

super subcenters

TEAM Parod



Definition & Advantages

Proposals

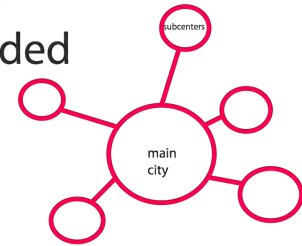
Development phasing

Policies & Feasibility

Conclusion

Q&A
Thank you

subcenters is a city growth scenario that distributes the population growth of the main city into separate and self-sufficient towns in the periphery that are connected through mass transit and are surrounded by preserved agriculture and green areas. the creation of the subcenters prevents sprawl and congestion within the main city and subcenters.



Case study:

TOKYO (Subcenter scenario)

- Tokyo Teleport Town
- Minato Mirai 21
- Makuhari City
- Setagaya
- Tama New Town
- Tsukuba/Tsuchiura



CURRENT ISSUE OF BANGKOK



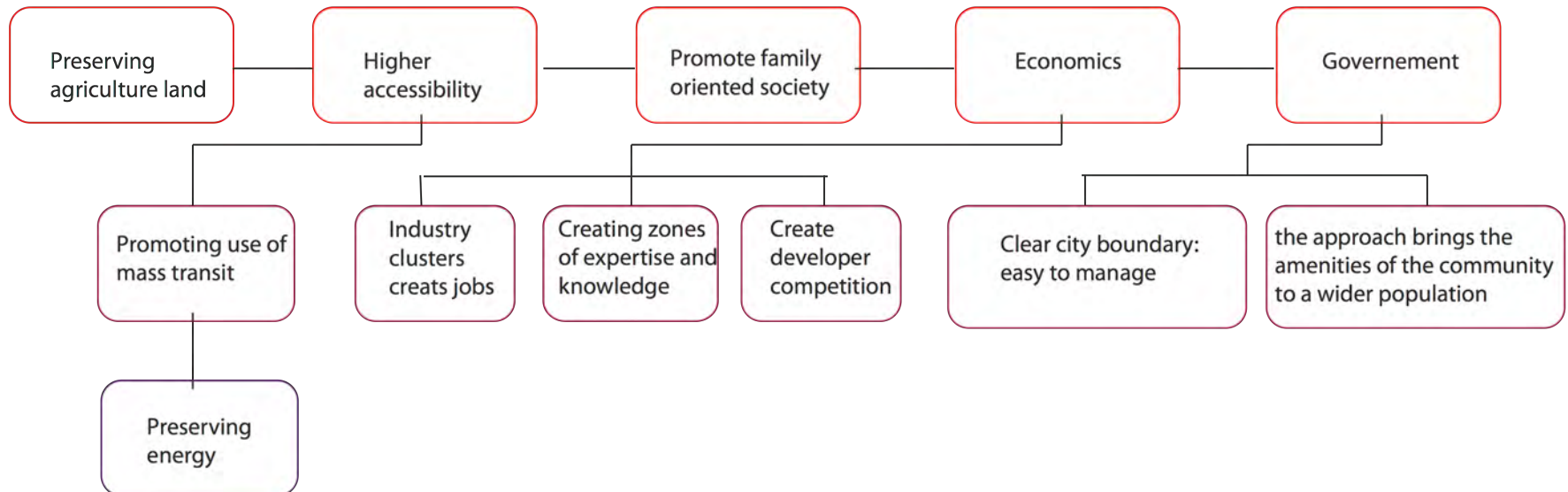
traffic

pollution

time spent in transit

decrease in green areas

ADVANTAGES OF FUTURE SUBCENTERS



Proposal

Population growth scattered in 6-10 new self-sufficient subcenters

Subcenters linked by subsidized sky train network and toll road.

