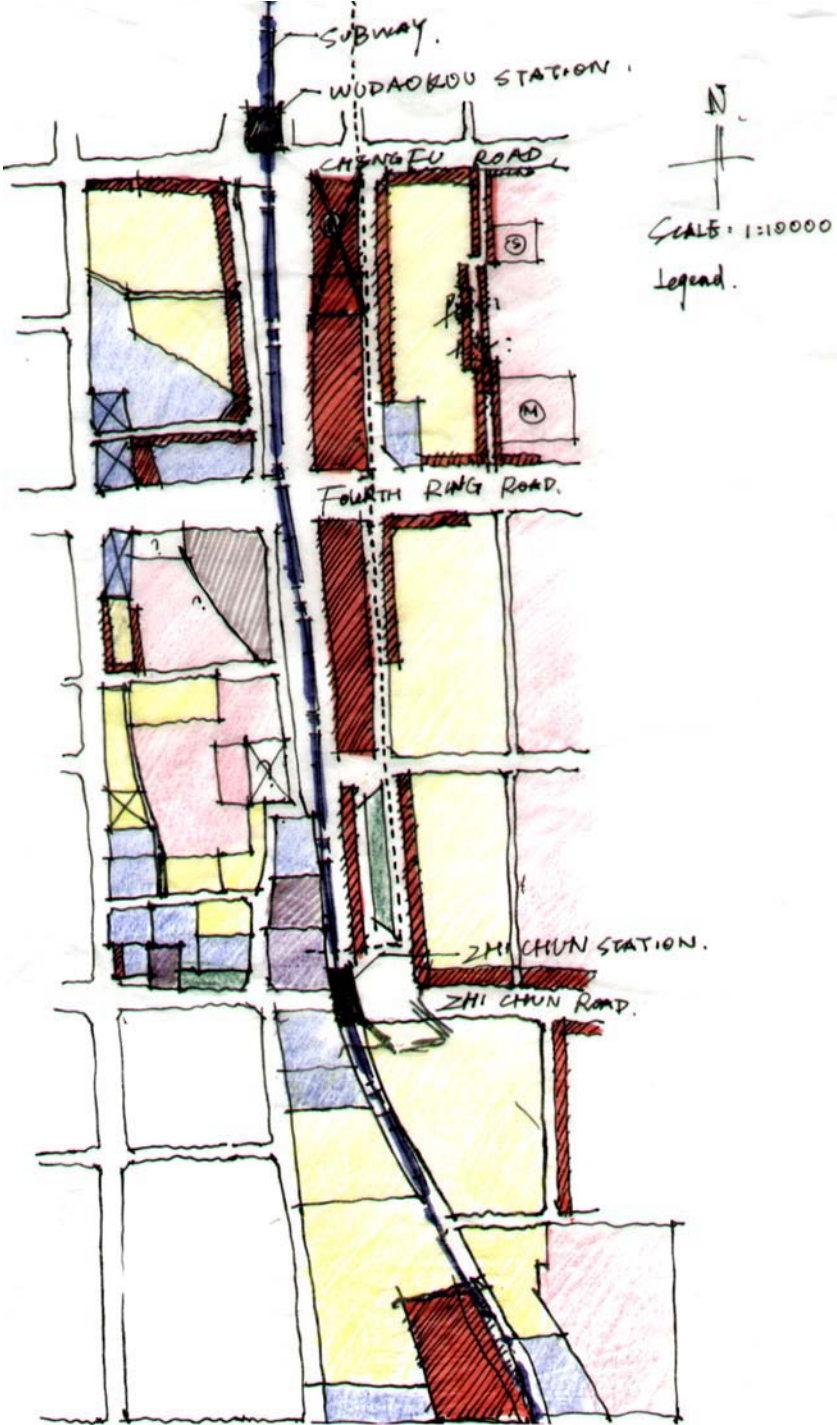




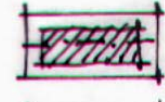
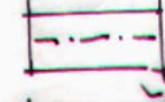



