

美国规划师协会 推荐

International New Landscape

国际新景观 策划

石莹 林佳艺 编

# 区域规划&城市设计·美国

## Analysis and Planning · USA

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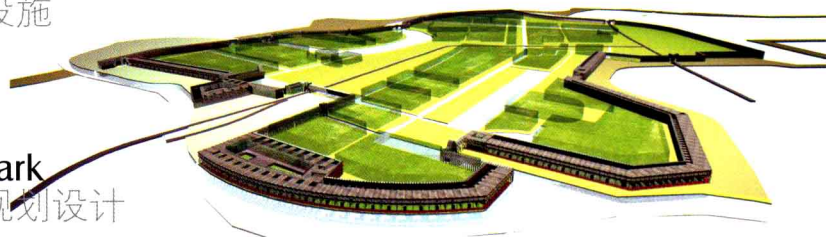
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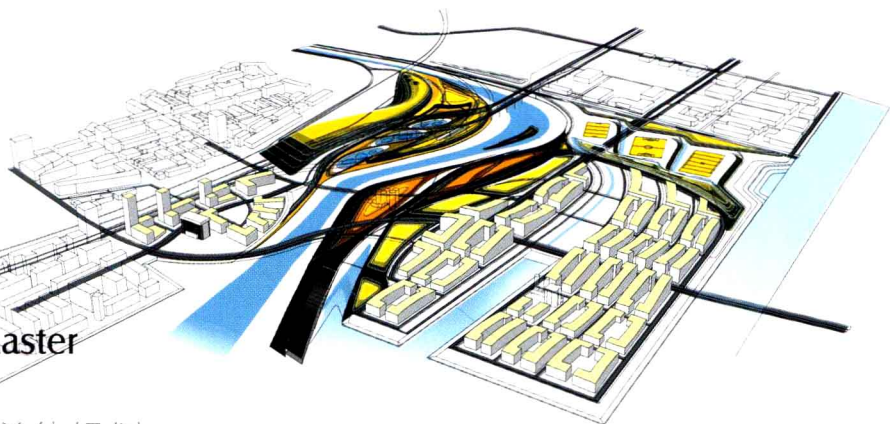
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渥太华

# 马头丘区域总体规划

Area Master Plan for Ottawa Escarpment District

## Urban Strategies

“一个突破传统的规划设计，是规划设计学习中的典范。将一个悬崖区域规划成为边缘地区与城市中心和城市周边地区的纽带，使得人们在懂得尊重自然的同时也要懂得利用自然。”

——专业奖评委语

"A breakthrough of traditional planning and design, a learning model of planning and design. A cliff region is brightly planned as the bond between urban and suburban areas to make human know how to take advantage of nature while respect it."

