

Chapter 2

Urban Development

After the successful 2010 Taipei International Flora Expo, Taipei City now is officially an international city. Through this event, the Taipei City Government implemented a series of city renovation initiatives that empowered Taipei City, a city with a century of history, to not only highlight its natural ecological and societal features, but also glow with its diverse charms and march towards the development of a sustainable city.

Chapter 2

Taipei City is the political, economic and cultural anchor of Taiwan and enjoys abundant resources for overall urban development. With rich developmental accomplishments and experiences accumulated over the years, Taipei City has become one of the model cities showcasing the achievement of urban development in Taiwan. Based on the existing and solid foundation, the Taipei City Government will continue to implement all urban development plans to create a sustainable city featuring advanced economic development, social harmony and a well-preserved ecological environment.

Part 1 Building a Visionary Taipei

1. Future Vision

(1) Implementing Regional Cooperation in Northern Taiwan

In view of globalization and to better cope with the intensified economic competition from abroad, the “Northern Taiwan Development Commission” is hence assembled. With participation from eight cities and counties in Northern Taiwan, the commission will break barriers erected by administrative boundaries to emphasize strategic and cross-boundary collaboration among members and effective utilization of diverse resources to increase overall international competitiveness and synergy built on joint regional development for Taiwan in the globalization process.

On January 13, 2006, the “Joint Declaration of New Era, New Initiatives and Building New Taiwan,” signed by the eight chief magistrates of the member cities and counties in Taipei City, signaled the start of this collaboration. It makes life more convenient for residents in Northern Taiwan. The Yilan County Government was the rotating chairman for commission affairs in 2011, and the “2011 Annual Chief Magistrate Meeting and Achievement Exhibition for Development of Northern Taiwan” was hosted at the Yilan County Lanyang Museum on December 26, 2011.

In 2010, the commission appealed to the Council for Economic Planning and Development, Executive Yuan, for the “Subsidy Program of

2010 Integrated Plans for National Development,” and was granted subsidies for 13 plans; details of the plans were completed in 2011. As for the “2011 National Development Aggregate Assessment and Evaluation Process”, nine proposals were granted, and it is estimated that the coordination of all the plans will be completed in 2012 to develop and propose an agenda-driven and cross-boundary development plan.



2011 Annual Chief Magistrate Meeting, Northern Taiwan Development Commission.

(2) Danshui River Manhattan Project

Taipei City and New Taipei City are highly interdependent. To improve global competitiveness for the twin cities in the future, the “Great Taipei Twin City Plan” is hence developed. The plan is divided into six major dimensions, and among them, the “Danshui River Manhattan Project” is being implemented by the Department of Urban Development, Taipei City Government.



Lighting Design at Wanban Bridge.



Jingmei Waterfront Corridor – Entrance Image Improvement of Jingmei Riverside Park.

In the Danshui River Manhattan Project, for the short term, the priority is the “Bridge Landscape and lighting Optimization and Renovation Project” and the “Riverside Highland Beach and Riverside Park Renovation Project.” As demonstration sites, appropriate public lands will be first chosen for reconceived designs and renovation development as the flagship project for riverbank development along the entire river. The Cross Embankment Project of the Taipei City Hakka Culture Park has already been completed. Additional public demonstration sites include Dihua Sewage Treatment Plant (Dihua Sport Park Cross Embankment Landscape Platform Project); Huannan Market (Huannan Market Reconstruction Project); Kishu An (Kishu An Literature Park (Municipal Historic Site) Tourism Imagery Development Project (including restoration and reutilization of the entire park)) and Former Tri-Service General Hospital. All four projects will be carried out by the Sewage Systems Office, Public Works Department, Taipei City Government; the Taipei City Market Administration Office, Taipei City Government; the Department of Cultural Affairs, Taipei City Government; and the Department of Education, Taipei City Government according to the established plans.

The Department of Urban Development, Taipei City Government has budgeted NT\$ 3.5 millions for the Riverbank Land Redevelopment Strategy



Figure 1: The Danshui River Manhattan Project – Locations of Public Land Demonstrative Site.

Commissioning Project for riverbank lands of the Danshui River, and it is estimated that checkups of relevant land ownership and underutilized lands will be completed in 2012 and will be later referenced as the basis for implementing subsequent riverbank redevelopment plans.

