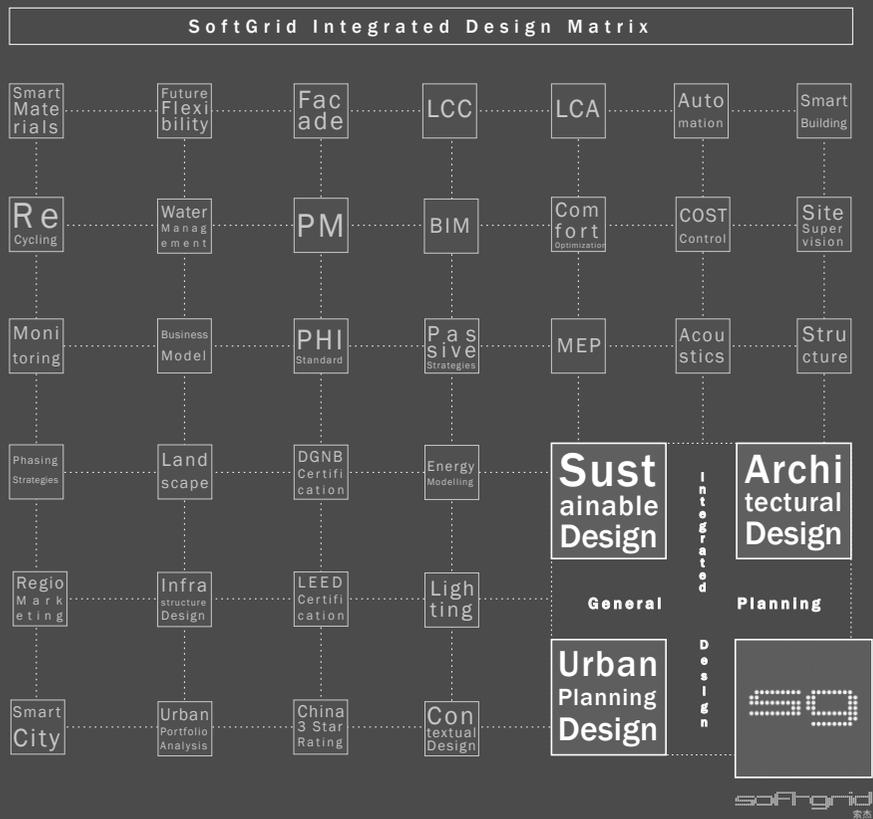


Company Profile

URBAN DESIGN

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German Studio Business Philosophy in International Corporate Context

About SoftGrid

SoftGrid is a Shanghai-based design and consulting firm founded in 2008. Our reputation is built on Integrated Design – a holistic approach to high quality design and project management from concept to completed construction. Our services include four key areas of expertise:

Architectural Design

Projects include mixed-use, office, residential, cultural and educational, sports and hospitality facilities - both as new construction and retro-fit projects.

Urban Design

Projects include new city district developments, strategic and regulatory planning and urban retro-fitting on various scales.

Sustainability Consulting

Offers comfort, durability and quality optimization in any construction project - from cost-neutral performance optimization to formal certification by German DGNB and PHI Passive House standards.

General Planning

Combines our long technical and project management expertise and offers clients a start-to-finish one-stop consulting solution.

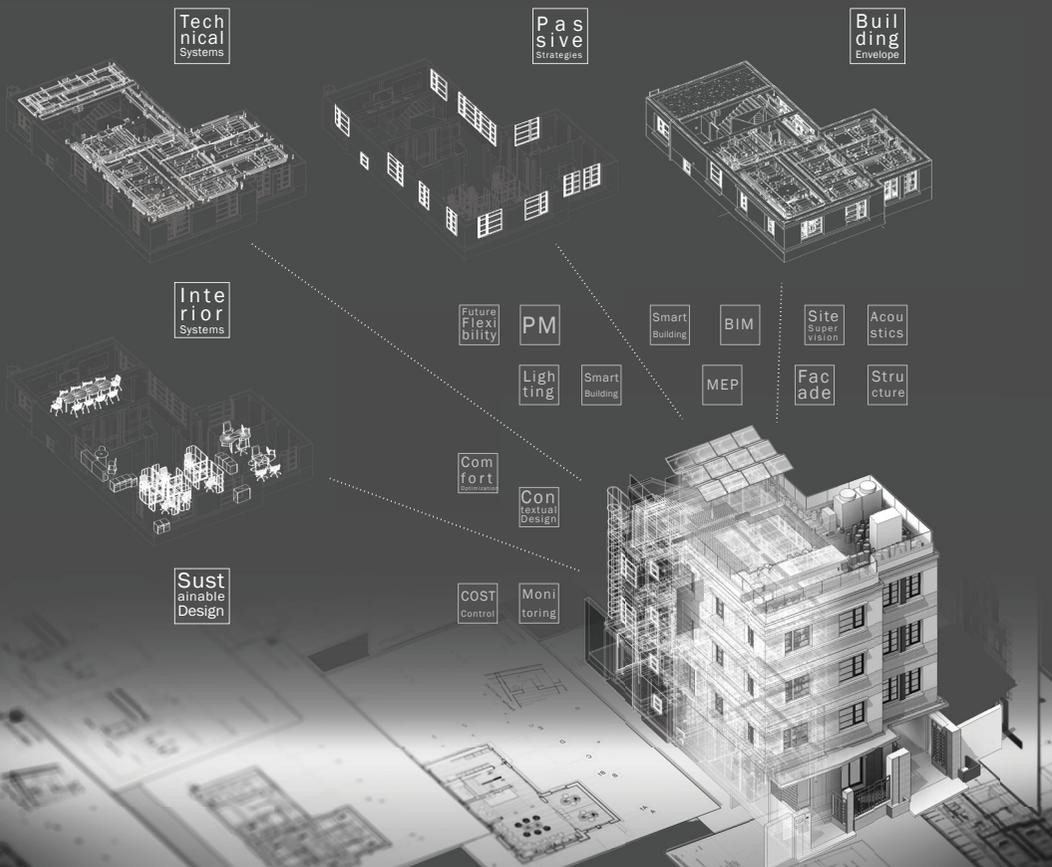
Reflecting a European background, consulting philosophy and design methodology paired with more than 15 years of experience in the Chinese construction market, SoftGrid is a trusted consultant by global companies like BASF, Disney and VW as well as a large array of mainland China property developers and communal governments.

SoftGrid provides Integrated Design within a highly professional consulting setup: All aspects of Architecture, Urban Design and Sustainability Consulting are provided in-house while we have a series of Chinese and overseas expert network partners to cover additional specialized disciplines.

Our success story is based on combining the professional passion, innovation and flexibility of studio businesses (a long-standing German tradition in the construction market) with our extensive knowledge of how corporate companies operate. This approach provides our clients with much faster, more efficient and comprehensive consulting expertise tailored around highly adaptable design, construction and management processes - developed, tested and successfully applied in various projects across China.

ABOUT SOFTGRID

SoftGrid's Architectural Design



Defining the Architectural Vision through Integrated Design

Architecture

SoftGrid provides Architectural Design consulting services for mixed-use, office, residential, cultural, educational, sports and hospitality facilities - both as new construction and retro-fit projects, spanning all design phases from target definition to executed construction.

Each and every design follows our Integrated Design process: projects start with the joint definition of a clear brief involving all project participants and relevant stakeholders, laying the base for success. Our design proposal will be a direct result of reconciling, synergizing and materializing these targets into articulating a unique functional, spatial and aesthetic vision.

As our company name suggests, this requires a highly adaptable and flexible way of thinking. Every project is approached from a project-specific set of targets and planning parameters. This guarantees that each individual project is equipped with an unmistakable identity - a classic example of the "result being more than the sum of its parts":

We deliberately seek to develop all essential aesthetic, technical and spatial elements in parallel and interdependently. The design then emerges as a harmonious synergy of Building Envelope (facade design to incorporate thermal, acoustic and visual properties), Technical Systems (HVAC, ventilation etc.) and Interior Systems (surfaces, functional zoning and furniture) - all contributing towards a shared architectural vision.

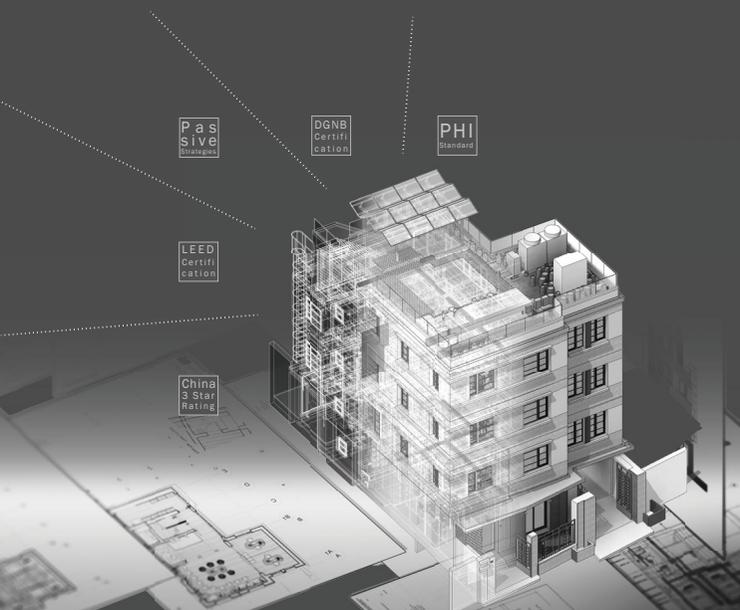
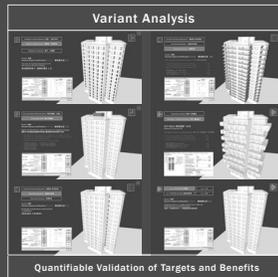
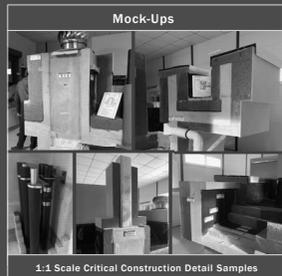
As part of our Integrated Design philosophy, we always include Sustainable Design and Passive Strategies (orientation, geometry, shading etc.) aspects in our concepts in order to keep the interior well lit, temperate and comfortable - simply by a well-balanced, synergetic, Integrated Design.

We always work with an integrated, 3D planning model including BIM processes in order to efficiently progress the design from concept to construction. SoftGrid has further developed various protocols for on-site quality control - implemented and continuously improved in numerous high profile projects. This is to make sure that targets and qualities are met as designed and the realized building looks, feels and performs as intended.

We regard a holistic, Integrated Design approach to be the key to successful projects, providing highest design quality and maximized return on investment while making the design and construction process considerably quicker, cheaper and more reliable.

ARCHITECTURE

SoftGrid's Sustainable Design Processes



Sustainable Design Quality Control Processes

Sustainability Consulting

Our team members are qualified as DGNB Auditors and Consultants, certified PHI Passive House Designers and LEED APs having realized numerous successful buildings in China to date. SoftGrid is in constant exchange with DGNB, USGBC and the Passive House institute (PHI).

However, our basic philosophy and approach to sustainable construction does not depend on formal certification, but simply aims at optimizing every project and any building to last longer, perform better and provide higher comfort.

