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1. 总体部分(Introduction)

1.1 上海在中国的区位(Location of Shanghai)

1.1.1 区位条件(Location)

Shanghai is China's important economic center and shipping center, whose administrative region is divided into 17 zone and 3 counties, and the district covers an area of 6340 square kilometers. Shanghai is located in the eastern Yangtze river delta, in the southern bank of the Yangtze river estuary.



1.1.2 区域交通条件(Transportation)

For water transport, Shanghai is the first port of our country. The Yangshan deep-sea port and Waigaoqiao port are the major container ports of Shanghai.

For air transport, there are two airport in Shanghai, Pudong international airport which is the second largest airport of China located in Pudong new area mainly for international flights, and the Hongqiao airport located in the western suburbs of Shanghai.

There are eight national highways and nine provincial highways across through Shanghai. The newly



opened Hongqiao high-speed rail station is integrated with Hongqiao airport.

1.2 上海总体规划（Shanghai Master Plan）

1.2.1 城市发展目标（Development Goals）

Upto 2020, the Shanghai will be set up as an international economic, financial, trade center and international shipping center will be built.

1.2.2 城市总体布局（Master Plan）

（1）城市发展方向(The direction for urban development space)

Shanghai will develop along the coast to enhance the waterfront area and form industrial development belt, continue to promote the function of the Pudong new area development, focus on the construction of new city and towns in suburban to optimize the urban system. Chongming island will serve the as an important strategic space for sustainable development of Shanghai in the 21st century.

（2）市域空间布局结构(The spatial structure of Shanghai)

Shanghai will adopt multi-layer and multi-core spatial structure. There are five layers, which include the central city, new city, central town, town and the central village. "Multi-core" is mainly composed of central city and 11 new town.

The central city is the political, economic and cultural center of Shanghai. The boundary of central city is the outer ring within which 600 square kilometers of land is planned for urban construction.

The new towns are the place of the district (county) government located, or relying on the major industry and the important infrastructure to develop the medium-sized cities. The 11 new towns planned which are: Baoshan, Jiading, Songjiang, Jinshan, Minhang, HuiNan, Qingpu, Nanqiao, Airport new town and Linggang new city.

（3）中心城布局(The space layout of the central city)

The central city space layout structure is "multi-core and openness". According to present situation land use, natural environment, the distribution of the main public center, and the requirement to the optimal allocation of resources, the central city was divided by several districts which are around a public activity center, such as CBD or sub center of Shanghai.

1.2.3 黄浦江两岸发展规划 (Plan of Huangpu Riverside)

(1) 规划范围(The planning area)

The Huangpu river region, from Wusong in the north to Dianshan Lake in the south with overall length about 115 km. This is major attractive area combined with the natural features and urban development.

(2) 重点地区规划(Key areas planning)

Including the expo area, the Yaohua district, the North Sanlin and the Xuhui riverside area, these key waterfront areas are located in the city central, hosting city core functions, reflecting urban style with the function of exhibition business, administrative services, cultural expo, creative design, as well as ecological tourism, sports leisure and living to form a comprehensive large-scale urban public activity area.



The expo area will be the landmark municipal public activity center in the 21st century, which contains the culture, exhibition, creative design, business, high-end exhibition, tourism and leisure, and ecological human settlements of Shanghai.

1.3 上海市轨道交通规划、城市干道网规划(Shanghai Rail Transportation & Roads Plan)

At present, the Shanghai urban railway system has shown a networked characteristic, initially bringing about network effects. Till the end of 2013, the size of Shanghai railway system has reached about 525 kilometers, including the length of operating route. The operating details of established routes show characteristics that the total scale of passenger flows increases year by year, the operation profit significantly improves and the level of service gradually improves. Recently rail transit has played an important role in city public traffic system.

Line	Origin-Destination	Length(km)	Amount of Station
Line 1	Zizhuang~Fujin Road	37.8	28
Line 2	Xujing~Pudong airport	64.0	31
Line 3	Shanghai South Railway Station ~North Jiangyang Road	40.7	29
Line 4	Hongqiao Road~Baoshan Road	33.6	17

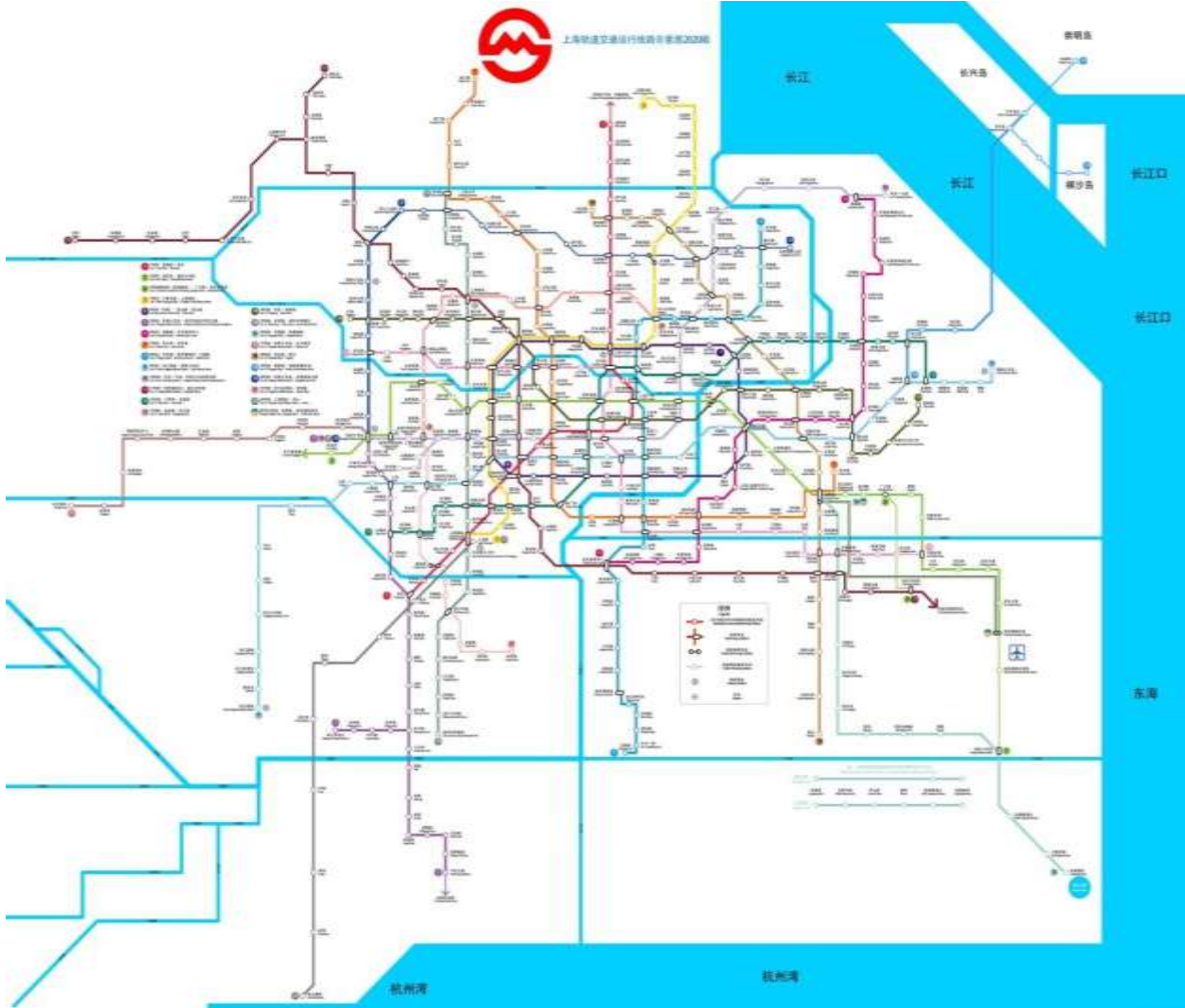
Line 5	Zizhuang~Minhang Development Zone	17.2	11
Line 6	Gangcheng Road~Jiyang Road	36	28
Line 7	Luodian~Pudong expo center	37	33
Line 8	Shiguang Road~Aerospace Park	41.9	32
Line 9	Songjiang New Town~Minsheng Road	52	23
Line 10	Hongqiao Transportation Hub ~ New Jiangwan City	36.0	31
Line 11,North	Jiading~Anting~Luoshan Road	14.3	34
Line 11,South	Longyang Road~Lingang New Town	59.5	12
Line 12	Qizi Road~Shangchuan Road	34	31
Line 13,Phase 1	Huajiang Road~West Nanjing Road	49.4	14
合计		525	354

