专业学位硕士学位论文

微更新语境下城市青年社区提升策略研究
以深圳水围 1368 街区片区为例

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Research on Strategies for Enhancing Urban Youth Community in the Context of Micro-Regeneration:A Case Study of Shenzhen Shuiwei 1368 Block Area

A Dissertation Submitted for the Degree of Master

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摘要

根据中国教育部数据，2022 年，中国高校应届毕业生人数首次突破 1000 万，意味着城市将迎来更大的青年就业和住房需求，同时中国的城市更新任务逐渐从增量模式转为对建筑存量的精细化改造发展模式，在这样的背景下，研究符合青年过渡性住房需求的社区更新策略在解决该群体住房需求和促进社会融合上都显得格外重要。

本文通过回顾国内外在青年人口住房的相关实践历史，总结国内外社区微更新策略的理论，归纳了目前社区微更新在两大圈层上的常用策略，并结合目前青年社区的发展动态探讨了未来青年社区空间发展趋势。通过对国内外出色的青年社区营造和社区微更新的案例研究为这些策略提供实例支持。

接着以青年人口聚居的深圳水围 1368 街区所在片区为例，通过实地走访，问卷调查，对比规划目标与实际使用情况，利益相关者分析等方法，总结了该街区在过去改造中缺乏统筹设计和运营，产业和社群结构单一，空间利用不高和公共资源闲置等问题。

本研究以深圳水围 1368 街区的实际问题为例，结合微更新理论探讨了面向城市青年工作者的社区更新的设计原则。针对社区更新本次研究设计从区域视角对社区的物质环境和社会关系与运营机制总体考虑，解决过去更新中社区各部分别分包治理的问题。在项目行动圈层和机制环境圈层方面对街区问题制定了针对社区产业，目标社群，公共空间营造和管理运营方式等方面的具体策略，展示了微更新理论方法在青年社区营造上的基本路径和要点。

本研究希望通过理论与实地结合的方法弥补目前青年社区或青年公寓研究中仅仅立足于建筑单体而忽视社区整体复杂性的疏漏，并呼吁未来的相关研究者与设计人员能够从城市设计的角度看待目前青年社区建设，关注青年租户在公寓品牌和商业投资与社区房东利益拉扯之间的弱势境况，在未来的设计中将设计的力量更好地服务于这些与建筑环境密切相关的青年租户，为建设青年发展型城市的发展目标提供有力的理论参考。

关键词：青年社区，社区微更新，社区公共空间，优化策略

Abstract

According to data from the Chinese Ministry of Education, in 2022, the number of Chinese college graduates exceeded 10 million for the first time, which means that cities will face even greater demand for employment and housing from the youth. At the same time, China's urban renewal task is gradually shifting from an incremental model to a refined transformation development model for existing buildings. In this context, researching community renewal strategies that meet the transitional housing needs of the youth is particularly important for addressing their housing demand and promoting social integration.

This article reviews the domestic and foreign practical history related to housing for youth population, summarizes the theory of community Micro-Regeneration strategies at home and abroad, and summarizes the commonly used strategies in the two major circles of micro regeneration. Based on the special characteristics of the post-epidemic era, it also explores the future development trend of youth community space. Case studies of outstanding youth community creation and micro regeneration in domestic and foreign countries provide examples for these strategies.

Then, taking the Shuiwei 1368 block in Shenzhen where youth population is concentrated as an example, through field visits, questionnaire surveys, comparison of planning goals and actual use, stakeholder analysis, etc., the study summarizes the lack of overall design and operation, single industrial and community structure, low space utilization, and insufficient use of public resources in the past transformation of the block.

This study investigates the design principles for community updates targeting urban young professionals by combining the actual issues of the Shuiwei 1368 block in Shenzhen with micro-regeneration theory. Focusing on the material environment and social relationships and operational mechanisms of the community from a regional perspective, this research solves the problem of fragmented governance of the community in past updates. Specific strategies are formulated for community industries, target communities, public space construction and management, and

operational modes in the project action layer and mechanism environmental layer. The basic path and key points of micro-regeneration theory in creating a community for young professionals are demonstrated.

This study aims to bridge the gap between the current research on youth communities or youth apartments, which only focuses on individual buildings and ignores the complexity of the community as a whole. It calls for future researchers and designers to view the construction of current youth communities from a urban design perspective and pay attention to the vulnerable position of young tenants caught between apartment brands, commercial investments, and the interests of community landlords. In future designs, the power of design should be better utilized to serve these youth tenants who are closely related to the built environment and provide powerful theoretical references for building a youth development-oriented city.

Keywords: youth community, micro-regeneration, community public space, optimization strategies.

Contents

Charter 1   Introduction

1.1 Research Background

1.1.1 The increase young workers in Chinese city

Statistics from the Ministry of Education show that the proportion of graduates is increasing year by year, and in 2022 it will exceed the 10 million mark. In addition, graduate students continue to expand and the number of examinations is rising year by year, which means that more well-educated young graduates will enter the labor market in the future. According to the " SOCIETY OF CHINA ANALYSIS AND FORECAST （2023） " jointly released by the Institute of Sociology of the Chinese Academy of Social Sciences and the Social Science Literature Publishing House, the employment places of college graduates are still mainly in first-tier cities such as North, Guangzhou and Shenzhen. [1]After 2020, the emergence of online mainstream media in Buzzwords such as "laying flat", " involution" and "workplace PUA" are behind the social contradictions and challenges brought about by the severe demographic shift. These young students have also gradually adapted and gotten used to the urban lifestyle and values during their 4-5 years of undergraduate or specialized education at university, and have a strong desire to stay in the city after graduation.

1.1.2 Urbanization process transformation

After a period of development, China's urbanization process is gradually transitioning to a new stage of stock-based and refined development. The large-scale demolition and construction in the past has resulted in resource waste and environmental pressures, and cannot meet the people's demand for a better living environment. Urban development is gradually moving towards small-scale,

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[1] Baozhong Liu Xiaosen Zang Yaping Guo Chenxu Ni：*Survey Report on Employment Perception and Employment Status of Chinese College Students.* In：Peilin Li、Guangjin Chen、Chunguang Wang、Wei Li、Yuchun Zou、Di Zhu （eds）SOCIETY OF CHINA ANALYSIS AND FORECAST （2023），Social Sciences Literature Press，2022：230-250

incremental community renewal. micro regeneration in communities have the advantages of small investment, significant benefits, and minimal environmental interference, becoming the preferred way to achieve social equity and sustainable urban development, promoting social integration and harmonious urban development.

1.1.3 The policy support for the youth

In 2017, the 19th National Congress of the Communist Party of China changed the housing policy from "buying and renting" to "renting and buying", highlighting the importance of the rental market in contemporary China. Local governments have implemented various policies to address the housing needs of young migrant workers, including building youth apartments, providing subsidies for the purchase of affordable housing, and creating rental housing programs.

The development of youth communities in China has not been very long. After the reform and opening up, spontaneous gatherings of young migrant workers in large cities were common. Due to the trend of young labor force pursuing economic opportunities, these communities often face problems such as chaotic management, poor environment and infrastructure conditions. A typical example is the transformation of self-built houses in urban villages into youth apartments for mobile young populations, which provide affordable housing environments with market spontaneity. However, these buildings often lack design and safety features. With the severity of the housing problem and the start of a new round of urban renewal, some old and dilapidated communities where young migrant workers reside have become targets for regeneration.

1.1.4 New Lifestyle in the post-epidemic era

The novel coronavirus pandemic of late 2019-early 2023, accompanied by an effective "dynamic zero" policy in China, has led to a widespread focus on health emergencies in the academic community update, with the community once again becoming the basic unit for the management of public health emergencies. At the same time, with the end of the COVID-19 epidemic and the increased demand for digital information technology, new teleworking technologies and approaches have

been more widely promoted, and productive lifestyles such as home working, digital nomads, and web 3.0 have been validated as feasible. On the other hand, the implementation of China's family planning policy over the past decades has led to some peculiarities in terms of educational attainment, residence and lifestyle preferences of the youth workforce.

It is based on this research background that this paper will explore community micro-regeneration paths that are suitable for the needs of this special group, starting from the residential and living characteristics and needs of the new generation of the youth population.

Figure1.1.1 The research background

Source：Author

1.2 Significance

1.2.1 Acanamic significance

Youth community construction has been closely connected with topics such as architectural renewal and renovation since the early mechanism of contracted renovation and operation of second homeowners in urban villages, and the past renovation has experienced rough dormitory-style renovation to improve infrastructure to the current boom of branded youth long term rental apartment products. Related studies have also focused on improving the internal space of this type of commercial residential product, lacking an exploration of the broader built

environment surrounding it.

This study applies the theory of community micro-regeneration to the current youth community, broadening the theoretical research background of the past youth community renovation focusing on building localization and building monoliths to the scale of community and urban design, and improving the lack of community and urban integrity in youth community renovation.

This study focuses on the survival environment of the current urban youth population, which is relatively disadvantaged in various aspects due to its initial entry into society. Through questionnaires, interviews and literature research, the study summarizes the current problems of low sense of belonging, weak social relationships and fragmentation of residence-occupation space in the integration of the urban youth population into the community space, and updates the current research data on the behavior and space of the urban youth population in the new era.

1.2.2 Practical significance

For the future renewal of youth communities, this study will demonstrate the basic workflow and common strategies of youth community renovation and renewal in the context of community micro-regeneration with examples.

For the main operators of the project, more parties of interest are often involved due to the complex property rights relationship for old areas, especially urban villages. This study will provide a feasible multi-stakeholder collaboration idea to improve the project environment, reduce conflicts among stakeholders, and achieve a sustainable win-win situation for multiple interests.

For government departments that are committed to promoting the living conditions of youth workers, this study will also combine case studies and design practices to point out how to mobilize the favorable factors around the site as a whole to improve the community environment and provide a harmonious living and employment environment for the youth population in securing the living conditions of urban youth.

For future community renewal designers, this research time of the author's study

in the local area of Shenzhen's Shuiwei 1368 neighborhood shows designers the workflow and basic content of youth community renewal guided by micro-regeneration theory, which provides guidelines for future refined, progressive youth community renewal.

1.3 Community Regeneration Strategies and Relevant Theories

1.3.1 The Community Regeneration research Abroad

The concept and strategy of urban renewal abroad, the urbanization process in developed countries represented by Europe and America started and developed earlier. It can be traced back to the industrial era in the early 19th century, starting with the Good Neighbor Movement (settlement home movement) launched in England, where communities became the basic unit for improving people's lives. Theories of community renewal in this period include Howard's garden city theory and practice in England, as well as the Ottoman Project in Paris and the Chicago Plan, which were large scale plans that emphasized the beautification and monumentality of the urban environment. The companion finally gave birth to the American idea of neighborhood unit community planning, which had a wide influence in the world.

After World War II, Europe and the United States went through a period of planning practices that included the Athens Charter as an important guide to suburbanization and tower construction. Along with the post-war baby boom and the influx of young people into cities, a massive rethinking movement from political culture to city building erupted in Europe and the United States in the 1950s and 1960s.

In the late 1950s and early 1960s, while William H. White published "The Social Life of Small Urban Spaces" and Jane Jacobs published "The death and life of great American cities".In this environment, urban regeneration in Europe and the United States began to shift from large-scale demolition and construction to a more humanistic approach to urban and community regeneration that focuses on the human scale of life.

With the rise of the Third World and the impact of climate change, new factors have been injected into the worldwide urban renewal theoretical system. Contemporary urban regeneration goals tend to be more diversified, and here is some of them below:

(1) Urban Acupuncture, proposed by Manuel do Sola Morales in the 1980s, was used in the 1982 urban revision plan in Barcelona. In simple terms, urban acupuncture uses important nodes in the city as "acupoints" and activates various urban functions through architectural spatial manipulation, similar to acupuncture therapy.

As the theory of urban acupuncture was widely accepted by architects and scholars, Jaime Lerner, the mayor of Curitiba in Brazil, adopted a series of small-scale, low-cost urban spatial strategies in the city and achieved results in upgrading the urban environment. In 2014, he officially published the book "Urban Acupuncture" to establish the maturity of this theory.

It can be seen that the urban acupuncture theory first views the city as an organic whole for systematic analysis and consideration, and secondly, the operation of urban space has the characteristics of small scale, accurate governance goals, and precise operational levels. This theory provides a possible strategy for the current refined urban regeneration development goals in China.

(2) TOD and TND theory：With the accumulation of experiences and reflections on past planning by American scholars, the theoretical system of new urbanism has taken shape since the 1980s, and the scale of urban renewal has returned to the community scale based on walking radius. By the end of the 1980s, it developed into Transit-Oriented Development (TOD) led by Peter Calthorpe and Traditional Neighborhood Development (TND) proposed by Andres Duany, among others.

These two models have laid the foundation for the classic community-scale construction framework of new urbanism: 1. The community, based on walking as the main consideration, allocates functional facilities according to the scale. 2. Advocating public transportation to reduce urban traffic congestion caused by private car transportation and to reduce urban environmental pollution caused by transportation. 3. Advocating the concept of compact and mixed development to

ensure the formation of suitable working, living, and living environments within the community scale of a small block dense road network.

(3) Catalytic theory：In the 1980s, Wayne Alton and Donn Logan published " American urban architecture: Catalysts in the design of cities " introducing the chemical term "catalyst" into the field of urban design. This theory proposes that catalysts can be divided into material and non-material carriers. Material catalysts include buildings, parks, urban furniture, etc., while non-material catalysts generally refer to specific events and activities.

Because the catalytic theory can mobilize multiple factors to activate urban space in a point-to-point manner and has the characteristics of being efficient and easy to operate, it has been widely used in the field of activating and renovating old urban spaces.

1.3.2 The Community Regeneration research in China

(1) Brife History of the urban regeneration in China

Compared with the historical context of community development and renewal in foreign countries, the process of community construction and renewal in China started relatively late. Prior to this, China experienced four main stages: the initial construction phase from the founding of the country to the beginning of the reform and opening-up; the economic development phase from the reform and opening-up to the new millennium; the diversified urban renewal phase from the new millennium to 2014.

Since the 2010s, China has entered a new stage of urban renewal development. During this period, the growth of the commercial housing market has slowed down, and China's community construction has entered a period of stock development. This is reflected in several aspects: 1) emphasis on the construction of mixed-use communities with walkable neighborhoods and sustainable design; 2) emphasis on incremental and small-scale upgrading and renovation; 3) adoption of more refined classification methods for existing buildings to formulate corresponding renewal measures, and adoption of various means of revitalization and utilization beyond

demolition and reconstruction for old communities; 4) emphasis on the configuration and optimization of community public facilities and public spaces; 5) housing policies that are in line with the transformation of labor force structure, such as "renting and purchasing together".

It can be seen that China's community construction and renewal have gone through stages of construction, demolition and reconstruction, and micro-upgrading. The scale of renewal has also shifted from being based on the number of people in the work units to being based on the service radius of the community. With the basic needs of daily life guaranteed, the development of community renewal has entered a stage where the goal is to improve people's quality of life.

Table 1.3.1 "Micro-regeneration" academic entries on CNKI since 2014
source:CNKI
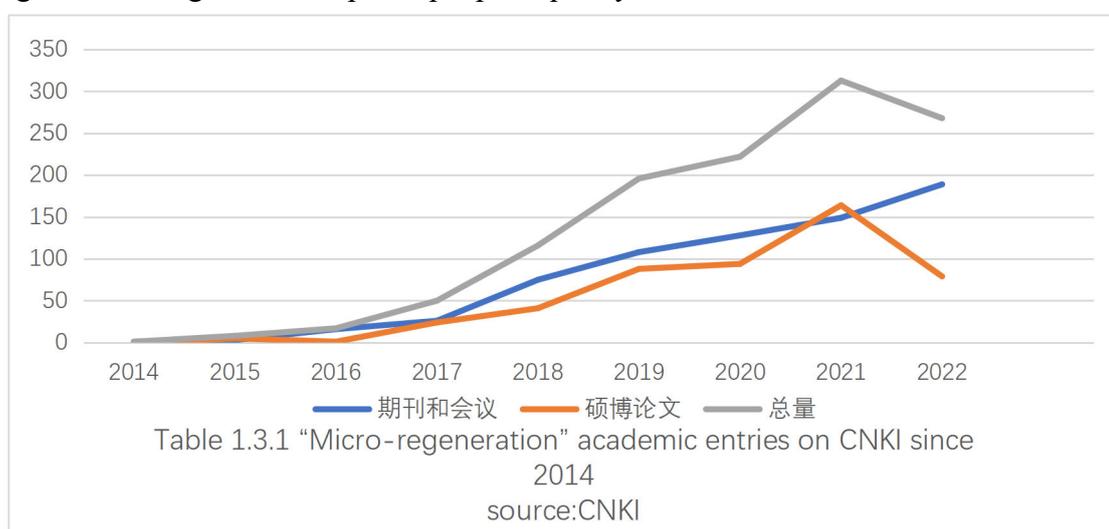
As of March 2023, a search of "微更新" (micro regeneration) on CNKI (China National Knowledge Infrastructure) yields a total of 1,220 academic papers in the field of architecture science, while a search of "社区微更新" (community micro regeneration) yields 545 results. These academic papers have been published since around 2014 and are in sync with the new normal of China's urban regeneration becoming more stock-oriented.

It can be observed that "微更新" has only gained significant attention in the field of urban regeneration in China over the past decade, with more concentrated discussions beginning in 2018. Scholars have mainly focused on public space and strategies for revitalizing old and dilapidated community areas, and in recent years, more papers have emerged exploring the topic of spatial justice from the perspective

of residents' daily lives. There are only two papers that specifically focus on youth groups.

In terms of regional distribution, Tongji University in Shanghai has contributed a considerable amount of outstanding projects and valuable experiences on the topic of "微更新". Hou Xiaolei from the China Central Academy of Fine Arts has proposed many insights from a landscape intervention perspective in Beijing. Studies related to the Pearl River Delta area are mainly centered around the practice of the "Fun City" plan in Shenzhen.

(2) Concept of Community Micro-regeneration

Community micro-regeneration is generally believed to involve the updating of the physical space of the community, as well as the updating and planning of supporting operation schemes and systems, which is accomplished through the coordination of social interests and resources. Yuanjian believes that "micro-regeneration" is a method of updating the living environment of residents by improving the public spaces and facilities in old communities, without changing land use, floor area ratio, and other indicators. [2]Baixueyan believes that China's concept of "micro-regeneration" is similar to the theory of "Urban Acupuncture" mentioned earlier, which is a city regeneration method that achieves greater overall urban benefits through small-scale precise intervention. [3]Therefore, community micro-regeneration is generally considered to be different from the "demolition and reconstruction" approach of past urban renewal, and is characterized by small scale, low investment and high efficiency, and precision updating through the coordination and mobilization of resources from all parties.

Wang Chenghui (2018) believes that the strategies of micro-regeneration are divided into two major layers: the project action layer, which includes the research on material world of the project like the functions, path, public facility configuration,

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[2] Jian Yuan. Creating a new model of warm cities in micro-renewal[J]. Resources and Habitat, 2017(6): 68-72..

[3] Bai Xueyan, Tong Ming. Micro urban regeneration from the networks to nodes and vice versa[J/OL]. Journal of Architecture, 2020(10): 8-14. DOI:10.19819/j.cnki.ISSN0529-1399.202010002.

space environmental quality, etc.; and the institutional environment layer that involves promoting the construction of the legal environment of the community, coordinating the interests of stakeholders, and involving the overall life cycle operation of progressive updating.[4] The following section will summarize the results of recent domestic micro-regeneration research around these two layers.

(3) Research on Micro regeneration Strategies for Project Action Circles

In this section, the academic research on material space regeneration strategies in communities in recent years is roughly divided into three categories: mixed-use development, public space and place-making, and catalyst node space intervention.

Mixed-use development is generally used to promote the transformation of the community's industry and population structure, to solve the problem of mismatch between existing community industries and current urban or household needs, and to increase the diversity of usage and functions of the community in time and space scales, achieving a people-oriented goal that is friendly to the whole community. Scholars such as Zuo Jin have studied the community updating issues in traditional industries decline and old communities, and differentiated the micro regeneration path oriented by "industry" and "community". They also proposed to introduce youth communities as a catalyst for community vitality to achieve sustainable development of community industries.[5] Li Qing analyzed mixed-use development cases in the United States and elaborated on the features of adjacent functional complementarity, walkability, diversity, and unique third places of vitality-oriented mixed-use development. Li also pointed out that the driving force behind this development mechanism is the development of creative industries, the population of young people in the new millennium, green lifestyles, and market mechanisms.[6]

Public space and place-making are generally used to improve the vitality of

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[4] Wang Chenghui. Community Micro renewable mechanics and directed by good governance[J]. Planners, 2018, 34(2): 5-10.

[5] Zuo Jin, Meng Lei, Li Chen, et al. Young community oriented Micro-renewal action planning of traditional community[J]. Planners, 2018, 34(2): 37-41.

[6] Li, Qing, Sun, Meng. Vitality oriented mixed-use neighborhood characters and impact mechanism mixed-used development case in America[J]. Planners, 2018, 34(4): 141-147.

community activities and establish or restore the spirit of place to improve the quality of residents' public life. Professor Li Hao started from the reality of inner-city street communities and pointed out the pain points in current updates, such as the aggravation of public space alienation leading to social isolation, insufficient allocation of public space leading to spatial deprivation, and the loss of place due to low quality of public space. He proposed a bottom-up and top-down collaborative and inclusive updating governance paradigm from the perspective of spatial justice and publicness.[7] Professor Lu Andong believed that "place-making" is the core and value of architecture responding to urban regeneration from the perspective of place-making, which organizes the behavior and demands of actors.[8] Zhang Yuxing introduced Micro regeneration practices in the ancient ruins of Shajing in Shenzhen, believing that the construction of daily activity places plays an important role in enhancing community identity. Zhang proposed a Micro regeneration concept and method based on the authenticity of the scene in daily life.[9]

From the perspective of catalyst node space intervention design, it is generally achieved by injecting urban furniture, recreational facilities, creative installations, pocket parks and other methods to activate the community. Because of its small investment, low interference to the community, and popularity among the public, it has always been favored by community updating designers. Professor Hou Xiaolei discussed the micro regeneration idea of revitalizing fragmented spaces by integrating and designing small and micro public spaces and promoting neighborhood communication, and promoting social governance through public space catalyst intervention to promote cultural and artistic activities. [10] Bai Xueyan discussed the

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[7] Li Hao．The lost and the weekend of publicity street community renewal based on space justice[J]. Planners, 2018, 34(2): 25-30.

[8] Lu Andong．Back to Place on Urban Renewal [EB/OL]．（2021-11-26）[202202-25]．https://mp.weixin.qq.com/s/ayq0Y4wItgPA8ZuY4SrmHQ

[9] Zhang Yuxing, Han Jing. Rejuvenating of Shajing Anxient fair：Micro urban regeneration based on the concept of Authenticity and everyday life[J/OL]. Journal of Architecture, 2020(10): 49-57. DOI:10.19819/j.cnki.ISSN0529-1399.202010008.

[10] Hou Xiaolei．Discussion on Micro renewal of the small and Micro public space landscape From the perspective of social governance[J/OL]. Landscape Architecture, 2021, 28(9): 14-18.

micro regeneration method of harmonizing and unifying the system and nodes in node design using the practice of Ziyunzhai Architectural Studio in Shanghai as an example.[11]

(4) Study on Micro regeneration Strategies for Institutional Environment Circle

The strategies for Institutional Environment Circle corresponding to micro regeneration in the material space can be roughly divided into the public resource integration workflow in the update planning and implementation stage, and the progressive update strategy planned by the community through sustainable governance and participation activities in the long-term work.

The implementation effect of micro regeneration in the community depends heavily on the designer or planner's full grasp of the needs of various stakeholders in the early stage of the project, in order to achieve the goal of multiple groups participating and benefiting from micro regeneration. Shen Ping (2019) uses the example of Siping Road Street in Shanghai to summarize and propose four models for community public space micro regeneration: "Experimental Roof Garden: Professional Team Full Leadership," "Street Space: Multi-party Co-construction + Government Management," "Creative Space: Multi-party Co-construction + Professional Team Operation," and "Community Garden: Multi-party Co-construction + Multi-party Governance," providing a reference for the micro-update path of community space.[12]

Wang Jin (2021) uses the practice of Guangzhou's micro regeneration as an example, and believes that multi-participation in micro regeneration should focus on prioritizing public interests and promoting fair distribution of resources. It is necessary to rely on professional support to provide comprehensive professional guidance. And with the support of special funds, professional technology can enter the

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doi:10.14085/j.fjyl.2021.09.0014.05.

[11] Same as 4.

[12] Shen Ping, Zhang Shangwu. From single subject to multiple stakeholder participation:analysis of Micro renewal of public spaces a case study of Siping road sub-district in Shanghaii[J/OL]. Urban Planning Forum, 2019(3): 103-110. doi:10.16361/j.upf.201903013.

community for updates.[13]

The public space of the community is the basic interface for community activities and participation. Its efficiency is not only related to the quality of the space itself but also depends on long-term sustainable activity operations and the joint governance of various parties in the community. This can not only enhance the residents' sense of community identity and belonging but also relate to the smooth progress of the update process and the effective listening of feedback. Zhao Nannan (2019) proposes a sustainable update model of "shared wisdom, strategy, and sharing" by multiple stakeholders from the dimensions of land value, local knowledge, social capital, and community governance based on Guangzhou's community update experience.[14]

Wang Chen (2021) discusses the design path and strategy points of cultural and artistic activities as a catalyst for micro regeneration from the perspective of cultural events.[15] Liu Yuelai (2022) uses the example of community garden governance in Dongming Street, Pudong New Area, Shanghai, to demonstrate a sustainable operation path that promotes government power, professional leadership, and community civilian participation.[16]

In addition, while developed countries such as Europe, America, and Japan have perfected their bottom-up planning and designer responsibility systems, Shanghai took the lead in 2021 to propose exploring the community planner system in the "Shanghai Urban Renewal Regulations," and the community micro-update field also began to explore the role and work responsibilities of designers and planners in the

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[13] Feng Zeng, Wang Jin. Practice and suggestions of participatory community micro-renovation in Guangzhou in the context of shared governance[C/OL]. China Society of Urban Planning, Chengdu Municipal People's Government, 2021: 355-362.

[14] Zhao Nannan, Liu Yuting, Liu Zheng. Community Renewal And Governance Model Of "Co-Intelligence, Co-Strategy And Sharing" In The New Era--Based On Empirical Evidence Of Community Micro-Renewal In Guangzhou[J]. Urban Development Studies, 2019, 26(4): 117-124.

[15] Wang Chen. Design Strategy Of Urban Public Space Micro Regeneration Triggered By Cultural Events[D/OL]. Southeast University, 2021.

[16] Liu Yuelai, Xie Wan Yun. T Cooperative landscape: Based on practice of participatory community governance in Dongming street of Pudong district in Shanghai[J]. Landscape architecture academic journal, 2022, 39(8): 4-11.

project. Wang Rui (2021) believes that architects in current community design practices should transform from design managers to promoters to promote participatory governance of residents' groups.[17] Mo Xia (2022) summarizes and summarizes the action mode and strategy of planners in the community micro-update in the new era through a review of Shanghai's community planner system practice, providing core support for community updates and achieving update goals such as strengthening community characteristics and stimulating relations.[18]

1.4 Overview of the Development of youth Communities

1.4.1 The youth Communities research Abroad

Overseas youth apartments targeting the rental housing market are a type of building that was separated from the concept of traditional apartments and emerged as a housing solution for urban youth, as mentioned earlier in the text regarding the baby boomer generation. [19] Their development has mainly gone through stages such as post-war intensive collective housing, such as Le Corbusier's Marseilles apartment, rethinking public space in the 1950s, such as the "golden lane" proposal by Smith couple, and the development of youth apartment brands under the concept of co-living in the era of Internet thinking, such as the development of Urby in the United States. In the research on the transformation of existing buildings into youth apartments, Li Zhixin (2019) summarized relevant studies from China and abroad, combined with actual cases of residential buildings, public buildings, and industrial plants, and provided more examples for the transformation of existing buildings into youth apartments in China. [20]

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[17] Wang R, Xu Lei. Process oriented community design and the role ofarchitects as the facilitator[J/OL]. Architecture & Culture, 2021(10): 186-187. doi:10.19875/j.cnki.jzywh.2021.10.069.

[18] Mo Xia, Gan Yijun, Wei Yuan. An investigation on community planner practice and action models Shanghai[J]. Planners, 2022, 38(12): 42-48.

[19] Yang Zheng Kun, Zhou Jing Min, Wei Zehua. DEVELOPMENT AND CHARACTERISTICS OF FOREIGN YOUTH APARTMENTS[J]. Contemporary Architecture, 2021(2): 16-19.

[20] Li Zhixin, Xu Sun, Liu Jian. Case studies of transforming existing buildings into youth apartments in foreign countries[J]. New Architecture, 2019(S1): 30-33.

1.4.2 The youth Communities research in China

As young educated individuals moved into cities to compete, in 2009, Lian Si's "Ant Tribe - Record of College Graduates Settling in Villages" was published and sparked discussion in both society and academia. Domestic migration studies began to focus on young people, represented by the "Ant Tribe." Subsequently, social spatial studies for this group began to emerge. [21]
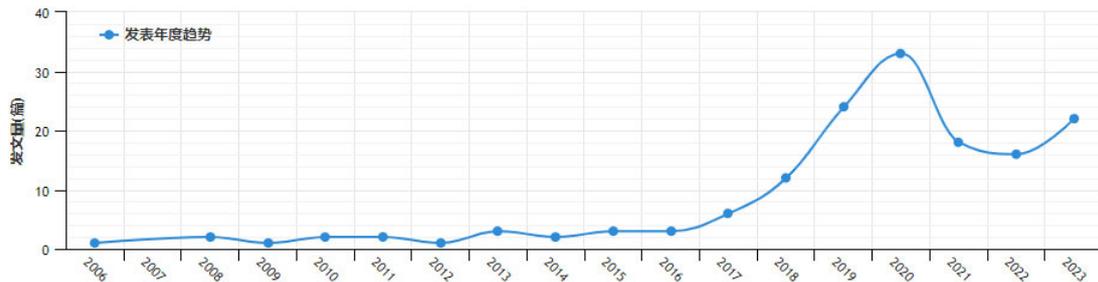
Table1.4.1 Youth community research under the discipline of Architecture

Source：CNKI

As of 2023, a total of 851 relevant documents were found by searching the CNKI database for "青年社区"（youth community） , and the total number of studies under the discipline of Architecture is 131. The current research and practice on this group under the discipline of architecture mainly focuses on the spatial function of long term rental apartments and public rental housing. There is no research on the improvement of the living space of this group from the perspective of the overall construction and renewal of the community.

In regard to the environment of single building in youth communities, Wen Ben (2022) analyzed the current situation of youth apartments, pointed out the lack of interaction space in youth apartments, and used field observation and situational interview methods to explore the needs and behavior patterns of youth groups for social interaction, and increased the interaction space between youth groups and different groups from the perspective of community creation, in order to alleviate the lack of interaction space caused by the reduction of building land in the process of

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[21] Sheng Mingjie. Research on low incoming graduates' social space on the urban fringe: a case study of Shigezhuang [D/OL]. Tsinghua University, 2016.

urbanization and increase the sense of belonging to the city among youth groups.[22]Qian Lacey (2020) studied the rental system, characteristics of the rental population, and operation status of YOU+ International Youth Community Suzhou Bridge in Beijing through field research and questionnaires. She proposes recommendations for the sustainable development of youth apartments in mega-cities, including increasing the number of flexible public spaces, strengthening the focus on social activities and neighborhood relations, making full use of online and offline communication activities and forming a feedback mechanism, and implementing the "living-management" operation model.[23]Tang Hongliu (2020) took his "Creative Youth Home" project as an example to showcase the needs of urban youth groups, integrating standardization, unitization and green ecological design concepts, and the use of prefabricated construction technology, with the aim of exploring new models of urban youth communities in the new situation and promoting the development of urban youth housing and prefabricated construction in China.[24]Zhang Jiankun (2012) proposed to mobilize social capital to develop "PPP" youth apartments to address the pre-marital transitional rental demand of the urban youth population.[25]。 In addition, there are more studies on this kind of long term rental apartments in the dissertations. These studies mainly summarize the complete design framework of long term rental youth apartments in terms of functional flow of building units, public space configuration, environment shaping and household design, which will also provide guidance for this study.

From the perspective of community, Tian Yufeng (2021) points out that the

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[22] Ben Wen. RESEARCH ON THE DESIGN OF INTERACTION SPACE OF YOUTH APARTMENT BASED ON COMMUNITY CREATION[J]. Industrial Design, 2022(11): 119-121.

[23] Qian Lacey, Jia Jiamei, Li Yue. A Study on the Development of the Youth Apartment in Megacities and its Public Space Usages: Taking YOU+ International Youth Community at Suzhou Bridge in Beijing as Example[J]. Community Design, 2020(5): 114-122.

[24] Tang Hongliu, Jinzi. The Research on Urban Youth Community Design based on Assembly Technology Concept —— A Case of the"Creative Youth Home"Program[J/OL]. Urbanism and Architecture, 2020, 17(1): 135-139. doi:10.19892/j.cnki.csjz.2020.01.028.

[25] Zhang Jiankun, Wang Xiaorong, Wu Lifang. The design of PPP model for "ant colony" housing [J/OL]. Journal of Southeast University (Philosophy and Social Science), 2012, 14(2): 41-45+127. DOI:10.13916/j.cnki.issn1671-511x.2012.02.016.

construction of youth apartments should emphasize both material and cultural aspects from the perspective of "complete community" theory, discusses the factors influencing the public space of youth apartment communities under the concept of complete community, and proposes corresponding design principles and strategies for the public space of youth apartment communities.[26]However, the study is still limited to youth apartments with a single property owner, within a certain geographical area and forming a certain community size, and does not delve into the real situation of multiple property owners.

From the perspective of young people's behavior and space, Manlin Wu (2018) explores how to create enclosed, shared, and open youth communities from the perspective of understanding the characteristics and needs of youth groups. The article analyzes its contribution and limitations to the youth residential life model from three practical cases, and presents an outlook on future youth shared communities in terms of policy and Internet technology。[27]Qian Meizhu (2021), from the perspective of "neighborhood community", researches the living, living and social situation, draws user profiles and builds user journey maps to explore design opportunities. A community-centered design strategy is proposed, including a smart and shared community neighborhood center, humanized neighborhood community services, and a proactive neighborhood community management mechanism, in order to enhance the sense of belonging, identity, and value of urban youth living alone.Guided by the concept of sustainable development and human-centered thinking, Zhou Yuqing (2020) explores how to realize the sustainable use of youth community shared space by simulating the questionnaire survey of the community population and covariating the design elements based on the survey results to provide a reference for the realization of youth community shared space.[28]Through visits and research surveys in three

[26] Tian Yufeng. Study on Public Space Design of Youth Apartment Community under the Concept of Integrated Community[J/OL]. Urban Architecture, 2021, 18(23): 85-87. DOI:10.19892/j.cnki.csjz.2021.23.23.

[27] Wu, Man-Lin, Zhou, Jing-Min. From Publicness to Openness --Future youth sharing community development outlook from the practice of youth housing[J/OL]. Housing Science, 2018, 38(6): 1-6. doi:10.13626/j.cnki.hs.2018.06.001.

[28] Zhou Yuqing, Sun Lijie. Research on the sustainable use design of youth shared community space[J/OL].

representative living settlements in the new city of Hohhot, Yang Jiajie (2013) reveals that young residents are at a disadvantage in residential neighborhood interactions and explores and analyzes the needs of young residents for interactions and the importance of promoting youth interactions in residential areas.[29]

Based on the aspect of transforming existing buildings into youth communities, Tan Huiyu (2018) proposed that youth sharing communities that emphasize the right to use and weaken the right to own provide new ideas for modern urban community living patterns to come. And through the analysis of two cases of youth sharing community renovation in Shenzhen, he provided strategic suggestions for the transformation of urban stock buildings into composite youth sharing communities.[30]Starting from the urban youth group-oriented real estate market products, Zhu Pengcheng (2012) explores the design of residential housing for youth groups, taking the design of the youth community in the renovation of the factory building of Wuhan City's National Cotton Factory No. 1 as an example, and researches and analyzes the design theory and method of the youth community based on the premise of the renovation of industrial-type historical buildings.[31]

1.5 Review of Research on the micro regeneration and youth Communities

In terms of micro-regeneration, International urban regeneration topics are now showing an overall humanistic tendency, focusing on more pedestrian community-scale renewal and governance measures. The measures adopted are also gradually

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Furniture & Interior Design, 2020(10): 42-44. doi:10.16771/j.cn43-1247/ts.2020.10.009.

