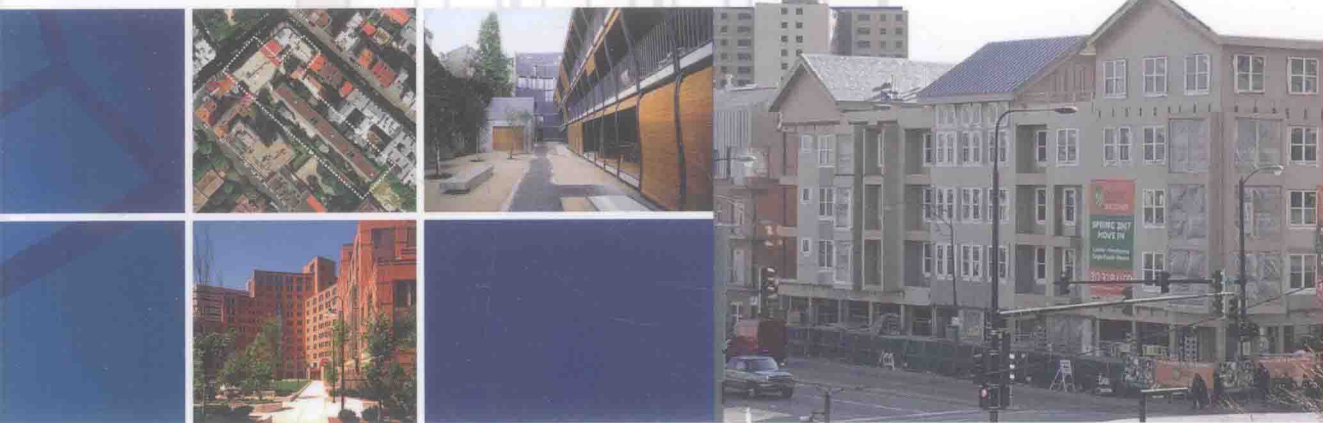


麻省理工学院 sNice 可持续社区研究系列之一
MASSACHUSETTS INSTITUTE OF TECHNOLOGY SNICE STUDY REPORTS NO.1



包容、联系和重视环境的可持续社区

Sustainable Neighborhoods through Inclusiveness, Connection, and Environment

赵亮 汤尼·李 邢锡芳 编著
Zhao Liang Tunney F. Lee Xing Xifang Ed.

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图书在版编目(CIP)数据

包容、联系和重视环境的可持续住区：汉英对照 / 赵亮, (美) 李, 邢锡芳编著. — 北京：中国建筑工业出版社, 2012. 12

ISBN 978-7-112-15263-6

I. ①包… II. ①赵… ②李… ③邢… III. ①居住区—可持续发展—研究—汉、英 IV. ①C913. 31

中国版本图书馆CIP数据核字(2013)第054009号

责任编辑：戴静 丁夏

装帧设计：徐玉梅



包容、联系和重视环境的可持续住区
赵亮, (美) 李, 邢锡芳 编著

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中国建筑工业出版社出版、发行(北京西郊百万庄)

各地新华书店、建筑书店经销

深圳华新彩印有限公司制版、印刷

*

开本：965×1270毫米 1/16 印张：14½ 字数：200千字

2015年5月第一版 2015年5月第一次印刷

定价：120.00元

ISBN 978-7-112-15263-6

(23376)

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(邮政编码 100037)

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序一

我认为麻省理工学院建筑与规划学院和万科集团之间的合作非常宝贵并且及时。我还清楚地记得汤尼·李教授第一次提出这个合作时我非常激动。作为麻省理工学院城市规划与研究系主任（从2002到2009），我在当时和现在都认为这是一个宝贵的机会，应该及时抓住并发展下去。我非常欣慰地看到李教授、赵亮老师、我们的学生和万科集团的参与人员能够把这个合作机制的成果以更直观的形式表现出来。这本书里所描述的系列城市规划工作坊和研究项目所提供的不仅仅是观察中国发展形态的一个窗口；它们更提供了从近期实践中学习经验和提出改进建议的机会。这些建议不仅仅是基于各地的最佳案例，也是基于对西方土地开发过程频繁出现的破坏性和资源消耗性的深刻反思。中国的城市发展规模之宏大，承受不起重蹈其他国家过去的失误。同样的，如果能够从中国自身的近期发展中学习经验，这样的机会必须要把握。

