

SUSTAINABLE HOUSING & DESIGN IN SOUTHWEST CHINA

中国西南可持续住房和设计

MAY 2014

Mission: *The AIA Housing and Community Development Network aka the AIA Housing Knowledge Community (HKC) tracks housing and community development issues and develops relationships with industry stakeholders to encourage and promote safe, attractive, accessible and affordable housing and communities for all.*

Mission: *The Center for Leadership in Global Sustainability, a center within Virginia Tech's College of Natural Resources and Environment provides education, research and leadership needed to navigate a rapidly changing world in order to contribute to a sustainable future.*

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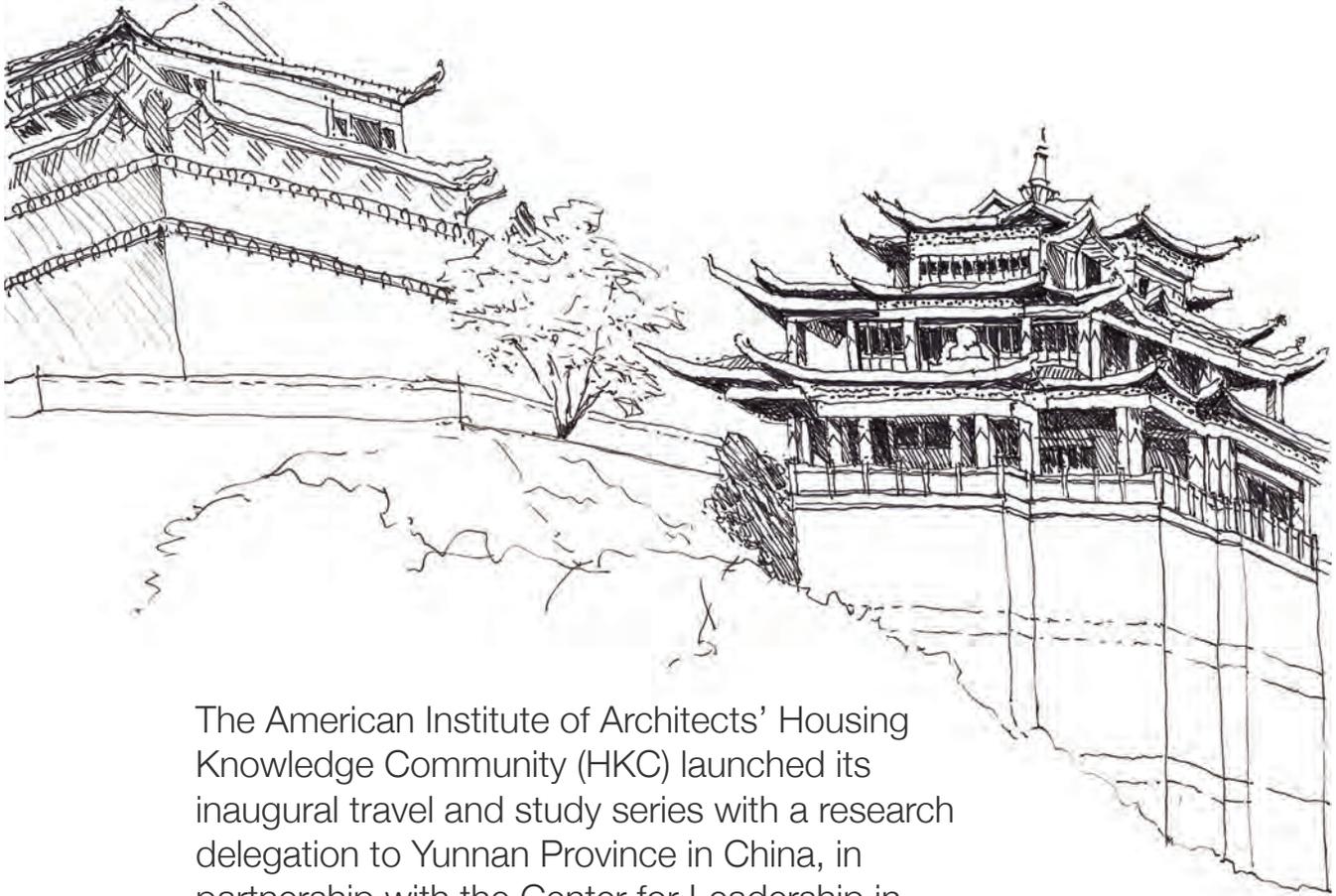
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Special thanks to Simon Ha, AIA for graphic layout and production

Introduction



The American Institute of Architects' Housing Knowledge Community (HKC) launched its inaugural travel and study series with a research delegation to Yunnan Province in China, in partnership with the Center for Leadership in Global Sustainability (CliGS) at Virginia Tech and the Yunnan Sustainability Network (YSN).

(above)
Sketch by
Paul Okamoto

The primary focus of the program was to explore the opportunities and challenges involved in sustainable housing and design in several relatively small and historic communities in Yunnan Province, and to consider their development in the larger context of the rapidly expanding mega-cities of Beijing and Shanghai.



Sketch by Jenny Guan

It is relatively easy for (almost) anyone to arrange to travel in China at this point in history. The AIA and CliGS program, however, was unusual and valuable because it was designed as an interchange of ideas. It fostered deeper connections by offering opportunities to engage meaningfully with Chinese and other practitioners who are directly involved in addressing the big issues facing Yunnan Province.

A significant part of the work was accomplished in a series of meetings and discussions with a diverse range of participants—from local planners and architects to government officials and private developers—that will serve as the groundwork for developing future relationships and continuing engagement in sustainability initiatives in the region. Additionally, the delegation was invited by the Dali University faculty to exchange ideas and consider further involvement with the university's newly created architecture program and the Linden Centre in Xizhou.



