



Zhongda Housing Development

Shanghai, China

Scale:
20Ha / 1650 Dus & 10,000 sq.m Retails

Client:
Zhejiang Zhongda Group Co., Ltd

Design Team:
JWDA, Shanghai

Located in a western suburb of Shanghai, with a highway to its north and a future transit line to its south, this 1,650-unit mixed-density residential development offers a variety of lifestyles. The 250,000 s.m. site will be developed in two phases at an average FAR of .9, with building coverage limited to 35 percent.

The Phase I southern portion provides a high-density urban environment for 550 apartments that are accommodated in several 9 to 12-story buildings anchored by 10,000 s.m. of retail services and a landmark 20-story building at the south-west corner of the site. The northern portion incorporates existing water bodies in a central garden environment of 6 to 8-story moderate-density apartments. To the west, east, and south are areas of greater privacy and lower density consisting of 42 duplexes and 350 townhouses organized in 14-unit clusters. The north and south areas meet along the east-west canal where publicly accessible retail, project-serving clubhouse facilities, and three curvilinear 16 to 18-story towers surround a large communal open space.