—Professional Awards Jury Comments





## 项目简介

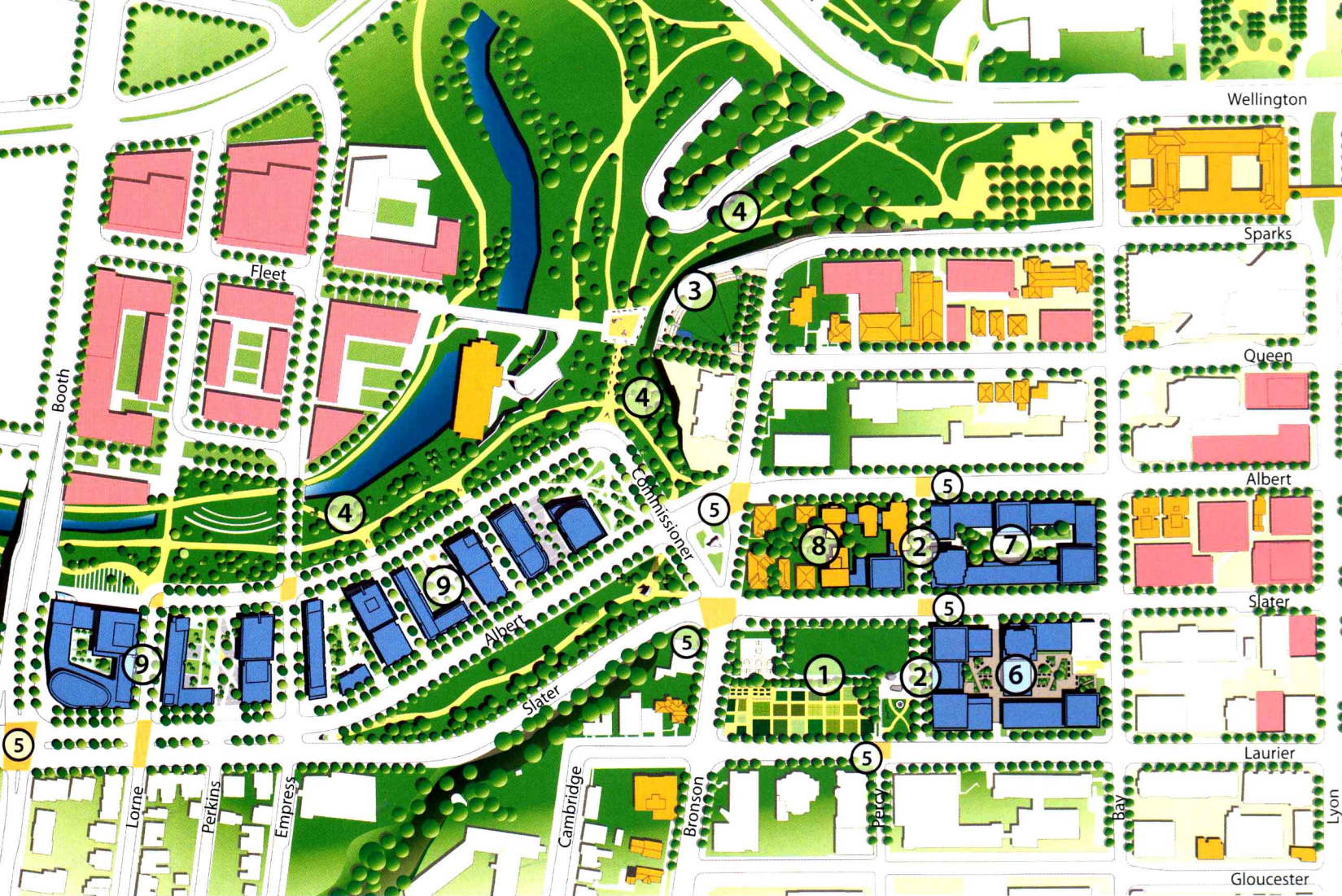
### 项目描述

该项目的建造将为一个人口密集的市中心边缘地区未来的经济发展和人口增长提供指导方向和相关的准备工作。作为一个城市的边缘地带，该区域的独特之处就在于处处高

楼林立，从坐落于渥太华悬崖之上的这些高楼里俯瞰崖下景致，秀美的渥太华河与繁华的市中心尽收眼底。这一高楼群仅仅只是渥太华众多的高楼区之一，但它却为渥太华的城市再发展创造了独特的挑战性机遇。此项目是在该地







区经济增长的压力之下而建的，它的兴建将促进城市边缘地区的发展，使其成为边缘地区与城市中心和城市周边地区的纽带。

该项目的建造是为了给已经成形的建筑和开放空间提供一个明确的发展框架和相关的发展建议。这一发展框架与相关建议将直接被渥太华市政府应用于加强该地区的未来发展与建设之中。该项目确定了小规模投入而提供给当地更多意义重大的再发展机遇的模式，将拨专款在学区周边建造新公园和开放空间，改善学区周边地区的公共交通连接系统以及一系列的公共领域环境；此外，还将建立一个强有力的实施战略，包括设计指南与新的规划政策。

该“项目”并不是一个孤立的景观项目，它的建立将对这一地区近期和未来的发展起到十分重要的可持续性作用，有助于推进渥太华新的城市规划与社区设计的发展进程，同时也为具体方案的实施提供了一个战略方针。为了确保已确定议题可行性方案的顺利推出，也为了确保相关的设想能与目前的城区发展规划保持一致，当地政府在各种团体和个人中进行了意义深远的广泛调研。这一高度浓缩的

