Webinar

New Model for Chinese Old Town Redevelopment Presented by SOM

Date: April 24, 2020

00:00:00 --> 00:00:03:	The places where we live and learn,
00:00:03 --> 00:00:06:	work and play have a significant impact on our well
00:00:06 --> 00:00:09:	being and our ability to be remarkable.
00:00:09 --> 00:00:13:	How we approach the design of our city affects what
00:00:13 --> 00:00:13:	we do,
00:00:13 --> 00:00:16:	how we do it, and how we feel.
00:00:16 --> 00:00:20:	At the same time, cities must creatively adapt to meet
00:00:21 --> 00:00:23:	the evolving needs of modern life.
00:00:23 --> 00:00:27:	Today Jihong and myself were Cheryl are planning and the
00:00:27 --> 00:00:31:	design thinking for the historic Old Town area in Guangzhou,
00:00:31 --> 00:00:33:	China.
00:00:33 --> 00:00:36:	I would first like to thank Mayor Lynn,
00:00:36 --> 00:00:39:	Miss Sun and the people of Guangzhou for briding us
00:00:39 --> 00:00:43:	the opportunity for many years of great collaboration in their
00:00:43 --> 00:00:44:	city and also to you all.
00:00:44 --> 00:00:48:	I for creating this important dialogue about design and ways
00:00:48 --> 00:00:52:	to improve the health and well being of our built
00:00:52 --> 00:00:52:	environment.
00:00:52 --> 00:00:57:	These discussions allow us to share ideas and shed light
00:00:57 --> 00:00:59:	on innovative solutions to refresh,
00:00:59 --> 00:01:04:	repurpose and restart parts of our urban centers.
00:01:04 --> 00:01:06:	For a glimpse of the future,
00:01:06 --> 00:01:09:	we started by looking to the past.
00:01:09 --> 00:01:12:	This was the opportunity and the challenge.
00:01:12 --> 00:01:17:	Facing Guangzhou, the Old Town area boasts an amazing riverfront.
00:01:17 --> 00:01:22:	Arcade streets that shade pavements and offer a dynamic mix
00:01:22 --> 00:01:23:	of old and new.
00:01:23 --> 00:01:25:	And like all great cities,

00:01:25 --> 00:01:28:	the Old Town area is defined by the movement of
00:01:28 --> 00:01:29:	people.
00:01:29 --> 00:01:32:	These links spaces vary in scale and experience,
00:01:32 --> 00:01:38:	providing insight to better understanding the underlying framework of spaces
00:01:38 --> 00:01:41:	that weave throughout and define the city.
00:01:41 --> 00:01:45:	And through the course of these walks and conversations,
00:01:45 --> 00:01:49:	we began to define the principles of place as related
00:01:49 --> 00:01:51:	to history and heritage,
00:01:51 --> 00:01:54:	cultural resources, unique, architectural, open,
00:01:54 --> 00:02:00:	space and spatial qualities, and the uniqueness and character often
00:02:00 --> 00:02:03:	found deep within each neighborhood.
00:02:03 --> 00:02:07:	This thinking continued to guide our research by careful mapping
00:02:07 --> 00:02:09:	of these layers of the city,
00:02:09 --> 00:02:12:	trying to uncover the essence of the real Guangzhou.
00:02:12 --> 00:02:16:	These hyperlocal heatmaps helped us to identify the gaps to
00:02:16 --> 00:02:20:	see the relationships and unlock new ways of thinking that
00:02:20 --> 00:02:22:	would inform and inspire ideas.
00:02:24 --> 00:02:26:	This came with clear purpose,
00:02:26 --> 00:02:28:	an intention.
00:02:28 --> 00:02:32:	A vision to establish principles for preservation,
00:02:32 --> 00:02:39:	rehabilitation and reinvestment in Guangzhou's historic Old Town area.
00:02:39 --> 00:02:42:	A blueprint like one for the Guangzhou Old Town is
00:02:42 --> 00:02:44:	much more than just buildings.
00:02:44 --> 00:02:48:	It's deeply rooted to guangfu and the cultural identity of
00:02:48 --> 00:02:49:	the area.
00:02:49 --> 00:02:51:	It's all about the connections past,
00:02:51 --> 00:02:55:	present and future. By understanding that the Old Town is
00:02:56 --> 00:03:00:	apart of everything and critical to the vibrancy and energy
00:03:01 --> 00:03:02:	of the entire region.
00:03:02 --> 00:03:07:	We also researched the history and evolution of Guangzhou overtime
00:03:07 --> 00:03:10:	incrementally expanding East along the River.
00:03:10 --> 00:03:15:	And with that, the Old Town saw many contemporary challenges
00:03:15 --> 00:03:19:	in terms of economic mobility and aging in place.
00:03:19 --> 00:03:24:	Traffic difficulty in connecting points of interest and lack of
00:03:24 --> 00:03:26:	cultural industries and programming.
00:03:26 --> 00:03:30:	But perhaps most challenging was getting people to stay in
00:03:30 --> 00:03:31:	the area.

