

05

优德达简讯

中等城市的城市设计

URBAN DESIGN
FOR MID-SIZED CITIES

玉溪案例
the case of yuxi

urbanDATA

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urbanDATA
Newsletter
2014

开篇语

过去十年来，优德达始终处在城市设计与建筑设计领域前沿。在目前已经建成和正在建设的项目中，我们尝试在21世纪中国发展的新形势下创造新条件并赋予它们新的意义，而我们也多次实现了这一目标。

近几年，国内经济环境和发展形势发生重大转变，各类型项目展示了中国的巨大发展。在优德达的项目实践中，我们多次面临来自中等规模城市的挑战。这些中等规模城市发展将在未来的五到十年中成为中国发展的重要议题。

在本简讯中，我们将详述中等城市所带来的挑战及展示城市设计如何帮助它们建立起健康、现代化和服务型城市。我们将以云南省玉溪市为例，介绍我们在城市设计及相关方面做出的努力。对那些有志于实现更可持续、健康与富裕发展，塑造民众乐观生活方式的城市来说，玉溪案例将成为一个榜样。

本简讯也对有志于实现发展目标的各级政府规划部门、投资商和开发商发出邀请。不要犹豫，优德达将是您最好的合作伙伴，助您实现更好的城市与更好的未来。



单文慧博士
优德达
2014. 5

Over the last decade Urban Data has been on the cutting edge of developments in urban design and architecture. In many projects that are now implemented and being built we have tried (and many times accomplished) to give shape and meaning to the new conditions that uniquely define the 21 first century in China.

In recent years the economic flux and the conditions within which Chinese progress is expressed through different kinds of projects has transformed immensely. In the practice of urban data we have encountered contemporary challenges concerning the midsized cities that we feel will be an important agenda issue for China as a whole in the next 5 to 10 yrs.

In this newsletter we inform you accordingly about the state of midsized cities challenges and how urban design can help to create healthy, modern and better service cities. We give a special account of our urban design efforts in Yuxi of Yunnan province and the topics we consider relevant. We see the Yuxi case as a role model for comparable cities that are ambitious to become more sustainable, healthy and wealthy and want to give their citizens an optimistic outlook on life.

This newsletter serves as an invitation for those citygovernments planners, investors and developers that like to create new perspectives on their own ambitions. Please don't hesitate to invite urban data as your sparring partner, and guide in successfully accomplishing better cities and better futures.

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中等城市 MID-SIZED CITIES

什么是中等城市

我们将50万到200万的城市人口的城市定义为中等城市。这181个中等城市是经济拼图中最重要的一部分。中等城市是中国主要经济区域中的重要基石，他们引领着大半个中国的经济。

中国已经成为世界第二大经济体，2013年其GDP总值已经接近57万亿元。

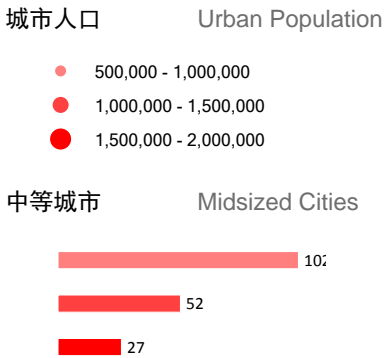
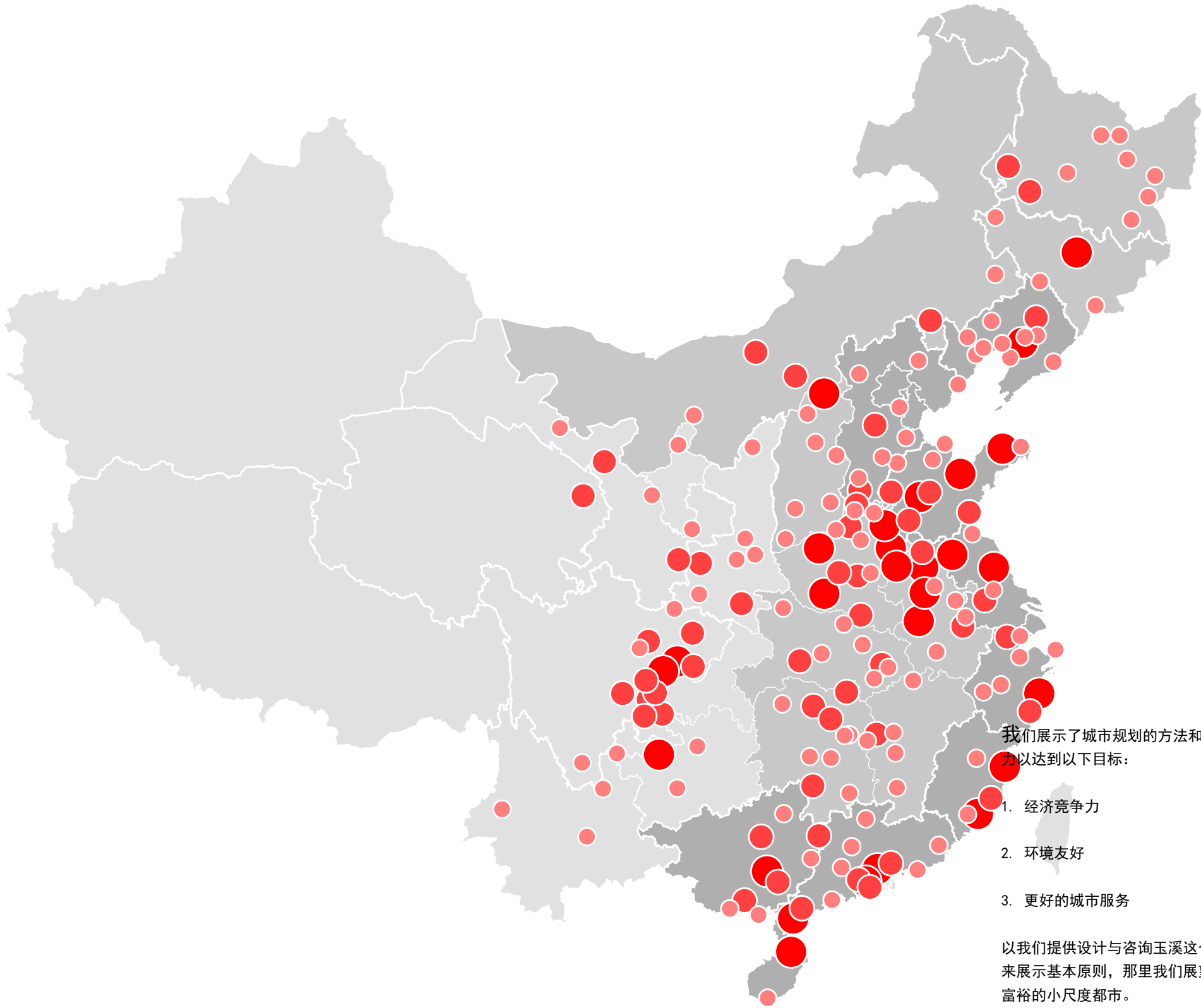
中等城市占据了绝大部分的GNP（国民生产总值），但更重要的在于他们是未来的5到10年国内经济增长速度最快的地区。尤其是考虑到近期国内城市化的热潮，可以预估的是投资会转移到这些长期落后于一线城市的中等城市。

What is mid-sized city

We take the cities with city area population of 500,000 to 2 million people as mid-size cities. As a group of 181, mid-sized cities are an important part of the economic jigsaw. The mid-sized cities are significant stepping stones in the major economic regions in China. Between them they drive local economies right across China.

China has become the world's second-largest economy and her GDP almost reached 57 trillion CNY (9,185 billion USD) by 2013 .

The mid-sized cities account for a significant part of the BNP but more importantly for the fastest growing part of the economy as projected in the next 5 to 10 year. Especially given the recent impulse for domestic urbanization we can estimate the investment to be located in large group of mid-sized cities that lag behind in terms of urban development the first tier cities.