至关重要的是，通过聚焦社区或街区尺度上的城市规划与设计问题，MIT-万科的合作能应对远远超出单体建筑或建筑综合体所带来的挑战。对于我们MIT一方的人来说，此次合作机制带给我们一个前所未有的机会——从街区的尺度上思考并与实际建造街区的人一起工作——他们对更加持久环保地建造街区有着积极的学习兴趣。一个真正持久的场所，它的环境不仅仅要满足对自然系统敏感的要求，还要考虑社会公平和经济活力。合理的住房设计需要考虑更大尺度的问题，比如社区和街区的形成。住区不是居住的岛屿，而应该作为日常生活支持体系中的一部份。住房选择面之多样化、住宅与其它非居住功能间的联系最大化，一直是住区规划师所面临的经典挑战。要战胜这个挑战，我们必须改善保障住房的融资体系，从多层面出发防止堕入对汽车的依赖，对混合式土地利用采取包容的态度，并且把工作场所安排到与住家之间联系更便利的地方。

与此相应，场地设计必须要求最佳的规划。成功的社区开发始于良好的选址，它的价值依赖与更大范围内交通、就业、设施的联系。再有，违背现存自然体系的场地开发会丧失健康生活的机会，而带来新的环境风险。发现并培养更好的模式不仅仅带来个人和家庭居住空间改善的益处；它意味着更大范围增长和开发的格局更加支持现存的自然环境，减少对不可再生资源的需求。最终，规划师和设计师在寻求支持一种高标准的生活，一种不仅仅以经济繁荣为度量，而是在更广泛的格局上健康美好的生活。

万科与MIT多年的成功合作不仅仅包括规划工作坊，还有学生研究和旅行资助，一个很重要的作用是向新一代规划师和设计师介绍了在中国工作的挑战和机会。学习什么能够在中国得以改进不仅仅对中国有价值，对世界上其它快速城市化的地区也一样有价值。

劳伦斯·J·威尔

MIT城市规划与研究系福特终身教授，前系主任（2002—2009）

Preface I

The partnership between MIT's School of Architecture and Planning and the Vanke Corporation has been a precious and timely one. I remember well my initial excitement when Professor Tunney Lee first proposed this collaboration. As Head of MIT's Department of Urban Studies and Planning (from 2002-2009), this seemed to me, then as now, a fortuitous opportunity to be seized and developed. I am delighted by the way that Prof. Lee, lecturer ZHAO Liang, our students, and the Vanke Corporation participants have now successfully brought the results of this joint venture into a more visible format. The series of planning studios and research projects described in this book offer more than important windows into China's development patterns; they provide opportunities to learn from recent practice and to offer suggestions for improvement. These suggestions are not just based on best practices elsewhere but also on sober assessment of land development processes that have been too frequently been destructive and excessively resource-intensive in the West. The scale of China's urban development is so vast that China cannot afford to repeat past mistakes made in other places. Similarly, when there opportunities to learn in China from China's own immediate past experience, these must be grasped.