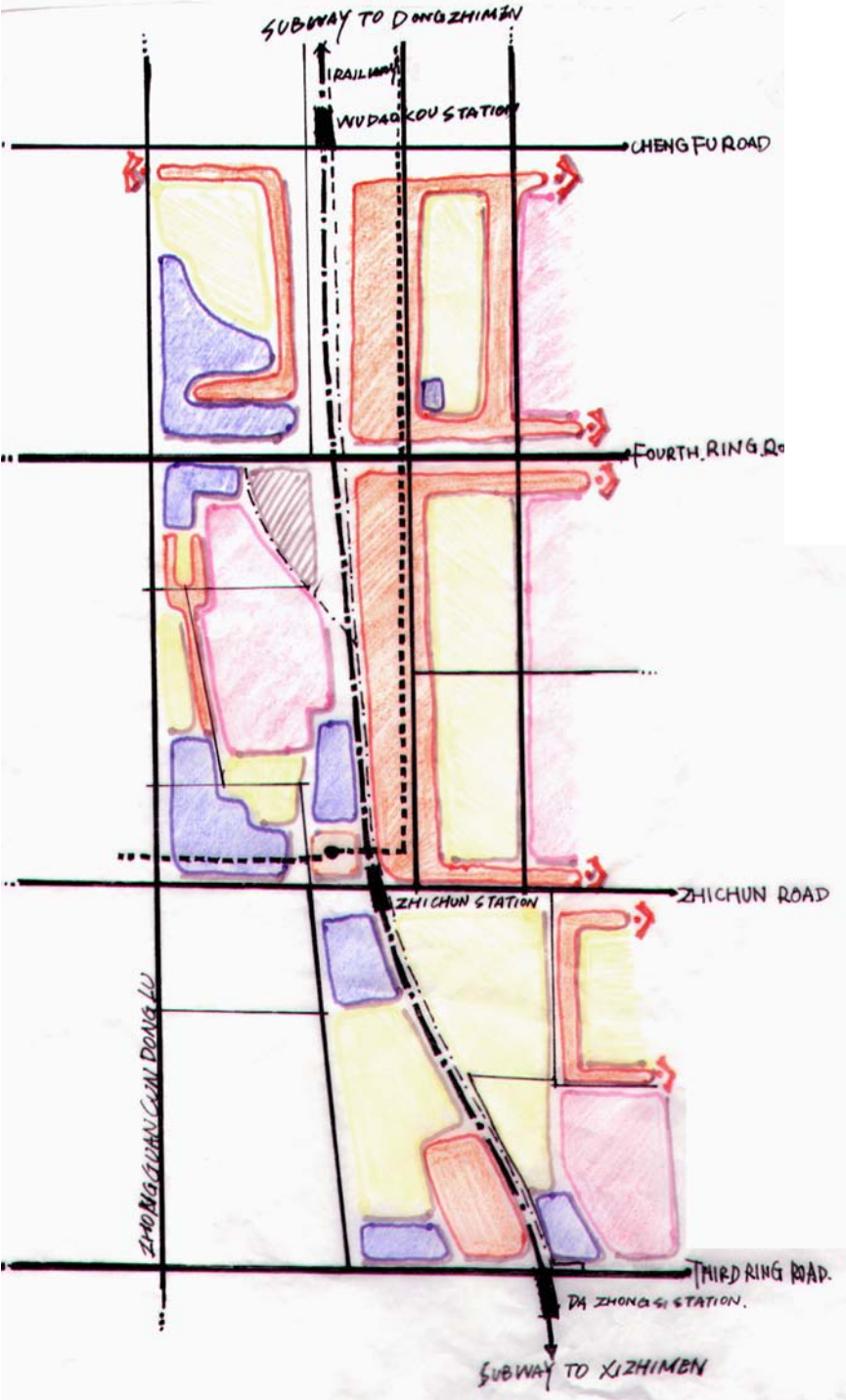
Commercial and Retail Zones



Commercial and Retail Zones

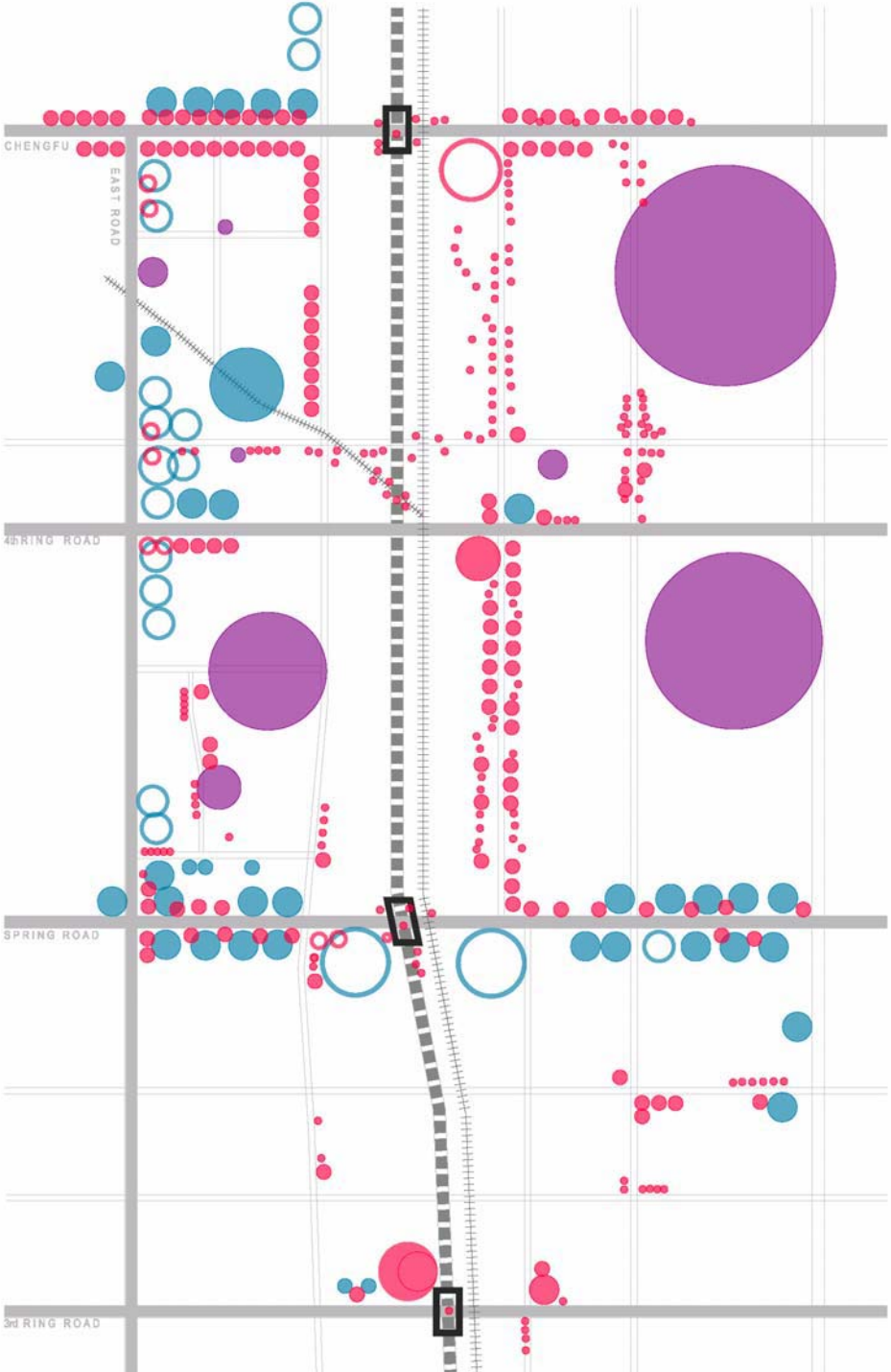
legend

-  commercial
-  office
-  university, institutions
-  residential
-  subway station
-  railway
-  electrical wire

