游设施、旅馆、餐馆和丰富多样的商品
- 对香山饭店的意见：孤立、管理不善、规模不能满足召开会议
- 通往公园和寺庙的中心广场和入口缺乏确定性和到达感
- 煤厂街缺乏具有内聚力的设计
- 交通问题包括缺乏道路、停车场，以及步行和车行交叉的矛盾

概念规划

- 为香山创造设计、教育意义和市场为一体的具有内聚力的形象
- 改进到达和进入该地方式，方位感和地域感
- 通过终止于旅游中心区的绿带，将公园延伸至社区
- 沿商业街和公路种植“绿色走廊”
- 通过发展表演艺术中心和提供冬季会议设施延长旅游季节



地段现状 Site Status Quo



THE SITE

White Rice Street Area is located in the Shishahai district of Beijing, immediately north of the Forbidden City and Beihai Park. The neighborhood is bounded by the Front Sea, one of three famous lakes in Shishahai, and two major thoroughfares: Di'anmen-Wai Street, and Di'anmen-Xi Street, while White Rice Oblique Street provides a diagonal link between these two major routes.

This was historically part of the bustling market complex which served the northern part of the city. The comfortable courtyard houses characterized the area. Most of this area, similar to other districts in the historical area in Beijing, has been transformed into a dense matrix of single story dwellings linked by a network of small alleys, with just a few traditional courtyards remaining.

As seen in recent plans to redevelop this area, the White Rice Oblique Street Area embodies the drastic conflicts between the modern city construction and the traditional civilization. Widening of the Di'anmen-Wai Street and the Di'anmen-Xi Street will remove virtually all the existing commercial buildings along the streets at the edges of the neighborhood as well as many homes. Some parts will become mixed use, combining commercial and office development, which has an uncertain effect on the conservation of historical buildings. This area attracts the strong attention of developers, which threatens the stability of the local mid- and low-income residents. The central question faced by the studio is how to balance the market force of high land value with historic preservation and maintenance of a moderate income neighborhood.

More than thirty students from all over the world joined this project. After four weeks of hard work, they submitted six schemes, each with its own character. Some of them concentrate on the improvement of living conditions for local people. Others are interested in the development of tourism or commercial activities and submit many fantastic suggestions oriented to drawing investment into the area. But an important principle shared by all of the six schemes is to show respect for the history, the context, the traditional civilization and the local people.

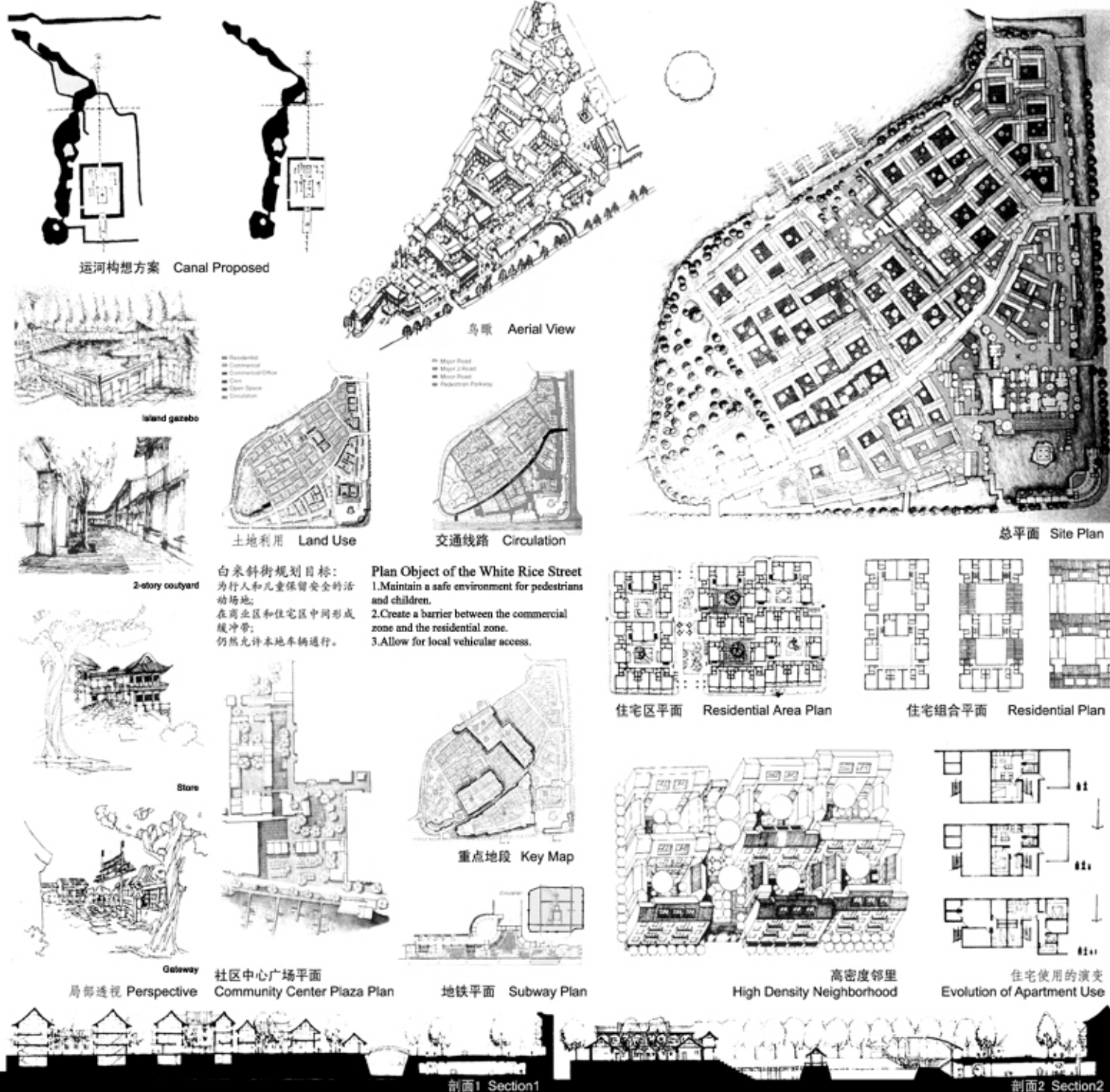
地段介绍

白米斜街地区南面紧邻紫禁城和北海公园，西面以什刹海三大名海之一的前海为界，东面和南面分别以两条城市主干道——地安门内大街和地安门西大街——为界，形成一块以白米斜街为对角线联系的三角区域。

该区域得名于其传统商业繁荣。历史上曾是为北京城北部商业服务的市场群的一部分。传统舒适的四合院成为该地区的特色建筑形式。在经历了中国历史上几次重大事件之后，该地区与北京旧城的大多数地区相似，仅有少数传统四合院，而大部分地区变成由胡同网连接的高密度矩阵式排列的单层住宅群。

近年来对白米斜街地区改造计划使得该地区集中体现了现代化城市建设和传统城市文明之间的各种矛盾冲突。即将拓宽的地安门内大街和地安门西大街，必然导致沿路两侧商业建筑以及部分居民的迁移；部分用地被开发成新型商业办公建筑会对一些重要历史建筑的保护造成影响；开发商的虎视眈眈更是对该地区的原住民中低收入居民的生活构成了威胁。因此，如何平衡地区土地价值猛烈增长所承受的市场压力与保护历史和低收入群体的传统社区生活之间的关系，成为此次研修班面临的核心问题。

三十多名来自世界各地的同学共同参与了此次研修。经过四周的努力工作，共提出六种不同的改造方案。有些方案侧重于改善现有居民近期居住条件，有些方案鼓励发展旅游和商业以吸引投资，并提出具有想象力的建议。六种方案的统一原则是对历史的尊重，对环境的尊重，对传统文化的尊重和对当地人民的尊重。





功能分区图 Function Analysis

措施

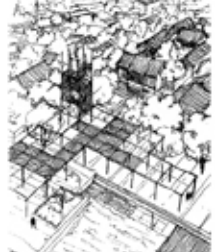
- 1) 商业: 地安门大街拓宽后沿街新建建筑为零售和办公用房, 沿地安门大街临时建筑布置人流不大的零售业;
- 2) 水滨: 前海新建驳岸和木桥, 提供更丰富的公共空间。
- 3) 住宅: 新住宅基于传统四合院的原型并满足现代生活需求, 方案根据原有肌理更新。
- 4) 工艺学校和工厂: 修整几座现状建筑, 改做手工业和培训中心。
- 5) 河道: 将水系引入作为交通系统的一部分, 为居民和旅游者增添新的情趣。

Solutions

1. Commercial: Retail and office uses are placed in new buildings that line the widened Di'anmen-Wai Street. Less intensive retail occupies well organized temporary structures along Di'anmen-Xi Street.
2. Waterfront: A new waterfront on Qian Hai provides an expanded opportunity for public space.
3. Housing: New housing based on traditional courtyard prototypes addresses modern needs.
4. Craft Factory and School: Several existing structures have been renovated to serve as a production and learning center.
5. Canal: A waterway has been introduced to the site as a partial element of the public circulation system and as an additional layer of experience for residents and visitors.



局部透视图 Images of the Future: Sketches Representing Public Open Spaces along the Waterfront and the Community Spaces



Circulation



Staging



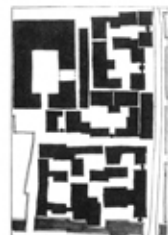
Land Use



Entrance of the Market



总平面图 Site Plan



Housing

住宅图解

规划尽量保持现状肌理和建筑, 为了既保持现状住宅密度与四合院尺度, 又保证合理的采光通风条件, 必须迁出部分住宅, 并把一些住宅加到二至三层, 同时引入厨房卫生间设施。

Housing

The existing fabric and buildings are preserved wherever possible. However, in order to retain the existing density of housing while providing good size courtyards that allow appropriate light and ventilation, some existing houses must be removed and others converted to two or three story structures with toilet and kitchen facilities.



商业区平面 Commercial Plan

交通组织:

保持该区域密切的肌理特征, 提供小型消防特殊交叉口。人们步行或借助某些特殊交通工具通往各处。

Circulation:

In order to preserve the intimate character of the site's fabric, special nodes for custom designed, small-scale emergency vehicles have been provided. From these points full access can be made on foot or with other specially designed apparatus.



商业区剖面1 Commercial Area Section 1

分期:

将用地划分成小块分批改造。各块发展更新不相互牵制; 地块界限现状仔细推敲, 保持原有尺度。

Staging:

No one increment of development or redevelopment needs precede another. Areas to be developed are to be determined following existing parcel lines, kept small, and allowed to proceed when most convenient without disrupting the entire site.

土地利用:

各类用地相互交融, 住宅与商业融合, 公共设施融入居住肌理之中。

Land Use:

Land uses are integrated to a large degree. Residential is mixed with commercial zones, while public uses are embedded in the residential fabric. The commercial uses are differentiated by a regional focus along major streets and a local emphasis inside the site.



商业区剖面2 Commercial Area Section 2

城市与地区文脉:

本方案意在为本地设形成健全的邻里, 同时以新的公共设施将其纳入整个北京丰富的公共空间网络。

City and District Context:

The new public facilities of this scheme further integrate the site into Beijing's rich network of public places while it is strengthened within as a healthy neighborhood.

PROJECT: THE WORKING NEIGHBORHOOD

There are many pressures on the Shishahai project site that threaten its physical and social character. Primarily, this threat comes from anticipated redevelopment such as street widening and subsequent commercial intensification and residential gentrification. Conversely, there is a similar danger in reactionary preservationism which fails to recognize the needs and opportunities of the site. "The Working Neighborhood" scheme seeks to responsibly address these two opposing approaches, balancing new development with preservation, while enhancing the quality of the environment for residents and visitors.

Goal:

To create a sustainable neighborhood through the preservation and development of Chinese culture, craft making, and architecture.

Object:

1. Preserve old houses for public use
2. Establish connections to lakes and neighborhoods
3. Articulate the waterfront as a district-wide public amenity
4. Phase development in small, discreet increments
5. Provide a stable economic base for the area residents



方案: 安其居, 乐其俗

许多外在的力量威胁着什刹海地区的物质环境和社会特征。主要压力来自旧城改造的要求, 如街道拓宽、商业活动加强、居民的贵族化等等。若采用相反的途径, 以保护主义处理旧区也同样危险。这就对地区的需求和潜力缺乏足够的认识。本方案力图寻求一条综合这两种趋向的有效途径, 在保护与发展中寻找平衡, 并尽量提高居住游憩的环境质量。

规划目标:

保护和弘扬中华民族传统文化、工艺美术和建筑艺术, 将本区创建一个可持续发展的自我运行机制。

规划途径:

1. 保护质量较好的传统住宅并辟为公用。
2. 建立居住部分与前海的联系。
3. 滨湖地带辟为地区性共享的游憩空间。
4. 分小片逐步开发, 保持原有城市肌理。
5. 为居民提供稳定的经济来源。





地段分析 Site Analysis

什刹海地区人文环境由不同阶层人们的各种情趣组成。蜿蜒的胡同，幽深的庭院和丰富的室外空间中，真实反映了人们的不同愿望，为都市邻里再生提供了丰富的物质和精神资源。



发展战略分析 Development Diagram

The texture of the Shishahai district is formed by different layers of human energy and spirit, which navigate throughout its winding hutongs, sound courtyard houses and noble open spaces. This area truly reflects human aspirations. It contains a wealth of physical and human elements ripe for neighborhood regeneration.



收入分析 Income Distribution Diagram



交通模式建议 Proposed Circulation

PROPOSED NUMBER OF HOUSEHOLDS				
Category	Current	Proposed	Ratio	Notes
Low Income	310	30	0.09	
Mid Income	12	4	0.33	
High Income	81	4	0.05	
Total	403	74	0.18	

Current number of households: 403

Percent of households being relocated: 18%

HOUSING PROTOTYPES DATA				
Category	Lot Area	Floor Area	# of Households	Floor Area Ratio
Rehabilitated Housing	107m ²	1071m ²	10	0.09
Rehabilitated Infill Housing	424m ²	4241m ²	7	0.05
New High And Middle Income Housing	236m ²	2361m ²	3	0.03
New Low Income Housing	95m ²	951m ²	17	0.05
New Mixed Use Housing	116m ²	1161m ²	15	0.05

Development Criteria

Circulation Patterns

The government plans to widen the two major roads which delineate our study area. We recommend that Di'anmen-Wai Street, the major North-South axis of the whole city, be widened to no more than 50 meters, and that Di'anmen-Xi Street, the East-west axis, be widened to no more than 40 meters. White Rice Oblique Street will remain as a local secondary road, while vehicular access to the waterfront will be limited.



位置示意 Position



修缮房屋 Rehabilitated Courtyard Houses

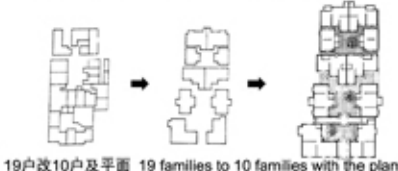
传统四合院中缺少必要的基本服务设施（厨房、浴厕、上下水），从而影响了本地区的居住质量。因此我们试图完成以下两项工作：对现有房屋结构进行修缮；新建住宅。

Community Rehabilitation

Most of traditional courtyards lack basic infrastructure: piped water, proper sewage treatment, etc. The situation negatively affects the quality of life of the district. Therefore, an imminent and necessary step will take place in the following stages: rehabilitation of existing structures and infill of new residential structures.



10户改7户及平面 10 families to 7 families with the plan



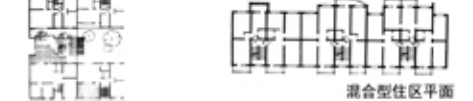
19户改10户及平面 19 families to 10 families with the plan



加建房与原有院落关系 New Infill and Original Courtyard Houses



房屋剖面 Section through Courtyard Housing



混合型住宅区平面 Plan of Mixed Use Residential



中高收入住宅区平面 Plan of High and Middle Income Housing



低收入住宅区平面 Plan of Low Income Housing



混合型住宅区 Mixed Use Residential



公共开放空间 Common and Public Place

社区再生：社区的社会结构必须得到保护，居民应继续受益于周围的城市服务，诸如好的工作，健康保障，学校，幼儿园等。并通过加强居民的收益来最大限度促进社会发展。

Community Regeneration

The social fabric of this district should be maintained so as to allow the residents to continue benefiting from the proximity of their surrounding urban services, such as good jobs, health services, schools, child care, etc. In addition, the advantages enjoyed by the residents of the district also should be reinforced in order to maximize the social development of the district.

PROJECT: NEIGHBORHOOD REGENERATION

Nowadays in China it is common that government urban development efforts result in the relocation of thousands of downtown residents to the periphery of the main city center. The rationale behind this phenomenon is that most of the old residential neighborhoods in the center of urban areas offer not only crowded living conditions and lack of services to their residents, but are underutilized from an economic point of view. Most residents, however, have lived in these areas for three or four generations. In spite of their relatively unfavorable living conditions, the quality of their neighborhoods' sound framework of courtyard houses and strong social ties is a much better alternative than the living environment they usually find in the high rise residential schemes provided by the government. The relocation of these residents, however, is common in today's China, where the current government development strategies center around economic development goals, and ignore the social and cultural assets provided by existing neighborhoods.

This proposal provides an alternate development strategy based on the needs of the main users of the site. The strategy aims to retain the residents of the district and provides the framework for their social, cultural, and personal development.

Object:

- Reinforce existing community
- Retain as many residents as possible
- Improve existing living conditions
- Provide gradual transformation of community
- Retain and improve existing fabric
- Provide private services to each household
- Retain and enhance the local character



White Rice Tea House

方案：社区再生

现今中国，当政府致力于都市发展时，常常导致大量城内居民被迫迁离城市中心。由于城市中心的居住区大多十分拥挤，基础设施缺乏，因而这种现象就经济角度而言，是合理的。但是大部分居民已在那里居住了三代以上，尽管他们的居住条件很差，但四合院中良好的邻里及社会关系要比政府为他们提供的高层住宅好得多。居民安置问题在当今中国已十分普遍，而政府的发展战略更多地以经济为中心，忽略了现存社区的文化价值。

本方案从当地居民的需求出发，提出另一种发展战略，目的在于保留这一地区的居民，并为他们提供社会、文化和个人发展的前景。我们提供一种可选择的、更关心人的方法，逐步改善地区物质环境，并为居民自身发展提供条件。

- 目标：
- 强化现有社区
- 尽可能保留当地居民
- 改善现有社区居住条件
- 提供逐步发展模式
- 保存并改进现有地区肌理
- 提供每户私用的服务设施
- 保护及强化地区特色



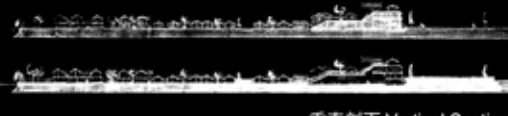


PROJECT: WORKING WITH URBAN MORPHOLOGY

The design attempts to explore the organic growth pattern of traditional Chinese courtyard houses within the Shishahai district. By investigating the notion of physical infills made by the residents, which one might call an "accumulative phenomenon," we introduced new housing prototypes to complement and maintain the morphological development of the site.

Shishahai's geographical and historical position within the old Imperial City make it a highly desirable living environment: a collection of ancient courtyard houses owned by Chinese officials, a string of lakes known as the Three Seas and a series of lake-front promenades. These assets gave rise to the intensification of the residential and commercial area. Layers upon layers of infills were made to the physical structures, each time creating new idiosyncratic additions to the original footprint of the courtyard house. Subsequently, these infills created a series of narrow twisting alleys known as hutongs. As development pressure to turn the area into a middle-class neighborhood continues, Shishahai will witness the demise of such a unique urban morphology. We suggest that the temporal growth pattern of the district should be appreciated and celebrated as the inherent quality of the neighborhood. By applying a network of new building fabric to the existing built form, we highlight the importance of relating China's modernization effort to its strong architectural tradition.

