

The background of the entire page is a semi-transparent blue overlay on top of an aerial photograph of a city. The city's street grid is clearly visible, with various building footprints and green spaces. The blue overlay is lighter in the upper right and becomes darker towards the bottom, where it meets a solid dark blue horizontal band.

武汉市永清片综合开发概念性总体规划

WUHAN YONGQING MIXED USE DEVELOPMENT CONCEPT MASTER PLAN

• 城市品牌 IDENTITY

通过项目所提供的优质开放空间和优秀建筑物来彰显武汉的城市特征/特色。

Promote Wuhan's Identity through stunning open spaces and great architecture in our Project.

• 国际化社区和生活方式 COMMUNITY / LIFE-STYLE

由具吸引力的办公、零售商业、住宅、娱乐、开放空间及文化设施表达武汉独特的国际化生活方式。

Showcase a Unique Cosmopolitan Lifestyle in Wuhan with attractive offices, retail, residential, entertainment, open space and cultural facilities in our Project.

• 社会精英 PEOPLE

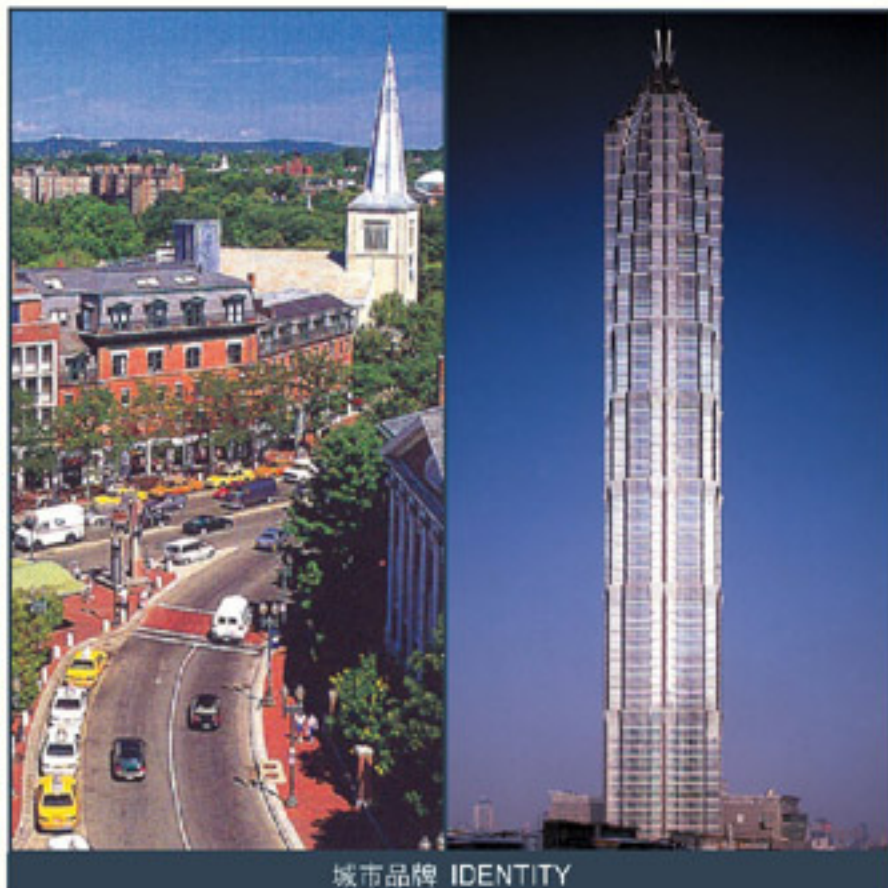
吸引武汉从事知识创新的工作人士使其成为此项目的客户和消费者来体验并享受这充满活力的空间环境。

Attract and Retain Wuhan's Knowledge Workers who are sophisticated users of space, demanding dynamic environments in our Project.

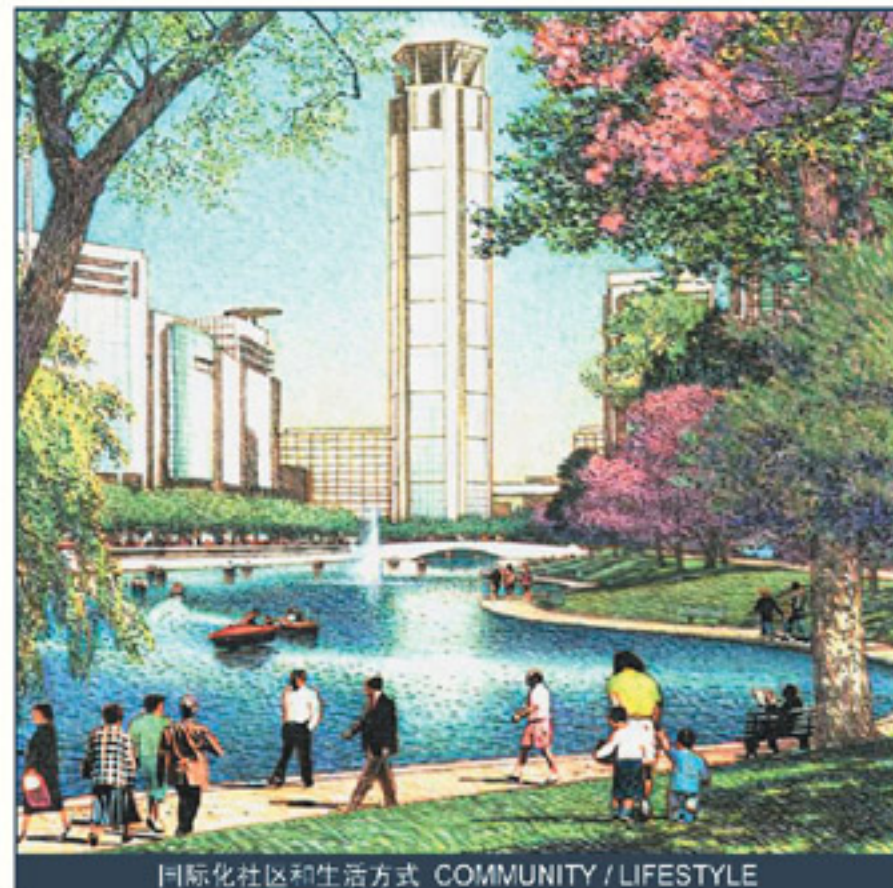
• 国际知名景点 DESTINATION

提供高知名度的国际娱乐、餐饮、酒店、文化主力店并促进武汉的旅游业的发展（并同时创造就业机会与税收）。

Increase Wuhan's Tourism by providing a high profile anchor of international entertainment, restaurants, hotels and cultural facilities at our Project (also generating jobs and tax revenue).



城市品牌 IDENTITY



国际化社区和生活方式 COMMUNITY / LIFESTYLE



社会精英 PEOPLE

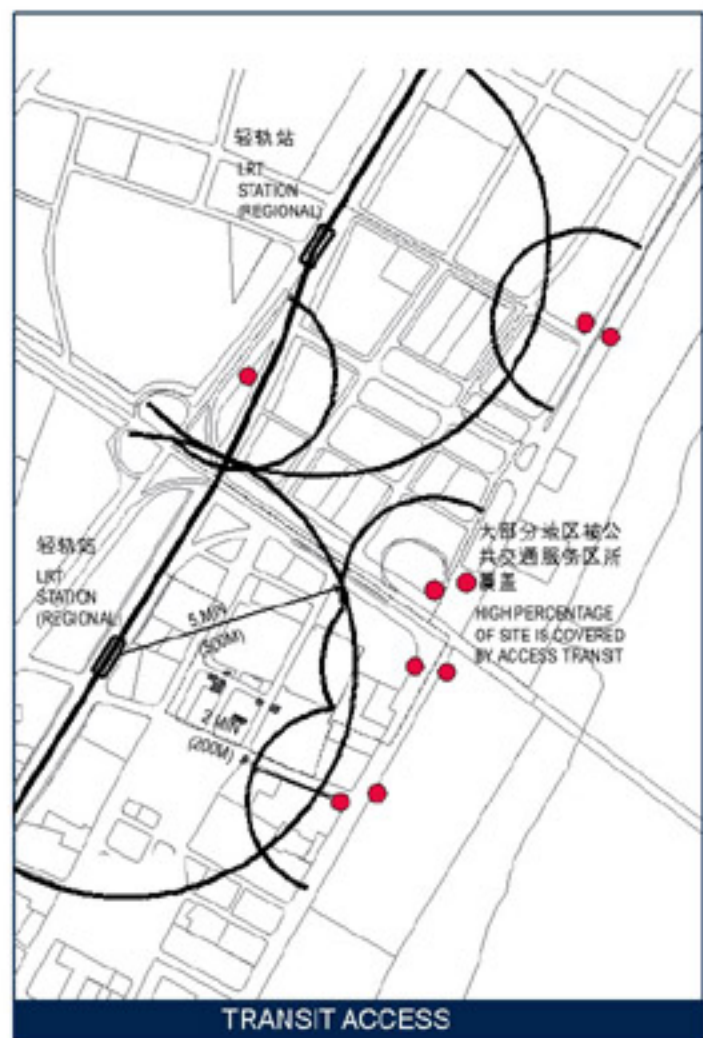


国际知名景点 DESTINATION

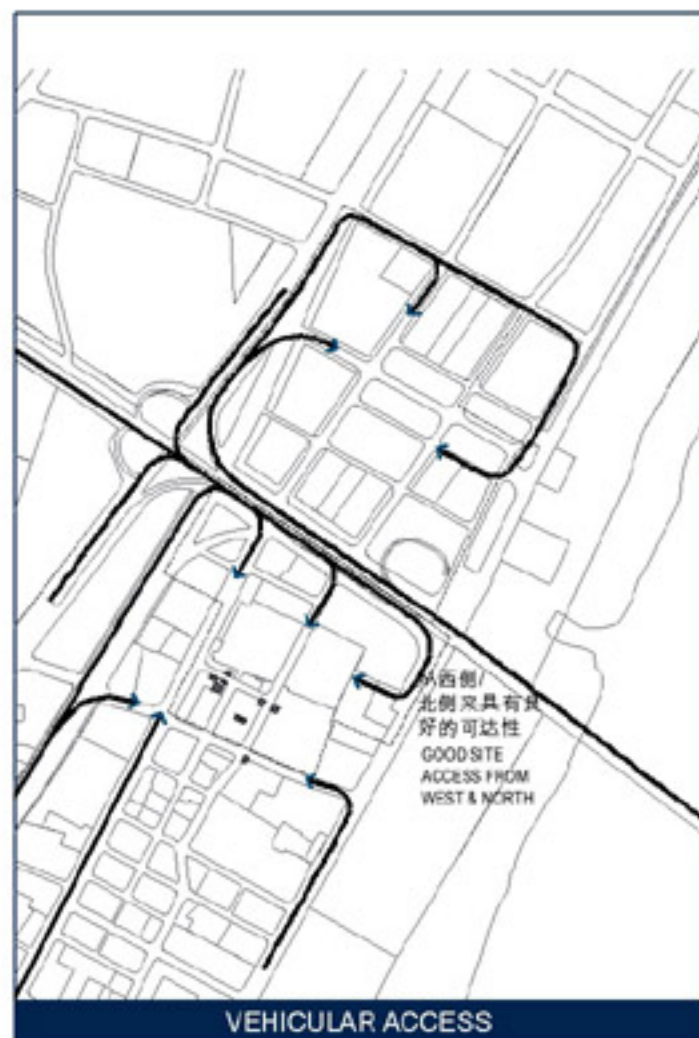


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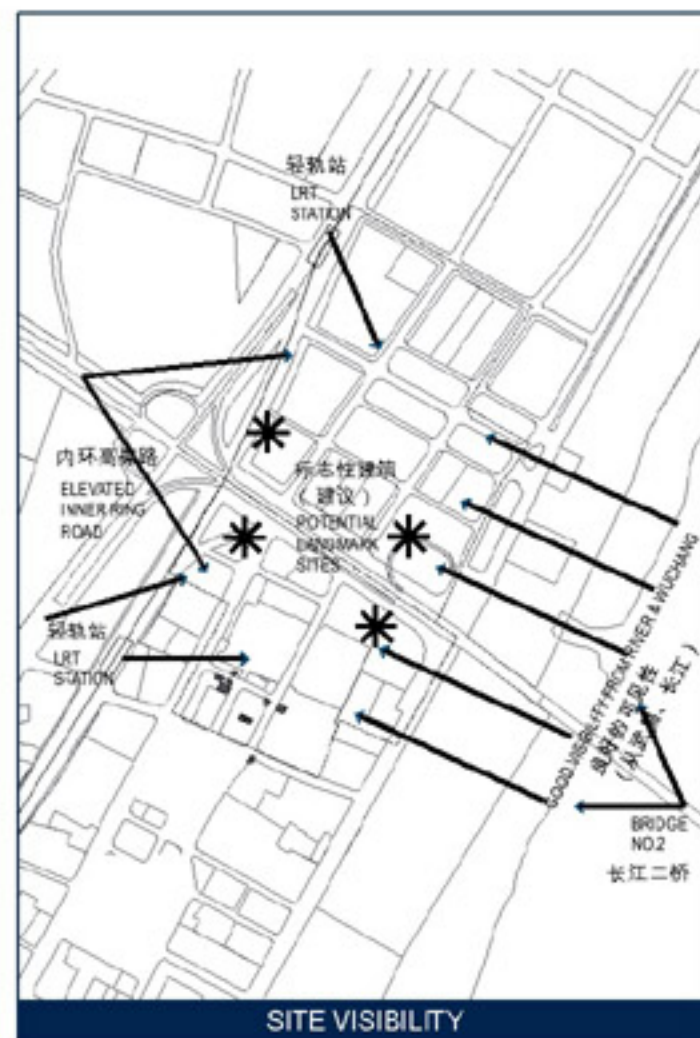




