Promote the Revival of Old Urban Area by improving street public spaces
— Wuhan・Zhongshan Avenue District Renewal Planning

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Wuhan is the core city in the middle China, and has about 8494 square kilometers total area, over 10 million population. Wuhan is divided into three towns—Hankou, Wuchang, and Hanyang, by the Yangtze River and Han River.
Urban Planning and Construction in Wuhan

It is in a new stage that trying to adapt to the international general guideline, and carry out national transition, reform, and organic renewal. How to build a more intense layout, more inclusive society, and more integrative city, and promote the sustainable development of the city, is one of the challenges that Wuhan is confronted with.

Old Residential Area 66 million m²
Old Industrial Area 72.5 km²
Historical Districts 24 km²
Ecological District 249 km²
CONTENT AND CONTEXT OF THE PROJECT

Zhongshan Avenue is located in the vanished wall of old Hankou, and has a history of over 100 years since the wall changed into road. There are 151 of historical and cultural resources, with many commercial zones linked still in vitality.

151 historical and cultural resources

- Immovable Historical Relics (including Cultural relics protection units at all levels) (53)
- Excellent Historical Building (37)
- Historical Conservation Building (57)
- Conservation Area
- Construction Control Area
- Historical and Cultural Scene District (4 districts)

british concession
Currently, Zhongshan Avenue has the responsibility to carry large amount of south-north passing traffic. Vehicles and pedestrians share the same road, so it is not very safe for the pedestrian to cross the street, sometimes the traffic there even in chaos.

• **Through traffic accounts for 42%**
CONTENT AND CONTEXT OF THE PROJECT

The commercial vitality there is slowly decreasing, protection of the historical buildings is inappropriate, and there is not enough consideration about the humanization of the street environment.

Insufficient public spaces

Lack of protection for historical buildings

Low-quality business along the street
In 2014, Wuhan Metro line 6 was beginning to under open-cut construction and set stations along the Zhongshan Avenue. We take this opportunity of the close down of the street, and carry out the street public space improvement plan of Zhongshan Avenue.

The planning construction area is about 4.7 kilometers in length, and 2.54 square kilometers in floor area.

**Overall Planning Area**
From Yiyou Road to Wusheng Road, 4.7 kilometers in total, main research content includes: land development, business type improvement, road traffic and landscape structure.

**Main Redevelopment and Design Part**
From Yiyou Road and Qianjin First Road, 2.8 kilometers in total, design content includes: street space reconstruction, street section redevelopment, greening and environmental facilities etc.
Better Street · Better Life

this project is trying to build a ‘public traffic street’, and transfer the Zhongshan Avenue into a culture tourism street mixed with public spaces and vigorous city life. It will become a vital link to stimulate quality of life in the Hankou old town and promote the cohesion of the whole society.
A. Underline the public transportation and slow-pace travel, reduce the use of small vehicles

Considering the features of the phased traffic function, this project carries out various street section reform, re-divide the right of the street, gives the priority back to the pedestrian and public transportation, aimed to provide a successive walking space for the citizens.
**CONTENT AND CONTEXT OF THE PROJECT**

A. Underline the public transportation and slow-pace travel, reduce the use of small vehicles

West Zhongshan Avenue, ensure the walking space is more than 5 meters wide; Middle Zhongshan Avenue, cut down the current 4 lanes into 2 lanes driveway, turning the extra space into pedestrian space and outdoor leisure space which is not less than 8 meters wide; East Zhongshan Avenue, cut down the current 2 or 4 lanes into 2 lanes driveway, and expand the pedestrian space from the current 1-3 meters wide into 3-7 meters wide.
CONTENT AND CONTEXT OF THE PROJECT

Redevelopment of Middle Zhongshan Avenue Section

Section A-A' (before)

Baiying Plaza
current building

Jiali Plaza

Section A-A'

43.0

Section A-A' (after)

