

Livable old community

Participative approach as a tool to promote old community redevelopment in Chengdu, China



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1. INTRODUCTION

Because of the rapid urban area expansion and population growth in Chengdu in the past 40 years, this city expanded to the south and east. The northern area is one of the oldest areas in this city. It has a long history and cultural heritages, out-dated businesses, an old train station, and many residential communities. The urban redevelopment project in the communities focusing on demolition and reconstruction has been put forward since 2012. However, the implementation of the urban redevelopment project in some areas is postponed indefinitely.



In the context of urban redevelopment and economic growth of China, the large-scale demolition and reconstruction dominated by the government have been criticized. Instead, the discussion of a new model of urban redevelopment from the bottom-up and public participation emerges. Public participation has been promoted in European and the US countries for many years, and some good cases have essential reference significance for China's current and future urban redevelopment system. How to localize International methods in a different governance system is worthy of an in-depth study.

The project aims to find an alternative strategic framework and guidelines in cooperation with the citizens to promote the urban redevelopment in old communities, so that various stakeholders' voices can be heard. They can truly participate in the process of community redevelopment to reach consensus. Toolbox will be explored for typical issues in old communities. Urban design in collaboration with the citizens will also be applied to selected sites to test the toolbox.

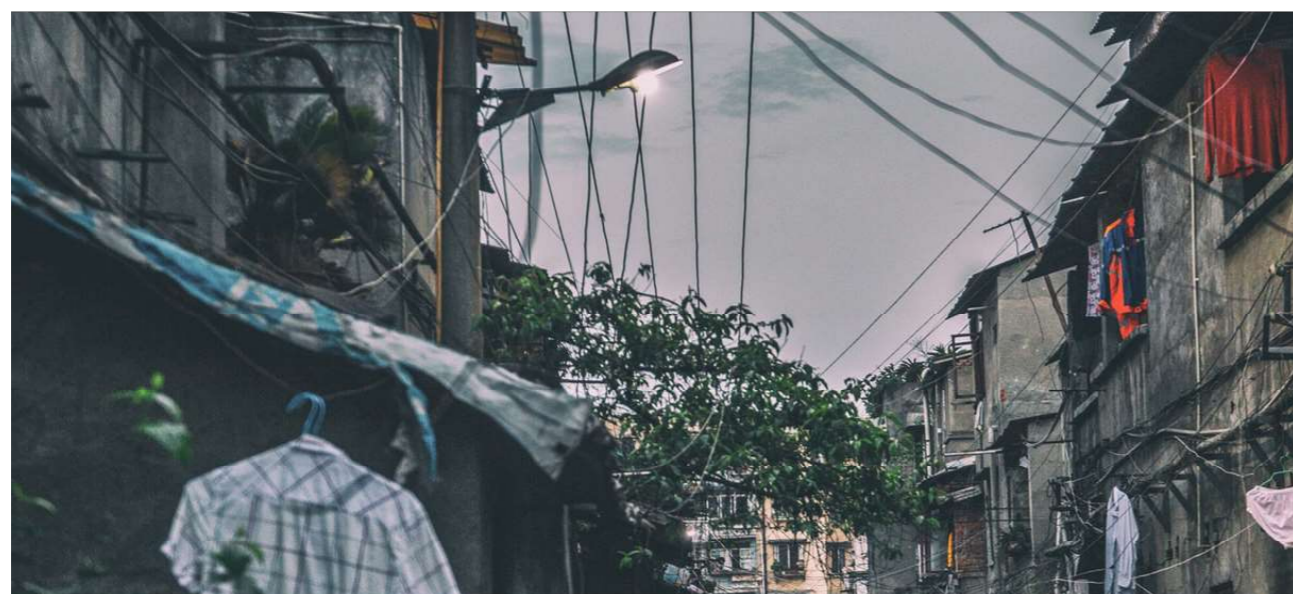


Image 1.
The street view of old communities which will be demolished soon and give space to high-rise buildings.

source: https://m184283867031.lofter.com/post/1ebbb10f_1ca36d0e5

1.1 MOTIVATION

Fast development in my hometown

Chengdu has changed a lot in my memory. A great number of floating population come here every year for pursuing jobs and opportunities. Migrants and local young people move to the south for better chances, leaving the old in the old communities. Some historic urban form and elements have remained, and the slow-paced lifestyle here is quite different from the fast-paced in south areas. However, as time goes by, the initial functions of facilities decline and physical structure become aging, which cannot meet the locals' need now. To improve the living environment, as well as to promote the city reimagining, in 2012, the government starts a plan called 'the North Regeneration Project'.

What can urban redevelopment bring to old communities?

The current model of redevelopment cannot be implemented well here. Some residents are not satisfied with the large-scale demolition and reconstruction plan, and the government do not want to pay for the high compensation. Now the urban redevelopment projects in old communities are in a deadlock.

What kind of urban redevelopment is welcomed?

Compared with those first-tier cities in China, Chengdu has relatively adequate land resources to accommodate the migrants. The new area in the south also alleviates the pressure on housing and space. Old communities do not need to pursue demolition and high-rise communities. On the contrary, the city can think more about history, culture, locals' demands, and establishing a community atmosphere.

Therefore, I am attracted to research these areas, collecting information about culture, lifestyle, spatial characteristics, locals' demand, and all possible relevant information to explore a strategic framework dominated by the locals to facilitate the urban redevelopment in old communities.



Image 2.
Children playing in the street in old communities in North Chengdu.

Atu, 2013
source: https://lxrui.lofter.com/post/3436b3_29a8b83

1.2 CONTEXT OF CHENGDU

>>location

Chengdu, as the capital city of Sichuan province, is one of the biggest cities in Southwest China. Chengdu is also one of the two central cities in the only mega region in west China. Due to preferential policies and province-wide resources, Chengdu has grown rapidly over the past four decades and has attracted a large number of people from inside and outside the province. Now it is an aspiring first-tier city and aiming at enhancing the competitiveness of the city.

>>historical city

Chengdu is a historical and cultural city that has been the capital city of Southwest China for more than 2000 years. During the development, the location of the city remains in the same place, while the urban form and the patterns in the core of the old city did not change a lot, as a reflection of the long history, showing how the human interact with the natural and social features, and build up their city step by step.

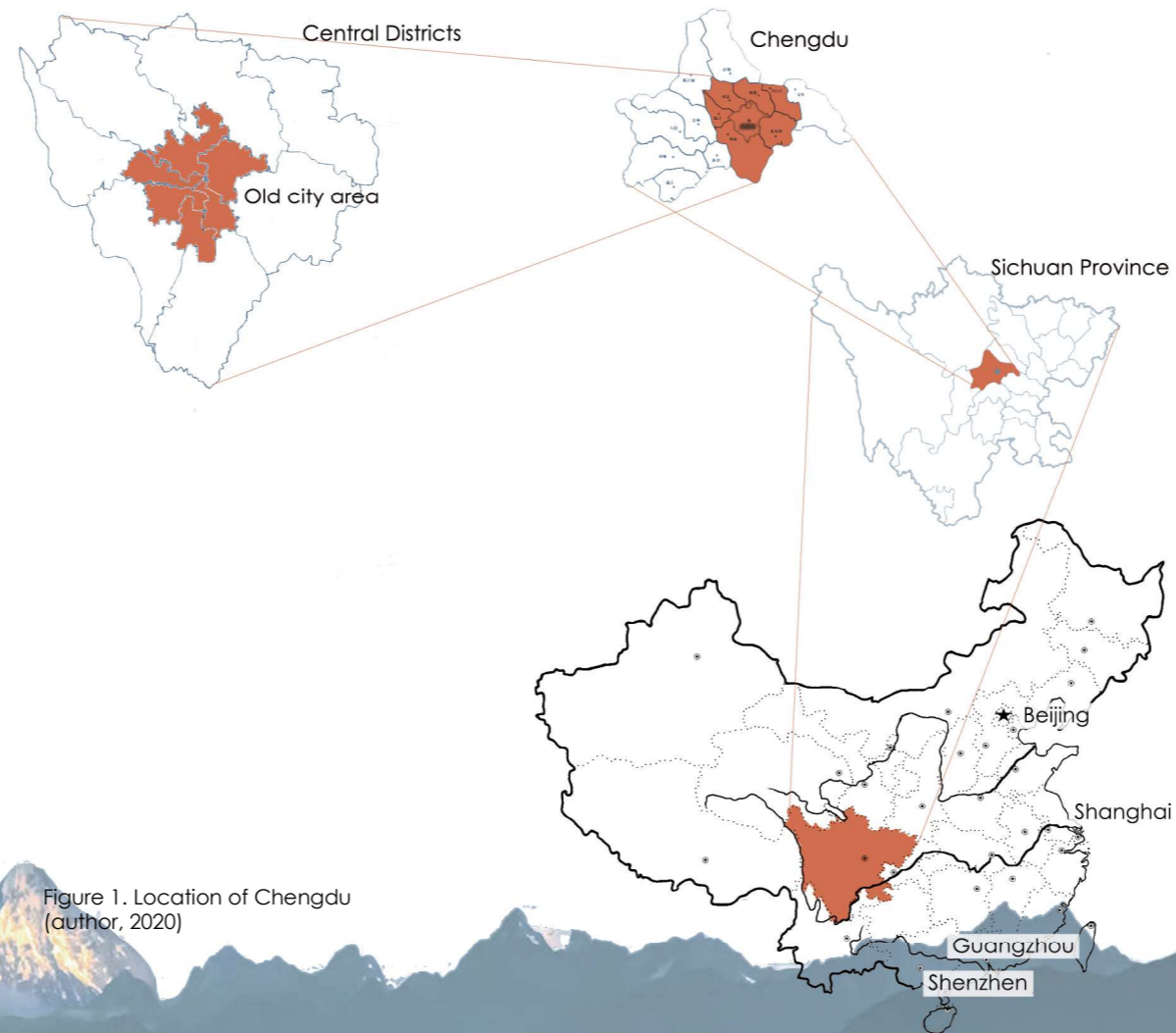


Figure 1. Location of Chengdu (author, 2020)

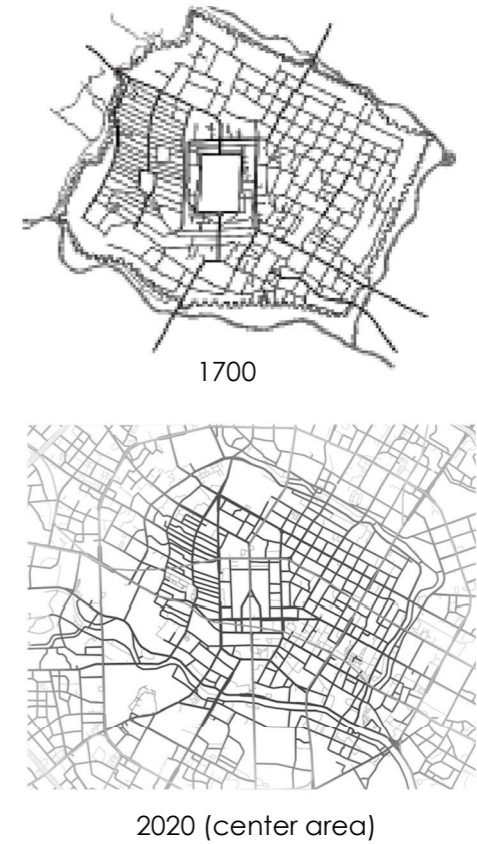


Figure 2. Evolution of road network in Chengdu (Li, 2005. author, 2020)



>>fast urbanization and population growth

In the past 40 years, because of the rapid urban area expansion and population growth in Chengdu, this city expanded to the south and east, and the urban area has increased from 60 km² to 3677 km². The resident population in urban area also increased from 5.96 million in 2000 to 11.94 million in 2019. The per capita gross domestic product (GDP) grows from 11471 yuan to 95782 yuan. Migrants and floating population from other cities in the province, or even from all over the country, bring in more labor, which means the potential for development. However, a consequence of the numerous labor is the shortage of housing and resources. The number of cars in this city also increases to 5.2 million, leading to terrible traffic congestion and other problems. There

is an urgent need for urban expansion. In this condition, the city keeps growing to the south and east.

City comprehensive planning of Chengdu (2016-2030 years) (Chengdu Municipal Bureau of Planning and Natural Resource, 2015) promotes the urban expansion to the south and west, leaving the northern area behind. The northern area is one of the oldest areas in this city, with a long history and cultural heritages, out-dated businesses, an old train station, and a lot of residential communities.



2020



Figure 3. Evolution of urban form in Chengdu (Li, 2015. author, 2020)

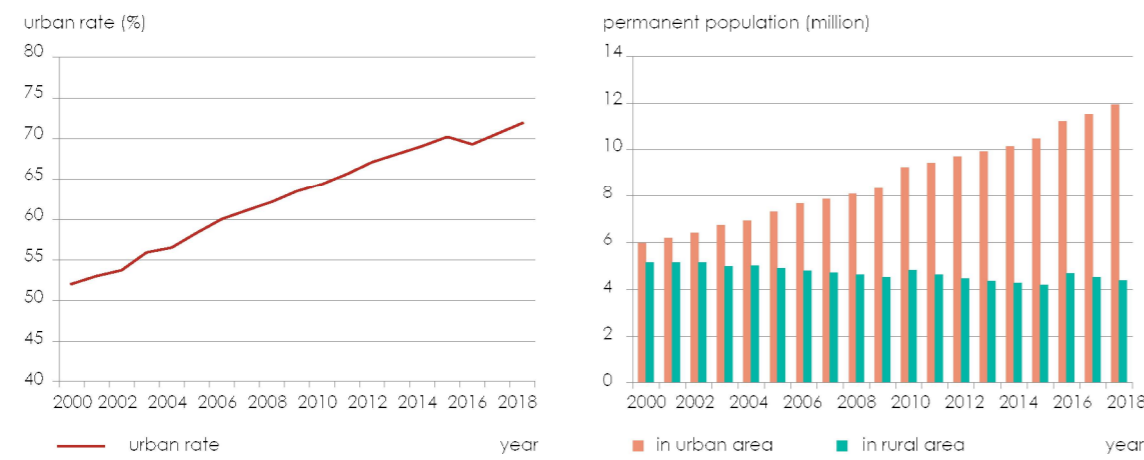


Figure 4. The change of urban rate, permanent population and GDP in Chengdu. source: Chengdu statistical yearbook, 2019 edited by author, 2020

>> Danwei system in China

Danwei, or work unit, was a proper noun in China during the planned economy and is a term for the organization in which people work.

In the planned economy era from 1949 to 1979, due to the policy of "running society by enterprises," danwei had a strong social management function, and social welfare and services such as housing, food, medical care and schooling for children were provided by danwei. Many danwei set up their canteens, hospitals, schools, kindergartens, public security bureaus, and security offices. A larger danwei is often a whole small society.

After the economic reforms and transition to the market economy, the various social functions of the danwei gradually diminished and disappeared. In 1989, with the adoption of the Law on Urban Residents' Committees, most of the social functions of the danwei were replaced by residents' committees, and the governmental functions were handed over to the local government. The only thing left with danwei is the old buildings and the retired workers living here.

>>the old community in North Chengdu

Most of the old communities in the center area of Chengdu are the remains of housing system in danwei at that time.

In the north of Chengdu, there is a significant number of old communities built before the 1970s. The young go to the south to pursue opportunities, leaving the old in the communities. The residents have to live in out-dated facilities and space structure which cannot meet the increasing needs of life. Compared to the modern communities nearby, there is a huge difference in old communities, like the insufficient green space and squares, the aging infrastructures such as sewage systems, and the lack of community services (Wang, 2019). Safety risk caused by aging buildings is also a serious problem here.

Nonetheless, residents living here usually have a close social network. The public spaces are mainly developed by the contribution of the locals. Formal and informal street furniture is put along the road and in the square, making those places vibrant and attractive.

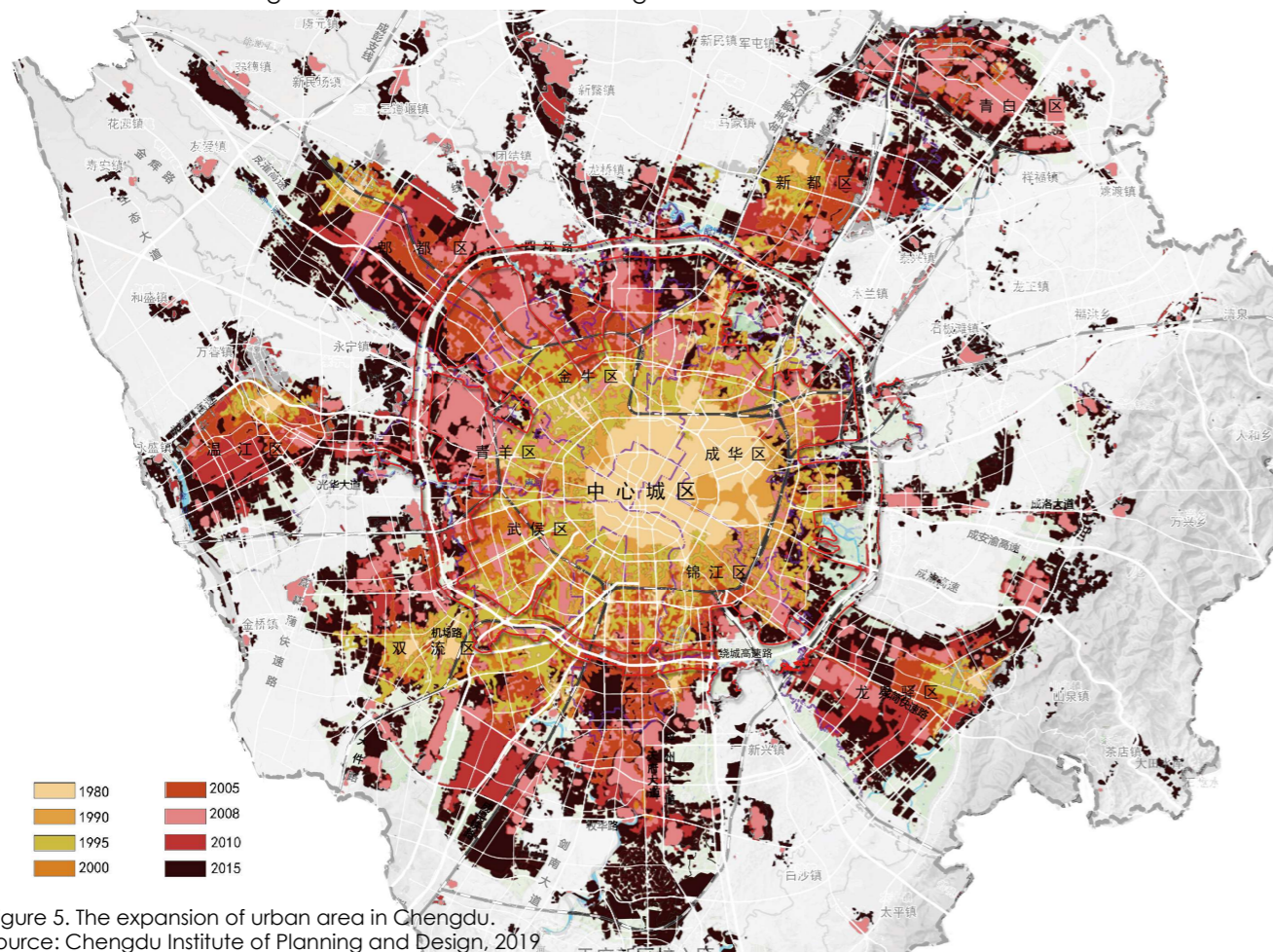


Image 3. The old sit in chairs along street to sunbath.
Atu, 2013
source: https://lxrui.lofter.com/post/3436b3_29a8c4f



Image 4. The informal trading in street.
Atu, 2013
source: https://lxrui.lofter.com/post/3436b3_29a8c4f

1.3 PROBLEM ANALYSIS

1.3.1 urban redevelopment and city image

Urban redevelopment in China emerged at the beginning of the 1980s, and the focus has changed a lot. Although some small-scale and multi-dimensional practices about public participation are proposed in urban redevelopment in Shanghai and Shenzhen, as an aspiring first-tier city, the current extensive strategies in Chengdu still focus on commercial-oriented large-scale redevelopment and city reimaging.

The urban redevelopment project in the communities focusing on the demolition and reconstruction has been put forward since 2012. However, the implementation of the urban redevelopment project in some sites is postponed indefinitely.

1.3.2 top-down planning system

The top-down system has a limited chance for the public to participate in the development process, which means it is hard to achieve a consensus among stakeholders. Usually, the locals are informed of the government's decisions and consulted, but they cannot participate in the decision-making process, and there is little room to change the plan. However, the new policy makes it clear that the redevelopment projects can only be applied for if the agreement rate is high enough, so a lot of projects have been postponed. In addition, the large-scale demolition and reconstruction plan also means high compensation for the locals, which government does not support in financial issues.

1.3.3 commercial-oriented large-scale demolition & reconstruction

Those large-scale redevelopment strategies are implemented in old communities with good accessibility – usually near the subway- and poor condition of buildings, which can be quickly demolished and can bring about economic growth after the reconstruction of high-rise communities. For the city reimaging and branding, the high-end shopping malls and high-rise offices replaced the old communities.

It brings about a temporary win-win. The residents can choose to get a high compensation to buy a better apartment somewhere else or move back to the district after the reconstruction and own an apartment in the new buildings. Either option means a living environment much better than before. For the real estate developer, the office building and the shopping malls mean huge economic benefits. For the government, the city image developed as a modern city, enhancing the city competitiveness, which is also an achievement for the officers.

However, historical patterns almost wholly disappeared. The new high-rise buildings and wide roads are similar to any other new district in modern city. The community identity is missing. In addition, the newly built shopping mall leads to the increasing living cost in this area. Although the previous citizens get an apartment in the high-rise community as the subsidy, they cannot afford the new life here. Most people prefer to walk a few blocks away to buy their daily necessities and food. The new public spaces in the community are also not suitable for informal trading, so those informal business men have to move to other old communities to make a living. In this condition, social segregation appears. Even though some people still live here, their activity spaces have also been invaded by the increasing population.

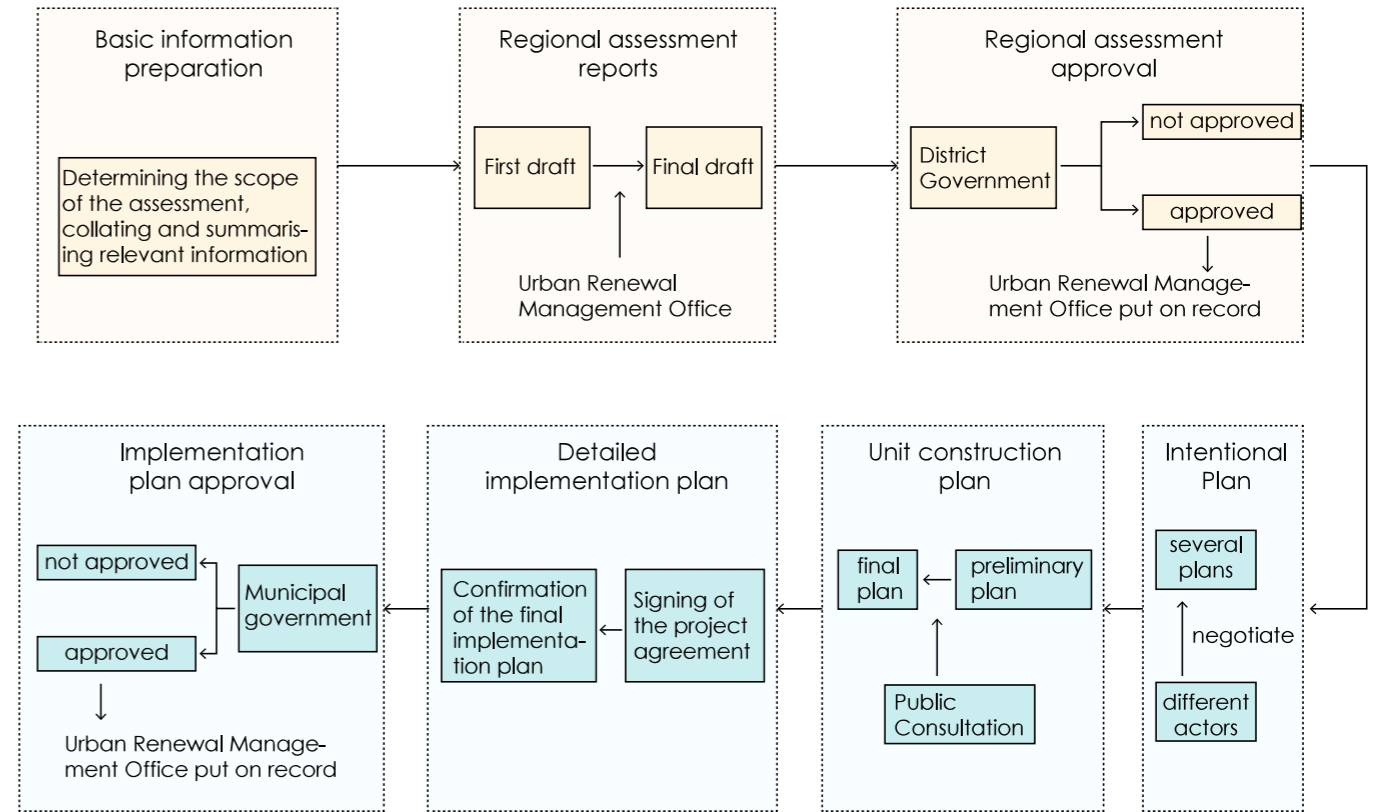


Figure 6. The current procedure of urban redevelopment in Chengdu (Tang, 2019, edited by author)



Image 5. Information boards in community to show the preliminary plan EWWG, 2012 (source:<http://www.huaxi100.com/thread-134729-1-1.html>)

1.3.3 communication barriers

Residents usually show apathy in participating in urban redevelopment process. Several explanations were proffered to explain why they are dissuaded from participating.

Some residents have problems with basic literacy skills. And during the community meetings, residents are usually upset by the conflicts among different groups. In previous experiences, professionals and authorities usually failed to take their ideas into consideration, which is the main cause of the communication barriers.

Representatives concerns about the potential for recrimination either from authorities or from other residents. In China context, representatives usually do not have the power to really influence the decision-making process. In addition, there is potential risk that sometime representatives speak as individuals rather than putting forward the views of the community.

1.3.4 resist planning and project postponement

The demolition and reconstruction method dominated by the government is not supported by the locals in those old communities with not so bad built environment. The locals are afraid of the possible increasing living costs and the loss of public space. Because of the close relationship among the residents, they do not want to move out either. In those areas with a better sense of community belonging, the residents are more likely to unit and work together to resist the redevelopment.

In some other communities with poor condition but doesn't have perfect location, the locals are eager to improve the living environment. However, because of the new municipal policies supporting the New District's development in the south, investors are all attracted to the south. In this condition, the government thinks the site location and the potential economic benefits are not worth high compensation now. Therefore, urban redevelopment is hardly implemented. The locals have to live in a poor environment, and the government's plans to develop the old city area and improve city branding are hard to implement.

Image 6. Conflicts and communicative barriers emerged in Caojiexiang Redevelopment Project source: CCTV News



Some residents are not satisfied with the SRC.



The SRC is negotiating with the developer.



An old lady is trying to understand the preliminary plan on information board.



The SRC members are complaining of excessive pressure to quit.



The resident who doesn't want to move out is negotiating with Urban Renewal Office Staff.



Residents of danwei who are eager to move come to the homes of residents of commercial properties who do not want to move causing conflict.

1.3.5 inadequate living environment

The buildings are lack of maintenance. The property rights of the old communities changed over the past decades, and there are not enough funds for the maintenance and management of the buildings and environment. In some old communities in poor condition, the infrastructure and facilities have been in disrepair for a long time. The exterior walls of the buildings are damaged and cracked, causing rainwater to leak into the house.

Public services are in sufficient in old communities. Due to the large population base and the establishment of the city in early years, major public services are too centralized in city center. The rate of basic public facilities is low, and the content of public services cannot meet the growing needs of residents. The lighting facilities in the district are also insufficient.

The overall transportation system and quality of traffic and walking need to be improved. In the old communities, the roads for people and vehicles are mixed, traffic congestion is serious, and the walking experience is also very poor. Since the communities were all built fifty years ago, when there were almost no private cars, there was not enough planning for parking spaces.

Old communities have high building density, lack open spaces, so streets are often important places for social activities and interaction. Residents have decorated and constructed the streets on their own. Street furniture has been added one after another, and informal construction is slowly eroding the street space. Informal trading, while bringing vitality to the community, has also caused some obstruction to transportation.

Image 7. The poor living environment in danwei community in Chengdu
EWWG, 2012
(source:<http://www.huaxi100.com/thread-134729-1-1.html>)



Aging buildings.



Aging dangerous wall.



Lack of parking lot.



Aging drainage system.



There is no light in the building and the little girl is sitting outside reading a book.

1.4 PROBLEM STATEMENT

In Chengdu, there is a significant number of old communities built before the 1970s. Although the locals have to live in the aging built environment and space structure which cannot meet the increasing need of life, they usually have a close social network. The public spaces are usually developed by the contribution of the locals. Formal and informal furniture is put along the street and in the square, making those places vibrant and attractive, forming a unique phenomenon.

Public participation in urban redevelopment gains attention in some first-tier cities like Shanghai and Shenzhen. However, the current extensive strategies in Chengdu are still top-down and commercial-oriented redevelopment.

In those communities where top-down strategies are implemented well, the old buildings were demolished, and high-rise communities were built, bringing about tremendous economic growth. However, the historical patterns almost completely disappear. The previous residents are pushed away by the increasing living cost caused by the newly built shopping malls. Social segregation appears.

For those communities with imperfect location, the demolition and reconstruction method dominated by the government usually cannot implement well. The top-down system has limited room for the public to participate in the redevelopment process, which means it is hard to achieve a consensus among stakeholders. The locals are worried about the possibility of increasing living costs and the loss of public space, and some are unsatisfied with the compensation. However, the government does not want to pay the high compensation for demolition and reconstruction because of political and economic reasons.

In such a case, urban redevelopment projects are postponed indefinitely in some areas. The residents have to live in a poor environment, and the government's plans to develop the old city area and improve city branding are hard to implement.



Image 8.
The street view of old communities which will be demolished soon and give space to high-rise buildings.

source: https://m184283867031.lofter.com/post/1ebbb10f_1ca36d0e5

1.5 SITE SELECTION

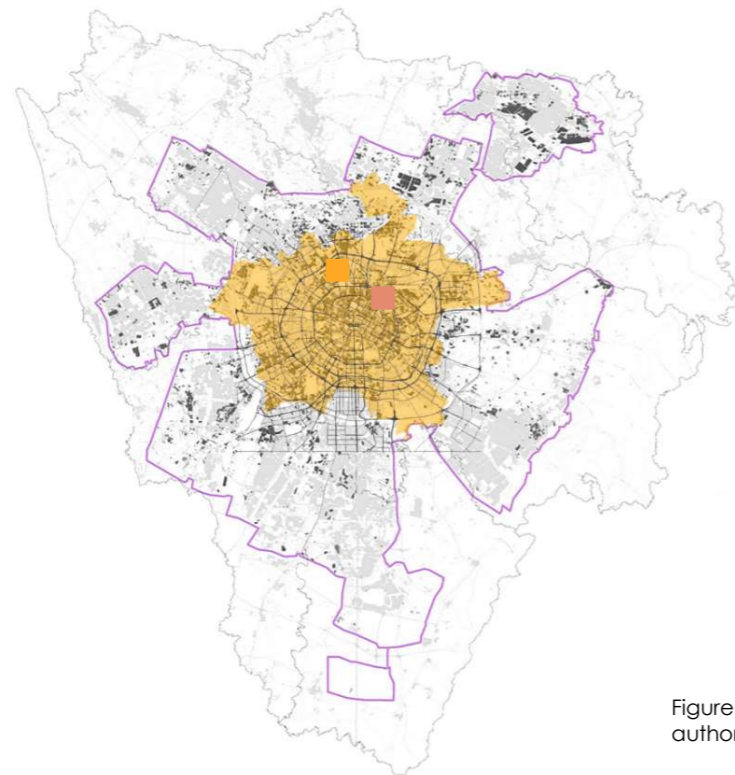
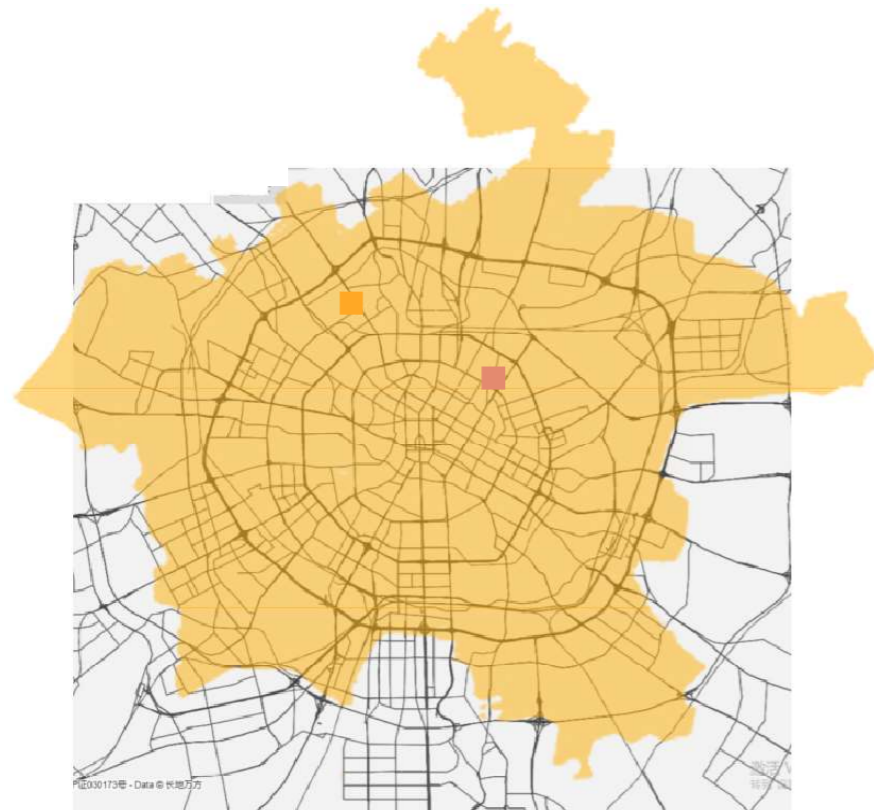
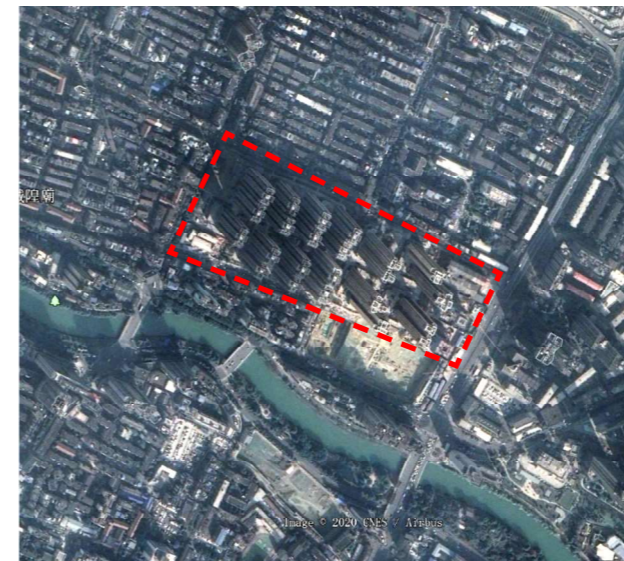


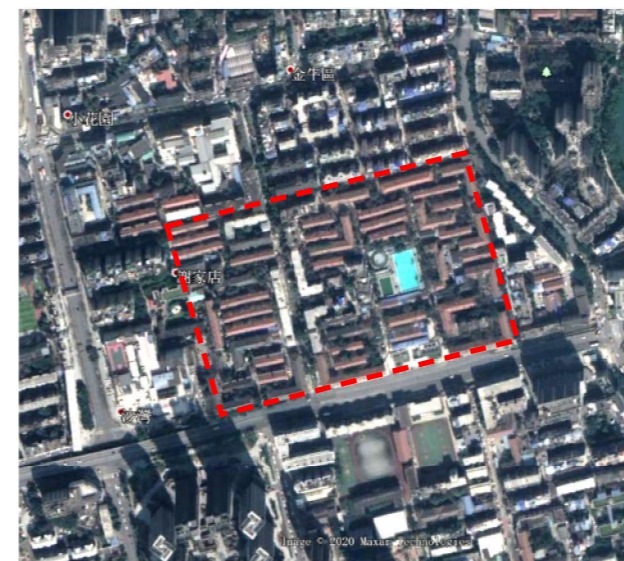
Figure 7. The location of selected sites.
author, 2020

*New village refers to some communities built before the 1980s in urban area.



RESEARCH - CASE STUDY ■

SITE A:
Caojiaxiang village,
a community has already been
redeveloped in 2012, with
the strategies of large-scale
demolition and reconstruction.



RESEARCH AND DESIGN ■

SITE B:
Railway new village,
an old community built in the
1970s, where the locals resist
the redevelopment, result in the
postponement of the project.



2. METHODOLOGY



- 2.1 Research question
- 2.2 Research aim and outcome
- 2.3 Conceptual framework
- 2.4 Theoretical framework
- 2.5 Research framework



Image 9.
The night view of old communities in
Chengdu.

source: https://m184283867031.lofter.com/post/1ebbb10f_1ca36d0e5

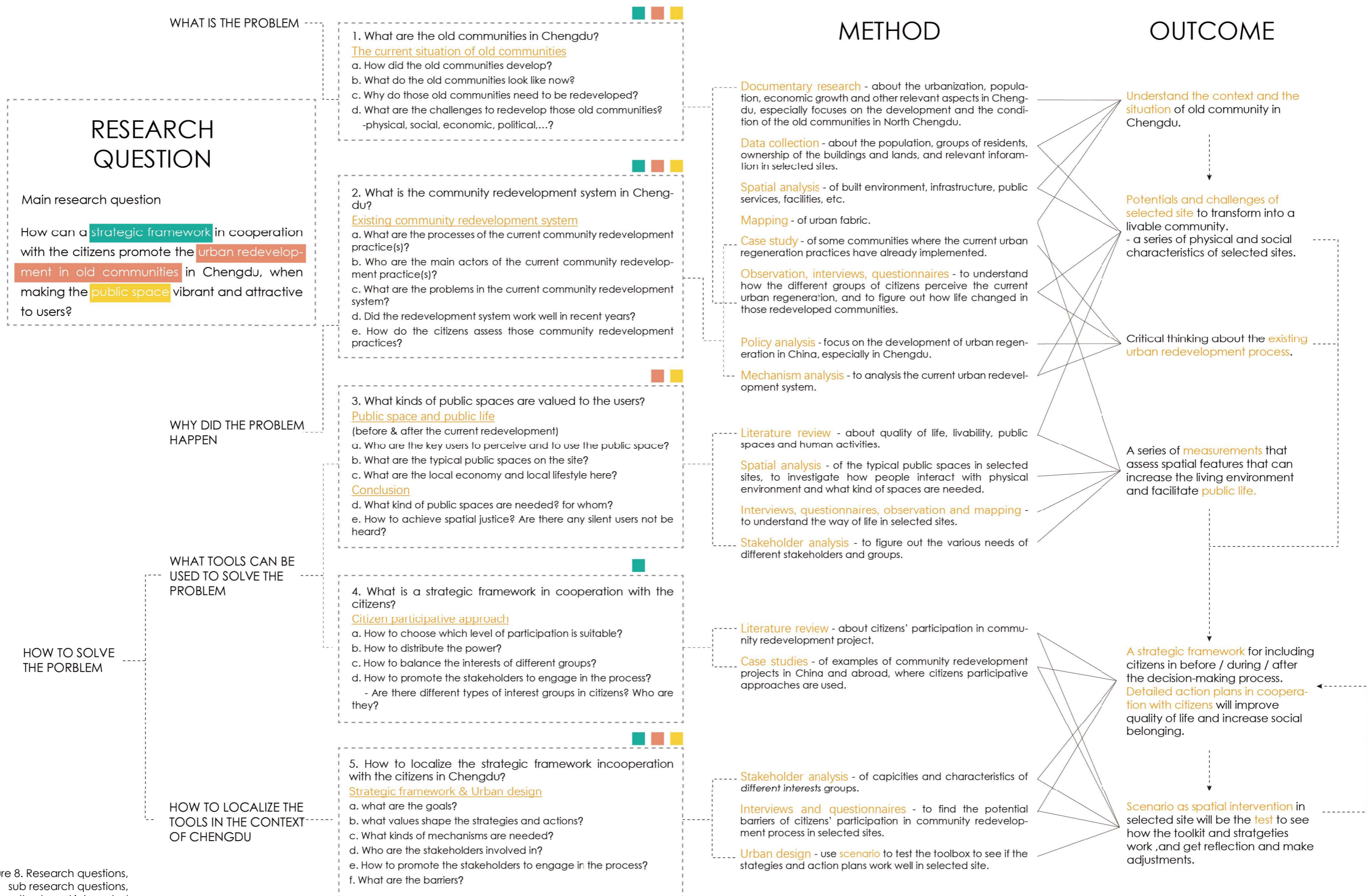


Figure 8. Research questions, sub research questions, methods and intended outcomes. author, 2020

RESEARCH AIM

As part of the oldest urban area, a unique lifestyle has been formed up in old communities in North Chengdu. However, during the urban redevelopment process in the top-down planning system, the previous public spaces are demolished, and the social network is destroyed. The stakeholders' different interests are hard to be balanced, so the projects are postponed in some communities where citizens start to resist it. Citizens are directly influenced by urban redevelopment projects (Zheng et al., 2014) and should have a profound influence on the process. However, in the decision-making process, the voice of citizens is not heard.

This thesis aims to explore a strategic framework for community redevelopment in Chengdu, include the citizens in the decision-making and the implementation steps, balance stakeholders' interests, help them achieve consensus, finally promote old community redevelopment, and improve the quality of life.



RESEARCH OUTCOME

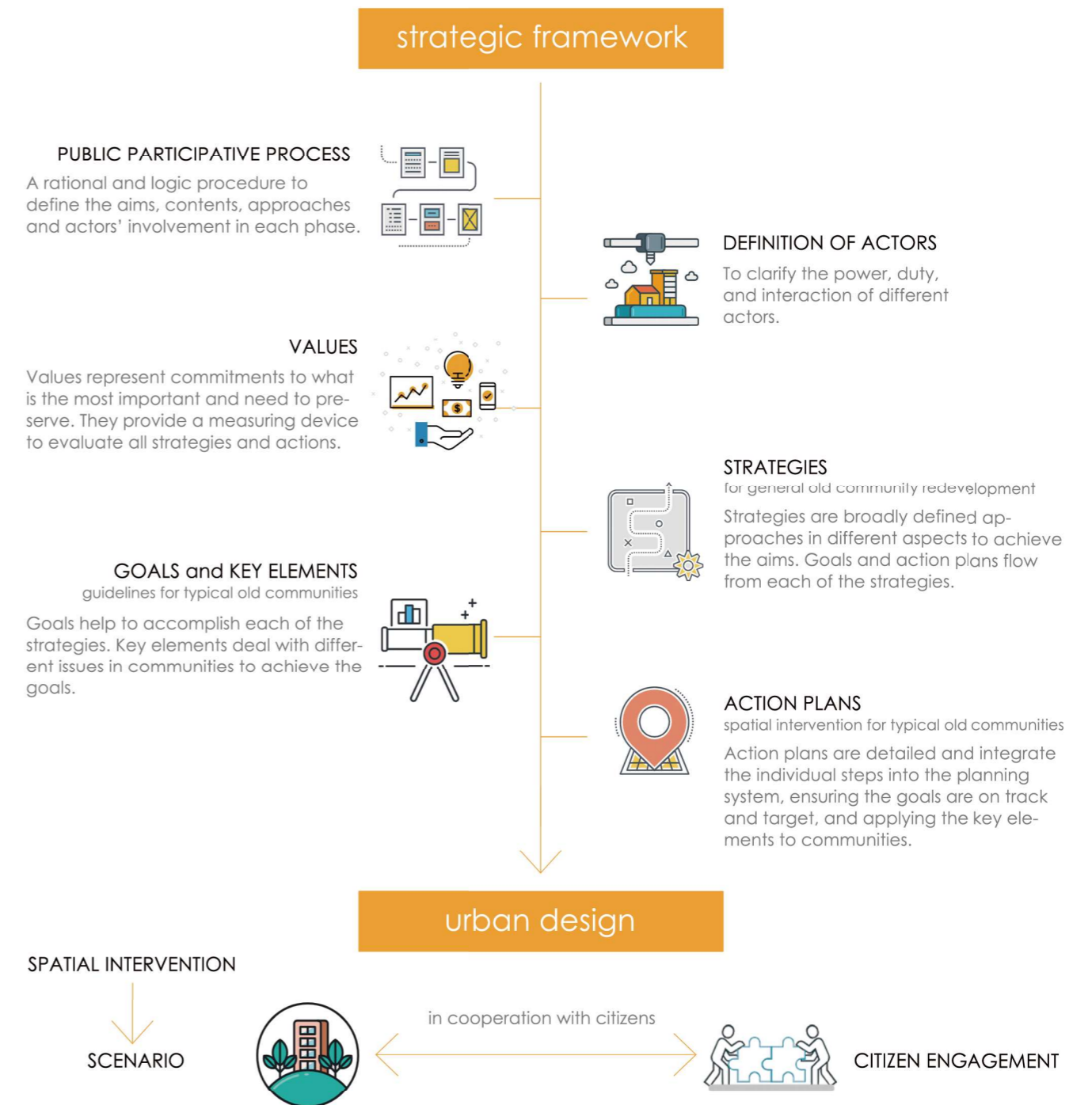


Figure 9. Intended outcomes.
author, 2020

METHOD

Literature review

It is essential to build up a comprehensive theoretical framework with urban redevelopment, participative planning, and public spaces. Literature review of public spaces and livability provides a series of indicators useful in site analysis to assess spatial features.

Documentary research

Documentary research and policy analysis help understand the history and the context of the old communities in Chengdu. The boom and recession of the old communities are closely related to the city's development process and the change of the policies. It helps understand the attitudes of the authorities and the feedback from other actors.

Policy and mechanism analysis

The policies and laws about urban redevelopment decide the existing redevelopment system. The analysis helps understand the current redevelopment system.

Stakeholder analysis

It aims to understand the demands and conflicts among different stakeholders, figure out the potentials and barriers of citizen participation in different actors. It will mainly focus on the locals in selected sites, including the original residents, the relocated residents, commercial housing residents, and the tenants. Other public and private sectors are also included in this part.

Data collection

It includes necessary information about selected sites, including population, groups of residents, ownership of buildings and lands, and other relevant information. All data for this project will be obtained from publicly available information such as government websites and digital maps.

Mapping

Physical information can be found on the digital map via websites. It shows the urban forms and other spatial elements in the site. Mapping is also the linkage between spatial and social information. Social activities can be mapped out spatially according to heat maps, observation, and other information via social

media. Therefore, the regulations of human behaviors can be analyzed.

Case study

Case studies in some not so successful urban redevelopment projects can help me build critical thinking about the existing planning and governance system in Chengdu. Case studies in some good projects in China and over the world provide a lot of valuable experience in different contexts. What I should do is to think more about how to localize it in the Chengdu context.

Cases:

Community redevelopment in Caojiaxiang, Chengdu, 2012 (as the not so good example to analyze the potentials and drawbacks)
Community redevelopment in Shanghai, 2018 (some good cases in similar political contexts)
Other community redevelopment cases in Japan, the Netherlands, Canada, and the US (some good cases and design recommendation in European and the US context)

Fieldwork

Due to the COVID-19, the on-site fieldwork is canceled. Most of the fieldwork will be managed online. It includes online surveys, interviews, and observation.

The online survey includes the feeling of the old communities, the preference of the public spaces, the time, frequency, and categories of different social activities. It will provide stable evidence of the perception of the locals to the old communities and the living environment. Therefore, it helps understand the locals' lifestyle and the demands, then to analyze the potentials and barriers of citizens' participation from the locals' aspect.

Observation can be done by the videos collected from news, documentary films, and individual vlogs. Videos from different sources usually provide information from different aspects.

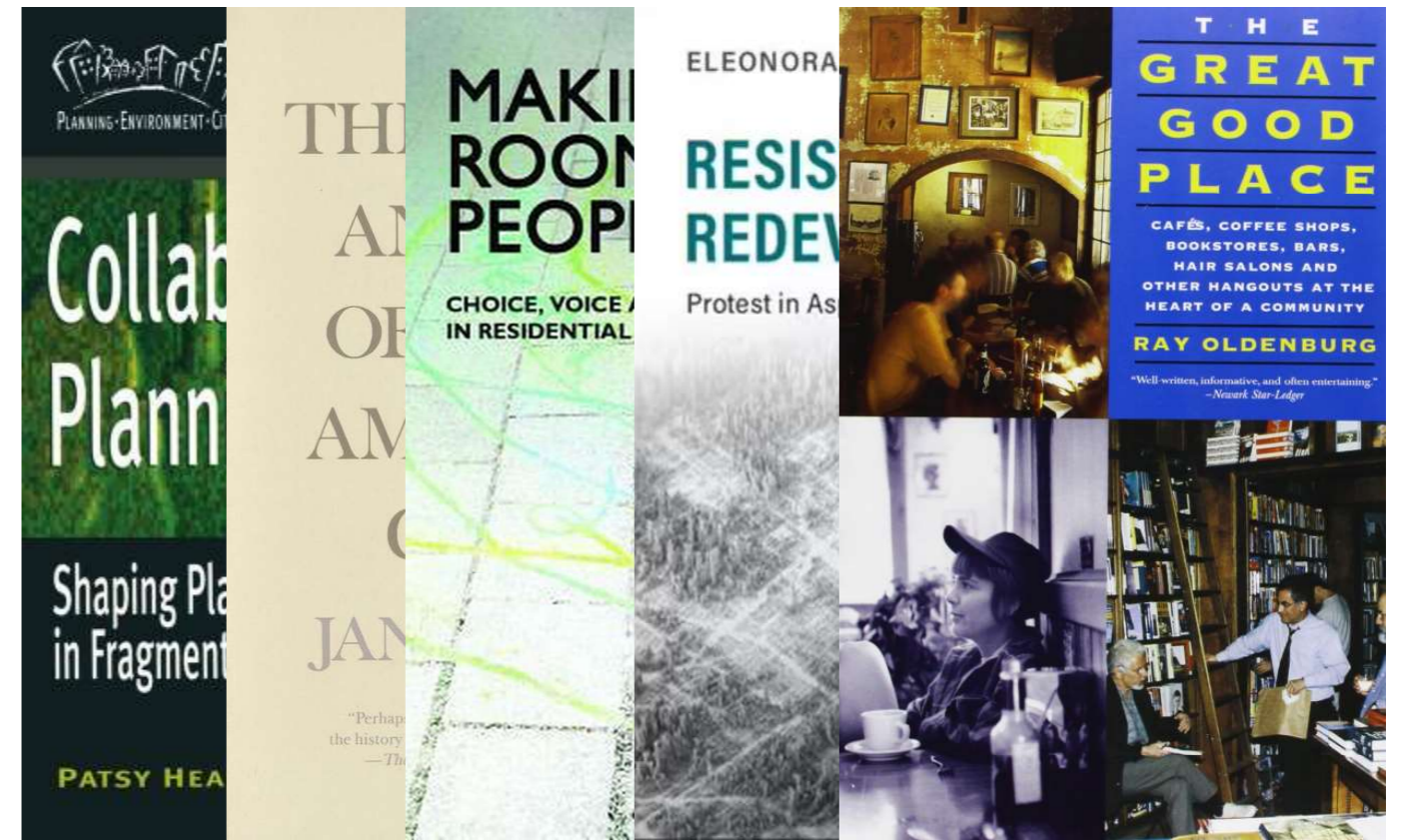


Image 10. Part of references source: Google



Image 11. People who call for public participation source: <https://www.hec.edu/en/knowledge/instant/europe-s-democracy-challenge-citizen-participation-and-beyond-elections>

CONCEPTUAL FRAMEWORK

The conceptual framework shows the variable concepts related to the thesis and the interrelationship among them. The thesis aims to use strategic framework and toolbox to promote the community redevelopment in North Chengdu while keep the public space vibrant and attractive, which combines the citizen participation in urban redevelopment process and the value of public spaces.