我们展示了城市规划的方法和策略，以此加强中等城市的潜力以达到以下目标：

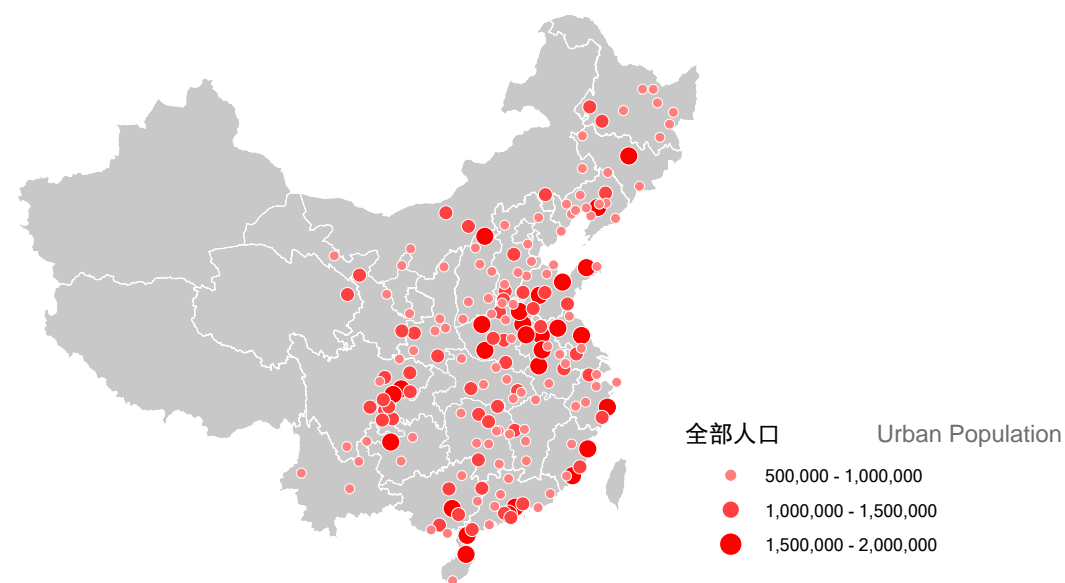
- 1. 经济竞争力
- 2. 环境友好
- 3. 更好的城市服务

以我们提供设计与咨询玉溪这个50万到100万人口的城市案例来展示基本原则，那里我们展望的现代、生态友好、健康、富裕的小尺度都市。

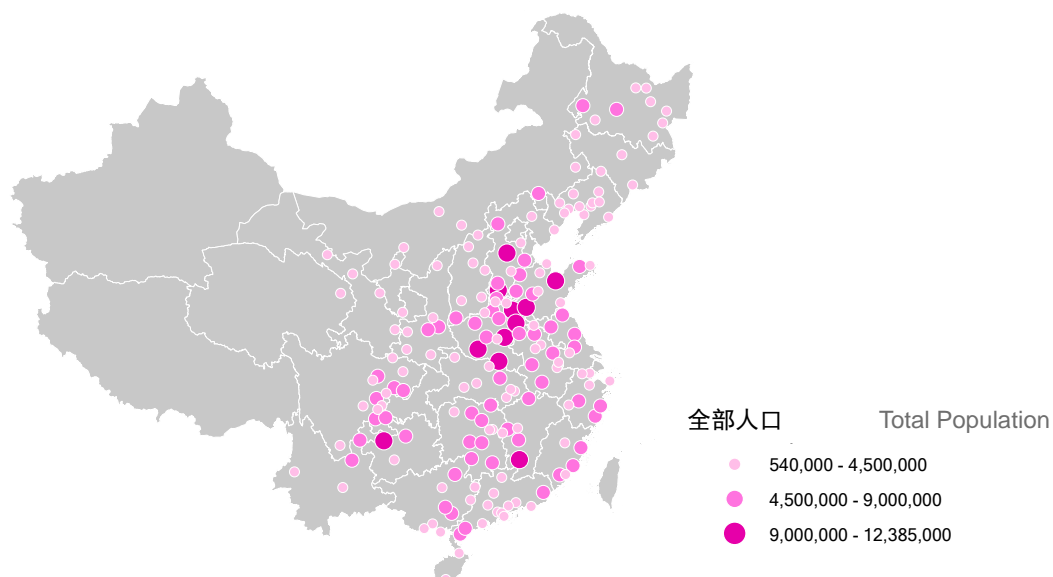
Urban data shows urban planning techniques and strategies that enhance the potential of mid-size cities that aim at being;

- 1. Economically competitive
- 2. Environmental friendly
- 3. Provide better city service

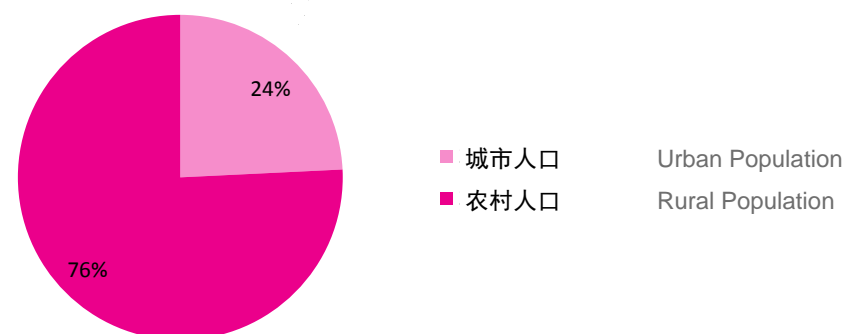
As a case study to illustrate the basic principles we provide our recent design and consultancy effort for the city of Yuxi where we guide the scale leap from 500.000 to one million people and where we envision the transformation of an attractive but backward city towards a small scale metropolis that is modern, ecofriendly, healthy and wealthy.



2011中等城市城市人口分布
2011 Urban Population of Midsized Cities



2011中等城市全部人口分布
2011 Total Population of Midsized Cities



2011中等城市人口组成
2011 Population Composition of Midsized Cities

城镇化的前沿 NEXT FRONTIER IN URBANISATION

中等城市主要位于中国的东部和中部。2011年, 75个城市在东部, 71个城市在中部, 35个在西部

中等城市组群由大量的三线城市和少量的二线城市组成。

由于城市人口的每年增长, 中等城市的数量也不断变化、2001年有174个, 2006年186个, 2011年181个。

在中等城市中, 人口最密集的地方在中东部地区。(河南山东河北等)

从整个城市族群来看, 中等城市的城市人口比10年来一直处于25%左右。

但是对于某一的城市来说, 城市人口的比率是缓慢的增长的。

Mid-sized cities are mainly located in east and middle region of China. By the year of 2011, 75 cities in east region, 71 in mid region and only 35 in west part.

This midsized city group consists of a large number of third-tier cities and some less populated second-tier cities.

Due to population yearly changing, the number of cities in this group changes as well. There are 174 cities in 2001, 186 cities in 2006, and 181 cities in 2011.

Among the mid-sized city group, the most densely populated area is in the Mideast of China (Henan, Shandong and Hebei province).

From the scope of entire city group, urban population in mid-sized cities is always about 25% of total population these ten years.

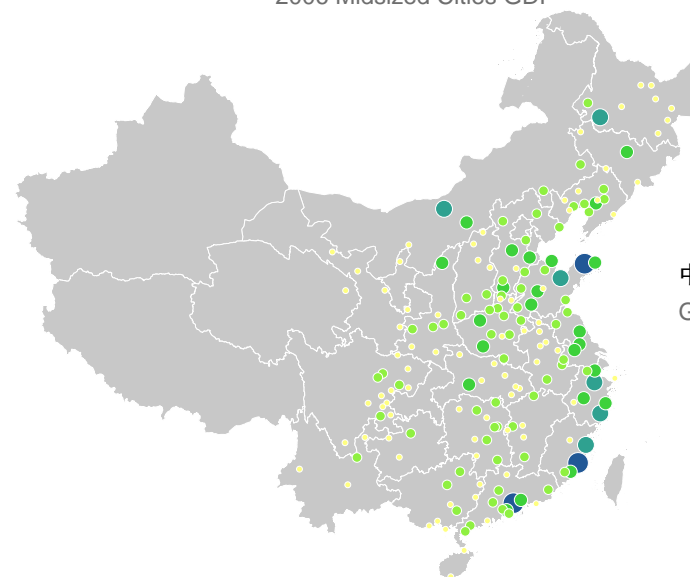
But for a single mid-sized city, urban population percentage from 2001 to 2011 is slowly increasing.