Self Sufficient subcenters

Each subcenter has as Identifiable theme, attracting different industries

no access points for skytrain in agriculture area

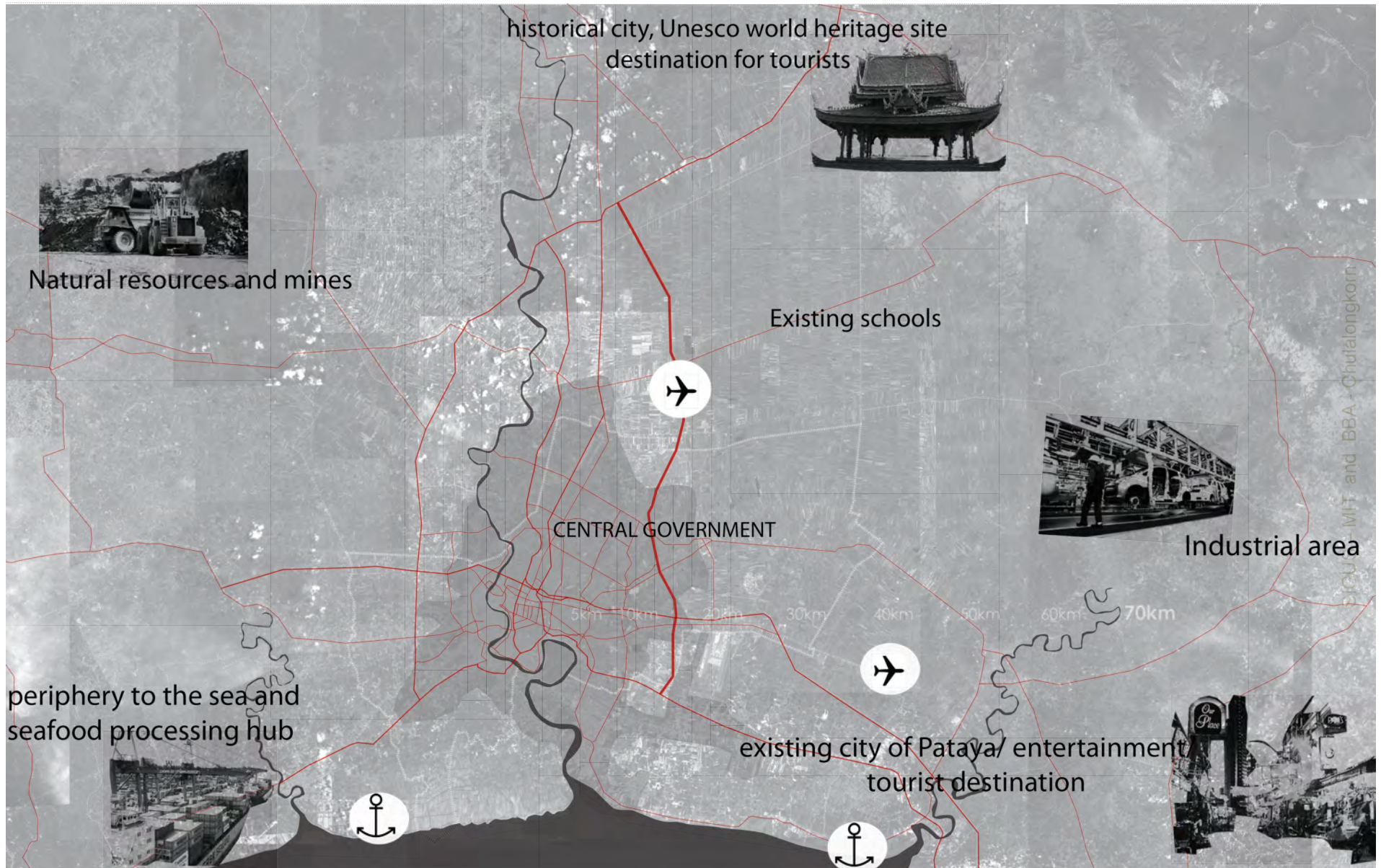
Maintain greenspace between central BKK & Subcenters

Each subcenter incorporates mixed income levels and densities

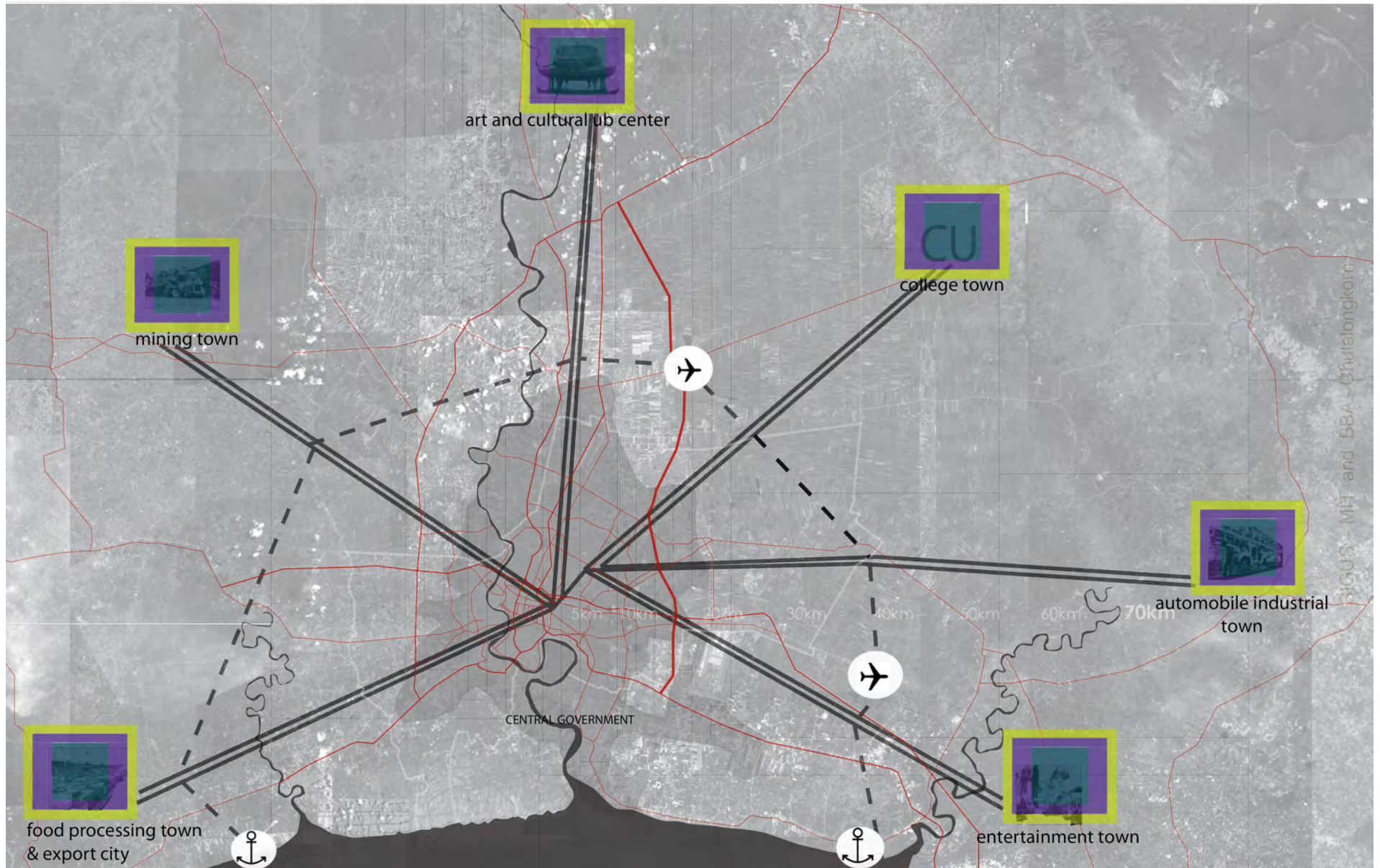
using already existing resources: roads, subcenters