协商举措涉及500多个利益相关者，使得他们可以共同参与研究小组，并为该项目定期举行的正式会议、非正式开放住房和嵌入式会议做出了贡献。由于基础工作的顺利完成，加之对各利益相关者资金投入的重要性有着足够的认识，该项目的规划方案成功地为支持新城市主义宪章各项建议性原则的制定奠定了坚实的基础。

该项目通过建立一个更具可持续性的城市环境——包括城市道路、公园、开放空间、水路系统和城市文化遗产区域等重要城市设施建设，从而确立了一系列支持新城市主义建议性原则的举措。该项目的建造为这一地区提供了有利的发展空间，使其可以建成集一系列高层建筑、公共空间和交通运输设施于一体的综合型社区。该项目通过以下几点来实现这一综合社区的建立：

- 确定具有发展潜力的新型宗地，筹备未来建筑形式与建筑质量的相关建议；
- 筹备公共区域、绿化网络连接和规划内新型主要开放空间的设计方案；
- 筹备以地块为基准的设计准则，从而对场地的具体发展



应用、公共区域的改善规划、交通设施建设以及各种相关的发展方案进行更为深入的了解与掌控；

- 为日常决策制定一个简明有效的指导方针；
- 制定一个现实而具创造性的施行计划。

该项目在其建设过程中的重要挑战之一就是攻克由大面积上下分裂的悬崖所引起的现实性障碍。景观设计师们通过流体连接系统的建立以避免悬崖分裂日益严重，从而促进一个与周边区域有着良好连接系统的地区的建立。为支持这一长期规划的顺利实施，设计师们制定了以下10项发展与规划原则，以便在该地区的建设过程中，对各种决策行为进行指导与约束。

1. 该地区将成为一个集生活、工作、参观、游览于一体的安全、美丽而又舒适的综合性区域。
2. 独特的地区属性将得到有效的保护，包括独一无二的景致、形态各异的地形、壮美的山水、宝贵的建筑文物，以及城市道路与国道之间的重要连接系统。
3. 该地区将提供各种旅游服务设施，以满足本地居民和外地游客到此游览的各种需求。

4. 在了解当地人口密集这一特征的情况之下，景观设计师们将把建造高质量、舒适、宽敞的人行道环境纳入到地区规划的范围之内，同时，他们还考虑到新建人行道与现有道路设施的和谐共存，使二者成为一个有机的整体。

5. 新建道路将为机动车道、自行车道与人行道提供平衡的活动空间。

6. 对空间区域的高品质设计将为该地区的新投资和新发展创造一种宜人的空间环境。

7. 开放空间的设计将以迎合周边社区的需求和支持城市扩张为主。

8. 通过公共区域的建设与合理的发展格局，将确保该地区与市中心的连接畅通无阻。

9. 良好的公共交通系统将确保社区内人流与车流的正常运行。

10. 新设施的发展与公共空间的建设都必须包含冬城的挑战性设计方案。冬城的设计风格必须具有四季变化的特征。

该项目的建设为人们进入加拿大首都渥太华的市中心提供







▲ 规划区内的开放空间系统由一系列的绿色空间组成。这些绿色空间为原有当地居民、新迁居民以及外地游客提供了环境优美的活动、娱乐和休闲场所  
The open space network of the District is comprised of a series of green spaces that provide a diversity of settings for activity, recreation and amenity for existing and new residents, as well as visitors to the area

了很好的铺垫，使人们提前感受到了渥太华的现代气息与热情四射。它通过为新区域和停车空间所建立的一个强有力的框架，使得该地区与市中心更为接近，也加强了与周边地区、国家开放空间与水路系统的连接，从而为该地区的未来发展提供了无限商机。

## 关于宪章原则

### 周边地区、该地区与交通走廊——原则第10条与第13条

在该地区的山顶，将设计建造引人注目的新型住宅区，这些住宅区的建造将与现有的周边景观环境紧密相连，从而形成一个新型社区主公园。这一公园将为环境建设提供大量必需的绿色空间，并且它将为当地居民和游客举行一系列的社区文娱活动提供良好的活动平台。这一绿色公共空间完全与其周边更为广大的开放空间网络相连，使得当地居民可以灵活地在其周边的渥太华河和绍迪耶尔群岛区域之间走动。当地不同阶层的居民都将拥有适合自己的更为舒适的住房。