Object:
Integrate the neighborhood
Maintain the community as a mixed-used one
Uniformity and diversity of the buildings
New life for courtyard houses



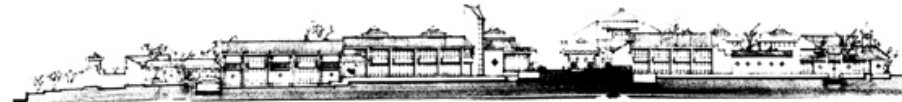
方案：城市形态的有机发展

本方案试图在什刹海地区探索中国传统四合院的有机发展模式。通过可能被称为“积累现象”的调查即居民自然填充加建现象，提出了新的住宅模式已完善和维持该地段的形象发展。

什刹海地区位于老城中心，其地理和历史特征赋予它引人注目的环境：传统四合院的集中，三海水系以及湖畔步行道等强化了本地区的居住和商业价值。居民一次又一次根据自身需要的填充、加建都影响着四合院原有的院落系统，并留下新的改造痕迹，这种填充形成一条蜿蜒的小巷。该地区已成为中产阶级聚居地，什刹海成为这种独特的城市形态的见证。

建议：保持和发展现有模式以维护街区特征的连续性，通过增加新的建筑肌理逐渐加强现代化与建筑传统间的联系。

目标：
继承街坊一体化——力求维持地区地方特色，并通过发展高密度住宅以提高居住回报率。
维持社区阶层多样性——通过为不同收入家庭提供不同类型住宅，确保该地区在复杂使用情况下的繁荣。
建筑的多样性与同一性——设计力图通过为四合院和胡同的发展模式提供基本形式和构想来加强地段内街坊的完整性。
创造四合院的新生——试图将四合院作为中国历史有价值的实体找回并恢复其地位。



沿河立面图 Elevation, Water Canal



地安门外大街立面图 Elevation, D'anmen-Wai Street



地安门西大街立面图 Elevation, D'anmen-Xi Street

公共开放空间设计:

1. 水道: 寓意古运河的窄长水道, 在空间视觉上联系运河两岸不同用地; 小块开放空间地为居民提供活动场地, 运河两岸的散步道创造纪念性生活体验。
2. 运河综合区的公共广场: 公共广场营造文化庆典主题。
3. 滨湖区: 保留自然环境和人行道尺度, 严格控制机动车。
4. 周边街道: 形成不同标高的人行道, 用精致的细部设计处理沿街商业空间。

Public and Open Space:

1. The canal provides important physical connections between the different institutional, commercial, and residential uses alongside it. Pockets of open space provide a public place. The pedestrian path along the canal also creates a vivid and memorable walking experience.
2. The public plaza in the Grand Canal complex creates a festive and cultural theme for visitors and shoppers.
3. The lake-front area keeps the natural environment and pedestrian scales. Vehicular traffic is heavily regulated.
4. The perimeter streets create a multilevel pedestrian scale. Sensitive landscaping



商业内部透视图 View of Shops



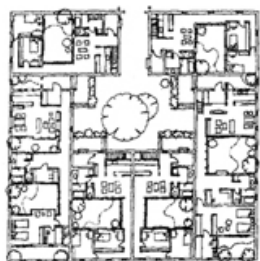
沿运河步行街景观 View of Pedestrian Street along the Canal



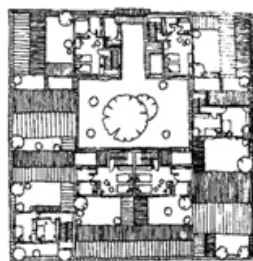
沿运河步行街景观 View of Pedestrian Street along the Canal



局部透视图 Perspectives



一层平面 First Floor



屋顶平面 Roof Plan

居住平面改造 Residential Development

A CELEBRATION OF CHINESE FOLK CULTURE

The Floating History project supports new institutional and commercial development which revolves around ancient Chinese folk culture and history. The scheme celebrates the rich culture of ancient China by reviving the history of the Grand Canal and preserving the art of making folk crafts. The folk culture theme, reflected in different layers - urban form, types of land use, and the built environment, are woven together to make an attractive place for visitors, artisans and residents.

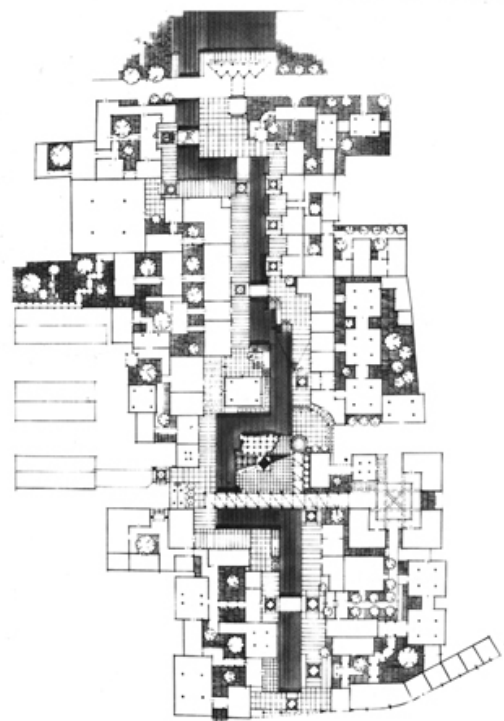
Intense development pressures are threatening to transform the physical environment of Shishahai area. The purpose of this design development proposal is to provide an alternative to large-scale urban renewal which would destroy the area's charming residential character and thriving micro-enterprises. Additionally, the aim of this proposal is to improve the aesthetic quality of the area's urban form through sensitive community-oriented development while ameliorating its social and economic impacts.

We applied the irregular geometry of a hutong in the design of the paths, open spaces, and physical structures. This geometry creates an interlocking pattern which unifies complementary uses. It also provides a vivid and memorable walking experience and encourages exploration. Organic renewal is used to preserve the integrity of the site's residential character.

The development strategies: a nonprofit Chinese Folk Culture Institute and a private developer will jointly undertake the Floating History & Living Museum project. Revenues will be retained by the Institute to pay for operating and maintenance expenses, which will make the Institute financially self-sufficient.



规划平面图 Site Plan



商业区平面图 Plan of the Commercial Area

方案: 中国民俗文化庆典

“源”方案籍展现古代大运河历史以及保存民俗工艺技术来颂扬中国丰富的历史, 从多层面展现民俗文化主题, 使该地区成为吸引游客、民间艺人及居民的地方。

在亟需发展的压力下, 什刹海地区的物质环境正面临转变。本设计方案的目的是为城市大规模更新提供一种方式, 避免破坏该地区迷人的居住区个性和繁荣的小型企业群。此外通过面向社区的灵活发展提高该地区城市环境的美学质量。

以“胡同”的几何特征来设计道路、开放空间和建筑。这种几何特征创造出多样统一的、互相交织的空间形式, 提供生动的令人回忆的生活情趣。

鼓励在地段中心位置进行一系列的民俗开发项目, 通过中国传统建筑形式唤起人们对中国传统历史的记忆, 以有机更新来保持完整的社区结构和住宅肌理, 从而完成居住区的开发。

开发策略: 此项方案的开发由非盈利事业机构和私人开发商同时开发。通过盈利项目收入支付非盈利机构的管理费用, 从而保证什刹海地区的公共设施管理自给自足。



Public Framework of Places and Paths

The unique whole that is the White Pagoda neighborhood is a beautiful fabric. The streets in the neighborhood serve multiple functions according to the degree of their public nature, from regional (or most public), down to a local (or least public), depending on whether the street has attractions or qualities that promote gathering.

Perhaps the most important issue of the White Pagoda neighborhood is the influence of the Pagoda itself on the public nature of the community. In a way, the Pagoda acts as a tent pole supporting the canopy of security and community under which the residents of the neighborhood live.



Housing and Living Patterns

The area is home to a variety of land uses, the majority being residential in nature. This dense, low-lying fabric is composed mainly of old courtyard houses that date back to the Qing dynasty. The winding hutongs, or alleys, that twist and turn throughout the neighborhood are indicative of the gradual development of these courtyards, which have resulted in the organic urban form that we see today.

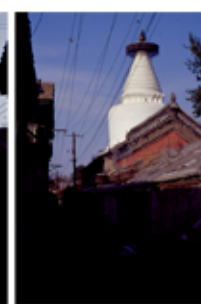
In response to a severe housing shortage, the courtyards have been gradually divided and modified to accommodate multiple families. In general, the living conditions are unsatisfactory.

Commerce and Tourism

The current marketplace has existed since 1980. Its birth and growth drove the nearby government-run market out of business. In the Yuan Dynasty, this marketplace site was home to a lively market connected with the pagoda. The cruciform pattern of the two streets that make up the market is thought to come from the existence of a temple during the Ming Dynasty.

Today, there is a tense relationship between the residents and the marketplace. In using road space for selling, a host of conflicts and problems arise: fire rescue is difficult, traffic congestion is heavy, the streets are noisy, and there is a threat to resident security. Most people agree, however, that the market is convenient. The market is an especially important one in that it is the only day market in the area and other markets are at least a kilometer away. In addition, most of these are morning markets and are slated for removal due to new development.

The two major streets that define the south and west boundaries of the area are home to a diversity of businesses, 76% of which cater predominantly to local residents. Excluding the marketplace, the area is home to 120 permanent businesses (80 along the major roads) and over a dozen street vendors. The diversity of businesses is supported by the residents.



THE SITE

The White Pagoda Temple had a very important relationship with the Imperial City. Built in 1271, the White Pagoda, a 52.3 meter-high stupa, is the oldest and largest Tibetan-style stupa in China. When built, it became a tourist destination. Historically, the area around the White Pagoda was a nexus for cultural celebration, festive marketplaces, religious activity, community events, and visitor gatherings. The Pagoda itself has undergone changes in its 700 year history. Many courtyard houses exist in the area. The result is the predominance of "temporary" buildings clustered in once open courtyards and a population density of 25 people per 100 square meters.

The neighborhood north of the temple is organized around roads running north-south, while the parts to the east and west of the temple are organized in an east-west direction. This pattern continues on the other side of Zhao Deng Yu Street. Primary roads carry all major forms of traffic: bus, automobile, bicycle and pedestrian. Two primary access roads form the eastern and southern edges of the site. Secondary roads provide movement through the neighborhood at a more moderate pace. The existing circulation and texture of the neighborhood allows for informal, built insertions into the street and deviations in street width; these characteristics create unique and memorable places which contribute to the social life of the neighborhood.

Conversations with the residents of the White Pagoda neighborhood showed there are no easy answers to the problems they face. Many residents know their immediate neighbors but not many were very friendly with them. The physical fabric of the neighborhood is dense, but the social fabric is quite loose.

In summary, the lack of green space, the loose social structure and importance of the neighborhood committees, and the strong desire of many residents to remain in the neighborhood despite cramped, poor living conditions, are three issues that are a good starting point to address the entire community and its needs. Behind each face is a lifetime of stories, and no agency or company should completely erase the community and its stories.

公共场所以及通道

该街区内部道路具有多种功能，既提供交通服务又是公共活动的场所。有些是区域性公共道路，有些则是地区性的。街道的宽度与其公共性程度没有直接联系，最重要的是要看这个街道是否具有吸引人们的内容。白塔寺街区最受重视的是白塔本身对该社区公共生活的影响。寺周围的街区历来以后台布景的地位服务于寺内的宗教性活动。白塔就象中柱一样支撑起社区庇护的穹帐，使居民们安居其中。

居住与生活模式

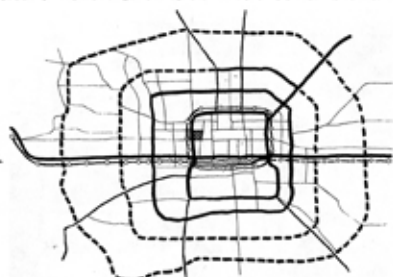
该地段含有各类性质的土地使用，最主要的是居住。低密的邻里区主要由老式清代四合院构成。这些蜿蜒的胡同或小道回环曲折贯穿整个街区，暗示着这些四合院落渐次的发展过程，并形成我们今天所看到的有机城市形态。

由于严重的住房短缺，这里的四合院已逐渐被分割改造来容纳更多的住户。总的来说该街区的生活条件不能让人满意。

商业与旅游

现有的自由市场始于1980年。它的出现和扩展挤垮了附近的国营市场。在元代，它是白塔寺庙会市场所在地。其形状据说与明代位于市场北面的另一座寺庙有关，这座寺庙的两个大门是现有两市场街的起始点，两街交会于中间的一口水井。该自由市场与现在的居民生活有些矛盾冲突。将道路空间用作销售空间带来消防、拥挤、嘈杂、居民安全等一系列问题。但大多数人认为市场在这里很方便。它是该地区仅有的日市，距离最近的市场至少在一公里之外，且多为早市。由于开发需要，它们不久也会被陆续拆除。

地段西南边界的两条街道是各类商业的集中地。76%的商店为本地居民服务，不包含自由市场。这一地段有120家商店及十几个摊位。这些不同类型的商业为这里的居民提供服务。



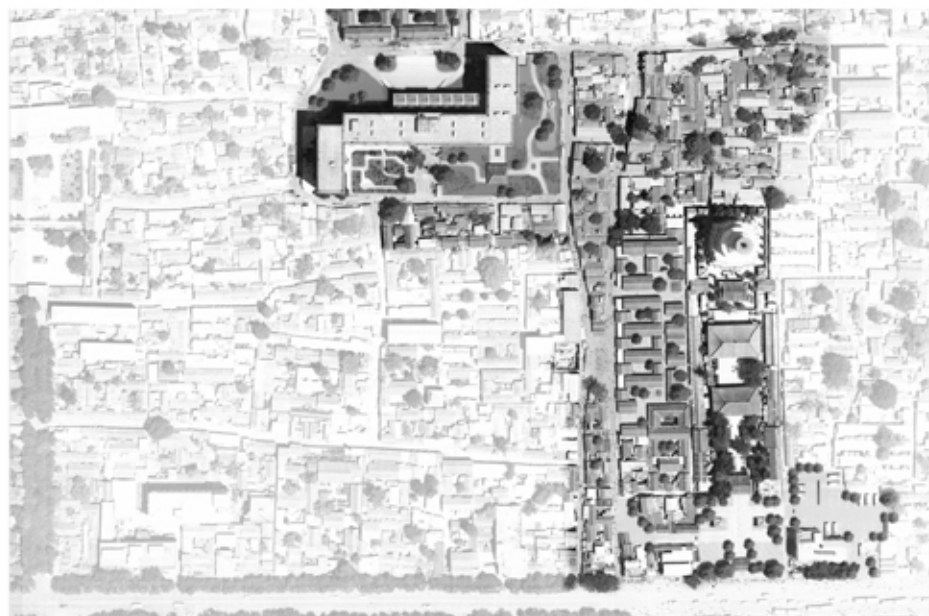
地段介绍

白塔寺及其邻近地区与紫禁城有着重要的联系。白塔寺建于1271年（辽代），塔高52.3米，是中国现存最早最大的藏式佛塔。建成后即成为人们拜祭的重要场所。这里有节日聚会，小市以及一月一次的大集。在其700年的历史中，白塔也几经变迁。这一地区现存有许多四合院。曾经是单门独户的四合院现住着多至二十户人家。院内到处是临时建筑，人口密度达每百平米25人。

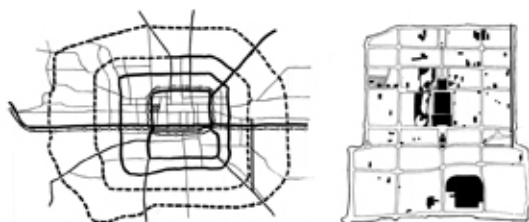
白塔寺北部的街区均围绕南北向的道路分布而寺东西侧的街区则顺东西向道路延展，一直到赵登禹路东。西。城市干道承载大量过境交通，包括公交、汽车、自行车及行人。两条城市干道形成该设计地段的东、南边界。次于道贯穿该街区，但车流量适中。

现有的街区肌理及结构将建筑物与街道有机地联系起来。街道宽度亦可有所变化。这一特点形成独特的、令人回味的空间场所，丰富了街区内的社会生活。

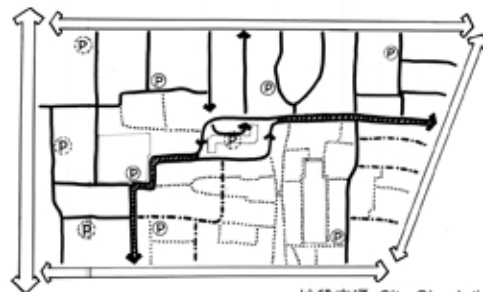
与白塔寺街区居民的访谈表明，对他们所面临的问题没有一个简单的答案。多数人都知道他们的左邻右舍，但都没有很密切的关系。这个街区的类型建构密集，社会建构却很疏松。总之，三个方面——缺乏绿色空间，松散的社会结构和居委会的重要性，以及居民们不管条件多差均不想搬迁的强烈愿望——是分析整个社区及其需求的较好的着手处。每个面孔的后面都有一段人生故事。没有任何部门或开发公司能完全抹去这些故事与这个社区的联系。



方案意向 Proposal for Study Area



区位图 Site in Relation to Beijing's Circulation and Monuments



地段交通 Site Circulation

设计和开发程序

1. 维持并加强本地区的城市肌理
2. 发展和复兴传统文化活动，服务于本街区居民和旅游者的需要，并可作为地区经济发展的引擎
3. 实现可操作的自己满足
4. 开发多样化的住宅，选择地段内部分地块以相对较低的密度，进行传统四合院的整治

Design Priorities

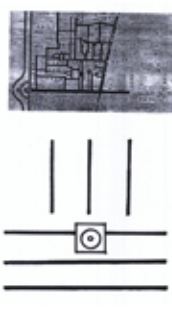
1. Maintain and enhance the local urban fabric
2. Develop and revive traditional cultural activities to serve the local population and tourism, and to operate as an economic engine for development
3. Achieve operational self-sufficiency
4. Develop a variety of housing, to achieve a mixed-income area - portions of the site will be earmarked for courtyard house rehabilitation at a relative lower density



地段现状 Condition of Site Buildings



保留树木 Preserved Trees



胡同形制 Traditional Hutong Pattern



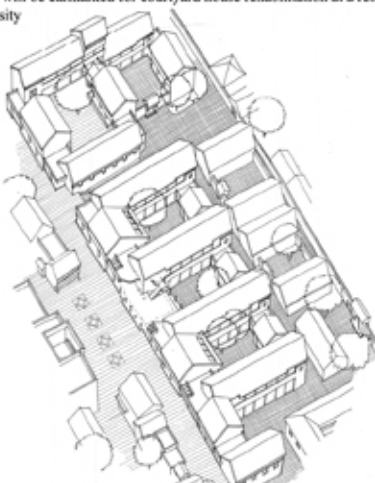
复原建筑 Restored Buildings



修复建筑 Rehabilitated Buildings



新建筑 New Buildings



新市场轴测图 New Market Housing Axonometric

PROJECT: BREATHING THROUGH HISTORY

The White Pagoda Temple neighborhood is currently experiencing tremendous real estate development pressure as Beijing and China transition into a market economy. Conventional plans for the redevelopment of this neighborhood do not fully take into consideration its unique qualities and particular needs. This proposal addresses vital economic development objectives and attempts to combine them with important community and cultural heritage goals, offering an integrated solution that allows the neighborhood to accommodate citywide financial and cultural resource priorities while at the same time improving buildings and infrastructure, and enabling residents to achieve a higher standard of living. By preserving the hutong pattern of the neighborhood and infusing it with new activity, we hope to accommodate a rapidly disappearing way of life within the constant growth and change dominant in today's Beijing.

The contextual orientation of the street pattern towards the White Pagoda is our guiding urban design principle. The traditional hutong pattern in the neighborhood evolved to give local residents direct access to the White Pagoda Temple. The life of the neighborhood and the life of the Temple are inextricably linked. The current organization and form of the neighborhood operates as a whole, making its boundaries, paths, nodes, and landmarks legible. It is essential to preserve this organization; the built fabric of the street pattern, and the kinds of interactions it allows, are crucial to the social life of the neighborhood.

The goal is to redefine the role of the White Pagoda Temple neighborhood in the city of Beijing, as well as to restore and reinvigorate religious, residential, commercial and tourist activity in the area. Recalling part of its past will breathe new life into a district vulnerable to large scale building projects. The reintroduction of religion to the area combined with the rhythm of the Temple Fair activity will revitalize the neighborhood as a self-sustaining district.

