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RECONNECTING LOST PLACE:
COMPREHENSIVE GREEN SPACE DESIGN
BASED ON HISTORIC PRESERVATION
PRINCIPLES IN COMPACT CHANGSHA
CITY, CHINA

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RECONNECTING LOST PLACE:
COMPREHENSIVE GREEN SPACE DESIGN BASED ON HISTORIC
PRESERVATION PRINCIPLES IN COMPACT CHANGSHA CITY, CHINA

A Thesis
Presented to
the Graduate School of
Clemson University

In Partial Fulfillment
of the Requirements for the Degree
Master of Landscape Architecture

by
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Accepted by:
Dr. Matthew Powers, Committee Chair
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Dan Ford

ABSTRACT

As a developing country with a booming of economy and increase of population, China is in the different process of coexisting between old and new. This is particularly significant issue when one considers the long history and significance of Chinese culture. This study examines historic districts in the ancient Changsha city; the study proposes a design for an integrated green space network, aiming at sustainability for future urban expansion that addresses environmental concerns and culture heritage. This study uses case studies selected from United States, worldwide and vernacular China. Results at the neighborhood scale, include a new green space organization, consisting of residential public open spaces, shaded sidewalks, and riparian strips. As well-connected entities, these small proximate enclaves provide opportunities for residents to have day-to-day contact with nature. They also serve to resist undue urban influences and intrusions (Chen 2003). Additional results suggest that, the green space design associated with the historic districts has the ability to contribute positively to urban renewal, sustainability, and culture transmission. Finally, the study processes designing new urban green spaces to provide aesthetically pleasing physical and psychological environment for the future urban dwellers.

TABLE OF CONTENTS

	Page
TITLE PAGE	i
ABSTRACT.....	ii
LIST OF TABLES	#
LIST OF FIGURES	#
CHAPTER	
I. INTRODUCTION	1
Background	2
Problem Statement	4
Suggest Solution	8
Research Questions	9
Significance.....	10
Study Orgnization	11
II. LITERATURE RIVEW	12
The Body of Knowledge One	13
The Body of Knowledge Two.....	15
Theoretical Framework.....	19
III. INTELLECTUAL MERIT	20
IV. METHODOLOGY	23
Research Design.....	23
Data Collection Procedure	24
Method One: SWOT Analysis	25
Method Two: Case Studies	32
V. EXPECTED RESULTS.....	36
VI. RECOMMENDATIONS	38

Table of Contents (Continued)

	Page
Preservation.....	38
Interpretation.....	39
Adaptive Development	41
BIBLIOGRIPHY	44

LIST OF TABLES

Table		Page
4.1	Research Methods.....	23
5.1	Expected Results.....	36

LIST OF FIGURES

Figure	Page
1.1 The Location and Radiation of the Chaozong District	3
1.2 Hualong Chi Historic and Commercial Mix-used District, Changsha.....	4
1.3 Existing old neighborhood, Changsha	4
1.4 <i>Tianxin Pavilion</i> , Conflict between New Urban Constructions And historic building, Changsha.....	5
1.5 Xiamen, China	5
1.6 Green Spaces Radiation of Changsha and the Study site	6
1.7 Site Captures: Green Spaces in the Chaozong District.....	6
1.8 Operational Definitions of the Research.....	9
4.1 Streetscape Analysis of the Chaozong District.....	26
4.2 Existing Condition of Public Green Streetscape of the Chaozong District	26
4.3 Public Life Observation of the Chaozong District.....	27
4.4 Alley-scape of the Chaozong District	27
4.5 Tennessee River	32
4.6 The Tennessee River walks of Chattanooga.....	32
4.7 The Tivoli Theater	33
4.8 The City’s Compact Size and its Outdoor Amenities.....	33
4.9 Charleston’s neighborhoods.....	34
6.1 Inspiration Illustration (Wu, 2011)	42

List of Figures (Continued)

Figure	Page
6.2 The view of exit of Chaozong Street	43
6.3 Conceptual Illustrations	43

CHAPTER ONE

INTRODUCTION

Ongoing urbanization has brought about a wide range of challenges across the globe contemporarily, and not only in terms of population growth: by 2030, 60% of the projected world population increase is expected to occur in cities and towns; developing countries will account for nearly 90% of this (WRI, 2010; Palijion, 2002), with more than half of the population for Asian and African and between 75% and 85% for Central and South America living in cities (WRI, 2001; FAO, 2002). More land is needed for urban area as well to cater for their needs in terms of inputs and outputs of resources and energy, with a detrimental effect on greenspaces (Konijnendijk, Sadio, Randrup and Schipperijn, 2003). During the early 1990s, more than a quarter of greenspaces in Asia was expected to be lost within two decades due to continued urbanization and suburbanization (Kuchelmeister and Braatz, 1993).

Today we are fully aware of the impact many of our expanding cities are having on the historic preservation they originally come from. As cities grow, they degrade or destroy historic districts, such as streetscape, heritage buildings and even micro-culture of local public space. In order to investigate the contemporary challenges presented by the expanding urbanism, it is essential to re-conceptualize the relationship between urban development and historic preservation. Rather than dividing, or opposing these factors, urban designer or landscape urbanist should seek to explore how all of this complex relationship operate and interact in order to identify opportunities for design interventions

as their concentrations. They seek to find ways of creating connective interaction among urban landscape design and culture sustainability.

Background

Changsha, the capital of Hunan province, is a famous ancient city with a history of 3,500 years. It used to be a place of strategic importance in the Kingdom of Chu, and a famous prefecture of the Qin Dynasty (221BC-207BC). Now Changsha is an important city with historical and cultural relics, and an ideal destination of tourists in Hunan province. Though 3,500 years have elapsed after the founding of Changsha city, people can still feel the past prosperity of the ancient city from a great number of historical remains in the city.

The old Changsha city's historic district and various historic buildings, historic sites had suffered three major destructions nearly half a century. Some old streets that show and reflect the traditional economy and culture have been demolished, the old architecture style and planning pattern have been abandoned with even the surrounding environment being blocked by the rising high building sand destroying the characteristic style of these old streets.