[29] Yang Jiajie, Guo Lixia, Zhang Liheng. Survey and Analysis on Neighborhood Relations of Youth Residents—A Case Study in Hohhot[J]. Community Design, 2013(6): 134-137.

[30] Tan Huiyu. Research on Regeneration Strategy of Transforming the Existing Buildings to Youth Sharing Communities —— A Case of Several Compound Youth Sharing Communities in Shenzhen[J/OL]. Urbanism and Architecture, 2020, 17(1): 14-21. doi:10.19892/j.cnki.csjz.2020.01.002.

[31] Zhu Pengcheng. The Residential Design of the Youth Groups Based on the History of Buildings Transformation ——Take Wuhan Cotton Factory Plant Revamping Design as an Example[J/OL]. Chinese & Overseas Architecture, 2012(8): 74-75. doi:10.19940/j.cnki.1008-0422.2012.08.024.

moving from grand planning to urban acupuncture to intra-regional tactile techniques demonstrating a trend of refinement and meticulous operation.

The academic discussion of domestic community micro-regeneration has continued for less than a decade, but along with the development of community renewal projects in various cities in the new era, domestic research in this area has achieved certain results, both in terms of project action layer and institutional environment layer, designers and scholars have proposed targeted renewal strategies for specific community problems, and at the same time, the implementation of community renewal and the functions of professionals such as designers in the project In addition, they have reflected on and redefined the functions of professionals such as designers in the project.

In terms of urban youth communities, youth apartments in developed countries and regions such as Europe and the United States have evolved from mainstream apartments in the last century to the Internet-based co-residence model represented by the Urby Apartments in the United States that has attracted much attention today, showing a trend of refinement of the population and combination with cutting-edge Internet technology.

In contrast, domestic related research started late. At present, the emergence of new housing such as talent apartments and youth long term rental apartments has prompted researchers to form a better research system in terms of the function of the building itself, units design, indoor public space allocation and visual effect creation. However, planning and spatial research in terms of the development of community and urban perspectives in terms of stock renovation needs and refinement has yet to be explored in depth. In the future, researchers can focus on how to improve the quality of existing housing and how to realize the refined development of communities.

To this end, the Micro-Regeneration Theory, which emphasizes an integrated view of both the environment and the mechanism, provides a valuable insight for the design of young communities when there is a lack of overall consideration in youth community research. It could offer new possibilities for the development of youth

communities, which typically involves a complex social network of different stakeholders.

From a strategic perspective, the following should be noted in subsequent micro-regeneration efforts targeting urban youth communities: (1) Balancing the design of the project action circle and the institutional environment circle, avoiding the problem that traditional designers only focus on the functional form of space without asking about the operational use of space, which leads to the worrying situation of space use. (2) Improving the community micro-regeneration system with the organic combination of "bottom-up" and "top-down" governance, building a public communication platform through adequate communication and research, and mobilizing the community to participate in the design. (3) As professionals, we should pay attention to the daily needs of residents, build community places in daily life, explore the development potential of community micro spaces and negative spaces, and guide participatory design to fully mobilize community resources to provide quality services for residents' lives. (4) Tapping and cultivating community cultural values, achieving transformation of community industrial structure through the introduction of innovative industries, young groups, promoting the occurrence of community exchanges and activities through innovative and creative industrial culture, and providing economic support for sustainable community development.

1.6 Research Methods and Technical Routes

1.7.1 Methods

(1) Literature analysis method: Collect relevant works and literature on micro regeneration, youth communities, etc., summarize and summarize the current development trends and common strategies of micro regeneration, and understand the social behavior characteristics, spatial requirements, and current development trends of young migrant populations. This method aims to make the research more targeted and perfect the theoretical basis of the research.

(2) Case study method: Through purposeful case analysis and research, review

the practical experience of community updates and the creation of public spaces in youth communities at home and abroad, and extract specific methods and strategies for the topic at hand to provide practical case support for the research.

(3) Site research method: Conduct a comprehensive visit to the Shuiwei 1368 block and its youth apartment in Shenzhen, gain a deep understanding of the basic spatial characteristics and usage of the site through observation, and then record interviews with the main stakeholders involved in the area through field research methods such as open questionnaires, in order to extract their respective demands and promote the determination of key issues related to the site.

(4) Comparative research method: Find referenceable updating strategies and paths by comparing the situation and problems of the Shuiwei 1368 block with domestic and foreign case studies. At the same time, the differences between the vision for updating the Shuiwei 1368 block and talent apartments in the past and the current usage status are compared to uncover problems in the later operation process of the updating project.

1.7.2 Framework
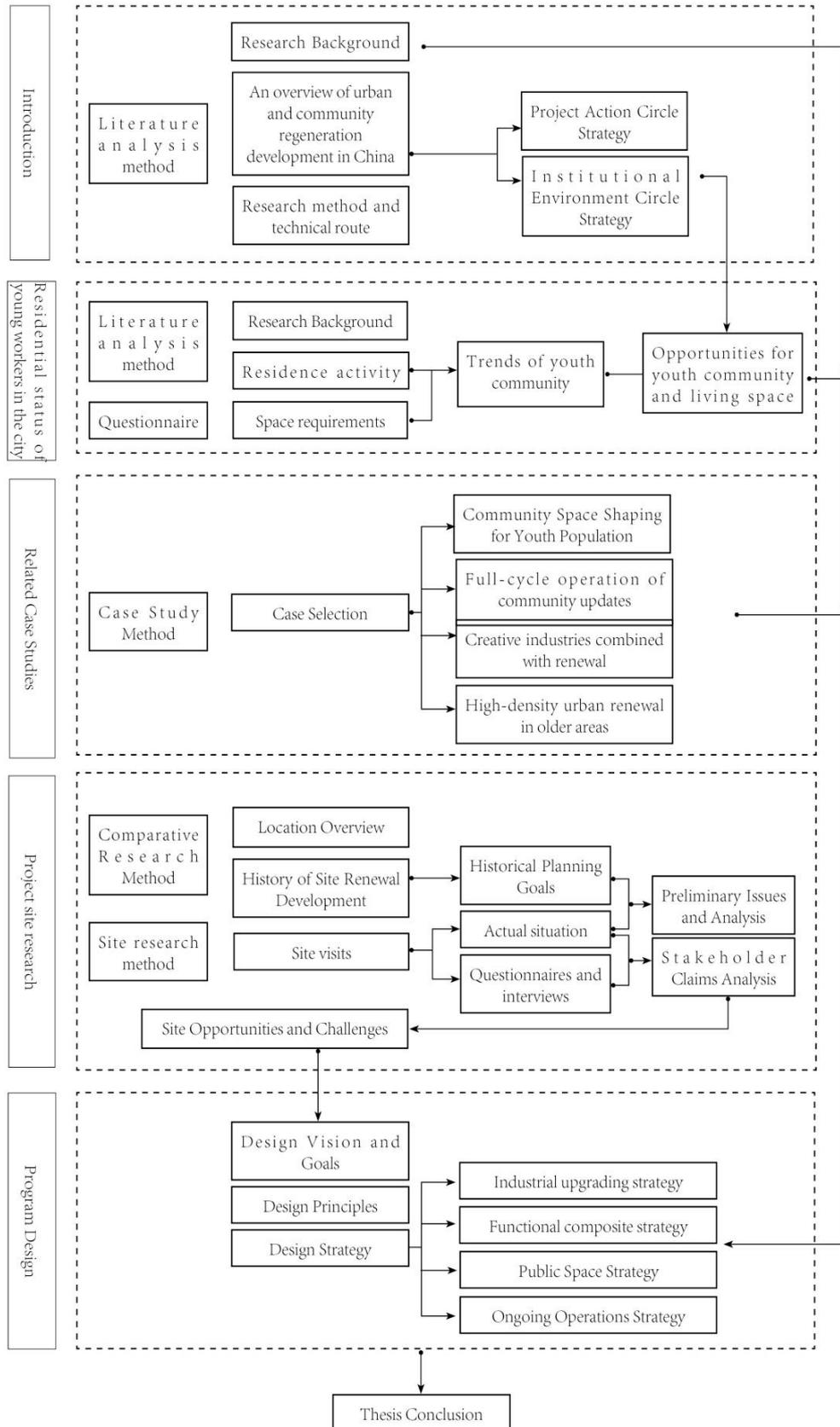
1.7.3 Content

The paper is organized into six chapters:

Chapter One: Introduction introduces the research background of the youth community and micro regeneration, the research purpose and significance, as well as the development history and trends of micro regeneration in China and abroad.

Chapter Two: Emphasis is placed on introducing the housing situation of contemporary youth population in China. Based on literature research and online questionnaires, the behavior and corresponding spatial needs that need to be met to improve the social integration of the migrant population are summarized, and the development trend of the spatial environment of the youth population community is summarized.

Chapter Three: Based on the above summary, domestic and foreign cases are selected for research from the aspects of industry orientation, operational methods, and public space construction. The strategies adopted by these cases in solving specific problems are analyzed. Finally, these cases and strategies are summarized and summarized as examples of program design.

Chapter Four: Based on the research on the Shuiwei village 1368 block area in Shenzhen, comprehensive research is carried out through field visits, questionnaires, and interest analysis to find the advantages, challenges, and opportunities of the community's current development.

Chapter Five: Based on specific problems, specific visions for the update and transformation of this street block are proposed, and comprehensive and progressive update methods and paths are proposed from the aspects of block industry, community public space, and operational relationships.

Chapter Six: Conclusion and Prospects summarizes the paper and points out the innovative points of the paper. Finally, the shortcomings and defects in the research work of the paper are pointed out.

Charter 2　Current status of the youth population and communities

2.1 Background

2.1.1 Current types of residential communities for youth

In terms of national talent policies, "purchase-rental combined" was changed to "rental and purchase combined" for the first time at the 19th National Congress of the Communist Party of China in 2017, which confirmed the important position of the contemporary Chinese rental market. Various local governments have introduced policies to address the housing needs of young people, including the construction of talent apartments, providing subsidies for the purchase of affordable housing, and creating rental housing plans. In this context, a batch of talent apartments and public rental housing projects serving young people with industry support has emerged.

The eligibility criteria for talent apartments are generally divided into two types: individual application and company application. Currently, most talent apartments only adopt the mode of application by enterprises and then distributed by the enterprises. This increases the threshold for the publicness and universality of talent apartment-style housing. Therefore, talent apartments are more inclined to serve the talent management and employee welfare system of units and enterprises to achieve the talent introduction goals of various cities.

Compared with the selection of specific talents in talent apartments, public rental housing has a higher level of inclusiveness. It is essentially a social welfare safety net for economically disadvantaged families and migrant workers who enter the city. It promotes the process of incorporating urban talent while safeguarding social welfare.

In the rental market, in addition to the common rental models in the past, such as renting through intermediaries and subletting, the rental market has developed young long-term apartment brands that develop with the sharing and co-living ideas in response to market demand, such as You+ Apartment, Lianjia Ziroom, which relies on intermediary innovation management, and Home Inns & Hotels Management Inc.,

which relies on hotel management experience.

When constructing centralized long-term rental apartments, these brands generally choose to renovate existing buildings in a "secondary landlord" style in order to reduce construction costs. Vanke Port Apartment in Guangzhou Tangxia and Yuexiu, for example, have transformed old factories and residential buildings in urban villages into high-quality residential communities for young people. You+ Youth Apartment in Longgang District, Shenzhen, is transformed from factory dormitories and features large-scale public spaces on the podium roofs of the dormitory buildings, providing venues for various activities for young people. Similarly, the upcoming research in this paper will focus on Shuiwei's LM Talent Apartment, which is also transformed from a "handshake building" in an urban village.

Figure.2.1.1 Vanke port Wuyang，Guangzhou

Source：https://www.gooood.cn/the-village-china-by-team-bldg.htm

Figure.2.1.2 Vanke port Tangxia，Guangzhou

Source：https://www.gooood.cn/tangxia-vanke-port-apartment-guangzhou-china-by-tumushi-architects-pba-architects.htm

In this system, the sources for youth communities mainly come from residential compounds that built by talent or social welfare policy, or restoring from urban villages and old urban areas, and newly built as a single building or the collective dorms that are supported by enterprises.

2.1.2 The research background

Since the subject of this study is urban youth communities, and the main inhabitants of these communities are urban migrant youth groups, the author cites relevant studies and measures of the migrant population in the academic community to describe the connection between their living behaviors and the urban spatial environment in the study of this population.

In China, the integration of migrants is often used to measure their adaptation to the urban environment. Social integration is a social phenomenon that reflects the rules and order of social resource allocation at the national and macro levels. As the opposite of social isolation, its main dimensions include economic, social, and cultural psychology. The psychological dimension of integration is the highest level of social integration..[32]

From the perspective of social integration, a study based on Shanghai's urban villages showed that the overall level of social integration in Shanghai's urban villages is not high. In all dimensions, the degree of integration from social relationships, psychology, culture to economics decreases in turn. At the same time, the social integration of migrant populations is closely related to the social space in which they live. [33]In the context of micro regeneration, the material environment of the community and the non-material cultural and behavioral aspects mainly affect the psychological integration of migrants.

When discussing the measurement and process of social integration of migrant populations, Zhou Hao believes that this process involves adaptation, (separation) integration, and fusion. Yang Juhua points out four degrees of economic integration, cultural acceptance, behavioral adaptation, and identity recognition. [34] The common point in these two studies is that identity recognition, as the ultimate measurement of

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[32] Yang Juhua. From segregation, choice of integration to integration: theoretical considerations on the social integration of migrant population[J]. Population Research, 2009, 33(1): 17-29.

[33] Wang M-F, Cheng H, Ning Y-M. Social integration of migrant populations in urban villages in Shanghai and its influencing factors[J]. Journal of Geographical Sciences, 2015, 70(8): 1243-1255.

[34] Ibid.

social integration, is at the fusion stage, which is established in the process of community communication and interaction between migrants and the community. It is a mutual recognition between the subject and the community, and it points out that structural integration generated by community communication and participation and identity recognition based on deep interaction are key to social integration.[35] Liu Yuqi and others found that property rights, living environment, neighborly mutual assistance, familiarity with neighbors, and length of residence are significantly positively correlated with community sense of belonging, indicating that the transformation of urban villages should also focus on the integration of various communities.

In other words, in micro regeneration, the most important thing for caring for migrant populations is to achieve more dimensions of public participation through fully mobilizing social resources and user initiative, so that all stakeholders can participate in community activities for their own interests and generate a sense of community identity through participation.

2.2 Behavior features of the youth population

Unlike the residential characteristics of the older generation of migrant population, existing studies indicate that the new generation of young migrant population has significant differences from the older generation of migrant population in terms of environmental adaptation behavior, social preferences, and residential environment preferences upon entering society. In contrast to the broader youth population, the youth population group exhibits psychological and behavioral mobility characteristics and social integration attributes. These characteristics define the tendency of this particular group to adapt and integrate into their environment. Therefore, their specificity in terms of generation and mobility should be taken into account when conducting community renewal for the young migrant population.

In the current study, it is generally agreed that the young migrant population presents

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[35] Zhou Hao. Measurement and theoretical perspectives of Immigrant Assimilation in China[J]. Population Research, 2012, 36(3): 27-37.

a high level of literacy, adaptability, and low level of social integration compared to the older generation of the migrant population. In a sample study of the migrant population in W city, Ying Zhou found that the young migrant population aspires to urban life, but interacts less with locals, their interaction behavior presents inward-looking characteristics, and their sense of urban alienation is higher.[36] In her research on the clustering of the migrant population in Shigezhuang, Beijing, Sheng Mingjie found that the new generation of the migrant population relies more on non-kin social networks and has less community interaction than the older generation of the migrant population. [37]Through the analysis of literature the author summarizes the characteristics of contemporary youth in terms of housing into four points as follows.

2.2.1 Self-motivation and independence

There is no doubt that the more educated young workers are more autonomous and adaptable, [38]whether they need services for living or job recruitment, they are able to solve the problems of urban adaptation through online self-service and other means, and they no longer depend on interpersonal relationships of geography, blood, or even industry to sustain their lives compared to the older generation of migrants.

2.2.2 Renting as a temporary residence

First of all, for young migrants who have just entered the society, they can only choose to solve the housing problem by renting when they do not have the financial ability to purchase a house. Especially in cities with high housing prices, the rental market has become the first choice for most young workers.[39]

Secondly, young workers, who aspire to and have recognized the urban lifestyle, tend

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[36] Zhou Ying. An intergenerational comparative study on the integration of young and older generation migrant workers into the city--an empirical analysis based on a survey case in W city[J]. China Youth Study,2009(03):54-58.DOI:10.19633/j.cnki.11-2579/d.2009.03.015.

[37] Sheng Mingjie. Research on low incoming graduates' social space on the urban fringe: a case study of Shigezhuang [D/OL]. Tsinghua University, 2016.

[38] Li Chunling. Generation Z youth in the midst of socioeconomic changes: composition, perceptions and behaviors[J/OL]. China Youth Study, 2022(8): 21-27. DOI:10.19633/j.cnki.11-2579/d.2022.0105.

[39] Zhu Zhuangrui, Wang Yuting. Research on the stability of housing property rights for youth in large cities: theoretical analysis, practical exploration and improvement paths[J/OL]. On Economic Problems, 2021(5): 117-123. doi:10.16011/j.cnki.jjwt.2021.05.017.

to use their initial urban residence as a springboard to integrate into the city and have no plans to live there permanently, so they are not willing to actively establish too many ties with the community.

2.2.3 Mutable lifestyle and weak social network

As Zhenzhen An (2022) points out, the young migrant population, the highly mobile employment arrangement and the shortened social time under the work time squeeze make it difficult for this group to build social networks in either the work environment or the community environment. [40]

In the face of a rapidly changing social environment, young migrant populations tend to exhibit a fluidity in their attitudes towards housing and employment, often preferring to go with the flow. This is reflected in a higher frequency of job changes compared to previous generations, [41]and a reduced willingness to buy property and settle down. On a global scale, the lifestyles of world citizens and digital nomads have also made their way into China, and new trends such as flexible work arrangements and remote work processes that have become more popular in the post-pandemic era, along with the mature public service systems mentioned earlier, undoubtedly provide young people with an ideal vision of a highly mobile lifestyle, backed by social safety nets.

2.2.4 Dependence on online community activities

With the rapid development of smartphones and e-commerce over the past decade, the easily accessible online space has become the main platform for mobile young people to maintain their social relationships and for leisure and entertainment through online social networking. [42]The reason for this preference is self-evident: on the one hand, the physical exhaustion of young workers after work has already drained their energy, and the internet allows them to quickly enter a comfortable indoor environment without having to spend too much effort. Whether it's private chat

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[40] An Zhenzhen. Mobile home: housing choices and self-identity of urban youth [J/OL]. China Youth Study, 2022(4): 63-70. doi:10.19633/j.cnki.11-2579/d.2022.0050.

[41]Wu, Man-Lin, Zhou, Jing-Min. From Publicness to Openness --Future youth sharing community development outlook from the practice of youth housing[J/OL]. Housing Science, 2018, 38(6): 1-6. doi:10.13626/j.cnki.hs.2018.06.001.

[42] Yang Jiajie, Guo Lixia, Zhang Liheng. Survey and Analysis on Neighborhood Relations of Youth Residents—A Case Study in Hohhot[J]. Community Design, 2013(6): 134-137.

or public community, gaming servers, or live streaming rooms, there is always spiritual sustenance available as a companion.

In this context, online community spaces have broadened the social public space range of migrant populations. With the establishment of online social communities driven by big data in recent years, "face-to-face" meetings have become an important way for young people to make friends. There is a trend among mobile young people towards online communities driving the establishment of offline social networks.

2.3 Needs for community space

2.3.1 Basic Residential Situation of Respondents

To gain a further understanding of the needs of youth for community and daily activity spaces, an open online questionnaire was conducted in January 2023 to investigate the living situation and needs of youth working outside their hometowns. A total of 124 valid questionnaires were collected. Based on the questionnaire, this section will discuss the needs of youth in terms of residential environments, commercial and entertainment facilities, community activities, and parks and green spaces.

Most of the respondents in the survey had been living outside their hometowns for 1-5 years. In terms of housing choices, the majority of respondents lived in general residential communities, while 29% of respondents lived in mixed-use urban villages and other old areas of the city. Only 7% of the sample lived in youth apartment with brand.

2.3.2 Social integration status

Distribution of respondents' mobility time

27.42%

44.35%

28.23%

■ Within 1 year ■ 1-5 years
■ More than 5 years ■

Respondents' housing sources

24.19%

7.26%

55.65%

28.23%

■ Residential compound
■ Mixed Old Neighborhoods
■ Long-term rental youth apartment
■ School Dormitory
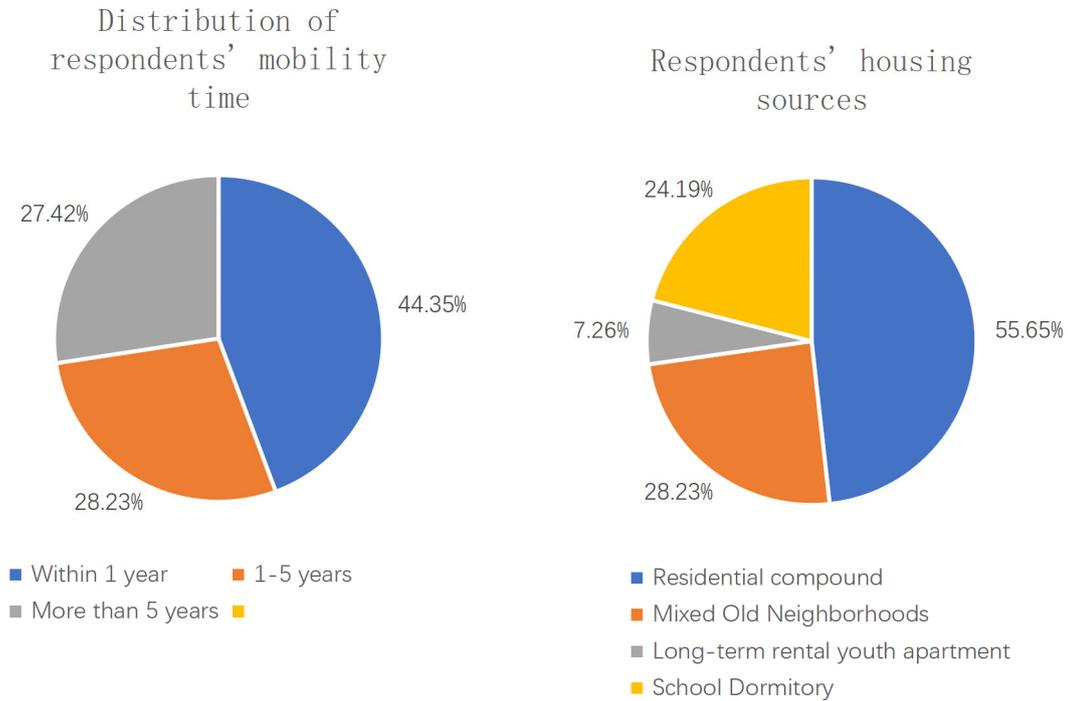
Table 2.3.1 Distribution of respondents' mobility time
Source：Author

Table 2.3.2 Respondents' housing sources
Source：Author

The evaluation of respondents' social integration in their residential communities was mainly based on psychological aspects, which were reflected in the objective size of their social networks and subjective evaluation.

Most respondents (68%) had around 1-5 friends who could help them in the city where they worked, while 20% said they had no friends who could help them, and only 12% had more than 5 social relationships they could rely on. This is consistent with previous research indicating that the social network of youth is weak.

The number of friends who can
help in the city

12.10%   20.16%

67.74%

■ Basically no ■ 1~5 ■ More than 5

Are social needs being met

34.68%

65.32%

■ no ■ yes
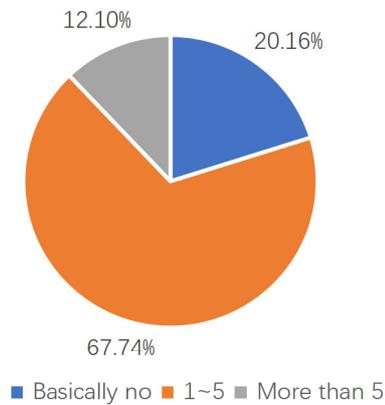
Table 2.3.3 The number of friends who can help in the city
Source：Author
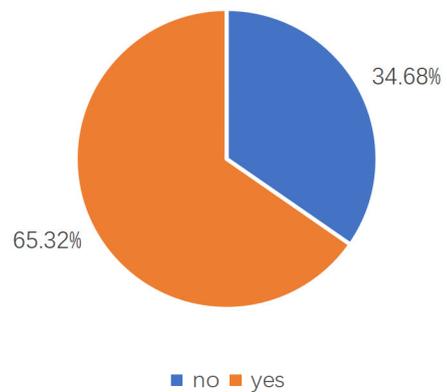
Table 2.3.4 Are social needs being met
Source：Author

Do you feel part of the community you live in

Couldn't agree more, this is my harbor | 5.65%

Agree, there is something here that I miss | 15.32%

It doesn't matter, the community is just a
temporary place to live | 67.74%

Nothing here belongs to me | 11.29%

0.00% 10.00% 20.00% 30.00% 40.00% 50.00% 60.00% 70.00% 80.00%
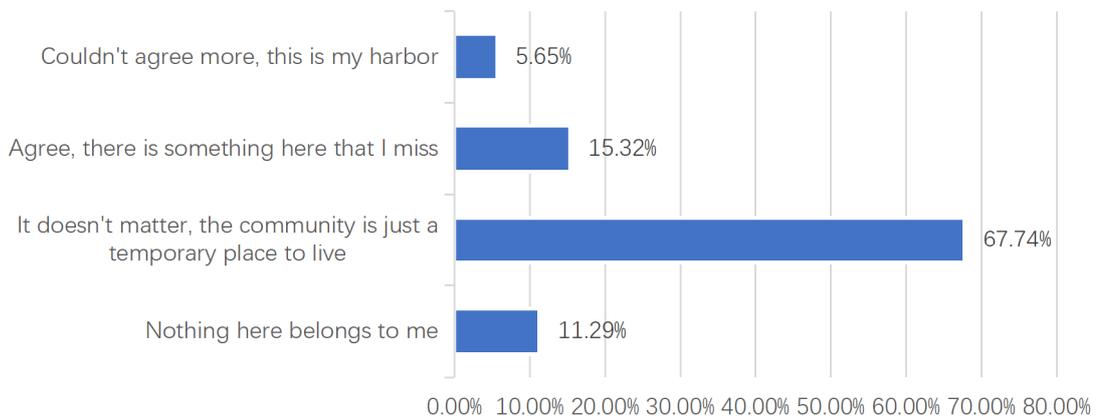
Table 2.3.5 Sense of belonging of respondents
Source：Author

Similar to previous studies, most respondents believed that their current living community is only a temporary residence. 15% of respondents gradually established a connection with their current community and believed that there were things worth cherishing in the community. This shows that the current living community of youth only meets their basic needs as a living and lodging tool, but does not provide enough

support for their sense of belonging, psychological and emotional needs.

It is worth noting that although the current living community and social network in the city where they work seem to provide limited emotional support, most (65%) youth still feel that their social needs are being met. The author speculates that a large part of this demand is being fulfilled through online social spaces.

2.3.3 Demand for habita

In terms of residential environment, the author evaluated public services, commercial facilities, parks and green spaces, and community composition as elements of the community environment.

Convenient public services and facilities received high ratings, as did parks and green spaces. Specialty businesses with a focus on nightlife and ethnic community groups received the lowest ratings, while open plazas and neighborhoods with local characteristics were viewed positively by respondents. Personal communities accessed through electronic devices received the highest rating as a standard reference point.

Do you prefer to live in

15.32%
29.03%
55.65%
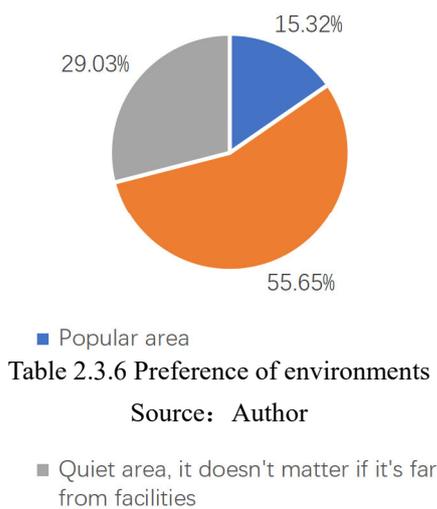
■ Popular area
Table 2.3.6 Preference of environments
Source：Author

■ Quiet area, it doesn't matter if it's far from facilities

Source：Author

Satisfactory points in the living experience

Other (fill in the blank) 2.42%
Appropriately scaled buildings and streets 31.45%
Comfortable parkland 29.48%
Sufficient space for 35.48%

Conv
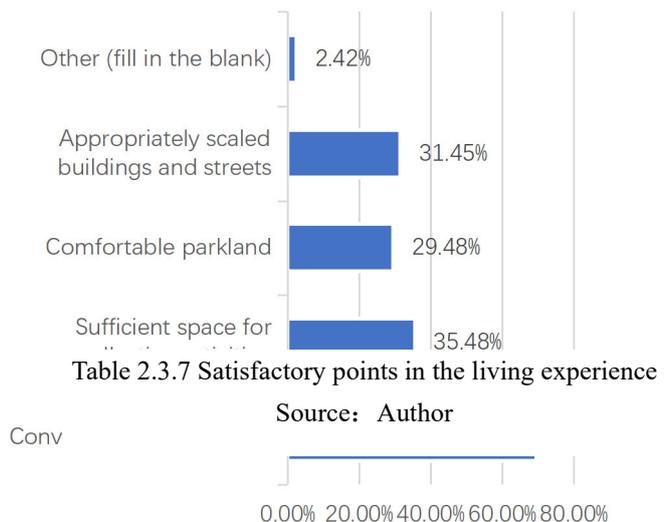
Table 2.3.7 Satisfactory points in the living experience
Source：Author

0.00% 20.00% 40.00% 60.00% 80.00%

In terms of the trade-offs between location, basic amenities, and environmental quality, most people can accept areas with complete facilities but slightly noisy

surroundings. 30% of respondents preferred to live in quieter areas further away.

Regarding the elements of past residential experiences, basic services at the boundary of the community were still the most satisfying aspect for most people. Community activity spaces, parks and green spaces, and the scale of buildings and neighborhoods also left a good impression on some respondents. In addition, "quietness" was mentioned again in other open-ended responses.
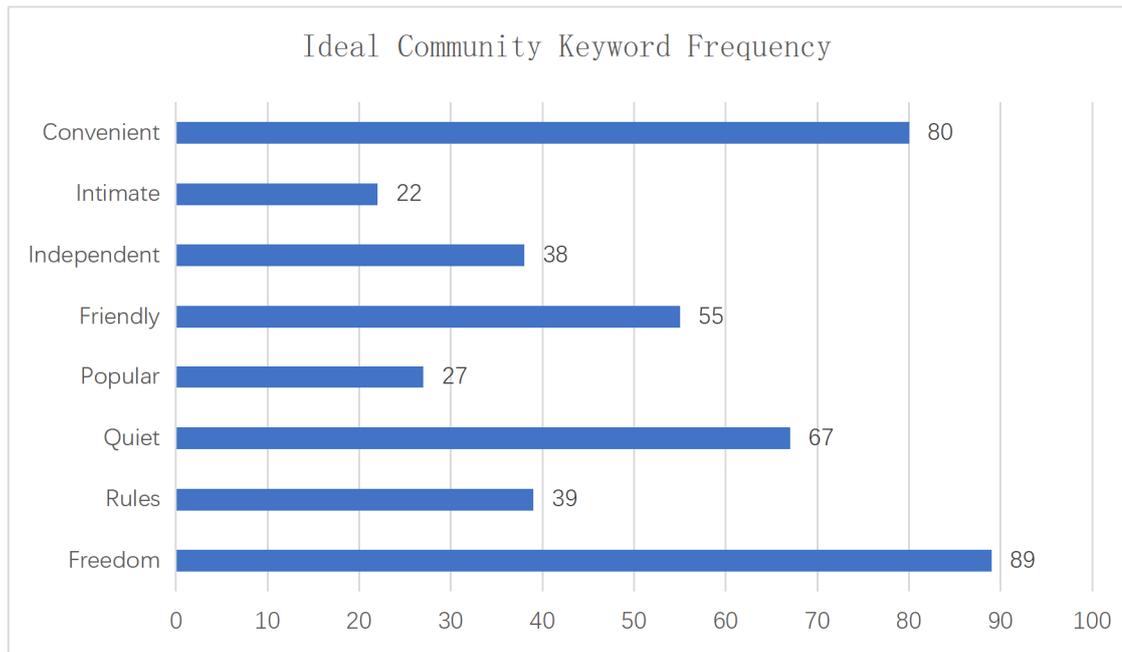
Table 2.3.8 Ideal Community Keyword Frequency
Source：Author

The keyword descriptions of the ideal living community, self-contained, convenient, and quiet, received the top three identifications in that order.

2.3.4 Demand for entertainment space

Despite the poor evaluation of commercial and entertainment facilities in residential areas for youth, late-night districts are still the preferred choice for most youth when selecting places to socialize with friends, followed by urban collective activities such as exhibitions and screenings in the cultural and gaming industries that also received the preference of nearly half of the respondents.

When evaluating the elements of public commercial activities, sufficient footfall,

beautiful scenery, adequate commercial facilities, and semi-private areas that can be withdrawn at any time have become the elements that respondents evaluate highly.

