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The Continuous City
延续的城市

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Abstract | 摘要

A high-density urban habitat must engage the public in a walkable setting that unfolds as a coherent but multifaceted experience. In our work at a variety of scales we look to the most admired places in the best cities worldwide and combine their most successful features with local and regional traditions. This paper outlines strategies we have developed to create compelling navigable social environments. An urban community is not just about sweeping planning gestures, but depends upon the fine-grain pedestrian experience, creating lively streets to encourage walking and human interaction. For inspiration we look to New York City, where high-rises define broad avenues, smaller-scale buildings line side streets, and a mix of uses are tied together by related architectural vocabularies at a variety of scales. We apply these principles to high-density neighborhoods with a high proportion of tall buildings, which we believe represent the future of urbanism worldwide.

Keywords: Community, Density, Human Scale, Master Planning, Urban Design, Urban Habitat

高密度的城市聚落必须给公众提供适宜步行的环境，为公众带来连续而多方面的体验。在我们不同尺度的作品中，我们参考了世界上优秀城市中最为人钟爱的场所，将它们最成功的要素与项目当地和地域传统相结合。本文列举了我们为创造富有吸引力的、适宜通行的社会环境而发展出的设计策略城市社区不仅仅是关于规划上的潮流形态，而是取决于精细尺度上的行人体验，从而创造鼓励步行和交往互动的活力街道。我们参考纽约作为灵感源泉，那里的高层建筑界定了宽阔的大道，较小尺度的建筑则排列在次级街道的两侧，多种功能通过在不同尺度上相关联的建筑语汇结合在一起。我们将这些原则应用在有大比例高层建筑的高密度社区中，并且相信这样的社区代表着世界范围内都市主义的未来。

关键词：社区、密度、人体尺度、总体规划、城市设计、城市人居

Walking Matters

As cities grow ever denser, governments, developers, architects, and planners must keep in the forefront of their mind the vitality of the human experience that leads people to gather in cities in the first place. As our urban habitat evolves, it must continue to engage the public with walkable settings that unfold as coherent but multifaceted experiences. We cannot forget that the successful planning of an urban community depends upon attention to the fine-grain pedestrian experience: the creation of lively streets that encourage walking and human interaction.

Jeff Speck, in his excellent Walkable City (Speck, 2012), breaks down the requirements of walkability into four components: communities must be useful, safe, comfortable, and interesting. People in cities need a high level of interest to engage the eye at walking pace; a sense of order to help wayfinding without signs; and variety to engage the mind and to make every part of the city memorable in its uniqueness. As Jane

步行的重要性

随着城市密度的不断增长，政府、开发商、建筑师和规划师们首先需要意识到，能够促使人们聚集在城市中最重要的因素是富有活力的人性化体验。我们的城市人居环境在进化的同时，也需要延续能促进公众参与的步行环境，延伸成为连贯而多层面的体验。我们不应忘记，成功的城市社区规划取决于对步行体验的精细考虑：创造有活力的街道以鼓励步行，鼓励人们之间的互动。

杰夫・斯佩克（Jeff Speck）在他著名的《适宜步行的城市》（Walkable City, Speck 2012）一书中把步行的适宜度分解成了四个要素：社区必须是适用、安全、舒适和有趣味的。城市中的人们需要更高程度的趣味，来提供步行节奏下的视觉感受；需要一定的秩序感，使人们在没有指示牌的情况下也能够识别方向；需要多样性来吸引注意力，使城市的每一个部分都独特而易于铭记。正如简・雅各布斯（Jane Jacobs）所说："几乎没有人会主动在千篇一律的城市环境中行走，哪怕路途中并不用耗费多少体力。"（Jacobs，1961）

Jacobs said, "Almost nobody travels willingly from sameness to sameness and repetition to repetition, even if the physical effort required is trivial" (Jacobs, 1961).

While Jane Jacobs's argument for active, human-scaled, mixed-use streets is now conventional wisdom, those responsible for building today's cities remain too often seduced by sweeping formal gestures that are compelling at the scale of a printed page but lifeless at full scale. Careful study of the world's most admired places – both those that have been planned all at once and those that have evolved serendipitously over time – can teach us a lot about how to design new urban environments to meet society's needs for today and tomorrow.

Some of the fundamentals of urban design date back to ancient villages as they developed into towns and then into cities: one pattern of development common to early Western and early Chinese towns is characterized by a hierarchy of streets that aerate neighborhoods, with plazas and squares supporting civic functions distributed along a main street lined with commercial activities (Figure 1). Over many centuries the challenge of maintaining the livability of these settlements as they grew ever denser has been one of civilization's great puzzles. The most successful and most beloved contemporary large cities, from London to New York to Shanghai, are those that have managed to carry forward these basic qualities of civic life in neighborhoods similar in scale to these early villages and towns, though greater in density (Figure 2). At the level of the street, the successful juxtaposition of the village scale with tall buildings can create a dynamic urban experience if there is some commonality among the buildings, such as masonry walls with punched windows (Figure 3).