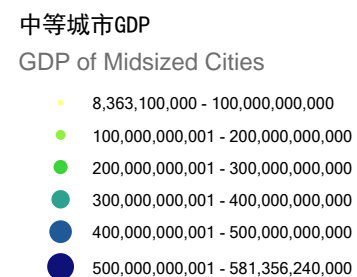
2001中等城市GDP
2001 Midsized Cities GDP



2006中等城市GDP
2006 Midsized Cities GDP



2011中等城市GDP
2011 Midsized Cities GDP



增长的催化剂 CATAclyST OF GROWTH



2001 2006 2011年GDP对比
GDP Comparison of 2001, 2006, 2011

从2001至2011年，中等城市与其他两个组群相比，组成了最大GDP城市组群。

而且中等城市拥有最大比例的人口，超过共60%的人口。

在中等城市中，有40城市的GDP增长率超过了15%，133个城市在10% - 15%，8个城市在5% - 8%。二同一年国家的GPD增长率为9.3%。

东部地区的中等城市经济较好，中西部地区的中等城市有发展潜力。

中等城市的挑战
中等城市有超过60%的人口，但是GDP贡献率不及这个比例。

尽管中等城市GDP占比最大，但是与大于200万人口的城市族群的差距在不断缩小。加上其他发展问题，中等城市在面临挑战。

From 2001 to 2011, Mid-sized cities make the biggest GDP city group comparing with megacities and small cities.

Also mid-sized cities have the largest population, over 60 percentages of total amounts.

Among mid-sized cities, there are 40 cities with GDP growth rate over 15%, 133 cities with 10% - 15%, and 8 cities with 5% - 8%. And in the same year, national GDP growth rate is 9.3%.

Mid-sized cities with good economy are mainly located in eastern coastal area. West and mid cities have development potential.

Threats of Midsized cities
Midsized cities take over 60 percentages of population, but GDP contribution isn't as much as their population proportion.

Though midsized cities have the largest GDP, but the difference between the other group (population over 2 million) is smaller and smaller. Due to other development problems, midsized cities are facing challenges.

增长中的挑战

GROWTH CHALLENGES

空气污染
Air Pollution

居住通达性
Accessibility of Housing
公共服务通达性
Accessibility of Public Services

拥堵
Congestion

参与地方经济
Engaging the Local Economy

平衡自然资源
Balancing Natural Resources

停车
Parking

食品安全
Food Safety

保护自然
Protecting nature

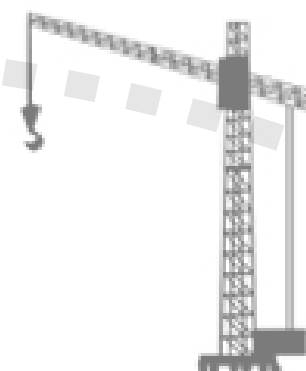
改变 规划 典范



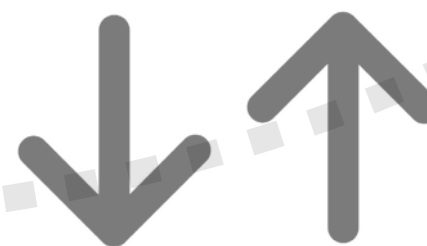
- 从供应驱动到需求为导向
- 从数量到质量导向
- 从信贷导向转变为以利润为基础
- 重点从扩张和新城镇转向对现有城市肌理的转型和复兴
- 从自上而下到自下而上
- 城市发展方向由单一到多元化
- 从单个城市发展到城市群的优势互补
- 多维视角考虑社会、经济、空间、文化、生态方面
- 新一代有更强志向和更高要求
- 考虑地方省级和中央政府的态度



CHANGING PLANNING PARADIGMS



- From a supply driven production to a demand oriented approach.
- From quantitative to qualitative approach.
- From credit oriented to revenue based.
- Shifting focus from extensions and new towns to transformation and revitalizations of existing urban tissues.
- From top down to bottom up.
- Expanding narrative of a city from singular terms to a multidimensional perspective.
- From city scale to regional complementarity.
- Multidimensional perspectives on social economical spatial cultural and ecological aspects.
- Generation Y with stronger ambitions and higher demands.
- Demanding another attitude of local provincial and central governments.



实践成就完美 PRACTICE MAKES PERFECT



- 2013年7月11日项目合同签订，设计任务书提交设计方。
- 11th July 2013 Project contract was signed and design assignment was submitted to urbandata.

- 2013年9月27日-10月29日，方案优化与深化并进行中期成果汇报（该汇报明确了新的设计范围，包括研究范围、规划范围及重点区设计范围，并明确了各自的成果内容及深度要求）
- 27th Sept 2013 – 29th Oct 2013 continue proposal optimization and deepening and mid-stage achievements were reported. (New design boundary includes research boundary, planning boundary and focal area and determines assignments and depth requirements)

- 2013年10月30日-12月5日，第二轮现状调研与资料收集，城市设计方案深化并进行阶段性成果汇报（成果中增加了色彩、标识等专题研究内容，会上明确本阶段成果已基本满足设计任务书要求）
- 30th Oct December 2013 – 5th Dec 2013 second round of existing situation survey and data collection were implemented. Deepen urban design proposal and stage achievements were given to report.(add color and signature researches)

- 2014年2月15日-2014年3月13日，提交全部城市设计成果，玉溪规委会上会并审议通过
- 15th Feb 2014 – 13th Mar 2014 all urban design achievements were submitted and reviewed and approved by Yuxi planning committee.

- 2014年3月14日至今，协助玉溪市规划局制作玉溪城市建筑色彩、风貌、高度、公共空间等控制导则；制作公示材料及多媒体宣传片
- 14th Mar 2014 – now assist Yuxi Planning Bureau to produce building color, feature, height, public guidelines and also public documents and promotional videos.

2013. 07

2013. 08

2013. 09

2013. 10

2013. 12

2014. 01

2014. 02

2014. 03

URBANDATA IN YUXI

优德达在玉溪

- 2013年8月19日-9月26日，方案优化与深化并进行阶段性成果汇报。
- 19th Aug 2013 – 26th Sept 2013 optimize and deepen proposal and stage achievements report was given.

- 2013年7月12日-8月18日，设计方第一轮现状调研与资料收集，并完成总体层面成果进行第一轮汇报。
- 12th Jul 2013 – 18th Aug 2013 first round of existing situation survey and data collection were implemented, overall level of achievements was finished and first round of report was given by urbandata.

- 2013年12月6日-12月27日，完整方案提交与设计汇报（完善了城市设计图则导则内容，并在成果中落实新批的城市综合体方案，会上明确设计成果已满足设计任务书要求）
- 6th Dec 2013 – 27th Dec 2013 complete proposal was submitted and design report was given.(improve urban design guidelines, update approved city complex programs in new achievements.)

- 2014年1月24日-2014年2月14日，完成设计成果简本，并提出有轨电车实施建议。
- 24th Jan 2014 – 14th Feb 2014 concise version of achievements was finished and LRT implementation proposal was given.

- 2013年12月28日-2014年1月23日，完整方案提交与设计汇报（本轮成果结合市领导新的发展思路拓展规划范围，完成了新增的玉枕山片区及北城新区概念城市设计）
- 28th Dec 2013 – 23rd Jan 2014 complete proposal was submitted and design report was given. (combined with new leader's development plan, finish Yuzhen Mountain Area and Beicheng New Area urban design.)



什么是宜居城市？ What is a livable city?

具有现代都市气息的宜居生态城市

MODERN ECO-FRIENDLY AND HEALTHY

经济竞争力

不断吸引投资、人才和游客

Economically Competitive:
Attract investment, talent, tourism
and tourists consistently

环境友好

整洁、绿色、可持续
和能源高效

Environmental Friendly:
Clean, green, sustainable and
energy efficient

更好的城市服务

友好、可步行、安全、
便捷、健康的城市服务

Better City Service:
Friendly, walkable, safe, convenient
and healthy

基于价值的方法 VALUE BASED APPROACH

规划方法 PLANNING TECHNIQUES

1. 经济竞争力

Economically Competitive

2. 环境友好

Environmental Friendly

3. 更好的城市服务

Better City Service

多中心

- 绿色通廊连接着山体
- 城市发展抓住机遇和优先选择
- 重要项目反映经济增长策略
- 总体绿色框架带来吸引力和营造效益

Polycentric

- Green corridors connecting mountains
- Urban development adjust to priority and opportunity
- Key projects reflect economic growth strategy
- General green frame provides attractivity and buildability

连接

- 绿色休闲和慢行交通的连接
- 有轨电车、公交、出租车、铁路和BRT的连接
- 快速路、高速和城市支路的连接

Connectivity

- Linkage of green recreation and slow traffic
- Linkage of tram, bus, taxi, train and brt
- Linkage of expressway, highway and local roads

可步行

- 可步行的城市
 - 人性尺度
 - 近邻服务
 - 低碳交通
- #### Walkability
- Walkable city
 - Human scale
 - Proximity of services
 - CO2 friendly transportation