The *fast urbanisation* in Chengdu is the context. The rapid development in Chengdu in the last 40 years brings an extensive urban expansion, and the demolition and reconstruction in old city areas. In the last decade, city reimaging and city branding become the hot topic, with the industry upgrading, infrastructure construction and the construction of New District in the south.

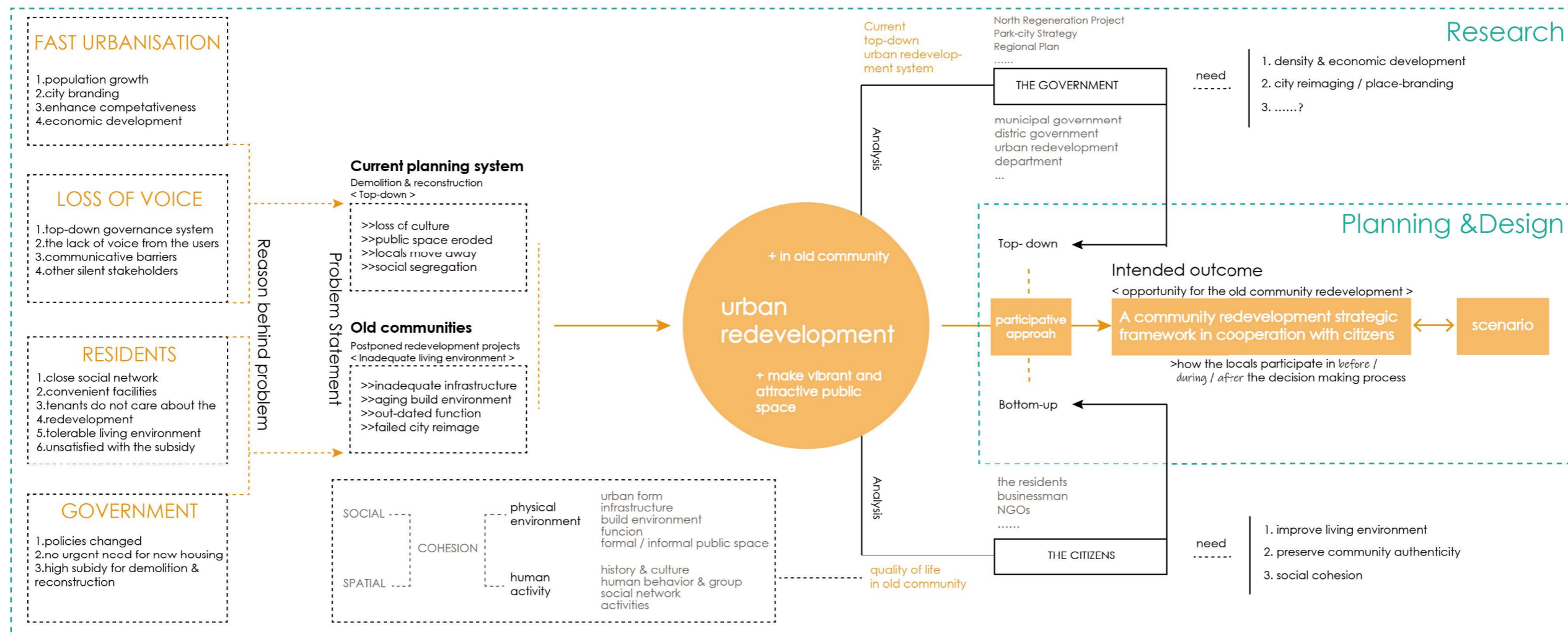
In this process, the *community redevelopment* in the north is postponed. The locals' voice is unheard, and the various *stakeholders* cannot achieve the same consensus with the government. In this condition, the locals pursue a better quality of life, while the government want the city reimage without high costs.

The *current urban redevelopment governance system* has limited room for the locals to participate in. They are informed about the redevelopment plan after it is work out by the urban redevelopment department and the government. But they are the one who are directly influenced by the project. In some sites, citizens start to resist the redevelopment, leading to the delay of the redevelopment project.

Participative approach can be used as a tool to explore a *strategic framework* by balancing the top-down and bottom-up planning system in the context of China, helping the locals and other stakeholders to join in the decision-making process, promoting the urban redevelopment in old communities.

Urban design as spatial intervention in selected sites can test the toolbox in the strategic framework to see if it works well, and get some reflection and evaluation.

Figure 10.
Conceptual framework
author, 2020



THEORETICAL FRAMEWORK

The beginning of the project is the current situation and some problems in old community. During the analysis of the problem field, relevant theories emerged. The theoretical framework developed during the research and potential links among variable theories surfaced.

The city's development and the current urban regeneration/redevelopment model is an essential part of the problem's context. The appearance of the resisting redevelopment is also happening in other aspiring global cities. Citizens' participation can be used as a tool to

promote community redevelopment. During this process, the analysis of public spaces and human activities can support exploring the participation mechanism and building up the strategic framework, guidelines, and toolbox.

The explanation of the theories is in the following pages. [to be elaborated later]

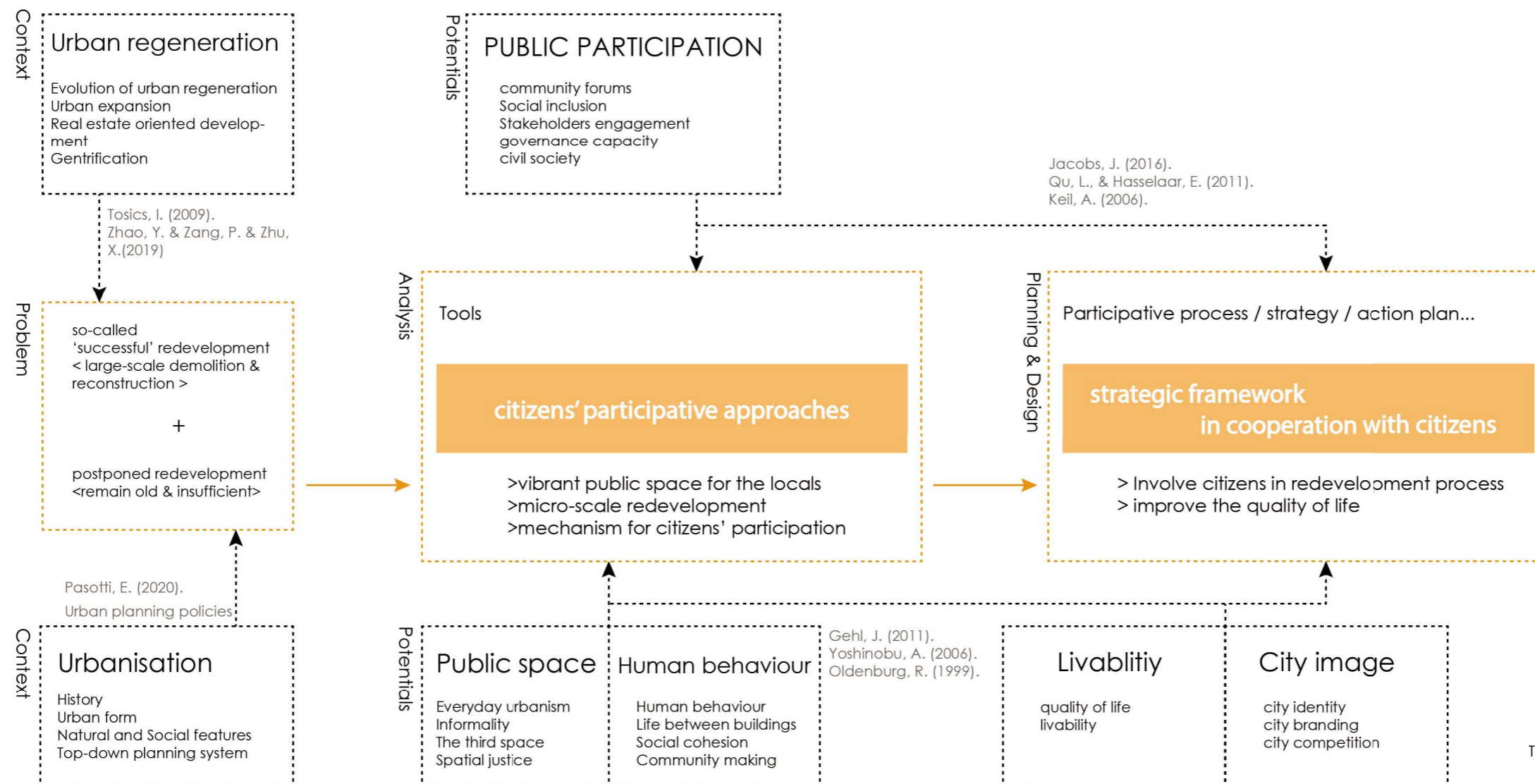
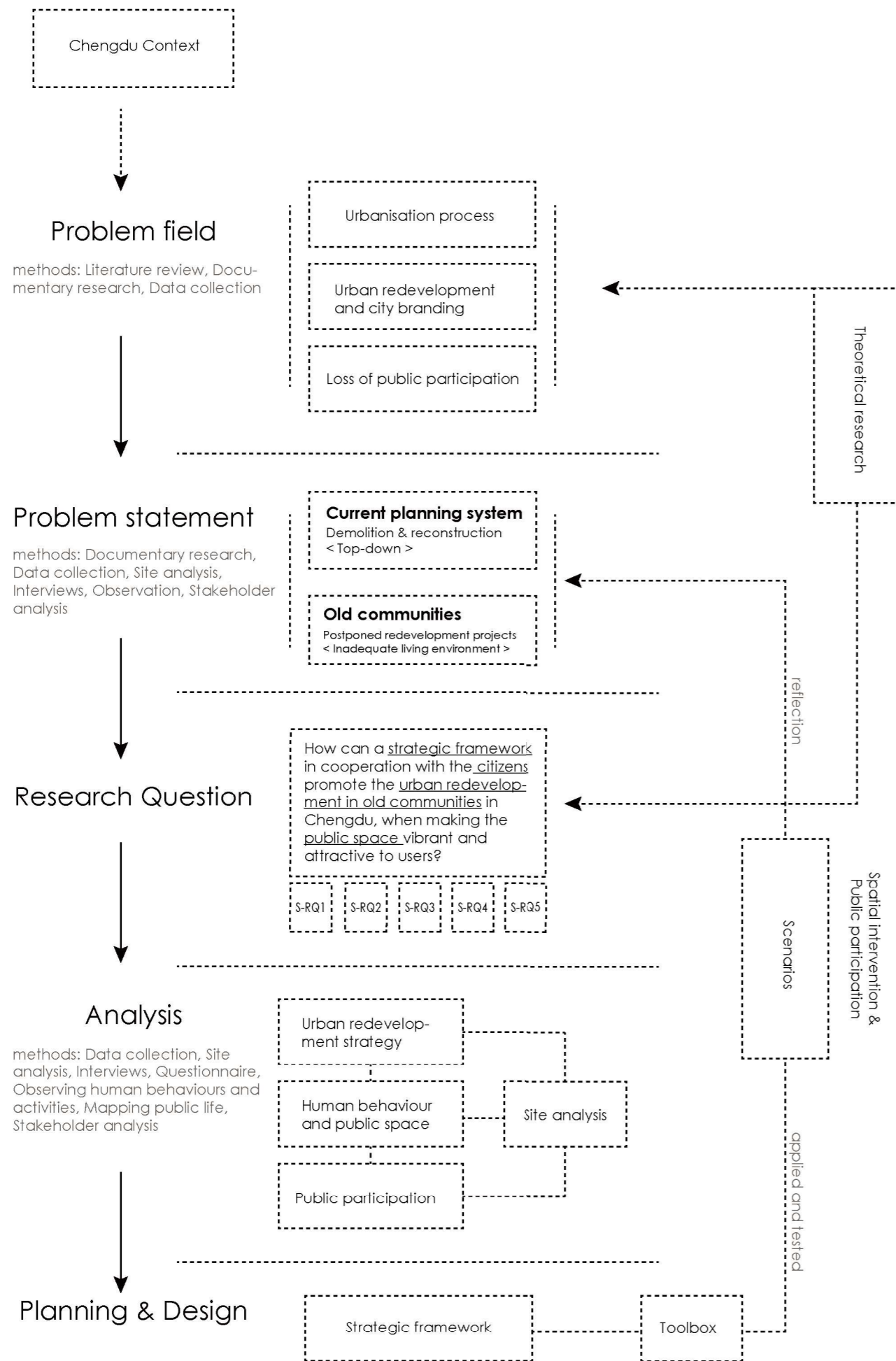


Figure 11.
Theoretical framework
author, 2020



RESEARCH FRAMEWORK

The first task of the project is to understand the current situation of old communities in Chengdu, with a deep analysis of the context behind the problem. In the problem field study, literature review and case study are applied, and the data about urban expansion and population growth in this city is collected. Documentary research about the policies reveals the government's role in the urban redevelopment system, which shows one reason behind the problem.

In order to achieve the problem statement, the documentary is researched to select the research sites. Interviews and questionnaires help figure out how the locals perceive the community and assess the existing urban redevelopment strategies. In those communities where redevelopment practices have already been applied, interviews and observations are conducted to analyze the consequence and potential problems.

Literature about urban regeneration/redevelopment is reviewed. International cases about citizens' participation are studied to support the argument about using the citizens' participation as a tool to promote the community redevelopment with the maintenance of attractive public spaces.

To better understand the selected sites, analysis with the help of digital maps is essential to identify spatial characteristics. Besides, observation of human behavior and activities is conducted to analyze how the locals interact with the public space and the current public life in the sites. Interviews and questionnaires are also essential methods in this part. Because of the COVID-19, the field trip is hard to organize. In this condition, more information will be collected online.

After the elaboration of all the information obtained above, a strategic framework will be achieved. It will show how the citizens can participate in before, during, and after the decision-making process. A series of the toolbox will be applied in collaboration with the locals, the government, and other related sectors. Those outcomes will be applied and tested in the selected sites and get the reflection to see how it works.

The summary of the research framework and the methods is on Page 13 (Fig.5), it shows the links of research questions, methods and intended outcomes.

Figure 12.
Research framework

author, 2020



3. THEORETICAL UNDERPINNING

- 3.1 Urban regeneration
- 3.2 Citizen participation
- 3.3 Livability, satisfaction, and quality of life
- 3.4 City image, city identity, and city branding
- 3.5 Public space and public life



Image 12.
The night view of old communities in Chengdu.

source: https://m184283867031.lofter.com/post/1ebbb10f_1ca36d0e5

3.1 URBAN REGENERATION

Definition of urban regeneration

Urban regeneration is a broad term that includes large-scale reconstruction that aims to promote economic growth and local-scale regeneration, which intends to improve the quality of life. It is an integrated and comprehensive solution to a series of urban issues. It aims to improve social and environmental conditions and promote economic growth in a specific area (Tallon, 2010). Urban regeneration is also called 'urban renewal' or 'urban redevelopment.'

Urban regeneration is an excellent way to clear out the slums in inner cities and provide space for middle-class housing, business, and entertainment (Caves, 2004). Its primary purpose is to encourage public and private investment and promote economic development in the old city area. Many early urban regeneration projects were linked with the gentrification of residential communities. The aim of urban regeneration gradually evolved into renovation and investment, as an integrated work of local government with small and big businesses, NGOs, and other public or private sectors.

In China, urban regeneration's critical concept is to improve the spatial quality and optimize urban functions without increasing urban land use (Tang, 2020). From the end of the 1970s to the beginning of the 1990s, urban regeneration's focus changed into the construction of dormitories for workers in

factories. At this time, the old city experienced severe issues such as low spatial quality and material aging. Some buildings were demolished, and vacant land was used efficiently. A lot of multi-story buildings were built in old and new city areas in order to solve the housing problem of a large number of workers with the least amount of funds (Li, 2003).

Since the 1990s, with the development of the economy and the increasing needs of urban residents for a better living environment, large-scale urban regeneration has been applied in old city areas (Li, 2003). During this period, urban regeneration in China has some similarities with the western urban regeneration projects that happened before the 1980s. Influenced by Physicalism, the projects focus on large-scale demolition and reconstruction. Although the spatial qualities and urban functional structure have been improved, a large number of negative impacts also emerged. The city's identity is disappearing, the city center is over-developed and lacks vitality, and social segregation emerged (Zhao, 2010).

In this thesis, the study of urban regeneration mainly focuses on community redevelopment. Old communities in city center have been an urban issue for a long time. How to balance the urban development and the maintainance of community identity is worth studying.

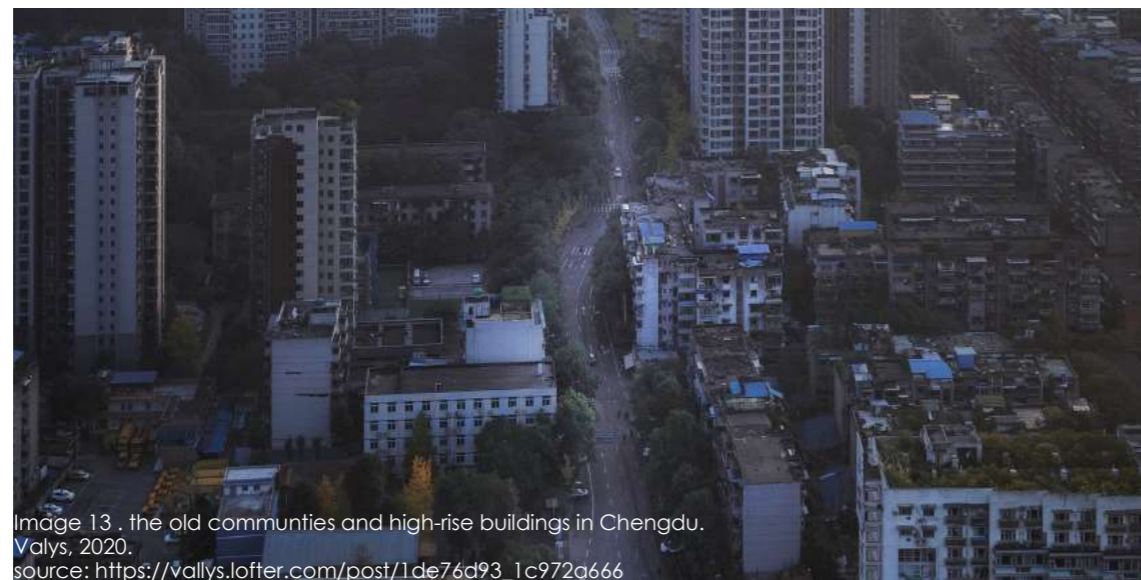


Image 13 . the old communities and high-rise buildings in Chengdu. Valys, 2020. source: https://vallys.lofter.com/post/1de76d93_1c972a666

Gentrification and Resisting redevelopment

Over recent decades, most urban redevelopment has transferred towards cultural-economic and consumption-based strategies (Pasotti, 2020). Downtown recreation has become the core of urban growth with megaprojects, including stadiums and extensive cultural facilities (Altshuler & Luberoff, 2004). The city became 'the new factory' of production of desire, which is materialized through consumption and lifestyle (Schäfer, 2010). The knowledge economy has become the main competition site for global cities. The priority should be transferred from simply attracting investment to attracting and retaining highly skilled population with amenities that this class prefers (Florida, 2002). This theory changed urban redevelopment into focusing on a specific kind of infrastructure to meet the need of the highly skilled class. The resources are shifted to high-tech sectors, creating cultural content for tourists, and the marketing of specific neighborhoods (Judd & Fainstein, 1999). 'Marketable diversity' is purchased, which means the fetishization of ethnic diversity through the 'spectacular commodification of difference' diversity, with the events and spaces that meet the need of middle-class (Pasotti, 2020). Urban redevelopment in this background facilitates gentrification and increases the inequalities in access to urban space (Brenner, 2014), leading to residents protests in some cities.

Gentrification leads to exclusionary displacement because affordable housing reduces. Those low-income neighborhoods near the city center usually become urban redevelopment sites that aim to satisfy the increasing demands of the middle-class (N. Smith, 2002). Displacement and different perceptions of displacement promote the previous residents to protest, and the reason ranges from the material loss of physical shelter to the symbolic and emotional loss of neighborhood meaning (Pasotti, 2020). It is also inequitable for the residents who manage to remain after the redevelopment. The loss of place pushes them away from their original lifestyle and activity space. They have to live in an overcrowding environment or low quality of housing because of the increasing living cost (Pasotti, 2020).

In Chengdu, the large-scale demolition and reconstruction in the past 30 years result in a great number of high-rise communities in city center, which significantly improve the city image and bring about economic benefits. However, gentrification at the same time appears, pushing the original residents away. Low-income original residents have to move away from center area, the community identity is also demolished. To protect their lifestyle and the public spaces and the public life, original residents in some community began to resist, resulting in the indefinitely postponement of the urban redevelopment project.



3.2 CITIZEN PARTICIPATION

Citizen participation in Urban redevelopment

With the development of the sustainability concept, the urban generation has made new progress. In general, it became more diversified with broader goals and richer content. At the same time, it tends to be cautious and progressive small-scale community redevelopment, aiming at achieving cooperation among the government, developers, community, individuals, and professionals (Jacobs, 1992). In 1996, Habitat II endorsed the universal goals of ensuring adequate shelter and achieving a healthier and sustainable living environment, with special attention to the participation and quality of life of vulnerable groups in development (HABITAT II, 1996). In this condition, urban redevelopment evolved to phased self-organization of the community.

During this period, a trend toward democracy and pluralism emerged in western countries. Citizen participation became widely accepted as a semi-direct democracy in urban planning. Residents set up their organizations such as 'block clubs' and 'Community Mutual Aid Organizations'. These organizations work as the representative of residents, using legal tools to negotiate with the government and developers. These organizations have a profound influence on urban redevelopment. With the development of these organizations, bottom-up community planning emerges, which is a kind of Incumbent Upgrading,

organized by the residents who have economic strength and social status, and want to improve the living environment and protect the community culture same time. They are not satisfied with giving suggestions for the planning changes but require direct participation in the whole planning process and decide how to use subsidies and funds (Zhao, 2010). Community planning is usually small-scale, with the main goals of improving the environment, creating job opportunities, and promoting social cohesion.

In China, with the implementation of the new urbanization strategy in 2010, especially the concept of 'humanist urbanization,' urban redevelopment that improves the physical and social environment has become the future trend in China's large and medium cities. Megacities have taken the leading role in carrying out urban redevelopment system reforms. Creative urban redevelopment approaches emerged, such as the setting of community planners. Different types of practices and innovative explorations attached to different kinds of projects continue to advance. As China's urbanization process lags behind Western countries, rigorous research on urban redevelopment cases in Western countries can provide references for urban redevelopment in China today in terms of scope, scale, methods, procedures, values, and other aspects.



Image 14. "To be a little landscape architect" in Herb Garden
Liu, 2017

Key actors

Urban regeneration is a complex issue with various interests of different actors, ranging from public to private sectors. With the development of participative planning, actors' collaboration becomes crucial for a successful urban redevelopment project (HAKSEVER & ÇITAK, 2019). The main actors involved in the decision-making process in urban redevelopment projects are the public sectors (mainly central and local governments), private sectors, civic organizations, and individuals.

Public sectors usually consist of local authorities, economic development institutions, and representatives of regional and national administrations. The public sector can be defined as the fundamental actor of the urban redevelopment process, leading the projects with its supervisory and regulatory role in this partnership (Beswick, 2001). Another important function of the public sectors is to reduce the risks and decentralize power to the private sectors (HAKSEVER & ÇITAK, 2019) and individuals to the extent which is able to include different stakeholders in the redevelopment process.

Private sectors have fast operation power, design skills, and professionalisms, which help improve the quality of the projects. The physical and economic aspects will be mostly concerned by the private sectors. Local entrepreneurs often invest consistently in urban redevelopment processes (Zheng et al., 2014). Entrepreneur association can also be formed by small entrepreneurs to help them to make impacts on the projects (HAKSEVER &

ÇITAK, 2019). By this, some objectives of plans can be modified according to the demand of entrepreneurs, and the trade-offs among different entrepreneurs can be discussed in the public arena to achieve consensus in the process (Glucker et al., 2013). Private sectors distribute a lot in the areas of resources and professionals.

Civic organizations are extensive in content and functional terms and vary in scope and type of membership. Most of them act as the mediator between citizens and the local government, asking for transparency in the process and aiding citizens to engage in the discussion (van Zyl, 2014).

Citizens include individuals not only the residents in the community but also the users and the landowners who will be directly influenced by the urban redevelopment projects (Zheng et al., 2014). Individuals usually are too small to have impacts autonomously, so they are usually involved in the process with the help of civic organizations or form committees to negotiate with other actors.

The engagement and cooperation of numerous actors and stakeholders at all levels are essential to a successful urban redevelopment project. Those entire actors gather together to achieve consensus and create a synergic effect. It can be defined as a partnership among a coalition of interest regulated officially, and every actor fights for their own benefits and then create a common policy, common agenda and action plan (HAKSEVER & ÇITAK, 2019).

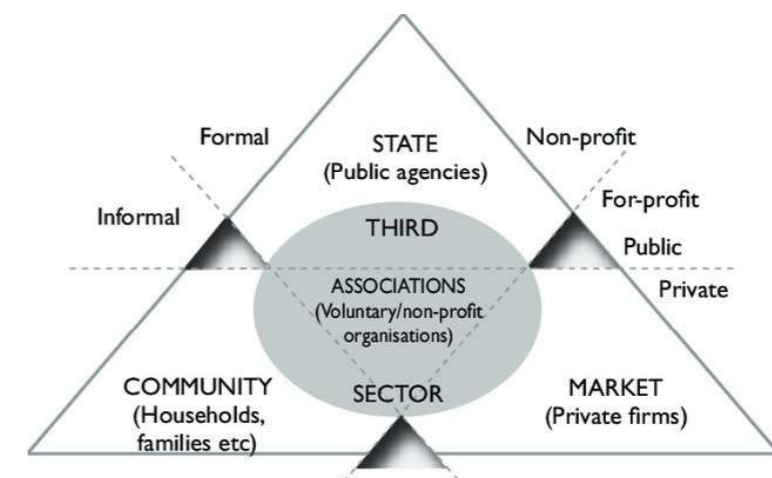


Figure 13.
Triangular model of actors
Evers and Laville (2004: 17)

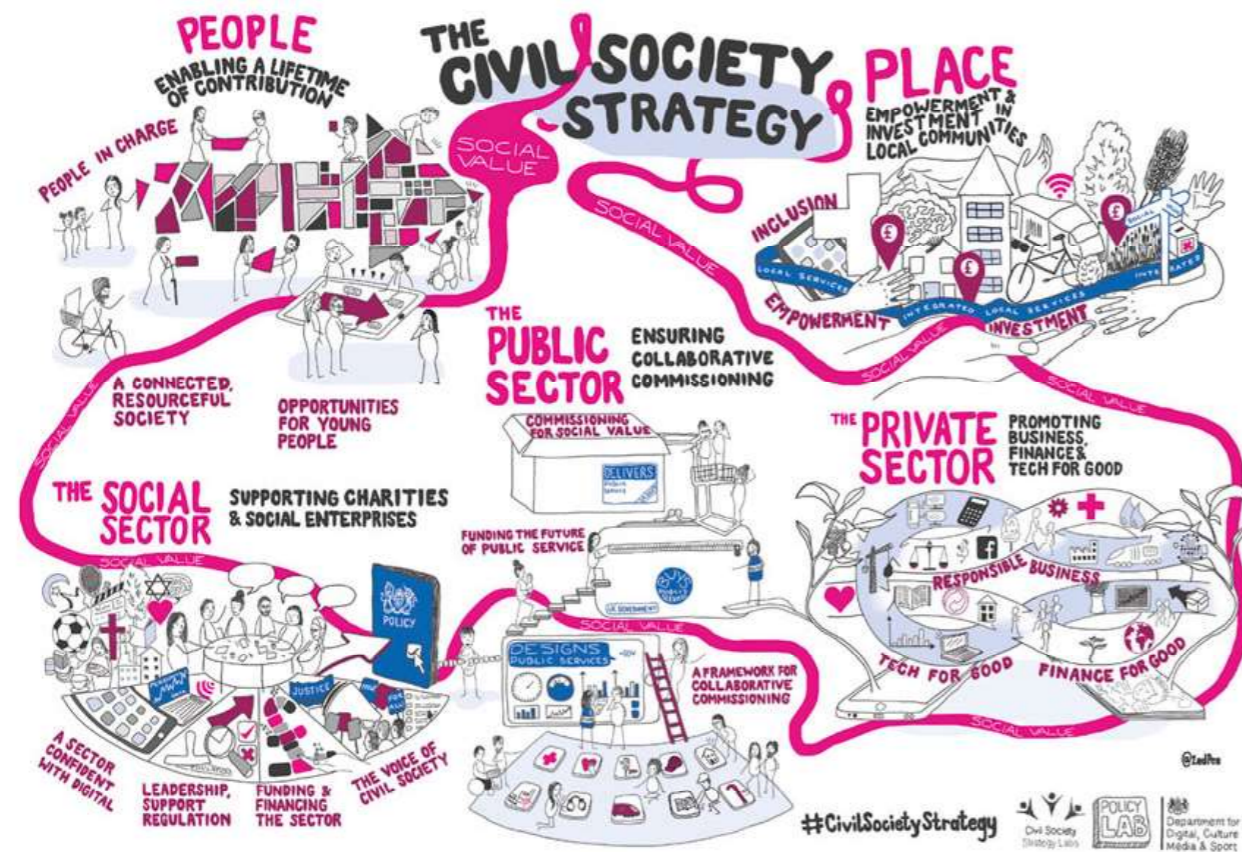


Figure 14. The civil society strategy (Hobbs, 2018)
 source:
<https://www.thirdsector.co.uk/civil-society-strategy-reaction-social-media/policy-and-politics/article/1490005>

Arnstein (1969) Ladder of citizen participation

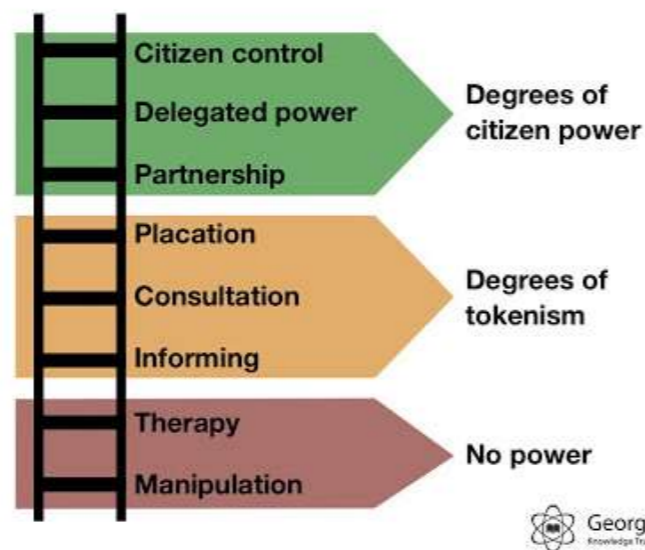


Figure 15. Arnstein (1969) ladder of citizen participation. (source: George Julian, 2020)

<http://www.georgejulian.co.uk/2013/01/22/social-media-and-citizen-engagement/>

What is citizen participation?

Citizen participation refers to citizen involvement in the public decision-making process (H.S.Baum, 2001). It means the citizens have the power to actively participate in society, including social, cultural, economic, political, or other aspects (Rahman, 2010). Citizens' may include not only individuals but also organized communities or other forms. Participation' may include observation, discussion, or power to influence the process. It depends on the actual condition.

Citizen participation in practice sense needs the redistribution of power, which helps those have-not citizens excluded from the decision-making processes to be included in the future (Arnstein, 1969). The ladder of citizen participation proposed by Arnstein describes the levels of democratic public participation. The eight 'rungs' can be divided into three parts, which means three participation stages. It moves from nonparticipation to degrees of tokenism to degrees of citizen participation.

However, this model still has its limitation. Although 'Citizen Control' is at the top of the ladder and has many advantages as a representative of citizen participation, it still has some potential disadvantage, which is the same as other rungs of the ladder. Besides, nor the have-nots, the residents, or the power holders, are a monolithic group. Each group has various interests and opinions and splintered subgroups. But in a nutshell, the model works perfectly as a conceptual tool to remind of differences between the have-nots and the powerful.

In Chengdu context, a first try of citizen participation have been put forward in 2012. But it is not real citizen participation, since the residents still did not have the decision-power in the process. It shows drawbacks, but still has potentials. One case of urban redevelopment in 2012 with the citizen participation approach applied in Chengdu will be analyzed in the next chapter (see page 67.). In any case, this is a good experiment and symbolizes the beginning of a shift towards citizen participation in urban redevelopment in Chengdu.

Why do we need participative approaches in urban redevelopment?

Planning is a professional act in a comprehensive context of politics, society, economics, and other features. It is deeply linked to the interests of many stakeholders (Qu and Hasselaar, 2011). Planning problems evolved during the implementation of solutions, and planning problems cannot be solved in a linear fashion (Rittel and Webber, 1984). It usually takes years to see and evaluate the result of a plan, which makes it hard to get feedback and implement corrective measures. In this condition, citizens should have a profound influence on the process.

Participatory planning means the participants are encouraged to form and express their ideas and even to take part in the implementation of strategies and become part of the producers of the community and the city (Qu and Hasselaar, 2011). The participative approach has been widely used in urban transformation with social cohesion and promoting place-making in many countries, contributing to a more sustainable urban redevelopment strategy. At the management level, citizen participation brings managerial or pragmatic benefits such as helping the government allocate the resources more accurately and invest the money in what matters most (Wood, 2002). The engagement of citizens will also make the project more efficient and timely.

In the aspect of citizens, they feel genuinely represented or included will boost the sense of well-being. It amplifies the voice of the marginalized. A sense of belonging is strengthened during the participative process, when they realize their ideas and thoughts matter and will affect the environment they live in (Wood, 2002).

In conclusion, the participative approach fosters economic development, social sustainability, and liveability in cities. Participation is also part of the strategy to deal with diverse stakeholders' conflicts and facilitate positive development processes.

How to increase participation in urban redevelopment?

With a view of participative planning, several cases in which neighborhood approaches and integrated actions are applied are analyzed to conclude the way to increase citizen participation in redevelopment projects. The various methods can be divided into three steps: before the decision-making process, during the decision-making process, during and after the implementation.

Before the decision-making process

i. Develop an understanding of the backgrounds and the current situation. The initial task includes assessing demand, residents' motivation, and the organization of neighborhood groups (Keil, 2006). More demands emerge when other stakeholders like administration with different responsibilities, parties, NGOs, and private sectors are involved. Even among the residents, there are quite diverse cultural backgrounds and interests, making it harder to achieve a consensus.

ii. Define the values and set the objectives of the plan. The participative way to define the values and to set the goals includes citizen advisory committee, opinion polls, neighborhood planning board, appointing citizen representatives to directly participate in the work of the planning department, and group discussions assisted by the planning department to coordinate or resolve different opinions among different civic groups (Leung, 1999). There is no 'right' level of public participation. For each project, the government should consider the ability and willingness to share the power and the desire of the stakeholders, and the need to participate (US EPA, 2020). The flowchart (Figure 17.) published by US EPA can be useful to decide which level of participation suites a project well.

iii. Transparent procedures. In the participative urban development approaches, the residents usually have an inherent distrust in the government's whole process. It's essential to make it clear what the participants can influence, and the potential outcome could be. Those elements may differ from each

project. Transparency reflects the willingness of organizations to share decision-making information, criteria, and deliberations with the public. Without transparency, the public is unlikely to understand why decisions are made or how those decisions will impact them. Much public distrust results from not being provided complete and timely information or being excluded from the process (US EPA, 2020).

iv. Improve residents' ability to participate in the process. Participation in the community implies that individuals and households can understand analysis, discuss, and express. Rational choice in the arenas means the participants have access to information and can make a subjective estimation of the alternatives (Qu and Hasselaar, 2011). Since citizens usually don't have the professional ability to understand the background and make a plan, the government and planning department are duty-bound to promote the popularization of planning education and relevant knowledge to enhance citizen participation.

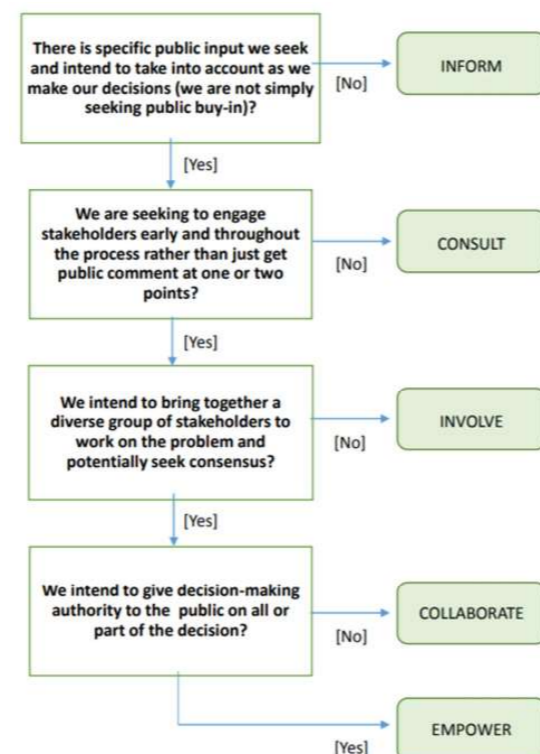


Figure 16. How to decide the level of participation (US EPA, 2020)

During the decision-making process

i. Institutions and methods work as mediation of contacts. The participative process highly needs communication skills and willingness to cooperate with diverse stakeholders. Through learning how to collaborate, a richer and deeper understanding of the local relations and conflicts will be elaborated. At the same time, collective approaches to resolving conflicts may emerge (Healey, 1999). The simulation game is also helpful to recognize and resolve conflicts among different stakeholders.

ii. Government decentralization. In some cases, only part of the citizens takes part in the processes. The representatives of the political administration system, who are also mainly responsible for the development, have only limited interest in development participants' governing capacity because they are afraid of losing influence and power (Keil, 2006). Without the political power, citizens cannot really represent their benefits.

iii. Full involvement of citizens. Meaningful participation requires the full involvement of citizens in every process. It's essential to start citizen participation as early as possible,

ensuring all stakeholders and professionals are on the same learning curve about issues and the development of alternatives and solutions. The most important is that all stakeholders should build the same understanding of the criteria to make a decision (US EPA, 2020).

iv. Referendum and revise the plan. Citizen participation requires reasonable plans for all stakeholders, which need to be developed based on the planners' own knowledge and experience to obtain the understanding and support of the citizens. This process requires a scientific and systematic evaluation of different drafts based on the interests of different groups. For the citizens who lac professional skills, the planners and governments need to help them build the ability to analyze the plan, such as mapping and photo analysis. For example, Japan's Urban Planning Law clearly stipulates that citizens should participate in the process of urban planning. Usually, in the formulation stage of a plan, a public hearing is held, and the opinions of the public are sorted and reflected in the plan. After the preliminary plan is completed, an explanation meeting to the public is also held to select the public opinions again, according to which the plan will be revised (Lü, 1998).



Image 15. get involved in community planning. source: <https://chicagorealtor.com/represent-your-community-apply-to-join-our-new-diversity-committee-the-77/>

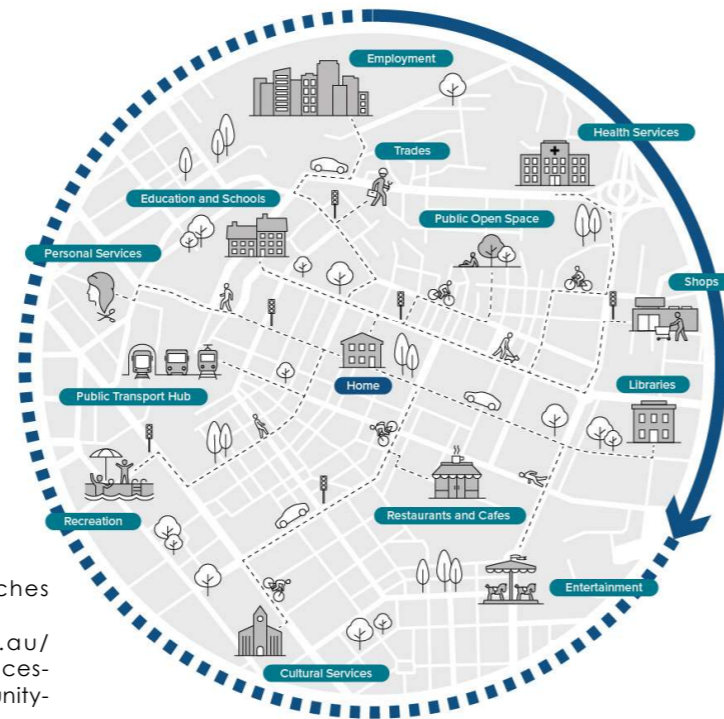


Figure 17. Place-based approaches (AHURI, 2020)
 source: <https://www.ahuri.edu.au/research/ahuri-briefs/creating-places-that-support-wellbeing-and-community-participation>

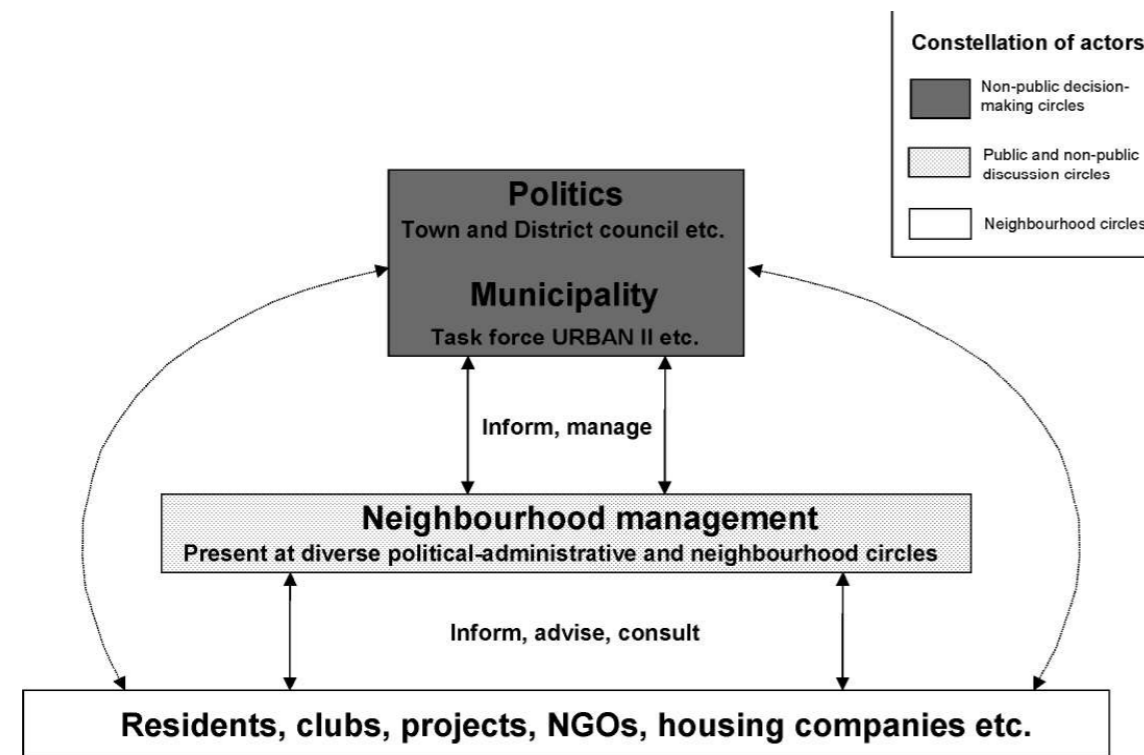


Figure 18. URBAN II project "Neighbourhood Management"/Constellation of actors (Keil, 2006)

During and after implementation

i. Citizens as supervisor. 'Drop-in center' can be set in communities to gain feedback from citizens so that citizens can obtain information or give their opinions. Questions about the implementation of the procedures of the project can also be answered here. A telephone hotline can also be set up to answer public questions and listen to their opinions. In the UK, during the implementation of a plan, individuals or departments can prosecute the unreasonable behavior of the local planning department. The planning inspector or the Central Minister of Environmental Affairs will make a ruling based on investigation and verification and introduce a public participation mechanism to convene Informal hearings and local review meetings. The Supreme Court bounds the verdict, and the court has the power to re-rule unfair planning and prosecution cases.

ii. External financial support is essential. Citizen participation cannot be sustained for a long time without external economic and institutional support. In NM Nordstat project in Netherlands, an integrated action program was developed based on a structure, problem, and potential analysis, leading to a model and target system that promotes a series of measures and projects in the different fields, which has a significant effect. However, the citizens dropped out right after the public authorities take care of their problems. The development of neighborhood club and the Nordmarkt shows the process initiated by the citizens (bottom-up) and then realized and controlled by official authorities (top-down) is only useful to some single problem (Keil, 2004).

Conclusion

By studying the mechanisms and methods of public participation in urban planning and redevelopment in developed countries, the following similarities can be concluded.

First, Public participation is guaranteed by law. The law of urban planning clearly stipulates that the urban planning process should involve citizen participation, and the higher authorities cannot approve the planning without public discussion and feedback. If the public questions the plan, it must be revised or explained with feedback.

Second, the ways of participation are diverse in different projects and different procedures. Suitable ways of participation are chosen according to the background and the need for the plan, such as propaganda, public meetings, hearings, discussions, exhibitions, etc. All of the ways aim at promoting public participation in the planning processes.

Third, citizens participate in the planning procedures widely and deeply. In developed countries, citizen participation is not the participation of several representatives or interest groups but the general participation of citizens. Citizen participation is not only included in the various stages of the decision-making process but also in the approval and implementation process. Especially in the implementation, the public can appeal to the court or the supervision agency for behaviors that do not meet the planning requirements.

However, some problems also result from citizen participation. Since most of the citizens are more concerned about the small-scale development that will influence their daily life, when citizen participation takes the leading role, the integration with higher-level planning is hard to achieve. The costs of making a plan also increase. In order to ensure extensive citizen participation, the cost and time for the preparation of urban planning have increased significantly, which has caused a negative impact on the implementation of the plan to a certain extent. This problem is also very prominent in the urban planning of the United Kingdom and the United States (Wang, 2006).

3.4 CITY IMAGE, CITY IDENTITY, AND CITY BRANDING

City image, city identity, and city branding

Due to the globalization, cities are forced to compete to become good tourist destinations, places to work, livable locations, and culturally rich places (Kotler, 2002). Cities develop strategies to “sell” them in global markets. There are mainly three approaches to promoting cities: cultural mega events, restoration and promoting heritage and the construction of iconic buildings (Müge Riza et al, 2012). City images are closely related to the satisfaction of the visitors and the feeling of well-being of residents, thus there is a relationship between city images and quality of life.

Lynch defines city identity as “the extent to which a person can recognize or recall places as being distinct from other places”. Identity is always exclusive and each city has its unique identity. Each city has a unique identity, which is composed of images and memories that are either negative or positive. City image consists of urban elements such as monumental buildings, public spaces and other spatial features.

City branding is a concept from marketing strategies and frequently used in city marketing and promotion (Müge Riza et al, 2012). It is mainly based on three key attributes: image, uniqueness and authenticity. Thus one of the objectives of city branding is to discover or create uniqueness. If a city claims to “work” successful it needs economical wealth and an attractive image. Therefore, city branding is a comprehensive approach includes multi-dimensions such as culture, history, economic growth, social inclusive, infrastructure, built environment, landscape, etc. (Zhang, 2009).

Accordingly, the city image can be considered as one of the key concerns both for city identity and city branding. In addition, city image can have an influence on quality of life, since it is also highly related to the built environment issue and the social phenomenon.

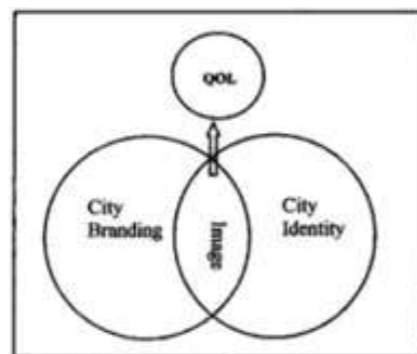


Figure 21. Relating image to city branding, city identity and QOL (Müge Riza et al, 2012)



Image 17. newly built buildings in classic style to improve city identity
Ellwood, 2018
source: <https://www.cntraveler.com/story/how-chengdu-became-chinas-most-inclusive-city>



Image 18. Another kind of city identity: locals' daily life
LR, 2020
source: https://m184283867031.lofter.com/post/1ebbb10f_1ca36d0e5

3.5 PUBLIC SPACE AND PUBLIC LIFE

In urban planning, public space is usually described as 'open space', which means publicly accessible outside space such as streets, plazas, and parks, corresponding to private and parochial space (Tonnelat, 2010). In sociology, more attention is paid to physical space and interaction. Public space is determined by the accessibility both mentally and physically, not only for debate, discussion or communication (Joseph, 1998). In community building, the concept of the third place is put forward to refer to the social surroundings separate from home and the work place (Oldenburg, 1989). Oldenburg argues that the third places are important for civil society, democracy, civic engagement, and establishing feeling of a sense of place.

Furthermore, urban design offers a specific physical environment, which is a crucial support for social activities in daily life. As a sociologist, Jane Jacobs advocated for better public spaces and insisted that spaces can foster enjoyable social order (Jacobs, 1961). There are three aspects of vital importance to create a cozy, worthwhile and popular public space that contributes to stopping, staying and social activities: physical environment, land-use characteristics, and social qualities. As the most important site where social activities take place, the public space plays a crucial role to promote the occurrence of interactions, working as the social catalyst to improve the happiness of citizens.

How is public space related to urban life?

Public space is the most important area for social interaction and urban life. Activities in public space can be divided into three categories: necessary, optional and social activities. Necessary activities are compulsory, and if space is in high equality, the time people spent on it will be extended. The more time people spend outside, the more chance for them to and communicate with each other, then the more social interactions take place. Optional activities also provide opportunities for social communication and interaction, which is one of the most important parts of social activities (Gehl, 2011). Therefore, public space with high quality promotes the time of necessary activities and the frequency of optional activities, contributing to the increase of social activities.

In Chengdu, especially in the old city area, you can always see the mixed-use of public spaces. Locals' life has a close relationship and charming interaction with different public spaces. Public spaces are also developed by the locals' actions. The type of public spaces shows the slow lifestyle here. As time goes by, it has become part of the city identity of Chengdu.

People also have an obvious preference for space to stay. The edge effect was mentioned as the main characteristic (Jonge, 1967) for this. Edge zones are usually firstly occupied because they offer opportunities to observe others and being less exposed at the same time. Similarly, the niches of a public place — facades of buildings, corners, corridors — are always the first choice for individuals.



Image 19. Another kind of city identity: locals' daily life
Zhu, 2019
source: https://weibo.com/p/1005051793912557/photos?from=page_100505&mod=TAB#place



4. URBAN REDEVELOPMENT in Chengdu

- 4.1 The development of Chengdu
 - 4.1.1 Master plans and relevant policies (timeline 1949-2020)
 - 4.1.2 The boom and recession of North Chengdu
- 4.2 The urban redevelopment in Chengdu
 - 4.2.1 The urban redevelopment in different period
 - 4.2.2 CAOJIAXIANG: a case of urban redevelopment project in 2012

Image 20.
The night view of old communities in
Chengdu.

source: https://m184283867031.lofter.com/post/1ebbb10f_1cafc8b9a

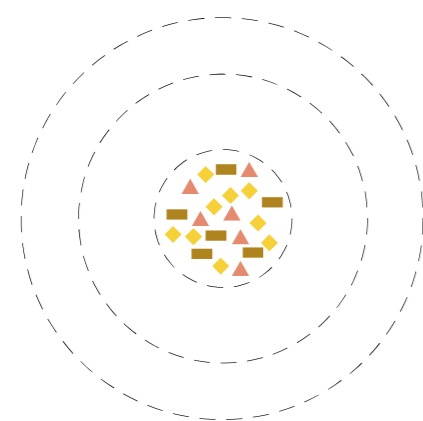
4.1 THE DEVELOPMENT OF CHENGDU

1949 - 1978:

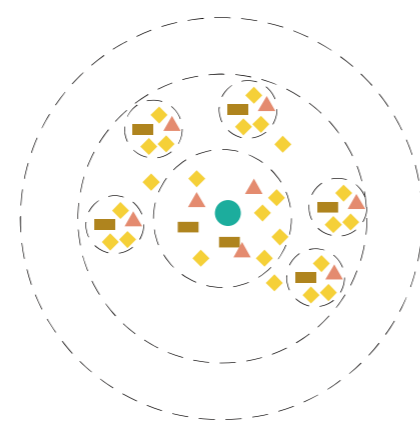
After the founding of the People's Republic of China (PRC) in 1949, and under the planned economic system, Chengdu planned to become a city focusing on **industrial production**. Industrial land has expanded in a large area. The urban construction of the old city "focused on industry rather than housing", and the newly built areas around the city.