与现有的发展环境和谐共处是这一地区规划的宗旨，区域规划中提出：该区域内的新建建筑应当拥有配套的高质量公共活动空间和街景设施，同时，在建筑过程中，要注意对区域内具有历史意义的古建筑进行有效保护，例如，始建于1913年的渥太华技术高中及其礼堂和体育馆。此外，街景设施建设应汲取渥太华市中心活力四射的街道氛围，改变现有单调空白的街道墙面和死板的人行道环境，使其成为一处连接市中心与公共交通区域的宜人空间。

### 周边地区、该地区与交通走廊——原则第12条与第15条

该项目引进了一系列的自然景观设施和大量的城市化设施，从而全面营造一种城市氛围。为了柔化城市特性，促进整个区域的流动性，绿色链接将引入社区的核心建设之中。区域内那些新建的和经过修复的公园就宛如水中的绿色汀步一般，至上而下点缀着整个区域。

整个学区的建设重点将放在建立一个舒适、宜人的人行道环境上，使其能够支持一种人行通道的逻辑模式贯穿整个区域，从而与公共交通系统组成一个统一和谐的整体。这种逻辑模式的发展将促进快捷的步行游览通道的建立，有利于该区域与市中心、区域周边地带的交通连接，亦可加强与邻近区域之间的交通互动。所有新建的人行道和自行车道都应与此前的公路和道路系统相连接，形成一个统一的整体。区域内主要的非机动车行道连接包括：

- 位于街区中部的一个绿色行人地下通道连接着两条交通主干道；
- 位于区域底端的一个经过重新配置的合理化街道网络，使得在这一地区建立实用绿色空间成为可能；
- 在主十字路口新建或改进一系列的行人穿越道；
- 建于公共交通节点之上的人行道网络将有助于消除由运输廊道所引起的交通隔离；
- 一个完整的人行道与自行车道系统将横跨整个学区。

该项目为在居住人口大量新增和高商业使用率地区建立一个有凝聚力的、高品质、高密度的城市广场提供了一个绝佳的机会。该项目规划以最佳的可持续方式发展，全力支持该地区与市中心之间公共交通交汇处的住宅强化建设。

在地形较高的交通区域，当地政府鼓励开设一些额外的街头零售摊点，也可作为其他商业用途，以便为市民们提供更多活动空间，也将为商家们提供难得的商机。这些街面摊点或商铺的建立能够促进当地街头零售行业的兴起，同时也为外来游客提供了宝贵的当地服务。这些都是通过相关的土地混合使用规定从中进行调节的。学区内新型土地使用的多样性包括住房、就业、开放空间、社区、娱乐与当地购物。

### 周边地区、该地区与交通走廊——原则第18条

开放空间系统确定了现有的公园及开放空间，同时还包括大量新建与改建的开放空间。该区域的开放空间系统由一系列的绿色空间组成，这些绿色空间为原有当地居民、新迁居民以及外地游客提供了环境优美的活动、娱乐和休闲









▲ 规划区东西走向的日落景象  
The sunset from the east to the west

场所。现有绿色空间与规划内的各式空间将连成一体，共同为该区域的城市化区域营造一个荫绿的城市屏障。

这些开放空间的类型如下所示：

- 社区设施与区域旅游景点两用的大型正规开放空间，用于为各种休闲活动提供正规的聚集点。
- 为当地居民提供休闲和绿色空间的社区公园空间。
- 连接与贯穿整个学区的人行道系统将学区内的社区服务系统与相关设施更为紧密地联系在一起。
- 该区域本身所拥有的自然遗产。一系列相互连接的绿色公园空间就宛如水中的绿色汀步一般，至上而下点缀着整个区域。
- 社区园地——80块市政所有的小块土地全部用于当地农作物的种植。其中包括一个颇具成效的堆肥项目区域、园艺信息研讨区、实地考察区、社区草药种植区，以及为渥太华市政驻地、渥太华粮食储备中心和压力释放中心提供的粮食供给区。