Learn more - join us in this fascinating process.



The HKC plans to continue travel and work/study programs for professional development and service learning, and to broaden the base of the AIA membership and other practitioners engaged in Housing, Historic Preservation and Sustainability. The delegation outlined several paths for further consideration and welcomes anyone interested to learn more and participate actively.

Please visit us at <http://network.aia.org/hkc/>

The delegation's work is intended to:

- Facilitate the exchange of best practices for sustainable housing and design
- Familiarize the AIA membership, and others, with some of the practices and issues in contemporary China
- Help to build architectural capacity in China

This report includes a narrative of the communities visited, an outline of themes that arose during the program, and a discussion of possible next steps for further engagement.

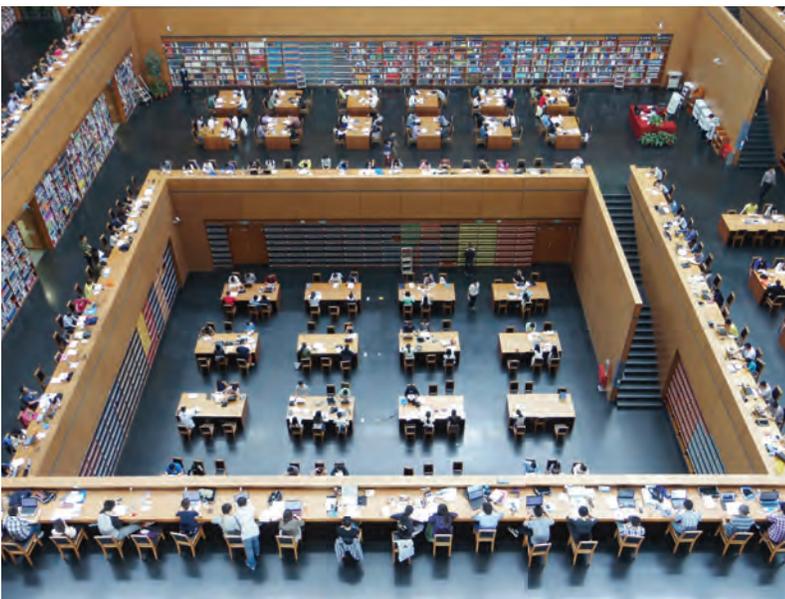
Why China? Why Yunnan Province?



China's extraordinary expansion has global implications and it is important for Americans, and architects in particular, to gain some familiarity with what's happening there in order to begin to understand implications for the future.



For instance, we met with Mr. Jiang, an extremely articulate and savvy local government official, who is directing the rebuilding of Shangri-la old town after the devastating fire in January of this year. He said the local government is fully aware that there is an opportunity for Shangri-la to become an international model for other devastated locations - around the world and in the United States - to follow in the future. In closing, he remarked that Shangri-la is actually "an Old Town for the entire world."



Since initiating market reforms in 1978, China has shifted from a centrally-planned to a market-based economy and experienced rapid economic and social development. With a population of 1.3 billion, China recently became the second largest economy and is increasingly playing an important and influential role in the global economy. Yet China remains a developing country; with the second largest number of poor in the world after India, poverty reduction remains a fundamental challenge. China also faces demographic pressures related to an aging population and the internal migration of labor (*World Bank, China Overview, April 01, 2014*).

The most visible manifestation of the economic boom is the extraordinary rate of real estate development, particularly in the urban centers, and unprecedented volume and speed of construction: for example, Shanghai is purported to have almost 20% of the world's construction cranes at work.

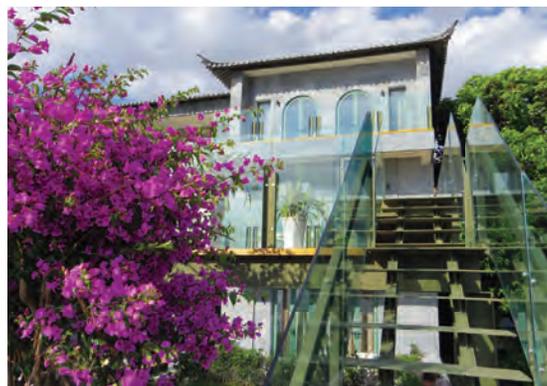


In contrast with the urban centers, Yunnan is China's most diverse province, ethnically, biologically, and ecologically. The province is comparatively rural and development is occurring at a relatively slower rate, although it is clear that the pressures of expansion are beginning to impact the natural and cultural characteristics. China has approximately 55 officially recognized ethnic minorities, many of whom live in the Yunnan region and, for now, maintain their traditional lifestyle and folkways. Many Chinese view the area as an “authentic” place and it has become a significant destination for domestic tourism, much like the “wild west” in the American imagination. Additionally, the natural landscape includes the three parallel rivers: the Yangtze, Mekong, and Salween, and is one of the richest temperate regions of the world in terms of biodiversity.

Even at a relatively slower development rate, there has been a tremendous building boom in the small towns and villages of Yunnan Province, in which farm houses built of local materials through labor exchanges are being replaced with larger homes or apartment complexes oriented toward international housing standards and private space. This transformation reflects various trends associated with economic development – transfer of equity from collective to individual ownership, increased cash flows from outbound migrant labor, availability of new materials such as concrete and glass windows, the advent of running water and flush toilets, and the declining importance of traditional agriculture or the supplanting of traditional agriculture with tourism-related employment or entrepreneurship.

In recent years environmental NGOs, such as the Nature Conservancy and the World Wildlife Foundation, have increased activity in the region. Historic preservation is accomplished primarily through governmental designation and regulation of “national historic treasures.”