In 1953, Chengdu was positioned as one of the key construction cities in the country, and the first version of the master plan was released. A large number of industries are located in the northeast, northwest and southeast areas, forming a **semi-circular "marginal industrial distribution belt"**, providing a large number of jobs and also leading to the **formation of surrounding residential communities**. Workers' residential buildings, supporting facilities, and commercial outlets were built near the site, and the **"industrial-residential-commercial"** comprehensive land-use structure was formed. In terms of traffic, the radial road network and the first and second ring roads appeared. People at that time were proud of working in the factory, and the workers also lived in the apartments near the factories with very low rent.

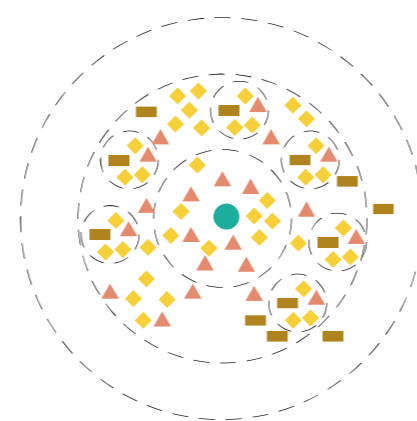
- City center
- Industrial land
- ◆ Residential land
- ▲ Commercial land



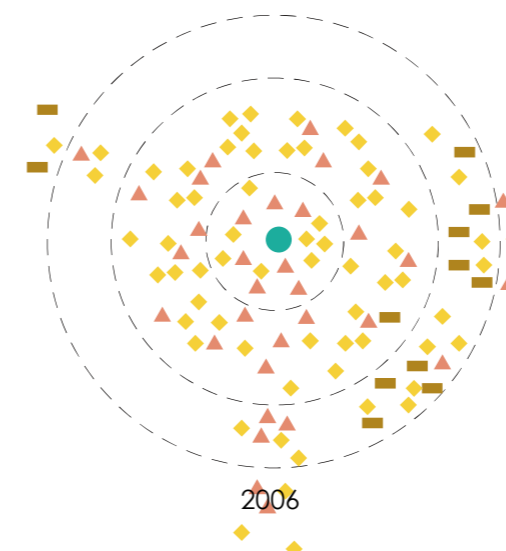
1953



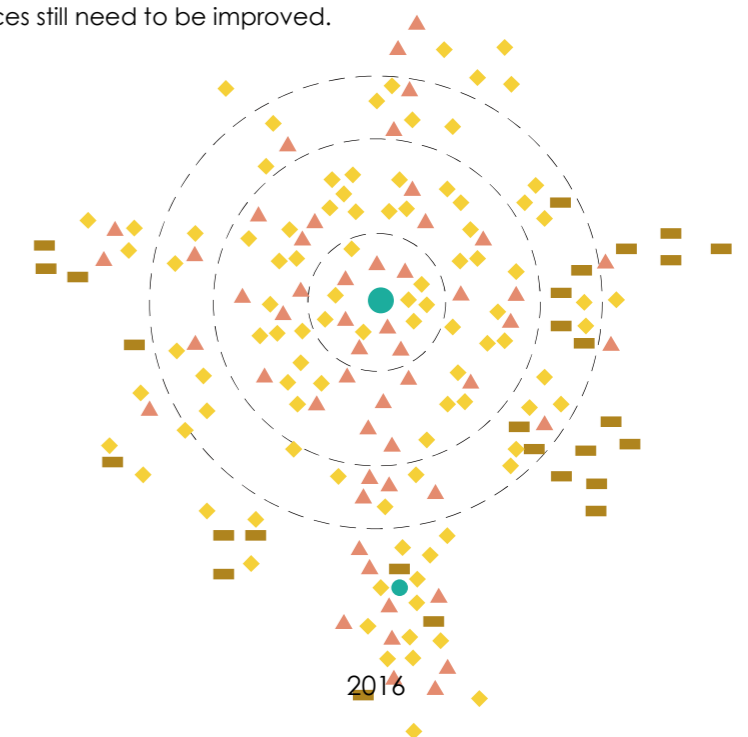
1978



1995



2006



2016

1979 - 1990:

Before 1978, the household registration system restricted population movement and urban development. Since the Economic Reform and open up in 1979, the status of cities in economic development has been affirmed. The market economy has developed, and the proportion of the tertiary sector has increased significantly (Xiao, 2015). Household responsibility system in rural areas release a large amount of labor, and some of them floated to the city. Rapid urbanization and economy are the result and driving force of each other. **Urban rates** began to increase from 17.9% in 1978 to 27.3% in 1990 (). Municipal offices are located in the city center, and a large number of industrial and commercial enterprises, and residential communities hope to be close to the city center. Due to the reform of land use system, the price of land in the city center is soaring. The large **"marginal industrial distribution belt"** moved to the outlying suburbs with upstream and downstream enterprises. **The residential area** attached to the factories remains in place, and the original "industrial-residential-commercial" land-use structure was destroyed. The commercial value of the central area is prominent, and the city center has quickly become a **CBD** with a high concentration of hotels, commerce, banking, and consulting (Yue, 2004).

1990 - 2002 - 2012

Since 1990, Chengdu developed rapidly and the urban rate increased from 27.3% to 51.8% in 2006. The 1996 Master Plan stated that the city will **expand to the south and east**. The remaining land for enterprises and residential buildings in central area were gradually **transformed to commercial** use because of economic benefits. **Industries** in the east moved further, and the proportion of residential and commercial land increased. The northern area developed by the wholesale industry and logistics, thus the connection to the high-end central area weakened.

In 2002, the administrative districts were re-divided, **satellite towns** appeared, and with the development of transport system, the city kept spreading (Xiao, 2015).

2012 - ?

Tianfu New District was established in 2011, and in 2014 it became a state-level new district. In 2017, a national free trade zone was set in Tianfu New District, and at the same time one of the biggest logistic center was also set there. "Two cores" structure has been proposed in the latest master plan in 2016. It stipulates limiting the central population and leading the crowd to Tianfu New District. Tianfu New District has become a national new district with modern manufacturing and high-end services, alleviating the pressure on city center. The settlement policy for high-skilled people attracts the youth to gather there.

At present, the five old urban areas in the inner city are facing the risk of empty. In the past eight years, the growth of total GDP, retail sales of consumer goods, and main business income of enterprises have been lower than the city's average. The supply of public service facilities is insufficient due to the large population, the concentration of major public service facilities, and the low proportion of basic public service facilities. Some out-dated facilities cannot meet the growing needs of the people. Traffic jams during peak hours in the inner city, haze weather, air quality, and quality of open spaces still need to be improved.

Figure 22. Development of urban area in Chengdu
author, 2020

PLANNING BEHIND DEVELOPMENT

Master Plans

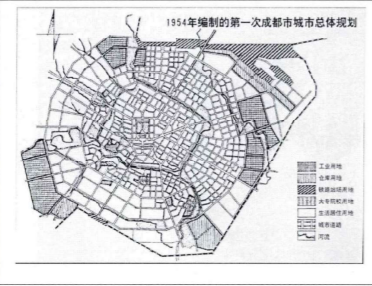


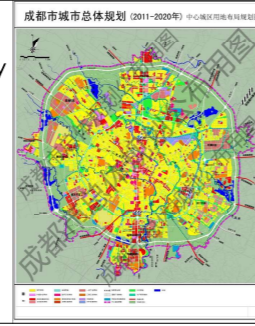
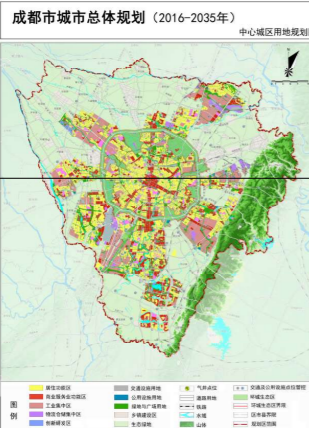
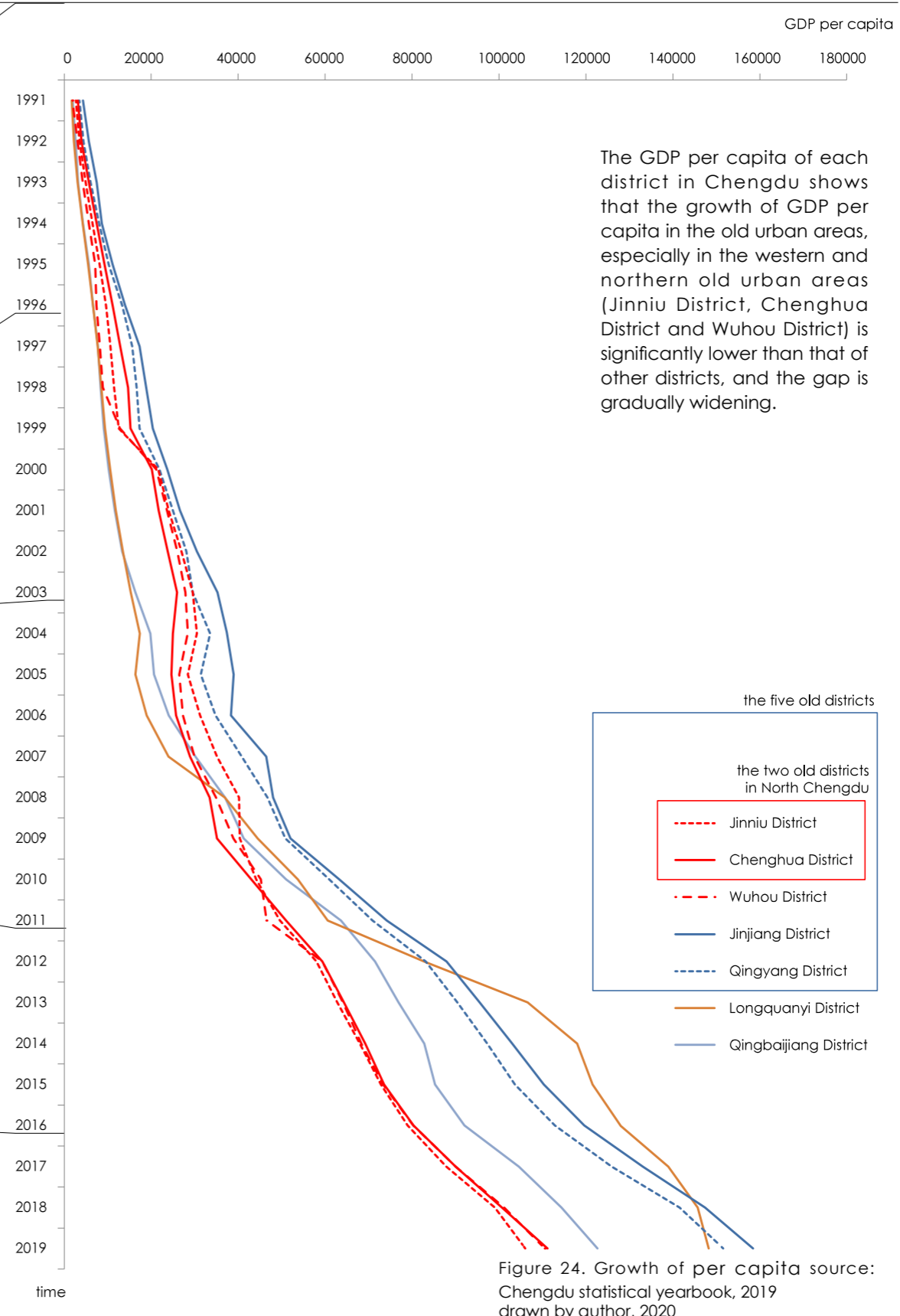
1956	 <p>1954年编制的第一次成都市总体规划</p> <p>图 4-10 1954年第一次成都市总体规划 来源《四川历史文化名城》</p>	<p>The beginning of an industrial city Planned economy system Semi-circular "marginal industrial distribution belt", with residential and service area</p>	<p>Planning is the biggest reason behind the boom and recession of the North Chengdu.</p>
1983	 <p>1982年成都市总体规划</p> <p>图 4-10 1982年成都市总体规划 来源《四川历史文化名城》</p>	<p>Market economy system Urbanization Population growth Land price rises in city center Industry relocation in the east</p>	
1996	 <p>都市区用地规划图(2020年)</p>	<p>Urban area expands to the east and south with the road network Industry moved further</p>	<p>The purpose of the master plan is to determine the scale and development direction of the city, achieve the economic and social development goals, rationalize the use of urban land, and coordinate the spatial layout. Master plan is usually modified each 5 years, according to the 5-year Development and Economic Plans published by the National Government.</p>
2003		<p>The proportion of residential and commercial land within the second ring road increases Real estate development and the dramatic rise of housing price</p>	
2011	<p>Establishment of Tianfu New District in the south Large scale urban regeneration projects in inner city</p>  <p>成都市总体规划(2011-2020年)中心城区用地规划图</p>		
2016	 <p>成都市总体规划(2016-2035年)中心城区用地规划图</p>	<p>'Two Cores' urban spatial structure Municipalities move to the south Policies encourage enterprises and industries move to the new district Population float to the new district for better opportunities</p>	

Figure 23. Development of planning author, 2020

THE BOOM AND RECESSION OF NORTH CHENGDU



The GDP per capita of each district in Chengdu shows that the growth of GDP per capita in the old urban areas, especially in the western and northern old urban areas (Jinniu District, Chenghua District and Wuhou District) is significantly lower than that of other districts, and the gap is gradually widening.

Figure 24. Growth of per capita source: Chengdu statistical yearbook, 2019 drawn by author, 2020

4.2 THE URBAN REDEVELOPMENT IN CHENGDU

4.2.1 The urban redevelopment in different period

1949 - 1978:

During this period, the development of the inner city, which was mainly used for residential and public service functions, was almost stopped. At the same time, due to some political reasons, traditional public and private space and elements with historical value and cultural connotations have suffered a lot.

1979 - 1990:

Housing construction and the quality of the living environment have begun to be concerned (Yue, 2004), and the public services and infrastructure were gradually improved. In 1982, the Chengdu Municipal Government set up a "Demolition Office" under the Municipal Housing Management Bureau, marking the first stage of urban redevelopment work in Chengdu. At that time, the buildings to be demolished were all factories, and most of the renovation projects were the expansion of offices and dormitories. The scale of the renovation projects is small, and under the planned economy system, most of the renovation projects were welfare housing and public housing. After the demolition, most of the compensation methods were in the form of resettlement housing and welfare housing, without monetary compensation.

1990 - 2002:

In the 1990s, changes in policies, from the reform of the land system to the commercialization of urban housing, caused the price of land to increase. At that moment, large-scale redevelopment projects appeared in old city area. The redevelopment was led by the government. It focused on improving areas with extremely poor environments through large-scale demolition and reconstruction. Because of system of compensated land-use and the rapid development of the real estate, land in old urban area becomes a hot spot for development and investment. The large-scale demolition and reconstruction improved the living environment and public space, but did not consider function pattern upgrading and the demand for public facilities. A large number of newly built housing increased the pressure on public services (CDIPD, 2019). The historical and cultural protection policy in the 1980s proposed to retain the traditional streets and lanes of the old city. The policy of the theme of "urbanization" in the 1990s turned the old city upside down and lost its traditional characteristics. As the sustainable development policy paid more attention to urban ecology and historical and regional characteristics, the urban redevelopment at that time also blindly pursued commercial benefits and ignored the local traditional citizen culture (Feng, 2014).

2002 - 2012:

From 2002 to 2012, the 'led by the government, operated by the market' approach was adopted, and the urban redevelopment projects mainly focused on dilapidated housing, major transportation facilities, old industrial areas, and historical and cultural areas. A large number of dilapidated houses were demolished, and the residents had to move out. Most of the projects were in the first ring road, and were demolition and reconstruction. Land prices in the old city areas soared again, and low-income people were forced to choose other locations. Since the commute in Chengdu at that time was still very dependent on public transportation, low-income people are more dependent on the location near the city center. They cannot afford long-distance commuting. In order to reduce the cost of living, their newly chosen residential area is still a new slum located in the central area (Yue, 2004).

During this period, the urban redevelopment project effectively increased the value of land in key urban areas, but problems of excessive residential and excessive commercialization appeared (CDIPD, 2019). Large-scale demolition has led to social issues and conflicts among citizens (Li and Yang, 2014). Traditional residential culture atmosphere has been broken. Most of the compensation methods were monetary, and there were not resettlement houses built at that time, which promoted the development of real estate. Especially after 2007, the power of urban redevelopment was delegated to the Reform Offices of each district, since then urban redevelopment in Chengdu has been led by district governments. The initiative and enthusiasm of district government result in the soaring of the real estate market again. Rising compensation price was still not enough for the residents to afford an apartment at high prices.

● 1978-1990 ■ 1990-2002 ■ 2002-2012



Figure 25. Redevelopment project in Chengdu author, 2020

4.2.1 The urban redevelopment in different period

2012 - 2016:

In 2012, an urban redevelopment project in North Chengdu was proposed. Under the "Regulations on Expropriation and Compensation of Houses on State-owned Land," the administrative forced demolition was changed to a mode of expropriation. Expropriation requires two consultations, depending on the willingness, plan and approval of the "majority of people". The procedures are complicated and many restrictions are imposed. It is difficult to advance the progress in old urban areas. In this condition, some innovative measures have gradually emerged, such as the autonomous renovation model. The autonomous renovation model is to simulate the demolition, firstly announce the transformation plan. Residents are asked whether to sign an agreement, and the transformation will be carried out until the contract rate reaches 100% within the specified time. There are several successful operation cases, and the most famous one is Caojiaxiang, which will be gone into in next chapter. However, some problems emerged. Autonomous transformation is an innovation in the social governance model, but it still cannot solve the government's difficulty in obtaining land and funds (Li and Yang, 2014). At the same time, because many projects have not reached 100% of the contract in the end, whether the redevelopment project will be applied or not, it will lead social conflicts.

In any case, the urban redevelopment at this stage has turned to explore the "public participation" in planning. Still mainly promoted by the government and mobilized by policies, the long-term autonomous mechanism has not been established (CDIPD, 2019). The public participation is still limited, and the influence of this kind of participation is small, and it is difficult for multiple stakeholders to achieve consensus. A large number of redevelopment projects have been postponed because they have not reached 100% agreement.

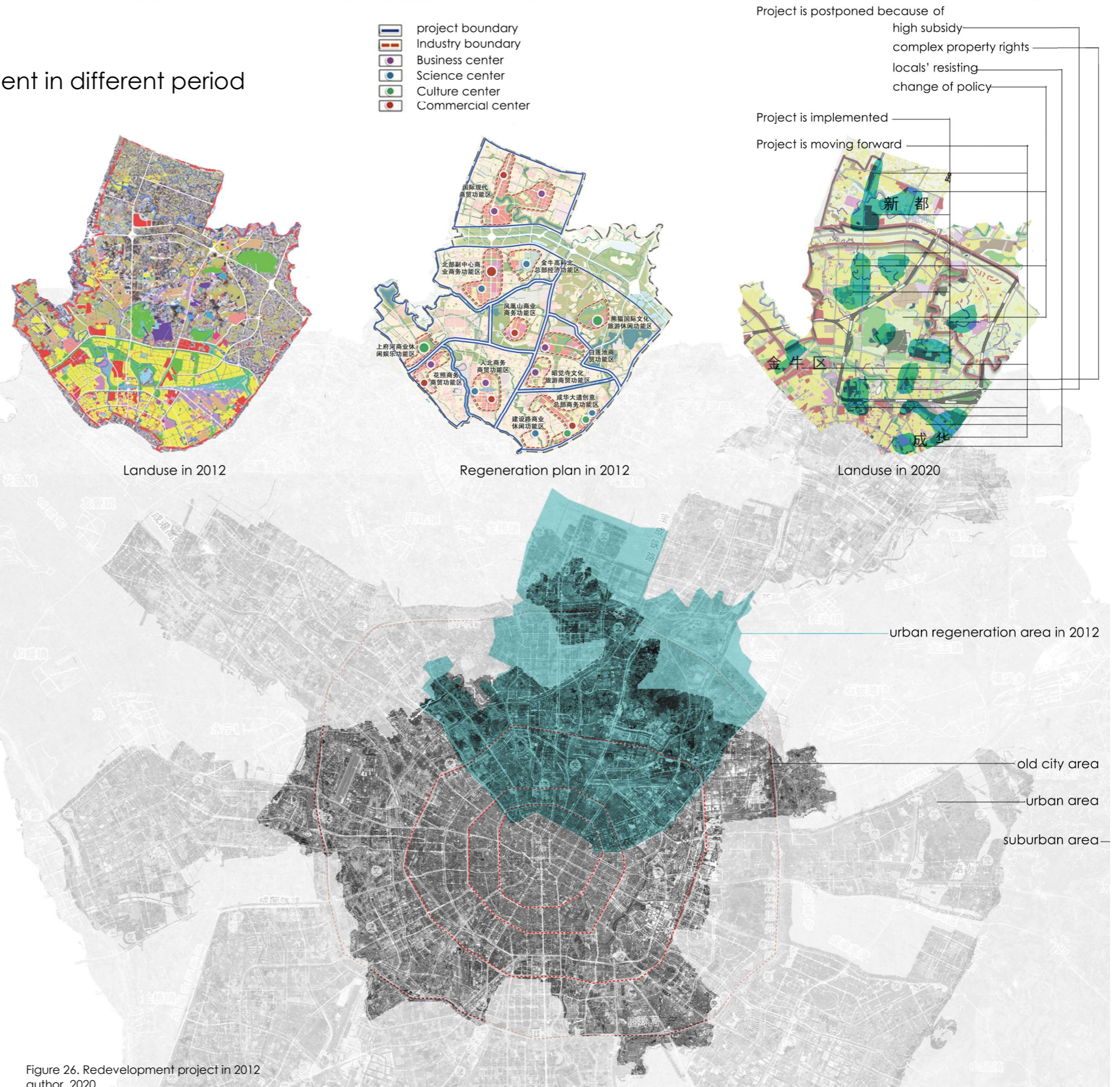


Figure 26. Redevelopment project in 2012
author, 2020

4.2.2 SITE A: CAOJIAXIANG a case of urban redevelopment project in 2012

The history of Caojiaxiang

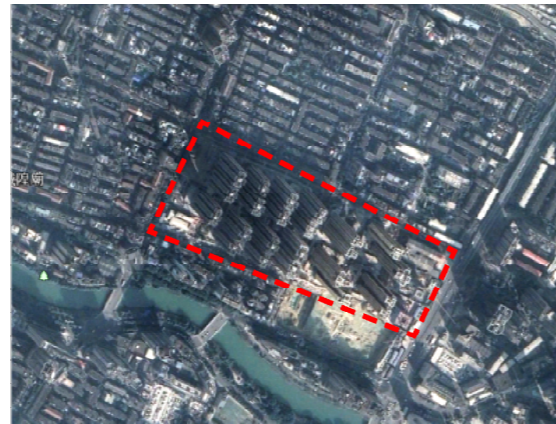
Caojiaxiang and Workers' New Village are two typical old communities built in the 1950s, located on both sides of Ma'an South Road. Now the road seems to have become a dividing line. On the west, workers' New Village still retains the red brick houses built 70 years before, while Caojiaxiang on the east side has been totally transformed into high-rise apartments.

In the 1950s, the New Villages gradually formed in Chengdu for workers in factories. The red brick houses in Caojiaxiang were the first public housing projects belonging to state-owned enterprises. Employees of those enterprises live here and pay only little rent per month. Most of the red brick houses have only 5 floors, each with 4 to 5 households. The residents on the same floor are divided into two from the stairs. There is a shared kitchen on both sides, and two shared toilets are at the corners of the stairs. In the 1950s and 1960s, people living in Caojiaxiang were envious. The furnished staff dormitory was a "high-end community" at that time.

In the 1970s, factories moved out from the inner city to give a place for commerce and business. Young people began to work elsewhere. A group of people moved out with their families, slowly left children, the elderly, and some farmers who wanted to find a job in the city to live here. Caojiaxiang began to decline.

Compared with the "high-end communities" in the 1950s, Caojiaxiang is more like an urban village on the North First Ring Road in Chengdu. More than half a century has passed. The young seedlings planted by the people of Caojiaxiang when they were young are now as high as the houses, and the children have become older people, but the houses are still those red brick houses.

Caojiaxiang has already been redeveloped in 2012, with the strategies of large-scale demolition and reconstruction.



*New village refers to some communities built before the 1980s in urban area and used as the dormitory for workers.



Image 21. the old lady is cooking in the shared kitchen
source: LR, 2012



Image 22. bird view of CAOJIAXIANG, 2012
source: CCTV News



Image 24. the construction of high-rise community in CAOJIAXIANG, 2017



Image 23. The open market in street of CAOJIAXIANG
Atu, 2013
source: https://lxrui.lofter.com/post/3436b3_29a8c4f

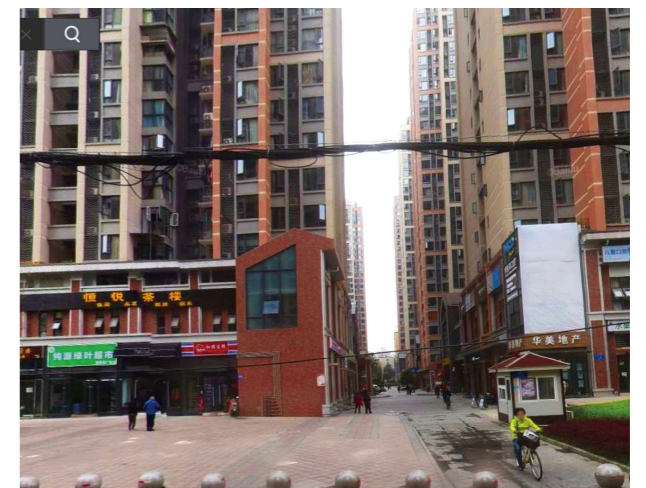


Image 25. The street view in CAOJIAXIANG, 2020
source: Baidu Map

4.2.2 SITE A: CAOJIAXIANG a case of urban redevelopment project in 2012

Community redevelopment in Caojiaxiang

In 2012, Caojiaxiang was the first project of the Urban Redevelopment in North Chengdu and had been regarded as a successful case by the government and news media. Due to a large number of households and the difficulty of coordinating interests, the redevelopment in Caojiaxiang had been delayed for ten years. In this project, the residents' Self-organized Redevelopment Committee became the critical point to solve this problem. The Self-organized Redevelopment Committee (SRC) consisted of household representatives elected by all residents. The SRC was responsible for conducting investigations within the residents, coordinating the relationship between various stakeholders, and on behalf of the residents to express their reasonable demands to the government and enterprise.

The SRC is an institutional design produced as a negotiation platform for development authorities and fragmented original inhabitants. Its purpose was to reduce communication costs and balancing the interests between multiple individual residents and the authorities. The government's policies, regulations, compensation standards, and other information are conveyed to the community. Simultaneously, the opinions and demands of the original residents were collected, and the feedback was given to the government after coordinating among multiple individual residents. During the signing period, the SRC called for "abandoning the idea of getting rich overnight" in various ways. With the help of social contacts of acquaintances in the area, a small number of residents who oppose the demolition have been continuously persuaded to improve the rate of consent to demolition.

However, the real decision-making power for the urban redevelopment project is in the government. The SRC did greatly promote the development of the Caojiaxiang community redevelopment project. Nonetheless, it only participated in the early part of the whole redevelopment process until the signing agreement contract. The SRC did not participate in the formulation and implementation of the plan, and it was not actual autonomy.

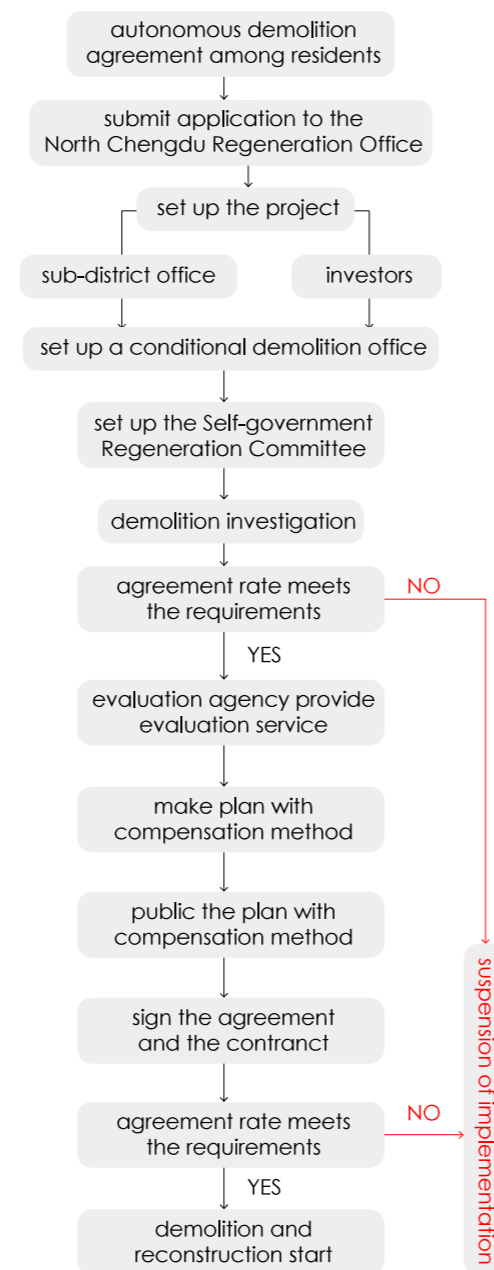


Figure 27. the flow of self-organized redevelopment in Caojiaxiang (Chen,2013)



Image 26. The election of the SRC (CCTV News, 2013)



Image 27. The establishment of the SRC (Sichuan News, 2013)



Image 28. The meeting of the SRC, the government and the developer

4.2.2 SITE A: CAOJIAXIANG a case of urban redevelopment project in 2012

The government was the sponsor and the decision-maker of the redevelopment. Enterprises were the owner of the land-use right and the major investors.

Residents represented by the SRC can be simply divided into three categories: the original residents, the relocated residents, and the tenants. The original residents were the owners of the apartments and still lived in it. The relocated residents were the ones who moved out but still own properties here, and the apartments were rent out. The tenants were who rent the apartments of the relocated residents and lived here for the good location and low rents.

The original residents were very urgent for redevelopment, because they want to improve the living conditions.

The relocated residents' desire to improve the built environments was not as strong as the originals, because they have already moved out. After the redevelopment, the price of the house will significantly increase. Whether they decide to sell or continue renting the house will bring them greater economic benefits. Therefore, the relocated residents' biggest appeal is obtaining the greatest economic benefits.

Although classified as part of the renovation and renewal area, a great number of households in commercial buildings were not willing to be demolished due to the relatively new conditions of their buildings. The mechanism of the SRC pushed those who were eager to move to persuade or even force those who were unwilling to move to sign the demolition consent form, which led to a series of conflicts at this stage (Figure xx). Due to the opposition of a large number of owners, commercial housing estates were excluded from this redevelopment project, while the rest of the old communities were successfully completed for demolition and redevelopment.

In the process, the interests of the tenants were not protected. The redevelopment project forced them to move out from the low-rent residential area with a superior location. What's worse, because they did not own the house,

An interview and observation shows some influences of the redevelopment project on the original residents in Caojiaxiang (You, 2017)

1. Comparing the high-rise community with the old one built up in the 1950s, the living environment was significantly improved in Caojiaxiang, and the residents are generally satisfied. However, since the FAR is much higher now, the per capita public spaces will decrease with more residents living here.

2. Living costs are affected. After the redevelopment, some residents move back and then find that they cannot afford the new life here, since the living costs increased a lot because of the newly built commercial center nearby. They began to avoid shopping, leisure, and entertainment activities in this neighborhood due to the high consumption.

3. The close social network is lost. Some residents did not move back, and the new types of public spaces are not suitable for the previous social activities anymore. The residents are still trying to find a new way of life.

4. Informal workers have to find another job. Some of them even move to other old communities that have not been redeveloped to continue the previous informal trading.

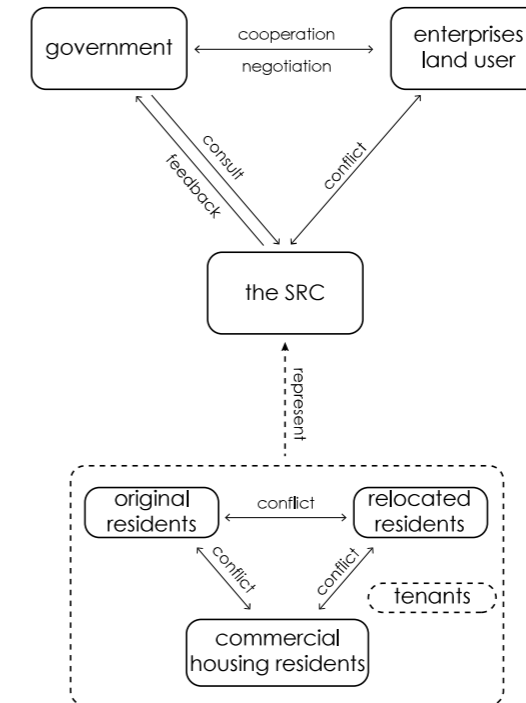


Figure 28. the relationship among key actors (Zhang, 2014. edited by author, 2020)

key actors	own	demand	obtain	lose	
the government	land	achievements and reputation, environmental improvement, improve city image land transaction fees	achievements and reputation, environmental improvement, improve city image land transaction fees	-	
Real estate developer	-	economic benefit	policy benefit economic benefit	-	
residents in danwei	original residents	10-30m ² housing area shared kitchen and bathroom	better living environment, bigger housing area	bigger housing area(at least 52m ²), public services, square, public garden	previous public spaces, social networks cost-effective shops
	relocated residents	rental proceed (around 1500yuan/month)	commercial value of the house	increasing rental proceeds (around 3000yuan/month)	-
	tenants	good accessibility, low rents	better living environment	-	jobs in previous public space, affordable accommodation with good accessibility
residents in commercial property	enough living room in good condition	higher compensation to afford housing in city center	-	-	

Figure 29. the demand and the obtain of the key actors (author, 2020)

4.2.2 SITE A: CAOJIAXIANG a case of urban redevelopment project in 2012

According to the Survey of residents in Caojiaxiang on their views on the SRC (Zhang, 2014), there are some limitations in this SRC model:

1. The SRC in Caojiaxiang did not have the decision-power. Although it represented most residents' interests, it was not able to fight for the residents' benefits. It only worked as a communicative platform, a mediator to reduce the conflict between residents and the authorities.

2. Although a lot of work had been done in the early stage propaganda of redevelopment, and the coverage is vast, the residents still lacked a systematic understanding of the whole project. The processes of the project were not transparent enough. Residents also knew little about the details. It can be seen that although the government's early publicity work is relatively adequate, it only stays on the surface.

3. The SRC members stated that the committee's selection process was highly transparent, and official data also showed that the turnout rate was as high as 99.8%. However, data from a sample questionnaire of residents showed that the turnout rate was not high, and some residents also made it clear that they had not participated in the SRC election. There is a big difference between the data of the two parties. It can also be seen that the SRC had certain problems in coordinating the interests of the three categories of the residents.

4. A comprehensive evaluation of eight aspects of the regeneration model in Caojiaxiang by the residents shows some problems. The data shows: residents generally believe that the eight aspects, such as process transparency, the adequate publicity, the openness of the SRC election, the coordinating role of the SRC, the formality of the SRC, the [] of the SRC, and the efficiency of problem-solving, were all-important, and the average score is above 4.2 (full core is 5). However, in the actual work evaluation column, the score is all low. Among them, the evaluation score of process transparency is only 1.9. Since some work did not go well, a considerable number of residents had begun to question the work of the SRC and if it really represents the benefits of residents.

5. The SRC was established by the government, aiming at promoting the progress of urban redevelopment in Caojiaxiang. In this condition, the SRC was dissolved right after the signing period with members' scattered placement. It worked as a temporary mediator rather than a real long-term autonomous redevelopment or self-organized redevelopment model.

6. As the main part of the residents in Caojiaxiang, the tenants' interests were not considered, nor did they get any compensation measures. In fact, the tenants were the most damaged. Although there is no relevant policy to compensate tenants' interests, a reasonable model of citizen participation should listen to all residents' opinions to the greatest extent, which is one of the key factors that can make the redevelopment project more rational.



Image 29. The slogan by the SRC to persuade residents to sign agreement (source: CNTV News)

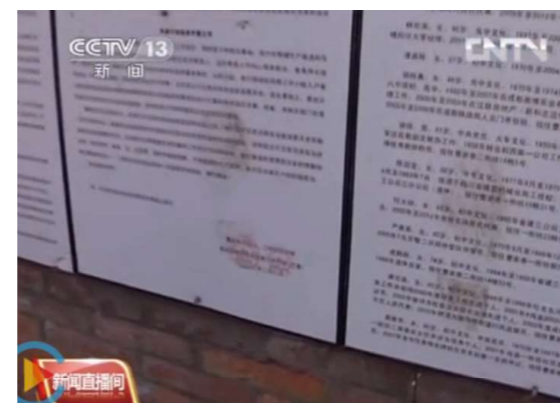


Image 29. The information board destroyed by residents who against the redevelopment (source: CNTV News)

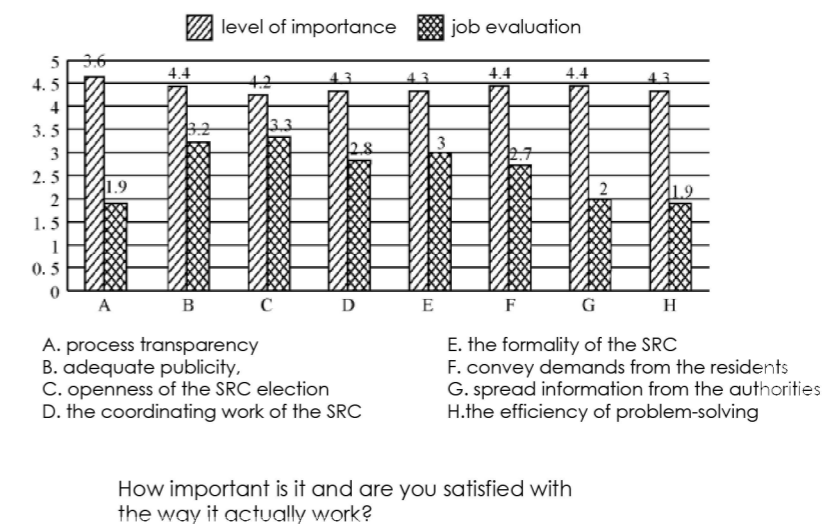
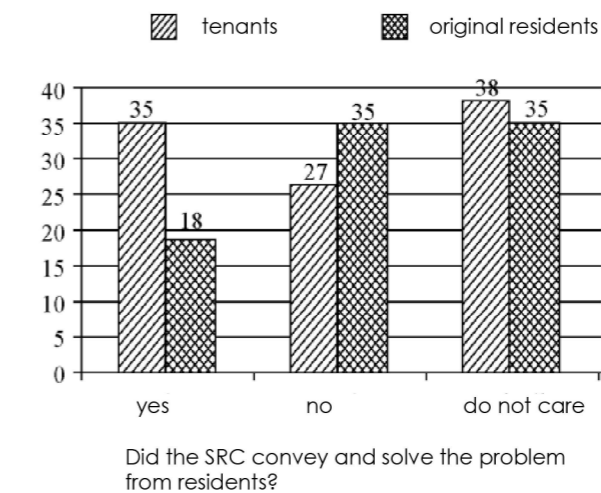
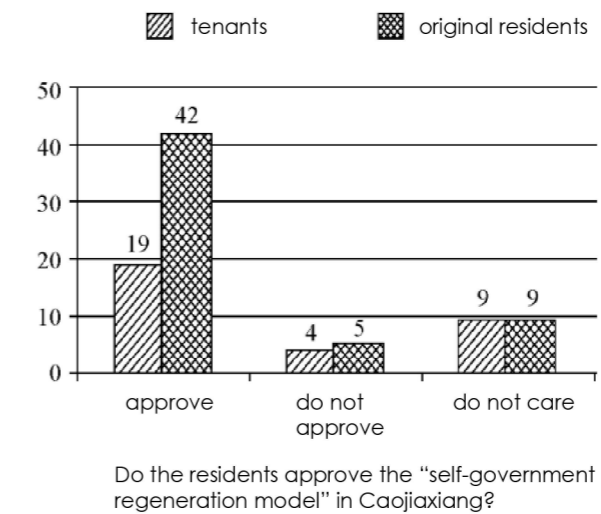


Figure 30. Survey of residents in Caojiaxiang on their views on the SRC (Zhang, 2014)

4.2.2 SITE A: CAOJIAXIANG a case of urban redevelopment project in 2012

Many previous residents (mostly 20-45 years old) use Weibo, blogs, and other websites to share their miss of the old Caojiaxiang before the redevelopment. They miss the community atmosphere, close social relations, neighbors and friends, cheap goods, delicious food, and cheap and nice restaurants. They also miss the good memories they once had in Caojiaxiang. When searching on the Internet, most of the information associated with New Caojiaxiang, the high-rise community, are shopping mall discounts and activity information, complaints, and housing rental information.

Image 30. The texts and photos shared on social media by the locals to show their missing of the life in Caojiaxiang. (source: Weibo, Douban)

-Millk- 2019-7-12 09:21 来自 iPhone客户端
活水公园 曹家巷 马鞍路 工人村 从小长大的地方 很高兴现在又搬回去啦~

@是大弟何ever 在成都最有情味的地方，还是市区的老城区。

特别是当黄昏的阳光晒到老旧的屋檐下，感觉呼吸到体内的空气都像是软胃散一样，使人浑身乏力，一丝不想动弹。 ... 展开全文



红色的曼彻斯特 2014-2-25 23:32 来自 三星 GALAXY S4
之前有拍过曹家巷 突然想起 10年曾经用数码相机拍过旧的水井坊 离我更近却又天天经过的地方老成都的记忆 一点点随着时代的变化 而消失 记得映像最清楚的还是当时孩子们的几张壁画 成都的未来是美好的 老成都的记忆是永恒的@我们都是成都范儿 我在 望江路



2015年8月21日，狮子山下，留作纪念。
以此回味那些在旧巷中穿梭的日子。以此回味那个在昏黄灯光中如孩童语梦的时刻。是夜七夕。记忆中还写了很多曹家巷拆迁的事，不记得去哪里了。还有红墙青瓦，在夕阳中交错的黑灰电线，挂在窗外洁净如绿叶新生的刚洗的衣物。这个嘈杂破败的地方是许多人的那生。销魂，西安北路的跷脚牛肉还是那么绝，曹家巷的“最牛苍蝇馆子”还是那么人满为患，春阳水饺有分量江河日下价格蒸蒸日上趋势，但味道还是算得上独此一家。所以整座城市再怎么堵车，各路食客依然前仆后继。每到周末，寻欢作乐的成都人变蠢蠢欲动，各处餐馆无不人满为患。就连平时一到深夜，城市各个角落都会支起无数烧烤摊占据。摊子足足快要铺到马路中央。如果是夏天，便吃烧烤配冰啤酒，谓之冷为淡杯；冬天，就来煮啤酒，由陈醋何记配啤酒煮成，相当巴适。

上小学以前，最多的记忆还是关于曹家巷。房子属于... 在东边第一户，靠西面好像是一室一厅，往里走还有一个小小的杂物间，寄养在奶奶家。房间外面就是后院，小房间无时无刻不是餐厅，厨房，关于这一边的记忆很少。

东边的房间是我们这些小孩子平时玩闹的地方，一进门靠右边是奶奶的床，小时候爸爸... 家睡，我就趴在窗户上流泪。客厅靠墙的电视机很醒目，毕竟电视机刚刚开始兴起，时，天哥兴奋地看着电视看还不忘教训我这个小小不点“你太小了要早点睡，不能偷的看了不少，不然怎么现在还记得那么多剧情。(未完)

曹家巷从启动改造到现在都快5年了 终于要装修好就想起了她妈。是因为钉子户去年就入住了 怀念哈以前的样子 和发小每天在这耍的日子 知道曹家巷这个地方是2002年... 不是又该再照一波了



東來 Ididick 2017-10-11 19:41 来自 微博 weibo.com
翻到四年前拍的照片~~~自从曹家巷拆掉以后，似乎在成都都没有扫街的冲动了~~~《空城》~~~LEICA MONOCHROM+M35 2.0 7E~~~#老法师的日常#



油子子 2017-11-22 22:13 来自 iPhone客户端
曹家巷从启动改造到现在都快5年了 终于要装修好就想起了她妈。是因为钉子户去年就入住了 怀念哈以前的样子 和发小每天在这耍的日子 知道曹家巷这个地方是2002年... 不是又该再照一波了



封面新闻 2017-11-4 20:49 来自 微博 weibo.com
#成都新闻# 【萌妹子手绘Q版成都走红网络 10个月创作238张漫画】马鞍路的肥肠粉、大慈寺的游客、曹家巷的集市...每一幅漫画都是满满的“成都范儿”。这些都出自一位地道的成都妹子方盈盈之手。方盈盈32岁，是一家网游公司的场景原画师。她对成都充满感情，所以用画笔将生活的点滴和成都的变化记录...



每个人的记忆中都会有那么一些片段，在某些时候用来聊以慰藉柔软的灵魂。上学之前对奶奶的记忆比妈妈还多，最深刻、最温暖的还是坐在曹家巷老房子的院子里，我坐在小板凳上，奶奶靠着靠背椅，为我梳辫子。两个翘起来的小辫子，像两条马尾巴甩来甩去，奶奶一定要在最后绑上两个红丝带，从幼儿园扎到上小学。奶奶粗糙的手温柔的划过细软的发丝，那样的温暖，深藏至今。

涩梦曼H 2017-10-16 11:05 来自 新浪博客
发表了博文《烟火曹家巷之夜访》入夜的曹家巷，由昏黄的路灯守护，是破旧，也是生动，是每个人对生活的准时到场。老人守着夜灯为熟睡的孩童有一下没一下的摇着蒲扇，贪玩的男孩还在巷子里疯跑，对划破黑夜传过来的烟火曹家巷之夜访 (2015.8.21) 查看图片

烟火曹家巷之夜访 (2015.8.21)
入夜的曹家巷，由昏黄的路灯守护，是破旧，也是生动，是每个人对生活的准时到场。老人守着夜灯为熟睡的孩童有一下没一下的摇着蒲扇

收藏于11月18日20:45



5. SITE ANALYSIS

- 5.1 Urban form
 - 5.1.1 infrastructure
 - 5.1.2 blue&green system
 - 5.1.3 building
 - 5.1.4 public spaces - street and other open public spaces
- 5.2 Public life
 - 5.2.1 population
 - 5.2.2 social-economy
 - 5.2.3 human activities
- 5.3 Conclusion

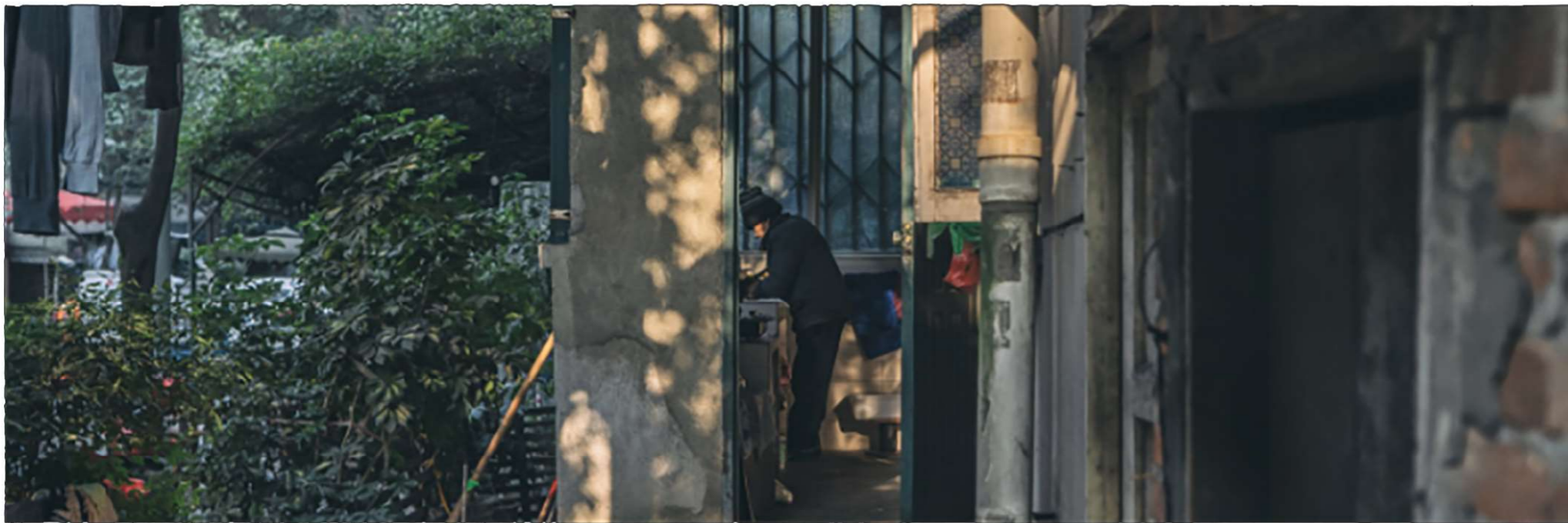


Image 31.
The local life in old communities in Chengdu.

source: https://m184283867031.lofter.com/post/1ebbb10f_1ca36d0e5

RESEARCH AND DESIGN

SITE B:
Railway new village,
This old community was rebuilt in the 1970s. The
locals resist the redevelopment, resulting in the
postponement of the project.