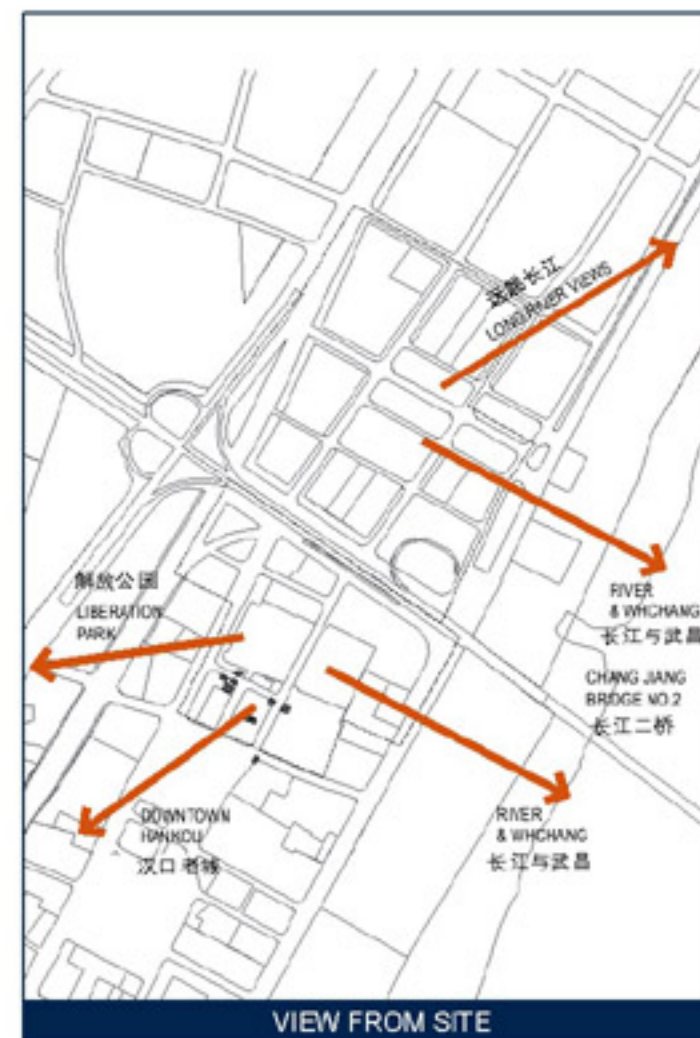
公交可达性



机动车可达性

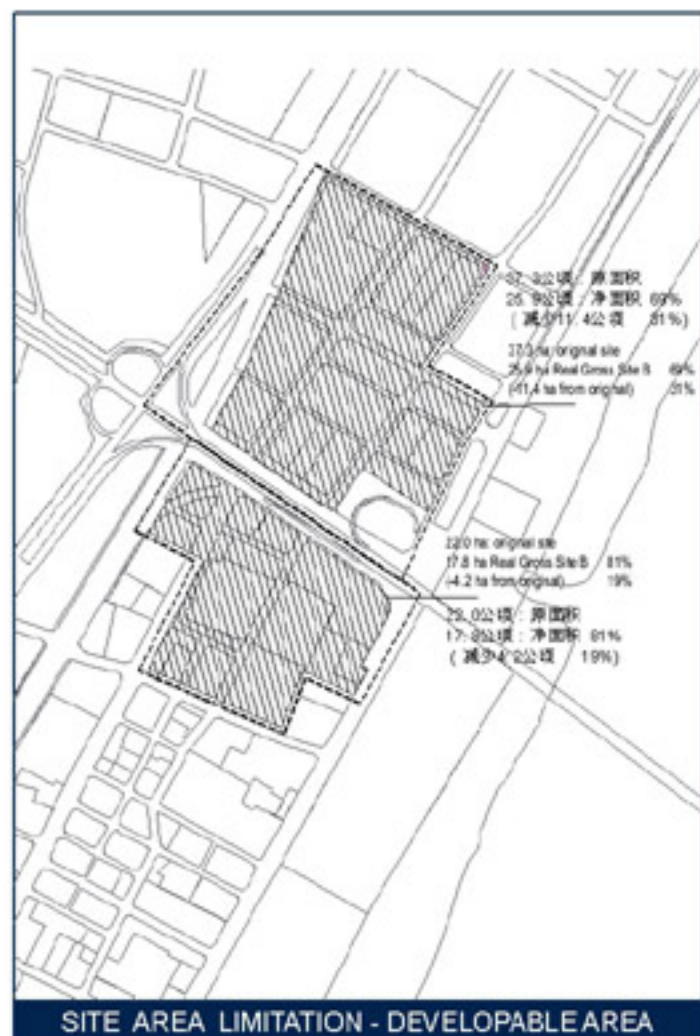


基地可见性



从基地向外景观





可开发区域——面积有限



“角部”地块的缺失



基地屏障：市政设施



基地屏障：主要道路

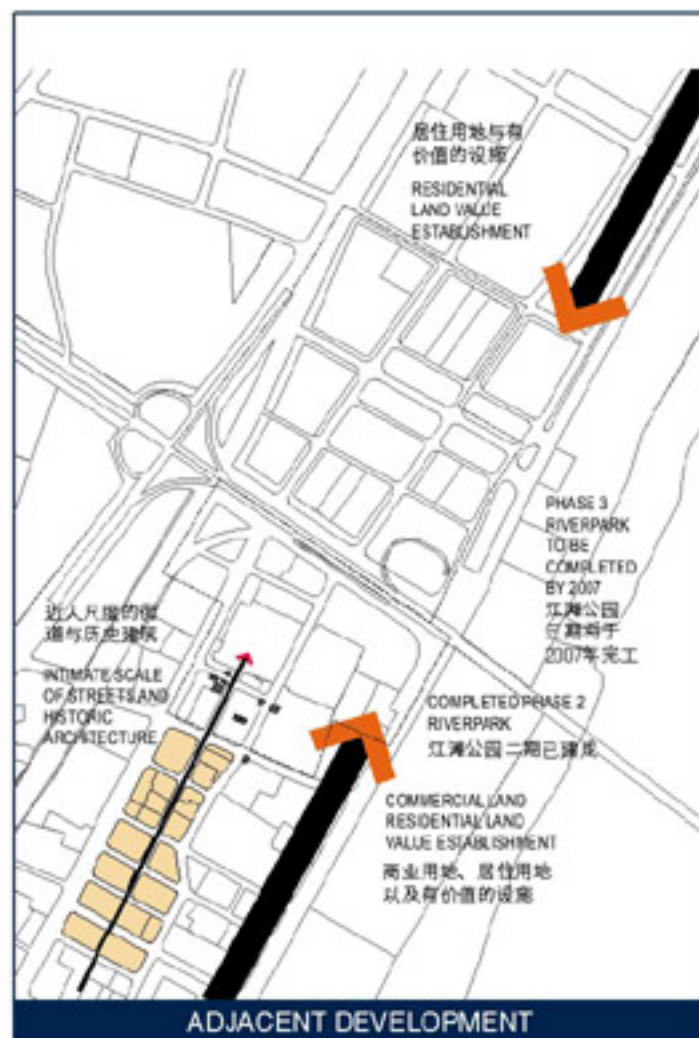




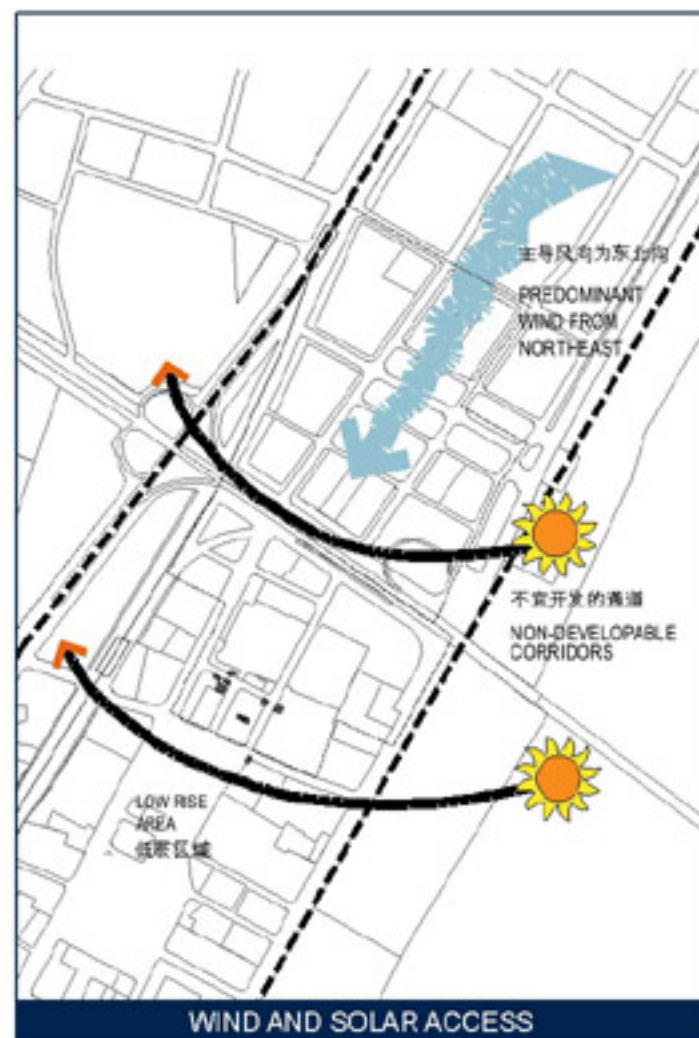
形状规整的基地及标高



潜在的开放空间连系



相邻的开发

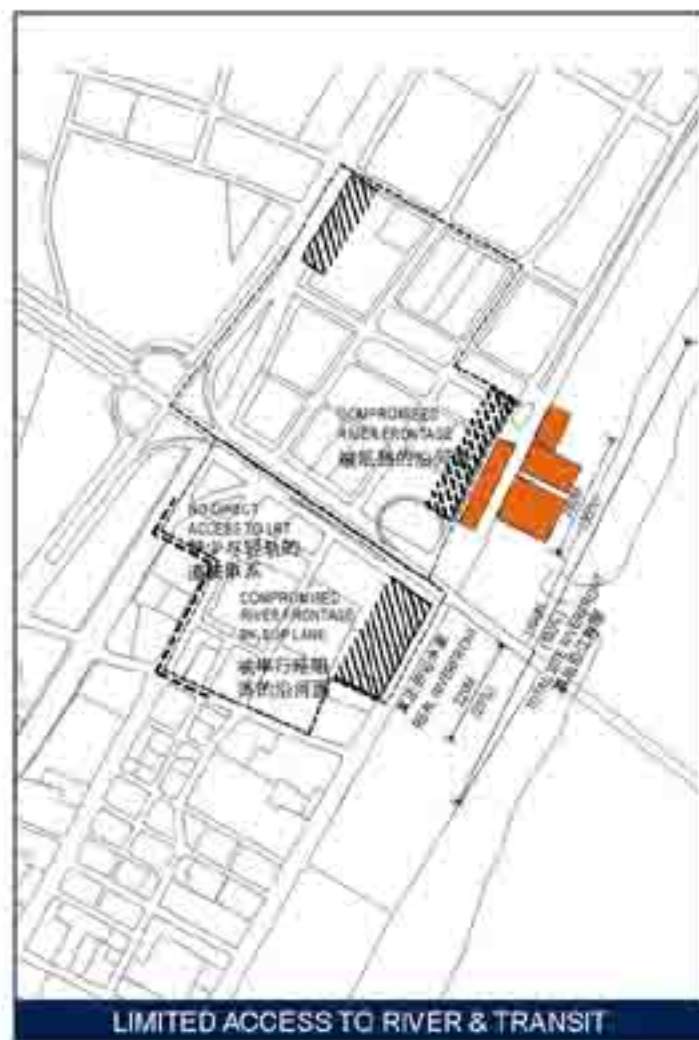


通风及日照





物理障碍



至长江与公交有限的可达性



基地现有建筑物



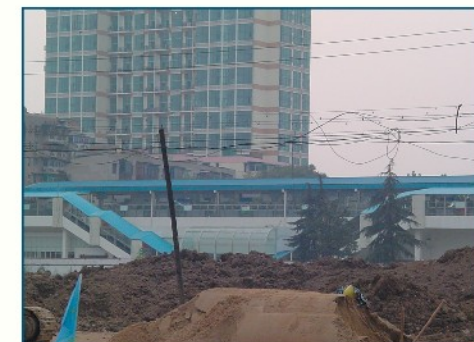
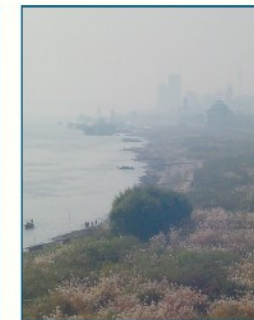
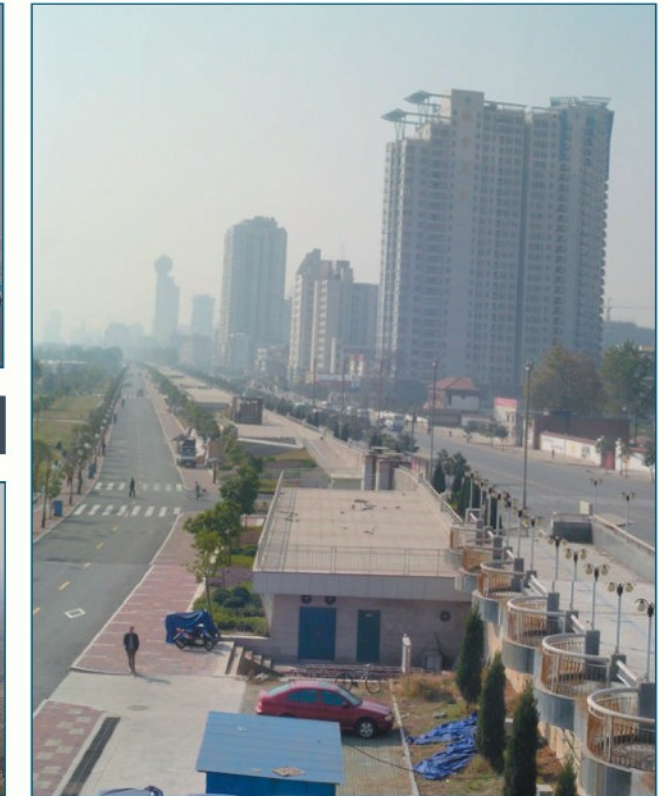
排水成本较高

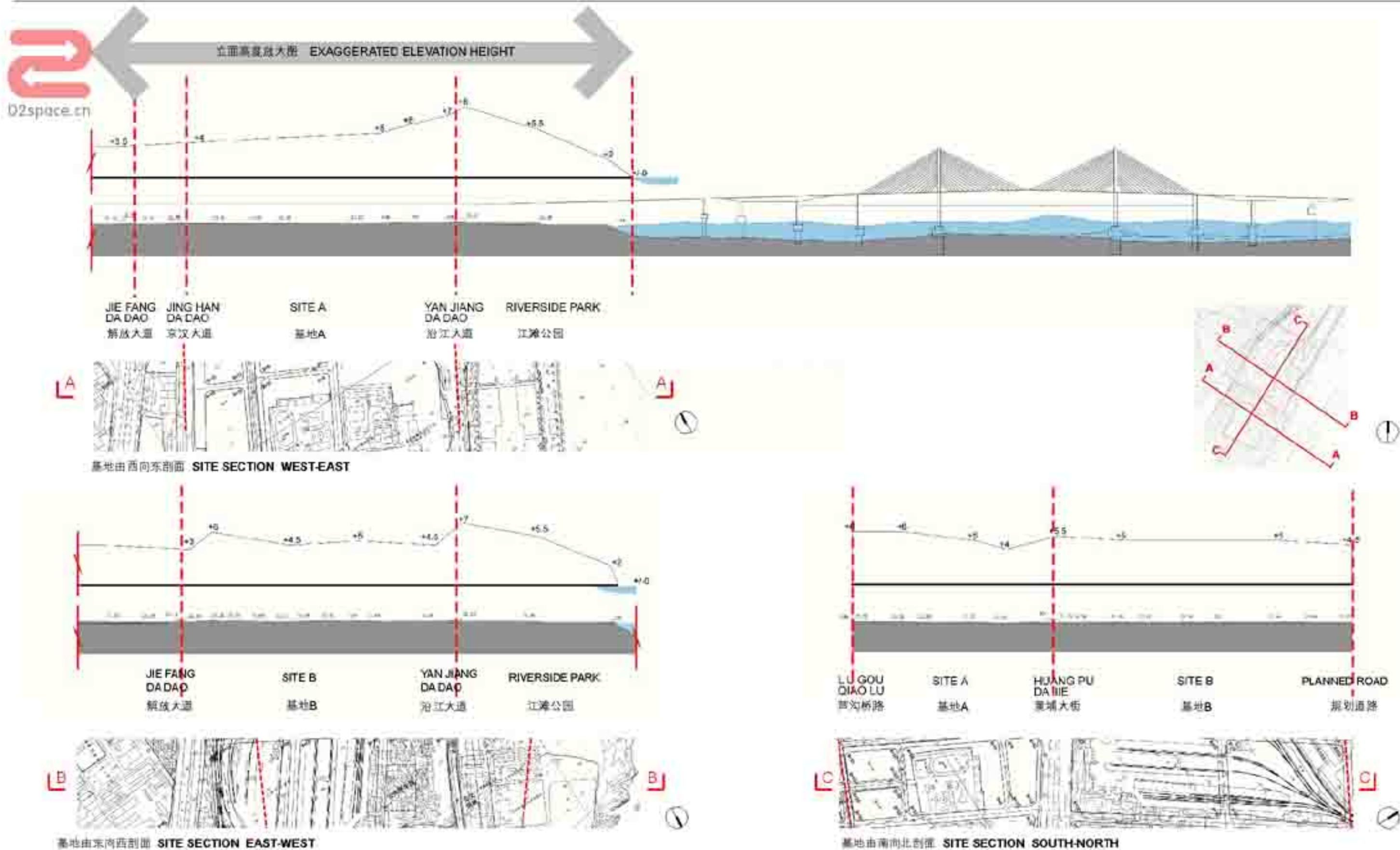


设计基地扩大区域及红线
New Site Area/Redline

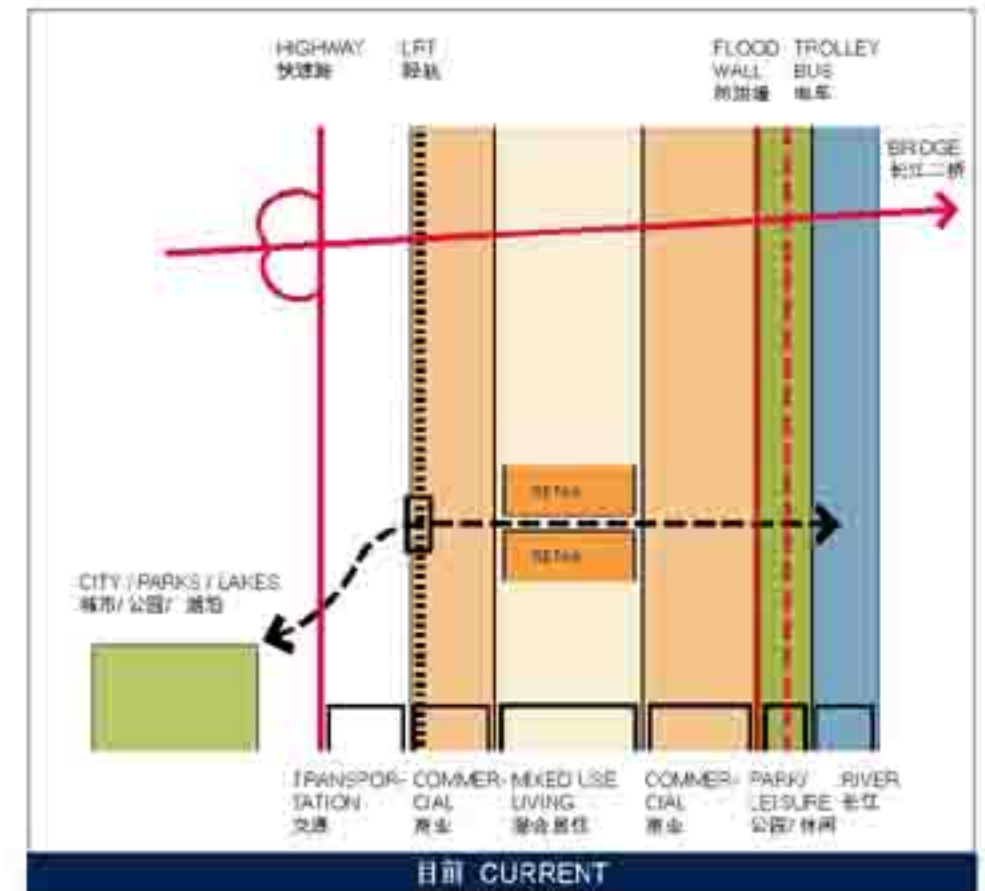
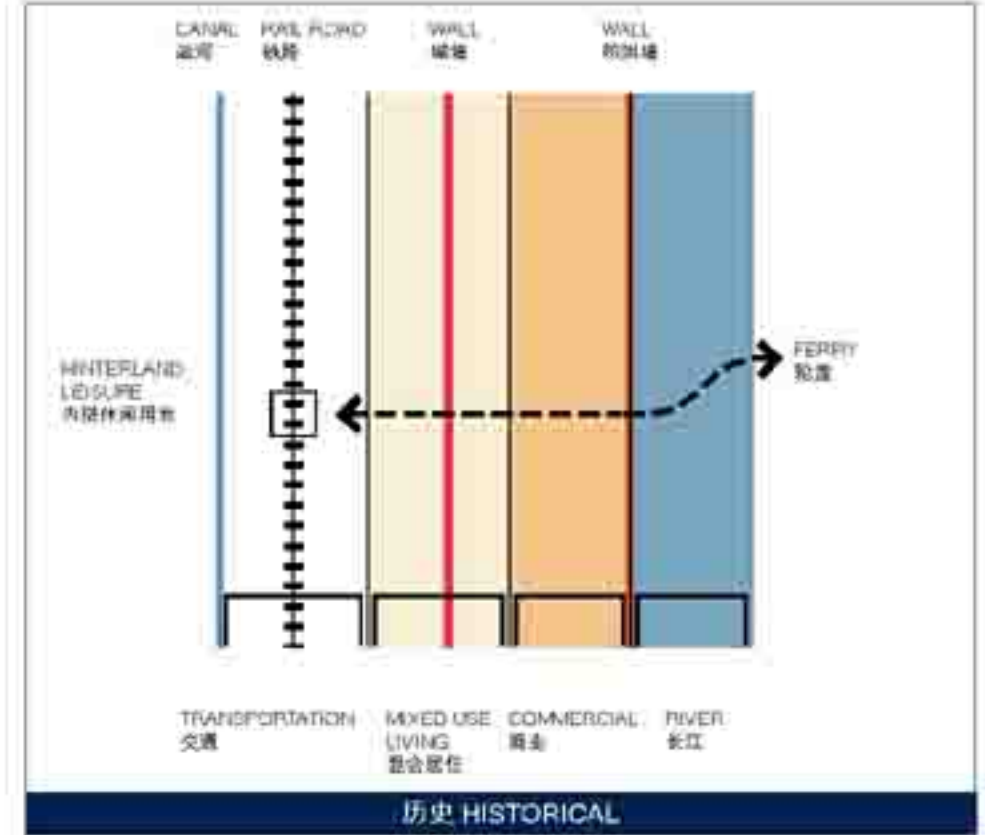
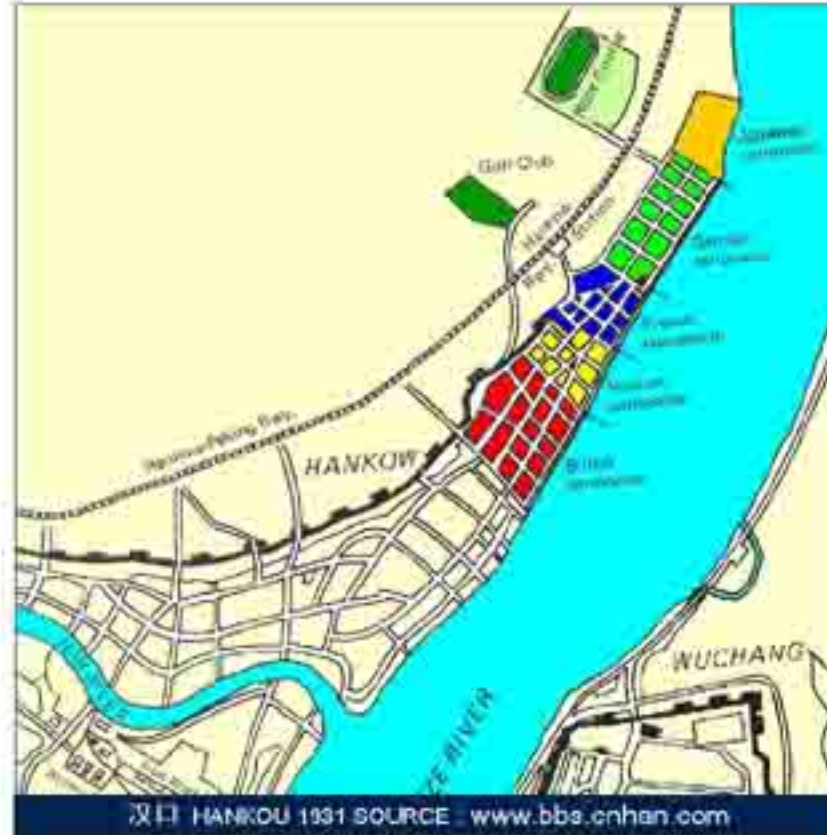
现状 / EXISTING CONDITIONS





