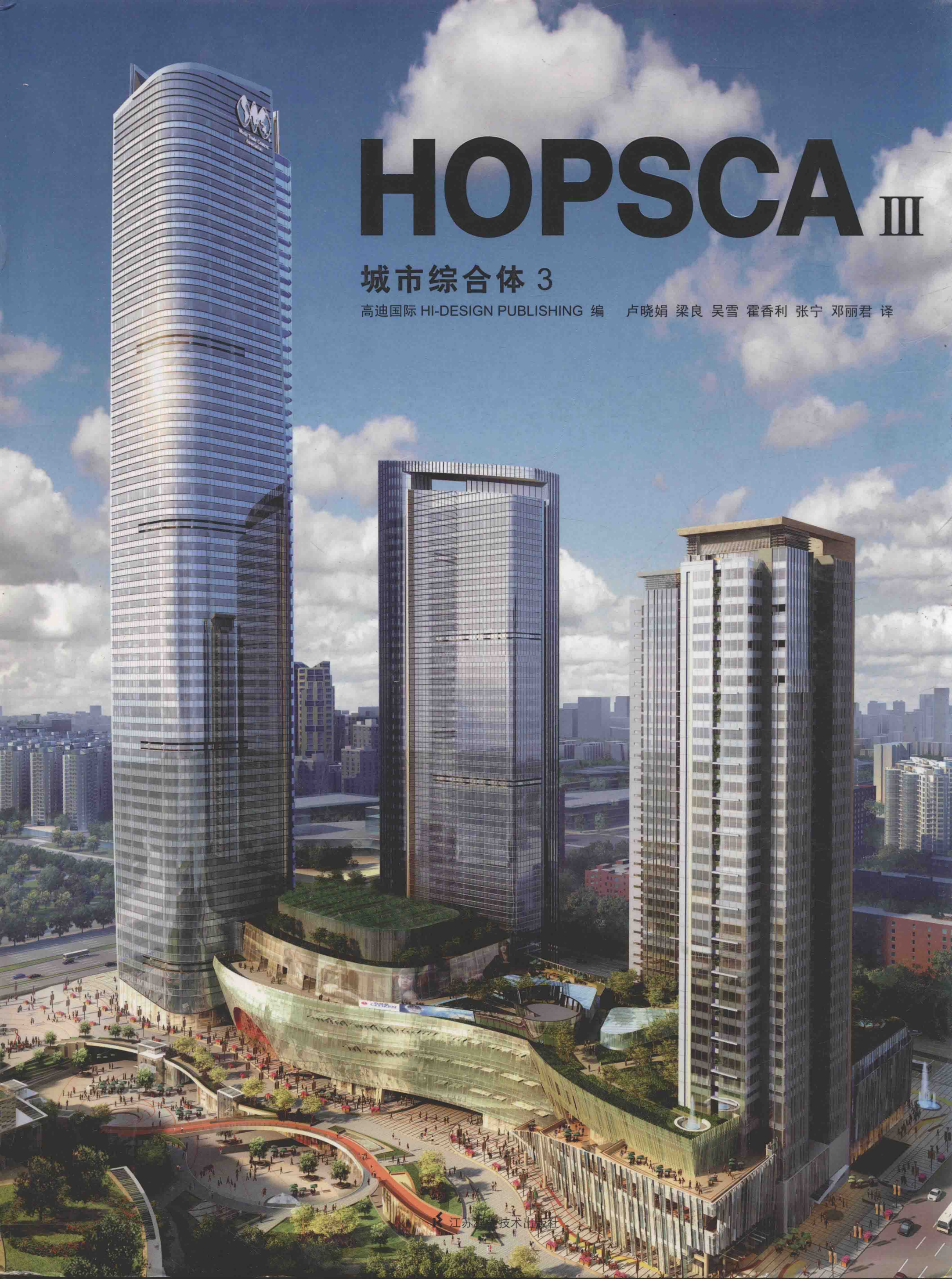


HOPSCA III

城市综合体 3

高迪国际 HI-DESIGN PUBLISHING 编 卢晓娟 梁良 吴雪 霍香利 张宁 邓丽君 译



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作为建筑师和城市规划者，数十年前，我们坚持认为多功能的、适宜步行的欧式风格城市中心，是城市和郊区向前发展的道路，那时我们的理念被认为是领先时代的。我们的预言正在应验，因为不管是大学刚毕业的学生还是退休人员都涌向曾经被冷落的城市中心区域。

可以肯定的是，多功能小区也带来了一系列的设计挑战。建筑师设计一座建筑的时候，他们通常在脑海中都有一个具体的最终用户，或者是购物者、酒店房客，抑或是公寓大厦的住户。另一方面，多功能小区的建筑师必须做到既契合一系列人群的需求，同时又不忽视每个组成部分的完整性和同一性。