功能复合

- 活力的社区
- 服务为导向的发展
- 高效的土地利用
- 社会安全
- 土地增值

Mixed Use

- Lively neighbourhoods
- Service oriented development
- Efficient land use
- Social safety
- Land value increase

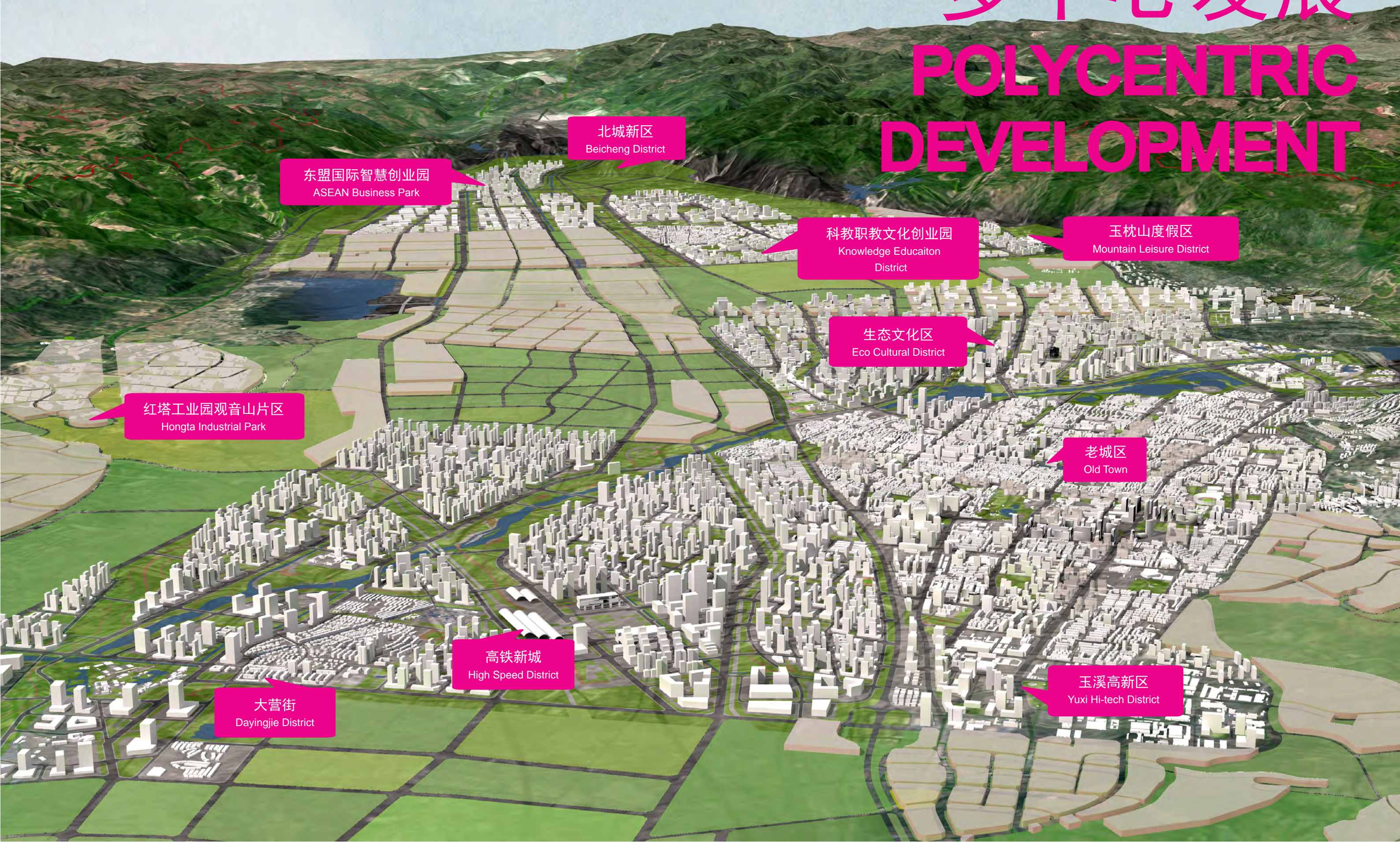
地域认同感

- 丰富的山景和城市格局
- 改善的城市街区和界定清晰的道路
- 地方文化传承
- 吸引力的公共空间
- 公民建筑

Sense of Place

- View on the mountain & Orientation of the grid
- Refined city block and defined streets
- Local heritage opportunities
- Attractive public space
- Civil architecture

多中心发展 POLYCENTRIC DEVELOPMENT



北城新区
Beicheng District

东盟国际智慧创业园
ASEAN Business Park

科教职教文化创业园
Knowledge Educaiton
District

玉枕山度假区
Mountain Leisure District

生态文化区
Eco Cultural District

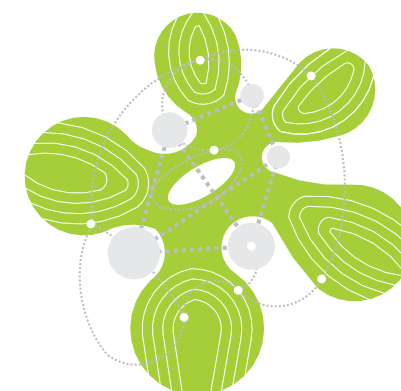
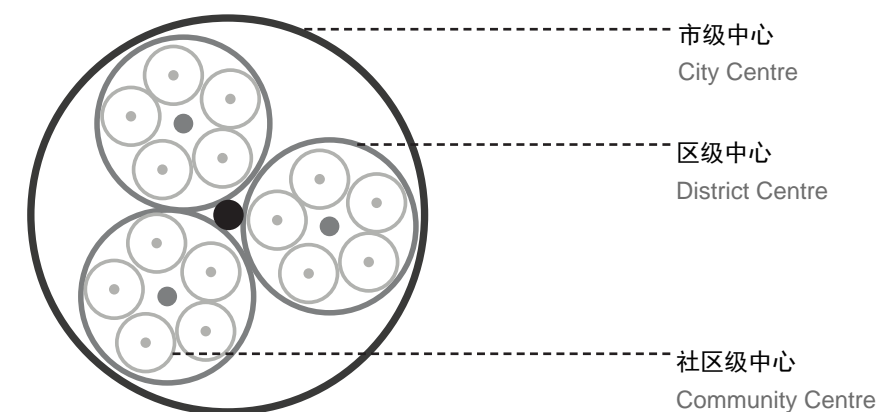
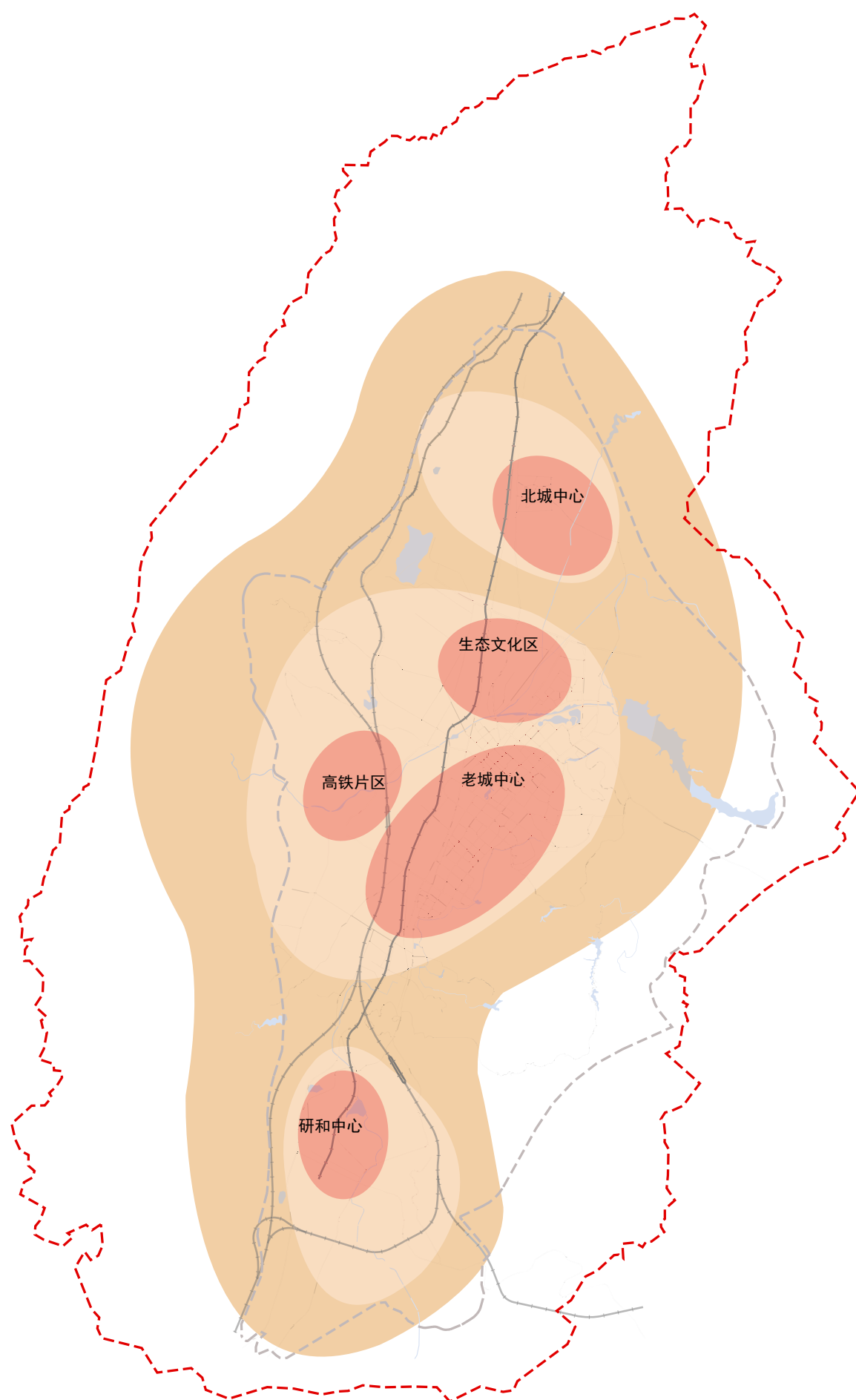
红塔工业园观音山片区
Hongta Industrial Park