It can be seen that the migrant population still cannot do without these lively commercial districts in daily life. However, the potential noise impact of these districts is still not suitable for being too closely located to the residential areas of youth.
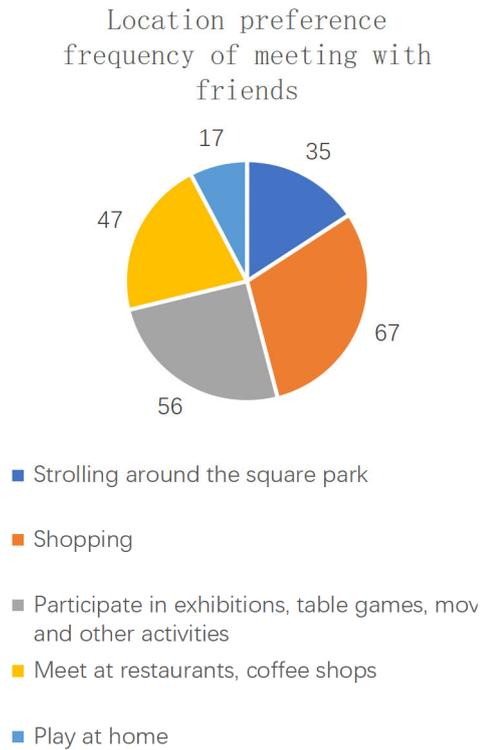
Table 2.3.9 Preference on social environments
Source：Author
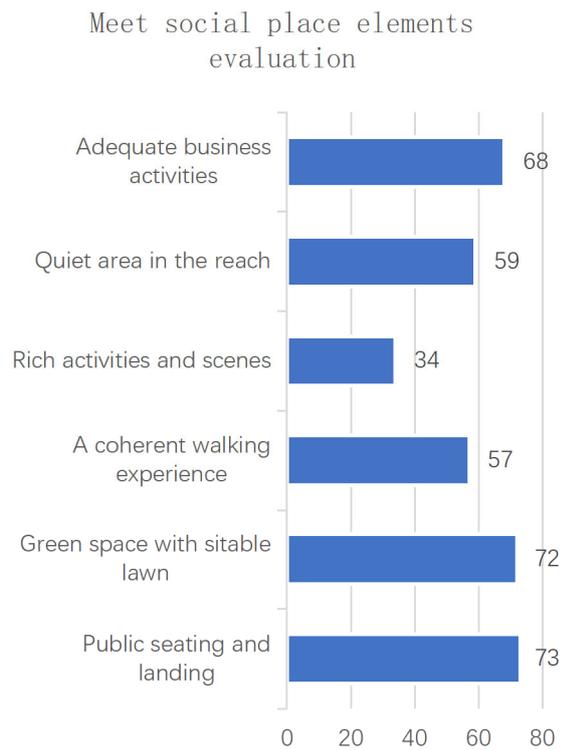
Table 2.3.10 Key Elements of social environments
Source：Author

2.3.5 Demond for collective space

Ways to meet new friends for the youth population

The way of social	Never	A bit	Very	Weitht
Reality: Sport social	67(54.03%)	41(33.06%)	16(12.9%)	0.59
Reality: Party , events like: table games , bars, exhibitions	56(45.16%)	55(44.35%)	13(10.48%)	0.65
Big-data-based social media: Douying, Xiaohongshu, Instagram	64(51.61%)	42(33.87%)	18(14.52%)	0.63
Dating apprication: Tinder, Momo, Finka, the L	60(48.39%)	44(35.48%)	20(16.13%)	0.68
Online community: Chat group, forums, Douban	66(53.23%)	44(35.48%)	14(11.29%)	0.58
Sum-up	313(50.48%)	226(36.45%)	81(13.06%)	0.63

Table 2.3.11 Platform to make new friends

Source：Author

Collective activity spaces define the basic social activity characteristics of residents and are the foundation for promoting social relationships and community identity among youth. Therefore, research on community collective activity spaces mainly starts from the social behavior preferences of youth.

It can be seen that the current trend of friendship among youth is showing a diversified platform, with a focus on both online and offline, and there is not too much difference in the frequency of socializing on various platforms. It is worth noting that more private one-on-one online dating apps have received the most usage among respondents. The emerging big data-driven social networking model has also been widely welcomed.

2.3.6 Summary

Based on the overall findings of this research, it is confirmed that urban youth face challenges in social relationship networks and weak community bonds in residential areas. There is still significant room for development in community construction and management targeting urban youth, in order to enhance their community engagement and participation experiences.

From the perspective of basic residential spaces, when choosing a residential community, young people consider factors such as living conditions during non-

working hours, such as the comprehensiveness and convenience of basic supporting facilities, and whether the community is suitable for daily rest. Green spaces, community cohesion, and collective spaces also play a supplementary role in community space design.

Considering the diversified trends of social activities among young people, when designing collective activity spaces in communities for young people, it is necessary to fully consider the configuration of diverse activity spaces. This includes providing adequate indoor and outdoor sports facilities, diverse gathering spaces, as well as semi-private public spaces that cater to one-on-one offline "face-to-face" meetings facilitated by dating apps, such as coffee bars and parks. Meanwhile, in the operation of these activity spaces, leveraging big data for precise classification and activity planning of community groups can help revitalize existing community collective activity spaces.

2.4 Trends and Opportunities in the Development of Youth Communities

Under the background of stock-housing-based urban renewal and the theoretical framework of micro-regeneration, youth communities will face new opportunities in the future, mainly in the following aspects

（1）Space updates for brand enhancement

As mentioned above, the transformation of "Second landlord mode" in the process of apartment branding has brought about innovation, distinguishing itself from the previously rudimentary urban village apartments. The brand side hopes to establish brand image through the project and promote it through visual communication on the internet.

Attention is paid to visual creation of public spaces during the renovation process, such as shared activity spaces, public courtyards, impressive facades, and material designs, as well as compact and livable residential unit space designs. The use of visual language makes these brands more competitive in the youth market, reflecting

the significant characteristics of contemporary youth's demand for living space quality.

（2）Functional integration to reduce the contradiction between residential and employment spaces

Youth communities, especially in cities like Shanghai and Shenzhen where young migrant workers are concentrated, will also become the target of refined and progressive urban renewal. The desire of major cities for talents will also drive the upgrading and improvement of living environments in communities for young workers, and the unique consumption and social needs of young people are also driving innovation in the functional spaces within communities.

In terms of functional updates, development towards mixed-use development should be pursued, introducing diversified possibilities for community development and providing commercial, office, and infrastructure facilities that are suitable for residents. Parks and green spaces can also help alleviate the social isolation caused by the separation of residential and employment spaces for mobile youth, further enhancing the sense of identity and belonging of residents with the community environment and community groups, and promoting the sense of community among mobile populations.

(3) Shared living for high-quality compact development

The micro-regeneration of communities for young populations begins with the optimization of their basic living environment and ultimately needs to be implemented in their daily life behaviors. By increasing the possibility of establishing new social relationships through daily behaviors, the community life of residents also nurtures the construction of community culture. When such interactions are established, young residents and the community can build a stronger bond.

Through community activities and diversified designs of shared public space functions, the emerging youth community construction responds to the pain points of limited economic conditions, weak social networks, and unsatisfied social needs of mobile youth populations. By developing resource allocation models that intensify and share public spaces, such as providing shared kitchens, laundry rooms, fitness facilities, as well as coffee bars, game and audio-visual areas that cater to the

preferences of young people, maximum resource utilization can be achieved with minimal resource sharing, satisfying the diverse social life needs of young consumer groups and ensuring cost-effectiveness of investment.

In addition to the rich design of space functions, activity planning that promotes communication and interaction among residents is also provided to meet the basic social needs of mobile youth populations. For example, "You+ Youth Apartments" requires residents to establish a sufficient number of interpersonal relationships within a specified period of time in order to obtain formal qualifications for residency, thereby promoting community activities and interactions. The new norms of young population's living behaviors bring opportunities and challenges to future community construction.

(4) Flexible management for improved space efficienc

As mentioned above, urban young workers exhibit instability in their housing and employment, whether it's frequent changes in jobs and living spaces at the individual level, or residential and employment mobility due to social work reasons. Therefore, youth communities should also consider these temporary space needs when providing rental services, and provide flexible and convenient check-in services. By combining long-term and short-term rental mechanisms, as well as integrating living and working services, the community can adapt to market demand while enhancing space utilization efficiency, achieving compound and efficient use of community spaces in different time periods. In terms of space facility configuration, standardized and modular furniture and facilities are adopted, allowing residents to meet their own needs to some extent through interaction with the space, which will help mobile populations adapt to the environment quickly

In the future development of youth communities, they should take advantage of urban renewal, adopt a refined and progressive approach to micro-regeneration, and innovate strategies in the action circle and institutional environment circle, in order to provide comfortable transitional housing environments for urban young tenants.

Chapter 3 Case Studies on Youth Community Renovation at Home and Abroad

3.1 Case Selection

This chapter selects four cases from home and abroad to study the spatial renovation of youth. For the study of urban youth community space, the case of the Urby community in Harrison, USA, and the youth apartment renovation project based on old buildings in Shenzhen by You+ apartments were chosen. In terms of micro regeneration, the Yame Fukushima community in Japan showcases a nearly thirty-year sustainable community construction, while the NICE2035 community renovation project near Tongji University in Shanghai demonstrates the feasibility of activating communities and updating industries through the power of youth and innovative industries. These cases will provide strong empirical references for this study in terms of vision format planning, public space shaping, shared functional configuration, and sustainable operation strategies with multi-party participation in the community.

3.2 Shaping Community Public Spaces for Young Workers: Urby Community in Harrison, USA

Urby apartments, built by Ironstate Development in 2011, is a rental apartment product targeting the young tenant market in the United States. On Urby's homepage, the mission statement of this young apartment brand can be seen, "We don't just build apartments. We create extraordinary spaces with community and culture. We bring more life to your life." It is evident that the ambitions of this apartment brand go far beyond providing basic residential services to tenants; they provide a young, community-based lifestyle and culture. Urby is completely changing the rental housing market in big cities through modern-designed apartments, smart technology, high-end apartment facilities, and affordable prices. By 2023, this apartment brand has six bases in the United States, and three projects are about to be launched.

This article will take the Urby Harrison project launched in 2017 as an example
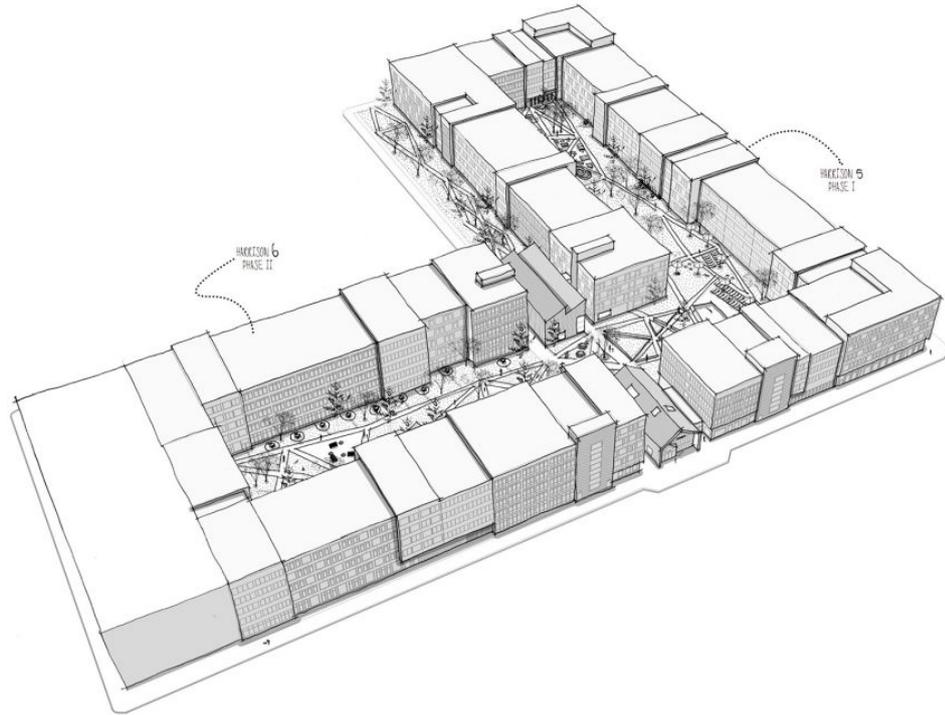
Figure3.2.1 Sketch of urby Harrison Community

Source：Urby.com

to study and learn from the shared public spaces and community atmosphere of young communities.

3.2.1 Project Overview

Like other Urby projects, Urby Harrison's primary service group is young tenants with middle-income in the United States. The apartment has 409 rental suites, offering three different types of units for different residents to choose from: S, M, and L. The building adopts a courtyard layout, and the central courtyard forms a centralized outdoor open space, providing park greenery, planting gardens, swimming pools, barbecues, and other spaces.

In addition to the rich community life provided by the central park, the project still provides indoor public spaces that account for about 1/6 of the total area, including a café, a recording studio with resident singers, an industrial-style indoor gym, a fitness center, a communal kitchen, and other indoor public spaces. In other
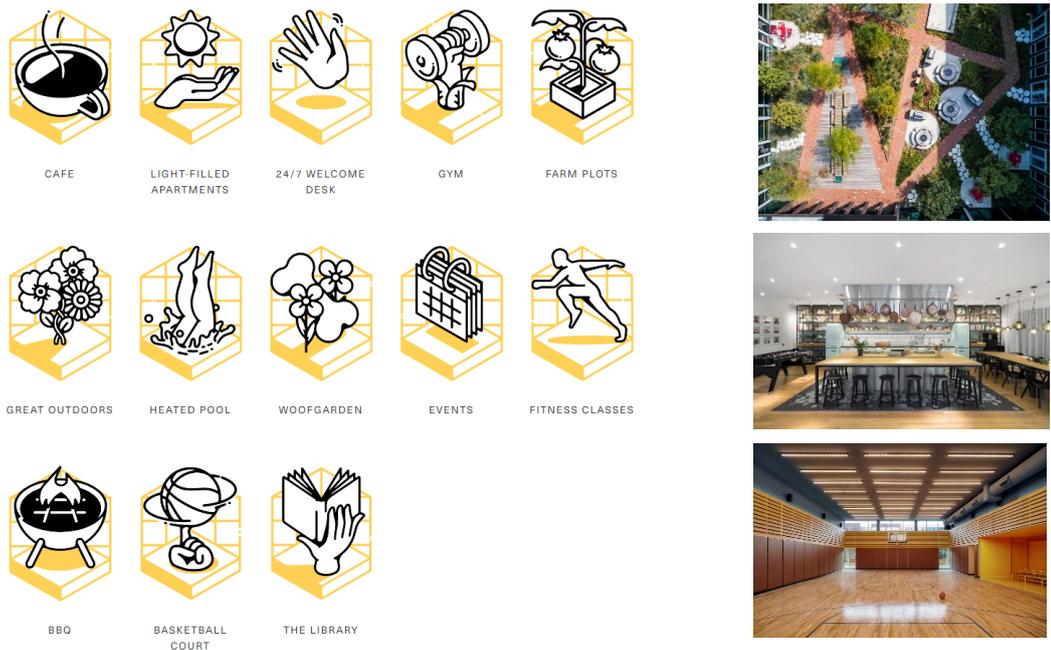
Figure3.2.2 Shared Event Design for urby Harrison Community

Source：Urby.com

ground floor - public spaces

1. entrance café
2. bar
3. café seating
4. garden room
5. living room (+ library above)
6. terrace café
7. gym
8. yoga room
9. entrance residents
10. welcome area
11. public restrooms
12. leasing offices
13. post & package
14. management offices
15. sound studio
16. retail space
17. pool deck
18. fire pit lounge
19. play area
20. bbq stations
21. terrace communal kitchen
22. communal kitchen
23. secondary entrance (residents)
24. woof garden

Figure3.2.3 Ground plan for urby Harrison Community

Source：Urby.com

words, most of the centralized shared spaces are not intended to meet the daily needs of residents, but purely to enhance neighborhood interaction and community atmosphere through public facilities.

3.2.2 Urban Design

Such a massive residential project is not air-dropped into the city. In interaction with local residents and communities, the lobby café of Harrison Urby is open to residents and the local community. Whether it is Harrison Urby or Urby's projects in other cities, the site selection fully considers the connection between walking and public transportation, helping to meet the needs of commuters to travel seamlessly to Manhattan.

3.2.3 Inspiration

Urby apartment project, as a newcomer to the US housing market, has undoubtedly succeeded in accurately positioning the demand of middle-income young tenants. This case shows that shared public spaces based on daily life needs surpass their social significance in young communities and play a positive role in enhancing the communication of young migrant populations. Although these public spaces significantly reduce the project's room capacity, they can better connect to the market demand with strong consumption ability and improve tenant loyalty to the brand by enhancing the overall quality of the project, thus achieving sustainable profitability. This model provides a feasibility reference for the construction of domestic young communities by increasing the proportion and quality of public functions to enhance community culture and value.

3.3 Community Update of Full-cycle and Operation: Yame-Fukushima Community Update in Japan

3.3.1 Policy Background

In the 1970s, the Japanese government began promoting decentralization reform, attempting to delegate more power to local governments. This trend has had a certain impact on the change of people's thinking, making it possible for local governments to better meet the needs and interests of local residents, thereby strengthening people's trust and identification with local governments. In addition, local governments pay more attention to regional characteristics and cultural traditions when formulating policies and implementing projects. In this process, residents' participation and decision-making in local governments have also increased. With the decentralization of power and the promotion of regulations for the protection of Japanese historical buildings, Japan has also developed a community construction model based on community residents' participation and cooperation, called "community co-creation." In this model, community residents can independently develop community planning and organize residents to participate in community construction, maintenance, and management. The emergence of this model is mainly to cope with the problems brought about by the growing urbanization and modernization, such as social differentiation, loneliness, environmental degradation, etc. Therefore, it can be regarded as a community update method that combines the project starting circle and the system circle in Japan.

Figure3.3.1 Hachinohe Machiya traditional neigbor and Creative Industries

Source：ceciliafang1103.pixnet.net/blog/post/227726624

3.3.2 Project Overview

Yame City is located in the southern part of Fukuoka Prefecture, surrounded by mountainous areas to the east, south, and north. The city retains a large number of traditional machiya houses from the Edo period of Japan, and along with traditional buildings, there are also a variety of traditional handicrafts, including washi paper making, tea industry and tea culture, textile industry, etc., providing enormous potential for the community's industrial update.

3.3.3 Development History

In 1991, the Fukushima region suffered severe typhoon disasters. In the process of block renovation, Fukushima began exploring the possibility of a block environment improvement plan in 1993 and formulated the "Traditional Block Landscape Improvement Rules" in the same year. The greatest advantage of introducing these rules is that block landscape renovation can be carried out based on residents' autonomous agreements, rather than following strict landscape renovation regulations, making Fukushima residents feel resentful.

In 1994, the Yame City Financial Planning Department initiated the establishment of the "Block Landscape Improvement Committee" to prepare for the specific planning and implementation of block renovation work. At the same time, the committee signed the "Block Co-creation Agreement" with 424 local residents (about 74% of the total population) and determined the scope of the implementation of the co-creation project.

In 1995, 29 town association presidents and resident representatives in the Fukushima area jointly established the "Traditional Block Agreement Operator Committee" and began actual block renovation work. Due to a lack of professional guidance, the identity positioning of the agreement committee met the expectations of the administrative department, but it also caused problems in landscape renovation and reconstruction.

In 1998, with the help of the Financial Planning Department and experts and scholars, the agreement committee issued the "Block Repair and Landscape Repair

Guide," making it possible to set architectural standards for landscape renovation and reconstruction based on traditional architectural styles.[43]

居民
Residents
《社区营造协定》协定者
Contracting members of the Agreement on Community Building

指导、许可、资助
Guide, approve, and finance

反馈指导意见、启发
Provide guidance and suggestions

咨询、申请
Get consulting service and permission from

八女市行政部门
Yame's administrative departments
街区小组
Neighborhood-based groups
● 城市规划科（城市规划系、街区景观系）
Division on Urban Planning [affairs on urban planning and neighborhood landscape]
● 生涯学习科（文化财系）
Division on Culture and Lifelong Learning [affairs on cultural properties]
● 建设科（道路河川系）
Division on Construction [Affairs on roads, rivers and water bodies]
● 市长办公室（政策企划系）
Mayor's Office [policy planning]
● 财政改革推进科（财政计划系）
Division on Fiscal Reform [financial planning]
● 工商观光科
Division on Tourism and Industry

咨询机构
Advisory Agency
八女市文化景观和传建地区审议会
Review Committee on Cultural Landscape and Traditional Building Groups in Yame
● 成员：
Members:
机构成员15名以内
Less than 15 members
● 组成：
Composition:
相关机构代表
Representatives from relevant institutions
地方代表
Local residents
专家学者
Experts and scholars

组成
Organize

咨询
Get consulting service from

解答
Offer intelligent support

咨询、居民代表担任委员
Get consulting service from and take a position in

社区营造团体
Community Building Organizations
● 八女受本町道之会
Group of Neighborhood Enthusiasts in Yame
● 八女故乡会
Yame Homeland Club
● 八女福岛町家保存机构
Preservation Agency of Historic Neighborhood in Fukushima of Yame City
● 八女福岛丸林本家保存机构
Preservation Agency of Maruri Households in Fukushima of Yame City
● 八女町家再生应援团（NPO）
Support Group of Yame Neighborhoods [NPO]
● 八女文化振兴机构（NPO）
Yame Cultural Revitalization Organization [NPO]

活动内容
Activities
活用街区与促进社区营造
Revitalization of historic neighborhoods and promotion of community building
活动的策划与执行
Activity planning and operation

居民推进机构
Promotion organization driven by local residents
传统街区协定者营造委员会
Executive Committee of Historic Neighborhood Conservation
● 成员：
Members:
社区营造协定区内协定者代表18人
18 representatives from community building area
町内会长11人
11 leaders of neighborhood associations
● 活动：
Activities:
街区保存上的咨询
Consulting service on neighborhood preservation
街区保存启发活动
Suggestions on neighborhood preservation activities
全国社区营造团体的对接
Connections with nationwide community building groups

街区导览会
Neighborhood Guide Tour Group
● 成员：志愿者13名
Members: 13 volunteers
● 活动：街区导览
街区咨询与导览方式研究
Activities: Neighborhood guide tours
Consulting service on community affairs and development of the guide tours

空置住宅活用委员会
Committee of Vacant Dwelling Reutilization
● 成员：社区营造协定区内协定者
Members: Contracting members of the Agreement on Community Building
● 活动：空置住宅情况调查
与社区营造团体合作协商对策
Activities: Survey on vacant dwellings
Develop solutions with community building organizations

组成
Organize

协助
Assist

支援
Support

协助
Assist

支援
Support

协助
Assist

支援
Support

合力筹组
Combine and reorganize

事务局
Public Affairs Bureau
工商观光科社区营造特别系
Community Building Agency of the Division on Tourism and Industries

支援专家
Supporting experts
● 九州大学
Scholars from Kyushu University
● 久留米工业大学
Scholars from Kurume Institute of Technology
● 当地建筑师
Local architects

咨询
Get consulting service from

解答
Offer intelligent support

建议指导
Provide guidance and suggestions

担任委员
Take a position in

咨询
Get consulting service from

技术依赖
Get technological support from

设计·施工
Design and Construction
法人八女街区设计研究会（NPO）
Yame Neighborhood Design and Research Institution [NPO]
● 成员：
Members:
建筑师28名
28 architects
● 活动：
Activities:
修理修景工程咨询
Consulting service on house and streetscape restoration
修理修景手法研究
Research on house and streetscape restoration
街区调查
Neighborhood survey

担任委员
Take a position in

住宅修理、修景、设计、施工依赖于
House renovation, streetscape restoration, design, and construction with the support from

Figure3.3.2 Hachinohe City Fukushima Area Community Building Promotion System

Source: Zhou Yang

3.3.4 Collaborative Governance Mechanisms

During the implementation phase of the project, in order to balance the demands ctors, the Agreement Committee and experts from localof the public and ensure that the project implementation timeline is not affected by uncertain fa architecture schools jointly established the "Promotion Committee for Traditional Architecture" in 2000 to develop and promulgate the "Regulations for the Protection of Traditional Architecture" to ensure the sustainable protection of traditional architecture.

Subsequently, the Promotion Committee played a critical leadership role in the

[43] ZHOU X. Development and Practices of Neighborhood Conservation-Based Community BUILDING in Japan[J/OL]. Landscape Architecture Frontiers, 2017, 5(5): 10. DOI:10.15302/J-LAF-20170502.

project implementation, such as working with the administrative department to jointly develop updated road planning, launching the "Regulations on Landscape Formation" to expand the protection area to a wider range of traditional architectural landscape formation areas, and safeguarding the interests and demands of residents outside the protection area while promoting the in-depth and refined process of traditional architecture work.

In 2010, the city proposed a Public-Private Partnership (PPP) industrial cooperation model, which combined with the local traditional architectural landscape style, mobilized the enthusiasm of private capital, and utilized the traditional architectural and industrial cultural heritage for the overall revitalization of the cultural industry. This approach further tapped into the potential of community culture and injected sustainable vitality into community development.

3.3.5 Experience and Enlightenment

In this case, the precise operation and development of the community were inseparable from the appropriate decentralization of upper-level power, allowing local departments to obtain sufficient decision-making space to provide detailed guidance on community environmental protection and renewal based on their own conditions. For example, the "Traditional Block Agreement Operator Operation Committee" established in the early stage of the promotion process worked with administrative forces to transform resident demands into relevant regulations and established a balance between bottom-up and top-down interests.

Secondly, the involvement of professional teams ensured the steady progress of the community's entire process from cultural heritage protection to revitalization during the implementation phase. Professional architects and planners not only provided professional advice and guidance but also played a role in regulating resident interests and administrative will execution through spatial planning, thus promoting project implementation and professional regulation formulation and improvement.

When the material environment layout was improved, the industrial layout also

became a natural process. The government improved the material environment to attract private capital from all sectors to participate in the development of traditional industrial culture, thereby achieving the revitalization of the community from both material and cultural aspects.

Overall, in the 30-year gradual community renewal process, although it started with the protection of traditional architecture, unlike some commercialized traditional block developments that seek to achieve instant success, this case demonstrates a collaborative updating process by mobilizing various interests and coordinating with each other. The result was a deep-seated awareness of community participation and the comprehensive activation of community industrial culture, providing powerful references for the mobilization of complex interest relationships involved in this study.

Figure3.4.1 NICE2035 plan

Source: Yongqi Lou

3.4 Young Power Intervention and Creative Industry Development: Shanghai "NICE 2035"

3.4.1 Project Background

The Siping neighborhood around Tongji University, built in the 1970s and 1980s, is in a backward and declining state in terms of facilities, demographics and industries. For Tongji University, the School of Design and Creativity has trained a large number of design talents, and the high quality educational resources have driven the addition of emerging technologies, but these creative and innovative forces have not found a way to be fully released to the community. Although Tongji University and Yangpu District had previously developed a "three-district linkage" model, the model did not integrate and focus on community power. At the end of 2011, Tongji University's School of Design and Creativity first moved from the main campus on Siping Road to the East Campus adjacent to the community as a starting point for exporting resources to the community, and in 2015, Lou Yongqi formally proposed the project "Siping Creativity, Innovation and Entrepreneurship Community" to Yangpu District, focusing on releasing university education resources to the community to enhance the community's space and cultural quality. Ten years later, the project eventually developed into the "Nice2035 Future Life Prototype Street" with an annual output of 50 billion RMB. [44]

Figure 3.4.1 NICE2035

Source：https://jointdesignstudioorg.files.wordpress.com/2019/09/e78eafe5908ce6b58e-english-version_low1.pdf

3.4.2 Update history

The renewal history of the project in the past ten years can be mainly divided into the phase of progressive interactive renewal of the physical space environment of the community, the phase of innovative and creative industries moving in, and the subsequent phase of functional improvement and expansion.

At the end of 2015, Tongji University took the lead in launching the "Open Your Space" (OYS) project, an annual cycle of micro-regeneration design for the community's spatial environment, and invited residents, neighborhood committees, construction companies, and designers to form a co-creation workshop. In the first activity in 2015, a total of 66 micro-regeneration projects were landed, while the "Pocket Park" design activity in 2018 invited professional design teams and universities to design various small-scale recreational parks for residential communities, and through collaboration with community committees to achieve the adoption and management of flower beds and vegetation. At this stage, Tongji University's high quality design resources took the lead in upgrading the physical space environment of the community, and also began to gather the attention of the design community for the reorganization of the area.

As mentioned above, Tongji University relocated the School of Design and Creativity to the East Campus, which is closer to the community, as early as 2015, and some workshops and laboratories were also placed inside the community, such as the cooperation with Shanghai Glass Museum to introduce glass workshops into the community, and the transformation of the garbage room into the "Tongji-MIT Science Laboratory". MIT Science Lab", which combines some of the functions of the

community with the innovative practices of the university. In 2017, Lou Yongqi selected a 200m street in the community and proposed a prototype street for the future life in 2035, which is a new community ecology creation by gathering entrepreneurial spaces and various laboratories.

The project started in 2018 with the micro-regeneration of this inner street, which firstly banned businesses that were not relevant to the needs of local residents, while retaining basic service businesses that are close to residents' daily lives. Next, NICE2035 was added to the neighborhood, including Zhu Zheqin's Sound Lab, New Materials Lab, and Angel Water Innovation Lab. Then, in 2018, advanced bubble manufacturers were introduced, and the area became a brand new neighborhood led by various innovative and entrepreneurial industries and laboratories. As the industries took shape, the neighborhood underwent an upgrade of public space for the community in 2020. In addition to adding urban furniture for the community, the

Figure3.4.1 Public nodes in the NICE2035

Source: Yongqi Lou

neighborhood improved the construction of interactive facilities integrated with installation art and graffiti art to showcase the characteristics and development of the NICE2035 neighborhood.

In 2019, in order to create an open communication platform for these diverse labs and industries, Lou Yongqi launched the "NICE Community" proposal, a space that integrates shared kitchens, multi-functional halls, startup spaces, and other functions, and organizes paid or free events for sustainable operation by pulling in corporate support. The space is designed to operate sustainably by engaging corporate support and organizing paid or free events to better realize the need for branding and community cohesion.
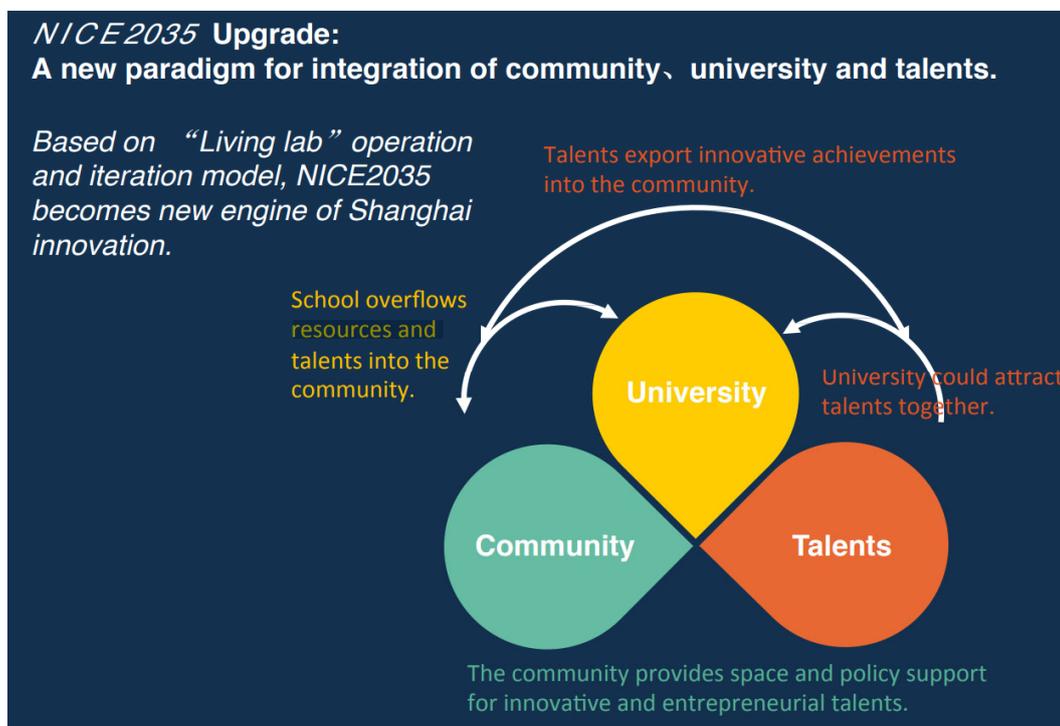
Figure3.4.2 The operation machanism of NICE2035

Source：https://jointdesignstudioorg.files.wordpress.com/2019/09/e78eafe5908ce6b58e-english-version low1.pdf

Thanks to the success of this model, the project has already started to expand to a wider area of the community and drive the environmental and industrial upgrading of the surrounding communities. It confirms the feasibility of the "Old Community - New Community - New Community" approach to promote community development

by introducing diverse community dynamics.[45]

3.4.3 Lessons and Insights

In discussing community micro-regeneration, this case demonstrates a path of community revitalization by bringing in diverse people and creative youth industries through the community's strengths in the location. It is of great reference value for the current renewal of some communities with untapped potential and a concentration of high-quality young mobile talents.

First, in this case, the community becomes a "living laboratory" for advanced industries, and as project designer Lou Yongqi points out, the community is the closest to life and needs[46] ， NICE 2035 takes advantage of this advantage of communities by placing corporate laboratories, startup spaces in the community, and the community's industrial research and practice. The community residents get a richer and better community life, and the enterprises get support for product promotion and testing in this land, which realizes a win-win situation for the community and the industry.

Secondly, through the placement of industry, the community community will be diversified. For the old community, the intervention of young groups will also lead to the upgrading of the community's demographic structure and vitality. At the same time, the improvement of the community's human environment will also allow young talents to form a deeper bond with the community, so that the new young people can become part of the community more quickly through their work and daily life interactions.

Finally, the renewal of the physical environment of the community matches its positioning, providing a backdrop for the community to continue to attract consumers and creative and innovative enterprises to move in, while also benefiting the quality of public space throughout the community.

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[45] Ibid

[46] Lou Yongqi. NICE 2035: An experiment of design driven community-supported social innovation, 2018(5): 34-39. doi:10.16272/j.cnki.cn11-1392/j.2018.05.007.

3.5 Shaping Youth Community Space Based on Old Building Renovation: Shenzhen You+ 2.0
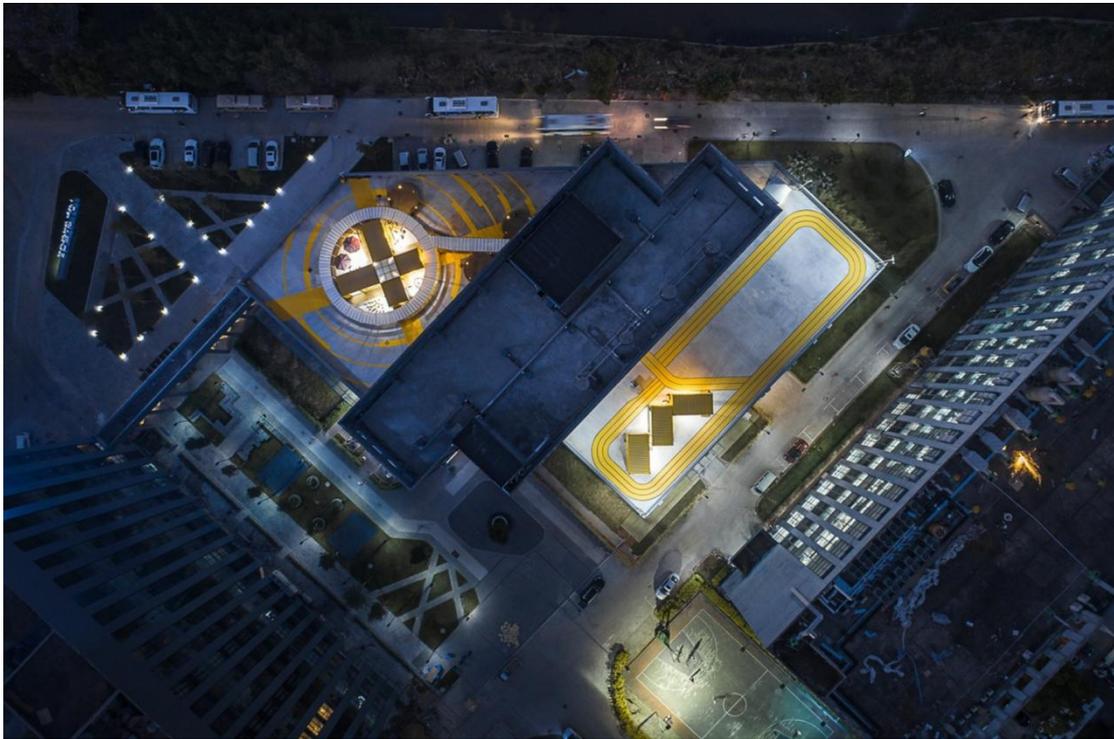
Figure3.5.1 The roof of Shenzhen You+ 2.0 apartment

Source：www.gooood.cn/you-2-0-international-youth-community-in-shenzhen-china-by-officeproject.htm

Since its establishment, You+ Apartments has been committed to building a content operation model that addresses the pain points of young people in living, socializing, and entrepreneurship, and has gained a foothold in the rapidly expanding long term rental apartment market. In the following section, I will use a renovation project of You+ Apartments in Shenzhen as an example to show the path of using public space through roofing, and also analyze the results of You+'s business operation model behind the physical space to promote the establishment of a community for the mobile youth population.