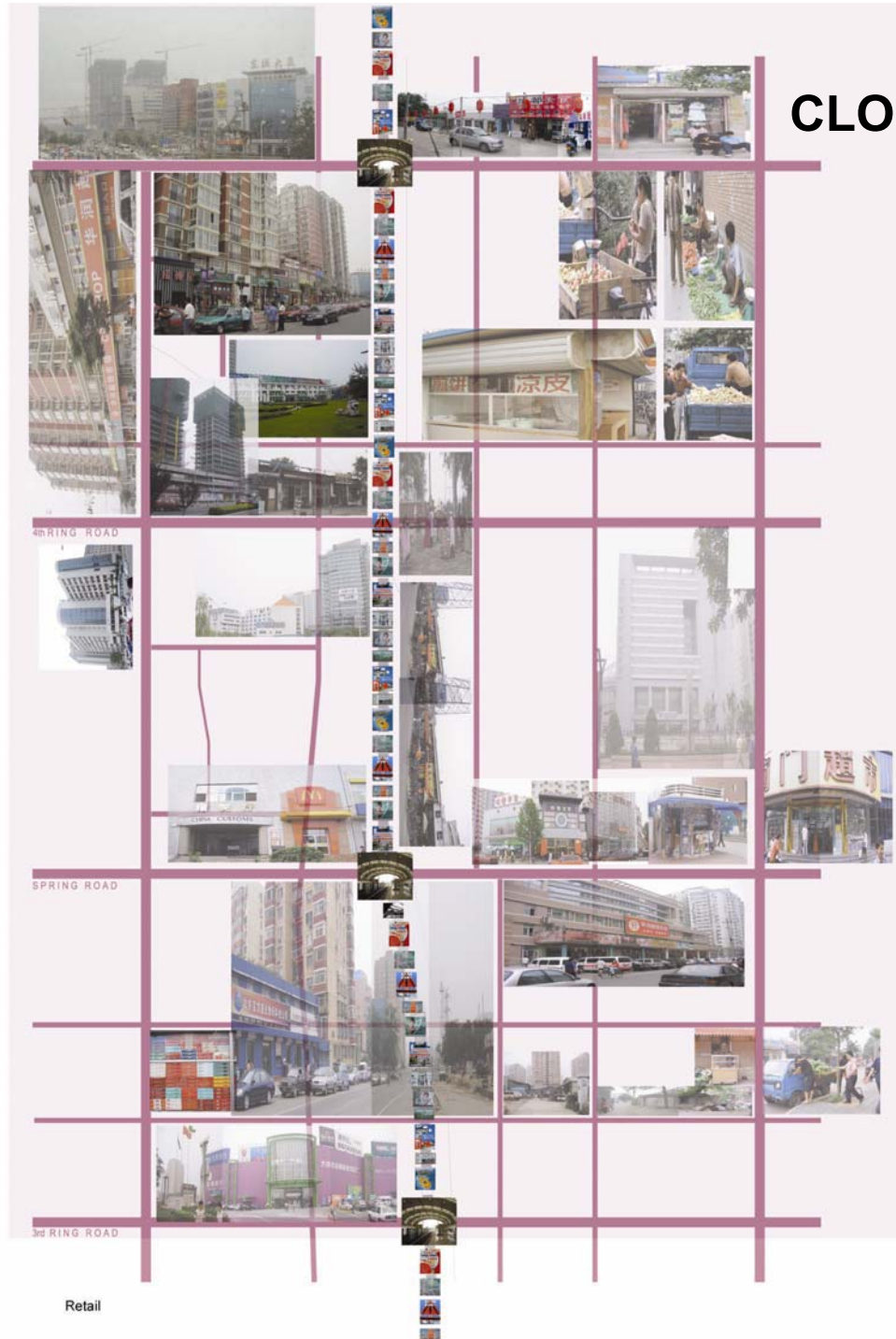


Scale of Commercial and Retail Z

- office
- proposed office
- university, institutions
- commercial
- proposed commercial



CLOSE-UPS: Work Space Typologies



Retail

Employment

Employment Activities

high-tech employees

research and development (students and researchers)

service industries (banks, hotel, etc.)

small-retail business operators and employees

vendors

lower-end service activities (parking attendants, barbers, etc.)

Informal activities (trash collection, etc.)

Commuting Patterns

some of the blue-collar workers live nearby (probably travel mostly by bicycle or walking)

unclear where other workers are coming from (probably more car travel, long commutes typical)

Office and Work Places

Typical Office

for-rent commercial office space

towers shared by multiple tenants

under construction – will influence the character of the zone in the future

Institutional Facilities

independent and owner-occupied institutional facilities

characterized by campus-like urban form (surrounded by walls!)

