

Housing along light rail transit corridor

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Overview





Overview

Site Observations

- **imminent construction, vibrant outdoor life, relative quiet**
- **East and West side duality**
- **demand for student/ faculty housing, fences, security, squatters**
- **a wide range of living conditions**

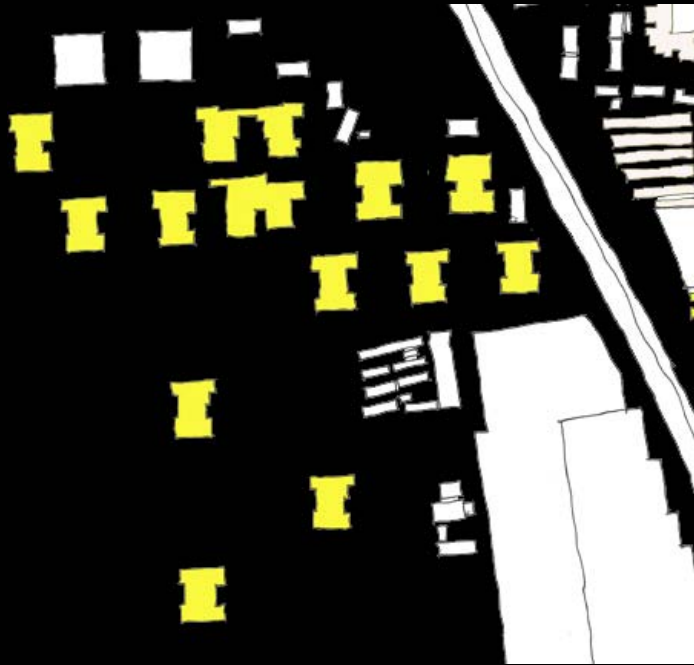
Case Studies



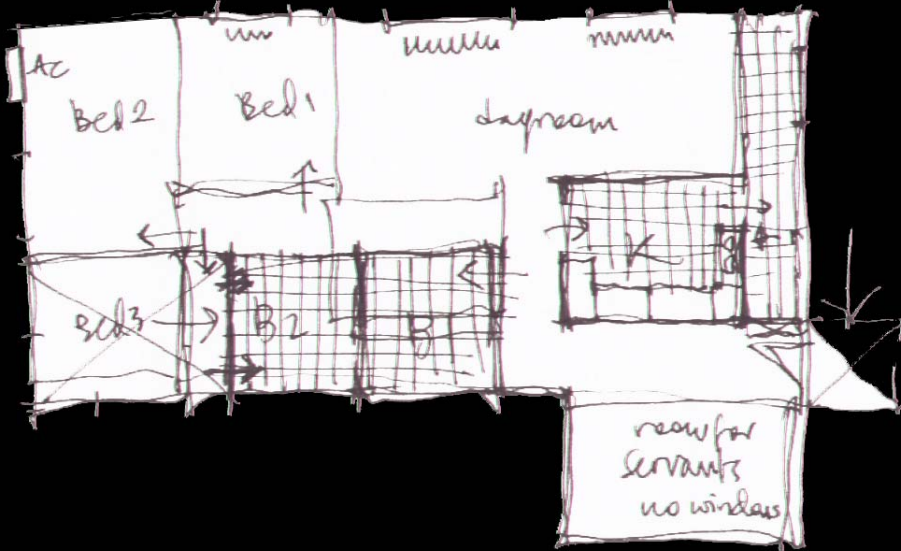
High Income

Sun Garden complex

Sun Garden Complex



An Apartment for Us to Rent



Suleymaniye complex - mid-income
2 place
4500 per month
137.5 m²



An Apartment for Us to Rent



- Largest apartment complex north of the third ring road.
- Sale:9,000 yuan per square meter
Rent:6,000 yuan per month for a 3 bedroom apartment (137.5 m)



- 6 apartments on each floor (2 3-bedroom, 4 2-bedroom)
22-30 floors (132-180 apartments per building)
2,820 apartments total (around 19 buildings)



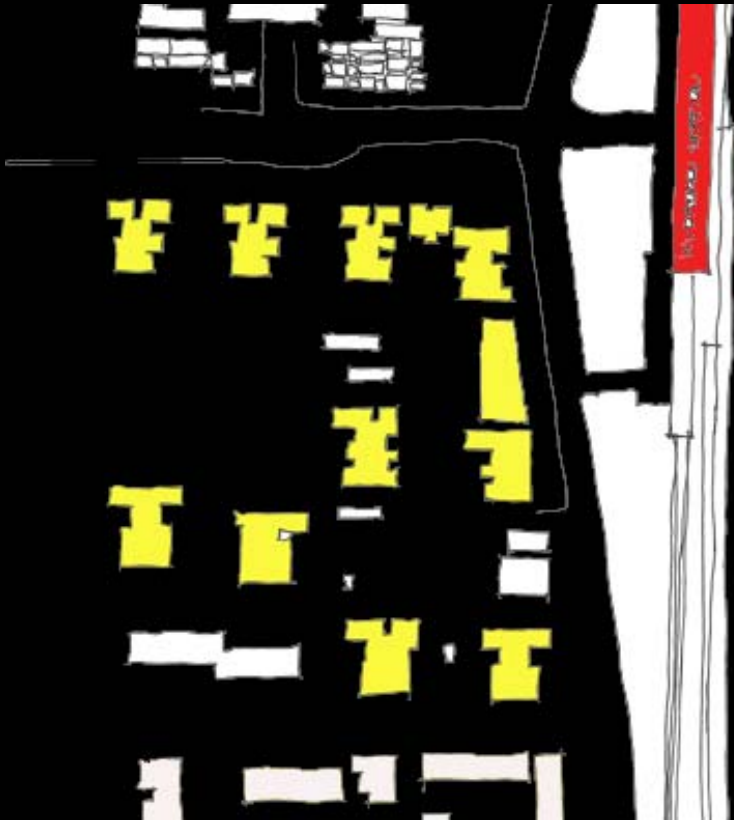
- Underground parking
300 yuan per month per parking space
3,800 parking spaces (1.35 per apartment)
- Can be furnished
- Security force



