

# SPACE REGENERATION

TJAD New Office Building

## 空间 再生

TJAD 新办公楼 主编 曾群

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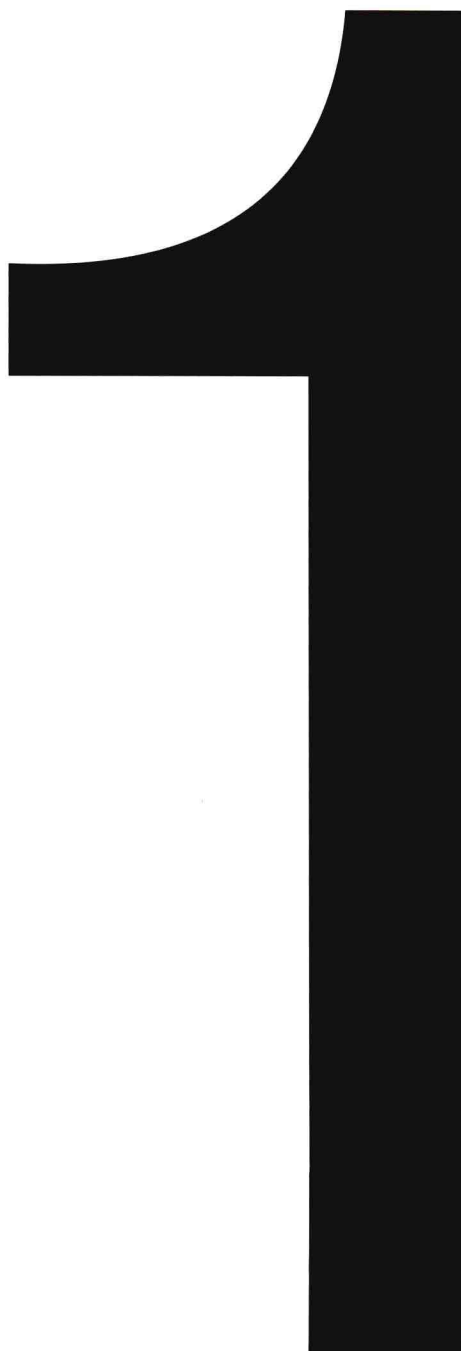
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# 缘起

创意城市与发展本身是在城市  
层面的操作策略不断推进和进  
行逻辑建造的现实结果



# **STARTING POINT**

THE DEVELOPMENT OF CREATIVE  
CITIES IS ITSELF THE PRACTICAL  
CONSEQUENCE OF THE CONTINUOUS  
PROGRESS OF THE OPERATIONAL  
STRATEGIES ON THE URBAN LEVEL  
AND LOGICAL CONSTRUCTION



## Project Starting Point

In the past decade, the core areas of Shanghai have undergone rapid expansion and the consequential increase of land geographic value has spread from downtown to the urban fringes, pushing up the value of the region relatively far away from the downtown area. The impact and regeneration power brought by this trend is overwhelming. The Parking Garage of Shanghai Bus No.1 Public Transport Co., Ltd., which was originally located on Siping Road, cannot avoid the fate of being transformed into a new utility. Under the auspices of policy adjustments in Shanghai's Higher Education Land Layout Plan, this plot has been swapped with Tongji University for education uses in exchange for the University's Hudong Campus. The plot of land originally used as the bus terminal has apparently become unsuitable for the intended use, with the expansion of the downtown area, the extension of traffic routes and the multiplication of surrounding urban functions. Therefore, its relocation to the suburbs is an appropriate measure, and the attendant functional conversion for education use also corresponds to the city's long term trends of industrial restructuring.