Chart 1 Rail network by 2012

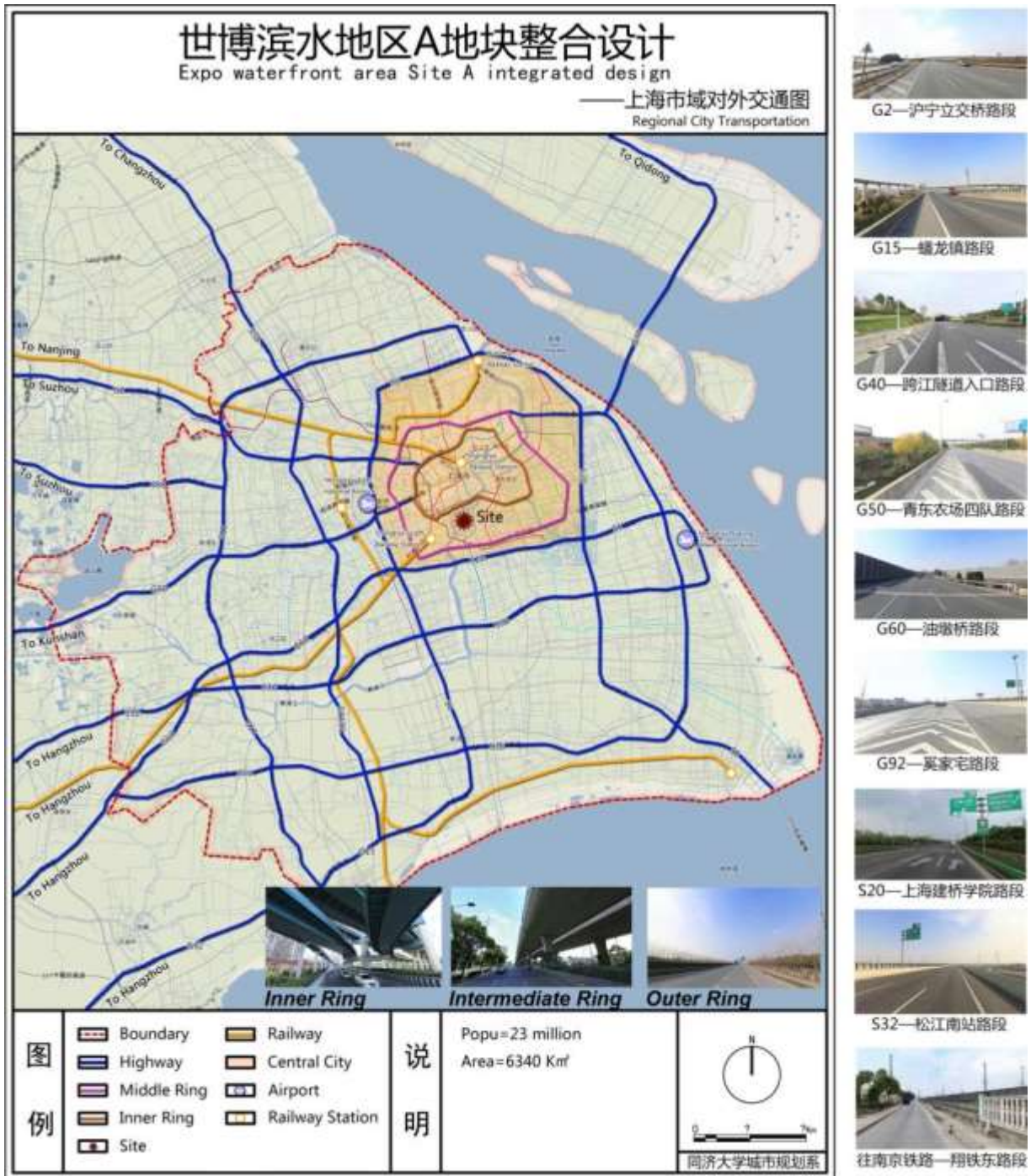
Type of Line	Serial Number	Name of Line	Work Scope	Length of Line (km)	Amount of Station
Extention lines	1	Line 5, Phase 2	Dongchuan Road—Nanqiao New Town	20.7	8
	2	Line 9, Phase 3	SongJiang New Town—South Sonjiang Station	6.5	3
			Minsheng Road—Caolu	14.5	8
	3	Line 10,Phase 2	New Jiangwan Town—WGQ	9.4	5
	4	Line 11,Phase 3	Luoshan Road—Huanglou	9.4	3
	5	Line 13,Phase 2	West Nanjing Road—Zhangjiang	22.5	17
		Subtotal		83	44
New Lines	1	Line 5,North	Hongqiao Transportation Hub—Zizhuang	14.3	11
	2	Line 14	Jiangqiao—Jinqiao	36.4	29
	3	Line 15	Chentai Road—Zizhu Sci-Tech Park	40.1	28
	4	Line 16,Phase 1	Hongkou Football Stadium—Zoo	19	17
	5	Line 17,Phase 1	Hongqiao Transportation Hub—Baoshan industrial park	17.2	13
	6	Line 18	Yangbei Road—Hangtou	44.3	30

	7	Line 19,Phase 1	Jinqiao—Chanxing Island	20.6	6
	8	Line 20	Hongqiao Transportation Hub—Oriental Land	35.2	11
			Subtotal	227	145
Gross			Total	310	189

Chart 2 New round construction project in immediate plan (2010-2020)



Picture 1 Operating routes of Shanghai rail transit in 2020



Picture 2 Current situation of Shanghai arteries network

Expressway network: By the end of 2012, the overall length of Shanghai road network has almost reached 12.5 thousand kilometers. And the length of expressway has reached 7.78 kilometers, which resulted in a spatial framework called 'two rings, nine radials, one vertical line, one horizontal line and two row lines' (from 2012 Shanghai statistical yearbook)

Urban roads network: The total length of Shanghai central urban road has reached 4.8 kilometers per sq.km. As to Pudong, the expressway system has already been constructed completely and put into use, which has shown a characteristic of 'two rings, one line'. And the total

length of expressway network has reached 193 kilometers (not including the Outer Ring). (from 'twelfth five-year' Shanghai comprehensive transportation development plan)



2. 上海世博园区再开发（Expo Area Post Development）

2.1 上海世博园区布局（Shanghai Expo Area master plan）

2010 Shanghai World Expo site is located between the Nanpu Bridge and Lupu Bridge, laid out along the Huangpu River.

Shanghai Expo area, with the scale of 5.4 square kilometers, is laying along the Huangpu River, with 3.93 sq km in Pudong and Puxi section of 1.35 square kilometers. Fenced area (charge tickets) range of about 3.28 square kilometers. Expo venue is divided into five major groups, namely, independent shop group, the Joint Center group, corporate pavilions group, Theme Pavilion and the China Pavilion population group. Building group will be part of the joint construction of some countries; others will be funded the construction of the building, then leased to the participating countries to use; corporate museum complex will become an international exhibitors places.

The park is divided into A, B, C, D, E five Area, where:

Zone A is located east of the Pudong Expo Axis, head east Yuntai Road, west Bailianjing Road, focused layout China Pavilion and Pavilions of Asian countries except Southeast Asia.

Area B is located on west side of Area A, east of Pudong Lupu Bridge, including a museum, Oceania National Museum, Museum of international organizations, public events center, performing arts center and other buildings.

Area C is located in Houtan Park, west of Pudong Lupu Bridge area, planning layout the Europe, the Americas, Africa and international organizations Pavilion Hall. At the entrance of about 10 ha arranged a large public playground of 10-hectare scale.

E Area is located east of Puxi Expo Axis, there will be a new independent corporate pavilion,

set up in Urban Best Practice Area.

World Expo axis is the largest single building in Shanghai Expo , measures about 1045 meters and a width of 130 meters, with a total construction area of over 250,000 square meters. World Expo axis consists of two floors underground and two floors on the ground, and the underground space construction area is about 190,000 square kilometers, roles as one of the landmarks within the park.



The expo site zoning map



The expo site venue zoning and traffic map

2.2 世博园区交通布局（Expo Area Transportation Plan）

During the Shanghai World Expo, the park (including park external water gate) has one rail transit, four ground bus lines, 5 tourist lines, 5 cross-river ferry lines, 4 admission Watergate routes, 3 park departing Watergate routes one water park night tour dedicated to provide rail transportation, ground transportation, water transportation these three levels of service.

Line with station

Length between Expo two intervals of 3 stops is 3.2 kilometers. Madang Road Station, Puxi Lupu Bridge Station, Expo Park in Pudong Avenue station, these three sites are the conversions of internal and external traffic.

(A) the Expo Line

1, the Expo Boulevard cross-river line

Connecting Pudong and Puxi to bear park cross-river traffic, it takes into account regional traffic Pudong Park.

Driving lines: Expo Boulevard - Bailianjing Road – South Xizang Tunnel - Longhua Road – South Xizang Road Tunnel - National Exhibition Road - Tech West - Expo Boulevard.

Expo Boulevard line is mainly regional transport services in Pudong Park.

Driving lines: Expo Boulevard – West Gaoke Road - Bo Shing Road - Bailianjing Road - Expo Boulevard.

2, State Fair Expo Line

Expo Guozhan line runs on Guozhan Road (Expo Axis - the Beach Road), the main service park in the Pudong area of transportation.

3, East Longhua route

East Longhua route primarily serves the East China Puxi area traffic.

(B) The Watergate routes

1, admission routes

Opened a total of four admission routes, namely Watergate Qinhuangdao Road to the park M2 pier Qichangzhan Watergate to Pier Park M1, Shiliupu Watergate to park M2, M3 terminals, Dongchang Road to Park M1 pier Watergate

2, Departing route

During the Shanghai World Expo, water transportation routes runs through 18:30-22:30 from Garden Park M1, M2, M3 Watergate, via the Expo waters, Lujiazui, North Bund to Shiliupu Watergate and Qinhuangdao passenger door.

(C) rail transport

No. 4,6,7,8,9 line can reach the Expo site. Line 13 is the Expo Line, the Expo audience present their Expo tickets into Madang Road Station, after security check they can get on the bus free and direct to the Expo site.

