

11.953: Comparative Land Use and Transportation Planning
Assignment V: *Shanghai Sustainable Land Use-Transportation Futures*
Due Session 26

Background

The Shanghai Sustainable Residential Development Studio (11.952) has been exploring alternative development scenarios for two sites in the Shanghai, China metropolitan area. One of these sites, Bai Ma, is a 40-hectare site, in a suburban area that is currently a mix of low-density residential development and some remaining farming villages, located approximately 30 kilometers southwest from the center of Shanghai, and 5 km from the nearest metro stop. This site was recently acquired by a new developer from the original developer, who was not financially successful.

Assume a 20-year time horizon (i.e., roughly to 2025), in which Shanghai's planning context can be broadly characterized by:

- (1) moderately strong income growth, averaging on the order of 5-6 percent per year, in per capita terms;
- (2) Ongoing urbanization pressures, with China's share of urban population increasing from approximately 36% (in 2000) to over 60%;
- (3) Resource constraints, manifested especially in continuing high prices for petroleum-based fuels and global restrictions on greenhouse gas emissions;
- (4) Increased political openness and citizen participation in all aspects of public life;
- (5) Continued advances in relevant technologies, including vehicles, information and communication technologies (ICTs), etc.

Tasks

With this backdrop, your task is to conceive of a land use-transportation development strategy for the Bai Ma site, from two different perspectives.

(A) **The developer.** In no more than *two double-spaced* pages, you should identify the critical elements of an integrated land use-transportation (LUT) development strategy for this site. Keep in mind that the developer wants to make a profit, but also wants to “do right” (in order to be a leading edge, “sustainable” developer for 21st Century China). In devising an LUT strategy for the site, what are the crucial elements for the developer to consider over the next 20 years? What should the developer's proposal look like? What should the developer request from the authorities for this to happen? What types of investments should the developer consider making? What strategic partnerships should the developer consider?

(B) **The government.** In no more than *two double-spaced* pages, you should identify the critical elements of the government's strategy for ensuring integrated land use-transportation development for this site. What should be the government's goal in guiding development of this site? How can the government achieve these goals via, for example, infrastructure investments/investment policies, transportation service and management, land use codes/regulations/interventions, finance policy, etc.?

Finally, in no more than *one* page double-spaced, suggest methods and approaches for reconciling any apparent differences between the developer's and authorities' perspectives as you have identified them above.

Recommendations/Hints on Approaching this Assignment

In this assignment, you are encouraged to think creatively (but realistically) and collaboratively (with your colleagues) – you are, however, responsible for handing in your own original work. You now have an entire semester from which to draw relevant information for answering this question and you are encouraged to do so. Your proposals may include financial interventions, regulations, urban design, institutional arrangements, infrastructure investments, taxes, etc. Please adhere to the length limits (figures and tables are not included in the page limits outlined above). You should spend your time thinking through possibilities and devising logical and well-thought out strategies; conciseness and preciseness will be valued.