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Will People First City Design Make Chinese Cities Thrive Again 以人为本的城市设计 会让中国城市重新繁荣吗？

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中国可持续项目主任

, World Resources Institute

世界资源研究所

05.12.2018 ADB, Beijing



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What make
Chinese Cities Thrive?
中国城市因何而繁荣？

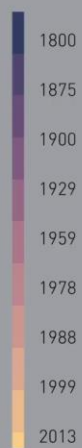


Challenges for Chinese Cities Urban Sprawl

中国城市的挑战——城市蔓延

Beijing

1800



Shanghai

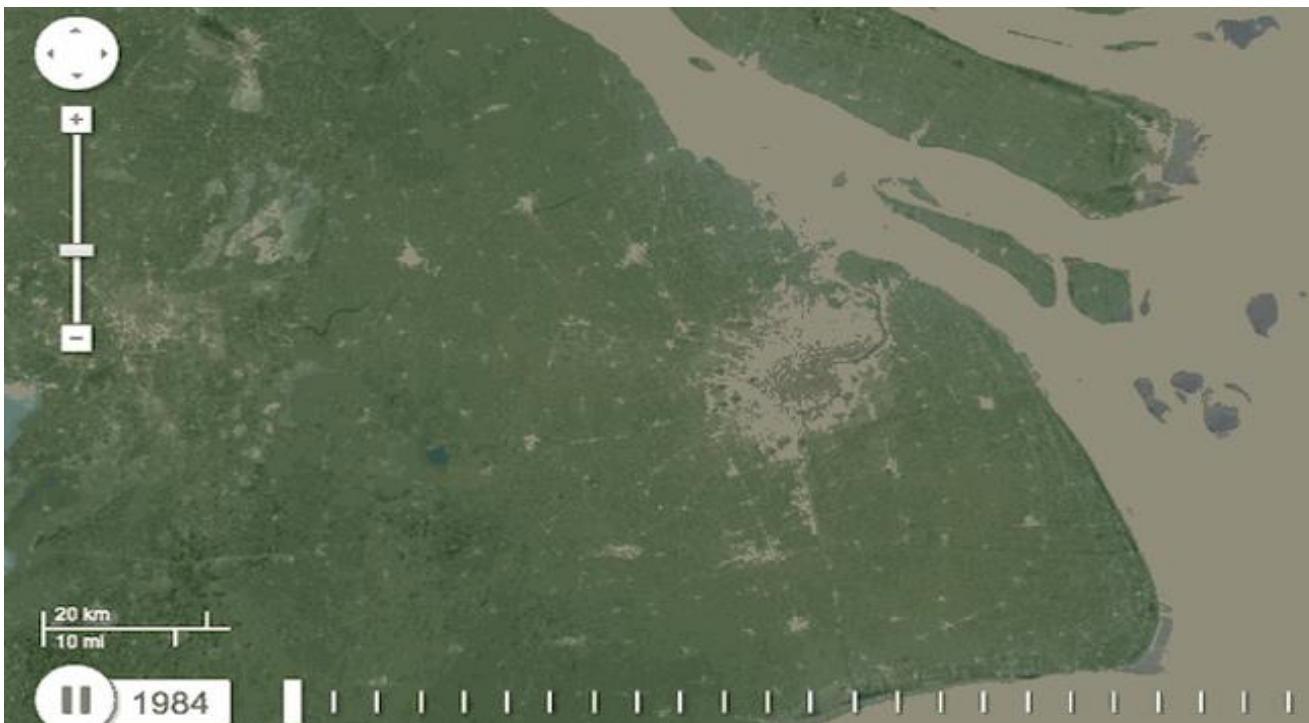
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Challenges for Chinese Cities Urban Sprawl