从我们的角度来看，最好的多功能小区是在更广泛的框架中创造迷你城市，它们也可以是使郊区城市化的一种方式，为依赖汽车的城镇提供最佳的城市环境。无论在何处，其核心是，一个独特的多功能小区要在各组成部分之间起到平衡作用，这确实是非常重要的“场所感”的基础，是每个建筑师都力求达到的目标。

拿洛杉矶为例：1997 年，RTKL 开始讨论我们的方案来进行市中心一个区域的重建规划，从那时起那里就被称为“LA LIVE”，它曾经破败不堪，尽管位置优越。实施了我们的多功能总体规划和其他一些吸引年轻人和年轻家庭的策略后，曾经荒凉的地区，现在称得上是世界的娱乐之都；在过去十年里，犯罪已经大幅下降，人口也增加了五倍。

中国深圳的华润中心是又一个很好的例证：一个多功能小区彻底转变为集步行零售区、住宅、写字楼和一个知名酒店为一体的居民区。

在其他城市、乡村和城镇中，多功能小区也能够实现同样的目标，但如何实现呢？简而答之就是我们z要从详细的研究、文化渗透和精心的规划入手，但是现实总是有更多细微的差别。它不只是规划不同类型的建筑；它还包括理解建筑物之间的空间，以及建筑、规划、景观和环境之间如何相互作用，更重要的是人和建成的环境如何联系起来。结论是，不是只要拥有一个强有力的组成部分就大功告成了，比如一个高级酒店或者一个受欢迎的购物中心，你最终还是需要一个能够以各种不同的原因来吸引人们的城市焦点。

最后，弄清楚人们为什么来到这里之后，你还必须弄明白人们如何而来。这就涉及以尽可能多的方法来整合交通、车辆和行人通行，因为对任何社区而言，流动性都是其有形支柱，是可持续发展的基石。在中国，政府、公交公司以及私营开发商都在密切关注交通运输与土地使用的关系，同时也必然关注如何设计才能够释放交通线附近地产的附加值，这是让各地的建筑师和城市规划者非常高兴的事情。文明的、多功能的、交通导向型的城市规划和设计，现在比以往任何时候对我们的城市、不断增长的人口，以及世界的持续健康发展都更加重要。

MOVING FORWARD BY MIXING USES

Cities are the future. By 2025, 1.8 billion people will be living in them and everything from apartment unit layouts to hotel branding to integrative technology is adapting and paving the way. In the past, heading for the suburbs was a mark of maturity and financial stability, but people are now seeking out the benefits of urban, mixed-use living: employment opportunities, the potential for a car-free lifestyle, access to cultural activities and shorter commutes to name a few. Recent studies have even shown enhanced well-being and better health outcomes for people living in walkable places.

As architects and urban designers, we were considered ahead of our time decades ago when we insisted that mixed-use, European-style downtowns with walkable amenities were the way forward for both suburbs and cities alike. Our predictions are coming to fruition as everyone from fresh university graduates to retirees flock to once-spurned downtown areas.

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Take Los Angeles for example: In 1997 when RTKL began discussing our plans to regenerate a section of the city's downtown that has since become known as LA LIVE, it was a blighted neighborhood albeit with a great location. After implementing our mixed-use master plan and a number of other strategies to draw young people and families, the once desolate area is now worthy of the entertainment capital of the world; crime has gone way down and the population has quintupled in the last decade.

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Mixed-use development can achieve the same thing in other cities, countries and towns, but how do we get there? The short answer is that we start with detailed research, cultural immersion and meticulous planning, but the reality is always more nuanced than that. It's much more than planning different types of buildings; it's also about understanding the spaces between buildings and how architecture, planning, landscaping and environmental graphics interact with each other and, most importantly, how people connect with the built environment. The result is that instead of having one strong component, a top hotel or a popular shopping center for instance, you end up with an urban hot spot that draws people for a lot of different reasons.

Finally, after figuring out why people will come, you have to figure out how they'll get there. That involves integrating transit, vehicle and pedestrian traffic in as many ways as possible because mobility is the physical backbone of any community and the cornerstone of sustainability. In China, government and transit agencies along with private developers are taking a close look at the relationship between transportation and land use and, inevitably, how design can unlock the added value of properties near transit, much to the delight and interest of urban planners everywhere. Now more than ever, enlightened, mixed-use, transit-oriented planning and urban design is essential to the continued health of our cities, growing populations and the world.