We constantly adapt knowledge, tools and processes developed in our high-standard DGNB / PHI projects. Our resulting "Passive Design Strategies" provide cost-neutral or low-cost optimization in relation to comfort, durability, flexibility and resource-efficiency for any less ambitious construction project in China. SoftGrid is fundamentally rooted in architectural design. This implicit "big picture" perspective sets us apart when it comes to understanding sustainable design not as a set of discrete engineering problems, but an integral contribution to the overall architectural vision.

In order to implement this holistic approach reliably, we established an integrated quality control workflow which applies to all our sustainability projects independent of whether formal certification or simpler "Passive |Design Strategy" optimization is the goal.

First, we conduct a Variant Analysis to quantify benefits and added value throughout the design and construction process. Second, we consolidate all relevant aspects (plans, specifications, simulations, calculations) in a comprehensive "Design Book" - serving as planning document, on-site construction quality reporting and project management tool simultaneously. In parallel to the design process, workshops for all stakeholders and relevant project participants are held as training events, guaranteeing a common base for efficient, pro-active communication and a solution-driven project environment.

During construction, sign-off protocols and original scale and material mock-ups are easy and fool proof ways to verify construction quality meets the standards put forward in the "Design Book". Lastly, we supervise relevant on-site tests (and mock-up tests) if required for certification and assist in the final definitions of marketing strategies and replication guidelines to guarantee continued added value to our client's follow-up projects.

Our combined experience in sustainable architectural design, quality assurance and project management guarantees pre-defined quality targets are met and intended value adding benefits or even formal certification are realized in the executed building and subsequent operation.

SoftGrid was the first international design firm worldwide to join the "Phase Sustainability" initiative by German Sustainable Building Council DGNB and German Board of Architects - intending to promote highest design quality over the entire building life-cycle by creatively balancing social, economic and environmental design aspects.

SUSTAINABILITY CONSULTING

SoftGrid's General Planning: Integrated One-Stop-Solution

- | | | | |
|-----------------------------|--------------------------|---------------------------|--------------------------|
| Lower Operation Costs | Fewer Change Orders | Lower Construction Costs | Integrated Design |
| Integrated BMS | Fast Check-Ups / Reports | Faster Construction | Fast, Efficient Planning |
| Comfortable + User-friendly | Clear Responsibilities | Clear Responsibilities | Single Point of Contact |
| "Ready-to-use" | Fewer Mistakes | Fewer Construction Errors | Fast Communication |

Finished Project ← Quality Control ← Construction ← Planning



Benefit Matrix of Integrated General Planning over entire Project

General Planning

As General Planners, we combine our expertise in Architecture, Urban Design and Sustainability Consulting of-fering clients a start-to-finish, one-stop consulting solution. SoftGrid takes the technical lead and overall respon-sibility for the entirety of the design and construction supervision process – and for the entirety of consulting disciplines, including architecture, sustainable design and energy modelling as well as civil engineering (structure, MEP). Other specialized consulting services can be added depending on individual project requirements.

Within the last decade, China's construction market started to mature. We noticed a continuous shift in local culture from an (overly) simplistic "fast profit" attitude towards an increasingly complex approach. This was caused on the one hand by the Central Government's additional sustainability requirements and on the other by tighter competition between developers. The result is an increasing diversification of business models and investment philosophies.

While Integrated Design covers all necessary expertise to convert our client's individual business models into successful real estate, General Planning facilitates and accelerates planning, construction and decision-making processes dramatically.

We understand General Planning practice as an open network. While we have a large pool of engineering con-sultants and specialized LDI (Local Design Institutes) departments with which we have successfully co-operated in the past, we always welcome new local players suggested by our clients into the consulting team. Through our sound experience of implementing holistic, integral planning processes in China, we can efficiently moderate and communicate between consultants, external stakeholders and the client. More importantly, we know how to bridge existing gaps in expertise within the Chinese market and use our successful training and workshop processes to get LDIs and GCs to confidently participate in this workflow quickly and reliably. For every project, we set up a tailor-made, truly inclusive and multidisciplinary design and construction supervision teams with SoftGrid as our client's single point of contact,

Our precisely condensed, clearly quantified and qualified executive summaries make it easy for our clients to focus on strategic decisions in implementing their vision - unobstructed by having to micro-manage complex technical discussions between various individual consultants.

In General Planning, essentially, the benefits of a systematic Integrated Design philosophy – saving time, low-ering cost, minimizing mistakes, dramatically improving overall performance, design quality and user comfort – extend beyond architectural design, covering all consulting and engineering aspects at once along the entire value chain from planning to construction and operation.

GENERAL PLANNING

SoftGrid's Urban Design

Water
Management

Com
fort
Optimization

Future
Flexi
bility

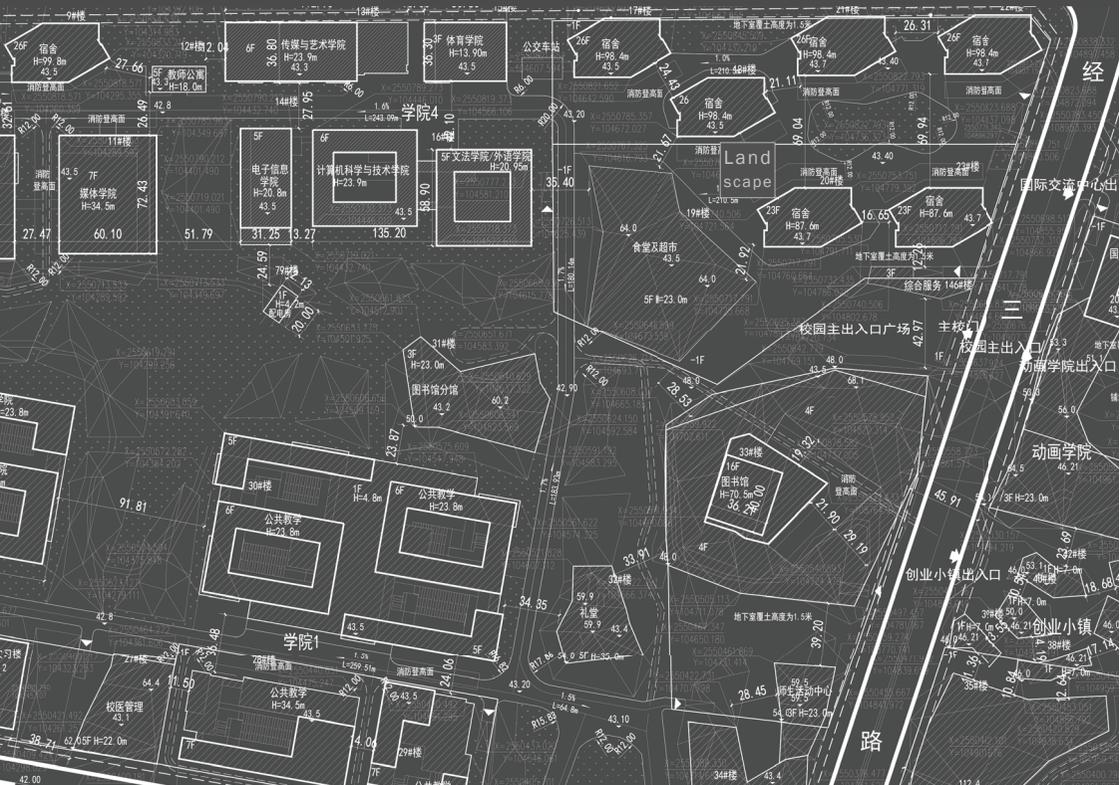
Regio
Mark
eting

Infra
structure
Design

Urban
Portfolio
Analysis

Con
textual
Design

Pa
sive
Strategies



Urban Design

We regard cities, districts and neighbourhoods to be the human realm of daily life for social, economic and cultural exchange. Any urban design strategy we develop is measured on how it negotiates past, present and future, global and local in its specific contextual environment.

SoftGrid's Urban Design services include master plans for new city or district developments, strategic and regulatory planning as well as urban retro-fitting on various scales in private, communal or PPP (Public-Private-Partnership) project set-ups.

China has one of the largest urbanization rates in the world. And while in the 90s the strategic emphasis was primarily on providing enough living space, urban planning became increasingly complex ever since. Today, a sustainability strategy is a necessity for any communal development in China.

At SoftGrid, we lay out a very clear path of implementing urban design strategies which has proven highly successful with our communal clients: each city, each district has their distinctive topography and (natural) resources, but also their distinctive configurations of urban life, cultural habits, social communities and economic networks. Our designs derive from this vast social, ecological as well as economical potential by including, innovating and expanding existing structures, rather than simply imposing new ones.

Our Integrated Design approach to urban design means that sustainable strategies, building typologies, spatial networks and all other systematic components always inform and enhance each other, creating not just a highly efficient and functional system but a sense of home and belonging, a sense of place and character and a truly unique spatial identity.

Integrated Urban Design

URBAN DESIGN



SoftGrid's Mainland China Major Project Locations



Clients and Collaborators

SoftGrid's client and project collaborator base consists of corporate global players, educational institutions as well as local developers with projects located all across mainland China. Additionally, SoftGrid consults a large number of Chinese communal governments and urban planning departments nationwide.

CLIENTS AND COLLABORATORS



Rolf Demmler

Director SoftGrid (Shanghai) Co., Ltd.

Dipl. Ing. Architect and Urban Planner, M.Arch.
DGNB Auditor / PHI Certified Passive House Designer / LEED® Green Associate

Personals:

Date of Birth: 08.02.1974
Place of Birth: Mannheim, Germany
Nationality: German

Professional Education

10/1994 - 07/2002	Architectural Studies Technische Universität Darmstadt Germany
09/1998 - 10/1999	Studies in Advanced Architectural Design University of Strathclyde Glasgow Scotland

Professional Experience

since 12/2009	SoftGrid Hongkong Limited Hongkong China Founding director
since 09/2007	SoftGrid (Shanghai) Co., Ltd. Shanghai China Founding director
01/2005 - 09/2007	Ben Wood Studio Shanghai Shanghai China Senior architect and urban planner
02/2004 - 11/2004	Leman Architects Shanghai China Project managing architect and urban planner
01/2000 - 02/2004	Fuchs Planungs-AG Weinheim Germany Project managing architect and urban planner
03/2003 - 04/2003	Metron Architektur AG Brugg Switzerland Project-based architect

Professional Memberships

since 05/2016	PHI certified Passive House Designer accredited by Passive House Institute Germany
since 01/2014	DGNB Auditor accredited by Deutsche Gesellschaft für nachhaltiges Bauen Germany
since 07/2006	Registered Member of the Architektenkammer BW Germany fully licensed and registered urban planner and architect with German board of architects

Expert Appointments (Excerpt)

2019	Greenbuild China Peer Review Work Group Appointed by U.S. Green Building Council as member of the peer review committee for evaluation of Greenbuild China 2019 con- ference contributions.
2015	Member of DGNB Steering Board - China Community elected member of steering board by DGNB in China
2011	"Chinas Urban Planning Future" 6-people Round Table Discussion Shanghai China held by EU, headed by Ambassador to China Dr. Markus Ederer

Professional Presentations (Excerpt)

Keynotes:

09 / 2016	German-Taiwanese Green Design Building Forum Keynote Speech Taipei Taiwan
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Member of EU Delegation

10 / 2011	EU-China High Level Cultural Forum "Notes on Context: Negotiating the City between Technology and Urban Life" Official Speaker and Member of the EU Delegation Beijing China
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Invited and Contributed Presentations (Excerpt)

