

The beauty of urban renewal

— *Comparative Case study of the Old Mendong and the Small West Lake: typical representatives of urban renewal mode in Qinkuai*
Qinkuai, Nanjing



PART 1: OLD MENDONG



The Old Mendong area takes its name by the location, which is to the east of Zhonghua Gate in Qinhuai.

It is largest historical area well-preserved in Nanjing, unique and valuable. It is also the root and representative of Nanjing's long history and rich culture with thousands of years.



What have we done?

- Nanjing decided to set up the Historical and cultural protection and rehabilitation headquarters in the year 2010, with the ambition to organize and promote the implementation systematically in the south of the old city, The Old Mendong area is the core site of this big project.



What have we done?

- The difference of this project is taking functions and business development into consideration.
- While protecting and inheriting the original culture, the project integrates cultural display, artistic creation, tourism, leisure experience into the system.



1、 Protection and renewal of the original culture

Repair the important historical and cultural spots such as the former residence of Shen Wansan and the examination shed of Shangjiang, rebuild the ancient buildings such as Junhui Library and Wenqu Tea House, which represent the civic cultural characteristics of Qinhuai, and bring back the original blue stone and green brick roads.



2、 Bring in business and industrial functions

Cultural exhibition, artistic creation, tourism, leisure facilities were laid out here to keep the balance of funds of the project, and bring sustainable cash flow to pay off the large amount of investment in the early stage.



The new images of the Old Mendong

- To inject modern momentum to this historic area, the Old Mendong area gathers delicate hotels, refined restaurants, boutique retail stores, folk crafts, designer studios, arts exhibition houses, lovely bookstores and other leisure and



The new images of the Old Mendong

1、 Increasing Popularity

Since opened in 2013, the Old Mendong has received more than 54 million visitors, making it one of the most representative cultural and tourism destinations in Nanjing.



The new images of the Old Mendong

2、 Booming trade

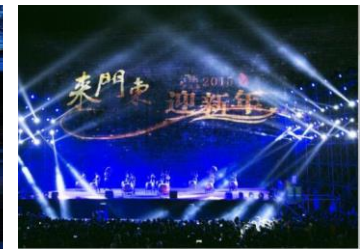
It has attracted more than 150 merchants, introduced a number of high-quality commercial brands, such as Red Mansion, Flower Trace Hotel and Deyunshe (a professional crosstalk club) , which are famous and popular.



3、 A prominent culture landmark in Nanjing

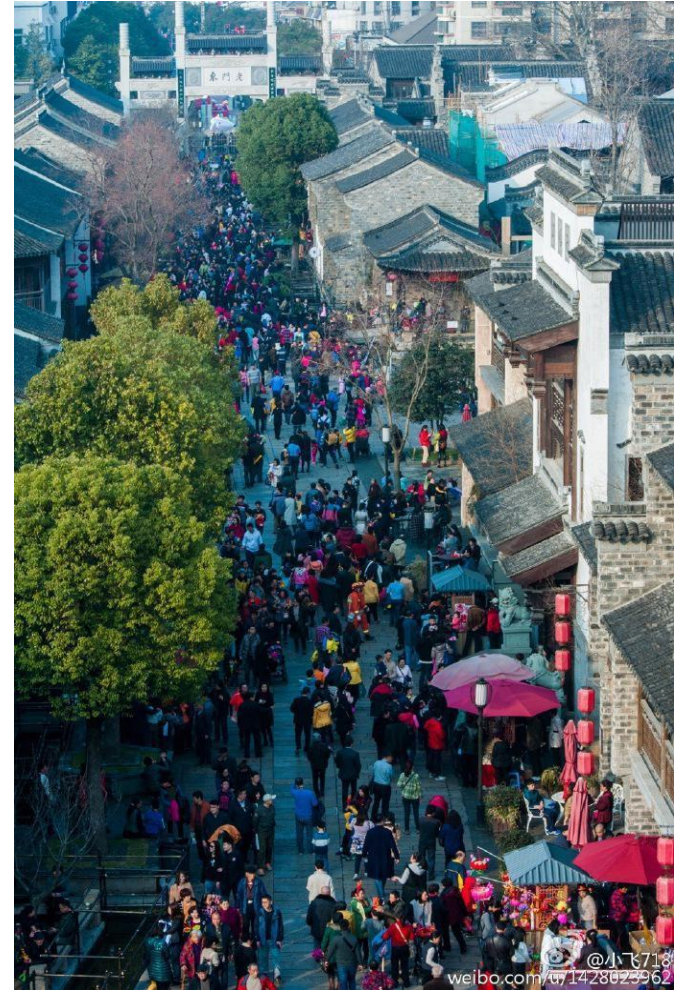
Since its opening, the Old Mendong has organized more than 700 commercial and public activities and over 100 cultural exhibitions. The street has become the name card of Nanjing city culture.