(3) International Co-Workshops by Universities Grant Program

To improve urban planning standards, foster international perspectives in architectural fields and enhance the international visibility of Taipei

City, the Department of Urban Development, Taipei City Government, has continued to promote the International Co-Workshops by Universities Grant Program and sought applications from teams consisting of students in relevant fields from domestic and international universities. This program is aimed at encouraging students to analyze the potential and assets that Taipei City possesses from all angles and elaborate research results in the urban development blueprint for Taipei City in the future and integrate Taipei City into the international community.

In 2011, the National Taipei University of Technology, Chinese Culture University and Chaoyang University of Technology teamed up with the University of Tokyo, the University of Sydney and Korea University to participate in this program. With the objective of achieving urban regeneration, each team focused on the Taipei Railway Workshop, the Wanhua Station and surrounding areas as the basis for this research and planned integration between new and existing cultures through preservation of local features and by listening to opinions of local residents. Their designs were showcased at the Joint Exhibition at Huashan Creative Park from September 26 to October 2 and the “2011 International Forum on Taipei City Urban Strategy and Regeneration Base” was held on September 27.

2. Development toward an Ecological City

(1) Integration of Urban Development and Disaster Prevention in the Danshui River Valley

The Danshui River Valley has the highest population and industrial density in Taiwan. Because of increased urban development and intensive exploitation, the area's geological, hydrological, and cultural conditions have been seriously affected and have deteriorated. In response to flood disasters stemming from global warming and extreme weather, the Taipei City Government has deployed integrated river valley flood prevention and control plans to restore water retention functions of the land and reduce surface

runoff. Based on the existing river governance plan and featuring cross-boundary river valley governance and urban and regional development positions, this plan is designed to achieve the goal of “Living with Water.”

This project has analyzed positions of the upstream, midstream, and downstream regions in the Danshui River Valley for urban development from the perspective of valley flood control, detailed waterline and divisional governance principles and tasks, proposed specifications for urban design and management, discussed implementation mechanisms for governing the Danshui River Valley, operational management and directions for additions and amendment of integrating relevant managerial organizations, institutional adjustment and regulations for all city and county governments to benchmark their urban development plans.

(2) Establishing Ecological Corridors in Taipei City

With years of excessive development and utilization, the Taipei metropolitan basin has become ecologically fragmented, and “Taipei City Ecological Corridor-Strategic Demonstration Site and Ecological Research, Urban Design for Corridors and Surrounding Areas Plan” is hence conceived. Through connecting the “Green Thumb” and restoring the “Blue Umbilical Cord” as outlined in the ecological reconstruction strategy, this plan seeks to bring wildlife habitats into major roads in the city, restore the local ecology, reconnect fragmented green islands and fulfill the vision of the plan, building a symbiotic environment in which humans and the environment peacefully coexist.

This plan first discusses the coverage of the Taipei ecological corridor and implementation feasibility to pinpoint the crucial reconnecting of strategic points and outlines the specific designs of demonstration sites and further proposes legalization through development management of the ecological corridor and surrounding areas and collaborating mechanisms between the public and private sectors in the future.



“Toad Hill, Treasure Hill and Riverside Park” have been chosen as the strategic points for this plan that will be carried out in 2012, and techniques of exchange corridor development between aquatic ecosystems and terrestrial-aquatic ecosystems and habitat recreation will be adopted to build up the riverside and forest shelters and species habitats. As for the development of urban design guidelines, ideas, including the creation of field memories, symbiotic environment, reconnections of green flow with friendly and multi-species, are factored into the overall plan based on different types of landscape safety and ecological structures.

(3) Planning of Guandu Plain

The Guandu Plain is the largest virgin land in Taipei City. For future development, we need to factor possible societal and economic changes into consideration: influences of environmental changes as a result of global warming, challenges of the “municipality” effect, changes in regional industrial policies, enforcement of environmental protection and low carbon policies and national

wetland policies. In response to global warming characterized by rising awareness of ecological environmental protection, we have actively planned to develop the Guandu Plain into a demonstrative site of ecological and low carbon environment for Taipei City and build a natural and harmonious environment in which humans and the environment can coexist.

The directions of ecological urban planning of the Guandu Plain in the future are as follows:

- A. Never raise the foundation with large-scale filling techniques and adopt public facilities, such as green park spaces and school playgrounds, for flood retention and disaster prevention at critical moments.
- B. Incorporate the architectural and riverbank line structure and inner drainage techniques adopted in pumping stations.
- C. Incorporate the concept of ecological landscape green space land filling into the design of high- protection facilities.
- D. Conduct thorough investigations and analyses on the ecological environment quality of the



Figure 2: Implementation of Illustrative Points in the Detailed Design Plan of the Ecological Corridor.

base land (wind directions, existing textures, ecological landscapes and cultural and humanity conditions).