## Project Description

The project was prepared to help guide the future development and growth of a high density downtown neighborhood. As an urban neighborhood, the district is uniquely characterized by a series of high-rise developments perched on the Ottawa Escarpment overlooking both the Ottawa River and the downtown core. This high-rise cluster is just one of the high-rise areas in the city and creates unique challenges for redevelopment. The project is an area under intense growth pressure — which is expected to develop, as the area evolves, the neighborhood and the primary connection between the amenities of the downtown and the more peripheral neighborhoods.

The goal of the project was to provide a clear development framework and related development proposals for both the built form and open spaces. The framework and related proposal bundles will be used by the City of Ottawa to direct the future



growth and intensification in the district. The project identified both smaller-scale infill and more significant re-development opportunities, new park and open space provision, and improved public transit connections and a series of public realm improvements across the study area. A robust implementation strategy, including design guidelines and new planning policies were also created.

The "project" was not completed in isolation but built on recent and on-going initiatives, helping to move forward the City's new urbanism, community design-oriented development process and providing a strategic approach to implementation. To ensure that workable solutions of clearly identified issues were proposed, as well as to ensure that the vision was in line with current thinking for the Downtown area, a significant part of the process involved engaging with a broad spectrum of individuals and groups. This highly inclusive consultation process involved more than 500 stakeholders to engage with the study team, which contributed to the development of the "project" on a regular basis via formal meetings, informal open-houses and drop-in sessions. By

building on basic work already completed and recognizing the importance of stakeholder input, the plan successfully achieved a solid foundation for recommending principles that support the Charter of New Urbanism.

The project identified a series of actions that support principles of new urbanism by contributing to the creation of a more sustainable urban environment—including city streets, parks, open spaces, waterways and areas of heritage. The project provided the area with an opportunity to create an attractive community where buildings, public spaces and transportations work well together. The project achieved this by:

- Identifying potential new development parcels and preparing recommendations on the form and quality of future built form
- Preparing design proposals for the public realms, green connections, and proposing new major open spaces
- Preparing design guidelines on a block-by-block basis to inform site specific development applications, public realm improvement plans, transportation and development initiatives
- Establishing clear and succinct guidelines for day-to-day







▲ 中央公园东北部景观  
Central park view to the northeast



decision making

- Establishing a realistic yet creative implementation plan

One of the major challenges of this "project" was overcoming the physical barrier caused by a prevalent escarpment which divides the district into two parts: Upper Escarpment and Lower Escarpment. The challenge lied in creating fluid connections to avoid isolation and promote a district that is well connected to its many surrounding features. In support of the long-term plan, the following ten development and planning principles were

developed to guide decision making within the district:

1. The district will be a safe, attractive and comfortable place to live, work, visit and play.
2. Unique attributes of the area, including unparalleled views, dramatic topography and landscapes, built heritage, and key connections between the Federal Realm and the Civic Realm will be protected.
3. The district will contain a variety of uses that support the needs of local residents and visitors to the area.
4. While recognizing the high density character of the area, new development will be of high quality, create a comfortable pedestrian environment, which will integrate harmoniously with existing development.
5. Streets will provide a balance between the need for moving vehicles, cyclists and pedestrians.
6. The quality and design of the public realm will create desirable settings for new investment and new development.
7. Open spaces will be designed to support the needs of the surrounding communities and the city at large.
8. The district, through its public realm and development





▲ 社区园地建设：80块市政所有的小块土地全部用于当地农作物的种植  
Garden Construction for Local Community: 80 plots of City-owned land dedicated to the cultivation of locally grown produce

pattern, will ensure that the community is well connected to the downtown.

9. Public transportation should support both the density and functions of the community.

10. New developments and open spaces must embrace the challenges of designing for a Winter city. Design must be adaptable for all seasons.

The "project" articulates a contemporary and inspiring entry statement for the Downtown of Canada's National Capital. It positions this area for future opportunities by creating a strong framework for the introduction of new development and park spaces, allowing the District to be more integrated with the Downtown, adjacent neighborhoods, national open spaces and waterway systems.