Although China has had a massive increase in consumption, the per capita rate of usage is less than a third of that in the United States. It seems, in general, that individuals and households come from a tradition of thrift and careful usage. For instance, Bai houses use large south facing white walls



to reflect light and heat into the interior spaces of the traditional courtyard house. In driving between Lijiang and Shaxi we observed numerous wind farms; and between Dali and Shangri-la several dams and hydro-electric plants. We saw solar hot water systems, wind and solar panel powered streetlights and many other technologies in common use that are considered alternative in the U.S.

Questions raised by program participants include: With the rapid increase of wage labor and the rising tourist economy, how can new development support sustainable livelihoods in the region? How can traditional architecture and folkways negotiate the sweeping changes brought by rapid modernization?

The distinct regional and ethnic identities of communities in Yunnan Province offer case studies that engage these crucial questions of sustainability in China.

Itinerary Overview

The group met briefly for an orientation in Beijing, and concluded in Shanghai with a visit to the metropolitan planning museum, a walking tour of the (former) French Concession, and a reception and presentation, summarizing the travel in Yunnan, to the AIA Shanghai chapter. Some members of the group elected to arrive early in Beijing order to spend time visiting Tiananmen Square, the Forbidden City, the Summer Palace, Temple of Heaven and the hutongs—traditional residential blocks.



Day 1
Beijing

The majority of the time and focus was in Yunnan Province exploring several unique areas—Lijiang, Shaxi, Xizhou, Dali, and Shangri-La (known before 2002 as Gyalthang)—all of which are experiencing dramatic and rapid economic, cultural, and development change with profound implications for local communities.



Lijiang: A UNESCO World Heritage Site, Lijiang is a trading town dating back to the 13th century. Maintaining a still functional system of intricate waterways and bridges, Old Town Lijiang is heavily influenced by the Naxi culture, although the variety of architectural influences reflects the diaspora of cultures that characterize any centuries-old trading town. Lijiang has become a major tourism draw for the region, with 8 million visitors in 2012 alone. This volume of visitors creates conflict between access and authenticity and stresses the city's economy, infrastructure, and community. The Old City as a traditional place of residence must now compete with commercial real estate uses.

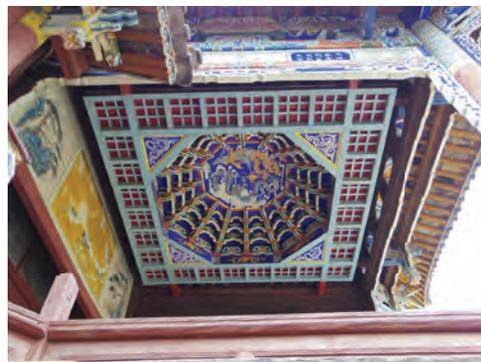


Sketch by Paul Okamoto

Day 2
Lijiang



Shaxi: Nestled deep in the Himalayan foothills, almost half-way between the tourist hot-spots of Dali and Lijiang, lies the tranquil Shaxi valley, a sun drenched, fertile plain that follows the gentle Heihui River, a lesser known branch of the Mekong. Ornate compound gates and entrance passages lead to courtyard microcosms of Bai home-life, some of which have barely changed in the last forty centuries. Some former tack shops, blacksmith shops and caravanserais have been converted into guest houses and souvenir stores, while others maintain their original function as homes to people and animals alike.



Day 3
Shaxi



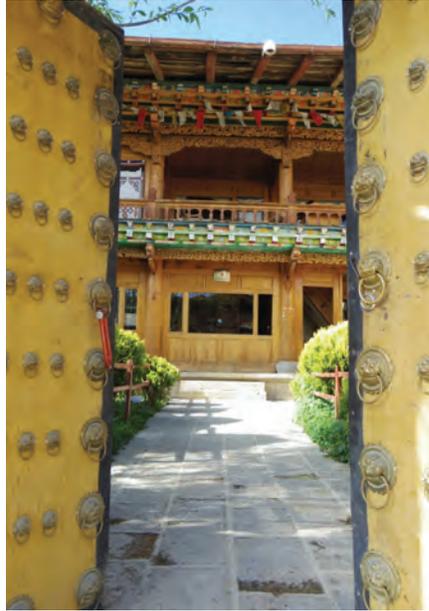
Day 4-5

Dali & Xizhou Village



Dali & Xizhou Village: With dramatic mountain ranges delineating the basin boundary and Erhai Lake at the center, the Dali region is characterized by the architecture and colors of the Bai culture, by extensive alluvial fields, intensively cultivated, and by ancient villages...with new construction springing up everywhere. Old Town Dali, which dates back to the 14th Century Ming Dynasty, is located at the southern tip of the lake and serves as a major tourism destination for the region, drawing domestic and foreign visitors to wander its narrow bustling pedestrian streets lined with shops. Further north up the lake is Xizhou Village, whose Bai character remains, despite increasing pressure from tourism and economic development.

Shangri-La: Located on the Himalayan plateau along the Tibetan-Chinese border at almost 10,000 feet above sea level, Shangri-La's landscape is markedly different, and the Tibetan cultural influence is significantly more pronounced, than at lower elevations in Yunnan Province. This is visible in the building practices, land use patterns, natural resource stocks, culture, and economy. An enormous Buddhist monastery overlooking the snow-capped Himalayas imparts a cultural flavor unique within China. Of particular interest is the current housing boom in "traditional" Tibetan timber and rammed-earth home construction with the accompanying challenges of timber supply and land use conversion.