Changsha historical and cultural blocks have not yet reached the complete disappearance; some old streets have been preserved completely and properly. There are five blocks in Changsha urban district planning: Hualong Chi, Tianxin Pavillion, Xiaoxi Men, Chaozhong Street, Kaifu Temple. The government chose these five blocks to be protected and preserved because that these five blocks still maintain the old architectural

styles as well as their names. These five blocks also contain a large amount of old style buildings and houses.

Study Site:
The Chaozong District

Figure 1.1: The Location and Radiation of the Chaozong District

The Study Site: *Chaozong* District

Chaozong Street: "Rise of Changsha" in origin. Chaozong Street was once the most famous granite Changsha Street. The granite pedestrian roads had been paved at the beginning of the Qing dynasty (1723-1736), conducting on the history of transformation: Changsha County Department of Qing dynasty was located here (1605-1683); the Xiangya Medical Institute 1914 was founded in 1920 which had been built in 1914; Mao Zedong, the founding father of the People's Republic of China (PRC) from its establishment in 1949, established the Cultural Book for announcing the spirit of revolution in No. 56 Chaozong Street (1920-1927). As the history proceeding, this street typically reflects not only the development of modern and contemporary history of

Changsha, but also the centuries of history and culture. Chaozong district has been through the original *Chaozong Gate*, the old rice mill for food lines supplying in Changsha.

Problem Statement

Currently, the main problems in protecting old Changsha blocks are:



Figure 1.2: *Hualong Chi* historic and commercial mixed-use district, Changsha

1. The contradiction of historic blocks protection to modern social structure excellent – document with mapping or photos. Though the old Changsha historic blocks has a long history, wars and disasters had caused large damage on them, coupled with the construction of social development and impact of human life, which changed the pattern of block architecture style. Actually, the current condition of city neighborhoods

seems be low lighting, poor Ventilation, few recreation, and green open space.

2. The conflict of historic blocks protection with urban development and construction. The city is developing at a high pace; this conflict becomes more and more obvious. While urban planning does not pay enough attention to the historic blocks protection, some

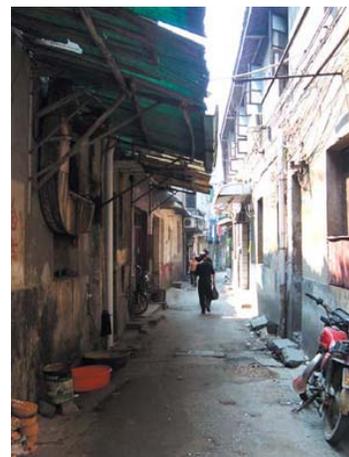


Figure 1.3: Existing old neighborhood, Changsha

professional planning cannot be implemented into reality.

3. The lack of relating laws about historic blocks protection. The existing laws relating to historic sites protection are not specific.

There are not useful while being applied to historic sites protection. It is difficult to execute measures.



Figure 1.4: *Tianxin Pavilion*, conflict between new urban construction and historic building, Changsha

4. Under the direction of these laws; the local government does not take the responsibility to operate proper measures to protect its treasure

of historic blocks. Even some scientific advisers are being judged and criticized.



Figure 1.5: Xiamen, China

5. The shortage of funds or investment into historic blocks protection. Because of the people's deficiency perspective about the relation of urban development and historic sites protection, historic blocks protection is short of public's support and understanding. While the

government cannot see the obvious economic benefits, it can be predicted that the cruel fact is the shortage of funds or investment into historic blocks protection.

6. The lack of public green space applying on the historic sites and the limitation of spaces and resources to develop green space on the historic sites. See figure 1.6 below.

Study Site:
The Chaozong District

Figure 1.6: Green Spaces Radiation of Changsha and the Study site.

Figure 1.7: Site Captures: Green Spaces in the Chaozong District.

Based on the enormous demographic rate of China (1,339,724,852, census result until November 1, 2010), the high-density development mode, however, often lacks greenspaces (Jim, 2002a). Similar to compact Europe cities, most Chinese cities are

intensively developed with a tight plan. Chinese planners have attempted to conserve and create city greenspaces in response to rapid urbanization since the 1980s. Most cities have augmented greening programs since the 1990s, resulting in both congruence and conflicts between greenspace establishment and urban development (Jim and Chen, 2003). The purpose of the statement is to demonstrate the negative effects of urbanization on Chinese traditional culture heritage. Lots of urban historic sites are gradually disconnecting or disappearing under city constructing and expanding in most modern cities of China, which has deep historic, and culture background, the same is true for Changsha. Though there has been some historic preservation regulations has been promulgating by Changsha government, unfortunately, like most contemporary city in China, the fact of these strategies are not totally meeting the expect results: the mainstream of planners, pelicans and decision makers ignore historic preservation activities and belief in “new construction equals economic development”. Generally, in China, the regulations of the master urban planning prepares for next 20 years as well as the “5-year”plan of economic development. It could easily infer that the demands of people who are living under high-speed economic growth will eliminate the old stuffs, such as old buildings, old public facilities, even these constructions had been built in less than 10 years. Hence, this situation is strongly possible to improve and develop urgently, not only nature sustainable for the current environmental livability but cultural sustainable for the next generation.

As it satisfies the research purpose, Changsha historic blocks protection becomes the main source to be discussed in this paper. But how historic preservation generates social

value and cultural value? It is known to all that China is a country with more than 5,000 years history, the foundation of national culture and the spiritual tradition need carriers to be maintained and continued. The long history and rich culture is attaching to the customs, traditional arts, ancient ruins, and architecture. The society is built based on the national culture and traditions. Historic preservation gives directions to social development by maintaining the traditional customs, for example, architecture. New urban districts are developed under the foundation of existing old urban areas. This inherent relation cannot be eliminated and actually is preserved and developed while the society is developing. At the same time, the traditional culture and customs are also preserved and protected. Thus, national culture is maintained and strengthened.