老城区
Old Town

高铁新城
High Speed District

大营街
Dayingjie District

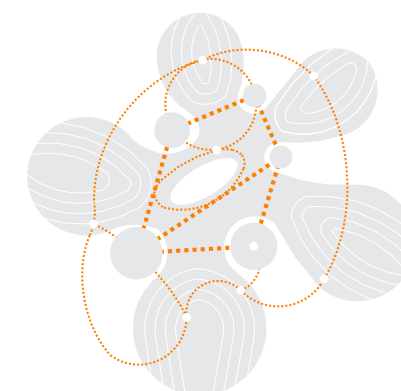
玉溪高新区
Yuxi Hi-tech District



山水景观
Landscape



活力都市
Vitality



城市连接
Connection

多中心城市由多个等级相同的中心组成，每个中心的功能可能是单一的，也可能是复合的，包括商业、金融、管理、文化和社会活动等功能。这些各有侧重的功能复合中心将互补而非竞争。这类结构的优点对大型都市空间特别显著，在这样的多中心发展通过交通距离的缩短和鼓励使用自行车和步行交通来强调生态问题。多中心的布局同时也提供了景观的连续性，绿色休闲空间可以始终伴随着城市发展。

A city that has not only one but several city centres, each containing commercial, financial, political, cultural and social functions, is called polycentric. These multiplecentres, although designed as mixed use, may each have a specialized function helping to identify them and allowing them to complement rather than compete with each other. The advantages of this method of organization are especially evident for larger urban areas. One way in which polycentrism addresses ecological issues is by reducing travel distances and encouraging walking and cycling. The polycentric layout also provides the benefit of landscape continuity and green leisure spaces always being nearby urban developments.

A

连接开放景观
Access to Open Landscape

湿地公园
Wetland Park

传统街区
Traditional Block

高速铁路
High Speed Railway

慢行交通系统
Slow Traffic Systems

自行车道
Bicycle Paths

游乐场和休闲娱乐设施
Playgrounds and Leisure
Facilities

社区公园和生态绿带
Local Parks and Eco Strips

连通的水系
Connected Watersystems

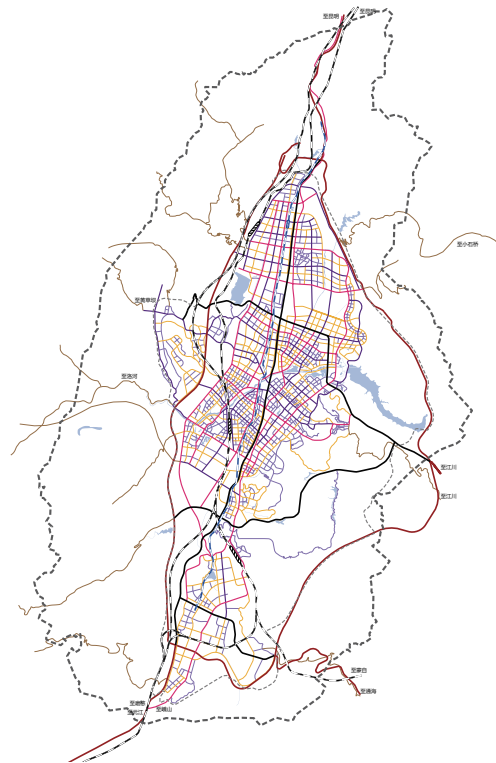
新滨河景观
New River Landscape

公园网络
Green Garden Network

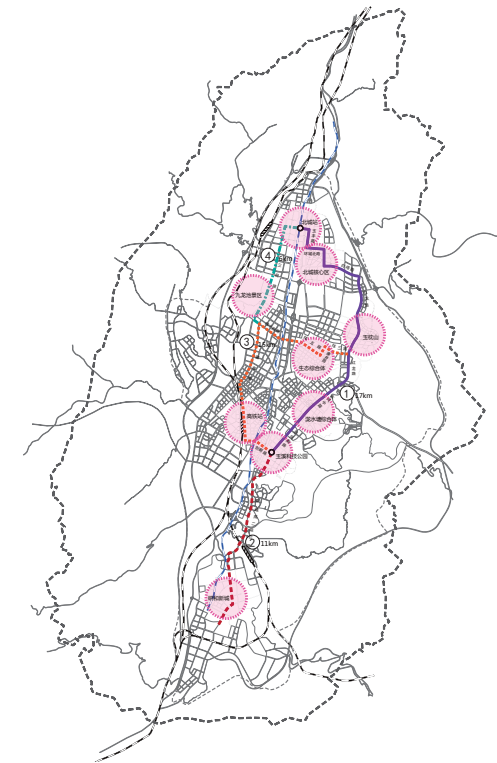
网络连接性 NETWORK CONNECTIVITY

城市应当强化所有的活动中心之间的连接，促进经济活动并倡导市民和游客使用公共交通和可持续交通。

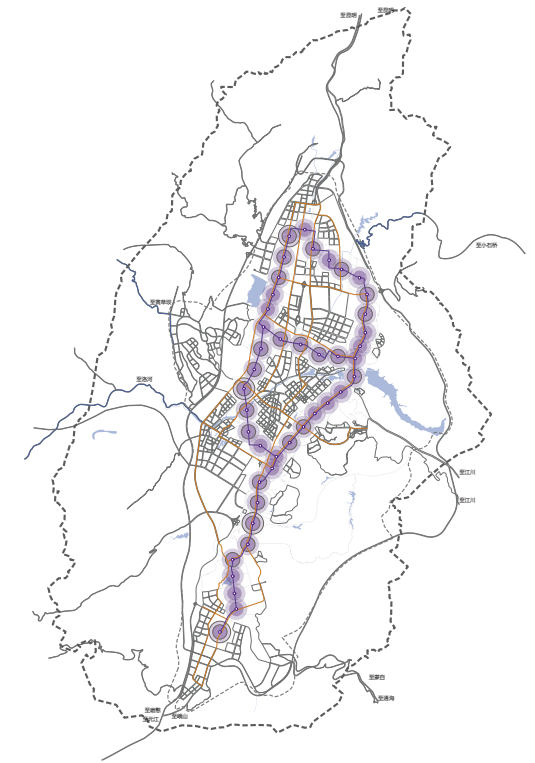
The city should reflect extreme connectivity among all its centers of activity, to speed up business and promote the use of public transport and sustainable traffic for both its own citizens and visitors.