Significantly, by focusing on planning and urban design issues at the scale of the neighborhood or district, the MIT-Vanke partnership has been able address development challenges that go far beyond the role of the individual building or building complex. For those of us at MIT, this venture has brought an unparalleled opportunity to think and work with those who actually build at the district scale, and who are actively interested in learning how to do this in more environmentally resilient ways. Truly resilient places entail environments that are not just sensitive to natural systems but also attentive to issues of both social equity and economic dynamism. Designing housing properly demands consideration of larger questions of community and neighborhood formation. Housing blocks are not residential islands but instead need to be treated as pieces of a system for enacting daily life. Diversifying housing options, and linking these for maximum accessibility to non-residential needs, has been the classic challenge faced by community planners. This challenge entails everything from improved systems for affordable housing finance to multi-layered ways for avoiding descent into auto-dependency to inclusion of mixed-use schemes that can bring workplaces into convenient relationship with homes.

Correspondingly, site planning must entail planning the best possible sites. Successful community development begins with a well-chosen location, whose value is dependent on its linkages to larger patterns of transportation, employment, and amenities. Moreover, site development that fails to work with, rather than against, pre-existing natural systems, squanders opportunities for healthful living while introducing new environmental risks. Discovering and nurturing better models brings more than the benefits of enhanced living quarters for individuals and families; it also carries implications for larger patterns of growth and development that can be more supportive of existing environmental processes and less demanding of non-renewable resources. Ultimately, planners and designers seek to support a higher standard of living, one that depends not just on measures of economic prosperity but on broader patterns of healthful and enjoyable living.

Because the successful multi-year collaboration between Vanke and MIT has included not only planning studios but also student research grants and travel, it has also served the important function of introducing a new generation of planners and designers to the challenges and opportunities of working in China. Learning what can work better in China matters not just for China but for the rest of the rapidly urbanizing world, as well.

Lawrence · J · Vale

Ford Professor Urban Design and Planning, Former Head of the Department of Urban Studies and Planning at MIT

序二

当下的中国，住房是个常被人们提起的话题。人们热衷于讨论它的价格、面积和地段。也许是眼下的各种问题太紧迫，大家没工夫去想20年后，或者更远的未来，我们的房子和它所在的社区应该是什么样子。

其实，我们如今的居住环境，很大程度上在20年前甚至更早就被推进了驶向现在的轨道。比如，提到中国让人头疼的城市交通，北京和上海常被拿来作对比。城市机动车数量暴增的背景下，在明清旧城基础上套用前苏联宽马路大街区规划的北京，交通拥堵问题远比核心城区仍沿用当年“英法租界”密而窄路网的上海严重。

最近30年，中国经历着巨变，我们当然不能事后诸葛亮地批评当时的规划者。但一个确定的事实是，巨变中的中国，要求规划和建设者的眼光更加长远。为20年后的城市着想，也应该是房地产企业的责任。没人可以准确预知未来，但我们需要追问：下一代的住房和社区形成之后，社会经济环境将会变成什么样？

美国麻省理工学院（Massachusetts Institute of Technology，简称MIT）有着关注中国发展的传统。从20世纪80年代初开始，规划泰斗凯文·林奇（Kevin Lynch）、加里·海克（Gary Hack）、汤尼·李（Tunney Lee）等教授就开始访问和研究中国。MIT也是美国为数不多的将城市设计和经济政策进行综合性研究的高校。

赵亮先生哈佛设计学博士毕业后，进入麻省理工学院（MIT）城市研究和规划系（DUSP）任教，和汤尼·李教授一同致力于找到一套适用于居住社区的可持续发展理论。从2005年秋天开始，在万科的帮助下，他们指导了一系列有关中国可持续住宅开发的工作坊（studio）。每年，有12名MIT的研究生组成课题组，用5个月时间，通过实地考察、入户访谈等手段，研究中国的可持续居住问题。

6年的研究之后，他们形成了自己的理论：sNice。全称为包容、联系与重视环境的可持续社区（Sustainable Neighborhoods through Inclusiveness, Connection, and Environment）。sNice不是全新的发明，而是将可持续思想对环境、经济发展和社会公正的关注具体应用到社区发展中。中国城市发展遇到的不少问题，是其他国家和地区已经或正在经历的，可以通过研究其他城市的发展趋势对未来提出一些建议，这也是sNice理论的基础。有意思的是，在他们6年的研究中，很多初期预设的情况已经出现，甚至比预想来得还要快。比如，能源价格上涨对人们生产生活方式的改变、环保观念迅速深入人心、政府全面提高建设密度、传统的住宅开发商介入城市综合体和保障房开发等等。这也从另一个角度证明这套理论的科学性和实用性，它正是我们需要的工具。