long-standing institutions – unlikely to change in the near future

Speculative Office Construction



high-tech development



new construction

Retail Typologies



vendors

kiosks

market

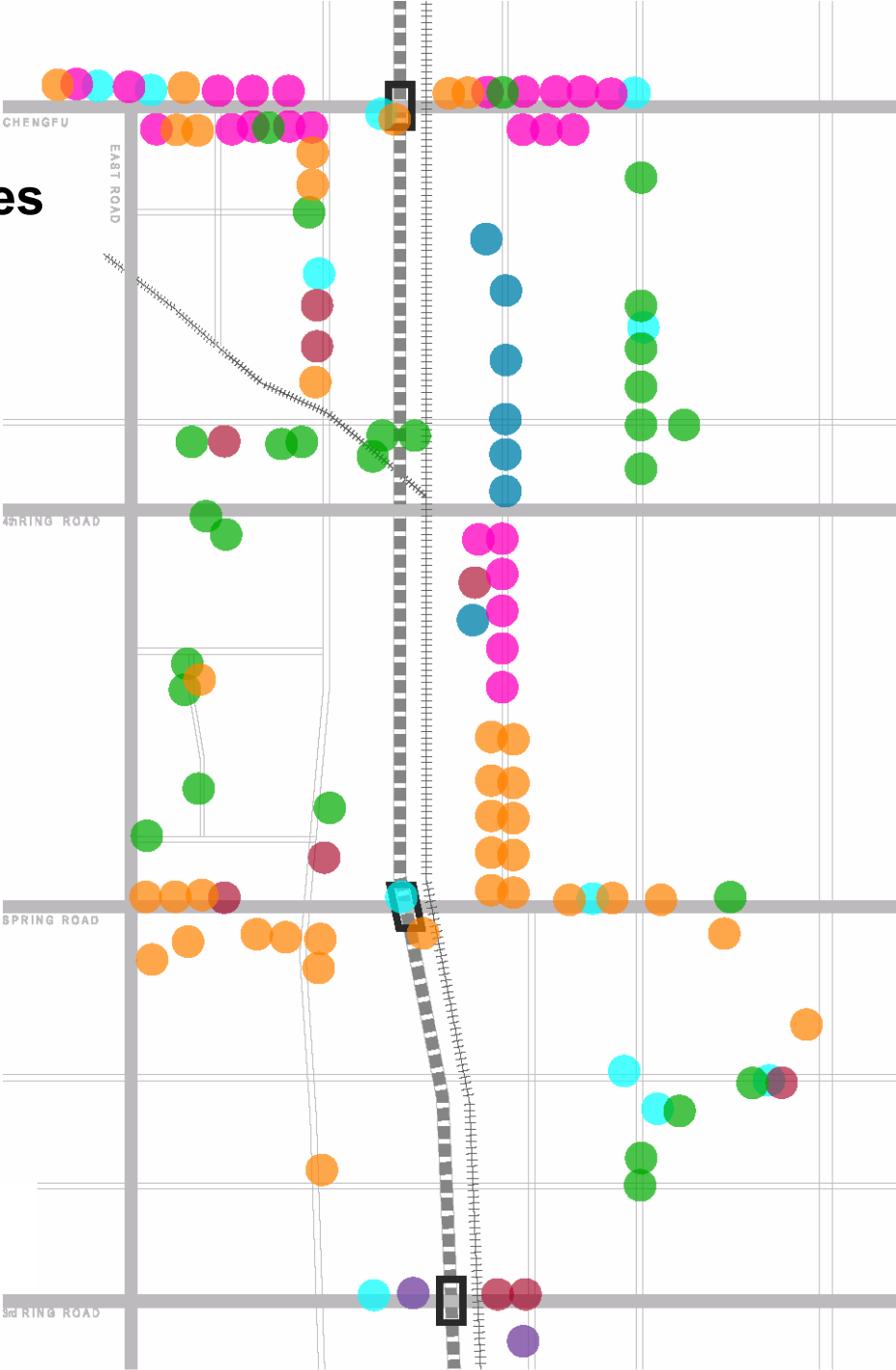
street-level retail