00:03:31 --> 00:03:34:	And as Guangzhou continued to grow,
00:03:34 --> 00:03:38:	the Old Town was seeing a decrease in overall population.
00:03:38 --> 00:03:43:	Residents, families and workers were being attracted to newer developments
00:03:43 --> 00:03:44:	with modern amenities.
00:03:44 --> 00:03:47:	Appearing in other parts of the city.
00:03:47 --> 00:03:51:	And the city planners were asking us what type of
00:03:51 --> 00:03:54:	investments will attract people back?
00:03:54 --> 00:03:56:	So we asked, we created a process to find a
00:03:56 --> 00:04:00:	deeper understanding of the real limitations for the area,
00:04:00 --> 00:04:03:	but to also hear a range of perspectives that highlighted
00:04:03 --> 00:04:07:	the many cultural and personal narratives of this place.
00:04:07 --> 00:04:11:	We work collectively with the community to develop the goals,
00:04:11 --> 00:04:15:	aspirations and principles for the future of the Old Town
00:04:15 --> 00:04:16:	area.
00:04:16 --> 00:04:19:	And as miss soon would often remind us all.
00:04:19 --> 00:04:26:	Old City, new dynamic Old St new activities.
00:04:26 --> 00:04:28:	Using a series of urban priorities,
00:04:28 --> 00:04:33:	we created approach that holistically preserves the character of the
00:04:33 --> 00:04:38:	Old Town while simultaneously creating a sustainable modern city able
00:04:38 --> 00:04:42:	to accommodate growth and attract further investment.
00:04:42 --> 00:04:45:	And this was achieved in three simple stages.
00:04:45 --> 00:04:53:	Nearterm demonstration projects that focus on micro regeneration and wayfinding.
00:04:53 --> 00:04:55:	A middle term of projects.
00:04:55 --> 00:04:59:	More around preservation, adaptive reuse and infill,
00:04:59 --> 00:05:01:	new uses and new buildings,
00:05:01 --> 00:05:07:	including our continued collaboration with Ben Wood and his team.
00:05:07 --> 00:05:10:	And 3rd in terms of longer term ideas,
00:05:10 --> 00:05:13:	neighborhood based Old Town strategies,
00:05:13 --> 00:05:20:	integrating key projects, prioritizing programming and elements to building place
00:05:20 --> 00:05:24:	and defining something for everyone.
00:05:24 --> 00:05:29:	Collectively, these strategies build upon the historic resources as a
00:05:29 --> 00:05:34:	key part for a sustainable future that is distinctive,
00:05:34 --> 00:05:39:	livable and walkable. A framework of place.
00:05:39 --> 00:05:41:	So in this framework plan,
00:05:41 --> 00:05:43:	we look at 6 elements.
00:05:43 --> 00:05:47:	I will now walk you through some of the key