房子是造给人住的。作为房地产企业，将先进理论作为工具，是为了让自己的产品最大程度地满足更多人的需要。从20世纪80年代末算起，万科已经给中国人造了20多年房子，一些曾经风光无限甚至改写一地人居历史的项目，今天已经被人们称作“老社区”。但其中的居民，还是我们的业主，为他们继续创造更好的居住环

境，仍是我们的责任。我们发现在万科的具体实践中，我们的一些思路和尝试，正好和sNice理论相契合。

在自然系统方面，万科不少项目都注重因地制宜地保留当地的历史文脉和自然风貌，比如天津的水晶城项目，这里原是有30多年历史的大型国有企业天津玻璃厂，现已迁往滨海新区。基地上留下了许多遗迹：厂房、卷扬机、消防栓、烟囱、铁轨，以及厂区内400多棵树龄为10年~30年的大树等。规划的制定十分尊重基地原有环境空间格局：将东入口处的老厂大门改造为新社区独特的入口标志，两条林荫道得以保留下来，分别作为社区内主要的车行路和步行街。厂区中心的一个旧厂房被改造为社区会所。原卫生院周围数十株茂盛的白蜡树被完好地保留下来，该地区也被改造为一处重要的公共空间。厂区内的旧铁轨叠加在步行街上，铁轨上布置了一系列雕塑作品。步行街尽头，陈列着一台庞大的旧蒸汽火车头。社区中心会所由厂区内最大的工业建筑——原吊装车间改造而成，车间原有的巨大的钢筋混凝土框架被完整地保留下来……一个现代居住区中保留了这样一段老工业时代的历史，在大拆大建、寸土寸金的高速城市化背景下，显得尤为可贵。

在探索住宅系统方面，位于广州和佛山之间的万汇楼，也在做着积极的尝试。这是一栋建在商品房用地上的廉租房，设计原型来源于福建客家土楼，借鉴了土楼房间朝向好、内院空间大、抗风、抗震的优点，还力图创造土楼中“一家居住，亲如手足”的社区氛围。万汇楼有两百余套住房，可容纳1000多人居住，平均月租金仅为500元。社区治理上，万汇楼采用住户自治的管理模式，零物业费，不设专职保洁员，鼓励住户互助共管，自觉维护公共卫生，实行门前三包，垃圾分类。这是万科履行企业公民责任的一次大胆尝试，希望能探索三个主题：公共生活、互助公关和去标签化。目前来看，这项尝试已经取得了积极的成果。

以上这些工作，在行动之初可能并没有十分明确的理论指导，万科只是在为客户负责、履行企业责任等等良性的动机下摸索着前进，但大家的目的和最终的结果显然是一样的：跟上甚至超越时代，让我们的社区不断满足人们的需求。

未来，随着城市化进入新阶段，结合sNice理论和各城市实践，万科还会在垃圾分类、节能环保、商业服务和城市综合体建设、老社区改造、保障房、老年住宅、绿色建筑等方面做出更积极的努力。

2011年上海世博会的主题是“城市，让生活更美好”，除了常规展馆，还专设了城市案例联合馆，各种为实现未来更美好生活方式的技术和理念在这里被一一呈现。这些纷繁的案例，并不只是天马行空般的幻想，它们的背后，还有很多像MIT团队这样的研究者和万科这样的实践者。能够为他们的研究提供力所能及的支持，也是万科的荣幸。希望这些成果能够冲击和改变旧的观念，推动我们未来的居住环境向更美好更和谐的方向发展。