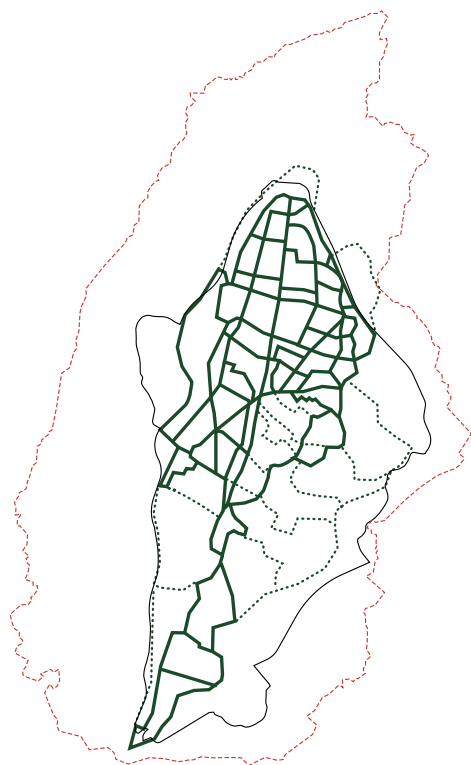
交通流线
Vehicle Circulation



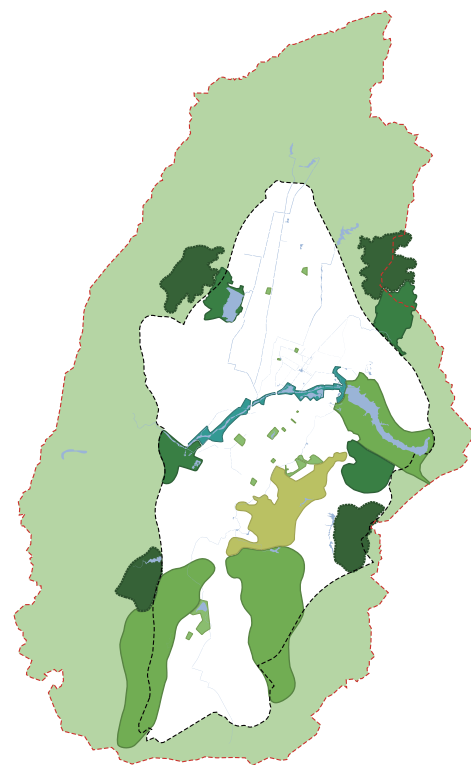
TRAM规划
TRAM Plan



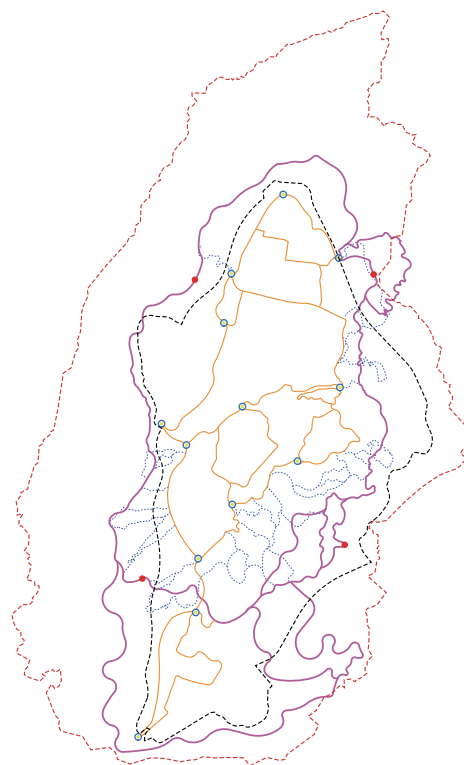
公共交通网络
Public Transport Network



绿网
Greenway System



山水景观
Landscape



慢行系统
Slow Traffic System

这个绿色交通网络与机动车交通系统相结合，并将城市的绿色空间与周围的旅游生态绿地相连。

This small scale green network complements the traffic network of vehicles and connects the green spaces of the city with the larger green tourist areas that surrounds it.

可步行 WALKABILITY

景观的开放连接
Open Access to Landscape

步行景观道路设计
Pedestrian Parkway Design

邻近的服务
Services Nearby

整洁的人行道
Clear Sidewalk

可以休憩的景观元素
Landscape elements for sitdown

连接屋顶花园
Access to Roof Gardens

步行桥
Walk Bridges

畅通的行人通道
Clear Pedestrian Address

步行安全
Pedestrian Safety

连接停车场
Connection with parkgarage



适宜步行的老城区

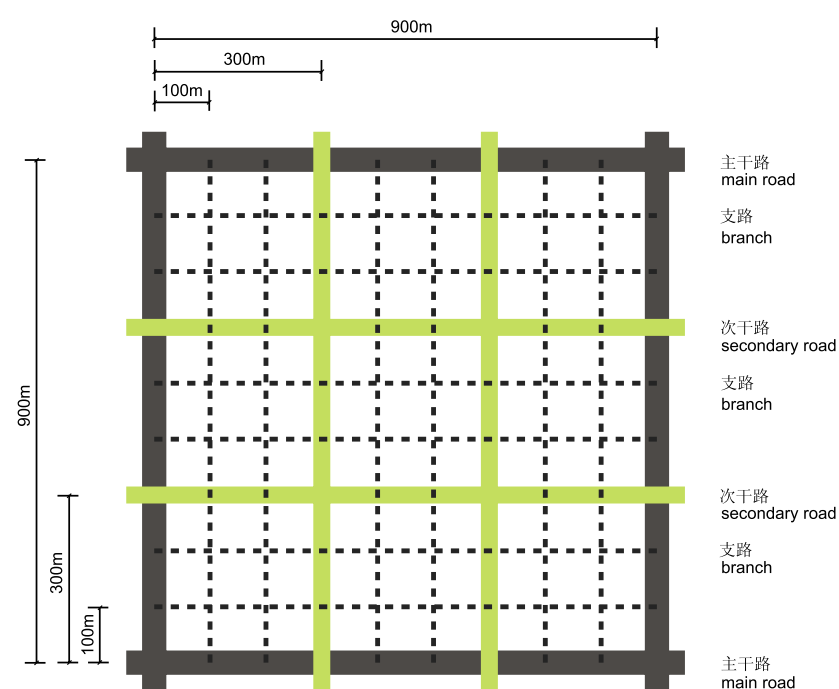
Old city of Yuxi walkable city

老城中心的步行适宜性应当作为典范推广到所有新城的开发。

The walkability of the Old city center is exemplary and should be extended to all new town development.

适宜步行的街区尺度

Walkable Block Size



可步行城市的规划倡导建立是以步行为导向、土地混合利用以及收入阶层的多样性的场所。

为了创建步行城市，便捷的步行距离需要确定。使用多中心的都市结构自动减少了出行距离因此步行将得到鼓励。通过在每个社区中设置一个服务中心，居民可以很容易使用日常所需服务，例如商业，休闲，教育和医疗设施。

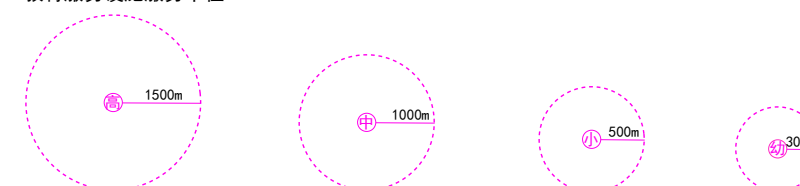
成人的平均步行速度为最高5千米/小时，5-20分钟为一个舒适的步行距离。然而，步行距离可以根据步行或目的地的原因变化。

Walkable urbanism is a development approach that aims to create pedestrian oriented, mixed use places for people from all parts of society.

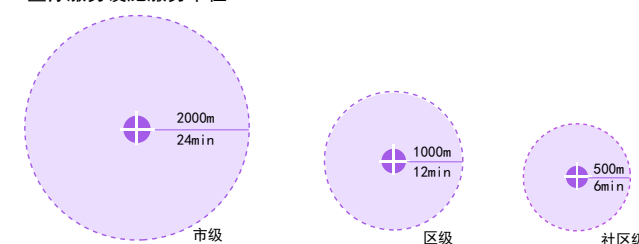
In order to create a walkable city convenient walking distances need to be guaranteed. Using a polycentric urban structure inherently reduces travel distances and therefore encourages walking. By placing urban centres within each community, residents are more easily, more regularly able to access services such as commercial, recreational, educational and medical facilities.

The walking speed of the average adult is approximately 5km/h while 5-20 minutes is considered a comfortable walking distance. However, what is considered a walkable distance may vary individually and according to the reason for walking or the destination.