Now, the Mendong Historical District conservation and revitalization project covers a total area of about 150,000 square meters, and the expansion work continues.



The problems in the renewal

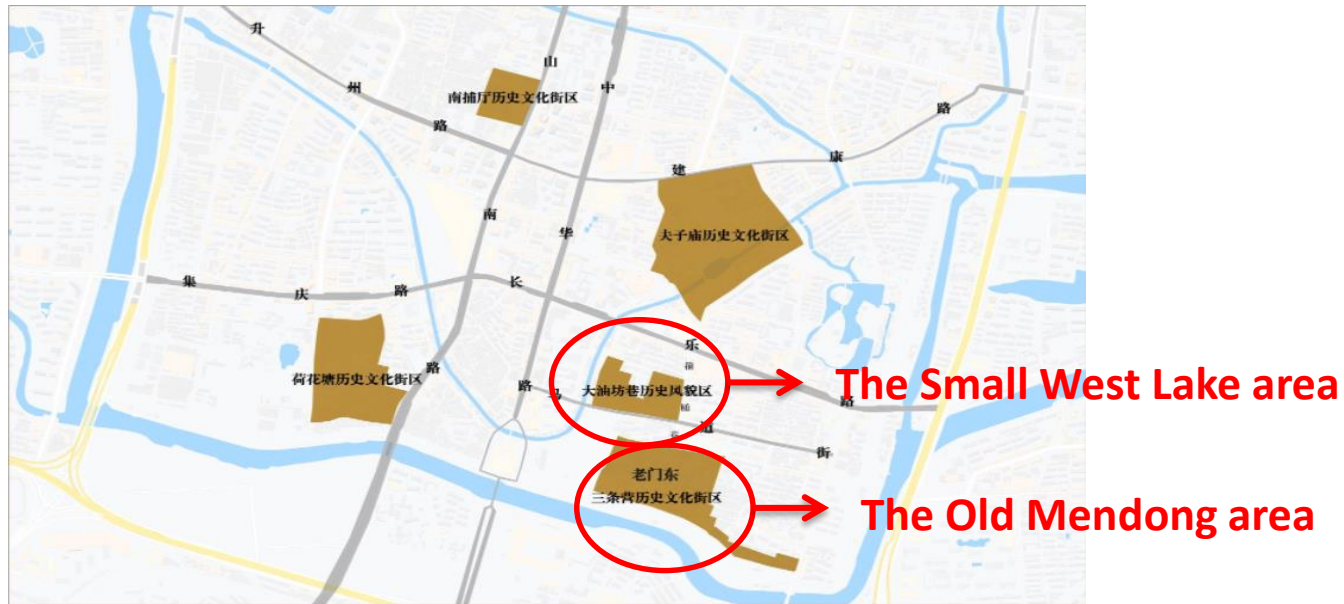
- ❑ The capital input of local residents' resettlement is extremely large, with so many confrontations and tough negotiations during the whole process;
- ❑ The development of industry and culture played the dominated role, ignoring the needs of people, especially local residents
- ❑ Top-down renewal, lack of creativity, practicality, and vitality of diverse forces



PART 2: SMALL WEST LAKE



Where is the Small West Lake area?



- Located in the north of the Old Mendong area, the Small West Lake Area covers an area of 46,900 square meters, and is home to 810 residents, 25 industrial and enterprise units.
- One of the 22 historical and cultural areas identified in the "Nanjing Historical and Cultural City Protection Plan", also one of the original residential areas with Ming and Qing dynasty traditional features still existing.
- There are 7 historical alleys, 7 historical buildings and 2 immovable cultural relics here, which carries abundant and deep "Nanjing memory".

