

# Study on Urban Renewal Strategy of Chengdu

-- Take the MENGZHUIWAN Renewal Project as an Example

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**Abstract:** The construction of our country is in the transition period from incremental to stock. Urban renewal is an important strategy to reshape urban image and increase urban vitality. Chengdu is not only an important central city in the western region, but also a top ten ancient capital and a famous historical and cultural city in China. This paper begins with the background of the urban renewal of MengZhui Wan in the center of Chengdu, and then writes the background of the urban renewal of China, then from the general situation, geographical location, living conditions to write the situation of MengZhuiWan Area. And then from the "EPC + O" model of urban renewal, optimization of functional layout, restructuring the urban structure, updating the business function, inject new vitality of production capacity, create multi-functional space, revival of Tianfu culture four aspects of the MengZhuiWan Area in detail to carry out the renewal strategy, the final summary of the full text.

**Keywords:** Urban Renewal; Update Strategy; MengZhuiWan.

## 1. The Macro-background of Urban Renewal in MengZhuiWan

### (1) Urban renewal in China

since China's urban renewal reform and opening up, the urbanization rate of permanent residents in our country has exceeded 60%, which is higher than the average level of the global urbanization rate. In 1984, our country promulgated the first regulation on urban renewal, "Urban Planning Regulation", which is the first regulation on urban renewal, in 1994, the decision of the State Council on deepening the reform of urban housing system was issued, which further promoted the upsurge of urban renewal in our country. In particular, since 2012, our country has fully opened a new era of urban renewal with high-quality development. In 2012, the Ministry of Housing and Development and the National Development and Reform Commission issued the notice on accelerating the transformation of shantytowns (dilapidated houses), we will actively promote the comprehensive renovation of residential areas with infrastructure in non-shantytowns. In 2013, it also released the "12th five-year plan" for the development of green buildings and green ecological urban areas, and the "Opinions on accelerating the work of shantytown renovation". In 2014, the State Council issued a circular on further strengthening the work of rebuilding shantytowns, further improving the planning for the rebuilding of shantytowns, and in May 2017, the Ministry of Housing and the National Development and Reform Commission (NDRC) released the "Fifteen Plan" for urban infrastructure construction, which focuses on old urban areas and provides policy guidance for the rebuilding of shanty towns and Urban village, to control urban waterlogging and black and smelly water, to promote the transformation of old residential water and electricity facilities. The 2021 countries have issued a series of guiding and supporting policy documents, including the 14th five-year plan and the 2035 vision outline, the draft opinions on strengthening green and low-carbon construction in county 2021, the key tasks for new-type urbanization and urban-rural integration development, and the circular on strengthening the upgrading

and supporting construction of old urban sub-districts. Successful cases such as Sanya and Yan 'an "Urban renewal", Beijing and Shanghai community micro-renewal, Xiamen Shawei Slope Renewal have also helped the process of urban renewal in our country.

### (2) urban renewal in Chengdu

Chengdu Central City is also faced with a large number of old residential areas, incomplete public facilities, low land use efficiency and other issues. With the rising of Tianfu new area and the weakening of the attraction of the old area, it is very important to stimulate the vitality of the city by urban renewal. Under the leadership of the construction of the Park City Demonstration Zone, which fully implements the new development concept, Chengdu has strengthened the top-level design of the policy and abandoned the urban renewal mode of the large-scale demolition and construction, adhere to the concept of "Function first, industry first, ecology first", promote the organic urban renewal by "Construction and reconstruction", and preserve the urban texture and cultural context to the maximum extent, the unique charm of Laocheng District. We will establish a "1 + N" urban renewal policy system, fully implement the concept of "People's cities built by the people and People's cities for the people", and make every effort to improve people's living standards and quality of life.

As 2021, the city of Chengdu has issued regulations on technical standards for urban renewal, including the regulations on the protection of historic buildings and historic and cultural blocks in Chengdu, the implementation measures for urban organic renewal in Chengdu, the guidelines for urban organic renewal in Chengdu Parks, the guidelines for the Integrated Design of urban streets in Chengdu Parks, the guidelines for the construction of the urban residential environment in Chengdu Parks, as well as the implementation opinions on the registration of real estate of urban renewal and preservation buildings in the central urban area of Chengdu, the general urban renewal plan for the "Medium-quality" region of Chengdu, and the design guidelines for the urban residual space renewal plan for the "Medium-quality" region of Chengdu. Also issued the "Chengdu Historical and Cultural City Protection Plan -LRB-2019-2035)" to guide the

urban renewal of the "Demolition and construction" problem. In terms of transportation, "The plan for the transfer of Chengdu Tianfu International Airport and the allocation of resources for "Two-in-one" flights, the comprehensive transport development plan for the Shuangcheng District Economic Circle in Chengdu and Chongqing, and the resolution on implementing the top 10 projects for a happy and happy life" have all been issued to facilitate residents' travel, to improve the quality of life of the people.