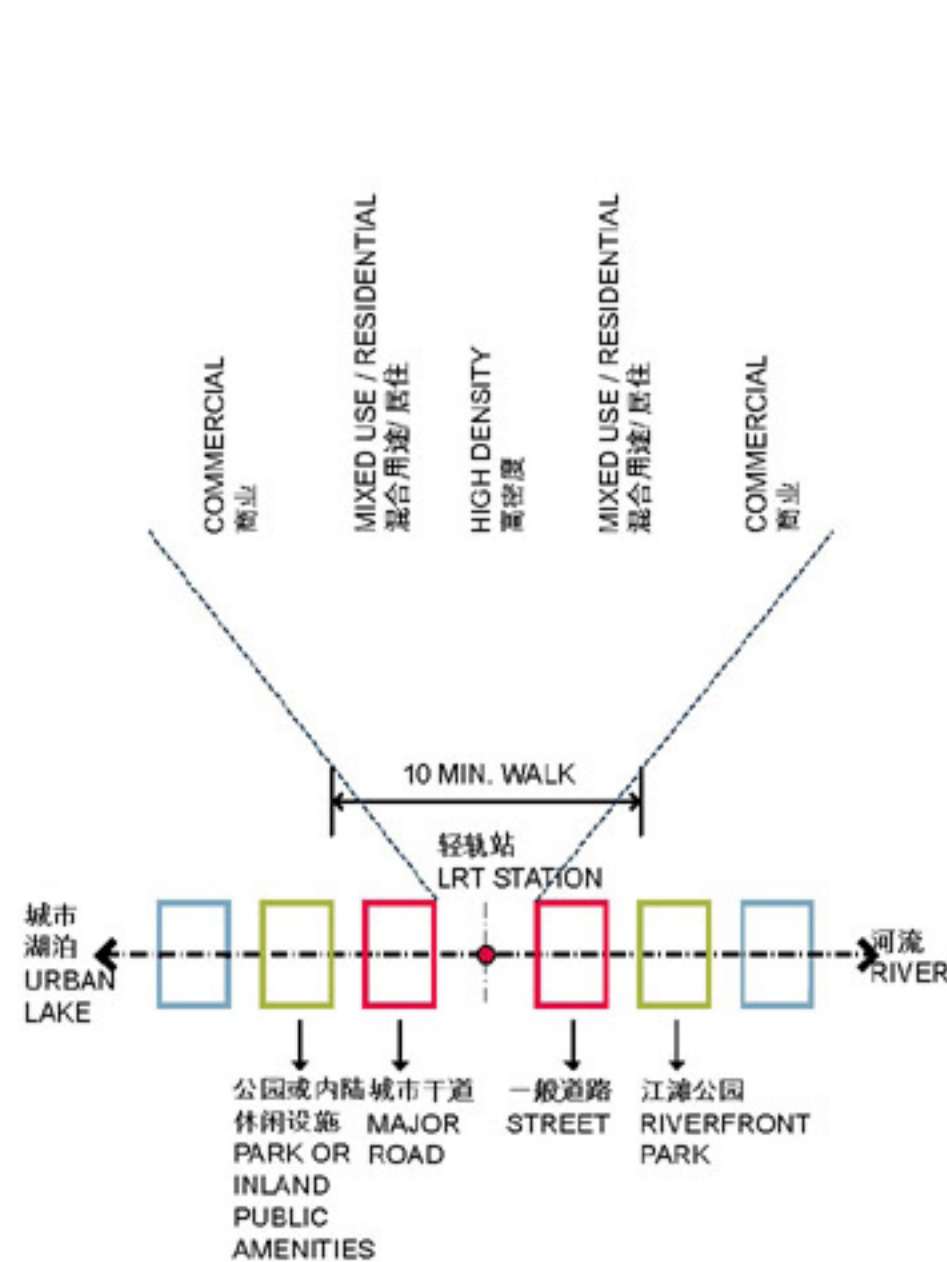


- 回忆和留住武汉独特的历史。
Remembering and Capturing Wuhan's unique history.



2.0 设计概念 | CITY DESIGN CONCEPTS

- 连接和利用城市休闲设施与基础设施投资。
Linking and Utilizing the city's amenities and infrastructure investments.



URBAN ROADS
空间序列 CROSS SEQUENCE

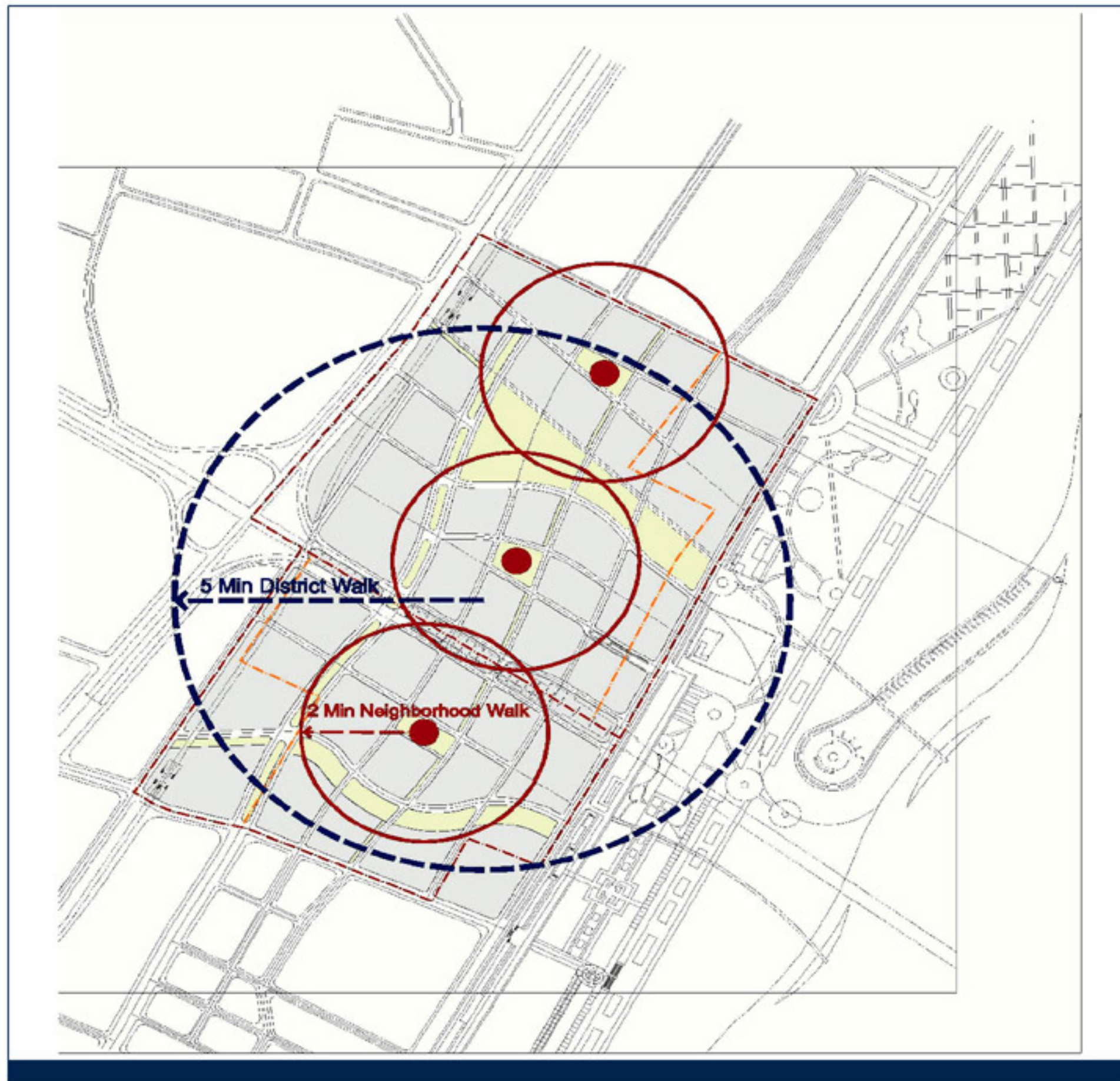
LRT
RIVERS
PARKS
LAKES



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- 逐步发展步行舒适、高质量、高密度的邻里单元。
Developing in increments of walkable high-quality, high-density neighbourhood district.

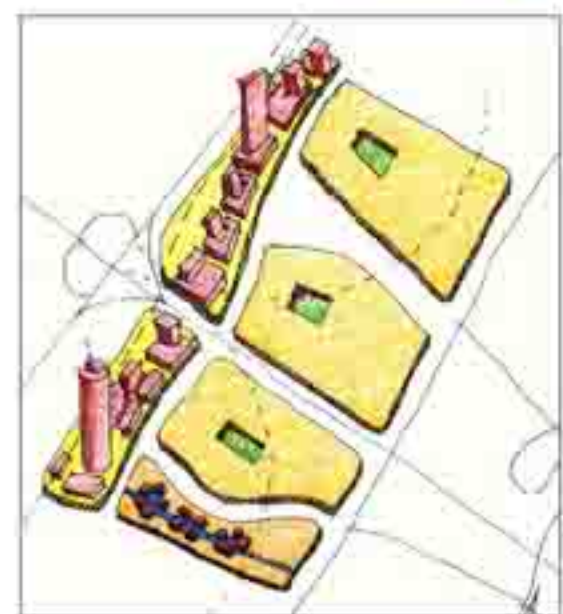




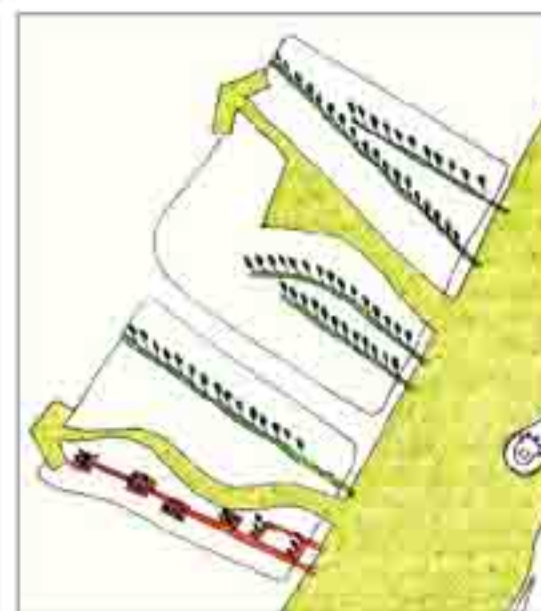
使永清成为武汉市一个独一无二的地区
Establish Yongqing as a unique place in Wuhan



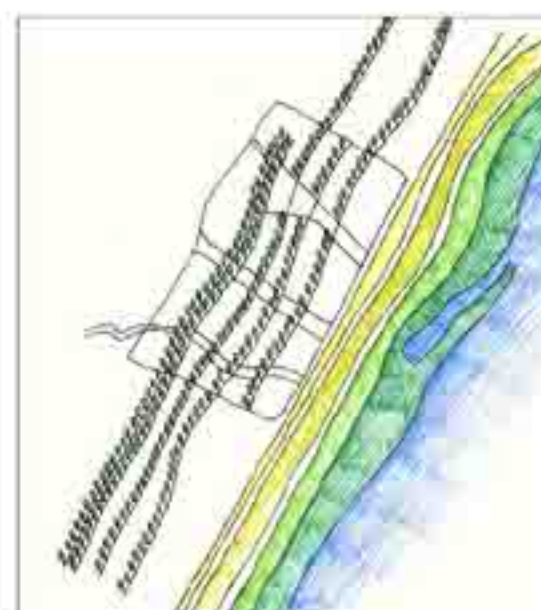
充分利用武汉市现有的设施条件
Build on Wuhan's infrastructure



创造2个特殊地区以及4个邻里社区
Create 2 special districts and 4 communities



将城市与长江相联系
Connect the city to the River



建立与长江一致的道路走向
Establish movement with the river



形成亲人尺度的场所
Create scaled places for people

原则 PRINCIPLES:

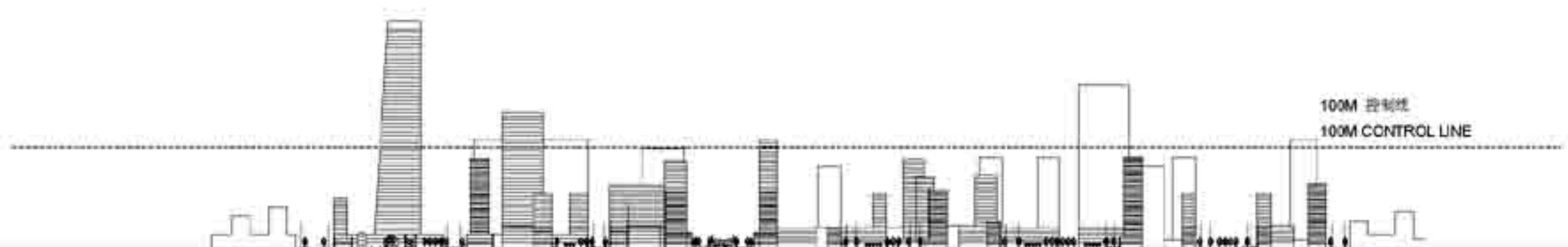
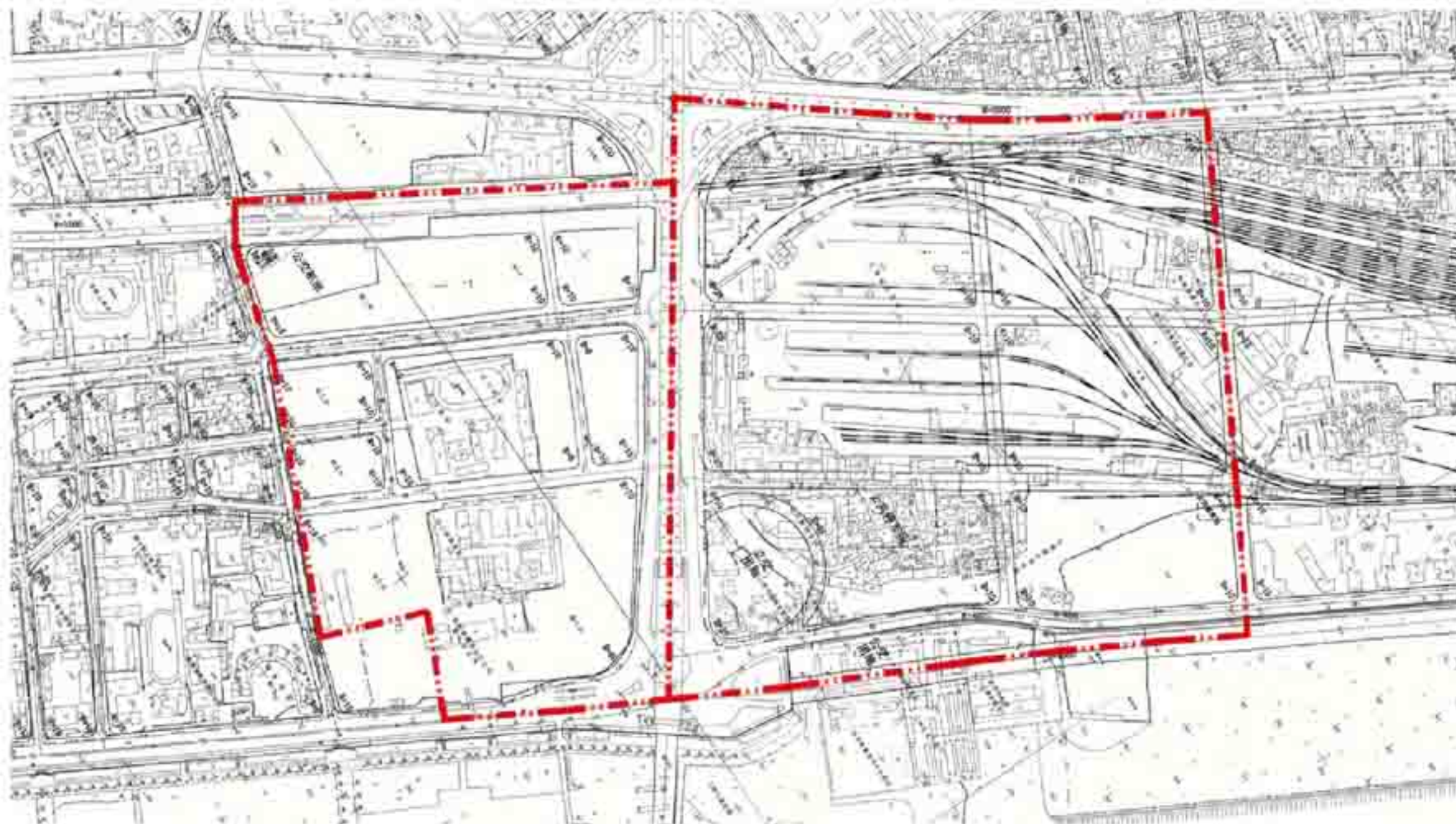
汉口城市天际线的节点