Learning from Manhattan

One of the great urban settings that we have studied extensively is our own home city of New York. New York was one of the few cities to incorporate significant high-rise development into a dense urban fabric in the years before World War II. On the gridiron plan first mapped across Manhattan Island in 1811 – itself a direct descendant of the classical Roman town plan, though at a vastly larger scale – early experiments in buildings of great height were promptly balanced with regulations aimed at preserving the essential qualities of the city: the 1916 Zoning

Figure 1. Lively, walkable, and human-scaled streetscapes in the traditional villages of Wuyuan, China (above) and Cirencester, UK (below). (Source: Paul Whalen, RAMSA)
图1. 中国婺源（上图）和英国塞伦塞特（下图）传统村落中富有生机、适宜步行以及尺度宜人的街道景观。（来源：保罗·惠伦，罗伯特·斯特恩建筑师事务所）

Figure 2. A blend of low-rise buildings, mid-rise apartment houses, and towers in Shanghai (above) and New York City (below) provide for the density and variety that help make walkable neighborhoods and great cities. (Source: Google Earth (above), Paul Whalen, RAMSA (below).)
图2. 上海（上图）和纽约（下图）混合了低层建筑、多层公寓住宅和塔楼，提供了高密度和多样性，有助于塑造适宜步行的社区和宜居的城市。（来源：谷歌地球（上图），保罗·惠伦，罗伯特·斯特恩建筑师事务所（下图））

尽管雅各布斯所倡导的积极、尺度宜人、综合功能的街道观念如今已被普遍接受，今天城市建设的负责人们仍然太容易被潮流形式的姿态所引诱，那样的设计在打印出来的图纸尺度上引人注目，但在真实的尺度上却毫无生气。通过仔细研究世界上最受推崇的场所——既包括统一规划建造的，也包括随着时间和机缘逐步进化成的——可以教会我们许多设计新的城

Figure 3. Finely articulated high-rise buildings that add density combine with low-rise buildings that maintain the scale of the neighborhood in Shanghai's French Concession district (above) and in New York City's Greenwich Village (below). (Source: Google (above), Paul Whalen, RAMSA (below).)
图3. 上海的法租界区（上图）和纽约的格林尼治村（下图）中，设计精细的高层建筑提高了密度，并与保留了社区尺度的低层建筑相结合。（来源：谷歌（上图），保罗·惠伦，罗伯特·斯特恩建筑师事务所（下图））

市环境的方法，来满足当下和未来社会的需要。

城市设计的一些基本原则可以追溯到原始村落是如何发展到城镇进而成为城市的：早期西方城市和早期中国城市所共有的发展模式有如下特征：不同等级的街道通达社区，主要街道两侧分布商业活动，沿线点缀着服务于公共事务的广场与集市（图1）。许多世纪以来，随着这些聚居

Resolution, conceived to ensure that the new skyscrapers would not prevent light and air from reaching the street, guided the location and shaped the forms of the city's first generation of towers. This led to the juxtaposition of tall buildings along Manhattan's broad avenues alongside mid-rise buildings and townhouse rows lining the city's narrower side-streets.

Beyond the general order established by zoning, the individual New York city-block merits closer analysis. In ideal form, such as one might find on Manhattan's Upper East and Upper West Sides, each block accommodates buildings at a range of scales, the taller buildings at the east and west block ends bracketing lower buildings along the side-streets, allowing south light to penetrate to the center of the block, occupied by gardens that are private but visually shared. Sometimes the realities of commercial pressures on the ideal block led to a messier and less predictable result, such as the incorporation of taller towers, but importantly, because these towers were massed to be sensitive to their lower neighbors, the original zoning goals were still realized (Figure 4). Along the avenues, shopfronts engage passersby, serving residents' needs within comfortable walking distance of their homes, while on the side-streets, articulated townhouse entrances maintain a domestic human scale.

In tandem with the deliberate shaping of the cityscape by zoning, pre-World War II New York enjoyed an architectural culture that applied principles of Western classicism, such as a system of proportion, a language of ornament, symmetry within variety, and brick and masonry expression, to buildings at all scales, so that townhouses, mid-rise buildings, and towers conversed in a common rhythm and palette of materials, thereby maintaining an overall coherence amid great diversity. In particular, buildings at all scales were designed to offer a good deal of interesting detail at eye level, either with ground level retail or with frequent street-level doors and windows creating a sense of activity and safety (Figure 5). Even the towers pay a lot of attention to how they meet the street; they do not stand as isolated objects but hold to the streetwalls, meeting the sidewalks with shopfronts and other openings that extend the pattern of their lower-scale neighbors so that they stand comfortably side-by-side; together they all participate in a continuous pedestrian experience. These neighborhoods remain to this day among the most desirable in the city.
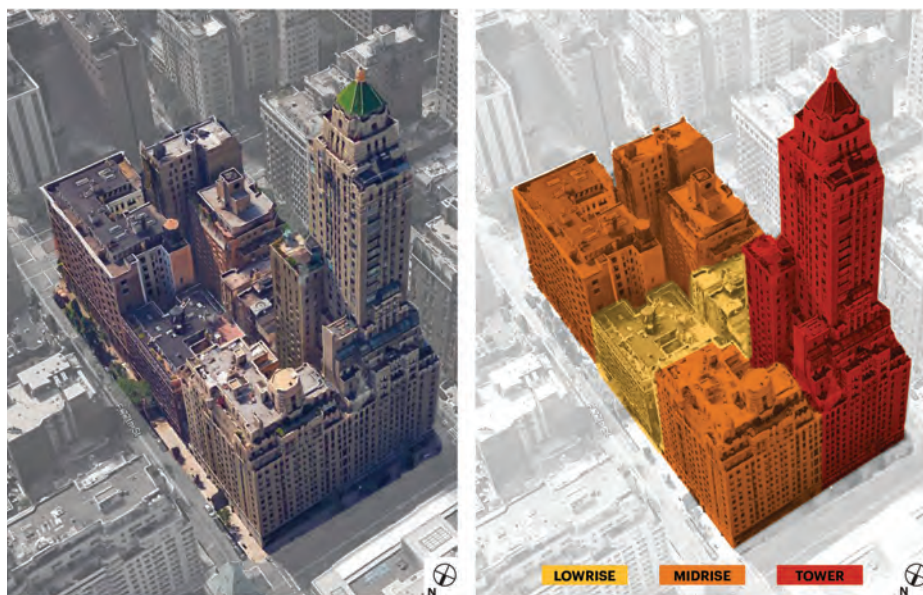

