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## LANDSCAPE DESIGN CONCEPT OF VANKE CHANGCHUN

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The site of Vanke Changchun consists of a rich layering of cultural and natural landscapes, starting in the distant past before human presence, when it was a natural plain of rivers and grasslands. At present, a new layer is about to be added, as Vanke Changchun is to undergo a third transformation into a vibrant center of urban life. In this new landscape, the two distinct parts of the site, the plains and the factory, converge into one. Vanke Changchun uses landscape typologies as the main guiding factors in the open space structure. A clear and powerful contrast between «human» and «natural» aesthetics is established and creates overall a fascinating sequence of juxtaposing outdoor spaces.

Design focus are following.

1. Establish the Urban Axis as the 'backbone' of the entire site.
2. Provide for the public and private areas pocket plazas and courtyards that adjoin the main axis
3. Preserve, where appropriate, existing trees and factory relics originating from the Diesel Engine Factory.
4. Create distinct characters of public and commercial area, residential clusters and the main axis.

It was assumed that when the project was completed three compelling landscape layers will be vividly visible and organized as an interrelated composition (fig. 1). At the foundation will be the natural layer reminiscent of Changchun's original rolling plains landscape. This layer will serve as a green open space, becoming an attractive park. The relics of the former diesel engine factory become the second landscape layer, the "factory" layer. Footprints of the old buildings, which were once focal areas of the factory are preserved and reborn as new focal points of community activity, in the form of courtyards, playgrounds and gardens. Building facades, factory equipment and existing trees also remain as reminders of the site human history. Finally, the third layer is the new urban landscape and architecture that is to be woven into this rich historic fabric. Community plazas joined by a main urban axis as well as a generous offering of pathways create an ideal outdoor living environment.

The basic principles behind these interesting and unique layers, and how they relate and differ from each other, are the main influences which mold the new landscape. The heart of this new «urban factory» is the public commercial core filled with plazas, cafes, restaurants and clubs (fig. 2).



Fig. 1. The three landscape layers overlay and interweave to loom a cohesive sustainable urban landscape which is culturally and environmentally sensitive

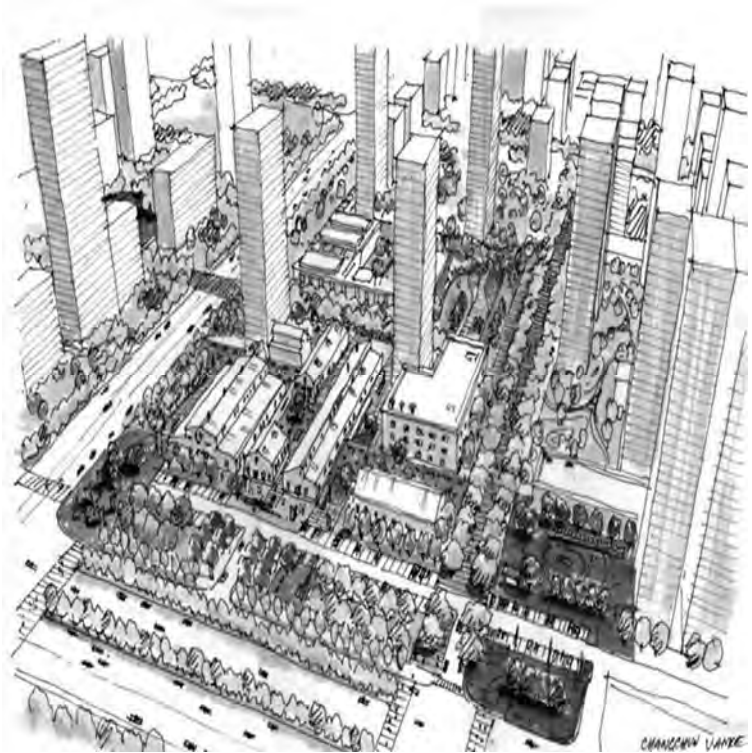


Fig. 2. Birdseye sketch for project

Train tracks which once moved products to and from the factory floor now are transformed into community byways which are the connecting link between home and community, nature and city, past present and future. Wanting to celebrate the aesthetic quality and historic significance of these objects, as well as take advantage of the potential these elements have to create a strong sense of place in the new design, several buildings and factory implements are proposed to be left in their original location, traced by new elements or reused in other places as land art features. Materials generated from the demolition of existing structures, such as brick, also are utilized for features such as plazas and pathway paving. The original chimneys, train tracks, water towers and other elements, alongside modern features, become icons of the new Vanke Changchun.

At the beginning of the project, the mission was to transform the way buildings and communities are designed, built and operated, enabling an environmentally and socially responsible, healthy and prosperous environment that improves the quality of life. Perceived business benefits were:

- 8 %...9 % operating cost decreases;
- 7,5 % building value increases;
- 6,6 % return on investment improves;
- 3,5 % occupancy ratio increases;
- 3 % rent ratio increases.