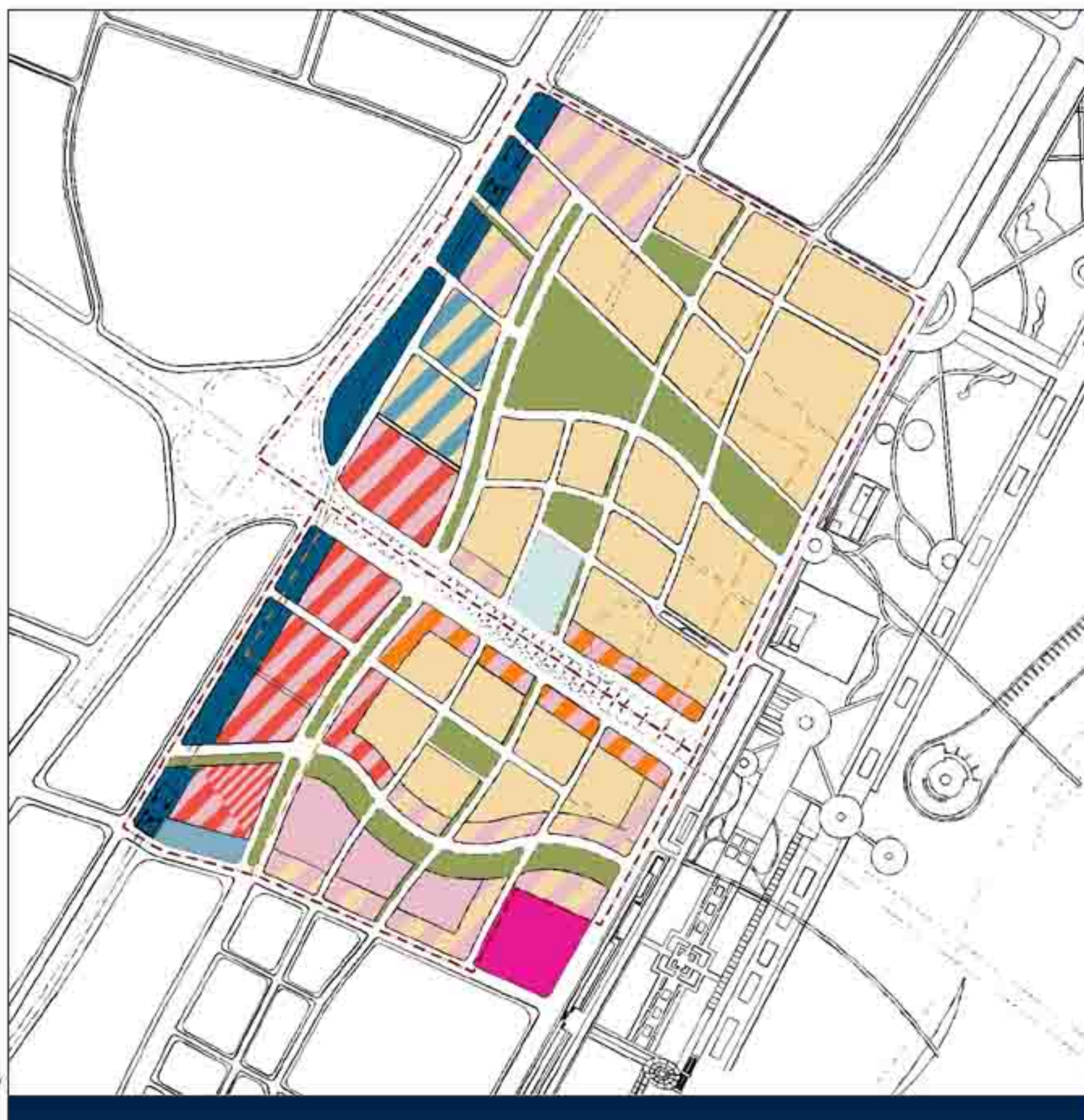
① TERMINATE HANKOU MASSING

- 内环线的转角处
CORNER AT INNER RING ROAD

- 层次化
LAYERING

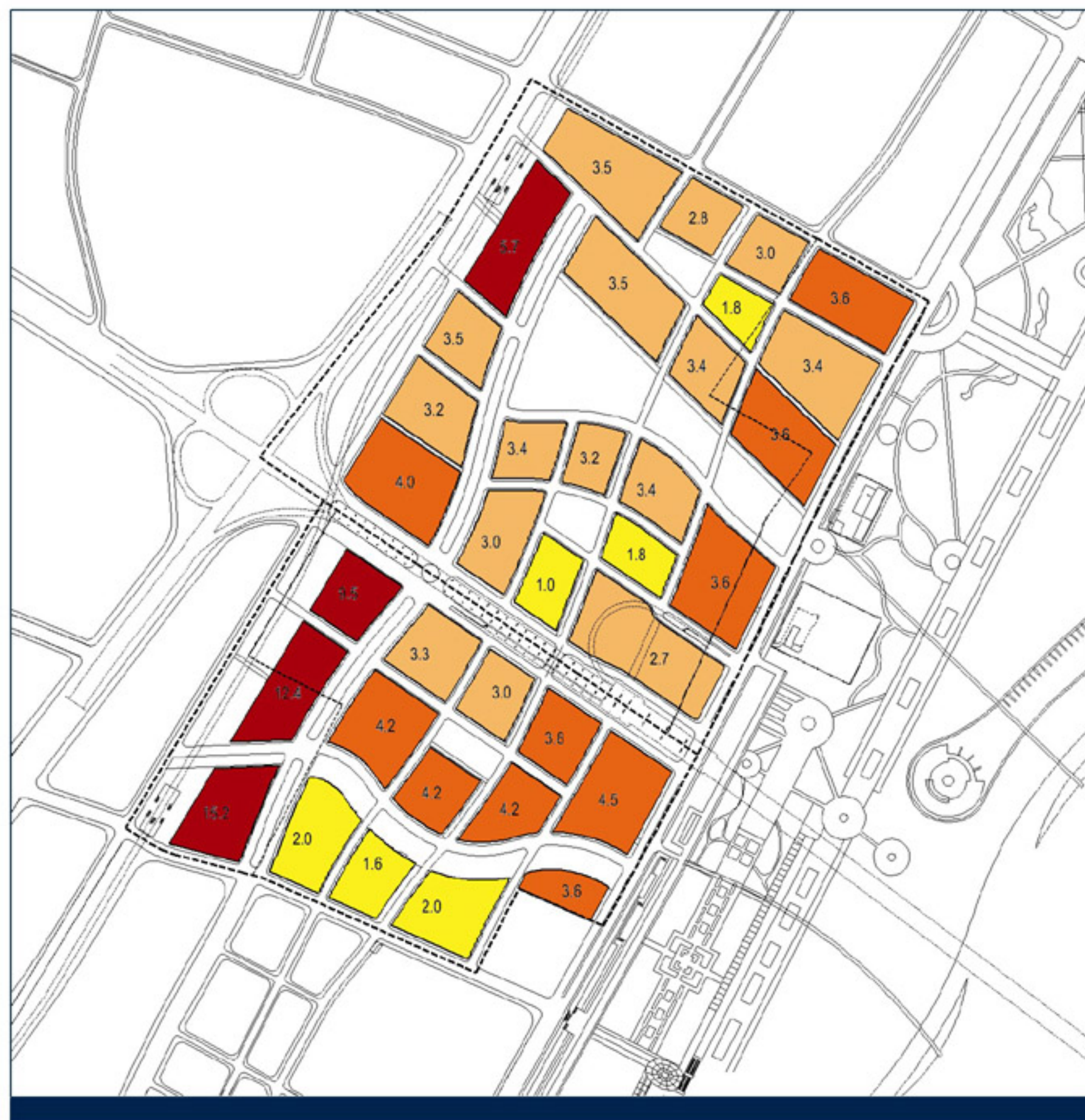
- 材质/色彩
MATERIALS / COLOR





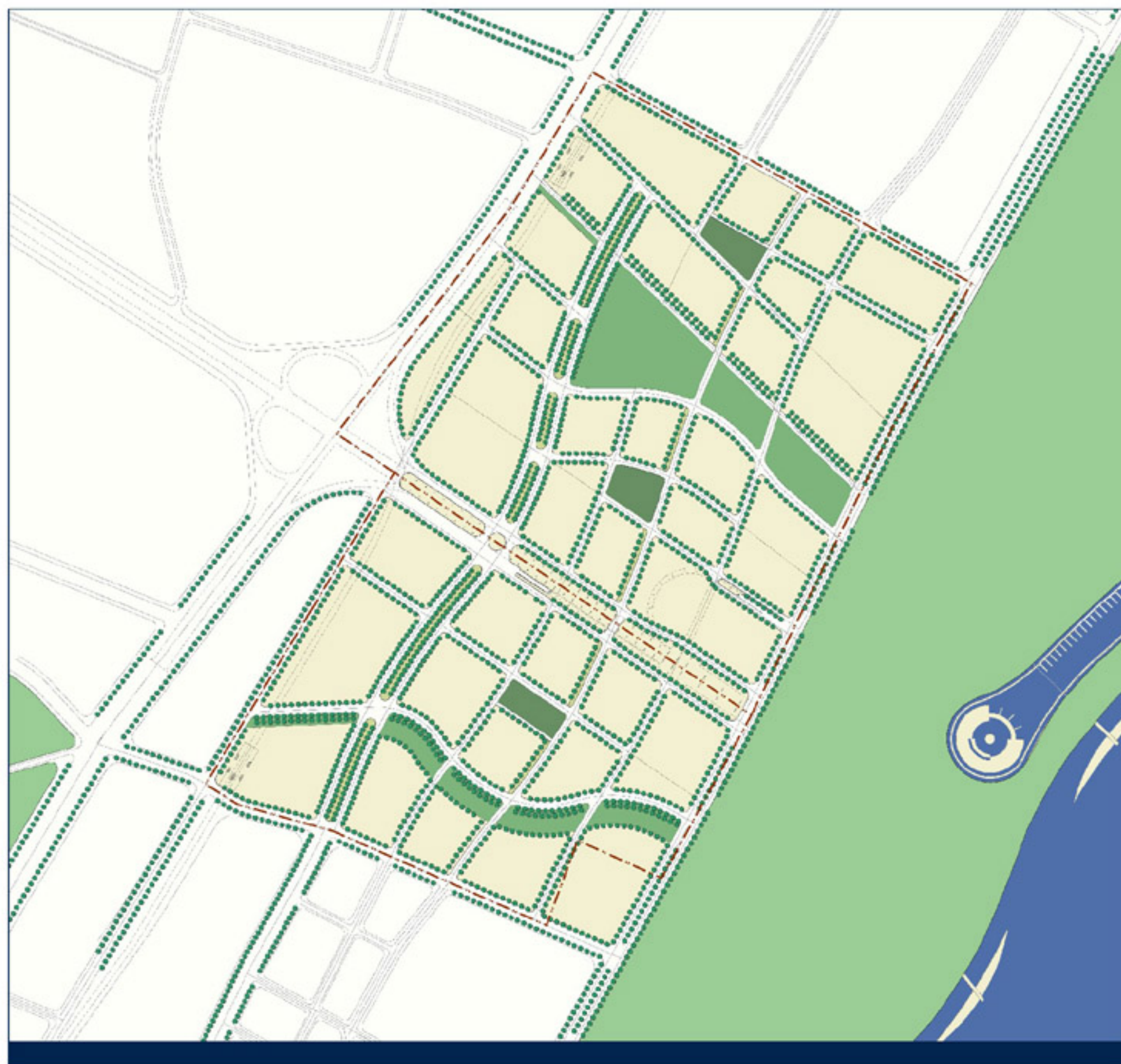
	居住	RESIDENTIAL
	居家办公	LIVE & WORK
	商务办公	OFFICE
	行政办公	ADMINISTRATION OFFICE
	零售	RETAIL
	学校	SCHOOL
	文化建筑	CULTURAL
	轨道交通用地	LRT
	开放空间	OPEN SPACE
	混合用途 居住/零售	MIXED RES./RETAIL
	混合用途 办公/零售	MIXED OFFICE/RETAIL
	混合用途 居家办公/零售	MIXED L&W/RETAIL
	混合用途 居住/公共建筑	MIXED RES./PUBLIC FACILITY





容积率	FAR
0-2.0	0-2.0
2.1-3.5	2.1-3.5
3.6-5.0	3.6-5.0
5.0+	5.0+

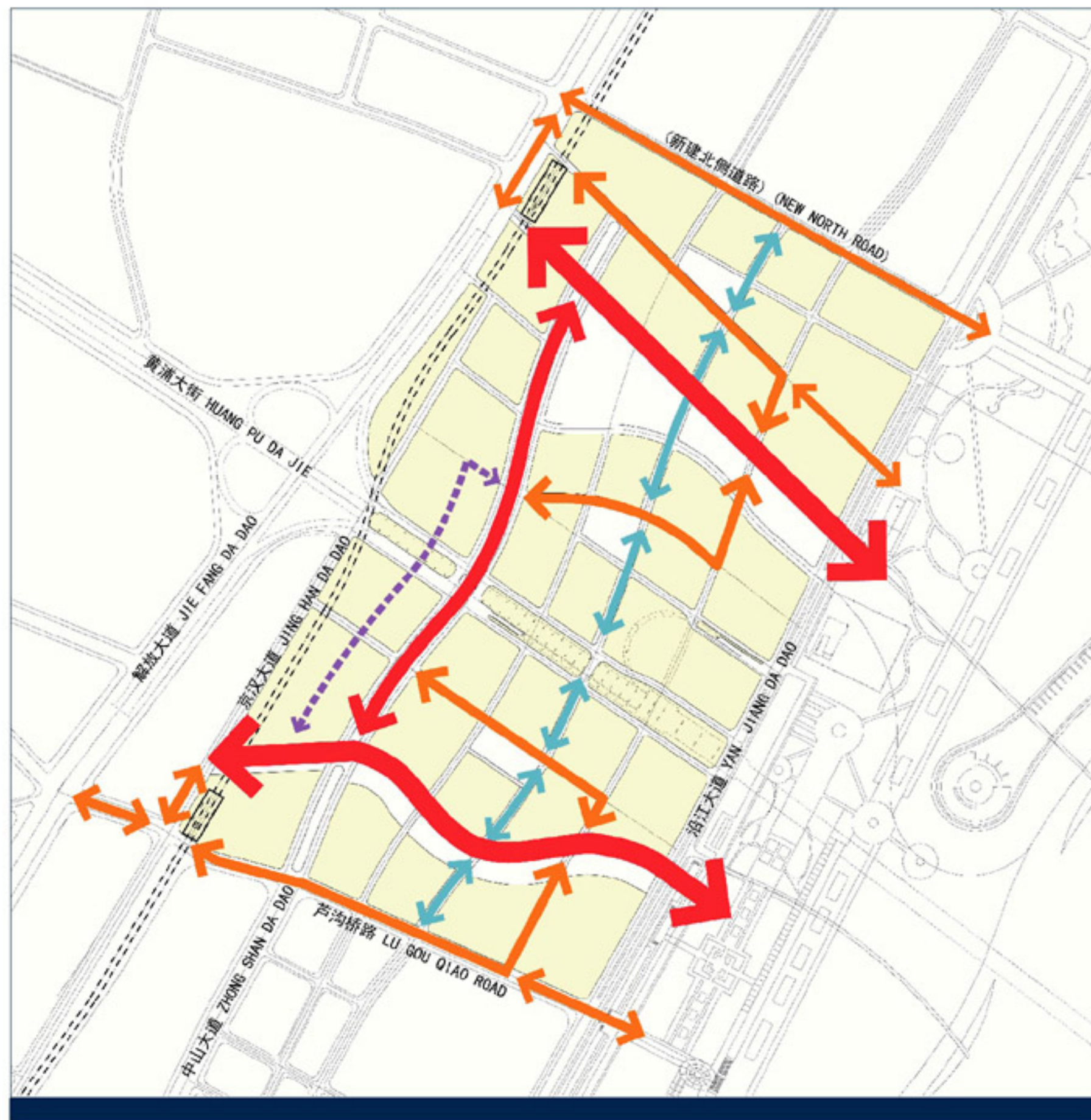




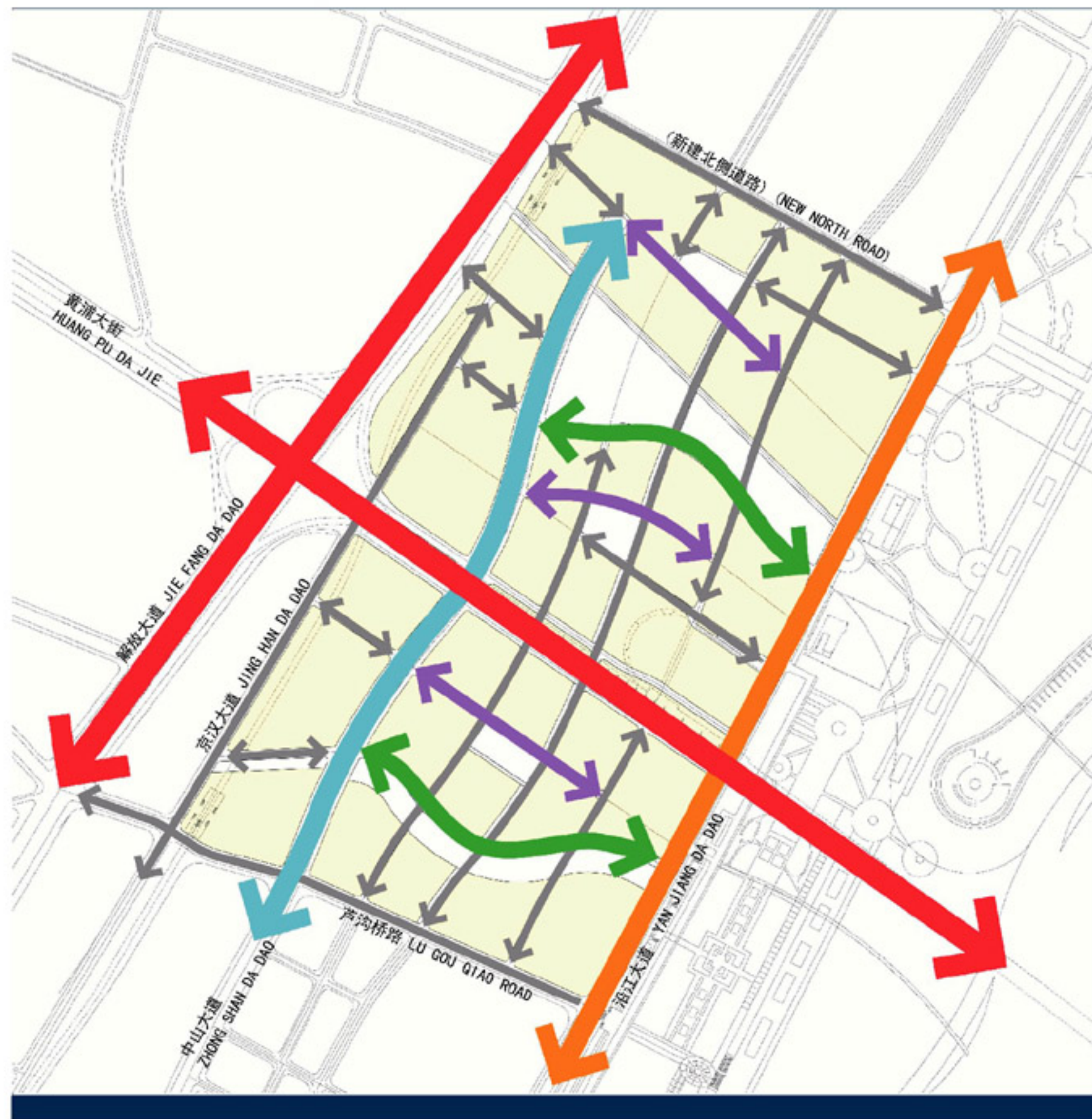
-  城市公园
Regional Park
-  区域公园
District Park
-  社区公园
Neighborhood Park