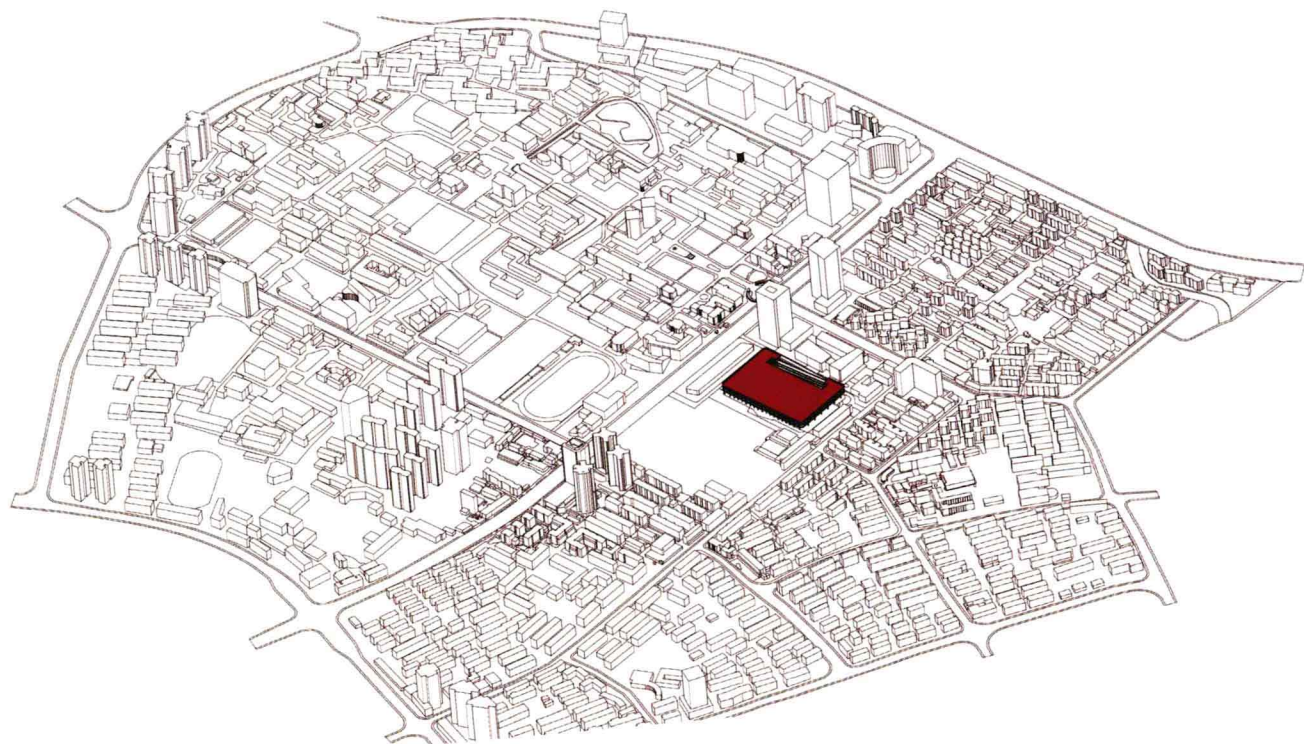
The Parking Garage of Shanghai Bus No.1 Public Transport Co., Ltd. will be converted into a creative industry park – Shanghai No. 1 International Design Plaza, and this conversion project is closely related to the creation of the Pan-Tongji Knowledge Industry Ring. The urban functions surrounding the Parking Garage of Bus No. 1 are relatively mature and stable, with Tongji University being the critical urban factor in this region. Therefore, the introduction of a creative industry park that revolves around the Tongji campus is not contrived and far-fetched, like some other creative industry park plans. As one of the creative enterprises on the largest scale, the settling of Tongji Architectural Design and Research Institute (TJAD) into this park is also an important part for the realization of the design concept. With such a "grand objective" in mind, TJAD, after complex feasibility tests, has decided to renovate the original Parking Garage of Bus No.1 for its new office building.

## 项目缘起

近十年，上海城市核心地区迅速膨胀，地块价值的增长由中心区向外蔓延，原来相对中心较远的城区价值陡升。这一趋势对城市的冲击和再造力量巨大且势不可挡。四平路上原上海巴士一汽结束了其作为原市区最大的立体公交停车场的历史，并不可避免地转变其角色。根据上海高校布局用地调整，这个地块通过与同济大学沪东校区的置换，而划归同济大学作为教育用地。因为城市中心的扩大、交通线路的延伸、周边城市生活功能的增强，作为公交停车场的巴士一汽显然不再符合该地块的发展趋势，所以将其迁到离市区中心更远的近郊是更可行的措施，而把原地块作为教育功能用地呼应了城市产业调整和发展的大趋势。