Day 6-8
Shangri-La



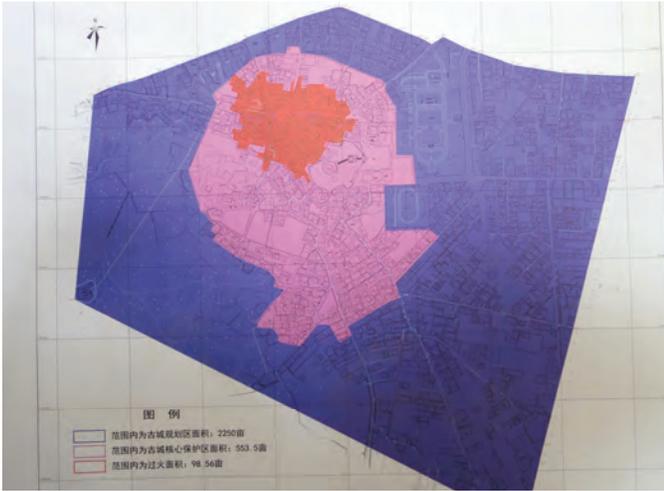


Themes and Issues

The following themes and issues will be explored more deeply in the complete report:

- **Infrastructure:** Construction and development in China is far outstripping the capacity of infrastructure. Significant issues include: a safe and reliable water supply, and waste management strategies; transportation; and energy generation and management.
- **Land ownership | market economy:** The shift from municipal, work unit and collective control to individual control of property through long-term leases is a fairly new system with far reaching consequences.
- **Regulatory issues (codes, zoning, actual construction practices):** Although some building and zoning codes are in place, enforcement depends on local policies.
- **Emergency response | prevention:** Disaster planning and preventive measures are a regional challenge.
- **Modernization: adaptive re-use, historic housing /cultural heritage:** As older housing, often without plumbing or other modern conveniences, is replaced with new development, the cultural character is often lost. Some strategies are being considered that incorporate modernization along with retention of historic character.
- **Tourism: balance of “Beautiful China” cultural heritage focus and “Go West” development strategies:** In Yunnan in particular economic development is strongly linked to tourism which may in turn dilute the “authenticity” of the places visited.
- **Pressure on agriculture:** China has very limited arable land with limited large-scale industrial farming. As building development consumes land previously devoted to agriculture, new sources of food production need to be created.
- **Preservation planning:** In several presentations, with the exception of Shangri-la, it seemed that greater focus was given to preserving individual historic or traditional structures rather than considering larger historic settings.

Possible Next Steps



During the course of travel and in the ending wrap-up the delegation discussed several ways to continue the work and momentum of the program.

- Disseminate information pertaining to the inaugural Southwest China program through webinars, publications, etc. and presentations at the AIA Convention in May 2015 and/or other venues.
- Annualize AIA HKC investigations in China and/or other locales. There was some discussion about whether to travel annually or alternate travel years with presentation years. Delegation members recommended:
 - a return to Yunnan Province for a more in-depth study of issues identified on this visit;
 - focus on other areas in China within the context set during this visit;
 - exploring similarities and difference in issues of housing and sustainability in other parts of the world as yet to be determined.
- Further develop partnerships with CliGS and the Yunnan Sustainability Network. The inaugural trip was a wholehearted success in terms of content, logistics and working relationships of the partnerships. CliGS would like to further enhance its ties to Yunnan Province, and the AIA delegation brought expertise and recognition to the work already underway there. The HKC benefited enormously from CliGS's deep knowledge of and connections to the area. The Yunnan Sustainability Network has the potential to become the umbrella entity for further work and study in Yunnan.
- Seek and develop relationships with existing NGOs already active in Yunnan. It seems that there are natural synergies between the work of HKC, CliGS and YSN, and the NGOs-the Nature Conservancy and the World Wildlife Foundation, for instance-already at work in the area. Little time was available to explore these possibilities, but further activities would benefit from understanding their scope and roles.



- Advance relationships with the Dali University School of Architecture. The Department of Architecture specifically invited the HKC to familiarize them with current standards and trends in architectural education to help them further develop their newly created program, which has an apparently unique strength in historic preservation. There seem to be numerous ways to interact in the future including: assistance with curriculum development and departmental growth; faculty and/or student exchange; topical studios and/or research projects; summer or intercession exchanges; publication and/or other forms of joint work. Historic district survey work has been suggested, as well as studios focused on adapting historic structures for contemporary use and developing housing typologies that draw from the rich cultural traditions.
- Develop evaluative processes with Linden Centre for cultural heritage sites in Yunnan. An opportunity emerged for the delegation to continue this engagement through a comprehensive design strategies Charrette in the Yunnan Dali region through a cooperative conference hosted by the Linden Centre, in collaboration with Dali University, Dali Prefecture and other vested community organizations. The intent is to use an intense and concentrated process to quickly evaluate the feasibility and benefit of developing 11 identified sites of significant cultural and community merit including:
 - Tea plantation on Burmese border
 - Old yak farm meadow (Laojun shan village)
 - Buddhist stone cave temple on mountain back
 - Tea horse road village (Lushi)
 - Old mill grinding site in pristine valley (Shim osun)
 - Tea plantation overlooking Lin sung
 - Old Lahu Stilt houses rebuilding
 - Stone Dragon village National park
 - Flying Tiger museum
 - Sustainable lodge (Huadianba)
 - Mobile Community Library
- Develop academic exchanges with partners in Shangri-La. The local and regional officials in Shangri-la solicited and received extremely sophisticated help from both Shanghai and Beijing Universities in the wake of the devastating fire that destroyed much of the old town. They are open to developing similar relationships with American architectural institutions as they implement the redevelopment of the historic areas and consider overall planning for the region.

