6.8 Individual proposal by Maria Hagelberg

Local business and commerce

Outlines of local business and commerce proposal

The outlines of improving the business and commerce in Giang Vo are following:

- Plan for commerce and public service on ground floor along streets with parking.
- Create places for different sizes and types of commerce.
- Make nodes for commerce which will serve as meeting places for businessmen, street vendors, residents and visitors.
- Make places where local shopkeepers can run their business meanwhile and after the redevelopment.
- Create a landmark which will represent Giang Vo after the redevelopment.
- Arrange parking for motorbikes and cars.
New business and commerce in Giang Vo

The commerce is important in Giang Vo. In the new plan proposal there will be places for business and commerce of all sizes.

The buildings along the large streets Kim Ma Street, Giang Vo Street and Nui Truc Street will be reserved for commerce. Lots of people move along these streets and they are easy accessible by motorbike, car and public transport which is good in commercial view. The level of the noise from these streets is loud, which make the buildings less suitable for dwellings. On ground floor there will be places for business and public service and on the upper floors, premises for offices will be situated. Ground floor of residential buildings along street type 1 (street with parking) will be reserved for places for businesses and public service, which will be available for rent. Street type 1 have additional space for either parking, outdoor serving or planting, which will create a good environment for shopkeepers.

South of the Giang Vo Lake, two office buildings are situated. The west one is preserved from before the redevelopment because of its good condition and a new one is erected as a complement. Hanoi Hotel is preserved and has the same function as before the redevelopment.

According to the analysis, Giang Vo needs nodes. Commercial nodes function as a meeting place for businessmen and street vendors who benefit by gathering and for residents and visitors who will know where to go to find the right merchandise. In the proposal, two important nodes have been created which attract different kinds of businessmen. Giang Vo also need a new landmark which represent the area after the redevelopment. This landmark is situated in the south east corner of the area which is easy accessible and where a lot of people move. The landmark mostly contains premises for offices. These three parts will be explained in detail with perspectives and pictures of inspiration.

The total area for businesses is 94 000 square metres and for offices 92 800 square metres in the proposal. The existing Hanoi Hotel has a total area of 16 900 square metres.
Map showing business and commerce in Giang Vo after the redevelopment.

Three parts of the proposal will be discussed in detail.
Node 1 – commerce centre, plaza and outdoor market

Node 1 is situated in connection to the Giang Vo Lake and will function as a meeting place for businessmen, street vendors, residents and visitors. Places for motorcycle- and car parking are available along street type 1 and on an arranged parking place in connection to the outdoor market. The parking place contains 36 lots for cars and about 60 lots for motorcycles and may develop into a garage if necessary. Trees are planted to make the node shady and green.

Commerce centre and plaza
The buildings on the east side of Tran Huy Lieu Street will contain a mix of smaller businesses and offices which will function as a commerce centre. A small plaza with cafés and restaurants faces the street as well as the park and will have lake view. The plaza will be a meeting spot for residents, visitors, employees and street vendors in the area. Delivery vehicles have access to the commerce centre from the outdoor market area.

Outdoor market
From the plaza, an arch in the building leads to an outdoor market, which will be available for street vendors. By gathering here, street vendors benefit each other and create a market place. Simple stalls are arranged which give shade from the sun and shelter from the rain. The size of the outdoor market is approximately 750 square metres. Fresh water and waste bins will be available for street vendors to use. Just north of the arranged place for the outdoor market, is an open area, which functions as an additional space for street vendors or for other activities. Delivery vehicles have access to the outdoor market from the streets north and south of the market place.
Map showing node 1 with commerce centre, plaza and outdoor market.
Perspective of the plaza. Coffee shops and restaurants on street level as well as on balconies face the park and have lake view.
Outdoor market in Hoi An.

The outdoor market in the Old Quarters of Hanoi is open until late.

Outdoor market in Nha Trang.

Perspective of the outdoor market. Simple stalls are arranged.
Node 2 - indoor market

Node 2 is an indoor market situated by Giang Vo Street in the south part of the area, close to public transportation. There is a bus stop situated on Giang Vo Street in connection to the indoor market. The possibility of a tramway on Giang Vo Street makes the accessibility to the indoor market good.

The indoor market will be prepared early in the redevelopment process to be available for shopkeepers who temporarily lose their space for business during the redevelopment. A meeting place for informal commerce is important for businessmen who can not afford renting a place for business on ground floor of the residential buildings. The indoor market is three stories high and contains arranged stalls in different sizes, available for rent to a cheaper price. The size of the indoor market is 5 250 square metres. Delivery vehicles have access to the indoor market from the parking area east of the building.