Figure 4. A typical Manhattan city-block combines variety within the order of the grid. Buildings within the block are situated to allow for light and air while responding to the hierarchy of streets; lower buildings are situated on narrower east–west streets, while taller buildings mark the ends of the blocks along wider avenues. The system is occasionally punctuated by a taller building, here the tower of the Carlyle Hotel, which serves as a visual marker for the surrounding neighborhood. (Source: Google Earth, RAMSA)
图4. 一个典型的曼哈顿街区在城市网格的秩序内包含了多样性。街区内的建筑布局保证了采光和通风，同时呼应了街道的层级关系；低层建筑位于较窄的东西向街道上，而较高的建筑临着宽阔的大道，标志着街区的端点。这一体系偶尔会嵌入更高的建筑，图中案例是卡莱尔酒店（Carlyle Hotel），它成为了周围社区的视觉标志。（来源：谷歌地球，罗伯特·斯特恩建筑师事务所）

地密度的不断增长，如何使它们继续适宜居住一直是文明社会的重大挑战。最为成功和最受钟爱的当代大型城市，从伦敦到纽约再到上海，都成功地延续了上述这些公共生活的基本特质，尽管在密度上大为增加，它们所具有的社区尺度与早期村庄和城镇却很相似（图2）。在街道层面上，如果建筑之间具有一些共性，例如砌体墙身上的均匀开窗，那么村落尺度和高层建筑之间的成功并置便可以创造有活力的城市体验，所谓的共性可以是砌体墙身上的均匀开窗（图3）。

向曼哈顿学习

我与我的同事们对许多重要的城市环境进行了深入研究，其中之一便是我们所在的纽约。纽约是少数几个在第二次世界大战前把高层建筑开发结合进高密度都市肌理的城市之一。在最早于1811年遍布整个曼哈顿岛的格网规划中——它本身直接衍生

自古罗马的古典城镇规划，尽管是在更为巨大的尺度上——早期高层建筑的试验及时地受到了法规的制约，这些法规的目的在于保存城市的基本特质：1916年分区规划条例（1916 Zoning Resolution）的思想是为了保证新的摩天大楼不会阻碍街道层面的自然采光和通风，为纽约市第一代塔楼进行了定位并且塑造了基本形态。这些法规促成了纽约高层建筑与多层和联排建筑的成功并置，前者排布在曼哈顿宽阔的大道两侧，后者则沿着较窄的次级街道排列。

在分区规划所建立的整体秩序之外，纽约市的单个街块也值得进行更仔细的研究。在理想形式中，例如曼哈顿上东区和上西区的一些例子里，每个街区都包含有一系列不同尺度的建筑，较高的建筑位于街区的东西两端，包裹着次级街道沿线的较低建筑，从而保证南向阳光可以照射到街区中央的花园，这些花园虽然是私有空间，但在视线上得以与城市环境共享。有时候现实的商业压力会让理想街区变得更加混

