



Jiangning New Town

Nanjing, China

Scale:
62.4 ha / 3000 dus

Client:
Nanjing Jiangning Shizheng Building Real Estate, Development Co., Ltd.

Design Team:
JWDA, Shanghai

This new community for about 10,000 people is located in undulating foothills on the outskirts of Nanjing, close to a rapidly developing educational and Hi-Tech center. The 62 hectare site is divided into three by public roads, and the overall program of single family dwellings (10 percent), townhomes (30 percent), and apartments (60 percent) is differentiated by phase to reflect market considerations as well as the topography and natural character of the site.

The program for Phase I is limited to townhomes and apartments, and includes an independently accessed elementary school; a shared retail and community services center at the intersection of the three public roads; and one of three embedded neighborhood centers located along the loop road that connects the three neighborhoods to one another. The plan retains natural water courses and responds to the landscape by accentuating the natural topography of the site; the townhome clusters have some shared amenities and are located in the natural valleys, while the taller apartment buildings - that are provided with below-grade parking and generous areas of open space - occupy the converging ridgelines that meet at the Town Square.