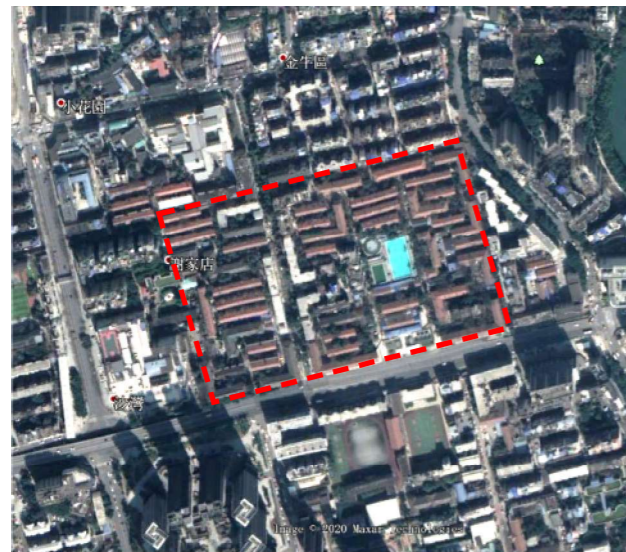
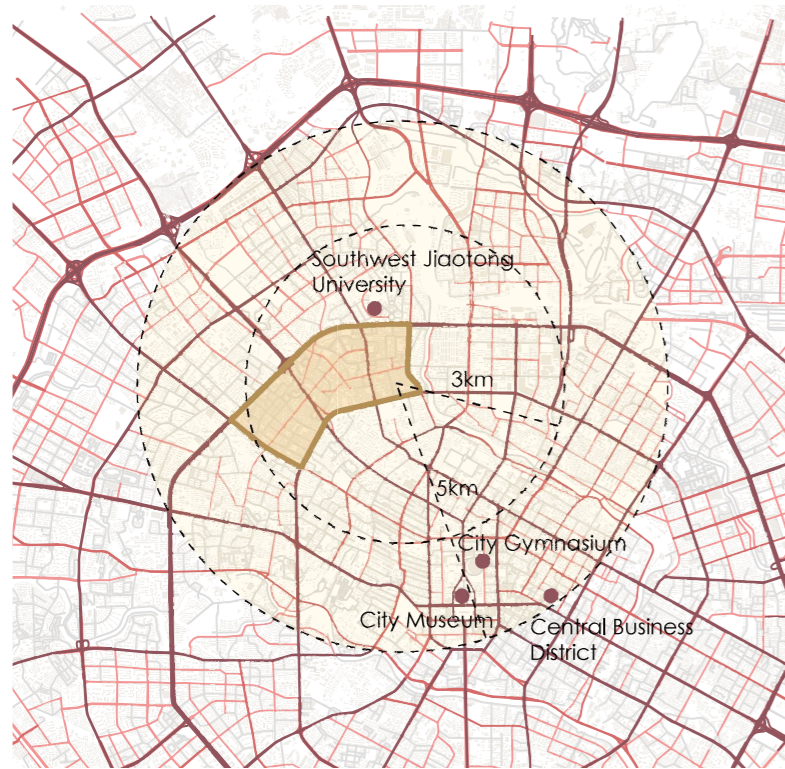


Image 32. The casual life in Chengdu (Jun, 2021)
source: <https://weibo.com/2172061270/K2MywAj1T>

5.1 URBAN FORM

5.1.1 infrastructure



- Primary road
- Secondary road
- Tertiary road
- Residential street

Railway New Village is located in the inner city area, between the first and second ring road, having a good accessibility to the city center.



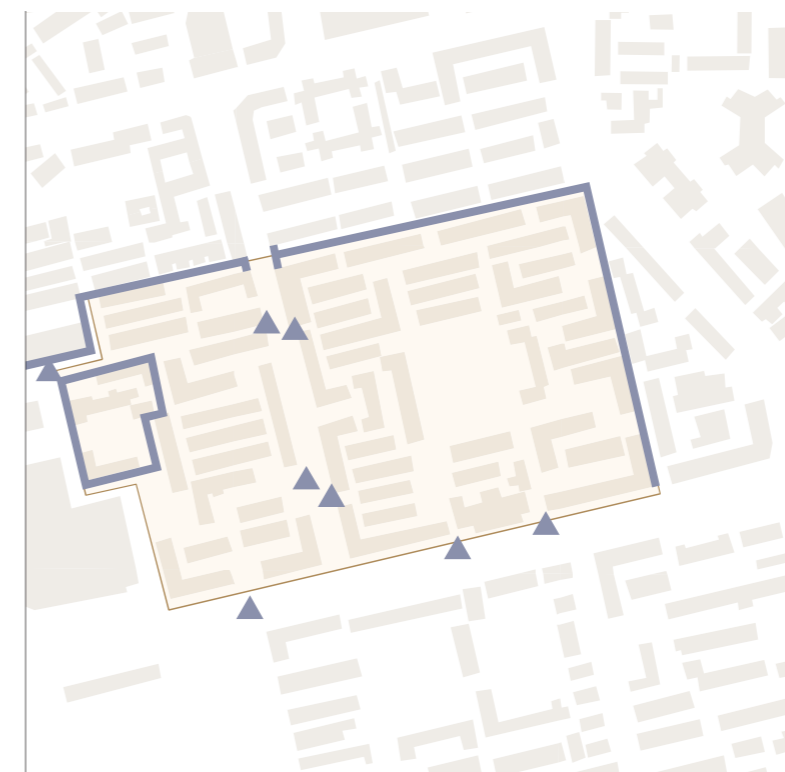
- Primary road
- Secondary road
- Tertiary road
- Neighborhood road
- Design area
- ▭ Sub district level
- Subway station

Surrounded by two subway stations within 1km, residents living here can easily reach almost any destination in Chengdu, as long as it is accessible by public transport.



- First Ring Road
- City road
- Neighborhood road
- - - End road
- Subway station
- Bus station

This community is bordered by the First Ring Road to the south. A city road crosses it. Road network in this community has a clear hierarchy system. However, since some buildings were built up in later years, the connection of the roads inside the neighborhood is not so good. Many end roads emerged.



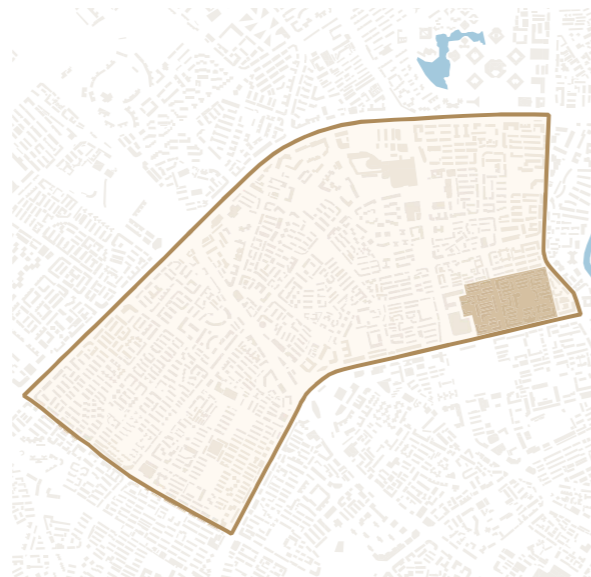
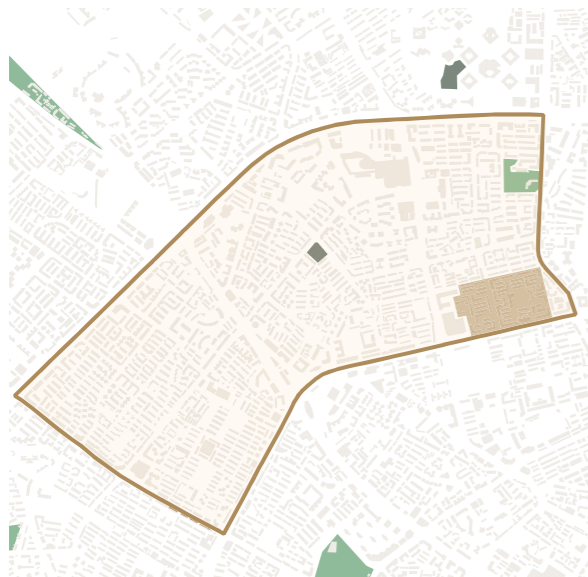
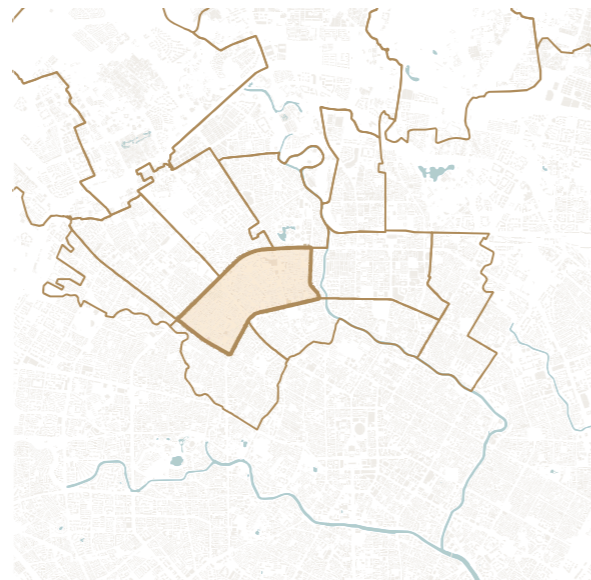
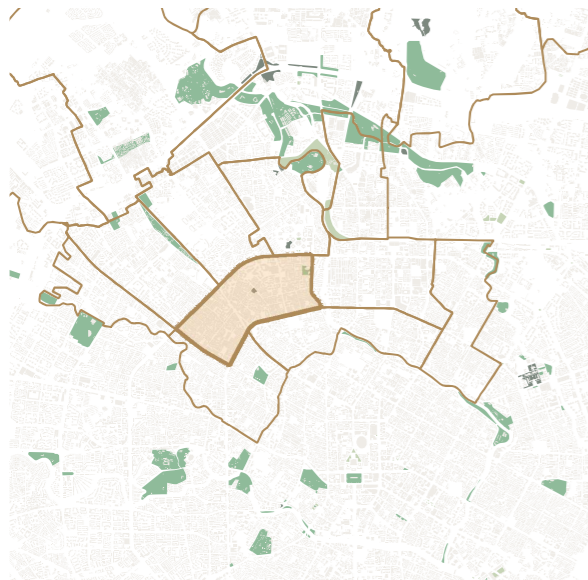
- ▲ Entrance
- Walls

The main entrances are on the First Ring Road in the south, and the city road across the whole community. This community is separated from the other residential areas to the north and east by a wall.

Figure 31. Infrastructure in New railway village (author, 2021)

5.1 URBAN FORM

5.1.2 blue&green system



Urban-scale green space planning is mainly about greenbelt in urban fringe areas and city parks. In the research area, a city park is under planning.

There is no existing city park in the research area. The nearest city park is around 3kms away.

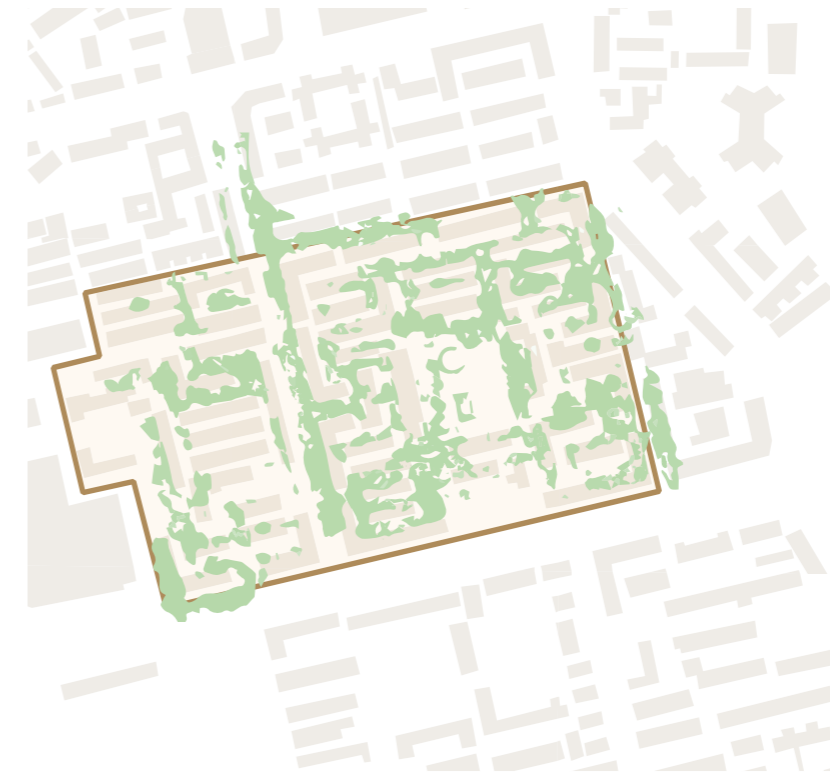
Riverside Park is also a good space for the locals to spend time. The nearest one is around 400meters away, although it is a little bit small, it has a good connection with other riverside park.

Approximately 500 metres to the north there is a district park with an area of around 17,500 square metres.

The nearest lake is in Southwest Jiaotong University. It is not so convenient for the local residents to visit.

200 metres to the east is a tributary of the Jinjiang River, but the riverside park in this area is relatively poorly constructed.

The Jinjiang River has surrounded the inner city of Chengdu for over a thousand years. It is the origins of the city. Since the Jinjiang River was managed in 1993, the ecological environment has been greatly enhanced and the riverside park has gradually become a popular place for people to relax.



■ shade of tree

The design area lacks park or other kinds of green open spaces. Trees are planted along the road. In some courtyards there are also one or two trees.

At micro level, small spaces in front of buildings are converted to tiny garden by some residents. It will be shown in next chapter with photos.

In the research area, there is no lake or any other kinds of landscape water.

Figure 32. Green and blue system in New railway village (author, 2021)

5.1 URBAN FORM

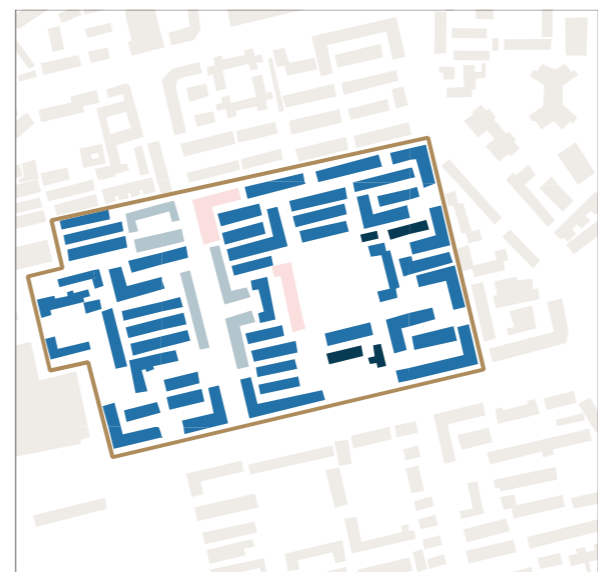
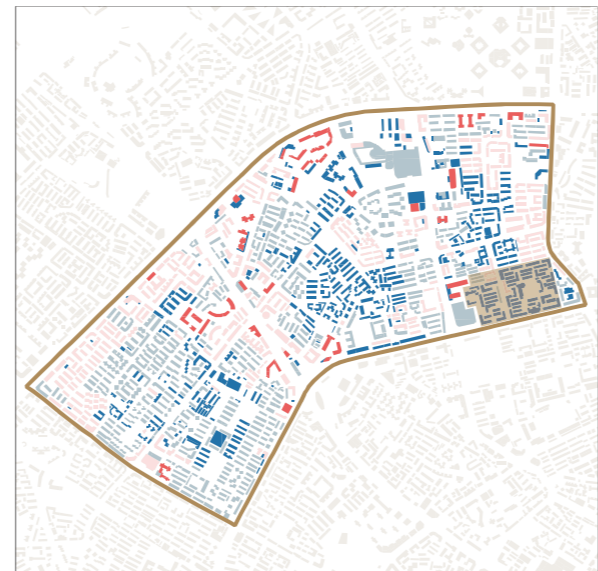
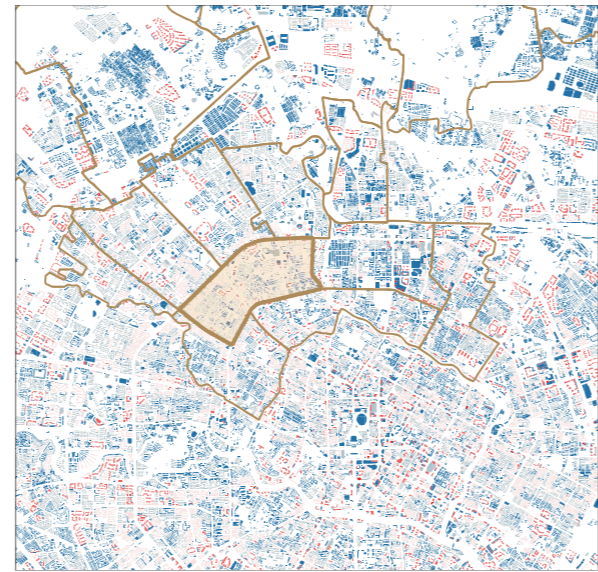
5.1.3 building

During the past 40 years, the urban area is keeping expanding to the outskirts. Some communities inside the first ring road and around the second ring road were rebuilt.

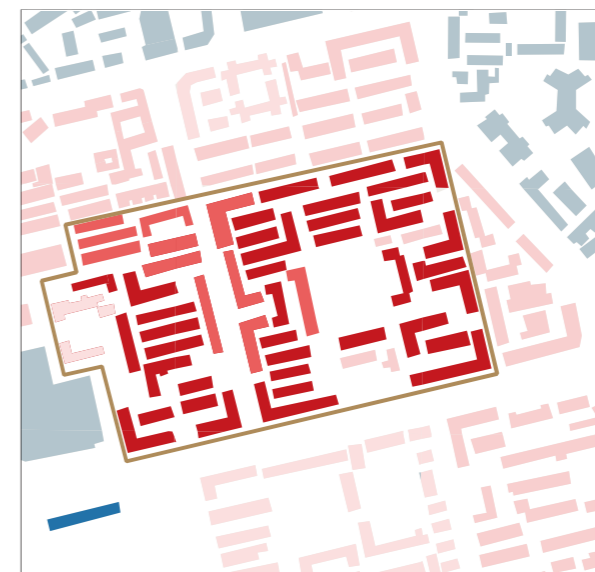
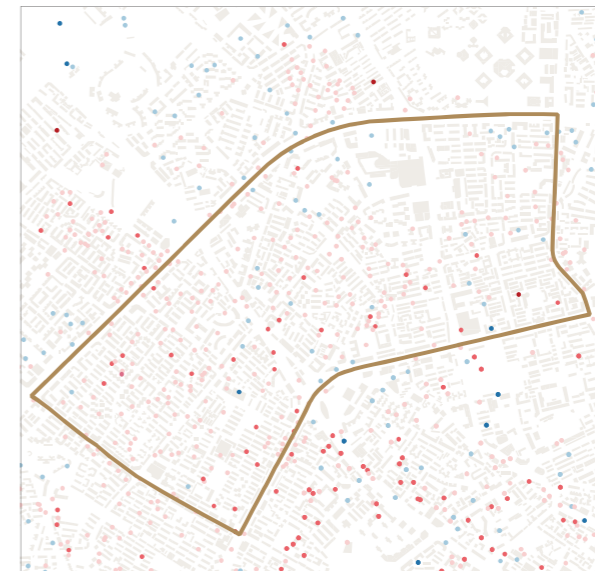
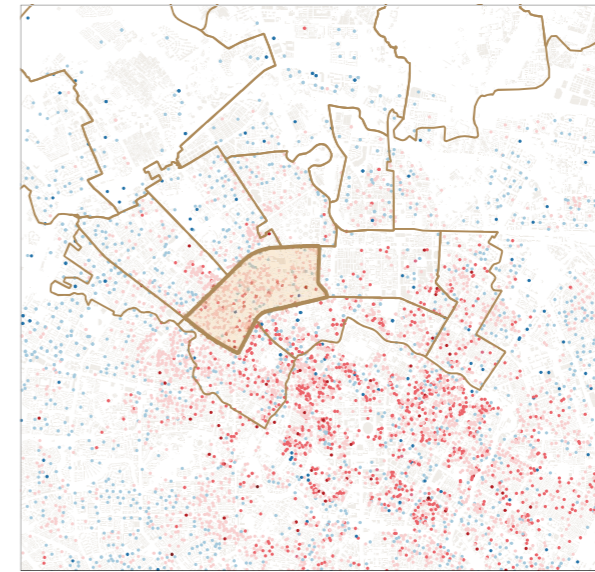
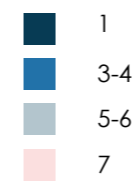
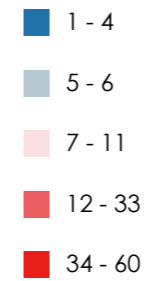
In the sub-district, some shopping malls and high-rise communities were newly built in the recent 20 years. However, as one of the oldest communities in Chengdu, many buildings in this area were still built in the 1990s, and a few were built in 1980 and before.

Most of the buildings in the community were built between 1950 and 1970. The community is surrounded by residential buildings built around the 1980s. Buildings in nearby blocks were built after 2000.

In conclusion, the community is one of the oldest in the sub-district, even in the old city center.



Legend
floors of building



Legend
built year of building

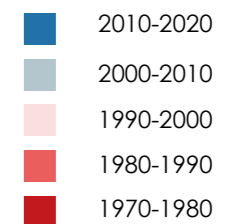
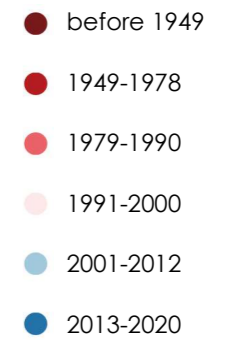


Figure 33. building height and built year in New railway village (author, 2021)

5.1 URBAN FORM

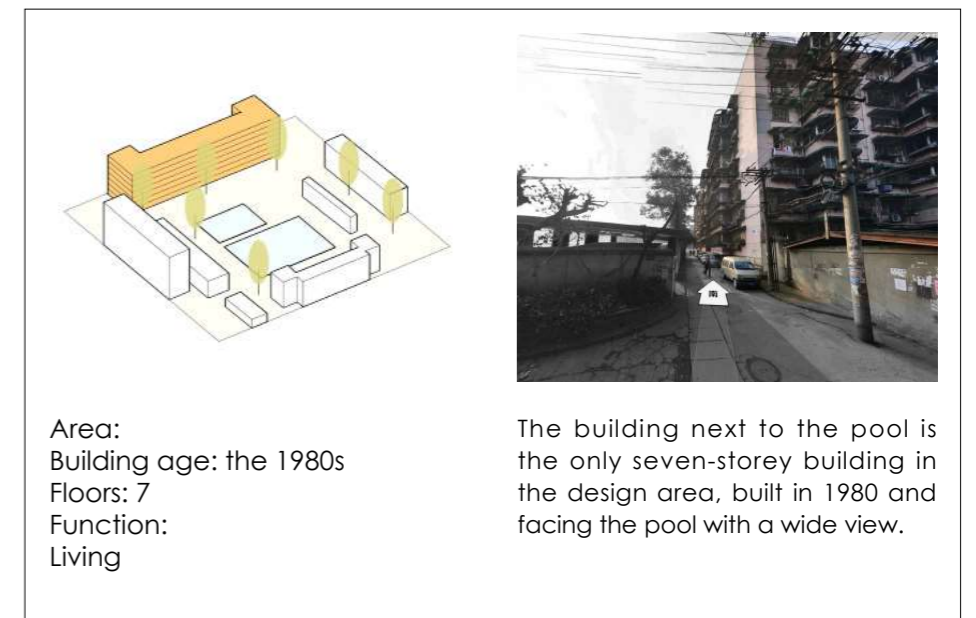
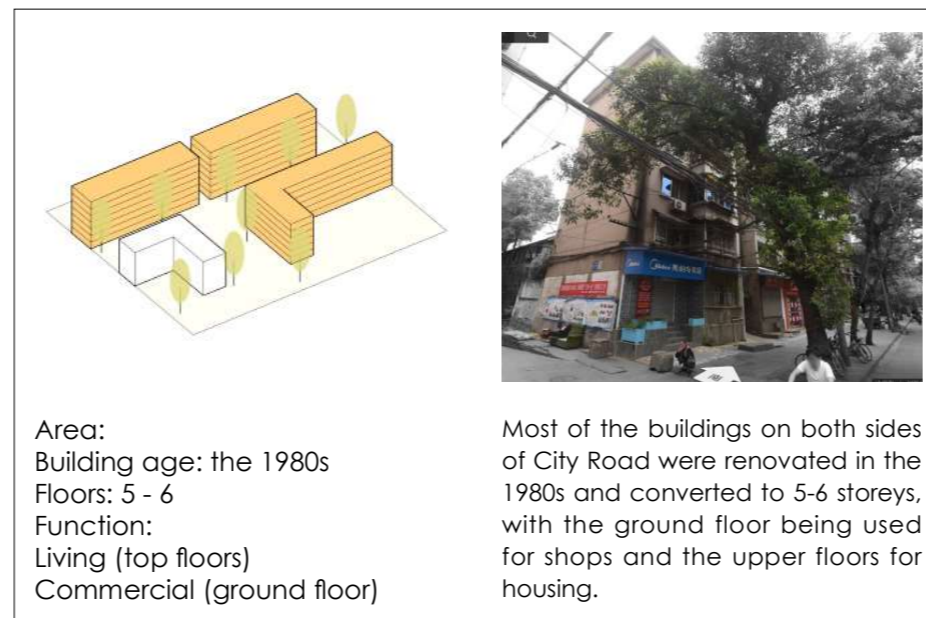
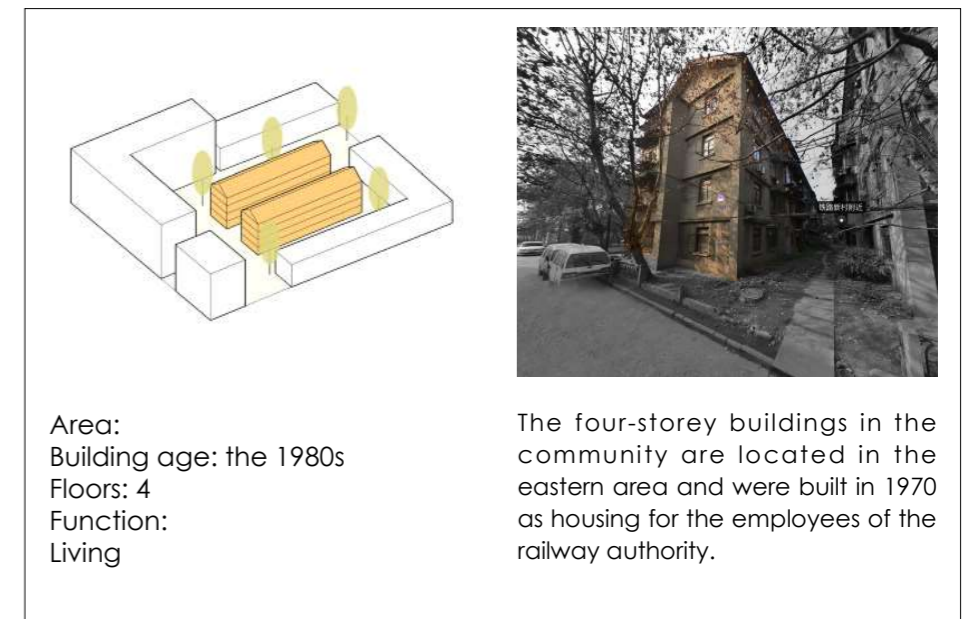
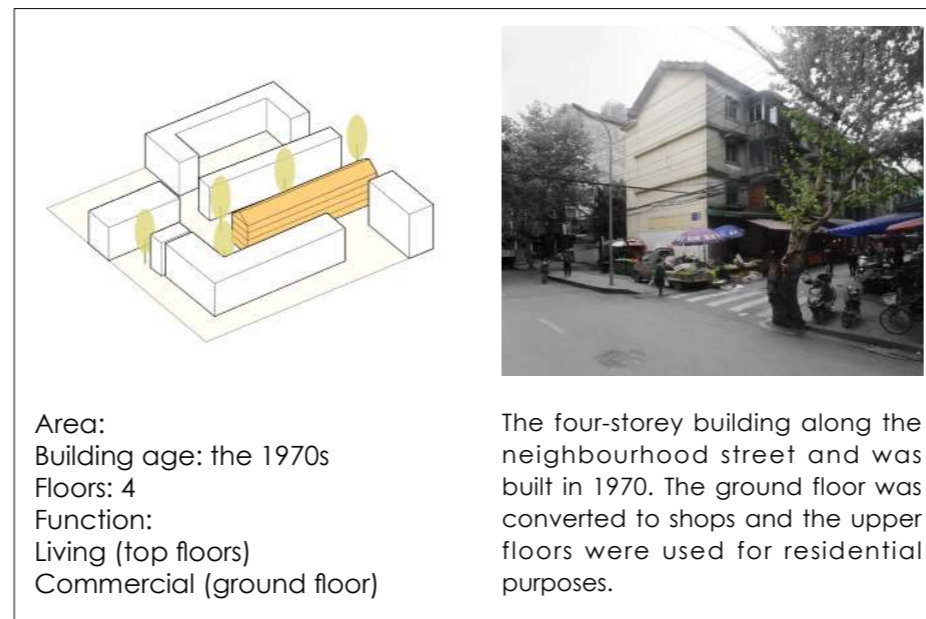
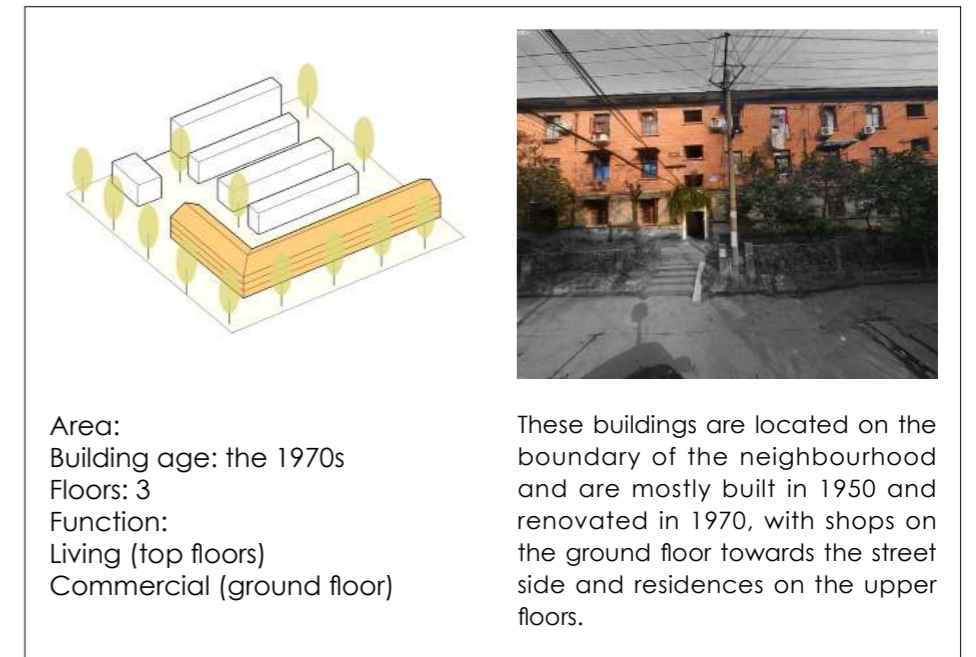
5.1.3 building

In sharp contrast to its neighbors, the new railroad village is clearly characterized by low-rise housing and old buildings. The community is semi-public, with no gates, but is still surrounded by a wall outside, leaving several important entrances. Most of the buildings were built in the 1950s as 3-4 story residential buildings. Renovations and additions were made between 1970 and 1980, and some of the three-story buildings were converted into 5-6 story buildings. There are very few buildings with up to 7 stories. At that time, the ground floor of the residential buildings along the city road was used for commercial purposes, and there were many kinds of stores to meet the daily needs of the residents.

Later, the ground floor of the residential buildings on both sides of the neighborhood street was also transformed into stores by the residents themselves. Most of them are fresh fruit and vegetable stores, and together with vendors, this street has become the main food market in the area, which is very vibrant. According to interviews, most of the ground floor stores along the street are rented out to store owners for business, and tenants also live directly in the stores.

In addition to the 3-4 story residential buildings in the community, there are also some one-story buildings built by residents, mostly located in the open space between buildings or close to the fence. Individually constructed one-story buildings are mostly used for public or commercial activities, such as kiosks, mahjong parlors, and restaurants. Because of the small living space per household, there are also more private extensions of new rooms on the ground floor of residential buildings. Most of the rooms are used for living or storage.

Figure 34. building typology in New railway village (author, 2021)



5.1 URBAN FORM

5.1.4 public spaces - street



The two sections are made to analyze the two main streets in the research and design area. As an essential part of public spaces, the street is important to understand the local life.

The first section of the city road shows this road has an important connecting function, which means it became a kind of barrier between the two residential areas on both sides of it.

The second section shows the mixed function of the neighborhood street. The mix of pedestrians and vehicles forced the cars to slow down, making it more walkable for people. Both sides of the street are shops, selling fresh vegetables and food, making the street attractive to the locals.



Section b-b'

5.1 URBAN FORM

5.1.4 public spaces - street



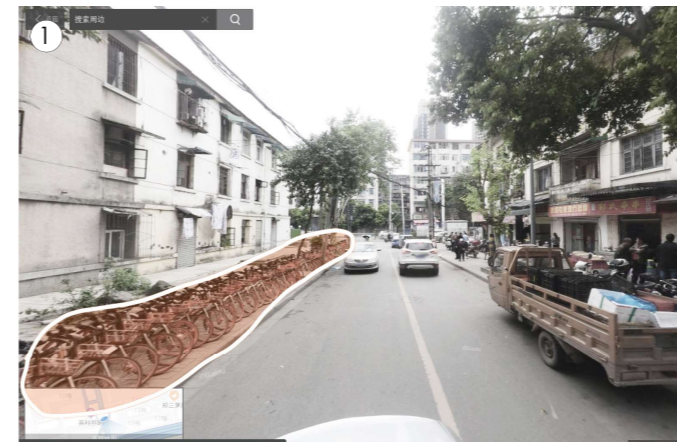
Public services and facilities

A hospital is located 200 meters to the north of the design area, and there are also private clinics within the community that can meet the basic medical needs of residents.

A kindergarten is located to the west of the design area and is well run.

Next to the kindergarten is the community activity center which is currently underused.

There is a public open-air swimming pool in the center of the eastern part of the design area, which is open to the public all year round.



The parking of shared bikes occupied a long space of the pedestrian path. This photo is taken near the intersection of the First Ring Road with the city road.



This is the intersection of an end road with the city road. Private cars parked on the end road, showing the lack of parking spaces here.



Rubbish collection points is just near the entrance of the neighborhood street, dispersing an unpleasant smell.



With fitness equipment along the street, this is another possible meeting point.



Cars parked on the narrow street, making it hard to drive through. The neighborhood activity center is abandoned for a long time. There is a kindergarten in the west of the site.



The hospital in the north of the site can provide better medical care, but for minor illnesses, residents are more likely to go to private clinics in the community.

5.1 URBAN FORM

5.1.4 public spaces - street

- area for vendors
- restaurant
- convenience
- groceries
- wet market street
- fruit stand
- cloth shop
- clinic
- Majhong house
- Teahouse
- Real estate agent
- Hair & beauty salons
- household services
- other shops



Fixed shops

In the original plan in the 1970s, only the ground floor on both sides of the city road was commercial. Most of the kinds of businesses are catered for people's daily lives, such as pharmacies, barbers, groceries, and stores.

With the development of the city, the ground floor on both sides of the neighborhood streets was also converted into shops by the residents themselves. Most of the shops sell fresh fruits, vegetables, meats and other kinds of food.

Next to the swimming pool, some restaurants are developed here. With the good accessibility from the south entrance, it is transformed into a more public area of different activities.

Vendors

Because they cannot afford the rent of a fixed shop, many vendors occupied pedestrian paths and entrances of the community for business. Some shops also use the pedestrian path as outside commercial area to exhibit their sale items.



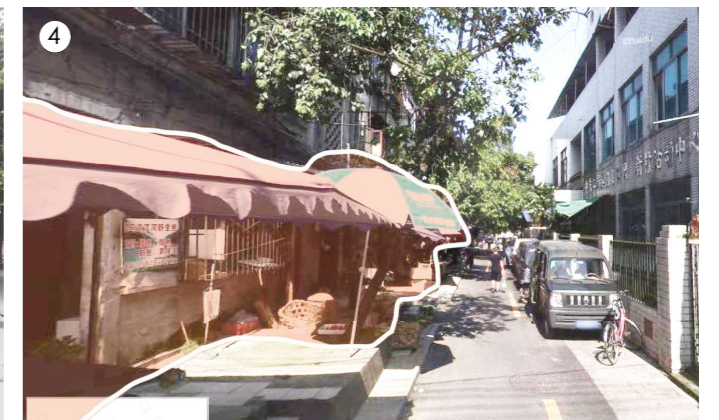
Itinerant vendors sell fruits or cooked food with their truck, tricycle or other vehicles. They usually parked on the roadside, occupying the traffic spaces.



Some tribikes parked on the pedestrian path, leaving a tiny space for people to walk through between the tribikes and the shops. To some extent it enriches the walk environment.



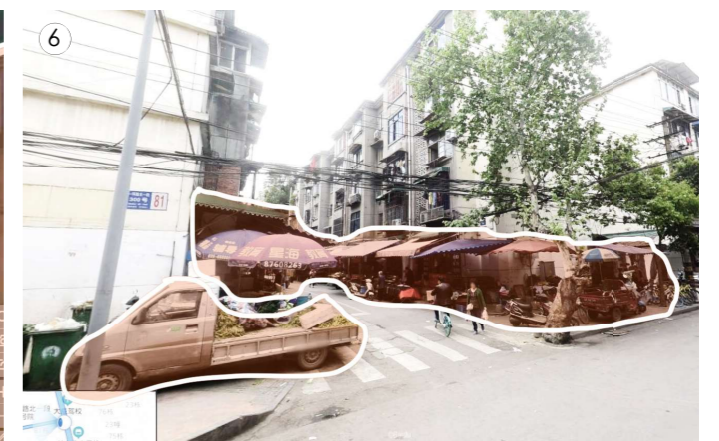
Itinerant vendors don't have fixed places, which means they don't have to pay for the rents. But they usually caused traffic inconvenience. This vendor occupies a community entrance.



Sunshades are helpful to protect the pedestrian from extreme sunshine in summer. It also forms up space for shop extensions.



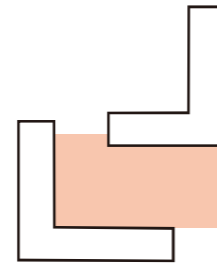
The first floor housing on both sides of Neighborhood Street have been converted into shops by breaking down the walls.



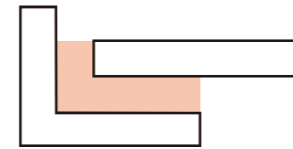
This is the intersection of the neighbourhood street with the city road. Several shops also extend to the side of the city road.

5.1 URBAN FORM

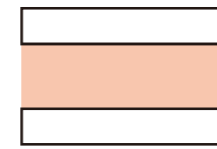
5.1.4 public spaces - other open public spaces open public spaces inside the community



Type A:
(12-20m)x(25- 35m)



Type B:
(6-12m)x(13- 45m)



Type C:
(5-10m)x(35-58m)



Type D:
(8-21m)x 13m

Type A:
(12-20m)x(25- 35m)

Although this is the largest type of public spaces inside the neighborhood, it is usually divided into fragments by flower beds, trees and other stuffs. Clothes hanging on washing line among the trees and fences.



Type B:
(6-12m)x(13- 45m)

This is the most common type of spaces in old communities. This kind of spaces are connecting the entrance of each building. Parking occupies a lot of spaces, and because of the more frequent traffic, this kind of spaces are less private.



Type C:
(5-10m)x(35-58m)

Because it has continuous and wide space, this kind of public spaces is the most popular one for the locals' recreation.

Informal constructions were built by the locals in this area. Those constructions are usually only one storey, and are used as public activity room. The locals usually plays Mahjong, pocket-card games or Chinese chess here.



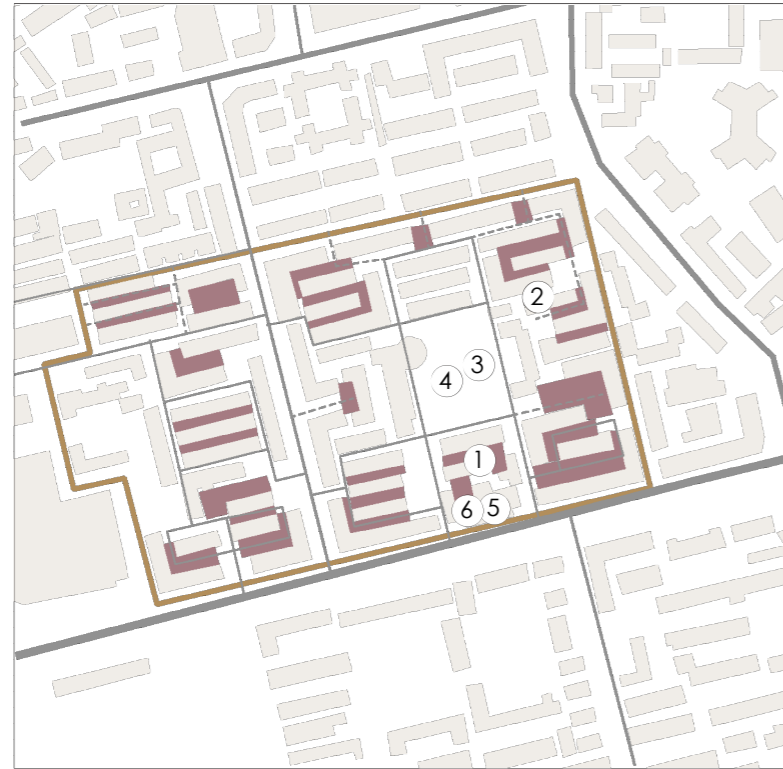
Type D:
(8-21m)x 13m

This kind of public spaces appears between two buildings. Because it is less connected with other spaces, it usually became negative space. People usually take it as temporary rubbish collection point or space for parking.



5.1 URBAN FORM

5.1.4 public spaces - other open public spaces public facilities



The residents have arranged various facilities according to the location of the public space and its shape and size, creating a functional and characteristic difference between the spaces. These spaces are often mixed functions.

The residents have spontaneously created functional zoning of the neighborhood, using an open space near the center, off the main road, as a rubbish collection point for the community.

The swimming pool and entrance are the most public areas besides the street, where commercial activities are concentrated. People eager to interact with others and generate social activities gradually gather.

A few more vibrant and popular activity areas are often distinguished from other areas by the availability of fitness equipment or flowerbeds, which attract crowds.



1 The motorbike shed was erected in a linear public space and was unguarded. There are also hanging ropes inside the shed for residents to dry bacon.



2 The unused public space at the roadside is used as a rubbish dumping site. Rubbish trucks come regularly to remove it.



3 There are outdoor pools open to the public in the center of the community. There are two pools, one large and one small, with the larger one open all year round.



4 The small pool is only open in the summer. It has been left unmaintained and untended in the winter and has accumulated rainwater.



5 Due to the construction of the subway station, the building in front of the station area was demolished and is currently used as a parking lot.



6 Fitness equipment, commonly found in Chinese neighbourhoods, is not often used, but as the equipment itself defines a separate public space, this becomes a potential meeting place for people to gather.

5.1 URBAN FORM

5.1.4 public spaces - other open public spaces commercial uses



A large number of businesses are concentrated on the street. The small amount of commercial activity in the community is concentrated near the swimming pool (public facilities) and near the main entrance of the community. The commercial activity in these areas is mainly restaurants and appliance repair.

There is also a very small amount of commercial activity that occurs on the ground floor where walls were broken down, and residences converted into shops, providing retail services for daily necessities.

According to interviews, most people still prefer to shop on the streets outside the community. Restaurants are more popular in high-traffic areas (such as entrances and exits). There are a few restaurants famous on the Internet. But if it's just a quiet, self-run restaurant, it won't get many customers. Most of these kinds of restaurants make a profit from takeaways.

Teahouses, as an important part of Chengdu's lifestyle, always attract a lot of residents. Teahouses tend to have regular customers, where residents gradually build up a close social relationship, and the teahouse becomes an important public space in their daily lives.



The walls of the ground floor residences in the community have been broken down and the residences converted into a restaurant. The tables and chairs of the restaurant extend outwards, taking up part of the street and also creating a unique community living atmosphere.



Because of the pool, the commercial value of the street next to the pool has increased and the restaurant business has developed here. Sheds were erected.



There is a restaurant in the community, located in a more remote area, where not many people come for dine-in. This shop mainly provides a takeaway service.



There are two groceries in the community, selling mainly daily necessities.



Teahouses, as typical of the old Chengdu culture, still exist in the old neighbourhoods. People can sit here all day with a cup of tea.



At the southern entrance to the community, a series of sheds have been erected. People offering repair services gather here. Residents come to them here if they have a need. These services often include locksmithing, electrical repairs, bicycle repairs, etc.

5.1 URBAN FORM

5.1.4 public spaces - other open public spaces greenery



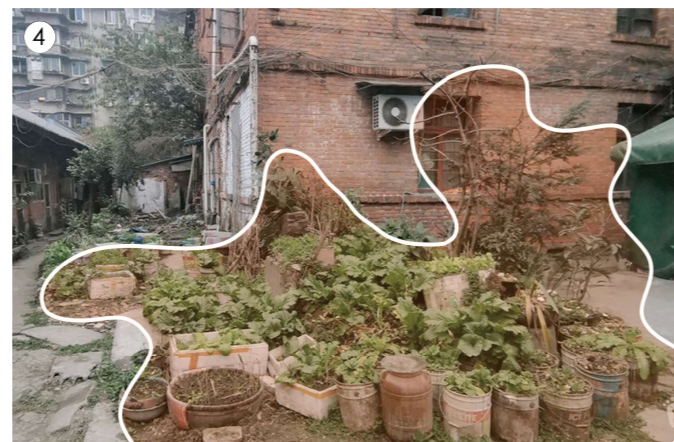
1 Spacious traffic spaces have been artificially divided by flower beds, which add to the quality of the space. The flowerbeds have been restored by people themselves and the variety of plants is increasing.



2 The road at the inner boundary wall of the community is separated by a fence and partially converted into a garden.



3 Various planters are stacked at the corners of the building, reflecting the residents' demand for greenery quality.



4 Foam boxes were collected by residents to be used as containers for growing vegetables, and these various containers were stacked next to the building to form a simple private vegetable garden.



5 The hard paving on the sunny side in front of the building has been transformed into a vegetable garden by the ground floor residents by laying down soil.



6 The common space has been privately fenced off for use as a private vegetable garden and is guarded by dogs.

As can be seen from the pictures, the greenery that exists in the community can be divided into three categories: vegetable gardens formed by the residents themselves, gardens adapted from existing structures, and large open spaces that are abandoned or underused due to lack of maintenance.

There is a large amount of open space in the community. In the previous planning, there was a division of green space. However, as time goes by, most of the green space was underutilised due to lack of maintenance. But it also shows some potentials. The existing trees grow well and can reach 15-20 metres in height. The underused green space can increase the livability here significantly if it is well designed.

This shows that the residents themselves have both a practical and aesthetic interest in greenery. They need various kinds of greenery and are willing to work together to build them.



7 The green space at the front of the building separates the building from the road and protects the privacy of the residents. However, the green space has only some grass cover, is fenced off and is not fully utilised.



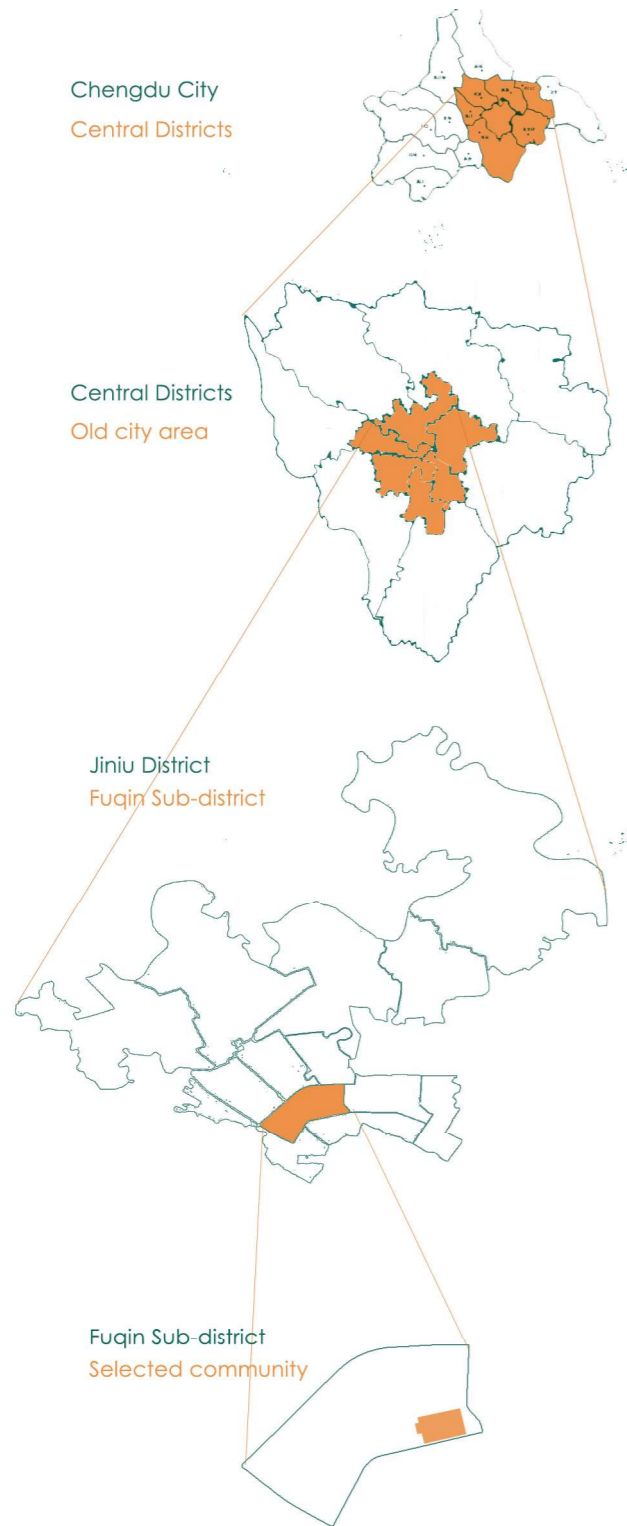
8 The green space to the side of the building has been left untended and is derelict



9 The buildings in close proximity are separated by green areas, into which few people enter to take activities.

5.2 PUBLIC LIFE

5.2.1 population



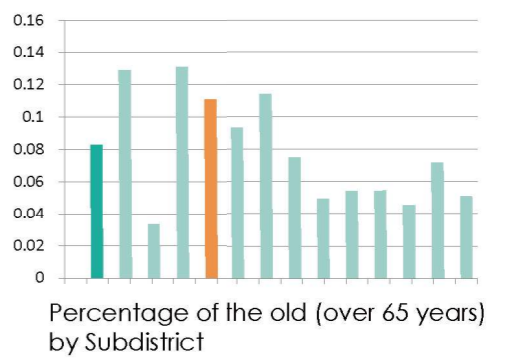
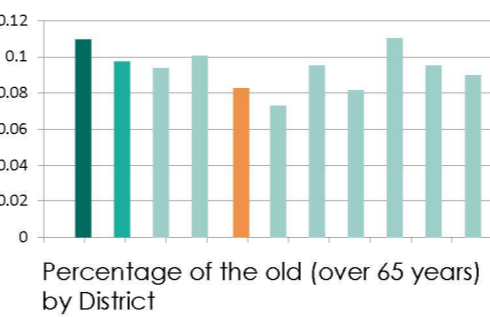
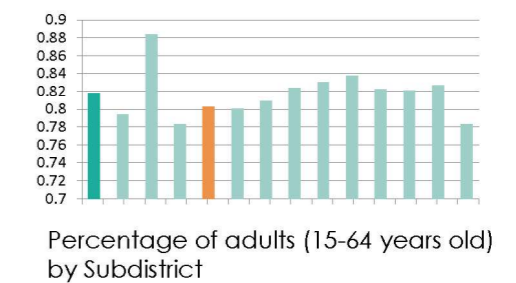
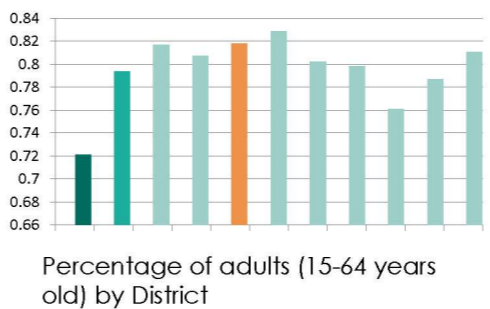
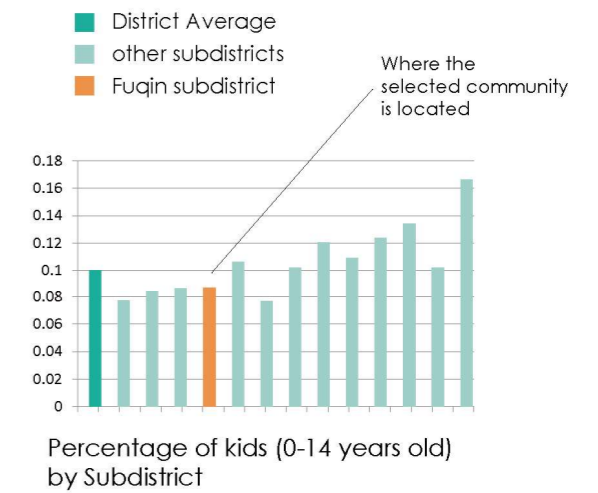
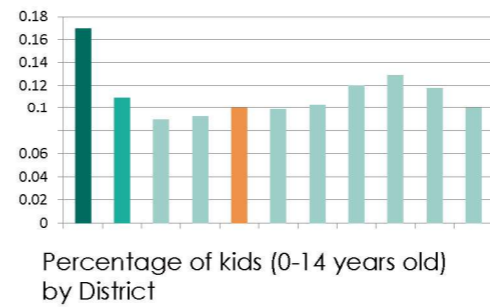
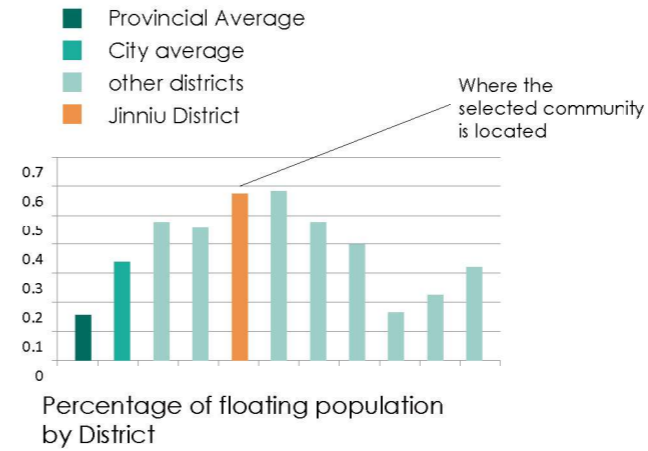
As the capital city of Sichuan province, Chengdu has always had a floating population above the provincial average.