Delegation



The twenty-one professionals that comprised the delegation were a diverse group of architects, planners and academics, drawn from across the United States. Several are in active architectural practice, some in research, some in architectural education, some in less traditional architectural careers, and many working in some combination of the different areas. More than half of the delegation members were women and/or minority architects.

Building trust is a significant factor in developing relationships in China. The size, expertise, “Americanness,” and careful observance of protocol by the delegation allowed for meaningful interactions and positive experiences for all participants. At the same time, delegation members recognize that they still have much to learn about China and the issues studied on this short trip.

The group functioned extremely well as a team, participating in pre-travel webinars and preparing a publication to distribute to Chinese counterparts, as well as developing presentations for the Dali University meetings, the Shangri-La meetings, and the Shanghai AIA meeting. Additionally, team members took on note taking, sketching, photography, social media, gift giving, thank you notes and many other duties and activities.

The program built on the Virginia Tech’s legacy of regional engagement. The Center for Leadership in Global Sustainability (CliGS) Director and Senior Fellow Michael Mortimer, JD, PhD and Assistant Director Courtney Kimmel, working with program faculty and the AIA Knowledge Community, developed the initiative. Kathleen Dorgan, AIA, LEED AP, and CliGS Fellow Tom Howorth, FAIA further envisioned and developed the program and itinerary and were the primary guides throughout, along with AIA Housing KC Leader Casius Pealer, JD, LEED-AP. CliGS Assistant Director Andrew Perlstein, PhD - who is a specialist in urban planning in China and fluent in Mandarin - used his extensive network to connect the delegation with experts in Yunnan and was indispensable in facilitating and translating the group’s discussions with them. Yunnan Sustainability Network Coordinator Xiaotang Jiang, a Chinese national with an M.S. in Ecology from Yunnan University, and Bryan Herbert of the Chinese Language Institute, also did an extraordinary job as guides and translators.

2014 Delegation Members



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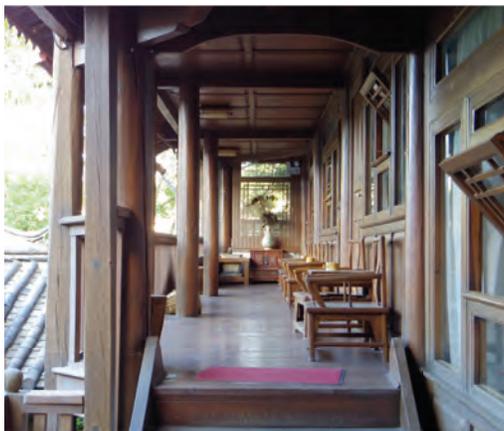
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Part One: Program Narrative

The group met briefly for an orientation in Beijing (Day 1), and concluded in Shanghai with a visit to the metropolitan planning museum, a walking tour of the (former) French Concession, and a reception and presentation to the AIA Shanghai chapter summarizing the travel in Yunnan. Some members of the group elected to arrive early in Beijing in order to spend time visiting Tiananmen Square, the Forbidden City, the Summer Palace, Temple of Heaven and the hutongs- traditional residential blocks.

The majority of the time and focus was in Yunnan Province exploring several unique areas – Lijiang, Shaxi, Xizhou, Dali, and Shangri-La (known before 2002 as Gyalthang) – all of which are experiencing dramatic and rapid economic, cultural, and development change with profound implications for local communities.

The orientation provided a brief overview of the itinerary and program, which receives further elaboration in the following narratives contributed by members of the delegation.



Day 2: Lijiang

Contributed by Tom Howorth, FAIA

As an introduction to Yunnan Province, CliGS' Andrew Perlstein discussed China's policy of the "Western Development Drive" which provides government incentives to developers to spur development in the western provinces. In comments describing Yunnan province's geographic, climatic, biological, and ethnic diversity, Andrew noted that China officially recognizes 55 ethnic minority groups; of these, 35 are substantially represented in Yunnan province. Lijiang's majority minority people are the Naxi.



There has been sustained development in Lijiang since its rebuilding began following a 7.0 earthquake on February 3, 1996. According to most reports, the earthquake demolished many buildings in the old town and damaged many more. The local architect who met with the group indicated that 15 percent of the old town buildings had been lost. UNESCO declared Lijiang a World Heritage Site in 1997.

Lijiang has become a major tourism destination not only for international travelers, but more significantly, among the Han Chinese. Consequently, we found a large number of souvenir shops offering local and not-so-local crafts, clothing, and keepsakes. Many of the houses lining the tourist-clogged streets in the old town have been given over to mercantile shops, and many of the Naxi people have been displaced by merchants from other places attracted by the volume of Lijiang's tourism traffic.

We checked into our hotel, the Zen Garden #2, Lion Hill Yard, where the Naxi proprietress, Yumei He, served us Pu'er tea and homemade baked goods. (Her husband, an architect from Germany, was in Shangri-La



on business.) As we toured the hotel, she told us that it had been designed by her brother, also an architect, in the traditional Naxi style.

We received a presentation from He Jizhi, Director of the local Planning and Design Institute, who showed us Lijiang's comprehensive plan, along with a number of his architectural projects. The comprehensive plan embodied a number of significant principles, including:

- Historic and cultural preservation and open space protection
- Preservation of a buffer space between old town and new city
- Preservation of prime agricultural land
- Organization of the Old Town by town squares (created by demolition in some areas to create larger areas in 2004)

Surrounded by mountains on all sides, minimal flat land, and rural villages at the edges of mountains, the buffer between the villages and new city was described as a scenic green belt. While the immediate agricultural land around the city is not sufficient for the entire city, it supports the city center. Canals circulate water throughout old town. The current permanent population of Lijiang is 150,000. With the daily visitor rate of 50,000, the combined temporary and permanent population is 200,000. The permanent population is projected to be 250,000 to 300,000 by 2030. In spite of this anticipated population growth, newly constructed housing has a high vacancy rate. Lijiang has a relatively new and significant rail connection to Dali, and is that line's northern terminus.