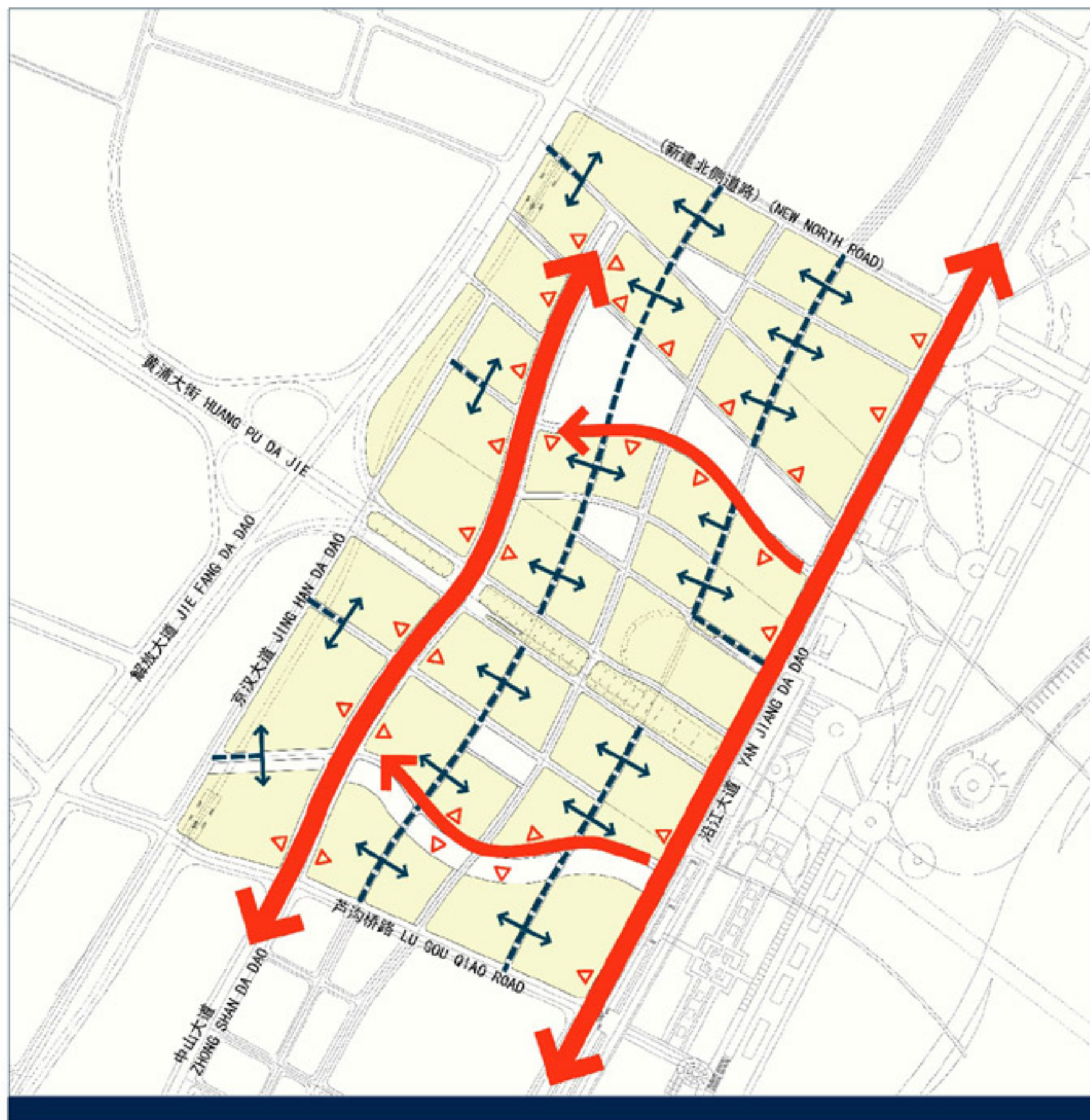


- 主要路线
Primary Route
- 次级路线
Secondary Route
- 邻里连接
Neighborhood Connection
- 地下商业步行路线
Subgrade Galleria Pedestrian Link
- 轻轨站
LRT Station



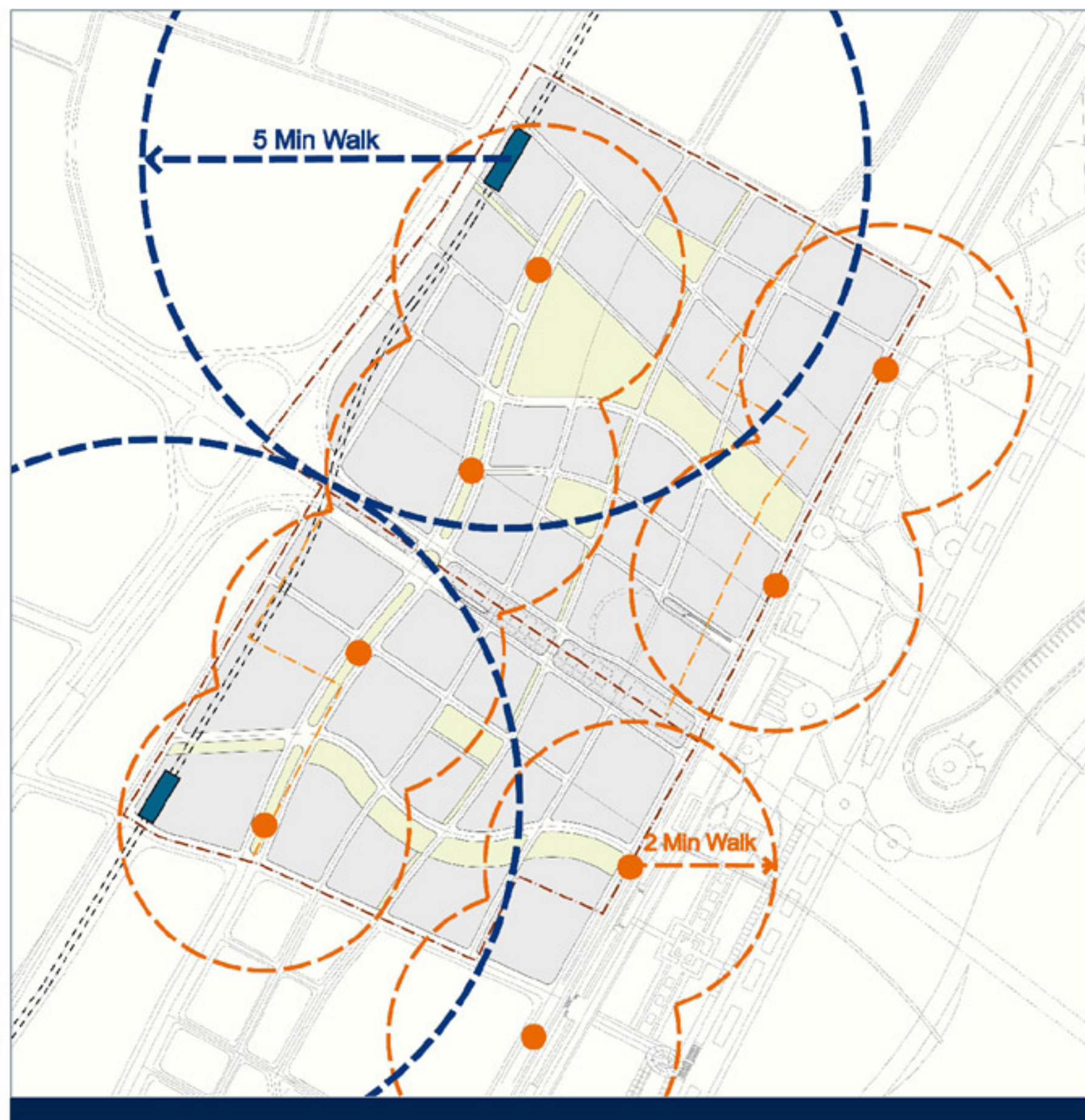
- 区域快速路
Regional Thoroughfare
- 地区主干道
District Arterial
- 地区标志道路
District Addressing Road
- 中心区域主要标识道路：林荫大道
Central Area Addressing Street
- 小区服务道路
Neighborhood Serving Street
- 一般小区道路
Normal Neighborhood Street







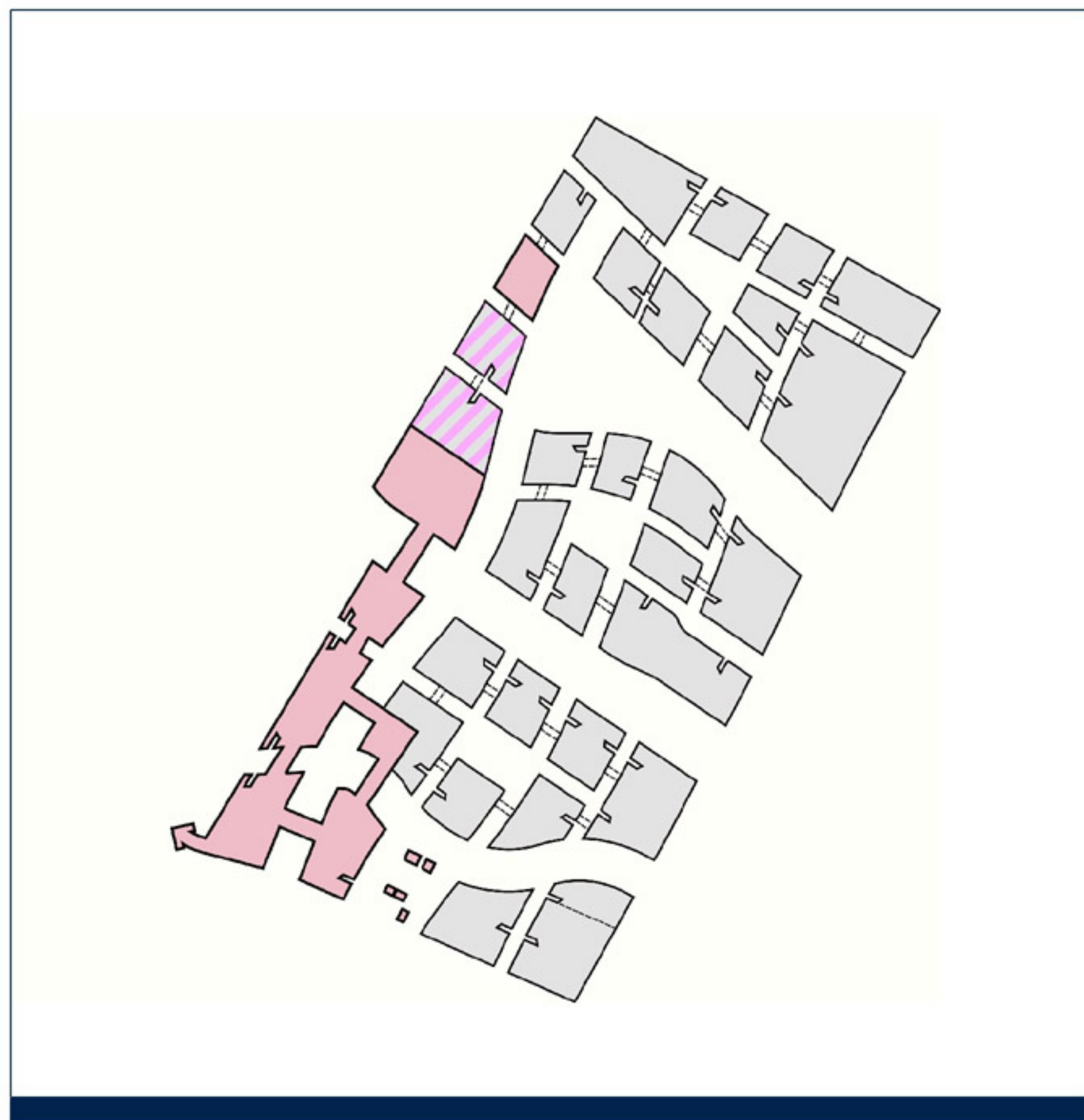


-  标志性道路
Main Addressing Roads
-  主入口
Front Door
-  服务性道路
Servicing Roads
-  地下停车及服务入口步行路线
Underground Parking / Service Entry

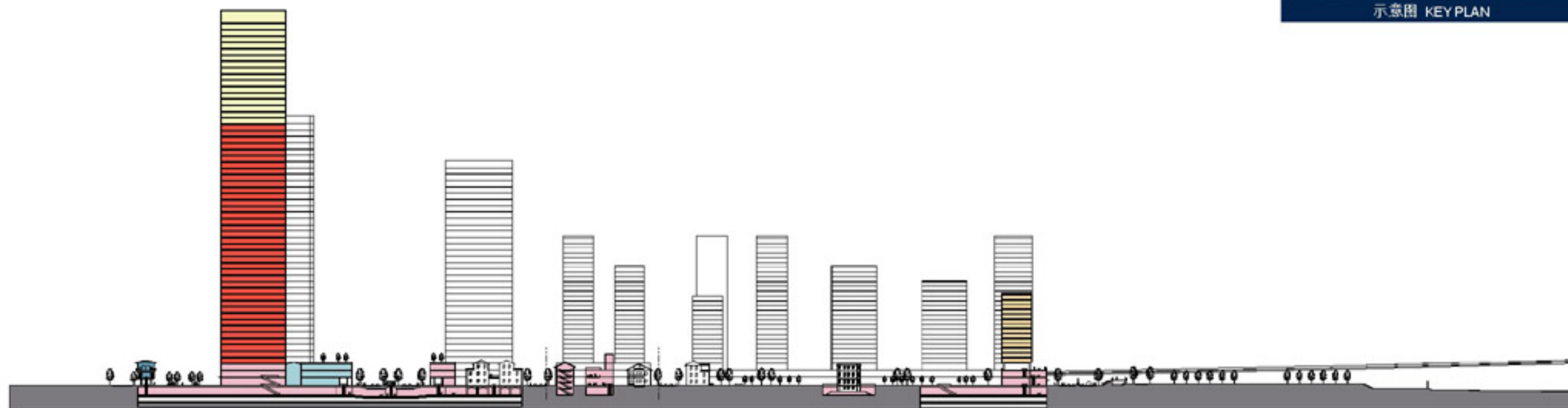




-  5分钟步行范围
5 Minute Walk
-  2分钟步行范围
2 Minute Walk
-  公共汽车站
Public Transportation Stop
-  轻轨车站
LRT Station



-  零售 Retail
-  停车 Parking
-  零售/停车可变区域 Retail/Parking Swing Zone



- | | | |
|---|----------|---------------------|
|  | 居住 | RESIDENTIAL |
|  | 办公 | OFFICE |
|  | 零售 | RETAIL |
|  | 酒店 | HOTEL |
|  | 公共建筑-轻轨站 | PUBLIC FACILITY-LRT |
|  | 文化设施 | CULTURE FACILITY |
|  | 停车 | PARKING |

Scale 1:3000

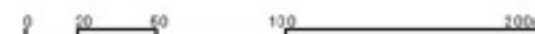
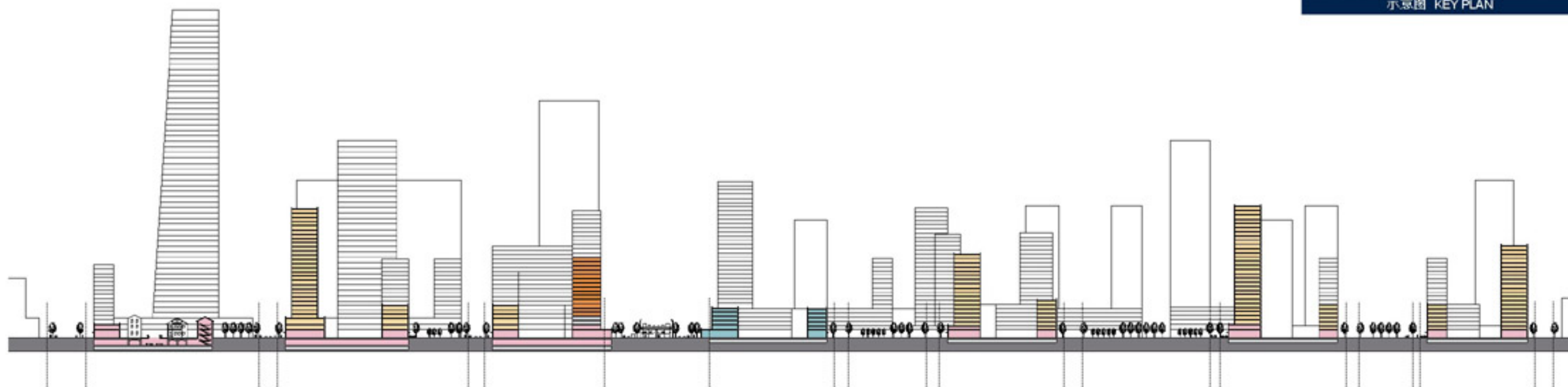