00:05:47 --> 00:05:50:	principles and the ideas of behind.
00:05:50 --> 00:05:54:	The first plan, elements is heritage.
00:05:54 --> 00:05:56:	We look beyond the buildings,
00:05:56 --> 00:05:58:	take account of paper space,
00:05:58 --> 00:06:02:	the city traffic and the neighborhood characters.
00:06:02 --> 00:06:05:	And as all this come together.
00:06:05 --> 00:06:09:	We found that we should emphasize on people's activities and
00:06:09 --> 00:06:12:	rebuild a smaller scale urban space.
00:06:12 --> 00:06:15:	To build a walkable hotel.
00:06:15 --> 00:06:19:	The Guangzhou Otang has about 20 square kilometres,
00:06:19 --> 00:06:23:	about 5 kilometers West to the current Guangzhou CBD.
00:06:23 --> 00:06:26:	It's framed by the Pearl River on the South side.
00:06:26 --> 00:06:30:	The urban fabric of the Old Town is very diverse
00:06:30 --> 00:06:30:	and organic,
00:06:30 --> 00:06:34:	and the Asian city structure is still exist in the
00:06:34 --> 00:06:35:	past 20 to 30 years.
00:06:35 --> 00:06:38:	The pop sound many large buildings randomly,
00:06:38 --> 00:06:42:	which has big impact to the traditional character though town,
00:06:42 --> 00:06:46:	the scales, the historic rabbit and the community space.
00:06:48 --> 00:06:52:	There are so many historical sites and buildings that are
00:06:52 --> 00:06:55:	spread out in the entire Old Town area.
00:06:55 --> 00:06:59:	Conditions are various. And many of them are not that
00:06:59 --> 00:06:59:	accessible.
00:06:59 --> 00:07:03:	The values of these places were not recognized through serious
00:07:03 --> 00:07:04:	site investigations.
00:07:04 --> 00:07:08:	We find that the challenge of this framework plan is
00:07:08 --> 00:07:10:	how can we create a plan that can add value
00:07:10 --> 00:07:12:	to the historical sites and buildings.
00:07:15 --> 00:07:18:	We were impressed by the very final grade Alice in
00:07:18 --> 00:07:20:	the Old Town area.
00:07:20 --> 00:07:22:	These areas were built in very human scales,
00:07:22 --> 00:07:25:	anorganic embedded in the fabric.
00:07:25 --> 00:07:29:	However many are disconnected from neighborhoods to neighborhoods and many
00:07:29 --> 00:07:32:	of his dogs side of buildings are hidden deeply in
00:07:32 --> 00:07:34:	that neighborhood.
00:07:37 --> 00:07:40:	By carefully looking at the site,
00:07:40 --> 00:07:44:	we decided to prioritize The Walking experience an stitched the
00:07:44 --> 00:07:48:	broken passes together and form a hyper walkable network.
00:07:51 --> 00:07:55:	We also look at the major St for better streetscape