This research of Changsha historic districts redevelopment begins on two interrelated levels. The first is descriptive-analytical: the actual “reading” of Changsha urban space, emphasizing on green space. The second is explanatory: what the forms of green space are, which would contribute on building the appropriate use of green space to better highlight, preserve, reveal, and celebrate most significant historic elements. From here, develop guidelines for future redevelopment of historic preservation based on the case studies.

Suggest Solution

The challenges faced by modern, rapidly urbanizing society are felt not least by developing countries. Most of urban population growth and future megacities are located in these countries. Sustainable urban development will require providing healthy and sustainable living environment with all necessary basic services for all. It is argued here

that a sound and multifunctional urban green structure is one of the basic services to provide. As the purpose of preserving, maintenance and restoration historic components and creating new public space, green space can contribute to local livelihoods and economics, and provide essential environmental and social services (Konijnendijk, Sadio, Randrup and Schipperijn, 2003). As described above, the proposed solution is to employ the knowledge of historic preservation, urban sustainability principle, and urban green space development combined with an emphasis on cultural history. Specifically, the research would apply one selected historic site---the Chaozong District to put forward green space design and overall plan which associates with historic districts and tying all proposed green nodes together to create the ability to contribute positively to urban renewal, sustainability and culture transmission.

Figure 1.8: Operational Definitions of the Research

Research Questions

1. What are the current conditions of the Chaozong District in terms of visual observation on streets, buildings, and open spaces?

How are these factors working in terms of effecting on residents lifestyle?

2. Are the existing green spaces working feasibly and rationally on the Chaozong District?

3. What forms should green space take suitably and specifically on the Chaozong District as well as generally in most historic districts in Changsha?

And what are the appropriate uses of green space to enhanced highlight/ preserve/ reveal/ celebrate the most significant historic elements?

Significance

Our ability to develop cities that are “not only comfortable, but also inspire us and connect us without history and future” (Allison, Peters 2011) is slowly being lost. The large number of surviving historic heritage sites offers a vivid record of the formation and development of Chinese civilization. Every city in China is unique, they provide the vast evidence for a sense of China’s history and a basis upon which to strengthen not only national unity and promote sustainable development of the national culture but also local characteristics. Collectively, these sites record the historic development of the nation as well as an integral part of China’s culture and its history of outstanding science, technology, and the arts. These sites both form a basis for the understanding the past and are a foundation for the future. Briefly, the historic preservation is inheriting the traditional culture in terms of physical experience and ideology of people. Otherwise, we could hardly keep a clear and would get lost on the way to future revitalization without any one of these “historic gems.”

Study Organization

To be continued, firstly, is to identify the historic districts with most symbolical value, which are officially voted and announced by public and the government; then visually analyze the current conditions of selected sites and compare the different situation of different factors of sites (walkability, sense of place, traditional neighborhood structure, etc.). Next is to assess the development of green space on historic districts of Changsha in terms of siting the formal researches about the strategies of historic preservation, urban greenspace development.; also compare the selected site current condition with successful via case studies. Then to draw a conclusion of what the suitable and feasible forms green space should take in most historic districts of Changsha and what the appropriate uses of green space to enhance the most significant historic elements. With the above questions being answered, this research generates executable project about design of green space on historic districts in Changsha City.

CHAPTER TWO

LITERATURE REVIEW

To perform this proposal, it is necessary to understand some definitions and some theories of historic preservation and urban green spaces. It is also important to examine the efforts and effects of current measures and principles.

Urban green spaces serve several primary functions, such as maintenance and sustenance of natural process such as water, gaseous nutrient cycles, support of flora and fauna, and maintenance of psychological health through beautification and enhancement of the appearance of a particular area (Wenger 1984). Green spaces help keep cities cool, act as natural filters and noise absorbers, improve micro-climates, and protect and improve the quality of natural resources including soil, water, vegetation and wildlife. Trees contribute significantly to the aesthetic appeal of the cities, thereby help to maintain the psychological health of their inhabitants (Kuchelmeister and Braatz 1993). The green spaces are basic forms of human experience. Psychologists, sociologist and mass people agree on the view that the quality of urban life depends largely on the amount and quality of green spaces within it or close to it (Ahmed and Hassan 2003). This green space, when it exists, is usually occupied by trees, which, apart from this aesthetic value, are increasingly considered to play a vital role in the protection of the urban environment (Olembo and s 1987). The urban green spaces are developed and managed exclusively on the basis of their aesthetic and spiritual values than on utilitarian benefits. The primary function of urban parks and green areas is to ensure satisfactory surroundings for recreational and social activities (Nilsson and Randrup 1997).

Cities in many developing countries are experiencing the problems like deterioration of air quality, higher air temperature, increased noise levels, greater psychological stress and decreased sense of community. These facts increasingly recognized the need for urban green spaces (Ahmed and Hassan 2003).

The Body of Knowledge One

Urban Historic Preservation Redevelopment: Being aware of the tendency of urban development in terms of culture and environment context in China

Is that moving forward too fast to consider the past? Today we are fully aware of the impact many of our expanding cities are having on the historic preservation they originally come from. As cities grow, they degrade or destroy historic districts, such as streetscape, heritage buildings and even micro-culture of local public space. In order to investigate the contemporary challenges presented by the expanding urbanism, it is essential to re-conceptualize the relationship between urban development and historic preservation. Rather than dividing, or opposing these factors, urban designer or landscape urbanist should seek to explore how all of this complex relationship operate and interact in order to identify opportunities for design interventions as their concentrations. They seek to find ways of creating connective interaction among urban landscape design and culture sustainability.