10 / 2019	"Learning from the Passive House - Successful holistic design in China" Greenbuild China Shanghai China
10 / 2019	"Tianjin Eco-City high-rise Passive House" 23rd International Passive House Conference Gaobeidian China
09 / 2018	"Holistic Design: Strategies, Experiences and User Benefits" Sino-German reSOURCE workshop Finnish Center Tongji University Shanghai China
11 / 2017	"Passive Houses and related holistic Strategies" Sustainable Construction Form German Center GEEC Shanghai China
07 / 2016	"BASF R&D Center II: First DGNB R&D Project certified in China" BAU Congress China National Conv. Center Beijing China
2014 - 2016	China Passive House Alliance Various presentations at different occasions and venues
08 / 2013	"Holistic Building Approach: From Pilot Project to Economic Model" Heat Management Workshop Kerry Center Shanghai China

Teaching (Excerpt)

2017 / 2018 + 2016 / 2017	Urban Design Studio: "Vertical City" and "Symbolic City" Guest Teacher for full semester design studio CAUP, Tongji University China
2013 + 2016	"International Design Summer School" Guest Teacher for 2 week international student workshop CAUP, Tongji University China
06 / 2011 + 10 / 2010	"Yangshuo Tourism Development" Guest Lecture and Critic to Bachelor and Master Thesis Burg Giebichenstein Halle College of Art & Design Germany
04 / 2008	"Sky Above China" Workshop for Social Entrepreneurship Tokyo Japan

Passive Design Strategies

DGNB Certification

- 2018 **VW Industrial Plant | Shanghai | China**
Pre-Assessment for DGNB Certification.
ca. 410,000m² Site Area, ca. 560,000m² GFA.
- 2017 **Ardex DGNB Office and Training Center | Shanghai | China (completed)**
Project management, Design Revisions, On-site Quality Control for DGNB certification.
ca. 3,500m² Site Area, ca. 2,500m² GFA.
- 2016 **Sanxiang Headquarter Interior Retro-Fit | Shanghai | China (completed)**
Project management, Design Revisions, On-site Quality Control for DGNB certification.
ca. 500m² GFA.
- 2015 **BASF R&D Campus 2 | Shanghai | China (completed)**
Project management, Design Revisions, On-site Quality Control for DGNB certification.
ca. 30,000m² Site Area, ca. 30,000m² GFA.

PHI Passive House Standard

- 2020 **Hongqiao EnerPHit Villa | Shanghai | China**
Pre-Study for EnerPHit Passive House (PHI) certification.
ca. 500m² GFA.
- 2019 **Eco-City Residential Passive Houses | Tianjin | China (completed)**
Project management, Design Reviews, On-Site Quality Control and Training for Passive House (PHI) certification.
ca. 15,000m² GFA.
- 2017 **Guilin Passive House Villas | Guilin | China**
Project management, Design Reviews, On-Site Quality Control and Training for Passive House (PHI) certification.
ca. 5,600m² GFA.
- 2016 **Jining Passive House Primary School | Jining | China**
Design Reviews for Passive House (PHI) certification.
ca. 12,000m² GFA.

- 2020 **5-Star Conference Hotel | Guigang | China**
Overheating protection and comfort optimization with reduced investment and operation costs.
ca. 30,000m² Site Area, ca. 75,000m² GFA.
- 2019 **Guangxi Institute of Technology | Guigang | China**
Comfort and functional usability, building envelope performance optimization with reduced energy consumption and lowered operation cost.
ca. 500,000m² Site Area, ca. 450,000m² GFA.
- 2018 **Guilin 2 Villas | Guilin | China**
Optimization of comfort and energy consumption based on the building envelope and shading strategies developed for "Guilin Passive House Villa".
ca. 3,200m² GFA.
- 2017 **Urban Retro-Fit Towns | Nanning | China**
Urban retro-fitting of traditional shop houses providing new outdoor spaces in combination with strategic shading for higher user comfort and operational energy savings at no added investment costs.
Generic strategy, ca. 5,000,000m² Site Area..
- 2016 **Gold Trading Square | Shenzhen | China**
Daylight, thermal comfort, energy consumption optimization. Strategies for lower investment and operational costs.
ca. 6,000m² Site Area, ca. 25,000m² GFA.
- 2015 **Experimental Elementary School | Suqian | China**
Healthy Interior Air Quality, comfort and building geometry optimization.
ca. 40,000m² Site Area, ca. 42,00m² GFA.

Others

- 2015 **Disney Integrated Infrastructure R&D Lab | Shanghai | China (completed)**
Retro-Fit Architectural and Interior Design, Schematic Design, Construction supervision for conversion of French Concession building into office and showroom.
ca. 600m² GFA.
- 2014 **Semizentral | Qingdao | China (completed)**
Project management and construction quality supervision for seminar area and showroom of first-in-the-world semi-central wastewater treatment plant.
ca. 600m² GFA.

Urban Planning Commissions

- | | | | |
|------|---|------|---|
| 2020 | XinCheng New City XinCheng China
Urban Master Plan
Development of a new strategic city extension in a traditional, cultural rural regional center within a stunning scenery backdrop.
ca. 30km ² Site Area, ca. 32,000,000m ² GFA. | 2013 | Longguang Nama District City Extension Nanning China
Regulatory Planning, Large-scale Master Planning
Development of a new urban district in a rural setting, featuring residential, urban civic services and CBD, extensive programming for tourism and farming facilities
ca. 13,500,000m ² Site Area, ca. 20,000,000m ² GFA |
| 2019 | Industry Park Guigang China
Urban Master Plan
Development of a new High-Tech Industrial Park as an integrated co-working and low carbon / low energy community.
ca. 1,000,000m ² Site Area, ca. 1,500,000m ² GFA. | 2013 | Stone Road Culture District Quanzhou China
Urban Master Planning
Development of a ca. 1.5km area along Quanzhou's river front. New civic center, commercial and cultural heritage district along historic "Stone Road" including preservation of heritage buildings, featuring culture, residential, educational, retail, hospitality and office spaces.
ca. 245,000m ² Site Area, ca. 510,000m ² GFA |
| 2018 | Guangxi Institute of Technology Guigang China
Urban Master Planning / Detailed Planning Submission
Development of a new University Campus with supporting functions based on a Sponge City landscape approach.
ca. 1,350,000m ² Site Area, ca. 1,750,000m ² GFA. | 2013 | Guiping Riverside Tourism and Culture Mile Guiping China
Regional Zoning, Regulatory Planning, Large-scale Master Planning
Development of a ca. 6km strip of Inner City Riverfront and pockets of Old Urban Fabric into city's attractive new entertainment, tourism and culture mile.
ca. 1,250,000m ² Site Area (and additional 1,750,000m ² Study Area). |
| 2018 | Nanning Fashion District Nanning China
Urban Master Planning / Urban Design
Development of a new type of fashion destination combining logistics, wholesale, trade and consumer market.
ca. 550,000m ² Site Area, ca. 1,300,000m ² GFA. | 2012 | Phoenix Landscape Park Guigang China
Regional Zoning, Large-scale Master Planning, Architectural Studies.
Mixed High End / Family Tourism Development including Resorts, Nature Protection and Recreation Areas, Public Facilities, Tourism Facilities and Landscape Design.
ca. 10,000,000m ² Site Area |
| 2017 | Dalian Hongxin Masterplan Dalian China
Urban Master Planning / Urban Design
Development of a new urban activity center combining retail, entertainment and contemporary lifestyle into a new district hub surrounded by local retail, residential neighbourhood and school.
ca. 700,000m ² Site Area, ca. 1,350,000m ² GFA. | 2011 | Yang Shuo Regional Tourism Master Plan Yangshuo China
Regional Planning, Regulatory Planning, Architectural Studies.
High End Tourism Development including Resorts, Nature Protection and Recreation Areas, Public Facilities, Traffic Concept and Highway Design.
ca. 40,000,000m ² Site Area |
| 2016 | Guilin Lotus Masterplan Guilin China
Urban Master Planning / Urban Design
Development of a new sustainable tourism and activity district embedded in Guilin's caster mountain landscape
ca. 1,600,000m ² Site Area, ca. 450,000m ² GFA. | 2010 | Liu Jiang new City Master Plan Liuzhou China
Urban Planning, Regulatory Planning.
New City Development including Commercial Center, Business District, Nature and Recreation Areas, Residential and Public Facilities and Services.
In collaboration with Burg Giebichenstein Industrial Design Department, Germany and Fuchs Planungs AG, Germany.
ca. 15,000,000m ² Site Area, ca. 20,000,000m ² GFA |
| 2015 | Hengxian Tea Market District Hengxian China
Urban Master Planning / Urban Design
Development of a new urban logistics and trade zone themed around local tea production, including trade, conference and office facilities as well as residential components.
ca. 150,000m ² Site Area, ca. 250,000m ² GFA | | |

- 2010 Nanmen District Master Plan | Jiangyin | China**
Urban Planning, Architecture Concept Design.
Revitalisation of historic Nanmen District, featuring 200m Landmark Office and Hotel Tower, preserved area, shopping district, shopping mall and office / lofts.
ca. 60,000m² Site Area, ca. 200,000m² GFA
- 2009 He Zhou Tai Bai Lake Master Plan | Hezhou | China**
Urban Planning.
Tai Bai Lake Recreation Area, Ke Jia Commercial Area with adjacent Performance Hall, Office and Administration District, Residential and Entertainment Areas.
ca. 4,000,000m² Site Area.
- 2009 Qi Zhong Antique Hotel Master Plan | Shanghai | China**
Urban Planning.
Boutique Hotel of 21 traditional Chinese Courtyard Houses, 5* Hotel, Commercial Area, 150 Villas and Public Park with Sports Facilities, Wetlands and Old Tree Forest.
ca. 1,400,000m² Site Area.
- 2008 Dan Gui Park | Suzhou | China**
Urban Planning / Architectural Concept Design.
Villa Resort, Hotel and Service Apartments.
Subcontracted by Ben Wood Studio Shanghai, Shanghai.
ca. 750,000m² Land Area, ca. 140,000m² GFA.
- 2008 Yu Fo Si Culture Center | Shanghai | China**
Master Plan Study.
Cultural and Religious Facilities, Commercial Center and Hotel.
Subcontracted by Ben Wood Studio Shanghai, Shanghai.
ca. 80,000m² Land Area, ca. 160,000m² GFA.
- 2007 Olympics 2016 | Chicago | USA**
Architectural Concept.
Olympic Stadium, Aquatic Centre and further temporary Venues.
Subcontracted by Ben Wood Studio Shanghai, Shanghai.
- 2007 Green Skyline | Tianjin | China**
Urban Planning.
New City Development around Reservoir, Wetland Restoration.
Mixed Use Residential, Culture, Entertainment, Communal Facilities, Sports, Commercial and Retail.
ca. 6,100,000m² Land Area, ca. 3,200,000m² GFA.