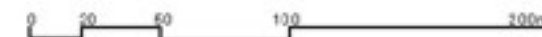


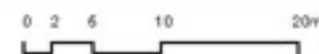
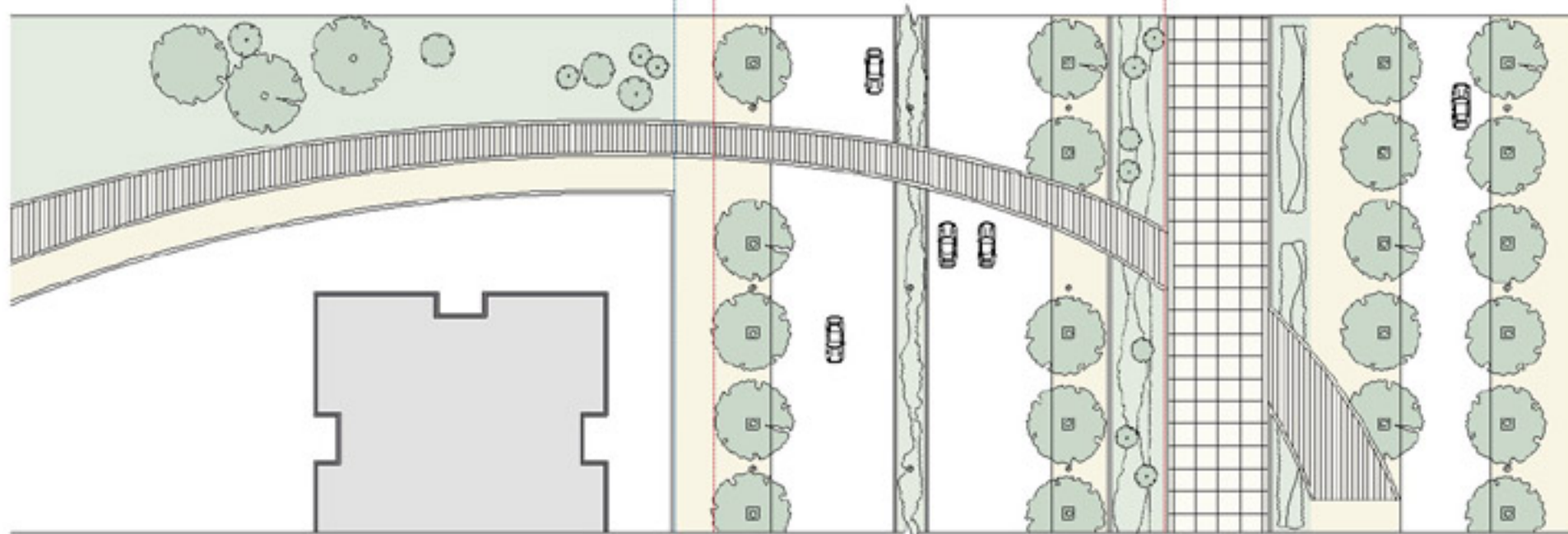
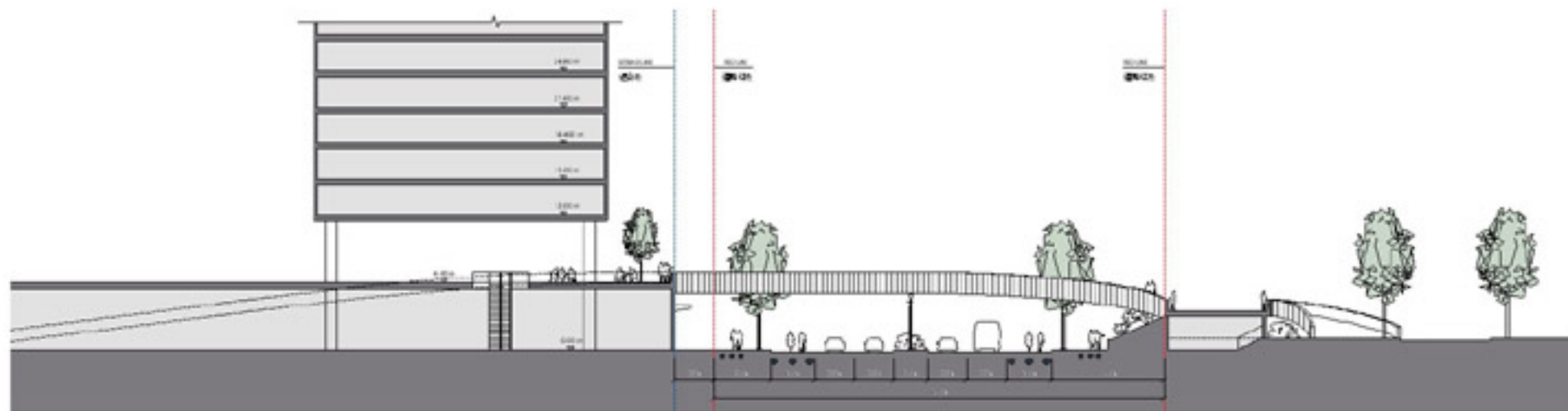
示意图 KEY PLAN

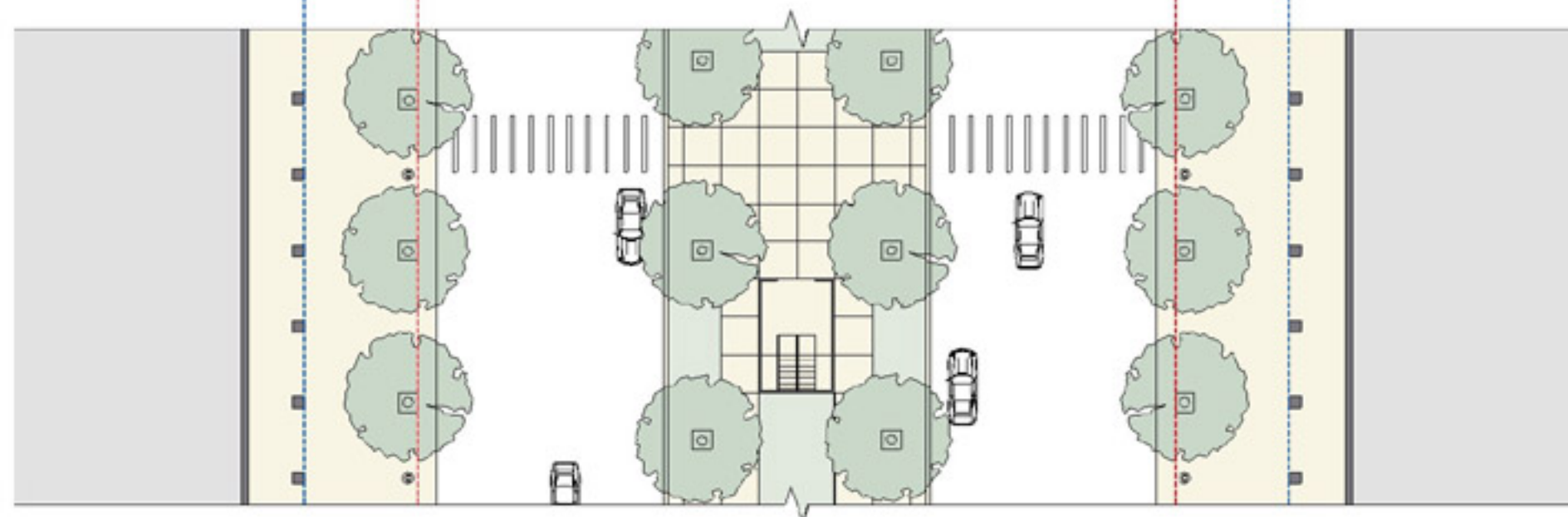
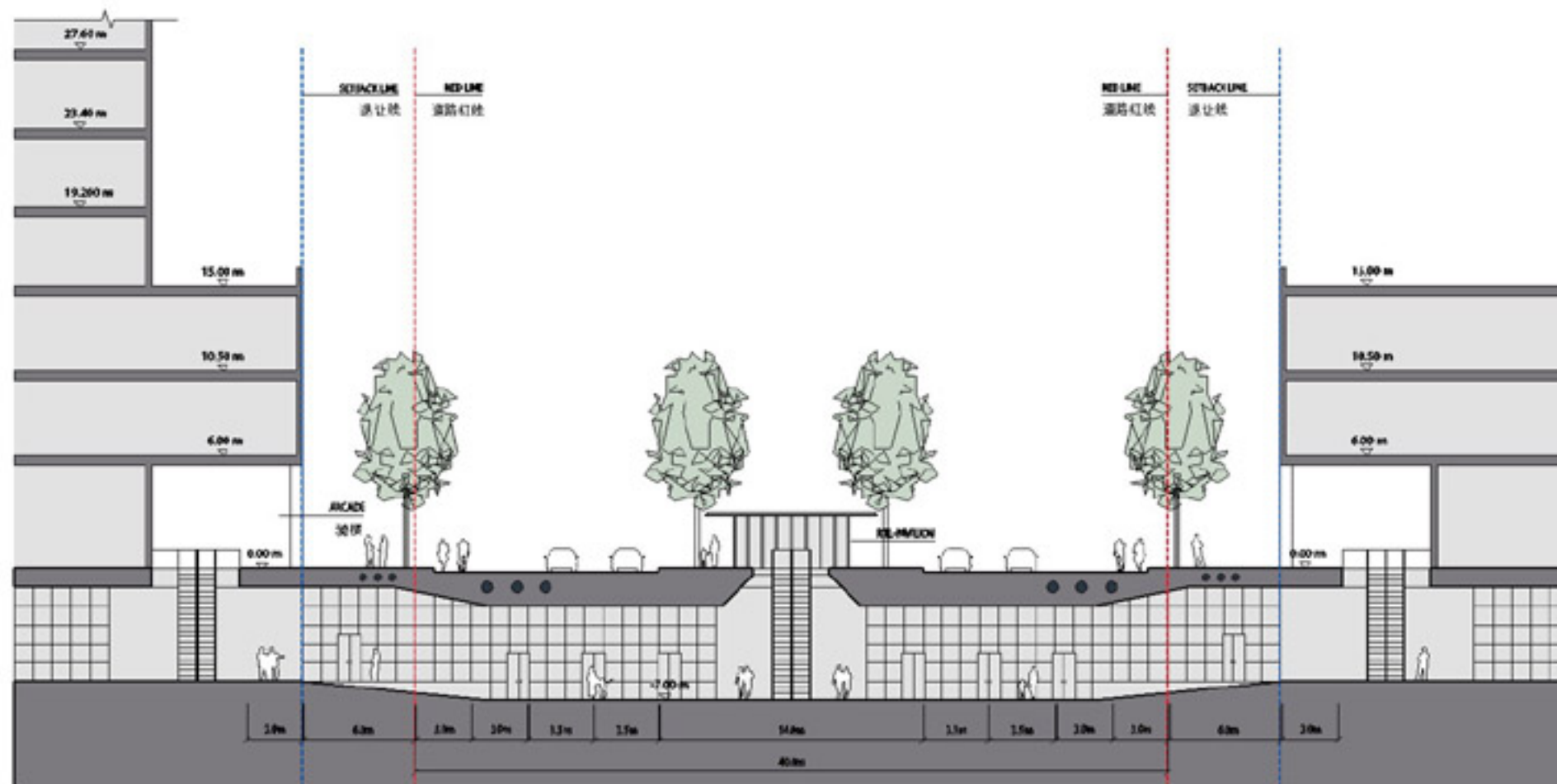


- | | | |
|---|------|-------------|
|  | 居住 | RESIDENTIAL |
|  | 居家办公 | LIVE & WORK |
|  | 零售 | RETAIL |
|  | 学校 | SCHOOL |
|  | 停车 | PARKING |

Scale 1:3000







ZHONG SHAN DA DAO WITH B1 LEVEL



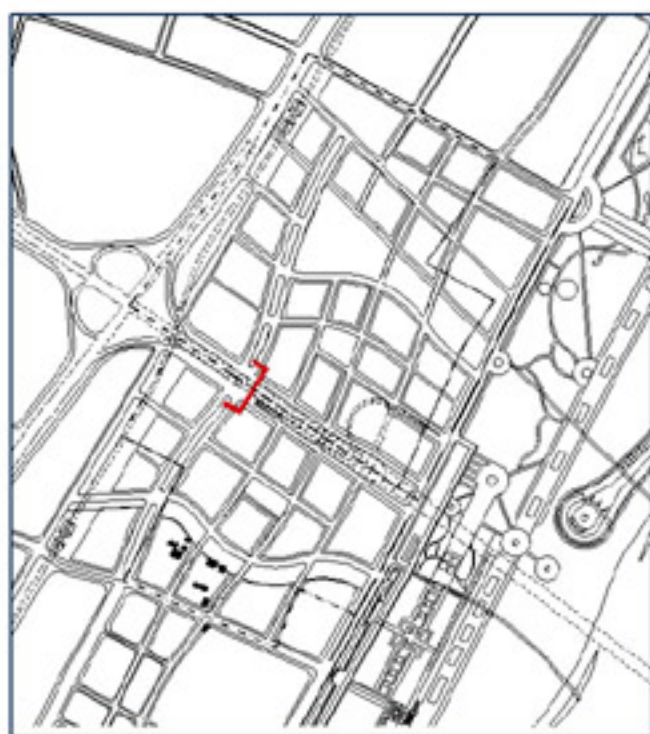
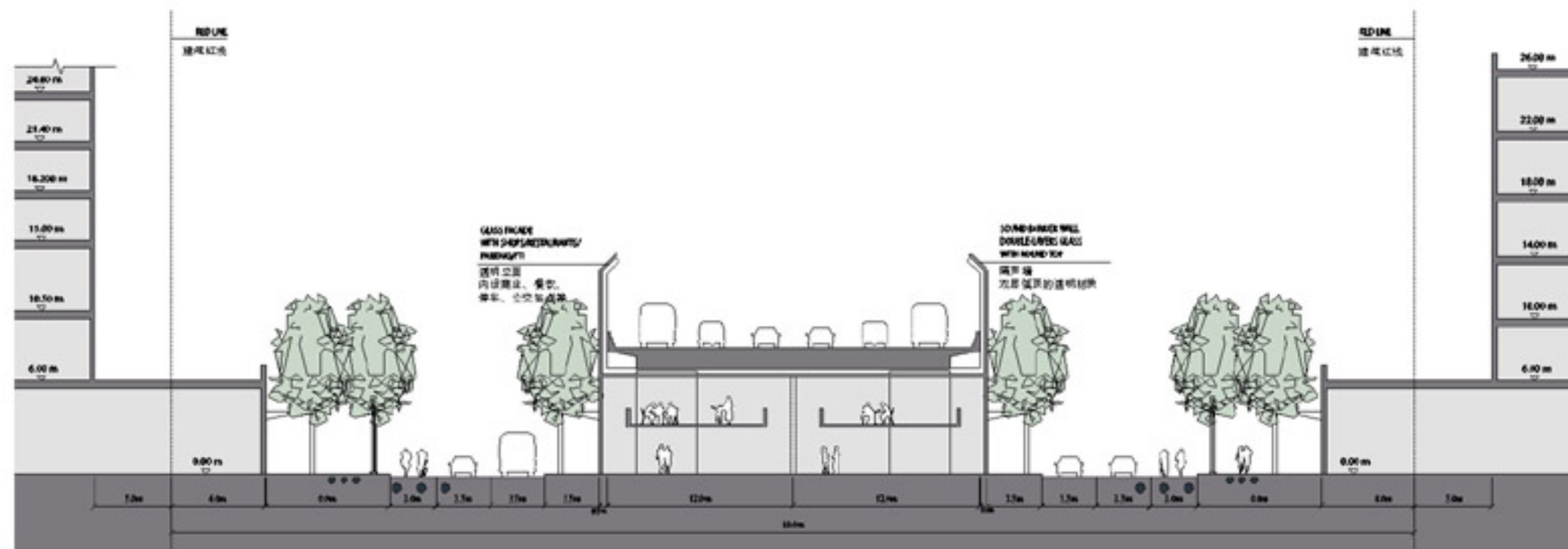
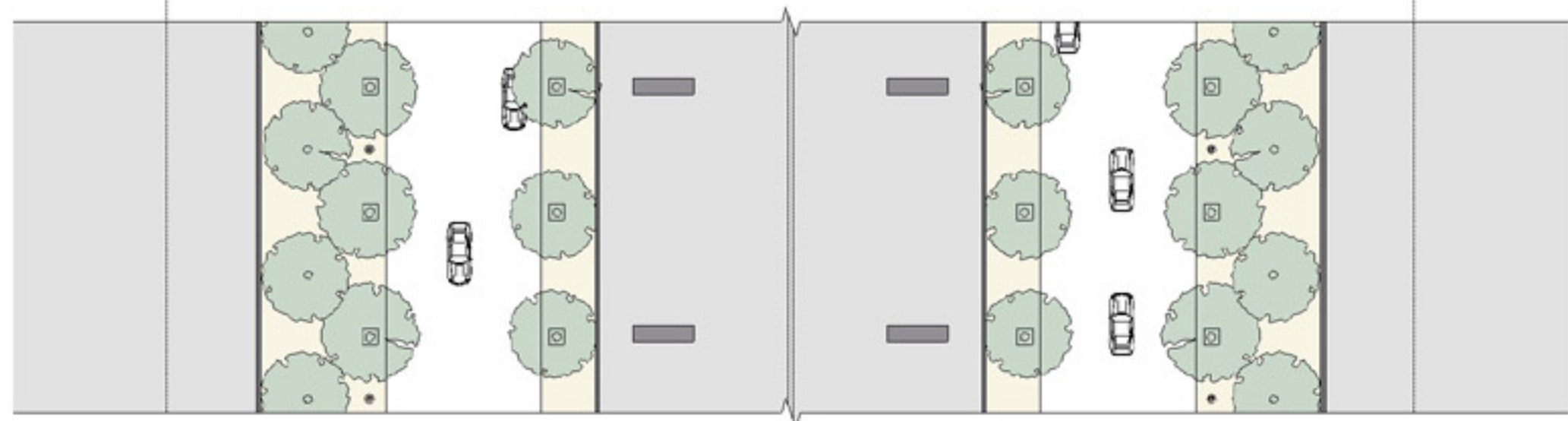
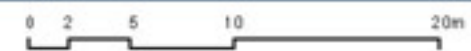
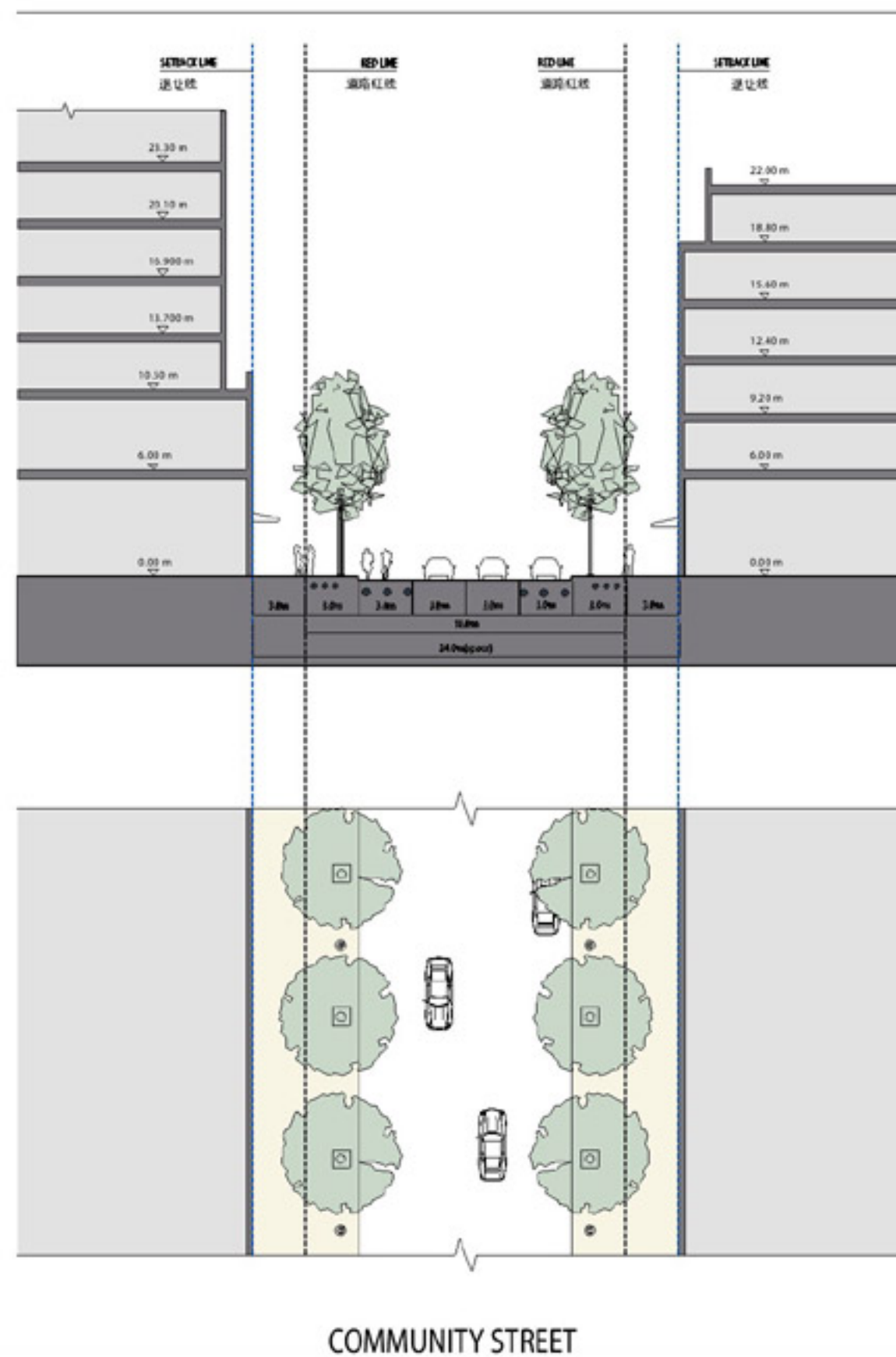