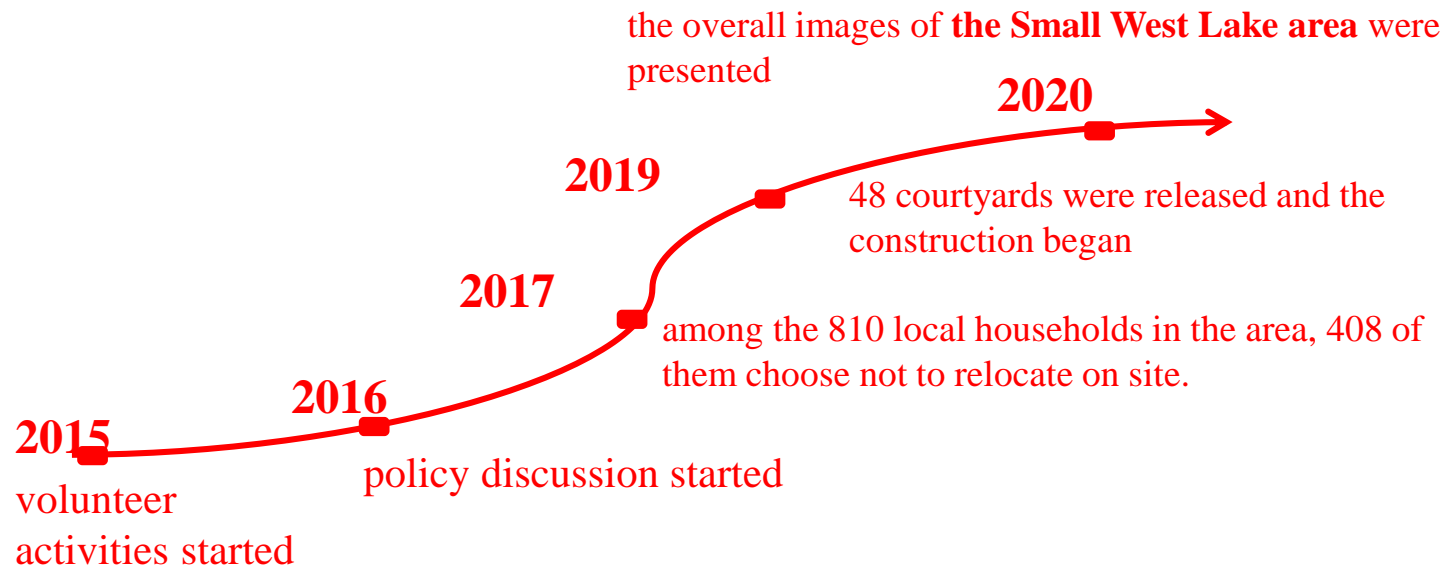
The process of the new renewal mode

- Unlike the renewal of the Old Mendong area, the Small West Lake area Project is operated in a bottom-up way.
- There is no historical buildings demolished, no forced original residential relocated. Instead, the efforts of local government, enterprises, communities, citizens and scholars were jointed together, and the “self-oriented” concept was proposed.
- According to the spatial situation and the property rights, 15 planning control units and 127 micro-renewal implementation units are planned and designed.



The timeline of the whole renewal process

In this process, public participation was fully stimulated and respected, local residents' voices were heard and accepted, and many creative practices were first proposed and put into effect, such as private housing rental for public reuse, and on-site housing resettlement.



What does the Small West Lake look like?

- ——48 courtyards were released, sharing public space was rebuilt
- ——On-site resettlement and improvement to meet the urgent need of independent facilities, which brings the local residents the good old feeling about their hometown and culture root
- ——Industrial development and cultural heritage: Huajian Hall Boutique Hotel, Cafe No. 29, Madao Street, Renmei Aesthetic Education School, Former Residence of Fu Yaocheng, etc.



1、Huajian Hall Boutique Hotel

- **Site:** The southeast part of the Small West Lake area was used to be some small businesses.
- **Function :** hotel
- **Renewal concept:** Maintain the basic courtyard structure, protect the original image of buildings, inject the vitality of modern life, and create attractive public open space with classical style and modern vitality.



2、 Temple for three emperors

- **Site:** on Madao Road, used to be a temple consecrating the three emperors represented the sky, the land and the river, which have a high status in Taoism in China.
- **Function :** historical site preservation
- **Renewal concept:** protect the original site, improve the exterior damaged image, inject cultural connotations and bring more attractions.