Figure 5. These two Greenwich Village streets illustrate two ways of achieving a comfortable walking environment: with frequent building entrances, or with continuous small, varied shopfronts. Both strategies create visual diversity and a perception of safety. Here the details of brick walls, windows, and metal work further add to the pedestrian scale of the street. (Source: Paul Whalen, RAMSA (above), Google (below))
图5. 这两条格林尼治村的街道展现了两种实现适宜步行的环境的途径：有规律的建筑入口，或者持续的小型而多样的临街商铺。两种策略都创造了视觉上的多样性以及安全感。此处砖砌墙体、窗户和金属构件的细部进一步增强了街道的步行尺度。（来源：保罗·惠伦，罗伯特·斯特恩建筑师事务所（上图），谷歌地球（下图））
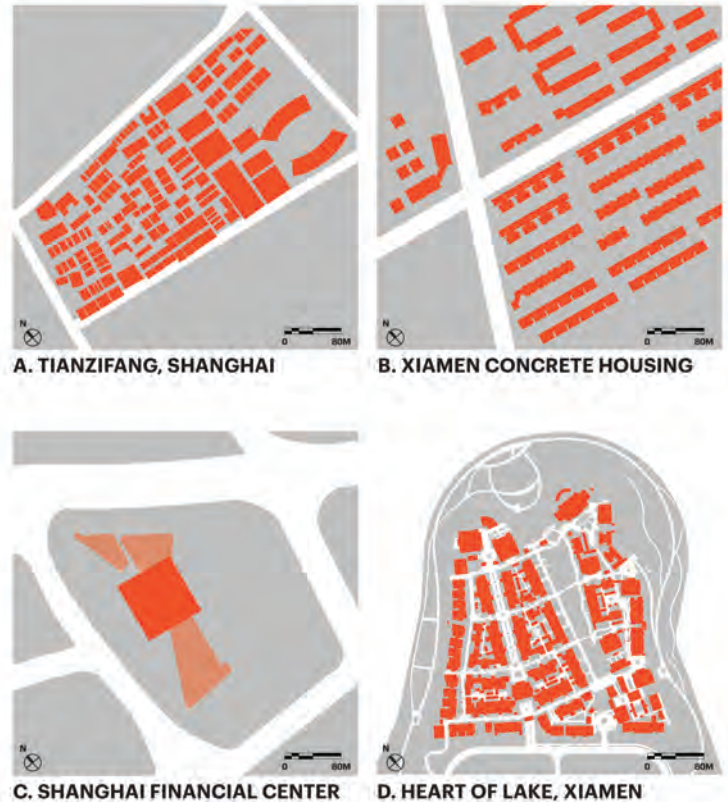

Figure 6. (A) Detailed and highly varied urban fabric in a traditional Chinese neighborhood (B) Repetitive apartment blocks facing south (C) A super high-rise tower and its surrounding block (D) An intricate new community composed of a finely grained urban fabric within a series of blocks (Source: RAMSA)
图6. （A）一处中国传统邻里单元内细节丰富、形态多样的城市肌理 （B）重复性的南向公寓街块 （C）一座超高层建筑及其周边街区 （D）一处精致的新社区，由细密的城市肌理和一系列街区构成（来源：罗伯特·斯特恩建筑师事务所）

This much beloved traditional urbanism was the typical pattern throughout the world until after World War II, when a new theory, based on ideas including Le Corbusier's Ville Radieuse, led to the development of "towers in the park," in practice too often either isolated high-rise towers or endlessly repetitive residential slabs. The lack of defined urban space combined with deadly monotony created a disjointed cityscape that discouraged walking and weakened any sense of community. Despite the recognition of the shortcomings of this model, the urgency of quickly housing millions upon millions in today's rapidly expanding cities has allowed this easily replicated, often mass-produced form to persist.

Is it possible to design for the unprecedented scale and density of tomorrow's cities without sacrificing the qualities of urban life of celebrated cities throughout history? We think so, and we believe that the urbanism of

New York's pre-War years offers particularly pertinent clues, with its sympathetic juxtaposition of high-rise and mid-rise buildings that accommodate high densities while playing nicely with adjacent lower-scale buildings, all in a mix of continuous, engaging urbanism (Figure 6).

Building Blocks

In 2009, our firm was asked to design a new community with 200,000 square meters of residential development on a peninsula jutting into a lake on Huxindao Island in Xiamen, China. The program for Heart of Lake, as it originally came to us, called for freestanding villas and high-rise towers – two residential types at vastly different scales that are difficult to reconcile into a coherent neighborhood. Bringing to the assignment the lessons learned in our study of New

杂和更加不可预料，例如高层塔楼的引入，但重要的是，由于这些塔楼的体量塑造对相邻的低层建筑有所关照，分区规划的初始目标依然得以实现（图4）。沿着大道的商铺可以吸引往来的行人，并在住户的步行范围内满足他们的生活需要，同时在次级街道上，精心设计的联排住宅入口保持了富有居住感的宜人尺度。

与分区规划着意塑造的城市面貌并驾齐驱的，是二战前纽约的建筑文化，它将西方古典主义的原则应用到了各种尺度的建筑上，例如比例体系、装饰语言、多样化之中的对称感以及砖石构造的表达，这样的应用使联排住宅、多层建筑和塔楼得以在共同的韵律和材质下进行对话，从而在极大的多样性之中保持了整体上的一致性。具体来说，不同大小的建筑都在街道高度上提供了大量有趣味的细部设计，要么通过首层的商铺，要么通过沿街的门窗序列创造出活力和安全感（图5）。即使是塔楼也在如何连接街道上花费了许多心思；它们并不是孤立的形体，而是遵循着沿

Figure 7. Combining the principles that make great neighborhoods and cities, the master plan of Heart of Lake, Xiamen (RAMSA) comprises a hierarchy of buildings at all scales organized within a clear but varied system of streets, walkways, parks, and gardens. (Source: RAMSA)
图7. 结合了塑造出色社区和城市的不同原则，厦门湖心岛总体规划（罗伯特·斯特恩建筑师事务所）包含了一系列不同尺度的建筑，根据一套清晰而富有变化的系统组织成成，包括街道、步道、公园和花园。（来源：罗伯特·斯特恩建筑师事务所）

York's pre-War urbanism, we advocated for a hierarchy of building scales, adding a mix of mid-rise apartment houses, low-rise residential buildings, and townhouse rows that mediate between the scale of the single-family villas and that of the towers. We organized these types not by segregating them into zones but as a kit-of-parts that we combined into blocks formed by a hierarchy of streets, taller buildings on broader north–south boulevards and lower buildings along narrower streets, an adaptation of the pre-War New York block model (Figure 7).