Related subway station	Lines passing by	Illustration	Direct area
Luban Road station	4	This station can direct to Luban Road Entrance, within walking distance of 800	D District in Puxi

		meters, the site has shuttle buses, visitors can take a shuttle bus directly to Luban Road entrance.	
South Xizang Station	4、 8	South Xizang Road sites up to the entrance, with walking distance of 100 meters.	D District in Puxi
South Nanpu Bridge station	4	Expo Bansong Garden sites up to the entrance, with walking distance of 900 meters.	E District in Puxi
Madang Road station	9、 Expo area dedicated rail line	This station can take the Expo site dedicated rail line into the Expo.	D District in Puxi 、 BC District in Pudong
Houtan station	7	Houtan sites up to the entrance, with walking distance of 700 meters.	C District in Pudong
North Changqing Road station	7	North Changqing Road sites up to the entrance, with walking distance of 600 meters.	C District in Pudong
Yaohua Road station	7、 8	Shangnan Road sites up to the entrance, with walking distance of 100 meters.	B District in Pudong
Yuntai Road station	7	West Gaoke Road sites up to the entrance, with walking distance of 300 meters.	A District in Pudong
West Gaoke Road station	6、 7	West Gaoke Road site up to the entrance, with walking distance of 1000 meters, the site offers shuttle bus, visitors can take a shuttle bus directly to West Gaoke Road.	A District in Pudong
Tangqiao station	4	The station links to Bailianjing Expo entrance, with walking distance of 3500 meters, the site offers shuttle bus, visitors can take a shuttle bus directly to the entrance Bailianjing.	A District in Pudong
Lupu Bridge station	Expo area dedicated rail line	This station is located in District D , you can take the Expo site dedicated rail line to tour the Expo Avenue Station A, B, C Area in the site, it can be left from the Expo Madang Road Station.	D District in Puxi
Expo Avenue	Expo area	This station is located in District B, you can	B District in

station	dedicated rail line	take the Expo site dedicated rail line to the Lupu Bridge Station in the site tour D, E Area, you can also leave from Madang Road Station.	Pudong
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Park entrance

Shanghai World Expo Park, located one rail traffic entrance, 8 ground entrances, 4 doors and 3 external water garden park Watergate.

(A) Metro entrances:

Puxi Expo Park Shanghai Metro Rail Transit Line 13 Madang Road station entrances

(B) The ground entrance:

Luban Road in Puxi Expo Park entrances, Tibet Road entrance, semi-Sung Park Road entrance

Pudong Expo Site Bailianjing entrances, Hi-Tech Road entrance, on the South entrance, Changqing Road entrance, the beach entrance

(C) Water entrance:

External water garden gate Fairmont Road Watergate, Qichangzhan Watergate, Shiliupu Watergate, Watergate Qinhuangdao Road

Watergate Park Pier One (Miao River Road. Looking up the road), II dock (Expo Boulevard. Bailianjing Road), Pier (the beach park)

2.3 世博会地区后续开发（Expo Area Future Development）

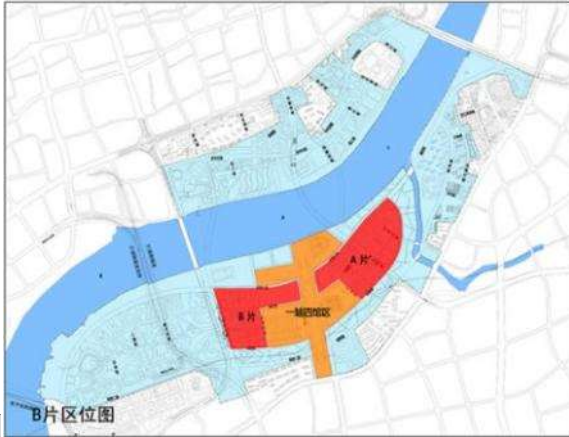
According to regulations, 5.28 square kilometers of land area will be formed after the Expo functional structure in the vicinity of the five areas. Including: Culture exhibition area, the Urban Best Practices Area, the international community, exhibition and business district, the beach area and riverside development with ecological leisure landscape.



2.3.1 会展及其商务区（Business and Conference Area）

（1）世博会地区 B 片区控制性详细规划

规划范围



见图

Planning objectives

Area B is the leading business district building, the development of well-known corporate headquarters and world-class gathering area business district, making the transition to promote the Shanghai urban functions and features to deepen important function of the central city carrier promotion.



Planning scheme

Plan property: commercial and business office space

Planning area: 25.11 ha

Average floor area ratio: 3.13

Total planning floor built-up area: 755,400 m²

Building height controlled to 120 meters or less



(2) Expo Area A Regulatory Plan

As detailed later

(3) Expo Area Expo Axis Regulatory Plan

Planning Overview

Expo Axis and Underground Complex project (referred to as the Expo Axis) in the Expo core area, have been built during the Expo, as the Expo main entrance, traffic access and centralized service establishments, the World Expo's iconic landscape also, and it will become as iconic Expo heritage which will be permanently retained.

Planning range



Shown in Figure, Expo Axis is the part of Expo exhibition and business district, including the Celebration Square, World Expo Axis Axis and the South Plaza.

Functional orientation

Expo Axis combines three-dimensional multi-axis space and features, and consider the overall exhibition and functional requirements of the business district, and the surrounding high-end business matching, a set of retail, entertainment, culture, dining and other functions as one of the city commercial complex, high-end urban Shanghai business services and the public, visitors experiential consumption gathering area and demonstration area.

Planning scheme

Plan property: land and square land business services

Planning area: 19.6 ha

Expo Axis plots the average floor area ratio: 0.9

Total planning floor built-up area: 100,000 m²

Total planning underground built-up area: 210,000 m²





2.3.2 城市最佳实践区（City Best Practice Area）

Urban Best Practice Area

Urban Best Practices Area after construction detailed planning and development

1, the base profile

Urban Best Practices Area is in the east of Shanghai World Expo site in Puxi District, adjacent to the west side of the Expo Culture Expo area, on the south side, facing the Huangpu River.

The base contains north and south neighborhoods, with a total land area of approximately 15.07 hectares (excluding North neighborhood in the northeast corner of the status of residential land tour). Around the base of the east-western roads, including the north side of the city of Zhongshan South Road (Expressway), in the middle of semi-Sung Park Road (secondary roads), Miao River Road (slip) on the south side, the north-south roads, including the west side of the city Paul Tuen Mun Road (branch) and look up the road (slip), on the eastern side of South Station Road (branch) and Garden Road, Hong Kong (slip).

2, the development objectives and functions

Development Goals: the unique cultural and creative industries gathering area, an important World Heritage bearing area, the development of low-carbon eco Best Practices Area, a vibrant city neighborhood, highlighting the charm of urban living room.

Functional orientation: the theme of cultural and creative industries, business office, arts and culture, business dining, entertainment, hotel, open space integrated to form a composite function blocks synergies.

3, planning structure and function orientation

On the street level, composed of various types of open space to link the north-south axis of the two neighborhood walk; at the neighborhood level, surrounded by a high density of pedestrian network architecture tour various integrated functions.

North neighborhood to business office, business services, and culture and leisure, giving South neighborhood commercial services and cultural leisure-oriented, business office, supplemented by

the formation of a composite complementary movement affordable functional layout.

4, development scale

The total planned construction area of Urban Best Practices Area of 250,000 square meters, the overall volume was 1.67. Among them, the business office building area of 40-50%, business services construction area of 25-30%, culture and leisure building area of 25-30%.



services construction area of 25-30%, culture and leisure building area of 25-30%.

5, traffic planning

Relying on a whole new plot, setting a large underground public parking garage; using the large renovation project, set up multi-storey parking garage floor. A total of about 1,500 motor vehicle parking spaces.

6, landscape and environmental planning

Significant part in the conflict for the Huangpu River, a unique form of theme square, and with the Museum of Modern Art (the former main plant and studied the transformation from power plants) and new commercial office complex combination of shape most iconic Bin Water public spaces, constructed various types enclosed space.



Contemporary Art Museum



pier

(2) Expo Urban Best Practices Area East Area Regulatory Planning

(A) planning area

Urban Best Practices Area East Area is located in the easternmost part of the Expo Puxi area, is an integral part of the planning of the Urban Best Practices Area, the planning area east of the Nanpu Bridge, north to Zhongshan South Road, south of the border for the semi-Sung Park Road and the Huangpu bank line, the west boundary of the South River Road Station Road and seedlings. Planned land area of approximately 20.57 hectares.

(B) planning objectives

The Urban Best Practices Area combine to shape the cultural and creative blocks with international influence, an important place for public recreation, the main destination for foreign tourists. On industrial development, the formation of cultural and creative industries and ancillary industries and supporting industries a full format; forms in space, forming a distinctive, vibrant, low-carbon environment pleasant neighborhoods.

(C) planning structure

Urban Best Practices Area planning structure, and can be summarized as "one ring area, two nuclear five districts."

A ring: a ring road to link five neighborhood walk, a "cultural and creative ring";

Area: Riverside greenbelt and walking with the intersection of Ring Road, forming a connection neighborhood, Area (UBPA), regional (Expo Puxi area) multi-level open space system;

Two nuclear: Walking Ring Road at the intersection of Green Belt and parts of Riverside, Nampo City Square Park and form the core elements of open space;



Five areas: five neighborhood mixed form of primary and secondary functions of the various elements of the layout and form elements.

(E)Program

Planning property:

business office and business services integrated land

Planning area: 20.57 ha

Planning developable land area: 5.82 ha

Planning developable land area total built-up area: 227,300 square meters, of which commercial office building area of 143,100 square meters, construction area of business services for the 84,200 square meters.