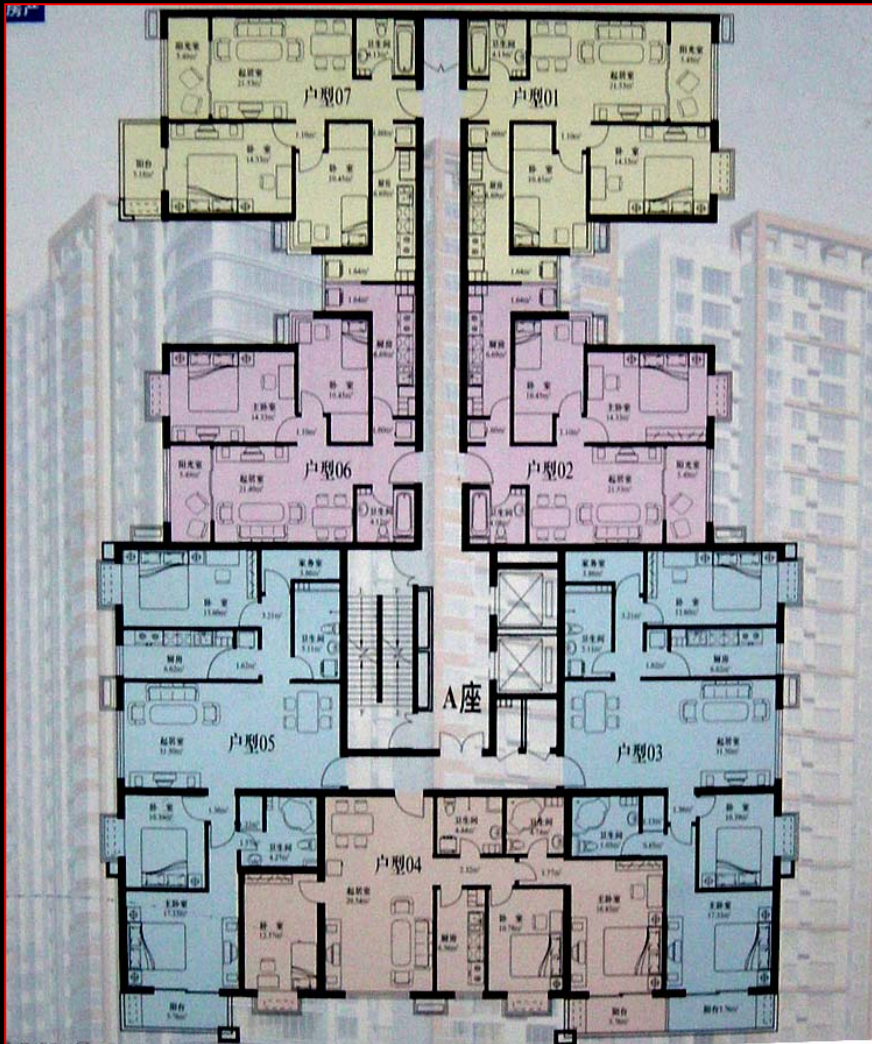
High Income

Leisure Garden Complex

Leisure Garden Complex



Leisure Garden Complex



2 Bedroom Apartment



3 Bedroom Apartment

Leisure Garden Complex



Built in 1998

18 floors high with 8 apartments per floor; Total of 2000 apartments.

40% are 3 bedrooms, 40% are 2-bedroom and the rest are one bedroom

There is a lot of other activities that are going on these apartments like hair dressing, laboratories, planning offices.

1/3 of houses are rent. Rent:

2 bedroom apartments of 75 sq. m, 4000 yuan/month

2 bedroom apartment of 100 sq. m, 5000 yuan /month

Sale: 2 bedrooms :800 yuan/ sq.m

Most of the people that live there are Koreans, and other foreigners

They inflate prices.