王石

万科集团董事会主席

Preface II

In today's China, the topic of housing is very frequently mentioned. People are interested in housing prices, unit sizes, and locations. Maybe because there are too many urgent problems to be solved, we do not have time to think about what the housing and communities will likely be in the next 20 years. In fact, the present residential environment is largely determined 20 years ago or even earlier. Take traffic as an example, Beijing, which is based on an overlay of the imperial Ming city plan and socialist super-block strategy borrowed from the Soviet Union, is more problematic than the city center of Shanghai, which is developed on a plan of smaller blocks laid in the late 19th century. China has experienced dramatic changes in the recent thirty years. We can't blame those who made today's city plan because they have their limitations. But the fact is that the drastic transformations urge us planners and builders to envision the future from a long-term perspective. As the largest real estate enterprise in the world, Vanke also has the obligation to be visionary about city's future. Although nobody can predict the future accurately, we still need to ask: what will be a likely socioeconomic environment in the next decade when the new generation of communities takes shape?

Massachusetts Institute of Technology (MIT) has a long tradition to study the urban development of China. Senior scholars such as Kevin Lynch, Gary Hack, and Tunney Lee, have undertaken a long-term research of China's urbanization since the early 1980s. Meanwhile, MIT's Department of Urban Studies and Planning (DUSP) is one of the few planning schools which insist on an integration of physical design and socio-economic policies.

After graduation from the Graduate School of Design at Harvard University, Dr. Zhao Liang became a lecturer at DUSP, where Professor Tunney Lee and Dr. Zhao Liang have explored a series of studies on sustainable community development. Since 2005, with sponsorship from Vanke Corporation, they have conducted a series of planning studios in China. Each year, twelve graduate students from MIT spent five months to explore the problems and possible solutions through the field studies, questionnaires, and interviews with local residents. Six years later, Lee and Zhao's efforts led to a framework called sNice, which is short for "Sustainable Neighborhoods through Inclusiveness, Connection, and Environment". sNice is not a brand-new invention; instead, it attempts to apply the general principles of sustainability such as the three "E"s (environment, economy and equity) to the area of community planning. China is experiencing many problems during its urbanization which have been experienced by other countries and cities. This makes it possible to understand the trends and give suggestions for the future. sNice is based on such assumption. In fact, many assumptions made by Lee and Zhao have happened even earlier than their expectation six years ago. For example in China, the increasing energy prices has already transformed people's behavior, and the concept of environmental protection has received supports from the public. City governments increase building density due to the scarcity of lands. Residential developers are involving into the mixed use urban complex. These have proved the value of the study of sNice.

Housing is designed for people's living. Real estate developers need better intelligence to satisfy residents' demands. Since the late 1980s, Vanke Corporation has built buildings for Chinese people for more than 20 years. Many projects become old communities. However, we are still responsible for the residents in these communities as well as in the new ones. We find that our goals and attempts in many projects are consistent with those proposed by sNice.

For example in terms of preserving the natural and cultural context proposed by sNice, Vanke's projects always pay great attention to the conservation of historical and natural environment. The Crystal City project in Tianjin was built on the site of Tianjin Glass Factory, a thirty-year state-owned enterprise and was relocated into Binhai new area. The site had a lot of elements from its special history, such as plant buildings, hoisting machines, fire hydrants, old chimneys, obsolete

trails, and four-hundred trees aging from ten to thirty years. Vanke's plan tried to keep original characters of the space and environment. The old factory gate was re-modeled as the unique entrance to the community. Two existing roads and trees on both sides were kept and serve as new community roads for automobiles and pedestrians. An obsolete plant building was transformed to a community club. Old trees were well preserved surrounding a place which was reshaped as a desirable public square. At the end of a central boulevard, a large steam locomotive was kept. Along the old railway tracks, designers put on photos and sculptures and created an outdoor gallery to memorize the history of the factory. All these attempts seem very valuable in the context of the aggressive urbanization in China.