Urban Planning Competitions

- 2010 1st Prize:**
Mei Gui Lake Master Plan and High-School Design | Wuzhou | China
Winning Entry for regulatory planning, urban planning, landscape concept of city master plan architectural design for high-school campus and buildings detailed design in collaboration with Wuzhou Urban Construction & Planning Design Institute, Wuzhou Architecture Design Institute
ca. 2,000,000m² Total Site Area, ca. 180,000m² High-School Campus Area
- 2008 2nd Round:**
Ortserweiterung Tornesch-Ost | Hamburg | Germany
Entry for urban and landscape concept of town extension development in collaboration with Spang, Fischer, Natzschka, Walldorf (Germany)
ca. 400,000m² Site Area

Director Design and Project Management

Rolf Demmler | Germany
Architect, Urban Planner
DGNB Auditor, Certified Passive-House Designer

Director Business Development

Liu Dong | China
MBA

Project-Managing Senior Architects

Galina Vasileva | Germany
Architect, Urban Planner
Certified Passive-House Designer, DGNB Consultant

Zhu Yi | China
Architect, Urban Planner
Certified Passive-House Designer, DGNB Consultant

Selected Projects

URBAN DESIGN

New City Developments

URBAN DESIGN

GUIGANG INDUSTRIAL TECHNOLOGY PARK

Project Data:

Total Site Area:	ca. 1.000.000m ²
Total GFA:	ca. 1.500.000m ²
Location:	Guigang, Guang Xi, China
Land Use:	Industrial, R&D, Office / Partly Commercial
Features:	"Fit-For-Future" Industry Park based on integrated system of spatial, economic and functional synergies. Including detailed concept on co-creation on various intersecting scales and innovative communal energy system and optimized district energy balance.
Scope of Work:	Urban Design, Architectural Typologies, Sustainability Strategies

Project Overview:

Guigang Industrial Technology Park is set in the centre of a new city development zone and will be realized in a phased sequence over the next years.

The heart and first development phase of the Park is the Innovation Cluster with four office towers, Fortune 500 company headquarters and a riverside R&D Community. Strategic facilities are shared within the entire cluster, while also accessible in the future to companies in the surrounding industrial clusters.

In a second phase, 6 dedicated industry clusters will be developed alongside a Finance and Commercial Village. Each cluster is optimized to feature a highly flexible mix of units and allow for easy adaptability in the future.

As Guigang is still developing quickly, the Industrial Park is designed as an adaptable, scalable "Fit-for-Future" system, laying the foundation for ongoing improvements and innovation, establishing the Park as leading center of excellence in the region. Some of the implemented strategies:

1. Co-Creation Functional Synergies (as business model saving investment and operation costs while retaining maximum flexibility in future)
2. Energy Community Synergies (area is great for use of PV / P2P Network allows for super-efficient use and storage of energy as well as reducing peak loads and thereby investment costs)
3. On-Demand Synergies (use of shared functional spaces as well related energy and maintenance costs are booked and billed precisely within an on-demand system)

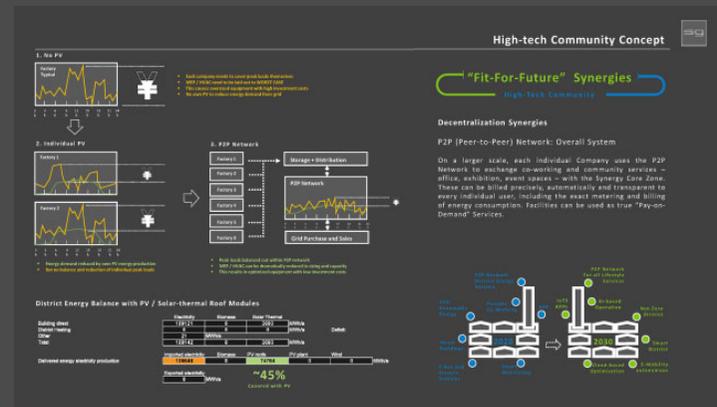


Aerial View Northern Area Master Plan:
Co-Working Zone, Public Zone and Industry Clusters.



Innovation Cluster and Headquarters:
Prime Riverside Location

Synergy Community:
Co-Creation, Co-Usage, P2P (Peer-to-Peer) and Energy Community strategies for a future-proof, economic and environmental Innovation Park



NAMA NEW CITY DEVELOPMENT

Project Data:

Total Site Area:	13,500,000m ² Site Area, 20,000,000m ² GFA
Location:	Nanning, China
Land Use:	Eco-Farming, Commercial, Residential, Office, Industrial
Features:	New Eco-themed Riverside Community
Scope of Work:	Master Plan

Project Overview:

At the heart of the project is the target to sustainably use local, natural resources to develop an eco-themed community attracting new residents and tourists alike.

Combining the natural farming pastures, the central river and cultural tradition, a new culture district, with a distinct Culture Villager at its center is the new place to meet for community, workers and visitors. A healthy environment providing F&B and warehouse wholesale of local produce combined with other public facilities such as commercial, retail and the administrative and office gateway hubs creates the new identity of the entire district.

A tree-lined ring road acts as a natural link between all residential areas and public zones. Residential areas - high-end low-rise, medium-rise and high-rise - are all situated to engage as much as possible with the natural surroundings and river panoramas.



Aerial View:
Overall development around central riverside public spine.

LIU JIANG CITY

Project Data:

Total Site Area:	ca. 15km ²
Total GFA:	ca. 21.000.000m ²
Location:	Liu Jiang, Guang Xi, China
Land Use:	CBD, Commercial / Retail, Office, Administration, Public Services, Residential.
Features:	New City based on flooding control strategy and integration with surrounding landscape resulting in a two-layered city: urban level at grade and ca. 3m lower continuous ECO-Network as City Park and public transport line as well as main view corridors.
Scope of Work:	Urban Design, Regulatory Planning Design, Feasibility and Positioning of New City New Transportation Strategies (in cooperation with Department of Industrial and Transportation Design, University Burg Giebichenstein, Halle, Germany)

Project Overview:

Most of the New City area is a current swamp with numerous waterways and regular flooding. At the same time, the district is situated in a wide valley plain with stunning views to the surrounding world famous Caster Mountains of Guang Xi Province. This new development will expand and complement the existing main city, Liu Zhou, around 10km to the north.

The Urban Master Plan is developed along 5 interrelated steps which generate a unique identity of the new city area and guarantee making the best use of the site's potentials and inherent qualities:

1. Existing waterways linked up and embedded in larger landscaped flood plains throughout entire site and beyond
2. This results in a low-level continuous ECO-Network undisturbed by roads, linking entire community and adjacent city
3. The open, un-built ECO-Network provides a blueprint to generate View Corridors to mountains within and beyond the site
4. CBD and Public Centres are placed like islands, connected by a rigid road grid contrasting the organic ECO-Network
5. ECO-Network is used as main space for high-performance public transport connection for entire district

Based on this strategy and the positioning of Liu Jiang as the "Backgarden" of Liu Zhou, an entire catalogue of building typologies has been developed in parallel to the land use and zoning design. Most notably, these categories span from conventional functions such as "residential", "office" etc. to open spaces, public spaces and infrastructure, such as bridges. It also includes distinct hybrid categories which emphasise and encourage more direct relations between living, working, daily necessity and vivid civic life.



Site Photo: caster mountain landscape immediately southwest of new city area

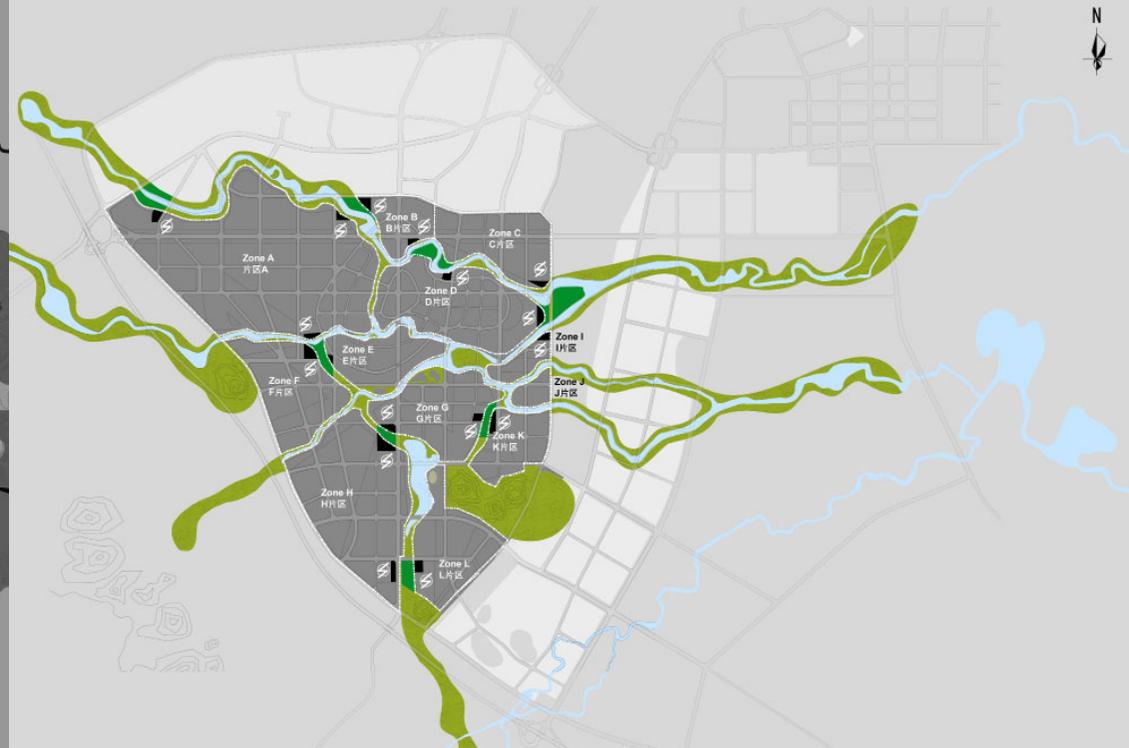
Aerial View of Master Plan: islands, viewpaths and greenbelt as driving city image