Building height controls below 100 meters. Concrete block control requirements, as detailed in the accompanying drawings.

general layout plan



2.3.3 国际社区（International Community）

(1) Expo Area Administrative Office Community Regulatory Plan

Range planning

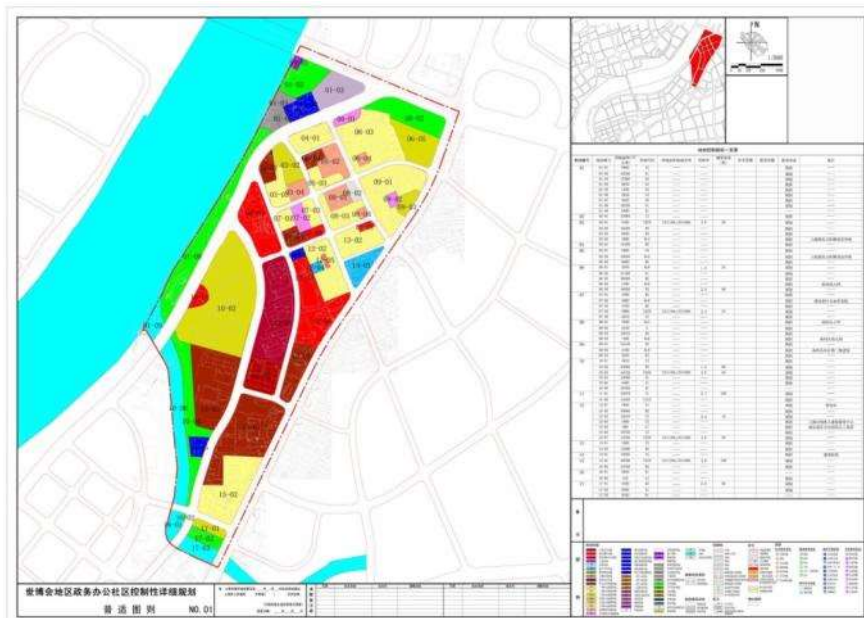
Planning area is located in the Expo area, east of Pudong South Road, south Bailianjing, west of the Huangpu River, north to the Nanpu Bridge, with a total area of 105.3 hectares. Where the red line in the Expo area of 63.1 hectares, the Expo area of 42.2 hectares outside the red line.

(2) Status quo

Land within the red line is mainly serviced for Expo, the main function during the Expo is Expo Village and Expo administrative center, which includes the Expo Village Intercontinental Hotel, Donghu Apartment Hotel, Jinjiang Hotel Apartments and the corresponding facilities.

With the end of the Expo, most of the land within the red line facing the Expo features adjustments. Expo land outside the red line is a more mature and complete residential community, but in terms of the road system and the built environment, such as the need for further improvement.

(3) Planning objectives



It will be built

into "efficient administrative center, vibrant office park, a pleasant residential community, ecological waterfront space" within the planning area.

2.3.4 后滩拓展区（Houtan Extended Area）

Expo Beach promoting region after controlling regulatory planning

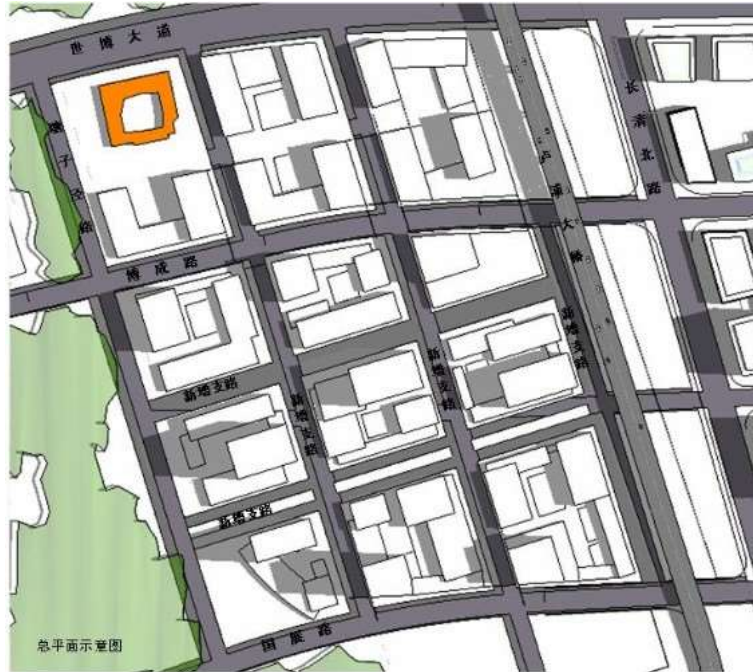
Planning range

After starting the Expo area is located west of the beach Lupu Bridge, as part of the beaches expansion area .



Function orientation

Relying on the convex bank waterfront beach area unique geographical advantages and the "Expo venue ever" resource qualities, combined with already built Riverside Wetland Park and features the use of foreign reserves of self-built pavilion, to form a natural ecological features, financial business and entertainment features such as an integrated functional activity area, garden-style headquarters services become business district.



Land Use

Land constitutes a major promoter region include:

Commercial office space of approximately 13.32 hectares, accounting for 37% of the construction land

Business Services land of about 0.45 hectares, accounting for 1.3% of construction land

Cultural Facilities land of about 0.45 hectares, accounting for 1.3% of construction land

Public green space of approximately 6.9 hectares, accounting for 19.5% of construction land

Municipal facilities, land and road land of about 14.22 hectares, accounting for 40.3% of construction land.



Development scale

Planning the total ground floor area of about 475,000 square meters, with an average floor area ratio of about 1.3. Where: Bo Shing Road, north of the

neighborhood development intensity control at 2.5, at 50 meters height control; Bo Shing Road south of neighborhood development intensity control at 4.0 or less, at 80 meters height; local neighborhood controlled below 6.0, height controlled at 120 meters

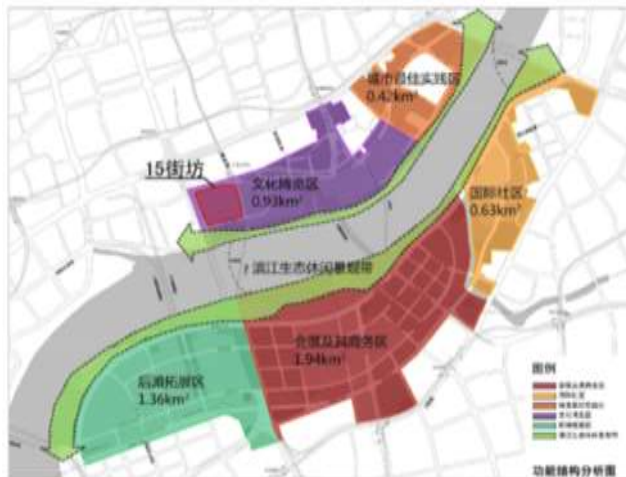
2.3.5 文化博览区（Culture and Exhibition Area）

Culture Exhibition Area

The Expo culture exhibition Area 15 neighborhood areas regulatory planning

Planning range

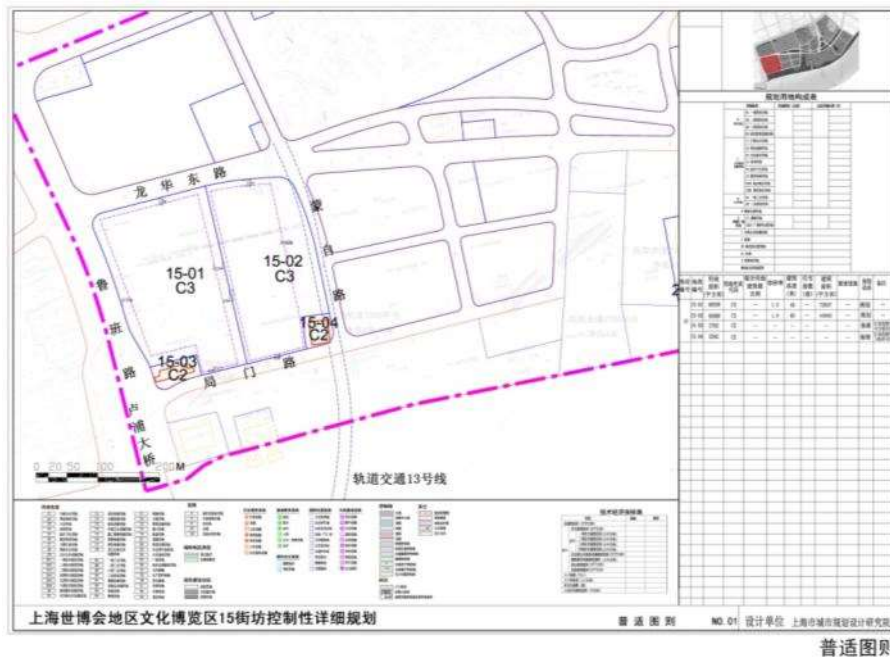
15 neighborhood located in the Shanghai World Expo Culture Expo area southwest region, with a total land area of 9.4 hectares



Functional orientation

According to "World Expo area structure plan", function culture exhibition area is: Combining the Jiangnan Shipyard retained the overall industrial heritage protection, the formation of the country's leading, world-class Exhibition cultural gathering area, to enhance the future of the world-class competitiveness to provide strong support.

15 neighborhood planning to the core of the World Expo Museum culture exhibition facilities. Where land planning and construction,15-02 World Expo Museum.



2.4 The characteristics of Adjacent Community



Brief Introduction

The communities adjacent to the Expo Park in Puxi are mainly high-rise apartments. While those in Pudong are typically multistory residential districts, of which the majority are old apartments. Expo Village, the supporting project of Shanghai Expo, lies on the east side to the Expo Park. We have selected five cases, of which there are two Puxi communities, Yaojiang garden and Hong Kong new world, and three Pudong communities, Xueye Homeland, Shangnan No.2 Village, and Expo Village.