Regarding housing and community systems, Wanhui Building located between Gunagzhou and Foshan can be viewed as a pilot project of affordable housing done by a developer. Vanke designated a piece of land of market rate houses to build Wanhui Building for low-price rental. Inspired by Fujian Earthen Houses (Tulou), Wanhui Building has a large courtyard at center and creates an open, amiable, and inclusive atmosphere. The building uses a structure which can resist wind and earthquake. It provides 200 units for about one thousand people. The average rent per month is under 500RMB. Wanhui Building adopts self-management to save property management fee for residents. They are encouraged to do cleaning, sort trashes, and maintain the public environment by themselves. This project was a great attempt for Vanke to fulfill our social responsibility. We hope the experiment can help the community to create a good public life, encourage mutual help, and create a mix community by de-labeling people's status. By now, it seems the efforts have already achieved the goals mentioned above.

Vanke did not have a clear theory before taking these actions. We were only motivated by the responsibility for clients and the whole society. However, Vanke's goal and result are consistent with what we learned from MIT's team: keeping up with China's development and let people's need better served in our communities.

In the future when China's urbanization enters a new stage, Vanke will apply sNice principles in our practices in various cities. We will make more efforts in many fields, such as waste sorting, energy and water saving, mix-used city complex, old community redevelopment, affordable housing, senior housing, and green buildings.

The theme of 2010 Shanghai Expo is "better city better life". Besides the regular exhibition halls, the pavilions in Urban Best Practice Area displayed worldwide cases where different technologies and ideas were shown to improve people's lives. Such wide range of cases was not just imagination; on the contrary, there are many researchers like MIT's sNice team are working on it. It is Vanke's honor to support such teams. We hope that these innovative studies can reform the existing environment and drive the communities towards a more sustainable direction.

Wang Shi

Chairman of China Vanke Co. Ltd

导言

20世纪90年代以来，中国人的居住模式在短短的20年间发生了深刻的变化，数以百万计的家庭随着城市化的进程搬进了新的居住单位中。从传统的单位大院、低矮平房、城郊的农村住房发展到对通风、日照、景观、材料、品质有更高要求的商品住宅。这些住宅大多数由开发商从政府手中购买土地、建造、零售给单个家庭。居住社区在市场推动和开发设计人员的努力下不断完善，很多创新事物涌现出来，在短短20年间形成了不同于世界上任何地区的中国式现代居住方式。

但是，我们仍然发现站在更大尺度和全新价值观上，我们的社区是不可持续的。体现在如下几个方面：

环境持续遭到破坏。持续高强度的城市化和粗放的规划迅速改变自然地貌，山体被切割夷平，溪流被填埋，树木被砍伐。过度粗放建设和失控的城市发展导致自然系统的严重退化，破坏了水文、土地、生物构成的自然生态系统。

资源使用模式不可持续。市场经济刺激下，全球范围内的资源过度使用，污染过度排放。我们对资源，包括能源、水资源、土地和劳动力的使用仍然极度粗放和缺乏认真规划。工业、汽车和建筑工地排放的空气质量威胁着人和其他生物的健康和生存。我们制造的大量废物经过简单处理就加以填埋。在中国对节能低碳的认识虽然已经快速推广，但无论从制度建设、实施力度还是认识普及度仍没有达到形成全社会共同的行动。强调“四节一环保”的绿色星级制度仍然没有被普遍应用。住宅产业化等前瞻性思维只在少部分建设实践中应用。

城市缺乏将人们有效联系在一起的网路。包括开放空间、交通、教育、健康、娱乐等公共产品的获得在很多城市中既不方便也不公平。配套设施的布置缺乏有效的规划加之各自为政的建设导致设施分配不均衡使得服务网络遭到破坏。旧城区医院、学校、商业密集，新兴城市（如深圳）和新城市化地区生活设施稀缺。城市中普遍恶化的交通状况更增加了到达这些公共产品的时间和金钱成本。用地和交通规划脱节，导致出行过度依赖小汽车，增加了碳排放，扼杀了自行车、步行等慢行方式。一线城市已经出现了难以应对的汽车拥堵状况，不得不通过限制购买等极端手段来缓解交通。

