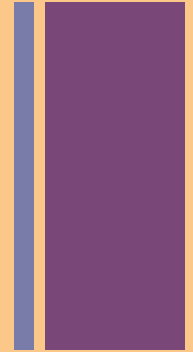


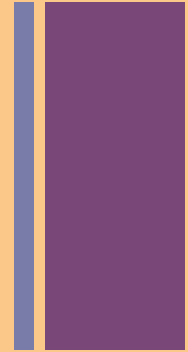
Review of the  
redevelopment of the site  
of the SongShan airport,  
Taipei

# + 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 21<sup>st</sup> century city life: liveability, sustainability, and above all openness

# + The metropolitan ambition

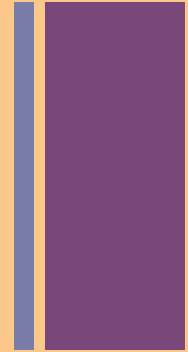


- Foster the Northern polarity by articulating different districts : Westgate, Nangang, Neihu, Taoyuan, Tamsui river and sea front...
- Provide Taipei with a new multifunctional pole : creation and leisure, residential, sport exhibition, performances...
- Contribute to the overall improvement of the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

## + Possible new functions

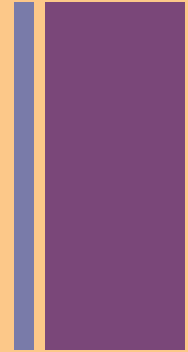
- Design the restructuring of the site thinking of its neighbourhoods, metropolitan, regional, national and international impacts and interactions
- Support of an innovation corridor extending from Taichung to Keelung via Taoyuan and shaped by
  - Existing linkages : rail, roads, rivers, sea...
  - Infrastructures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

# + CSF critical success factors



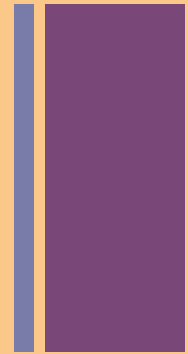
- a clear definition of functions that show enough robustness and flexibility to attract large anchors
- to create a critical mass and attractiveness on this site from the outset, ready to welcome people and businesses moving onto the site.
- a clarification of the links between the possible built areas, the existing airport (runway, shelters) infrastructure and the riverfront

# + Development drivers



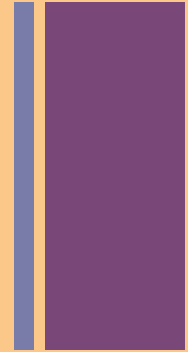
- « Landscape Development strategy »
  - Healing landscaping
- « Technopolitan Development » strategy
  - Synergy between Universities, R&D, high value added economic sectors, Industry 4.0
- « Social and Urban Intelligence » strategy
  - Demonstrator of intelligent cities and living environment
  - Liveability 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 Naihau 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 health facilities. The size of the site, its accessibility and potential for expansion are real attractors for such large undertakings

# + Technopolitan Development strategy

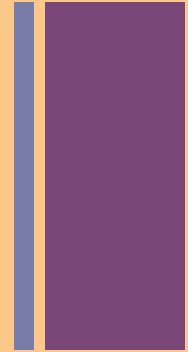


- The type of companies which will settle on this core site of SongShan will be instrumental for the identity of the whole development, a long process, undergoing inevitable and unforeseeable changes over the time span of a generation until the site will be filled.
- Considering that attracting such major anchors would require negotiation time, creative activities in temporary structures could act as destinations in the meantime.





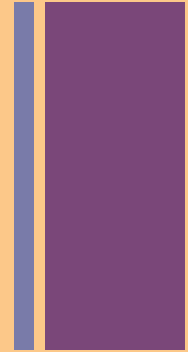
# Questions to address



- 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 portofolio – 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...