00:07:55 --> 00:07:59:	to enhance the historical city structure links the district to
00:07:59 --> 00:08:00:	district.
00:08:03 --> 00:08:05:	When the base is restablished,
00:08:05 --> 00:08:09:	we then create a continued walking trails that links the
00:08:09 --> 00:08:13:	three districts together from the North Mountain Park to South
00:08:13 --> 00:08:16:	Waterfront area and to the West Seagren area connecting the
00:08:16 --> 00:08:21:	popular cultural attractions, Parks, retail streets and museums together recalled
00:08:22 --> 00:08:24:	this Guangzhou historic cultural child.
00:08:29 --> 00:08:33:	The ideas of improving the streetscape is to transfer The
00:08:33 --> 00:08:37:	Walking system into a network of connecting proper space so
00:08:37 --> 00:08:41:	we can improve the environment of the historical tank and
00:08:41 --> 00:08:45:	also increase the property values.
00:08:45 --> 00:08:50:	The Alice connecting the neighborhoods that expanded activity from the
00:08:50 --> 00:08:52:	major St to the neighborhoods.
00:08:52 --> 00:08:57:	That unfolded opportunities for adapting new uses for historical buildings.
00:08:57 --> 00:08:59:	And in public space.
00:09:03 --> 00:09:06:	Streets are upgraded to serve pedestrians.
00:09:06 --> 00:09:10:	The guidelines, including expanding the sidewalk and St Furniture,
00:09:10 --> 00:09:15:	smart amenities and incorporating the new cultural child design.
00:09:18 --> 00:09:23:	We designed the signage that unified the wayfinding system is
00:09:23 --> 00:09:28:	provide a very simple solution where creating an identical element
00:09:28 --> 00:09:31:	to Old Town in the short term.
00:09:31 --> 00:09:33:	The second element is neighborhood.
00:09:33 --> 00:09:37:	The neighborhoods in the Old Town are distinct and diverse.
00:09:37 --> 00:09:41:	However, some of dilapidated buildings and dense space are not
00:09:42 --> 00:09:44:	suitable for new urban lifestyle.
00:09:44 --> 00:09:46:	It leads to the loss of populations,
00:09:46 --> 00:09:48:	especially young generations.
00:09:52 --> 00:09:56:	There are needs to renovate summer area to bring back
00:09:56 --> 00:09:58:	the vitality of the neighborhoods.
00:09:58 --> 00:10:03:	Our approach focus on incremental retirement strategy to maintain the
00:10:03 --> 00:10:05:	Oringinal neighborhood characters.
00:10:08 --> 00:10:13:	We also recommended to refine the community

	administrative boundaries to
00:10:13 --> 00:10:16:	form 5 minutes walking distance.
00:10:16 --> 00:10:17:	Scale neighborhoods.
00:10:20 --> 00:10:24:	Three key neighborhood principle are defined.
00:10:24 --> 00:10:29:	First, ensure the walkability second improved quality of proper space.
00:10:29 --> 00:10:33:	Dirt allow Kate amenity within 5 minutes walking distance in
00:10:33 --> 00:10:34:	the neighborhoods.
00:10:37 --> 00:10:41:	So the introduction of new public space sort of simultaneously
00:10:41 --> 00:10:45:	enhanced the value of the historic building renovation.
00:10:45 --> 00:10:48:	So to bring more opportunity for adapted uses.
00:10:51 --> 00:10:56:	Allow some of the buildings to be reconstructed in an
00:10:56 --> 00:11:00:	ordinary manner with respect to the community scale.
00:11:00 --> 00:11:04:	For mix of new and old buildings that can stimulate
00:11:04 --> 00:11:06:	growth of the community.
00:11:06 --> 00:11:10:	Guangzhou has a long history of Commerce and train.
00:11:10 --> 00:11:17:	However, the traditional business faced a challenge as the economus
00:11:17 --> 00:11:18:	come comes in.
00:11:18 --> 00:11:21:	The third element will focus on his heels is the
00:11:21 --> 00:11:23:	regeneration of their business.
00:11:25 --> 00:11:29:	So the traditional business in Guangzhou grew in the linen
00:11:29 --> 00:11:30:	arcade buildings,
00:11:30 --> 00:11:32:	which is unique to the city,
00:11:32 --> 00:11:36:	but now. Many of them are unoccupied due to change
00:11:36 --> 00:11:40:	of the business and the limits of the space and
00:11:40 --> 00:11:40:	quality.
00:11:40 --> 00:11:45:	Our framework reactivated Archi Street by upgrading the buildings and
00:11:45 --> 00:11:47:	adapting the new users.
00:11:49 --> 00:11:54:	We like to take advantage of space and scale.
00:11:54 --> 00:11:59:	Creating more shade, shared public space and promote new users
00:11:59 --> 00:12:00:	in the buildings.
00:12:00 --> 00:12:04:	We see the potential here could become a place that
00:12:04 --> 00:12:06:	checked him young generation.
00:12:06 --> 00:12:10:	An also became a new incubators of new cultural and
00:12:10 --> 00:12:11:	business in the hotel.
00:12:14 --> 00:12:18:	We have created a serious guidelines for redesigning the traditional
00:12:18 --> 00:12:19:	shop houses.
00:12:19 --> 00:12:21:	Bring it, bring naturalize in,