方案：与历史共呼吸

当中国向市场经济过渡时，白塔寺地区正面临着房地产开发的巨大压力。对该街区进行改造的原有方案并未考虑街区的个性和特定需求。本方案致力于实质性的经济发展目标，并成功地将其与社区和文化的传承目标相结合。这是一个整体措施，既允许街区接纳城市范围的经济和文化资源，又改善住房和基础设施，使居民的生活质量得以提高。通过保护街区的胡同系统，注入新的活力，并希望在今天的北京，在一个正在持续的成长和变化的历史城市中，为一种正在迅速消失的生活方式提供生存空间。

以白塔为终点而形成的独具特色的街道型制是我们进行城市设计的指导原则。这个街区的胡同起源、发展于为本地居民提供通向白塔的边界道路。白塔寺自古以来就与其周边街区有着很密切的联系，街区居民的生活和寺院的生活难分难解。现存的这种道路组织方式和街区形式作为一个整体而存在，共同使它的边界、路径、结点和地标易于识别。保护这种街道型制是最重要的：街道的建成肌理和它所容纳的交互作用，对这一街区的社会生活具有积极作用。

本方案的目标是对白塔寺街区在北京市的角色进行重新定义，同时在本街区内复兴宗教、商业和旅游活动。通过再现历史的片断而在街区注入新的活力。重新引入宗教活动并复兴庙会，使白塔寺街区作为一个完整的有机体而充满生机。



用地分析 Land Use



分期建设 Project Phasing

分期

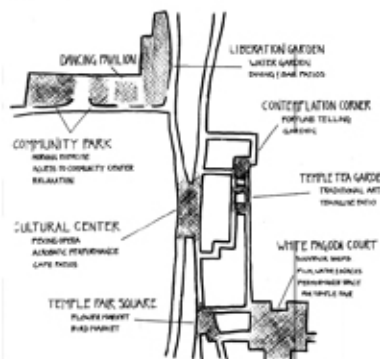
一期: 修缮白塔寺并恢复白塔寺庙会: 改建社区中心;
保护或整治在这两个节点周围的建筑; 改善基础设施
二期: 沿地投南侧、东侧和北侧建立新的多层住宅; 地
投西侧沿二环路的地块, 建立商住混合高层住宅
三期: 保护鲁迅博物馆周围, 旅馆南侧以及市场西侧等
地的四合院

Phasing

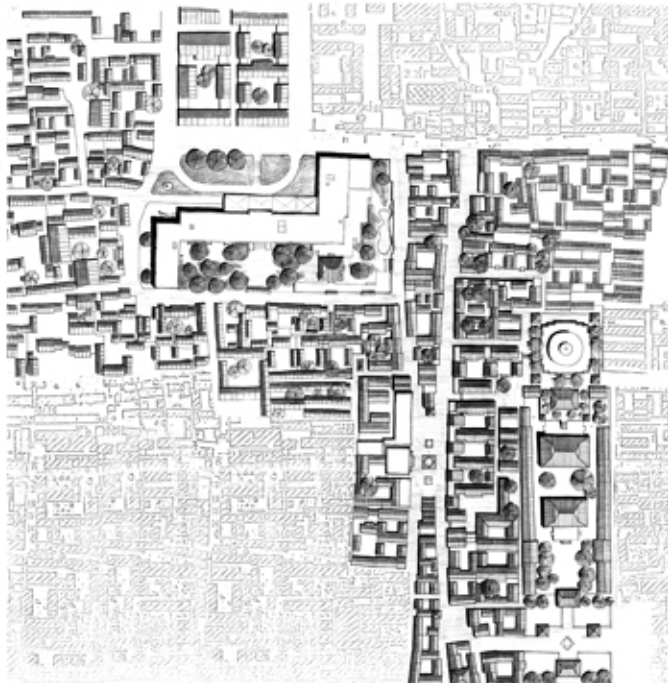
Phase I: Restore the White Pagoda Temple and reintroduce the Temple Fair; rehabilitate and open the New Liberation Hotel and the Community Center; preserve or rehabilitate buildings located around these two nodes; improve infrastructure components

Phase II: Build new medium-rise residential structures on the southern, eastern and northern edges of the site; build new high-rise commercial or residential towers on the western edge

Phase III: Preserve the courtyard houses around the Lu Xun Museum and south of the New Liberation Hotel and rehabilitate them to their original condition



公共空间策划 Open Space Programming



总平面 Proposed Site Plan



庙会期间活动 Market Activity on Temple Fair Day



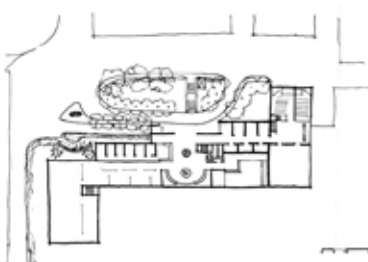
平时活动 Market Activity on Normal Day



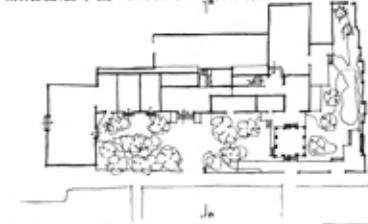
剖面1 Section 1



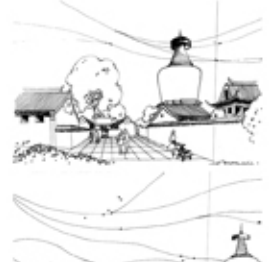
剖面2 Section 2



旅馆首层平面 Ground Floor Plan



旅馆入口层平面 Entry Floor Plan



透视图 Perspective



剖面2 Section 2



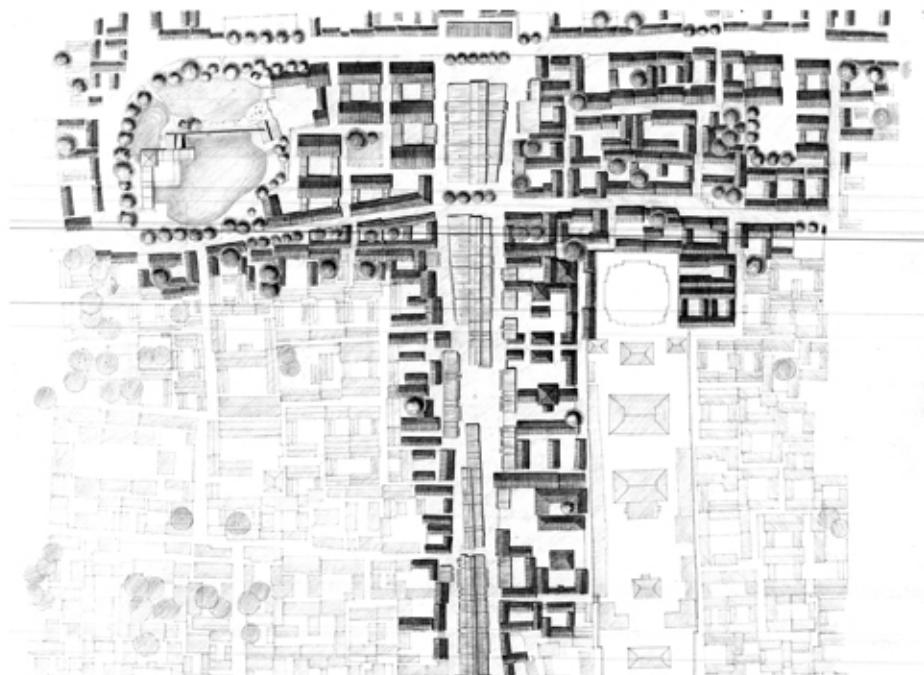
整体平面 Site Plan with Context

立面 Elevation



住宅单元平面 Plans of Housing Units

庙会剖面 Section through Temple Fair



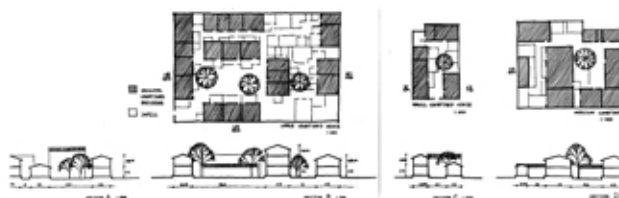
总平面 Site Plan



交通分析 Transportation



用地分析 Land Use



组团平面 Group Floor Plan

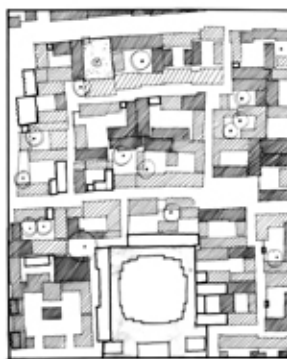
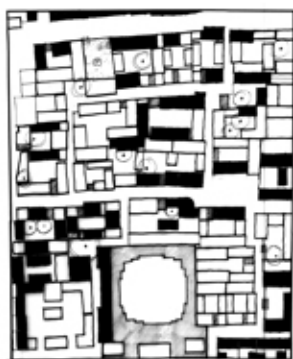


市场剖面 Market Section



旧住宅一层平面 Old Housing 1st Floor

二层平面 2nd Floor



住宅肌理 Housing Fabric



新住宅一层平面 New Housing 1st Floor

二层平面 2nd Floor



剖面 Section

立面 Elevation



PROJECT: CO-EXISTENCE OF THE OLD AND NEW

Conservation and evolution – preserving the old and accommodating the new – are contradictory. Our proposal tries to preserve an old way of living in courtyard houses along narrow and crooked hutongs. The irregularity and organic quality of the streets, courtyards and the hutongs are part of the environment that we are conserving. On the other hand, modern planning which advocates the rationality of straight wide streets and rectangular plots threatens the organic form of the courtyard houses which has evolved over time. Rejecting the two extreme alternatives of complete restoration and complete renewal, our group proposes sensitive rehabilitation and revitalization of the White Pagoda Area. Our vision for the area is to create a place that allows for change, evolution and modern living in old housing.

Design principles

Respect the historical context and preserve the character of the courtyard housing without freezing development. Add new construction so it can be absorbed into the old fabric. Recognize the needs of a growing city and the shortage of housing and accommodate as many residents as possible on the site. Make improvements in the living conditions and the quality of life of the people. Preserve the pedestrian community while providing for cars and parking. Recognize the economic importance of tourism, restricting it to some parts of the site to reduce its negative impacts. See the local community as our primary clients and provide for community spaces and services.

In the city of Beijing, old courtyard housing has been remarkably untouched in large parts of the inner city. Commercialization and the acute housing shortage, however, threaten these parts and we fear soon there will be no older housing in them. Including several issues such as parking, height regulation, financial rationale, and staging, our design proposes an alternative to high rise development, to preserve the character of the area.

方案：新与旧的共生

保护与发展——我们的方案试图保护原有的曲折胡同与院落形成的居住方式。有机生成的不规则的院落、胡同、树木都是我们保护的环的一部分。从另一方面，现代城市规划中笔直、宽阔的道路与大面积的地块划分会彻底破坏就成历史演变而成的肌理。彻底的改造与完全复旧建设是两个极端，对于白塔寺地区我们建议实行谨慎的整治和振兴。为来这里应当是一处不断发展、演变的传统建筑形式的现代生活地区。

我们将遵从下面的设计原则：尊重历史文脉，保护院落建筑的特色，但不拒绝改造，在符合原有环境肌理的条件下允许加建；适应城市发展的需要，使尽可能多的居民居住在地区内；改善居住条件，提高居民生活水平；保留原有的社区步行环境，同时考虑小汽车的通行和停放需要；利用旅游业促进地区经济发展，同时将旅游活动限制在一定区域内，以减少旅游对居住环境的影响；将居民生活需求放在第一位，优先考虑社区服务和公共活动空间。

北京旧城的四合院是几百年历史形成的独特的人文居住环境。但快速的城市发展以及人口增长带来的住房短缺使得这些保留有成片四合院的旧城区在不断被开发商鲸吞蚕食。我们试图从用地、交通、高度控制、经济可行性、分期建设、具体建筑（如市场和新旧建筑改造）等方面寻找一种既能保护地区特色又能避免大规模改造弊端方案。



Circulation and Texture

As the central axis of Beijing, Dianmenwai Street originally served to organize the circulation patterns within the city. Primary avenues run parallel to this north-south central axis, while east-west streets divide the city into blocks. Although Dianmenwai Street has remained the city's backbone, recent urban development has resulted in some alteration of Beijing's traditional grid pattern through the Forbidden City. Several east-west axes, including Ping'an Street, have become major thoroughfares within the city. Dongbuyaqiao ("Two Bridges") Neighborhood is served and defined by a variety of small local shops and neighborhood gathering spots. A hierarchy of streets in and around the neighborhood ranges from Ping'an Street to the south, which was recently widened to 40 meters, to one-meter-wide hutongs which serve the neighborhood's residents. The levels within this hierarchy can be defined by street width, type and volume of traffic, degree of public accessibility, and quality of street edge. At successively lower levels of the street hierarchy, the path serves fewer cars and more pedestrians and bicycles, and becomes more private in nature. Residents enter their homes by taking a series of progressively smaller and more private pathways until they reach their own courtyard.

This intricate system of hutongs defines a fine-grained texture that links residential clusters, large and small commercial areas, and some institutional uses including a large middle school and construction firm located in the heart of the neighborhood. Movement through the neighborhood involves shifting very quickly from the more coarse grain commercial uses at the perimeter of the site, to a series of much smaller scale intricate spaces within the neighborhood.



交通和肌理

历史上的北京城是围绕着一个明确的中轴线进行规划的，其中一段就是从北向南的地安门内大街。平行于中轴线的主要大街与东西向大街将城市分隔成街区。尽管这条轴线还依然保持了城市的脊梁，但是现代的城市发展改变了传统的城市网络：以皇城为中心放射出五条环路，包括地段南侧平安大街在内的几条东西向轴线已经开发成为城市中的主要干道。以西侧地安门内大街与南侧平安大街为界，地段位于北京旧城的一个决定性的位置——紫禁城的北侧。地段可以通过地铁、公车、汽车、自行车以及步行到达。环绕并深入到地段内部的街道层次清晰，从南面街道拓宽为40米的平安大街到地段内仅宽1米的为居民服务的胡同。不同的层次可以通过街道宽度、类型、交通流量、公众可达程度以及街道边界建筑的质量来区分。随着街道层次高低，汽车变少，行人和自行车渐多，空间也自然变得更加私密。居民通过一系列尺度渐次减小且私密程度渐次增加的道路序列，最后到达自己的院落。错综复杂的胡同系统形成了城市细密而生动的肌理，将住宅群落、大大小小的商业区以及一些公共设施包括地段中心的一个中学和一家建筑公司并置一处。穿越该地区的过程是一种极其迅速的转换，即从地段周边的商业用地到内部一系列尺度小得多也更为私密的空间。

Public Space

The Two Bridges Neighborhood is appealing and interesting because of its hierarchy of private and public spaces. The majority of the neighborhood's public space is made up of the network of hutongs which play an important role in defining the sense of community. The hutong network is likely the oldest, most well-preserved aspect of the neighborhood. The critical components of this network are the walls and gates that form the edges of the roads and the progression of space from larger, public ways to narrower ones.

No formal public open space exists within the Two Bridges Neighborhood. There are no historic temples or other civic or cultural facilities of singular importance. However, the area is situated close to the Qianhai Lakes and parks that serve residents of the neighborhood as well as the city as a whole. The partial restoration of the former canal into the site will strengthen the connection between the neighborhood and the lake system while introducing a new major public space. Beyond this, the two major streets, Dianmenwai and Ping'an provide significant public space at the edges of the neighborhood. Another opportunity may be provided by opening the school spaces at the heart of the neighborhood to greater community use when not used by the schoolchildren.



鸟瞰 Aerial View

公共空间

公共和私密空间的等级是东不压桥邻里引人入胜的原因。地段内的大多数公共空间由胡同系统组成。这些胡同对确定社区的特性起到了关键作用。胡同系统可能是地段中最古老的、保护最完好的部分。这个系统的特殊成分形成道路边界的院墙和院门以及从大的公共道路到一些小的道路的空间的延续。尽管地段位于什刹海和服务于地段内外居民的公园的附近东不压桥邻里并没有正规的开放的公共空间。同时也没有历史庙宇或其它有特殊重要性的市民文化设施。对于导入较大的公共空间，在地段内部分地恢复以前的运河将加强水利系统与地段的联系。此外，两条主要的大街：地安门内大街和平安大街为地段的边界提供了重要的公共空间。在学生不使用时向社区开放位于地段中心的校园可能提供另外一个机会。



地段北部部分恢复的运河河道
Restored Portion of Canal in the North of the Area

THE SITE

The Two Bridges Neighborhood occupies a key location within Beijing adjacent to Dianmenwai Street, the historic central axis of the city. The neighborhood is bordered on the south by Ping'an Street, a major cross street, which follows the alignment of a former wall of the Forbidden City. The remaining edge of the neighborhood is defined by the former route of the Grand Canal, marked by an irregular set of parcels that form a rough curve connecting Dianmenwai and Ping'an Streets.

Historically, the Grand Canal linked Beijing with Hangzhou and cities to the south. The Canal terminated very near to the site in Qianhai Lake. Active for a millennium, this part of the canal fell into disuse in the Qing Dynasty, but remained a water channel until it was filled in the 1960s. The name of the neighborhood derives from two famous bridges that spanned the Canal on Dianmenwai and Ping'an Streets.

The Two Bridges Neighborhood has a long history as a significant commercial area in Beijing. In the Yuan Dynasty (13th-14th century), it was the city's primary market. By the beginning of the Qing Dynasty, almost four hundred years later, shipping docks were moved south. Along with the docks, theaters and entertainment also moved away from the area, removing most of the attractions upon which the commercial success of the district depended. The neighborhood regained some prominence in the 19th century as a location for traditional Chinese specialty shops, but major regional shopping was permanently displaced to the south and east of the Imperial Palace where it remains.

The locational dynamics that influenced the development of the Two Bridges Neighborhood over its history continue to affect the neighborhood today. It retains a retail focus along the two principal streets, including several food markets and an array of specialty shops. The trace of the Canal can be seen in the layout of streets and buildings, and a portion of the Canal is being restored. This will establish a water connection between the neighborhood and Qianhai Lake passing under the 800 year old Dianmenwai Street bridge that continues to carry traffic.

地段介绍

东不压桥邻里地段毗邻作为北京中轴线的地安门内大街，处于旧城的关键位置。地段南邻平安大街，这是一条城市主要干道，其原址曾是旧皇城的城墙。地段的另一边界是曾是古运河河道，如今是一条由一连串不规则地块所形成的蜿蜒胡同，连接地安门内大街和平安大街。

历史上，运河连接了北京和杭州以及其它一些南方城市。运河的终点就在地段附近的后海。运河运行了上千年后在清朝被废弃，但作为水道一直保持到本世纪60年代才被填平。地段的名称来自两座横跨运河的桥，一座在地安门内大街上，另一座在平安大街上，现已不存。

东不压桥邻里地段作为北京重要的商贸地区有着悠久的历史。元朝时（13-14世纪）这里是主要的市场。大约400年后的清朝，码头迁移到南城，戏楼等娱乐设施也被迁出，该地区赖以获得商业成功的吸引力消失了。19世纪，该地区由于传统特色商店而有所复苏，但其主要的区域商业中心地位被皇城东部和南部至今仍在发展的地区永远取代了。

区位优势影响着东不压桥地段的发展。历史上这样，今天依然如此。沿着两条主要街道的商业保持了零售的模式，包括有几个菜市场和一些特色小店。运河的痕迹从街道和房屋布局依稀可见，地段北部运河河道的一部分正在进行修缮复原。复原后的水面将使本地段和前海在800年的古桥下重新连接起来，这座桥至今仍有重要的交通作用。



四合院 Courtyard Homes

部分加建的四合院
Partly-filled Courtyard Homes密集加建的四合院
Densely-filled Courtyard Homes巷宅 Lane Houses
现代多层住宅
Modern Mid-rise Apartments受保护的四合院
Preserved Courtyard House

Housing and Living Patterns

Densely-filled Courtyard Homes: This housing consists of courtyard homes that have lost most of their traditional form. In such homes, additions and new elements extend far into the courtyard, so that the courtyard appears as a series of narrow alleys. Original buildings can be identified only by roofs and an entrance gate, as all walls have been covered with additions.

Lane Houses: Similar to the densely-filled courtyard homes, the lane houses have gradually encroached upon the hutongs they border. These homes are mostly self-built structures made of salvaged materials.

Modern Mid-rise Apartments: Although these homes are of modern construction and their floor plans are more regular, on the ground floor they possess many of the same features as the densely-filled courtyard and lane houses: dense living conditions, added self-built structures, piles of materials storage, and little open space.

住房和生活类型

与北京旧城其它很多老街坊相似，东不压桥地区的主要住房形式是“四合院”。如今，虽然大多四合院都已变成“大杂院”，这种历史建筑仍依稀可辨。除了沿主要街道的几幢现代多层建筑外，这个街区以单层住宅为主。本街区主要住宅类型分五类：完整的四合院：这类传统住宅一般由收入较高的人拥有和维护，有较为宽敞的生活空间，不同的生活功能可以分室分区。部分加建的四合院：这一类型通常有几家住户，他们为了增加生活空间而在院中搭建临时性材料自己搭建。密集加建的四合院：这类住宅类型已失去许多传统的风貌，加建的部分几乎充满了整个院子，只留下狭窄的夹道。我们只有从屋顶、入口，还看得到些老房子的痕迹。巷宅：与密集加建的四合院类似，巷宅渐渐侵蚀胡同空间。它们往往是利用旧有的建材自建的。住户往往是低收入阶层。现代多层住宅：虽然这些住房的历史不长，平面布局整齐划一，但是它们的首层与密集加建的四合院及巷宅十分相近，拥挤的生活状况，搭建的临时房屋，建材堆积比比皆是，空地少得可怜。

商业和就业

东不压桥地区的内部及周边经营了很多种商业活动，服务范围从区域性的到本地性质的。宽阔平安大道将本地和都市活动联系起来，南北向的地安门大街引入了更近人的地方活动。地段内的零售服务业类型有五种：国际性的高档商业、小风度的传统商业、饭店、地方便利小店和零散摊贩。地段内的工作地点也可分为五个类型：服务或销售、生产、办公或职业、社区服务和非正式销售和服务。本地段内存在几种形式的居住、工作安排形式：沿街商店安排、手工艺生产设施和职业办公地点。商业所有权有以下四种形式：私人所有的商业、政府经营的商业、政府所有的商业、从本地街道或邻里居委会租赁空间的商业。

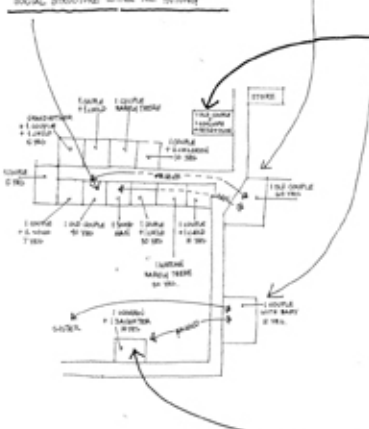
Commerce and Employment

A great variety of commercial activities is conducted in and around the site, ranging from regional to local business. The wide and heavily-trafficked east-west Ping'an Street connects the site with metropolitan activities. North-south Diannanwai Street connects to more intimate local activities. Retail businesses in the neighborhood can be organized into five categories: upscale establishments catering to international tastes, small-scale traditional stores, restaurants, local convenience shops, and informal vendors. Workplaces in the neighborhood can also be categorized into five types: retail, manufacturing, office/professional, community service, and informal sales and service. Live/work arrangements exist in several forms throughout the neighborhood, including shop-front establishments, craft/production facilities, and office/professional situations. Business ownership in the area takes several forms: privately-owned businesses, government-run businesses, government-owned businesses, and businesses that rent space from the local Street or Neighborhood Committee.