BEFORE



AFTER



3、 NO.29 Madao Road café

- **Site** : The middle south part of the Small West Lake area was used to be a local residential house.
- **Function** : cafe
- **Renewal concept**: Respect the demands of the residents, maintain the traditional features, reinforce the structure, and bring a community café to the place.



4、 Intelligent control center

- **Site** : The south part of the Small West Lake area was used to be local residential houses.
- **Function**: Intelligent Service Center, small businesses
- **Renewal concept**: Put up public management and security facilities systematically, such as fire pools, substations, intelligent monitoring centers, etc. Construct small-scale and multi-functional public leisure space.



5、 Youth Hostel



- **Site** : The southeast part of the Small West Lake area was used to be a factory dormitory building.
- **Function**: hostel
- **Renewal concept**: Transform the first floor of the building from a residential area into a commercial service area by using the inner street design, connect the second and third floor with a corridor bridge and an outdoor staircase, take advantage of an ancient tree as a spatial demarcation point, and bring out two different courtyards matching the surrounding environment.



6、 24 hour bookstore

- **Site** : The middle south part of the Small West Lake area was used to be a local residential house.
- **Function** : bookstore and studio
- **Renewal concept**:
- Strengthen the existing two houses, update the exterior façade, connect the two separate spaces, bring out two public gardens both in the front and backyard, and add the function of cultural creation studio and reading space.



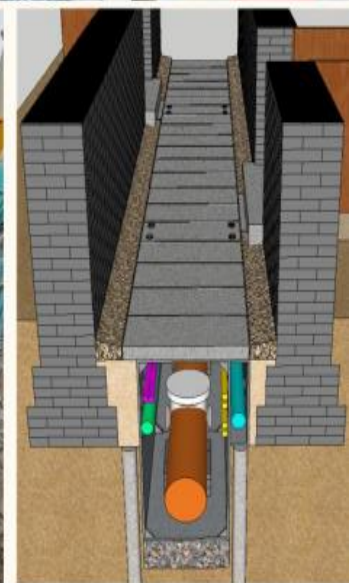
The new concepts

- An urban community planning and design process in accordance with local conditions
- Micro-integrated pipe gallery construction, "symbiosis courtyard", "sharing courtyard" design
- Process scheduled to carry on the renewal, multi-force participation, local residential participation in the planning and design process
- Bottom-up urban renewal involvement, private housing rental for public reuse, on-site housing resettlement.



1、Municipal micro-pipe gallery

- 6 kinds of municipal pipelines are neatly integrated underground in such a narrow historical alley, without changing the width of the street, destroying the structure of buildings on both sides, or moving out the local residents on a large scale.
- Separate rain and pollution water neatly, improve the ground permeability, and reduce the risk of flooding. Make sure the water, electricity and gas supply system are well improved and meet the needs of local residents. And also improve the pipe network, add fire facilities and let fire trucks enter in time.



2、 “Symbiosis Courtyard” Design

- **Renewal concept:** In one of the courtyards, 2 households choose to stay because of their old age and inability to leave. The residents, property owners and builders chose to work together and raise funds in various ways to renovate the houses.
- The design work was made by Southeast University in Nanjing. Extra places were discovered and designed to build the kitchens and toilets for the 2 households, which wasn't any in the past.
- New businesses in the cultural industry were also introduced beside the residential area. Now, the living and working functions coexist in harmony.



3、 “Sharing Courtyard” Design



- **Renewal concept:** Considering the practical living functions of the courtyard and living habits of local residents, the renewal carried out functional mixing and open space design. The garden was updated and had a good relationship with the surrounding area, which makes the originally closed and isolated courtyard revitalized and become a new place for community residents to walk and talk.

4、 On-site Resettlement

Renewal concept: A three-storey old public house was transformed into a modern apartment building, with a total number of 24 apartments ranging from 40 square meters to 60 square meters. All the units are equipped with complete and independent supporting facilities.



What we can do to make it better

- —— Find other reconfigurable plots to promote this effective new mode
- ——More optimized investment and cash flow
- ——More involvement of market forces, volunteer teams and third-party public welfare forces
- ——Introduce specialized community planners



Thank You