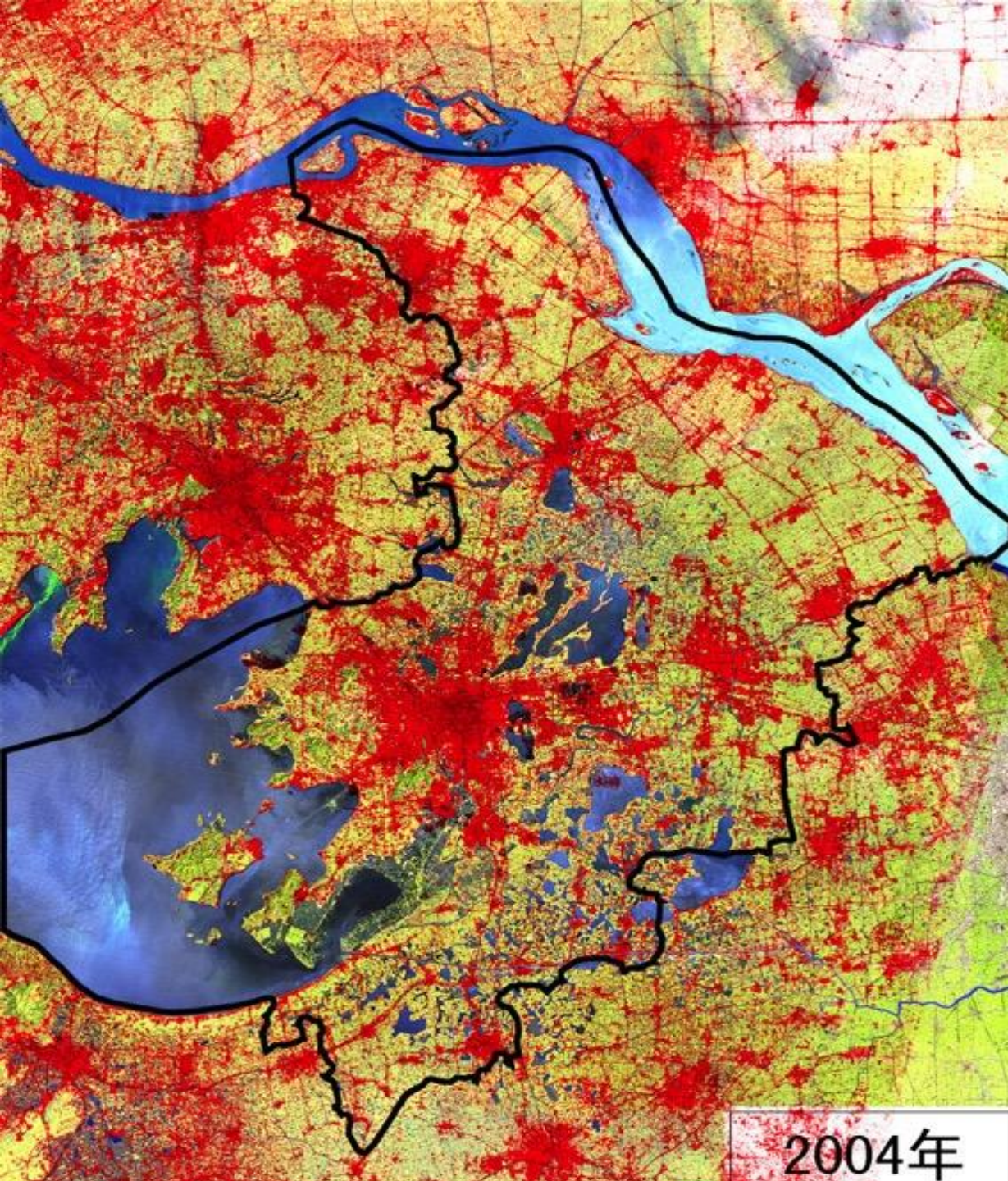
中国城市的挑战——城市蔓延



SHANGHAI 上海

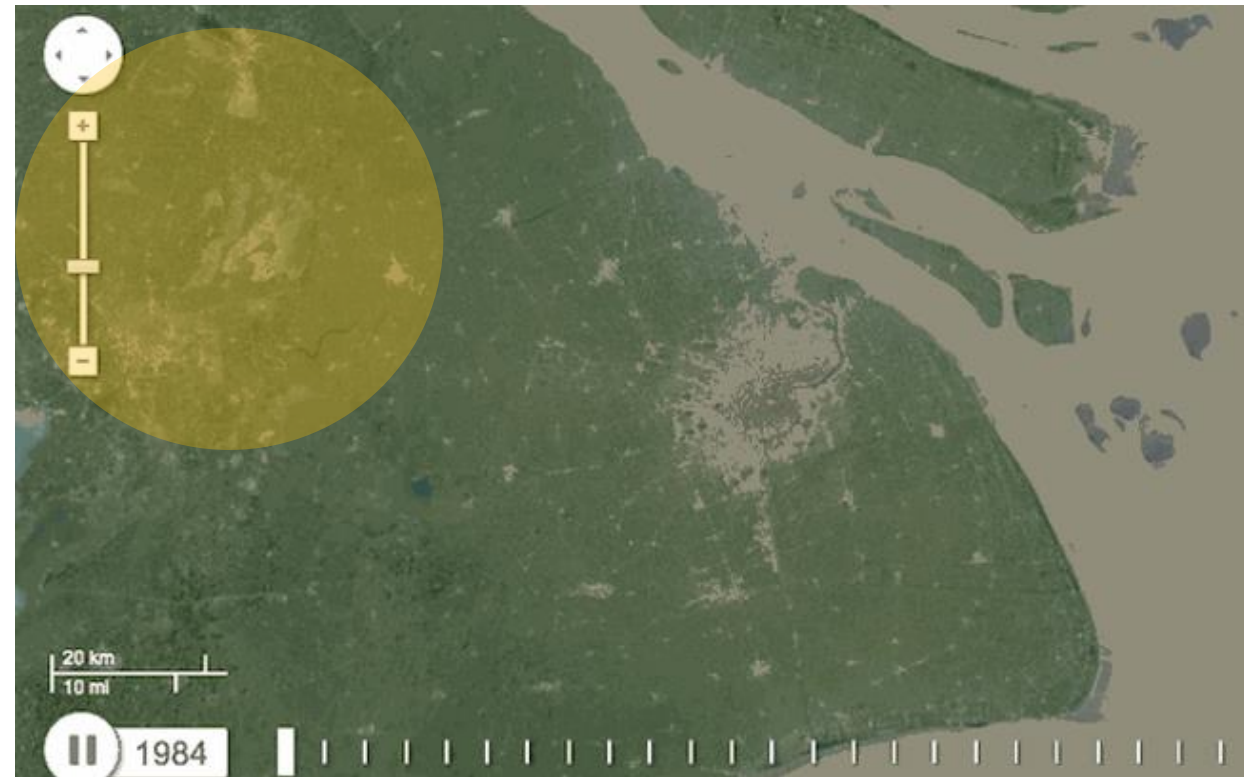


NEW YORK 纽约



What happened to Chinese Cities in last few decades? 过去几十年里，中国城市发生了什么？

Suzhou Master Plans from 1986 – 2004
1986-2004年苏州的总体规划



Suzhou

Before After

之前

之后

Image © 2012 GeoEye

31°19'10.69" N 120°37'36.23" E elev 12 m