多种形式的商业 Commercial Uses of Different Kinds

SOCIAL STRUCTURE WITHIN THE HUTONG

已有几百年历史的四合院
Courtyard House of
Several Hundreds Years'
History

居民 Residents

Residents

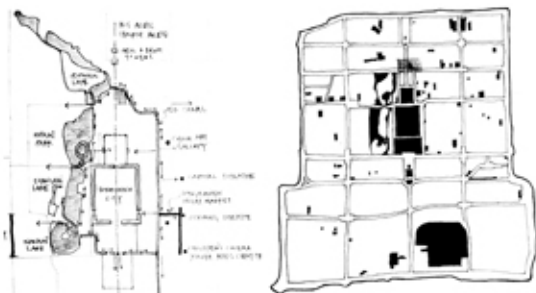
The residents interviewed expressed both positive and negative feelings about their homes and the neighborhood. Almost everyone interviewed cited the central and convenient location of the neighborhood within the city as its greatest asset. They highly valued the proximity to public transportation, work, shopping, and schools, as well as the lakes and parks. Many residents also appreciated the social network they have developed in the neighborhood over time. The complaints regarding the area spanned a wide range of issues: overcrowding and lack of space, poor physical structures, lack of privacy, and no governmental recognition or compensation for self-built additions and improvements. Residents of different income levels or age groups are not spatially segregated from one another within the neighborhood. Given the diversity of needs and wants represented among the groups of residents interviewed for this project, proposals to redevelop the neighborhood should provide a variety of housing choices and options.

居民

接受采访的居民对现在的个人和邻里居住环境既有满意的方面又有不满意的方面。几乎每一个居民都提到这个地段的黄金位置，公共交通，工作单位，学校，还有什刹海和公园的便捷距离是居民们所喜爱的。很多居民同样对这里长期形成的良好社区人际关系称赞有加。不满意的方面也很多：过度拥挤，住宅质量差，缺乏私密性，政府对自建住宅的忽视以及在拆迁补偿中的歧视态度。这个街区不同收入水平和年龄段的居民在空间上并没有明显的隔离。居民们各种各样的需求与愿望引导我们在方案中为不同居民提供多种不同的选择。

市场 Market



市民活动场所结构
Civic Structure北京城市中心区公共空间分布
Location of Public Spaces in Central Beijing

Market and Canal

The architecture of the market buildings creates a loose framework for informal adaptation. The structures are porous, allowing pedestrians to follow along their length, or to cut through at various points. The market will offer goods for local residents, but area craftspersons may find a market for their goods among tourists, as well. In addition, more informal activities will be encouraged.

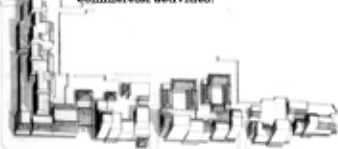
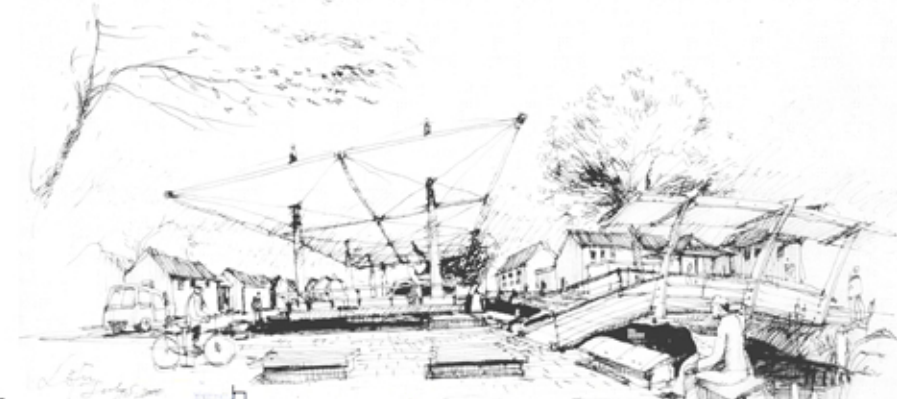
市场区域轴测图
Axonometric of Market Area市场区域剖面
Section of Market Area

边界

运河、市场与重建的学校场地构成地段内部软边界的关键因素。场地的硬边界包含的活动更大幅度上服务于地区与城市区域。设计那些边界在于适应更正式、更硬的肌理，同时创造一个向更软的、居住邻里的过渡。我们建议通过引进居住功能并与现存商业活动相结合的方式实现这一过渡。

Edge

The canal, market, and reconfigured school grounds are key elements in the internal, soft edge of the site. The site's harder edges contain activities that serve a more regional or metropolitan area. Designing those edges requires fitting into the more formal, harder context, while creating a transition to the softer, residential neighborhood beyond. We propose to create the transition by introducing residential uses and incorporating them into the existing commercial activities.

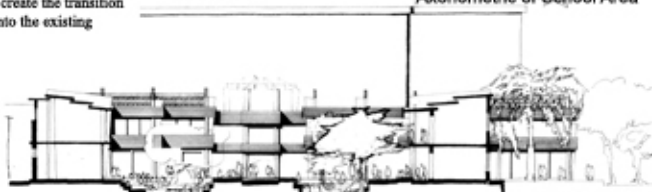
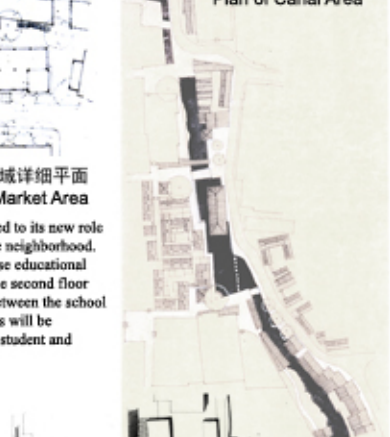
地段边界轴测图
Axonometric of Site Edge市场区域透视图
Perspective of Market Area市场区域详细平面
Detailed Plan of Market Area

School

The main school building will be adapted to its new role introducing high-tech education into the neighborhood. The ground floor of the school will house educational activities and an information center. The second floor library and auditorium will be shared between the school and the community. The school grounds will be redesigned to better accommodate both student and community activities.

学校

学校的主要建筑将被保留，它将为邻里教育引进高科技的内容。增加的部分将容纳许多新的活动。学校的首层将提供教育场所和一个信息中心，二层由学校与社区共同分享，提供图书馆与报告厅。在室外，学校的操场将重新设计以更好地同时适应学生与社区活动的需要。更小的、更亲切的室外空间也将通过新建建筑与景观设计创造出来。

学校区域轴测图
Axonometric of School Area学校区域剖面
Section of School Area运河区域平面
Plan of Canal Area学校区域详细平面
Detail Plan of School Area

PROJECT: CITY WITHIN A CITY

The Two Bridges Neighborhood was for many years shaped both physically and socially by the canal that connected it with a citywide network of waterways. We propose to create a new civic structure in the neighborhood and beyond in the form of a citywide pedestrian/bicycle loop, which follows the former circulation path of water through Beijing. The loop will function as an internal, soft edge, contrasting with the harder edge of the formal grid of streets, as well as a narrative path on which residents' daily functions are performed and where tourists and residents gently come together. Cultural activities from surrounding sites will be woven into the narrative.

The reintroduction of a canal is the key element of this plan. Not only will the canal reconnect the site to the context of the city as a whole, it will also provide a local amenity. More importantly, the canal will provide numerous new public spaces for use by local residents. Chief among these is the local market, which will be relocated to its historic location along the northern edge of the site. Here, the market will enliven the canal with various activities.

A school is currently located at the heart of the neighborhood. We propose to open the school to community activity, as part of a larger effort to use culture and technology in the site. We hope this area will help adapt the neighborhood to contemporary Chinese life.

The hutong network will be preserved, while behind its walls, new typologies of modernized housing will replace overburdened courtyard housing. Along the main roads, mixed-use buildings will offer high-end housing to attract young people back to this area, while the existing community occupies new homes within the hutongs.

方案：城中之城

东不压桥邻里地区，多年来在空间和社会生活方面围绕运河发展起来。这条运河与城市水系网络连接。我们建议在邻里中与邻里之外以一个城市步行/自行车环路，创造一个全新的城市结构。这个环路将遵循旧北京的水路交通系统，与严整的街道系统的硬边界不同，这条环路将用作一个内部的软边界，也是一条叙事性的道路，居民的日常活动在此发生，旅游者与居民融洽相处。周围地区的文化活动将被编织进来。

重新引入运河是这一方案的关键要素。运河不仅将地段与城市文脉作为一个整体重新联系起来，它还将提供一个本地的休闲场所。然而，更重要的是运河将为当地居民提供许多新的公共空间。其中最主要的要素是当地的市场，它将被定位在它最初的地点，即地段的北边界，沿河布置。市场将引发居民与旅游者的活动使运河充满朝气。

一所中学目前位于邻里的中心部位，我们建议开放学校为社区活动服务，使之致力于以后地段的文化与技术提高，有助于使邻里居民适应当代中国的生活方式。

胡同网络将被保留，同时在围墙后面，新型的现代化住宅将代替超负荷的四合院住宅。沿着主路，综合用途的建筑将提供多层住宅以吸引年轻人回迁，同时现存的社区在胡同内部享用新的住房。



土地使用 Land Use



交通分析 Circulation

东不压桥地区将被流动和交换的概念所主宰。正和运河所隐含的意念相映。

The Two Bridges neighborhood will be defined by the concepts of flow and exchange in keeping with the notion of the canal.



院落城市邻里

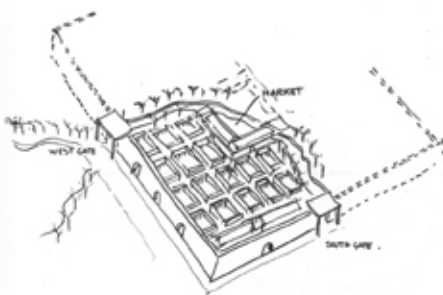
院落邻里的隐喻引导了东不压桥地区形式的演变。在这个地段，院落形式是如此表达的：更正式的商业和都市尺度的外向边缘包围着内部柔性的更为内向的社区空间。从传统意义上讲，标志着进入连续等级的空间和私密性。图书馆和公共市场作为非正式的门，标志着不同尺度活动和形式的过渡。



首层平面 Figure Ground Plan



保护建筑 Buildings to be Preserved



院落邻里 Courtyard Neighborhood

The Courtyard City and Neighborhood

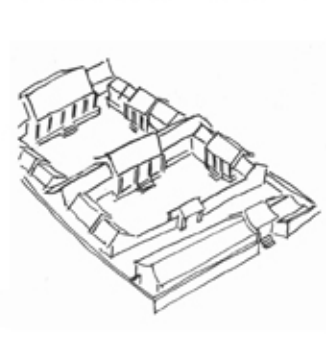
The evolution of the form of the Two Bridges neighborhood is guided by the metaphor of the courtyard neighborhood. For this site, the courtyard form is manifested in more formal commercial and outward-oriented edges of metropolitan scale that shield the softer, more inward community spaces within. Gates traditionally mark entry into successive scales of space and privacy. The library and public market act as informal gates, signaling a transition to a different scale of activity and form.

Goods Market

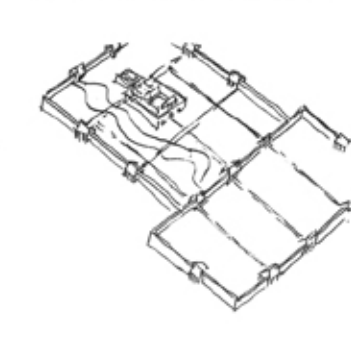
The "Goods Market" node anchors the northwest corner of the site where the canal intersects the north-south axis, Dianshenwai Street, bringing this historic port market area back to prominence. The market acts as a gateway and transition point between the urban and district scale of the main street and the neighborhood within.



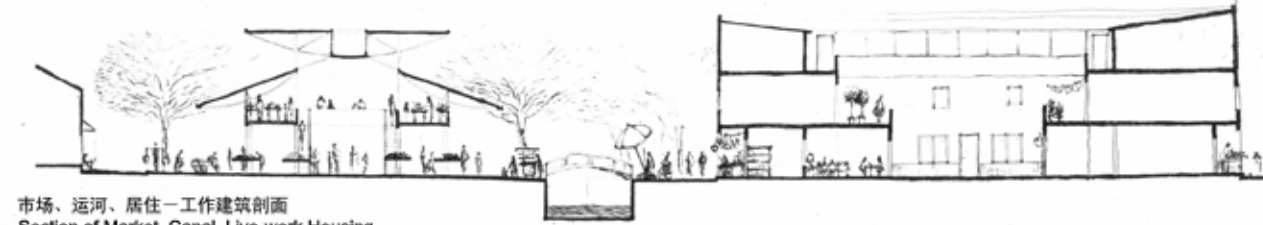
城市印象 Urban Image



四合院 Courtyard House



“墙化”城市 Courtyard City

市场、运河、居住-工作建筑剖面
Section of Market, Canal, Live-work Housing

货物市场

货物市场位于地段西北角，在这里运河与南北向轴线——地安门大街相交。将这个古老码头市场重现辉煌。这个市场不仅是地段的入口，也是都市及区域尺度的主要街道与内部邻里的过渡。

PROJECT: THROUGH TWO MARKETS

One of the key planning and urban design challenges in Beijing's Two Bridges neighborhood, and possibly in all of contemporary China's cities, is the transition of scale – from the global to the metropolitan to the district to the neighborhood and from historic modesty to post-modern brashness. Beijing is currently a city of jarring juxtapositions of inappropriate monolithic glass towers overshadowing jumbles of low courtyard houses in labyrinthine hutongs. Little thought is given to transition between scales of activity or form, and little success achieved in blending tradition and modernity. Also absent is the equally important task of finding unifying design elements or programmatic themes that could weave together all of the increasingly divergent sectors to make each fragment part of a greater whole – Beijing – while allowing the uniqueness of the neighborhood to shine through.

We seek to integrate the old fabric and some preserved structures with new prototypes of live/work environments that are sensitive to and fit into this fabric, and provide opportunities for current residents and a diverse population to live and work in the area. The organization of activities in the site must be intertwined with the form of the hutong neighborhood, creating a new synthesis and sustainable solution. The two market nodes provide transition of scale and activities, while the canal and prototype main street edges provide unity.

The Two Bridges neighborhood will be defined by the concepts of flow and exchange in keeping with the notion of the canal: by the physical flow of tangible goods in the new public market center at the northwest; by the conceptual flow of knowledge in the information-based market, anchored by a library, at the southeast sector of the site; and by the flow of spaces through the labyrinthine hutongs and public spaces, all united to each other and to greater Beijing by the flow of water in the re-introduced Grand Canal.

方案：穿越两个市场

由于东不压桥地区地处北京城的黄金地段，重开发后的高房价、高租金很与当代所有中国城市一样。北京东不压桥地段面临的主要规划和城市设计挑战之一是尺度的过渡：从全球到都市到地区直至邻里。从历史的谦逊到后现代的浮躁。不当的混凝土玻璃塔楼与迷宫般胡同的低层院落住宅不和谐地并置。关于活动或形成尺度的过渡点考虑得很少。关于传统与现代的结合也很不成功。另一个同样重要的任务也很欠缺，就是在保持邻里特色发扬光大的同时，找到统一的设计元素或纲领性主题，使不断增加的多种成分交织在一起，使每一片段都成为整体的一部分。

我们试图将旧有机理、保留建筑和新型的居住、工作环境相结合。这种环境能够融入旧有机理并具有敏感性。为现时居民和居住、工作在此区域的多种人口提供机会。改地段活动的组织必须与胡同邻里交织在一起，创造一种新的复合的可持续发展的解决方式。两个市场节点为尺度和活动提供了过渡；同时河道和主要街道典型提供了整体感。

东不压桥地区将被流动和交换的概念所主宰。正和运河所隐含的意念相映：首先，建立西北部的新的公共市场中心的食物和商品物质流动。其次，利用地段东南侧的图书馆作为信息市场的知识的概念化流动。最终，利用穿过迷宫般胡同和公共场所的空间的流动，所有这些通过重新引入运河的流水互相结合起来，融入北京城市之中。



荷花—水元素
Lotus Water Element

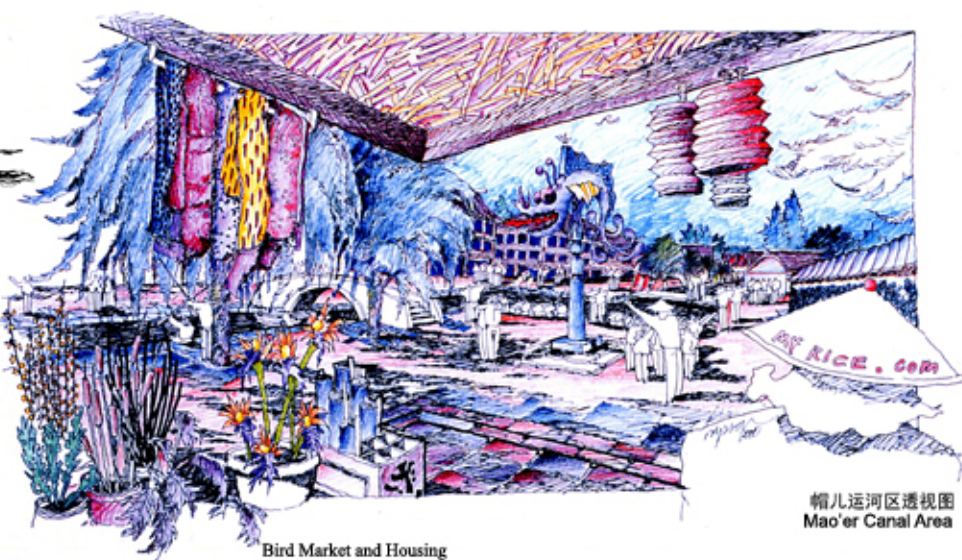


The Grand Canal

Our group chose to highlight a unique opportunity available on the site, the uncovered Grand Canal. By tying the north end of the site into Beijing's larger system of public parks, and by creating a friendly, attractive, and secluded water amenity on the site, our scheme provided an initial impetus that will fuel further development.

大运河

我们组选择现存的运河作为该地区的独特条件。通过街区北部向北京市最大的公园的融合和创造亲切、有吸引力的水体，我们的方案为长远的发展留下了潜力。



帽儿运河区透视图
Mao'er Canal Area

Bird Market and Housing

The other half of our marketing strategy is the redevelopment of the local market and housing in the southeast corner of the site. Our strategy builds a larger, more diverse group of local and regional shoppers. The large outdoor area accommodates seasonal expansions of the market and provides a space for a colorful, unique bird market beneath the trees. The structures along the southern edge of the site are three story buildings containing retail and parking on the first floor and mixed income housing above.



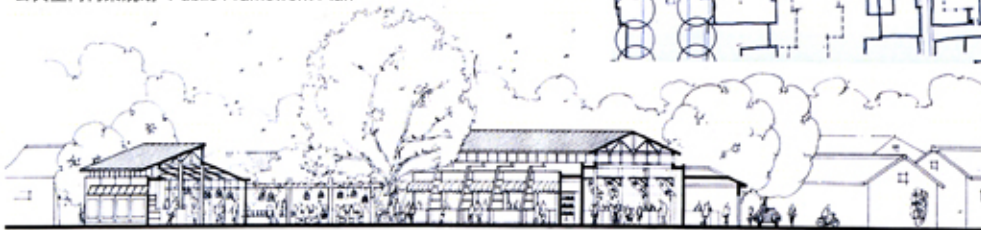
公共空间构架规划 Public Framework Plan



帽儿运河区规划平面
Plan of Mao'er Canal Area

鸟市与住宅

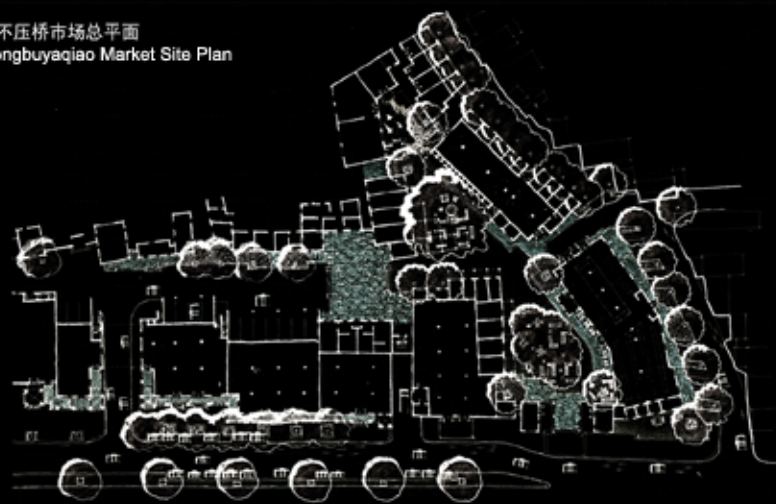
我们的商业区设计的另一个部分是街区东南角的内部市场和住宅的改造。我们的方案创造了一组更大的、更丰富的商店。面积较大的室外空间包括有季节性的临时市场建筑，同时也创造了一个多彩的有特色的树下鸟市。地段南边的建筑为三层，底层为停车与零售的混合，上层是不同收入居民的住宅。

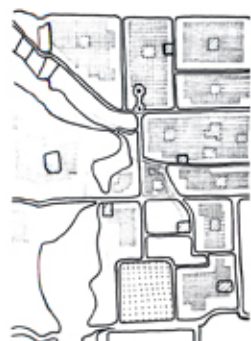


东不压桥市场剖面 Section of Dongbuyaqiao Market

东不压桥市场总平面
Dongbuyaqiao Market Site Plan

东不压桥市场区域轴测图
Dongbuyaqiao Market Area





城市概念 City Concept



土地使用 Land Use



交通分析 Circulation



住宅模式 Housing Model



花园透视图 Garden Perspective



花园剖面 Garden Section

花园: 绿色的联系

在地段的东南边缘现状是市场和一个煤站我们设计了一连串的绿化空间, 并用公共的步道联系在一起。步道位于古运河的旧址上, 将与新建的市场联系起来, 并通过人行天桥与地段南面的地区连接起来。

The Garden: A Green Connection

At the site's southeastern edge, where the marketplace and a coal factory are currently located, we propose a string of garden plots with a public path running through them. This path, along the route of the historic canal, would connect up with the new market location, and also to the south via a pedestrian bridge.