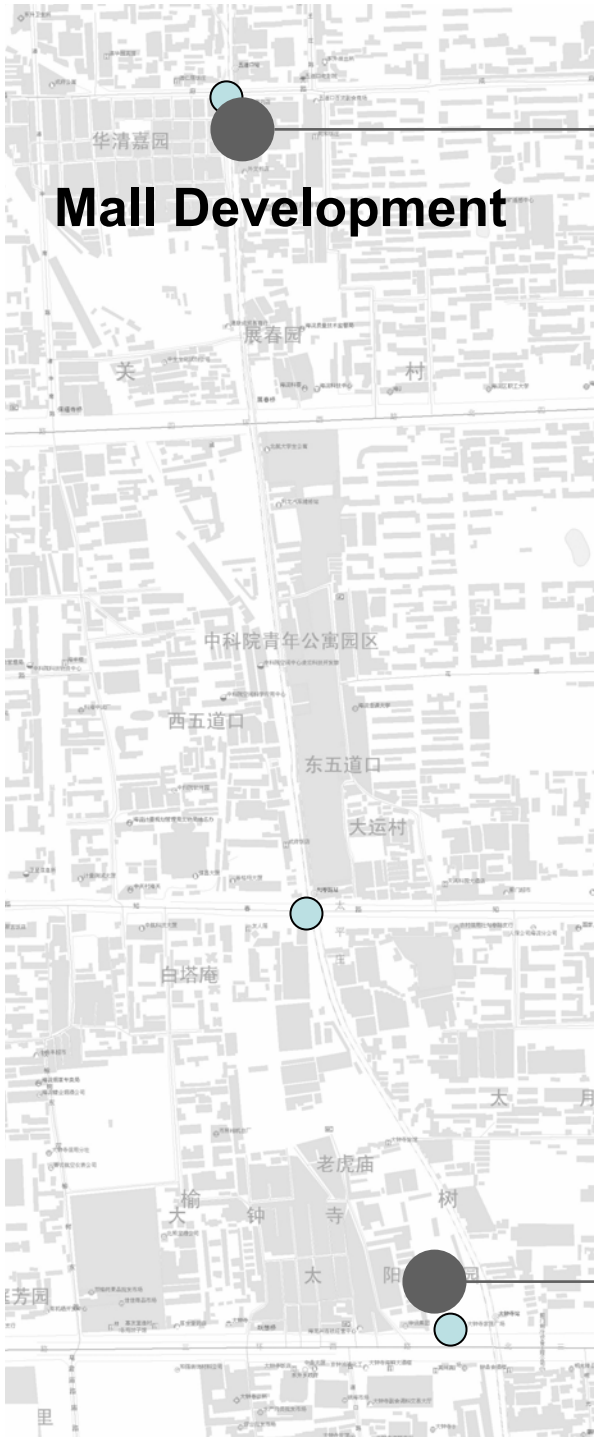
big-box

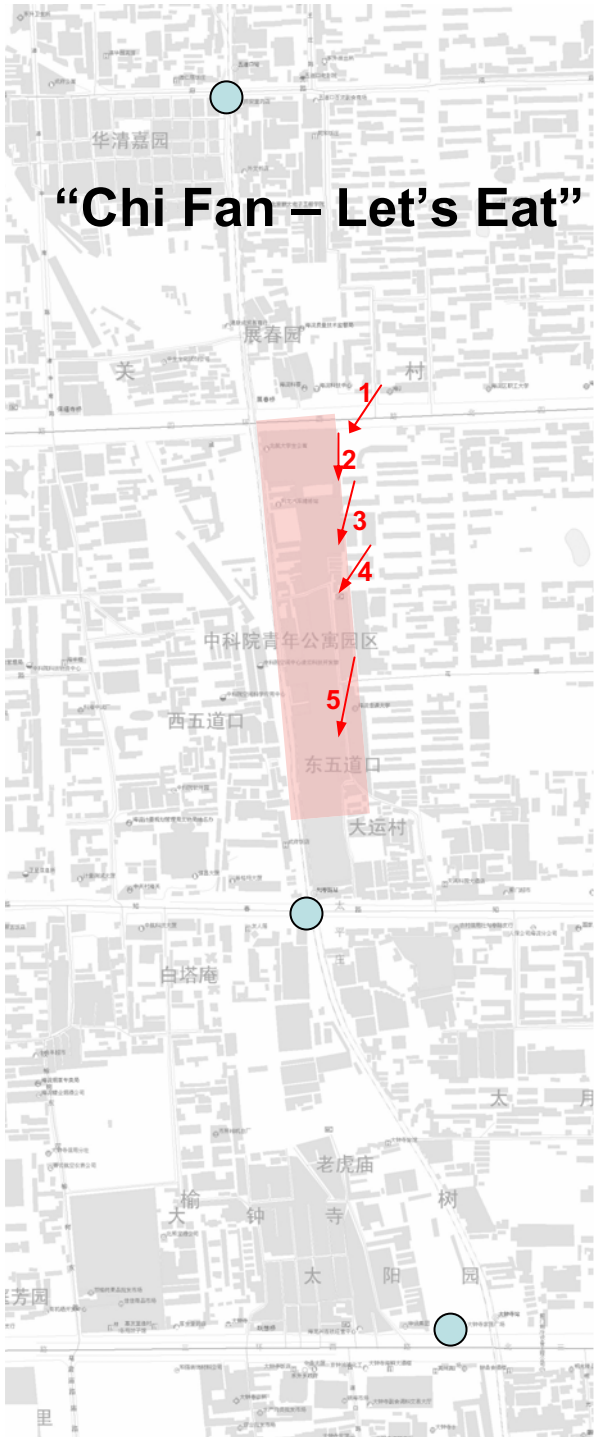


Types of Commercial and Retail Zones

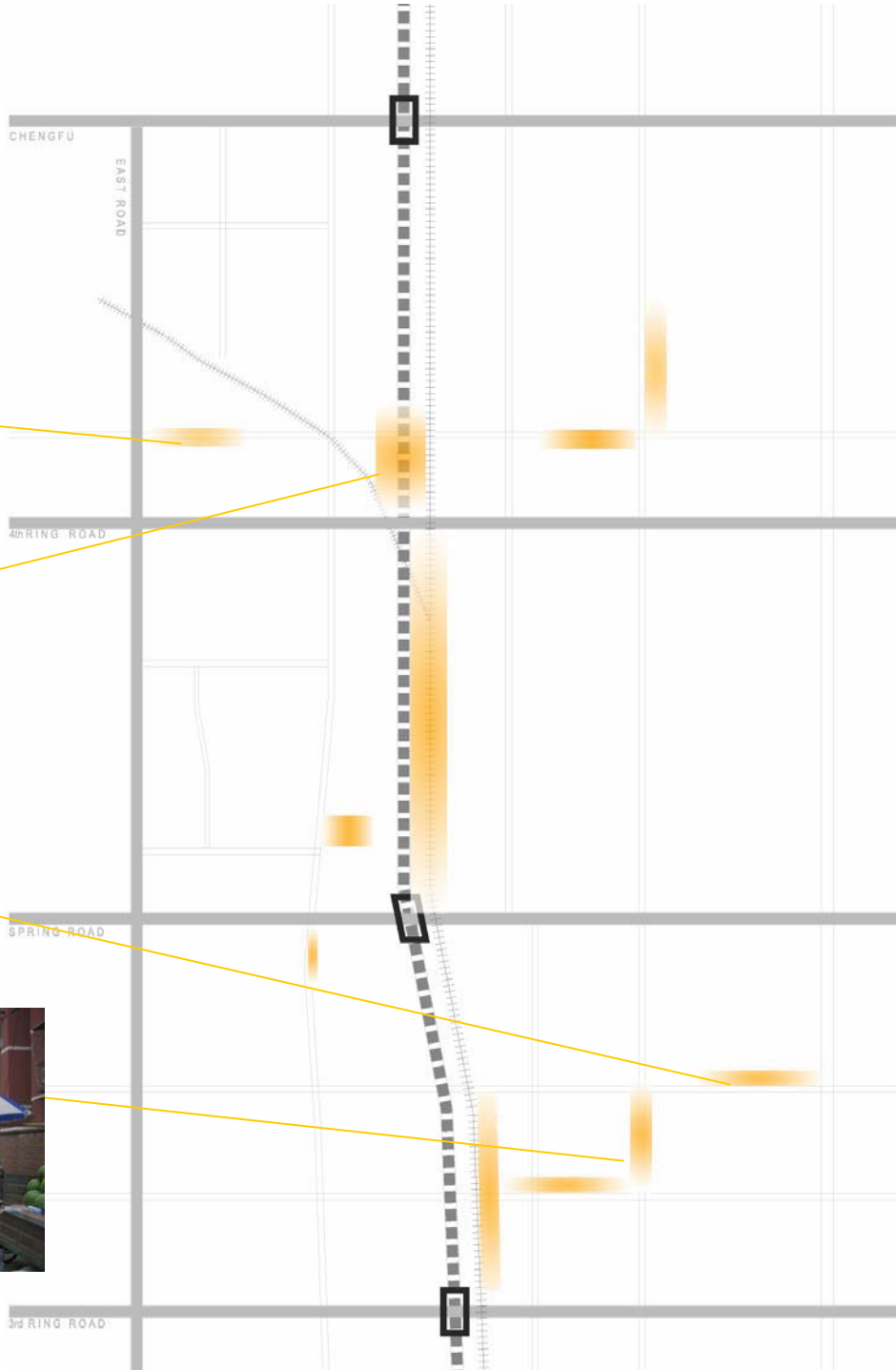
- apparel
- restaurant
- groceries
- furniture
- car dealers/car repair
- bicycle
- other