Image © 2012 GeoEye

31°18'56.19" N 120°39'52.28" E elev 5 m

Chengdu

Before

之前

After

之后

300 m

300 m

Image © 2012 GeoEye

Beijing

Before After

之前

之后

Image © 2012 GeoEye
Image © 2012 DigitalGlobe

Image © 2012 DigitalGlobe

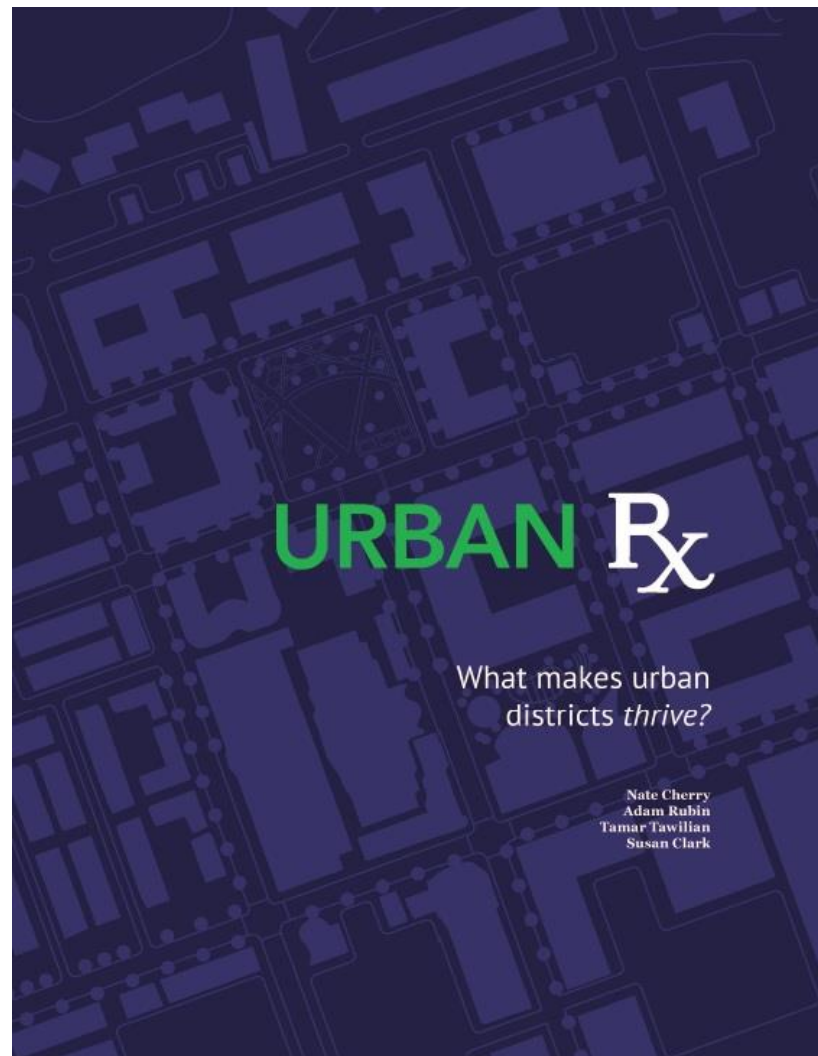
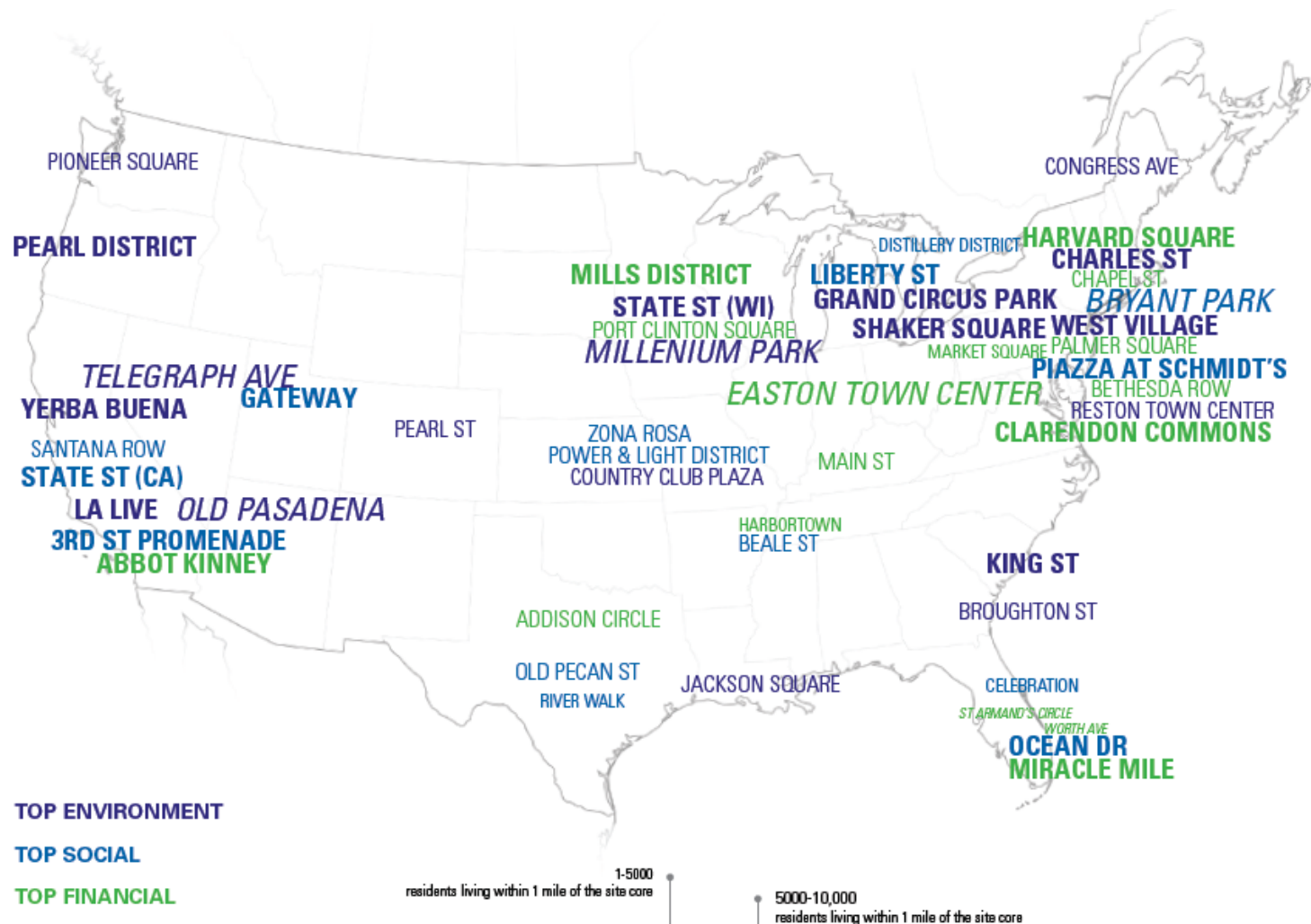
1/8/2010 2001