3.5.1 Project overview

You+ Apartments placed their new You+ 2.0 apartments in 2017 in the

Yuanzheng Science and Technology Park in Longgang District, Shenzhen, which is developed by the surrounding high-tech enterprises, and a large number of urban workers, Author, have gathered in the area, forming a bustling urban village area around it.
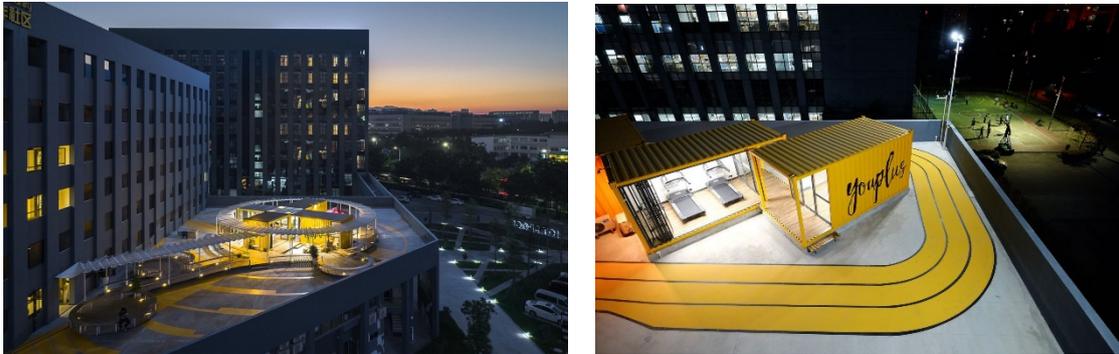

Figure3.5.2 The share space on the roof

Source：www.gooood.cn/you-2-0-international-youth-community-in-shenzhen-china-by-officeproject.htm

The project was selected to renovate an old dormitory building in the park, which had been left unused for many years and was now in a state of disrepair. Since the You+ apartment brand was created to target the housing needs of a new generation of mobile youth population, the project also aims to balance the residential and social life of the brand's target group in a limited number of old buildings, thus building community connections between communities.

The project is also not a turnkey building project, as it is reported that the first two and three floors of the building are still being reported for some commercial facilities, while the You+ apartments can only be utilized and furnished from the space above the podium, which means that the apartments have difficulty accessing public space connected to the ground level to provide sufficient activities for the residents. Based on this reality, the highlight of the project is the use of the upper roof above the podium to provide a semi-outdoor structure in this area, with containers serving as the project's gym, café, and shared spaces popular with the younger market, as well as a circular track on the roof to provide an outdoor sports area.

Although these public spaces are placed centrally above the podium, they are

also highly visible because the residential areas are located in a corner of the podium.

3.5.2 Design of Social Activities in You+ Apartments

Figure3.5.3 The share space on the roof

Source：www.gooood.cn/you-2-0-international-youth-community-in-shenzhen-china-by-officeproject.htm

When You+ was first established, it proposed a target community screening strategy of "three no-rents", i.e. not renting to people with children, over 45 years old, and those who do not like to socialize. It also established a friend-making test to promote communication among tenants, thus gaining the love of a young group. In addition, in terms of community management, apartment managers also try to establish rules of self-governance among the community by promoting tenant participation[47]to promote community participation and reduce management pressure. Through these rules, the public space and collective activities of You+ apartments have been largely activated.

According to the results of the post-evaluation of You+ apartments, most tenants have found friends in the new community and are satisfied with the communal space and social atmosphere, thanks to the community-based shared living space arrangement and sound operational planning.[48]

3.5.3 Transformation of Long-term Rental Apartments

After early development, You+ Apartments gradually changed its business focus

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[47] Zhu Biwen. Insights from the Popularity of Utopian Apartments--Visiting YOU+ International Youth Apartments[J]. China Construction, 2015(2): 18-21.

[48] Dai Jiajia. Post-occupancy evaluation and optimization strategy of public space in youth apartment[D/OL]. Shenzhen University, 2020.

from providing housing to building an integrated product with industry incubation as its core. In early December 2016, You+ and Shenzhen Qianhai Youth Dreamworks reached a cooperation to create a living and communication place beyond 8 hours for Shenzhen and Hong Kong entrepreneurial teams working in the Dreamworks. The project then began operations in 2017. According to reports, You+'s strategy is slowly improving its profit model by "de-apartmentizing" it, i.e., not relying on tenants' rent [49]， and instead attracts young talents with entrepreneurial needs by pulling in assets and corporate partnerships to form a new youth community product that integrates housing and industrial incubation.

Although after the blow of the epidemic, some of You+'s businesses are not operating as expected in terms of development, and its model is not as hot as it was back then. However, its practice of balancing the cost effectiveness of living sought by mobile youth in long term rental apartments with quality public community services is still highly enlightening for this design study.

3.6 Summary and Implications

This chapter analyzed four case studies from home and abroad. Through the time studies of Japan and Shanghai, the basic paths and processes of progressive community renewal at home and abroad can be seen. Compared to the Japanese Yawara community renewal, which promotes community revitalization with the preservation of traditional architecture, Shanghai Nice2035 tells a path of community cultural revitalization based on young groups and high-tech creative industries without relying on history and established culture. In terms of implementation, both cases emphasize the participation of multiple community forces and listening to the needs of grassroots users. The Japanese case guarantees the advancement of the project toward the renewal goal through a long-term favorable bill, while The Shanghai example relies on the strong talent and education resources from Tongji University to start the project, and then through the "PPP" model to form a strong

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[49] [8]Jiang Huashan, C F. YOU+ apartments "de-apartmentize"[J]. Enterprise Observer, 2017(3): 50-51.

connection between industry and community to complete the sustainable and progressive regeneration.

In the two youth apartment brands in the U.S. and Shenzhen that focus on creating a social atmosphere, we can also find great differences between these youth community apartments and traditional rental apartments in terms of public space settings and event planning. First of all, both apartment brands target the market of diverse social needs of youth groups in the Internet era, and quickly gain market share in the industry through their outstanding public space environment design and community-oriented operation concepts. In terms of sustainable development, urby continues to cultivate its high-income youth tenant market, gaining high tenant stickiness and continuing to expand, while You+ has found a new product line of youth entrepreneurial community that is compatible with its social apartment brand in the light of the large number of young entrepreneurial groups' needs and the development of integrated residence and employment.

These four cases provide successful models for the micro-regeneration of mobile youth communities in terms of industrial positioning, spatial design, event planning, and operational management, and will provide strong empirical evidence for the design practice strategies later in this paper.

Charter 4　Research on Shuewei 1368 Block Area

4.1 Site Overview

4.1.1 Location

Shuiwei Community is located at the southern end of the Lianhua Mountain-Futian CBD axis. The southeast corner is connected closely to Hong Kong via the Futian Port through the Line 4 subway. In addition, the Guangzhou-Shenzhen-Hong Kong high-speed railway, which opened in 2018, also directly stops at the nearby Futian High-speed Railway Station. This has promoted the coordinated development between Shenzhen and Hong Kong.(Figure 4.1.1)

Therefore, even before the outbreak of the epidemic, many Hong Kong people had been consuming near Jintian Road. The area has already formed a commercial, entertainment, and catering industry where Hong Kong people gather. After the reform and opening up, the prosperity of Shuiwei Village and Huanggang Village also
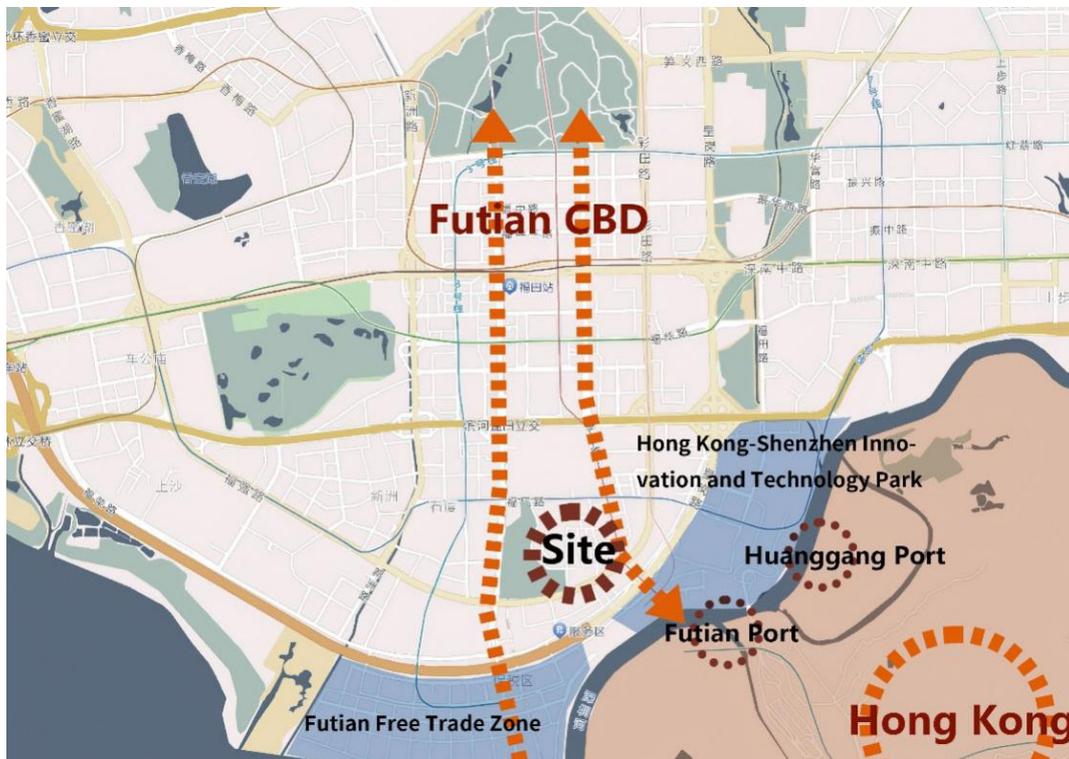

Figure 4.1.1　The site location

Source：Draw by Author based on Amap

cannot be separated from the early driving force of Hong Kong consumers.

As the new key project of Shenzhen, the Shenzhen-Hong Kong cooperation zone for technology and innovation(hereinafter referred to as Cooperation Zone) has been put on the agenda, and Shuiwei Village is only one kilometer away from Cooperation Zone C and the Bonded Cooperation Zone. According to the development goals of Cooperation Zone, in addition to attracting a large number of high-tech innovative companies from Hong Kong and internationally, it will also provide convenient public services for these high-tech talents to attract them to settle in the area to the greatest extent possible.

4.1.2 Land Use

According to the current urban planning of Shenzhen, Shuiwei Community is located within the land use planning scope of the Huanggang Park area, with a land area of approximately 250,000 square meters. The community consists of Shuiwei Village, and 6 residential compounds. There are 328 buildings, including 24 high-rise buildings, 5 multi-story residential buildings, and 299 self-built houses by villagers.
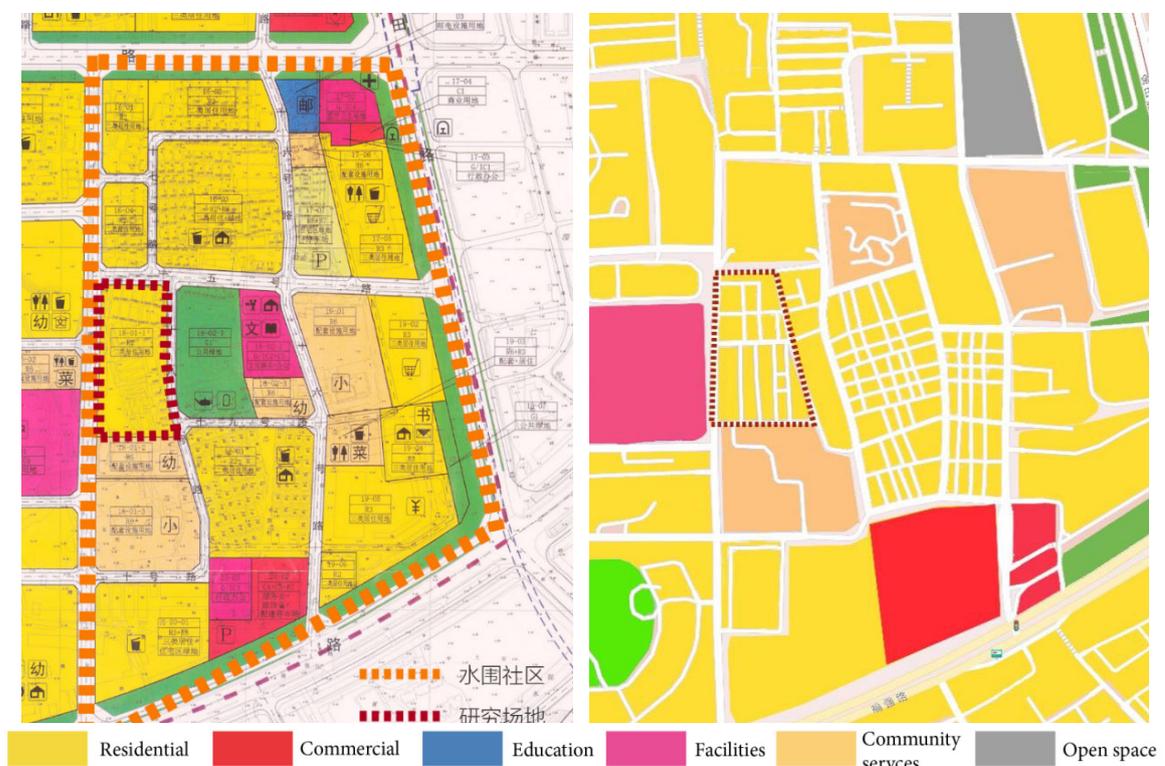

Figure 4.1.2 The Comparison of land use plan in 2009

Source：http://pnr.sz.gov.cn/ywzy/fdtz/cggbcx/ftq/content/post_5835779.html

There are 12,000 housing units (rooms), including 9,521 rental units (rooms). There are two primary and secondary schools in the community: Liwan Foreign Language Primary School (Shuiwei) and Oasis International School (junior high school division) in Shenzhen.

As of 2020, the permanent population of Shuiwei community was 29,000, including 3,926 registered residents. Before the COVID-19 pandemic in 2020, there were around 5,000 Hong Kong and foreign residents living in the community.

According to the current statutory plan, the land use plan of Shuiwei community is shown in the following table:

Type	Name	Plot 16 （㎡）	Plot 17 （㎡）	Plot 18 （㎡）	Plot 19 （㎡）	Plot 20 （㎡）	Sum-up
R2	Class II residential	36628		12455	1979		51062
R3	Class III residential		10710		25328		36038
R6	Infrastructure		1326	18409	10033		29768
R6+R3	Infrastructure + Residential Land				3560		3560
R2+R7	Class II residential + residential roads			17302			17302
R2+R8	Class II residential + residential green fields		5855			13623	19478
C1	Commercial Land		744				744
C3+C4+R7	Service + Tourism + Parking					6318	6318
G/IC1	Administrative Office		657			3174	3831
G/IC2+C5	Culture & Entertainment + Office			5044			5044
G/IC4	Health Care		2799				2799
G1	Public Green Space			9967	1970		11937
U3	Post and Telecommunications Facilities		2276				2276
SUM-UP		36628	24367	63177	42870	23115	190157

Table 4.1.1 Statistical table of land use types in Shuiwei community.

Source：Author

The site studied in this paper is located within Block 18, with a total area of

Figure 4.1.3 The ongoing regeneration of community of Shuiwei

Source：http://news.szhome.com/283154.html

63,177 square meters, mainly for second-class residential and supporting facilities.

After more than a decade of gradual updates, the current situation has basically maintained the planned layout, except that the central city area on the east side was designated as a public green space in 2001 but has not been implemented.

4.1.3 Surrounding Buildings
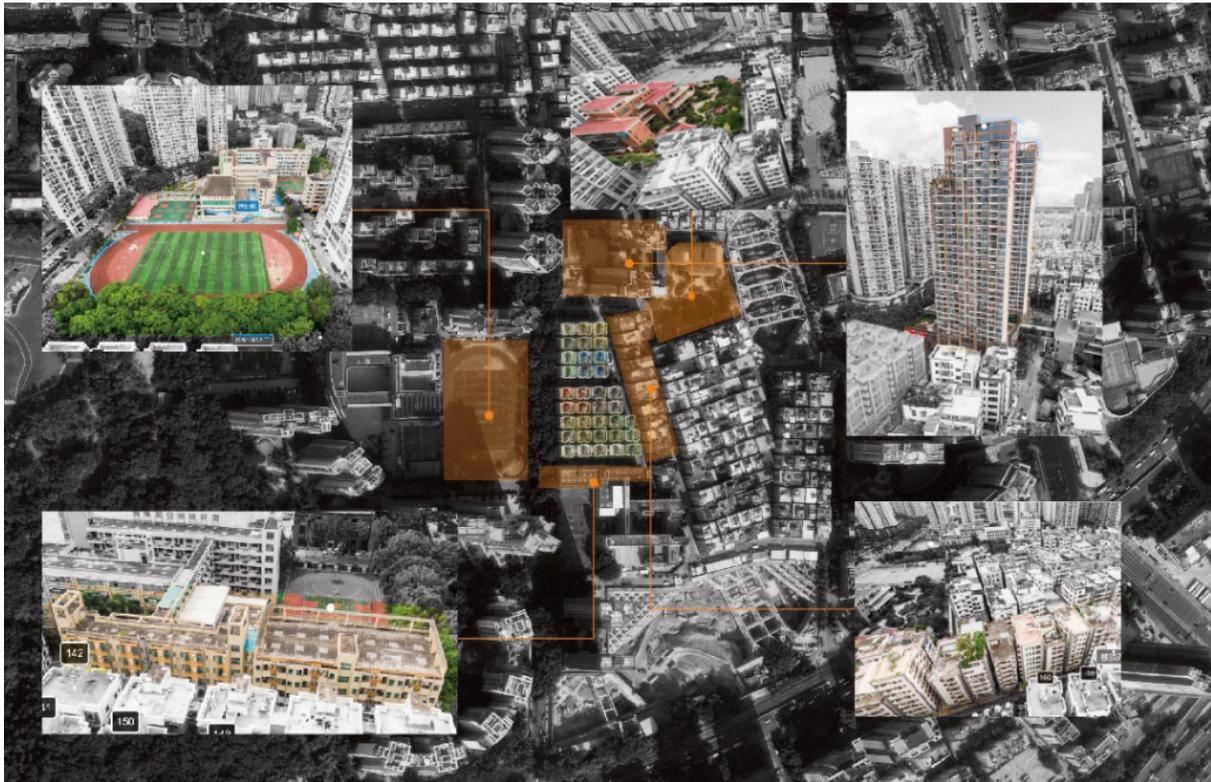
Figure 4.1.4 The surrounding of site

Source：The airal picture from: https://anju.szhome.com/720/zjg/ftzj/swrcgy.html

The Satellite image from: Being map

To the east of Block 1368 is the urban village texture of Shuiwei Village. A group of single-row self-built houses in the urban village separates Block 1368 from the high-density urban village. These buildings are generally 7-8 stories tall, with a width of 7 meters and a depth of about 20 meters in the east-west direction. The basic floor area is around 120-150 square meters, with commercial spaces on the ground floor. The commercial spaces face east towards Shuiwei Village and the logistics side faces Block 1368. The main businesses are some supermarkets and restaurants, while the upper floors are residential.(Figure 4.1.4)

To the north of the block is a group of high-rise residential buildings. The street is an internal street of the community, which provides paid parking services. The ground floor of these high-rise residential buildings also provides services such as drinks and dining, continuing the entertainment and dining business from Shuiwei Ninth Street to Shuiwei 1368 block.

Figure 4.1.5 The images of the surroundings

Source：The satellite map from Being map, photo and the graph from Author

In addition, in the northeast corner of the site is the Shuiwei Village Hengchun Garden, a community center open to the public in Shuiwei Village, which includes a museum of curiosities, a library, a small park and other areas, and the entrance is currently only on the north side in the east-west direction, and the area facing the site is fenced..(Figure 4.1.5)

On the west side of the site is the Yun Ding Middle School playground and track, which is separated from the block by Huanggang Park One Street, which is 10 meters wide. here is only a narrow internal road, about 5 meters wide, separating the international school's student dormitory, which belongs to the school's rest area. The rest area also has a small gate opened to the block or Shuiwei Street, making it convenient for students to come to the block or Shuiwei Street for consumption

during their break time.

4.1.4 Transpotation

The block where the site is located is situated to the southwest of the intersection of Fumin Road and Jintian Road. Fumin Road is a secondary road, while Jintian Road is a main road. On the south side of the block lies the main road, Fuqiang Road, which is a fast urban road. The intersection of Fumin Road and Jintian Road is the location of the Fumin Metro Station, which is a transportation hub for Lines 7 and 4, with a large passenger flow. Line 4 provides a direct connection to the Hong Kong Metro for border crossings at Futian Port..(Figure 4.1.6)

The commercial street on the ground floor of the block mainly attracts foot

Figure 4.1.6 The traffic condition

Source：Draw by Author based on Amap

traffic from the western road into the site. The eastern road serves as a logistics road

with less pedestrian traffic and a 2m height difference from the road. A 1m wide step connects the road to the site and serves as an entrance for foot traffic coming from Shuiwei Village.

4.1.5 Parking

Most of the consumers come to this area by metro and walking, and a small portion come by taxi or car. As for parking, roadside parking on the west side is the main option, and there is also a 4-hour, 10-yuan parking lot on the north side. Many people also choose to park their cars in nearby areas such as Huanggang Village or nearby units and walk to the street..(Figure 4.1.7)

Observing the parking peak period, it occurs on Friday and Saturday nights, and it is difficult to find a parking spot on the entire Huanggang Gongyuan Street. However, there are no parking issues at most times of the day. Moreover, young tenants living upstairs mostly do not use private cars and do not have a parking demand. Therefore, parking and traffic are not the key issues in this area.

Figure 4.1.7 Parking

Source：Author
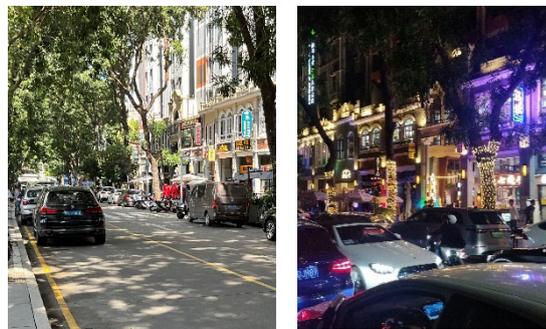
Figure 4.1.8 Daytime and weekend night parking

Source：Author

4.1.6 Business and Public Services

Due to its location in a large urban area, a large number of migrant populations gather in this area, coupled with the Hong Kong consumer mentioned earlier, various types of catering are flourishing in the area. The northern part of the site is located in the night market area of Shuiwei Jiu Street in the north and the south of Shuiwei Square, which gathers a large number of people. At the western end of the road is a

banyan tree square in the area, which leads the flow of people into Huanggang Park Road and then into the bar commercial activity area on the first floor of the site. The entire pedestrian activity axis is relatively coherent, collectively forming the regional pattern of fashionable catering industry in Shuiwei Street.

Figure 4.1.9 The nodes of area

Source：Drawn by Author based on Being map

The entire area is dominated by residential buildings, with high-rise residential communities covering a large area, interspersed with urban villages such as Shuiwei and Huanggang, which provide basic commercial services and affordable housing environments. Also due to the obvious influence of Hong Kong economy in the area, the business layout of Shuiwei and Huanggang villages has significant differences compared to general urban villages. For example, in Shuiwei village, in addition to a large number of basic commercial services provided for the floating population, there

are also many bars, massage parlors, and other businesses scattered among them, adding a touch of leisure and enjoyment to the hustle and bustle of daily life. Large supermarkets and club-type entertainment and consumption venues driven by the Hong Kong economy are concentrated on both sides of Jintian Road, providing more shopping options.

Therefore, unlike the overall mixed consumption layout of the original urban villages, the commercial services on the ground floor of the Shuiwei 1368 block also aim at an internationalized consumption market with a Hong Kong-style. It provides a multicultural consumption atmosphere for the white-collar workers, talents living upstairs, and international friends around the area.

4.2 History and renewal process

4.2.1 Early development history of Shuiwei Village

Shuiwei Village was built in 1386 when the ancestors of the Xing family from Chunyang Village in Fujian Province came here to make a living by producing salt and fishing. It is an ancient village with a history of more than 700 years. After the reform and opening up, Shuiwei Village, located in Futian and close to the Hong Kong border, became one of the first villages to undergo urban regeneration.

In 1992, Shenzhen Shuiwei Industrial Co., Ltd. was officially established, which accelerated the transformation and development of this small fishing village. With the deepening of reform and opening up and the gradual development of the economy in Shuiwei Village, as well as its proximity to the border and its ability to attract Hong Kong consumers, Shuiwei and Huanggang Villages have become prosperous areas.

In 2002, with the support of villagers living overseas and in Hong Kong, the villagers built 31 eight-story high-density handshake buildings on the west side of Shuiwei Village which is Shuiwei 1368 block nowadays to provide more businesses and residences for the urban village. In 2010, four additional buildings were added to the southeast corner of the site, resulting in the current layout of 35 buildings. Although these handshake buildings were built after the turn of the millennium, they

still perfectly follow the typical architecture of urban villages, with businesses on the

Figure 4.2.1 History of regeneration of Shuiwei1368 block area

(Source：Google earth，modified by Author）

ground floor and residences above, but with insufficient density and lighting and ventilation.

In 2014, Shuiwei Village was selected by the district government as a demonstration project for an internationalized community, marking the first urban regeneration project in Shenzhen that did not involve the demolition of existing village houses. The project consists of a ground and second floor commercial and cultural block on the south side, the Shuiwei LM talent apartment project on the third floor and above, and about three houses that were retained by villagers for personal use and did not participate in the renovation and update. (Figure 4.2.2)
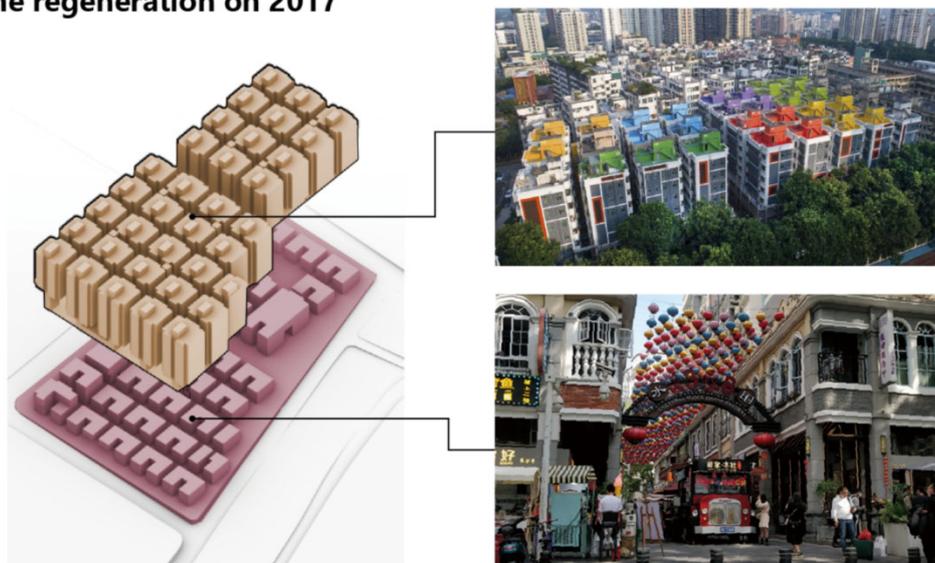

Figure 4.2.2 The main parts of the regeneration on 2017

Source：The bird view image from: https://www.gooood.cn/lm-youth-community-china-by-doffice.htm

Other by Author

According to the description of the planning vision, the update is expected not only to improve the physical landscape of the urban village, but also to upgrade and transform the 29 residential buildings of Shuiwei New Village into international talent apartments that integrate leisure, shopping, and living and blend traditional and international cultures, while promoting the transformation and upgrading of the population and industry structure.

4.2.2 Renewal of Ground-level block (2014-2017)

The ground-level commercial street and the four apartment buildings on the south side are jointly financed by Shenzhen Shuiwei Industrial Co., Ltd. and Shenzhen Hesheng Commercial Investment Co., Ltd., and managed and operated by Shenzhen Shuiwei 1368 block Commercial Management Co., Ltd. The former is a market-oriented commercial street, with the main streets of Huanggang First Street and the central street as Hong Kong-style arcade style, which has been welcomed by Shenzhen consumers as the main interface of the block..(Figure 4.2.3)

From the perspective of the original functional planning scheme, the area not

Figure 4.2.3 The night vision

Source：Author

only gathers various catering industries but also defines a certain range on the south side of the block as a cultural and artistic area for development. In addition, the southeast corner of the site is also planned to provide some basic commercial services for the area.

Internally, on the east side is the internal road of Shuiwei Seventh Street in the

urban village, and on the west side is Huanggang Park First Street, which is a branch road of the city. The north and south sides are smaller roads in the urban village. The site is divided into 7 east-west alleys and 4 north-south alleys by 27 urban village buildings. Except for the main east-west street in the center, which is 10 meters wide, the spacing of these alleys is less than 3 meters, and they are dim and narrow.(Figure 4.2.3)

The scheme did not occupy the space of the third floor, but only focused on using the street-facing part of the third floor as an extension of the downstairs business according to the value of commercial services. All of it was used for catering, and the remaining part provided 49 units for LM apartments.

Figure 4.2.3 The inner path of the block

Source：Author

The four apartment buildings on the south side were retained by Shuiwei Group and developed into the 1368 International Apartments. Compared with the closed LM Talent Apartments, the 1368 International Apartments are marketed as high-quality, fully-equipped apartments aimed at the market, with higher rental prices than the

urban village and talent apartments. However, because they are managed separately from the talent apartments, the residents here cannot share the public facilities provided by the talent apartments.

4.2.3 Renewal of LM Talent Apartments (2014-2017)

Figure 4.2.4 The LM Talent Apartment

Source：https://www.gooood.cn/lm-youth-community-china-by-doffice.htm

The LM talent apartments on the upper floors have been connected into a whole unit through corridors and elevators. Its colorful entrance courtyard and roof have made it a highly acclaimed youth apartment renovation project on social media in China these year.

Unlike the management of the commercial street on the ground floor, LM Apartments have also fully mobilized grassroots initiative in property management. It presents a pattern of multi-center governance: villagers rent out the building to Shuiwei Co., Ltd. for 73 yuan/square meter, who then hands over the project planning and implementation to Shenye group management Co., Ltd. Finally, Shenzhen Housing and Construction Bureau rents it for 150 yuan/square meter and allocates it at half price to various units in Futian District with housing demands (Wan 2021).[50] The quota is then distributed to employees in need of housing by their employers. Although there are still several buildings that have not participated in this plan, due to

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[50] Wan Chengwei, Yu Yang. PPublic Product Orientation: Urban Village Renewal Under Polycentric Governance, A Case Study of Ningmeng Talent Apartment in Shuiwei Village, Shenzhen[J/OL]. Urban planning international, 2021, 36(5): 138-147. doi:10.19830/j.upi.2019.402.
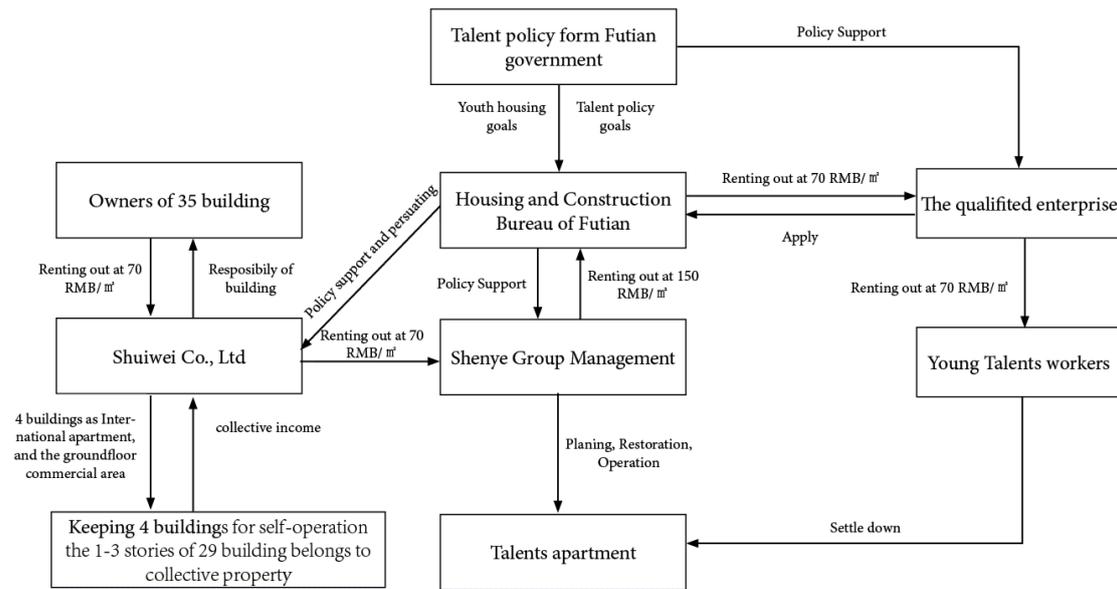
Figure 4.2.5 The operation machanism of Apartment

Source：Translate and modify based on Heyu Wan

the relatively small scale of the renovation project itself, it does not affect the overall resource allocation and implementation of the plan. Undoubtedly, this case has flexibly addressed the problem of the difficult transformation or renovation of the chaotic property rights in urban villages.(Figure 4.2.5)

In terms of design, unlike typical affordable housing projects, the designers of this project have allocated a certain proportion of roof space and public activity spaces for renovation, retaining the original mixed-use pattern of the urban village, and hoping that the design can provide sufficient opportunities for communication, interaction, and diverse recreational activities for young migrant workers.

In terms of functional space planning, the design mainly adopts the method of vertical zoning, retaining the original pattern of ground-floor commercial spaces and upper-floor residential spaces, and preserving the vitality of the urban village block. Terrace activity areas and laundry rooms are arranged on the roof, while the Youth Home, as an activity and social center, is concentrated in one corner on the fifth floor.

Figure 4.2.6 The plan of 5th floor

Source：hhttps://www.gooood.cn/lm-youth-community-china-by-doffice.htm

Figure 4.2.7 The Units design

Source：https://www.gooood.cn/lm-youth-community-china-by-doffice.htm

In terms of unit layout planning, a total of 18 types of units were designed for the 504 units, including 362 single-room units, 142 one-bedroom units, and 11 two-bedroom units. The design also considered the cooking needs of some residents, with 35 single-room units equipped with kitchens, while the majority of 327 single-room units only have independent bathrooms. From this unit layout planning perspective, the target audience of the Talent Apartment is mainly unmarried young migrant workers. Of course, the design also considers the needs of young migrant workers with higher quality of life requirements and those with partners, providing a certain degree of diversity for the residents.(Figure 4.2.7)

Since most of the rooms are not equipped with kitchens, the Youth House, centrally located on the west side of the building, is not only equipped with a shared kitchen, but also provides a book bar, a tea room, a multi-purpose room, a board game facility, and a gym to enhance the quality of life of these residents.

In terms of entrance design, the designer created seven elevator courtyards for the buildings, with five opening towards the inner alleys and two towards the eastern block. The courtyards are 4 meters wide and about 9 meters deep, forming a buffer zone for traffic and space from the bustling street to the apartments, greatly avoiding the flow of people in the main street.