“Architecture and Urbanism: Shanghai and Beyond”, a panel discussion of “finding sustainable, ecologically sound ways for development to proceed”, was initiated by Graduate School of Design of Harvard University in Shanghai, March 2010. Mohsen

Mostafavi, the Dean of Graduate School of Design, said “as Americans are rediscovering the historic fabric of their own built environment, the Chinese are ‘replicating history rather than treasuring history’. In this urge to rebuild, rather than to preserve and renew historic structures, much of China’s built history was being lost. An associated loss: the sites where people live are being replaced ‘to a remarkable degree,’ through massive clearance and construction schemes.” This demonstrated the typical conflict and current condition in Shanghai as well as most big city of China. Then, as the vice president of Tongji University and the consultant of urban development of Shanghai, Wu Jiang stated that Shanghai “has been greened with parks and greenways. And efforts have been made, progressively, to preserve historic and cultural sites—not just individual buildings, but areas, like the newly renovated commercial area on the Bund, facing Pudong across the Huangpu—so they can have a new life in the changed city fabric” as one element of the broad themes of Shanghai’s development as both a world center and as a sustainable city. Also, the issue “the government responsibility of creating the option of finding new uses for historic areas, and creating public spaces within them” was discussed. In this case, Western experience might prove fruitful. Mostafavi noted that “public-private partnerships were a key to success in the West; in China, he said, it seemed that the government worked through private companies to effect rapid, wholesale change. Finding a balance, where the government might renegotiate those responsibilities and seek developments that resulted not just in towering new buildings, but also complete communities with public spaces accommodated, was the major challenge.”

The mode of urban development of Shanghai has been a successful paradigm for most capital cities of China, due to its rapid development over the last two decades in China and the world. Hence, this panel discussion mentioned above not only addresses the representative problems and general common conditions but illustrates tendency and direction of future sustainable urban development in China at professional and international perspective.

This research of Changsha historic districts redevelopment begins on two interrelated levels. The first is descriptive-analytical: the actual “reading” of Changsha urban space, emphasizing on green space. The second is explanatory: what the forms of green space are, which would contribute on building the appropriate use of green space to better highlight, preserve, reveal, and celebrate most significant historic elements.

The Body of Knowledge Two: Historic preservation contribute to the livable city

“What makes a city livable?” The research *Historic Preservation and Livable City* raises this question and applied Vancouver, the most livable city that stood out from 140 worldwide cities in terms of “stability, healthcare, culture and environment, education, and infrastructure”, as the paradigm to answer this question, has been demonstrated by Allison Eric and Peters Lauren in 2011. The key criteria list of Vancouver’s successful quest for livability is including:

- *A downtown transportation plan*
- *A network of bikeways and greenways*
- *Being on the leading edge of public policy and planning*

- *Innovation communications*
- *Neighborhood Integrated Service Teams (bringing together police, fire, engineering, and other civic agencies as a team to help find solutions to community problems)*
- *Sustainability, including a “corporate climate change action plan” and a plan for a model sustainable community*
- *Programs to support diversity, inclusivity, and accessibility*

Then the author puts forward the certain criteria of the body of knowledge into livable city:

- *Good transportation*
- *The importance of type of urban fabric*
- *Walkability*
- *Mixed use*
- *A variety of neighborhood types and environments*
- *Sustainability*

Thus, what can historic preservation contribute to livable city? The site source lists criteria of preserving historic neighborhoods including: *walkability; appropriate human scale architecture; traditional neighborhood structure; distinctive, attractive communities with a strong sense of place*. Also, the author sites Austin, Texas as a good example of incorporated historic preservation in its planning which was ranked “the second most livable city in the United States by Money Magazine” in 2006. The role of historic preservation made in the planning of downtown Austin revitalization can be

recognized in “the treatment of East Sixth Street, the site of a vibrant music scene” in 2004. The vision statement of the “Improvement District” states:

The vision of Sixth Street is to make this National Register Historic District a source of pride to the Austin community by:

- *Creating a vibrant mixed-use district, where diverse offerings are a strong asset appreciated by both locals and visitors alike*
- *Make Sixth Street an important economic and culture asset to the community for present and future generations; and*
- *Advocating for the preservation and enhancement of the district’s unique historic character*

With historic preservation as an “integral part of an economic development plan for city”, in the past ten years alone, the property values downtown Austin “have gone from \$ 520 million to \$1.76 billion.”

Neighborhoods for Great Living: Historic District

Some goals of the organization *International Making Cities Livable Movement* (established 1985) can “certainly be achieved through historic districts, including:”

- *Creating a visually cohesive neighborhood environment*

Historic districts are visually cohesive and pleasing in terms of “the representative of particular time or particular architectural style or set of styles”

- *Creating a local economic generator*

“Historic are income generators. They often attract tourists, which contribute to the economic vitality of the city through their spending...Historic districts also generate

income through habitation, restoration, and maintenance projects. These can be ongoing significant economic generators.”

- *Maintaining diversity of race, culture and income*
- *Increasing the affordable housing stock*

“Renovating and retaining existing units is an economical alternative to build new affordable housing, and it may also be less disruptive for residents. Rather than continuing the cycle of demolition and displacement that began as part of the urban renewal era, it is more appropriate and feasible to conserve housing and keep communities intact while retaining affordable housing.”

- *Creating a vital neighborhood which is sustainable*

“An important motivation to use the tools of historic preservation in blighted neighborhoods is the profound psychological element that revitalization of housing can have on the lives of the large community...There are a lot of benefits that accrue to the larger community when the public can connect and learn from the past... Historic preservation has proven to be one of the amenities that mark a city as livable, as well as one of the most visible symbols of a city’s rebirth.”

Theoretical Framework

The theory of historic preservation and livable city is primary knowledge of entire research, providing the general principle to the associated knowledge. “Urban Historic Districts Renewal” is the major component of “historic preservation and livable city”, also the refining performance of the general principle. Next, there are a lot of strategies to pursue and fulfill the purpose of “Urban Historic Districts Renewal”, “Urban Green Space Strategies” is one that renewing and redeveloping urban environment in terms of creating and enhancing people’s living space from aesthetical and eco-friendly perspective, also “Urban Historic Districts Renewal” is a practical way to demonstrate the culture value of “Historic Preservation And Livable City”. Then these two factors incorporate each other to approach the concept of “Livable City.”