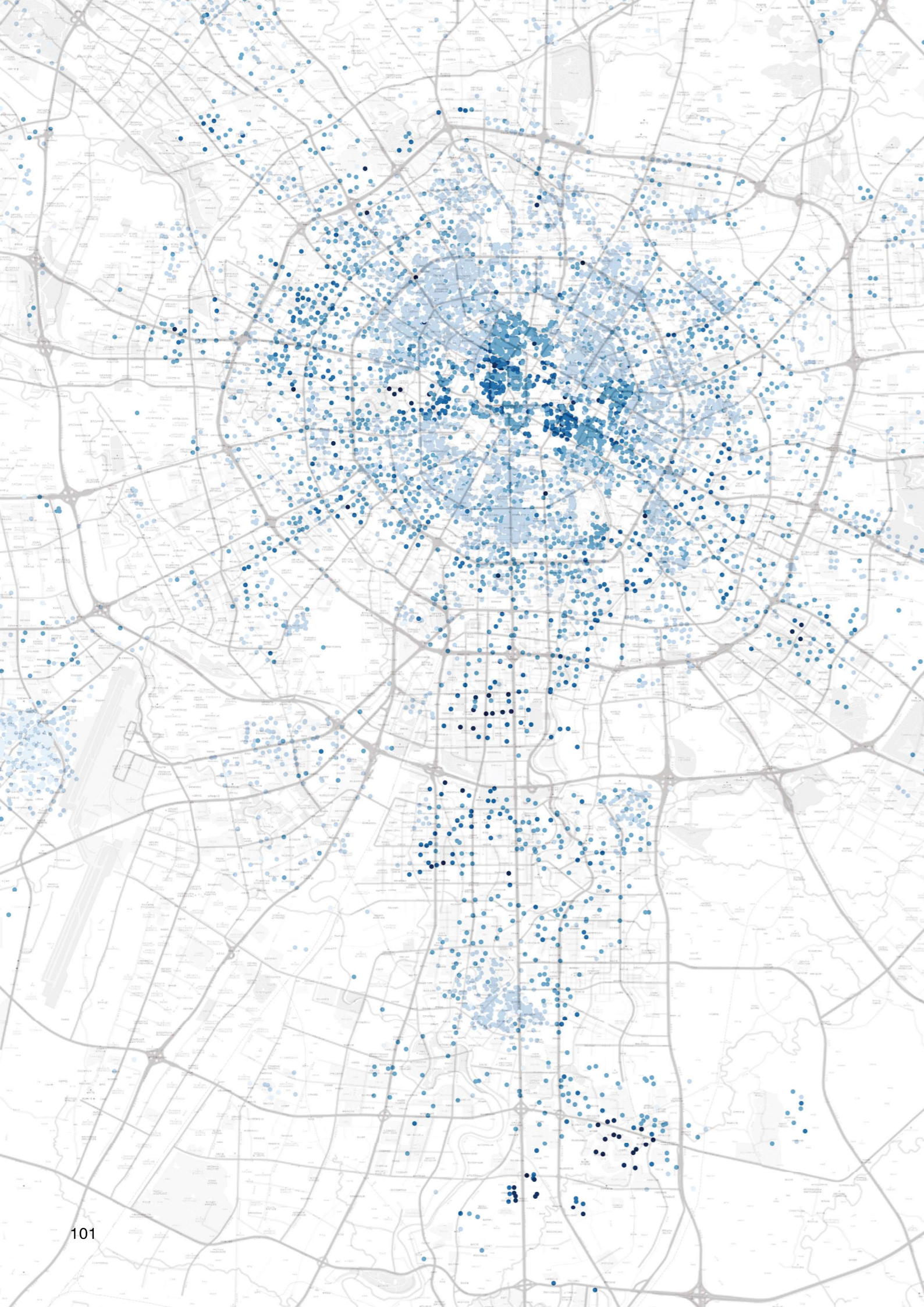
Among the main urban areas of Chengdu, the Jinniu district attracts a large number of the floating population due to its good location and accessibility to the city center.

Subdistrict includes Railway new village and some other high-rise communities. In those high-rise communities, the composition of the population is more similar to the city average. In this condition, the design area has fewer adults, fewer teenagers, and more retired workers.

According to interviews, more than half of the people living in Railway new village are retired workers. Most of the rest are floating population (Deng, 2016). During the summer and winter holidays, the children are cared for by their grandparents who live here because their parents have to work and cannot take care of them. As a result, the proportion of teenagers increases in the summer and winter months.

Figure x. the administrative level (author, 2021)

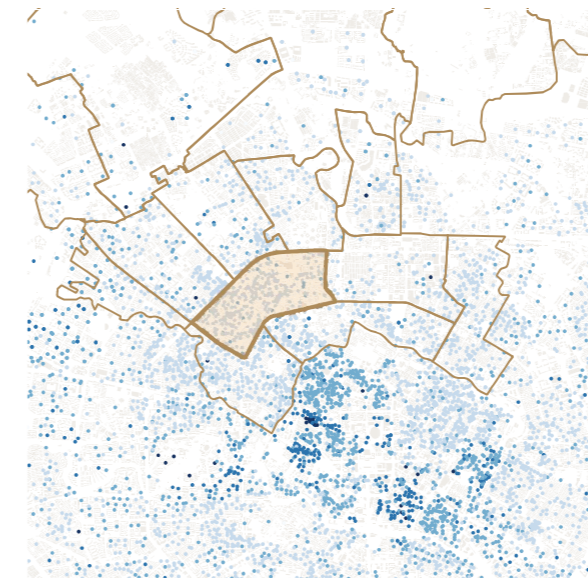




5.2 PUBLIC LIFE

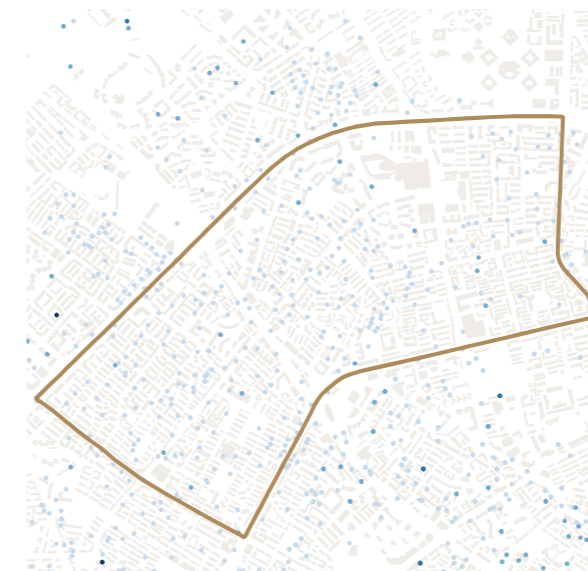
5.2.2 social-economy

housing price

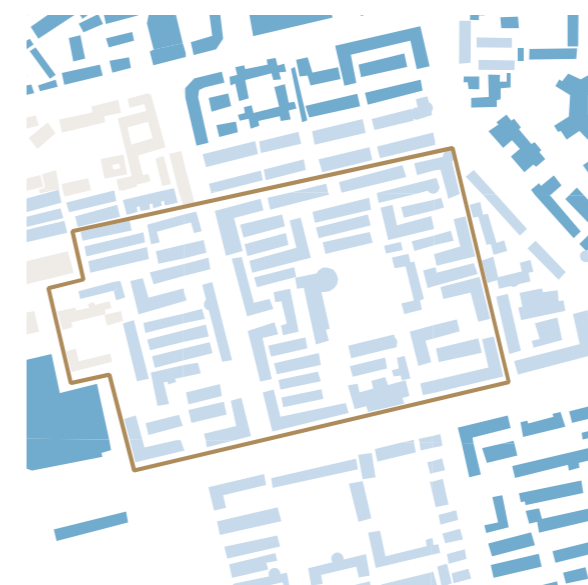


Legend

- 40000 - 100000
- 25000 - 40000
- 15000 - 25000
- 8000 - 15000
- 3500 - 8000



According to the current distribution of housing prices in Chengdu, the most expensive houses are in the city center, followed by the central location of Tianfu New District (the new city center in the south). House prices decrease with increasing distance from the city center. Houses close to parks and subway stations tend to be more expensive. The age of the residential area, the quality of the building, the level of greenery in the neighborhood, and the availability of public services can also affect the price of a house, given the same location and transportation conditions.

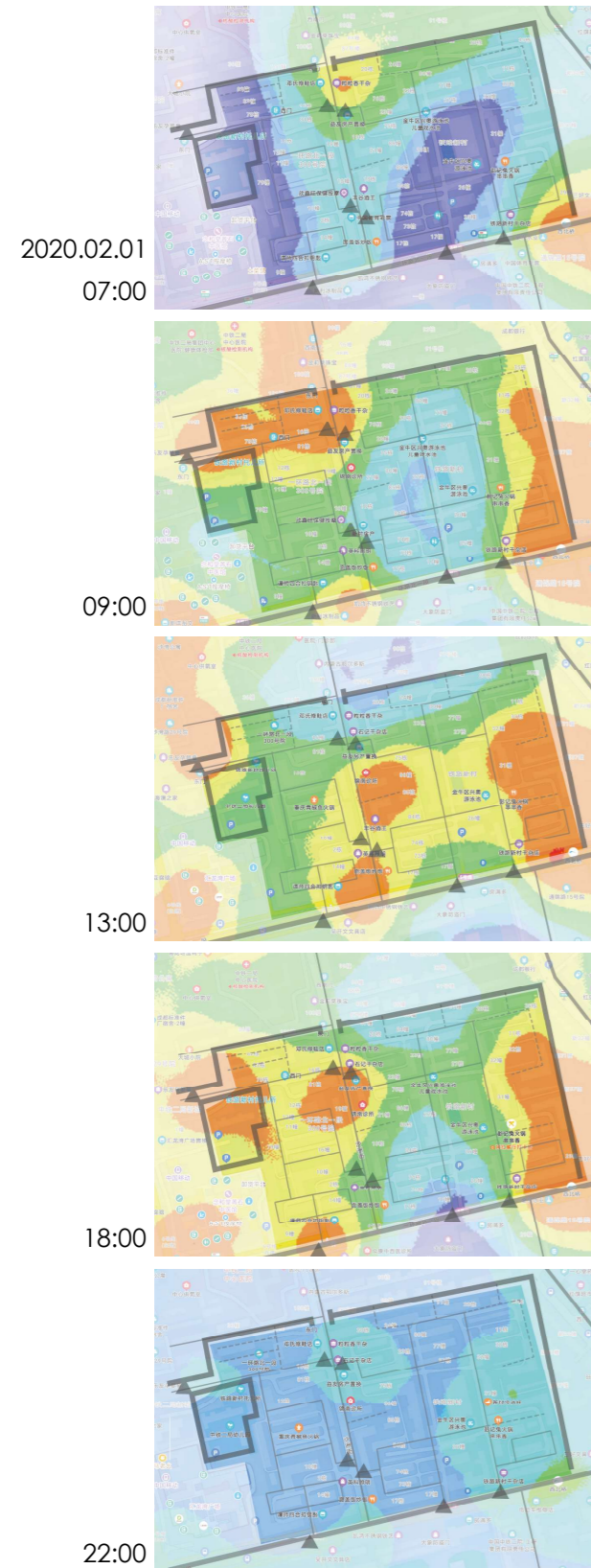


The distance from the selected community to CBD is only 5km, and there is a subway station within a 1 km radius, so this is one of the best locations. However, due to the age of the buildings, the poor living environment, and the lack of public services, the prices here are on average almost half of the price of the surrounding high-rise housing. Therefore, migrant workers tend to rent in this old residential area where the conditions are relatively poor, and the rents are low.

Figure x. the housing price in New railway village (author, 2021)

5.2 PUBLIC LIFE

5.2.3 human activities



The heat map shows the location of smartphones in the design area at different times of the day.

The neighborhood street is becoming crowded in the morning because the fresh food stores in the street open early. Some older people get up early to exercise on the pedestrian path by playing Tai Chi to the music of the radio.

In the afternoon, the city road comes alive. Customers come to various stores on both sides. Residents hang out in the street. Some set up tables and chairs on the pedestrian path and start playing mahjong or Chinese chess, attracting passers-by to gather and watch.

The evening is the best time for the residents to hang out. Interviews show that walking after dinner has become a regular habit for most people in this area, especially for the old.

In conclusion, the city road and the neighborhood street are the most popular place for people to gather and have various activities. Inside of the community, people prefer to gather near public facilities or entrances. It also implies the location of restaurants and appliance services.

However, it is important to note that smartphones are not widely available among the elderly residents in the area, so some of the information in this heat map is missing, especially in determining the activity paths of the elderly. It should be based more on the information from the observation and interviews.

Figure x. heat map of people gatherings in New railway village (edited by author, 2021, source: Gaode map)



Shopkeeper and loiterers gather on the pedestrian path to chat.



Shopkeeper and loiterers gather on the pedestrian path to chat.



Table is put on the pedestrian path for the locals to play mahjong. Pedestrians are attracted and gathered.



Umbrellas have been set up next to the self-built buildings in the community, with tables and chairs under them, creating a space for residents to sit around and chat.



Sofa and chairs are put on the side of pedestrian path. People like sitting and observing others. Chatting also happens here.



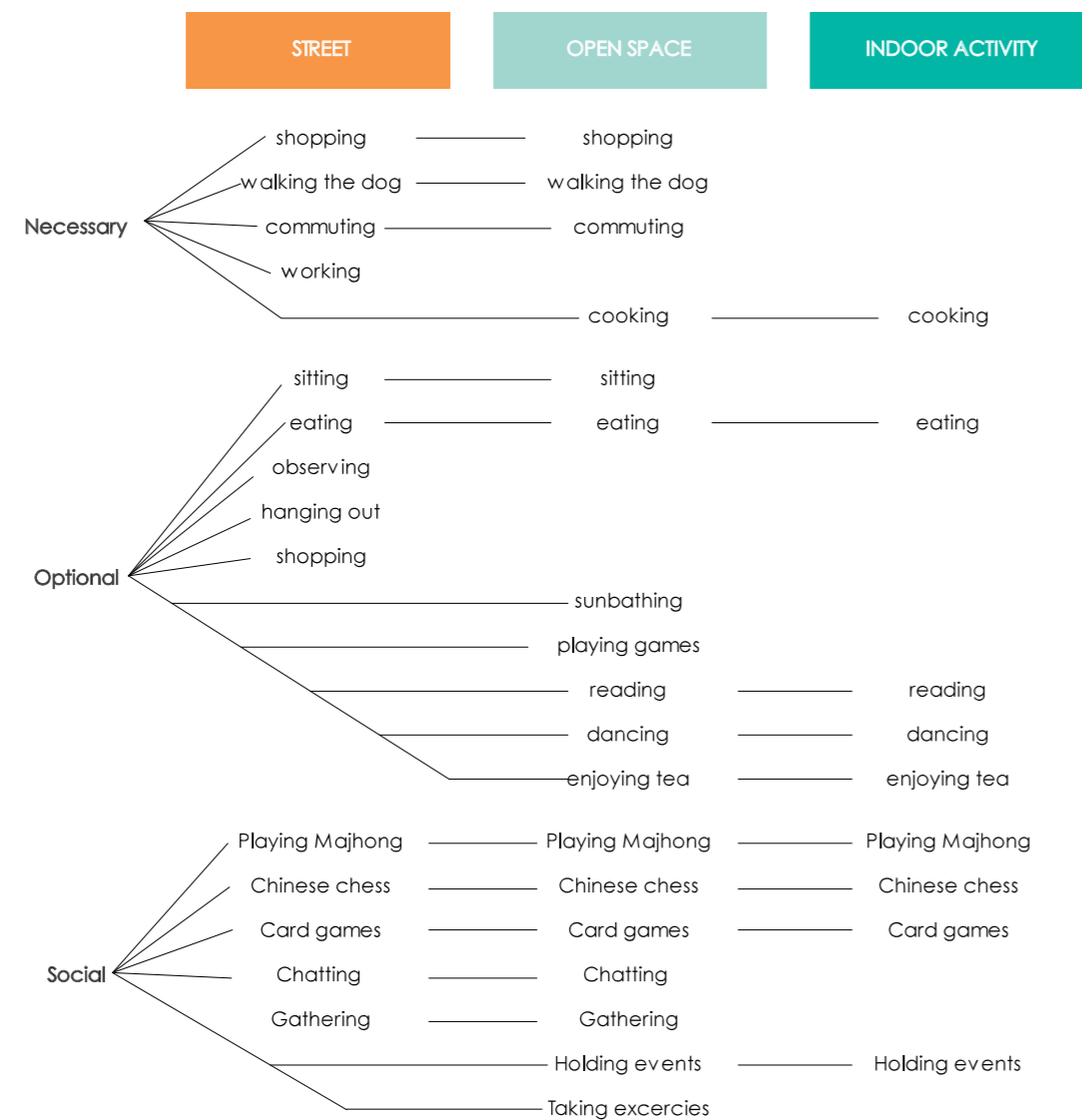
Sofa and chairs are put on the side of pedestrian path. People like sitting and observing others. Chatting also happens here.

5.2 PUBLIC LIFE

5.2.3 human activities

According to Jan Gehl's theory, human activities can be divided into outdoor activities and indoor activities. Outdoor activities can be divided into necessary, optional, and social activities.

The human activities in the new railway village are classified and studied according to this theory.



INTERVIEWS



Wang, 9 years old

"I only lives here during summer and winter holidays...live with my grandma."

"I want to have a **playground** here, or a **garden**. My grandma don't want me to go far away because she thinks it is not safe."



Sun, 32 years old

"I have a job in city center. I usually come back home at 7 or 8 p.m."

"I hope to have some **community activities** in the evening. It will also be a chance to **communicate** with other residents here."



Ye, 71 years old, retired worker

"I live with my husband. He has Alzheimer's disease, so I cannot go far away. I usually hang out on the street, and collect some paper and boxes to sell. I don't go to park."

"We live in the self-built building and there is no **toilet or bathroom**."



Zhou and Mi, Passers-by

"We live in another high-rise community nearby. We usually come to the wet market to buy fresh food and vegetables."

"We hope the **market street** can be maintained."



Huang, 65 years old, retired worker

"I have been lived here for more than 40 years. Most of the residents here are retired workers. We are familiar with each other, and I hang out with my friends everyday."

"We don't want to move... It is annoying to me, and we have to wait for long time if we want to move back. But the **road** really needs repairing. The **sewage leaks**."



Xu, 27 years old, Meituan courier (Similar to Uber Eats)

"Residents in this area **order very few meals**. They usually order medication to be delivered. Most are the **common drugs like blood pressure medication**."



Zhao, 42 years old, door man, kiosk owner

"The kiosk is not doing well because it is near the street. Apart from the children who come to buy goods, people prefer to go to the markets outside."

"If the community will be redeveloped, the **road** should be repaired. Make the **parking lot** larger. Install some **surveillance**."

5.3 CONCLUSION

demands of different groups

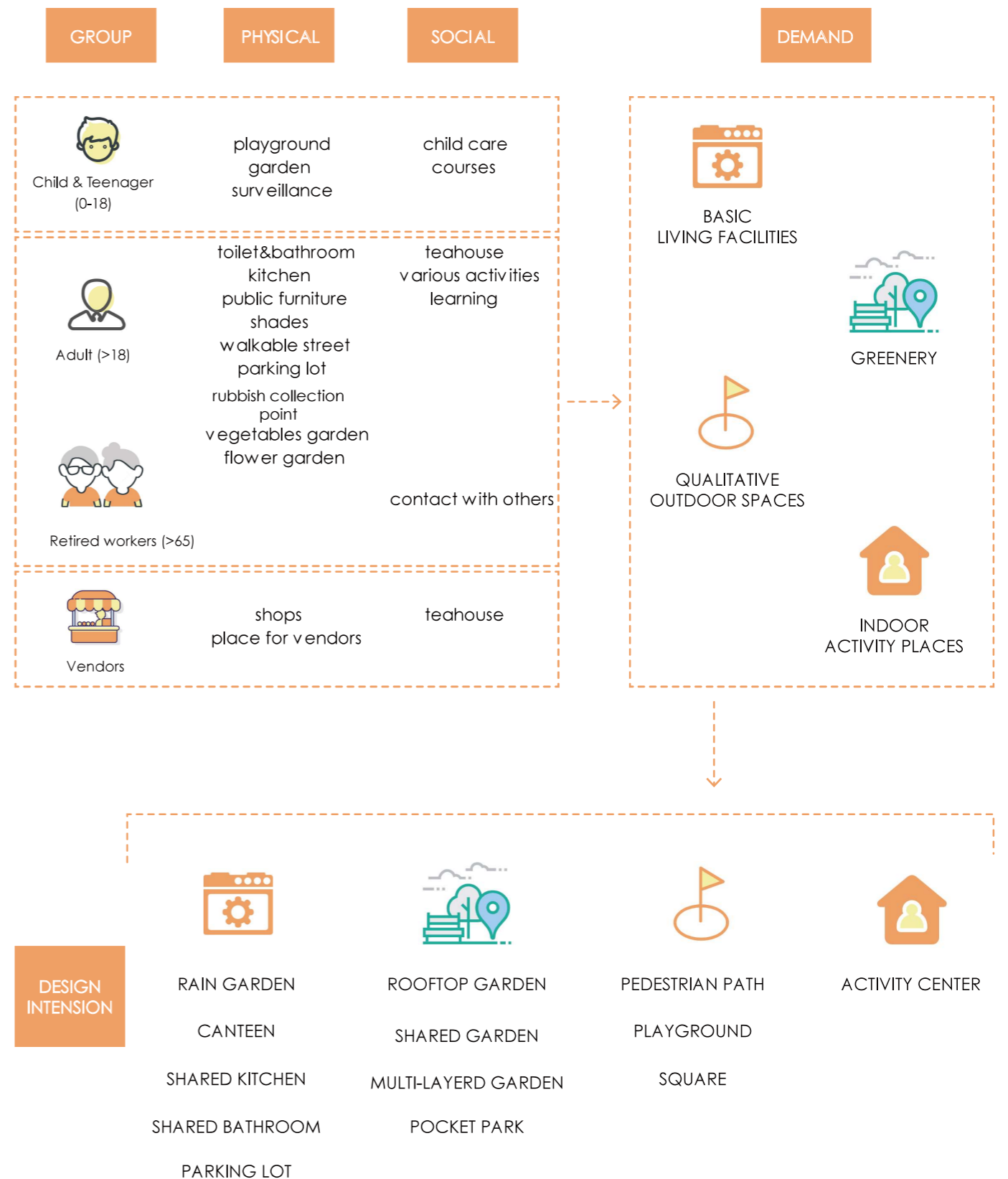


Figure 35. Interviews of different users (author, 2021)



6. STRATEGIC FRAMEWORK

- 6.1 Participative process
- 6.2 Actors
- 6.3 Values, Goals, Strategies and action plans



Image 33.
The night view of old communities in
Chengdu.

source: https://m184283867031.lofter.com/post/1ebbb10f_1ca36d0e5

6.1 PARTICIPATIVE PROCESS

The redevelopment of the new railway village is divided into four phases. The aim and content of each phase are clarified in the table below. Different approaches are applied to achieve the aims. Actors are involved in different phases. The definition and interest of each actor are clarified on the next page.

Because of the covid-19, workshops cannot be held, and the feedback from citizens is hard to collect. In such a situation, This thesis works more like the role of a community planner, setting an actor arena to encourage different stakeholders to discuss and negotiate.

In addition, this thesis also assesses the community's situation, clarifies the main issues to deal with, and makes scenarios to help the actors without professional skills to understand the potential of the community, increasing public engagement in the process.

PHASE	AIM	ACTOR	CONTENT	APPROACH
1. Preparation and dissemination	1. Figure out the main issue and the resources in selected community. 2. Disseminate the concept of public participation in community redevelopment. 3. Encourage the locals to participate in	Neighborhood Committee, the locals, Sub-district Office,	1. Introduce the aim and meaning of the project. Raise the awareness of community redevelopment.	Information board, social media
		Neighborhood Committee, the locals, universities, community planner	2. Assess the economic, physical, political, environmental, social and other conditions of the area and identify trends.	Site visiting
		community planner, universities	3. Figure out the issues, potentials and drawbacks. Integrated analysis to identify current problems and residents' needs.	Site analysis
		Neighborhood Committee, Sub-district Office, the locals	4. Introduce successful cases of community redevelopment	Tea party
		Neighborhood Committee, the locals, universities, community planner	5. Collect the information about the demand of the locals	Interview, Observation
2. Negotiation and achieve primary consensus	1. Achieve consensus among various stakeholders 2. Make scenarios to help the locals understand the spatial development 2. Encourage the locals without professional skills express their thoughts	Neighborhood Committee, Sub-district Office, the locals	1. Raise the awareness of community building	Seminar
		ALL	2. Coordinate public forums and public participation meetings and achieve basic consensus: identify the main issue to be dealt with	Forum
		community planner, universities	3. Make several scenarios to help the locals without professional skills to understand the project	Forum, workshop
		ALL	4. Compare the pros and cons of each scenario	Forum, workshop
		the locals	5. Encourage the locals to express their feelings and ideas	Forum, workshop
		community planner, universities	6. develop primary plan according to scenarios	Forum, workshop
		Neighborhood Committee	7. Publicize the primary plan	Information board, social media
3. Design together	1. Improve the community capacity and individual capacity to promote redevelopment 2. Refine the project to make it practicable	ALL	1. Refine the planning and design in cooperation with various actors	Workshop
		Neighborhood Committee, the locals, universities, community planner	2. Hold activities to bond the relationship among the locals	Workshop
		Neighborhood Committee, the locals, universities, community planner	3. Professionals help develop the planning and design	Involvement activities
		Neighborhood Committee	4. Exhibition of final plan	Information board, social media
4. Implement and maintain together	1. the local characteristics of the community are combined with spatial designs through co-creation and co-construction 2. The formation of community identity, community cohesion and the spirit of place 3. The development of self-organized community sustainable economic and social development	Neighborhood Committee, Sub-district Office, enterprises, construction companies, the locals, NPOs, NGOs, universities, volunteers,	Detailed spatial interventions and community activities help the locals to engage in the implementation and maintenance	

Figure 36. Procedure of public participation in community redevelopment. developed according to Procedure of public participation and cultivating self-organization (Liao, 2020)

* What can be done in this thesis.

6.2 ACTORS IN THE PROJECT

Through case studies of community redevelopment with public participation (see appendix.4), this section summarizes the key actors in community redevelopment in the China context, and clearly defines the definition and specific responsibilities of each actor in the context of the railroad new village.

In the current planning system in China context, the **Sub-district Office** usually works as the smallest administrative units. They do not have much power, leading to a gap in communication between upper-level government and the locals in the redevelopment process. However, the locals are often the ones directly affected by the redevelopment. Based on the study of administrative levels and the responsibilities of different levels of government, the project suggests that the upper levels of government should **delegate authority to the Sub-district Office**, give them enough freedom, and break down communication barriers.

The community planner, in most international cases, works more like an intermediary. It is not a stakeholder in the whole redevelopment but plays the role of leading the project and promoting the process. In the Chinese context, the government is much more powerful, so community planner is usually employed by the local government. A community planner is not necessarily an urban planner. The profession requires an interdisciplinary complement of sociology, economics, urban management, and the arts, etc.

Residents form up the **the Neighborhood Committee**. I learned by phone that the Neighborhood Committee often assists the Sub-district Office in its work. Regular neighborhood meetings are held to discuss and vote on important issues. The Neighborhood Committee also organizes community events to strengthen social bonds.

The locals can be divided into two different types: **the residents** and **other people** who come to this area for activities. The residents include retired workers and tenants. Most of them are non-native workers. The other group includes business people, passers-by, and anyone else who is a potential user. During

the participative process, opinions are given different weights depending on their roles.

Local universities and related research teams work with the community on collaborative projects, provide technical and academic support, and students can participate in the process as volunteers.

Based on previous cases and through phone calls to the Sub-district Office, it is clear that shops in the community are willing to promote redevelopment by providing funds, but the amount is limited, and more financial support is needed. The potential branding benefits during the construction process may attract **enterprises**. The government can also provide certain tax breaks and other policies to encourage businesses to locate in the community. The potential revenue from the stores and the tax incentives offered by the government also encourages businesses to locate in the community.

In this process, the core of the participative process is formed up by the locals, the community planner, and the neighborhood committee.

NGOs and local universities provide professional support, Sub-district Office has the authority to provide policy support, and enterprises provide economic support.

The relationship between the different actors is shown in the figure.

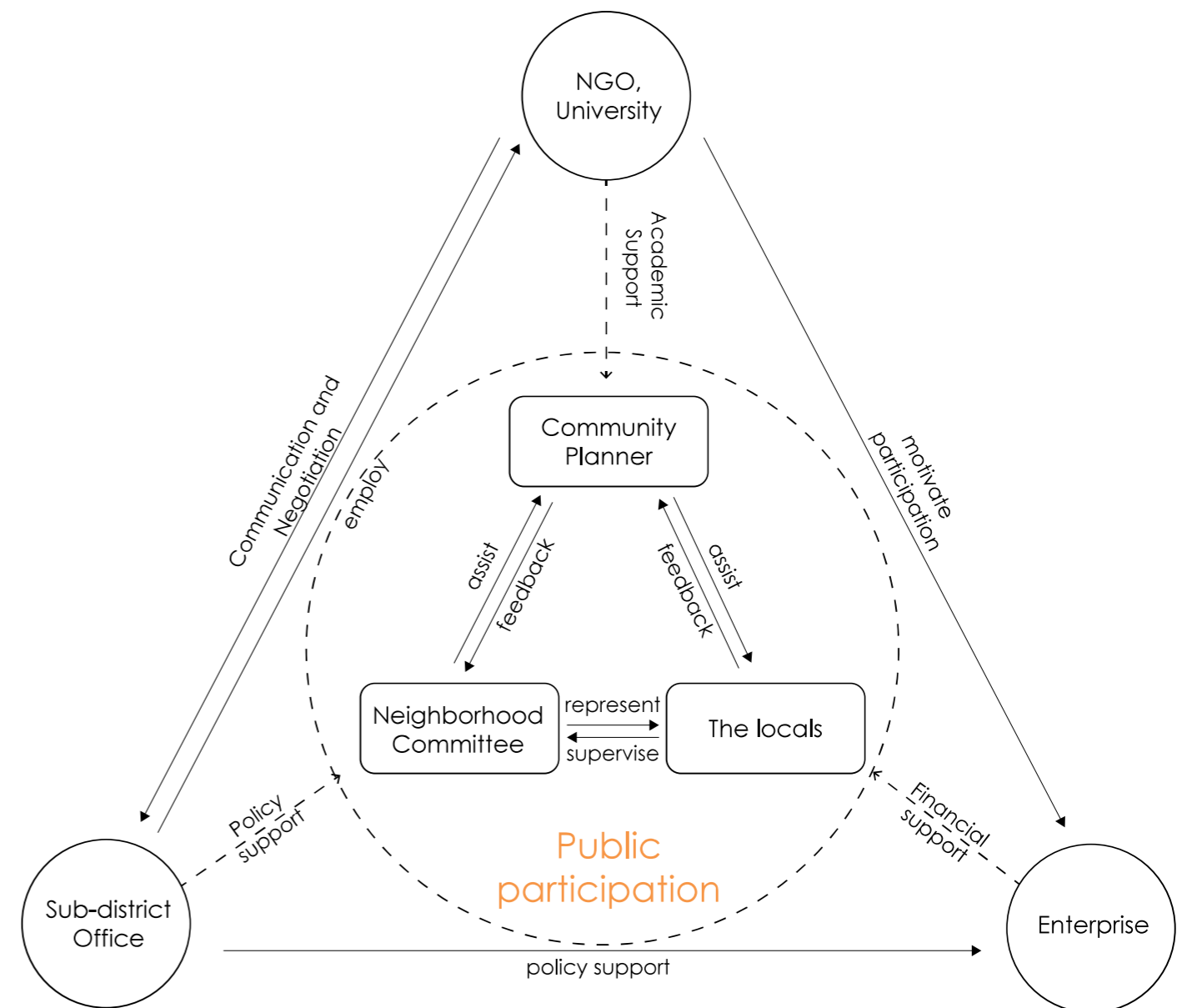


Figure 37. Relationship between each actors in community redevelopment (author, 2021)

6.2 ACTORS IN THE PROJECT

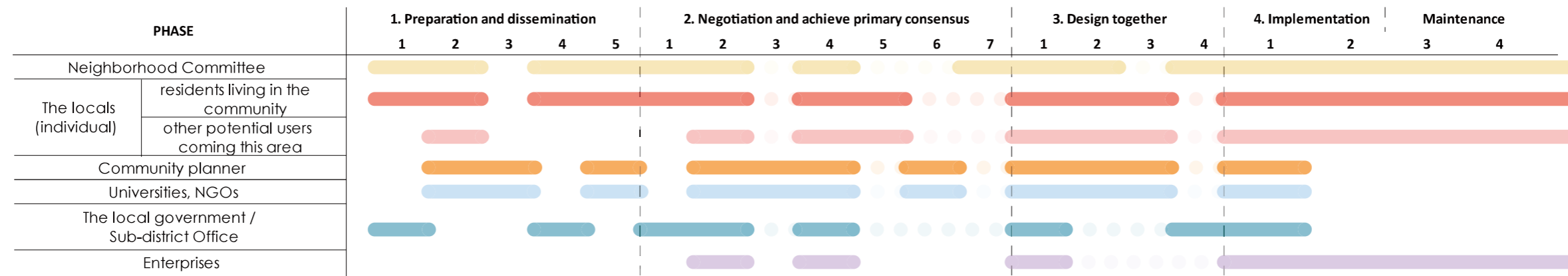


Figure 38. Involvement of actors in each phase. (author, 2021)

Actors	Community planner	Neighborhood Committee	The locals (individual)		The local government / Sub-district Office	Enterprises	Universities, NGOs
			residents living in the community	other potential users coming this area			
Role in process	Information and communication center	The link between the locals and the government	Who are directly influenced and have the decision-making power	Who are potential users and they can decide to come or not	Policy and financial support, The link between the state government and the citizens	External forces	External forces
Background/Component	Employed by local government, in cooperation with university research teams	Neighborhood Committee is formed up by the representative elected by the residents themselves	households and tenants	businessman, passers-by...	The smallest governmental units to provide order and governance in discipline.	Enterprises, Business man in the community	Related department of local universities, social organizations
Responsibility	Coordination, provision of information	Take the lead and drive the project	Full participation, including discussion, decision making, implementation and supervision	mainly take part in discussion process	Policy support	Financial support participate in implementation	Academic and technical support
Interest/aim	set up a platform for stakeholders to negotiate and achieve consensus	Assist the Sub-district Office in completing its work	Living Necessity	Social interaction	Political achievement	Profit	Site for academic research programme
	encourage the locals to take part in community building, to enhance social cohesion and community identity	Protect residents' rights and interests	Social interaction	Qualified public space	City image	Branding	quality of life
Mission	Promote planning knowledge, understand the locals' demands,	Publicize national policies, protect the rights and interests of residents, and encourage residents to carry out their obligations	The residents' meeting has the right to remove and re-elect members of the residents' committee.	Participate in discussions and votes	Implement the strategies and policies of the higher government	Provide funding/ related service	Give advice to community planner
	Facilitate communication between multiple stakeholders	Reflect residents' opinions, requests and make suggestions to the People's Government.	Participate in meetings, design, voting, and decision-making		Guide the work of the neighborhood committees, Reflect the opinions, suggestions and requirements of residents to the higher government and relevant departments	Set up stores	Hold workshops
	Co-develop development plans, guide the design and renovation of spaces, and promote community creation	Conduct resident meetings	Participate in construction and maintenance		Organize regular cultural, recreational and sports activities for residents.	Participate in construction and maintenance	Participate in construction and maintenance as volunteers
	Encourage multiple actors to participate in implementation	Carry out community service activities for the benefit of the people and to establish related service businesses.	Supervise		Carry out community services and community education for the benefit of the people.		
	Important issues that involve the interests of all residents must be brought to the residents' meeting for discussion and decision by the residents' committee				Urban management, assist the relevant departments to improve environmental health by greening, beautifying and purifying the urban environment.		

Figure 39. Main actors of public participation in community redevelopment. (author, 2021)

6.3 VALUES, STRATEGIES, GOALS, KEY ELEMENTS, AND ACTION PLANS

Values decide what is the most important to be considered and what should be preserved. Values shape the following steps.

Goals flow from value-based strategies, dividing the main aims into details. Key elements clarify the possible way to achieve the goals in such a context is. Action plans work as spatial interventions to show how to apply the key elements at the local level.

Aims	Values	Strategies	Goals	Key elements	Action plans
Participative democracy & Quality of life Built environment Social cohesion City image	Consider the needs of different groups	Cultivate collaboration & Inclusion	public participation mediation of stakeholders social bonds among different groups	1.1 Participation process 1.2 Community center 1.3 Workshop and Forum	Interviews / observation / social media Forum and regular meeting to identify the issue / identify the solution / engage in implementation Social activities
	Use existing resources. Avoid large-scale demolition and reconstruction	Improve accessibility & linkage	Good accessibility to points of interest Encourage casual activities in public spaces Good connection and clear hierarchy system of public spaces Place for parking Improve walking environment	2.1 Permeable Boundary 2.2 Soft entrance 2.3 Public spaces with pedestrian path 2.4 More places for parking 2.5 Diverse nodes for casual visit	Public space system Direct / Indirect entrance Free crossing Multistorey parking lot near subway
	Increase attractivity, mixed function, efficiently used of the land	Define uses & Design for activities	Places for basic facilities Places for active activities Places for passive activities Places for social activities Organized retail sales & local business Promote social interactions	3.1 Distribution of facilities according to the location of groups 3.2 Diverse public spaces for different groups 3.3 Connection between indoors and outdoors	Park, Square, Garden Market street Swimming pool, Play ground Flexible spaces Community center Activity center Workshops (in collaboration with universities and other organization)
	improve physical and mental quality of life	Improve environment & Comfort	Microclimate Infiltration Improve building condition Access to nature Safety in day and night	4.1 Improve building condition 4.2 Diverse green 4.3 Active underused green space 4.4 Greenery as link for public spaces and buildings 4.5 Visibility	Refurnish the building (in collaboration with the government & enterprises) Vegetable garden, Garden, Park, Accessible grassland Surveillance and Visibility Light

Figure 40. The logic of making scenarios (author, 2021)



7. URBAN DESIGN

7.1 Conclusion map of site analysis

7.2 Toolkit

7.3 Scenarios:

7.3.1 Scenarios 1: Economy development

7.3.2 Scenarios 2: Social interaction

7.3.3 Scenarios 3: Access to nature
detailed design in zoom-in areas

7.3.4 Evaluation and comparison



Image 34.
The night view in old communities in
Chengdu.

source: https://m184283867031.lofter.com/post/1ebbb10f_1ca36d0e5

7.1 CONCLUSION MAP OF SITE ANALYSIS



Figure x. Map of current situation (author, 2021)



Function - The ground floor of the buildings along the street are shops. Inside the community, there is a small number of self-built activity rooms. The rest of the buildings are residential. There is a swimming pool and a car park.

Infrastructure - There are many end roads in the community with a lack of parking lots.

Traffic - Cars travel fast on city roads, making it difficult for pedestrians to cross. The neighborhood street is congested with mixed traffic.

Open spaces - fragmented open spaces are underused inside the community.

Nature - Most of the grassland is derelict. At the same time, there is a lack of green space in this area.

According to the heatmap, people mainly gather near entrances, commercial streets, and the swimming pool. The catering and restaurants attract a large number of customers.

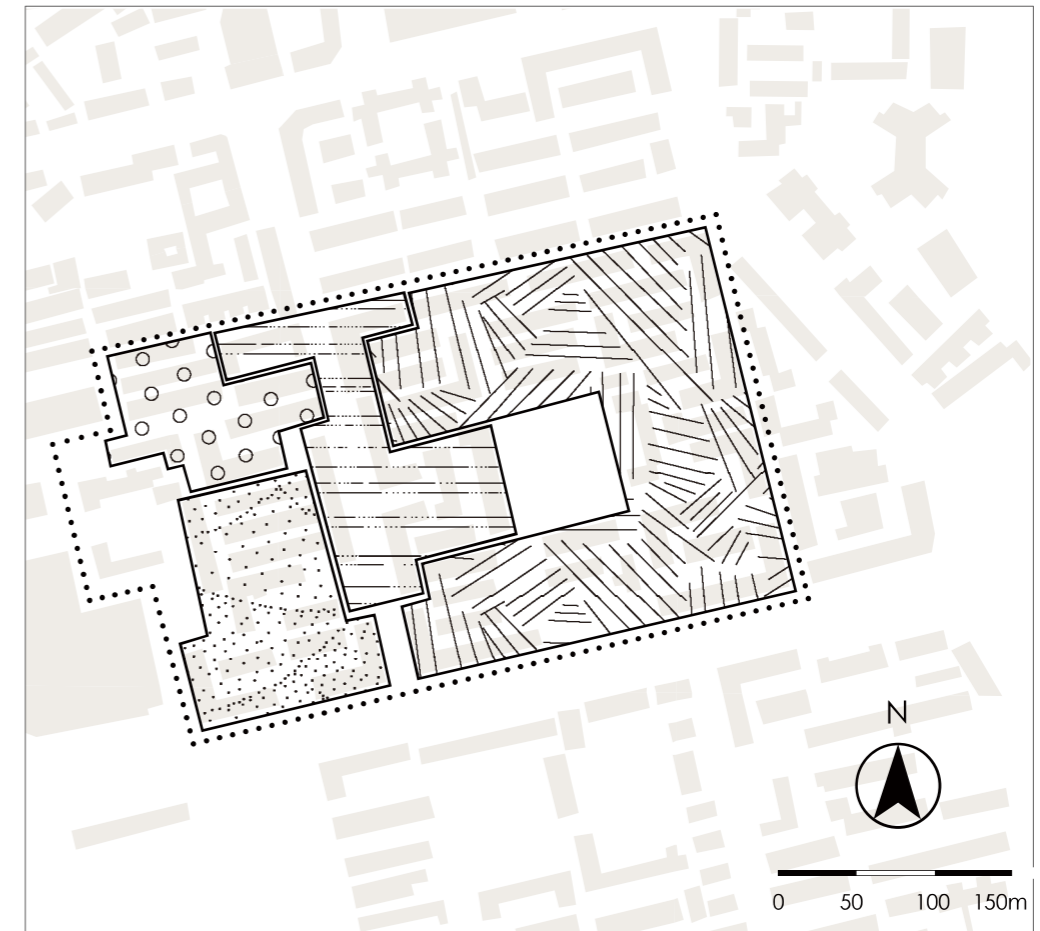


Figure x. Distribution of residents (author, 2021)

General demands



Legend

Main resident groups

retired workers (permanent resident)

young adult (permanent resident)

nonnative workers (floating population)

retail sales (floating population)

Demands of each group

vegetable garden canteen chatting teahouse observation

library sport playground parking lot

learning sport canteen

place for vendors accessibility canteen chatting

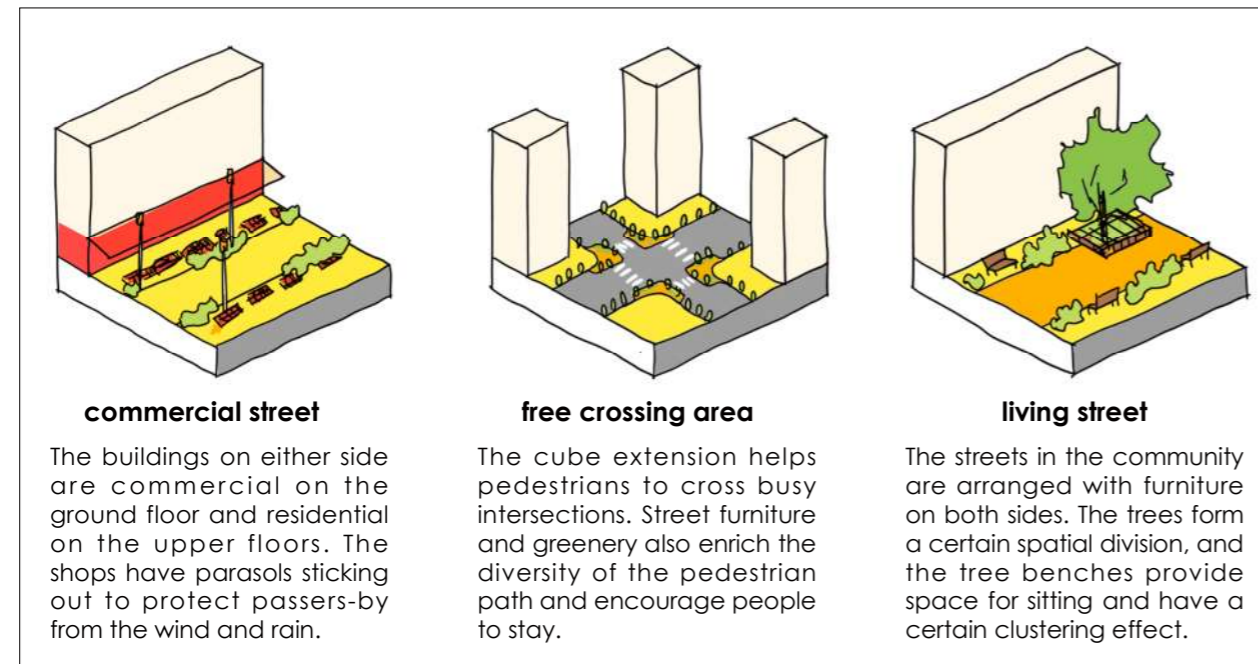
7.2 TOOLKIT

According to the literature review and case study, there are different **toolkits** available to achieve different **strategies**.

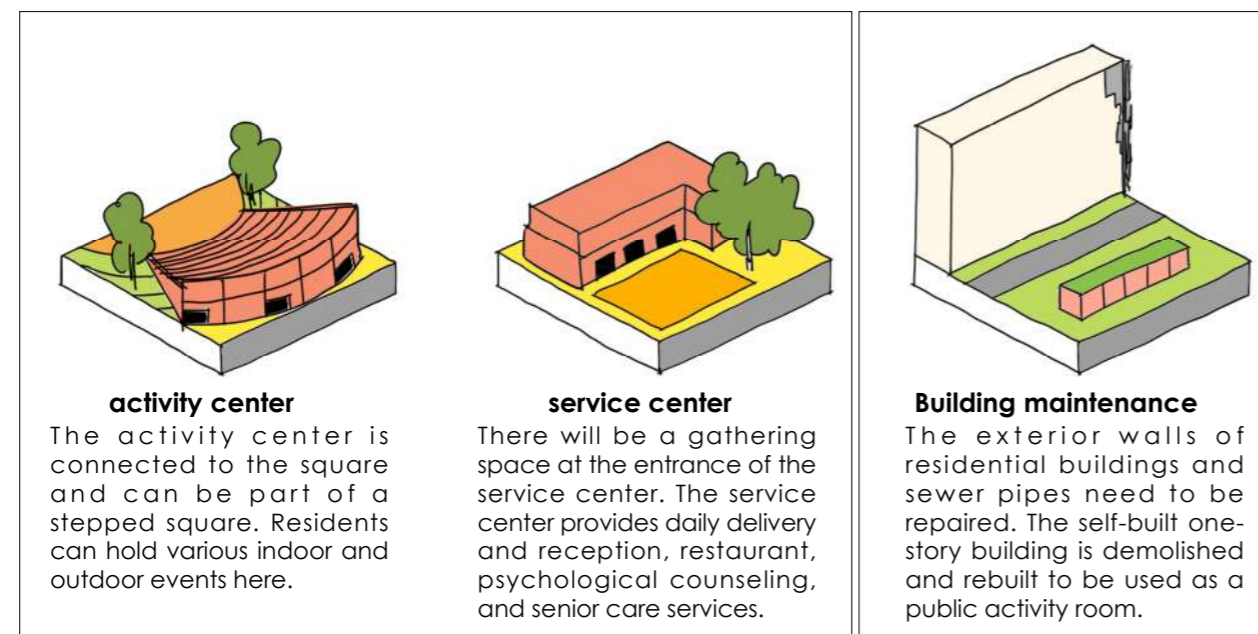
In this section, the project explores how to localize the potential toolkit to support spatial intervention, which is also called **action plans**.



