OFFICE : COMMERCIAL

SHOPPING : WORKING

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Commercial and Retail Zones
Commercial and Retail Zones

Legend
- Commercial
- Office
- University, institutions
- Residential
- Subway station
- Railway
- Electrical wire
Scale of Commercial and Retail Zones

- Office
- Proposed office
- University, institutions
- Commercial
- Proposed commercial
CLOSE-UPS: Work Space Typologies
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
Mall Development
“Chi Fan – Let’s Eat”
Informal Retail
Retail Sections – ChengFu Lu

section 1

section 2

section 3

1. Retail
2. Other uses (housing, office)
3. Elevated train

Legend:
- Red: retail
- Gray: other uses (housing, office)
- Yellow: elevated train
Retail Sections – 4th Ring Road

- 1 [Retail]
- 2 [Other uses (housing, office)]
- 3 [Elevated train]
- 4 [Section 4]
- 5 [Section 5]
- 6 [Retail]
- 7 [Other uses (housing, office)]
- 8 [Elevated train]
- 9 [Retail]
Retail Sections – Zhi Chun Lu

Section 6

Section 7

- Retail
- Other uses (housing, office)
- Elevated train
Retail Sections – 3rd Ring Road

section 8

section 9

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