Importantly, we did not simply plop down New York urbanism in a historic city in coastal China; rather, we took the lessons learned in New York and synthesized them with our analysis of local and regional patterns of development to create an urban environment uniquely appropriate to this site and program. We looked specifically to nearby Gulang Island, where an historic open port had given rise to Western-style villa compounds

overlaid on a Chinese vernacular network of winding streets that followed the natural topography; this pattern, infused with lush tropical gardens, also informed our design. The hierarchy of streets we developed for Heart of Lake is centered on a broad park oriented to capture prevailing breezes during Xiamen's long tropical summers; larger and smaller streets run both east–west and north–south; and the grid is given a radial twist so that pedestrians encounter ever-changing perspectives as they walk along the east–west streets, similar to what we found in Gulang Island. Towers are located to minimize afternoon shadows; mid-rise buildings face north–south streets; low buildings face east–west streets; townhouse rows face the lake; and intimate paths defined by garden walls incorporate tea houses in private gardens.

The whole is united by a vocabulary that combines Chinese and Mediterranean influences realized in a common palette of golden local granite and red tile roofs. The rich

街界面，并沿着人行道布置商铺和门窗，延续了与之比邻的更小尺度建筑的肌理，来使塔楼和低层建筑可以很舒服地并肩而立；这样不同尺度的建筑共同创造了不间断的行人体验。这些街区直到今天依然是纽约市最受欢迎的社区。

这一备受钟爱的传统都市形态是二战前世界各地的典型模式，直到二战后基于包括勒·柯布西耶的"光辉城市"理念的新理论，导向了"公园内的塔楼"的开发模式，在实践中大多成为了孤立的超高层塔楼或无尽重复的住宅板楼。缺乏有所界定的城市空间，加上死板的单调形式造成了支离破碎的城市景观，阻碍了步行，也削弱了社区感。尽管人们已经意识 到了这一模式的不足之处，但在当今速扩张的城市急需提供数以百万计的背景下，这一容易复制、而且时常被批量生产的模式依旧得以延续。

那么，是否有可能设计一座具备前所未有的规模和密度的未来城市，同时不牺牲历史上著名城市所具有的城市生活品质是可能的吗？我们认为是可能的，而且我们相信纽约二战前的都市主义可以提供尤为相关的线索，它悉心地并置了高层和多层建筑，实现了高密度，同时与相邻的小尺度建筑和睦相处，从而共同组成了有持续吸引力的都市主义（图6）。

建造街区

在2009年，我们事务所被邀请设计一处新的社区，该社区是一个位于中国厦门湖心岛的20万平米建筑面积的住宅开发，场地位于一座伸入湖中的半岛上。在客户最初下发给我们的湖心岛任务书中，要求设计一系列独栋别墅和高层塔楼——两种截然不同的住宅类型，难以在一处统一的社区内协调一致。于是我们试图把从纽约战前都市主义的研究中所学到的运用到这个任务中，我们主张一系列不同尺度建筑的层级关系，增添多层、低层住宅建筑和联排住宅，作为独栋别墅和高层塔楼尺度之间的过渡。我们并不是将这些建筑类型简单地隔离到各自的区域内，而是把它们作为一套装配组件，我们可以把它们组合成街块，并被不同层级的街道网络所环绕，较高的建筑位于较宽阔的南北向大道上，较低的建筑则沿着较窄的街道，这是对纽约战前街区模型的再应用（图7）。

值得注意的是，我们并不是简单地把纽约的城市主义空降在一座具有历史意义的中国沿海城市中；相反，我们带着从纽约学到的一课，并将它融汇到我们对当地环境和区域性发展的分析中，来创造一个在场地和任务书要求下独特而得体的城市环境。我们尤其研究了厦门的鼓浪屿，近代的开埠通商使得西方风格的别墅得以兴

and varied experience of this entirely pedestrian neighborhood is a marriage of the walls and gardens of a traditional Chinese village with the organization of a New York city-block; buildings at all scales engage the street with a variety of sculptural detail, windows, and doors, as well as forecourts, gates, and small gardens. Another idea we drew from the example of Manhattan is the reintroduction of the scale of the street at the crown of each tower, thereby extending a continuous urbanism from sidewalk to skyline (Figure 8).