- E. Practical discussions about the geomorphology and landscaping, and simulation of initial designs should be conducted in the conceptual phase of urban planning.
- F. Enhance construction of green transportation, limit the use of private vehicles and establish bicycle paths and comfortable pedestrian sidewalks.
- G. Properly expand the area of green park sites to increase total green area.



Figure 3: Conceptual Diagram of Future Development of Guandu Plain.

(4)Waterfront Corridors

The Taipei Basin is surrounded by rivers, and many riverside bike lanes have been constructed. To properly provide guidance for the public to arrive at external riverside green spaces from nodes of public transportation systems and through water gates, we planned a significant number of comfortable pedestrian spaces and a pathway indicator system to encourage usage of riverside recreational spaces. The Department of Urban Development, Taipei City Government, has investigated 31 water gates, selected pathways between nodes of transportation systems and evacuation doors that can best express local and environmental features and historical imageries, and planned 23 pathways leading to waterfront parks. Four demonstrative pathways have been chosen to shape images of water gates, deploy indicator systems leading from the metropolitan area to water gates and landscapes and improve pedestrian spaces.

The improvement of landscaped embankment pathways was carried out as a priority item in 2009 and completed by the New Construction Office, Public Works Department, Taipei City Government, in June 2010. The Department of Urban Development, Taipei City Government, first planned the detailed designs of the Jingmei Waterfront Corridor, Longshan Waterfront Corridor and Machangting Waterfront Corridor in 2009, and both the Longshan Waterfront Corridor and Machangting Waterfront Corridor were constructed by the New Construction Office, Public Works Department, Taipei City Government. The construction of the Jingmei Waterfront Corridor was carried out by the Hydraulic Engineering Office, Public Works Department, Taipei City Government. The three corridors were completed in 2011 and the projects have shown great potential for improving landscapes of pedestrian space and humanity-oriented transportation and tourism corridors of both internal and external embankments.

Part 2 Shaping Charming Taipei

1. Shaping the Cityscape

(1) The Landscape Management Autonomous Act of Taipei City

As the city of preeminent residency, Taipei has made it to the list of world class cities in terms of economic, industrial, cultural and tourism development. However, the quality of the overall living environment has yet to catch up, and part of the cityscape is still chaotic. Currently, cityscape management regulation is insufficient, and as a result, landscape improvement policies and current architectural management are ineffective. Moreover, the lack of overall and methodological planning and an inefficient systematic maintenance and management approach has resulted in a deteriorating living environment for the entire city. As we face intensified competition from other international cities, reconstructing environmental landscapes, creating safe and convenient urban spaces, enforcing energy conservation and carbon reduction initiatives as well as building a green and sustainable city are truly the crucial keys. To encourage participation from all government branches and the general public in Taipei City to improve cityscapes and the quality of overall living environment, the purposes of the act are as follows:

- A. Develop a quality living environment in Taipei City and create unique urban attractions.
- B. Construct safe, convenient, ecological landscapes of sustainable quality.
- C. Facilitate city regeneration and improve, manage and reconstruct cityscapes.
- D. Build a complete cityscape management, review, and reward and punishment mechanism.

The draft of this act has been submitted to the Taipei City Council for review. The Taipei City Government will continue to communicate and collaborate with the Taipei City Council and hopes to pass this act and implement subsequent cityscape renovation programs.

(2) Reconstructing the Tiao Tong Cultural and Ecological Street Block Demonstrative Plan

In 1920, during the Japanese Colonial Period, the Tiao Tong area along Linsen North Road was a prosperous district where Japanese elites gathered, and Taipei Prefectural Halls and residential areas of government officials were located; after Taiwan's restoration, the Tiao Tong area, however, has not gone into decline. Japanese-based dining services, diners and bistros have sprung up and local entrepreneurs joined the frenzy to open specialty restaurants. Then, the Tiao Tong area became filled with abundant cultural features and the designated tourist attraction for Japanese visitors.