## Response to Charter Principles

### The neighborhood, the district and the corridor—Principle 10 & 13

At the top of the district, striking new residential developments are designed to seamlessly integrate with the existing context to frame a major new community park. This park space provides

much needed green space and acts as a formal stage for a spectrum of community-based activities for the enjoyment of local residents and visitors. This green common space is fully connected to the wider open space network, allowing users to move easily between their urban neighborhood, the Ottawa River and the Chaudière Islands. A diversity of residents will be accommodated with a range of housing types and tenures, supporting all levels of affordability and amenity.

In harmony with existing developments, the district plan proposes that new buildings should be supported by a high quality public realm and streetscape while also preserving the historic architectures, as Auditorium and Gymnasium that exist within the legendary Ottawa Technical High School, first built in 1913. Street furniture will draw activity and vitality of Ottawa's downtown and help transform the area's blank walls and harsh pedestrian environment into a pleasant realm with new connections to the Downtown and public transit.

### The neighborhood, the district and the corridor-Principle 12 & 15

The project introduces a mix of natural landscapes and high density urban developments to create contrasting city





▲ 位于街区中部的一个绿色行人地下通道连接着两条交通主干道  
A green mid-block pedestrian mews connecting two main arterial streets

experiences. To soften the district's urban character and facilitate fluid movement throughout the area, green connections are drawn into the heart of the community. New and enhanced parks act as green stepping stones between the top and bottom of the district.

Across the study area, an emphasis has been placed on creating a pleasant pedestrian environment which is able to support a logical pattern of pedestrian routes, access to public transit and linkages through the district. This pattern has been developed to establish easy and walkable connections to the Downtown, along the district and into the adjacent neighborhoods. All new pedestrian and cycle paths are designed to be stitched into existing road and pathway networks. Key non-vehicular connections include:

- A green mid-block pedestrian mews connecting two main

▼ 俯视景观  
Top View



arterial streets

- A rationalized and re-configured street network at the base of the district to allow for the creation of a usable green space
- A series of new and/or improved crosswalks at key intersections
- Pedestrian connections placed above the public transit node to eliminate segregation caused by transit corridors
- A fully connected pedestrian and cycle network will across the study area

The project presents a major opportunity for the delivery of a cohesive, high-quality, higher-density urban quarter with significant levels of new residential and supportive commercial uses. To grow in the most sustainable way, the plan fully supports residential intensification at key public transport interchanges across the district and the Downtown.

In higher traffic zones, some additional street level retail and commercial uses are encouraged to provide a suitable mix of activities and opportunities. A mix of ground related retail or other commercial uses within this area will contribute to the emerging cluster of ground related activity in the area and provide valuable local services. These have been accommodated through a mixed-use land designation. The diversity of new uses proposed in the study area includes housing, employment, open space, community, recreation and local shopping.

#### **The neighbourhood, the district and the corridor—Principle 18**

The open space system identifies existing parks and open spaces, as well as a number of proposed new and improved open spaces. The open space network of the District is comprised of a series of green spaces that providing a diversity of settings for activity, recreation and amenity for existing and new residents, as well as visitors to the area. The variety of spaces — both existing and proposed — work together to create a very green backdrop for what is a thoroughly urban area of the City.

Types of open spaces which comprise the network include:

- Large formal open spaces acting as both neighborhood amenities and regional attractions by providing a formal focus for both passive and active recreational activities.
- Community park spaces providing local amenity and green spaces.
- Pedestrian connections through the study area offering greater permeability and linkages to community services and facilities.
- Natural heritage of the district itself. A series of connected





green park spaces act as stepping stones from the top of the district down to its base.

— Community Gardens — 80 plots of City-owned land dedicated to the cultivation of locally grown produce. It includes a successful composting project, gardening information sessions, school field trip visits, community herb walks and food distribution for community support organizations such as the Ottawa Mission, the Ottawa Food Bank and the Under Pressure Collective.

#### Credits:

Project Name: Escarpment Area District Plan

Date: 2006-2008

Client: City of Ottawa

Co-consultant: Delcan Corporation