巴士一汽地块转换后的角色是创意产业园区——“上海国际设计一场”。这种转换与打造环同济知识经济圈密不可分。巴士一汽所在的周边城市功能已经相当的成熟和稳定，同济大学则是这一区域中最重要的城市因子。所以，围绕校园产生的创意城区概念的植入并不是像某些创意园区的规划一样牵强附会。作为最具规模的创意型企业之一，同济设计集团的迁入也是这个概念实现的重要一环。在这个“宏大目标”之下，经过复杂的论证，同济设计集团决定将原巴士一汽立体公交停车场改造之后作为其新办公大楼。





### **Background events - three transitions**

The creative transformation of the Parking Garage of Bus No.1 is generated and realized against the backdrop of the "three major transformations":

The first major transformation is from "Made in China" to "Created in China". An international economic, social, cultural exchange platform for innovation and construction can be strengthened to promote the rapid rise of domestic creative industries.

The second transformation is from the "Industrial Yangpu to knowledge Yangpu". Yangpu District, Shanghai, with the city's largest concentration of higher education institutions, boasts a unique pool of talent resources and has in the past six years tried to complete the historic and strategic transformation from an industrial economy to a knowledge-based economy.

The third transition is from the "scattered clusters" to "concentrated radiation". Tongji University is located in Yangpu District. As a core component of the radiation zone, Tongji Design has forged a strong brand with a solid foundation for the Tongji-ring design industry.

### **Modus Operandi - three districts in sync**

Transforming Parking Garage of Bus No.1 into a "first-rate design arena", the planning takes the creative design arena as the unique access point to stimulate the creative inspiration, gather creative industries, attract creative talents and form the synergized operational mechanism of talent creative community, university campus and corporate production area, thereby enhancing scale efficiency and improving the design industry chain in the Tongji ring.

### **背景事件——三大转型**

巴士一汽创意转型的产生和实现是以“三大转型”为背景的：

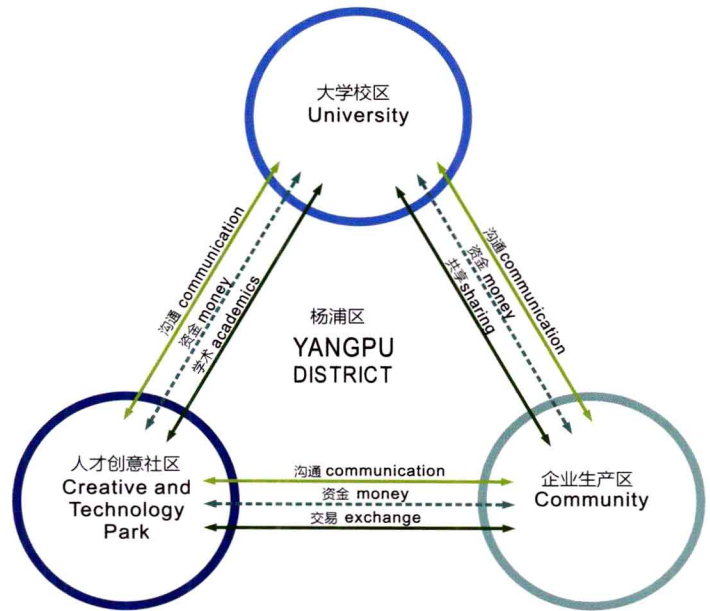
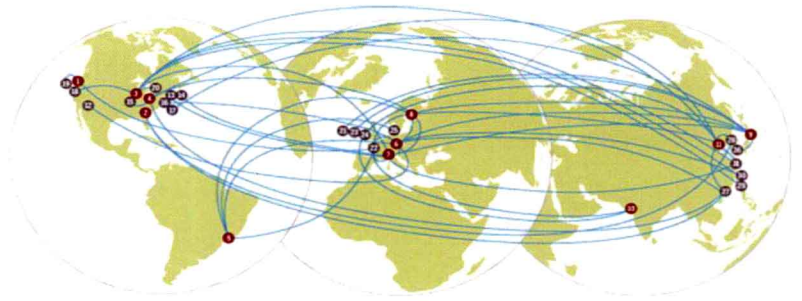
第一个重大转型是从“中国制造”到“中国创造”。国际上经济、社会、文化交流使中国创新平台开发建设得以加强，促使国内创意产业的迅速兴起。