A Continuous Urbanism

For an even higher-density development in Dalian, China, which includes significant office and retail components along with residential towers, we drew lessons from another New York model: Rockefeller Center. Conceived and realized as a single endeavor, Rockefeller Center occupies four Manhattan blocks in the heart of the island, creating a new urban core. Incorporating mid-rise office buildings and a single high-rise office tower that together define a variety of public spaces wrapped with shops,

Rockefeller Center has proved its enduring value, both as an integral part of the city's life and as a tourist destination; in particular, as planners we admire the way its highly identifiable forms do not stand apart from the surrounding city but are deftly woven into the larger urban fabric. Additionally, it felt especially appropriate to evoke this specifically New York example in Dalian, a city that has a tradition of integrating foreign architectural influences.

AVIC International Square fronts Dalian's Zhongshan Road, a key urban thoroughfare that runs from the city's historic port district to the fast-growing Shahekou district, connecting a string of important civic plazas along its length, to which our project adds one more. We developed the five-hectare site as four blocks divided by streets that tie into the existing grid. 352,000 square meters of development are accommodated in eight strategically placed residential towers, two office blocks, and a 40-story office tower flanked by lower wings accommodating loft-style apartments for young professionals, the intention being to provide a complete live-work environment in a fine-grained urban setting (Figure 9).

起，这些西式别墅聚落覆盖在中式乡土风味的弯曲街道网格之上，并跟随着地形的起伏而变化；这一网格，融入了丰茂的热带花园，同样启发了我们的设计。我们为湖心岛设计的街道层级网络的中心是一座开阔的公园，其朝向顺应着厦门亚热带长夏的盛行风向；大小不等的街道沿着东西和南北走向都有布置；同时，街道网格有一定的径向弯曲，这样当行人走在东西向的街道上时能够有步移景异的体验，与我们在鼓浪屿体验到的很相似。塔楼的位置得到了合理的安排来把午后日照阴影的影响降到最低；多层建筑面向南北向的街道；低层建筑面向东西向的街道；联排住宅则面向湖岸；幽静的小路穿梭在住宅院墙之间，并与私家茶亭相会。

整个湖心岛由综合了中式和地中海式的建筑语言所统一，这两种语言的融合在使用相同的暖色花岗石和红色屋瓦的材料搭配下得以实现。这一完全步行的社区具有的丰富和多样的体验，结合了中国传统村落的院墙和花园，以及纽约市街区的组织方式；不同尺度的建筑在与街道结合时采取了多种做法，如雕塑细部、门窗以及前庭、大门和小花园。我们从曼哈顿汲取的另一个概念是在每座塔楼的顶部重新营造出街道的尺度，从而把延续的都

Figure 8. Above: Aerial rendering of Heart of Lake shows towers concentrated on the east and north, allowing for maximum daylight to penetrate to the pedestrian streets. Below: At the street level, buildings at all scales engage the street with a variety of sculptural details, windows, and doors, as well as walls and garden pavilions. (Source: Crystal Digital Technology Co. Ltd. (above), RAMSA (below))
图8. 上图：湖心岛的鸟瞰渲染图显示塔楼集中在东侧和北侧，保证步行街道上能够获得最大化的自然光。下图：在街道尺度上，不同大小的建筑通过各式各样的雕塑细节、门窗细部，以及院墙和花园凉亭与街道相结合。（来源：水晶石数字科技有限公司（上图），罗伯特·斯特恩建筑师事务所（下图））
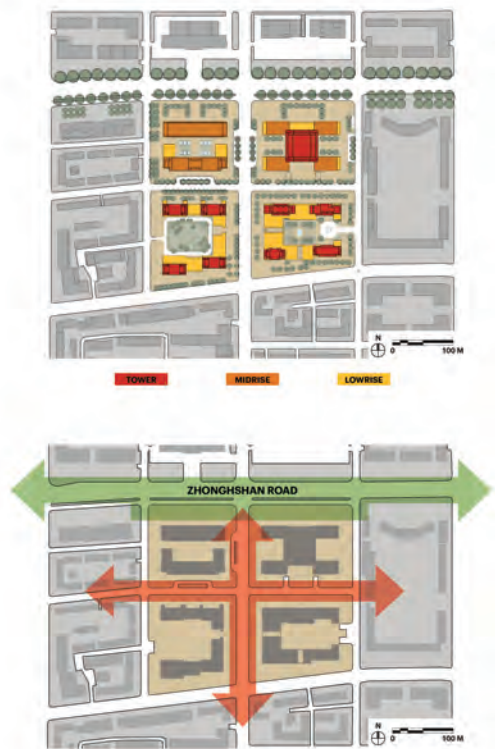

Figure 9. Above: Three primary building scales combine to define street walls, gardens, and courtyards. Below: The four blocks that compose the project engage Zhongshan Road with a linear garden that widens the boulevard. The two primary streets engage the surrounding city fabric. (Source: RAMSA)
图9. 上图：三种主要的建筑尺度相结合来定义街道界面、花园和庭院。下图：组成项目的四座街块通过一座线性花园与中山路相连接，扩宽了大道。两条主要街道融入了周围的城市肌理中。（来源：罗伯特·斯特恩建筑师事务所）

A wide landscaped setback facing Zhongshan Road establishes a sense of place, broadening the boulevard to offer an inviting, accessible entrance. Mid-rise building heights relate to those adjacent, while all of the buildings are wrapped at the base with shops and, following the model of Rockefeller Center, work to define streets and mid-block passages and frame a variety of gardens, courtyards, and public plazas that provide porosity through the site. Secondary streets continue the city grid; in this way the towers, including the iconic office tower, participate in a streetscape that is fully integrated into the life of the city, permeated with attractive pedestrian destinations that connect to Dalian's pre-existing fabric (Figure 10).