Excessive development has caused messiness in the environment for the Tiao Tong area. To improve its environmental quality, the Department of Urban Development, Taipei City Government, renovated the Qi Tiao Tong area in 2008 (Lane 121, Sec. 1, Zhongshan North Road, Lane 119, Linsen North Road and Xinsheng North Road). The result was marvelous, and local residents strongly supported extending the coverage to the entire Tiao Tong area. Thus, the "Reconstructing the Tiao Tong Cultural and Ecological Street Block Demonstrative Plan" was carried out in 2009. In addition to expanding on landscape improvement from the earlier effort and devising techniques to reshape historical



After Renovation - Westside, Xinsheng North Road (Nanjing East Road to 119 Lane, Linsen North Road).

and cultural atmospheres, this plan adopted new ecological urban design techniques to implement environmental renovation from diverse perspectives.

To enforce this plan, the Department of Urban Development, Taipei City Government, has implemented the “Reconstructing the Tiao Tong Cultural and Ecological Street Block Demonstrative Plan-Xinsheng North Road Landscape Renovation Project” in 2011 and adopted “Green Thumb” techniques, including eco-green walls and runoff ditches to introduce natural elements, such as greenery and water, into the pedestrian environment.

(3) Taipei Urban Landscape Awards

To create a friendly urban space and shape beautiful cityscapes, the Department of Urban Development, Taipei City Government, has hosted the “Taipei Urban Landscape Awards” for the past decade, going back to 2002. In addition to a series of interrelated activities aimed at encouraging public participation, award ceremonies are hosted afterward to recognize the outstanding works for the year. Such an effort is dedicated with the hope of encouraging participation by the general public in urban design and architectural and landscape professionals in taking initiative to renovate urban environments, improve the quality of overall urban spaces and shape a friendly urban atmosphere.

“Taipei Extra-Ordinary” took first place in the 2011 “Taipei Urban Landscape Awards”; the “Landscape Planning, Design and Supervision for the Flora Exposition Yuanshan Park Site”, the “Taipei Hakka Cultural Park & Cross-Dike Platform”, “Treasure Hill Symbiotic Settlement Landscape Regeneration”, the “Taipei World Trade Center 4-in-1 Square Landscape Greenification Project” and the “Huashan Culture Park Red House District Building Restoration Project” were chosen to receive the Special Awards; the “Taipei World Trade Center 4-in-1 Square Landscape Greenification Project” was additionally awarded the Online Popularity Award.



Taipei Hakka Cultural Park & Cross-Dike Platform, Special Awards, Taipei Urban Landscape Awards.



Treasure Hill Symbiotic Settlement Landscape Regeneration, Special Awards, Taipei Urban Landscape Awards.

“Taipei Extra-Ordinary,” i.e., the winner of the first prize, focuses on backstreet culture expressed through traditional four- and five-story residential buildings and street blocks. The stereotypical messiness that most people frequently associate with the backstreets has been reconfigured: the atmosphere of organic and cozy happy alleys are presented through scaffoldings, iron barred windows, containers and conduits in “Taipei Extra-Ordinary.” Overall, the award-winning works recognized at the 2011 “Taipei Urban Landscape Awards” highlight care for humanity and culture, respect for historical buildings and the quality of urban space.

The Department of Urban Development, Taipei City Government, will continue to host the “Taipei Urban Landscape Awards” and similar activities to discover and witness the landscape beauty and diverse cityscapes of Taipei.

2. Building Livable Space

(1) Quality-and-Quantity Public Housing Project

In response to changes in urban development, social structures, and the global economy and trade, and in order to effectively resolve housing issues for citizens and protect housing benefits for residents, the Department of Urban Development, Taipei City Government, has investigated major key dimensions, including real estate pricing (including rents), supply and demand, housing qualities and residential locations, as referred to by scholars and industrial experts for their recommendations on development trends in international cities to formulate housing policies for Taipei City. There are four key policy objectives:

- A. Increase the supply of public housing and set 5% of the housing stock as the long-term goal.
- B. Rationalize real estate and rental pricing.
- C. Increase housing and environmental quality.
- D. Improve housing for minority groups.

Currently, there are 3,833 public rental housing units, 394 relay housing units and 1,544 affordable housing units available in Taipei City. The number of available rental units in Taipei City is only 0.64% of the housing stock for the entire city, which is far lower than the standard in advanced countries. Therefore, recommendations by the Social Housing Advocacy Consortium are being taken into account in order to achieve the long-term policy objective – 5% of housing stock as public housing units. To increase housing stock in Taipei City, we plan to adopt the following approaches: MRT jointly developed re-distributed



Open Space of Dalongdong Public Housing Project.

housing, urban renewal with city land and constructing new public housing units on city land to meet urgent needs and reduce the short-term housing burden for young families. The Taipei City Government decided to turn relay houses in Dalongdong into public housing. They were completed by the end of 2011 and opened for residency in early 2012.