The project of the industrial site of Balizhuang in the Cheng Hua District and the Huaxing Street Block in Jinjiang District are successful examples of revitalizing the old factory district, while the Huaxing Street block in Jinjiang District implements the integration of the production city, to create the traditional cultural atmosphere of Sichuan Opera District, Old Street to inject fresh blood. Jinniu District Pingfu Shuixiang micro-circulation reconstruction ancient style ancient charm building community, to meet the needs of residents and reduce the local government funding pressure. The urban renewal projects such as Fuqin Street in Jinniu District, Wangping community, Simaqiao Sub-district, 906 creative factories of civil-military integration have made remarkable achievements. With the arrival of the Universiade, the construction of Qinglonghu Park, Lantau Peak Park, Dongan Lake Universiade Park, Mengzhuiwan swimming pool and Chengdu Shooting Gallery has added vitality to the city.

## 2. MengZhuiWan Area Status

### (1) overview

Located on the east coast of Geum River in Chengdu's Chenghua District, it flourished in the 1950s thanks to factories built across the country in the area. As a hub connecting the northeast of Chengdu, with the decline of industry, the dilapidation of old factories and the serious loss of people, MengZhuiWan has become bleak, but has become an area hindering the development of the central city.

According to legend, MengZhuiWan was once a reed marsh wetland, nearby farmers will drive their pigs to MengZhuiWan activities, hence the name "Sow Bay", after passing down has become the "Sow bay" homophonic "MengZhuiWan". It is also rumored that MengZhuiWan was once a waterfront area in central Laocheng District. When water was flowing from the northwest, it suddenly turned and formed the scene of the back wave chasing the front wave. Hence the name of MengZhuiWan.

### (2) location

Located in Chengdu's Chenghua District, MengZhuiWan is less than 3km from the bustling, landmark business districts of Chunxi Road and Taikoo Li. Adjacent to the Fuhe River, there are 339 television tower and other landmark buildings. Meanwhile, there are many middle and primary schools in the surrounding area, such as MengZhuiWan Primary School, Chengdu Bilingual Experimental School, Chengdu Shishi High School and so on, there are also universities such as the University of Electronics and technology (Shahe campus) and Sichuan University (Wangjiang campus), which are close by and in excellent locations.

### (3) living environment

The WANGPING community, located in MengZhuiWan, was built in the 20th century for retired factory workers and their families. Most of the buildings were six-story walk-up buildings with disorderly distribution and lack of property management, the public facilities are dilapidated and the environment is bad. After years of wind and sun, the wall also

has many mottled off the situation. Residents also mostly for the old factory retirees or in the Rong migrant workers because of low rent in the temporary residence of young people. Very few young people live here for a long time. Wangping Square is located on the south bank of Wangping Street. This old courtyard used to be the site of the People's Carton Factory, textile factory and the former state tax building and its family building. With the decline of industry in this area, the buildings have not been repaired for a long time, from the structure to the appearance of serious damage, the yard's internal debris directly on the ground, a large number of cars parking chaos caused traffic jams.

The 7-meter-wide two-way carriageway along the MengZhuiWan Riverside section was built until 2018, but the random parking of shared bikes and parked cars has turned the two-way carriageway into a one-way street, causing traffic jams. Along the road are older commercial buildings, along the river is a thin row of green plants, as well as narrow sidewalks and rusty guardrails. Along the way are the site of the former Chengdu Amusement Park, built in 1985 and closed in 2008, and the Tongmei Building, once a landmark.

Xiangxiang Lane, just like many remote streets in Chengdu, is dark and shabby. There are many old-style small restaurants inside, just like what Chengdu people call "The fly restaurant", although it gives people a sense of poor hygiene, but do not have a taste of old Chengdu life.

## 3. Meng Zhui Wan Update Strategy

### (1) Urban renewal under "EPC+O" mode

#### 1) EPC+O Mode

"EPC+O" model is the latest practice product of local government and social capital, refers to the design, procurement, construction and other processes as one of the general contracting models, that is, the general contractor in addition to the design, procurement and other tasks, but also undertake the operation and maintenance tasks during the operation period. Through this integration mode, the operation efficiency of the project can be greatly improved, the construction period can be shortened, and the operating cost can be reduced.