A Fast Growth Template

Larger still is AVIC Jinjiang Uptown, a residential and retail townscape on 23.5 hectares. Whereas AVIC International Square plugs into an existing grid, AVIC Jinjiang Uptown lies at the edge of a rapidly growing city, where it will set the pattern for future

development that we anticipate will soon envelop it – an important responsibility. To attain the required density and mix of uses in a lively, walkable urban community, we again applied a hierarchical and varied urbanism that works at multiple scales. Facing the major arterial road that runs along the north edge of the site, we developed a welcoming plaza, a great arc lined with retail that leads to a broad diagonal boulevard inspired by admired precedents such as Barcelona's Las Ramblas, preserving a protected view corridor that runs through the site. We made this boulevard fully pedestrian so it will serve as a linear town square for the community and also as a future shopping destination that will draw people from the entire city. Two crescent streets – the only streets open to cars – connect north to east and west to south, introducing unfolding picturesque views as they provide permeability to this large site (Figure 11).

To further break down the scale of the community, shop-lined streets define seven unique smaller neighborhoods of varying shapes and sizes, each with its own residential and retail components. The largest of these are further divided into residential blocks

市主义这一理念从人行道延伸到了天际线（图8）。

延续的都市主义

在中国大连的一处包括有办公和商业要素以及住宅塔楼的更高密度的开发项目中，我们从另一个纽约模式中吸取了经验：洛克菲勒中心。整个洛克菲勒中心建筑群是统一构思并一次性实现的，它在曼哈顿的心脏部位占据着四座街区，创造了一个新的都市中心。结合了数座多层办公建筑和一座超高层办公塔楼，洛克菲勒中心的建筑群共同创造了各色各样的公共空间，其周围布满了商铺。既作为本地城市生活不可缺少的一部分，也作为游客聚集的景点，洛克菲勒中心都证明了自身恒久的价值；作为规划者的我们尤其欣赏它高度可识别的建筑形态，并不孤立于周遭的城市环境，而是被巧妙地编织进了更广阔的城市肌理中。另外，在大连表达这一纽约特色的例子是非常恰当的，因为大连这座城市有着融合外来建筑影响的长久传统。

中航国际广场俯瞰大连最重要的城市大道——中山路，它从大连的港口老城区通向高速发展的沙河口区，在其沿线串联起

Figure 10. Above: A mixed-use community with its own clear identity nonetheless connects seamlessly with the surrounding city, taking cues from Rockefeller Center in New York City. Below: Towers and mid-rise buildings come together to create clear urban spaces. (Source: AVIC Legend Co. Ltd.)
图10. 上图：综合功能的社区拥有其清晰的身份，同时与周围城市环境无缝衔接，参考了纽约市的洛克菲勒中心。下图：塔楼和多层建筑在一起共同塑造城市空间。（来源：中航国际有限公司）

Figure 11. A complex system of streets, blocks, and squares combines with a hierarchy of building heights to create an ordered but varied community. (Source: RAMSA)
图11. 一组包括街道、街块和广场的复杂系统，结合了不同等级的建筑高度，创造了有秩序而多样化的社区。（来源：罗伯特·斯特恩建筑师事务所）

that, on the model of Manhattan city blocks, accommodate a hierarchy of building types and scales, giving us tools to define wide and narrow streets, mews, and plazas. The urban garden-like quality of Shanghai's former French Concession district – with curved tree-lined streets, trellised pathways, and intimate pocket parks – inspired AVIC Uptown's network of greenery threaded throughout with landscaped pathways, parks, and shared gardens.

Side streets with small shops and single-story homes mix with towers sited to meet stringent light and air requirements; we lined the narrower east–west streets with lower buildings to allow light to penetrate into south-facing courtyards. The project's architectural expression introduces to Jinjiang a distinctive blend of local and Western classical traditions that add interest at street level; local materials and motifs that thread through the detailing – including brick, stone, and terra cotta patterns specific to Jinjiang – reinforce the sense of place. The crowns of the towers reprise the scale of the street and townhouses, unifying and reducing the apparent scale of the whole (Figure 12).