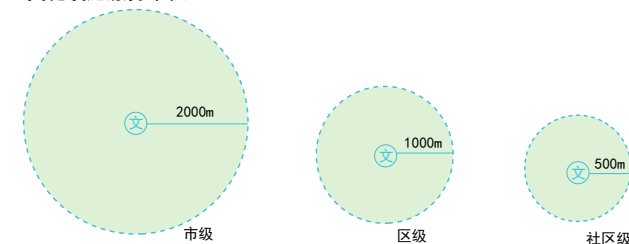
教育服务设施服务半径：



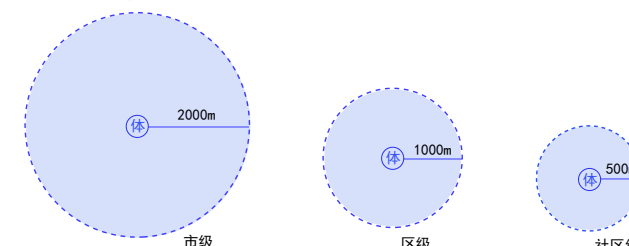
医疗服务设施服务半径：



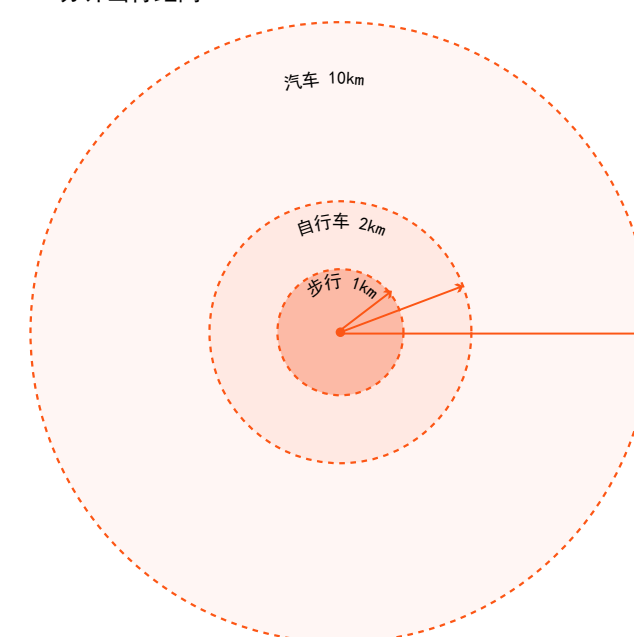
文化设施服务半径：



体育设施服务半径：



15分钟出行距离



集约与功能复合

DENSITY AND MIXED USE

减少沿山而建的建筑密度
Decrease of Density towards Mountains

复合的强化
Compound Intensification

低层建筑保障山景的视廊
Local Lowrise to Maintain Viewcorridors

针对街区层面
Accupuncture on Blocklevel

强烈的线性组织结构
Organisation Along Strong Lines

平衡居住、商业、服务等开发项目
balancing residential commercial
and service programmes

提升城市公园空间
PROMOTING URBAN PARKSPACE

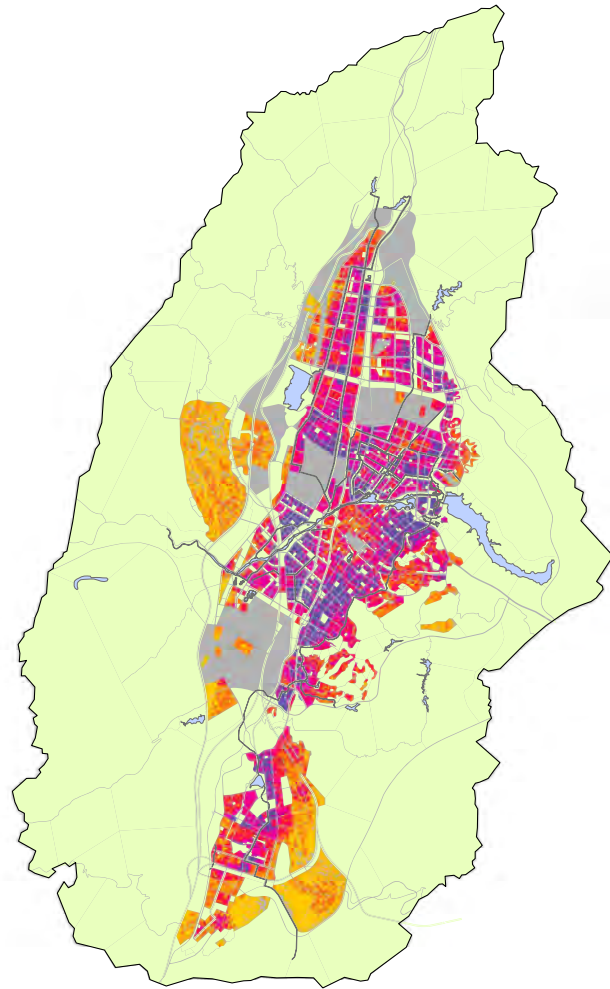
城市节点的商业强调
Commercial Emphasis on Urban
Nodes

融合文化与商业
Mixing Culture and Commerce

传统的融合
Integration of Heritage

将尺度高度与城市特征相关联
Matching Scale and Height with City Character

和谐的横向与纵向的尺度
harmonizing balance of big and small
high and low

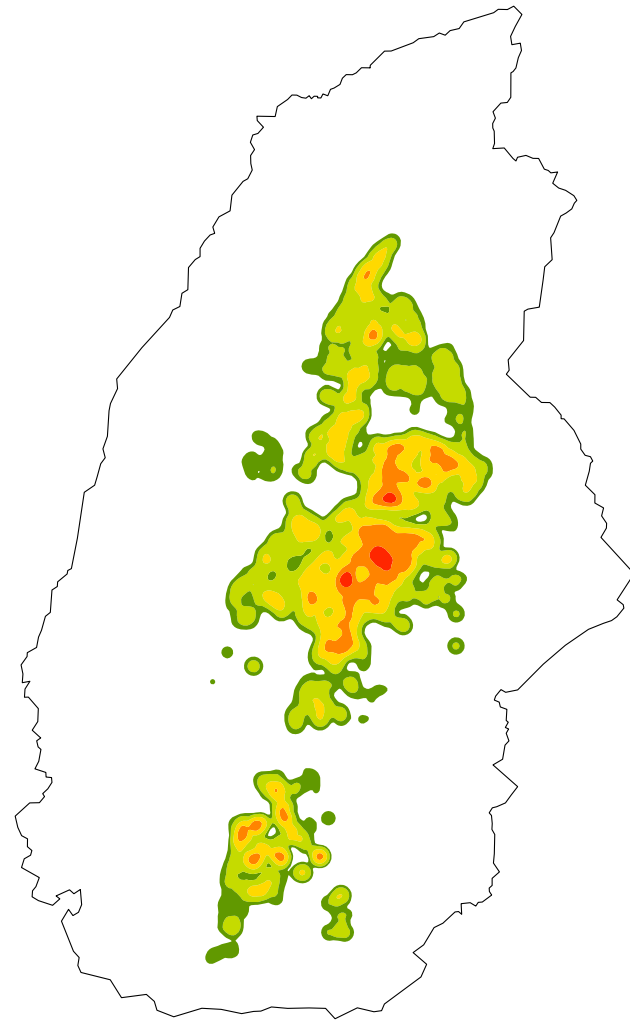


开发强度分析
Development Intensity Analysis

城市必须成为一个所有区域都宜居的场所。日常生活应当可以到达每一个角落，创造一个城市服务和商业与居住相结合的结构肌理。我们提倡功能复合的城市，平等地享受城市的服务。