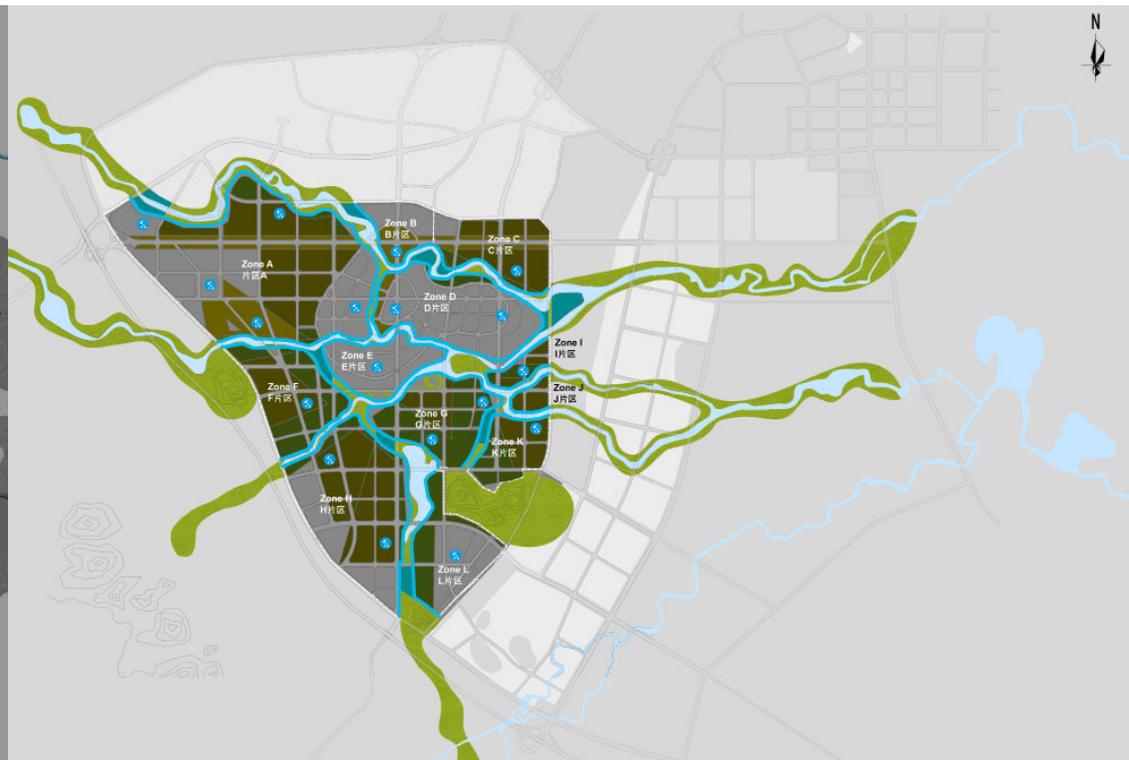
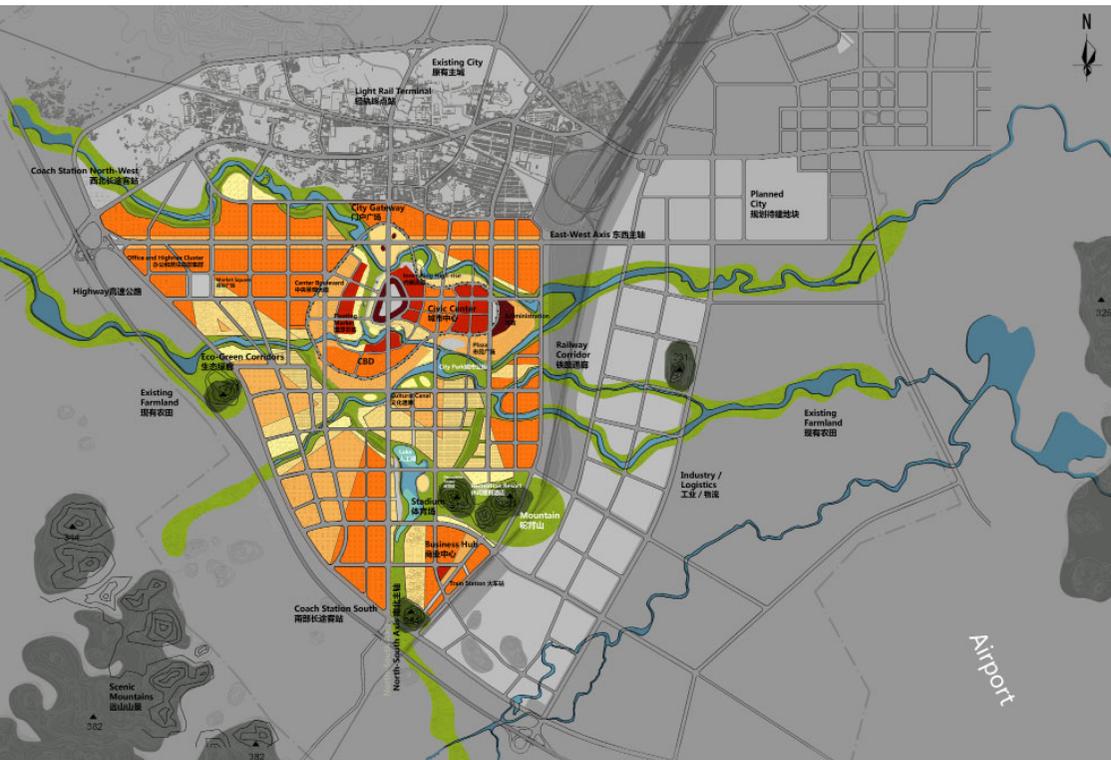
Footprint Density: apart from the urban CBD area, all residential clusters have a minimal footprint and resulting impermeable surfaces

Building Height Control: most GFA is concentrated along the existing city and CBD, leaving major parts of the project more relaxed



Energy Supply: the ECO-network is used to place district HC facilities as a combination of conventional and expandable alternative energy sources inserted as energy parks in the green corridors

Water Management: flood control perimeter along the ECO-network, dispersed natural filtration points and degree of permeable surfaces



CBD and Floating Market: city volume, island pattern and ECO-network negotiate the scale between urban and rural.





Courtyard Mall



Shop Houses



Floating Market



Culture and Food Village



Garden Community



Island Resort Hotel



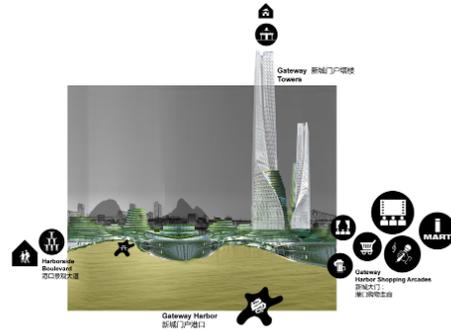
Boulevard Offices



Live / Loft Apartments



Farmhouse Bungalows



Gateway Towers



Performance Hall



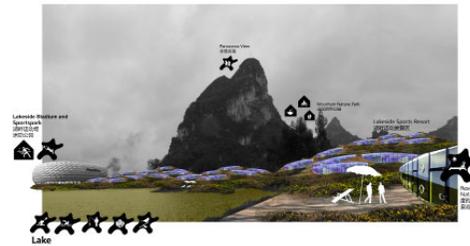
Liuliang Plaza



Canal-side Museum



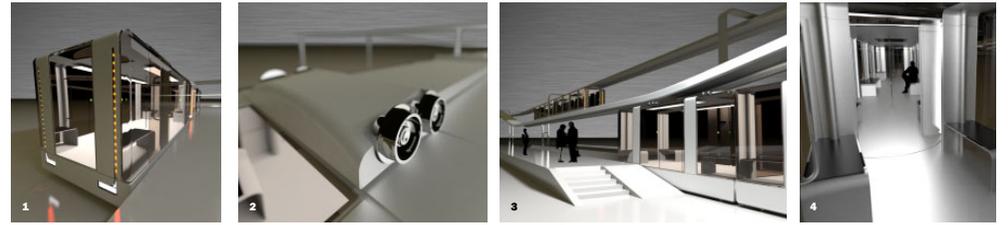
Parkside Community



Sports Park

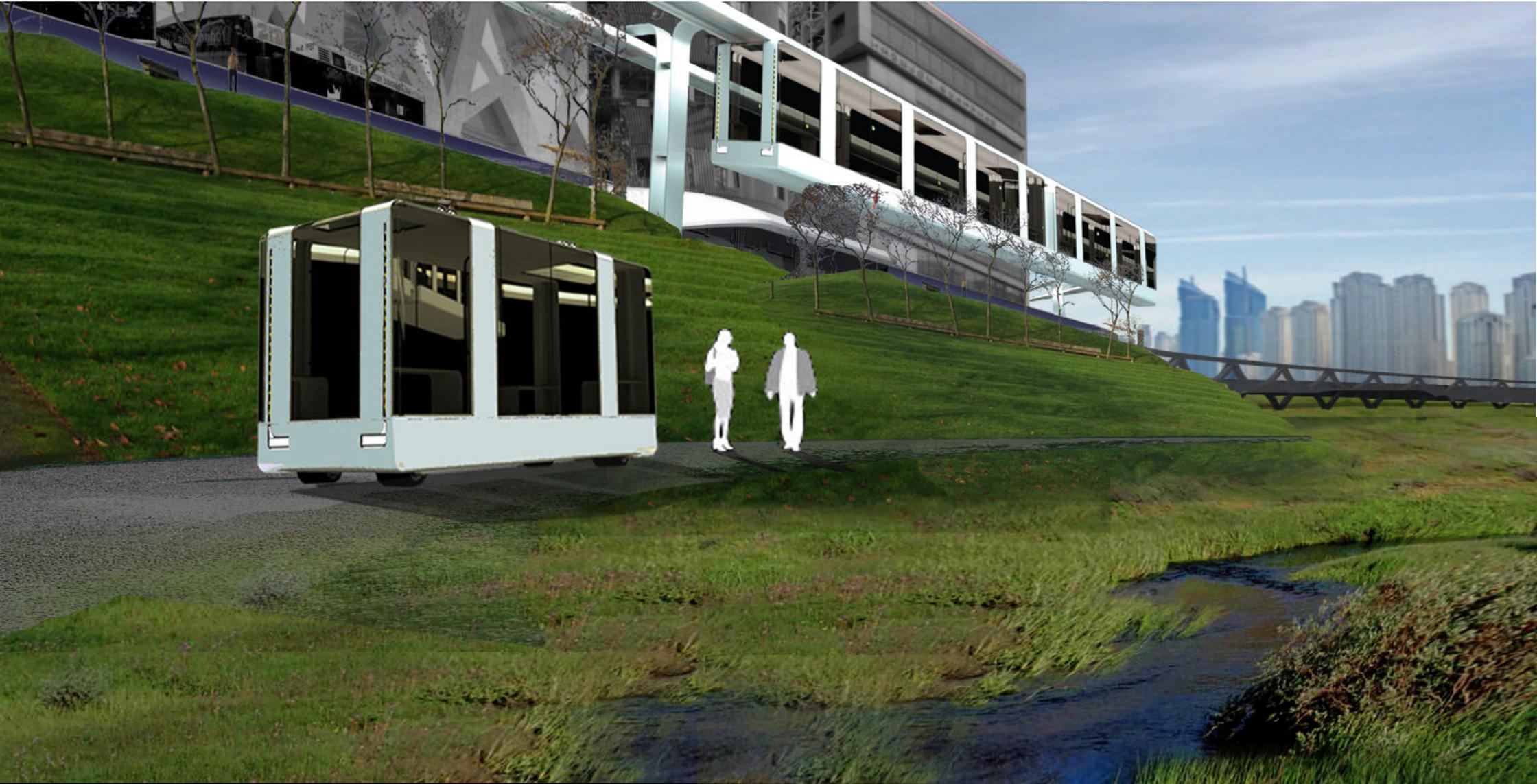


Rural Offices



"Swarm" Components: 1 standard minibus 2 plug-in wheels derived from typical alpine lift system 3 interchange station with minibus plugging into rail system 4 simple, clear and spacious interior layout

"Swarm": flexible, efficient and adjustable combination of bus, suspended rail and hybrid systems following swarm principle



XIN CHENG FUTURE DEVELOPMENT VISION

Project Data:

Total Site Area:	ca. 30km ²
Total GFA:	ca. 32,000,000m ²
Location:	Lai Bin, Guang Xi, China
Land Use:	Tourism, CBD, Commercial / Retail, Office, Administration, Public Services, Residential.
Features:	City Development Vision based on natural resources existing assets and rural-urban identity.
Scope of Work:	Urban Design, Sustainability Strategies

Project Overview:

XinCheng is a small regional centre in the rural areas of Lai Bin County. It currently consists of an existing urban area and a newly assigned development area some kilometers away. The city has a rich cultural history and is embedded in a stunningly beautiful Caster Mountain surrounding.

The Urban Master Plan aimed at enhancing all natural resources and existing assets. By establishing a unique central area, deriving its quality from a new, contemporary momentum as much as traditional habits and routines, a new quality of life is brought into the city that will set it apart from competing regional centers and secure the community's prosperity in the future.