From the overall plan, it can be seen that the building mass is divided into two parts, north and south, with an aerial corridor located on the fifth and seventh floors. The corridor on the fifth floor not only solves the traffic organization problem of the elevator courtyards, but also attempts to connect different courtyards with each other to form a public communication space centered around the youth center. As the youth center is not located on the seventh floor, the corridor on this level only serves to connect the elevator traffic. The two masses in the north and south are not connected, and are independent of each other, which means that residents in the north still have to go downstairs and cross the commercial street to reach the youth center. In the photographs taken after the completion of the design, it can be seen that the designer hoped to create a vivid scene of people gathering and communicating on the corridors,
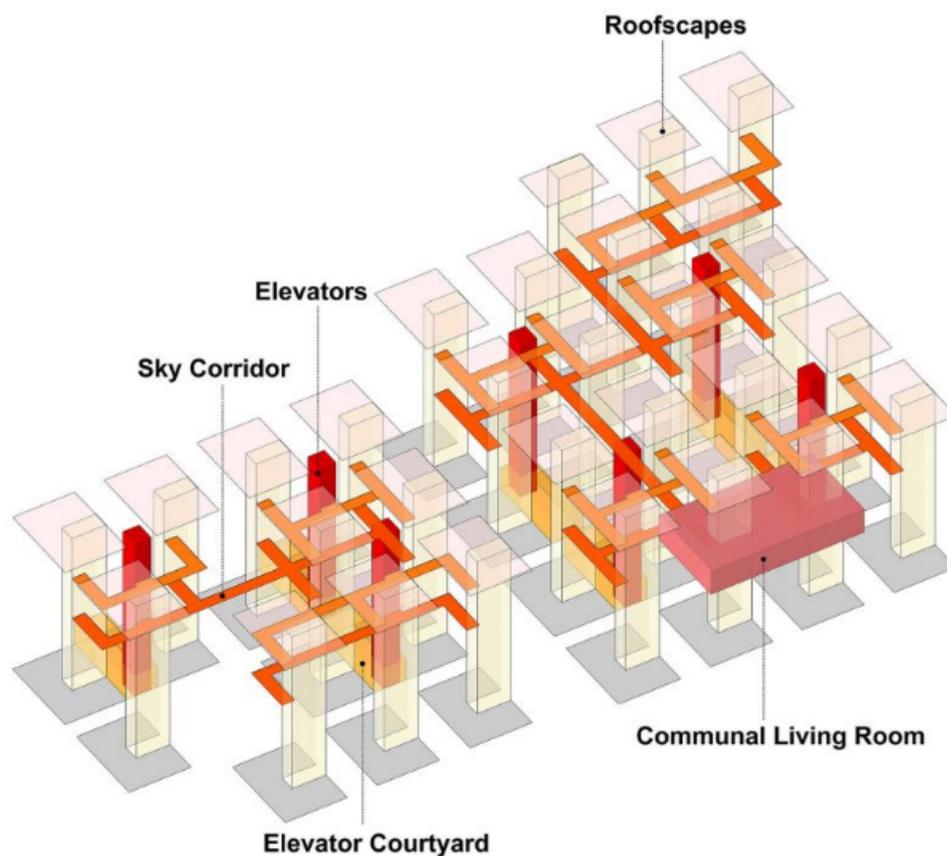
Figure 4.2.8 The Vertical path design

Source：https://www.gooood.cn/lm-youth-community-china-by-doffice.htm

rooftops, and youth center.

Aside from the idealization of communication spaces, the designer worked to solve the problem of talent housing placement within the limited building scale of the apartment through the concentrated design of public spaces to meet the public functional needs of a large number of single-room small households, thus completing the intensive design of the apartment. Based on the designer's approach to the design of the seventh floor corridor, which purely serves as a path for elevator connection, it is also boldly speculated that the expected corridor communication function itself is a subsequent attribute.
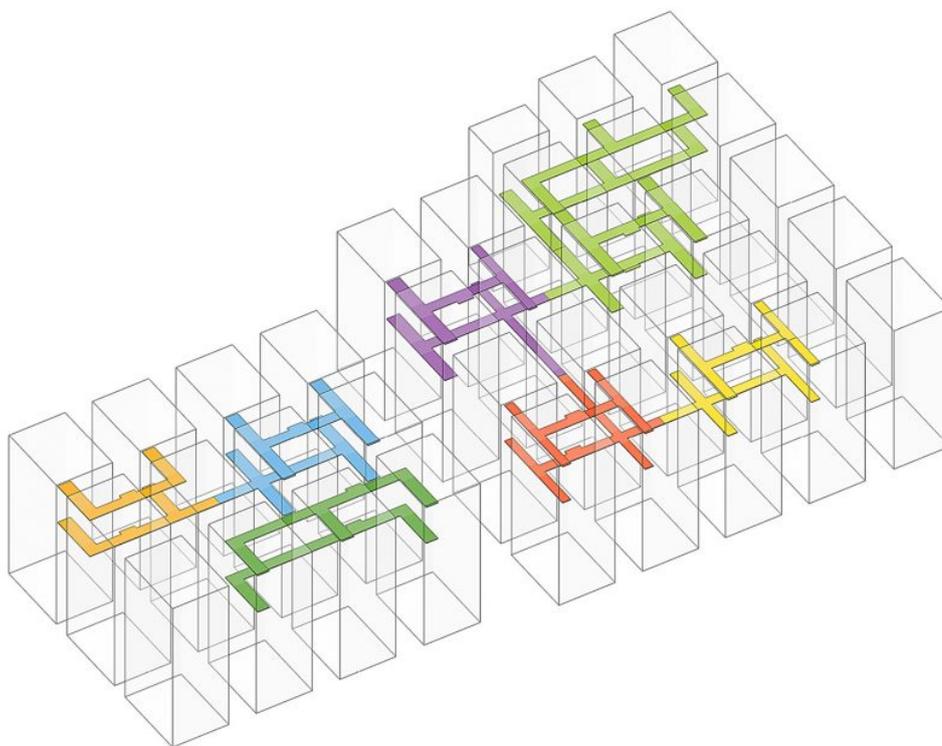
Figure 4.2.9 The air corridor of 5th and 7th floor

Source：https://www.gooood.cn/lm-youth-community-china-by-doffice.htm

In other words, the author believes that the main focus of this design is still on the updating of infrastructure such as elevators and fire protection, traffic organization, and the design of housing units and allocation of public resources for talent housing in urban villages. At the same time, the design also avoids the interference of commercial traffic on the residents within the scope of operation. The social

interaction function of the envisioned public space is not the main concern of this design, or it can be said that the occurrence of these behaviors is not solely dependent on the designer's provision, but also depends on the specific population and actual operation in the future. In order to understand the actual use of the neighborhood and talent apartments, the author conducted a more in-depth site visit.

1. 厨房/communal kitchen   2. 多功能厅/communal living room   3. 卫生间/toilet   4. 阅读室/reading lounge
5. 茶室/tea house   6. 中庭/green patio   7. 餐厅/ communal dining room   8. 健身房/gym
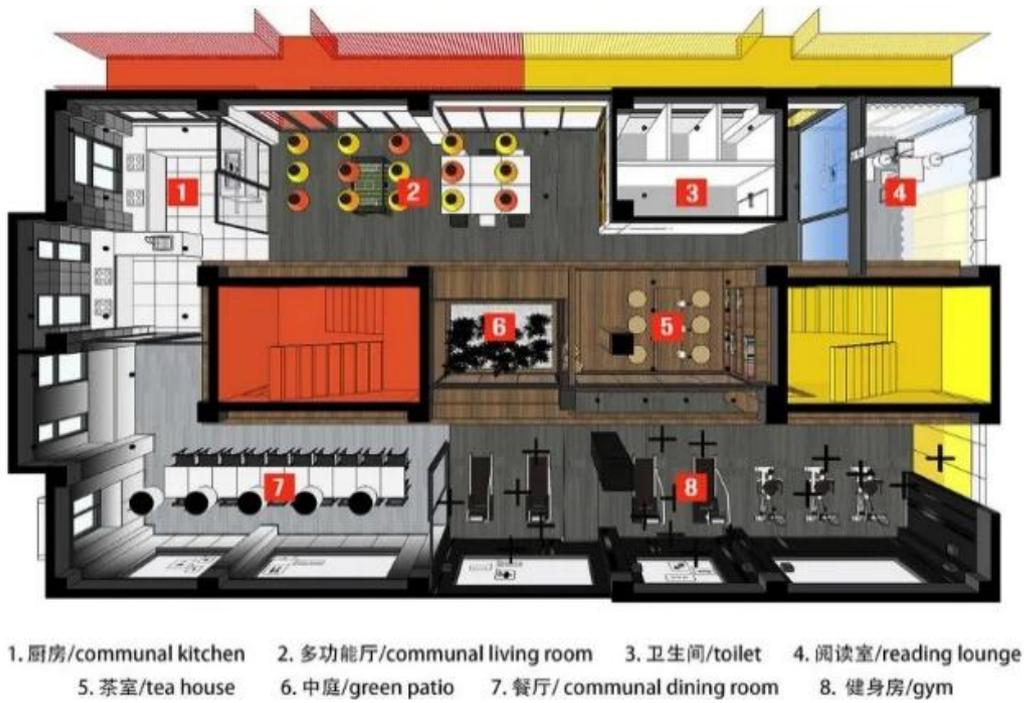
Figure 4.2.10 The configuration of shara room in 5th floor

Source：https://www.gooood.cn/lm-youth-community-china-by-doffice.htm

4.3 The current situation of Shuiwei 1368 block and talent apartment
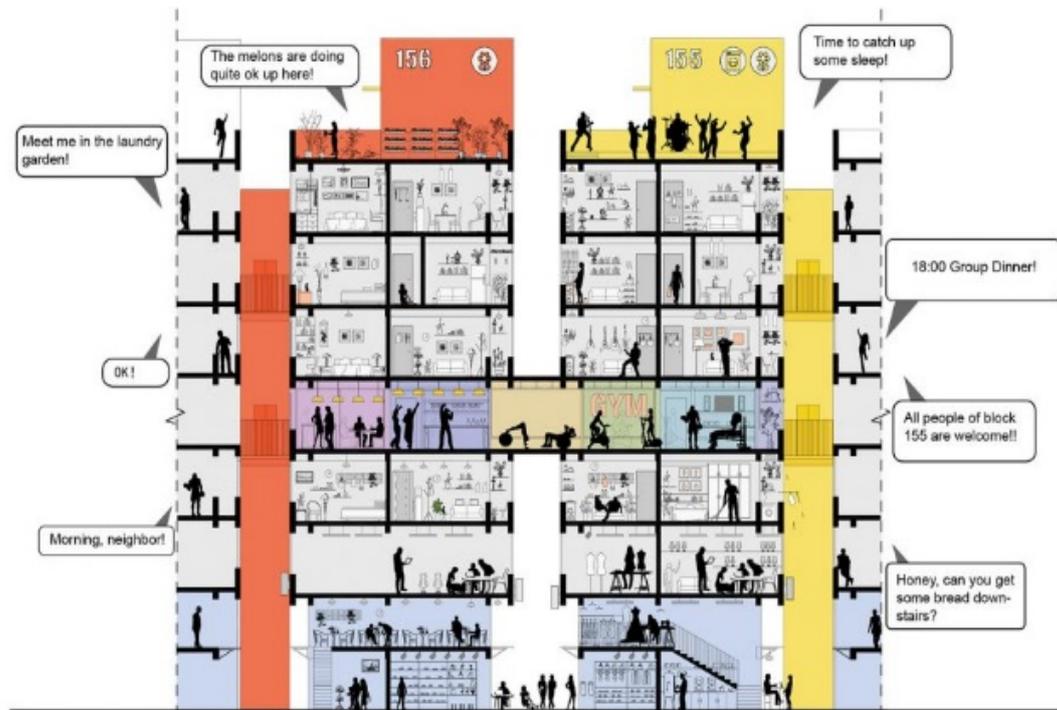
Figure 4.2.11 The section of Apartment

Source：https://www.gooood.cn/lm-youth-community-china-by-doffice.htm

As mentioned earlier, the 2014-2018 renewal was actually divided into two projects, one for the upper floors and one for the lower floors. The government intended to solve the housing problem of some young talents in Shenzhen through the talent apartments on the upper floors, while the commercial street on the lower floors, operated jointly by Shuiwei Property and Shenzhen Hengsheng Commercial, aimed to gain greater commercial profit and regional influence from the land. Therefore, from the design stage to the 5-year operation, there were frictions between the residents on the upper floors and the commercial businesses on the lower floors in their daily lives.

4.3.1 Status of Shuiwei 1368 Block

The Shuiwei 1368 block is located on the ground floor of the area, with some parts spanning two floors, and the ground floor is composed of eight horizontal streets and four vertical streets. Despite being affected by the pandemic, over 70% of the businesses in the street block are still operating normally. Some of these businesses have been open for a long time and have survived the entire winter of the pandemic, while others have only recently moved in through investment attraction. The entire commercial ecosystem in the street block is healthy and thriving. According to one of the first merchants to settle in, the businesses here were fully leased before the pandemic. These businesses do not operate all day long. For example, restaurants and gathering places typically operate from noon until 8-9pm, while fashionable beverage shops such as coffee or tea are open from morning until afternoon, and bars that offer drinks and snacks are the main attraction at night until midnight. (Figure 4.3.1-4.3.2)The target audience of various catering establishments is clear, ensuring that the main street of the street block has a high level of popularity throughout the day.

Figure 4.3.1 The Niose area after 10pm

Source：Author

Figure 4.3.2 The circumstance of night

Source：Author

On the 7 horizontal streets of Shuiwei Street, there is a clear investment plan, with the main focus on international catering and bar entertainment on the main street, and fashionable catering on the other part. In other words, the commercial layout of the ground floor is actually controllable and not entirely formed by the market's wild growth.

Through the table, it can be seen more intuitively that after 6 years of operation, for example, the popularity of beverage-based businesses in the ground floor shops has increased by 240%, with much of the growth coming from the prosperity of the bar industry in the area. The creative handicraft business that has been replaced has disappeared from the street, with only one electronic cigarette shop remaining in operation in the shopping category. The life service and cultural art business categories have also been halved in the area, while the restaurant category, which accounts for the majority of the area, has slowly grown.(Table 4.3.1)

	Plan area（㎡）	plan units	Actual area（㎡）	Actual units	Growth rate（%）
Restaurant	2279.92	57	2565.03	39	12.51
Baverage	475.74	12	1623.59	20	241.28
Services	518.14	9	233.2	5	-54.99
Art and cult	644.4	16	290.44	3	-54.93
Gift shop	385.74	10	66.22	2	-82.83
Handcraft	464.77	11	0	0	-100
Sum-up	4768.71	115	4778.48	69	0.2

Table 4.3.1 The change of business stucture at the ground floor

Source：Author

Some bars and restaurant were eliminated in this round of the epidemic. Excluding factors such as their own competitiveness and risk resistance, these shops

are concentrated on a lane to the south, so it is speculated that there are also location factors. The northern side of this area connects to the main street catering, the southern side is close to the bar area operating at night, and the east side is the logistics interface. The author infers that the catering industry in this area is actually

Plan goal　　　　　　　　　　　　　　　　　Actual Use

	Restaurants		Global foods		Beverage		Gift store		Apartment lobby
	Handcraft		Services		Art & Cultural		Private own		Bar

Closed

10M　25M　50M

Figure 4.3.3 The change of business layout at the ground floor

Source：Author

in a relatively marginal area. During the epidemic when there were already few people, it was difficult to form gatherings during the day, resulting in a large-scale closure phenomenon. On the other hand, the South Second Street bar area, which is located in an even more marginal location, was able to survive because it formed a larger group and user stickiness through the frequent night life of young people in the area.

According to the current tender information of the Shuiwei 1368 Block Commercial Management Company, the block is labeled as "Shenzhen's Drunken Beauty City Village," focusing on bar streets, gourmet food, drinks, cultural and creative products, and apartments. They also bundle the promotion of a sky corridor and a rainbow roof that allows free entry for new visitors. The target consumers of their marketing strategy includes trendy youth who enjoy bar-hopping and night life, as well as those interested in social media and tourist attractions. In other words, providing night life in the form of bars has become a relatively important investment target and marketing brand in the block's commercial operation plan, and has received support from the commercial operation party.

The author observed on-site during weekdays and weekends and found that during weekdays, young people working nearby mainly consume food and beverage along Huanggang Park Road, Shuiwei 8th Street, and the east side of the venue, especially in the small alleys inside the venue, the bar area has relatively fewer on-site consumption activities. Shuiwei 8th Street can also attract some middle-aged consumers for business negotiations during the morning and afternoon on weekdays.
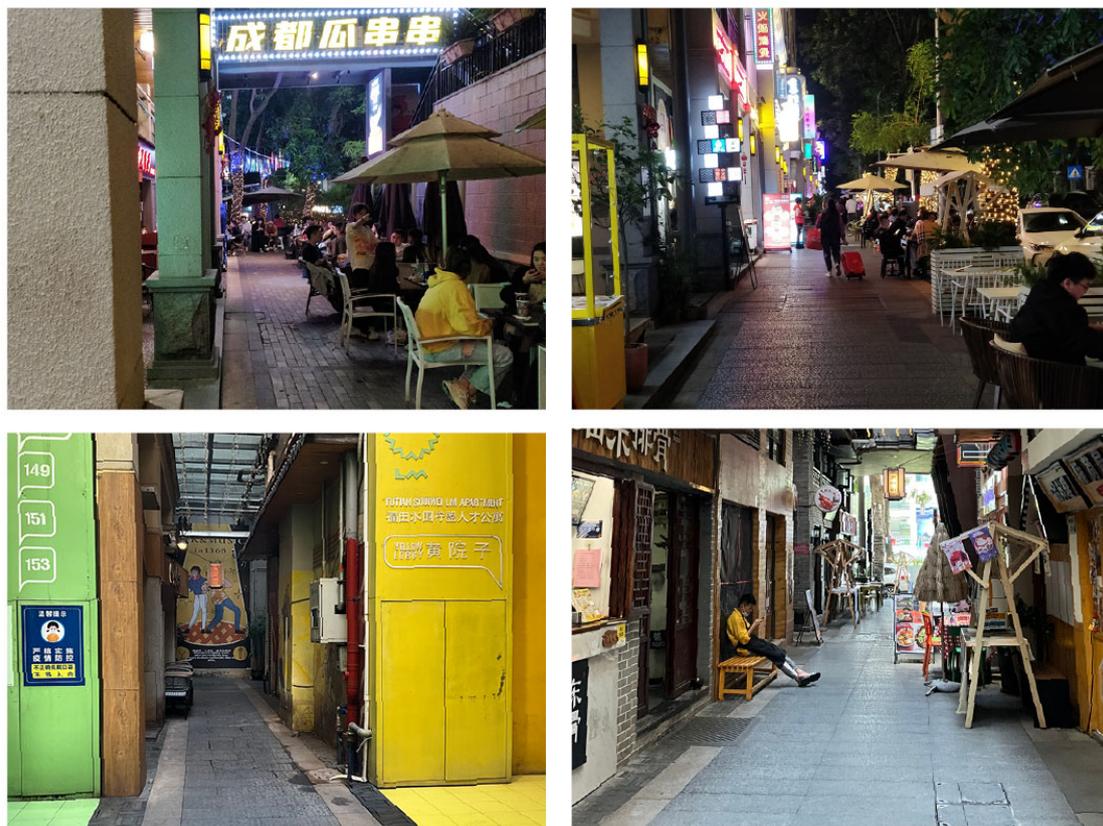
Figure 4.3.4 The status of 1368 block during weekdays

Source：Author

Overall, the Shuiwei district maintains a relaxed and lazy atmosphere during the daytime. (Figure 4.3.4, 4.3.5)

Figure 4.3.5 The status of 1368 block during weekends

Source：Author

The venue is most lively at night. The nightlife here can be divided into two phases: the first is dinner and post-dinner activities, with a large number of young consumers gathering in the venue after work. The second phase is the bar activities at midnight. Especially on Friday and Saturday nights, young people from all over Shenzhen and foreign friends gather in the large food stalls on the east side and the bar area on the south side. Seats are filled from indoors to outdoors, drinking and playing games, and releasing the pressure of work under the influence of alcohol. The lively atmosphere spreads from the night market on Shuiwei Ninth Street, through the large food stalls and bars, to the bustling traffic on Huanggang First Street. The security guard of the property told me, "You really should see this place at night, it's like a fair."

Overall, the lower-level commercial district is relatively healthy, which the author attributes to the following factors:

Firstly, the personalized design of the talent apartments and the use of Hong Kong-style decoration due to their proximity to the port have made this district stand out from other similar products, gaining recognition among the crowd.

Secondly, operation of the lower-level street district has attracted a competitive group of merchants to settle through investment promotion, ensuring that the commercial street can operate sustainably through repeat customers.

Thirdly, the white-collar class and Hong Kong tourists in the area have higher purchasing power.

However, at the same time, there are also some problems, mainly reflected in:

（1） Bias in business goals ： The business here has developing into a restaurant and bar drived mode, to meet the leisure need of the workers nearby and the original plan that advocated the art and culture had dispeared during 6 years operation.

（2） Lack of open space: Restored from high density building units, the space of ground floor keeps the lane space of it and turns it into a intimatie environment while it cause some congestion during rush hours and the event. On the other hand, there is no open space on ground floor for the young workers who live in the apartment .

（3） No consideration for neighborhood: Like what mentioned above, there is a vertical level around 2 meter on the east side of site, the steps, the only connection between old community of Shuiwei urban village , is too weak to make it run as a whole.

4.3.2 Status of LM Talent Apartment

The Shuiwei Talent Apartment provides a total of 504 rooms, of which approximately 300 households are currently living in. As a talent housing project promoted by the Futian government, enterprises that meet the requirements generally need to apply for rental allocation according to their needs, which are then distributed to various households. The allocation rate here is around 90%, while the occupancy

Figure 4.3.6 The inner condition of B1 and C1 units

Source：https://anju.szhome.com/720/zjg/ftzj/swrcgy.html

rate is around 75% to 80%. According to the leasing notice issued by the Futian District government, only enterprises that meet certain conditions are eligible to apply for rental allocation of talent housing. At the same time, the first lease period for renting talent housing by enterprises is three years, and after that, they can apply for renewal. This means that the current operation of the project still requires the support of Shenzhen's talent subsidies.

Under the three-year leasing model, different enterprises lease different housing units, and enterprises can only allocate housing according to their employees' needs.

Under this model, the Shuiwei Talent Apartment can maintain a relatively high allocation rate and a smaller financial loss for the government, while enterprises can provide relatively good employee benefits at a lower cost. However, this has also led to a situation where in the land-scarce Futian district, such high-quality guaranteed talent housing still has only around 75% occupancy rate, with a large number of households and supporting facilities remaining idle due to leased units. This is in contrast to the adjacent private 1368 International Apartments, which, according to intermediaries, were almost fully leased before the outbreak of the pandemic, with only a few vacant units.

Therefore, currently, residents are obtaining relatively low-priced and convenient housing through their employers. Among them, some are government officials in Futian District, some are employees of companies in Futian District, and before the pandemic, there were also young workers from Hong Kong-funded enterprises. The apartment's room configurations are basically in line with the needs of its residents, and most of them are still single. However, there are also some residents living with their partners or families, so there are also a few families of young workers and children in the residential area.
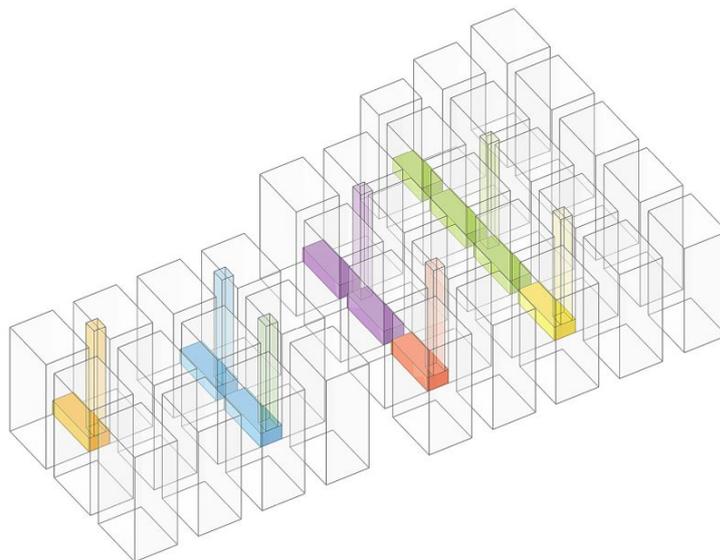
Figure 4.3.8 The elevators yard at the ground floor

Source：https://www.gooood.cn/lm-youth-community-china-by-doffice.htm

Through visits, it was found that the residents of the apartment have a certain degree of mobility, and during the interview process, most residents only stay for about six months to a year. There is no significant difference in gender ratio among these residents, and they are mostly young white-collar workers between the ages of 24 and 30 who work in Shenzhen. Despite the installation of facial recognition entry and electronic locks, the attractiveness of the apartment to selfie enthusiasts cannot be stopped.

Figure 4.3.7 The status of the entrance yard

Source：Author

Apart from residents and delivery personnel, there are also many unexpected visitors who learn about this colorful talent apartment online and follow residents into the building. They usually take selfies in the corridors and on the roof. Although most tourists have no malicious intent, it has caused dissatisfaction among some residents who value their privacy. According to the property management, they frequently receive complaints from residents about unidentified persons entering the apartment. Visits through formal channels require approval from the Housing and Construction Bureau and the property management, otherwise the visitors will be evicted by the property management.

The courtyards with elevators on the ground floor are particularly popular, with five elevators located in relatively private central alleyways and two elevators directly opening to the eastern dining area. Interviews with residents showed that the entrance settings did not cause them too much trouble, and some even felt that a lively entrance would make them feel safer.

The corridors on the fifth and seventh floors, as previously analyzed, only serve to connect the living units to the elevators, and do not provide much additional activity. The roof space is half abandoned, and due to the lack of management, the already small roof space is often occupied by equipment, except for some of the roofs where laundry machines are installed, the other roof spaces only provide limited drying conditions for the residents.
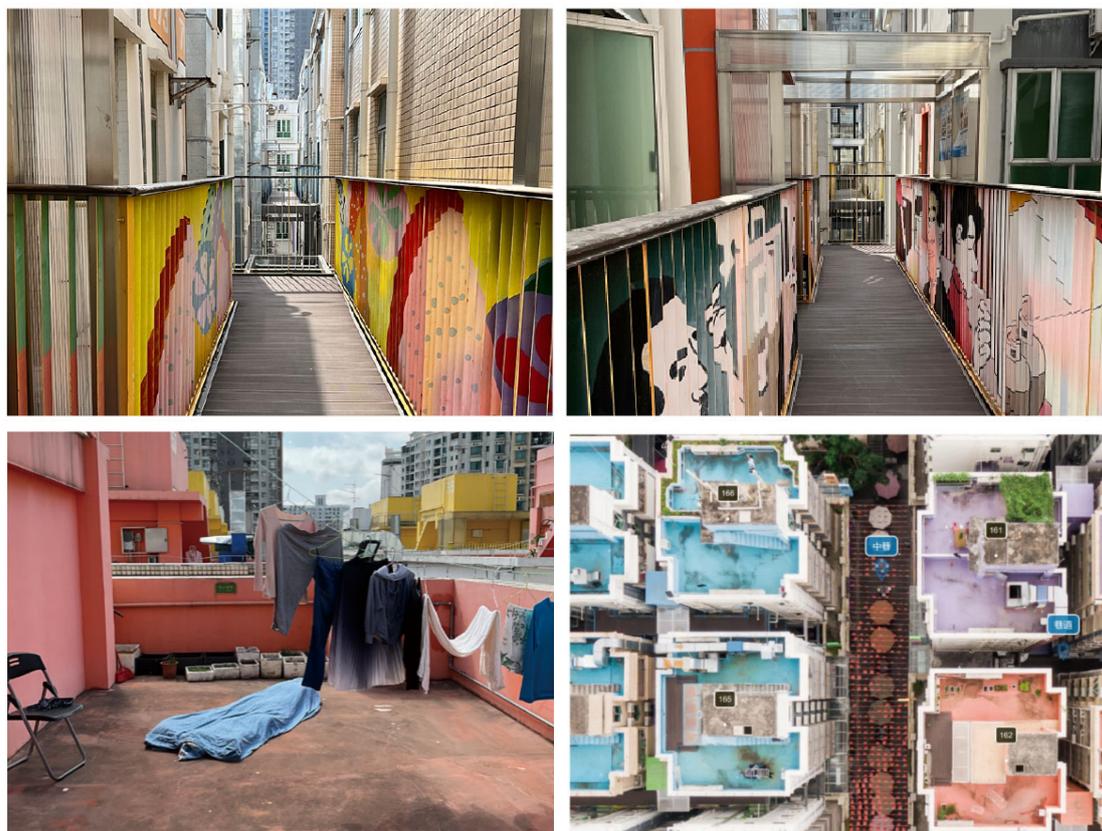
Figure 4.3.9 The status of the corridors and roof space

Source：images of corridors was filmed by Author, Aerial photo of the roof from ：

https://www.gooood.cn/lm-youth-community-china-by-doffice.htm

During weekdays, young professionals from these units leave for work from around 8 a.m., taking the subway or shared bicycles to their workplaces. They return home after work at around 6 p.m., depending on the situation of each unit. During this time, the commercial block concentrates a few people and is evenly quite, while a few young people with their families in the empty talent apartment carry large bags of food to the shared kitchen, all this scenarios seemingly unrelated to the young people

who call this place home at night.

On weekends, most residents choose to stay at home. Residents with kitchens can cook simple meals at home, while others can go to the Youth Center to use the shared kitchen. However, most young people who have worked hard all week prefer to order takeout to solve their food problems. At this time, the courtyards with elevators are busier with delivery personnel coming in and out.

Figure 4.3.10 The status of Share space on 5th floor

Source：：https://www.gooood.cn/lm-youth-community-china-by-doffice.htm

"A single person who spends the weekend at home!" says the cleaning supervisor aunt who has worked at the talent apartment for many years.

4.4 Demands from stakeholders

Once the main interest groups for the entire project were identified, their demands and interests became the determining factors for the subsequent updates and renovation strategies. Therefore, a survey was conducted to outline the demands and goals of these interest groups in the Shuiwei New Village project through open questionnaires, supplementary interviews, and historical interview data collection. The open questionnaires for this survey were divided into online and on-site questionnaires, totaling 107, with 47 online questionnaires and 60 on-site questionnaires collected. As most of the questionnaires were from tourists who were not the focus of the research in this project, the author conducted brief interviews with eight residents, two property management personnel, and four merchants to gain a better understanding of the local population in this area.

4.4.1 The Residents' Demands

A total of 19 questionnaires were collected from the residents of the talent apartment from various elevator courtyards. Most of these residents are young people who have just entered society and received higher education. They work in government agencies or local enterprises in Futian District, and there is no significant difference in gender ratio. Nearly 80% of the interviewees live alone, and their length

Table 4.4.1 Family living situation
Source：Author

Table 4.4.2 Household length of stay distribution
Source：Author

of residence is mostly within 3 years.

Therefore, these young people are mostly white-collar workers with a typical 9-to-6 work schedule, with 68% of them occasionally working overtime. On weekends, 57% of residents prefer to rest at home, while another 20% choose to go out and spend time with friends.

Through the open questionnaire and interviews, it was found that most residents consume less in the downstairs catering area and consider the consumption level there to be slightly higher. Since most of them are urban white-collar workers, many choose to eat in their workplace canteens or nearby restaurants. Some residents mentioned that they only consider consuming downstairs when they have gatherings with friends. In addition to consuming less in the downstairs area, residents also consume less in Shuiwei Village. In the interview section, some residents mentioned that online shopping is convenient enough and a nearby imported supermarket has a wide variety of goods, so they rely less on Shuiwei Village for consumption.

Regarding the use of public spaces, only 64% of residents reported that they occasionally use the Share space according to the open questionnaire. The aerial corridor serves only its essential transportation function, while the rooftop is used solely for drying clothes, and has not become a space for socializing and community gatherings as envisioned in the design, including the urban farm.
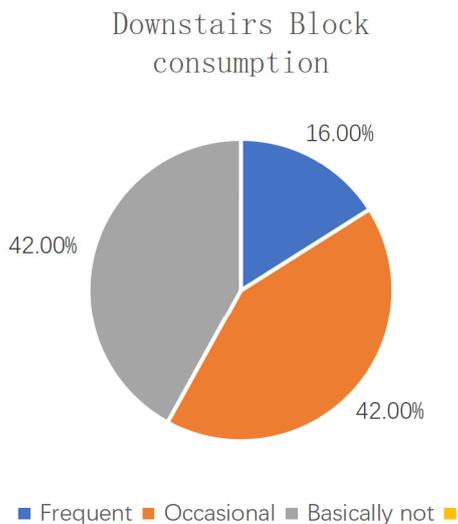
Table 4.4.3 Downstairs Block consumption
Source：Author
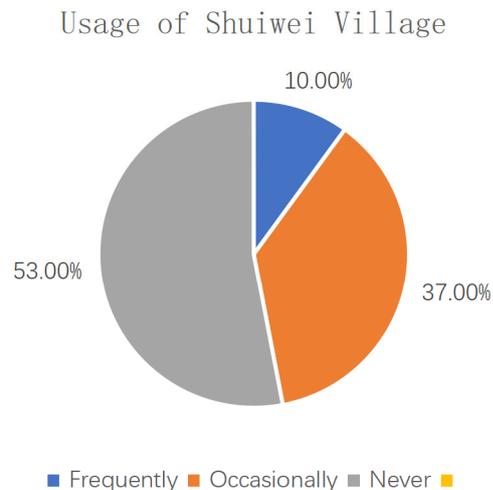
Table 4.4.4 Usage of Shuiwei Village
Source：Author

Through interviews with several residents, it was found that the Youth Center is not heavily used on a regular basis. The shared kitchen is the most frequently used space, as some residents whose unit does not come with a kitchen may consider using it. Other spaces, such as the study room, also see moderate usage. One interviewee mentioned using the study room on weekends to study, and others may use it to tutor children. Some residents also occasionally use the indoor fitness facilities, but due to the distance, they have only gone once or twice. 74% of residents expressed that they would be more willing to use these shared spaces if they were distributed more evenly, while the remaining residents expressed that they didn't mind.
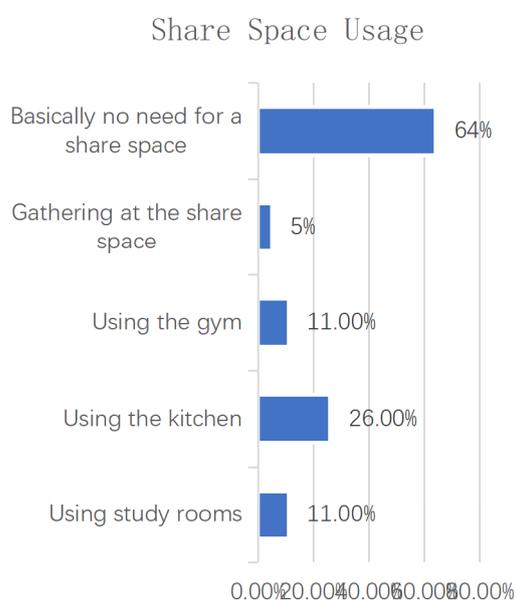
Table 4.4.5 Share Space Usage
Source：Author
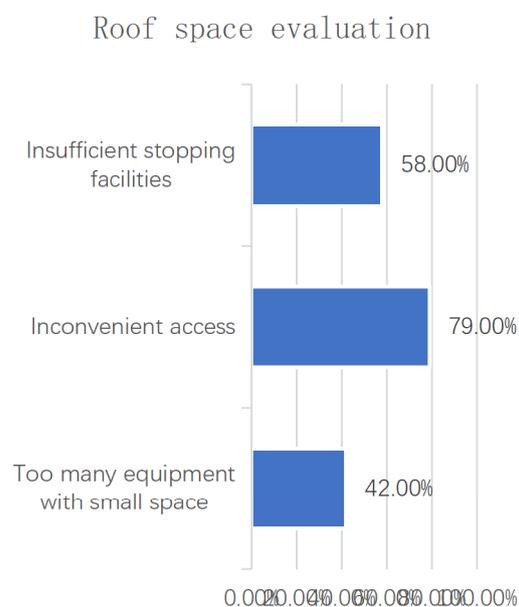
Table 4.4.6 Roof space evaluation
Source：Author

When asked about dissatisfaction with their living experience, noise problems were consistently reported by 74% of residents, while others felt they could tolerate or had become accustomed to it. Some residents reported frequently complaining to property management about the noise issues caused by the ground-floor commercial area, but it has yet to be resolved. One resident, who has lived here for four years, stated that they plan to move out due to their inability to tolerate the noise. The main sources of noise come from the bar street and some merchants' call broadcasts.