00:12:21 --> 00:12:25:	increase ventilation and create more flexible space to meet the
00:12:25 --> 00:12:26:	need for new business.
00:12:29 --> 00:12:33:	Our goal is to preserve the historical urban fabric,
00:12:33 --> 00:12:38:	but encourage a new dynamic to stimulate regeneration energy.
00:12:38 --> 00:12:42:	So new lifestyle needs to be provided accommodated.
00:12:42 --> 00:12:46:	While the identity of the places can be also appreciated.
00:12:50 --> 00:12:54:	The old city was positioned in between the mountain and
00:12:54 --> 00:12:58:	water water flow through the city to the River.
00:12:58 --> 00:13:01:	Today there are still a few canals are exist and
00:13:01 --> 00:13:03:	performing general function,
00:13:03 --> 00:13:09:	but many of them are covered under the walkways.
00:13:09 --> 00:13:12:	We propose to restore the water system,
00:13:12 --> 00:13:18:	daylight and historical canals, and incorporate the modern stormwater management
00:13:18 --> 00:13:21:	system to reconnect the ecosystem.
00:13:23 --> 00:13:28:	The East Houchang River was the East most of the
00:13:28 --> 00:13:28:	Old city.
00:13:28 --> 00:13:32:	We re imagined this could become a place that can
00:13:32 --> 00:13:35:	celebrate the natural part of the city of place for
00:13:36 --> 00:13:36:	people.
00:13:36 --> 00:13:39:	From the beginning we were asked to help find the
00:13:39 --> 00:13:44:	real Guangzhou and provide a comprehensive strategy to adapt the
00:13:44 --> 00:13:48:	historic Old Town area through a systematic and coordinated road
00:13:48 --> 00:13:49:	map.
00:13:49 --> 00:13:53:	And at the heart of this were several design opportunities
00:13:53 --> 00:13:55:	that would highlight the beauty,
00:13:55 --> 00:14:01:	the cultural importance and the human scale of this amazing
00:14:01 --> 00:14:01:	place.
00:14:01 --> 00:14:05:	We have seen the potential and positive impact this kind
00:14:05 --> 00:14:07:	of thinking can have in our cities.
00:14:07 --> 00:14:11:	It starts with a careful understanding of the unique qualities
00:14:11 --> 00:14:15:	the organization of spaces and the relationships between buildings and
00:14:15 --> 00:14:16:	nature.
00:14:16 --> 00:14:19:	There are many examples of how cities are building a
00:14:19 --> 00:14:21:	city future on a city pass.
00:14:21 --> 00:14:24:	We need to take new approaches and how we design
00:14:24 --> 00:14:27:	and how we want to live in these re imagined
00:14:27 --> 00:14:31:	spaces where old buildings in the public realm are

	transformed
00:14:31 --> 00:14:33:	into new places of exchange.
00:14:33 --> 00:14:38:	Places that are known globally and loved locally.
00:14:38 --> 00:14:43:	Hopefully today's presentation has shared some ideas that can be
00:14:43 --> 00:14:47:	adapted and applied to other cities facing the increasing demands
00:14:47 --> 00:14:52:	to improve livability and create environments that place human health
00:14:52 --> 00:14:56:	and well being as essential to our urban future.
00:14:56 --> 00:15:00:	And in doing so, create a bespoke solution to every
00:15:00 --> 00:15:06:	community that embodies the ambition and the aspiration of its
00:15:06 --> 00:15:07:	residents.
00:15:07 --> 00:15:12:	Old City, new dynamic. Old St new activities.