花园轴测图 Garden Axonometric



市场剖面 Marketplace Section

市场: 联结居民和旅游者

地段的西北角正式运河现在的终止处, 这里是这个社区的入口, 也是活动密集的地方。我们计划在这个介于运河与 小区北面道路之间的地方重建市场。这样的市场不仅是当地居民一个宜人的活动场所, 而且也是将旅游者吸引到社区活动中心来的重要手段。

The Market: Linking Residents and Visitors

The site's northwest corner, where the canal now stops, will be a point of arrival to the neighborhood and an area of intense activity. We propose relocating the market to the area between the canal and the small road to the north. The market will thus be a draw for visitors and an amenity for residents.

The Community Center: Teaching Skills

We envision the center of the site, composed of an area of small schools, as a focus for the community. Secondary uses of the schools and the surroundings will provide green space. The center brings together community members to learn the skills they need to improve their living situations.

社区活动中心
Community Center

社区活动中心: 技能教育

我们设想这个由小型学校所构成的中心区, 能够成为一个社区中心。学校和起周围地区的再利用将为居民提供绿化、娱乐和交往空间。这个社区中心将居民聚在一起, 并使他们会学一些能够改善生活状况的技能。

PROJECT: CAPITALIZING EMPOWERMENT

The Mao'er Hutong neighborhood in Beijing is an area rich in culture, architecture, and a way of life well worth preserving. Preservation in this sense does not mean creating a working museum of Beijing's past. Rather, it implies an understanding of the area as a vital link between Beijing's past and its future, which must be inclusive and respectful of the present. More than the physical nature of the place, however, it is the people and their way of life that add the most to its meaning.

Our urban design plan addresses the neighborhood's growth and development in an organic, incremental manner. Rather than master plan the entire site, we use directed physical interventions as a catalyst for further resident-driven improvements to the neighborhood. We propose three major interventions, discussed further below: moving the market currently in the southeast corner of the site to its historic location near the lake, turning the market's current location into a greenway and community garden, and converting the large institutional spaces in the site's interior into a community center.

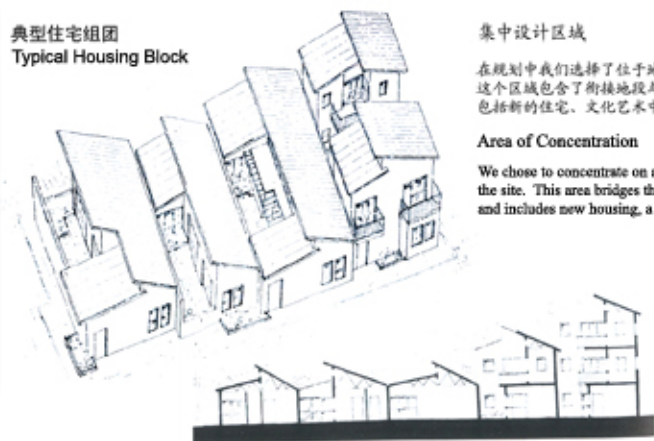
New pedestrian and bicycle scaled lanes will bring together currently disconnected parts of the site towards the center of the community. These changes, to be implemented immediately, will provide common spaces for residents to gather, learn, grow, sell and play. Perhaps more importantly, they will illustrate to residents that positive growth and development can happen in their neighborhood. At the same time, we propose a program of education directed towards teaching residents to make further changes. At the scale of the individual courtyard house, we propose a similar type of intervention: teaching skills on how to improve housing conditions and living space while providing models as to how such changes could take place.

方案: 激发潜能

帽儿胡同地区丰富的文化、建筑遗产和它们所容纳的生活方式, 无不具有很高的保护价值。保护并非创造一个老北京的生活博物馆, 而是将此作为连接北京的过去与将来的重要地段来理解, 而这必须以对今天的全面考虑与尊重为基础。比物质空间环境更为重要的是当地的居民以及他们的生活方式, 因为它们体现了这一地段的真正含义。

这一城市设计方案着眼于一种有机的和渐进式的发展模式。我们并没有对整个地段做总体规划, 而是把一些精心设计的物质创新作为催化剂插入社区中, 以之带动未来社区邻里的自主式发展。我们插入了三个这样的插件: 把现存于地段东南角的市场移至历史上的原址, 即接近湖的地方; 把现有的市场转化成一个绿色通道和社区公园; 把位于地段中心的中学转化成一个社区中心。

新开辟的步行和自行车道通向这个社区中心, 把原来相互隔绝的部分联结在一起。这些可以立即实施的变化为当地居民的学习、娱乐、买卖、聚集等活动提供一些公共空间。也许更重要的是, 这些变化可以使他们对社区未来的发展产生一种乐观积极的态度和美好的期望。同时我们也提供一些教学计划, 使居民掌握改善生活状况的技能。在四合院这一尺度的范围内, 我们也提供了一些相似的插件: 使居民掌握一些改善居住条件的技能, 同时提供一些改建的模式。

典型住宅组团
Typical Housing Block

新住宅

住宅剖面 Housing Section

住宅的策略基于灵活的模数单元，每个约为8m x 14m，都有自己的院落并且可以建至三层。基于这一体系，可以发展出五种住宅类型，以体现不同的居住与工作方式（例如，典型的家庭单元，夫妻，独居，居住团体或者居住/工作单元）。

New Housing

The housing strategy is based on flexible modular units measuring approximately 8m x 14m, each with its own courtyard and each stackable to three stories. There are five different housing types designed around this framework that address various patterns of living and working (i.e. the typical family unit, the couple, the single resident, the living group, or a live/work situation).



住宅类型方案 Proposed Housing Types



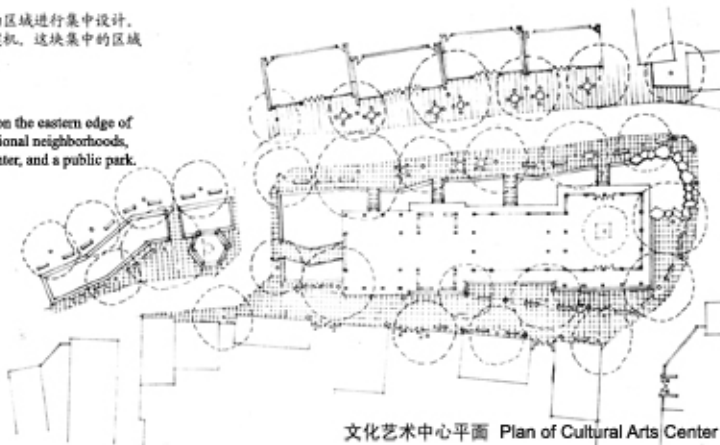
文化艺术中心鸟瞰 Aerial View of Cultural Arts Center

集中设计区域

在规划中我们选择了位于地段东侧边缘的区域进行集中设计。这个区域包含了衔接地段与相关邻里的契机。这块集中的区域包括新的住宅、文化艺术中心以及公园。

Area of Concentration

We chose to concentrate on an area located on the eastern edge of the site. This area bridges the site to the regional neighborhoods, and includes new housing, a cultural arts center, and a public park.



文化艺术中心平面 Plan of Cultural Arts Center



文化艺术中心剖面 Section of Cultural Arts Center

文化艺术中心

文化艺术中心是一个本地邻里与周围其他邻里的居民汇聚与进行文化活动的目的地。文化艺术中心的设计概念是从开放空间（例如跳舞台与跳舞亭）到围合空间（例如玻璃的展览厅与多功能厅）的过渡，以实现空间及心理的从开放到私密的变化。此外，也可以通过为私人宴会、活动以及其他社会活动出租空间的办法为这一文化中心获得收入。

Cultural Art Center

The Cultural Art Center is a destination location where residents from Two Bridges Neighborhood and other regional communities can come together and experience an array of cultural activities. The design concept for the Cultural Art Center is to move from open areas, such as the dance platform and roofed dance pavilion, to enclosed environments like the glass exhibit hall and the multi-purpose complex. Additionally, a mechanism to generate income for this center is to rent the space for private banquets, events, and other social activities.



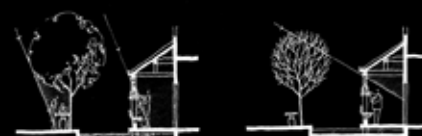
四季公园鸟瞰 Aerial View of Four Seasons Park

四季公园

四季公园是一个服务于本地社区的教育、娱乐与观赏空间。植物、结构与空间的设计允许全年活动的多样性。主要区域包括一个篮球场、一个果园（四周是野餐区）、一个儿童游乐场、一个交互的水空间、一个堆积草坡以及一个技术培训中心。

Four Seasons Park

Four Seasons Park is an educational, recreational and scenic amenity for the local community. The design of plantings, structures and spaces allows for a multiplicity of activities year-round. The main areas of the park include a basketball court, an orchard bordered by picnic tables, a children's playground, an interactive water feature, a sloping grass hill, and a skill development center.



四季公园剖面 Section of Four Seasons Park



区域关系图

本地区位于北京西北部，颐和园东官门旁边，处在颐和园和圆明园的中部地带，离奥林匹克公园不远，并且沿着北京的绿化隔离带。

Beijing Context Map

Xi-Yuan lies at the entrance to the new Summer Palace in the suburbs of Beijing. It is situated between the old and new Summer Palaces, not far from the Olympic Park and along the planned greenbelt.

关键提议 Key Proposals

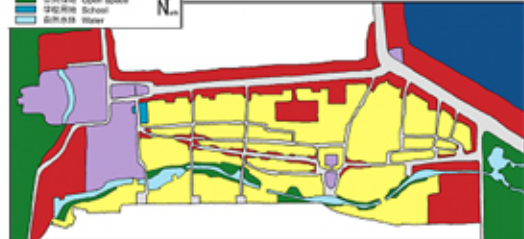
住宅规划: 新改造和新建设的住宅类型，能够减少干扰现状居民并且提高生活标准。
Housing plan: Prototypes created for rehabilitation and new construction that minimize disruption for current residents and improve living standards.

新的区域交通中心和商业开发点，包括新地铁站点、公交转乘、上下班停车和集中的商业空间。
New regional transit hub and commercial development site. Includes station for new subway, regional bus transfer, commuter parking and extensive commercial space.



重新设计的东官门入口空间，世界级游客中心，以及改善的旅游车停靠空间。
Redesigned gateway plaza in front of the Summer Palace. World-class visitor center and improved tour bus accommodation.

线性滨水走廊和修建的湿地，从社区中穿过，连接颐和园和圆明园。
Linear waterway/constructed wetlands. Weaves through the community, connecting the old and new Summer Palaces.

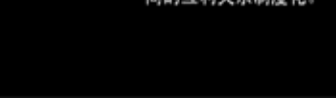
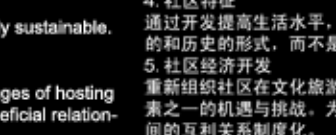
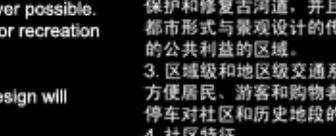
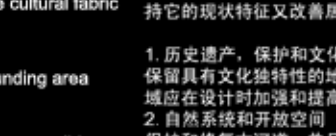
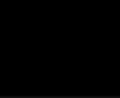
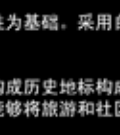
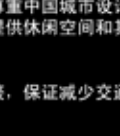
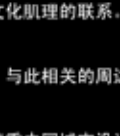
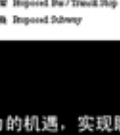
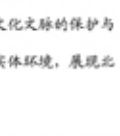
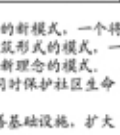
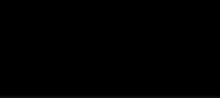
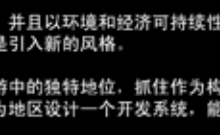
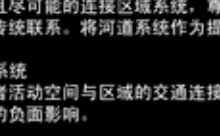
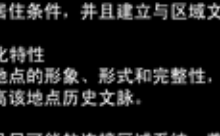
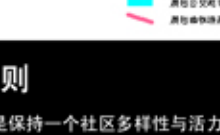
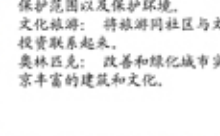
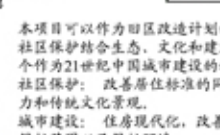
现状照片
Current Conditions

Vision

This project will be a model for a new kind of rehabilitation scheme, one which combines community preservation with ecology, cultural heritage, and image building – a new Chinese philosophy in a city building for the 21st century.

Community Preservation: Improving living standards while preserving vital communities and the cultural landscape of China
City Building: Modernizing housing, improving infrastructure, expanding conservation, and protecting the environment
Cultural Tourism: Linking tourism to conservation and investing in host communities and the cultural context
Olympics: Improving and greening the physical environment of the city. Showcasing the rich culture and architecture of Beijing

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模型制作
Model Making

PRINCIPLES

The Xi-Yuan neighborhood provides an opportunity to preserve the diversity and vitality of a neighborhood by retaining its existing character while improving living conditions and establishing a connection to the cultural fabric of the region.

1. Heritage, Conservation, Cultural Identity

Preserve the image, form and integrity of culturally significant sites. Related elements of the surrounding area should be designed to reinforce and enhance the historic context.

2. Natural Systems and Open Space

Protect and restore natural watercourses and drainage, and integrate with regional systems wherever possible. Respect the traditional link between urban form and landscape in Chinese cities. Use such areas for recreation and other public benefits.

3. Regional and Local Transportation

Facilitate regional access to, and through, the area for residents, visitors, and shoppers. Ensure design will minimize negative impacts of traffic and parking on the neighborhood and historic sites.

4. Neighborhood Character

Raise minimum living standards through development that is both environmentally and economically sustainable. Build on natural and historic patterns of form rather than introducing a new pattern.

5. Community Economic Development

Recognize the critical role of the neighborhood in cultural tourism and the opportunities and challenges of hosting a major landmark. Design a development program for the area that institutionalizes a mutually beneficial relationship between tourism and the community.

设计原则和导则

颐和园东官门地区规划是保持一个社区多样性与活力的机遇，实现既保持它的现状特征又改善居住条件，并且建立与区域文化肌理的联系。

1. 历史遗产，保护和文脉特性

保留具有文化独特性的地点的形象、形式和完整性，与此相关的周边区域应在设计时加强和提高该地点历史文脉。

2. 自然系统和开放空间

保护和修复古河道，并且尽可能的连接区域系统，尊重中国城市设计中都市形式与景观设计的传统联系。将河道系统作为提供休闲空间和其他的公共利益的区域。

3. 区域级和地区级交通系统

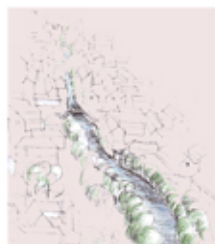
方便居民、游客和购物者活动空间与区域的交通连接，保证减少交通和停车对社区和历史地段的负面影响。

4. 社区特征

通过开发提高生活水平，并且以环境和经济可持续性为基础，采用自然的和历史的模式，而不是引入新的风格。

5. 社区经济开发

重新组织社区在文化旅游中的独特地位，抓住作为构成历史地标构成要素之一的机遇与挑战。为地区设计一个开发系统，能够将旅游和社区之间的互利关系制度化。



遗址公园 Heritage Park

遗址公园

面积: 3000 m².
目的: 将旅游区与社区内的沿河漫步道联系起来。
用途: 为遗址陈列馆以及社区滨水走廊的对称入口提供了一个开放的空间。南侧的停车场为公园南面和东面的社区提供了缓冲。
归属: 公园北侧属于遗址陈列馆, 南侧的停车场属于海淀区政府。

Heritage Park

Size: 3000 m².
Purpose: Connection between tourist attractions and regional waterway.
Uses: Outdoor spaces attached to heritage center and formal entrance to regional waterway. Park on southern edge as buffer for communities south and east.
Ownership: Heritage center owns the northern edge. The southern park is maintained by the District Government.



湖畔公园 Wetland Node

湖畔公园

面积: 1500 m² (公园), 1600 m² (水面)
目的: 社区内最大的开放水域。
用途: 包括了室外公园, 学校, 排水系统, 东端有一个小型商业区。
归属: S学校, 住宅, 商业店面归社区所有, 水面由区政府负责管理。

Wetland Node

Size: 1500 m² (park), 1600 m² (water)
Purpose: Largest water/wetland node within the community
Uses: Outdoor park, school, drainage system, small local commercial node at eastern end.
Ownership: School, residential, and commercial frontage maintained by community. District Government is responsible for water maintenance.

湖畔公园剖面
Section of the Wetland Node

滨水走廊

我们方案的灵魂在于这个滨水走廊。这个系统的设计必须综合考虑景观的优美以及功能的合理: 例如, 休闲娱乐的同时应该伴随着视觉的享受, 为动植物提供栖居的空间, 收集雨水并加以处理, 使之回归地下水。以上这些问题都是设计者必须考虑并且解决的。我们的插图充分说明了以上的设计意图。



Regional Waterway

The backbone of our open space system is a linear waterway/constructed wetland. This wetland system should be a combination of aesthetic and ecologically functional design: recreational and visual amenities, habitat for plants and animals, stormwater collection and treatment, water table recharge. Several design guidelines should be followed to illustrate the intentions of our scheme.



西苑街心公园

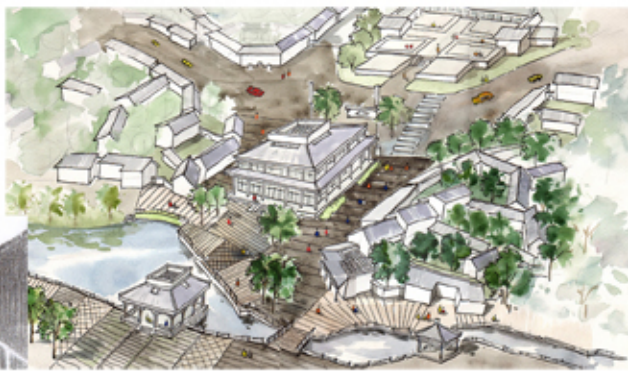
Xi-yuan Park

Size: 20,000 m²
Purpose: Local/regional recreation area
Uses: Exercise equipment, playground, ping pong, formal water garden, restaurant, dancing pavilion
Ownership: Maintained by the District Government, partially funded by restaurant revenue.

西苑街心公园轴侧图
Axonometric View of Xi-yuan Park社区中心
The Community Center Building

社区中心

面积: 1500 m²
目的: 社区居民的活动中心。
用途: 可提供社区服务中心, 管理办公设施, 绿地, 零售商业设施, 娱乐场地, 教育宣传基地。
归属: 公共建筑以及室外的广场属于社区政府所有, 私营零售商业属于当地居民所有。

展现历史景观平台的社区中心
The Community Center Node Showing the Historic Viewing Platform

Community Center

Size: 1500 m²
Purpose: focal point for neighborhood activities
Uses: Community center, government office, green plaza, retail edge, dancing pavilion, historic viewing platform
Ownership: Public buildings and formal outdoor spaces owned and maintained by community government. Dedicated retail is privately but locally owned.

自由市场剖面
Section of the Regional Market

自由市场

面积: 4800 m²
目的: 为西苑地区提供商业服务。
用途: 销售蔬菜, 水果, 小吃, 水产品, 肉蛋类, 日用品, 小家电, 服装等等。滨水地区设置有休闲的餐厅和小商店, 在居住区与市场之间的街道上可以提供零售空间供流动小贩营业。
归属: M市场的建筑由社区管理, 零售的店面包租给私人经营, 水面部分交由滨水建筑的租界维护管理。

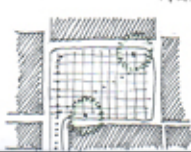


Regional Market

Size: 4800 m²
Purpose: Regional market
Uses: Market for vegetables, fruits, spices, seafood and meat as well as household goods, electronics, clothing and miscellaneous items. Restaurants and shops along waterway edge. Informal spaces on connecting streets for local vendors.
Ownership: Market building owned by community with stalls leased individually to vendors. Waterway maintained by occupants in exchange for use.

自由市场
View of the Regional Market散布节点
Internal Nodes

Size: 25 to 150 m²
Purpose: Informal gathering spaces within the community
Uses: Greenery, seating, limited bicycle parking, perceivable connection to regional waterway
Ownership: Owned by the community with smaller spaces maintained by adjacent residents.



PROJECT: OPEN SPACE

Our proposal focuses on developing Xi-Yuan as a model green, historic community by achieving the following goals:

- Reestablish the historic hydrologic connection between the New and Old Summer Palaces.
- Preserve views to and from the New Summer Palace.
- Preserve current community activity nodes.
- Improve stormwater drainage and treatment, using environmentally low-impact techniques.
- Develop water and green space, and public facilities as a local amenity and as a focus for community activities.
- Create a variety of open space experiences for various uses and users.

Plan Elements

We focused on six open space and public facility elements along a linear waterway system backbone: heritage park, wetland node, community center, regional market, Xi-Yuan Park, and internal nodes. Our plan also includes street grading and paving, installation of utilities and rebuilding of public toilets.

Implementation

Major infrastructure begins construction in Phase 1, followed by more cosmetic improvements in Phase 2. Only minor details will be left past the Olympics in 2008.