"The noise downstairs is the reason why I have always wanted to move away... Personally, I believe that the business model where there are residents living above and a bar below is problematic. Bars should be located on a separate bar street or in special occasions, and they are not suitable for areas where residents live above. In fact, it is fine to have other types of restaurants or businesses downstairs, but there are many complaints and conflicts arising from the resistance to bars," [51] said a resident on the 6th floor when talking about noise problems.
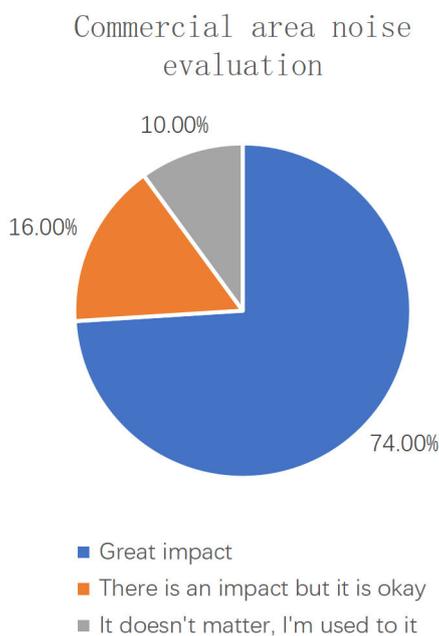
Table 4.4.7 Commercial area noise evaluation
Source：Author
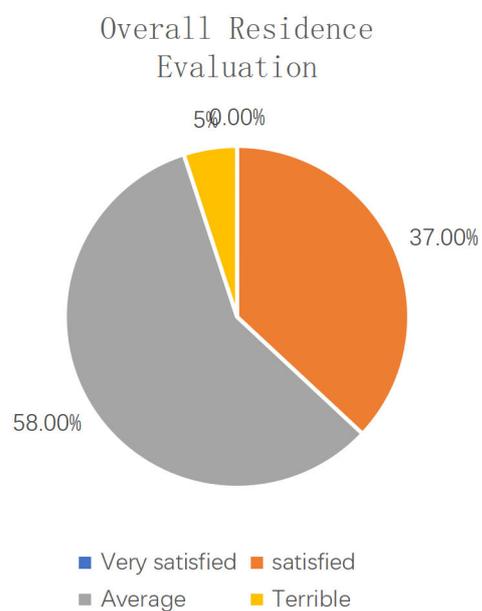
Table 4.4.8 Overall Residence Evaluation
Source：Author

These residents who cannot tolerate the noise are distributed across various courtyards and floors, with no obvious clustering phenomenon. Some residents also mentioned that they were less affected by noise when living near the glass roof of the ground-floor businesses. In addition, when interviewing street tourists, many of them immediately realized the noise problem on the ground floor when asked if they were willing to live upstairs.

Although the talent apartments have obvious problems that have affected noise-

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[51] Interview of the young worker Mr.Wang living in the apartment by Author，   February/11/2023

sensitive residents, their convenient location and reasonable rent prices have made many young people choose to stay here despite the drawbacks.

"We wanted to move out early on, but compared to other rental options in the market, its location and cost-effectiveness are relatively high. However, compared to other residences that civil servants can live in, it's not comparable."[52]

4.4.2 Tourist Demands

Regarding tourists and consumers, the online survey conducted for this study received 47 responses, all from tourists, and in combination with the on-site survey, a total of 84 responses were collected from visitors who had been to the district. The majority of these tourists were in the 25-35 age group and either visited the district for the first time or had only been there once. Among the on-site survey respondents, the highest number were workers who worked nearby, followed by workers from within Shenzhen, and there were also three Hong Kong tourists who crossed the border to visit. The main reasons for visiting the area were to meet friends, followed by

Frequencey of Visitors come to the 1368 block

- 43.00%
- 35.00%
- 22.00%

■ First time   ■ Come every week
■ 2-5 times a year
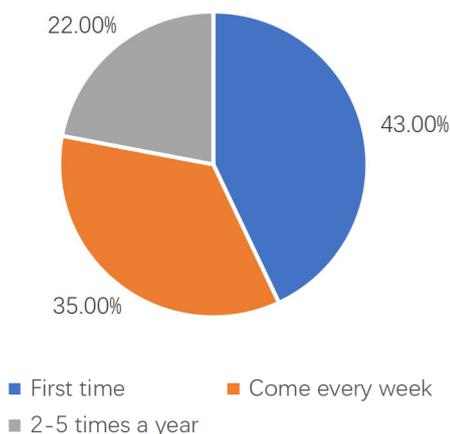
Table 4.4.9 Frequencey of Visitors come to the 1368 block
Source：Author

The purpose of visitors to the 1368 block of Shuiwei

- 20.00%
- 31.00%
- 49.00%

■ Photo Tour
■ Gourmet
■ Friends and family gathering
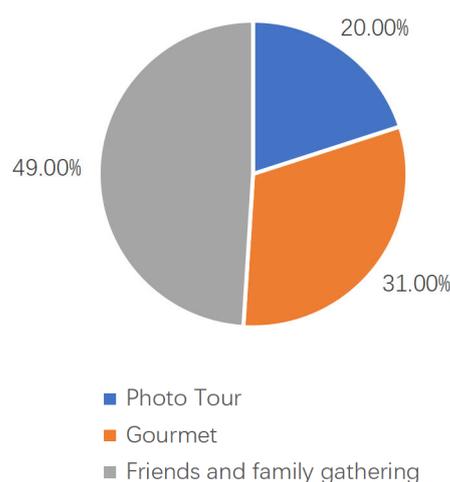
Table 4.4.10 The purpose of visitors to the 1368 block
Source：Author

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[52] Interview of the young worker Miss Li living in the apartment by Author，February/11/2023

spending time with family and leisure activities. Additionally, many visitors came to take photos and check in at popular landmarks. Although most people were unaware that the building above the commercial area was a youth talent apartment, those who had learned about the district through social media were generally aware of this fact. Regarding specific issues related to the district, the results are as follows:

Tourists who come here to check-in and consume usually choose to take pictures in front of the main entrance of the block, the bus model, or the entrance of several popular shops, as well as visiting various types of courtyard entrances of the apartments. Check-in enthusiasts mostly learn about the block from the rainbow roof that is circulating on social media. Through conversations, some of them think that the space for taking pictures and playing in the block is still limited. Taking pictures on the roof requires some "skills", which have a certain threshold. Therefore, most check-in enthusiasts actually do not have the opportunity to visit the popular rainbow roof that is featured in short videos.
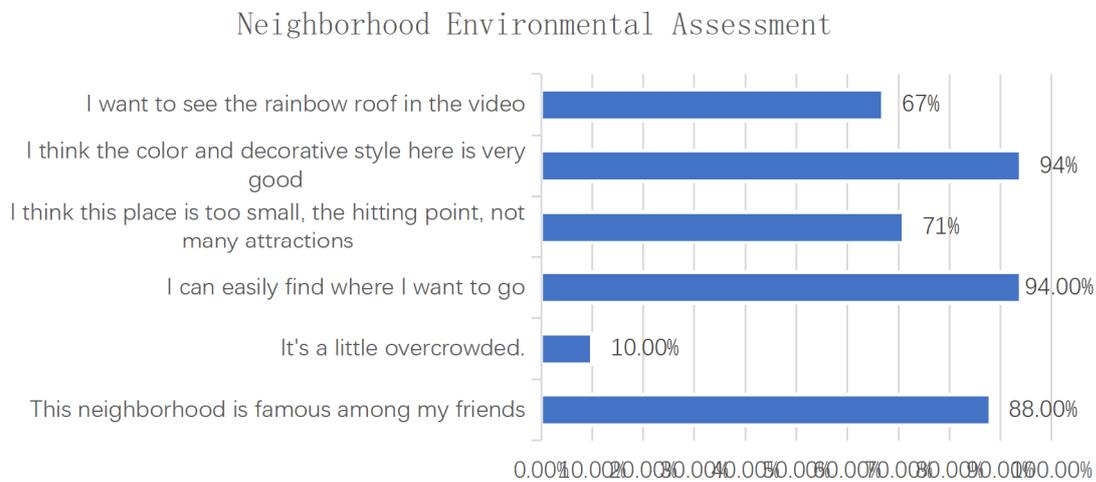
Table 4.4.11 Neighborhood Environmental Assessment
Source：Author

4.4.3 Shenye Group Management

I interviewed the frontline staff of Shenye Group Management regarding this issue. They said that there are indeed many noise complaints, but since the lower-level property is managed by another property company, all they can do is to notify them to

cooperate with the management. However, such requests are often brushed aside as they have to take care of the consumer experience.

"We cannot manage many things downstairs, and our upper floors are managed by Shenye Group Management . They (1368 Shuiwei Block commercial management) are the boss, and it is difficult for the two property companies to cooperate... Several companies are involved in the management, including the Housing and Construction Bureau, Shenye Group Management , the lower-level property, and the Shuiwei community. We still need to understand each other."[53]

When discussing this issue, worker of Shenye Group Management also expressed helplessness and said that they often have to coordinate between several stakeholders and can only seek mutual understanding and cooperation to the greatest extent possible.

It is understood that the LM Talent Apartment, operated by Shenye Group Management in this area, is their self-operated brand created to implement the Shenzhen Municipal Government's "Youth Housing Card Plan" in their long-term rental apartment product line. It targets young working-class professionals and advocates a shared space concept for the younger generation. Its aim is to promote the goal of the Shenzhen Municipal Party Committee and Government to "attract and retain talents."

4.4.4 Shop keepers Demands

During an interview with the owner of a curry restaurant in the northeast corner, it was learned that her restaurant had been operating in Shuiwe urbani Village for some time before the renovation of Shuiwei 1368 block. She entered the Shuiwei 1368 block through the investment invitation approach during the renovation. She believes that the entire renovation was very successful, at least for her restaurant. The post-renovation block not only improved the hardware environment such as gas and logistics facilities, hygiene conditions, and transportation, but more importantly, the clear target audience and environment of the block made it easier for her restaurant to

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[53] Interview of the manager of Shenye group management by Author，February/12/2023

connect with middle-to-high-end consumer groups, allowing her to earn more profits.

Similarly, a coffee master who has been working here for many years also said that the rent here is not more expensive than in urban villages, but the consumer group's spending power is stronger and more suitable for their mid-range coffee and leisure category positioning. Especially in the area, in addition to the surrounding white-collar class, there are also some foreign guests and international exchange students from the Southern International School, who have strong consumption power.

After suffering a heavy blow from the epidemic, a large portion of merchants in the Shuiwei area have already closed their doors. At the same time, some powerful businesses have been invited for investment and have re-entered the area. For example, the Hot Wave Island Malay restaurant, which has been operating in Futian for more than ten years, decided to deploy a branch in the international catering group in the southern alley of Shuiwei 1368 block during the epidemic in 2022 and is currently operating normally. Together with the Western restaurant, Spanish restaurant, and Japanese restaurant in the same southern alley, they form a large-scale international catering layout.

4.4.5 Shuiwei Industry and Villagers Collective

The Purpose 34 buildings in the Building complex are all owned by Shuiwei villagers and some investors. The villagers lease the buildings to Shuiwei Industry, who then subcontracts two property management companies to operate and manage them. These companies do not make much profit and do not take advantage of price differences, but rather aim to bring more benefits to the Shuiwei villagers collective.[54] According to reports, the Shuiwei 1368 Block and Talent Apartment redevelopment project not only optimizes and resolves long-standing safety hazards in some urban villages, but also brings considerable income to Shuiwei Industry Co., Ltd. and villagers. Villagers who were not confident in the redevelopment project in the past

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[54] Zhao Ruixi. Shenzhen Shuewei Village's 29 "peasant houses" are turned into talent apartments, and the government offers them for rent at half price [EB/OL]. [2023-02-19]. https://www.thepaper.cn/newsDetail_forward_2042665.

also want to join the project after seeing the results.[55]

From the development goals of Shuiwei Village, as the landlord of the project, the villagers not only hope to obtain more short-term economic returns and environmental improvements, but also to upgrade the regional industrial structure and population structure, and take advantage of the geographical location to connect with high-end populations in the Guangdong-Hong Kong-Macau Greater Bay Area and provide services. This is also one of the development goals of Shuiwei Village.

4.4.6 Shenzhen District Government

According to the "Overall Plan for Land Space in Shenzhen 2020-2035", Shenzhen is classified as six project targets, including "National Gateway Hub for Opening up", "Core Engine of Guangdong-Hong Kong-Macao Greater Bay Area", and "International Technology and Innovation Center". It emphasizes innovation-driven high-quality coordinated development, more efficient intensive development of land and space resources, achieving more fair and harmonious development through high-quality and balanced public services, achieving more sustainable green development through natural ecology, and safer and healthier development of urban resources.

Since the concept of building the Greater Bay Area was proposed in China, Shenzhen has been at the core of the Guangzhou-Shenzhen-Hong Kong-Macao coordinated development layout. Therefore, in the process of connecting with Hong Kong's development, besides strengthening cooperation and supporting Hong Kong, emphasis is also placed on the construction of key platforms such as the He Tao Shenzhen-Hong Kong Science and Technology Innovation Cooperation Zone.

In terms of improving the quality of residential space, Shenzhen has identified young workers from all over the country as the main residents and emphasized the layout of small units and rental housing in the city's core areas. In the adjustment of

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[55] Liu Chunshen．Shuiwei Food and Cultural Village highlights the popularity [EB/OL]．（2023-02-23）[202202-25]． https://ppfocus.com/hk/0/fo33eecbe.html.

the housing structure, it also responds to Shenzhen's demand for talent, requiring that the proportion of public housing, including talent housing, affordable housing, and public rental housing, should not be less than 60% of the total number of administrative housing units.

In addition, in response to the current situation of a large number of housing units in urban villages, there is a proposal to optimize public service facilities in urban villages and old residential areas.

In terms of the construction of urban communities and public places such as streets, the plan proposes requirements for high green space, high connectivity, all-age inclusivity, and climate adaptation. These are reflected in the leisure experience of parks and squares, the construction of 5-minute pocket parks, the slow traffic system, and the 10-minute walkable community-scale construction requirements that provide shelter from the rain.

Overall, as a young city composed of young migrant populations, the plan clearly tilts towards these young migrant populations in terms of industrial layout and housing policies. In terms of industry, the plan arranges a large number of innovative parks to attract more young talents to settle in Shenzhen, ensuring its position as a benchmark in innovation and reform. The layout of basic public services also serves as the support for these industries, providing detailed guidance from the city-region scale to the community scale to ensure the improvement of the basic living quality of young people who have moved away from their hometowns to work in Shenzhen. This demonstrates the plan's emphasis and care for the quality of life of young populations.

4.5 Stakeholders analysis

4.5.1 Social Network Analysis

From the previous section, it can be seen that the current situation of Shuiwei 1368 block is the result of coordination among various interests, and it also reveals the complexity behind the success of the project. In order to clarify the roles played by each interest party in this project, social network analysis is introduced here to estimate the relevance and importance of each stakeholder in the entire interest network. As shown in the figure below:
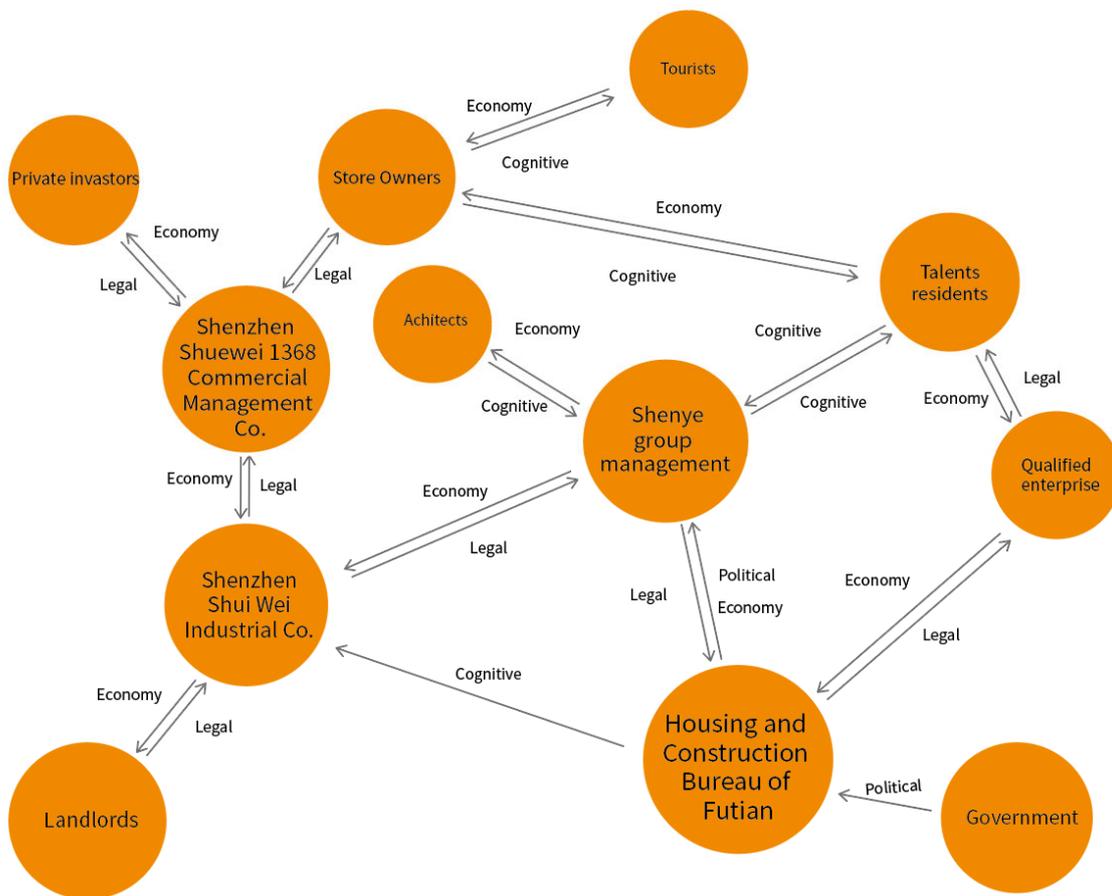
Figure 4.4.1 The social network of Shuiwei 1368 block and the talent apartment

Source：Author

4.5.2 The Power-Interest metric

To determine the importance of each role in the network, centrality is introduced

as a measurement index, which is expressed as $C_i = K_i/\sum k$, where C_i is centrality, K_i represents the number of connections of this role, and $\sum K$ represents the total number of global relationships.

At the same time, based on the types and numbers of resources provided by each interest stakeholder, their resources can be simply scored to estimate the power of each stakeholder in the project. Here, the author assigns a weight of 3 to Legal, 2 to Plitical and Economic resources, and 1 to Cognitive resources. The result shown in the Table 4.5.1.

The centrality of each stakeholder shows that Shuiwei Industrial, Futian District Housing and Construction Bureau, and Shenzhen Industrial Holdings are playing significant roles in the entire project, while Shuiwei 1368 Block Commercial Management Company, shop owners, and residents also have a great impact on the appearance of the block. Therefore, when considering the demands of each party, the voices of these stakeholders should be given priority in the Shuiwei regeneration project.

The results of the simplified relationship model only represent a reference value and cannot indicate the absolute power of these interest groups. For example, although the Shenzhen government only provided policy guidance and financial support for the project, these policies and funds are related to the project's establishment and subsequent operation. Additionally, the architect, who only has a centrality of 0.07, greatly enhanced the project's popularity in the internet and regional sphere through excellent color design.

Power-interest feature	Stakeholders	Level	Type of resource	Resource	Ci	Weight of resource	Goals
Key - players	Housing and construction bureau of Futian	Futian district	Experts-Bureaucratic	Economy, Legal	0.28	8	Implement of Housing and Talent policies
	The Shuiwei industrial Co and the landlords	Shuiwei community	Special interest	Economy, Legal	0.28	8	Collective income and the cultural identity
	Shenzhen Shuiwei 1368 commercial management Co.	Shuiwei community	Experts-Special interests	Legal, cognitive	0.21	7	Benifits from commercial, influence in the area.
	Shenye Group Management	Shenzhen city	Experts-Special interests	Legal, cognitive	0.28	8	Sustainability of the brand "LM Talent apartment"
Keep-satisfied	The government of Shenzhen	Shenzhen city	Experts-Political	Political, Economy	0.07	4	To attract and holding young elits, improve the cooperation with Hongkong
Keep informed	Store Owners	international-Shenzhen city	Special interests	Economy, Cognitive	0.21	3	Benifits from commercial, attract targersl consumers
	The residents	Futian district	Special interests	Economy, Cognitive	0.21	5	Safe and comfortable habit, balance between leisure and rest
Minimal effort	Tourists	international-Shenzhen city	Special interests	Economy, Cognitive	0.07	2	Nicer commercial environment, better and more attractions
	Private invastors	Shenzhen city	Special interests	Economy	0.07	3	Economic benifits
	Designer	Global	Experts	Cognitive	0.07	1	Associate the Shenye Group Management with the design of the apartment
	The qualified enterprise	Futian district	General interests	Cognitive	0.14	3	Supply house for the workers, building bond with workers.

Table 4.5.1 The Power-Interest metric of Shuiwei 1368 block and the talent apartment

Source：Author

Here, the key players groups with higher power and relevance to the project are the Housing and Construction Bureau, Shuiwei community, and the two property management companies. They have the ability to drive project development according to their own needs and are the leading group in the entire community renewal process.

Next are the Shenzhen Municipal Government, the keep satisfied,which has high power but low interest relevance. They mainly provide macro-level directives, financial support, and delegate power to the Housing and Construction Bureau of Futian District for implementation, serving as the backbone of the project. On the other hand, the government also listens to extensive grassroots demands through professional coordination, such as giving high priority to the needs of youth population. Therefore, it can be said that the will of the Shenzhen Municipal Government also largely represents the macro demands of the youth population at the grassroots level, which is an important reference for this design.

Following them are the groups with lower power but higher relevance, the keep informeds, namely the shop keepers and talented residents. Although they do not have direct influence on the development of the project, their interests have a significant impact on the community industry direction, housing design, and public space forms through market or upward feedback methods. Additionally, as they are the most direct users of the community space, they are a group that architects, planners, and other professionals need to listen to and coordinate with carefully.

Finally, there is a group with low power and low relevance, the minimal effort ,mainly consisting of investors, rental unit owners, tourists, and architects. Due to their low relevance, their demands on the site are generally not the main contradictions of the community. However, they also indirectly influence the development of the community in some ways. For example, tourists are more concerned with the consumption and entertainment experience of the area, and their demands for consumption are closely related to the future development of the community's industry. They are also key to enhancing the community's influence. Professionals such as architects play a role in balancing the demands of various parties in community updates. While their individual sensibilities and design concepts

may have less persuasive power compared to other users, good design, such as the excellent visual color design in the 2017 update, laid the foundation for the block's image dissemination on the Internet. Therefore, the demands of these groups still need to be considered.

4.6 Analysis and Suggestions

Through the analysis above, it can be seen that during the five-year operation of the upper and lower levels in the block, not only did the upper apartments and lower businesses form completely different places and spaces, but the apartments on floors 3 to 4 in the block formed a passive transition space in a high-floor vacancy rate manner due to such collision. In addition, there are problems such as a lack of open space in the block and idle public space, which add levels to the issues that need to be addressed in this design. The following section will classify and discuss these spaces, and provide guidelines for renovation and optimization.

4.6.1 Industrial Structure

The current industries in the block are mainly concentrated on the ground floor to the third floor along the street, with catering businesses as the mainstay. The industrial structure is relatively single, not only with a low relevance to the needs of talent residents but also bringing significant interference to their living experience.

From the perspective of young residents, reducing or eliminating the noise brought by the bottom-level industry is the key to subsequent updates. Meanwhile, after eliminating the noise source, functions closely related to the residents' living, even work, should also be integrated.

For future commercial development, the special transportation location near the port and the high-density residential area in the area are verified middle-to-high-end consumer resources. These consumers can not only enable merchants to accurately connect with target consumers but also provide quality feedback information for merchants. However, the interaction between merchants and consumers in the area still relies mainly on commodity exchange. In the future, the interaction between

commercial and industrial enterprises with high interactivity can be strengthened to increase the exchange of information and culture in the block based on consumption.

For the two management companies of the neighborhood, especially the Shuiwei 1368 commercial management company, the layout of the industry directly affects the company's future income and development. Although the current industrial layout can generate satisfactory commercial income, its popularity still relies largely on the superior geographical location of the area, competitive restaurant layout, and creative design of talent apartments that are spread on the internet. There is no doubt that the development of the 1368 block is trapped in the "industrial orientation" update trap as pointed out by Zuo Jin.[56] Therefore, for future upgrades, the neighborhood still needs to anticipate how to seek long-term support from creative industries after these highlights and creative heats have passed. In terms of spatial layout, it should not only meet commercial layout but also provide enough space to strengthen the connection and communication between young residents, and use the vitality of young residents to build community culture and innovative industries. At the same time, attention should be paid to seeking cooperation with Deep Property Management and fully utilizing regional innovation resources.

The government should also delegate more power to the collective of residents in the neighborhood. Young residents are in a weak position in the competition for property management interests, and the government should take the lead in establishing an effective mechanism for collecting and feedback of residents' opinions, and establish a platform for multi-interest negotiation and cooperation while ensuring that the demands of young residents are heard. At the same time, an expert team should be assigned to track the micro-updating process of the community for a long time and coordinate the implementation of material spatial environment and institutional level design.

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[56] Zuo Jin, Meng Lei, Li Chen, et al. Young community oriented Micro-renewal action planning of traditional community[J]. Planners, 2018, 34(2): 37-41.

4.6.2 Floor with high vacancy rate

In the three to four-story transition zone, the building spontaneously forms a high-level gap between the ground floor and the apartment living area, resulting in a waste of residential resources in the urban area. This also provides inspiration for future updates. Currently, due to the single living pattern of the working-class residents, the upper apartments are highly idle during the daytime, which reflects the
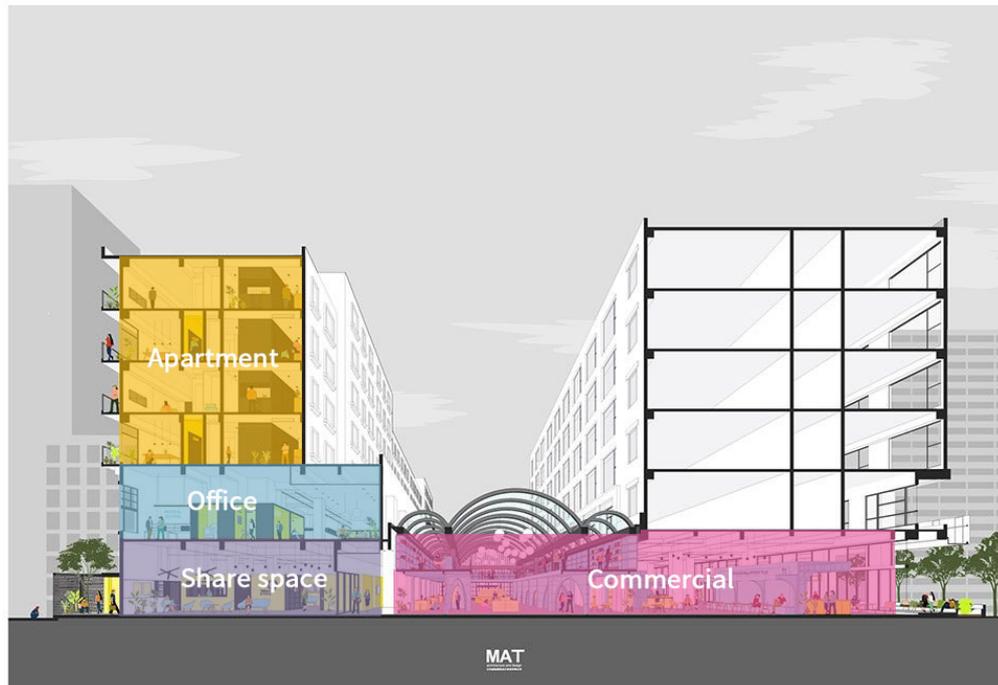
Figure4.6.1 the section of Chengdu Tianfu International Community

Source：https://www.gooood.cn/chengdu-tianfu-community-youth-apartment-by-mat-office.htm?lang=cn

common problem of the high degree of separation between the living and working spaces of young workers pointed out in Chapter 2. To address this problem, mixed neighborhood development plans generally place office space between the vertical partition of commercial and residential areas as a barrier and to increase the building's utilization rate throughout the day.

Therefore, the high vacancy space in this area can be developed into mixed-use office spaces to solve the vacancy problem in the area. This can provide a more compact living and working environment for young residents in the future and generate additional economic benefits for property owners.

4.6.3 Youth Apartments

In the past renovation plans, some overlooked issues have affected the living experience of young residents in the Ningmeng Talent Apartment. Specifically, the single allocation model and unit design have resulted in homogenization of the usage population in terms of space and time. The small and centralized arrangement of public facilities has also made it inconvenient for residents to use them. While the infrastructure issues have been resolved, there was a lack of consideration for creating a space suitable for young people's community during the initial design.

To reform the current allocation model, the Housing and Construction Bureau and the government should first reconsider the efficiency and inclusiveness of the allocation model for talent housing. In 2023, the Shenzhen Planning and Natural Resources Bureau published the "Shenzhen Land Price Calculation Rules (Revised Draft)" for public consultation, gradually removing talent housing from the housing security system and transitioning towards a system of public rental housing, rental housing, and shared ownership housing. This means that housing policies favoring a minority of talented individuals under enterprise allocation models will become history, and the Ningmeng Youth Apartment will also be included in the public rental or rental housing system for allocation to society. In the future, apartment allocation should ensure high occupancy rates while controlling the diversity of tenant sources, especially by opening up housing to young workers closely related to future local industries.

Regarding the allocation of public resources for shared spaces, shared spaces in youth communities can solve young people's daily living problems and are also a social space that enhances the community bond between young residents. Currently, shared spaces, integrating daily living and recreational activities, account for about 206 square meters or 1.5% of the total apartment area, with an average public space area of about 0.4 square meters per unit, far below the Chinese apartment design standard of 1 square meter per unit. In the current intensive residential unit design, it serves as a complementary role to meet residents' daily needs, but due to their

concentrated distribution and small area, it creates inconvenience in use.

Therefore, in selecting intensive development unit designs, the reasonable allocation of shared functional areas and their location should be considered to ensure residents' basic living needs. At the same time, the daily use of these shared spaces can promote young residents to establish more social relationships.

4.6.4 Roofs and Open Spaces

The redevelopment of this block transformed self-built houses in a high-density urban village, inheriting the characteristics of high building density and limited open spaces. Furthermore, the ground level streets and alleys have been taken over by commercial businesses, leaving no open spaces for residents.

Although the original plan in 2017 intended to use rooftop spaces and Corridors as a supplement to such spaces, due to management and space design issues, these spaces were not put into effective use.

Overall, it is possible to supplement such spaces by partially opening up elevated spaces on the ground floor or opening up more platforms on the upper floors through vertical zoning.

Regarding the use of rooftop spaces, expanding the activity range and accessibility of rooftops can be achieved by strengthening the connection between rooftops. At the same time, detailed rooftop zoning plans can be established to layout the activity and equipment areas of the entire rooftop. In addition, with appropriate handling of public and private spaces, rooftop landscapes can be opened to the public to increase the inclusiveness of the block's public spaces.

As for open walkways, they can be designed in conjunction with shared activity spaces for the new community. Traffic and activity-oriented path design can be differentiated, and for walkways closely connected to public activities in the youth community, appropriate scaling and placement of community furniture can form a rich and straightforward youth community activity path.

4.7 Opportunities and Challenges

From a macro perspective, Shenzhen is currently committed to improving the housing conditions for youth and continues to benefit high-quality youth talent from housing and talent systems. At the same time, the close cooperation between Shenzhen and Hong Kong will also have a profound impact on the Shuiwei area. The neighborhood can fully leverage these policies and geographic advantages to mobilize more social resources to participate in the update of the site.

From the perspective of the neighborhood itself, the 2017 regeneration not only provided the region with better infrastructure conditions, but also established the reputation of the neighborhood in Shenzhen and even in Hong Kong. It also demonstrated the effectiveness of visual creative design in attracting customer flow and media publicity in this update. The future development of the neighborhood can also continue to tap into the value of the unique urban landscape resource from the rainbow urban village building in the urban village, organically combining the visiting behavior with architectural art and local industries to maintain the healthy and sustainable development of the industry.

Of course, the follow-up updates also face the challenges of resolving legacy issues and encountering new challenges.

In the project action layer, how to mobilize community forces to cultivate new industry upgrades, adapt to the needs of community industrial and cultural transformation, and improve the living conditions of youth. How to connect new industries with residents, merchants, and consumers to form an organic community as a whole. How to adapt to the housing needs of personnel flow in the Hong Kong port area, while solving the problem of the perennially low occupancy rate, and establishing a community for the settled youth. How to adapt the public spaces within the community to the activity characteristics and needs of contemporary youth.

In the institutional environment layer, the transformation of the land in this area from the collective land of Shuiwei Village involves complex interests and property rights. How to coordinate Shuiwei community, Shenzhen- Hong kong cooperate zone,

and 1368 Commercial Management Company to achieve value and goals in subsequent updates. How to establish a connection between property and highly youth residents, achieve the sustained development of community culture in terms of mobility, and cultivate what kind of community culture. These are all challenges that the micro regeneration of the area will face in the future.

Chapter 5 Design Practice

5.1 Vision and Goals

5.1.1 Leisure Harbor for Young Workers

In order to retain and attract talents, an intensive design of youth talent apartment community should guarantee the basic private space needs of the youth population while providing sufficient shared resources for them, ensuring their basic living needs and alleviating their sense of disorientation and alienation when living and working away from hometown. Apart from meeting the basic living functions of young talents, the design of these spaces should pay attention to the creation of a sense of community, allowing young residents to establish a bond with the community in their daily lives and build a sense of community identity in their temporary residence for youth.

5.1.2 New Talent Apartment with Multi-Function Development

This design also aims to break the current situation of a single group of tenants and insufficient daytime usage of the building under the current single-enterprise lease model of LM Apartment, and to construct a talent apartment lease model that is open to both enterprises and individual applicants. Encouraging new remote working groups and small work teams , workshops to move into the talent apartments will provide diverse tenant communities and corresponding flexible work and living areas, increase the diversity of daytime usage of the building, and reduce the excessive dependence of the ground floor businesses on nighttime consumption.

5.1.3 Creative-Drived Industry

To address the problem of excessive bias towards the nightlife and catering industry in the current neighborhood, new community types related to the upstairs residents or workers or innovative industries should be added. This will encourage residents to participate in the creative industry development of the neighborhood and form an integrated pattern of business and residential areas where innovative talents

and creative industries can mutually promote each other, extend the daytime work hours of the neighborhood to reduce its reliance on bar businesses for profit, and upgrade the neighborhood's talent structure and industrial structure.

5.1.4 Spot for young elites from Shenzhen-Hong kong Cooperation Zone

The neighborhood should further strengthen its support for the Shenzhen-Hong Kong cooperation by relying on its advantageous geographical location and the new cooperation and talent policies between Shenzhen and Hong Kong. It should provide support for young talents from Hong Kong and abroad who travel between Shenzhen and Hong Kong, especially the new types of industries that have developed in the post-pandemic era, such as remote work, digital nomads, and virtual asset industries. Actively integrating into the forefront of Shenzhen-Hong Kong cooperation, Shuiwei Village will become the backyard of international mobile talent for living, leisure, and work.

5.1.5 Creative Cultural block for consumers

The community will continue to be a "hotspot" on social media that is transmitted through creative and visual design. It will not only be a food street where one can experience international cuisine but also a city village with rainbow roofs and courtyards. It will also be a development and activity base for diverse artistic and cultural events in Shenzhen, attracting more people interested in photography, cultural and artistic activities, and exploration.