#### 2) MengZhuiWan "EPC+O" mode urban renewal

MengZhuiWan urban renewal is the first EPC + O model in Chengdu, the overall scope of the renewal of 1.68 square kilometers, the "Urban linkage, government and enterprise together" cooperation model. As a general contractor, Vanke is involved in the whole process of planning, design, construction and operation.

In the urban renewal of Menzhuo Bay, the government departments "Collect, rent and guide" high-quality resources and implement asset management through leaseback and repurchase. Vanke adopts the "As-is-done" approach to the planning and design of the urban renewal project in MengZhuiWan, insisting on people-oriented, creating a comfortable living environment and leisure scene. In the renewal process, the government mainly provides policy formulation and support, and carries on the appraisal during the project. Under the EPC + O model, Vanke receives a certain period of management rights after the completion of investment operations, and profits from them, after the expiration of the rights, the need to operate the right to transfer to the government pro bono. In this way, not only can make up for the pre-investment in urban renewal and can obtain a certain amount of profits, but also greatly enhance the quality of the city, benefit the people.

(2) optimize the function layout and reconstruct the urban structure

The MengZhuiWan Area, with a total area of 1.68 square kilometers, is divided into the Upper Bay area and the Lower Bay Area. In 2018, the Chenghua District government launched the MengZhuiWan urban renewal project, as a major urban renewal planning in Chengdu, “Eight streets nine square ten” in the “Nine square” first, the plan will Manhui Bay from all aspects of file.

The renovation project is being carried out in two phases, the first phase of which is mainly for the renovation of the river-side streets and alleys in the lower Bay area, and was officially launched in December 2018, the renovation includes the upgrading of Wangping Street, Heung Heung Lane, as well as other special streets and lanes such as Cheung Wo Lane and Tin Cheung Street in MengZhuiWan, the upgrading of the pedestrian walkways along Binhe Road, the landscaping of green belts, and the addition of public service facilities, renovation of about 74 old buildings, the focus of the transformation of Tong Mei Building, Fulin Building and the original Ocean Museum.

The second phase of MengZhuiWan transformation project was launched in November 2019, mainly to create a residential leisure area. Adhere to the government-led, market-oriented, commercial logic, to create a new scene of residents' life and entertainment. Focus on the renewal of business forms, the introduction of bars, bazaars, restaurants, hostels and other night economy industry, the construction of high-end leisure area. The second phase of the project is an extension of the first phase of the project. It is mainly to enhance the overall character of MengZhuiWan, so that the remaining street facilities and so on will be in line with the Wang Ping Street and Tin Cheung Street built in the first phase. Provide more comfortable and beautiful living environment for residents, improve the quality of life.

With the approach of the Chengdu Universiade, the MengZhuiWan swimming pool has been established as the water sports training venue of the Chengdu Universiade. In addition to upgrading the basic functions and facilities of the MengZhuiWan swimming pool, but also combined with the surrounding environment to create an urban appropriate architectural form. The renovation took 18 months and the 2021 opened on May 26. A total of approximately 11,000 square metres of the area has been renovated and built, with the former indoor swimming pool converted into an outdoor swimming training ground and the former deep pool and diving pool converted into a new swimming pool and water polo hall. Adding ventilation and exhaust pipes, floor heating, electronic drowning prevention systems and intelligent information recognition systems, through the quartz sand-based pipe system for the pool water disinfection, greatly raising the standard of pool water, for the public to provide a healthy and beautiful swimming environment.

(3) to update the functions of the business forms and inject new vitality into the production capacity

1) Night consumption

In 2018, with urban renewal in full swing in MengZhuiWan, the Chengdu District followed the changing needs of residents and business trends, with a focus on “Chengdu flavor 339 fashion night consumption” project. “Chengdu City to create a new scene of commercial consumption in the community, the construction of Community Quality Life Service Circle Work Plan -LRB-2018-2022)” to the overall arrangement of the project, mainly around Sichuan Tv Tower to build a set of

catering, entertainment, film and tourism as one of the entertainment business centers. It has introduced 12-night clubs and bars such as SPACE nightclub and two-jute bar, DANCER CLUB, etc. It has hosted various kinds of special parties, music festivals and theme events. It has introduced 39 special restaurants. It has introduced German import karting gyms, integrated fitness training centers and shooting halls. It has also built streets, green spaces and overall lighting to illuminate the prosperity of the 339-night economy.