When asked, He Jizhi responded that Feng shui is considered in the design of plans and buildings, but is not a fundamental organizing principal. He went on to describe that traditional Chinese architecture is designed with wood, but is counter to contemporary preferences and discussed the issues in detail:

- Fire prevention, sound transmission and seismic resistance are difficult with wood, but wood is a cultural relic
- Residents resistant to the preservation of wood, undertake renovations on their own
- Height, scale, and shape of buildings' clay-tile roofs, as well as the prominent and generous overhangs on the eaves and rakes, are important traditional architectural forms
- Concrete core (floor and interior columns) address contemporary preferences

Our visit to Lijiang ended the next morning after breakfast, when we boarded the bus for Shaxi.



Day 3: Shaxi

Contributed by Jenny Guan, AIA

Shaxi Village is a town of 25,000 people, with the Bai ethnic minority making up 95 percent of the population. The village, situated along the ancient Tea and Horse Caravan Road, has recently experienced a rapid growth in tourism. In the past few years, the town has undergone an ambitious restoration through the Shaxi Rehabilitation Project, an international joint venture between the Chinese and Swiss governments. The project is currently implemented through six modules: marketplace renovation, historic village restoration, sustainable valley development, ecological sanitation, poverty reduction and culture preservation, events and dissemination.

Upon the delegation's arrival at Shaxi, we were introduced to Huang Yinwu, a director with the project. Mr. Huang led the group on the tour of the village, highlighting the Buddhist and Confucian temples that oppose one another in the town square. Both temples date back to the Ming Dynasty and have been sensitively restored. New beams or columns installed for structural stability in the Confucian temple are in contrasting colored wood in order to stress the difference between ancient and modern to visitors.



The delegation wrapped up the afternoon in Shaxi with a meal at the Karma Guesthouse, one of the first guesthouses in the village to be renovated and opened to tourists. The restoration of the structure, part of the overall village rehabilitation project, was partially funded by American Express, attesting to the global nature of the effort. After lunch, the group boarded the bus and continued on to Xizhou.

Day 4-5: Dali & Xizhou Village

Contributed by Deane Evans, FAIA, with R. Denise Everson, Associate AIA, LEED AP

The group arrived at the Linden Centre late in the afternoon and was greeted by owners Brian and Jeanee Linden. The Lindens provided us with a detailed tour of the facility and the Linden Centre's mission. First opened in 2008, the Centre is housed in the former home of a wealthy merchant who designed and constructed the facility in the early 1930's to echo traditional Bai architecture, albeit exhibiting western stylistic influences from Shanghai as well. Following the communist takeover of China, the home was confiscated in 1949 and turned into a military barracks. Ironically, this status helped protect the facility during the chaotic years of the Cultural Revolution (1966-1976) when Red Guards were eradicating cultural artifacts – like the carvings and other design elements inside the house – across China. Because the house was occupied by the military, the Red Guards were not allowed inside and the facility remained remarkably well preserved – so much so, that it was designated a "Type 'A' Relic" by the Chinese government and thereby given highly protected status. The Lindens were able to convince the government to allow them to be the first foreigners to restore such a "relic" and have created an impressive example of historic and cultural preservation, combined with modernization.



While the Centre serves as a very attractive boutique hotel, Brian Linden presents its greater purpose as helping to catalyze international dialogue and action around the issue of cultural preservation in China. To that end, a visit from a group of US architects, planners, researchers and educators fit very well with the overall mission of the Centre as it begins to expand its development and preservation activities beyond Xizhou to other areas of China.

After the tour through the facility, the group met with and viewed presentations from Lu Guangwu, the Director of the Dali Prefecture Architecture and Design Institute and a small group of local architects. The speakers began by describing several key characteristics of the Dali region (where Xizhou and the Linden Centre are located):



- Dali is an ancient intersection of Asian cultures, with a historic role in the southern Silk Road and the Tea and Horse Caravan Road trade routes
- Dali is central to western Yunnan and a major transportation hub
- Bai culture is dominant in the region
- Tourism efforts can capitalize on Dali's historic and natural resources, folk culture and broad cultural assets.

The presenters then provided an overview of Dali development planning, a review of some key Bai culture design principles, and an example of a home designed for a new development in Dali that embodies Bai planning ideas, albeit on a fairly large scale (7,000 square feet). Much of the discussion focused on this home and specifically, on how cars and parking were going to be accommodated at the site and within the development as a whole.

The next day began with a walking tour of Xizhou, visiting sites that Brian Linden said the government has asked him to consider redeveloping following the Linden Centre model. The sites included a renovation project (for a new hotel) that is currently under construction near the center of the village. The group then visited another village within the environs of Xizhou where a religious festival within the market was taking place. The festival provided insight into the types of cultural activities still common in Xizhou that could come under pressure as the Dali area and Yunnan Province as a whole begin to develop and modernize.