5.2 Design Scope

The design scope for this project includes 34 buildings in the Shuiwei 1368 district in Shenzhen. In addition, the self-built houses in the eastern part of the Shuiwei village, which is currently not updated, will also be considered as a target for future development and adjustment of public space control.

Main focus   Buffer area

Figure5.2.1 The Design Scope

Source：Drawn by Author based on Being map

5.3 Design Principles and Strategies

The Opportunities and Challenges of Site
Problems and the goals

The Theory and Case study
Overall reference for youth community Design

General Problems in Youth Community Design

Spacific Problem of the Site

Activating youth vitality through an adaptive functional layout

Flexible space management to accommodate highly mobile lifestyles

Diverse activity spaces promote community interaction

Multi-stakeholder participation enhances the social status of youth

Design Principles

Design Strategies

Transfomation on area Industry

Renewal on Unused Space

Upgrading the Public Space

The Operation Machanism Design

Figure5.2.2 The Design Framework

Source：Author

5.3.1 Design Principles

When transforming old commercial and residential mixed-use buildings in urban villages or old urban areas into youth community, attention should be paid to dealing with issues such as outdated facilities due to historical factors, commercial space noise interference, the inability of stakeholders to coordinate and solve community problems, and invasion of residents' privacy due to narrow spacing between buildings. Therefore, the following principles should be followed in the renovation and design process:

(1) Activating youth vitality through an adaptive functional layout

According to the theory of social integration of youth, settling down is the key to the initial adaptation of youth to new environments, and the affability of public services in the community and the comfort of the living environment are critical factors affecting the initial integration of youth into the community and the city.

The regeneration of youth communities should also pay attention to the design of functional space to fit the characteristics of young people's living and working. When developing mixed functions, it is not only necessary to increase the richness of community functions, but also to pay attention to the coordination and transition between each function, and to minimize the mutual interference of functional flow through reasonable vertical and horizontal functional zoning as much as possible.

Community industry functions should support and interact with the main residential community as much as possible, such as reducing the commuting time of youth workers by creating more working environments, increasing the richness of youth groups in the residential area by introducing innovative and creative youth industries, and enhancing the cultural construction of youth communities by providing sufficient community services and cultural facilities.

(2) Flexible space management to accommodate highly mobile lifestyles

For contemporary youth, due to their high mobility in terms of profession and residence, when establishing a community targeting this group, their needs in terms of

space management and facility settings should be fully considered. For example, the rental mode should meet the needs of both long-term and short-term tenants, and the balance between corporate and social individual housing resources should also be considered.

The flexibility in management should be reflected in a more flexible and open property management and check-in system that is linked to user electronic devices, allowing tenants to choose rooms and move-in dates based on their own needs. In terms of facilities, universal and modular products should be used as much as possible to make the space adaptable to various work and living needs, helping the majority of mobile tenants to quickly adapt to the environment.

(3) Diverse activity spaces promote community interaction

Talent apartments have just entered society. Building new interpersonal relationships, receiving community assistance, and participating in community activities are all critical to establishing ties with the community. The building design should be configured with residential, work, and leisure environments for different communities to enrich the diversity of the people in the community, ensuring that the building has sufficient vitality in different spaces and times, encouraging the formation of communities of youth in the community, thereby increasing residents' sense of community identity and belonging.

(4) Multi-stakeholder participation enhances the social status of youth

Young workers are often in a disadvantaged position in terms of both economic and social status, and are also often in a disadvantaged position in the interests of community construction. Therefore, in the multi-party participation and governance of youth community micro-updates, attention should also be paid to giving young people more community participation rights through institutional support. Community management can also empower young residents by delegating power, allowing the collective designation of their own community rules, thereby promoting youth participation and social engagement. This not only benefits the development of the community environment that better meets the needs of young residents, but also

enhances their sense of community belonging.

5.3.2 Design Strategies

（1） Develop youth innovative industry and culture， optimize open space on ground floor

The ground floor of the Shuiwei 1368 block was found to be incompatible with the needs of young residents, with its heavy emphasis on commercial spaces and high building density that resulted in a lack of open activity spaces. To address this, the community made changes to its industrial upgrading and adjustment policies. On the one hand, the noisy and disruptive midnight bars were eliminated, and new cultural industries were introduced to dilute the commercial concentration on the ground floor. These open spaces not only provide more opportunities for community culture and activities, but also enable the block to become a cultural and commercial landmark for visitors. Thus, by developing a community cultural industry similar to Shanghai NICE2035 and relying on the Shenzhen-Hong Kong cooperation zone, the community not only promotes community activities and participation, but also achieves greater economic value despite the reduction of traditional commercial space on the ground floor.

（2）Flexible leasing with mix-use development of unused space

The previous leasing system, which was only open to certain enterprises, not only questioned the universality of the current talent apartment system, but also led to a single group of residents in the Shuiwei LM talent apartment. This resulted in a disconnect between residents and the bottom level spaces in terms of time and space usage, as well as an overall occupancy rate of 75%-80%. On the other hand, the direct vertical connection between the ground floor commercial layout and the single function of the district resulted in a high vacancy rate and noise problems in the residential spaces on the 3rd and 4th floors. Therefore, in the current update design, these spaces with a high vacancy rate will be transformed into mixed-use office areas. This provides young residents with a more integrated living and working relationship, reducing the problem of weak interpersonal relationships caused by the separation of

living and workplace environments mentioned in Chapter 2. The connection of the 3rd and 4th floors into a continuous office also physically isolates more noise for the upper level residential areas. To adapt to this diverse work and industrial environment, apartment leasing will first be open to workers in the block, and then to more individuals in society, thereby changing the current problem of the community's singularity in terms of population and function.

（3） **Optimize community sharing space to meet the needs of youth intensive development and diverse interaction.**

In the 2017 renovation of the Doffice studio's proposal, although the design achieved satisfactory results in terms of infrastructure and color design, the public facilities were not able to meet the living and social needs of young residents due to the intensive economic housing type. Therefore, in this update, the public functions were optimized and expanded on the fourth and fifth floors, and a more refined youth activity area was arranged in response to the diverse characteristics of youth social behavior analyzed previously. Additionally, the roof space was repurposed as a place for activities similar to college club events, promoting richer levels of youth community interaction.

（4） **Improve sustainable operation strategies and encourage youth tenants to participate in governance**

The Shuiwei LM apartment renovation was based on self-built houses in urban villages. Although the government coordinated various interests in previous updates, the participation of all parties only concentrated on the implementation phase, and after the project was launched, various parties became divided, with young tenants' opinions often being overlooked. Therefore, in this update, in addition to reorganizing the new relationship network of the project operation after the introduction of new functions, a community committee was established to create a long-term effective feedback mechanism for all parties, allowing young residents to participate in community governance activities. At the same time, the community planner system was introduced to provide professional technical support for long-term community updates.

Figure 5.4.1 Axonometric section of east side

Source: Author

5.4 Design Proposal
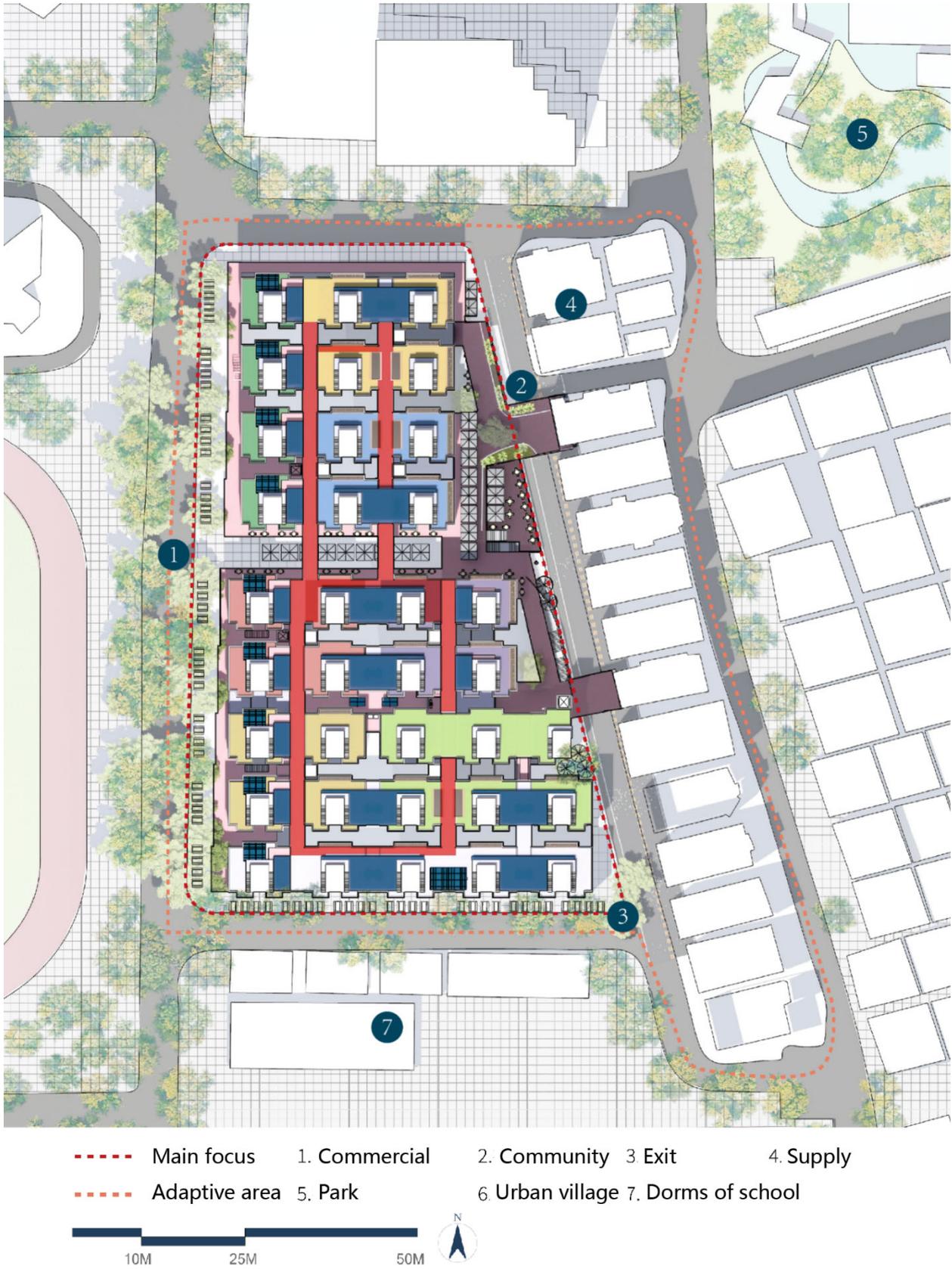
Figure 5.4.2 The master plan of the proposal

Source：Author

5.4.1 Overall plan

		Circumstance（㎡）	Goal（㎡）	Growth rate（%）
Functions	Apartment	15880	14657	-7.70%
	Commercial	6398	4669	-27.02%
	Sharing space	216	529	144.91%
	Community facilities	0	1820	
	Open space	4042	4470	10.59%
	Green land	0	184	
	Work place	0	3816	
	Roof space	3146	3936	25.11%
	Not regenerated	2623	0	-100.00%
Economic and Technical Indicators	Floor area	3688	3994	8.30%
	Land area	7731	7731	0.00%
	Building area	25117	25491	1.49%
	FAR	3.25	3.30	1.49%
	Building density	47.70%	51.66%	8.30%

Table 5.4.1 The Indicators of regeneration project

Source：Author

Following the ideas of micro-regeneration, the overall regeneration proposal keeps the Economic and Technical indicators almost the same as the original status, but enriches the functional layout and makes it much livable for young residents.

From consideration of economic issue, the decline of commercial gives more room for the facilities and the open space, but with the growth of work place, the overall income of this project would reach a new considerable balance.

In following section , the detail of how this transformation could reach a new sustainable development.

5.4.2 Develop youth innovative industry and culture， optimize open space on ground floor

(1) Reduce the concentration of bar-type businesses，restore the cultural and artistic zone.

There are currently 13 bars in the block, most of which are concentrated in the southern part of the block. Due to the low degree of match between the bar business and the needs of upstairs residents, there is significant night-time disturbance. Therefore, the block should gradually reduce the density of bar businesses and reduce

the interference of bar-type night-life businesses on talent apartments and south-side student dormitories.

As the bar business is banned, the south-side bar area can continue to encourage the introduction of international catering industry and transition from midnight to meal-time consumption. At the same time, the different storefront decorations and outdoor displays of different catering cultures can also form a strong multicultural atmosphere in the block, attracting photography enthusiasts and food lovers who want to experience different cultural atmospheres.

In order to increase the interesting nodes in the area and guide the flow of people, the building in the southeast corner can be partially used as an observation deck as a node in the area, open to some tourists who want to take pictures with the rainbow roof.

(2) Transform with Shenzhen-Hongkong cooperation zone

The connecting area of the eastern Shuiwei urban village can fully utilize the height difference to create a stepped plaza, opening up a wider area to the urban village and connecting to the Hengchun Garden in the center of the eastern Shuiwei community, promoting the Hengchun Garden green space to form a community vitality node at the street corner. The middle area will continue to develop existing express delivery points, fresh convenience supermarkets, and other convenient businesses, forming a one-stop community allocation center with complete categories, and promoting personnel exchanges between the two areas through daily activities.

At the same time, vehicle restrictions will be placed on the existing logistics streets on the southeast side, allowing only parking and traffic needs for logistics and freight to enter the community, and establishing a pedestrian-friendly community axis. The interface between the Shuiwei 1368 block and the Shuiwei Village connection will be set up as a cultural exchange workshop required for future community industries, similar to the Shanghai NICE2035 project, and will cooperate deeply with the innovation industrial zone in the Shenzhen-Hong Kong river belt one kilometer away. Shuiwei community will be used as a test field for Shenzhen-Hong Kong

Regeneration of ground floor

Art and culture	Global foods	Future develop
Limited traffic	New industry	Apartment lobby
Community axis	Restaurant	Park
Open space	Services	

Circumstance of ground floor

Private own	Beverage	
Bar	Closed	

Figure 5.4.3 The ground floor plan of the proposal

Source: Author

cooperative industries and innovative products, providing product display and sales centers, interactive product workshops, etc., to enhance the interaction between products and consumers, and also bring rich community activity experience to residents.

On the other hand, a community cultural industry center that can be opened to all kinds of workshops, business incubators, and community residents will be established, providing a shared kitchen as a venue for food exchange and promotion activities for the food street merchants, and a multifunctional hall as an industrial activity platform to promote the integration of community industry, office, and residence. Due to its location on the edge of the catering industry, the south second street in the transition zone of the site has experienced closures due to various factors.

The business types in South 2rd Street have also been adjusted to focus on culture and art, and to serve as a fixed base for culture and art enthusiasts who do not rely on restaurant foot traffic. Various cultural activities are organized, such as book clubs, art exhibitions, indoor music performances, and product sales in conjunction with small creative studios located in the office area above. This forms a cultural district with innovative and creative industries as its mainstay.

In terms of functional layout, the poorly performing areas in the southeast corner and the bar gathering area have been optimized. This forms a creative cultural consumption axis centered around the Rainbow Courtyard.

Overall, the restaurant industry remains the backbone of the district, ensuring basic operating income. However, creative cultural industries such as cultural and artistic products, original brand IPs, and creative handicrafts have replaced the nightlife industry.

（3）**The design of a photography path that blends architectural art with multiculturalism**

The block attracts a large number of photography enthusiasts due to its famous photo spots such as Rainbow Courtyard, Rainbow Rooftop, and Hong Kong-style arcade. Therefore, it is important to continue to leverage the advantages of architectural art and multicultural atmosphere in social media to attract visitors and

increase its popularity.

Based on the existing photo spots, including Rainbow Courtyard, Rainbow Rooftop Observation Deck, Hong Kong-style arcade street, and the International Food Zone, a larger and more comfortable photography path should be designed by integrating it with the east platform. This will satisfy the exploration of architectural landscapes by visitors while also reducing the infringement of illegal photography on private spaces, which is not welcomed by residents and property managers. In addition, through the guidance of nodes and open spaces, a community ecosystem that coordinates commercial cuisine, creative consumption, community culture, and community life can be formed. To meet operational needs, the remaining space in the middle and the rooftop of the semi-outdoor activity area will be installed with solar photovoltaic panels to alleviate the community's electricity consumption pressure and provide sustainable development solutions.

Restaurant
Global selling
Art and Culture
Foods path
Creative path

Specialty Restaurants
Maintain the older restaurants popularly operating along the west side and central axis, and preserve the character of the neighborhood's businesses from the previous renewal phase.

International cultural experience
Develop the international restaurant industry that is currently forming a scale, but not limited to dining chairs, introduce more foreign cultural consumption, and take advantage of the port to create a multi-country specialty neighborhood experience.

Creative consumption
Restore the cultural and creative consumption industry in the original plan and combine it with the new office industry in the community as the first-line consumption channel for the products.

Community Industry Culture Exhibition Hall
Community Industry Cooperative Workshops
Community Interactive Lab
Community Culture Streamline

Community Industry and Culture Exhibition Hall
To provide a platform to show the public the renewal history and industrial culture development of the community, to improve the recognition of the neighborhood, to attract potential investors to move in, and to organize various cultural activities in the community in combination.

Industry Interaction
The multimedia public space and the shared kitchen can be used to organize courses or activities for free or for a fee to popularize and disseminate knowledge and specialties. At the same time, it can take on the role of major product release and propaganda, as well as inter-industry communication and interaction.

Workshop
The vitality of the community is used as a testing ground for the innovation zone in the Hong Kong-Shenzhen river belt, providing first-hand experience feedback on the consumer side for innovative enterprises. At the same time, it provides a platform for residents and visitors to popularize the science of innovative technology and realize the deep interaction between industry and consumers.

Entrance
International
Gourmet Corner

Yellow and Green Yard
Purple Red Yard
Rainbow Elevator

Green Courtyard
Art painted wall
Orange Yard

Step Square
Blue Yard
Joint sculpture

Nodes

Rainbow Block
Inheriting the idea of the Rainbow Courtyard, which was updated in 2011, a more complete architectural art tour path is offered to visitors by opening the Rainbow Courtyard, Rainbow Elevator, and Rainbow Roof.

Installation Art
The plaza in front of the Rainbow Elevator on the east side serves as a display area for avant-garde installation art, and the organization collaborates with young artists for a mobile display of artwork every quarter.

Public space and urban furniture
Urban furniture and more public space will be introduced to provide places for commercial outreach, residents and visitors to relax and play, while connecting to the spaces within Shui Wei Village to form a more coherent community relationship.

Figure 5.4.4 The industry configuration of ground floor

Source：Author

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Figure 5.4.5 Perspective of east entrance

Source: Author

Figure 5.4.6 The open space in ground floor

Source：Author

Figure 5.4.7 The node of rainbow elevator

Source：Author

5.4.3 Flexible leasing with mix-use development of unused space

(1) Reform the existing leasing mode to increase the diversity of building usage

As mentioned earlier, the current leasing mode has led to a situation where the residents' lifestyles and habits are homogeneous. Therefore, in the areas where there are many vacant rooms on the fourth floor of the building, an application channel for social and individual talents should be opened. Through relevant planning and activities, flexible office workers, freelancers, digital nomads, and other emerging office space users should be introduced to move in. At the same time, we should also continue to rely on Shenzhen-Hong Kong's talent policies to introduce Hong Kong or international talents to adapt to the internationalization and cultural innovation of the district, reduce the vacancy rate of talent apartments, and increase the diversity of building usage space and time.

Circumstance of 3rd floor   Regeneration of 3rd floor

Mix-office   Private own   Apartment   Bridge   Commercial   International apartment   Future develop

10M   25M   50M

Figure 5.4.8 The 3rd floor plan of the proposal

Source：Author

Originally, the apartment space on the third floor had a lot of vacancies due to lighting and noise interference. Therefore, in conjunction with the new talent introduction strategy, a large number of mixed-use office areas should be provided, including mixed-shared office areas suitable for individuals or small teams to work, as well as small mezzanine studios that require special equipment support or specific


Circumstance of 4th floor   Regeneration of 4th floor

Bridge	International apartment	Share space	Flexible rental
Mix-office	Apartment	Private own	

10M   25M   50M   N
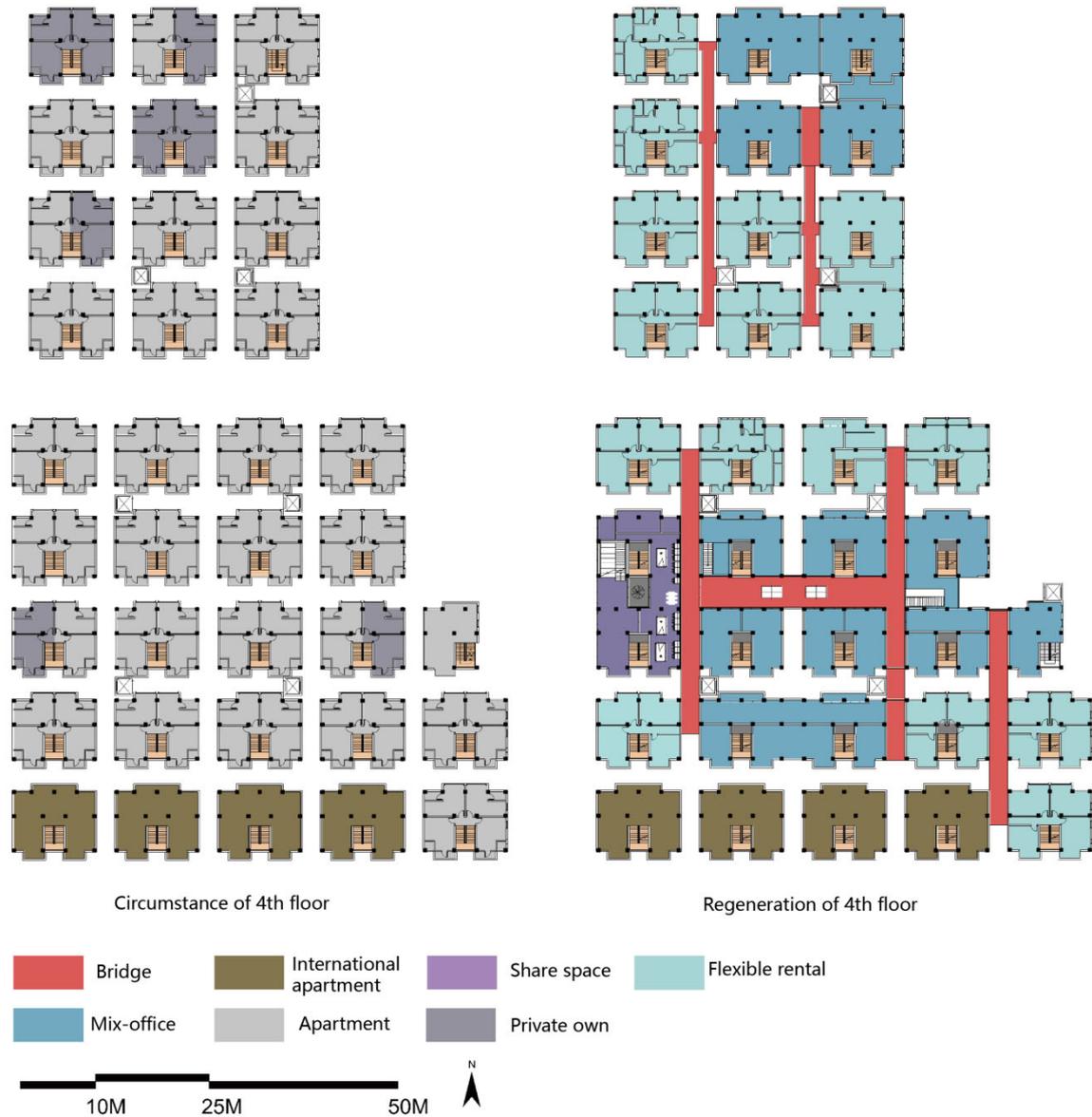
Figure 5.4.9 The 4th floor plan of the proposal

Source：Author

work processes. The talent apartments on the fourth floor are equipped to provide a

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live-work integrated experience for youth who start businesses or work here.

The target area for the transformation of business formats is about 3810 square meters, accounting for 24% of the total area of talent housing, which is equivalent to the current vacancy scale.

(2) Combination of community activities and mixed office design

In terms of functional configuration, because the mixed office space softens the boundaries between living and working spaces, some community functions originally concentrated in the Share space, such as self-study rooms, tea rooms, and book bars, can also be designed in combination with the mixed office area. This design moves these functions down to the fourth floor and connects them to the mixed office area through an outdoor courtyard.

The continuous interface of the shared office on the third, fourth, and fifth floors with the community living area increases the continuity of the building in public spaces and forms a physical barrier to reduce the spread of noise from the commercial district below to the residential area above.
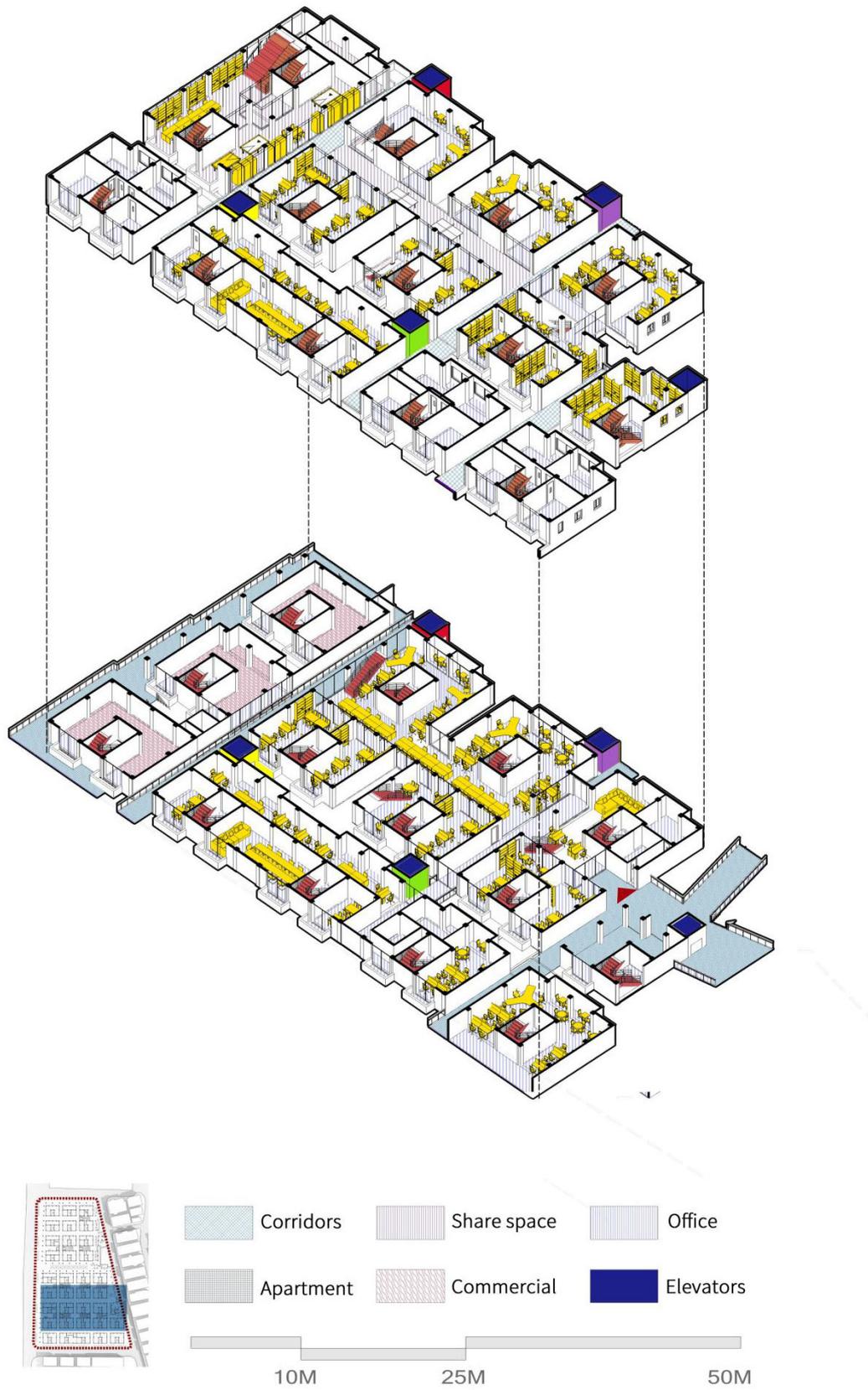
Figure 5.4.10 The Mix-used office in 3rd and 4th floor

Source：Author

5th floor:

Community area
- ▪▪▪▪▪ Community
- ▪ ▪ ▪ ▪ Stages

4th floor:

Mix-office area
- ▪▪▪▪▪ Patio

3rd floor:

Mix-office area
- ▪▪▪▪▪ work axis

Conjunction of living and working

Independent studio

Mix office

Mix-office	Commercial	Sharing	Elevator
Studios	Meeting	Flexible rental	

10M 25M 50M
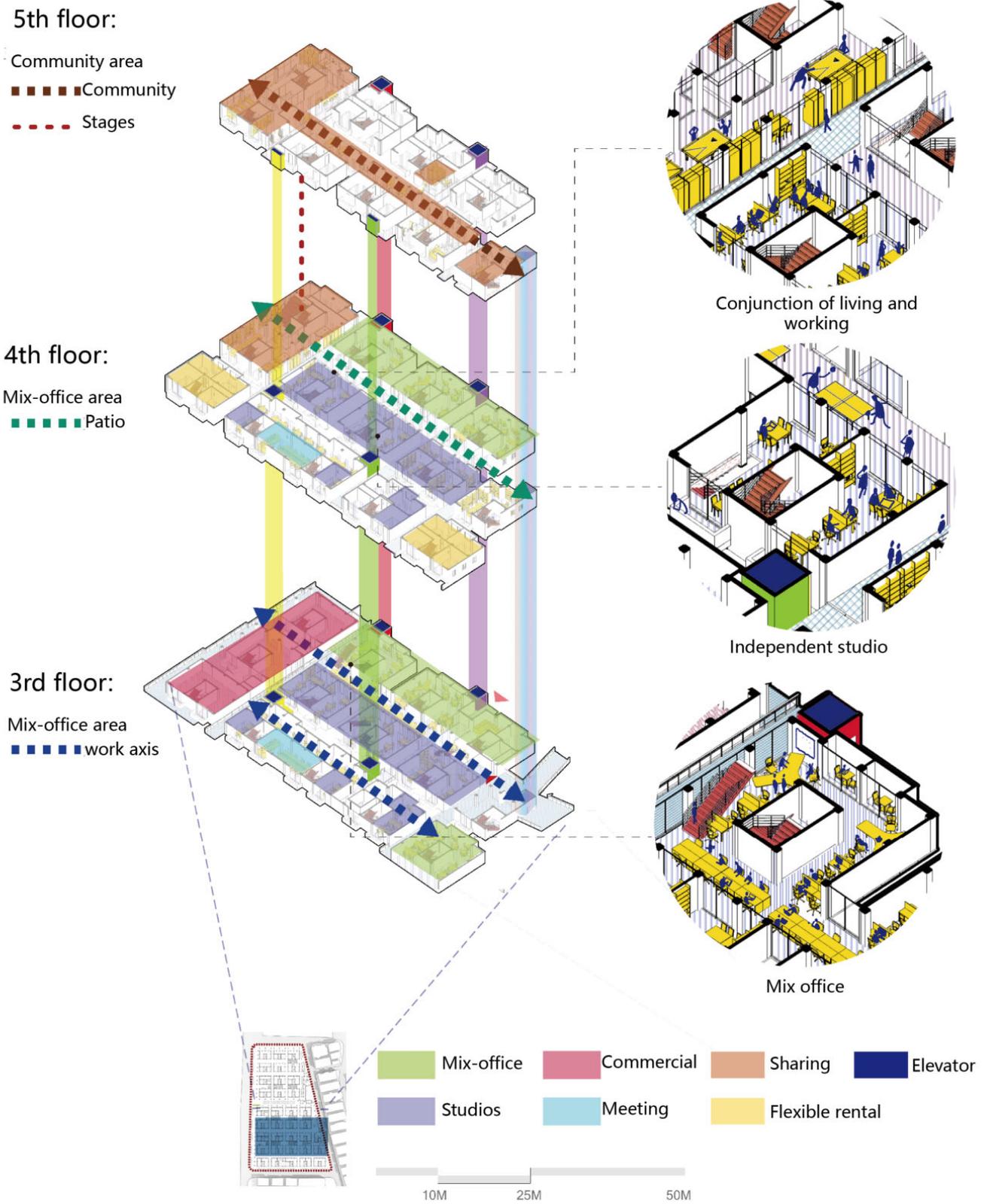
Figure 5.4.11 The vertical design of the public area above 3rd floor

Source：Author

activities, the courtyard connects the Soho office area and the relatively quiet book bar function in the community living area, and extends to the community living axis on the fifth floor. Residents who leave the Soho area can easily and naturally pass through the courtyard from the fourth-floor entrance to use the kitchen or video game entertainment facilities in the Share space, and then return to their private rooms.

（3）**Generic mixed-use office space**

The design of mixed-use offices should adhere to the principle of generic design, combining standardized and modular self-service office furniture with shared office spaces, small meeting rooms, discussion rooms, remote conference rooms, and other facilities. This allows users of shared offices to easily transition from common spaces to more private workspaces for specific tasks. These standardized modules can also lower the barrier to entry for migrant workers and speed up their adaptation to this fluid shared office model.

Figure 5.4.12 Generalized office modules

Source：Hushoffice

5.4.4 Optimize community sharing space to meet the needs of youth intensive development and diverse interaction.

(1) Shift from traffic-oriented to activity-oriented flow line design

Due to the initial design focus on intensive development and maximizing residential areas, issues such as insufficient public facility area per capita, narrow corridors crossing many private areas, and unbalanced usage of public facilities have emerged. the flow line organization has also improved the problem of corridor crossings in the original plan, unclear routes, and compromised activity continuity. Therefore, on the fifth floor, the north-south community activity axis and area have been expanded and clarified, connecting various collective activity spaces of the community to ensure the public and open nature of the corridors.

Therefore, the optimization plan first increases the total area of public facilities, raising it from the previous 1.5% of total residential area to 6%, to meet the living needs of a large number of intensive small households.

Secondly, the coverage area of public nodes has been expanded. In the previous plan, public community facilities were mainly concentrated in the western part of the southern block, resulting in a contradiction between distributed residential areas and centralized community spaces, causing some degree of unfair distribution of public resources. Therefore, while increasing the area of public facilities, attention is also paid to distributing public community functions such as self-study rooms and living rooms evenly in the elevator courtyards, ensuring that residents in each area can easily access these public facilities.