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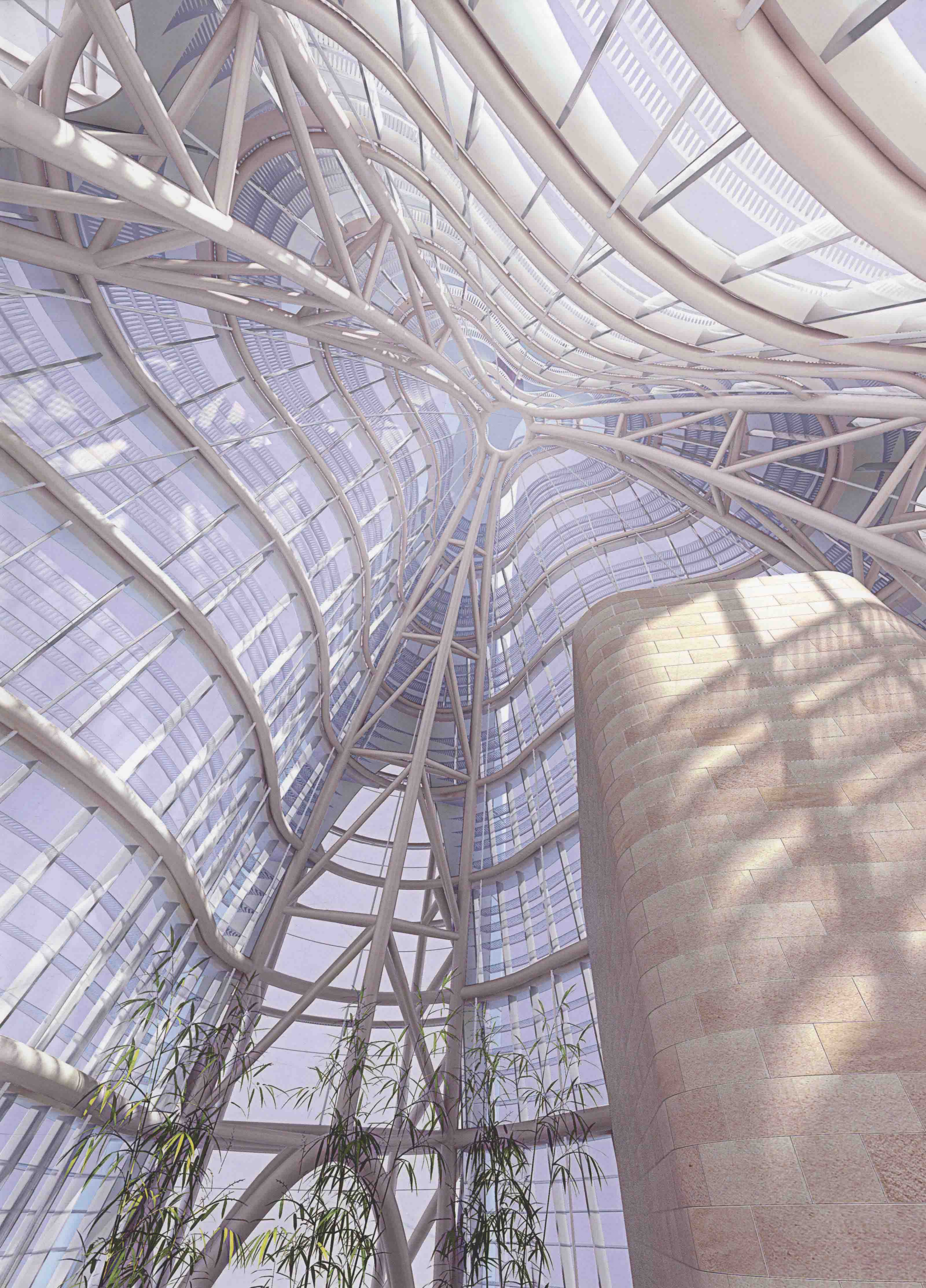
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MIXC SHENYANG

LOCATION: Shenyang, Liaoning Province, China 沈阳万象城

ARCHITECT
/ RTKL

CLIENT
/ China Resources Land (Shenyang) Co., Ltd.