Shuang Lang

Following the festival visit, the group took pony carts to a ferry boat and traveled to Shuang Lang, a small town across Lake Erhai from Xizhou and Dali. A lakeside resort, the town is experiencing increasing development pressure as travel from the rest of China has increased. The group visited two hotels that have taken a distinctly different approach to dealing with this pressure than the one pursued by the Linden Centre – focusing more



on cultural reimagination and reinterpretation than on preservation. At the second hotel – the Cunshu Boutique Hotel – the group met with the designer, Baxun, and discussed his working methodology: an inspired form of design-build that relies heavily on a skilled construction team who has worked with the designer for many years and can execute his ideas efficiently, even as they evolve and change over the course of the building process. The result, at least in the hotel where the discussion took place, is an elegant building that reflects the talents of the designer and his construction team. Whether it can serve as a model for sustainable development in Shuang Lang or elsewhere in the Dali region remained an open question in subsequent discussions within the group.



Dali University

The next morning, the group visited Dali University for a series of presentations to faculty and students at the university's new (four year old) architecture school. The program offers a five-year architecture degree, and will graduate its first class next year.

Based on the school's curriculum, examples of its current student work, and a presentation by the head of the architecture department, the school appears to have a strong underlying philosophy that values cultural preservation, vernacular architecture, and sustainability, and therefore was a good fit with the overall mission of the study tour.

Several delegation members gave brief presentations: Nathaniel Belcher, Kathy Dixon, Casius Pealer, and Prescott Muir introduced the architectural curriculum of their respective institutions; Deane Evans spoke about the driving forces behind building research; Jess Zimbabwe discussed the role of automobiles in cities; and Paul Okamoto and Kevin Yoshida presented case studies of mixed use developments. These presentations were followed by a general Q&A session that engaged both faculty and students from the university. During this discussion, members of Dali University faculty stated that:

- The ratio of architect to citizen in the U.S. is 1:400 and in China it is 1:4,000
- The U.S. institutions could be of great assistance in documenting the history/typologies of Old China in an attempt to positively impact future design and construction.
- Dali University is urging its students to have an impact on the built environment by focusing on historic preservation.

Following the event, a core group of the delegation met with Dali University faculty and administrators to discuss possible opportunities for further engagement. The next step will be for university personnel to develop a draft engagement protocol for review and discussion by their US counterparts.



Dali "Old Town"

The group spent the remainder of the day touring Dali "Old Town," a section of the city consisting of restored Bai folk houses, now turned into shops, restaurants, bars, and clubs catering to tourists from all over



China. Although far more active and hectic than nearby Xizhou, the area is also far less developed and “Disneyfied” than the equivalent Old Town in Lijiang, perhaps pointing the way to a more sustainable form of culturally sensitive, yet economically robust development typology.

During the evening, back at the Linden Centre, a long discussion took place between several delegation members and Brian Linden concerning the potential for future engagement between the Centre and representatives of the delegation. The discussion explored a range of options – from a think tank, to an advisory committee, to a media event, to a charrette – all focused on strategies for helping promote and expand a sustainable

development model based on the success of the Linden Centre. There was a specific focus on how to optimize the Centre’s unique relationship with the Chinese government as it grapples with the twin issues of cultural preservation and development. The results of the discussion were memorialized in a draft concept proposal that is discussed elsewhere in this report.

Day 6-8: Shangri-La (Gyalthang)

Contributed by David Wojcik, AIA, LEED AP, and Kathy Dixon, AIA

The latter half of our trek took us to Shangri-La, which is almost 10,000 feet (over 3000 meters) above sea level at the southeastern tip of the Himalayan Plateau. Located at point where Tibet, Sichuan and Yunnan all meet, Gyalthang was given the name Shangri-La in 2002 to evoke the “Eden in dream” as it first appeared in British novelist James Hilton’s *Lost Horizon* in 1939. The author’s Shangri-La is associated with the mystique of a place only found in heaven and it literally translates to “sun and moon in heart.” The region is inhabited by many different ethnic groups, with the Tibetans comprising the majority of the population. The land is full of natural wonders and rich in natural resources from valuable herbs to mineral deposits such as gold, silver, copper and Manganese. Shangri-La has abundant wildlife such as Golden Monkeys, Leopards and musk deer. The Tibetan lifestyle, architecture, religion, unique scenery and cuisine make Shangri-La a very charming place to visit.

Over 1000 years ago during the Tiaolu period of the Tang Dynasty, the government established a stockaded village strategically located for the tea and horse trades directly with Yunnan, Sichuan and Tibet; this village is in the area now called Shangri-La. Tourism is virtually the only industry in the region. According to some reports, more than seven million domestic and foreign tourists visited the county in 2012. The AIA delegation was frequently the only non-Chinese group in evidence.

Arriving in Shangri-La after a long and mountainous bus ride from Xizhou crossing the Yangtze River and viewing Jade Dragon Snow Mountain, the group checked in at the Zinc Hotel and went on a walking tour of the Old Town with Dakpa Kelden, the hotel’s director.





In January 2014, Shangri-La experienced a horrific fire that, according to local government, damaged or destroyed over 240 structures and left almost 2600 people homeless, but miraculously did not claim the life of one single person.

The following morning the group toured the Gedan Songzanlin Monastery, also called Guihua Monastery, which is the largest Tibetan Buddhist monastery in Yunnan province. First completed in 1681, it was extensively damaged in the Cultural Revolution and subsequently rebuilt in 1983. At its peak, the monastery housed 2,000 monks and it currently accommodates 700 monks in 200 associated houses. That evening some members of the group went for a meeting with the Banyan Tree Ringha Hotel, which is located in a remote rural setting, about sustainable practices in hospitality. The rest of the group joined them at a traditional Tibetan home for an evening for a hot-pot dinner, barley wine, singing and dancing around the fire and open chimney.



The next day, the AIA delegation met with local government officials in two separate meetings. The first meeting was with Mr. Jiang, the Director of the Administration Committee for Old Town who has held this position for the last four years. He spoke about the history of Old Town and told us that it had not been used to its fullest potential as a tourist focus until the government began to renovate the area in 2001. The largest problem related to the renovation was the lack of technical expertise and human capacity, which continues to plague the current rebuilding efforts of Old Town.