方案: 开放空间

我们的出发点是把颐和园东宫门地区建设成为一个历史性的绿色社区, 为此提出了以下具体措施:

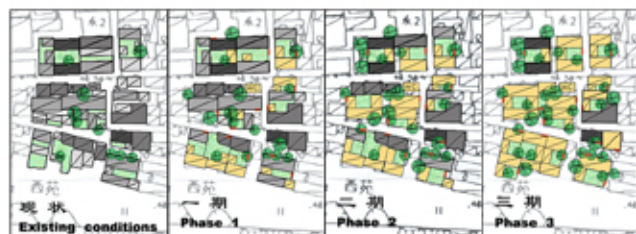
- 恢复圆明园与颐和园之间旧有的水系, 从而恢复历史上昆明湖与福海的联系。
- 精心维护颐和园内外的景观。
- 保持社区现有的充满活力的节点。
- 利用低冲击性的环保技术, 改善雨水的排放和处理系统。
- 增加社区的绿地和水面, 以及公共设施, 使社区更为便利和舒适。
- 为各类居民提供多样化的室外活动空间, 使他们各得其乐。

规划要素

我们的设计集中在六个主要的开放空间, 它们沿着社区内的新河道呈线性分布: 遗址公园, 湖畔公园, 社区活动中心, 自由市场, 西苑地区街心公园, 以及社区内部的各个散布节点。我们的计划还包括街道路面以及广场的地面铺装, 还有各种便民设施的增加以及公共厕所的彻底改善。

实施步骤

第一阶段, 开始建造主体结构, 然后在第二阶段做更多的表层的美化, 另外, 少数的次要细节将被留到2008年北京奥运会后完成。



发展策略

在项目的整个实施过程中，地段内的建设将推行三种类型的发展策略：发展商投资、政府—发展商的合作开发，以及个体发展。

Project Development

Over the lifetime of the project, three related types of development will be implemented throughout the site: public private partnerships, private development, and individual development.

复原/保留建筑

对于此类建筑主要采取保护措施，同时改善原建筑的质量和居住环境。保护的對象應為有重要建築價值或歷史價值，或質量狀況良好的建築。首要措施是提供衛生間和廚房等必需的生活設施，而後將持續進行包括加固牆體、改善入口環境，以及增加每戶居民的居住面積等工作。

改善房屋質量：在2012年之前保護并修復200-225座應保留的建築。

建築形態：引入更為正式的建筑从而替換臨時建筑（临时加建的廚房、儲藏室等）。

分布區域：分布在整個西苑小区内，以維持現有邻里关系的肌理。



Preservation/Rehabilitation

This prototype is dedicated to preserving and improving the existing housing stock. Preservation efforts should focus on buildings with architectural and/or historic significance, as well as buildings in good condition. Immediate efforts will focus on providing households with toilets and kitchens. Continual efforts will include reinforcing walls, improving access, and increasing living space per resident.

Improved housing: Preserve and rehabilitate 200-225 houses by 2012.

Physical features: Introduce more formalized architecture; informal (add-on kitchens, storage, etc.) removed.

Location: Distribute throughout Xi-Yuan to maintain neighborhood fabric.

临水居住区

此类建筑的设计重点在于结合大面积的滨水区发展可持续型建筑。为了节省能源消耗，在建筑物的南向屋顶和南立面上安装了太阳能光伏板。

整体化设计：新区建设将充分考虑与水、现有社区、以及颐和园的结合。

大众化住房：提供了150个适用于不同收入阶层的单元建筑体，包括出租单元和老年人居住房。

停车：在建筑体中穿插布置小型停车场（服务于整个社区）。

分布区域：主要集中于小区南部的未开发地区。



临水居住区建筑首层平面图
Ground Level Plan of
Waterway Housing Development

Waterway System Waterway Housing Model

The keystone of this prototype is its sustainable architecture integrated within the large waterfront development sector. In order to reduce energy costs, photovoltaic structures will be installed within the roofs and south-facing exteriors.

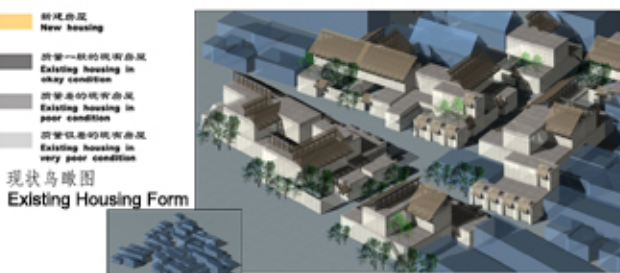
Integration: Integrate new housing with the waterway, the existing community and the Summer Palace.

Housing for everyone: Provide 150 multi-income units that include rental units and elder housing.

Parking: Weave small scale parking lots (serving the entire community) into the architecture.

Location: Distribute within the existing undeveloped land in the south of Xi-Yuan.

Physical Features: Maintain and enhance viewpoints from the waterfront for residents and visitors.

私密院落住宅间及内部商业建筑规划鸟瞰图
Proposed Private Open Space and Internal Commercial Prototypes

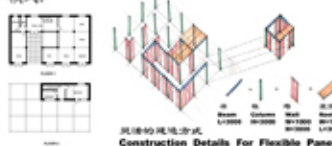
内部商业建筑

此类建筑中，居住与商业空间通过灵活组合，能充分适应各种规模的商业和居住需求。如右图所示，单元构成的柱梁结构以及可灵活布置的内部隔墙，都保证了商业主能根据需要创造出足够的商业空间。

灵活空间布置：提供3m x 3m的单元以灵活构成具有多样性的商业街区。

容量：提供约150个商业和居住单元。

建筑形态：依据现状，保留前店后住的建筑布局模式。



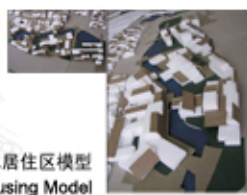
Internal Commercial

In this prototype, residential and commercial space is integrated into a flexible design to provide for businesses and families of varying scales. As seen in the diagram above, post and beam construction and interchangeable internal walls allow business owners to create adequate operational space.

Flexible space: Distribute units in blocks of 3 m² to facilitate diversity along the commercial streets.

Capacity: Support up to 150 businesses and residences.

Physical features: Permit residential units to exist in the rear of the prototype, as in current conditions.



私密院落住宅（四合院住宅）

在此类住宅中，每个家庭都拥有一个单独的（而不是共用的）院落空间。对于二层建筑，屋顶平台则成为了它们的开放空间。这类住宅具有很强的灵活性，能充分满足各类不同收入阶层和家庭的需求，而不用以牺牲任何私有院落为代价。

更多的居住空间：370个两层的建筑单元取代了560座单层建筑。

开放空间：私有的开放空间从2200m²增加到了5500m²。

分布区域：在整个地段内取代原有的院落式住宅。

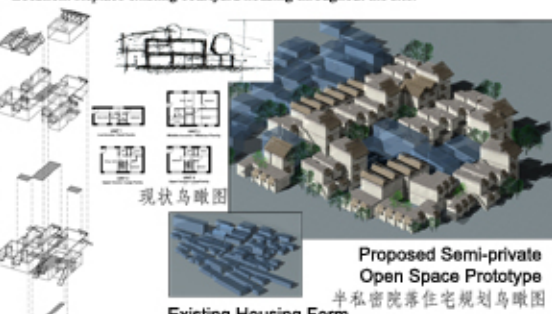
Private Open Space

In this prototype, each household is provided an individual (rather than a shared) courtyard. In the two story buildings, open space is provided on the second floor. The prototype is flexible enough to accommodate a variety of income groups and family sizes without compromising each household's private open space. The figures above and at left illustrate possible floor plans, sections and massing.

More livable space: Replace 560 single story units with 370 duplex units.

Open space: Increase private open space from 2200 m² to 5500 m².

Location: Replace existing courtyard housing throughout the site.



半私密院落住宅（连排式住宅）

此类住宅中通过三种标准单元体的组合创造出了具有各不同高程的开放空间系统。通过各个开放空间的相互错落连接以及多种单元体的组合，形成了比原连排式住宅模式更为紧密的社区结构。右边的图例展示了开放空间与建筑物的构成模式。

更多的居住空间：425个多层的建筑单元取代了600座单层建筑。

分布区域：主要分布于地段的东北部，并有少量渗透至其它地区。

建筑形态：适当提高地段内南部区域的建筑物高度。

Semi-Private Open Space

In this prototype a series of units is combined within a multi-level open space system. This system of interconnected open spaces and multi-unit housing stock creates a more intimate community than the existing row house pattern. The diagram to the right explains how the open space integrates with the architecture.

More livable space: Replace 600 single story units with 425 multi-level units.

Location: Distribute in the northeast sector and weave into other locations.

Physical features: Increase building heights towards the south of the neighborhood.

PROJECT: HOUSING

This housing proposal is based on a series of flexible architectural prototypes that integrate a variety of family sizes and income groups. These prototypes capitalize on existing natural resources and prioritize additional open space and living space for each Xi-Yuan resident.

Prototypes?

Five prototypes were developed that integrate existing housing with new housing, respond to traditional Chinese architecture (without attempting to replicate it), and respect the existing street fabric. The five prototypes are: rehabilitation/preservation, private open space, semi-private open space, internal commercial, and waterway system.

Implementation

The implementation plan for the housing proposal focuses on minimizing the impacts of redevelopment and keeping existing residents in the community. It includes an explanation of the three types of development proposed for the site, the minimum living standards, funding mechanisms, temporary housing strategies and a series of public involvement and self-help techniques to educate the community about the upcoming changes.

方案：住宅

这个房屋计划旨在提出一系列灵活的房屋类型，能满足各个不同家庭和需求的需求。这些新的类型充分利用了当地各类的自然资源，并力图在西苑的居民创造更多的公共开放活动空间，以及增加居住面积。

房屋类型：我们在原有当地住房的基础上结合中国传统建筑的特点（而不仅仅是简单的复制），并且考虑到对于现状街道肌理的尊重，提出了下列五种房屋类型：复原/保留建筑、私密院落住宅（四合院住宅）、半私密院落住宅（连排式住宅）、内部商业建筑和临水居住区。

这项房屋计划的实施计划主要关注于尽量减少社区更新过程中对当地居民的影响，并且力求保留原有居民。计划包括了以下内容：三类社区发展模式、最低生活质量保障、资金来源机制、临时住房政策，以及一系列对社区居民进行相关专业知识的技能，帮助他们面对即将来临的变化做好充分的准备。



— Elevated rail
● Site
— Old rail



五道口地区历史地图 Site Map from 1912 to Now



现状土地利用 Land Use



北京市主要交通干线 Main Traffic Line



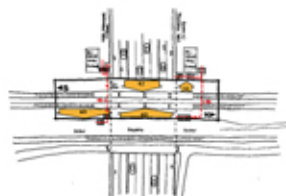
地段交通分析 Traffic Analysis



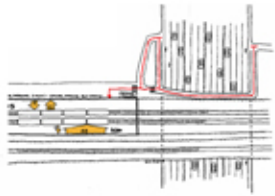
肌理 Texture



五道口站 Wudaokou Station



知春路站 Zhichunlu Station



大钟寺站 Dazhongsi Station



THE SITE

The focus area encompasses open land and neighborhoods on either side of the new elevated rail line leading from central Beijing through Haidian to the Olympic site. This is an historic rail corridor that currently has two subway stations and a rail station. The transit line rises above ground and is supported by large concrete structures. The connection between adjacent districts and spaces has been cut off, leaving large vacant and undefined spaces.

How can this infrastructure corridor be re-configured to create stronger links between the communities as well as serve as a generator of new uses, activities, and experiences?

From an urban design perspective, what binds these discrete yet loosely aggregated zones other than historic circumstances, economic survival, or chance?

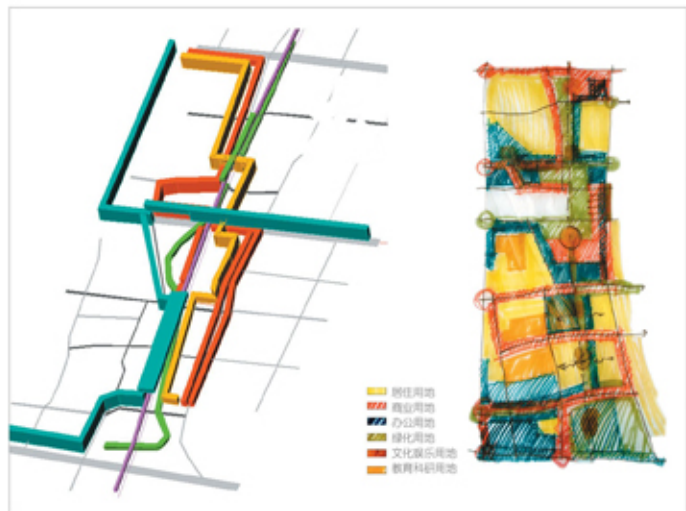
The new transit line could provide a mechanism for developing new activities, new physical fabric and an improved urban experience for local inhabitants. To tackle the problem, the studio broke up into five groups, each with a mix of Tsinghua and MIT students from various degree programs. By sharing the information generated from four separate assignments (site analysis, strategic projections, developing form from section, and design synthesis), each group was able to advance its proposals through the collective efforts of the studio.

地段介绍

轻轨的建设给北京发展带来了新的机遇。首先，它改变着城市的时空结构，影响着城市的用地布局。轻轨站就可以带动一个地区的地价的上升，吸引大量的经济活动，成为城市新的焦点。第二，它改变着很多人的生活。郊区轻轨的便捷改变了城市人的时空观念、就业、居住、购物等日常生活的组织也随之发生变化。第三，它形成了新的城市环境要素，提出了新的城市设计课题。郊区轻轨贯穿城市中心和郊区，使人们更直接的感受城市“剖面”，不同时代、不同功能、不同阶层的地区，公共的或非公共的领域都被联系在一起。同时他又在城市中造成了新的分割。

13号线西起地铁环线西直门站，向北途径五道口等站至西二旗，后向东经回龙观，经北苑站等再向南到达东直门环线地铁站，形成全长40.9公里的北郊环线。其中西线很长一段是利用现状铁路沿线用地建设的，沿途用地情况复杂。由于我国1950年代末逐步形成的二元城乡结构，北京二环以外还存在一些乡村用地，13号线经过的大钟寺、五道口地区就是典型的城乡交接带遗留地区。这些地区一般都是城市非正式经济活动集中的地区，集中了大量进城打工的农村流动人口，成为“都市村庄”。观涩混乱、环境差但是富有活力是这些地区的普遍特点。

在五道口地区，由于城市高压走廊平行原有铁路向北延伸，使得这一带的环境更为杂乱。高压线下的临时建筑成为各种低租金经济活动的黄金地段。过去绝大多数临铁路一侧的城市环境都比较消极。轻轨的建设不但对沿线的视觉环境整理，整合提出了迫在眉睫的需求，同时也对由于地铁站所带动的周边地带开发、功能组织、跨线两侧的联系等等提出了前所未有的新课题。

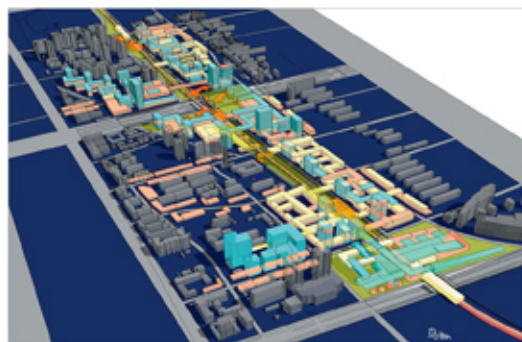


空间理念 Idea of Space

功能结构分析

商业: 商业系统依托现状生长而成, 以商业街为主要形式, 串联整个区域, 并在五道口站、四环路、知春路沿线形成大型购物中心。
办公: 办公系统沿轻轨两侧生长, 并在四环路附近形成南北两个核心, 该办公系统与学生公寓紧密相连, 为学生创造、组织社团活动提供方便, 廉价场所。
文化娱乐: 利用旧的京包铁路作为文化设施组织的纽带, 文化设施有联系轻轨两侧的巨大建筑和紧张结构组成, 沿铁路两侧呈线性分布。
开放空间: 开放空间系统沿轻轨线展开, 向两侧渗透, 与周边地块的院落空间相结合, 形成整体, 并在四环路上的“甲板”处形成高潮。
道路: 道路系统着重考虑轻轨与道路的衔接以及轻轨两侧的联系, 道路系统中增加多条东西向联系通道, 为限制机动车通行, 该地区集中式地下停车场4处, 其余区域以步行和自行车活动为主。

Commercial: The commercial system grows from current conditions. Street form penetrates the area, and becomes larger shopping centers at the main stations.



鸟瞰 Bird's Eye View

Office: The old railway is used as a band organizing the cultural establishment. The tent structure connects both sides of the rail.
Open space: The open space system grows along the rail and infiltrates into both sides; the 'deck' above the fourth ring road is the climax.
Traffic: The main point of the road system is to connect both sides of the rail.



功能分析 Function



总图 Master Plan



透视图 Perspective

PROJECT: CROSSING THE LINE

Site characteristics:

1. The site is a center of Haidian district, with dozens of colleges and universities around, including Tsinghua University and Beijing University.
2. Light railway and the railway tracks between Beijing and Baotou are the most important spatial features of this area. The light railway stations – Wudaokou Station and Zhichunlu Station – provide easy access to the site.
3. With many colleges and research centers around, the population living and working here is mainly students and researchers.
4. Though there are quite a few low-end restaurants in the area, they flourish due to student patronage.
5. Cheap residences are quite popular in this area, especially among students and service people.

Strategy

Our design emphasizes service functions for students and researchers, to make this area become the center of college-related activities.

Principles

1. Both parts of the rail develop as a whole
2. Mixed land use
3. High density
4. Motor vehicle restriction

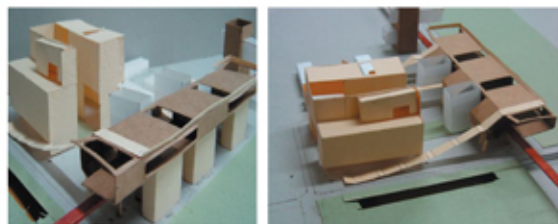
方案: 龙之舞

地区特征:

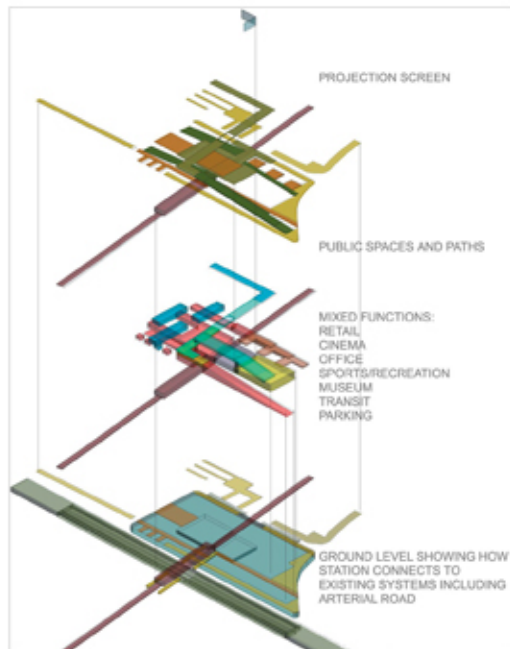
1. 海淀“学校区”中心。地区周边包括清华北大在内的数十所大专院校, 位置接近几何中心。
2. 轻轨与地铁。轻轨线及京包铁路是该地区最显著的空间特征要素。五道口站和知春路站为到达该地区提供了良好的交通条件。
3. 学生人群。该地区集中了大量学校和研究所、办公楼, 因而该区域活动的主要人群是学生与研究人员。
4. 特色零售、饮食街。北航西侧的零售饮食一条街虽然属于中低档次消费区, 但是因为学生的存在而极具生气。
5. 廉价居住。该地区由于学生、服务人员较多, 存在着大量的廉价出租房屋以满足他们的需要。

设计原则:

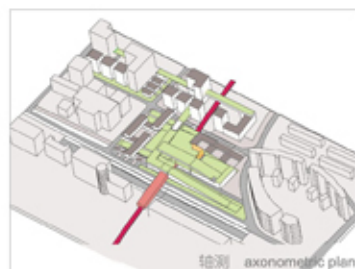
1. 轻轨两侧区域作为整体发展。
2. 混合土地利用与建筑使用。学生的“学习、生活、娱乐、工作混合”的行为模式决定了该地区的土地利用与建筑的混合使用方式。
3. 高密度开发。良好的交通条件和周边众多高校使得该地区土地价格较高, 与学生的经济承受能力发生矛盾。高密度开发可以兼顾开发商的效益与学生的廉价需求, 是解决这一矛盾的有效手段。
4. 鼓励使用轻轨、公交、自行车和步行, 限制机动车交通, 同时京包铁路北京始发站北移, 地区保留铁轨, 作为历史见证。



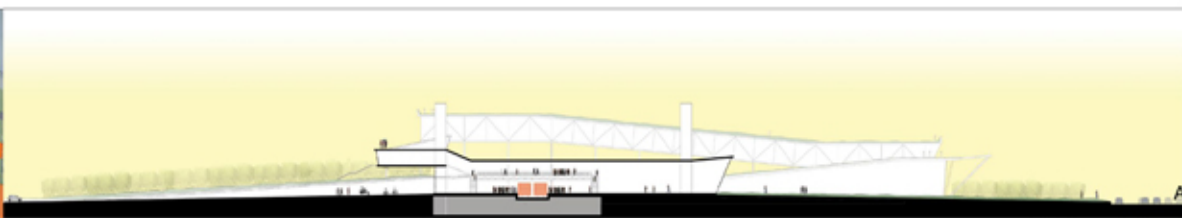
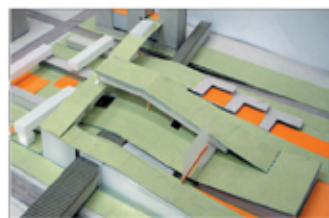
文化建筑模型 Models



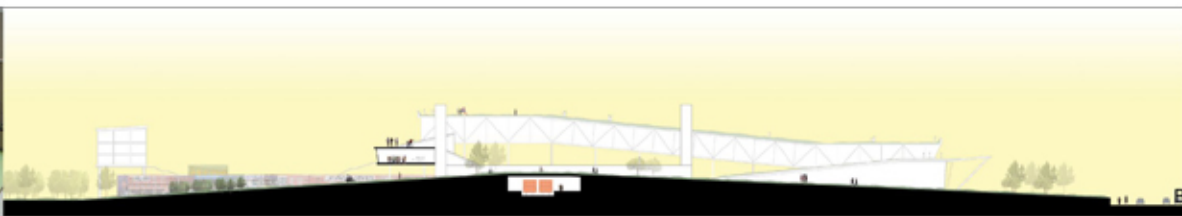
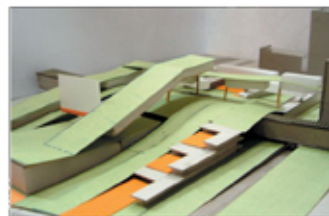
空间分析 Space Analysis



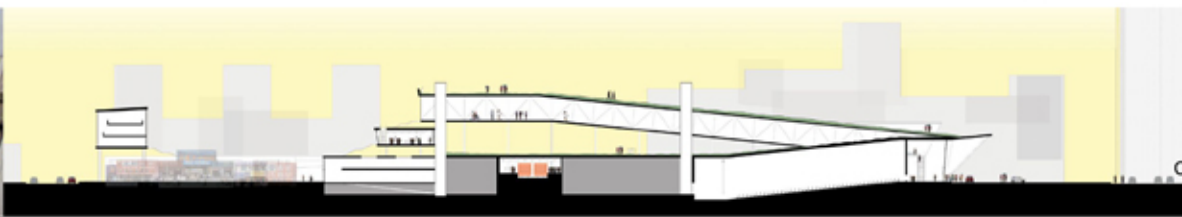
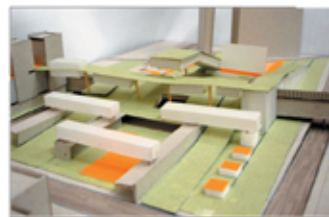
轴测 axonometric plan



剖面A-A Section A-A



剖面B-B Section B-B



剖面C-C Section C-C



Detailed Design Area

1. Area Selection: We chose the southernmost part as our detailed design area. With office buildings to the west, student residences to the east, a light rail station to the south and a street of restaurants to the north, the land use of this area is quite varied and complex. As a south gate, this area is most important for future development of the whole site, being both representative of the area and challenging.
2. Design concepts: the location and traffic conditions make the renovation of this area a necessity. The design tries to combine architecture and landscape to endow this area with some special characteristics, aiming mainly at leisure and recreational spaces for students and researchers.
3. Function: mixed use is representative in this area, including traffic transitions, retail, recreational spaces, cinemas, supermarkets, playgrounds museums and so on.