Existing resources



Super Subcenters

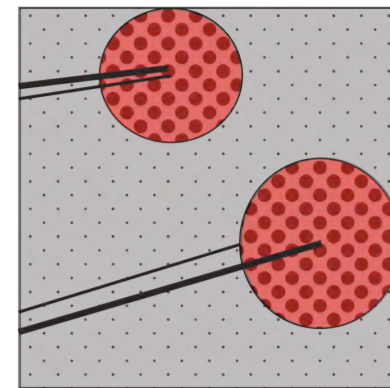
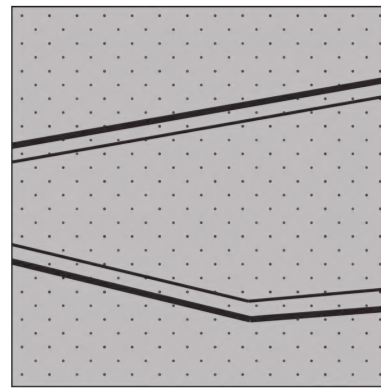
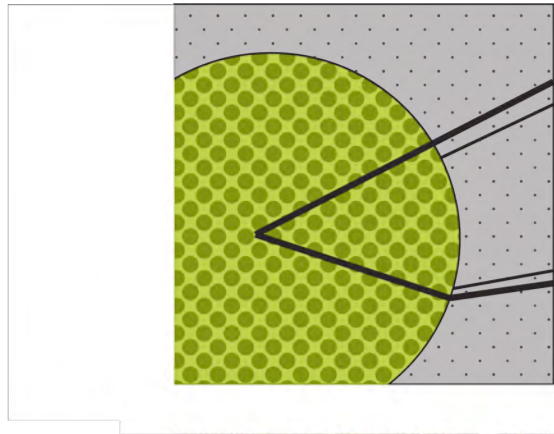


SIGUS – MIT and BBA - Chulalongkorn

Inner segment

Middle segment

Outer Segment



development phases

- 2010: construction of basic Urban Infrastructure--Skytrain (Private-public investment)
- 2020: Centralize government agency, within main bangkok
existing compact civic and government center
- 2030: fluid transportation system

Construction of sky train
private investment

Complete construction
of skytrain

existing skytrain to subcenters
& between subcenters

- construct basic urban infrastructure
- strengthen the existing industry
- Initiate housing projects (private investors foreign & domestic)
- strengthen public amenities
- Further develop strong retail, business center- parallel growth
- self sufficient , identifiable subcenter

EXISTING SUBCENTERS



Legal Framework

Policies

- Fiscal and financial incentives
- Create competition
- FTA
- Compensation and eviction
- Purchase lands
- Transportation System
- Provide basic infrastructure
- Build identity
- Offer scholarship

Free Trade Area

Outcomes

- Funds >> encourage FDI
- More alternatives + lower price
- Tax exempt for machinery
- Support relocation
- Protect farms
- Easy access
- Foundation for business
- Industry specialism
- Decentralization

Subcenterization



Environmentally Friendly

Self-sufficient

Moderate Size