Circumstance of 5th floor   Regeneration of 5th floor

Corridor   International apartment   Share space   Apartment   Private own

10M   25M   50M

N
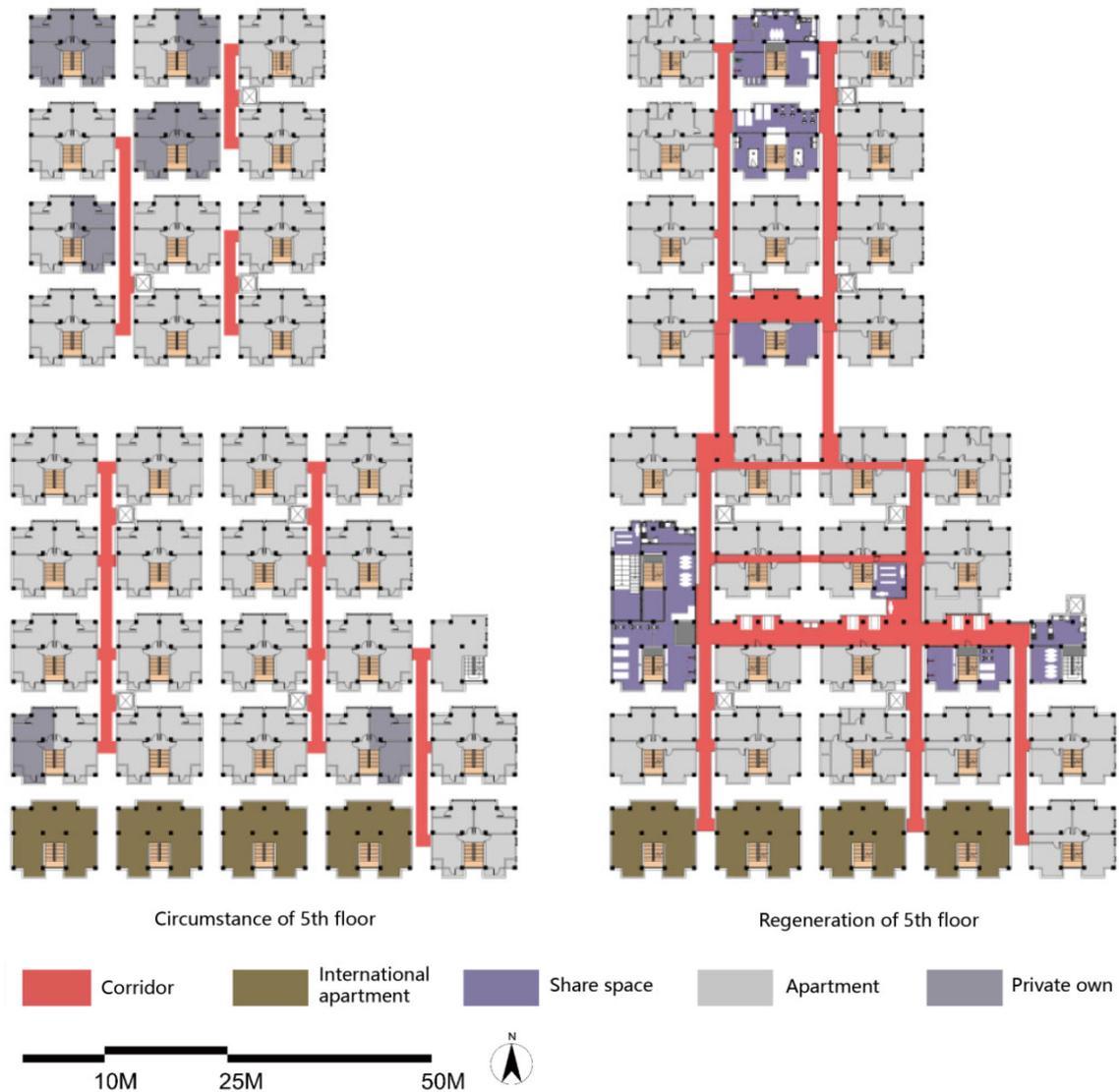
Figure 5.4.13 The 5th floor plan of the proposal

Source：Author

(2) Shared activity spaces that meet the characteristics of youth interaction

When setting up new community functions, the social behavior characteristics and needs of young people are fully considered. The functional space is divided into flexible multi-purpose spaces and activity areas that require special equipment support.

The multi-purpose space mainly includes the sky courtyard, activity corridor, public living room, multimedia steps, coffee and tea rooms, etc., which can organize private conversations, tabletop games, team meetings and activities, and collective multimedia activities.
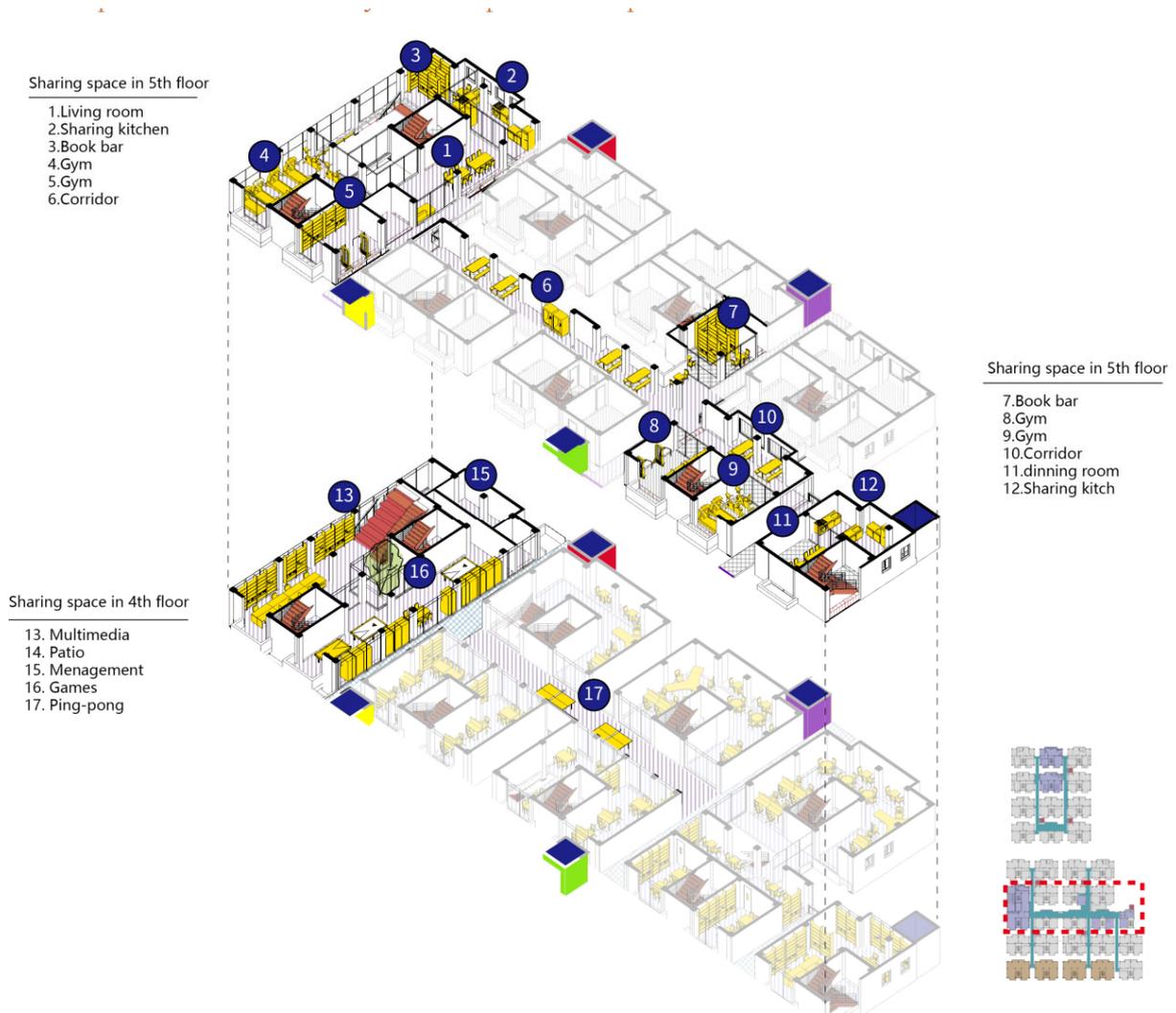
Figure 5.4.14 The share space design of the 5th floor

Source：Author

The other group is a functional area consisting of specific activities such as video game rooms, gyms, ping pong areas, shared kitchens, and book bars to support specific collective activity needs.

(3) Public Design for the Rainbow Roof

Circumstance of Roof   Regeneration of Roof

Laundary Corridor Half- outdoor Plante garden

Public open BIPV Equiments Private own

10M 25M 50M
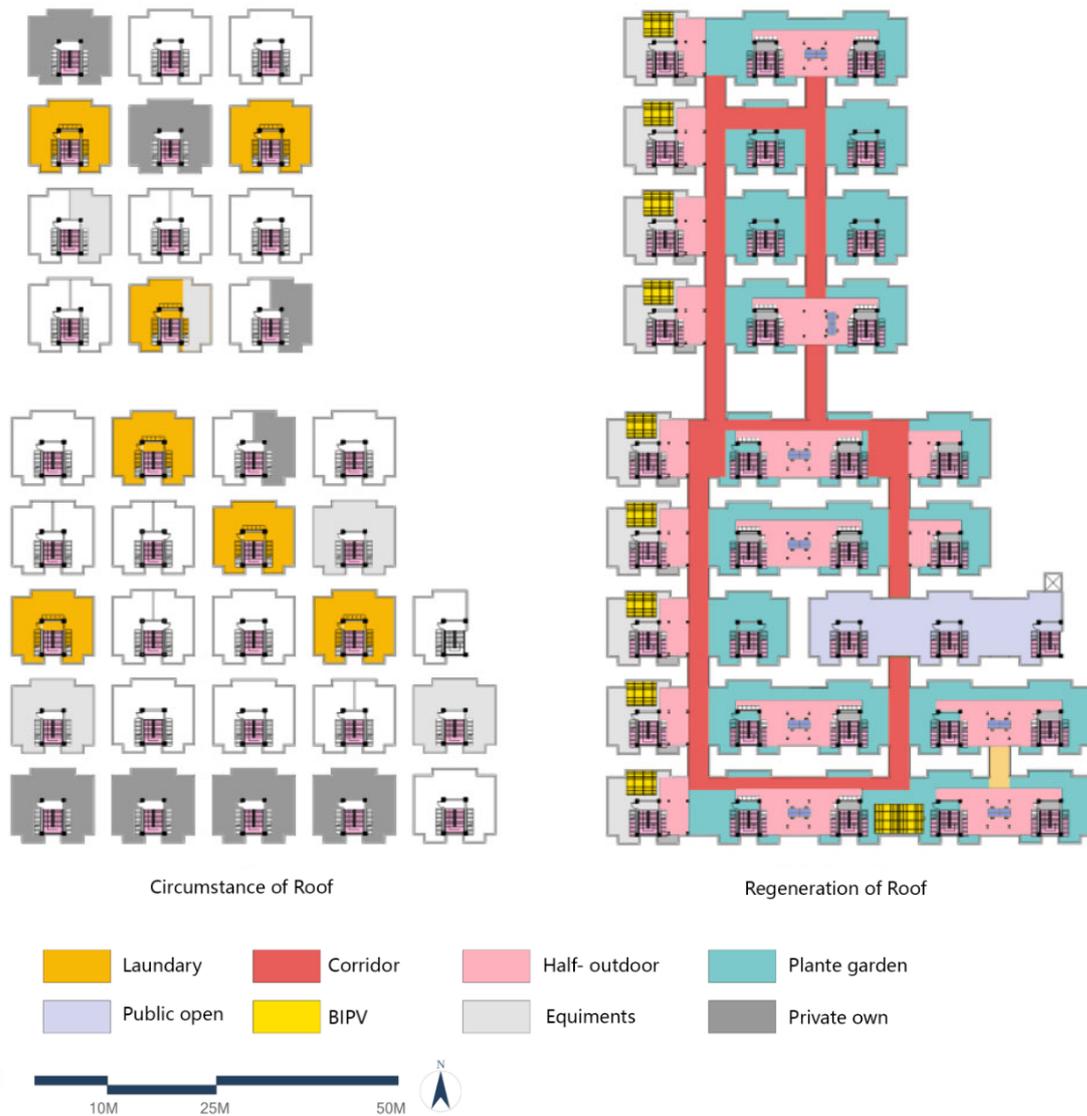
Figure 5.4.15 The roof plan of the proposal

Source：Author

In the past, the Rainbow Roof was a symbol of the community on the internet, but due to property management, it was not open to the public. In addition, the Rainbow Roof did not provide enough reasons for residents to engage in public activities. Therefore, this design will also combine the Rainbow Plaza on the ground level with the Rainbow Roof to open up the southeast corner of the roof to the public through an elevator and a staircase, satisfying the needs of tourists to take photos and promoting the community on the internet.

In optimizing the roof space, the first step is to connect the original fragmented

roof space with corridors to form a unified management and zoning area that was previously not included in the overall design. Secondly, the space occupied by pipeline equipment is rearranged, and the equipment is centrally arranged on the west side. The remaining space is used as a community activity area.

Roof spaces in daily life are used for laundry, drying, and planting activities. An outdoor activity area is set up as a transition zone in the area where the stairs lead to the terrace, providing a waiting area for laundry and drying activities. Particular community activities, such as gardening clubs, stargazing and astronomy clubs, and outdoor yoga clubs, are set up in these semi-outdoor terrace spaces, which provide equipment storage and other functions for these particular interest activities. These activity areas can be managed and organized by the property management with the participation of the residents.

Figure 5.4.16 The rander of roof space

Source：Author

(4) Outdoor Space and Community Furniture

To better create a comfortable community space, the community design provides two expanded interfaces on the fourth and third floors as outdoor spaces for the community. Vertical gardens, urban farms, and other landscape designs are set up to compensate for the lack of green space in the old renovated area. At the same time, community furniture such as seats and fitness facilities are set up to increase the types of activities.

Figure 5.4.17 The perspectives of the public space

Source：Author

Figure 5.4.18 The rander of roof space

Source：Author

Figure 5.4.19 The rander of the patio on 4th floor

Source：Author
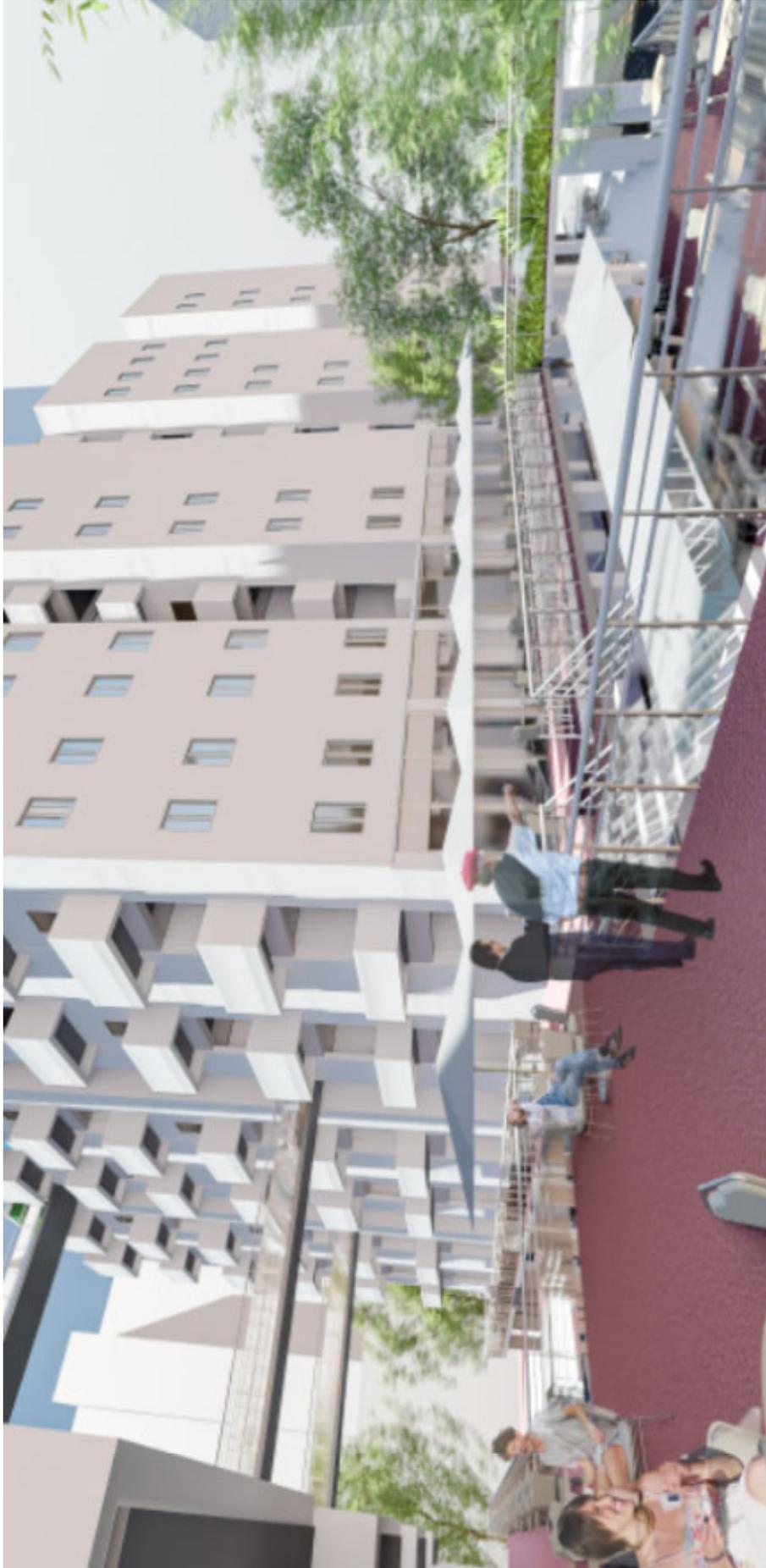
Figure 5.4.20 The Perspective from the 3rd floor platform

Source: Author
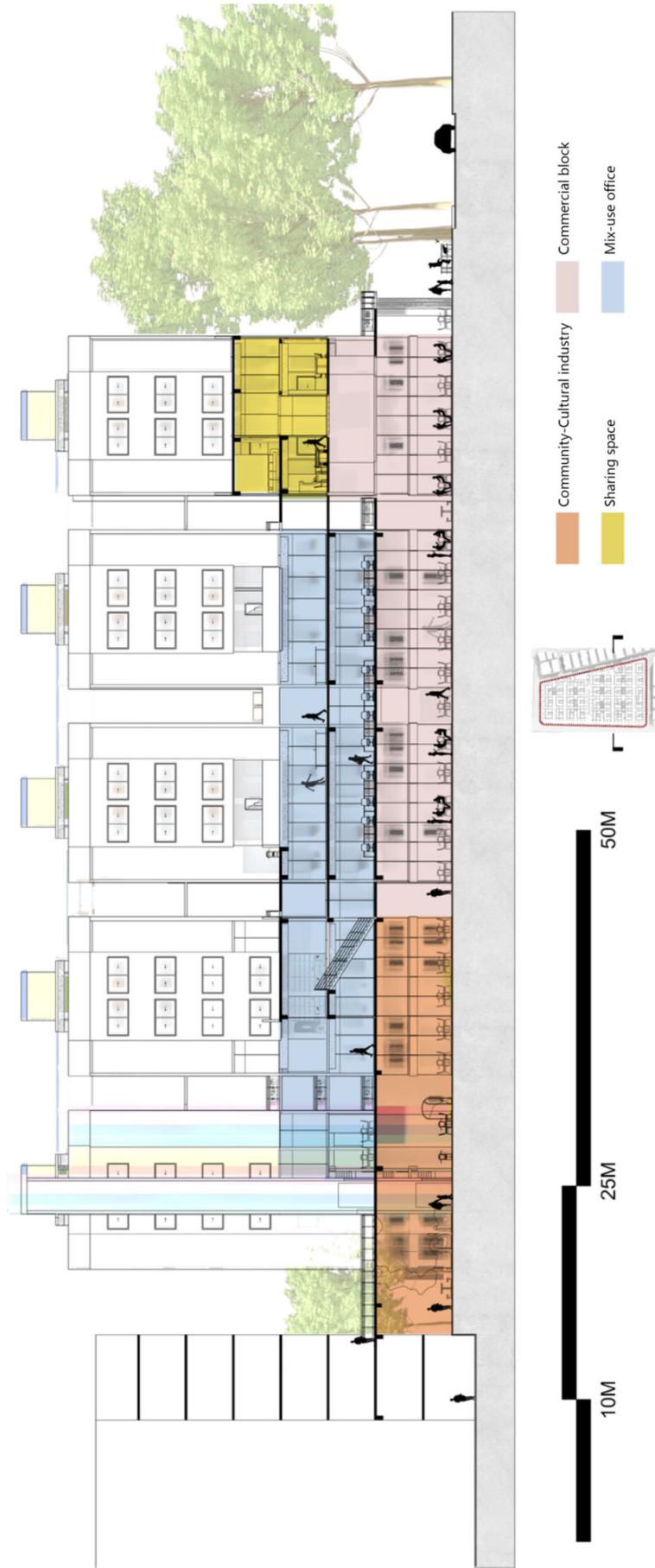
Figure 5.4.21 The section design

Source： Author

Commercial block

Mix-use office

Community-Cultural industry

Sharing space

10M 25M 50M

5.4.5 Improve sustainable operation strategies and encourage youth tenants to participate in governance

(1) Collaborative operation toward the planning goals

Optimization of operational relationships mainly targets the existing social relationship network for optimization. Firstly, after the formation of new office and leisure areas upstairs, the daytime usage time of the apartments will correspondingly increase, requiring high-power and high-interest organizational heads to make policy and management changes.

First stage: The government introduces Hong Kong-funded talents, studios, enterprise workshop teams, and opens the leasing model for individual applications to encourage freelancers and remote work talents to settle in according to talent policies and the situation of Hong Kong-Shenzhen cooperation. Shenye group management will update and transform the third and fourth floors accordingly and allocate office and talent apartments to these teams according to the leasing model.

Second stage: Based on the transformation of the third and fourth floors, Shuiwei 1368 Block Commercial Management Co., Ltd. guides the current investment plan and updates the development strategy according to the situation upstairs, gradually phasing out surplus night market formats and developing cultural and creative and service formats, matching with upstairs residents to form mutual support.

Third stage: Promote the success of this model to untransformed areas, starting from the Shuiwei 1368 block, combined with regional development to complete environmental and industrial structural updates. Merchants connect with higher-end consumer groups, villagers improve their property environment and increase regional value, and talents are properly placed, achieving a win-win situation.

(2) Improve activity planning that complements public space

Good public space design cannot be separated from operation and activity organization. Property management can organize various composite activities such as film festivals and reading clubs in the community through cooperation with literary

practitioners and brand partners.

For example, Shenzhen's "Nearby Book Bar" previously organized screening activities, photography exhibitions, and other activities in urban villages, attracting a group of social issue-focused individuals in the region. The small space gradually became the "urban living room" in the area. Similarly, Urby introduced resident singers in youth communities to increase the richness of community cultural activities. Property management can bring together groups with common concerns in the community and city areas by organizing activities with appropriate assessment scores and public issue discussions to promote communication between communities. This increases overall community identification and sense of belonging.

(3) Community and property guidance, resident participation in governance

To achieve a true community atmosphere and cultural construction, especially in youth communities, property and brand guidance is particularly important. For the Shuiwei 1368 community, due to the current management methods being quite varied, a committee can be established jointly by the Shuiwei community, Shenye group management, and Shuiwei 1368 Block Commercial Management to regularly develop development goals, exchange management methods, and coordinate operation of various interests. At the same time, corresponding provisions are formulated to ensure the long-term development of the committee's work.

Through coordinated property management, the community will better collect feedback from residents and shop keepers and form timely feedback. In this process, a platform for residents to participate in governance will gradually be established. The committee can also issue management authority to residents through the cultivation of leaders among the young residents to complete the establishment of a platform for resident governance.

For example, the rooftop interest club's operation mentioned earlier can be handed over to a group of residents who have received the authorization of the committee to operate under the guidance of property management. This helps to achieve a balance between commercialization and public welfare, and promote the

sustainable development of the community.

Figure 5.4.22 Muti-paticipate institution design

Source: Author

5.5 Summary

Based on the comprehensive analysis of various factors of the site in the previous chapter, a long-term vision and development goals have been formulated for the Shuiwei 1368 community. Four design principles have been proposed for the design of the youth community, combining the relevant theories of micro regeneration and youth communities: the commercial and residential adaptation principle, the flexibility principle, the community diversity principle, and the sustainable operation principle. These principles provide guiding principles for the design.

Next, targeted strategies were proposed to address the various practical problems of the site, taking into account the project action layer and the institutional environment layer. These strategies included industrial upgrading, population introduction, community space creation, and operation methods. Finally, a community design was completed to serve the youth population, which exemplifies the previous discourse in this text.

Chapter 6 Conclusion

6.1 Research Results

(1) This paper summarizes the spatial behavior characteristics and needs of the young population, as well as the opportunities and challenges brought by urban renewal and upgrading to the young community, based on a literature review of current micro regeneration strategies and questionnaire research on youth. Subsequently, through field research on typical cases, this paper points out the problems of the current updating methods, such as the fragmentation and interference of space caused by the separate actions of multiple interests, the neglect of the basic demands of youth and the cultivation of local culture, and the lack of community vitality caused by the single youth talent housing allocation model and unit type.

(2) Based on first-hand field research data and information, this paper discusses the Micro-regeneration design principles that adapt to the characteristics of youth activities by considering all the elements of the community as a whole, and summarizes the principles.

(3) This paper conducts in-depth research on the urban public space and internal space of the Shuiwei 1368 block, proposes specific strategies for project action circles and institutional environmental circles to address specific problems in the community. Through optimizing the functional space, a community environment that meets the basic living needs of young residents is created; by upgrading industries, the potential of young people in exploring community values and culture is activated; and through optimizing the operational relationships, community participation of young residents and coordination of various forces are promoted, provides references for future research on updating of this block or similar problems.

6.2 Innovations

(1) Theoretical Innovation

From a theoretical perspective, this study incorporates the concept of micro-

regeneration theory into the research on youth community development, addressing the current research gap that focuses on the performance of building products but neglects the overall material and operational environment. By integrating spaces with different property rights into a unified whole according to geographical environment, the advantages of micro-regeneration theory in coordinating community resources are fully demonstrated in youth community development. As a result, youth community design has been further improved and complemented in terms of urban design and community renewal.

(2) Practical Innovation

From a practical perspective, through site research, it was found that the 2017 regeneration project of the Shuiwei 1368 block can itself be seen as a concentrated reflection of the youth community issues caused by fragmented design and operation mentioned earlier. Based on the 2017 regeneration design, this study reorganized the ownership relationship network of the site under the guidance of micro regeneration theory, and based on this, optimized the material spatial environment and operational mechanism layers of the entire block by coordinating the advantages of various resources. Through this design practice, the study established a basic research workflow for addressing similar issues in this site and other sites.

6.3 Limitations and Prospects

First，this study was conducted on the young population in China, which is very diverse and complex in terms of education, birthplace, and inflow city, etc. The data and literature used in this study are relatively macroscopic. In the survey of the young residents of Shuiwei Talent Apartment, all of them are talents with bachelor's degree or above, so the macroscopic portrait of the young population in this study is one-sided in terms of education and income, and therefore the final design of space and functional mode is tilted towards the young talents with higher education. In fact, there are still a large number of young people with lower education and social vulnerability in the society, who are not fully considered in this study.

Secondly, community micro-regeneration is a long-term community management

mechanism, and the complexity and time dimension of its operation cannot be achieved overnight in a single paper study. This program design for the 1368 block of Shuiwei which shows the strategic path of community micro-regeneration for the youth community as an example, can only provide an inspirational guideline for the transformation of this area, and in the process of future regional renewal practice It is still necessary for all parties to establish a long-term mechanism according to the specific situation and adapt to the dynamic factors of the society.

In future research, it is hoped that scholars can pay attention to youth groups at all levels of society, and arrive at a more refined portrait of the population, so as to provide theoretical support for the design of a highly inclusive urban living environment.We also hope that more scholars will participate in the data update and community update in the future, and witness the sustainable development of the Shui Wai area through the combination of theory and practice.

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Appendix

1. Questionnaire on Urban Youth Living Preference

Hello I am a graduate student in Urban Design. I am currently conducting a study on the housing situation of the urban youth population. If you have good suggestions, please feel free to send me a private message!

1. How many years have you been living infrequently in your hometown [Multiple Choice] *

　○Within one year

　○1-5 years

　○5 years or more

2. Your age

　○18-24

　○24-30

　○30 years old and above

3. Have you ever worked and studied in a job related to the architectural design industry? [Single-choice] *

　○Yes　　　　　○No

4. In the city where you are working, do you have many friends who can help you? [Single-choice] *

　○Basically no

　○Not much: 1~ 5

　○Enough: more than 5

5. Do you feel that your social needs are being met [multiple choice] *

　○Not enough ○Enough

6. Do you currently live in? [Multiple Choice] *

□ Urban villages where young mobile people live

□ General residential neighborhood

□ Apartments with design and public space

□ Neighborhoods with mixed local and transient populations

□ School Dormitory

7. What gives you a sense of comfort when you first arrive in a strange city: [Matrix Multiple Choice] *

	Feeling disconnected and unfamiliar	A little constrained	Not too bad for relaxation	Feel at ease
Convenient infrastructure and services: subway, large supermarket chains, courier points. Self-service.	□	□	□	□
hometown: the area where fellow villagers gather, the	□	□	□	□
Some friends who have landed here	□	□	□	□
Vibrant and open plaza, neighborhood	□	□	□	□
Quiet, comfortable and easily accessible parkland	□	□	□	□
There are a lot of people your age in your neighborhood with similar backgrounds.	□	□	□	□
Old neighborhoods with local characteristics, old communities. Villages	□	□	□	□
Live near a prominent sign	□	□	□	□
Nightlife: bars and night markets from various regions snack street	□	□	□	□
General office and social spaces: Soho, Starbucks	□	□	□	□

My phone, computer and wireless network	□	□	□	□

8. Your new friends in the city who are from: [Matrix Scale Questions] *

	No	Some	For the most part
Offline: sports dating.	○	○	○
Offline: parties, events such as: board games, exhibitions, movie watching, bars	○	○	○
Network big data: push me to the community in the same city: Jieyin, Xiaohongshu, Bilibili, Weibo, various games, etc.	○	○	○
One-on-one dating apps: Stranger, tinder... Soul... Hotla... Flipping click etc.	○	○	○
Group activities organized and posted by online communities: Douban, WeChat groups, etc.	○	○	○

9. prefer [multiple choice] * when meeting with these friends

□ Square Park first

□ lively shopping street

□ first look at what activities and exhibitions such as board games, film viewing, etc.

□ Sit and chat directly at the catering coffee

□ Come to play at home

10. Which of the following spatial elements in a community make you want to hang out [Multiple Choice] *

□ Adequate public seating or dining drop-off points

□ Beautiful landscaping and green areas, sitable lawns

□ a coherent and uninterrupted walking experience.

□ The overwhelming activities and scenarios in the walk

□ easily accessible quiet areas: alleys, corners, shelters... Allow me and my friends to take a break from

□ Sufficient commercial entertainment: commercial streets, complexes

11. When choosing a place of residence, [single-choice] *

○It's more fun to live in the downtown area

○If it's convenient, it's okay to be noisy

○Quiet area, even if it is far from the restaurant

12. how do you usually solve the meal [Single-choice] *

○Do it yourself (Please skip to question 13)

o Affordable restaurants (Please skip to question 14)

○Takeout (Please skip to question 15)

○Unit canteen

○What you want to eat, economic geographic location concerns

13. do it yourself how to get the ingredients [single choice] *

○Supermarket pickup within 300 meters

○300 meters away from the supermarket pick-up

○Distribution

Dependent on the first option of question 12

14. why do you prefer dine-in [multiple choice] *

□ Close to home or unit: within 3 minutes

□ Close to home or unit: within 10 minutes

□ inconvenient procurement of ingredients

□ personal reasons: take-out delivery expensive, not environmentally friendly, can not cook

Dependent on the second option of question 12

15. why order take-out． [Multiple Choice] *

The restaurant is too far away. It takes more than 3 minutes to walk

□ The restaurant is too far, it takes more than 10 minutes to walk

□ Ingredients are difficult to obtain．

□ No time to cook for myself

□ other personal reasons: can not cook, too lazy. Too tired

Dependent on the third option of question 12

16. do you feel part of the community in which you live [multiple choice] *

Nothing belongs to me here, it's full of disconnection and strangeness, and I often feel anxious and uneasy about it.

○Fortunately, I've gotten used to and into this life, just my temporary place of residence

○It's good, there are things here that make me feel comfortable and safe or will miss

I feel at home in the community and I will miss it in the future.

17. describe your ideal mobile community [multiple choice] *

□At ease□ Rules□ Quiet□ Lively□ Friendly

□Independence□ Proximity□ Convenience□ Other _____

18. Tell me the most satisfying point about the place you currently live or have lived [Multiple Choice] *

□ Convenient basic services: Affordable meals or canteens, large supermarkets

□ Sufficient public community life: plaza, book bar. Café, sports facilities, etc.

□ Comfortable park green space

□ Appropriately scaled buildings and streets

□ Other _____

2. Questionnaire on Visitor Experience of Shuiwei 1368 Block

Hello, I am a graduate student of urban design at South China University of Technology. I would like to know your comments on the evaluation of the environmental quality of the neighborhood .

1. this is the first time you come to this neighborhood [multiple choice] *

○A First visit

○B Come every week

○C 2-3 times a year

○Long-term residence

2. How old are you [Multiple Choice] *

○5-18

○18-25

○25-35

○35 or more

3. you are [Single Choice] *

○Upstairs tenants

○Those who work nearby

○Hong Kong visitors

○ Merchant

○Working in Shenzhen City

4. did you learn about the neighborhood from the internet such as Shake Shack, Little Red Book [multiple choice] *

○Yes ○No

5. The main purpose of your visit to this neighborhood is [multiple choice] *

○Beautiful fun for taking pictures

oDeveloped commercial restaurants

○Friends gathering

○Spending time with family

6. The views and measures you agree with regarding the neighborhood environment are [multiple choice] *

□ This neighborhood is quite famous among some of my friends

□ The crowded and noisy neighborhood sometimes makes me feel troubled and uneasy

□ I can easily find the store I want to go to

I wish there was more space for activities and points of interest other than dining and bars

□ I like the color design here

□I would like to see the colorful rooftop and walkway upstairs if I can

7. Did you know that the upstairs is a talent apartment [Single Choice] *

○Yes ○No

8. (Visitor question) If the rent is suitable, would you like to live in the talent apartment upstairs. [Single-choice] *

○Yes ○No

9. overall evaluation of the region [single-choice] *

○Very good

○Fine

○That's it

○Too bad!

3. Questionnaire on the Experience of Residents of LM Talent

Apartments in Shuiwei

Hello, I am a graduate student in urban design at South China University of Technology. I would like to know your evaluation of the environmental quality of your apartment

1. How long have you lived in this neighborhood? [Multiple Choice] *
○A First visit
○B Come every week
○C 2-3 times a year
○Long-term residence

2. How old are you [Multiple Choice] *
○5-18
○18-25
○25-35
○35 or more

3. you are [Single Choice] *
○Living alone
○With partner (two people)
○With more than two family members

4. on weekends you prefer to [multiple choice] *
○Rest at home
○Going out to play with friends
○Walking around by yourself
○Go to the Youth House

5. How intense is the overtime work at your workplace [Multiple Choice] *
○No overtime
○Occasional overtime work
○Often work overtime

What do you think of the roof space here:
☐ Not enough stopping facilities
☐ Not easily accessible
☐Many equipment pipelines, little available space

7. Regarding the use of space upstairs, do you agree that: [Multiple Choice] *
☐ I often go to the youth house to read and study
☐ I often use the Youth House kitchen

☐ I often campaign at the youth house
☐ We often meet there
☐ I often stay in the open walkway
☐ I basically don't use the Youth House

8. Do you often go downstairs to spend money? [Multiple choice] *
☐Yes, I often go downstairs to spend
☐ Occasional spending here
☐ Never spend here

9. whether disturbed by the night life downstairs [Single-choice] *
○Yes, very noisy
○It has an impact but it's okay
○Fine, get used to it

10. do you feel the need for a larger and more evenly distributed youth home [multiple choice] *
○Yes, it is necessary ○It does not matter

11. do you find it bothersome that the entrance space intersects with the ground floor commercial [multiple choice] *
○Yes, first pass other people into the entrance I feel uncomfortable
○No problem

12. Do you often go to the urban village next to Shui Wai for consumption? [Multiple choice] *
☐Yes, Shui Wai Village is very convenient
☐ Occasional purchase of daily necessities
☐ hardly go

13. overall evaluation of the neighborhood [multiple choice] *
○Very good
○Fine
○That's it
○Too bad!

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一、已发表（包括已接受待发表）的论文，以及已投稿、或已成文打算投稿、或拟成文投稿的论文情况（**只填写与学位论文内容相关的部分**）：

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