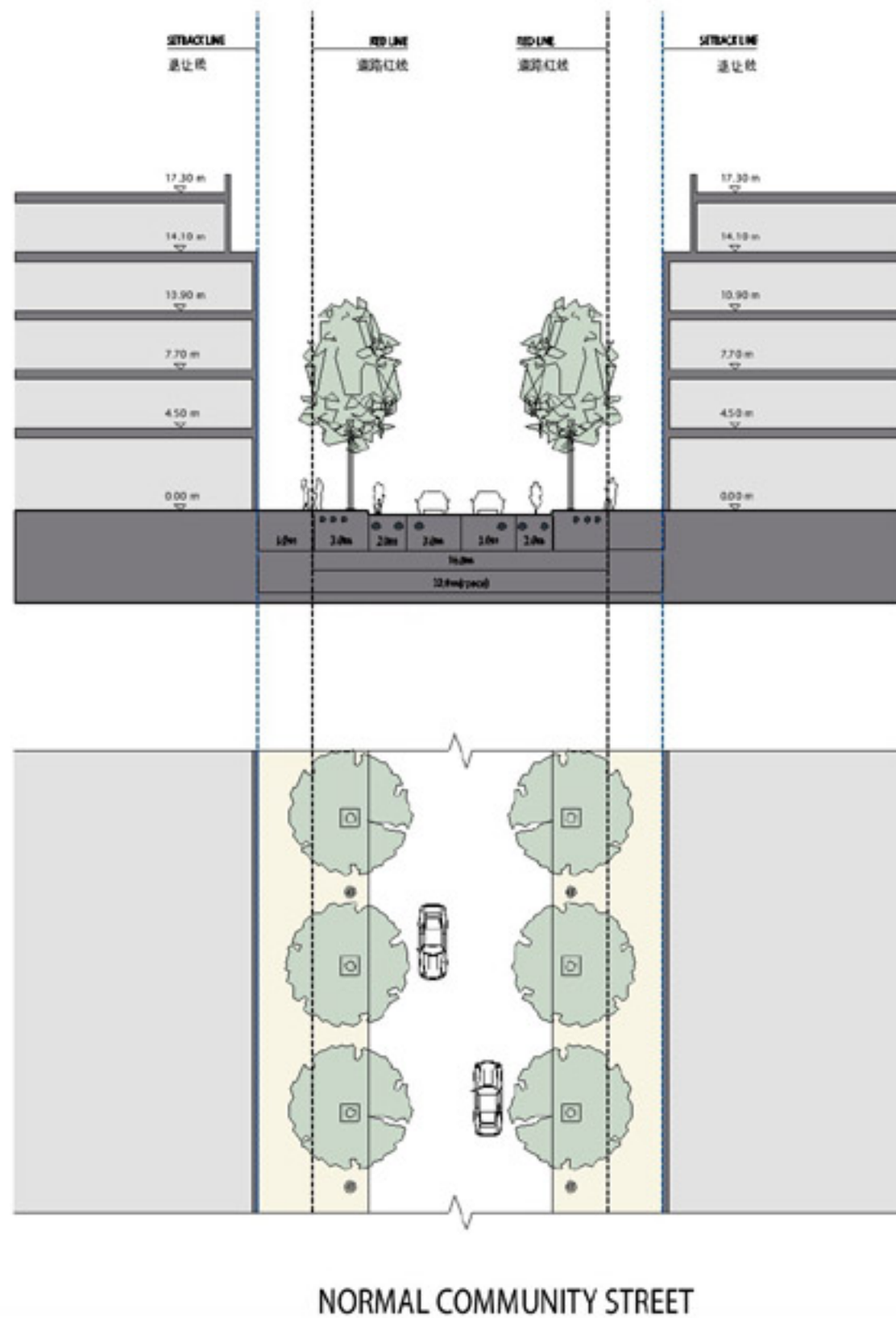
示意图 KEY PLAN

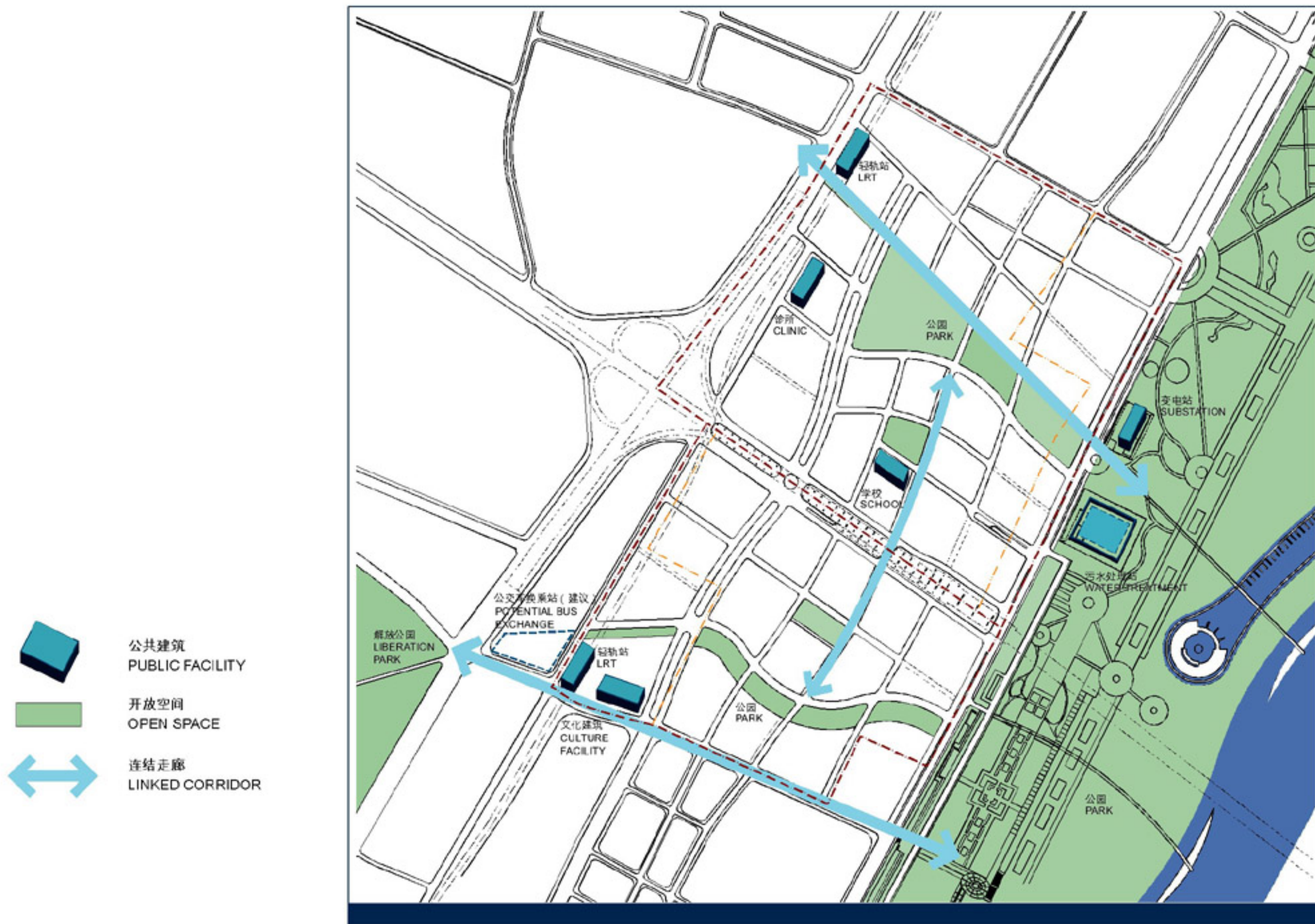


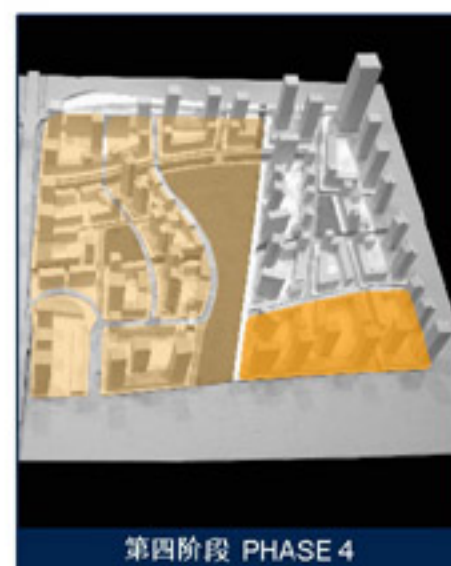
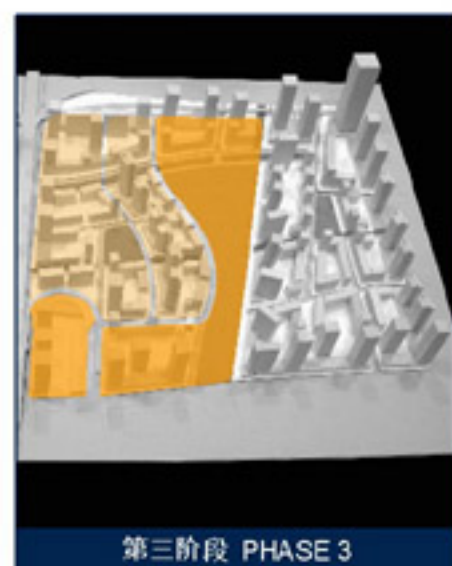
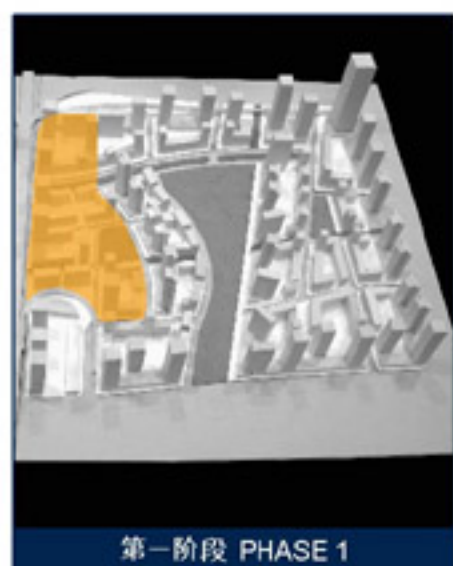
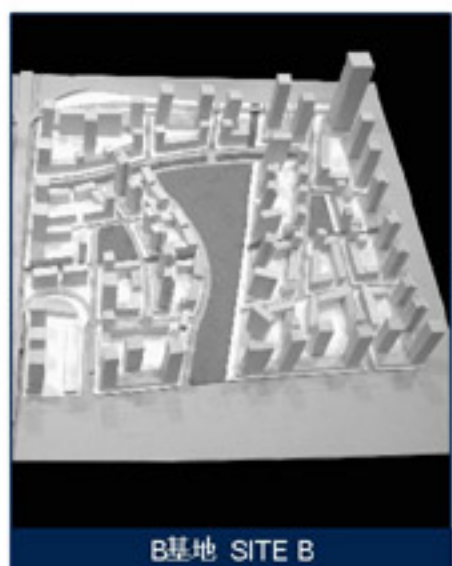
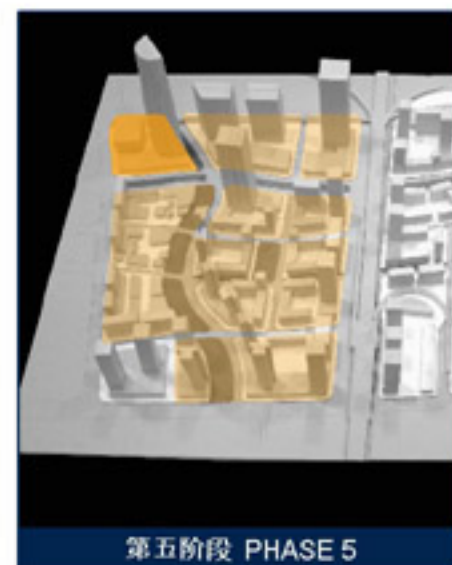
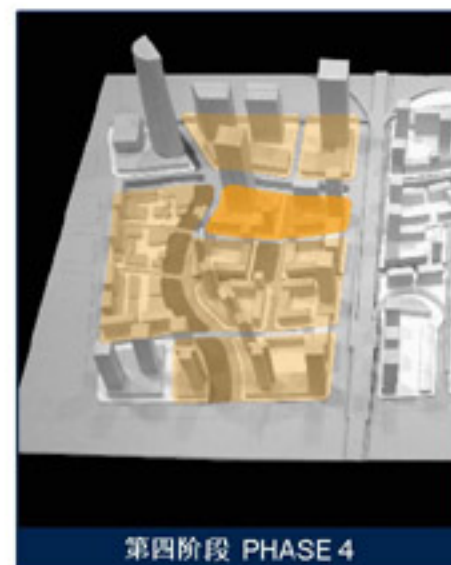
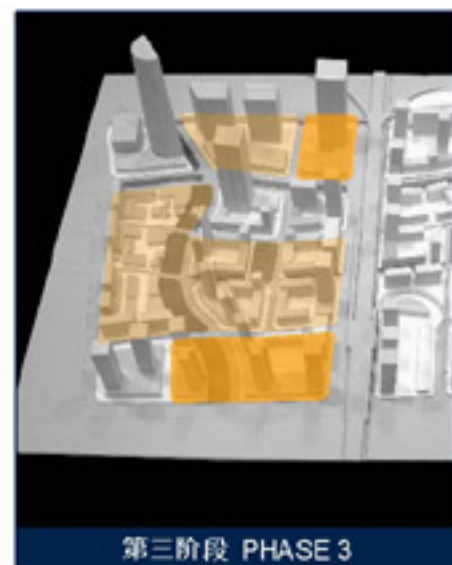
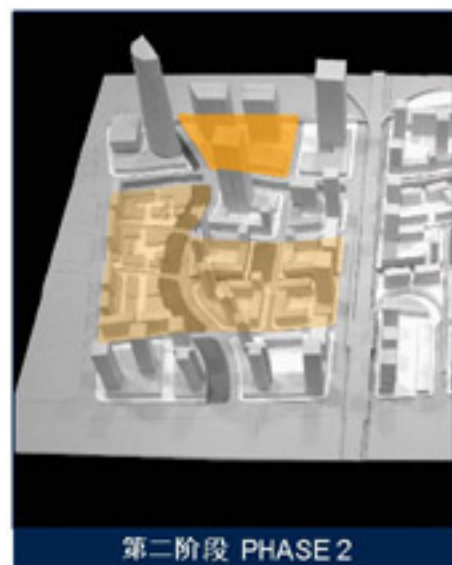
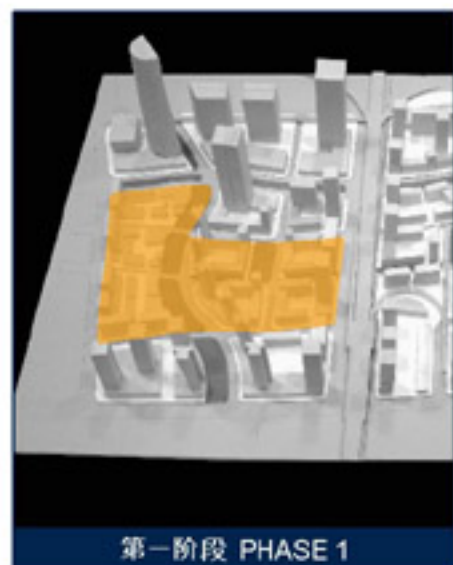
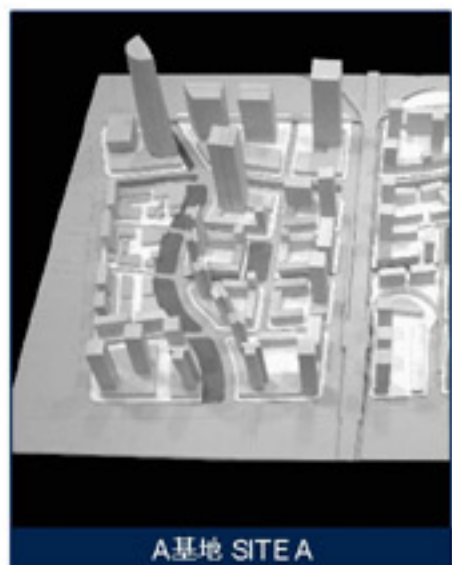
HUANG PU DA JIE













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用地面积指标 / LAND AREA SUMMARY

	基地 A / SITE A	基地 B / SITE B	总计 / TOTAL	百分数 / PERCENTAGE
红线地块总面积 / REDLINE BLOCK SIZE (sqm)	135,000	225,000	360,000	63%
绿化面积 (开放空间) / GREEN (OPEN SPACE) (sqm)	24,000	56,000	80,000	14%
道路用地 (内部道路) / GREY (INTERNAL ROADS) (sqm)	55,000	77,000	132,000	23%
可用开发块总面积 / DEVELOPABLE SITE AREA (sqm)	214,000	358,000	572,000	100%
道路用地 (包括基地外部道路及轻轨用地) / GREY (EXTERNAL ROADS & LRT)	62,000	89,000	151,000	26%
规划区域用地 / PLANNING GROSS SITE AREA (sqm)	276,000	447,000	723,000	

容积率指标 / FAR SUMMARY

总建筑面积 / GFA (sqm)	750,000*	750,000	1500,000*	
红线地块容积率 / REDLINE BLOCK AREA FAR	5.6	3.3	4.2	
可开发地块容积率 / DEVELOPABLE SITE FAR	3.5	2.1	2.6	

* 规划另附加 50,000 平方米地下零售
50,000 sm total additional below grade retail proposed.