Supporting facilities

PuXi

Public Bus: No.18, No. 23, No. 36, No. 45, No.96

Rail transit: Ruban Road station (line 4), Xizang South Road station (line 8 and line 4), Nanpu Bridge station (line 4), Lujiabang Road station (line 9, line 8), Lupu Bridge station (line 13), Xintiandi station (line 13 and line 10).

Public Buildings: the supermarket; Housekeeping center;

Landmarks: Lupu bridge

Greens: Riverside green belts

Medical: Shanghai No.9 Hospital

Schools: Shanghai No.6 Normal School

Business: Xujiahui Business District

Surrounding Commercial: Xujiahui Business District

Pudong

Public Bus: No.18, No.23, No. 36, No. 45, No.96;

Rail transit: Pingyin Road station (line 7), Yaohua Road station (line 7, 8), Yuntai Road station (line 7), Gaoke West Road station (line 6), Linyixincun station (line 6), China Art Museum station (line 8), Chengshan Road station (line 8).

City park: the Expo Park, Bailianjing Park

Community park: Changqing Park, Jiyang Park, Shangnan Park

Schools: Shanghai Heyun Culture and Art School, East China University of Science and Technology, Continuing Education Institute of Shanghai Normal University, Yuanyin Culture and Art School

Business: the Expo Park

Surrounding Commercial: Expo Origin

Hospitals: Kangjian Community Health Service Center, Shanghai Gumei Hospital, the Rediatric Hospital affiliated to Fudan University

General Situation

Community	Total built-up area (*10,000m ²)	Number of Households	Building Type	FAR	Greening Rate (%)
Xueye Garden	—	120	Multi-storey and Small high-rise apartment	4.1	38
Expo Village	34	<7000 People	High-rise hotel apartment	2.5	—
Shangnan No.2 Village	15	1600	Multi-storey old apartment	2	20

Yaojiang Garden	—	900	High-rise apartment	2.3	35
Hong Kong New World	50	—	High-rise apartment and office building	3.5	50

Yaojiang arden

Yaojiang Garden is located in Huangpu District, at the corner of South Xizang Road and Bansongyuan Road, which is the hot spot in the next decade. It is only about 200 meters from the Huangpu river bank to the site. It involves two 34-storey and two 26-storey luxury apartment buildings, along with the concentrated green of 12,000 square meters. The latest evaluation price was 54,734 RMB/ m².

Hong Kong New World

Located near the Zhongshan South No.1 Road and Zhizaoju Road, Hong Kong New World is composed of two high-rise building, of which one (Lidu Building) is office building that can be registered for business and the other is a residential building. There are five households on one floor and two ladders. Each household faces Average price for reference: 73,455 RMB/ m².

Xueye Homeland

Xueye homeland is located in Pudong South Road (near Yuntai Road). It has a site area of nearly 14,550 square meters and total built-up area of 8,726 square meters. It lies in the redline of Shanghai Expo Park and is only 700 meters away from the side of Huangpu River.

Shangnan No.2 Village

Shangnan No.2 Village is located in Pudong Sanlin, Zhoujiadu Area and is in the middle of Shangnan Commerical Circle. The majority of the buildings around is old apartment building, which is large in number and is connected to each other. Shangnan Village includes twelve villages from No.1 to No.12, and Shanggang Village and Dezhou Village. Shangnan No.2 Village is one of these.

3. 世博 A 地块（Expo Area Site A）

3.1 A 地块控规（Site A regulation plan）

The regulation plan is approved by Shanghai municipal planning and land resources administration in July 2012.

规划定位 **Planning positioning**

The plan is to improve the central business function. Expo Site A will create A high-end business, conference and exhibition culture as the core feature, with commercial, cultural, recreational, apartment-style hotel function for supporting composite business community, and will become a carrier of promoting the function transformation of Shanghai city and deep the urban function, and to become an international well-known enterprise headquarters gathering area and world-class work community with international influence.

规划用地 **Land use**

Planning has a total land area of 85.5 hectares. Planning a total construction area of 1.124 million square meters (including the status quo keep Chinese palace and the expo culture center: the gross area is approximately 196000 square meters, the planning of new construction area of about 928000 square meters), including commercial office space to build business and cultural entertainment facilities construction accounts for no more than 10% total place plot construction.

Plan drawings

General drawings of planning control line, the nature of land use, land area, plot ratio, proportion of mixed land construction, building height and supporting facilities are mandatory indicators. Among them, the volume ratio of upper limits control, building height of upper limit control.

The additional drawings. The regulatory detailed planning of the whole unit in the general plan designate key areas belong to the level of public activity center and important waterfront level, through the urban design or special study to develop additional drawings, into the regulatory detailed planning of legal documents. Attached drawings are the key areas necessary basis for the construction project permission.

【Land use】

As shown in the figure below



【Structure of landscape】

As shown in the figure below

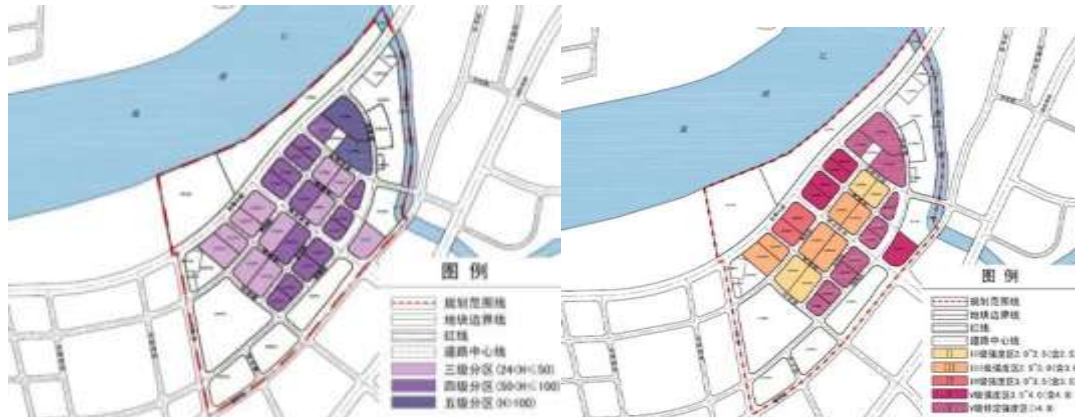


According to master planning and regional features, the planning form to green as the nucleus, the three zones around the region spatial structure. A nuclear "green valley", three zones for the green valley, headquarters business agglomeration comprehensive business zone, ecological function. The planning and construction should conform to the requirements of the attached drawings of control at the same time.

【Building height controlling】 and 【development intensity】

Building height takes partition control ways, according to the technical standards of regulatory detailed planning of Shanghai, used within the scope of this planning level 2, level 3 and level 4 and 5 high partitions. Development intensity involves the basic strength of class II, III, IV, V and

grade V specific strength, and according to the urban design plot ratio is determined. As shown in the figure below



【The construction interface control】

The regulatory detailed planning use construction interface control line and rate as control index. The building line within the scope of this plan and stick line rate will be subject to "additional



drawings".

【Roads and traffic】



【traffic control line】

Any building, rebuilding construction project invasion of rail transit line 8 protection sections control line should be according to the relevant provisions of the consent of the competent department of rail transit.

The expo avenue road central reserve ground trams; line segment control width is 8 meters, the station control width is 12 meters.

Between Xueye road and Guozhan Road reserves a land planning airport linking channel between road and both road channel on the drawing, channel control the total width of 50 meters, any intrusion airport link line of the building, rebuilding of construction project should be according to the relevant provisions of the consent of the department in charge of the airport link line.

1. Rail transit

Rail transit line 8, traffic on the planning scope inside to keep south road underground walk the line, and a week at Po into crossing cross the road.

Pudong binjiang tram lineplan in the middle of expo avenue, suggest setting 2 station. According to airport link line (Longyang road station - Hongqiao integrated transportation hub) special planning, exhibition expo area and CBD building within the airport link line between Xueye road and Guozhan Road use the underground tunnel form.

2. Cross-river tunnel

Xizang South road cross-river tunnel goes underground along the Gaoke West Road, set a exit on Xueye Road, Pudong South Road entrance forms a pair with Gaoke West Road exit.

3. Public transit hub

Combined with the rail transit line 8 Zhoujiadu Sitation, in the northeast corner of ShangnanRoad and Bocheng Road intersection plans a comprehensive transportation hub, land area of about 2400 square meters.

4. Ferry terminal

Reserve the quay line and facilities of ferry terminals built during the expo, integrate with urban water tourism and other professional planning in the future, and determine the specific function and scale.

3.2 A 地块土地出让情况 (Land Leasing of Site A)



3.3 “绿谷”方案 (Concept Plan of “Green Valley”)

城市设计策略(Urban design strategy)

The urban design combines with the “green valley”, and arranges functions like commercial business, tourism, and leisure and apartment hotel. It strengthens the overall development and finally to form a shape which the middle parts are the lowest and the two sides are higher. The plan provides comfortable and natural outdoor environment. It aims to create a high-quality, multi-function and high-end business community, to provide the greatest possibility of the urban space which can stimulate creativity and to make a 24-hour dynamic financial office blocks. It highlights business communication, space sharing and multiple functions. It forms a spatial framework which demonstrates expo culture and built theme architecture.