39°50'53.74" N 116°18'24.10" E



What Makes Cities Thrive? Experience from US

城市因何而繁荣? 美国的经验





What Makes Cities Thrive? Experience from US 城市因何而繁荣? 美国的经验

What make urban districts thrive 城市区域繁荣的因素

Twelve characteristics commonly found from 50 successful urban areas in U.S.

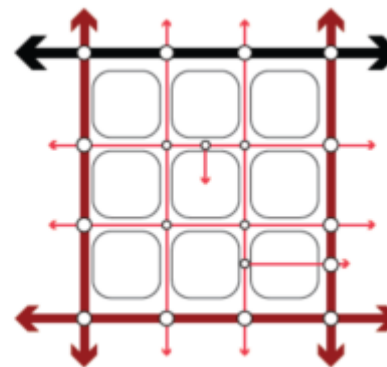
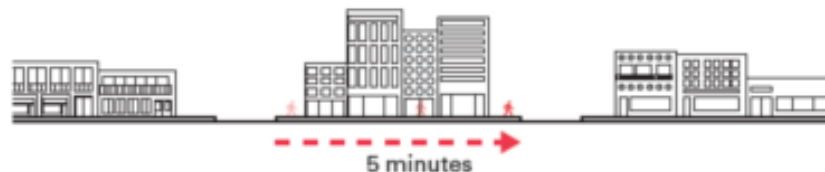
美国50个成功城市区域普遍具有的12项特征

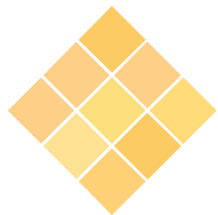
Principle 6: Multi-modes of Travel

原则6：多模式城市交通

Eighty percent of the districts studied provided four or more modes of movement. Multi-modes of travel are critical to improving mobility and accessibility. A rapid increase in bicycle usage is the most common recent trend.

80%的研究区域提供四种以上的出行方式。
多模式交通对提高城市移动性和通达性至关重要。
自行车出行的快速增长是最新趋势。





Multimodal Transport : Key to Thriving Cities

多模式交通是城市繁荣的保障

What makes urban districts thrive? Twelve Characteristics

《城市因何而繁荣》 成功城市区域普遍具有的12项特征

1. Mixed-use environment and high floor area ratio

一、城市区域呈现出混合功能使用和高容积率的趋势。

Where uses go from dedicated to stacked and / or horizontally and vertically integrated, the urban district boundary can be defined. The district needs to maintain a minimum gross density of 1 FAR to function effectively.

从专门用途转为用途多样化以及/或者呈现出在水平和垂直方向上进行功能整合的模式，城市区域边界清晰确定。区域容积率至少应达到1。



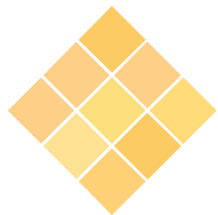
2. Support residents and local workers

二、城市区域为本地居民和工作者提供支持。

Maintain a minimum density of 20k people per square mile, and support pedestrian activity of 1000 people passing minimum per peak hour within the core.

人口密度最小应达到每平方英里2万人，至少能够支持在高峰时段每小时通过区域核心的步行人数达到1000人。



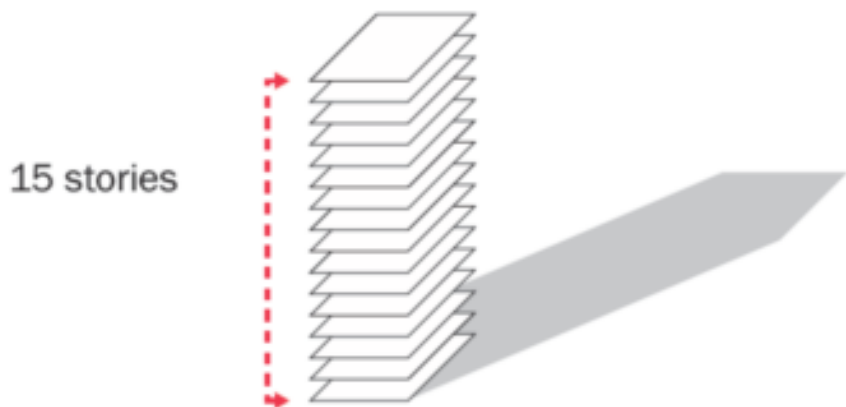


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3. Building heights within the district can vary, but should not exceed 15 stories