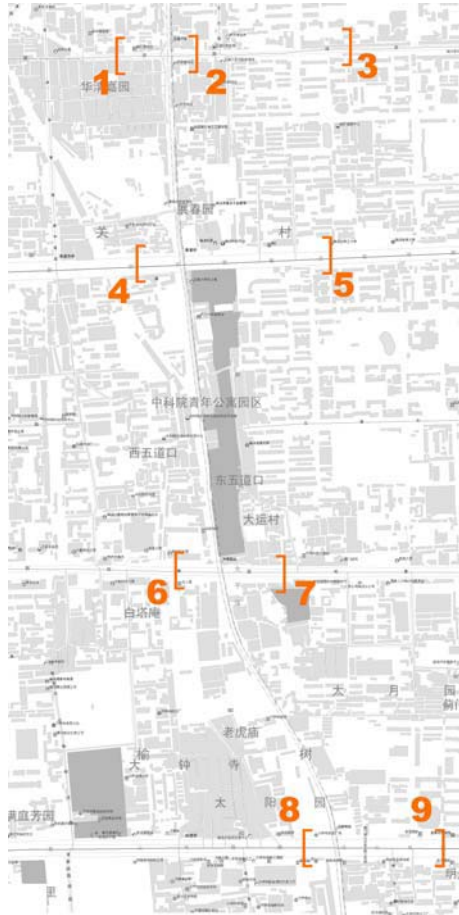




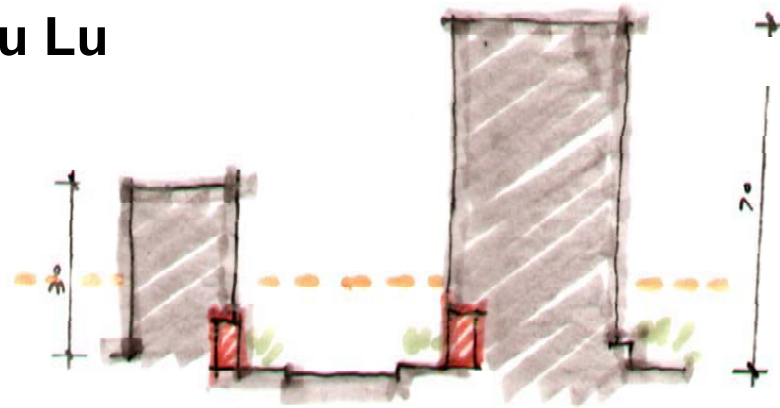
Informal Retail



Retail Sections – ChengFu Lu



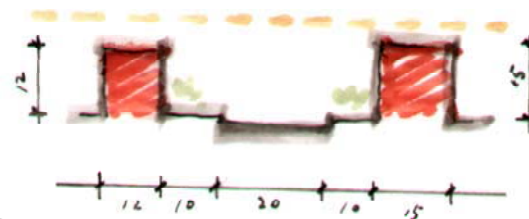
- retail
- other uses (housing, office)
- elevated train