CHAPTER THREE

INTELLECTUAL MERIT

When you look at most cities of China, you see a world power in ascendance. Here everything is important, for instance, the production of urban space, its ‘language’, its ‘grammar’, and its ‘syntax’. The most significance aspect of China’s contemporary spatial urban development is the speed and depth with which the old, poor, backward China is quite literally demolished, discarded, and replaced by new, glittering China (Hassenpflug, 2010). Accordingly, as the background introduced above, it is obvious to know there are two aspects come to be considered: the one is the application of dealing with landscapes, neighborhoods, urban spaces and architectures; another is the knowledge of historic and current Chinese practices of appropriation and production of space. Both urban development and tradition conservation are tightly and deeply interwoven. The interaction informs the conclusion that the production of urban spaces not only bears witness fashions of short-term validity and transient ideologies, but always of deeply rooted cultural practices as well (Hassenpflug, 2010). The fields of historic and culture geography merge is the urban spaces (built environment) which have always been a spatial signs of origin of culture. In this regard, the motivation, and contribution of descriptive-analytical: the actual “reading” of Changsha urban space, which is emphasizing on green space, has been presented. Also, the process of reading the city context is aimed at observing the key of Changsha spatial culture and the relationship of public and space, which have not been described and documented academically.

Due to the intrinsic affinity of humans towards green nature, green space inspires people to involve in outdoor recreational and social activities (Ahmed and Hassan, 2003). Virtually, going outside is daily essential for people who live in city, however, not all of them can arrange such an outing than to the urban greenspace recreation in terms of the limitation of transportation tools. Thus, most people ultimately have to depend entirely upon the urban green space for recreational pursuit. Urban greenspaces have ameliorative effects over both ecological environment and psychological environment of urban population. Thus urban greenspace can provide the minimum requirements of natural setting to prevent mental alienation of people from nature (Ahmed and Hassan, 2003). Vegetation and greenspace also can improve the optimal carrying capacity of the existing urban recreational area.

Contemporary provision of green spaces within historic preservation rests largely on professional assumptions about its significance in the livable cities. The research demonstrates that the most highly valued green spaces are those, which enhance the positive qualities of from historic preservation to urban life: variety of opportunities and physical settings; sociability and cultural diversity (Burgess, Harrison and Limb, 1988). For what can be achieved after this research finishes, it is unwise to make an image of it. But somehow the potential value can be predicted.

The contribution of greenspaces could be established from different perspectives. Multiple social-economic functions are served by the greenspaces design, including frequent use, social integration, life enrichment, and neighborhood regeneration, which are recognized as pertinent ingredients of a livable-city (Department for Transport Local

Governments and the Regions, 2001). At the neighborhood scale, a green space organization, consisting of residential public open spaces, shaded sidewalks and riparian strips. The greenspaces permeate deep into the urban fabric to provide intimate nature-contacts and recreational venues that are important for residents' daily life. As well-connected entities, these small proximate enclaves provide opportunities for residents to have day-to-day contact with nature. They also serve to resist undue urban influences and intrusions (Jim and Chen, 2003). Consequently, the results would suggest that, green space design which associates with historic districts has the ability to contribute positively to urban renewal, sustainability and culture transmission, and it would also propose to indicate for designing of the new urban green space to provide aesthetically physical and psychological environment for the urban dwellers.

CHAPTER FOUR

METHODOLOGY

Research Design

	Method 1	Method 2
Research Method	SWOT Analysis	Case Studies
Rationale	Objectively and directly state the current condition of each factor of historic preservation	Case studies are written summaries or syntheses of real-life cases, based upon data and research. Also identify appropriate strategies for the resolution of the 'case' <ul style="list-style-type: none"> ■ weigh the pros and cons of the remedial options/strategies ■ recommend and present a rationale for the best resolution
Address Question(s)	<p>What are the current conditions historic districts in Changsha in terms of visual observation on streets, buildings, and open spaces? How are these factors working in terms of effecting on citizens lifestyle?</p> <p>2. Are the existing historic preservation strategies working feasibly and rationally for most historic districts in Changsha?</p>	<p>What kind of green space would be supposed to suitably and successfully apply in most generally historic districts? What forms should green space take or what is the appropriate use of green space to better highlight, preserve, reveal, and celebrate most significant historic elements in Changsha?</p>
Population/Participants/ Place	Individual participant for observation, and go most of historic districts site to photographing and analysis.	2-3 case studies for United States, worldwide and in vernacular in China
Sample & Sample Acquisition/ Access	Photographing and mapping	From book, internet, articles.
Data Analysis Procedure	Categorize all the photographic into different factor of urban fabric, streetscape, building conditions, open space, etc.	Analyze and identify then conclude the key concept and strategies from each case which would specifically work for the certain districts in Changsha

Table 4.1: Research Methods

Date Collection Procedure

Question to be address in Method One: *SWOT Analysis*

Lead Question: “What are the current conditions of the Chaozong District in terms of visual observation on streets, buildings, and open spaces? How are these factors working in terms of effecting on residents lifestyle?”

How many are the officially announced historic districts in Changsha city?

The context of these historic districts: the featured history events and how they make the contribution on the city’s culture heritage;

Accessibility to city; the relationship with central business district of Changsha

Demographic density;

Green coverage rate, Green area per capita rate in Changsha

Walkability

Landmarks

Refine the definition of “green space” types of historic districts, referring to the city context; Current condition: usage condition; maintenance condition

The relationship between green space and residential area in historic districts

Tourism in historic districts

Lead Question: “Are the existing green spaces working feasibly and rationally on the Chaozong District?”

Capture the Vision

National strategies and local government’s strategies

Zoning; Differences from reality and planning, and to compare

Public participation and attitude, and how government responses

Question to be address in Method Two: *Case Studies*

Lead Question: “What forms should green space take suitably and specifically on the Chaozong District as well as generally in most historic districts in Changsha? And what are the appropriate uses of green space to enhanced highlight/ preserve/ reveal/ celebrate the most significant historic elements? ”

How do different culture and political contexts impact on planning/ decisions making.