第二个转型是从“工业杨浦”到“知识杨浦”。上海市杨浦区利用“全市最大高校集聚区”这一独特的人才资源优势，近六年逐步完成从工业经济到知识经济的历史性战略转型。

第三个转型则是从“散落集群”到“集聚辐射”。同济大学位于杨浦区核心发展辐射区，“同济设计”已形成巨大品牌效应，为环同济设计产业带打下扎实的基础。

### **运行机制——三区联动**

由巴士一汽转化成为“设计一场”，该规划以创意设计场区为独特切入点，激发创意灵感、集聚创意产业、吸引创意人才，形成人才创意社区、大学校区、企业生产区——三区联动的运行机制，从而提高规模效率，完善环同济设计产业链。



上图：三区运行机制

Top: System of coordinated operation between three zones





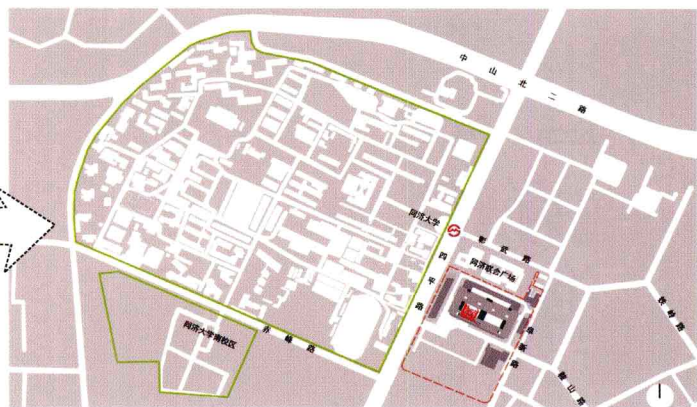
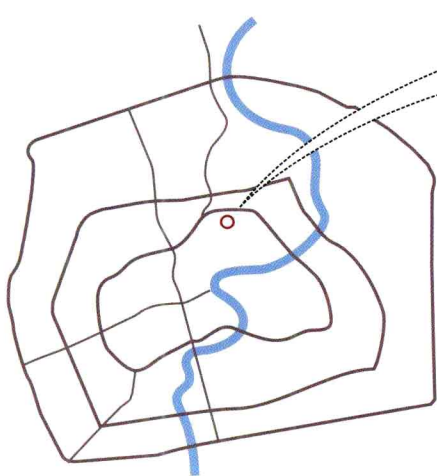
### **Project Positioning**

The new office building of TJAD (original Parking Garage of Bus No.1) is located within the Inner Ring Road of Shanghai, close to an urban arterial road, Siping Road, in the west, where the site's main entrance is situated here, and a collector road, Fuxin Road, in the east and served by Metro Line 10 and bus routes. The site sits across the road from the Siping Road Campus of Tongji University and is planned to be connected with the main campus of Tongji University through underground driving and pedestrian tunnels so that it will eventually develop into the eastern campus of Tongji University. The surrounding areas are designed with residential communities, an industrial park, Tongji Union Square Business Area and Wujiaochang urban commercial sub-center. These will provide the new office building with basic amenities support.

### **项目区位**

同济设计集团（TJAD）新办公楼位于上海市内环以内，西临城市主干道四平路并设置基地主入口，东临阜新路干道，配套地铁 10 号线和公交站点。该基地与同济大学四平路校区隔路相望，规划通过地下车行和人行通道与同济大学本部校园相连，使其衍生为同济大学东校区。基地周边配套居住社区、产业园区、同济联合广场商业区以及五角场城市商业副中心，上述条件为同济设计集团新办公楼提供完备的基础保障。