重点设计地段

1. 区域选择: 本案选择地块最南端为重点设计地段。由于该地段西部办公区, 东为大运会学生公寓区, 南侧与知春路轻轨站、地铁站(建设中)相连, 北侧为饮食街, 周边土地使用多样, 情况复杂。轻轨从该地区中间穿过, 轻轨西侧为变电站, 东侧为运动场。由于本地块位于设计地段南部入口处, 对于地段发展极为重要, 且周边用地情况复杂, 因此选址极具代表性和挑战性。
2. 设计理念: 良好的区位、交通条件使得该地段的改造势在必行。设计试图将景观与建筑相结合, 形成独特的地区景观和设计地段入口标志, 主要为学生、研究人员提供休闲、娱乐场所。设计再联系轻轨两侧方面作了积极尝试, 使用了各种空间模式, 使得穿越轻轨变得便捷, 并吸引人们在此停留, 使该地区目前割裂、消极的空间状态转变为整体、积极的空间。
3. 功能组织: 混合使用是本地区的主要特征, 包括交通换乘、零售、娱乐、露天影院、博物馆、大型超市、运动场等。



概念草图 Conceptual Sketch



地段周边活动 Activities around the Site

考虑到设计地段对于娱乐活动有较大需求，在游客和周边地区学生能够方便到达的五道口轻轨站旁，我们设计了一个娱乐中心，以期为该地区提供更为丰富的娱乐生活。

New Laboratory Space is located in an area that was historically used for laboratory purposes. Adjacent to Tsinghua University and the growing High Technology cluster in Haidian, this flexible space can be used by students, professionals or start-up biotech companies.

地段剖面
Site Sections

在地段内一处重要节点，我们将办公和零售加以混合，试图以之作为沟通轻轨东西两侧高校学生、高科技人员和不同收入阶层居民的重要桥梁。

我们在轻轨站旁设计了一个向东西两侧延伸的新的图书馆，其中，除了提供固定的借阅服务之外，还容纳了书店、出版社和咖啡厅等辅助功能。我们在该地段内还设计了一个大的广场，包含若干露天的小市场、艺术家工作室和展馆，以及一些大规模的展览空间，以图创造一个充满活力的公共空间。广场的东侧是一个新的购物中心，为该地区的其他小商店和市场提供了一个固定的销售场所。

模型顶视图
Model Top View

A mix of institutional and retail uses at a key intersection of our site attempts to bridge the east and west sides of the light rail and bring together the students from the surrounding universities, high tech workers and area residents of all income classes.

We place a new library under the light rail with extensions to the east and west, and create auxiliary uses in association with this such as book markets and stores, cafes, and publishing houses. We also include a large plaza, spaces for vendors, artists' lofts and exhibition space in order to encourage the creation of a dynamic public space. A new mall development directly to the east could serve as a larger retail anchor for other small shops and markets.

图书馆设计理念示意

——中国传统建筑平

结构系统的转化和

应用

Inspiration for design

process of library sec-

tions and plans comes

from the traditional Chi-

nese wood brackets.



为了与该地区现有的建筑特征相适应，我们在设计中采用小尺度的建筑；混合式的住宅开发使高科技人员和为前者提供服务的低收入人员都能够在该地区内获得适当的住房。

Smaller scale attempts to fit in with the low-rise character of this area: mixed income housing development ensures that both high tech workers as well as the lower income residents who provide services for them will be accommodated.

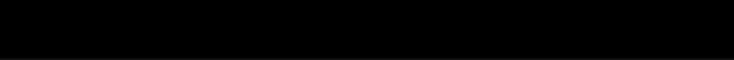
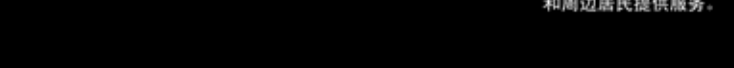
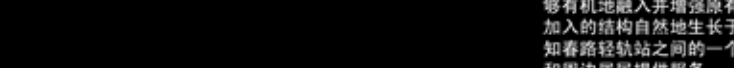
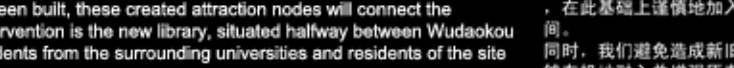
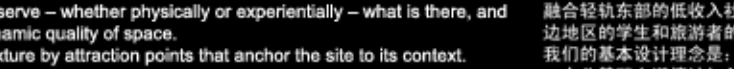
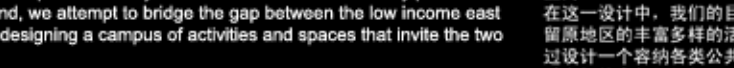
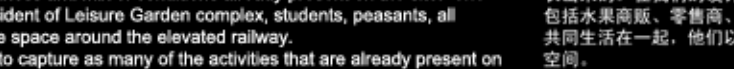
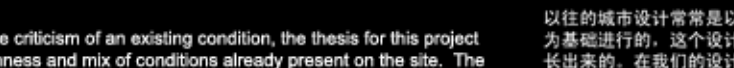


图书馆剖面A Library Section A

图书馆剖面B Library Section B

图书馆模型
Library Design Model

图书馆一层平面 Library Ground Floor Plan



总图 Master Plan

PROJECT: URBAN CAMPUS

Whereas design process often develops as a fierce criticism of an existing condition, the thesis for this project grows out of the fascination with the incredible richness and mix of conditions already present on the site. The melon vendor, the business man, the high end resident of Leisure Garden complex, students, peasants, all coexist on the site and find ways to appropriate the space around the elevated railway.

Our aim in this project is twofold. First, we aspire to capture as many of the activities that are already present on the site as possible and to build upon them. Second, we attempt to bridge the gap between the low income east and the higher income west sides of the tracks by designing a campus of activities and spaces that invite the two to mix.

The central notion that guides our design is to preserve – whether physically or experientially – what is there, and then carefully intervene to achieve the desired dynamic quality of space.

The set of interventions is drawn into the urban texture by attraction points that anchor the site to its context. Rather than being a negative space of what has been built, these created attraction nodes will connect the structure to the urban fabric. The focus of our intervention is the new library, situated halfway between Wudaokou and Zhichunlu stations, which is to serve both students from the surrounding universities and residents of the site as well as the broader surrounding area.

方案：校园城市

以往的城市设计常常是以新设计对于城市现状的极端漠视和尖锐批判为基础进行的。这个设计则完全完全是从丰富多元的地段现状中生长出来的。在我们的设计地区内，不同职业、不同收入阶层的人们，包括水果商贩、零售商、高收入居民、学生，以及贫穷的打工仔们，共同生活在一起，他们以各自的方式利用着轻轨周边及其下端的架空空间。

在这一设计中，我们的目标主要有两个：首先，我们希望尽可能地保留原地区的丰富多样的活动作为我们设计的基础；其次，我们试图通过设计一个容纳各类公共活动的“城市校园”空间，使之成为沟通和融合轻轨东部的低收入社区和西部的高收入社区的居民，以及来自周边地区的学生和旅游者的“孵化器”。

我们的基本设计理念是：在物质与非物质两个层面尽可能地保存现状，在此基础上谨慎地加入新的设计元素，最终实现具有活力的宜人空间。

同时，我们避免造成新旧环境的不和谐。力图使新加入的各类元素能够有机地融入并增强原有的城市肌理。新插入的各个节点将使整个新加入的结构自然地生长于地段之中，而其中的重点则是位于五道口和知春路轻轨站之间的一个新的图书馆，它将为轻轨沿线各高校的学生和周边居民提供服务。



地段分析 Site Analysis

1) 公共空间规划
地段内几乎所有的公共空间都是私密的——许多住区现有公共空间并不是经过专门规划设计的。

1) Public Space Plan
Most of the public spaces in our site are private — a lot of public spaces were not planned specially.



公共空间 Public Space

2) 道路交通
现有的轻轨使得轻轨站之间的大段距离没有通过步行，不可达性导致轻轨沿线沦为混乱的后街。

2) Circulation
There is no passage through a long distance between two stations because of the rail. Inaccessibility makes the areas along the railway become messy backyards.



道路交通 Circulation

3) 土地利用
现有发展态势问题在于热衷于拆迁和新建大型高档住宅区，置换现有的居民和商业活动。

3) Land Use
The problem of developing is that people always fall over themselves to tear down the original houses and build new residential blocks with huge scale for the high incomes, to replace the existing people and commercial activities.



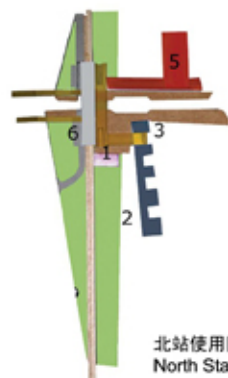
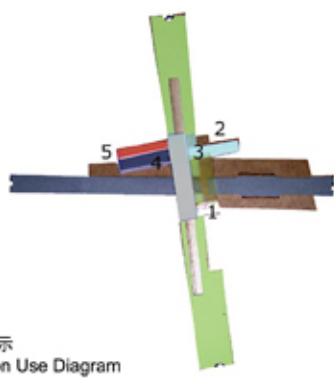
类型分析 Typology



图底关系 Figure & Ground



总图 Master Plan

北站使用图示
North Station Use Diagram南站使用图示
South Station Use Diagram

Transit Stop Program Key:

1. Public Amenities
Daycare, Supermarket, Farmers' Market
2. Sports Facilities
Indoor/Outdoor Sports, Gymnasium
3. Administrative Facilities
Post Office, Police Station, Emergency Facilities (Fire Truck, Ambulance)
4. Congregation Facilities
Multipurpose Hall
5. Entertainment Center
Bowling Center, Videogames Center, Cinema, Theatre
6. Parking

Master Plan Key:

- A. Wudaokou Station
- B. Graywater Swale
- C. Affordable Housing
- D. Elevated Tracks + Railroad
- E. Hotel + Business Center
- F. Short-term Housing
- G. Boardwalk + Pedestrian Street + Affordable Housing
- H. Residential + High Tech
- I. Mixed-Use Commercial with Market Docks and Boat Docks
- J. Mixed Use Galleries/Commercial + Housing
- K. Deep Lake
- L. Seasonal Lake
- M. Outdoor Gathering Space/Performance Space
- N. Existing Sports Complex opened for public use
- O. Zhichun Lu Station

PROJECT: THE GREEN STREET

The Green Street Plan — so called because it recognizes the street as a legitimate activity place while also providing alternative green spaces — extracts from the light rail a new vocabulary for open space. It invents a new development pattern that prioritizes public transportation, mixed income housing, vernacular architecture and land uses, and residual spaces, while improving north-south circulation and east-west connections. Finally, the scheme celebrates the light rail as a landmark synonymous with great public space.

Design Guidelines:

Public Space: Create a typology for the elevated light rail to read as an open public space rather than a backyard.
Circulation: Improve east-west and north-south connections for pedestrians, bicycles, and vehicles.
Affordable Housing: Build affordable housing for students and for low-wage residents.
Mixed-Use Development: Prioritize mixed-use developments to accommodate existing uses and introduce cultural and outdoor activities. Provide spaces for informal markets and small scale business as income generation for low-wage workers.
High Tech Corridor: Use the universities as catalysts for economic development by providing space for high tech commercial activity and research facilities.
Transit Stops: Create a programmatic typology for transportation stops that recognizes the stops as activity hubs for the community.

方案: 绿街

“绿街”方案将街道空间作为休闲娱乐场所并同时提供公共绿地，形成独特的城市语言并由此得名。我们提出一种新发展类型——以城市交通为先导，尊重不同阶层聚居，地方建筑风貌与角落空间。通过解决地段内东—西、南—北交通，方案使轻轨沿线成为地标性城市公共空间。

设计要点

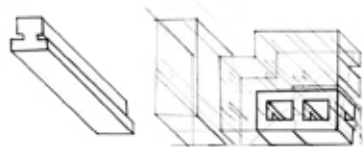
- 1) 公共空间: 创造一种轻轨沿线的建筑类型使之被解读为开放空间而不是城市后街。
- 2) 交通解决: 促进行人、自行车与机动车的东西、南北向交通。
- 3) 廉价住宅: 为低收入居民与学生提供住所。
- 4) 混合型街区发展: 保留现有的混合土地利用类型，促进附近居民的文化与户外活动: 为非正规市场提供空间，保证低收入人群的生活来源。
- 5) 高科技走廊: 利用周边校园的科技资源发展知识经济相关的产业园区。
- 6) 中转枢纽: 在轻轨站附近创造新建筑类型使之成为周边社区活力中心。

五道口地区具有发展的一系列独特的有利因素。

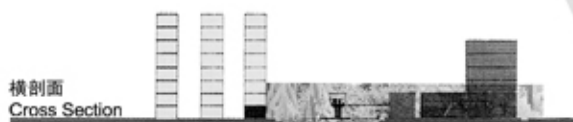
- 1) 地区间分布着不同的收入阶层使得服务与建筑的类型丰富多彩。
- 2) 周边大学校园学生人群为商业提供了稳定的客户流。
- 3) 街道生活丰富多彩。
- 4) 在这里轻轨为城市提供了一个潜在的带形公共空间，形成标志性的建筑景观。
- 5) 轻轨站成为人们活动的中心。

Factors in developing Wudaokou area:

1. The mixture of incomes in this area yields various kinds of service and architecture.
2. The college students from the surrounding campuses provide stable customers.
3. The street life is lively.
4. The light rail provides a belt of potential public spaces to the city, making it a landmark.
5. The station becomes the center of people's activities.



轴测图 Axonometric Projection



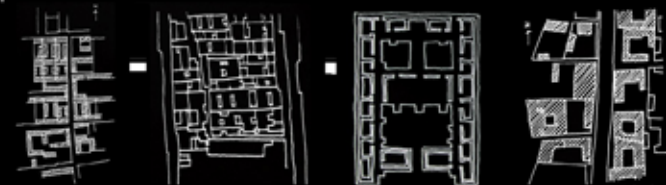
横剖面
Cross Section

Item	Existing Tower	Derived Proposed
	Typology	Typology
1. Gross land area	54300 sq.m.	48000 sq.m.
2. Building base area	6100 sq.m.	22500 sq.m.
3. Green Space	10%	25%
4. Total built area	122000 sq.m.	85500 sq.m.
5. Built to plot area ratio	11.2%	46.88%
6. FAR	2.2	1.4 - 2.3
7. No. of units/ floor	100	375
8. Total no. of units	2000	1425
9. Maximum height	20 floors	3-5 floors

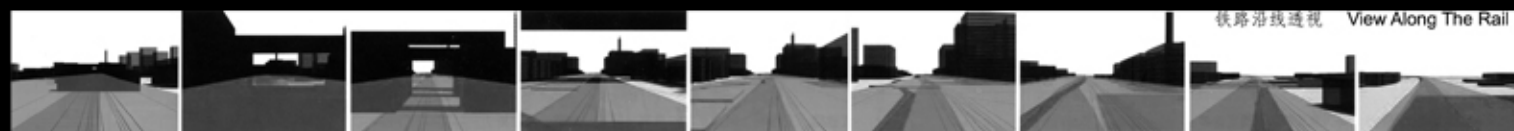


横剖面 Cross Sections

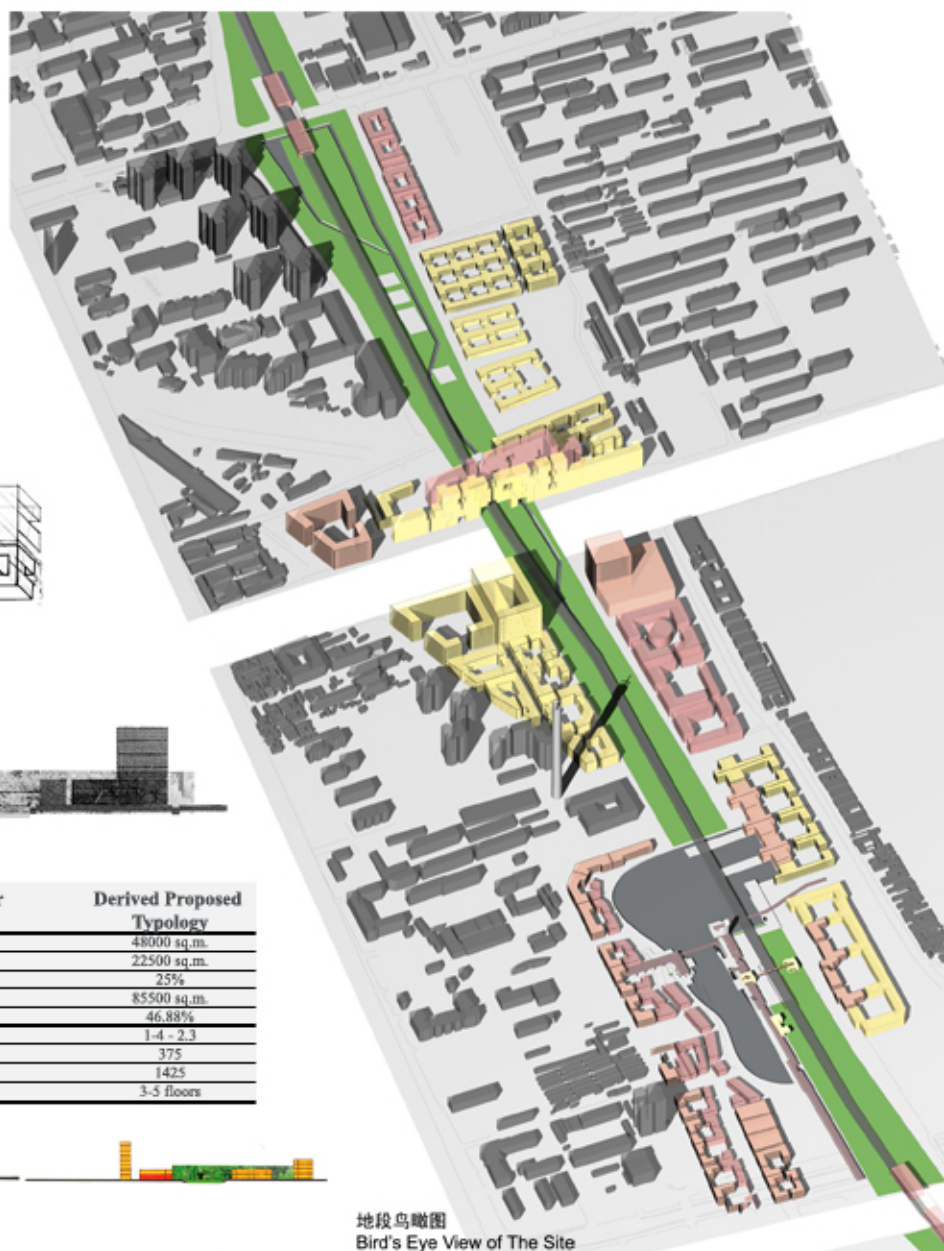
空间概念 Concept Of Space



横剖面 Cross Sections



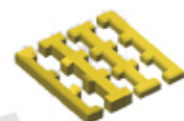
铁路沿线透视 View Along The Rail



地段鸟瞰图
Bird's Eye View of The Site



高密度住宅
High Rise Residential



院落住宅
Courtyard Residential



垂直院落住宅
Vertical Courtyard Residential



叠拼院落住宅
Overlapping Courtyard Residential



嵌套商业
Enclosing Commercial



透视 Perspectives

轻轨站草图 Station Sketch



中心区平面 Plan of Focus Area

Focus Area

Focus areas are redensified to sustain development, retain user groups, intensify use, enhance real estate, provide public space/place and announce the space (as a prototype) adjacent to the guideway between two stations as a destination in itself, enabling true transit oriented development.

