



## Zhengzhou New CBD Area

Zhengzhou, China

*Scale:*

1,086,000 Square Meters

*Client:*

Zhengzhou Jin Cheng Real Estate Ltd.

*Design Team:*

JWDA

This 18 hectare site is strategically located between the old city core to its west, and large areas to its east that are planned for future growth of the City. The scale of development, 1,086,000 square meters at an FAR of 7.5, provides the critical mass and density required to ensure that this site will be the center and catalyst for redevelopment of the mid-city.

The master plan proposes a vision of the site as a bustling mixed-use center, and the vision is supported by a development program that includes: 515,000 square meters of residential uses, some for compensation but the majority for the open market; 250,000 square meters of retail, of which 160,000 will be concentrated in mid-site in a multi-level organization with convenient connection to below-grade parking, and the balance distributed at street level; a 30,000 square meter hotel; and 290,000 square meters of "soho-style" office/apartments.

The division of the site into many small city blocks allows selective phasing out of existing development; permits optimal increments of new development; mitigates the scale and density of development; and provides a rich and exciting pedestrian environment to support the vision of this site as one of the premier centers for living, working and entertainment in the city.