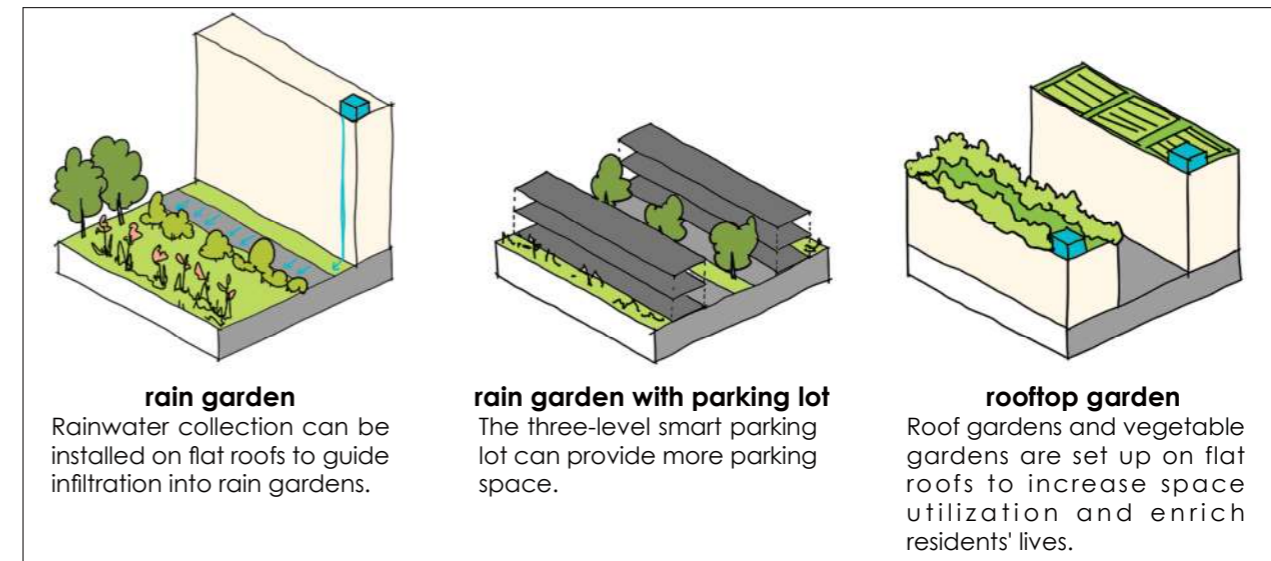
Accessibility & Linkage



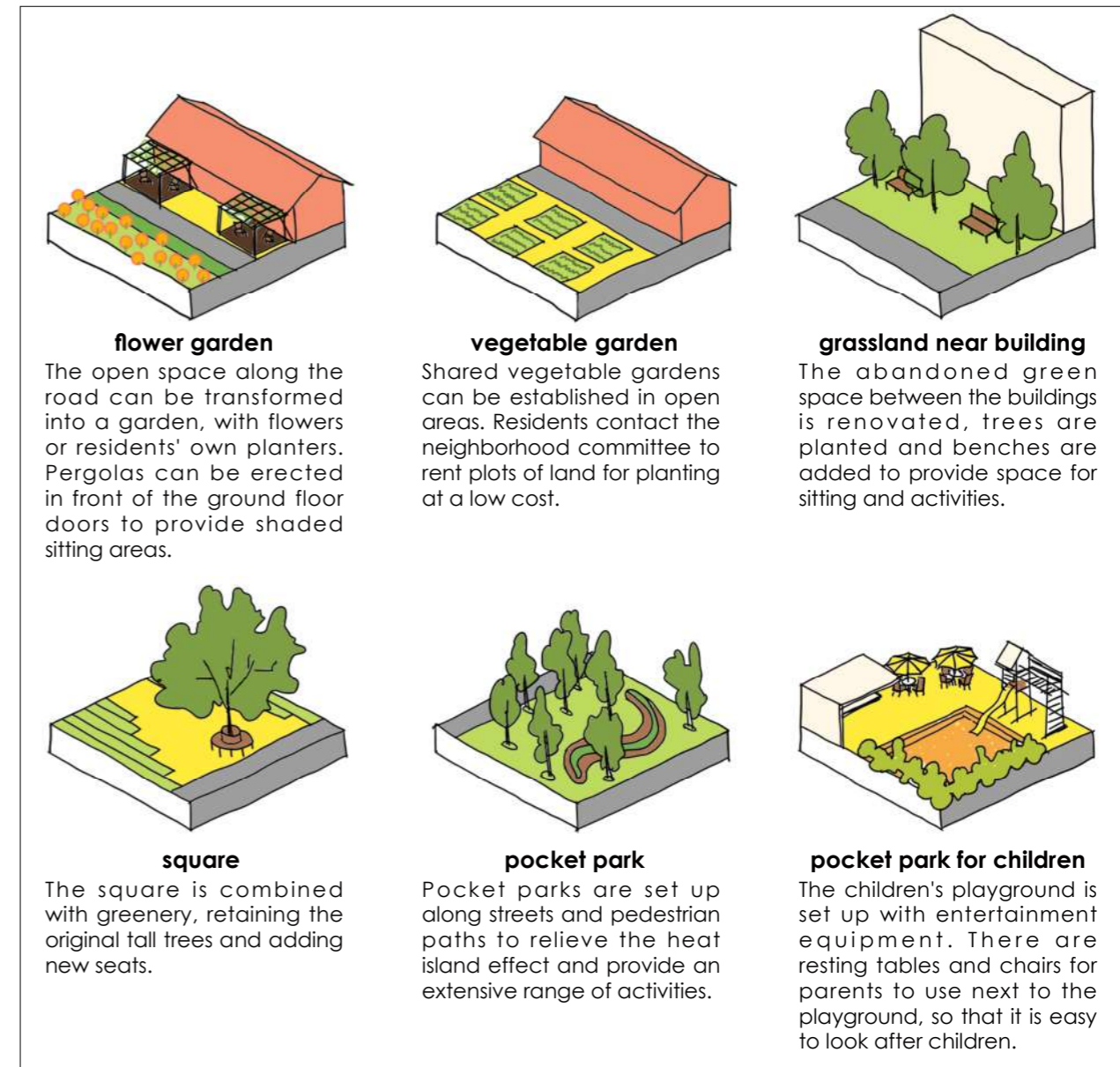
Uses & Activities



Environment



Uses & Comfort - diversified green space



7.3 SCENARIOS

7.3.1 SENARIO 1 Economy development

This scenario aims to introduce business into the community as much as possible. This community will become a commercial district with a local identity, attracting residents and passers-by, and even tourists who are attracted by the old lifestyles.

In this condition, most of the ground floor of the buildings are converted into shops and caterings. The wall in the east is broken down, giving space to a new commercial street.

The commercial street is the foundation of this redeveloped community and definitely brings vitality and income. However, some problems also emerge, such as noise and safety issues.

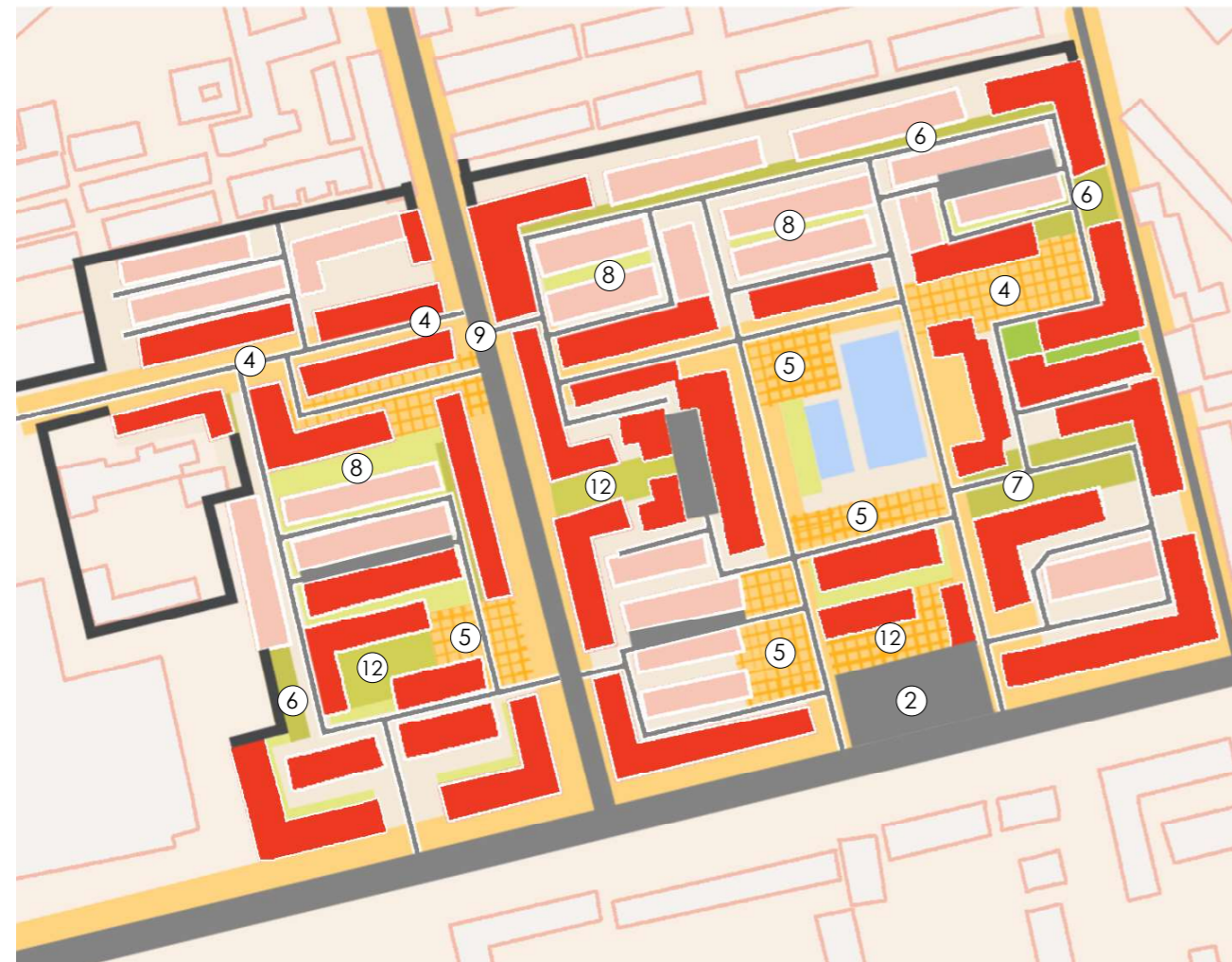
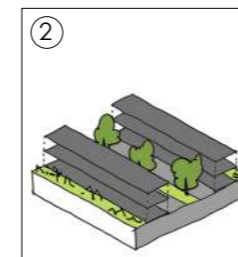


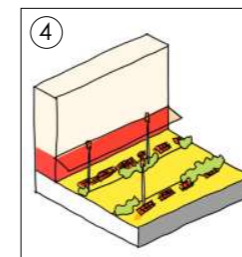
Image 35. Reference photo of the future in economy development scenario. (SUDANQ, 2013)

Related toolkit



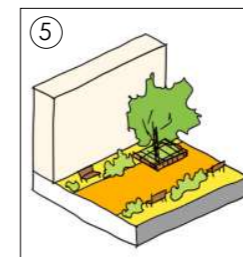
parking lot

size: depend on site
function: parking
group: residents, customers



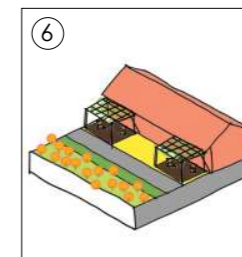
commercial street

width: 8-14m
function: commercial activities
group: businessmen, residents, passers-by



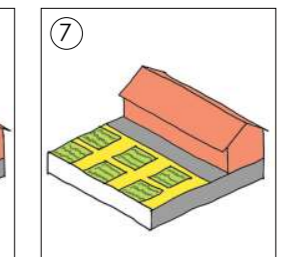
living street

size: 3-8m
function: leisure
group: retired workers, kids, tenants



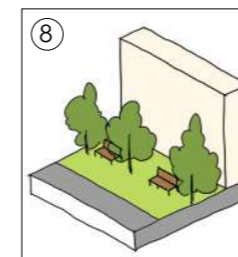
flower garden

size: depend on site
function: greenery
group: retired workers, kids



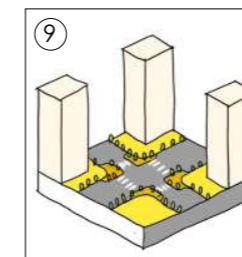
vegetable garden

size: 3 x 3 m/p
function: planting
group: retired workers, kids



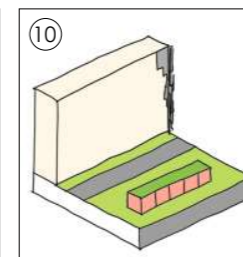
grassland near building

width: 2-4m
function: connect road and building
group: all



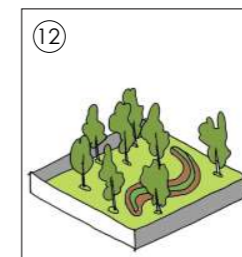
free crossing area

size: 1.5 x 6 m
function: buffer zone
group: customers, passers-by



Building maintenance

function: leisure
actor: neighborhood committee, volunteers, residents



pocket park

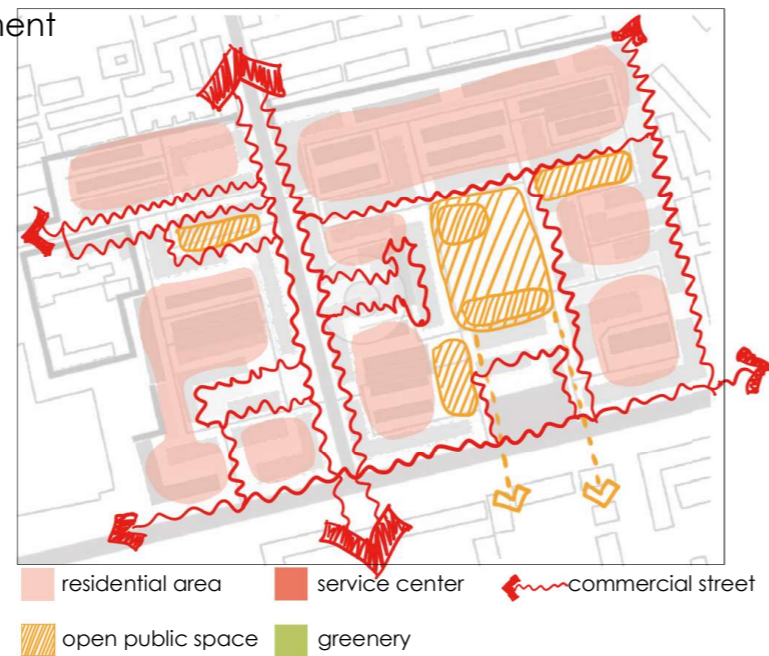
size: depend on site
function: greenery
group: all

7.3.1 SENARIO 1 Economy development

Function

All the 1st and 2nd floors of buildings along the street can be transformed into commercial use. Previous neighborhood commercial street sells fresh vegetables and fruits. Retails are located on city road.

The southern entrance of the community and the open space near the swimming pool will be used for restaurants. At the same time, quieter businesses such as cafes and tea houses are located in more private areas with residential buildings.

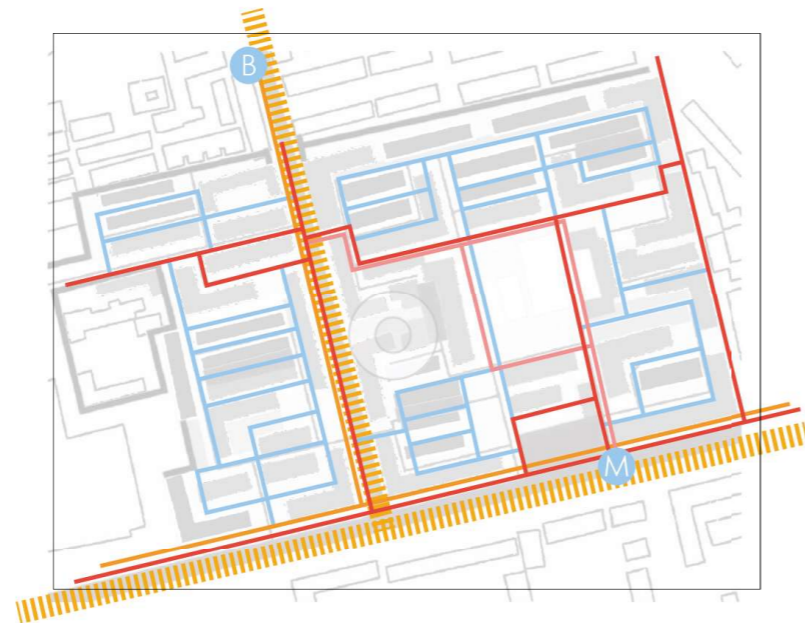


Flows

- shopping route (red line)
- catering route (pink line)
- pedestrian path (orange line)
- living street (blue line)
- passing flows (yellow hatched area)

The whole community is very open and well-connected. The internal roads of the community are all accessible to vehicles.

The retired workers living areas are quieter, and fewer commercial functions are located in.



Openness

- public (yellow)
- semi-public (pink)
- semi-private (blue)

Most areas are more public to the city. Areas that are not commercially concentrated are more semi-public. Courtyards among residential buildings are semi-private than other spaces.

Overall connectivity and accessibility in this scenario are high.



Key elements



2.1 Permeable Boundary

Walls and other obstacles usually makes community isolated from city road and city life. Permeable boundary helps build up the physical and mental connection.



2.2 Soft entrance

Small and soft entrances encourage people to cross the boundary.



2.3 Public spaces linkage

The continuous public spaces increase the walkability of this area, encouraging people to hang out and promote more social activities.



2.5 Diverse routes for casual visit

Design diverse routes for different users, or try to encourage users design their own routes.



3.1 Distribution of facilities

Necessities and other facilities are distributed in different areas according to the potential users, encouraging social activities and interaction.



3.2 Diverse public spaces for different groups

Diverse public spaces allocated in different area according to the potential users.



3.3 Connection between indoors and outdoors

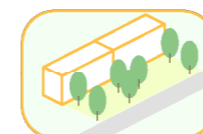
encourages passers-by to drop in or stay, enhancing the vitality.



4.2 Different kind of greenery provide different uses and feelings.



4.3 Underused green space has strong potential to become new nodes.



4.4 Grassland works as link for public spaces and buildings, reducing the isolation and encouraging people to step in.



4.5 Good view usually means the possibility for users to stay and then social activities usually happen. Visibility is also connected with safety.

Action plans

2.1 Break down the barrier, such as walls and obstacles. Add more small entrances. Set up buffer zone in intersection, to slow down the vehicles and make it easier for pedestrian to cross the road.

2.2 Use green and shades to soften the entrances.

2.3 Use pedestrian path to link different public spaces, such as different kind of squares and pocket parks.

2.5 Create various nodes to encourage different users to explore new routes.

3.1 Community center provides services, such as canteen and shared bath-room, and gives place for community meeting. Activity center hold different kind of community activities and workshops.

3.2 Diverse public spaces include different kind of commercial areas, squares, and greenery.

3.3 Outdoor commercial area of restaurants and caterings set up the connection and encourage social interaction along the road.

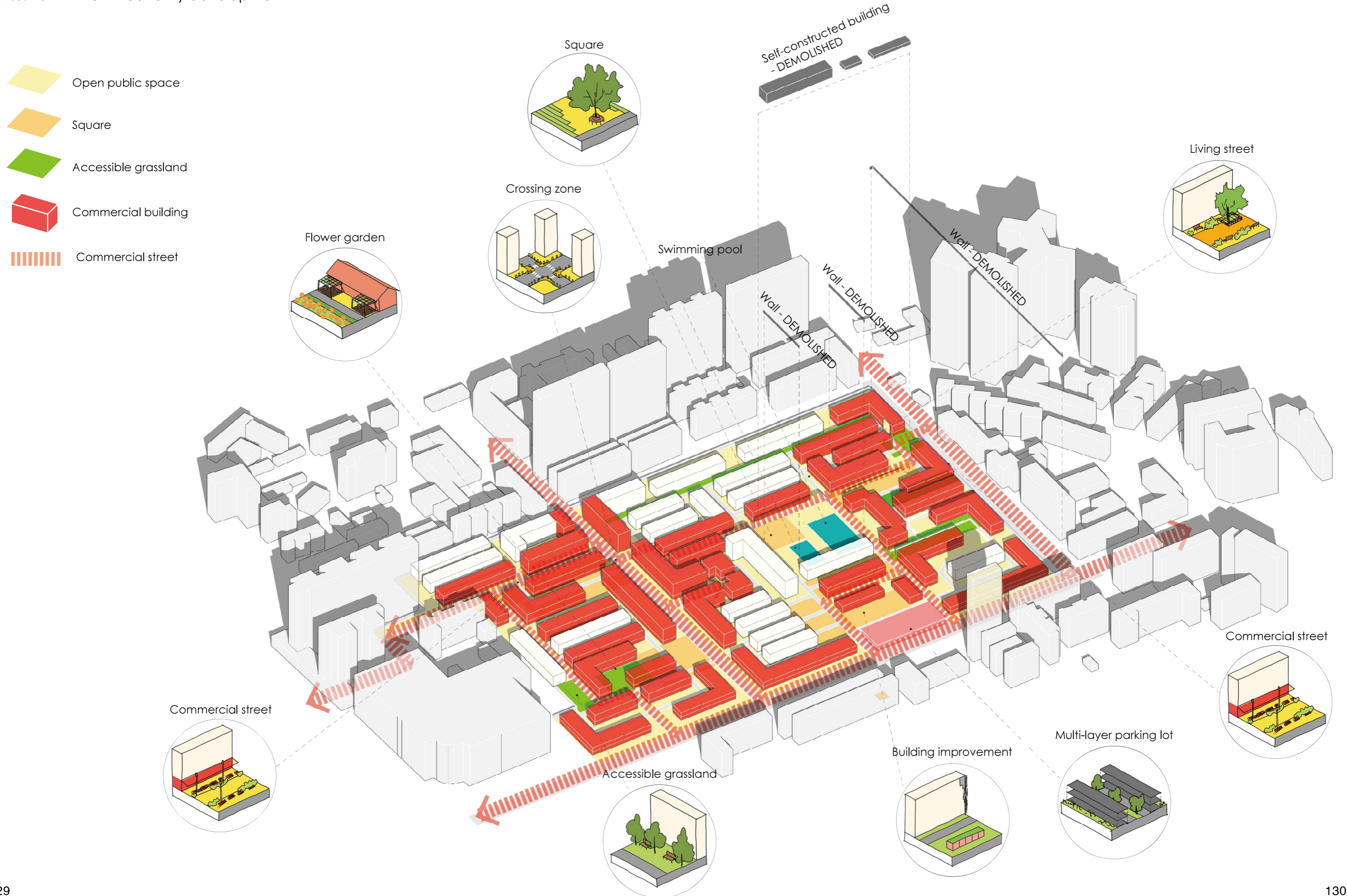
4.2 Diverse green including raingarden, vegetable garden, garden, grassland, and pocket park are located in different places according to the potential users.

4.3 Active underused green space and transform them into accessible greenery or aesthetic greenery.

4.4 Redevelop abandoned grassland in front of buildings and transform them into a new meeting point.

4.5 The observer is also the observed. Stay point in design usually need a better view to encourage the observation and promote interaction.

7.3.1 SENARIO 1 Economy development



7.3.1 SENARIO 1 Economy development

7.3.1.1 street

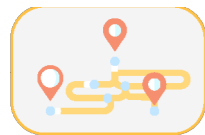
Key elements



2.1 Permeable Boundary



2.2 Soft entrance



2.5 Diverse routes for casual visit



0 5 15m

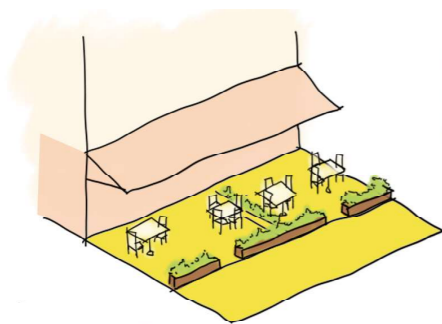


3.2 Diverse public spaces

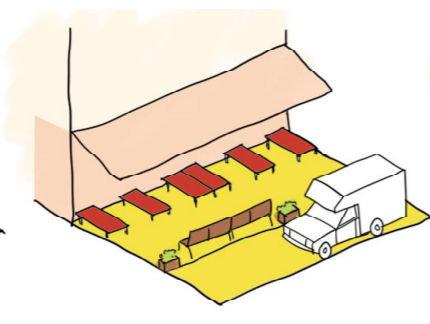


4.2 Diverse greenery

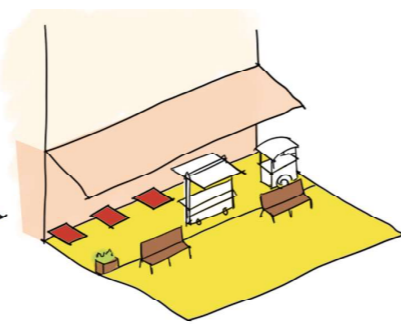
Toolkit applied



Outdoor area - restaurant



Outdoor area - shop



Outdoor area - vendor



Tree + shade

Lively facade

Street furniture

Shared street
Yield to Pedestrians

Shop extension

Vendors

7.3.1 SENARIO 1 Economy development

7.3.1.2 square

Key elements



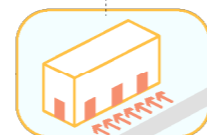
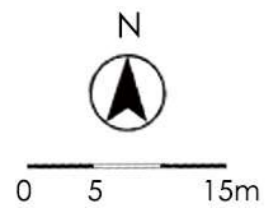
2.3 Public spaces linkage



3.1 Distribution of facilities



3.2 Diverse public spaces for different groups

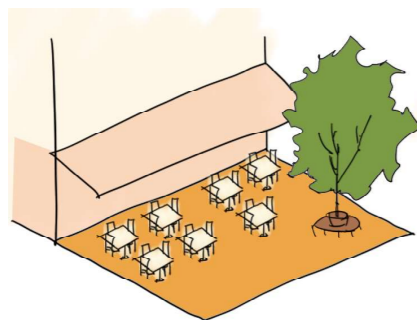


3.3 Connection between indoors and outdoors

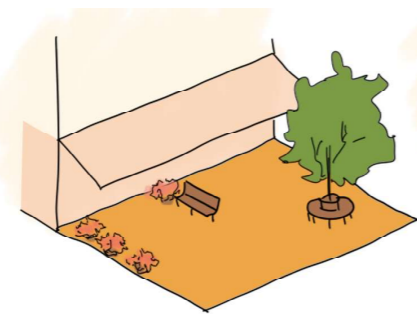


4.5 Visibility

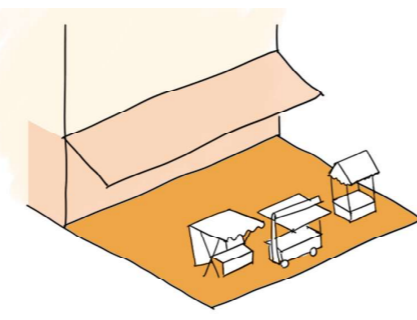
Toolkit applied



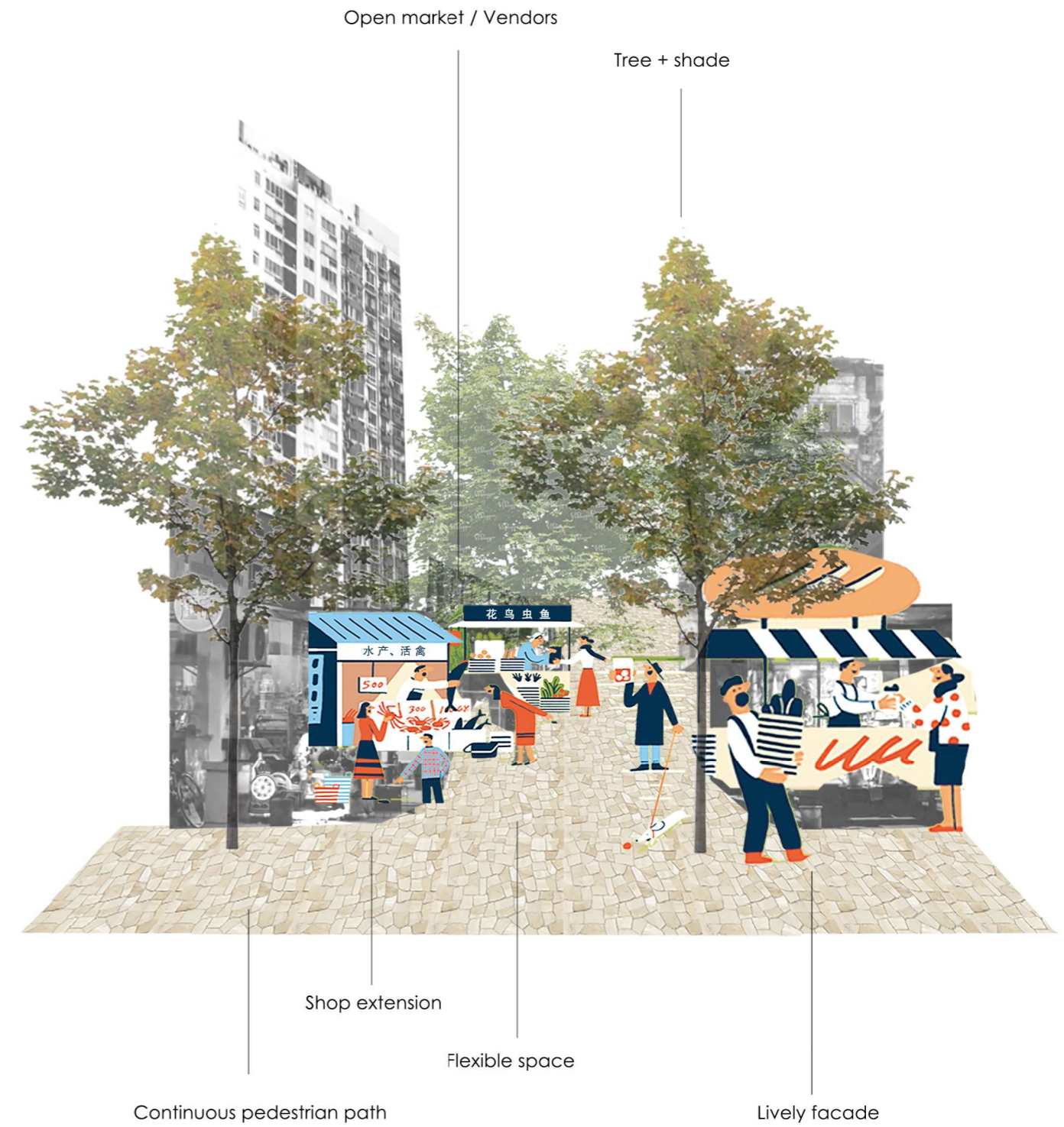
outdoor area - restaurant



Flexible square



Vendor



7.3.1 SENARIO 1 Economy development

7.3.1.3 entrance

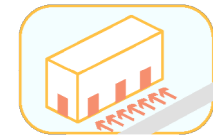
Key elements



2.1 Permeable Boundary



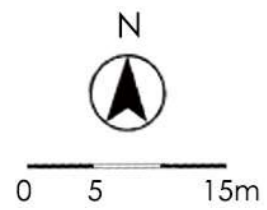
3.2 Diverse public spaces for different groups



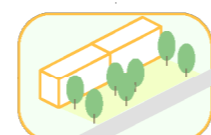
3.3 Connection between indoors and outdoors



4.2 Diverse green

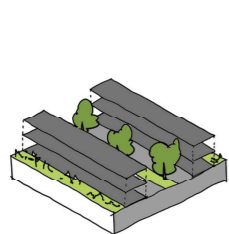


4.3 Active underused grassland

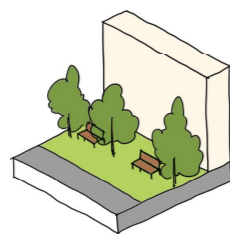


4.4 Grassland as link for public spaces and buildings

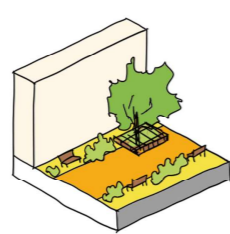
Toolkit related



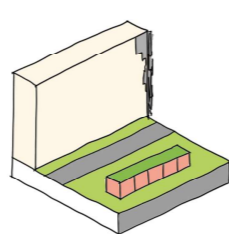
parking lot



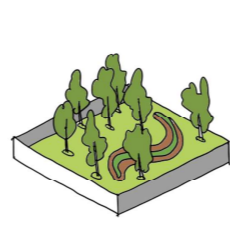
grassland near building



living street



Building maintenance

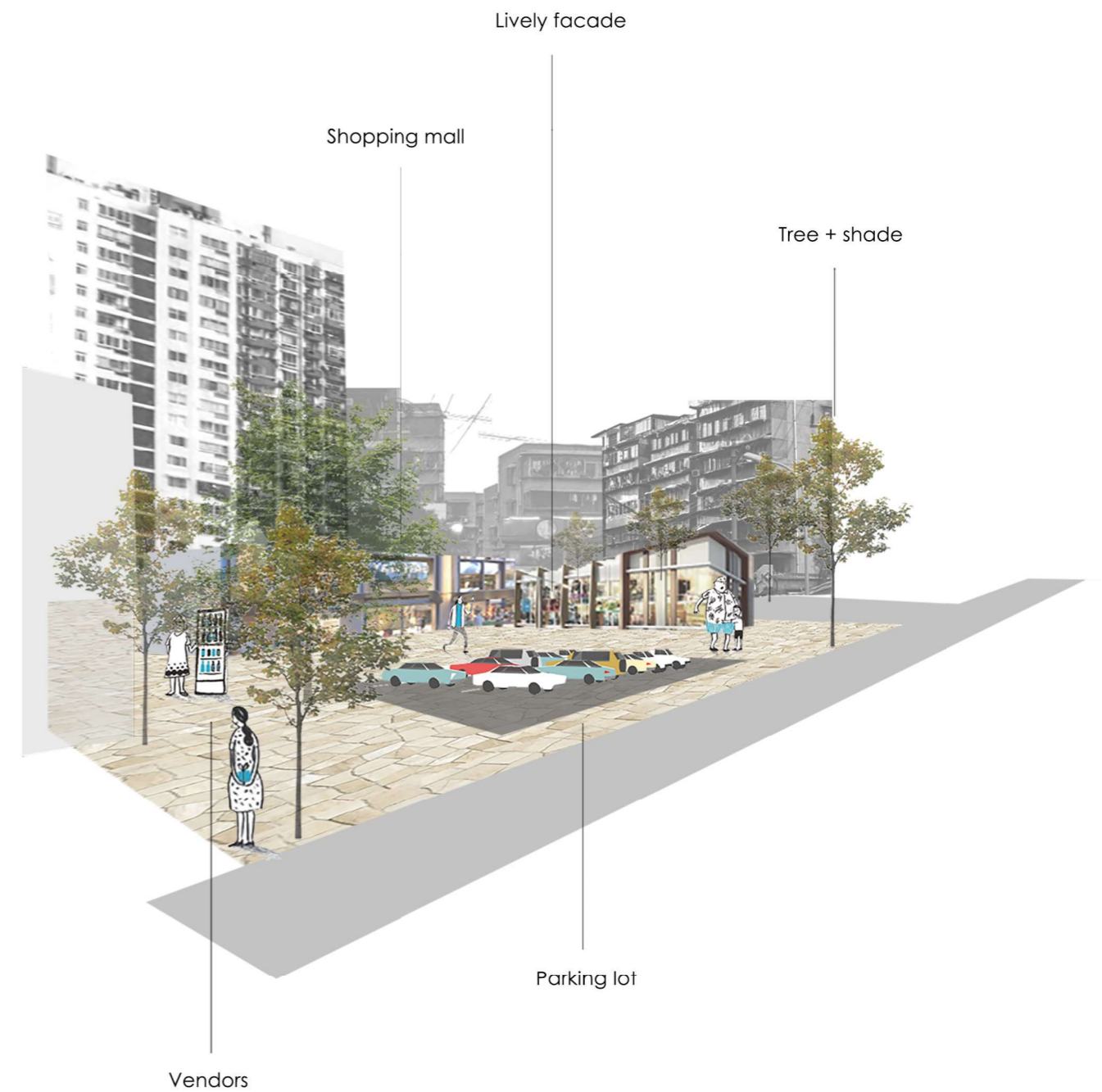


pocket park

7.3 Scenarios

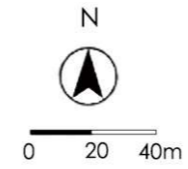
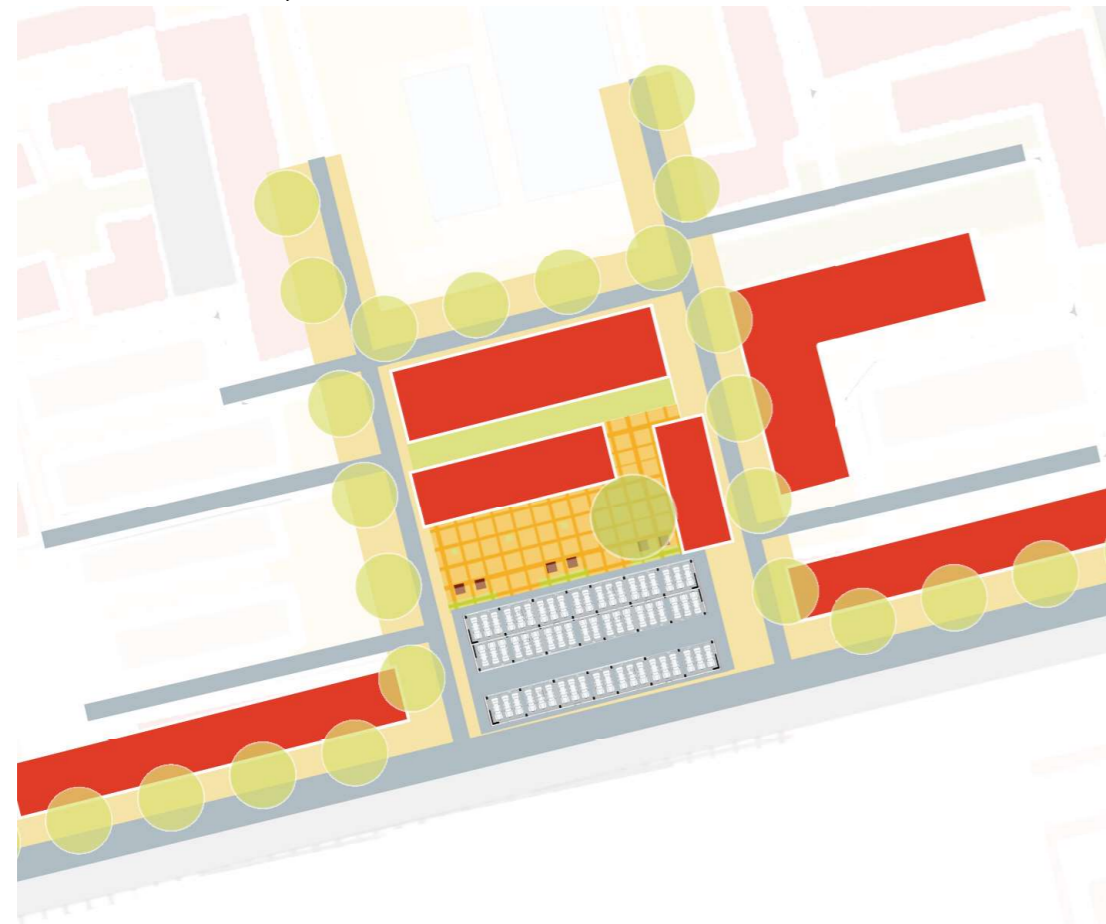
7.3.1 Economy development

7.3.1.3 Economy development - entrance



7.3.1 SENARIO 1 Economy development

7.3.1.3 entrance - Key elements



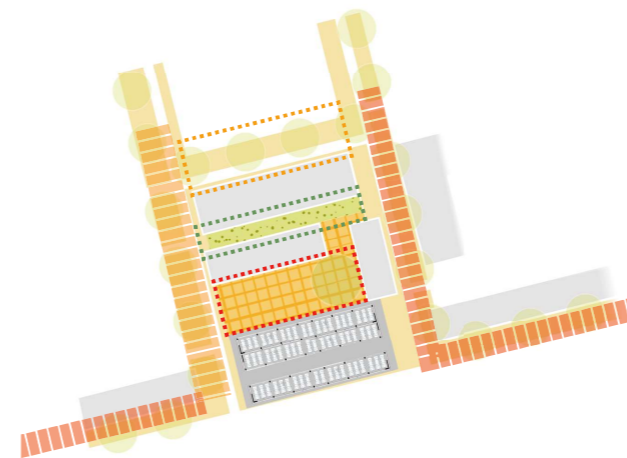
Legend

- commercial uses (first floor)
- square
- pedestrian path
- parking lot
- city road
- neighborhood street
- living street

Key element 3.2

3.2 Diverse public spaces for different groups

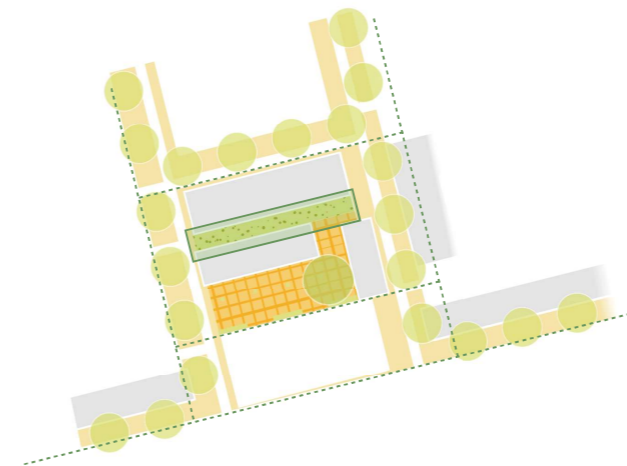
- public space for commercial activities
- public space for social activities
- public space with greenery
- pedestrian path along city road
- pedestrian path along shops



Key element 3.3, 4.2

3.3 Connection between indoors and outdoors
4.2 Diverse green

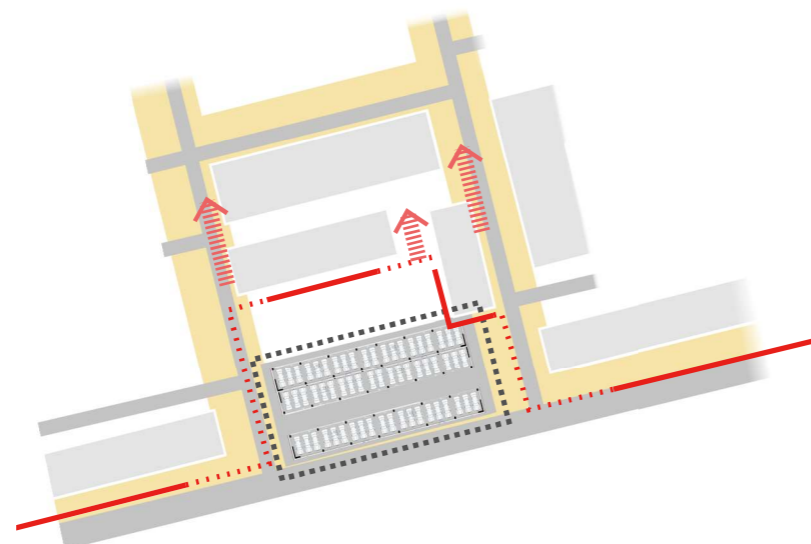
- grassland between buildings
- trees along the road



Key element 2.1

2.1 Permeable Boundary

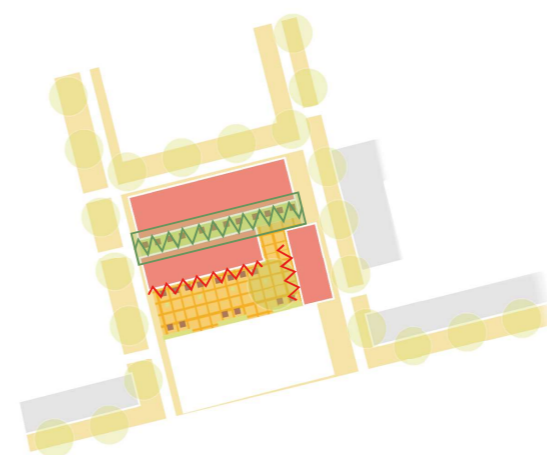
- shops
- permeable boundary
- primary entrance
- parkinglot



Key element 4.3, 4.4

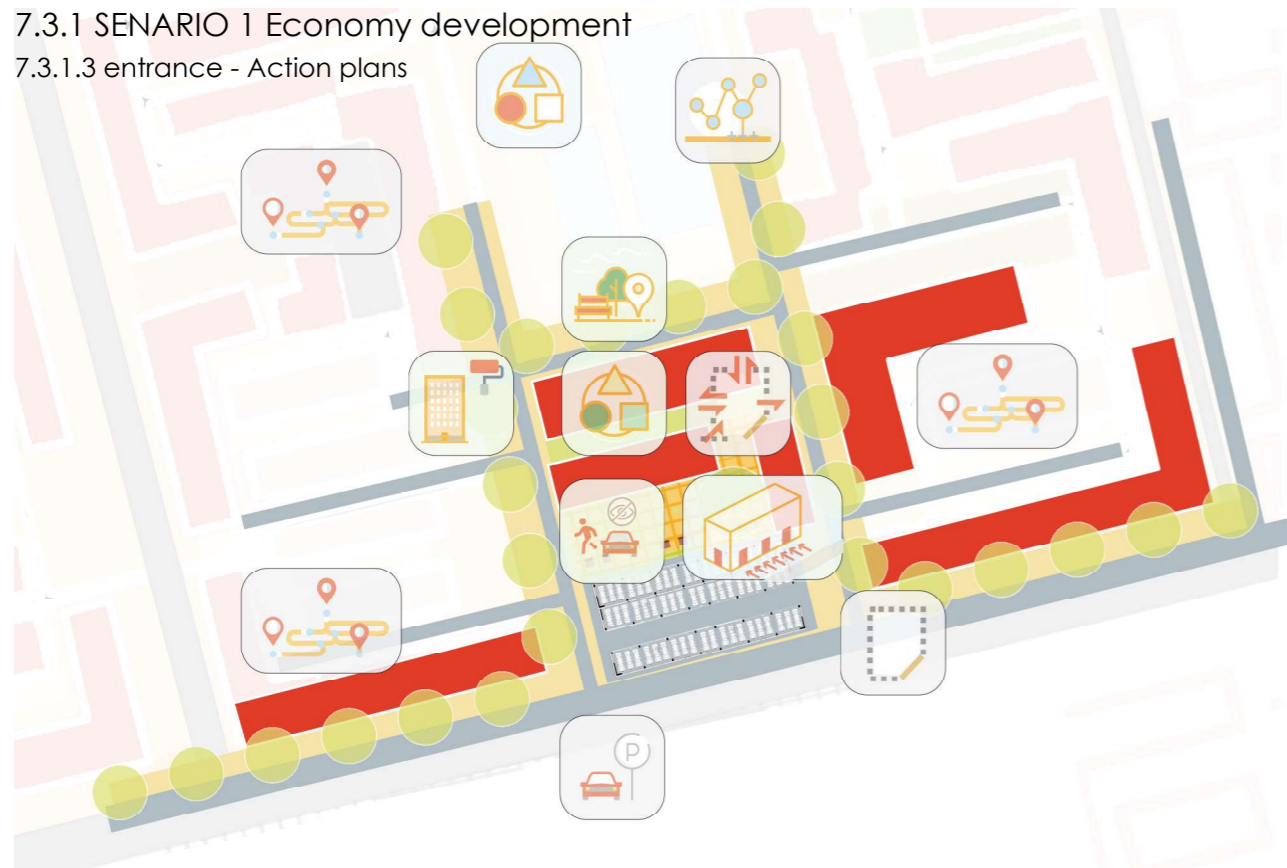
4.3 Active underused grassland
4.4 Grassland as link for public spaces and buildings

- connection area on grassland
- connection area on square
- street furniture / outdoor area of catering



7.3.1 SENARIO 1 Economy development

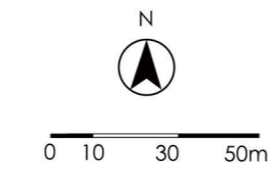
7.3.1.3 entrance - Action plans



The scenario

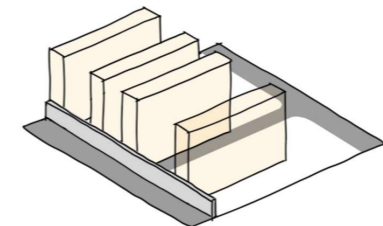


The existing status

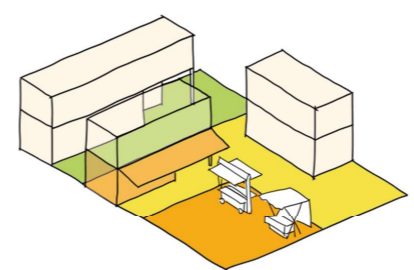


- commercial uses (first floor)
- public services
- residential building
- open space
- wall
- P parking lot
- city road
- neighborhood street
- living street

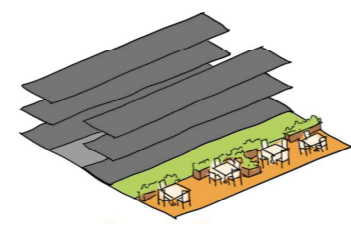
Action plan



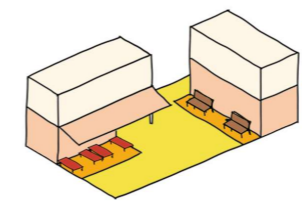
2.1 Break down the barrier



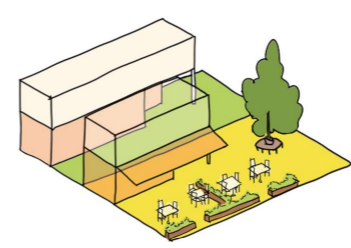
3.2 Divide the public spaces



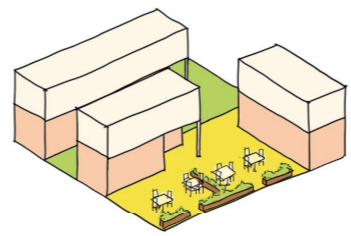
2.4 Parking lot



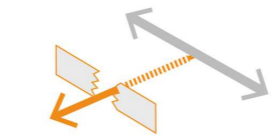
3.3 Street furniture



3.3 Accessible grassland



4.1 Refurnish old buildings

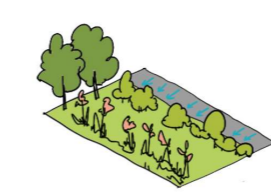


New road with small entrance



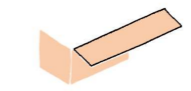
Vendors

Users: all
Size: 0.5 x 1 m
Location: Almost anywhere



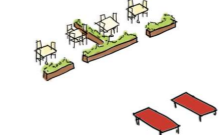
Raingarden

Function: collect extra rainwater
Users: all
Size: 50 x 2 m
Location: near the parking lot



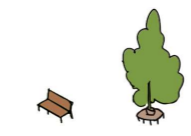
Shade

Size: 1 meters wide

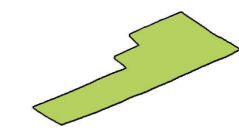


Outdoor commercial area
Table + chairs + flower pot
Exhibition area

Some street furniture is put on the side of open public spaces, giving people place to stay, relax and observe.
Location: in front of buildings, at the edge of public space.
Users: all
Size: 2 meters wide

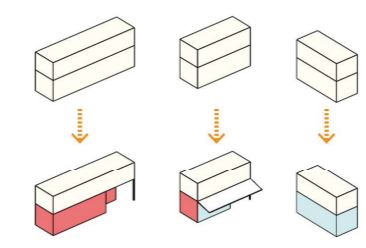


Tree with benches
Size: > 2 x 2 m



Accessible grassland
transformed from underused greenery

Grassland is accessible and can be used for diverse purposes.
Location: in front of the building
Size: depend on site
Users: all



Groundfloor is transformed into public use

Buildings in poor condition can be refurbished by the locals in cooperation with the neighborhood committee and other stakeholders.
Actors: residents, the neighborhood committee, businessmen, enterprises, etc.

7.3 SCENARIOS

7.3.2 SENARIO 2 Social interaction

This scenario focuses on promoting social interaction in this community. Open public spaces are reorganized, and more squares are set to encourage people to do more outdoor activities. Pedestrian paths link the squares and streets together to form up a continuous open public spaces network.

The main entrance square is located in the south, surrounded by the community center and activity center. Other entrances along the street are also connected with squares or open spaces, attracting passers-by to drop in.

Most of the squares are flexible. The locals and other stakeholders decide what types of furniture and plants they want to add, how to divide the space, and what function should be applied to those open spaces.



Image 36. Reference photo of the future in "social interaction" scenario. (Google, 2021)

Spatial intervention (toolkit)

 parking lot size: depend on site function: parking group: residents, customers	 commercial street width: 8-14m function: commercial activities group: businessmen, residents, passers-by	 living street size: 3-8m function: leisure group: retired workers, kids, tenants	 flower garden size: depend on site function: greenery group: retired workers, kids	 vegetable garden size: 3 x 3 m/p function: planting group: retired workers, kids
 grassland near building width: 2-4m function: connect road and building group: all	 free crossing area size: 1.5 x 6 m function: buffer zone group: customers, passers-by	 building maintenance function: leisure actor: neighborhood committee, volunteers, residents	 square size: depend on site function: place for activities group: retired workers, kids	 pocket park for kid function: leisure actor: neighborhood committee, volunteers, residents
 community center size: depend on site function: provide diverse services, such as canteen and appliance repair. group: all	 activity center size: depend on site function: hold community activities, strengthening social bonds. group: all, mainly for retired workers and kids			

7.3.2 SENARIO 2 Social interaction

Function

All the ground floor of buildings along the neighborhood street remains commercial use and sells fresh vegetables and fruits. Retails are located on city road.