To improve the quality of public housing through project designs, the Taipei City Government has laid out basic design requirements for public housing projects. In addition to hardware and space allocations, the buildings need to comply with the universal design and principle of accessibility, green building label (silver level or above) and meet energy conservation, lighting and ventilation requirements. In terms of property management, the Department of Urban Development, Taipei City Government, aims to develop a public housing rental and apportion system, commission private property management companies or establish a dedicated property management department to manage property utilization and maintenance, adopt KPI indicators and innovative management mechanisms, encourage resident participation and adopt reasonable cost management principles along with a point demerit and deduction system, in order to provide unparalleled high quality property management and maintenance services.

(2) Promoting Universal Design on Public Rental Housing Project

Taipei City is gradually turning into an aging society, and construction of barrier-free living and an age-friendly living environment are becoming increasingly important. In Taiwan, although relevant construction codes and regulations are in place, they only cover the needs of the handicapped. For different age groups and friendly environments tailored toward different user needs, they still need to rely on “universal design” before a resident-friendly living environment can be constructed.

For the 3,833 public rental housing units in

23 locations, the Taipei City Government has constructed demonstrative housing spaces and conducted a research project to apply universal design in internal housing spaces. Through collaborating with social welfare organizations, experts and scholars and industries, this research project addresses how universal design can be applied in actual housing sites and renovations and allow the public to gain a deeper understanding and to approve public rental housing units through real world experiences. The results include:

A. Collaboration with the Industrial Development Bureau, Ministry of Economic Affairs - MIT Building Material Supply Chain Demonstrating Universal Design for Public Housing Project

To promote universal design, the Taipei City Government has collaborated with the Industrial Development Bureau, Ministry of Economic Affairs, to host the MIT Building Material Supply Chain Demonstrating Universal Design for Public Housing Project. By adapting universal design principles as evaluation criteria, hosting the Building Materials Cross Reference Design Camp and collaborating with the building material industry and relevant industries in Taiwan, universal design is being thoroughly applied to build three demonstrative public housing units in the Nangang District Keelung River Phase 3 demonstrative project. These three units were open to public visits at the Taipei World Design Expo 2011 as part of an effort to facilitate industrial transformation and improve housing quality.

B. Renovation Application of Universal Design on 12 Public Rental Housing Units Project

To enforce application of universal design, the Department of Urban Development, Taipei City Government, chose 12 public rentals housing units as the target for deployment and prepared to set an annual budget for 20 units for later years. Through thorough renovation, the department expects to finish application of universal design on 200 units as an example to promote universal design and realize its ultimate goal – applying

universal design to all housing units in Taipei City.

3. Convenient Services

(1) Taipei City Aerial Photogrammetry and Digital Topographic Maps Revision Project

From 1991 to 1995, Taipei City undertook a project to survey Digital Topographic Maps; it was the first city in Taiwan to undertake such an initiative. Though multiple map updates and revisions were made in 1999, 2002, 2005 and 2007, Taipei City, constrained by limited resources, has only been focusing on large-extent changes and important layers such as roads and buildings, instead of all layers, to cover detailed changes. As 1/1000 Digital Topographic Maps are important base-map layers on which GIS and municipal planning and developments are based, this project has re-commenced to re-survey all areas and meet the urgent needs of the public.

This project covers all administrative districts in Taipei City. The total area encompasses 27,200 hectares, and the scope of the project is very broad. This project can be divided into city-wide aerial photography, orthophoto map, 1/1000, 1/5000 and 1/25000 digital topographic maps and city-wide DEM and DSM reproduction and is expected to be completed in three years. The covered areas include roughly the north, central and south regions (surveying and mapping of the south region in 2010; the central region in 2011; and the north region in 2012).

The results of this project will provide all parties with accurate and reliable map information services, reduce the risk of decision mistakes associated with inconsistent map information, establish a high precision and resolution aerial photogrammetry orthophoto map database and support planning of cross-boundary collaboration projects and cross field applications for such companies as MRT and the Water Department. In the future, the focus will be extended to cover value-added products jointly developed by the public and private sectors and fulfill disclosure of government information to improve transparency



and achieve a win-win-win vision for the public, government and private sectors.