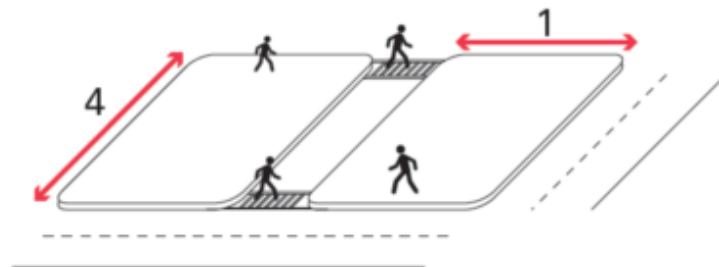
三、建筑物高度错落有致，但尽量不超过15层。

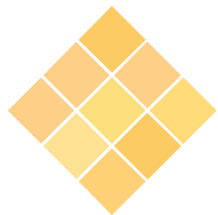
4. Blocks within the district must be of a walkable dimension;

Typically between 1-4 acres in size with a length to width ratio of no greater than 4:1.

四、城市内部区域保持适宜步行的小街区。

区域内部的街区必须保持适宜步行的尺度，其规模通常为1-4英亩，街区长宽之比不得超过4:1。





Multimodal Transport : Key to Thriving Cities

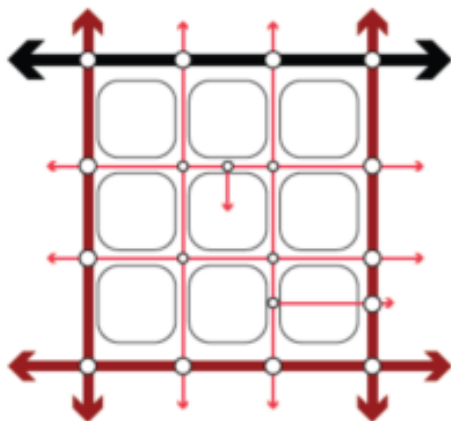
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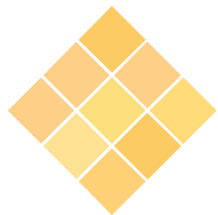
5. Districts should front arterial streets at their perimeter and be served internally by a network of collector streets, local streets, and alleys.

五、区域的边界上应有主干道，内部则由次干道、生活性街道和支路构成网络。



6. A minimum of 3 alternative modes to automobile access should be integrated , prioritized within all streets in the district (bike, pedestrian, bus, rail, etc.) "Complete Street" design guidelines should be followed.

六、区域应整合至少3种不同的交通模式，并对区域中所有街道进行交通方式优先性排序（自行车、步行者、公交车、轨道车等）。应遵照“完整街道”设计指南中的规定执行。



Multimodal Transport : Key to Thriving Cities

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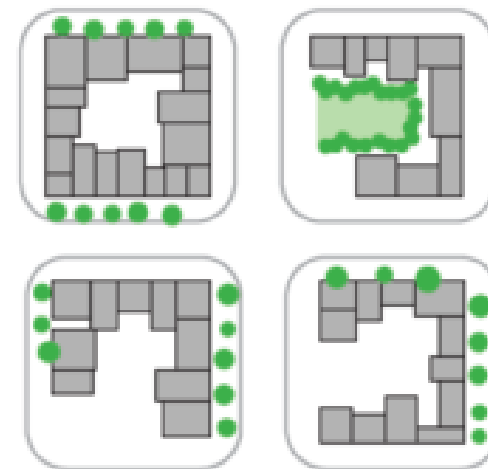


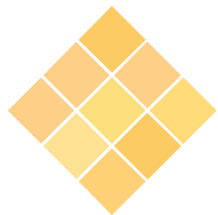
7. At least 4 land uses should be supported within the district, residential should be at least 25% of the overall mix, and roughly a 1/3 balance between office, retail, and residential is preferred.

七、区域内至少能支持4种土地用途，其中居住用地至少占25%，最佳的状态是办公、居住和零售商业各占三分之一。

8. Gross developable area within an urban district is roughly 50% maximum coverage of the available land. The tree canopy and general open space areas within the district need to remain at minimum 15% of the overall district area.

八、区域内部总开发量最多占可用土地的50%。区域内的树冠覆盖面积以及开敞空间面积至少应占区域总面积的15%。





Multimodal Transport : Key to Thriving Cities

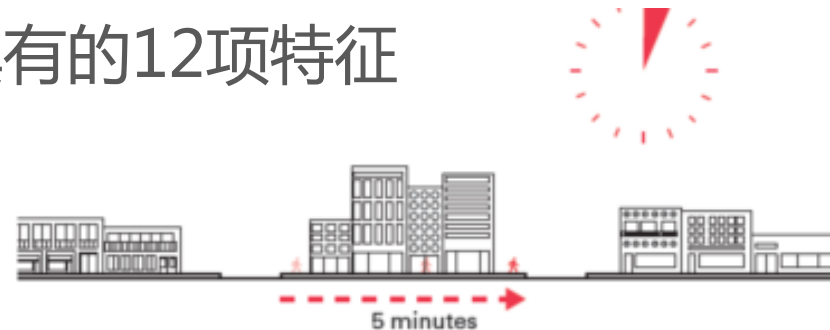
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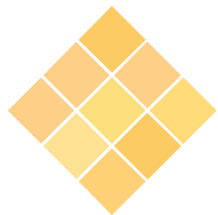
9. The district must be defined by a walkable core of mixed use blocks that take at least 5 minutes to traverse, located roughly in the center of the district. This core should support a variety of day to day activities.