How green space revitalizes urban, especially the contribution to historic district

The challenges and feasibility of existing successful case approached

Method One: SWOT Analysis

A SWOT (strengths, weakness, opportunities and threats) analysis was performed for the Chaozong District project - In focusing on small-scale objectives and real - a mechanism for analyzing the Strengths, Weaknesses, Opportunities and Threats that apply to any particular organization or topic (Walters, 2007). This process marks the beginning of an effort to synthesize all that has been learned to date by the research about the context (history and culture) of Chaozong District, its current situation, and the forces that will affect this neighborhood’s future. What follows is a summary of the most significant strengths, weaknesses, opportunities, and threats as identified by site analysis of Chaozong District. Also, in this research, the visual analysis (Figure4.1-4.4) will be generated to guiding the photographing and mapping for assisting SWOT analysis, which is including street dimension, public green, public life, and sense of places observations.

Visual Observation

Figure 4.1: Streetscape Analysis of the Chaozong District

Figure 4.2: Existing Condition of Public Green Streetscape of the Chaozong District

Figure 4.3: Public Life Observation of the Chaozong District

Figure 4.4: Alley-scape of the Chaozong District

SWOT Analysis: Strengths

Local traditions, historic fabric, and the access to Xiang River waterfront were identified as Chaozong District 's most significant strengths.

Chaozong District 's history and local traditions and historic fabric are identified as one of the district's greatest strengths. Chaozong Street: "Rise of Changsha" in origin. The Chaozong street of the neighborhood's documented history dates to the earliest days of the Qing dynasty (1723-1736), which was the most famous granite pedestrian roads at the beginning conducting on the history of transformation. Changsha County Department of Qing dynasty was located here (1605-1683); the Xiangya Medical Institute 1914 was founded in 1920 which had been built in 1914; Mao Zedong, the founding father of the People's Republic of China (PRC) from its establishment in 1949, established the Cultural Book for announcing the spirit of revolution in No. 56 Chaozong Street (1920-1927). As the history proceeding, this street typically reflects not only the development of modern and contemporary history of Changsha, but also the centuries of history and culture. Chaozong district has been through the original *Chaozong Gate*, the old rice mill for food lines supplying in Changsha. Streets keep with granite pavement, public infrastructures adorned with old Chinese traditional plaques, and antique canopies speak to a sense of district identity and dignity. The built environment prospered in the melting pot of ages, consisting of streets of various history and clusters of residences of unique construction types and sizes by different eras. These resources, along with many others, make the neighborhood eligible for listing as an officially announced Historic District by Changsha government.

The site analysis identified Chaozong District 's waterfront as one of its most important strengths. As its name suggests, Chaozong District 's identity is grounded in its accessibility as a pier along the bank of the Xiang River in the early 1130s. In addition to freight pier, the waterfront was the source of much of Chaozong District 's commercial history. Also, Chaozong District developed as a distinct self-sustaining neighborhood with shops and retail located adjacent to residences. Yet current and historic evidence demonstrates that the water was not only a driving force behind commerce, but also a source of recreation and a focus of everyday life. A recreation pier and ferry terminal along Chaozong District 's waterfront, which, in addition to water front Park of Xiang River, provides evidence of the importance of the water as a source of recreation. The waterfront is a source of rich history and is an integral part of the neighborhood's character a significant strength for Chaozong District.

SWOT Analysis: Weaknesses

The Shortage of public green, the fragments of building patterns and vague division of transportation were prioritized as the most significant weaknesses. Changsha falls far short of providing the parks and natural areas to support its population of 7.09 million. The green space shortage is pervasive in most traditional neighborhoods as well as Chaozong District.

SWOT Analysis: Opportunities

Preservation of existing historic fabric, adaptive green space development, and highlighting the accessibility were prioritized as the most significant opportunities. The analysis focus much of its efforts on the waterfront area reflects a belief in the potential of the waterfront to drive positive change in the district revitalization. As explained before, the waterfront holds an important place in Chaozong District 's history, and likely holds a very important place in its future. Chaozong District 's waterfront presents an opportunity to reconnect residents to this historically important resource, and an opportunity for improved recreation, commerce, and new housing. The resource such as the Xiang River waterfront Park was identified as opportunities for positive development.

This and other sites for potential adaptive reuse and the preservation of existing historic fabric were also identified as significant opportunities for Chaozong District. As mentioned in background introduction, many historic structures in good condition remain in Chaozong District. While many of these structures are currently underutilized or in low maintenance, there is tremendous potential to adapt these buildings to a variety of uses – including housing, commercial space, and new type green space uses. Finally, Xiang River waterfront Park was also identified as an opportunity for Chaozong District. While currently underutilized connecting to the district, the park presents an opportunity to create a recreation space that draws more visitors, and better connects the people of Chaozong District to the river.

SWOT Analysis: Threats

Insensitive development, lack of control over planning, and the limit spaces to develop was named as the most significant threats.

The real estate market around Chaozong District has been heating up in recent years, and there are pressures for new development in the area. The existing high rises induce private property along the waterfront and obstruct the view shed as well as access to the district' edge. Other examples of existing insensitive development can be found interwoven in the built fabric of the neighborhoods. It is not uncommon to experience a residential block scattered irregularly with 19th century traditional houses abruptly interrupted by new construction announced with building shadows. The construction of these houses is typically wood frame with variety styles in 1900s. The complexities and inequities of the development process make it difficult to ensure quality design, and present a continued threat to Chaozong District.

Conclusion

The SWOT analysis is utilized as a tool to help prioritize concerns, set objectives, and develop strategies. In conjunction with the SWOT analysis, historic research, case studies, and public opinion will serve as a base to identify the perceived values of the site. Also, asking stakeholder participation in this process will be essential to ensure support of any develop project, and maintain the sense of place of the site. Evoking a sense of place is essential for Chaozong District that prides itself in its history.

Method Two: Case Studies

1. Revitalizing Downtown: Chattanooga, Tennessee

The city's compact size of just over 150,000 residents and its outdoor amenities, including the natural topography of mountains and the Tennessee river, provided the raw material for the creation of a unique and livable city...By 1980, Chattanooga



Figure 4.5: Tennessee River

was battling not only air and water pollution, but also a declining economy: there was little entertainment, few retail establishments, and limited housing in the central city.