人口年龄、收入结构的变化带来的新挑战。随着经济发展速度逐渐趋稳，中国城市化初期阶段完成。随着老龄社会的到来、消费结构的改变，居住模式必将发生又一次革命。我们的社区发展还没有产生与之适应的变化。局部的探索（如老年住宅、混合社区等）还没有完全成熟。虽然大量的保障房建设已经开始，但是保障性住房的规划、建设、分配、退出、管理机制尚未健全。贫富不同人群的区隔，为未来贫民窟埋下隐患。随着住宅价格高企，商品房和保障房社区的区隔最终会加剧社会分化和不和谐。建成社区中虽然有业主委员会，居民参与仍然停留在概念中。

城市规划、设计、开发和管理脱节，社区学科研究不健全。中国当代的规划理论基础借鉴于1920年代的德国以及受其影响1930年代的苏联理论与实践。这些城市规划理论虽然不断改进仍然无法适应当今中国快

速城市化和市场经济的不断发展。目前地块规划的管理模式过于依赖几个简单的指标因而无法做到对城市发展的精确管理：政府提出容积率、绿化率、千人指标等简单的标准，开发商按照利润最大化模式做修建性规划。随着政府和开发商博弈规则的固化，社区变得千篇一律。市场经济的大发展导致“顺市而为”。由开发商主导的社区建设迁就大众消费者的胃口。高品质居住定义模糊，可持续居住价值观体系还没有形成统一认识。什么样是好的居住的体验？是环保的、方便的、高效的？还是奢侈的，表面的、夸大社会鸿沟的？

在很多城市里，微观居住区建设和宏观城市规划脱节，城市实际建设事实与城市空间发展目标背离，城市物质规划和社会经济运营脱节。在国外被广泛量化讨论的课题，比如土地规划和交通规划协调研究、房屋价值影响因子研究、配套服务是否有效等由于可靠数据和有效方法缺乏而被搁置。建筑设计师被请来塑造着城市，建筑的形象成为决策者最看重的，被无限放大到城市尺度。传统建筑学和城市规划学科划分导致中观层面和社区尺度的研究真空；社区研究作为独立的学科尚未被广泛承认；社区规划、社区建设、社区维护和管理、社区和城市关系等一系列重要问题还没有被系统研究。

美国麻省理工学院 (Massachusetts Institute of Technology, 简称MIT) 有着关注中国的传统。在规划泰斗凯文·林奇 (Kevin Lynch)、加里·海克 (Gary Hack)、汤尼·李 (Tunney Lee)、凯伦·波兰斯基 (Karen Polanski) 和劳伦斯·威尔 (Lawrence Vale) 等教授带领下，MIT 的师生自80年代改革开放初期就对中国的城市发展进行了长期跟踪和研究。哈佛大学规划博士毕业后，我任教麻省理工学院城市研究和规划系 (DUSP)，和汤尼·李教授一起研究可持续社区课题。可持续发展的概念提出了多年，公认的原则是3个E：环境友好 (Environment)、经济发展 (Economy) 和社会公正 (Equity)。我们做研究的时候感觉大家对可持续发展基本上还是停留在一些理论上的探讨。尤其是在社区研究方面并没有一个具体的、大家都认同的体系。到底什么叫做可持续居住社区？还没有一个成型的理论框架和共识。因此，研究的主要目标就是通过大量的实例和理论研究，找到一套适用于居住社区，尤其是中国居住社区的可持续发展理论和方法。从2005年秋天至今，在万科集团的帮助下，我们指导了一系列工作坊 (studio)。每年MIT的研究生组成课题组用5个月时间研究中国的可持续居住问题。其中包括10天左右现场考察。课题组考察了上海、深圳、天津等地的数十个社区以及它们所在的片区和城市，做了大量的问卷、入户访谈工作，并通过模拟规划练习了解矛盾并提出建议。