九、区域中必须有清晰界定的由混合用途街区构成的适宜步行的核心区，横穿通过至少需要5分钟时间，这一核心大致位于区域的中心。核心应当能够支持多种日常活动。



10. Quality of life amenities such as a major open space amenity (regional park, water body, trail) and educational facilities such as a major university or college should be located within walking or biking distance of the urban district. These help to feed the diversity and exchange of ideas necessary to make an urban district function.

十、代表生活品质的周边设施，诸如重要的开敞空间（区域性公园、水体、小路等）以及教育设施，比如大学或学院，都应位于城市区域步行可达或者自行车可达的范围之内。这有助于促进多样性以及思想交流，从而保证城市区域发挥其功能。



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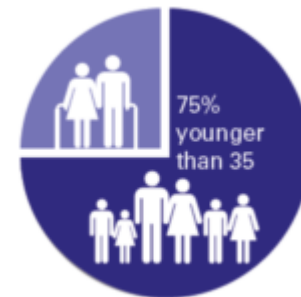
《城市因何而繁荣》 成功城市区域普遍具有的12项特征

11. Attracting younger people is essential.

Although diversity in both class and ethnicity is important, attracting younger people is essential to making an urban district function. Over 75% of an urban districts constituency is generally younger than 35 years old.

十一、吸引年轻人是重中之重。

尽管阶层和族群的多样性极为重要，但是吸引年轻人对于城市区域功能的发挥而言才是至关重要的。超过75%的研究区域主要人口构成为35岁以下的年轻人。



12. Social media and events drive buzz for a district.

As thresholds, 100 monthly check-ins per FAR and 100 events per year are minimum thresholds for success.

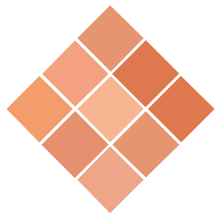
十二、社交媒体和节庆事件可促进区域繁荣。

作为确保城市区域取得成功，单位FAR每月签到至少应达到100次，每年至少应有100项节庆活动与事件。



MALMO B001 CASE STUDY 案例研究

2

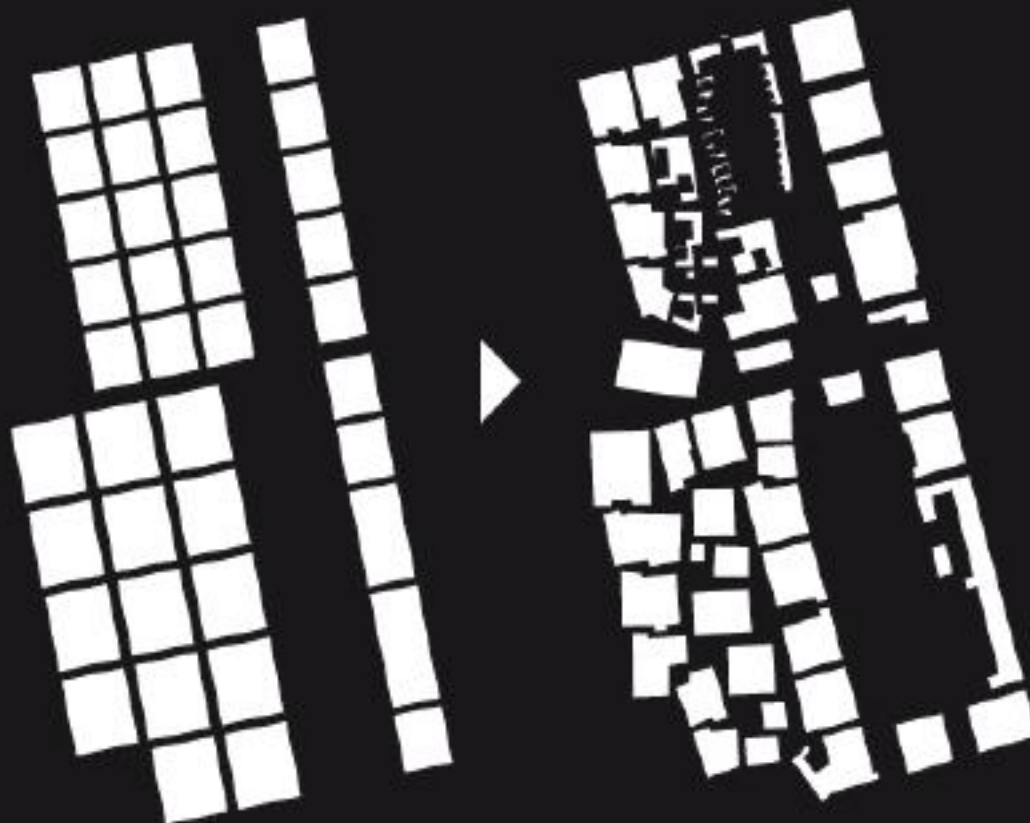


User experience

Design



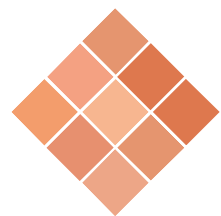
Malmö BO01



Modificeret grid Eks Bo01 i Malmø



БЕЛОРУССКАЯ
РАДИОСТАНЦИЯ
«РАДИО СВОБОДА»
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Malmö BO01 马尔默BO01社区