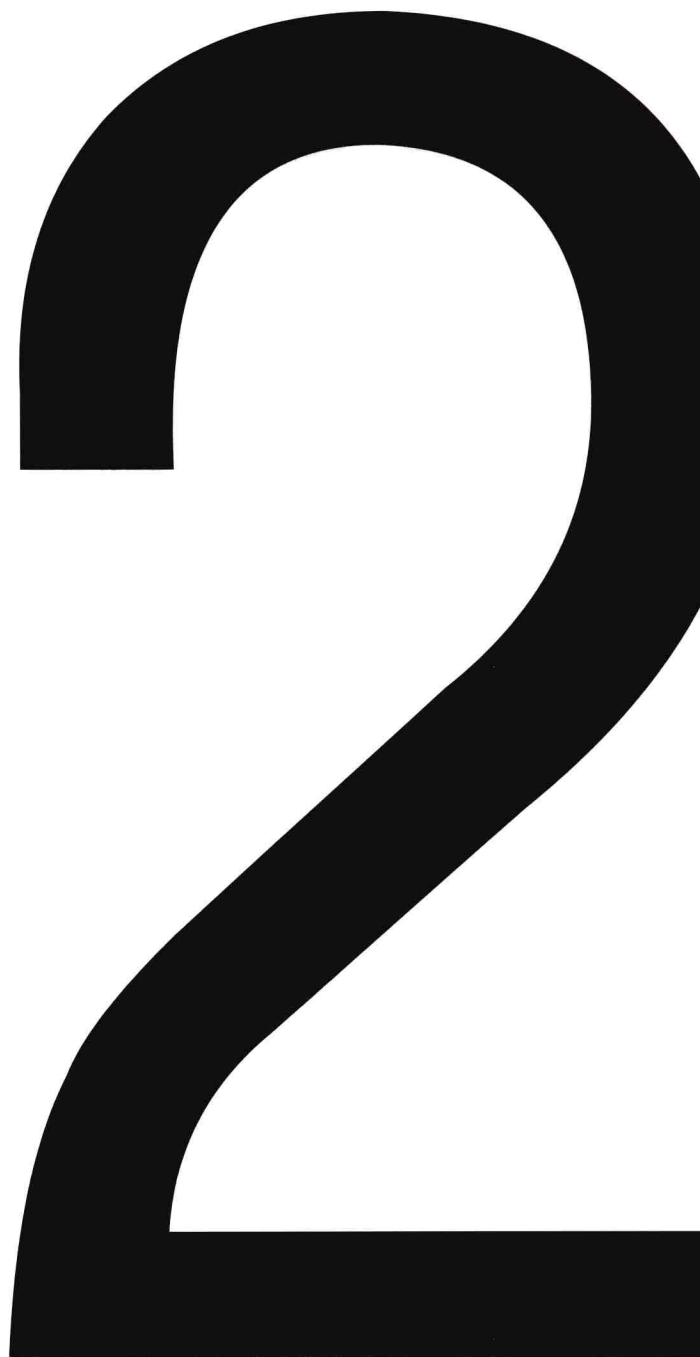


上图：改造前基地鸟瞰图  
下图：区位图

Top: Bird's eye view of the site prior to renovation  
Down: Location map

# 再生

延续原「巴士一汽」产业建筑  
价值，实现「设计一场」的创  
意转型



# **REGENERATION**

CONTINUES THE INDUSTRIAL  
ARCHITECTURAL VALUE OF THE  
ORIGINAL PARKING GARAGE BUS  
NO.1 AND REALIZES THE CREATIVE  
TRANSFORMATION OF "DESIGN PLAZA  
NO.1"









Siping Road Parking Garage of Bus No.1 was completed in 1999. Covering an area of more than 40,000m<sup>2</sup>, it was designed to accommodate a thousand buses and once the largest vertical bus garage in downtown Shanghai. After policy adjustments to Shanghai's Higher Education Land Layout Plan, the site of Siping Road Parking Garage of Bus No.1 has been swapped with the Hudong Campus of Tongji University and now belongs to Tongji University.

四平路巴士一汽立体公交停车场于1999年建成，面积超过4万m<sup>2</sup>，可停放千辆公交，曾是上海市最大的立体公交停车场。上海市高校布局调整后，该地块与同济大学沪东校区置换，划归同济大学所有。

左图：建筑改造施工过程

Left: Construction process of reconstruction