Few of these apartments has to be given to the people that were living in 1 storey housing that used to exist in the site before

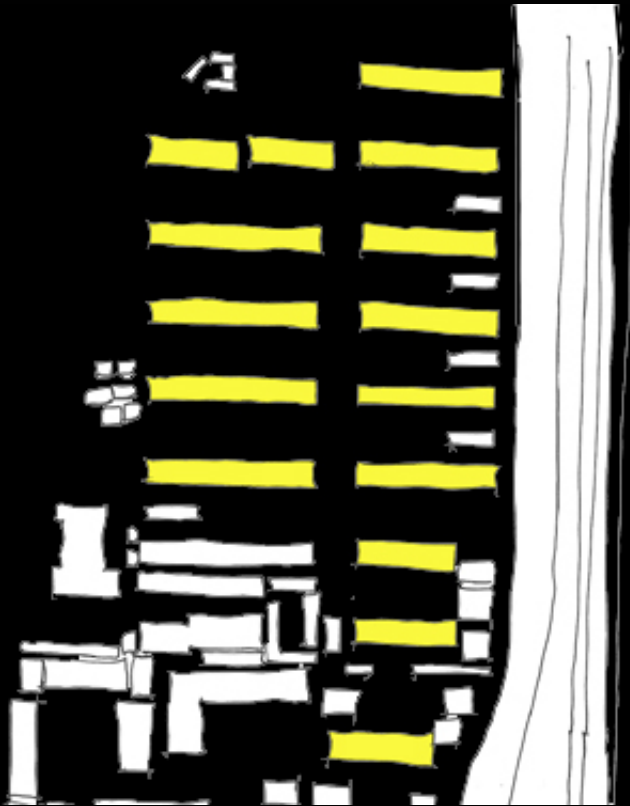




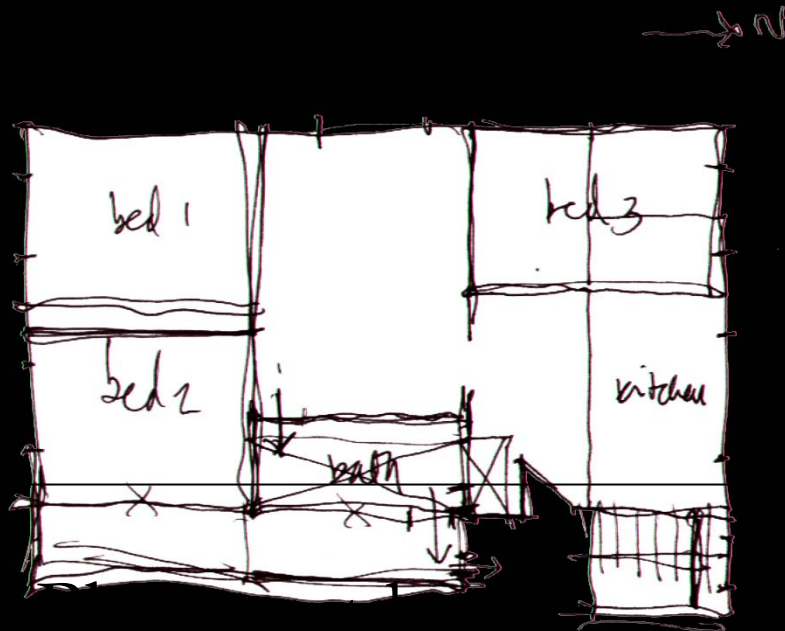
Middle Income

West King Village

West King Village



3 Generations apartment

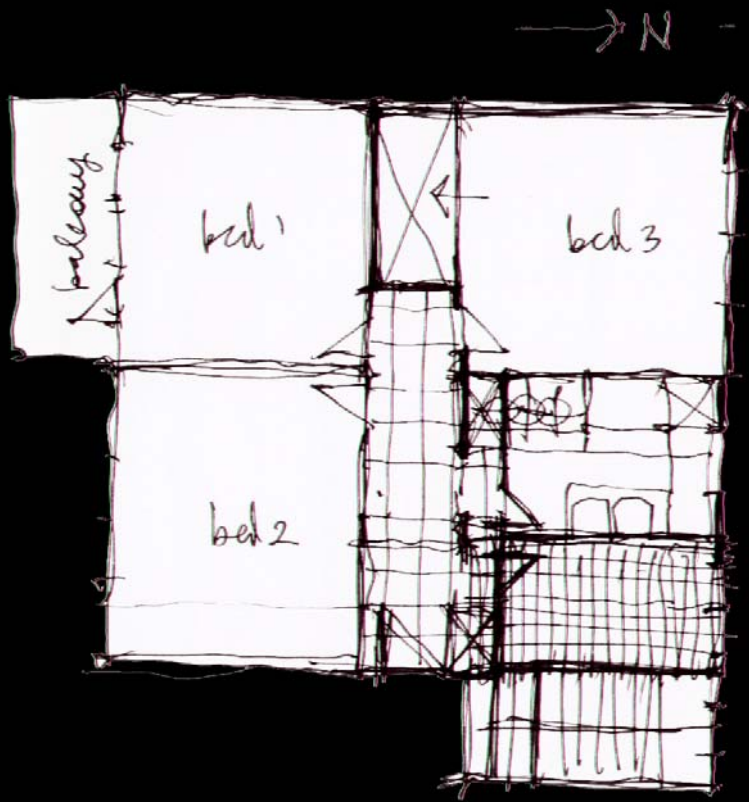


2 grand kids
(grandparents, parents, child)



- 3 Generations live in this 3 bedroom apartment.
- Probably built in the 1950s or 60s

Wu's Apartment



3 students
¥ 3000 per month

Wu's Apartment



- Near Tsinghua train stop
- Probably built in the 1950s or 60s
- Oriented perpendicular to rail line (N-S)