开发强度的制定是基于玉溪中心城区的生活必须、社会、经济和其他特殊层面的分析之上的。

多方位的强度开发研究将基础设施、地形、发展轴线和现状建筑考虑在内。

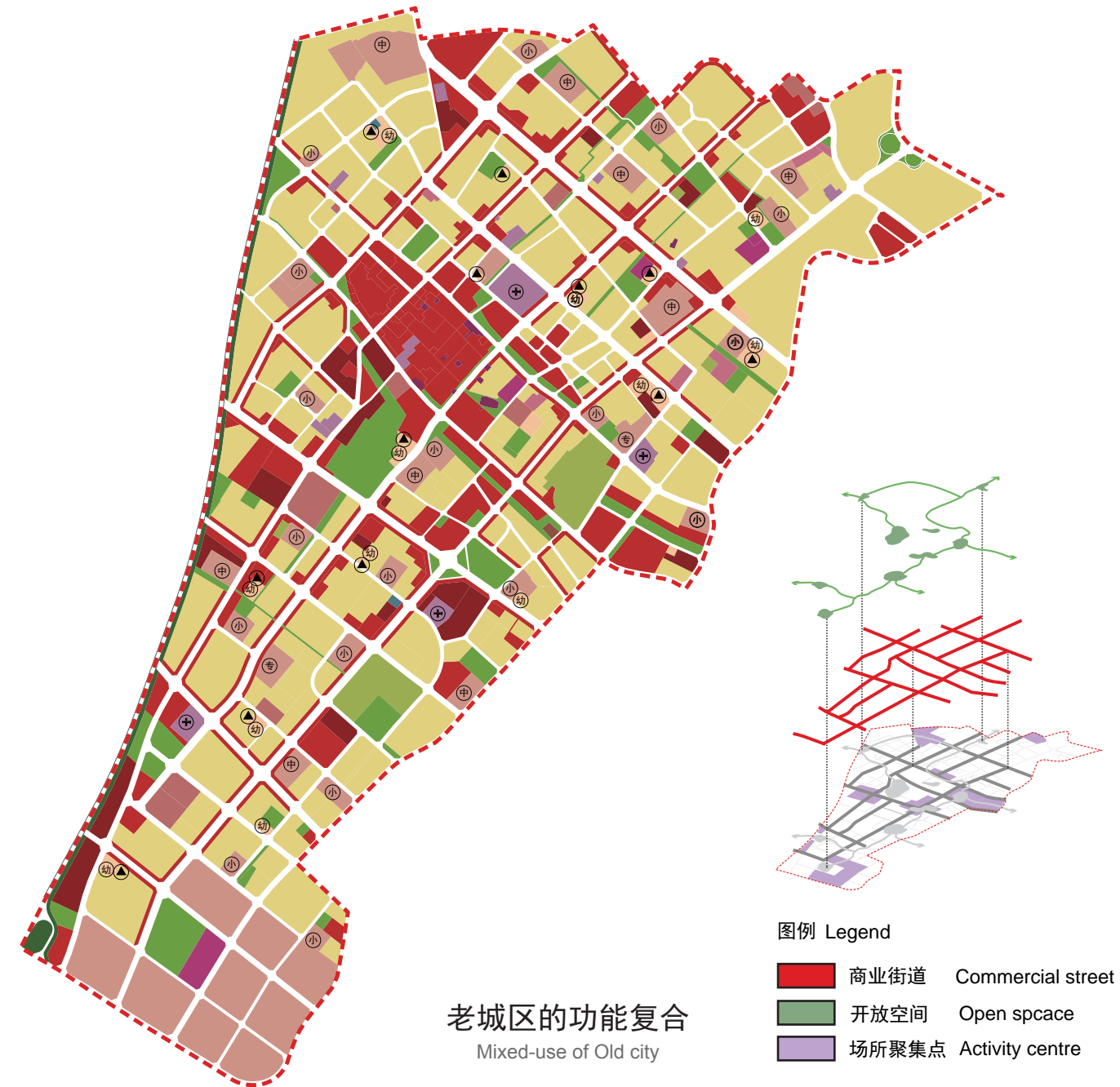


开发密度图
Development Density

The city must be a place where people can live in all areas. Daily life should reach every corner, creating a service and commercial fabric that is mixed with the residential. We promote mixed use city, arriving and giving value in an equal way to all districts.

The density strategy is elaborated on analysis of essential, social, economical and special aspects of the Yuxi urban society.

The multi dimensional analysis of density development takes into account infrastructure, topography, development axes and existing structures.



老城区的功能复合
Mixed-use of Old city



地域认同感 SENSE OF PLACE

通过城市设计保障山景
View of landscape maintained
through urban design

建筑高度与周围和谐
building heights harmonize
with surroundings

年代与尺度的对比增强城市特征
contrast of old and new big and small
enhance city character

颜色材质和样式符合城市特征
Color material and style fit city character

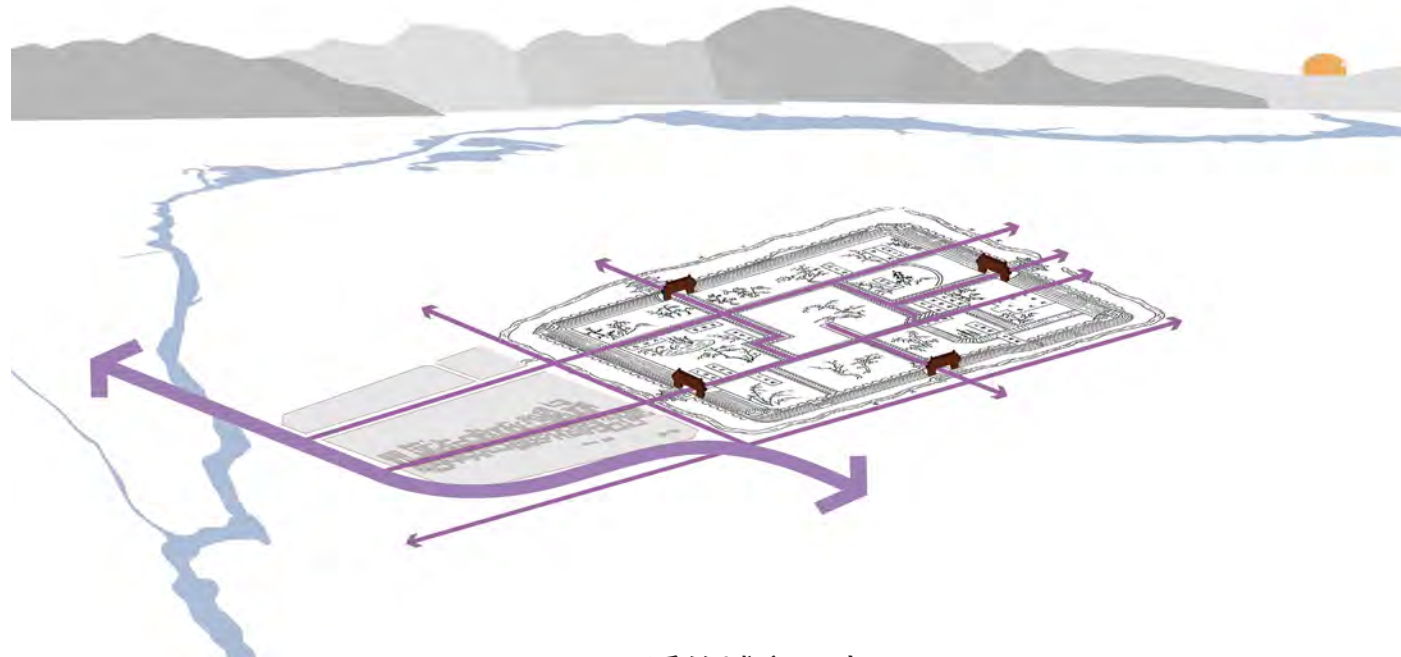
建筑表达展示街道和广场
Architectural expression signify streets
and squares

树木与水改善城市的微环境
trees and water improve
urban microclimate

公共空间体现功能和建筑的重要性
Civic public spaces representing importance of
functions and buildings

街道设置符合当地气候
Street profile engage local
climate

重视和尊重历史建筑
emphasis and compassion with
heritage buildings



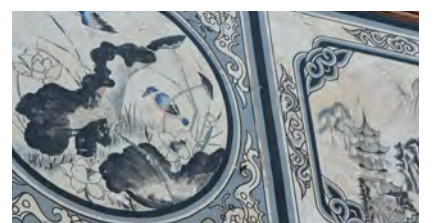
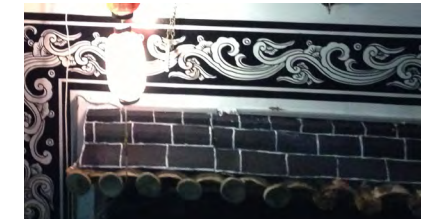
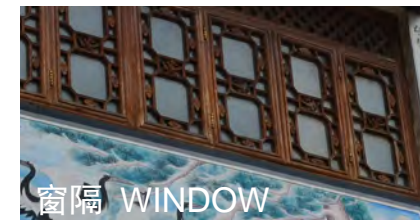
玉溪的城市历史
Urban History of Yuxi



在新区开发的设计中，城市的原本朝向的和景观布局得到了尊重。

Based on ancient wisdom, the original orientations of city and landscape are respected in the conception of new district development.

玉溪的城市山体轴线
Orientation towards the mountain



玉溪特色色彩和材质
Yuxi Local color and material



玉溪特色广场和街道
character of streets and squares



站前广场商务大楼
Station Square Business Building