(2) Establishing a One-Stop Center for Warehouse Building Permits

To improve the ease-of-doing-business rating for Taiwan and global economic and business environment rankings as rated by the World Bank, the Taipei City Construction Management Office established the One-Stop Center for Warehouse Building Permits (OSCFWBP) on March 1, 2011, to implement service-oriented and simplified administrative procedures, improve administrative efficiency and accelerate industrial revitalization.

With a focus on warehouse buildings (C2) that are less than two stories in height and without basements, the OSCFWBP has been collaborating with relevant departments of the Taipei City Government, public and private enterprises and institutions, amended relevant regulations, simplified application procedures and shortened review durations. Unlike rapid application modes found in current building permit review processes, the OSCFWBP will be the only window to accept applications and cover relevant services, such as permit approval, registration of property ownership, plumbing and electricity

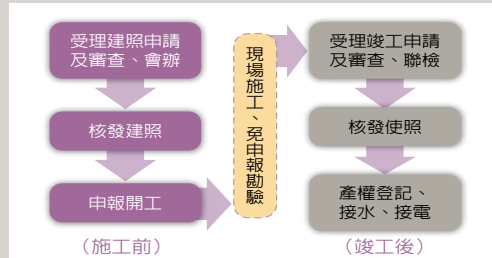


Figure 4: Process Flow Chart for Applying Warehouse Building Permits.

works from the initial review phase before construction to the joint inspection phase after project completion.

The OSCFWBP is located on the second floor, lower south district, City Hall Building, Taipei City Government, and its service hours are from 8:30 am to 5:30 pm, Monday to Friday. The tangible benefits it offers are: accepting building permit application and joint inspection after project completion; starting from the date the application is accepted (excluding the project construction period), it only requires 56 business days to complete all review and registration processes, whereupon buildings can be used legitimately.



3D City Model of Academia Sinica.

Part 3 Representing the Glory of Taipei

1. Implementation of Urban Renewal

(1) Achievement and Improving the Efficiency of the Urban Renewal Project

In responding to the “New Programs to Revive the Economy” promulgated by the Executive Yuan in 2008, which includes urban renewal as part of the programs, and the “Urban Renewal Industrial Action Plan” promulgated in 2010, which lists “urban renewal” as one of the key service sectors for focused development, the Taipei City Government actively assists the private sector in implementing urban renewal and improving administrative and review efficiency. The results are as follows:

- A. Benefits of the approved 122 urban renewal cases (until December 31, 2011).
- B. Efficiency Improvement in Urban Renewal Implementation
From 2007 to 2011, the average duration from

the submission of an urban renewal proposal to the start of construction was three years and eight months. A major portion was spent on coordination between implementers and property owners. How to enhance understanding toward regulation for both parties and accelerate the consolidation process and shorten the duration of urban renewal are the key tasks. Therefore, to improve the efficiency of urban renewal implementation, the Taipei City Government proposed the following approaches:

- (A) Host workshops devoted to relevant regulations and commission the Urban Redevelopment Association to set up local service stations, as requested by the public;
- (B) Enhance transparency for urban renewal cases and eliminate distrust of obliges toward implementers;
- (C) Create brochures and booklets to avoid urban renewal related arguments and protect the public's right to know;

Table 1: Benefits of 122 Approved Urban Renewal Cases

Item	Benefit
(A) Placement of current residents	Legal buildings: 4,929; illegal buildings: 1,152
(B) Number of houses after urban renewal	15,309
(C) Total parking spaces	Car: 21,258; Motorcycle: 36,126
(D) Reserved public facilities	Area: 4,793m ² (cultural and recreational facility: 3; recreational facility: 1; community center: 2; public assembly hall: 1; community safety facility: 2)
(E) Supported development of planned roads (including land and project expense)	Area: 21,709 m ² (road length: 2,882 m); saved NT\$ 1.2 billion for the City Treasury
(F) Reserved pedestrian trails	Area: 64,269 m ² (road length: 12,542 m)
(G) Urban renewal implementation expense	NT\$ 164 billion
(H) Created real estate value	NT\$ 342.4 billion

- (D) Shorten the coordination and consolidation processes in the private sector and improve review quality and efficiency;
- (E) Assist the private sector in its urban renewal effort and subsidize its effort.

**(2) Revitalizing Urban Appearance
Implementing a Second Generation
Renovation and Maintenance
Program**

According to Article 4 of the Urban Renewal Act, the methods of urban renewal implementation include reconstruction, renovation and maintenance. The current focus of urban renewal is on building demolition and reconstruction, but buildings that have not reached their reconstruction deadline still account

for the majority of existing buildings. Considering factors including environmental friendliness, building lifecycle, the environmental quality of old communities, local textures and contexts, the Taipei City Government is actively pushing for building renovation and maintenance, an effort known as the “Facade Renovation Program.”