Baiying Plaza
new building

Metro

Jiali Plaza

Square/Pedestrian/bikeway

lane

63.5

6.0  9.0  12.0  5.0  12.5  8.0  11.0

square  Jianghan station  square  lane  Square/Pedestrian/bikeway  lane  Square/Pedestrian/bikeway
B. create a street public space for communication

This project, aimed to encourage the communication in the street public space through the street section reform, builds public spaces like central green island, street green quarter, gives refined design to the environment infrastructures like green plants, facilities, pavement.
CONTENT AND CONTEXT OF THE PROJECT

B. create a street public space for communication

emphasis on the construction of public space node like the gallery culture square, water tower, art market, the boulevard with plane trees.
CONTENT AND CONTEXT OF THE PROJECT

C. Mixed commercial forms, promote the economic vitality of the street block
This project cooperates with the district government, plans to carry out reform of the dated infrastructures and old buildings in the old communities along the street, to introduce the culture industry, time-honored brands, and leisure tourism commercial forms, to encourage mixed relocation of different commercial types, to increase the diversity of the street commercial form, and to promote the economic vitality.

Update the commercial form, increase the economic activities

Mixed commercial form, promote business prosperity
D. Community development, enhance the inclusiveness

The plan includes the improvement and redevelopment of 32 old communities along the street, and the redevelopment ratio is controlled under 20%.

20% Ratio control of new development
CONTENT AND CONTEXT OF THE PROJECT

D. Community development, enhance the inclusiveness

This project is committed to improve the living condition, and maintain the original residents.

Baoyuan Li (after): Change the ground-floor function of buildings line on the alley inside of li-fen residence, recover the facade to original appearance.

Baoyuan Li (before)

Taian Li (Before)

Taian Li (After): add green and leisure sidewalk cafes

Baoyuan Li (before)

Baoyuan Li (after): add function on tiny frontage space, create attractive environment

Baoyuan Li (before)
CONTENT AND CONTEXT OF THE PROJECT

D. Community development, enhance the inclusiveness
The plan emphasizes the residential units with “narrow street, small neibourhood”, reforms the historical buildings and surrounding small spaces, creates a shared community service space, encourages the communication and integration between the social stratum, and provides more job opportunities for the local residents.
CONTENT AND CONTEXT OF THE PROJECT

E. Participatory planning to reduce spatial isolation

- design alliance
- chief expert system
- street showcase
- public participation
  internet platform

- site survey
- expert advice
- conference
- on-site guidance
- discussed
E. Participatory planning to reduce spatial isolation

- design alliance
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Internet platform

— Public Planning Wuhan
MAIN FEATURES OF THE PROJECT

1. Focus on the public space, create the first street in Wuhan which combines the public space and street life.
2. After the transformation, the street will give the priority to the public transportations and pedestrians, reduce the use of small vehicles in order to decrease the urban carbon emission.
MAIN FEATURES OF THE PROJECT

3. The project maintains the local residents as initial consideration, which are the carrier of urban culture and memory.
4. Planning cooperation and public participation synchronous cooperation among muti-subjects, like landscape, historical buildings protection, and urban development, etc. and create multi-methods to ensure the information access and participation of the local residents along the street.
• In December, 2014, Wuhan local government launched this plan
• So far, we are working on the historical building refurbishment, landscape construction, civil facilities construction, and investment promotion, etc.
• The construction will be expected to be finished and open to the public again around December 2016.
EXPECTATIONS AND FUTURE PROJECTS

Next Plan

Zhongshan Avenue will be set as the pilot project, and other historical blocks regeneration work will be start soon afterwards, and then, lead the revive of the whole old Hankou area and even the whole city.
CONCLUSIONS

Zhongshan Avenue District Renewal Planning

explore a new spatial carrier for the revive of urban society, economy, and culture

• Practice the ‘people-oriented’ transport concept into the street space reform.
• Encourage the concept of ‘street for communication’ during design, combine the public life with the street space organically.
• Sharing and inclusiveness of the communities. Based on diversity and inclusiveness, we hope to create a space which can exhibit the culture, demolish the isolation, and achieve the social integration in the end.
• Planning cooperation and public participation.
Thanks for listening!

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