- 20 buildings, mostly 3 bedrooms
12 apartments per entryway, 5 entryways per building (60 apartments per building, 1,200 total)

- Owners (mostly families) and renters (students).
Most owners do not live there: Investment.
Some open space with benches, recreational facilities

- 2 bedroom apartment (with living room used as a bedroom) + kitchen and bathroom, w/AC
3,000 yuan a month

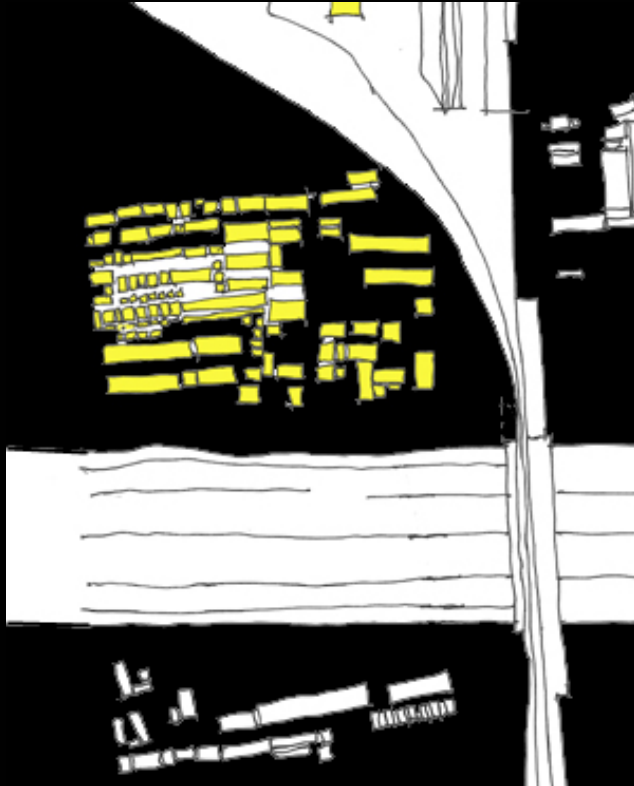
- International students inflate prices



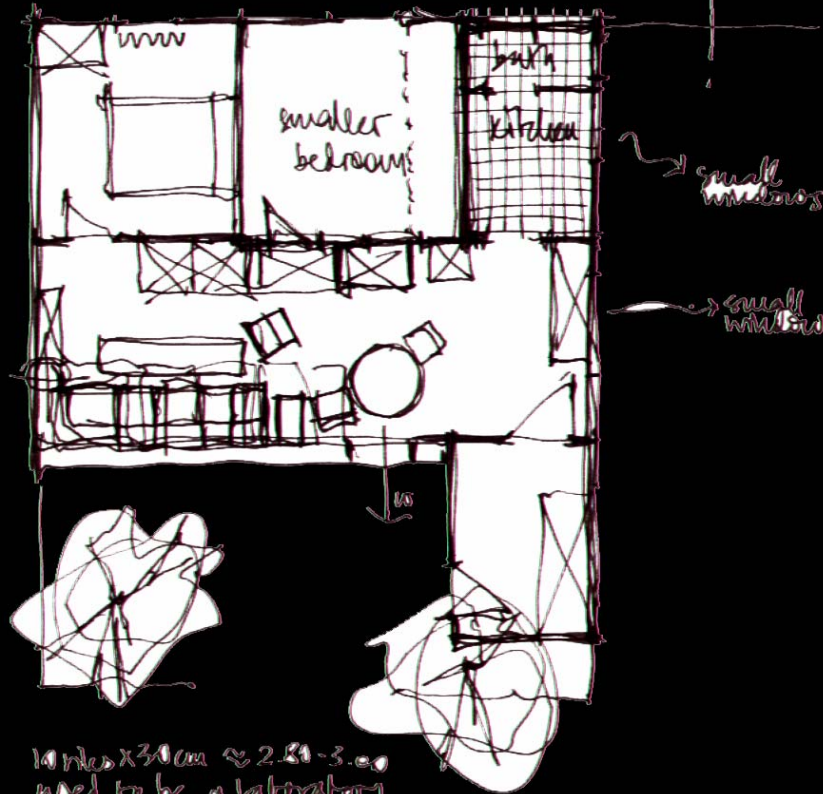
Low Income

Old Laboratory Complex

Old Laboratory Complex



Sun & Zhang's House



10 m x 30 m ≈ 2.80-3.00
need to be a laboratory
compliance of noise and diff
water distributes the TV signal
1977
built in 1965



Sun & Zhang's House



- Located on end of road, beginning of old railway.
- Housing area built in 1950. Mr. Sun has lived there since 1977. Moved after 1976 earthquake.
- People living here used to raise animals for a laboratory. Now a housing area with 20 families.



- Light rail construction relocated few families by giving them 6000 yuan/sq.m (200,000-300,000 per house).
- Disturbed by the light rail and the 4th ring road noises, Mr. Sun and his wife are moving to their newly bought house in the north of Beijing.



- Poorer neighbors are waiting for a big real estate construction project to take place. They will be given apartments in these complexes.