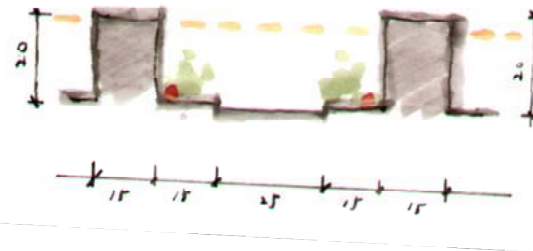
section 1



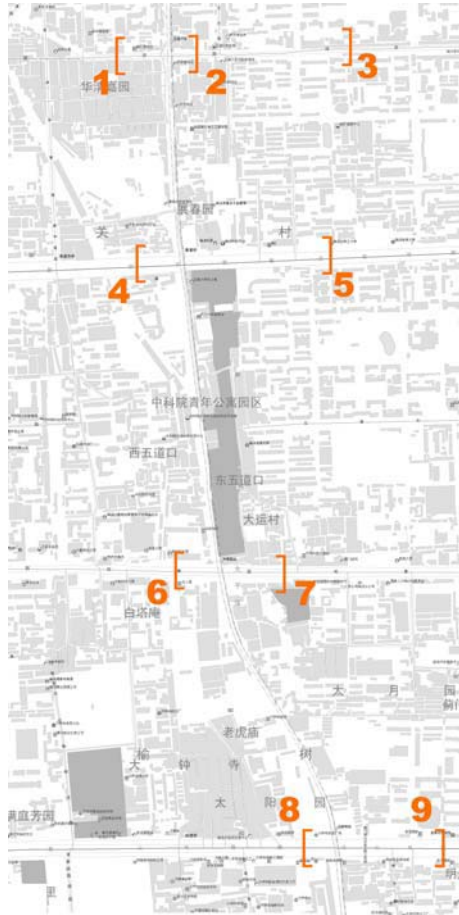
section 2



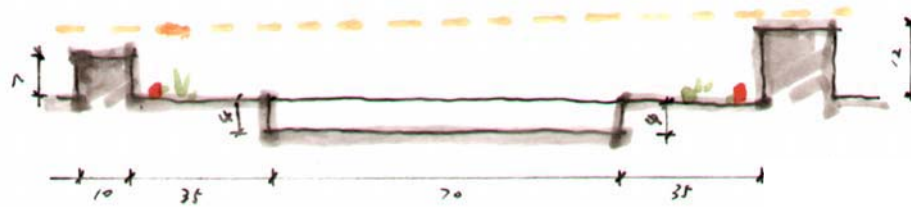
section 3



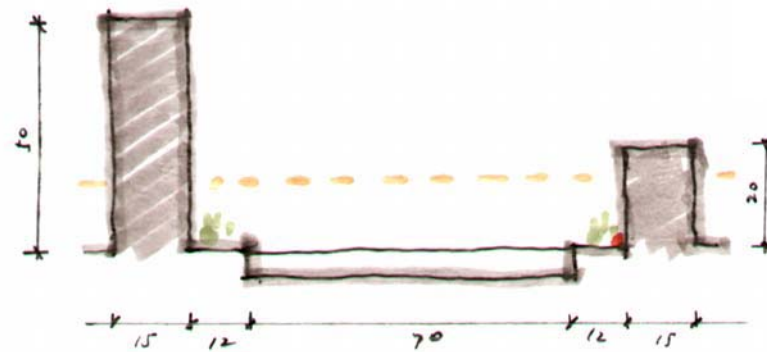
Retail Sections – 4th Ring Road



- retail
- other uses (housing, office)
- elevated train

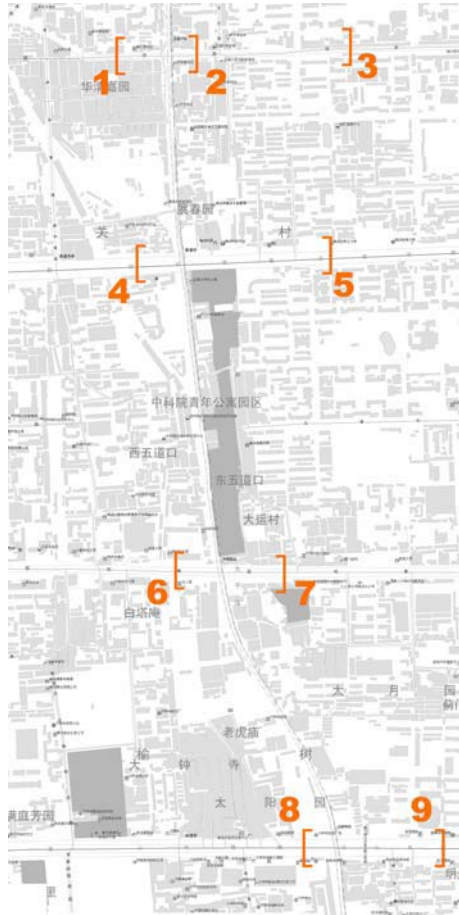


section 4

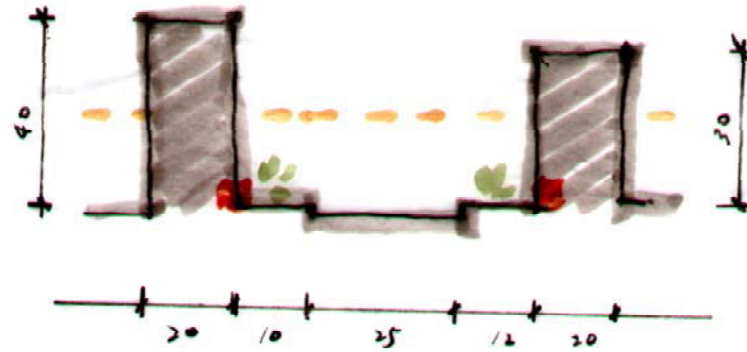


section 5

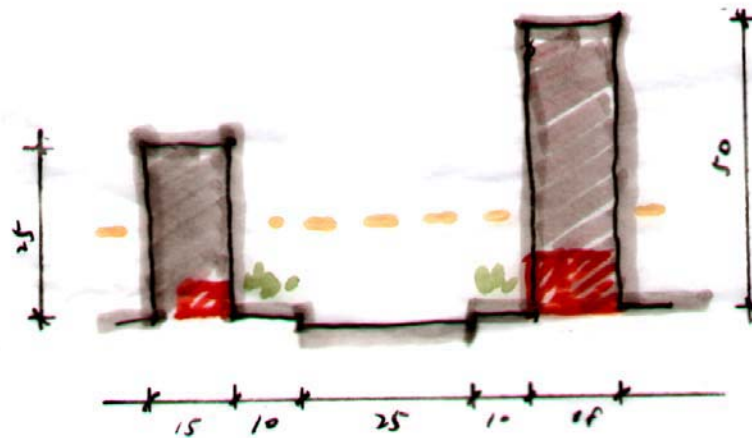
Retail Sections – Zhi Chun Lu



- retail
- other uses (housing, office)
- elevated train

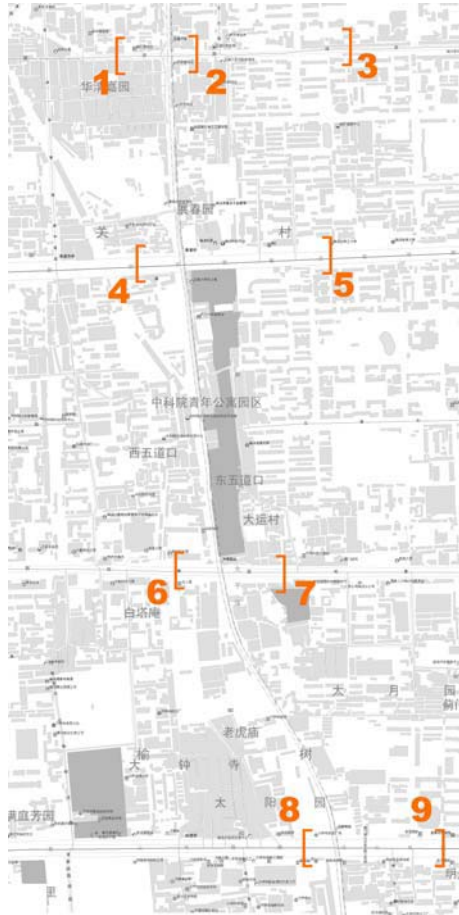


section 6

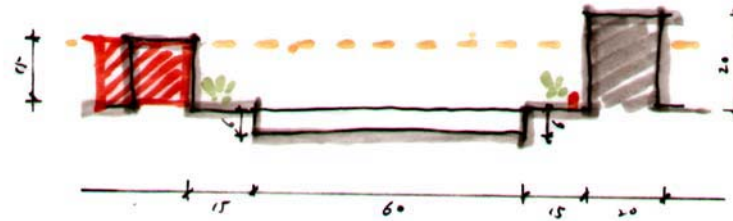


section 7

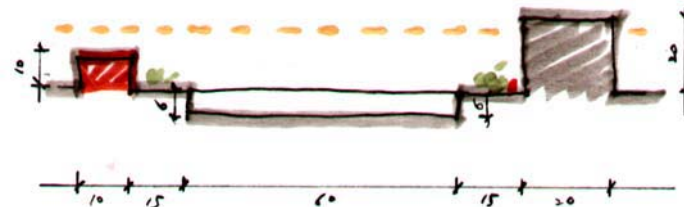
Retail Sections – 3rd Ring Road



- retail
- other uses (housing, office)
- elevated train



section 8



section 9



East-West Connections



Recommendations

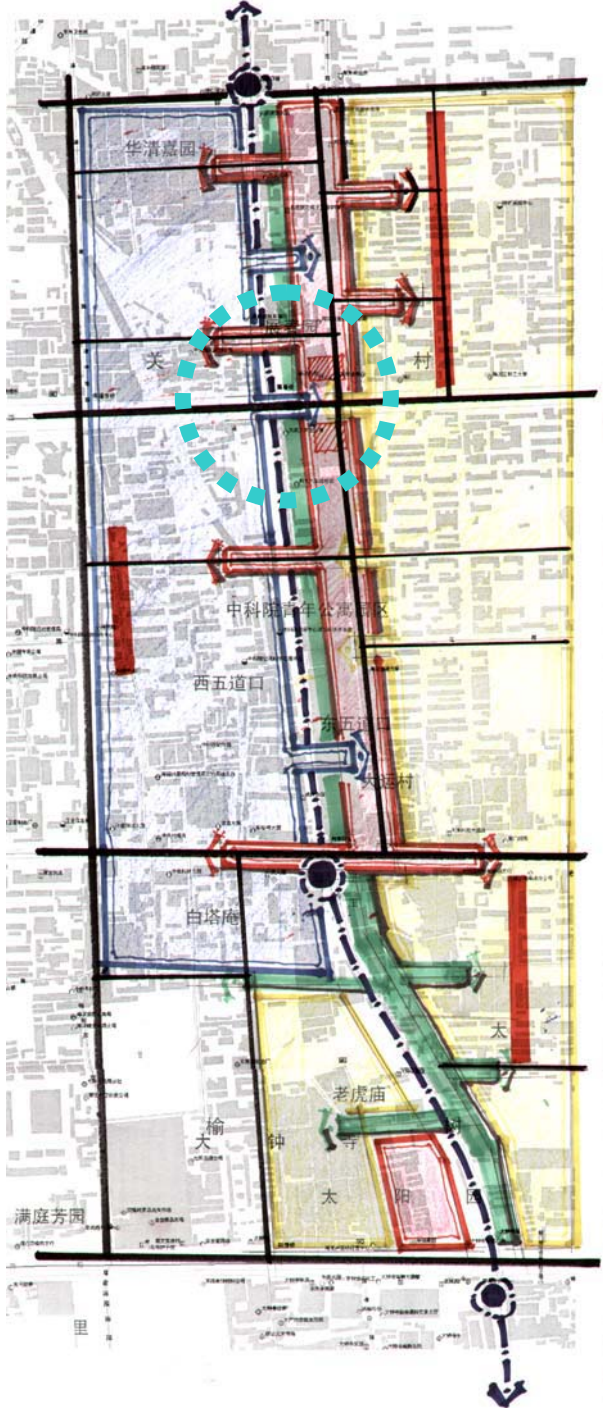
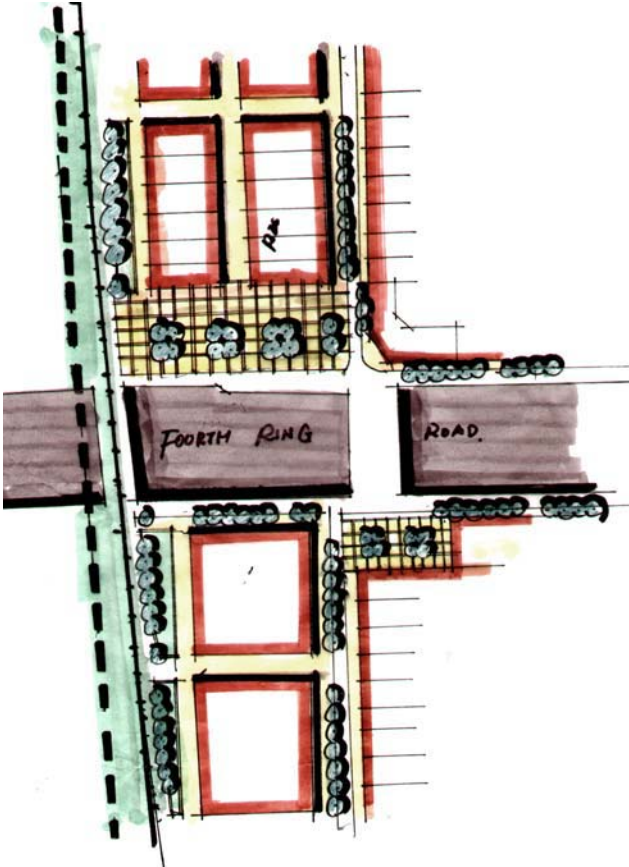
- 1) Reinforce the existing retail corridor under the electricity lines.
 - improve infrastructure
 - provide spaces for vendors
 - facilitate east-west access

- 2) Coordinate new high-tech development on west AND sustain residential and academic communities on east

- 3) The node at the 4th Ring Road should be improved and enhanced both as the center of the commercial area and as a node along an important east-west connection.

Option 1

One approach to the less utilized spaces along the rail tracks and the electric lines would be to extend the existing informal retail in the vicinity, creating a market area and space for itinerant vendors. This retail activity would strengthen East-West connections particularly along the 4th Ring Road, attracting both office workers who are situated mostly West of the tracks and the students and blue-collar workers and residents who are scattered throughout the neighborhood. By designating this corridor for retail, we hope to preserve some of the existing types of small business from encroaching development.



Option 2

A second approach reverses the convention of using “leftover” spaces for leftover uses, by creating beneath the existing elevated rail a high-tech corridor that is porous, allowing people to pass beneath and through it at certain points. As a counterpoint to the random proliferation of office towers now being developed throughout the site, this creation of a spine would allow other areas in the East and West to be preserved from office development. Existing market and retail areas that are now threatened by rapid, unrestricted development could be preserved by clearly structuring office zones.