Places for car parking are arranged east of the indoor market. The parking place contains 36 lots for cars. Additional car parking and parking for motorcycles are available alongside some of the streets (street type 1) and on a parking place across the street from the indoor market with 62 lots for cars and about 60 lots for motorcycles. If necessary, this area may develop into a garage.
Map showing node 2 with indoor market.
Perspective of the indoor market. Places for businesses will be available for shopkeepers who temporarily lose their business location during the redevelopment.
Part 3 – Modern landmark building

At the south east corner of Giang Vo, by the busy intersection of Giang Vo Street and Nui Truc Street, a high rise building will be developed as a new landmark of Giang Vo. The landmark building will together with a lower building with six stories, contain premises suitable for offices, hotels and large-scale businesses and commerce. The landmark building is 20 stories high and will become the highest building in Giang Vo.

There are 31 lots for car parking and 45 motorcycle lots arranged in close connection to the office buildings. Additional car parking and parking for motorcycles are available alongside some of the streets (street type 1) and on a parking place south of the office buildings with 62 lots for cars and about 60 lots for motorcycles. If necessary, this area may develop into a garage.
Map showing part 3 with a modern landmark building.
Perspective of the modern landmark building which will become the highest building in Giang Vo.

The Hyatt Reunion Hotel is a well-known landmark in Dallas, Texas.

A view over central Hanoi with the Hanoi Towers as a landmark.
6.9 Individual proposal by Jenny Nagenius

Park and recreation

Outlines of parks and recreation

The outlines of improving parks and recreation are following:

• Space for sport activities
• Areas for people to meet
• Make the park- and recreation areas open for the public, not only for a certain group of people
• Playground for young children
• Areas in between the residential buildings
The parks and recreational areas that exist in Giang Vo today are small and few and are mainly located along the lake. From what today is a small strip north of the lake, has in the proposal been expanded to a larger park- and recreation area. In addition to this main park, some small park areas can be found in other places in Giang Vo. One of them is a small park next to the Ha-noi Hotel, by the lake. In connection to the main park, parking for about 20 cars are planned.

Except the above-mentioned park areas, most of the residential buildings have semi-private backyards. The yards are mainly intended for residents in the surrounding buildings, but also for visitors. Eleven semi-private backyards are planned in the area and one of the larger yards is illustrated in this proposal as an example.

Today, trees are planted along most of the streets and this concept will be preserved in the new proposal. Trees will be planted along the lake as well, to give shadow for people walking or exercising along the lake.

Three parts of the proposal have been chosen to be illustrated in a more detailed scale:
1. Restaurant at a pier on the north shore of the Giang Vo Lake
2. Park with sport area
3. Semi-private backyards
4. Areas for children
Map showing parks and recreation.

Four areas will be discussed in detail.
1. Restaurant at a pier on the north side of the Giang Vo Lake

Today there is no possibility to walk all around the Giang Vo Lake because private businesses have blocked the shore of the lake in the south west part of it. In the proposal, a wooden deck is planned, which leads around the lake. This will make it possible for people to walk or exercise along the shore, all around the lake. Trees are planted along the shore to give shade.

A pier out in the water is planned in the north part of the lake which is 450 square metres. A restaurant which is 130 square metres is placed on the pier.

Since the residents in Giang Vo spend much of their time outdoors, the new restaurant will be a new place for people to meet and spend time with each other. After a renewal of the areas around the lake, more people will come visit from other places in Hanoi, which will also increase the basis for a new restaurant. From Tran Huy Lieu Street, an entrance for delivery vehicles is planned. Five lots for parking are placed along this entrance which are mainly intended for disabled people.
Facade of the restaurant, from the east.

Plan 1. Restaurant at pier, on the north side of the Giang Vo Lake.
Perspective, restaurant at the pier, from the east. Perspective also illustrates the wooden deck, leading along the lake shore.

Inspiration pictures from West Lake in central Hanoi.
2. Park with sport area

The eastern part of the main park area is intended for sport activities; here two tennis courts and a football field are planned. The sport area is intended to be used by the children at school, but also for residents as well as visitors in Giang Vo. Between the courts, small grandstands are placed for spectators. North of the green area, along the street, space for parking demarcates the area and make space for about 30 cars. Parking is also possible in connection to the Hanoi Hotel next to the park.

Along the lake, trees are planted in groves to give shadow. Between the lake and the parking next to the Hanoi Hotel, a green area is left open to be used for activities like Tai Chi, yoga or aerobics. Walking paths are planned around this area and along the sport courts.