设计构思(design concept)

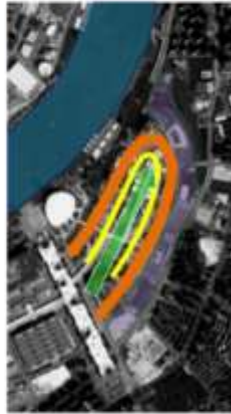
延续世博记忆



塑造区域标志



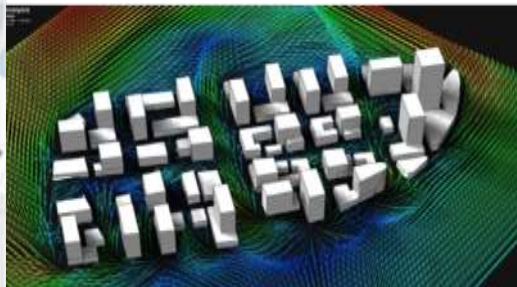
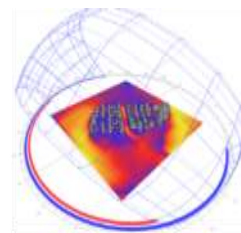
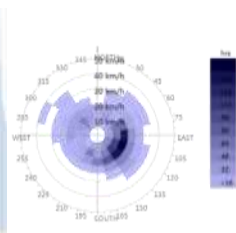
体现地块均好性



“绿谷”



[Function]According to the character of the site location, it is planned to grouped into three categories (except the green valley): Type I waterfront business office district, Type II Creative garden office district, Type III Landmark headquarters district.

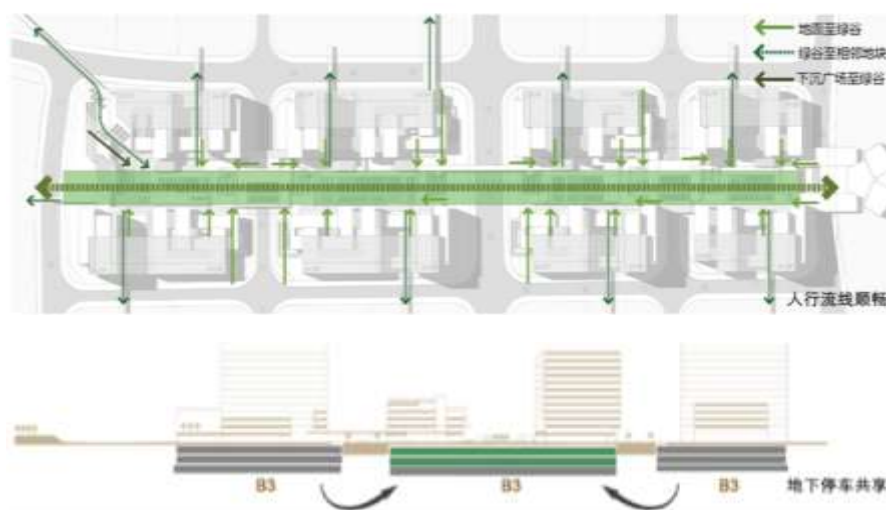


[public space]The public open space system mainly refers to the one which surrounds the green valley and is multiple and diversified. It mainly includes the green valley, other streets and squares. According to the results of the wind direction and wind speed simulation, we decide the layout of

the architectures, the improvement of the outdoor microclimate, the pleasant scale and the environment which is pedestrian-friendly.



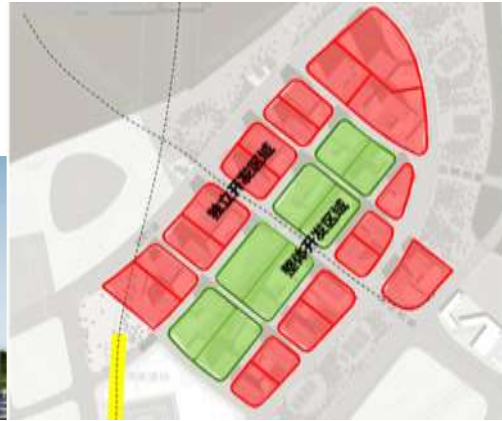
[Traffic organization] It realizes the separation of people and vehicles in the green valley to create a safe, comfortable and continuous walking environment. At the same time, it provides more traffic sharing resources and travel choice.



[Underground space] The underground space of Green Valley block is developed integrally. The upper parts of the buildings are designed and built integrally and will be rent or be sold. Other parts of the blocks can be developed independently or integrally according to the sales.

The development of the Green Valley 's underground space is 2-3 layers, and others is 3 layers. The first floor of the underground public space's elevation should be labeled uniformly, the width of the underground channel can't be less than 8 meters.

The design control conditions of the district connected with the underground station should be raised before they are sold out.

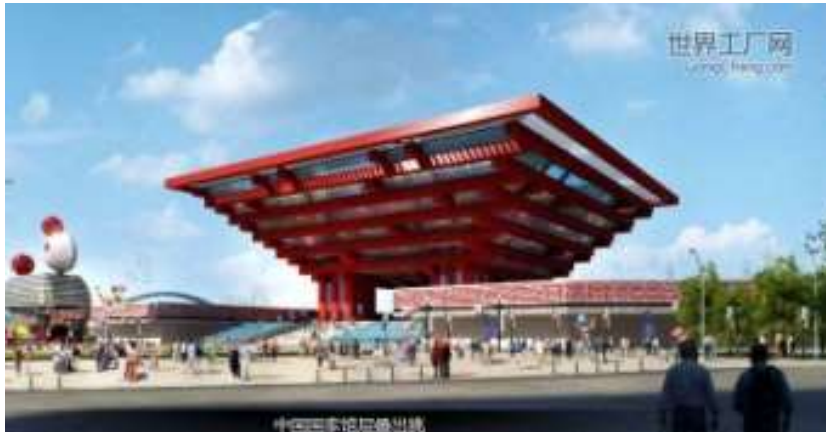


3.4 世博会中的 A 片区 (Site A during the EXPO2010)

Zone A in the EXPO.

Border: South is the Second XUEYE Road; North is the HUANGPU River; East is the EXPO. Boulevard; West is the BAILIANJING River.

Pavilions: ·China Pavilion



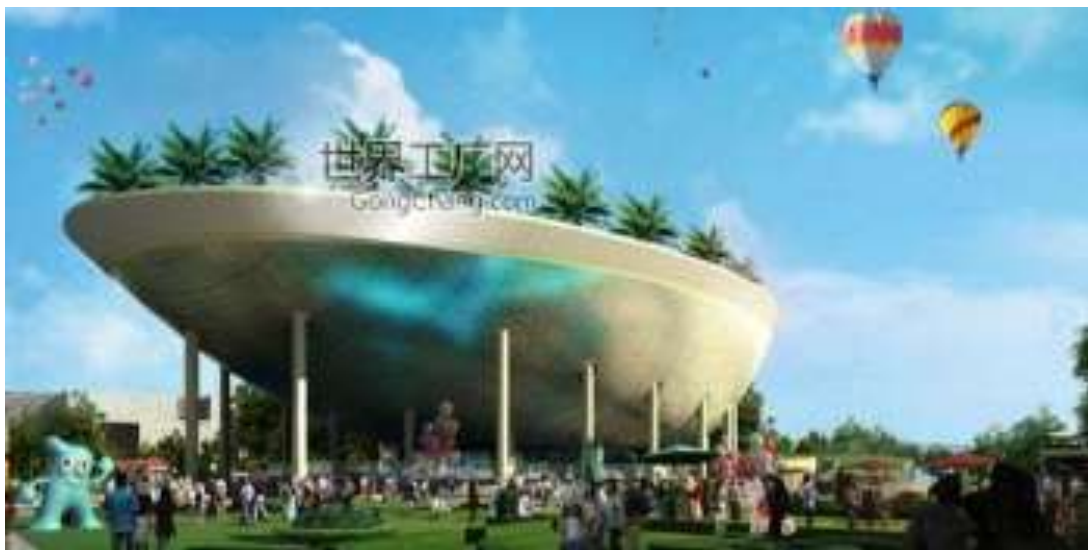
·Turkmenistan

Pavilion·Japan Pavilion



·Chinese Provinces Joint

Pavilion (Beijing Pavilion·Tianjin Pavilion·Hebei Pavilion·Shanxi Pavilion·Inner Mongolia Pavilion·Liaoning Pavilion·Jilin Pavilion·Heilongjiang Pavilion·Jiangsu Pavilion·Zhejiang Pavilion·Anhui Pavilion·Fujian Pavilion·Jiangxi Pavilion·Shandong Pavilion·Henan Pavilion·Hubei Pavilion·Hunan Pavilion·Guangdong Pavilion·Guangxi Pavilion·Hainan Pavilion·Chongqing Pavilion·Sichuan Pavilion·Guizhou Pavilion·Yunnan Pavilion·Tibet Pavilion·Shaanxi Pavilion·Gansu Pavilion·Qinghai Pavilion·Ningxia Pavilion·Xinjiang Pavilion·Shanghai Pavilion) ·Uzbekistan Pavilion·Pakistan Pavilion·Israel Pavilion·Qatar Pavilion·India Pavilion·Nepal Pavilion·Taiwan Pavilion·Asia Joint Pavilion I (Maldives Pavilion·Tajikistan Pavilion·Timor-Leste Pavilion·Kyrgyzstan Pavilion·Bangladesh Pavilion·Mongolia Pavilion) ·Asia Joint Pavilion II (Yemen Pavilion·Palestine Pavilion·Jordan Pavilion·Afghanistan Pavilion·Syria Pavilion·Bahrain Pavilion) ·Asia Joint Pavilion III (Laos Pavilion·Myanmar Pavilion·Iraq Pavilion) ·Iran Pavilion·**Saudi Arabia Pavilion**