This strategy is based on a variety of topics all of which are balanced in a synergetic symbiosis:

1. New City Centre as combination of CBD, Tourism and Natural Mountain Area (built to integrate urban fabric, waterways, green corridors and mountain panorama into one experience)
2. Rural-Urban Integration and Circular Economy (use of forest management and agricultural waste etc. as part of energy production)
3. Tourism Network and Public Spaces (Green Network and Circular Road connect all new and existing tourism, cultural and scenic areas, including attractive boat harbours for stunning longer excursions into the natural areas beyond the site itself)
4. Attractive and Healthy Residential Areas (entire community is integrated with Green Activity Network along existing waterways for sports, recreation and social activities)
5. Integrated Business Model and Urban Marketing (existing economy, tourism and new development as highly attractive live-and-work destination for businesses, families and professionals)

Overall Master Plan

Aerial View CBD:
Rural-urban center.





1 Sustainability and Comfort Concept

Passive Design Strategies

Passive Strategies are based on the principle of increasing comfort and saving energy with intelligent design, orientation and geometry, rather than technical equipment in the first place. These strategies can be applied at different levels:

[1] **Passive DISTRICT Strategies**
...which apply to the entire district as a whole as an integrated, optimized network of consumers and producers.

[2] **Passive BUILDING Strategies**
...which specify guidelines to increase comfort and reduce energy consumption within the specific building typologies.

Passive DISTRICT Strategies

- Orientation and building geometry
- Shading and window ratio
- Building envelope performance

Passive BUILDING Strategies

- Building typologies and specific consumption
- Use of individual PV in community network
- Regenerative and conventional energy supply and delivery
- E-Mobility and energy storage

3 Sustainability and Comfort Concept

Sponge City Network Synergies with PV

Especially the roof areas of the Central Area lend themselves perfectly to the use of PV. At the same time, these roofs can collect a considerable amount of rain water. The PV generated energy can be first used to power the irrigation water network, distributing rain water to all green areas - completely CO₂ neutral. The remaining PV energy will be provided to community.

5 Sustainability and Comfort Concept

District Energy Balance (Baseline)

Category	Baseline	Optimized
Primary energy demand of the whole district	100%	100%
CO ₂ emissions	100%	100%
Renewable energy demand of the whole district	0%	100%
CO ₂ savings	0%	100%

District Energy Balance (Optimized)

Category	Optimized	Baseline
Primary energy demand of the whole district	83%	100%
CO ₂ emissions	16%	100%
Renewable energy demand of the whole district	17%	0%
CO ₂ savings	83%	0%

Result: 15% Reduction of CO₂ Emissions

Building Typologies and Envelope Specifications

Result: 15% Reduction of District Energy Demand

2 Sustainability and Comfort Concept

Energy Mix - PV

PV modules can easily be situated within this project, both in communal and private space.

- 50% of Roofs of CBD Office, Commercial, High-rise and High/Mid-rise Residential are used for PV
- Small areas of the Green Network are used for public PV-Shading Canopies

Technology

Private PV (Building Rooftops)

Communal PV (Public Green Network Areas)

Savings

FF-Far-Future

Identity + Comfort

4 Sustainability and Comfort Concept

Energy Mix - CCHP / Biomass

The spatial system would easily allow for decentralized energy supply systems, such as CCHP. These can be conventionally fueled or alternatively use regenerative resources.

Since KinCheng has an abundance of managed natural landscapes, a small part of the CCHP network can be using forest and agricultural byproducts.

- 55% of CCHPs conventional
- 5% of CCHP biomass

Biomass

Forest Management

Agricultural Residue

Conventional

Decentral CCHP Network

- Sustainability Strategy:**
- 1 Passive Strategies for Buildings
 - 2 Extensive use of PV ion buildings and in public areas
 - 3 Landscape Design as smart Water Management System
 - 4 Combination of CCHP and Biomass
 - 5 Resulting District Energy Balance and Savings

Urban Retro-Fits

URBAN DESIGN

GUIPING RIVERFRONT DEVELOPMENT PLAN

Project Data:

Total Site Area:	ca. 1.000.000m ²
Total GFA:	ca. 20.000m ²
Location:	GuiPing, China
Land Use:	Recreation, Greenspace and acupuncture built Interventions
Features:	New spatial Riverfront development enveloping a 6km stretch of GuiPing's city centre, offering a series of new destinations linking in with existing touristic network and future developments, strategic preservation of key areas of GuiPing's Old Town linking with new Riverfront.
Scope of Work:	Urban Design

Project Overview:

GuiPing City is situated on the convergence of three major rivers to one side and the famous Buddhist West Mountain to the other. It has long been a religious haven and thus a traditional destination for pilgrims and modern day religious inspired travellers and has recently attracted a wider range of tourists due to its lush natural surroundings. In recent years, the city has expended and seen new development (commercial as well as residential) within its central areas.

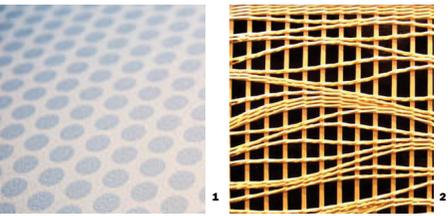
This project is at the forefront of developing a sound, contemporary identity of GuiPing. In order to do so, the Riverfront has been identified as the main existing potential and the design looked at adding destinations as well as developing the 6km shoreline into a park itself with various segments connecting to the local adjacent neighbourhoods. A series of canopies highlight the new River Front Park, provide shelter, shade and light adding a unique look and feel to this recreational area with boating piers, islands, lotus ponds, river swimming pools, culture stage, floating market - which have all been developed from historic predecessors and at traditional sites - while meandering along the river or when overlooking the city from West Mountain.

While the River Front Park circumscribes the core area of GuiPing, the suggested preservation areas bisect the Old Town, linking with the river at strategic locations: Harbour / Floating Market, Riverside Pool and Peninsula Park. Mostly, they are simple street side shop-houses sheltered from corporate investors and stimulating local culture, family-run cafes, shops, restaurants and guest houses following a simple Buddhist colour scheme, sustained by a pedestrian-priority street scape blending animate, vivid down-to-earth Old Town atmosphere with contemporary sustainable tourism.

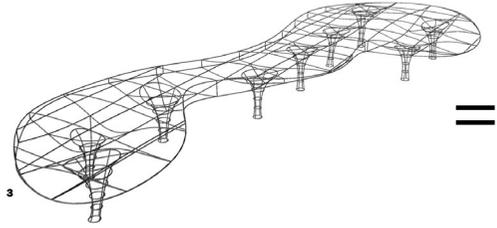
Aerial View

Daytime view from top of West Mountain with canopies acting as a sculptural River Front Park furniture.

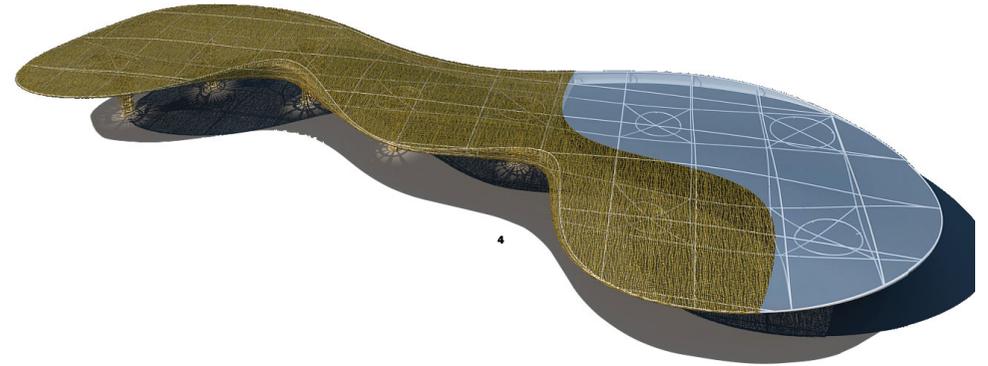




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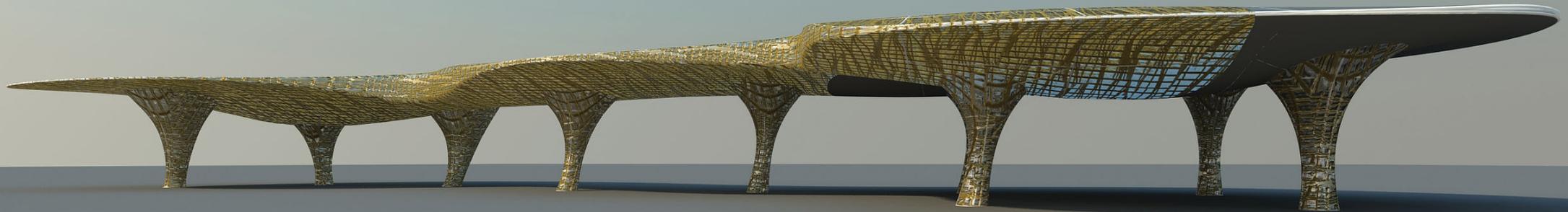


Canopy System

1 elastic translucent EFTE membrane for shelter **2** ready-made grass fibre sheet for shade **3** draped over flat metal structure
4 resulting canopy with areas for shade (sun) and shelter (rain) according to program

Canopy System

Eye-level study of canopy.



Canopy View

Typical view of canopies and light effect at night.



Canopy Lighting

Integrated into the base of the columns are a set of LED lights. Without a roof, the structures act as free-standing light sculptures.



NANNING TOWNS URBAN RETRO-FIT

Project Data:

Total Site Area:	TBC
Location:	Towns around Nanning, China
Land Use:	Existing Residential / Commercial Usage
Features:	Complex urban retro-fit strategy synergizing cultural, sustainable, economic and comfort targets
Scope of Work:	Competition Entry for Urban Retro-Fit Master Plan

Project Overview:

A series of smaller towns in the vicinity of Nanning are projected to see substantial retro-fitting improvements on an urban scale with the aim to make these communities more attractive for tourism development.

However, this project enlarges the idea of "urban retro-fitting" to a complex system of quality improvements in a holistic sense, including:

- [1] Setting an attractive environment for tourists and guests
- [2] Providing simple bottom-up business opportunities for existing residents
- [3] Improving comfort living standards of existing community
- [4] Optimizing energy efficiency with simple measures for the entire development
- [5] Harmonizing traditional shop houses with a new sense of contemporary rural living

To showcase the development strategy and generated urban design, two sites were chosen representing the larger development plan: a river-side location and a town-center location. Both feature a mix of add-ons and retro-fit as well as a functional mix of residential, hospitality, retail and F&B (town-center location) and residential, hospitality, F&B (river-side location).



Town-Center Aerial View:
A mix of urban identity and community.



Town-Center Street View:
A new pedestrian-network for residents and tourists.



Town-Center Facade Detail:

The new screen facade provides additional comfort, saves energy and gives the town a new identity.

STONE ROAD CULTURE DISTRICT

Project Data:

Total Site Area:	ca. 245,000m ² / ca. 510,000m ² GFA
Location:	Quanzhou, China
Land Use:	Mixed-Use Civic Center
Features:	New Civic Center and additional clustered, themed Hospitality, Culture and Business Centers arranged along the retraced historic "Stone Road".
Scope of Work:	Urban Master Plan

Project Overview:

Quanzhou's most famous feature is, that its port was the ancient starting point of the historic "Maritime Silk Road". The "Stone Road" is the historic local segment relating to the Silk Road and also referring to the city's architectural tradition of infrastructure (roads, bridges) and buildings being built from local, distinctly colored and textured natural stones.