Flagghusen

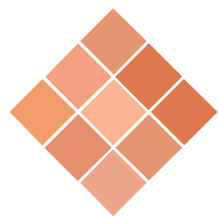
The Turning Torso

Bo01

Dockan

Universitetsholmen





BO01Community Features

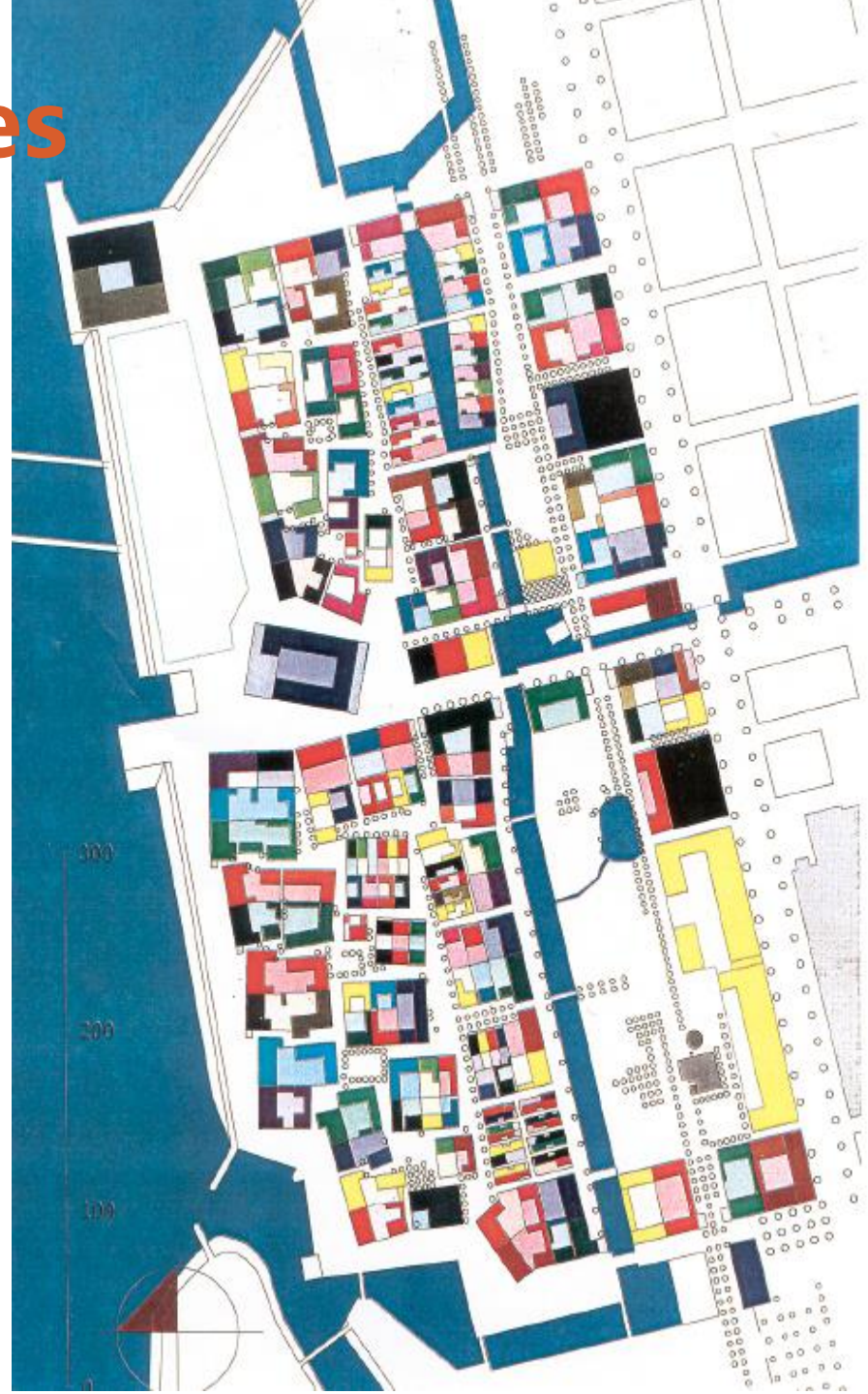
BO01社区特点

9公顷，600套公寓，13个开发商，始于2001年欧洲住房展。政府、展会组委会与开发商的PPP合作模式。

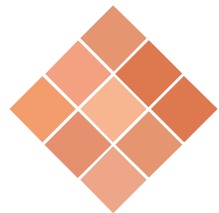
- 工业棕地的改良
- 建筑与公共空间
- 能源
- 垃圾处理
- 生物多样性
- 交通
- IT

9 hectares, 600 apartments, 13 developers, starting from European Housing Expo in 2001. PPP modal among government, Expo Organizing Committee and developers

- Brownfield redevelopment
- Architecture and public space
- energy
- Garbage disposal
- Biodiversity
- Transport
- IT







100% Renewable Energy

100%当地可再生能源

- 太阳、风、水
 - 街区地源热泵
 - 分布式能源平衡
 - 能源需求最小化管理
- Sun, wind, water
 - Heat pump
 - Distributed energy balance
 - Minimize management of energy demand

例如，社区的风能主要来源于3公里外的20MW海上风电。

e.g. Wind energy of the community mainly produced by offshore wind power.









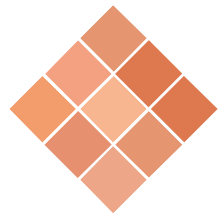












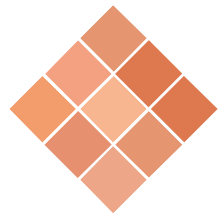
Humanized Community 人性化社区

The humanized design of the neighborhood community can create a higher property value with the same floor area ratio but lower construction costs.