Oman Pavilion·UAE Pavilion·Kazakhstan Pavilion·Hong Kong Pavilion·Vietnam Pavilion·Sri Lanka Pavilion·**Republic of Korea Pavilion**



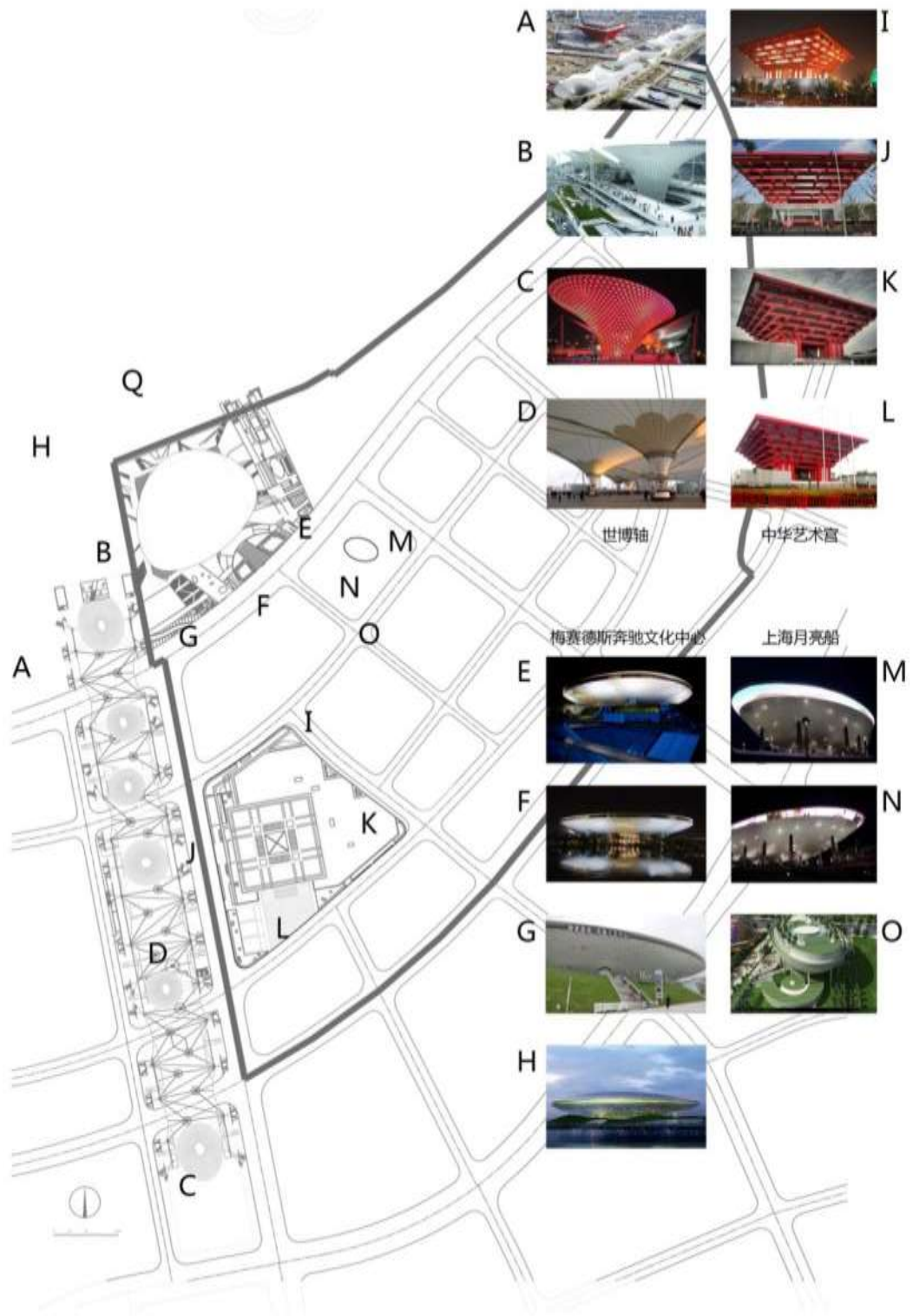
D.P.R Korea Pavilion·Lebanon Pavilion·Morocco Pavilion·Macao Pavilion



Other Important Constructions: Expo. Culture Center (Mercedes-Benz Arena)、Expo. Boulevard (Expo. Axis)

Retained Architecture: China Pavilion (China Art Museum)、Expo. Culture Center (Mercedes-Benz Arena)、Expo. Boulevard (Expo. Axis)、Saudi Arabia Pavilion (Shanghai Moon Boat)

各个保留建筑在基地中的位置 (Permanent buildings in Site A)



4. 当前规划存在的主要问题（Problems of current planning）

4.1 功能衔接问题（Fuction Connection Problems）

·功能分区带来的功能联系不紧密问题 (The weak connections of different functions caused by city function zoning)

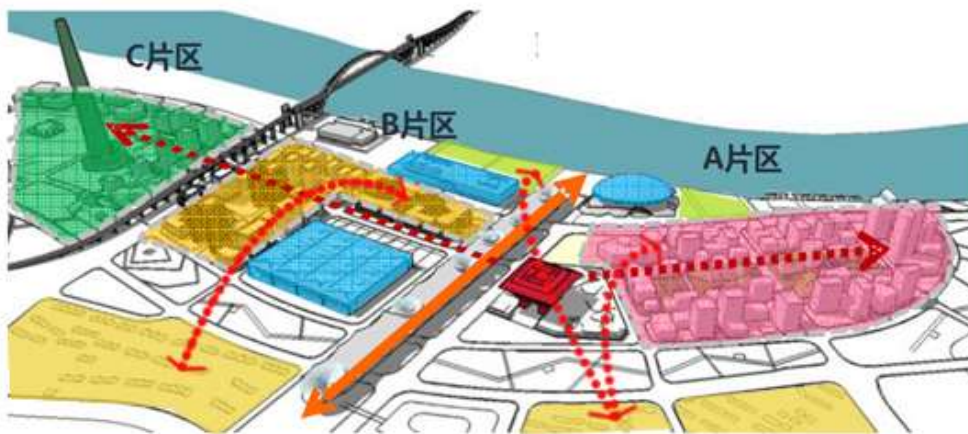
In fact, the current plan of this area has taken mixed-use development into consideration. For example, in Area B the office district there is place for hotels which somehow corresponds to other functions such as the exhibition centre , the conference centre and so on. As another example, the design of 'Green Valley' also takes the principles of mixed-use development. In the design, some commercials and hotels are inserted into the area to serve the white collars.

However, there are stills some problems.

The first is how to strengthen then connections between the functions of office and the culture functions (like the Exhibition Centre and the China Art Museum) or the recreation functions of the riverside park? Could we advance the connections by partly modifying layout of functions or inserting some new functions?

Another problems is the EXPO AXIS which is a commercial complex. How to coordinate its functions with the "Green Valley"(also a commercial and recreation street) and how to create interactions between the axis and the office districts should as well be taken into consideration.

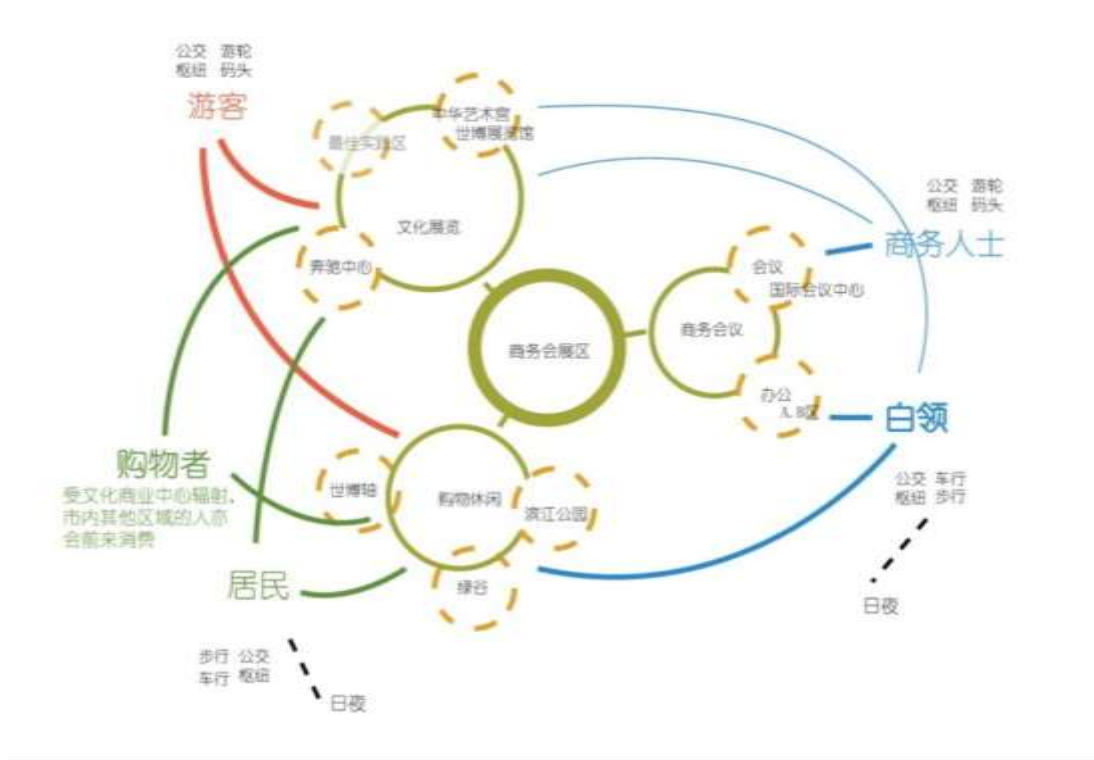
And the third is how this district connects with its adjacent residences. Could we use the Expo Axes? And how? Could we change the use of the green land between them?.....