In the eastern residential area, the community services center and activity center are located in the southern entrance and north and south sides of the swimming pool. In the western residential area, the ground and 1st floors of the building near the southern entrance and behind the commercial street are used for community services and activities.

Large areas of open space have been transformed into squares, which are connected by pedestrian spaces.

Flows

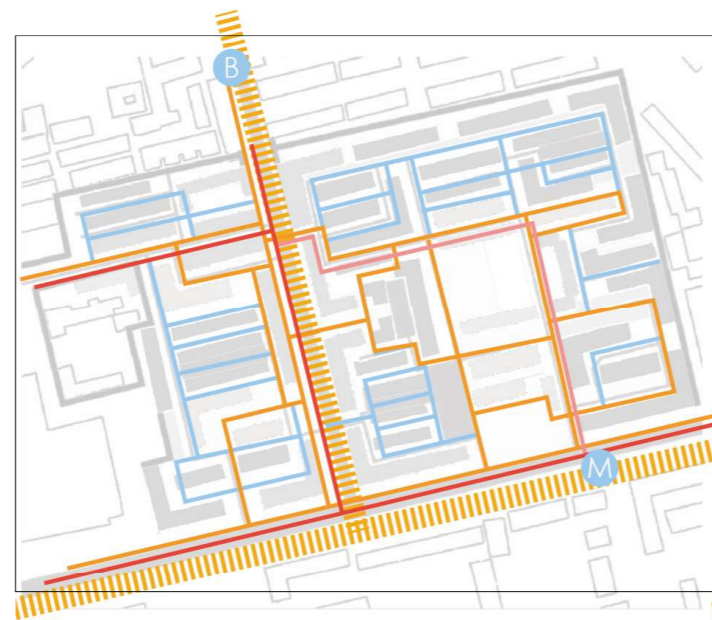
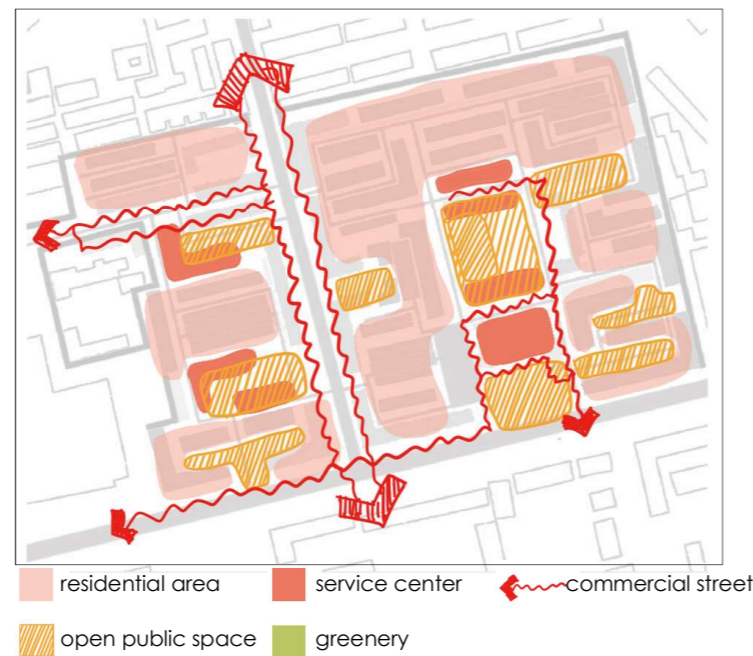
shopping route pedestrian path
catering route living street

passing flows
The main entrance is in the south. Walkways link the different sized squares to form a complete pedestrian system. Vehicles are generally not allowed inside the community except in emergencies, providing a safe and convenient environment for residents to spend time outdoors.

Openness

public semi-public semi-private

The area near the street is public and open. The squares and community service and activity centers primarily serve the residents but are also available to the public. Other residential areas are more private.



Key elements



1.1 Place for public participation

Office is needed to post notice and collect feedback from the public. It can be located in community center.



1.2 Community and activity center

Community center is a public building where to provide the residents and other customers with diverse services. Community activities will be held in activity center. 1.3 Workshop and forum can also be held here.



2.2 Soft entrance

Small and soft entrances encourage people to cross the boundary.



2.3 Public spaces linkage

The continuous public spaces increase the walkability of this area, encouraging people to hang out and promote more social activities.



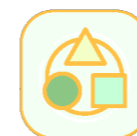
3.2 Diverse public spaces for different groups

Diverse public spaces allocated in different area according to the potential users.



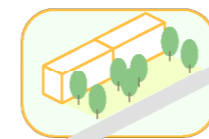
4.1 Improve building condition

Some of the buildings are in poor condition. Set up criteria and decide which need to be demolished and which can be refurbished.



4.2 Different kind of greenery provide different uses and feelings.

4.3 Underused green space has strong potential to become new nodes.



4.4 Grassland works as link for public spaces and buildings, reducing the isolation and encouraging people to step in.



4.5 Good view usually means the possibility for users to stay and then social activities usually happen. Visibility is also connected with safety.

Action plans

1.1 Redevelopment office can be set in community center to collect the locals' ideas and complaint. People also come here for discussion and vote.

1.2 Canteen and other services such as repairing are cooperated with enterprises, and provide opportunities to those who lose their jobs or want to find part-time job to make money.

1.3 Workshops and neighborhood meeting can be arranged regularly to discuss community decisions.

2.2 Use green and shades to soften the entrances.

2.3 Use pedestrian path to link different public spaces, such as different kind of squares and pocket parks.

3.2 Diverse public spaces include different kind of commercial areas, squares, and greenery.

3.2 Repair old buildings in poor condition. Enterprises and the government can provide financial support. The locals engage in the construction with the help of volunteers.








4.2 Diverse green including raingarden, vegetable garden, garden, grassland, and pocket park are located in different places according to the potential users.

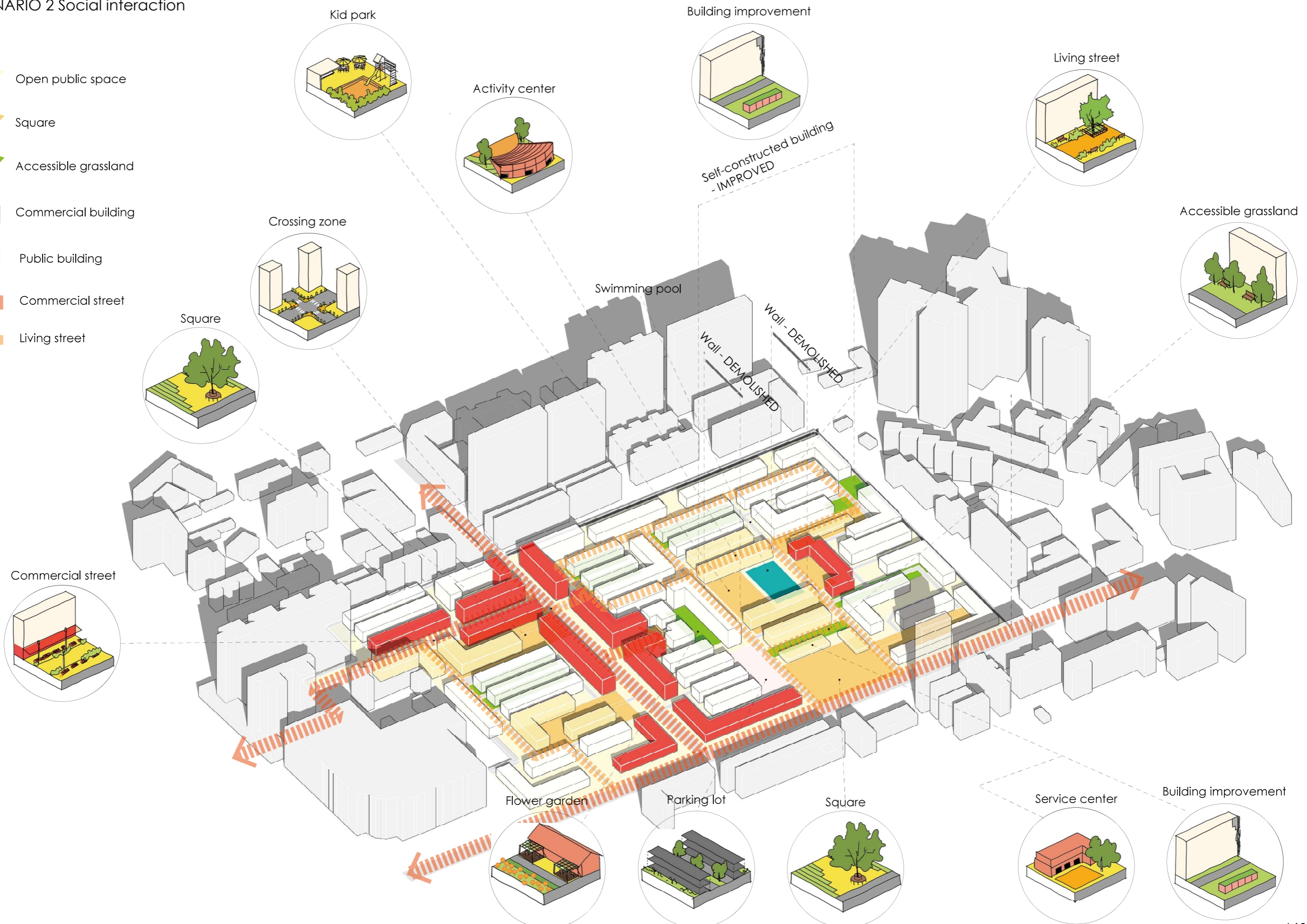
4.3 Active underused green space and transform them into accessible greenery or aesthetic greenery.

4.4 Redevelop abandoned grassland in front of buildings and transform them into a new meeting point.

4.5 The observer is also the observed. Stay point in design usually need a better view to encourage the observation and promote interaction.

7.3.2 SENARIO 2 Social interaction

-  Open public space
-  Square
-  Accessible grassland
-  Commercial building
-  Public building
-  Commercial street
-  Living street



7.3.2 SENARIO 2 Social interaction

7.3.2.1 street

Key elements



2.2 Soft entrance



2.3 Public spaces linkage



3.2 Diverse public spaces for different groups



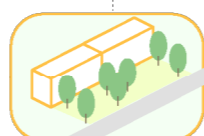
4.1 Improve building condition



0 5 15m



4.3 Active underused grassland

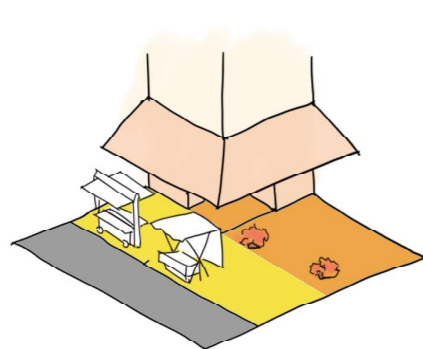


4.4 Grassland as link for public spaces and buildings

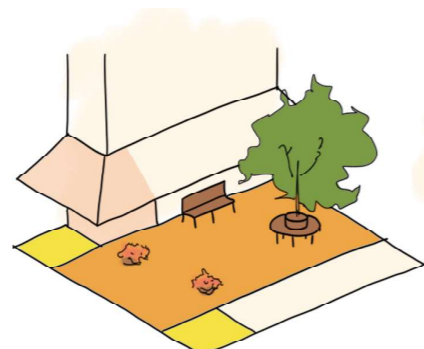


4.5 Visibility

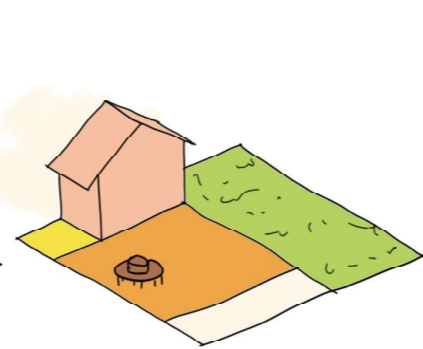
Toolkit applied



Vendors on pedestrian path



Flexible square



Soft entrance



Lively facade

Tree + shade

Continuous pedestrian path

Street furniture

Flexible square

7.3.2 SENARIO 2 Social interaction

7.3.2.2 square

Key elements



1.2 Community center



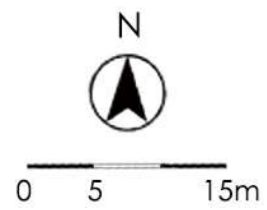
1.3 Workshop and Forum



2.3 Public spaces linkage



3.2 Diverse public spaces for different groups

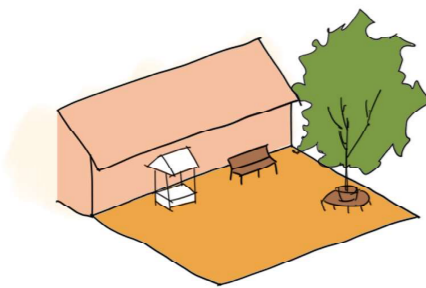


4.1 Improve building condition

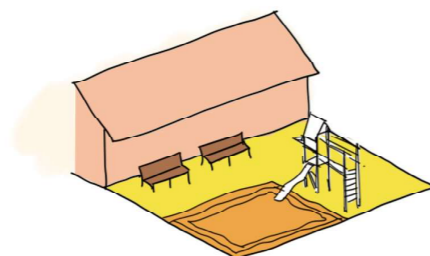


4.2 Diverse green

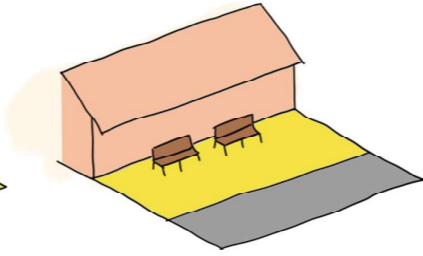
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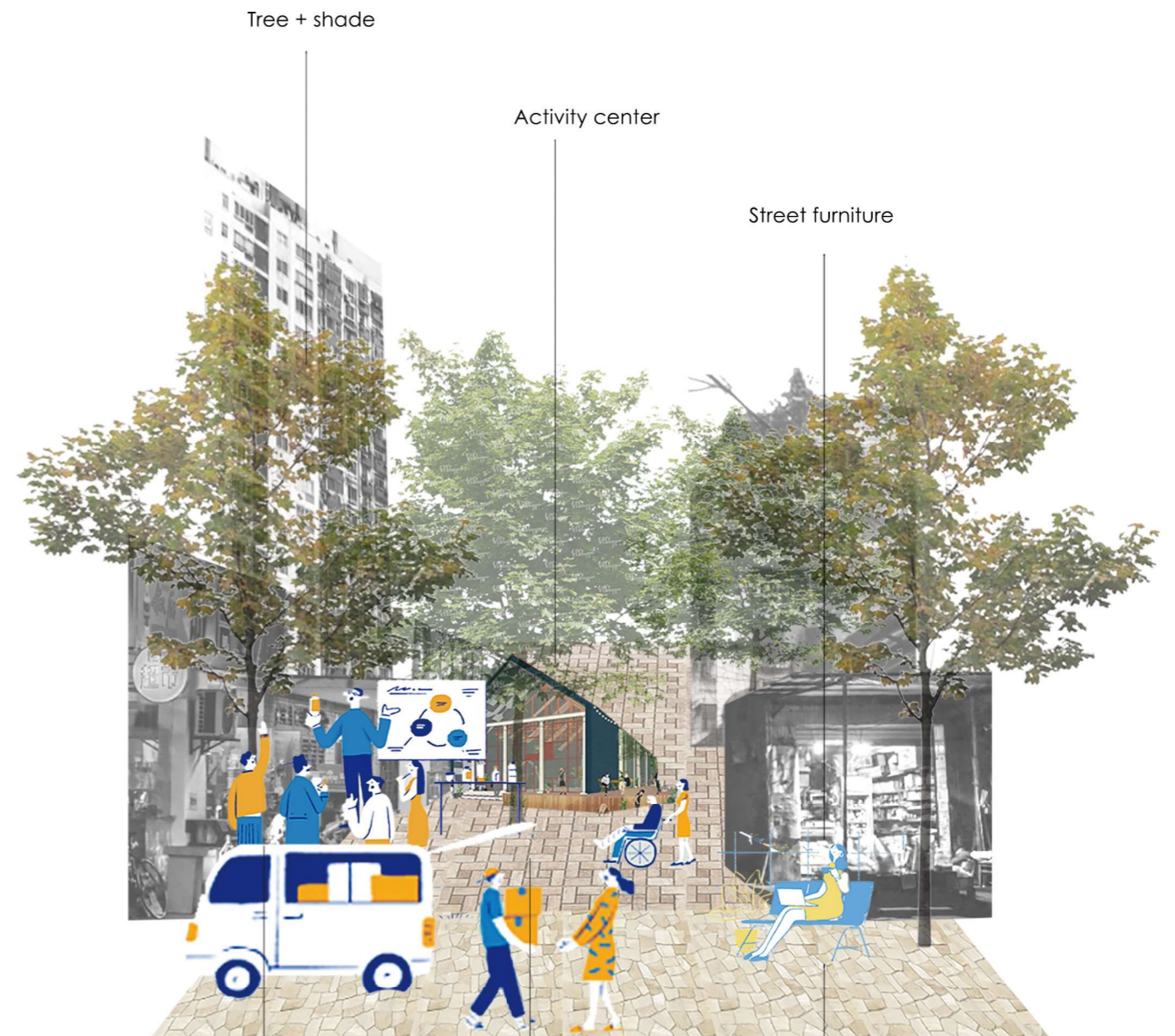
Community activity center



Kid park



-



Lively facade

Flexible square

Continuous pedestrian path

7.3.2 SENARIO 2 Social interaction

7.3.2.3 entrance

Key elements



1.2 Community center



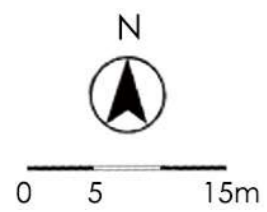
1.3 Workshop and Forum



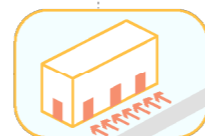
2.2 Soft entrance



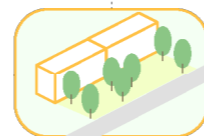
2.5 Diverse routes for casual visit



3.2 Diverse public spaces for different groups

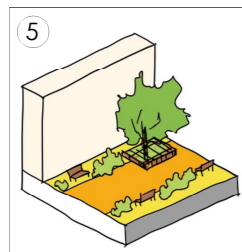


3.3 Connection between indoors and outdoors

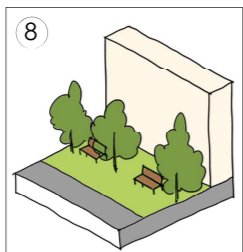


4.4 Greenery as link for public spaces and buildings

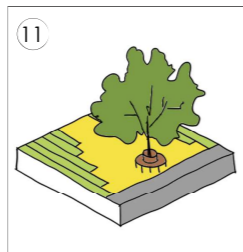
Toolkit related



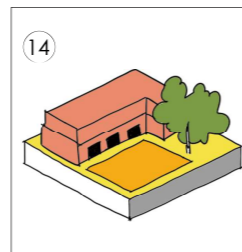
living street



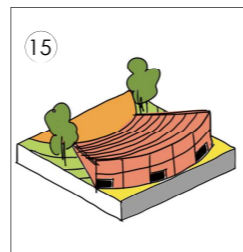
grassland near building



pocket park



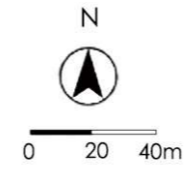
community center



activity center



7.3.2 SENARIO 2 Social interaction
7.3.2.3 entrance - Key elements



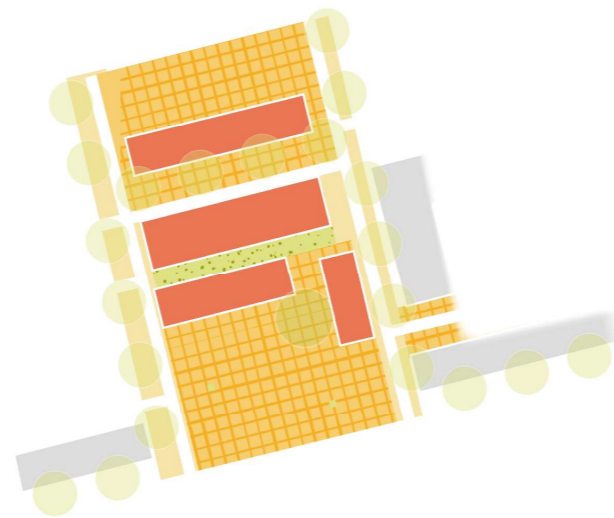
Legend

- commercial uses (first floor)
- public services
- residential building
- square
- pedestrian path
- grassland
- swimming pool
- city road
- living street

Key element 1.1, 1.2, 1.3, 4.1

- 1.1 Participation process
- 1.2 Community center
- 1.3 Workshop and Forum
- 4.1 Improve building condition

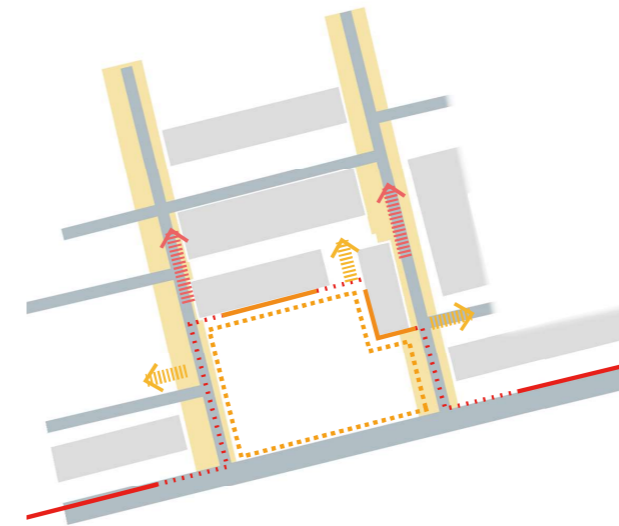
- buildings in poor condition



Key element 2.1, 2.2

- 2.1 Permeable boundary
- 2.2 Soft entrance

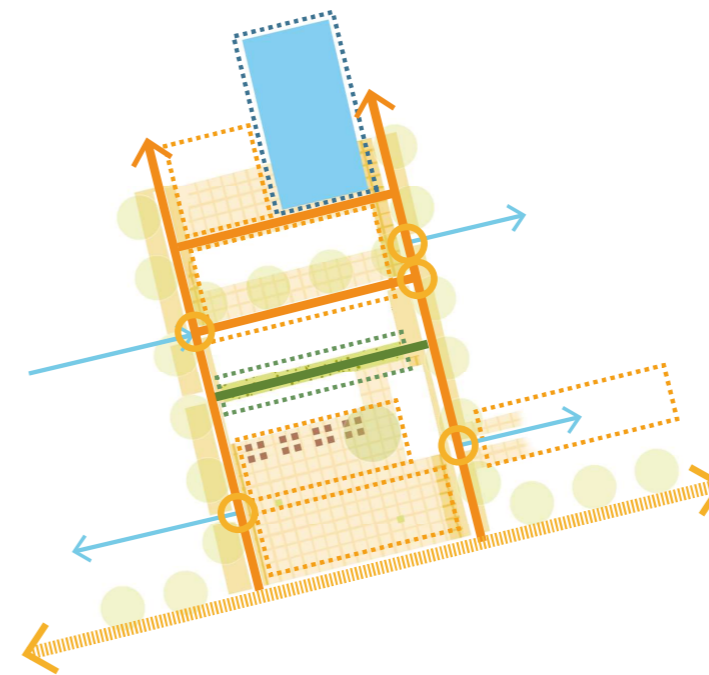
- public building facade
- shops
- ⋯ permeable boundary
- ▢ primary entrance
- ▢ secondary entrance
- square



Key element 2.5, 3.2

- 2.5 Diverse routes for casual visit
- 3.2 Diverse public spaces for different groups

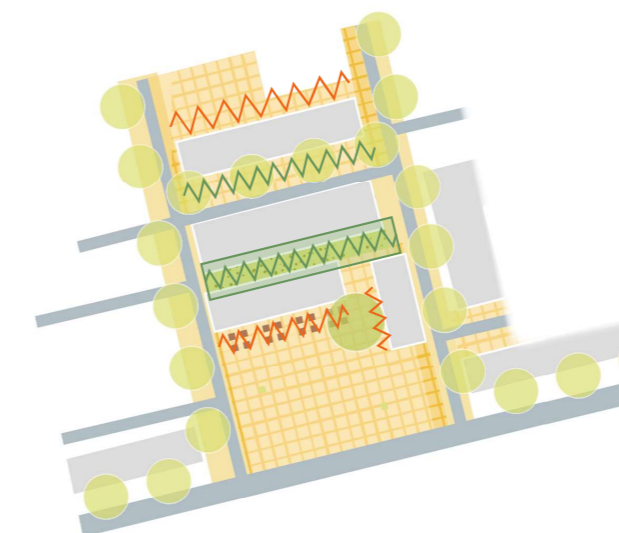
- swimming pool
- public space for social activities
- public space with greenery
- ↔ route of passing
- route of shopping
- route of wandering
- green network
- intersection of different route



Key element 3.3, 4.4

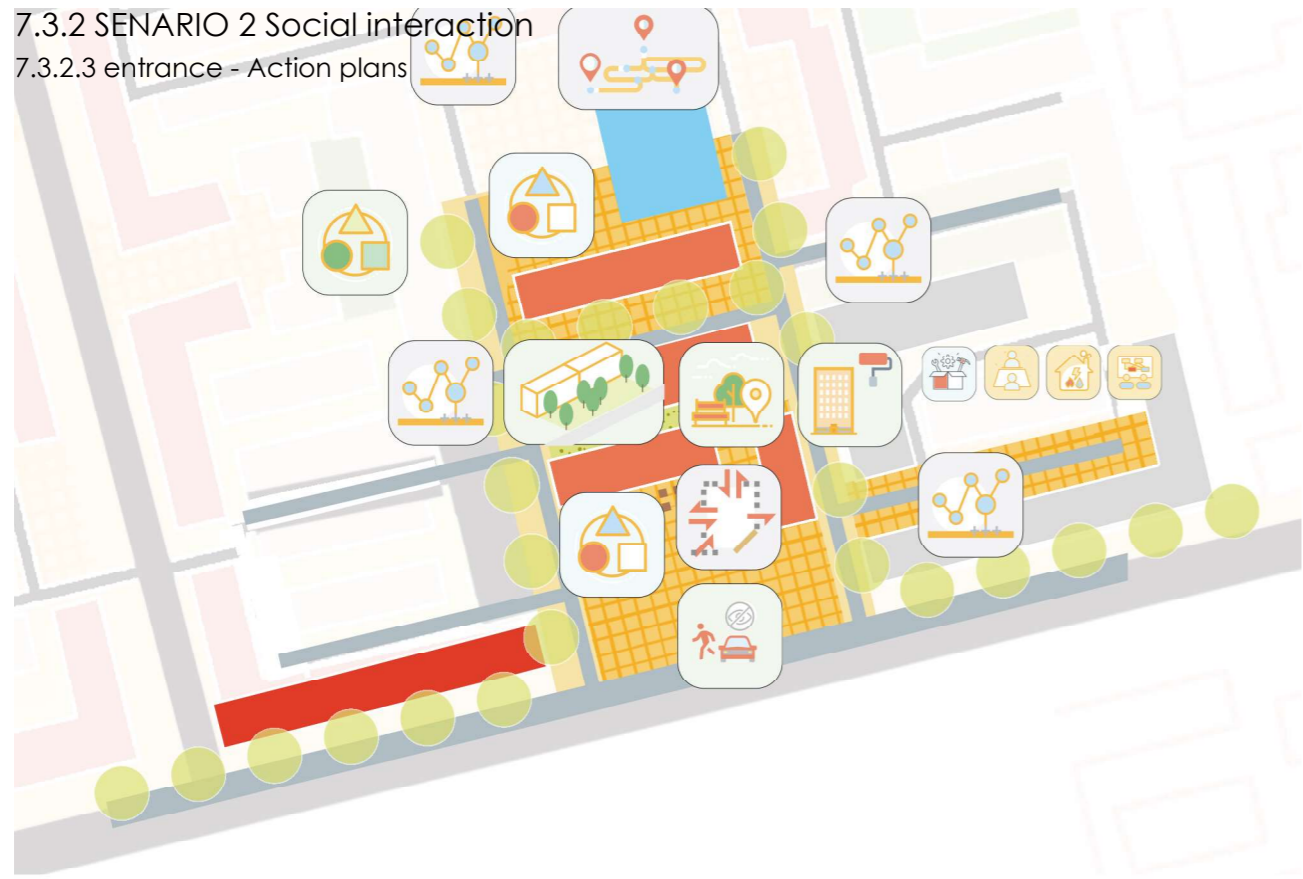
- 3.3 Connection between indoors and outdoor
- 4.4 Greenery as link for public spaces and buildings

- ~ connection area on grassland
- grassland between buildings
- ~ connection area on square
- street furniture / outdoor area of catering



7.3.2 SENARIO 2 Social interaction

7.3.2.3 entrance - Action plans



The scenario



The existing status

Action plan

<p>1. Public participative process</p>	<p>Information board Location: before community center Users: all</p>	<p>Boardroom Location: community center Users: all stakeholders</p>	<p>Neighborhood meeting is held regularly in redevelopment office. Discussion and votes also happen here.</p>
<p>2.2 Soft entrance</p>	<p>Stepback Size: more than 2 x 2 m</p>	<p>Flower pot at entrance Size: 0.5 x 1 m</p>	<p>Stepback on ground floor and flower pots at entrance guide people to come in. Location: public building along the entrance. Users: all, especially for passers-by.</p>
<p>2.5 New nodes for diverse routes</p>	<p>New nodes to promote Casual visit</p>	<p>Tree with benches Size: > 2 x 2 m</p>	<p>Add new nodes to create potential diverse routes and promote casual visits. Location: Any public spaces Users: Different groups</p>
<p>3.2 Divide the public spaces</p>	<p>kid park Users: kids and parents Size: > 6 x 10 m</p>	<p>flexible square transformed from underused open spaces Users:all Size: depend on site</p>	<p>Open public spaces can be divided into 3 categories: grassland, pedestrian paths, and square. Different kind of furniture are set for different users.</p>
<p>3.3 Accessible grassland</p>	<p>Table and chairs with umbrella Users: all Size: 1 x 1m</p>	<p>Accessible grassland transformed from underused greenery Users: all Size: depend on site</p>	<p>Grassland is accessible and can be used for diverse purposes. It can be seen as the link between public space and building. Location: in front of the building</p>

7.3 SCENARIOS

7.3.3 SENARIO 3 Access to nature

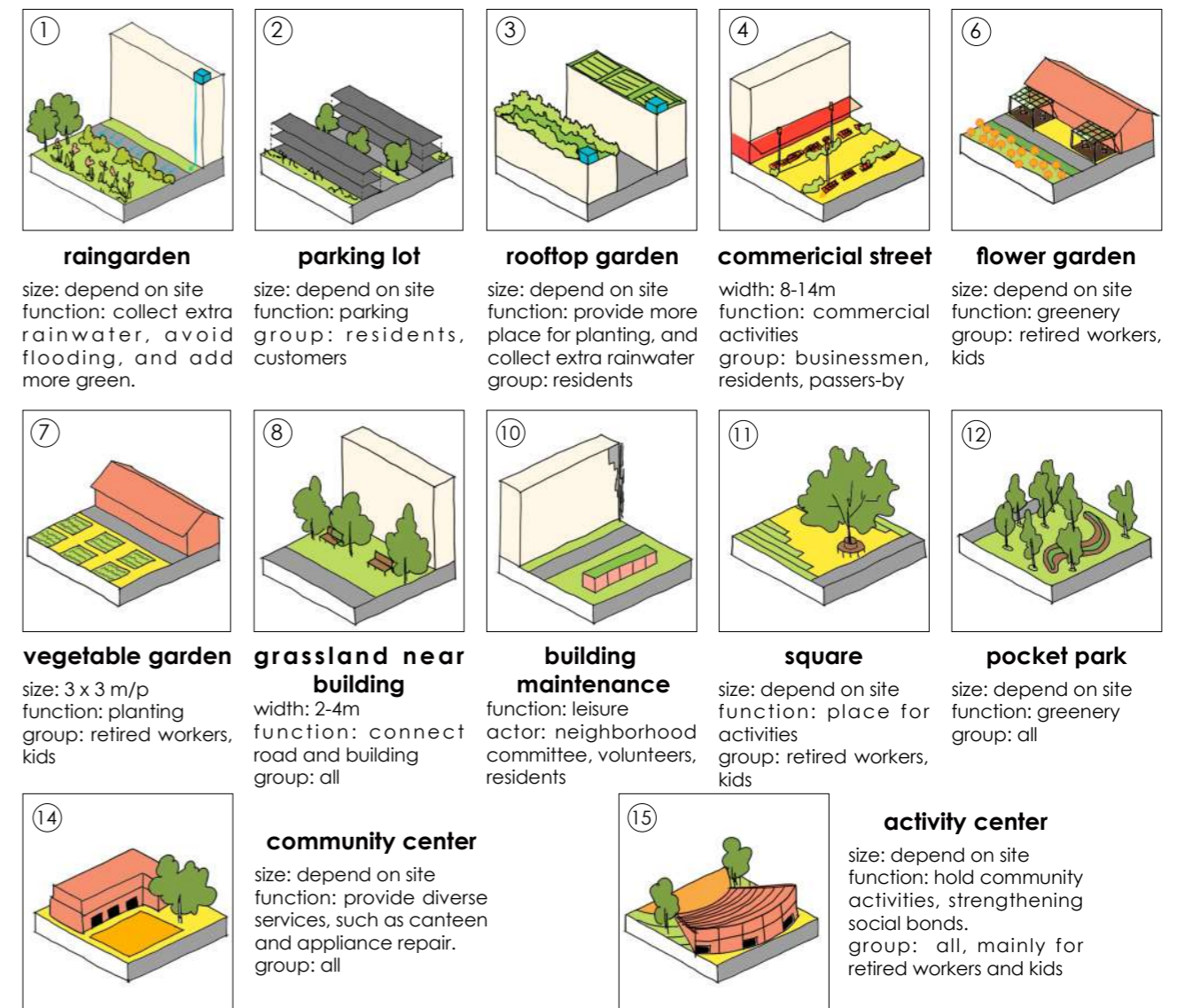
This scenario adds various as much greenery as possible. Underused grassland is activated and transformed into accessible grassland or garden. Fragment open spaces are reorganized and covered by grass. The shared vegetable garden is near the community center, the pocket park occupied large open spaces, and flower pots are put together to form tiny gardens.

In this scenario, greenery is a strong link between indoors and outdoors, guiding people to go out and get access to nature. The large area of grass and plants reduce the heat island effect. The permeable pavement and rain garden collect extra water and avoid flooding.



Image 37. Vision of the future in "access to nature" scenario. (author, 2021)

Spatial intervention (toolkit)



7.3.3 SENARIO 3 Access to nature

Function

Retails are located on city road. All the ground floor of buildings along the neighborhood street in the western residential area remains commercial use and sells fresh vegetables and fruits. Catering is mainly located on the ground floor of the building to the north of the swimming pool. The commercial street connects the residential areas on both sides of the street.

The shared vegetable garden is located in a large open space within the residential area, making it an important meeting point. Parks of various sizes, grassland between buildings, and entrance gardens improve the environment for residents, providing easy access to nature, reducing the heat island effect, and contributing to physical and mental health.

Flows

- shopping route
- catering route
- ||||| passing flows
- pedestrian path
- living street

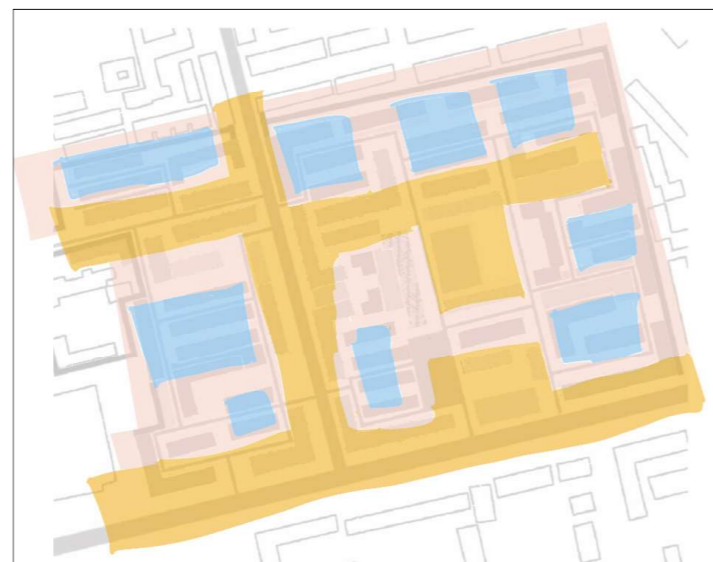
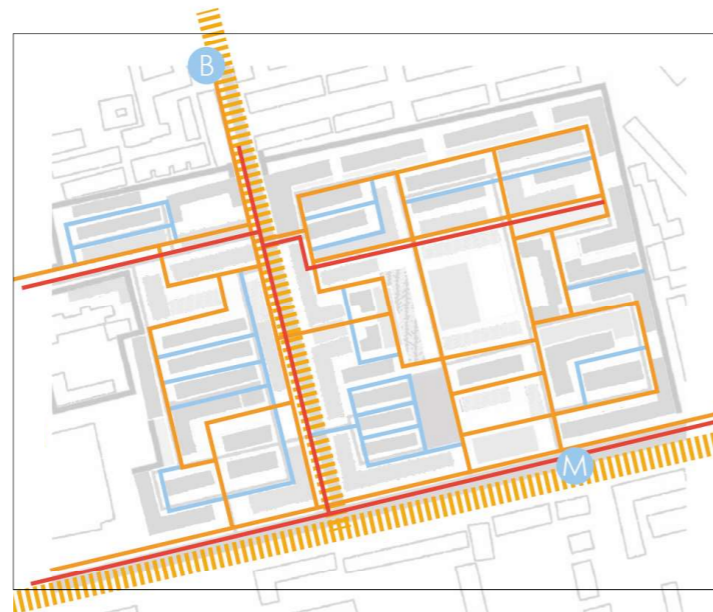
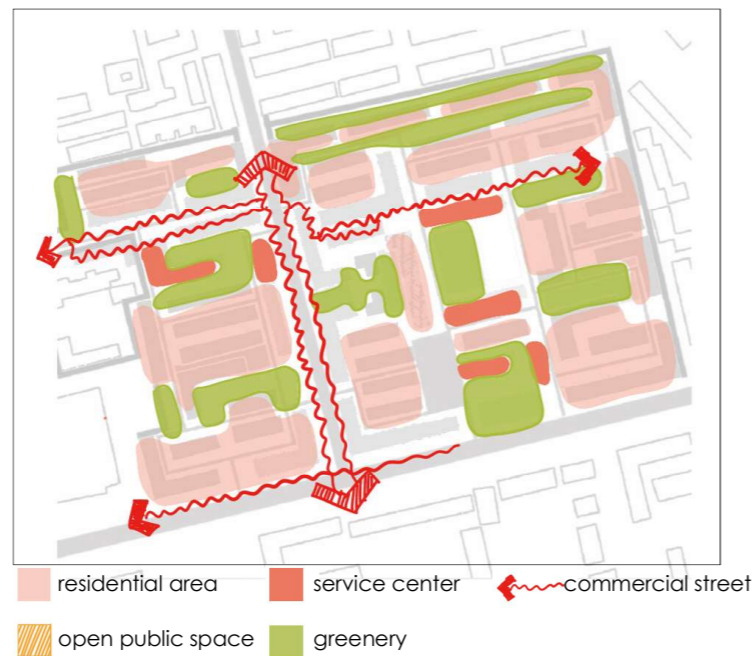
The main entrance is on the city road. People who come to shop are concentrated in the neighborhood commercial street, while those seeking community services and participating in community activities are gathering near the pool and south entrance.

The various green spaces will become places for residents to relax, meet and interact with each other.

Openness

- public
- semi-public
- semi-private

The commercial street, the swimming pool, and the main entrance are the most public and open areas. The parks near the swimming pool and at the entrance attract a large number of passers-by. The various green spaces inside the community are mainly used by the residents. Those areas are less public.



Key elements

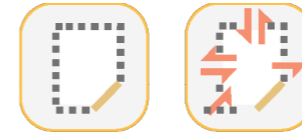


1.2 Community and activity center
Community center is a public building where to provide the residents and other customers with diverse services. Community activities will be held in activity center. **1.3 Workshop and forum** can also be held here.

Action plans

1.2 Canteen and other services such as repairing are cooperated with enterprises, and provide opportunities to those who lose their jobs or want to find part-time job to make money.

1.3 Workshops and neighborhood meeting can be arranged regularly to discuss community decisions.



2.1 Permeable Boundary
Walls and other obstacles usually makes community isolated from city road and city life. Permeable boundary helps build up the physical and mental connection.

2.1 Break down unnecessary wall. Add more small entrances. Set up buffer zone in intersection, to slow down the vehicles and make it easier for pedestrian to cross the road.

2.2 Soft entrance
Small and soft entrances encourage people to cross the boundary.

2.2 Use green and shades to soften the entrances. More pocket parks and grassland are located along the boundary.



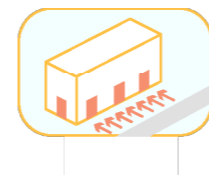
2.3 Public spaces linkage
The continuous public spaces increase the walkability of this area, encouraging people to hang out and promoting more social activities.

2.3 Use pedestrian path to link different public spaces, such as different kind of squares and pocket parks.



3.2 Diverse public spaces for different groups
Diverse public spaces allocated in different area according to the potential users.

3.2 Most of those public spaces are diverse greenery, such as pocket parks, raingarden, vegetable garden, accessible grassland and aesthetic greenery.



3.3 Connection between indoors and outdoors
encourages passers-by to drop in or stay, enhancing the vitality.

3.3 Flower pot and grassland set up the connection and encourage people to stay and promote social interaction along the road.

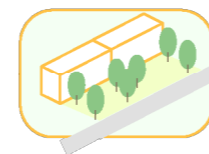


4.2 Different kind of greenery provide different uses and feelings.

4.2 Diverse green are located in different places according to the potential users.

4.3 Underused green space has strong potential to become new nodes.

4.3 Active underused green space and transform them into diverse greenery according to demands



4.4 Grassland works as link for public spaces and buildings, reducing the isolation and encouraging people to step in.











4.4 Redevelop abandoned grassland in front of buildings and transform them into a new meeting point.

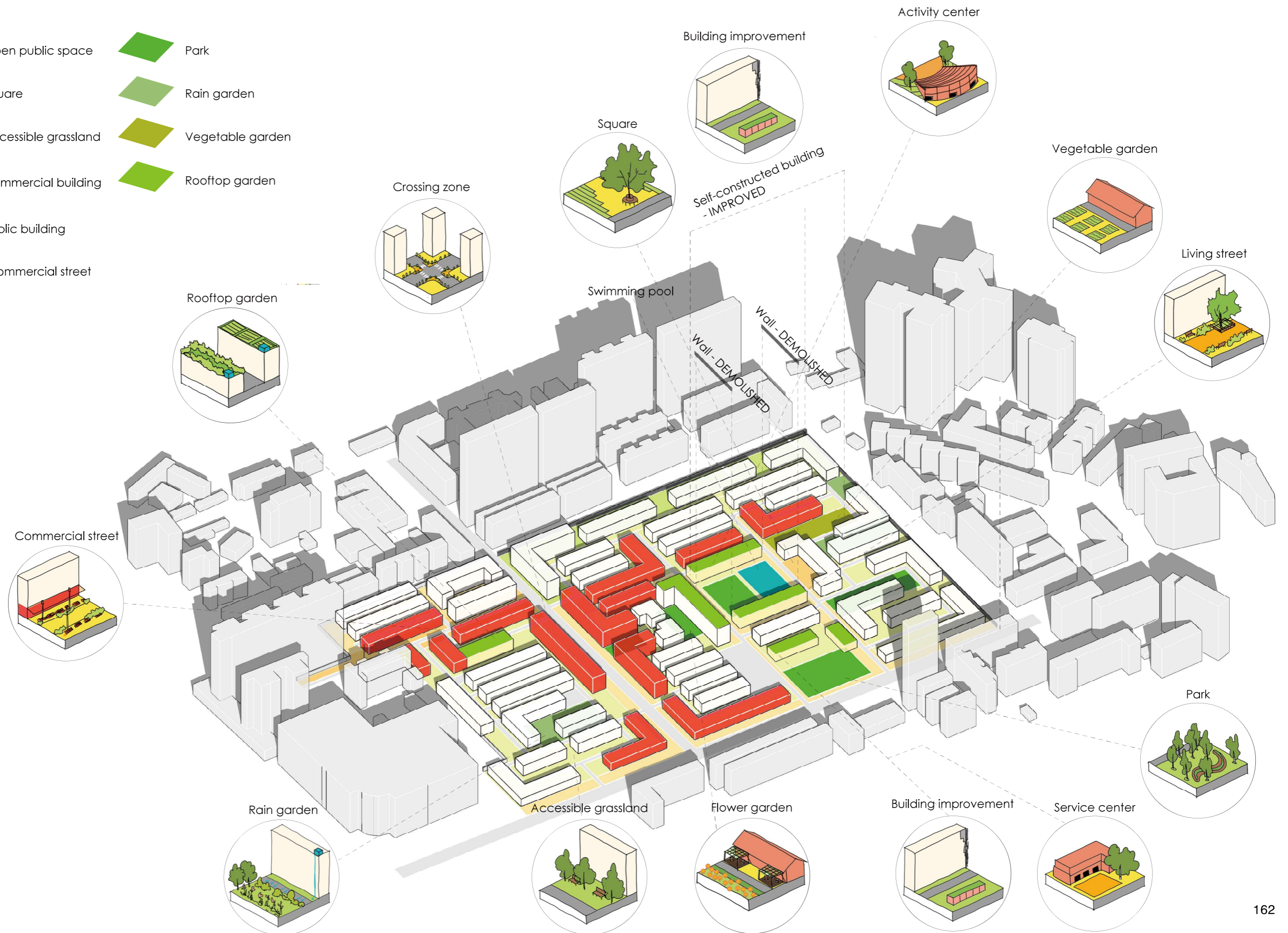


4.5 Good view usually means the possibility for users to stay and then social activities usually happen. **Visibility** is also connected with safety.

4.5 The observer is also the observed. Stay point in design usually need a better view to encourage the observation and promote interaction.