Perspective of the park area.

People exercising by Hoan Kiem Lake, Hanoi.
Pictures from Hoan Kiem Lake Hanoi. Especially during the morning, the area is crowded by people exercising in different forms. Jogging, yoga, aerobics, badminton etc. is a common sight.

Open area, attended for sport activities as Thai Chi, yoga or aerobics.

Plan 2: Park with sport area.
Semi-private backyards

Most of the housing blocks in the proposal have a semi-private backyard which is intended for people living in connection to the yard but it is also open for other people in the neighbourhood. A semi-private backyard has many advantages as it increases the ability for the residents to naturally supervise the area, though the buildings are turned towards the yard. The yard is also an area for the residents to take common responsibility for, which creates fellowship between the residents and occasions for people in the neighbourhood to meet.

In the proposal, eleven semi-private backyards are to be found. All areas are briefly presented in the text, except for one yard which is illustrated in a more detailed scale.

The semi-private backyards in the proposal are:

A large backyard in the northern part of Giang Vo, next to the existing 18 floor apartment building. The new buildings and the existing one share backyard.

Two small, semi-private backyards are situated between the buildings next to the lake in the northern part of Giang Vo. They create a natural bypass to the lake from the street.

A small backyard surrounded by one building is situated in the centre of Giang Vo. This is turned towards the existing, renovated original building.
North of the main park area, three residential buildings are situated. Between these buildings, two semi-private yards are planned. They will create a natural bypass for pedestrians.

Between two residential buildings next to the school in the centre of the area, is a small semi-private backyard situated.

In the eastern part of the area is a larger semi-private backyard planned, inside a block of residential buildings.

This backyard is partly situated between two apartment buildings but reaches also towards one of the larger parking lots.

In the southern Giang Vo, one yard is situated inside a residential block. This yard is open towards the lake, which gives the area lake view.
3. Example of a semi-private backyard
A large backyard is situated in the south east part of the area. The buildings enclose the back-yard but open up at two ends, which make it possible for people to walk through the backyard.

In the shady side of the backyard, parking with 16 lots for cars is planned. In addition to this parking, it is also possible to park along the street (street type 1). Parking for motorbikes and bicycles are possible at the entrances to the yard.

The rest of the area is planned for recreation. Since people spend much of their time outdoors, benches are places in the backyard and trees are planted to make the environment shady. Paths of stone bricks are placed along the houses.
Plan of a semi-private backyard.
4. Areas for children

In a housing area like Giang Vo, it is important to have spaces for children to play in. Since the proposal contains several semi-private backyards, there are a lot of natural areas for children to play in. The social control makes it easy to let children play safe and therefore it is not necessary to build special playgrounds in these backyards.

The proposal contains of one public playground, situated along the north shore of the lake. This playground is intended for public use as well as for children at the schools.

The playground contains swings, a sand box for children to play in and a small playhouse. Between these activities, trees and other vegetation are planted to give shadow and a pleasant atmosphere. Walking paths and benches are placed around the sand box.
6.10 Stages of development

Giang Vo may be developed in different stages which makes it possible for the present commerce in the area to retain during the time of redevelopment. It will also help the residents in Giang Vo to stay in the area during most of the redevelopment process. Five stages are suggested:

Stage one
The buildings in this part of Giang Vo are today in poor condition, which makes it natural to start the renovation here. An indoor market is proposed in this part of the area. By developing the indoor market early, the businessmen who lose their shop may rent a stall here and be able to operate their business during the redevelopment.

Stage two
This area is partly situated along the Giang Vo Street, where a lot of people pass by every day. Along this street, a new landmark is planned. To redevelop the area along this street, is a way to show off the area for people passing by and advertising the new Giang Vo. This part also consists of one of the schools which is important to develop in an early stage.

Stage three
Recreation along the lake as well as areas next to it will be developed in stage three. This area contains the sport area, which the new schools are in need of.

Stage four
This stage is situated along Kim Ma Street and consist of housing as well as offices, the gymnasium and the node with a commerce centre, plaza and outdoor market.

Stage five
This area consists of the other school area. Some of the buildings in stage five is newly erected or renovated already.
Map showing possible stages when redeveloping Giang Vo.
6.11 Volume studies

Giang Vo from north west.
Giang Vo from north.
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Maps, pictures and photos
All maps and pictures are produced by the authors, with the exception for:

Pictures p. 60, which originates from the Research Institute of Architecture, Hanoi.