Since 2006, the Taipei City Government has been subsidizing the private sector to improve their living environment through renovation and maintenance and arouse public recognition for improving cityscapes and housing environments. In 2011, the Taipei City Government implemented the “Second Generation Renovation and Maintenance Program” to highlight the renovation and maintenance effort on improving physical environments as it attempted to break through regulatory restrictions to turn housing environments into barrier-free ones and improve space planning and utilization.

The strategic plans include:

- A. Support quality improvement for existing buildings: including the Apartment Building Renovation and Subsidy Program, Mid-level to Lower Floor Renovation and Subsidy Program and Cleaning External Building Wall Program;



Lingyun Building, before Renovation.



Lingyun Building, after Renovation.



Figure 5: Implementation Strategies of the Second-Generation Renovation and Maintenance Plan.

- B. Support development of friendly neighborhoods: break through regulatory restrictions to construct barrier-free elevators to improve the friendliness of existing old buildings;
- C. Encourage the creative industry to relocate in old residential properties: make use of old buildings and attract the creative industry to develop local creative culture and specialty industries;
- D. Implement Taipei Old House—make over old houses and launch the new theory of Taipei Residential Science.

2. Presenting Urban Vitality

(1) Installing Landscape Public Art at Xinyi Branch Line, National Freeway No.3

Shaping the imagery of the Wanfang Interchange entrance as it leads to Section 4, Mucha Road to improve space aesthetics and visual quality of the Wenshan District. The Department of Cultural Affairs, Taipei City Government installed the Vast Horizon and Mound Suite, both public art pieces on the Xinyi Branch Line (Vast Horizon: at the front end of the right hillside near the highway exit; Mound Suite:

on both channelization islands of the freeway entrance.) To extend the overall visual appeal of the Wenshan District, the Department of Cultural Affairs started from the angle of public art to restore the long forgotten natural landscapes and historical remains at the corner sites to their former glory, to reminisce over natural landscapes and histories and create a starting point for urban residents and give expression to the encounters and dialogs between life and contemporary urban civilization.

<Hi! Life> Public Art is based on the imagery and atmosphere of the Taipei Zoo, the most monumental tourist attraction, as the topic of this



<Hi! Life>, Public Art, Presenting Harmonious Coexistence between Animal Imagery and the Taipei Zoo.



Vivid and Live Composition Adopted in Public Art to include Gondola Imagery.

art. Animals from the zoo, the gondola and green plants in the forest are all vividly depicted, and all totems are connected to form a new fence that is 81 meters in total length and made from hollow aluminum alloy plates. In addition to beautifying local architectural structures, this artwork is designed to blend in with the local natural scenery. Thus, the height of the fence was chosen to avoid blocking the views of nearby mountains, as the difference in height between the highest point and lowest point of the fence ranges from 1.1 to 3 meters. The smooth curve feels as if it matches the line of the landscape. The view from the path that stretches for 81 meters consists of mountains in the far background and local scenes in the foreground. The layers are very clear and the environment is visually abundant.

(2) Community Empowerment

The Taipei City Community Empowerment Program has been going on for 15 years. In addition to fostering talent, and community

empowerment and cultivation, this program in 2011 also actively reviewed and looked into diverse dimensions of community empowerment in Taipei City, conducted performance reviews for past efforts through the Urban Space Renovation Plan and planned development strategies for community empowerment for the coming five years. The 12th Young Community Planners Training Program was hosted, and 102 new members were added to review past performances and recurrent education. Since its inception on January 15, 2009, the Taipei City Community Empowerment Center has hosted at least two rounds of community empowerment activities and courses each week and collaborated with the other departments of the Taipei City Government to jointly host task achievement exhibits at the end of 2011. Besides recording common community memories with images, the Community Story Image and Documentary Program also sought 100 photo stories to describe



Backstreet Empowerment Practice Team, 12th Young Community Planner Training Program.

the history as well as the current transformation of Taipei City. The theme-based community environment buildup and innovation programs have two themes: community beautification and community friendliness design to encourage residents of empowered communities (apartment buildings) to look into their housing environment involve themselves in community affairs and build a well-integrated community. In the future, the Taipei City Community Empowerment Program will seek to actively integrate multiple community empowerment resources to diversify channels for residents to participate in public affairs and build an environment that values community empowerment, truth, virtue and beauty.