AREA
/ 510,967 m²

PHOTOGRAPHER
/ RTKL/MF Vision



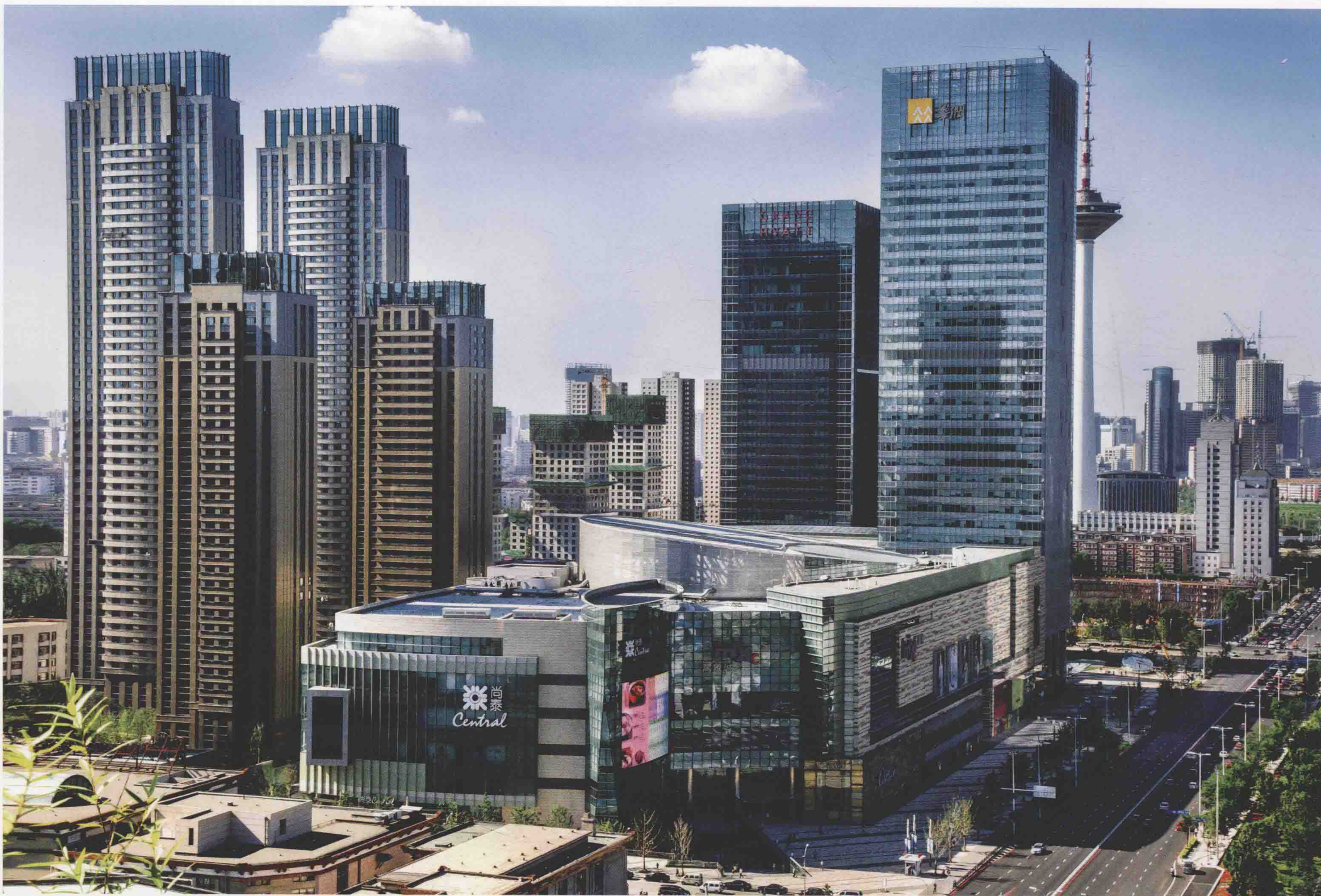
Like several of the other locations, MixC Shenyang was constructed in phases to maximize commercial success. Phase 1 encompassed a 125,000 m² MixC retail and entertainment center in addition to a 65,000 m² office tower. In Phase 2, a 105,000 m² residential tower was constructed, as well as another tower comprising residential apartment units and 24,000 m² of office and meeting space. A 67,000 m² Grand Hyatt Hotel was completed in Phase 3 and connects to the office tower and MixC through the six-level Winter Garden.

Before architectural concept design began, the RTKL team master planned the project to optimize and ease accessibility to and from the development, as well as ensure that the right mix of uses would meet current needs and grow with the community in the future. With that in mind, the team envisioned a concept of "timelessness", using enduring architecture techniques and the theme of the four seasons to bring the idea to fruition. The elliptical, glass-enclosed, six-level Winter Garden is part of this theme, providing space for year-round events. The Winter Garden interfaces directly with the urban plaza situated across from the beautiful Qing Nian Park and serves as a hub that brings together the office space, Grand Hyatt Hotel, luxury retailers, upscale dining and ice rink.

The element of water is also used to express the "timelessness" concept. Inside the MixC, the circulation plan is organized around a graceful, sweeping arc, resembling the shape of a fish and its movements and revealing more than 350 exclusive retail tenants within the vertical retail concept. The skylight undulates like the ripples on an ocean wave as it floods the spaces below with natural light, accenting the main circulation path through the space. An open and airy core sits at the center where escalators crisscross over six levels. When looking above from the first level, the interweaving escalators represent water cascading down through the cylindrical core.

Connecting to the MixC through the Winter Garden, the 350-key Grand Hyatt Shenyang is poised to become the leading dining destination in the city. The Sky Lobby with fantastic city views coupled with the largest five-star ballroom and event space in Shenyang will draw domestic and international travelers to the development and the province, increasing revenue and enhancing the community.





WEST ELEVATION