中心区功能分析
Function of Focus Area

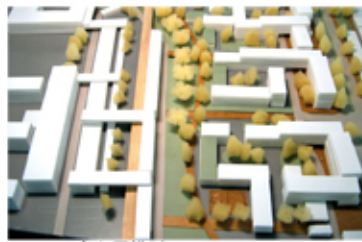
剖面I Section I



剖面II Section II

中心区

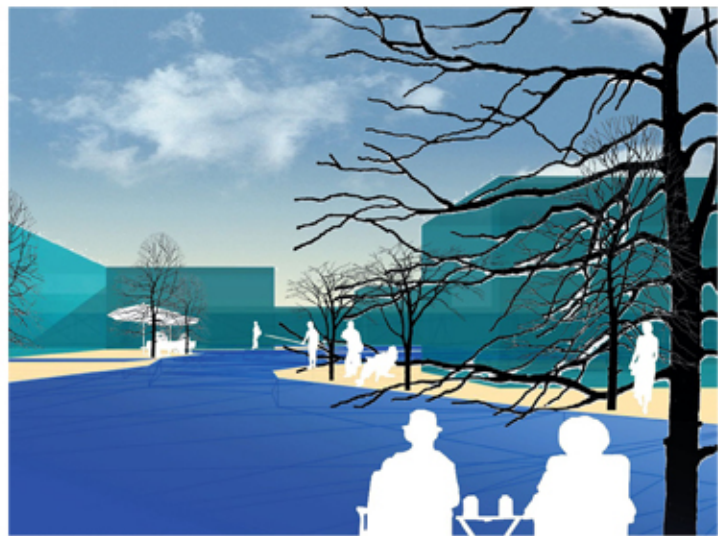
提升中心区密度以维持发展、保持用户群、加强利用、提升房地产开发、提供公共空间/场所并将两个轻轨车站之间紧密导航的空间(作为一种原型)作为其自身实现真正TOD发展的目标公之于众。



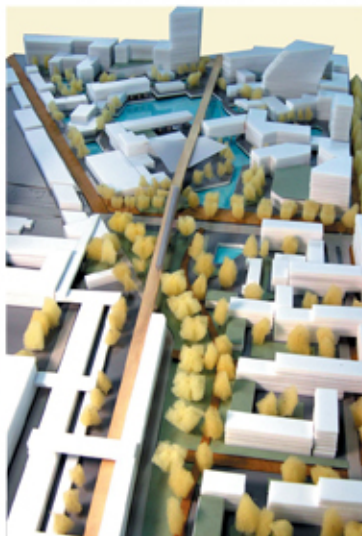
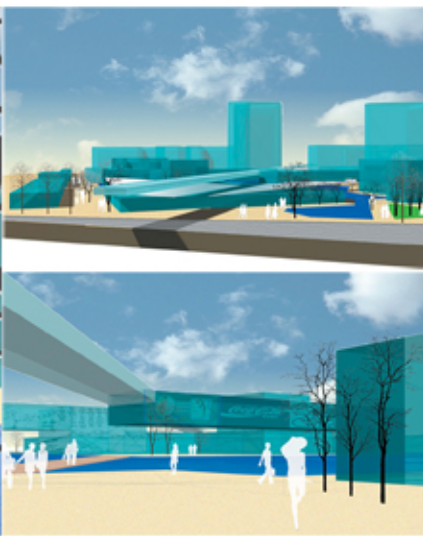
中心区模型 Models of Focus Area



中心区模型 Models of Focus Area



中心区透视图 Drawing of Focus Area



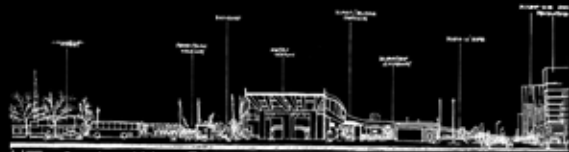
中心区模型 Models of Focus Area



知春路站剖面 Section at Zhichun Road: Zhichunlu Station

站点透视图
Station Perspective

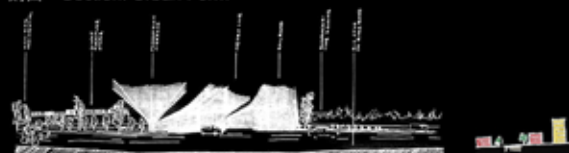
沿铁轨剖面 Section along the Road



剖面 Section: Urban Form

站点透视图
Station Perspective

沿铁轨剖面 Section along the Road

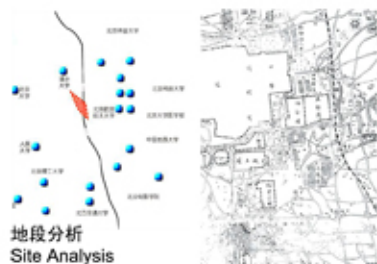


大钟寺站剖面 Section at Third Ring Road: Dazhongsi Station

沿铁轨剖面 Section along the Road

沿铁轨剖面 Section along the Road

沿铁轨剖面 Section along the Road



1912年五道口地区地图
Map of Wudaokou in 1912

The Characteristics of The Site

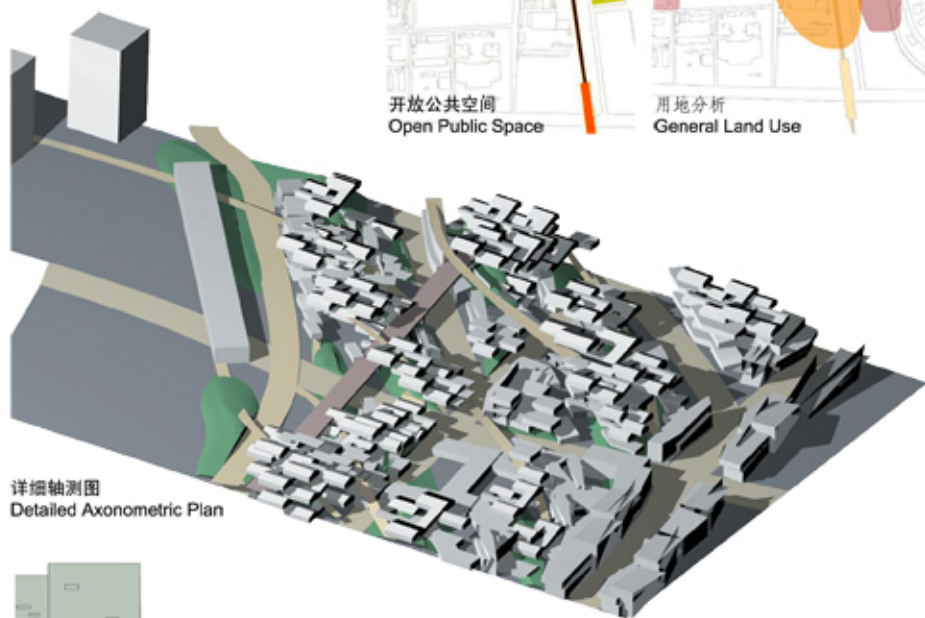
Common problems of the area along the light rail:
The "backyard" of the city (bad environment, slums, etc); boundaries (the separation of both sides of the light rail).

Characteristics of this site: Mixed uses at the intersection with the railway corridor.

Trace of time: The railways, warehouses, and stations in history.

Aggregation of people: A mass of college students and people of various occupations in this area.

Convergence of the sites: The site is surrounded by the campuses, Zhongguancun (Chinese Silicon Valley) to the west and Tsinghua Science Park to the north.



详细轴测图
Detailed Axonometric Plan



PROJECT: FOLLOW THE RAIL

We envision the area lying between Wudaokou and Zhichunlu Stations as a point of physical and social intersection. Formerly the site of two railroad alignments, the traces of history leave an interesting aberration within the regular grid of the city of Beijing. We seize the opportunity to develop a living cell embedded inside the educational and technological heart of China's capital city, binding together the formerly disjointed, disconnected urban fabric.

Our gestures to connect the site manifest themselves in a new architectural typology that is not only fitted to the unique conditions of the site, but also may serve as a model for similar places around the world. The plan is forward-thinking, projecting into the future a time when Beijing's northwest quadrant develops a full identity and its own sense of place, while exhibiting a flexibility to adapt to the ever-transforming winds of change.

Design Guidelines

1. Place the existing rail line underground and relocate Tsinghuayuan station to Wudaokou station to improve lines of communication. Burying the rail line frees land for development, while anticipating rail technology upgrades for eventual high-speed connections to the northeast of China and the Korean peninsula.
2. Designate three core commercial areas on the site where retail, dining establishments, and various services concentrate, while allowing flexible space all over the site for more informal economic activities.
3. Construct a series of structures that effectively integrate the overhead rail infrastructure with the urban fabric. These buildings will include an articulation of public and private spaces on all levels via a system of structural layering. Such a system will make it possible to distribute upwards the activity and vitality of urban street life, activating the city in all three dimensions.
4. "Follow the Rail": Develop a street grid that follows the unique contours of the surrounding fabric, while connecting the site with important areas in the vicinity.



地段特点

经过详细的调研，我们发现该地段有以下特点：

轻轨沿线的通病：城市的“背面”（环境恶劣，贫民窟等）；边界（轻轨两侧的分隔）。
本地段的特点：事件的交汇：交汇口处的场所特点，复合功能。

时间的痕迹：历史上的铁路、仓库和车站。

人物的聚集：大学密集地区大学生众多，同时也有各种其他类型人群。

地点的融合：地段西侧是中关村，北侧是清华科技园，地段本身又被大学环绕。

方案：且随RAIL行

“且随RAIL行”方案针对地段特有的历史和城市肌理以及轻轨沿线的特点在以下几方面进行了尝试：

消除边界：

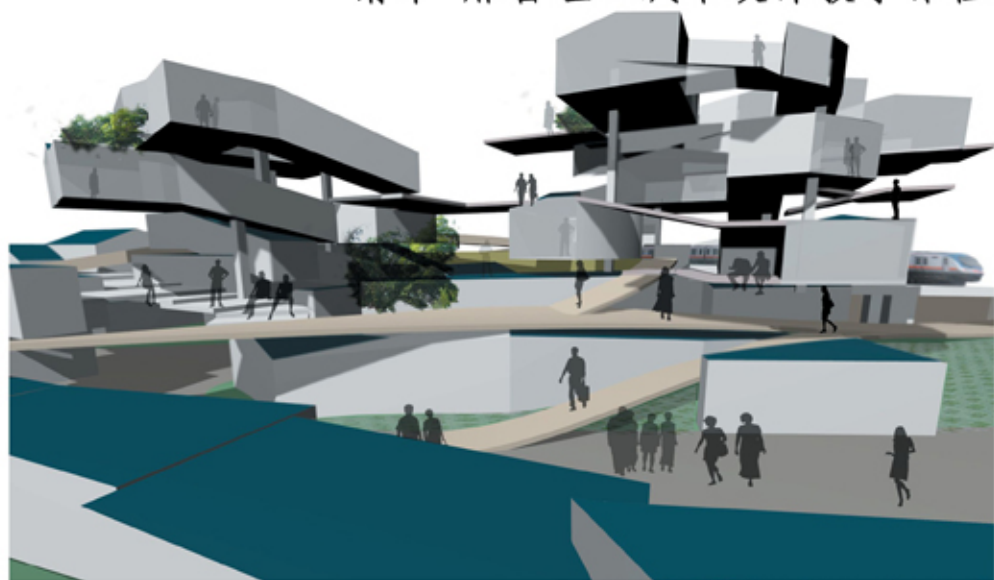
利用历史上的铁路线路形成一条以自行车和行人为主导的林荫道，同时利用现有的若干道路形成从西北到东南的道路肌理，引导人流、自行车和机动车，消除因铁路和轻轨而形成的地区边界。同时有系统地组织公共开放空间，并形成新的轻轨两侧地区的密切联系带，建筑和步道与轻轨桥相穿插，使轻轨与地段融为一体。

保留肌理：

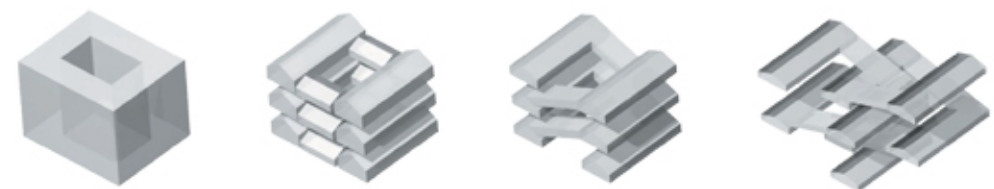
不仅保留物质形态意义上的城市肌理，同时也保留人文意义上的城市肌理等人群共同使用同轴占满形成丰富而多层次的行为模式，不同文化交融形成的富有活力的地区文化。

复合功能多维发展：

在保留原有的多功能复合实用特点的同时，引入“层”的概念，不同的功能不止在地面层融合，而且在不同高度上各种功能相结合同时加强不同高度不同功能空间之间的联系，尝试在实现建筑高密度的同时使其间的联系便捷而富有韵味。



分层住宅透視 Perspective of Layered Housing



住宅类型推演 Development of Housing Typology

建筑概念

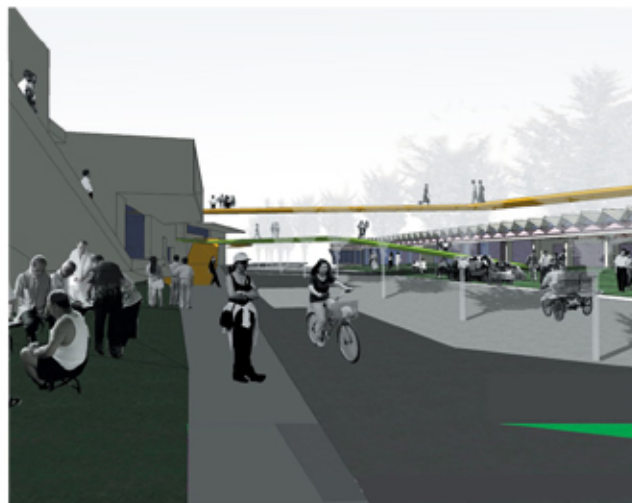
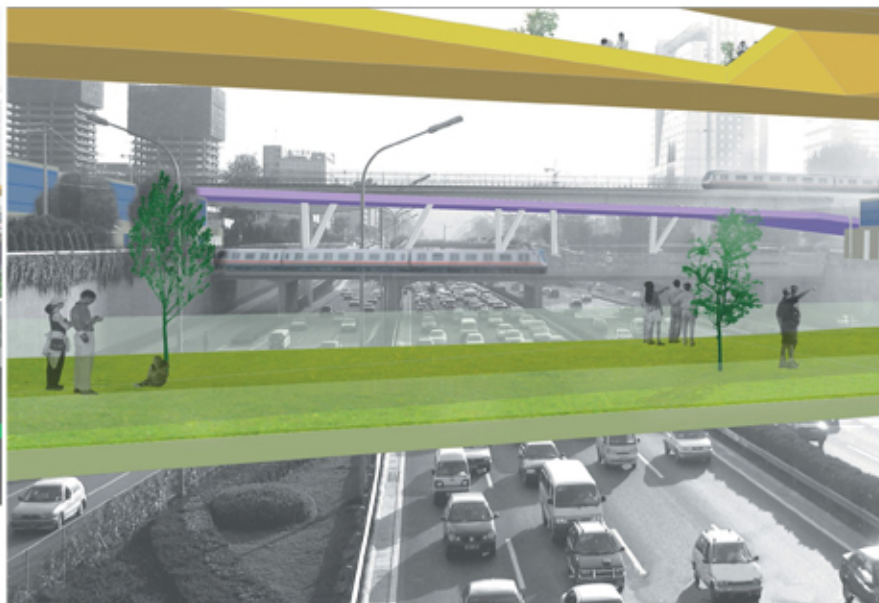
住宅：我们试着寻找一种为人们提供富有生机与活力的邻里空间的方式。我们发现，传统院落是一种很好的范例，但它在高密度的开发建设中并不适合。已有的方式是将其在竖向上直接叠加起来，但结果却是原来作为公共空间的步调和院落现在不再能让人停留，它们的作用仅仅是交通。基于以上考虑，我们将多层院落进行错动，从而尝试着在上空创造可变的和富有趣味的院落空间。

Architectural Concept

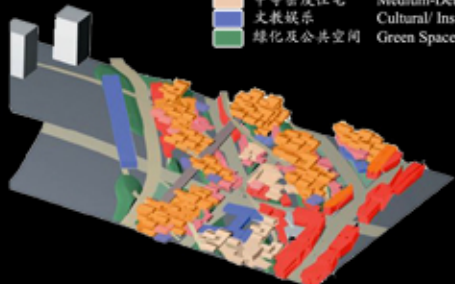
Housing: We tried to find a way to offer people a lively neighborhood. We found that the traditional courtyard house is not suitable for high density. Traditional additions to courtyard houses trade open space for pathways. Our solution was to twist the multilayered courtyard and try to create flexible and interesting courtyard space on the upper levels.



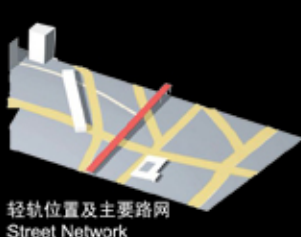
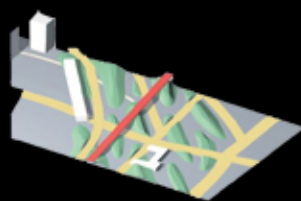
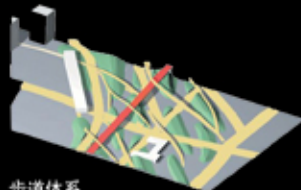
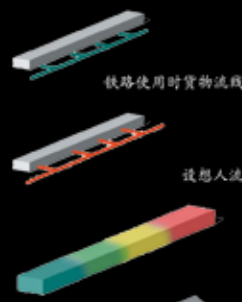
交通 Circulation Plan

仓库有选择地再利用
Warehouse
Adaptive Reuse四环交叉点分析图
Perspective of Fourth
Ring Road Crossing用地分析
General Land Use

- 高密度商业 High-Density Commercial
- 中等密度商业 Medium-Density Commercial
- 高密度住宅 High-Density Residential
- 中等密度住宅 Medium-Density Residential
- 文教娱乐 Cultural/Institutional
- 绿化及公共空间 Green Space

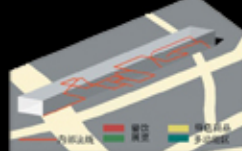


街道类型 Street Typology

轻轨位置及主要路网
Street Network景观与公共空间
Landscape & Public Space步道体系
Walkway System

铁路使用时货物流线

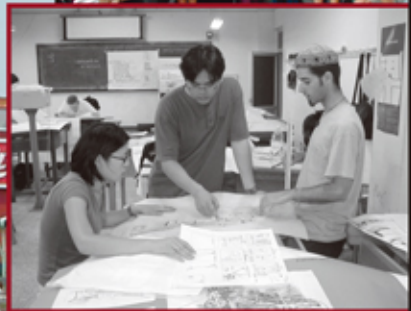
设想人流

仓库使用图示
Diagrams of Warehouse Use

In 2006, the studio focused on the issue of Beijing's vast migrant population, by preparing an urban design and development plan for the Sun Palace neighborhood in the rapidly growing area of northeast Beijing. Sun Palace is an urban village, a remnant of the agricultural past that now houses almost 5000 migrant workers and their families living in courtyard houses, many still owned by former farmers. Sun Palace residents work in construction and service industries but cannot afford conventional housing. Nearby a new subway stop is under construction, and high rise buildings press in.

The studio addressed whether this resource of affordable housing and traditional culture can be maintained and how to balance transit-oriented development at the subway with the needs of the neighborhood. To research these questions, students interacted with local residents, city officials and experts on transportation and real estate. They assessed strategic options for the neighborhood and proposed comprehensive plans for the design and development of Sun Palace. Proposals ranged from establishing the area as a regional logistics center to creating a living and working cultural oasis in Beijing.









TRANSLATION

Horizontal: "Rising at the next level"

This is one line from a Tang poem, Deng'guan'que'lou, by Huanzhi Wang in 700 AD. It also means "going above to another floor".

Left: "Cross-national cooperation lasts for twenty years, through which MIT and Tsinghua seek prominent design and plan".

Right: "Dialogues link across the ocean eighty thousand li apart; American and Chinese colleagues carry out solutions bearing a global vision".

Calligraphy by Jing Wen