邻里社区的人性化设计，在同样容积率水平下，用较低的建设成本，却创造了更高的物业产业价值。





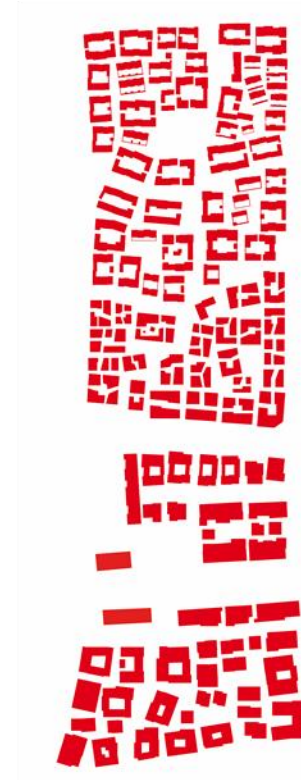
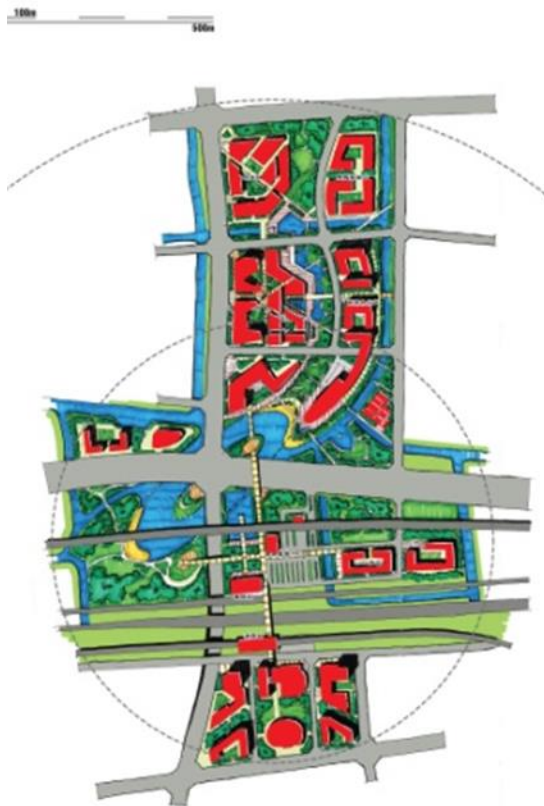


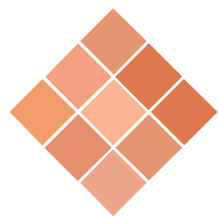
Application of BO01 in China-Kunshan

BO01在中国的应用 – 昆山

Fragmented plots help small developers participate in bidding and ensure full competition. And large developers can bid for multiple plots to guarantee the development amount.

碎片化的地块有利于小型开发商参与竞标，保证充分的竞争。而大型开发商可以通过投拍多块地块保证开发量。



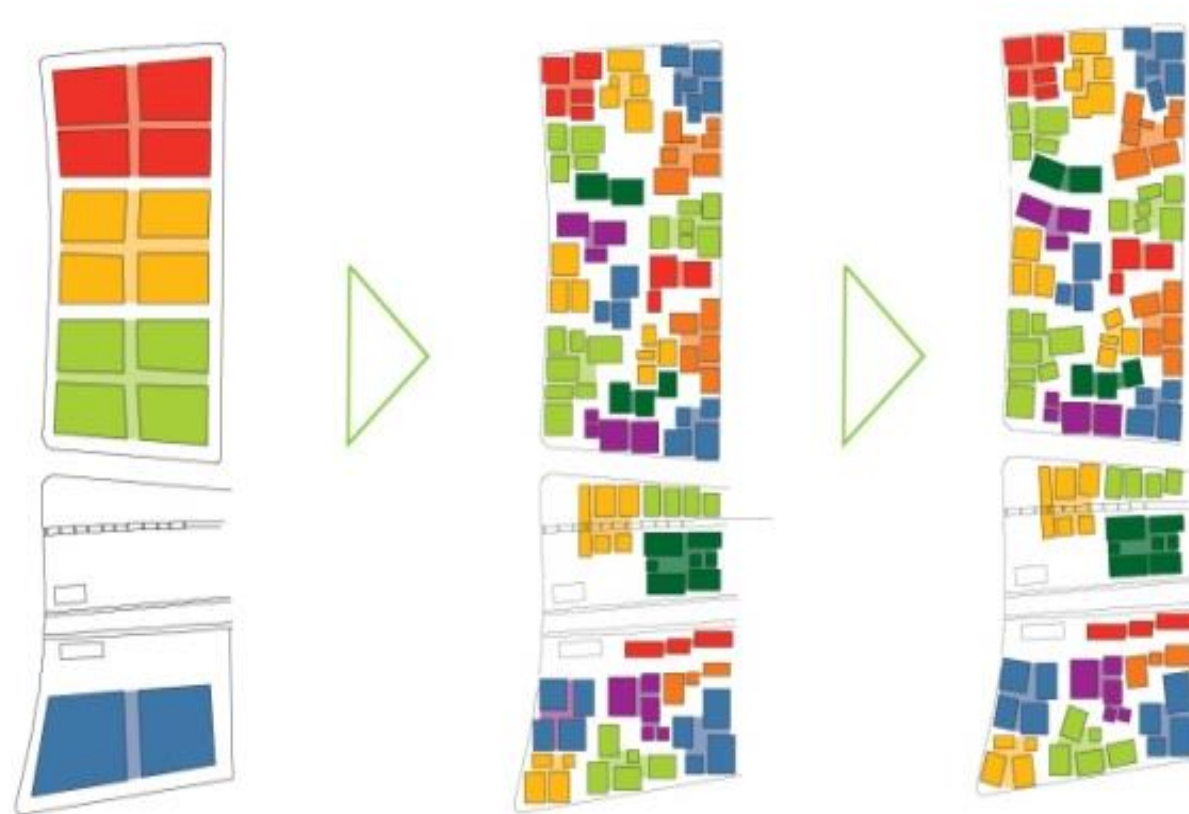


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谢谢 Thanks

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