The main strategy Chattanooga processed is to make a walkable connection between the downtown and Tennessee River. These elements below focus on implementing the plan:

- + *Improving the streetscape*
- + *Obtaining specialty retail*
- + *Putting in place a “clean” circulator bus system*
- + *Building parking garages*
- + *Introducing desirable houses*
- + *Building a children's museum*
- + *Creating a river walk to integrate the downtown with Tennessee River*

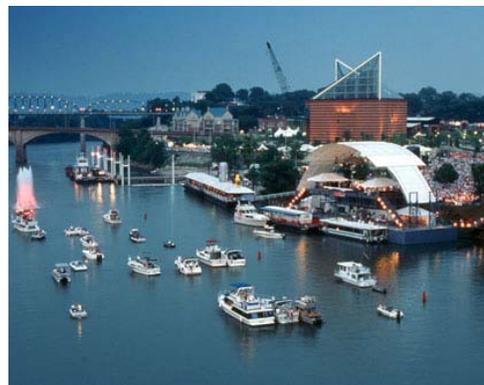


Figure 4.6: The Tennessee River walks of Chattanooga

Revitalize Recreation and entertainment first and Promote Downtown Walkability

By focusing on revitalizing the variety of recreation, Chattanooga created desirability for living and working downtown----a riverfront park with new green spaces, plazas, a pier, and better shorelines and streetscapes. “The city promotes walkability.” Not only establish a wide variety of recreation and entertainment,

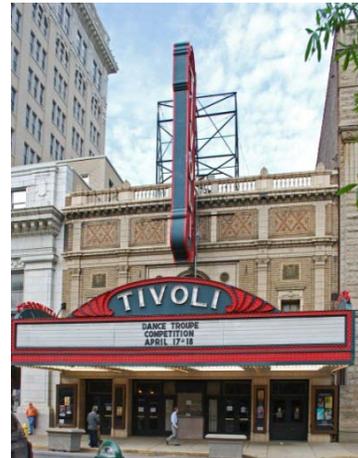


Figure: The *Tivoli Theater*

but create “attraction draws visitors to the downtown who spend money” (Allison and Peters, 2011).

+ Historic Preservation:

The historic Tivoli Theater was resorted

+ A series of public art projects have been implemented

+ Create walkable downtown: turn a state highway into a pedestrian-friendly parkway----identified “the key concern of residents.”

+ Creating the desirable housing to survive and provide job creation to offer permanent population for the urban growing.



Figure 4.8: The City’s Compact Size and its Outdoor Amenities

2. *Urban Planning Tools that preserve Historic Character: Dallas, Texas*

Tackling issues of preservation is unique challenge in Dallas because the city’s historic preservation needs are distinctive. A wide range of architectural styles might be

represented in any single neighborhood. Also, the historic neighborhoods in Dallas have a mix of styles and sizes, which showcase progression of architectural styles, engineering capability, and the city's financial growth.

Three- tier protection system: *historic districts*, *conservation districts*, and *neighborhood overlay zones* (Neighborhood stabilization Overlay-NSOs). Historic districts look to preserve the original structure exactly: materials, colors, styles, and other elements of the original structure. Conservation districts intend to maintain certain a standard of an area also is a “zoning tool used to help communities protect certain characteristics in their neighborhoods.” NSOs: an overlay of existing zoning, which was created to speed up the protection process and provide minimal restrictions, which would ensure that neighborhood character, would not be violated (Allison and Peters, 2011).

3. Create a Historic District rather than preserving buildings: Charleston, South Carolina

Historic neighborhoods are the most livable neighborhoods because they have evolved naturally, based on the resident's needs (Allison and Peters, 2011). Historic preservation generates an image of preservation that extends to an entire district. Preserving walkable streets, mixed-use spaces, and a population from social hierarchy might be included historic neighborhoods preservation.



Figure 4.9: Charleston's neighborhoods

The method of preservation of

Charleston, South Carolina most closely reflects the showcase for long-term management of a historic place---- *creating an historic cityscape through area preservation led to rapid developments within historic preservation* (Allison and Peters, 2011). The preservation agenda has been listed below:

In 1920, *Community leaders and planners developed legal strategies for regulating the look of the city by creating a zoning ordinance that was based on aesthetic requirements.*

By 1931, the 80-acre district, known as the Old and Historic Charleston District, was placed under a permanent zoning ordinance that created a blueprint for cities interested in preserving their historic downtowns.

The core of historic preservation has always been that it is a community-based movement. The primary motives for creating districts are:

- 1. The altruist view that as society, we are stewards of our land, culture, history, and in turn, our buildings*
- 2. The practical view that historic districts have a long history of contributing greatly to a city's tourism value.*
- 3. The need for cities to be livable*

CHAPTER FIVE

EXPECTED RESULTS

Results - Method One	Results - Method Two
<p>Categorize and reclassify systematically the all the photographic into five elements: paths, nodes, edges, landmarks, and districts. Identify the problems via visual documents and make the suitability map to explain where is the eventually exact historic district for design application</p>	<p>+ Creating a visually cohesive neighborhood environment. Historic districts are, by their nature, representative of a particular architectural style or set of styles. As a result, historic districts are visually cohesive and pleasing.</p> <p>+ Creating local economic generator Historic districts often attract tourists. Tourists contribute to the economic vitality of the city through their spending</p> <p>+ Maintaining diversity of culture</p> <p>+ Increasing the affordable housing stock. Renovating and retaining existing units is an economical alternative to building new affordable housing, and it may also be less disruptive for residents.</p> <p>+ Creating a vital neighborhood via green space generating which is sustainable</p>

Figure 5.1: Expected Results

The historic preservation and culture conservation movements can seek to maintain variety and difference in both the built environment of buildings and places and the culture environment of values as they are reflected in distinct societies and neighborhoods (Keene, 2003). Each monument, each landmark, each site, each urban neighborhood, each city center, each natural setting is a special creation that may be worthy of conservation (Teutonico and Matero, 2003). The historic preservation in Changsha need to be established to provide understanding of the culture landscape and to raise awareness of its richness, so as to extend effective protection and management from individual sites to the wider landscape. Further research on the benefits of green space will shed more light on this historic preservation plan, especially by clarifying the preservation criteria to determine green space size, shape, interface with adjacent land uses, and area coverage in historic site of Changsha.