Since Quanzhou currently lacks any real attraction and is striving to reestablish itself as "the Alexandria of the East" as Marco Polo once described it, this project develops a new central Culture District along the traces of the old "Stone Road" which have long been buried under new buildings and the current road system.

This newly visible "Stone Road" provides the blueprint for building lines and roadside geometry following the ancient layout as a new pedestrian spine. Adjacent zones are programmed with various urban functions:

- [1] The Culture Center features an entire pedestrian-only network of commercial and F&B expanding from the historic Stone Road and including some of the preserved traditional buildings
- [2] The Hospitality Area features boutique hotels, homestays and F&B mixed with some preserved traditional buildings
- [3] The Urban Park including an existing temple
- [4] The Creative Business District featuring courtyard typology office and studio spaces

Architectural expressions along the stone road are modelled on the traditional materials in a contemporary application.



Zhenwu Temple
真武庙广场

Village Plaza
小镇广场

Tang Plaza
唐代主题广场

Residential
居住区

Center Entrance
中心入口广场

Commercial Village
商业小镇

Wenxing Palace
文兴宫广场

Temple
庙宇

Museum
博物馆

Business
Villas
商业小酒店

Changchunmatzu
Temple
长春妈祖庙广场

Boutique
Hotel
精品商店

Creative
Park
创意园区

Service
Apartments
服务式公寓

Residential
居住区

Boutique
Hotel
精品商店



Urban Morphology:
 1 Plan geometry derived from original stone road 2 Contemporary building expressions and uses based on traditional stone



Typical Stone Road Plaza View at Cultural Heritage Village

PHOENIX LANDSCAPE PARK

Project Data:

Total Site Area:	ca. 10km ²
Location:	GuiGang, China
Land Use:	Eco-Agriculture, Tourism, Entertainment
Features:	Activity Landscape built around different perceptions of natural resources and agriculture with additional resort, entertainment and wellness facilities with low-traffic circulation embedded in Caster Mountains.
Scope of Work:	Approval Master Plan

Project Overview:

A rural area along a national highway - bordered by Caster Mountains and featuring existing agricultural fields, natural woods and wetlands - is projected to be turned into an eco-landscape park attracting young families, business clients and high-end tourists alike.

The master plan concept was built around using organic farming as a blueprint and physical background landscape for the entire development. Elevated pathways with BBQ pods, fishing lakes, horse riding track, flower and vegetable picking fields provide various ways of engaging with the unique landscape, while greenhouse restaurants embedded in the fields, the health spa and clinique in the wetland reservoir and the panorama bar on top of a small stand-alone Caster cliff draw their fascination directly from the site's natural topography and vegetation.

A lot of consideration was given to design a development in which target groups from very different backgrounds share a similar experience and come together at various locations (village, greenhouse restaurants, agriculture park) while enjoying specific attractions (waterpark and pet farm for families, conference center and golf courses for business clients, villas and luxury clinique for high-end tourists) without being compromised by other visitors. This strategy informed zoning, placement, circulation and access ticketing alike. While the main area is a ticketed, mostly car-free landscape park, a small stretch along the highway advertises the site as a 3km organic market boulevard with fresh farm produce sold directly on site and open to everybody.

The architectural language developed for the site is contemporary and simple, as a contrast and canvass to reflect the natural beauty of the surrounding landscape. Materials like wood and mirror glass bridge between the mineral and the natural.



地标大楼

马场

园区大门

果园

钓鱼湖

温室区

旅游度假村

动物农场

水上乐园

旅游度假村

度假酒店

湿地地区

动漫城

溜冰场

会议中心

观影演出中心

休闲餐饮村庄

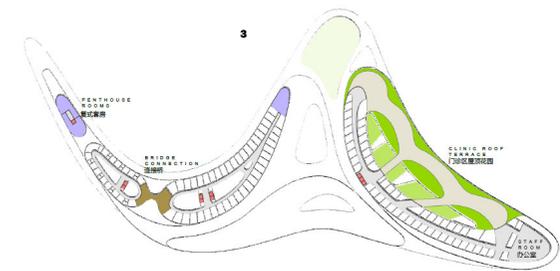
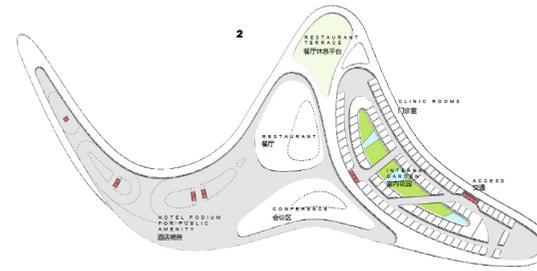
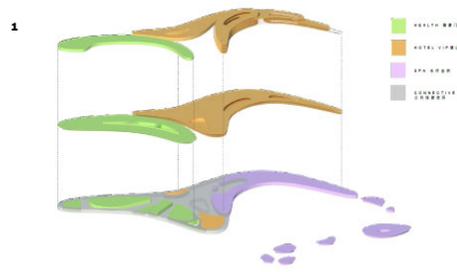
高端疗养院

体育会所

体育公园



Detailed Plan Clinique and Wetland Park: luxury retreat



Clinique Concept Floor Plans: 1 vertical zoning diagram 2 2F with shared facilities 3 3F with Clinique roof garden and hotel



Clinique and Wetland Park: Aerial view

GUANGXI INSTITUTE OF TECHNOLOGY

Project Data:

Total Site Area:	ca. 1.5km ² / ca. 1.750.000m ² GFA
Location:	GuiGang, China
Land Use:	Education / University
Features:	Landscape-integrated Public Buildings, iconic Library, functional, aesthetic and energy retro-fit of the College Buildings already in construction for increased usability and comfort and a lower ecological footprint.
Scope of Work:	Master Plan Concept and Detailed Design Submission Retro-Fitting Construction Design (CD) for College Buildings

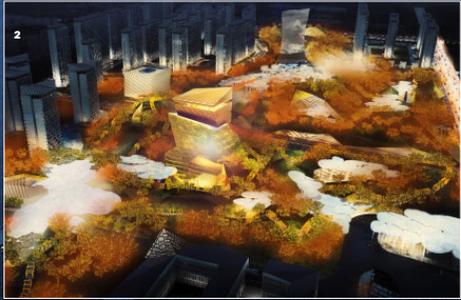
Project Overview:

The Master Plan aims at creating a convenient, unique and experimental environment to attract experts, professors and students to the new 25,000 student capacity Guigang Institute of Technology. Strategically, the development aims at deriving its contemporary, modern identity from references to the traditional culture and stunning rural surroundings.

In the resulting concept, therefore, the central campus landscape plays the decisive element as a space for professional interaction, public encounter and social exchange. All multi-functional and public buildings are integrated into a sponge-city-driven park which comes to live like an animated Chinese landscape painting as a city-wide attraction - with the top of the iconic Library Building as a public observation deck.

All sustainability aspects of the master plan development - water management, operation costs (especially for cooling), energy consumption and interior thermal comfort, later adaptability and change of use, exterior usage and comfort - have all been considered as integral parts of the design.

College Buildings have been retro-fitted with interior circulation (as opposed to deck access), resulting in a much more efficient building envelope, much higher comfort within classrooms and the inherent possibility to use conditioned circulation areas as active elements of the functional programming as informal collaboration spaces, social and break areas.



Campus Landscape Detail: Library Building, F&B and Hi-Tech Hub

1 Regular Mode 2 Lightshow / Event Mode



Functional Campus Landscape: Lightshow / Event Mode

Functional Campus Landscape: Regular Night View



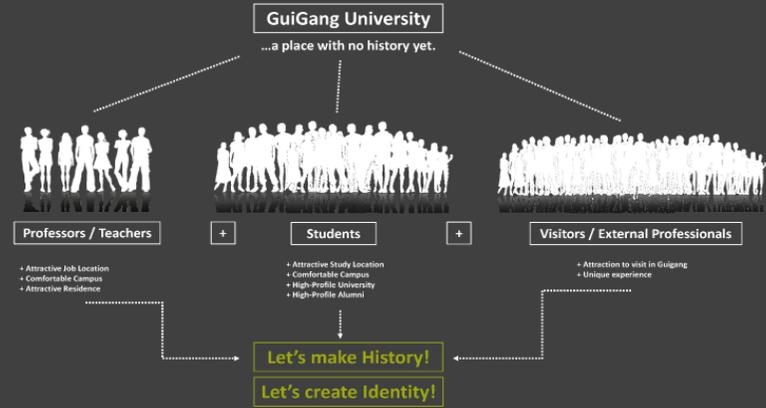
College Cluster 3:
Construction of load-bearing structure (Autumn 2019)



College Cluster 2:
Construction of load-bearing structure and subdivisions for retro-fitted facade system (Autumn 2019)



Development Concept:
1 Master Plan 2 Business Model



College Cluster 1:
Construction progress with courtyards and main volumes in place (Summer 2019)

NANNING FASHION PARK

Project Data:

Total Site Area:	ca. 550.000m ² / GFA ca. 1.300.000m ²
Location:	Nanning, China
Land Use:	Industrial, Logistics
Features:	Core development of Logistics and Trading area redefined to become destination Fashion Park
Scope of Work:	Master Plan

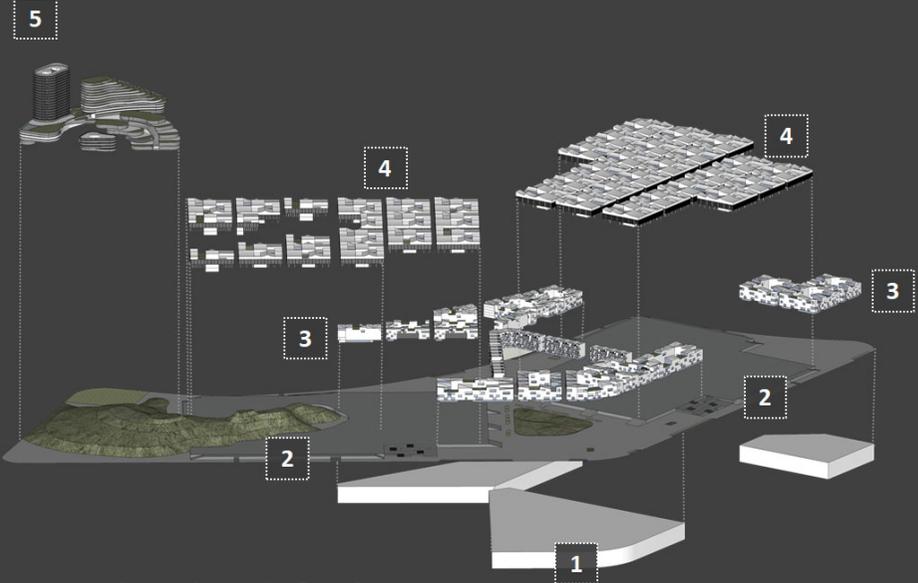
Project Overview:

As guided by the land-use requirements, the site is enlisted for logistics and trading functions. However, this scheme enlarged the functional elements by combining the traditional warehouses with a raised Wholesale Fashion Market as well as Soho-type business-clusters featuring offices and additional amenities - community retail and F&B - for employees and visitors to the Fashion Market.