经过6年来的教学研究发展，研究成果逐渐成形：我们称之为**sNice理论，即包容、联系与重视环境的可持续居住社区 (Sustainable Neighborhoods through Inclusiveness, Connection, and Environment)**，这个系统源自于对可持续发展基本原理的整体解读，并且将其在社区规划方面具体化。2010年9月我们在麻省理工学院举办了成果展览，包括sNice可持续社区理论的体系以及具体应用。这6年的部分工作成果计划出版丛书《麻省理工学院sNice可持续社区研究系列》。本书《包容、联系和重视环境的可持续社区》是丛书第一本，分为四部分：

第一部分 sNice概述: 包容、联系和重视环境的可持续社区

第二部分 相互联系服务完善的城市次中心

第三部分 环境管理和教育

第四部分 建设多样化社区

本书第一部分来自于2010年MIT举办的sNice展览, 全面介绍sNice的目标、方法论、如何使用。主要篇幅介绍四个子系统: 自然系统(Nature), 社区系统(Community), 可移动性系统(Mobility)以及住宅系统(Housing)。每个子系统有各自的目标, 分析和规划建议举例。这些举例来自于从2006年到2010年各个工作坊, 用来说明sNice原则和方法是如何应用在社区规划、管理、教育等方面的。

本书二、三、四部分的工作基础是2007年MIT在深圳举办的工作坊, 重点阐述了随着中国城市化大幕展开, 以深圳为代表的很多新城市经历了高速发展。这些城市的周边由于缺少规划而形成了混乱的状态。书中强调这种状态在城市化新时期应当怎样被反思和调整。研究聚焦深圳关外距离市中心10公里的坂田地区。在这里, 统一规划还没有完全到位之前就已经形成了郊区社区、城中村、工业区犬牙交错的状态。和市中心相比较低的房价吸引了居民来此购房居住。以万科四季花城为代表的小区内部环境优美, 和外部混乱无序形成对比: 长期以来这里功能杂糅、交通不畅、配套不足、规划缺失。随着深圳市的向外延伸, 主要的交通干线建设起来, 轨道交通也规划延伸到这里。本书在sNice提倡的价值观和规划逻辑下以坂田地区为例, 探讨随着城市化进程的加深, 原先在城市规划范围之外已经自发实现城市化的地区如何借助新的机遇形成城市次中心。书中表明新的建设应当遵循的目标和原则, 并在四个子系统中寻求完善。

在第二部分“相互联系服务完善的城市次中心”中, MIT团队以未来的轻轨站为中心为周边的各个社区提出了发展目标和策略, 试图在坂田核心地区重新建立城市的秩序。

在第三部分“环境管理和教育”中, 小组在研究深圳的自然发展历史后发现了坂田地区未开发前的自然水文系统已经被大规模建设所割断和破坏了。MIT的团队设想了一系列措施可以修复这一系统。这一部分还提出了一系列社区教育的计划, 我们认为只有居民的参与才能真正达成可持续社区的目标。

在第四部分“建设多样化社区”中强调健康的社区不是单一的一种人, 而是需要多样的人群构成, 他们包括不同的年龄、收入、社会群体。这部分论述了怎样的混合才是有效的和良性的。以及如何采用规划手段达到这一目的。

参加本次工作坊的学生有助教是Kai-yan Lee。MIT研究生有Shutsu Chai, Stephen J. Crim, Justin Fay, Kristen Hall, Kumar Kintala, Sophie Martin, Molly Mowery, Benjamin Solomon-Schwartz, Amy Stitely, Claudine Stuchell, Jase Wilson, Astrid Wood。Jenni Won 参加了第一部分的编辑。吴静参与了翻译工作。

赵 亮