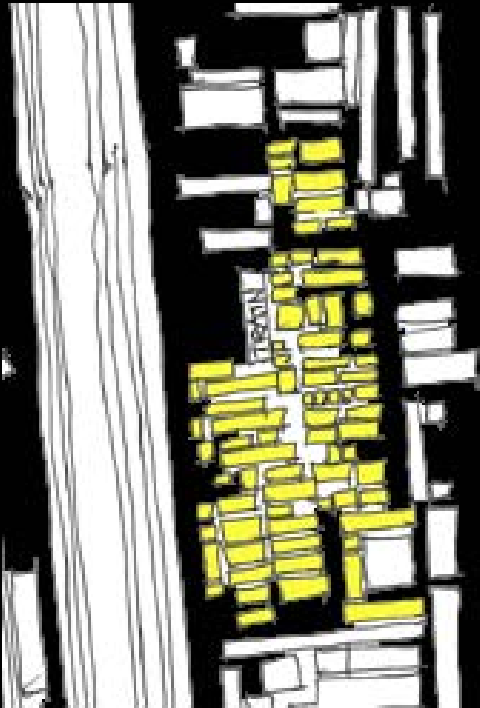
“ It is noisy, dirty, and you can not watch TV when train pass by”.



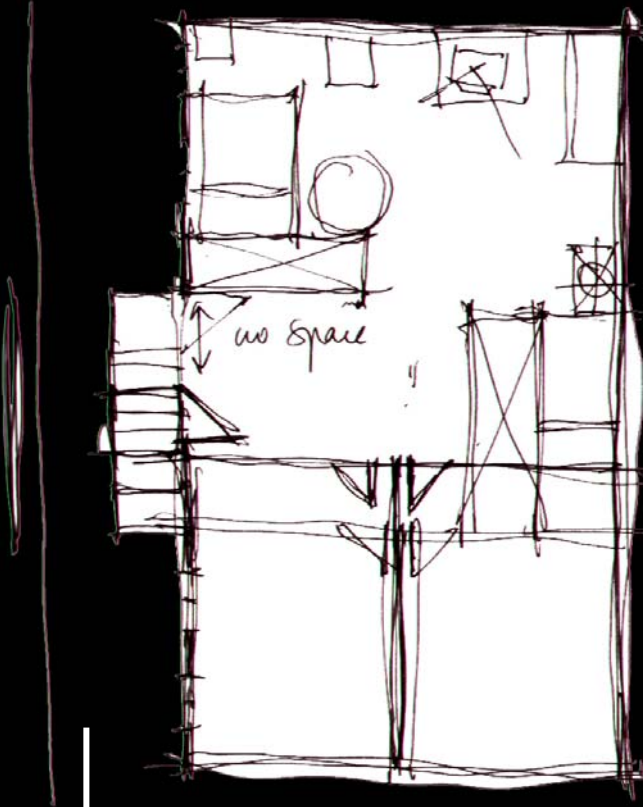
Low Income

Lee and Hong's Village

Lee and Hong's Houses



Lee's House



live for a month
20 m²

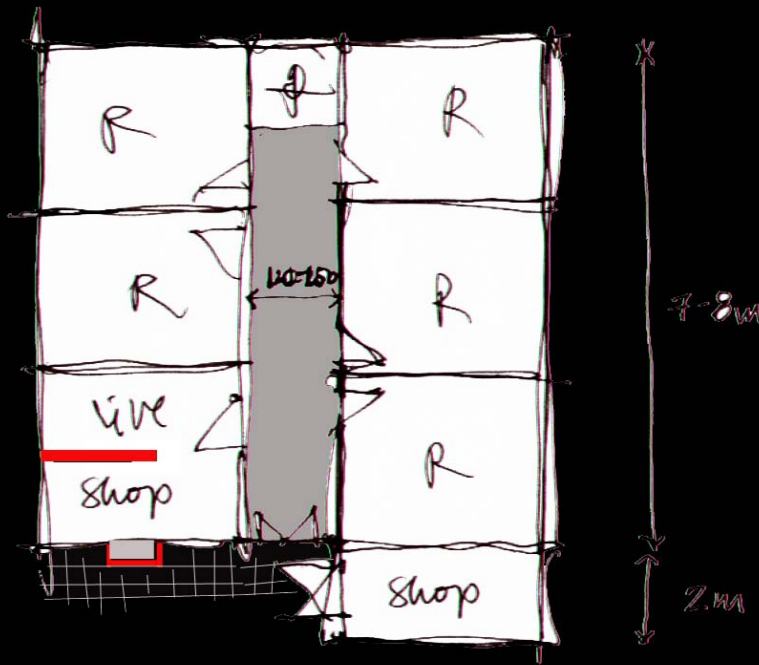


Lee's House



- Ling's Grandfather used to live here. Houses were rebuilt.
- It is a settlement for 20 families.
- There exist 1 faucet for all 20 families.
- Rent: 800 yuan /month for a 20 sq. m house.
- 200 sq. m is the total area for the 20 families.
- Ling appears to have 2 rooms which she rents them out, a common practice in the settlement.