了一系列重要的市政广场，而我们的项目会为其增添另一座广场。我们将5公顷的场地划分成四座街块，并且相应的划分街道与原有城市道路网格紧密相连。352000平米的开发指标被分配在了八座精心布置的住宅塔楼、两座办公街区以及一栋40层高的办公塔楼内，塔楼两侧的低层侧翼中是针对年轻职业人士的LOFT式公寓，该项目希望在一处精细规划的城市场地中提供一处完整的生活–工作环境（见图9）。

面向中山路的一处宽阔的退台花园塑造了场所感，拓宽了大道的空间以提供一处友好且容易到达的入口。组团内的多层建筑的高度与相邻街区的建筑相一致，同时所有的建筑在底层都由临街商铺所包裹，遵循着洛克菲勒中心的模式，共同界定了街道以及街块中的通廊，并围合出多种多样的花园、庭院和公共广场来为整个场地提供通透性。次级街道延续了城市街道网格；这样各座塔楼，包括地标性办公塔楼，都能参与到街道景观中来，并且被完整地纳入城市生活。不仅如此，我们的设计中还点缀着能够吸引行人到达的空间节点，并成功连接大连现有的城市肌理（图10）。

中航晋江上城是一个规模更大的案例，一座占地23.5公顷的住宅和商业城市社区。不同于嵌入已有城市网格里的大连中航国际广场，中航晋江上城位于一座快速增长的城市边沿，它将为此地未来的开发项目树立样板，并预计会在不久的将来被其他的开发项目所环绕——我们肩负着重要的责任。为了在有生机、适宜步行的城市社区中取得所要求的高密度和综合功能，我们再一次应用了等级化和多样化的城市主义，在不同尺度下都可以生效。首先，我们在场地北面的主动脉公路南侧设计了一座欢迎广场，商铺沿着巨大的广场弧线引向一条斜向大道。该大道的灵感来自我们所欣赏的先例，包括巴塞罗那的兰布拉大道（Las Ramblas），从而保留了一条贯穿整个场地的视线通廊。我们让这条大道成为完全的步行街，这样它可以作为社区的线性市镇广场，同时也会成为未来的购物中心，将人们从整个城市吸引而来。仅有的车行道是两条新月形的街道，分别连接起北侧和东侧以及西侧和南侧，景观视线随之徐徐展开的同时，为这个巨大的场地提供一定的通透感（图11）。

为了进一步打碎社区的尺度，布满沿街商铺的街道界定了七处大小形态各异的小型邻里单元，每一座邻里单元都有着自己的住宅和商业成分。其中最大的一处被更进一步地划分成住宅街区，并且基于曼哈顿的城市街块，包含有一系列不同类型和尺度的建筑，为我们提供了定义宽阔大道、狭窄街道、联排巷道和广场的工具。上海前法租界区的城市花园特点——绿树成荫的蜿蜒街道、带棚架的小径以及私密的袖珍公园——启发了中航上城由园林小径、公园和共享花园交织而成的绿色网络。

带有小商铺以及单层住宅的次级街道与塔楼组合在一起，在合理的布局下符合了严苛的日照和通风要求；我们沿着东西向的窄街布置低层建筑，以保证阳光得以进入面向南侧的庭院。项目的建筑表达给晋江带来了与众不同的结合，当地传统和西方古典的融合为街道层面带来了趣味；当地材料和装饰母题贯穿了整个项目的细部做法——包括晋江独有的砖、石材以及陶土砖纹样——都强化了场所感。塔楼的顶部回应了街道和联排住宅的尺度，统一和消解了表面上庞大的整体尺度（图12）。

结论

适宜步行、鼓励社区参与的街道和邻里不仅是历史村落的基本原则，对21世纪的高密度城市来说依然是基本原则。我们感到幸运的是，在我们面前有纽约和上海这样的城市范式，它们在二战前的年代里见证了非均质的都市主义的发展，并在街道层面上发扬了经过时间考验的宜人尺度，创

Figure 12. Whether in a park (above) or on a shopping street (below), public spaces are clearly defined by low- and mid-rise buildings while taller towers create a dynamic skyline in the distance. (Source: RAMSA)
图12. 公共空间不论是位于公园之中（上图），还是位于商业街之上（下图），都被低层和多层建筑清晰地界定，同时高层建筑在远处塑造了有动感的天际线。（来源：罗伯特·斯特恩建筑师事务所）

Walkable streets and neighborhoods that encourage engagement and community are just as fundamental to the continuous urbanism of high-density 21st century cities as they are to historical villages. We are fortunate to have in front of us paradigms of cities such as New York and Shanghai that in the years before World War II saw the development of a heterogeneous urbanism that carried forward time-honored human scale at the street, creating dense, walkable neighborhoods of proven, lasting value. We have done our best to sequence the DNA that made it all work, not to clone it but to cross-breed it with other traditional and new patterns of development and to apply its lessons to high-density neighborhoods with a high proportion of tall buildings, which we believe represent the future of urbanism worldwide. We advocate for the continuous urbanism of the world's best cities, but we also propose a continuity of urbanism across time, so that the lessons of the past continue to support our cities into the future.

造了已经证明具有恒久价值的高密度、适宜步行的社区。我们竭尽所能来萃取出它们得以成功的DNA，并非简单地克隆，而是为了与其他传统模式和新的开发模式进行融汇和孕育，并把这些经验应用到有大比例高层建筑的高密度社区中，我们相信这将代表世界范围内都市主义的未来。我们主张延续世界上最出色城市的都市主义，我们也同样提倡都市主义在时间上的延续性，这样过往的经验能够继续支持我们的城市进入未来。

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