·人群定位问题 (people orientation)

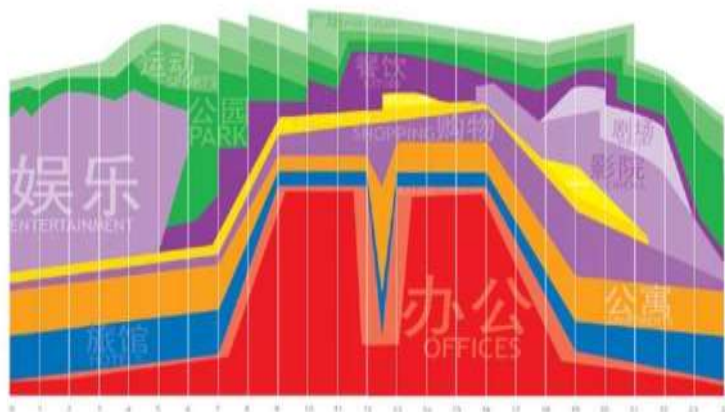
From the design of 'Green Valley', we could see that the plan focuses too much on the demands of the white collars, which means less on the residents and travelers.

However, the fact is the other two kinds of people should have a big share, which could be seen from the development orientation of this district—a world-class CBD and the current trend of these CBDs.



·时间上功能的延续性问题 (continuity of the business hour)

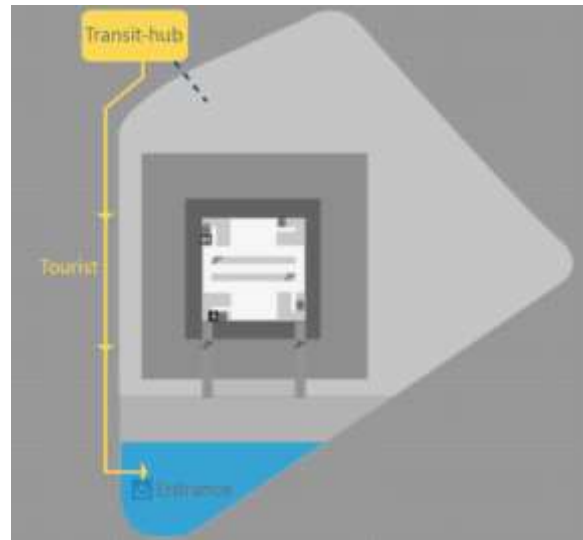
Though the current plan focuses on the mixed-use development, it ignores the importance of the continuity of business hours of different functions, which is a key point to keep a place active at night or in the weekend. 'The dead city' (means few activities and people in some business districts in the evening and on weekends) is not strange scenery in new CBDs in China. So how to optimize the functions to lengthen the active time of the whole area is a key problem.



4.2 空间衔接（Space Connection Problems）

4.2.1 世博客运站的衔接（The Expo Passenger Station）

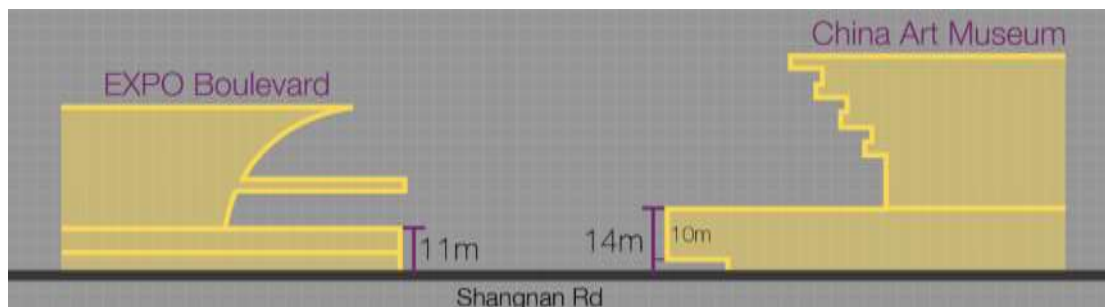
a transit hub will be built in the north of China Art Museum so as to meet the transit demand in these area, and attract more tourists to come here. But it still remains a few problems of connections to be solved. The design includes a skyway from Green Valley directly to the transit hub, but it only provides the convenient connectivity. The connection to the landmark china art museum is ignored. People must walk a half circle around china art museum to get in to it.



4.2.2 中华艺术宫与世博轴的

衔接（Connection of Chinese Art Museum and Expo Axis）

As the landmark of EXPO, china art museum and EXPO axis are both in the sightseeing path of the tourists, but the connection of them is not satisfied. The new transit hub may cause some problems in the ground level because the rise of car and bus traffic, so that the pedestrians feel not very comfortable when crossing streets.



In the second floor level, there are also some concerns. The second floor of expo axis contains many tour attractions. The second floor of china museum is a roof garden. But there are difficulties to get there. In the same time the connection of the second floor is also missing. The height difference should be taken into account.

4.2.3 世博大道的阻隔效应（Barrier effect of Expo Avenue）

The orientation of EXPO Boulevard is a road for enjoying landscape, but it turn out to be a barrier to the landscape. The bad modeling of street space leads to poor pedestrian experience. Second, as a main road, the interval of road red line is very large, which cause the inconvenience to crossing the street. Then the barrier of hedges causes the isolation between the street and the landscape of EXPO Park along with Huangpu River. From the point of view of space, the weak openness and lack of clear marks also hindered the tourist.



4.2.4 世博轴的阻隔效应（Barrier effect of Expo Axis）

The opening of River Mall brings vitality to the surrounding areas, but the Barrier effect of EXPO Axis still remains a serious problem. The problem concerns both space and functional aspects. In the view of space, EXPO Axis emerges 5 blocks together, and the huge scale causes the barrier. The cover of EXPO Axis also brings big shadow area to the beneath road. From function, the EXPO Axis contains commercial, conference, exhibitions and also leisure and landscape, but the functions are independent. The both aspects cause the barrier effect. EXPO Axis is connected to 2 Metro stations. How to function well with the transit hub is also need to be considered.

4.2.5 与周边居住区的衔接（Connection with Community Adjacent）

There are residential area for example Shangnan, Xueye, Qihe, Changli, Linyi and so on near around

the site. The people who live in there is the potential user of Green Valley



雪野路雪野二村



雪野路严家圈小区



人行道宽度 6 米

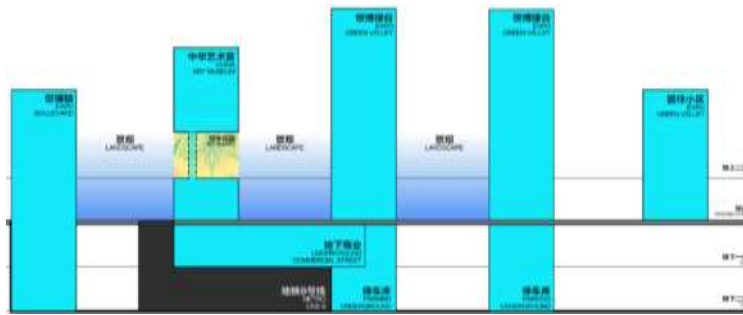


二次过街

When considering the connection to the residential area, the Green Valley plan to use the green belt to make isolation, and leaves several corridors for landscape, so as to permeate the landscape along the river to the residential area. But the width of green belt is very large , which become a barrier for pedestrian. In the same time the roads around the residential area is not suitable for walking, because lacking shaping of space and commercial streets.



From regulatory planning, people can find out that the connection between Bailianjing is simple and negative. Besides the necessary municipal facilities, the blocks between Green Valley and Bailianjing are just large green space for protection. People must take into consideration, how to combine the commercial function and the advantage of landscape in Bailianjing.



The means of transport around the site including cars, buses, lightrail, metro, bicycle and pedestrian. Varieties of means of transport and the attractions in different levels become the background of multi-level transports.

4.3 活力特色问题 (Vitality and the Characteristic Problems)

1 the time limitation of the vitality

The existing plan put more focus on the vitality and function of the business district in the day time than the time beyond working time, especially in the night. The 24-hour vitality of the business district is not considered. However, there are still many activities happened in the city from 12.am to 8.am. So these activities should be provided with proper facilities and design, and therefore enhance the vitality of the business district in the evening, attract more people and create a business district with 24-hour vitality.

2 Lack of connection of healthy facilities and the surrounding environment

There are many parks and outfield space around the site and thus have very good base for exercising. However, the main exercising facilities are limited to gyms, lack of outdoor space. So the parks and outdoor space should have better connection with the site. Meanwhile, other healthy related functions are not considered, and the health of the people working there is not guaranteed.

3 Utility of the soil is not effective

The vertical city can promote the establishment of public center and activity center and become the landmark of the area. However, the existing design of the office buildings is still merely single-function. Thus the functions inside the buildings should be more diverse and create different living and off icing environment.

4 Change people's living habit.

The existing design considered mainly the usual living habit, which is go to work in the morning at 9 am and go home in the evening at 6 pm. Thus appears the working peak and empty buildings after working time. However, if the activities in the business district are more diverse and specially designed, the habit of the white collars may be changed and they won't rush home after work. This can also provide vitality of the business district in different time.