Hong's House



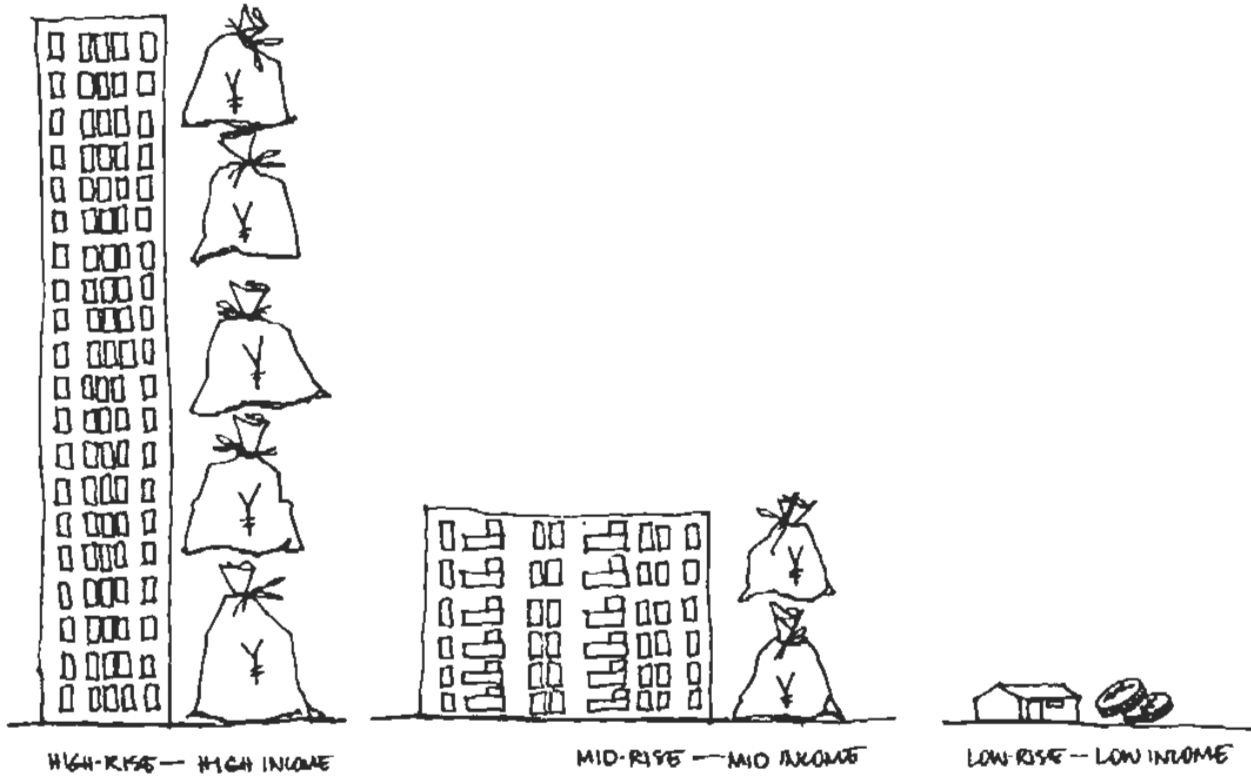
- Xhiyu's house consists of one room, which serves as the bedroom, the kitchen, the living space, as well as a shop with a window to the outside.
- She has 5 more rooms which she rents them out.
- Xhiyu's and her renters all share a faucet and bathroom.