2) the “Small shop economy”

MengZhuiWan street lane to create a “Riverside Bazaar”, located in Wangping Street, Wenlu District, the organizer provides a 1.5-meter-long, 0.8-meter-wide characteristic wooden float or a two-square booth, booth supporting bench one and spotlights three and a lock. People who want to become stall owners only need to bring their own plug boards, tablecloths, background cloths and shop name display signs to sign up on the official wechat public account to be able to sell their products at a specific time. Riverside Bazaar focus on the reception of small capital creative, original peripheral and jewelry and other ornamental products. Also includes a variety of handmade, perfume samples, crochet, pet snacks, building blocks and other diverse commodity categories. The market is usually held four times a month, a total of seven days, each day from 3 pm to 9 pm, stall owners can choose according to their wish time slot registration. It not only makes the stall owner's participation time more flexible, but also makes the whole market continuously introduce fresh products and keep the vitality of the market, small capital creative stalls for 60 yuan per day, original peripheral category 40 yuan per day, jewelry category 85 yuan per day, with more and more people come, the market business is booming. The market will not only generate income for the government and participating enterprises, but also provide more employment opportunities for the citizens.

(4) to build multi-functional space and revive Tianfu culture

1) time corridor

Wangping Square is the former site of the State Taxation Bureau of Chengdu's Chengdu District, as well as the people's Carton factory and the courtyard of No. 1 and No. 4 Dongfeng Road, based on the concept of “Time and space travel”, both sides of the corridor are decorated with smooth and smooth mirrors, and LED composite screens are installed at the top, when visitors enter, the reflection of the mirror creates a sense of being in an infinite space, as if the past meets the future, especially at night when the LED screen lights up, “Time corridor” adds a sense of fantasy technology, so time corridor has become an Internet landmark, attracting people from all over the world to take photos and punch cards.

2) the geometry bookstore

Located at No. 2 Wangbinhe Road, Chenghua District, MengZhuiWan geometric bookstore is another big IP address introduced by MengZhuiWan urban renewal in response to Chengdu's reputation as the “City of book fragrance”. There are three floors in the geometry bookstore. On the first floor, there are all kinds of neatly packed books. On the second floor, there are antique tea tables and chairs along the windows for customers to read or chat with their friends for free, you can also enjoy the scenery outside the window. There is also a beverage and dessert section for consumers to choose from. On the third floor, there is a handmade experience area, where many small cultural and creative objects, such as pottery, cloth art, woodworking, oil painting and so on, fill the

bookstore with a layer of fireworks. Space, the bookstore is divided into “Heavy reading”, “Time library”, “Sky city”, “Snow pure land” and “Space door” and “Re-life” six areas; The design continues the geometry bookstore characteristic arch cave, the cement wall, the lime wall causes the entire bookstore industrial style to be rich. The winding staircase of cave wind is full of features and is a hot spot for tourists to take photos and punch cards. MengZhuiWan geometry bookshop deeply into the local culture of Chengdu, refused to shop uniform, design into the Eight Immortals Table, chair, bench and other features of old Chengdu elements, cultural collision, old and new combination, bring unique visiting experience to customers.

### 3) plum blossom Sichuan Opera Society

Located on the 3rd floor of wangpingfang, the plum blossom Sichuan opera house is the first “Sky Curtain Theatre” in Chengdu. Since moving to Wangpingfang, the performance space of the Sichuan Opera House has become more open, with a huge stage and the venues and wooden benches of ancient-style buildings, make the audience as if through time and space, immersed in the professional repertoire performance. The performances include lantern-rolling, tea-drinking, Peking Opera Blues, puppetry and face-changing in the traditional Sichuan opera repertoire. The performers are all professional actors, including famous actors and veteran performers, gao Qiang, Kun Qiang, Huqin Qiang, play everything proficient. Besides the old fans who are interested in Sichuan opera, there are also many young people who want to experience the culture of Sichuan Opera. Plum Blossom Sichuan Opera Club is located in the back of the geometry bookstore, many visitors to the geometry bookstore will visit the Sichuan Opera Club to listen to the original flavor of Sichuan Opera. Promoting traditional Prachuap Khiri Khan culture and handing out new business cards to symbolize the city's image.

## 4. Conclusion

Urban renewal is a long-term and complex work, which must be coordinated with the design and construction of urban politics, economy, culture and ecology. Chengdu MengZhuiWan Urban Renewal Project provides a new

successful case for urban renewal in China, and it is hoped that the analysis and summary of MengZhuiWan urban renewal strategy can provide some reference for the current practice of urban renewal.

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