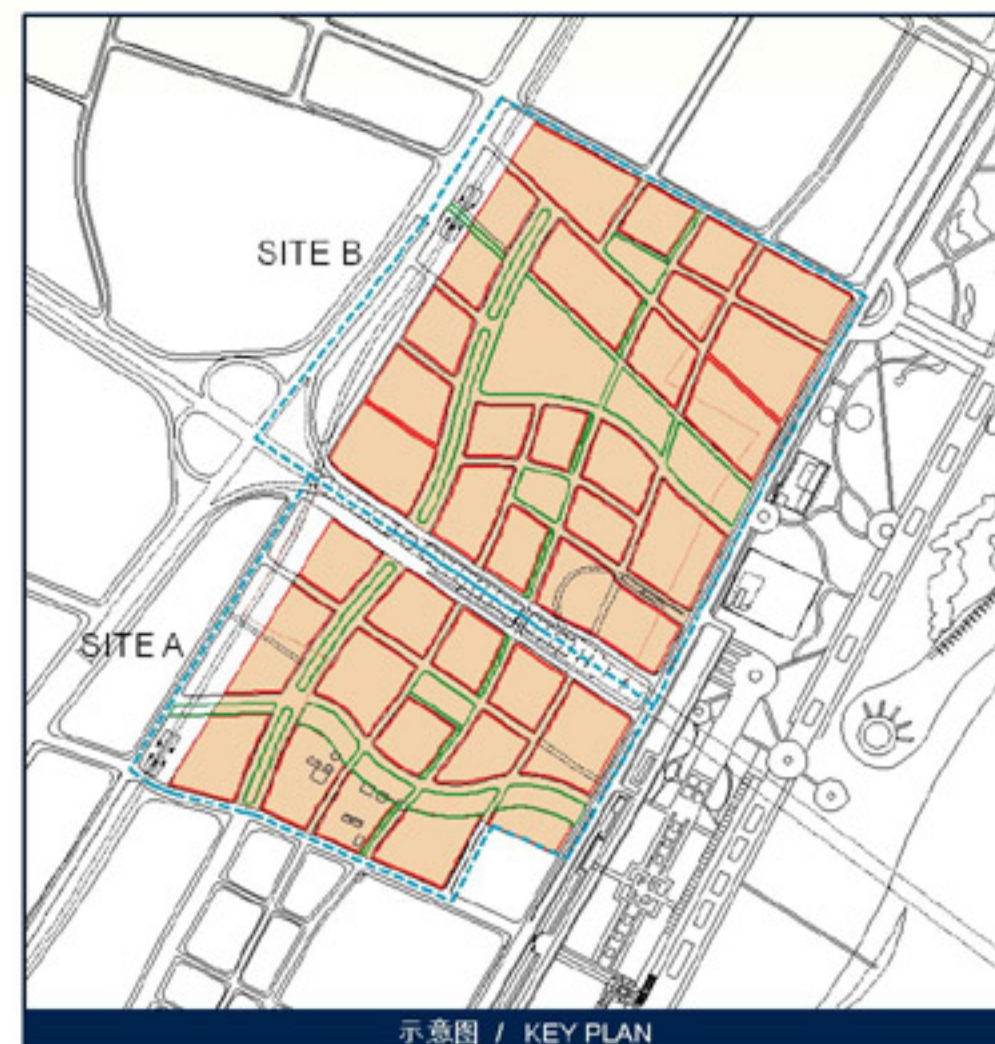
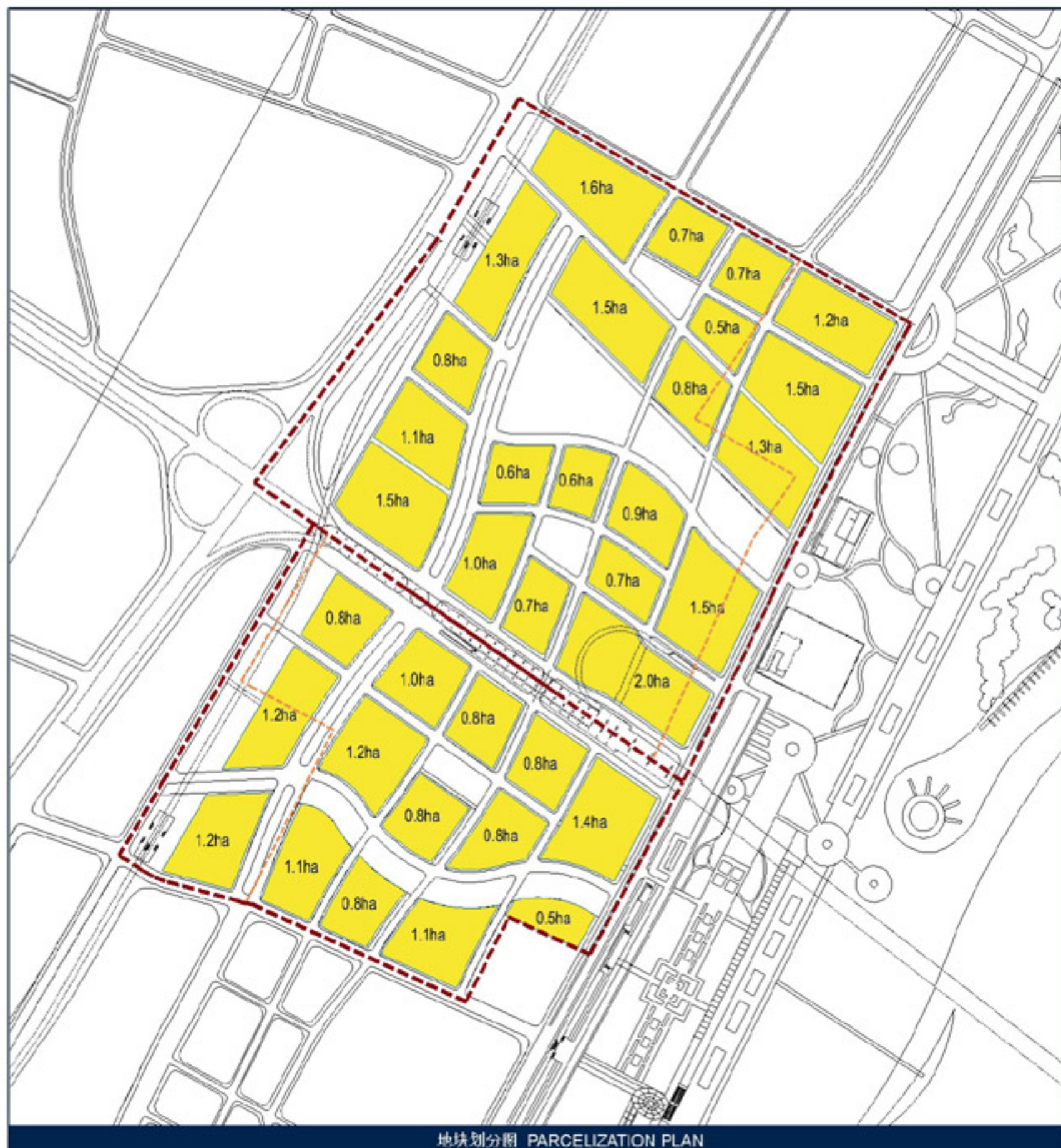


示意图 / KEY PLAN



地块划分图 PARCELIZATION PLAN



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红线地块总面积 / REDLINE BLOCK AREA	13.5	5.6
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+公共建筑面积将根据技术计算决定
Public facilities are to be included, subject to engineering size.

基地“B” 建筑面积指标 / SITE "B" GFA SUMMARY

用地性质 / LAND USE	千平米 / KSM	百分数 / PERCENTAGE
办公 / OFFICE	0	0%
酒店 / HOTEL	0	0%
零售 / RETAIL	60	8%
居家办公 / LIVE/WORK	60	8%
居住 / RESIDENTIAL	620	83%
学校及其他公共建筑 / SCHOOL AND OTHER PUBLIC FACILITIES*	10	1%
基地“B” 总建筑面积 / TOTAL SITE "B" GFA	750	100%

	公顷 / HECTARES	容积率 / FAR
基地“B” 可开发地块总面积 / DEVELOPABLE SITE "B" AREA	35.8	2.1
红线地块总面积 / REDLINE BLOCK AREA	22.5	3.3

+包括其他分散的公共建筑
Includes other dispersed public facilities.

基地“A” 建筑面积指标 / SITE "A" GFA SUMMARY

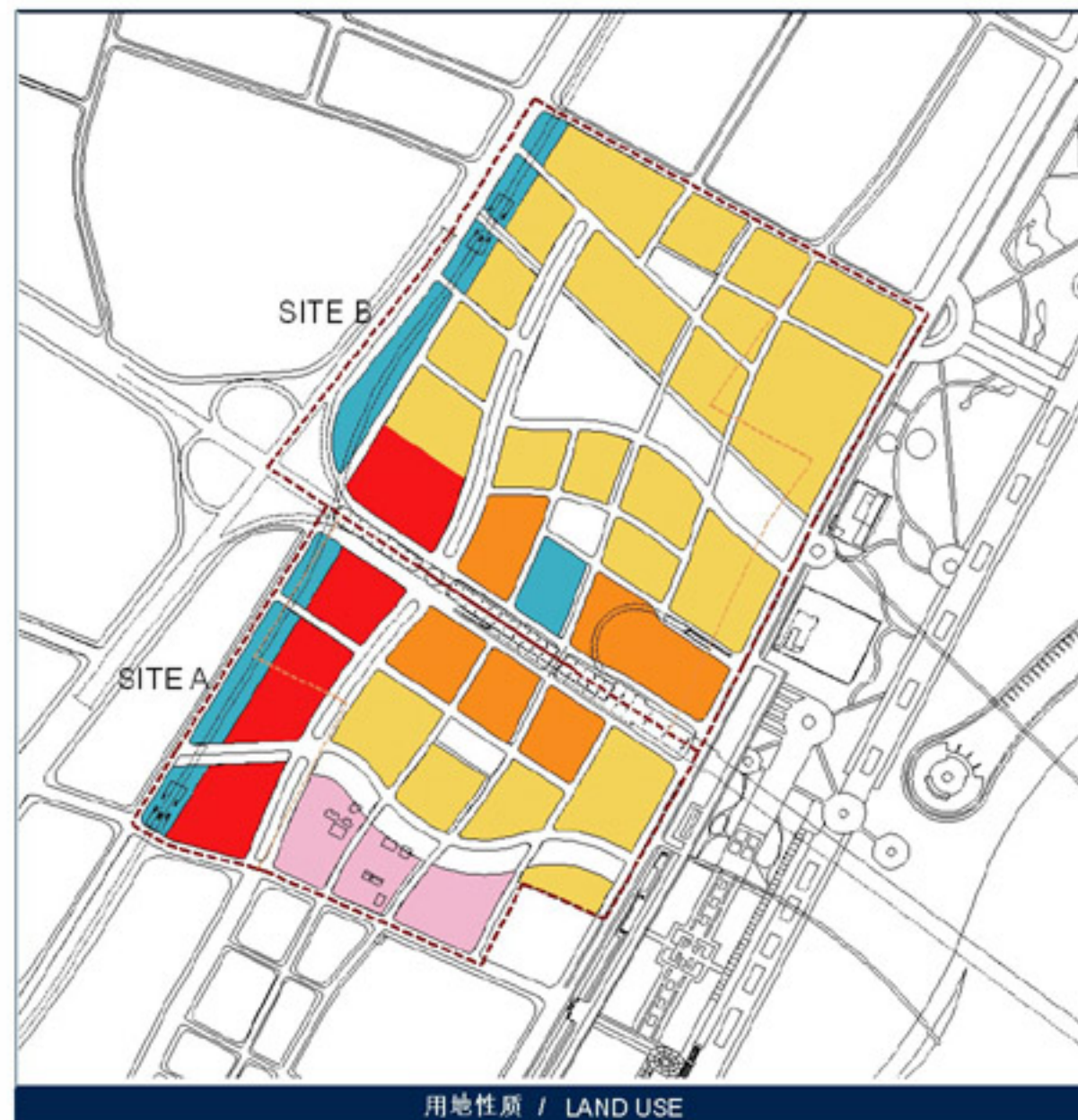
用地性质 / LAND USE	千平米 / KSM	百分数 / PERCENTAGE
办公 / OFFICE	340	45%
酒店 / HOTEL	50	7%
零售 / RETAIL	100	13%
居家办公 / LIVE/WORK	60	8%
居住 / RESIDENTIAL	200	27%
基地“A” 总建筑面积 / TOTAL SITE "A" GFA	750+	100%

	公顷 / HECTARES	容积率 / FAR
基地“A” 可开发地块总面积 / DEVELOPABLE SITE "A" AREA	21.4	3.5
红线地块总面积 / REDLINE BLOCK AREA	13.5	5.6

+公共建筑面积将根据技术计算决定
Public facilities are to be included, subject to engineering size.

基地“B” 用地性质指标 / SITE "B" LAND USE SUMMARY

用地性质 / LAND USE	千平米 / KSM	百分数 / PERCENTAGE
办公 / OFFICE	0	0%
酒店 / HOTEL	0	0%
零售 / RETAIL	60	8%



用地性质 / LAND USE

基地“B”地块指标 SITE "B" PARCEL SUMMARY

地块编号 PARCEL No.	用地性质 LAND USE DESCRIPTION	红线地块面积 RED LINE PARCEL AREA (sqm)	每个地块的容积率 FAR PER PARCEL	每个地块的建筑面积 GFA PER PARCEL (sqm)
B1	零售/retail	15,000	4.0	60,000
B2	住宅+零售/residential+retail	11,000	3.2	35,200
B3	住宅+零售/residential+retail	8,000	3.5	28,000
B4	住宅+零售/residential+retail	13,000	5.7*	73,700
B5	住宅+零售/residential+retail	16,000	3.5	56,000
B6	住宅+零售/residential+retail	10,000	3.0	30,000
B7	住宅+零售/residential+retail	6,000	3.4	20,400
B8	学校/school	7,000	1.0	7,000
B9	住宅+零售/residential+retail	6,000	3.2	19,200
B10	住宅+居家办公+零售/residential+live/work+retail	20,000	2.7**	53,000
B11	住宅+零售/residential+retail	7,000	1.8	12,600
B12	住宅+零售/residential+retail	9,000	3.4	30,600
B13	住宅+零售/residential+retail	15,000	3.6	54,000
B14	住宅+零售/residential+retail	15,000	3.5	52,500
B15	住宅+零售/residential+retail	7,000	2.8	19,600
B16	住宅+零售/residential+retail	8,000	3.4	27,200
B17	住宅+零售/residential+retail	5,000	1.8	9,000
B18	住宅+零售/residential+retail	7,000	3.0	21,000
B19	住宅+零售/residential+retail	13,000	3.6	46,800
B20	住宅+零售/residential+retail	15,000	3.4	51,000
B21	住宅+零售/residential+retail	12,000	3.6	43,200
合计 / Total		225,000	3.3	750,000

* 此数由5.07约等于而来
Round up figure from 5.07
** 此数由2.05约等于而来
Round up figure from 2.05

基地“ A ”地块指标 SITE "A" PARCEL SUMMARY

地块编号 PARCEL No.	用地性质 LAND USE DESCRIPTION	红线地块面积 RED LINE PARCEL AREA (sqm)	每个地块的容积率 FAR PER PARCEL	每个地块的建筑面积 GFA PER PARCEL (sqm)
A1	办公+酒店+零售/office+retail+hotel	12,000	15.2	182,400
A2	办公+零售/office+retail	12,000	12.4	148,800
A3	办公+零售/office+retail	8,000	9.5	76,000
A4	零售/retail	11,000	2.0	22,000
A5	住宅+零售/residential+retail	12,000	4.2	50,400
A6	住宅+居家办公+零售/residential+live/work+retail	10,000	3.3	33,000
A7	零售/retail	8,000	1.6	12,800
A8	住宅+零售/residential+retail	8,000	4.2	33,600
A9	住宅+居家办公+零售/residential+live/work+retail	8,000	3.0	24,000
A10	零售/retail	11,000	2.0	22,000
A11	住宅+零售/residential+retail	8,000	4.2	33,600
A12	住宅+居家办公+零售/residential+live/work+retail	8,000	3.8	30,400
A13	住宅+零售/residential+retail	5,000	3.6	18,000
A14	住宅+居家办公+零售/residential+live/work+retail	14,000	4.5	63,000
合计 / Total		135,000	5.6	750,000

*如果A5地块建设办公或商业建筑，其建筑面积可达120,000平方米/容积率为10.0
A5 can hold 120,000 sm / F.A.R. 10.0 if office / commercial.