Living Area Yuan Station
 居住区
 单元

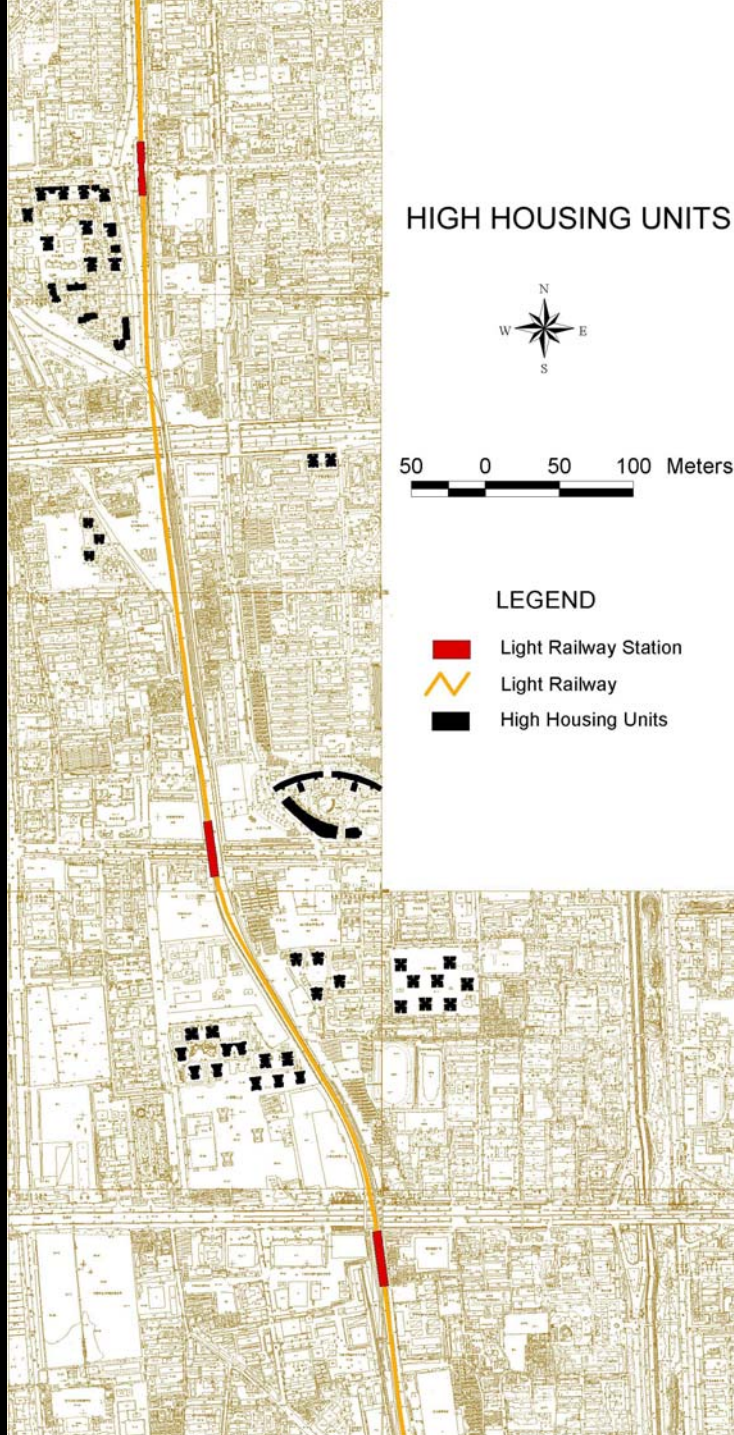


■ HIGH
▨ MEDIUM
□ LOW

} by almost any measure



Comparing High and Low Rise Buildings based on Beijing Planning Criteria



HIGH HOUSING UNITS



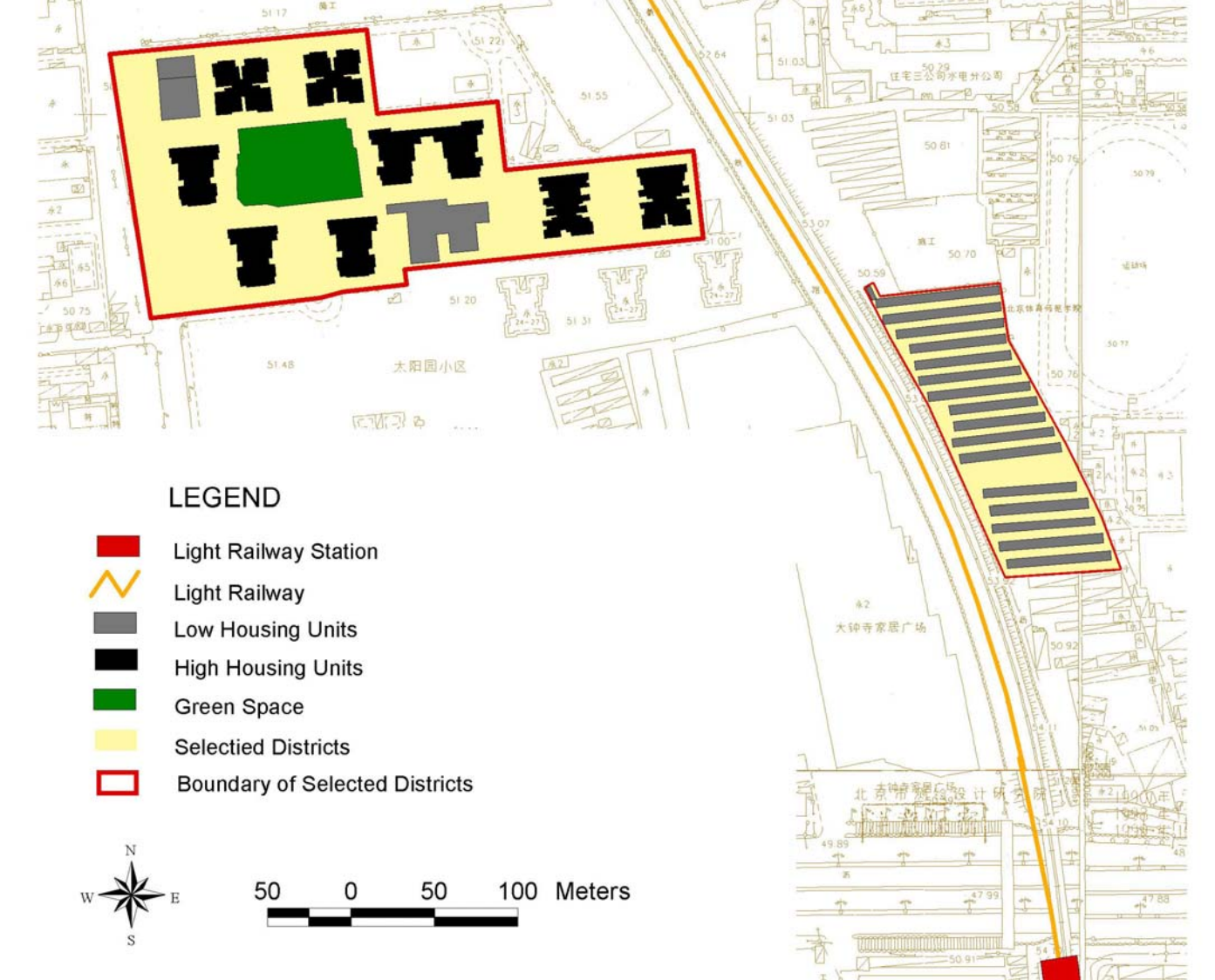
50 0 50 100 Meters

LEGEND

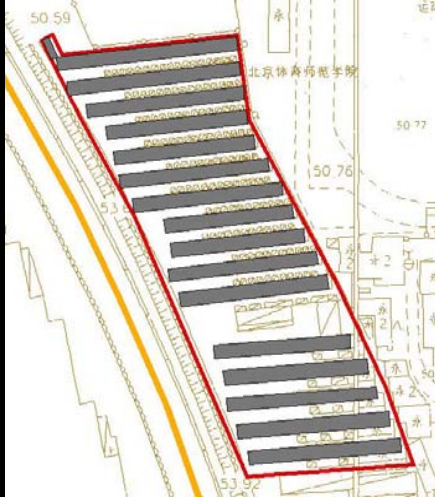
-  Light Railway Station
-  Light Railway
-  High Housing Units

High Rise Housing Units on Site

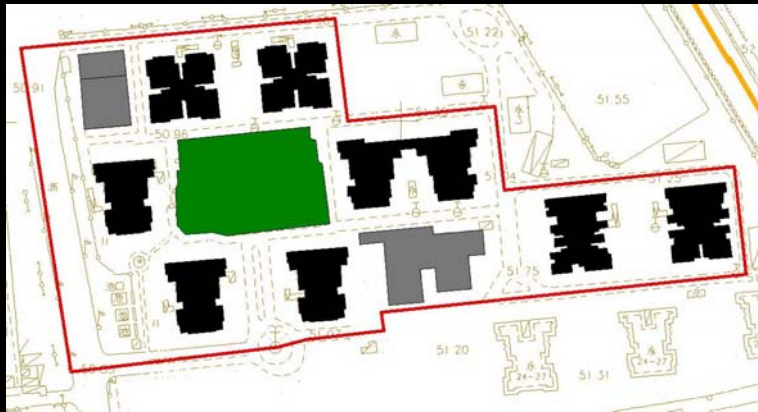
Site Analysis



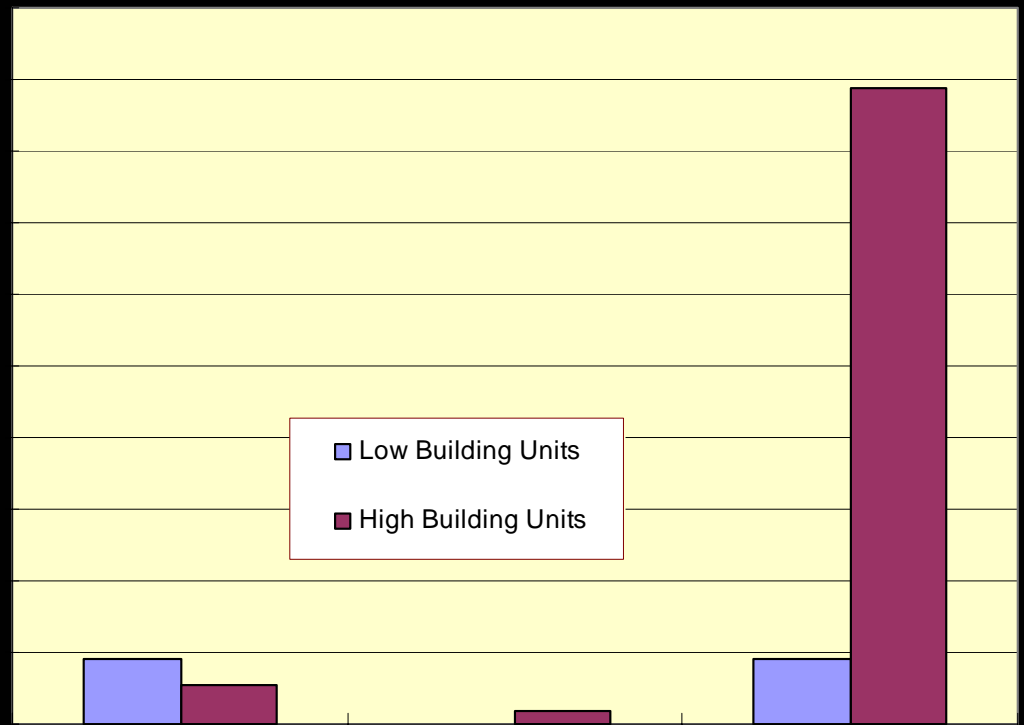
Comparison



Low Rise Village



High Rise Complex



Built to Plot Area Ratio

Green Space Ratio

FAR

ITEM	LOW RISE UNITS	HIGH RISE UNITS
Gross Land Area()	12272	37813
Building Base Area()	5519	10129
Green Space()	0	3473
Gross Floor Area	5519	167981
Built to Plot Area Ratio	45%	27%
Green Space Ratio	0	9%
FAR	0.4	4.4

Design Criteria

- **maintain accessibility and activity along the rail corridor**
- **create a much needed open space for all residents**
- **mediate the tension between the East and West sides**
- **rethink the development of high rise residential and commercial buildings**
- **remember students and faculty as the key consumers of housing in the district**
- **new housing on the site should be designed in accordance with how people live**