3. Rebirth of Strategic Locations

(1) Implementing Redevelopment of Underutilized Lands and Lands along the Undergrounded Railway System

To reverse the negative impression of Nangang as a polluted industrial area, the Taipei City Government, capitalizing on the unique location advantages of the Nangang District and available land released after the completion of underground railway projects in recent years, has been actively

appealing to the Central Government about major investment projects in Nangang. The Taipei City Government has been actively supporting the plans of five major centers in Nangang, and from east to west; they are a cultural and creative center, transportation hub, biotech R&D center, software technology park and exhibition center. Additionally, the “Land Use Change in Urban Planning for Sites along the Undergrounded Railway Project” is being promoted as the catalyst and flagship demonstrative plan for land reuse in Nangang.

In responding to rapid changes in industries and increased land demand for industrial development, the land use change in the urban planning project is focused on changing the uses of vacant sites as well as large industrial zones occupying underutilized private and public land along the original railways to commercial districts. This is expected to encourage the renewal of private lands in the surrounding areas and facilitate the construction of green and quality public open space projects, through reserving pedestrian and bicycle paths as specified in urban designs. This project was approved by the Construction and Planning Agency, Ministry of the



Figure 6: Conceptual Diagram of Use Plan for Land along the Underground Railway System in Nangang.

Interior, and a portion of the land will be developed through cross-district land readjustment. All the required sites for readjustment will be aggregated and reserved for use of a large park as leisure space for residents in Nangang and hinterland for future development of the Taipei POP Music Center. It is expected that this project, upon its completion, will thoroughly reverse the negative impression of Nangang as an industrial zone and present a new and beautiful cityscape.

(2) Shezidao Development Project

With an area of 294 hectares, Shezidao, Shilin District, Taipei City, is located at the point of confluence between the Keelung River and the Danshui River. In 1970, the Ministry of Economic Affairs conducted a study of the “Flood Control Program of Taipei Area” and concluded that flooding would be likely to occur in low-lying Shezidao and has since adopted flood-control and prevention measures for the area. To protect

the lives and property of local residents as well as facilitate urban development, the Shezidao area was officially included in the highly protected flood prevention and control area in the Greater Taipei Area by the Executive Yuan on May 10, 2010. The Taipei City Government also announced the “Master Plan of Land Use Change for Shezidao, Shilin, Taipei City” on June 8, 2011.

Currently, the Department of Urban Development and the Department of Rapid Transit Systems, Taipei City Government, jointly commissioned the “Assessment Project of Urban Planning Review and Development of Shezidao, Shilin, Taipei City (including integrated planning for accessing the system to the public transportation system),” and the environmental impact assessment will then be conducted according to relevant regulations. In the hope of addressing the needs of flood control and prevention, ecological conservation, and the



Figure 7: Simulation Diagram of the Future Development of Shezidao.

interests of residents, Shezidao will be positioned as a green ecological base of the greater Taipei area. Through development of this area into an ecological, leisure and recreational paradise and by offering international tourism, entertainment and riverside residency with a green public transportation system, Shezidao will become a sustainable, friendly and safe urban environment.

Conclusion

Taipei City is a unique international city, praised for its traditional industrial cultures and historical features. To highlight the glory of Taipei City, the Taipei City Government has implemented urban regeneration, encouraged renovation and maintenance efforts directed at old buildings, conceived plans for strategic initiatives such as underground railway projects and the Shezidao project, drafted the Landscape Management Autonomous Act of Taipei City and continued to host the Taipei Urban Landscape Awards to implement cityscape improvement initiatives. Additionally, to create an ecological, energy-

conserving, carbon-reducing and sustainable city, the Taipei City Government has adopted an overall design for the development of the Danshui River Valley and regional flood control and prevention measures and undertaken the Ecological Corridor, Guandu Plain and Hydrophilic Corridor projects to construct a quality ecological environment. In response to rapid changes in the global political and economic environment and industrial structures, Taipei City has studied cross-boundary issues through the integrated resources of the eight cities and countries in Northern Taiwan and through collaboration of agencies within the Taipei Metropolitan Area. Meanwhile, Taipei City proposed public housing policies to provide quality public rental housing units and adopted Universal Design in its project plan to create abundant quality living space. Urban development in Taipei City will continue to be based on a long-term perspective and strategic vision to provide the city with a new meaning and look and successfully market its city image.