Additional hotel, conference center and mall cater for a vibrant community center in a newly developed part of Nanning.

The typology of warehouses has been re-developed for this project, providing a ground floor logistics level with access / egress road system connected on grade to the surrounding road system. On 2F (second floor), all warehouse modules have an open plan layout and combine to a large wholesale market featuring courtyards and natural daylight via glazing between warehouse modules. Intermediate floors of the warehouses - 3F / 4F - are actual warehouse / storage floors, while the top floors - 5F and 6F - can be used either as warehouse or (partly or in full) converted to offices featuring double-height loft layouts and roof terraces.

Warehouse typology, typology of office and apartment clusters arranged around a central greenspace are all configured to provide maximum flexibility in renting out different sized units according to tenant's requirements.



Functional Layering of the Fashion Park:

- 1 Underground Parking
- 2 Logistics Floor
- 3 SoHo Office and Apartment clusters
- 4 Warehouse modules and Consumer Market Level
- 5 Welcome Center with hotel, mall and conference facilities

Master Plan Main Levels (overleaf):

- 1 2F Plan with raised Consumer Market Level
- 2 Roof Plan with Loft roof terraces

Master Plan Aerial View



1



2



View of Welcome Center:

1 Hotel Tower 2 Raised Mall 3 Panorama Recreation Roof Garden

View of Business and Conference Center:

1 Office Building 2 Terraced Conference pavilions 3 Hillside Corridor 4 Bridge Connection 5 Mountain Park



View of Soho Business and Apartment Center:

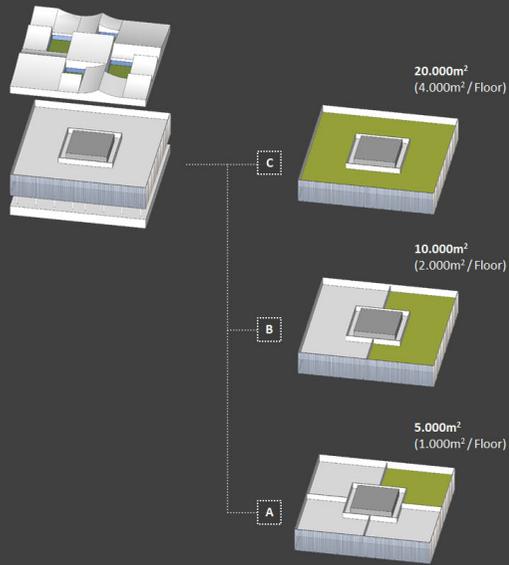
1 Soho Courtyard (retail, F&B) 2/3 Soho Offices / Loft Offices 4/5 Apartments / Lofts 6 Parking Access 7 Consumer Market

View of Warehouse Cluster and Consumer Market:

1 2F Consumer Market 2 3/4F Warehouse Floors 3 Loft Floors 4 Entrance Plaza 5 Access GF Logistics Level



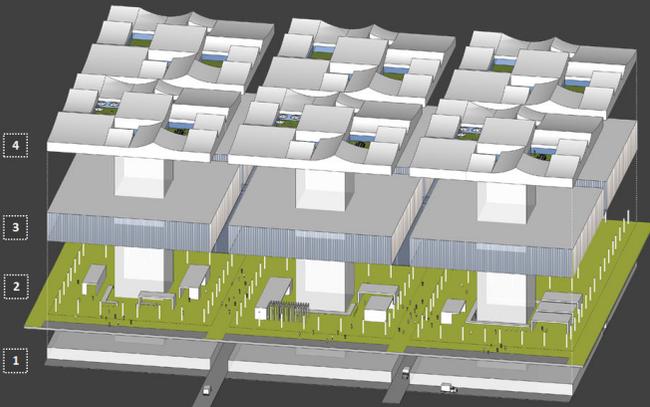
1



Each 4-Unit module, clustered around a combined core, allows for variable rent / usage, providing:

- [A] 4 Small Units (approx. 5,000m²)
- [B] 2 Medium Units (approx. 10,000m²)
- [C] 1 Large Unit (approx. 20,000m²)

2



Functional Structure

The Warehouse Market is a custom-made typology integrating logistics centre and consumer destination. It is vertically zoned into distinct activity levels:

- [1] **Logistics Level (GF)**
Access for all delivery and logistics traffic.
- [2] **Consumer Market Level (2F)**
Grand, open market hall with show areas only penetrated by warehouse cores and interspaced with skylights providing natural light.
- [3] **Warehouse Levels (3/4F)**
Actual storage areas.
- [4] **Loft Level (5F)**
Top floor with partly gallery levels and roof terraces.

Warehouse Typology:

- 1 Flexibility of unit size
- 2 Combination of modules to form Consumer Market

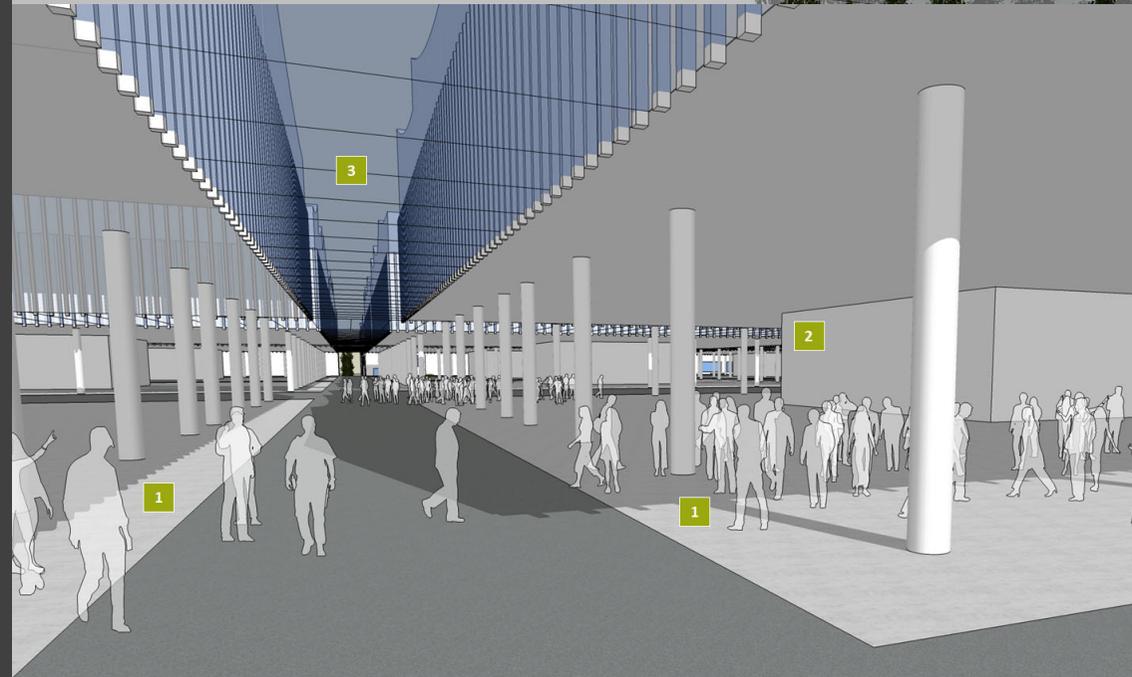
Warehouse Consumer Market Views (overleaf):

Top: Consumer Market Exterior

- 1 Entrance Plaza
- 2 Consumer Market
- 3 Soho Amenities

Bottom: Consumer Market Interior

- 1 Show Areas
- 2 Cores
- 3 Natural Daylight



DALIAN HONGXIN MASTER PLAN

Project Data:

Total Site Area:	ca. 700.000m ² / Total GFA ca. 1.350.000m ²
Location:	Dalian, China
Land Use:	Commercial, Education, Residential
Features:	New district center as contemporary lifestyle and activity hub
Scope of Work:	Concept Master Plan

Project Overview:

This proposition for a new central district center in the northern urban area of Dalian sets out to develop a new, contemporary Lifestyle and Activity Hub with special regards to the user requirements of the aspiring new middle class as well as the distinct features of Dalian climate.

The Lifestyle and Activity Hub is based on a new business model bringing together aspects of creative office clusters, home furnishing and lifestyle retail, spa and recreation, F&B, destination shopping mall and family activities. The commercial program is distributed mainly into two main buildings - the Lifestyle Hub ("Design Mall") and the more traditional Activity Mall ("Entertainment Mall").

Both buildings are eye-catching structures along the main city artery and are set as stand-alone buildings in a large greenspace. This park also hosts underground creative offices and community retail facilities. All buildings are linked on basement level via a climatized walkway system, daylight via courtyards and connecting Lifestyle Hub, park, Activity Mall and all other features to the local metro station. Shading structures, open plazas and flexible lobbies (closed, climatized environments in winter / outdoor environments in summer) mean building's interior and exterior landscape are usable and attractive all year round, despite Dalian's harsh climate.

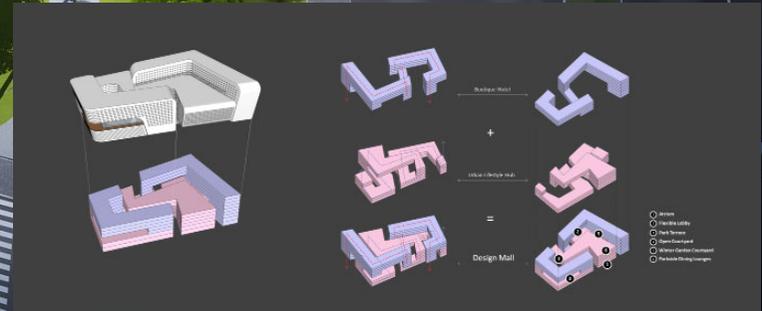
The same principle idea is followed in the flexible terraces of the F&B village which can be used as outdoor or climatized indoor areas depending on season and weather.



Master Plan Aerial View
With central Lifestyle Hub and Activity Area



Aerial View "Design Mall" Lifestyle Hub
 Connecting to park, underground pedestrian network and creative office courtyards.



"Design Mall" Typology:
 Combination of Spa, Lifestyle, Recreation, Retail and Boutique Hotel



Aerial View "Entertainment Mall" Activity Center
Connecting to park, underground pedestrian network, metro station and F&B Area



"Entertainment Mall" Atrium:
1 Shelter and Shading Canopies placed in GF/BF Link Courtyards
2 Atrium links ground and basement floors as well as interior and exterior environments.



View F&B Area

Flexible wintergarden and roof terrace spaces to be used as interior / exterior spaces according to season.



1 Wintergardens and Roof Terraces in F&B Village **2** Lobbies and Atrium spaces in Design / Entertainment Mall

"All Season Spaces" Flexible Elements:



SoftGrid (Shanghai) Co., Ltd.
Architecture, Urban Design + Sustainability Consulting

Unit 401, Building 1,
200 Taikang Lu, Luwan District
Shanghai 200025

索杰建筑设计咨询（上海）有限公司
中国上海泰康路200号1号楼401室. 邮编200025

Phone (+86) 21 5465 9792
Mobile (+86) 136 8185 2647 (English)
Mobile (+86) 159 2199 6780 (中文)

Email r.demmler@soft-grid.com (English)
Email d.liu@soft-grid.com (中文)

Web www.soft-grid.com

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