Review of the redevelopment of the site of the SongShan airport, Taipei
The metropolitan ambition

- SongShan site an opportunity for Taipei to consolidate its position both nationally and internationally
- Demonstrate Taipei democracy and commitment to sustainable development and liveable city
- Demonstrate the Taiwanese modernity
- Become an integrated part of its regional surroundings
- Provide Taipei all the assets of 21st century city life: liveability, sustainability, and above all openness
The metropolitan ambition

- Foster the Northern polarity by articulating different districts: Westgate, Nangang, Neihu, Taoyuan, Tamsui river and sea front...
- Provide Taipei with a new multifunctional pole: creation and leisure, residential, sport exhibition, performances...
- Contribute to the overall improvement of the spatial quality of the Northern sector
- Create social, economic, cultural and environmental values
Possible new functions

- Design the restructuring of the site thinking of its neighbourhoods, metropolitan, regional, national and international impacts and interactions
- Support of an innovation corridor extending from Taichung to Keelung via Taoyuan and shaped by
  - Existing linkages: rail, roads, rivers, sea...
  - Infrastructures assets: R&D ecosystem and Universities
  - Efficient hubs: brain, sea, land, air and data ports
CSF critical success factors

- a clear definition of functions that show enough robustness and flexibility to attract large anchors to create a critical mass and attractiveness on this site from the outset, ready to welcome people and businesses moving onto the site.

- a clarification of the links between the possible built areas, the existing airport (runway, shelters) infrastructure and the riverfront
Development drivers

- « Landscape Development strategy »
  - Healing landscaping

- « Technopolitan Development » strategy
  - Synergy between Universities, R&D, high value added economic sectors, Industry 4.0

- « Social and Urban Intelligence » strategy
  - Demonstrator of intelligent cities and living environment
  - Liveability of ageing people

- ……
Technopolitan Development strategy

- Innovation function seemed important for the development potential of the site as well as for the image of Taipei. Options included
  - cooperation with the techno parks of Naihou and Nangang on the North and East,
  - Convincing Universities to locate some of their R&D on the site could attract private laboratories and anchor international companies in Taipei.

- Alternative R&D functions could take advantage of hospitals, medical and helath facilities. The size of the site, its accessibility and potential for expansion are real attractors for such large undertakings
Technopolitan Development strategy

- The type of companies which will settle on this core site of SongShan will be instrumental for the identity of the whole development, a long process, undergoing inevitable and unforeseeable changes over the time span of a generation until the site will be filled.

- Considering that attracting such major anchors would require negotiation time, creative activities in temporary structures could act as destinations in the meantime.
Questions to address

- The existing airport infrastructures (runway and taxiways) shape the composition of the site.

- The scale of the site is not »human»
  - Differentiated sequencing and rhythms of investment (activities zones, residential quarters, public facilities and equipments, metropolitan scale facilities and equipments, connections...)

- The scale of the green development
  - Cost of greening and of subsequent maintenance
  - Not a single block of green space but a series of landscaped mini sites distributed over the whole site
Questions to address

- Transitory usage of land
  - Land reserve for future usage
  - Prefer special evolving framework to binding master plan

- Conservation or demolition of the runway and elevated freeway
  - Call for proposals

- FAR and volume of construction
  - Keep the urban quality of Taipei and of Taiwan – R+4 R+9
  - Diversity of volume and of housing blocs (open blocks) and of architectural diversity
  - Hybrid buildings
Planning and phasing the redevelopment of Songshan

- Opening the site through the arrival of a tram line from main points of the City: Xinyi, West Gate, Nangang, Neihu...
- Occupation and development of key (triggers) sites including green spaces
- Mass development and construction: offices, hotels, R&D, residential, sports facilities, housing,
- Arrival of residents: retail schools, public civic services
- Full occupation of the site: adjustments to evolving demand
SONGSHAN OPERATIONAL OPTIONS

- Special delivery vehicle under control of the municipality
- Keep land in portfolio – no block sale of land
- Constructive dialogue with development corporations and investors – soft and hard market testing
SONGSHAN OPERATIONAL OPTIONS

- Public access to the site by collective light transport such as tram in order to multiply the opportunity of connecting with the key centres (Xinyi) and the different hubs.

- High quality of public space and construction incorporating vernacular elements (preserving, decorative details found on abandoned houses in older districts).

- Engagement of the Universities and the R&D ecosystem.
CAUTION

- Importance of resettling the existing population and low skilled activities along the airport – workshops, recycling industries, etc.
- Avoid lengthy operations
- Flexible planning to adapt to changing environment and demand
- Limited real estate led development – use hybrid development instruments– asset back vehicle…