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.

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