7.3.3 SENARIO 3 Access to nature

-  Open public space
-  Square
-  Accessible grassland
-  Commercial building
-  Public building
-  Commercial street
-  Park
-  Rain garden
-  Vegetable garden
-  Rooftop garden



7.3.3 SENARIO 3 Access to nature

7.3.3.1 street

Key elements



2.2 Soft entrance



2.3 Public spaces linkage



4.1 Improve building condition



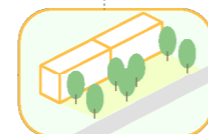
4.2 Diverse green



0 5 15m



4.3 Active underused green space

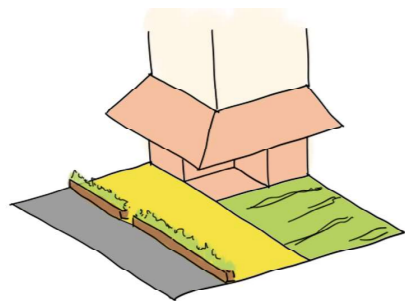


4.4 Greenery as link for public spaces and buildings

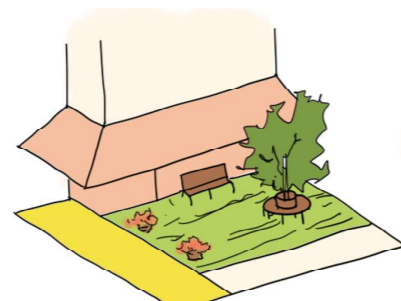


4.5 Visibility

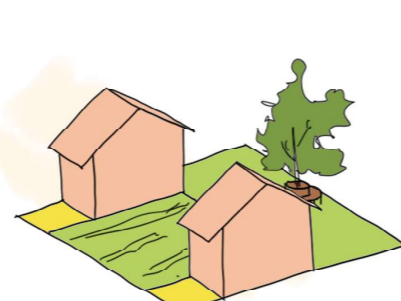
Toolkit applied



City road



Pocket park



Soft entrance



7.3.3 SENARIO 3 Access to nature

7.3.3.2 square

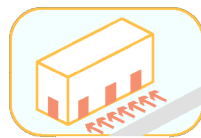
Key elements



2.3 Public spaces linkage



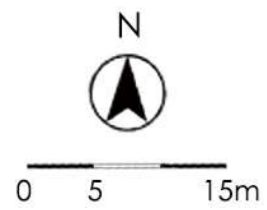
3.2 Diverse public spaces for different groups



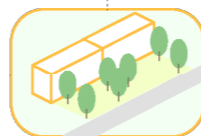
3.3 Connection between indoors and outdoors



4.2 Diverse green

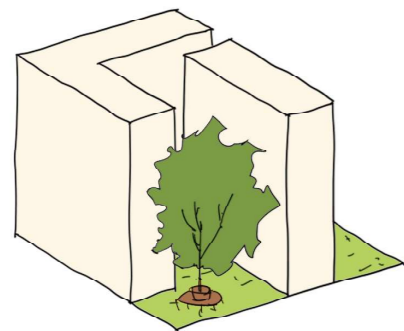


4.3 Active underused green space

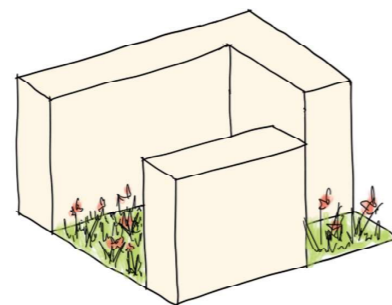


4.4 Greenery as link for public spaces and buildings

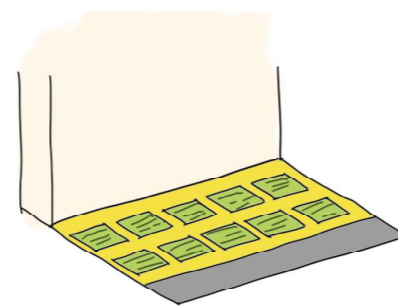
Toolkit applied



Grassland



Rain garden



Vegetable garden



Tree + Shade

Shared vegetable garden

Continuous pedestrian path

Lively facade

7.3.3 SENARIO 3 Access to nature

7.3.3.3 entrance

Key elements



1.2 Community center



1.3 Workshop and Forum



2.2 Soft entrance



2.5 Diverse routes for casual visit



4.1 Improve building condition



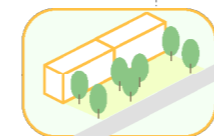
0 5 15m



4.2 Diverse green

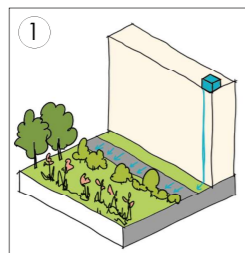


4.3 Active underused green space

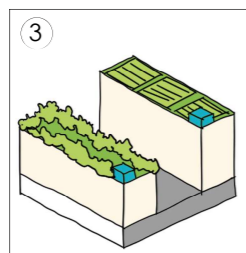


4.4 Greenery as link for public spaces and buildings

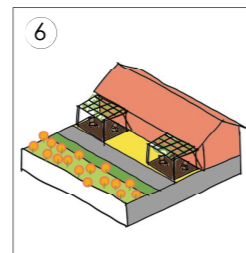
Toolkit related



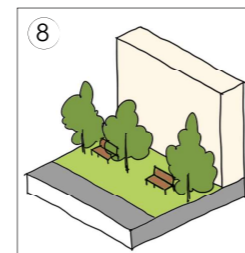
raingarden



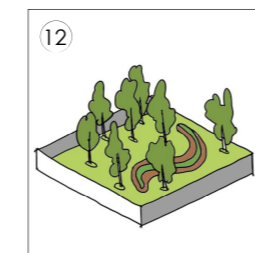
rooftop garden



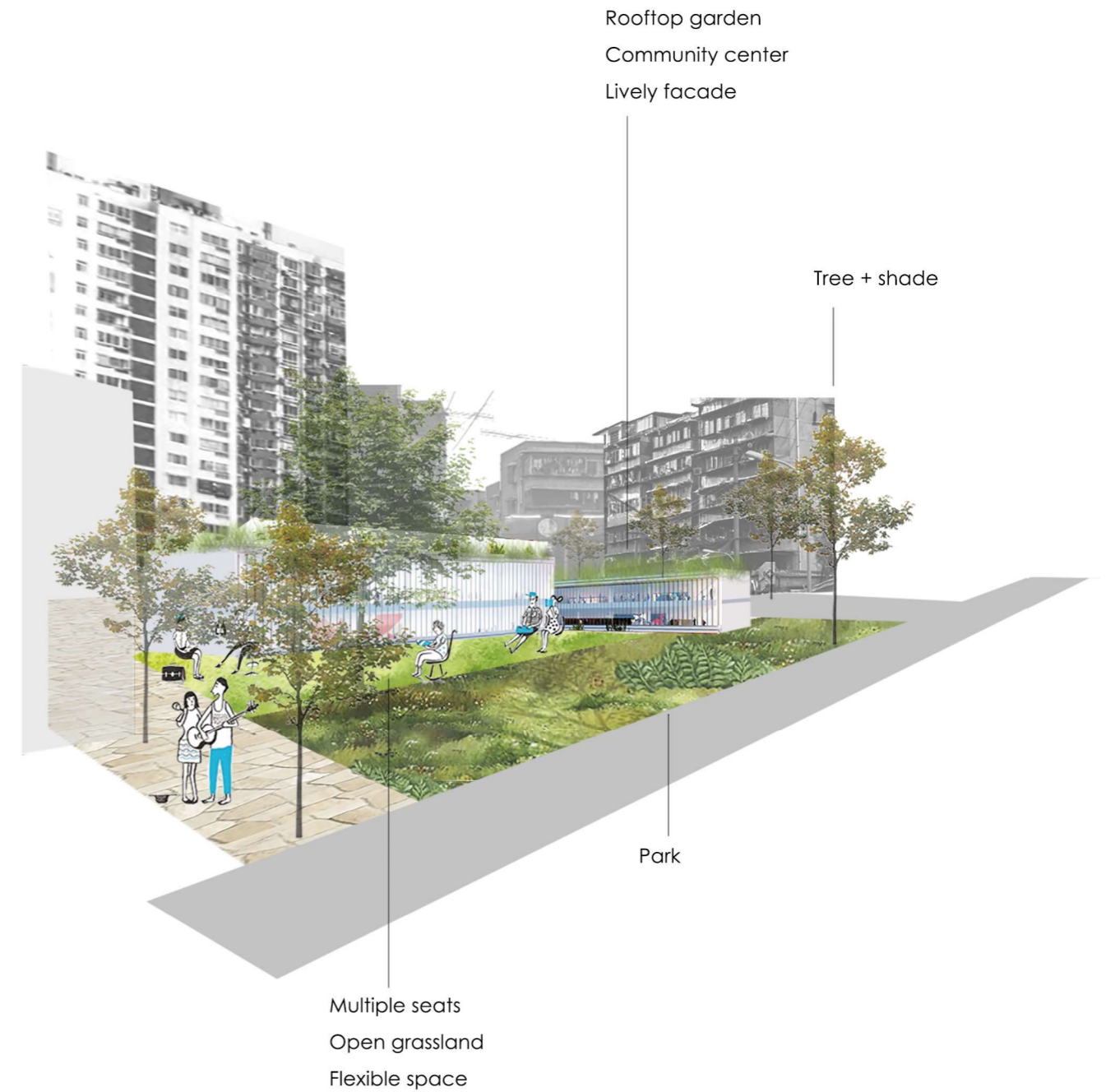
flower garden



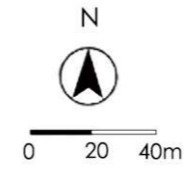
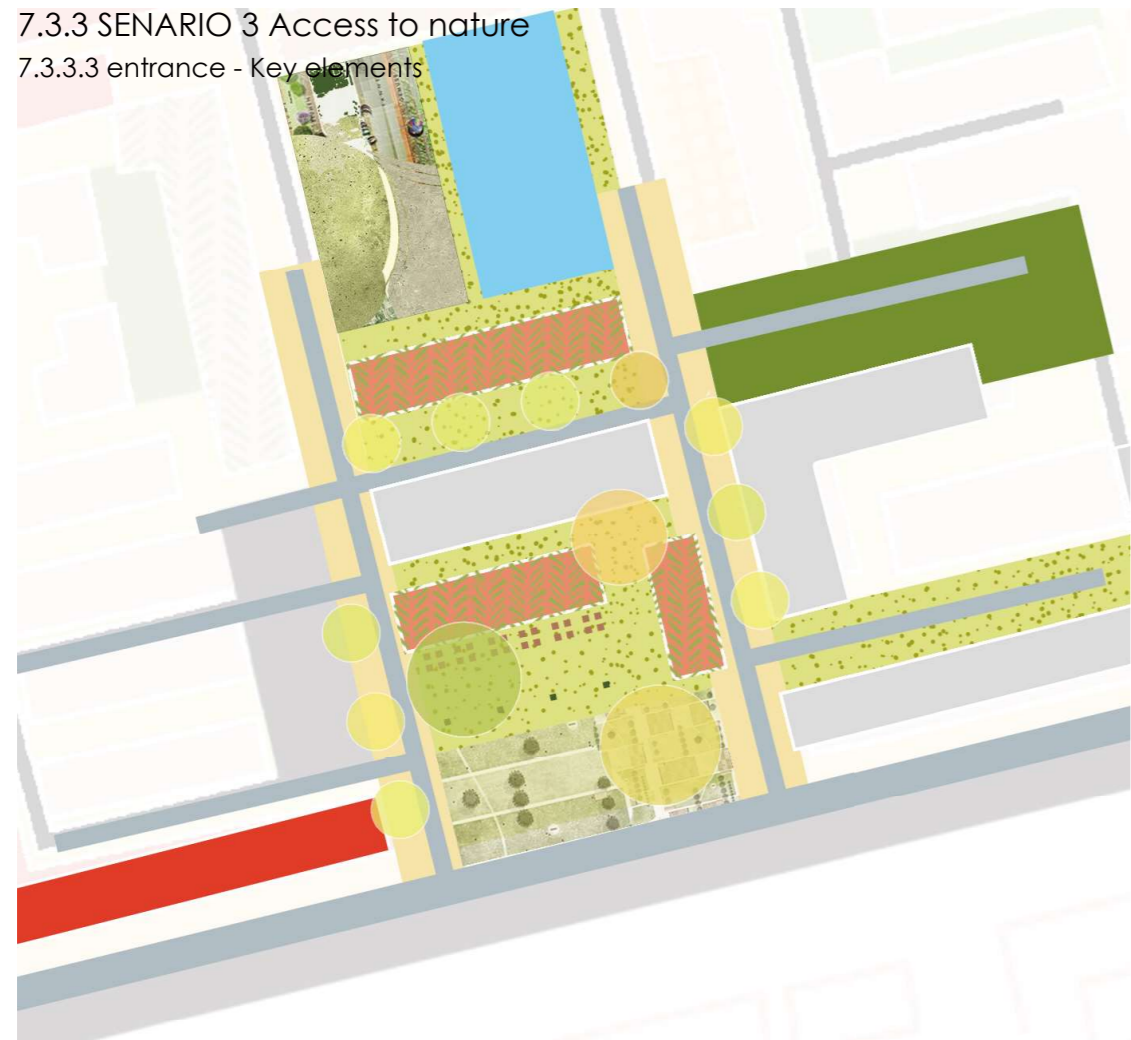
grassland near building



pocket park



7.3.3 SENARIO 3 Access to nature
7.3.3.3 entrance - Key elements



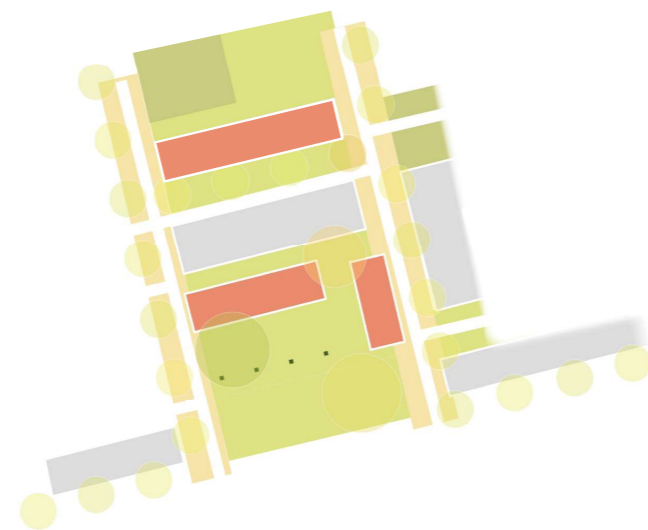
Legend

- commercial uses (first floor)
- public services
- residential building
- pedestrian path
- rooftop garden
- grassland
- park
- swimming pool
- city road
- living street

Key element 1.1, 1.2, 1.3, 4.1

- 1.1 Participation process
- 1.2 Community center
- 1.3 Workshop and Forum
- 4.1 Improve building condition

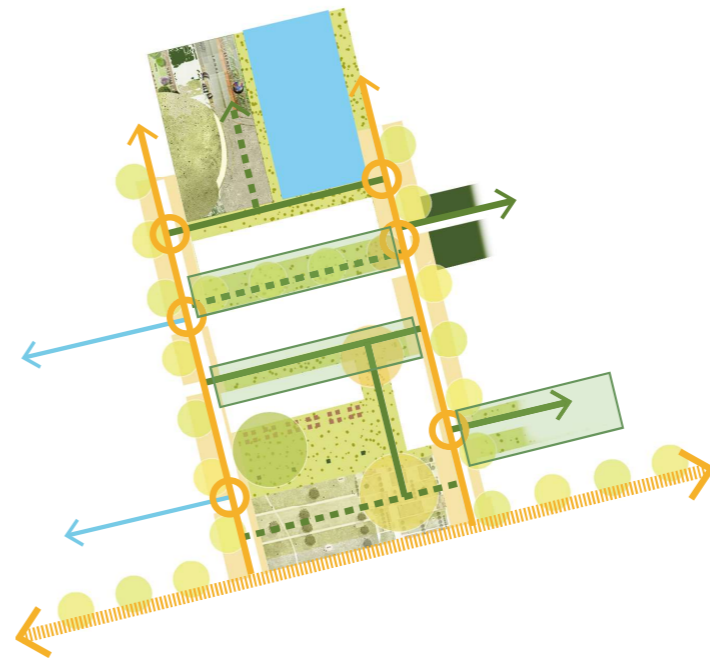
- buildings in poor condition



Key element 2.1, 2.2

- 2.1 Permeable boundary
- 2.2 Soft entrance

- public building facade
- shops
- ⋯ permeable boundary
- ➔ primary entrance
- ➔ secondary entrance
- entrance park



Key element 2.5, 4.3

- 2.5 Diverse routes for casual visit
- 4.3 Active underused green space

- ↔ route of passing
- ➔ route of shopping
- ➔ route of wandering
- green network
- intersection of different route
- abandoned green

Key element 4.2, 4.4

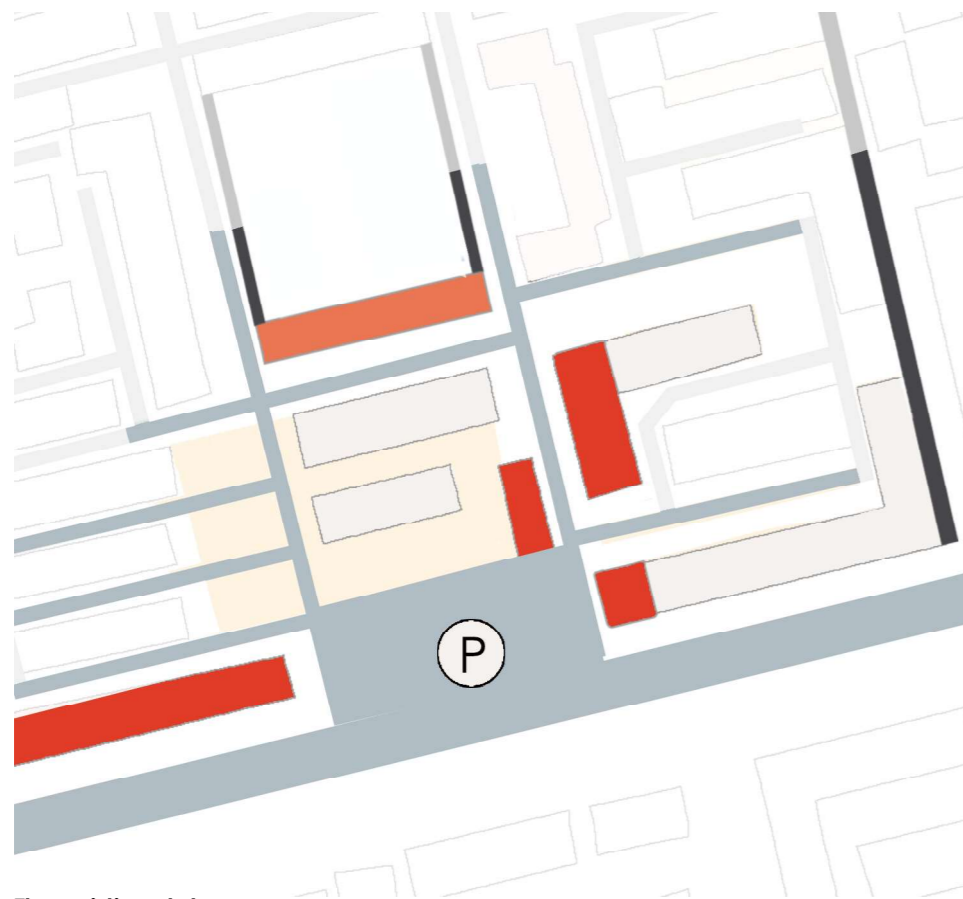
- 4.2 Diverse green
- 4.4 Greenery as link for public spaces and buildings

- swimming pool
- grassland
- raingarden
- pocket park
- ~ connection area on grassland
- flower pot
- street furniture / outdoor area of catering

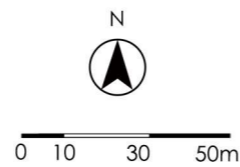
7.3.3 SENARIO 3 Access to nature
7.3.3.3 entrance - Action plans



The scenario

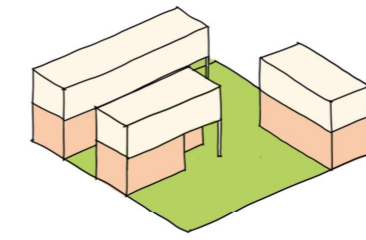


The existing status

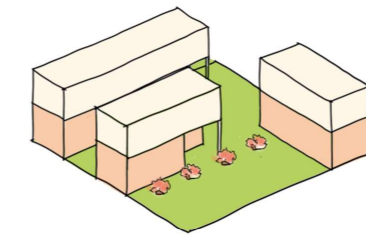


- commercial uses (first floor)
- public services
- residential building
- open space
- wall
- P parking lot
- city road
- neighborhood street
- living street

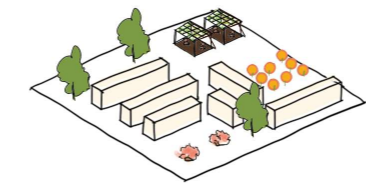
Action plan



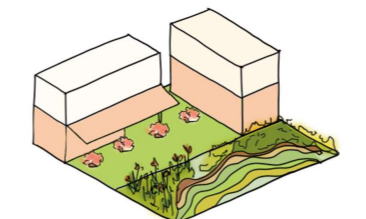
1. Public participative process



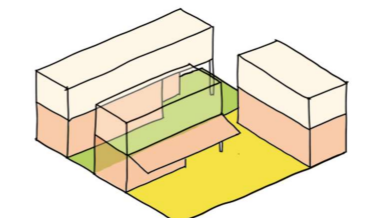
2.2 Soft entrance



2.5 New nodes for diverse routes



4.2 Diverse green

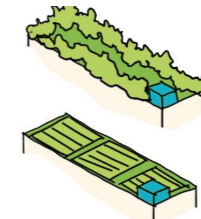


4.3 Active underused green space

Elements



Boardroom
Location: community center
Users: all stakeholders



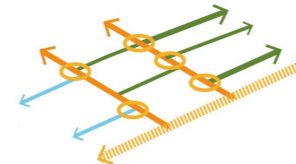
Rooftop garden
Location: rooftop of public building
Users: mainly retired workers



Stepback
Size: more than 2 x 2 m



Flower pot at entrance
Size: 0.5 x 0.5 m



New nodes to promote Casual visit



Tree as meeting point
Size: > 2 x 2 m



Flower pot
Users: all residents
Size: depend on site



Shared vegetable garden
Location: center of the community
Users: retired workers
Size: 4 x 4m



Pocket park
Location: underused open public space
Size: depend on site

Neighborhood meeting is held regularly in redevelopment office. Discussion and votes also happen here.

Stepback on ground floor guides people to come in.
Location: public building along the entrance.
Users: all, especially for passers-by.

Add new nodes to create potential diverse routes and promote casual visits. New nodes includes pocket park, grassland, vegetable garden, flower pot, and other kinds of greenery.

Different kind of green are set for different users. Pocket park are located at the entrance and near the swimming pool, shared vegetable garden is in the center of the community with good accessibility for more residents, and flower garden can be set almost everywhere.

Underused green space are transformed into new uses. Grassland is accessible and can be used for diverse purposes. It can be seen as the link between public space and building.

7.3.4 Evaluation and comparison



**SCENARIO 1 :
ECONOMY DEVELOPMENT**

business people
I like this one! More customers will be attracted to my shops and I can earn more!
support oppose

household
Yes... life become much easier with more shops. But it brings a lot of noise.
support oppose

tenants
The rent is rising and I cannot afford it anymore... maybe it is time for me to leave.
support oppose



SCENARIO 2 :
SOCIAL INTERACTION

	Wow! Now we have more places for dancing and having party!	support <input type="checkbox"/>	oppose <input type="checkbox"/>
	Uhh... I can take part in the workshop and learn some new skills...	support <input type="checkbox"/>	oppose <input type="checkbox"/>
	Looks interesting. This community seems have some new activity places.	support <input type="checkbox"/>	oppose <input type="checkbox"/>
	Oh no. I have to leave this community and find another space to run my business...	support <input type="checkbox"/>	oppose <input type="checkbox"/>
			business people

7.3.4 Evaluation and comparison

SCENARIO 3 :
ACCESS TO NATURE



household

I love the trees and accessible grassland. I can meet and chat with friends in a natural environment.

support oppose



tenants

It looks nice and the climate will get better during summer. However, I have to pay more for the maintenance, right?

support oppose



passers-by

Fantastic! Now I can go to the pocket park here after dinner!

support oppose



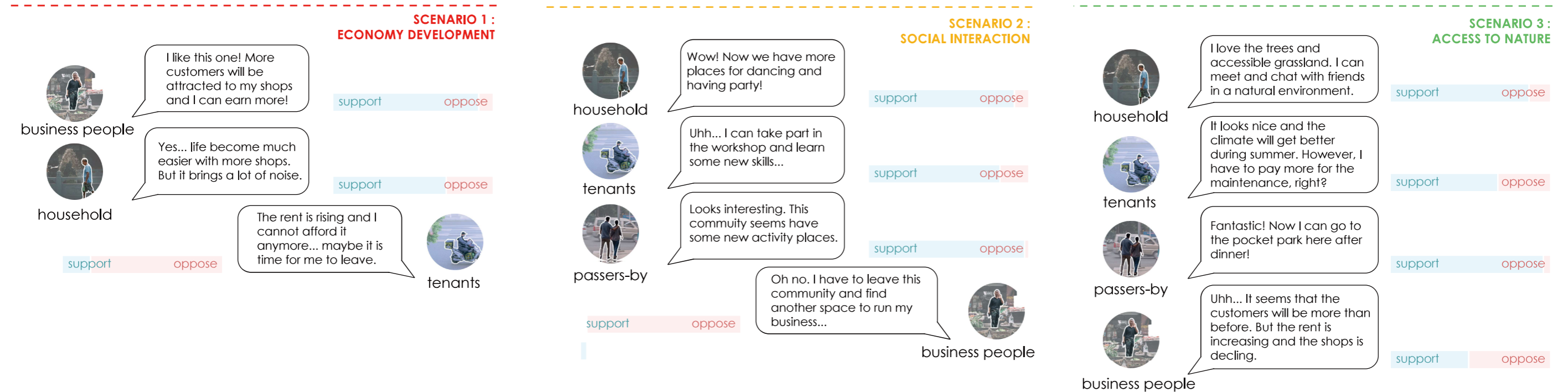
business people

Uhh... It seems that the customers will be more than before. But the rent is increasing and the shops is declining.

support oppose



7.3.4 Evaluation and comparison



Scenarios play an essential role in the whole participative procedure. Community planners make scenarios according to all the information acquired to help the diverse actors, especially the locals without professional skills, understand the issue and potential outcome of the community redevelopment.

Scenarios become inputs into the next steps. The neighborhood committee organizes meetings. Stakeholders get together to compare and analyze the pros and cons of each scenario. Through discussion and negotiation, they decide which scenario to use as the basis for deep design. They can also make a new design together. In this process, everyone's ideas are taken into consideration.

The three scenarios are compared and analyzed (see appendix 5.). It is an assumption and needs to be elaborated in cooperation with all stakeholders together in practice.

In conclusion, the first scenario aiming at the **economy development** scenario benefits the sellers and vendors the most. However, the tenants suffer from the rising rents and may move out.

The scenario aiming at promoting **social interaction** brings more activity spaces to the residents and passers-by. But due to the decline of shops and open spaces for informal trading, the vendors and sellers have to leave and find other places to make money.

The scenario aiming at increasing **access to nature** improves the living environment significantly. Microclimate changes and the heat island effect reduce, more accessible greenery emerges, benefitting users' mental and physical health. Some shortcomings also emerge, such as the increasing rents for the shops and the extra bills for residents to maintain the greenery.

CONCLUSION

The project focuses on old communities surrounded by high-rises in the city center of Chengdu. During the rapid development and urban expansion, the community has become a cradle of problems. The project aims to improve the quality of life by reorganizing and redesigning public spaces and increasing public participation in the whole process. This project is based on the main research question:

How can a strategic framework in cooperation with the citizens promote the urban redevelopment in old communities in Chengdu, when making the public space vibrant and attractive?

This project proposes a public participative procedure in the context of Chengdu city, clarifies each stakeholder's component, position, and power, introduces community planner as a new job into redevelopment, and uses scenario as a tool to help the locals engage in the process. This section explains in detail how the sub-research questions are answered.

/ What is the problem?

SQ1: What are the old communities in Chengdu?

Most of the old communities were built from the 1950s to the 1970s and were dormitory of danwei (work units). With the city's development and the expansion of urban areas, the factories moved out, and the residential communities remained in the city center. Most of the living environment in old communities is inadequate and needs to be improved, in sharp contrast to the surrounding newly built high-rise communities. However, the old communities have good location and accessibility, residents usually have close social bonds, and the community identity is unique.

/ Why did the problem happen?

SQ2: What is the community redevelopment system in Chengdu?

Most of the old communities in the city center have been redeveloped with large-scale demolition and reconstruction strategies. However, the southward shift of urban development priorities, the lack of funding on demolition and compensation, as well as the resisting of redevelopment due to the problems redeveloped cases show, such as social segregation and loss of community identity, have led to the project postponement.

/ How to solve the problem?

SQ3: What kinds of public spaces are valued to the users?

According to site visiting and data collection, the selected community residents are mainly retired workers who own the property. It is followed by nonnative workers, who are tenants. Residents' activity spaces are concentrated in the streets and open spaces near the entrances. Retired workers have a strong demand for social activities and more public spaces. However, open spaces in the community are fragmented and lack planning. Many areas are not efficiently used but instead occupied by debris. In general, there is potential for further spatial enhancement.

SQ4: What is a strategic framework in cooperation with the citizens?

A strategic framework in cooperation with the citizens defines the procedure to include the citizens in the community redevelopment with a series of strategies. The most important part is to increase the citizens' engagement in different ways. The various methods can be divided into three steps: before the decision-making process, during the decision-making process, and during the implementation and maintenance process. A strategic framework needs to be supported by law, and the values and strategies differ in diverse projects.

SQ5: How to localize the tools in the context of Chengdu?

In China's context, the public participative approach is a combination of top-down and bottom-up methods. The project proposes a public participative process (see pxx, Fig. xx). The core of the process is the cooperation between the community planner, the locals, and the neighborhood committee. Community planner works like a mediator and set up a platform for all stakeholders to negotiate. The project proposes that the local government should distribute the power to Sub-district Office. Sub-district office provides policy support to the redevelopment and attracts investment. The process clarified the phases and the involvement and power of actors in each step.

The scenario is an essential tool to help the locals without professional skills to understand the issue and potential of the community. It also tests if the toolbox suite the old community or not.

REFLECTION

Studio and project topic

The studio Planning Complex Cities focus on planning, governance, and civil society engagement in regions and urban areas. City Planning is an interdisciplinary field that includes design and anthropology, politics, social science, and other fields. An effective and practicable planning should be considered on a large scale and needs evidence to support and be implemented locally with the engagement of citizens, which means the collaboration and balance between top-down and bottom-up. During the progress, different stakeholders are involved, including the Sub-district Office, the locals, the enterprises, community planner, and other potential organizations.

The project aims to explore a public participative process to promote community redevelopment, which means interdisciplinary research is needed. The thesis research from the macro to micro scale and includes different aspects such as the history of the city's urban development, the context of the old communities, the related policies, the human activities on the local scale, etc.

The project uses citizens' participation as a tool to explore a series of urban micro-redevelopment strategies and policies to meet the needs of different actors. Toolbox is explored to solve typical problems in old communities. Scenarios as the link between research and design are applied to the selected site to test the toolbox. The project shows a process of comprehensive research and practice.

Societal relevance

Chengdu has a rapid urban expansion to the south and east in the past years, and now urban redevelopment is proposed in the old areas in the north. The inadequate living environment in old communities becomes a social issue. However, the large-scale demolition and reconstruction do not work well here due to the lack of money and residents' resisting. Many researchers proposed public participation should be part of community redevelopment, but it is not well applied to Chengdu city yet. The redevelopment of Caojiaxiang in 2013 can be seen as the first attempt of public participation, which reveals many problems. Therefore, this project combines the existing experience with the unique urban context, localizes the strategies from other cities and even other countries, to propose a process for public participation in community redevelopment in Chengdu.

This report expects to establish a way to propose a redevelopment plan with balancing the interests of different actors. The process aims to reduce communication costs and encourage more actors to engage. It helps the local government reduce its financial expenditure when it can no longer support large-scale demolition and reconstruction. The process of public participation often promotes social interaction between the community and the outside world, contributing to the mental health of the elderly in the community and enriching their lives. Collaboration with universities helps to promote research progress in related disciplines. The cooperation between the government and the enterprises supports the project, and the cooperation between the enterprises and the community also helps to realize the profitability of the community culture, which promotes the preservation of the local characteristics of life.

Methods

The project analyzed a community which has already been redeveloped in 2013, and it is the first attempt at public participation. It shows the potentials and drawbacks of the existing redevelopment system. Policy analysis is essential in this section. Unfortunately, I have no access to the relevant department because the redevelopment project had stopped, and the department has been disbanded. In this section, the literature review provides essential support. Chen (2013) and Zhang (2014) detailed the current urban regeneration approach implemented in Chengdu. I am very grateful to Zhang (2014) for the research on this community redevelopment project with some questionnaires to residents, which provides many materials to me.

Documentary research helps understand the impact of urban development and historical evolution on old communities. More than fifty years of living have given the residents a powerful sense of belonging to the community and a strong social bond between the residents.

Case studies provide me with many references in the design part, and it also shows mistakes should be avoided and shortcomings can be developed. The public participation methods in Europe and the US were also referred to. However, due to the covid-19 situation, the locals cannot be contacted and participate in this project. Workshops cannot be held, so it is hard to get feedback from the locals. Therefore, based on similar cultural backgrounds, most of the cases were referred to from China and Japan, which means there are some limitations in introducing new methods.

Problems during data collection

The Seventh National Population Census has not been published yet. The neighborhood committee does not have detailed data on the population. Therefore, I conducted a rough analysis of the population composition and distribution of the community based on the data ten years ago, concerning the results of interviews and observation during the site visiting.

Because of the dilemma of data sources in China, the database is not very complete and the latest. Much data is not open to the public. Street view of digital map is not enough if I want to get more information in living streets or at different times. Because of the covid-19, I was unable to do the field trip, interview, or observation. I must thank Keqian Ye, my friend, who lived in Chengdu and went to the community to help me finish the site analysis. He took almost a hundred pictures of the community. Those pictures show the different activities of different kinds of groups in different public spaces at different times of the day. He also did some short interviews with the locals, talked to them, asked some questions, or just chatted. He has provided me with essential information for my site analysis, especially when I cannot do the site visiting by myself. The heatmap from the Gaode map also helps me analyze the preference of activity place of the locals.

REFLECTION

Transferability and limitation

Because of time limitations, the project mainly deals with the analysis of one old community in Chengdu. However, there are many old communities, and it is hard to divide them into several categories. Therefore, this study will lack a comparative analysis of different types of old communities. Due to distance and time constraints, I, as a community planner, focus more on site analysis, scenario making, and stakeholder analysis. I propose a collaborative process for the implementation phase with multiparty collaboration. The local government will lead other work in the whole process. More detailed and specific research should be done when applying the strategy and toolbox to different communities.

Therefore government policies have a significant impact on this process. In the same policy context of Chengdu and under the similar situation, this process will work well in other old communities with minor adjustments for the unique local conditions. Suppose the process wants to be applied to communities in other cities with different policies. In that case, the community planner should clarify the local laws and regulations of urban regeneration and check the specific condition of communities. For example, the residents of this project are mainly retired workers who have strong social bonds with each other and have enough time and enthusiasm to participate. In the case of communities with a higher percentage of non-native residents, where the feeling of community belonging is weak and lacks a sense of participation, other methods need to be explored to encourage residents to participate in redevelopment. It is also possible that public participation does not work in such communities. However, all these still need to be studied in depth for community conditions.

Ethic considerations

The community redevelopment will increase the housing price here, which may lead some nonnative workers who live here because of the low rent to move out. To avoid this problem, the community can help them get part-time jobs in the community or provide economic compensation as much as possible.

All data for this project is obtained from publicly available information such as government websites, digital maps or collected by the author. All the questionnaires and interviews are conducted voluntarily and treated anonymously, and only relevant components are assessed. Since human behavior data is analyzed and mapped without the awareness of the people who acted, all data is treated anonymously.

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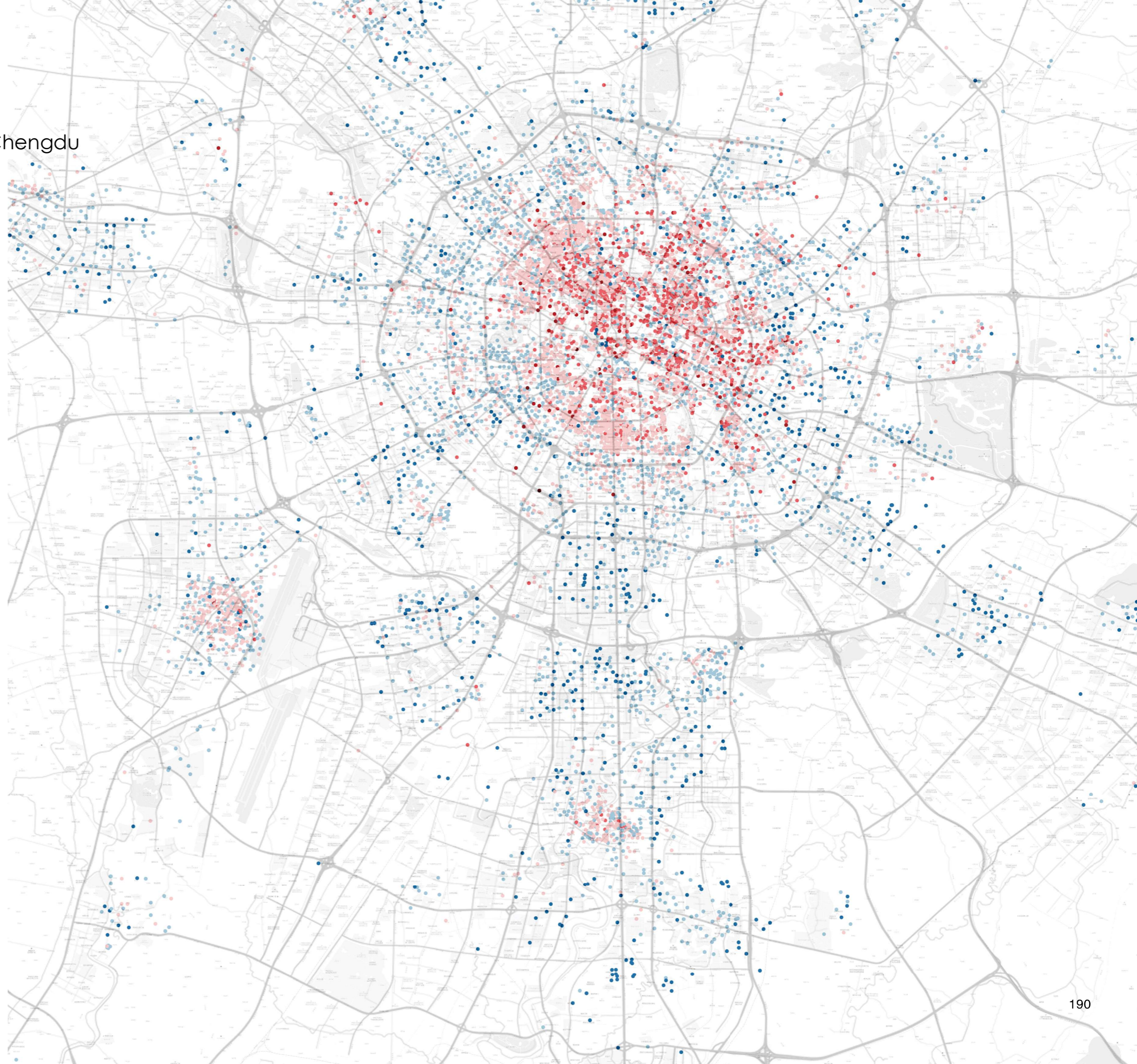
APPENDIX 1 Building quality in Chengdu

Legend

- before 1949
- 1949-1978
- 1979-1990
- 1991-2000
- 2001-2012
- 2013-2020

Building quality

Most of the buildings built before the 1990s are located in the city center, especially in the northern districts. Due to the low standard of construction at that time, the buildings are in poor condition now and there is a huge gap between them and the newly built neighbourhoods.



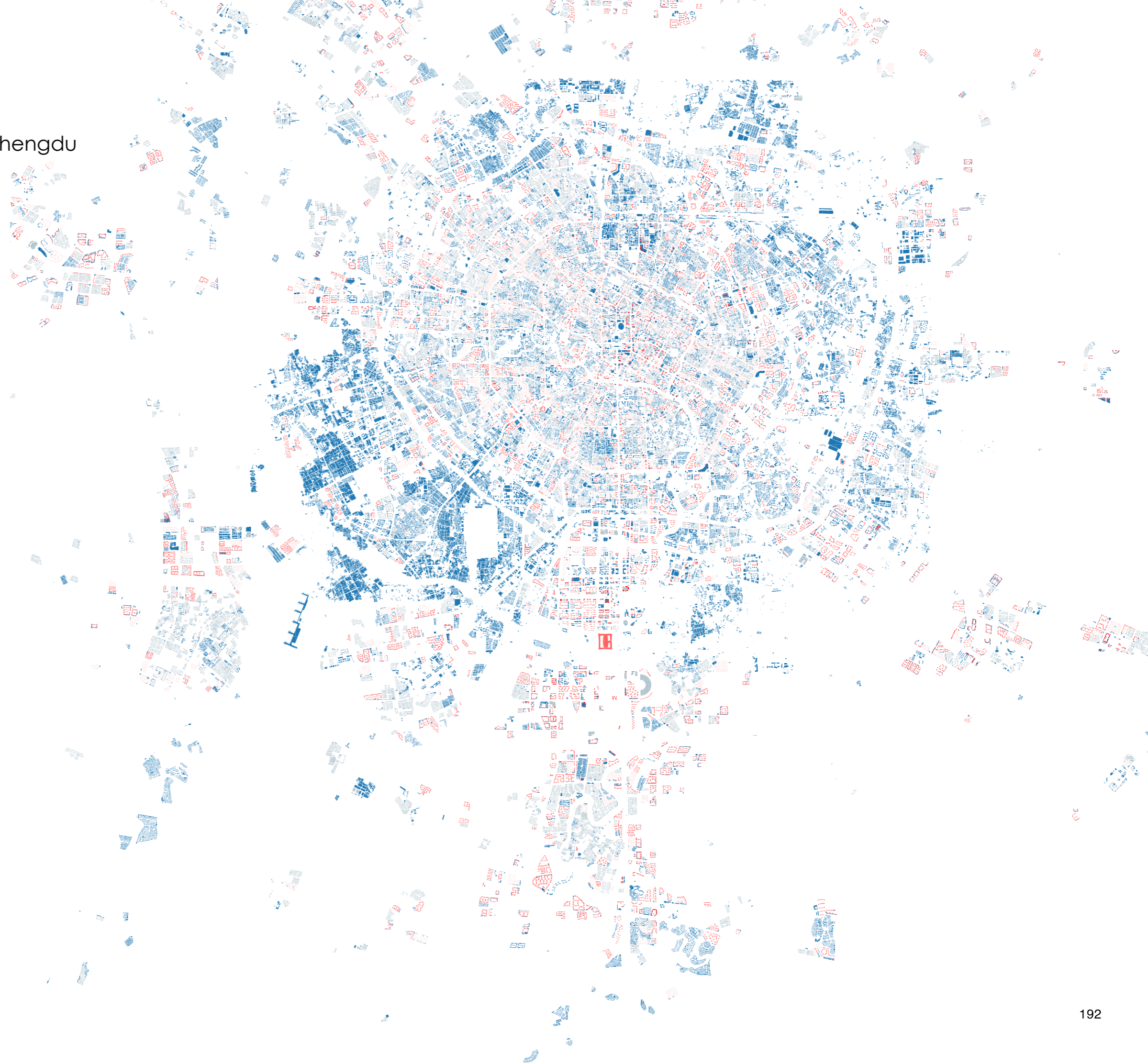
APPENDIX 2 Building height in Chengdu

Legend

- 1 - 4
- 5 - 6
- 7 - 11
- 12 - 33
- 34 - 60

Building height

The newly built high-rise buildings bring great economic growth, which implied the potential economic benefits of the low-rise old communities, especially for those located in the center area.



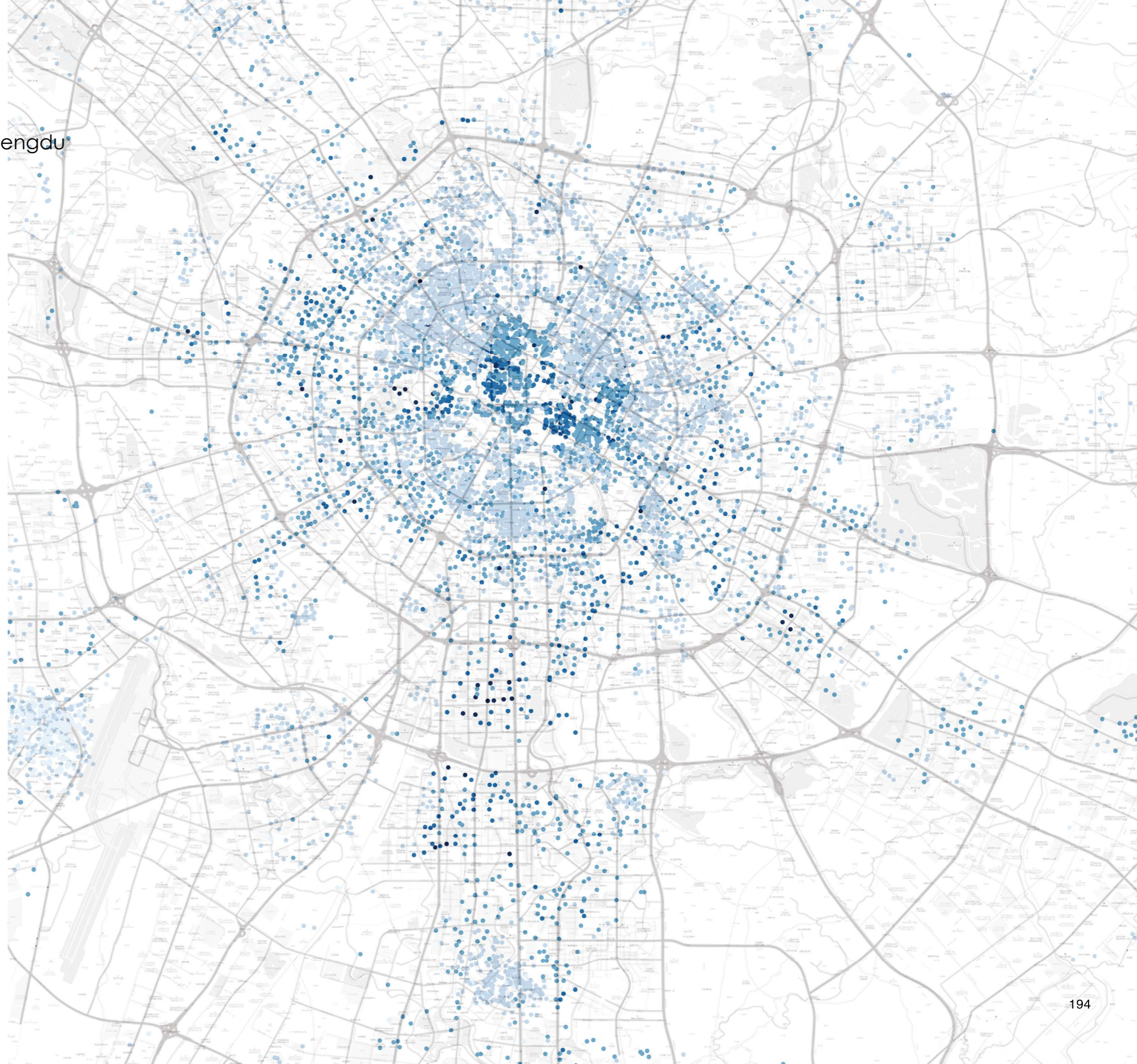
APPENDIX 3 Housing price in Chengdu

Legend

- 40000 - 100000
- 25000 - 40000
- 15000 - 25000
- 8000 - 15000
- 3500 - 8000

Housing price

The location of most valuable housing in Chengdu can be separated into two kinds: the first is within the first ring road, and the second is along the primary road to the south, until the new city center in Tianfu New District.



APPENDIX 4 Case in Shanghai

The 200 m² community garden is located in a dense residential community built in the 1960s. It is a cooperative project between the Department of Landscape Architecture of Tongji University and the Sub-district Office to build a landscape enhancement and community creation center, which is funded by the Sub-district Office, designed by the Department of Landscape Architecture of Tongji University, operated and managed by a social organization, and developed by the residents. The main conditions of this community are as follows.

The public activity space is lacking and of poor quality. The central square lacks activity space organization, the green space is damaged by trampling and in a poor maintenance state.

The proportion of aging population in the community is high. Most of them are retired workers and allocated in the 20th century. Although there are many tenants, the relationship between neighbors is harmonious.

The community has a good foundation for self-governance: the neighborhood committee has a strong organizational capacity and there are already autonomous gardening associations in the community. There are more gardening enthusiasts in the community, and many traces of traditional agricultural culture and home gardening interests and habits can be seen in the balconies and entry green areas in the community.

Actors

University

Professionals from university became part of the community planner team. Students contribute to the farm garden as volunteers in the summer.

Enterprise

Community gardens include horticulture, landscape, space creativity, community services and other functions, with well-known horticulture companies and design companies involved in the construction.

Government

Greening industry authorities and district and sub-district level government have given policy and material assistance in the process of construction.

Community planner:

The community planner team worked with the neighborhood committee to establish internal discussion platform and conducted meetings at all levels, bridging the communication barriers between different residents and between residents and decision makers. Interviews and questionnaires were conducted and the residents' opinions and ideas were listened to.

The team designed the redevelopment plan with children's art activities, giving children the right to express their demands.

Based on extensive research and professional skills, the team continuously communicated with the residents and community activists and made adjustments to the plan. Finally, the team positioned the area for leisure activities, parent-child interaction and nature education.

Residents were consulted when the draft of design was completed. During the repeated communication, the team understood that the basis of the community garden is not to increase the pressure of the residents' life. Therefore, the landscape transform from a small point, leaving more independent space for residents and more room for future changes.

Individual

The committee compiled a list of people who were willing to participate in the construction, compiled a list of each person's free time, their special skills and the main abilities needed for each phase of the construction, created a construction schedule and formed different groups to complete the work. The opening of the garden and the call of the neighborhood committee led to the participation of more children and adults. It took more time to complete the garden for residents with no experience in construction, but the feedback was that the value of participation was more important than the value of efficiency. The construction of the garden and the call of the neighborhood committee led to the participation of more children and adults. Residents with no experience in construction took more time to complete the garden, but the feedback was that participation was more important than efficiency.

Ownership

The ownership of the public space in the community is owned by all the owners and managed by the neighborhood committee.

The reason to determine the ownership of the land is because the residents have not formed a conscious awareness of participation in space management for a long time and do not know their rights and responsibilities.

Funding

On the one hand, the Sub-district Office provide policy funds. The neighborhood committee is responsible for coordinate the interests of all actors and guide the fund to support the work. In addition, the fund sources can also be the socai responsibility department of enterprises, foundations, feedbacks from community merchants, etc. The more the financial sources, the more participatory the community development will be (Liu, 2017).

Division of responsibility

Community redevelopment can be driven by the community planner, and managed by the community planner, the neighborhood committee and the locals together. Participative process advocate empowering the locals to self-manage and operate on a multi-party participatory basis to achieve self-organized sustainability. Therefore, during the process, there is a need to identify teams to design and build, operate and manage, elect community leaders with leadership and volunteerism, and form up active self-governing organization.



Image xx. The aerial view of community garden. (Liu, 2017)

Conclusion

The diversity of people in urban public space implies stable community relationships, so community gardens need to create their diverse contents to create the possibility of communication and dialogue among different people.

The process of creating community space is also the process of establishing community cohesion. Public space is the foundation for public life. In the process of maintaining public space, the project combines public interests, organize nature education activities, reorganize and retrain community residents, identify community leaders, find talented residents, and encourage residents to influence residents.

The more the number of groups, the richer the activities, and the more regulated the management system, the more inclusive and participatory the community garden will be.

Residents develop a sense of community ownership through communication, design, learning and field construction, and begin to realize the value behind the community land, as well as the need to balance the interests of different groups and the distribution of community resources in order to compromise and accept each other.



Image xx. A girl is drawing the garden of dreams. (Liu, 2017)

APPENDIX 5
Comparison of Scenarios

Actors		Economy development	Social interaction	Access to nature
Pros	household/ retired workers	Increasing rental income, Increasing community vitality, Easy shopping, Increasing community identity, etc.	Increasing community vitality, Increasing community identity, More activity spaces, Facilitating communication between different groups of people, Physical and mental health of the elderly, etc.	Reducing the heat island effect, Reducing noise, Physical and mental health of the elderly, Preventing waterlogging, etc.
	tenants	Increasing community vitality, Easy shopping, Increasing community identity, etc.	Increasing community vitality, Increasing community identity, More activity spaces, Community activities Workshops to learn new skills Communication between different groups of people, etc.	Reducing the heat island effect, Reducing noise, Physical and mental health of the elderly, Preventing waterlogging, etc.
	business people	Commercial income, Attracting people from outside, etc.	More potential customers etc.	Qualified environment promoting consuming etc.
	passers-by	Easy shopping, Entertainment place etc.	Easily drop in and go around More activity spaces Walkability etc.	More greenery for leisure Walkability etc.
Cons	household/ retired workers	Noise, Loss of privacy, Safety risks from strangers, etc.	Insufficient variety of shops, Noise, Need organization to manage events, etc.	Increasing maintenance costs Problem of maintaining green space, Lack of large square for events, etc.
	tenants	Rising rents Noise, Loss of privacy, Safety risks from strangers, etc.	Insufficient variety of shops, Noise, etc.	Increasing maintenance costs Problem of maintaining green space, Lack of large square for events, etc.
	business people	Rising rents Safety risks from strangers, etc.	Less shops etc.	Less shops Problem of maintaining green space, etc.
	passers-by	Walkability Safety risks from crowds etc.	etc.	etc.

APPENDIX 6
Graduation plan

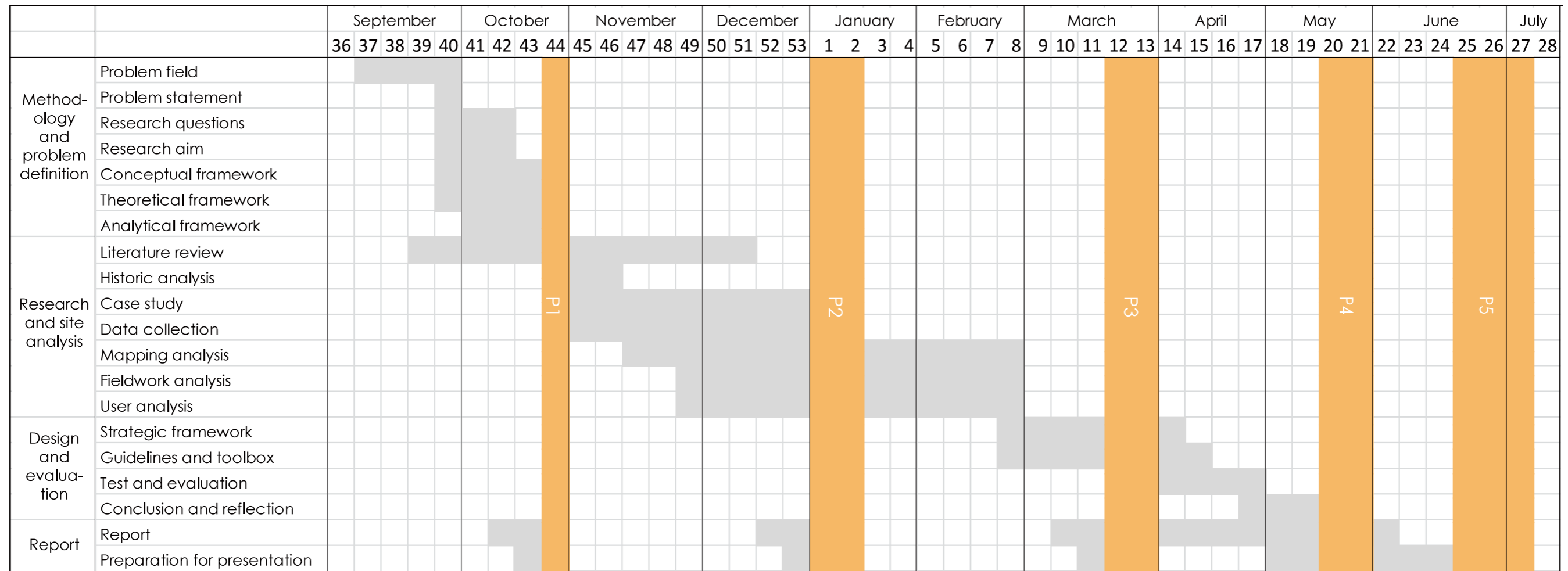


Figure 13.
Timeline
author, 2020