CHAPTER SIX

RECOMMENDATIONS

This section provides policy recommendations based on the SWOT (strengths, weaknesses, opportunities, and threats) analysis, and case study comparisons. While these policies are not comprehensive, it is hoped that they will provide a general framework for preserving Chaozong District unique character and fostering the revitalization of this remarkable neighborhood.

Preservation

The Chaozong neighborhood retains a great amount of historic fabric. While the majority of Chaozong street infrastructure remains, the housing stock endures as a link to the past. Although the building stock is a defining characteristic of Chaozong street, little has been done to preserve this resource. The previous decades of economic decline and disinvestment within the neighborhood have led to building abandonment and architecturally insensitive repairs to the building fabric.

While the residents consider the neighborhood historic and a portion of it has been only spot protection is currently afforded, and there is no coherent preservation policy. Protection is limited to buildings listed individually on the Changsha government Register of Historic Places or those being rehabilitated with national funding. The regulations of a conservation district will help protect the Chaozong District against historically insensitive repairs, demolition, and infill development. Although change is occurring within the neighborhood, Chaozong District's aesthetic character must be

protected through coherent preservation planning. The Policies following recommendations are offered as a means to preserve the built heritage of Chaozong District.

I. Preserve the aesthetic and historic character of Chaozong District.

- *Establish a Neighborhood Conservation District, known as the Chaozong Conservation District, to prevent insensitive rehabilitation and ensure that new development complements the built heritage and aesthetic of Chaozong District.*

The local residents must work with the Chaozong District service office that protects the built fabric within the Chaozong District. Efforts should be made to preserve the historic character of existing fabric while regulating the design of infill development.

- *Preserve historically and culturally significant structures through listing individual buildings on the Changsha and National Register of Historic Places.*

II. Provide technical assistance to facilitate historically sensitive repairs undertaken by Chaozong District residents.

- *Partner with the professional experts to educate residents about historically sensitive repair techniques.*

Interpretation

Although it is recognized that Chaozong District is a historic neighborhood, historical information about the area is not readily apparent or easily accessible. Information is scattered at depositories such as the Free Public Library, searched by

Internet, or several public art sculptures, making research for residents difficult and costly. The neighborhood lacks historical signage and fails to convey a sense of history beyond visual identification. SWOT analysis determined the history of Chaozong District to be one of the neighborhood's strengths, but education and dissemination is not articulated. In order to take advantage of the neighborhood's history and educate both Chaozong District residents and visitors, a community focused plan for historical interpretation is necessary.

I. Create such as *the Chaozong District Preservation Association* corporates with Community Service to organize neighborhood preservation efforts and provide stewardship for local historical resources.

- Serve as coordinating body for all preservation policy: to preserve the aesthetic and historic character of the neighborhood and to provide technical assistance for repairs are to be organized and run by the Chaozong District Preservation Association.
- Provide an educational center to collect historical information, offer community outreach, and provide museum-like displays.
- Create outreach programs to teach community about its history and important historic features of buildings and streets. Education initiatives within the local schools are needed to foster a greater sense of place for residents and a greater understanding of Chaozong District for outsiders. While sense of place and neighborhood are strengths of Chaozong District, a greater understanding of the neighborhood's history is needed. With greenspaces development and community

change inevitable, the vanishing fabric and invisible history must be communicated otherwise Chaozong District's identity will fade.

- Provide walking tours to connect history events and place (attractions). Also, use photographs and historical documents to make tourist guidebook, telling the story of Chaozong District.

II. Install informational signs throughout the district to communicate with the history context.

- *Develop a system of signs and placards guiding visitors engaging the historic locations throughout Chaozong District. Currently, there is few signage demonstrating the historical significance of the neighborhood. Signs and placards featuring history and photographs should be placed at designated spots throughout the neighborhood. Placards should be placed at significant spots such as the historic location of Chaozong Street entrance and several featured historic buildings.*
- *Advocate artists, citizens, and students creating visually stimulating informational signage: the new signage should be engaging, informative, and artfully designed. Signs that are creative are more likely to catch the glance of passing streets.*

Adaptive Development

Chaozong District's existing historic building and granite alleys stock are its most significant assets. In addition to a number of historically significant works, the

neighborhood is home to a variety of vernacular buildings that reflect the neighborhood's rich history and unique character of specific era. These buildings and alleys can play the pivotal roles in the continuing of Chaozong District traditionally commercial corridors, which are along with the residential neighborhoods. Hence, the best way to ensure the preservation of 's history as it expressed in the built environment is through the continued use of its buildings. Additionally, existing buildings and alleys could preserve the "walkability" and neighborhood feeling of Chaozong District.

On the other hand, the main challenge is how to call for a balance between greenspaces application on the limited space of neighborhood and preservation and development of buildings and alleys. Based on the site analysis and case studies before, the strategy to compromise this conflict is upward greenspace development such as elevated landscape, roof garden, and vertical landscape application, which use the existing limited spaces. The following recommendations are offered as a means to harness the greenspaces development potential of Chaozong District's existing building stock, and to help preserve the neighborhood's history.



Figure 6.1:
Inspiration Illustration (Wu, 2011)

I. Encourage keep use of existing commercial and residential buildings.

II. Strengthen the access to the Waterfront of Xiang River: The Xiang River's waterfront has played a crucial role in history of Changsha city, and must play a vital part in the neighborhood's future redevelopment.

III. Highlight the Entrance of Chaozong District, and Use The Contour of District

IV. Create Greenspaces Context: Central Open Space and Green Networks, Offering Gathering Place For Residents and Visitors For Engaging The Green Historic Site. Develop the spare space such as residential buildings' roof, walls, and courtyards, etc.



Figure 6.2: The view of exit of Chaozong Street



Figure 6.3: Conceptual Illustrations

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