In addition to several government experts, the Administration Committee for Old Town has received assistance from Beijing University, Tsinghua University, and Kunming Institute of Technology. The institutions have been responsible for design guideline manual development and guidance in infrastructure rebuilding. Mr. Jiang acknowledged that lack of knowledge and design/construction guidelines created a somewhat haphazardly built business and residential community. However, the consensus now is that Shangri-La has an opportunity to rebuild with better function while maintaining characteristics drawn from historic precedents set over 1000 years ago. The decision makers unanimously agree that the rebuilt Old Town shall not become overly commercialized and shall preserve the tranquility and essence of what Old Town was pre-fire, but make it work better for future tourists and residents. This includes maintaining the historic aesthetic, but entertaining the idea of using less combustible materials.



The second meeting was with the People's Government of Diding Tibetan Autonomous Prefecture, a governmental authority of greater capacity than the local government. Mr. Zhang Ji Qing, the Vice Governor, briefed us on the future plans for tourism in the region. Currently the government is planning for a 46 square mile golf resort development located near the Monastery called the Sunshine Square Project to maintain balance with the existing Moonlight Square



development. It is a “back to nature” exercise to promote the goal of “experimental tourism” wherein a unified transportation plan integrates both developments with one loop. Emphasis will be on renewable energy sources, pedestrian walkability and bicycle use. Adaptive reuse will be applied to existing buildings to provide new use and housing for workers.

The goals the Government has set for both developments included: a meandering, walkable street life characterized by small retailers, boutiques and restaurants where locals and tourists can discover an unexpected; and informal gathering places like those ubiquitous throughout the historic towns of China. These elements have developed organically over centuries and are comfortable and familiar to the Chinese people.

The Vice Governor of the People’s Government of Diqing Tibetan Autonomous Prefecture said he welcomes input relating to sustainable design practices and methodologies for this development project. They are actively looking for partnerships with individual organizations to assist with both the rebuilding of Old Town and the Sunshine Square project, but do not have funding to support such an alliance. Involvement from American universities as well as individual professional organizations may wish to pursue establishing a collaborative relationship with the Tibetan Cultural Resource Institute and the Tibetan Cultural Research Organization.



Given the types of development we witnessed, it is clear that using contemporary standards and methodologies to enhance ancient designs and planning can have the benefit of appealing to local residents from a health, safety and welfare perspective, as well as enticing potential tourists for many years to come. U.S. architects can supplement the efforts of local experts in this arena.

Part Two: Themes and Issues



A number of issues and themes recurred in discussions during the trip and some are further explored in detail here. For instance, the group noted how the need for infrastructure is far outstripping the capacity to develop it, and that the pressure of rapid building expansion on agricultural lands will ultimately affect food cultivation practices, as well as the greater food supply. Additionally, a large fundamental concept is the shift from shared to individual control of land through long-term leases and understanding the generational changes as China moves towards a market economy.

In the NY Times Magazine article “Let A Hundred McMansions Bloom” (September 21, 2014), Marnie Harnel suggests that “the appetite for speculative real estate has driven developers into China’s most fertile land, the Yangtze Delta,” describing “the transition as converting “rice farms to high-end McMansions.” As that process plays out, the country’s domestic rice consumption is set to soon outpace rice production.” The following statistics summarize the increase in primary homeownership as well as the impact of second home ownership and unoccupied speculative development:

- Urban homeownership in China in 1997: 57%
- Urban homeownership in 2014: 85%
- Portion of urban population with more than one home: 21%
- Urban homes that have been sold and remain vacant: 22.4%
- Average size of home in China: 1,076 square feet

The previous sections of this narrative refer to the major impact of tourism in Yunnan both as a means of economic development and also as a potential threat to traditional culture and landscapes. Traditional housing forms in the different locales reflect the culture of the area and continue to evolve with the introduction of new construction techniques and social changes. In several presentations, it seemed that more focus was given to preserving individual historic or traditional structures rather than using preservation planning for larger historic settings.

The rate of building activity is astonishing and the group observed that often buildings used different standards from those currently in use in the United States and elsewhere, either as a result of different regulatory requirements or customs of enforcement. China is at risk from many types of natural disasters, and the government has established a natural disaster emergency response system to promote the development of provincial-level emergency response plans. Between the beginning of the trip in May and completion of this report in October 2014, Yunnan Province suffered two sizeable earthquakes.

Tourism: *The Balance of Beautiful China and Go West*

Contributed by David Wojcik, AIA, LEED AP

Yunnan is a landlocked province at the very eastern end of the Himalayan mountain range with 55 officially classified ethnic minority groups. Once a trade route for tea and horses between Tibet and Lijiang, later a supply route in World War II, the province is now the focus of the central government's plan to revitalize the west. The "Go West" campaign has attracted the interest of both foreign and domestic investors since the campaign's inception in 2000. By 2010 the region had seen an annual average economic growth of 10.7 percent. Booming trade with the Association of Southeast Asian Nations (ASEAN) free trade area has increased Yunnan's potential as a destination for investment and adventure tourism.

The tourism industry in China continues to grow and accounts for a significant portion of the national economy. In addition to the 5-star hotels focused on a luxurious experience for travelers, another form of travel is emerging. "Ecotourism" has been heralded as a new wave of global consciousness for a greener, more sustainable future. Ecotourism encourages travelers to respect, protect, and preserve the environment and communities during their visit. Travel companies are recognizing the demand for this and are embracing the concept by dedicating themselves to "ecologically sensitive journeys to all corners of China," says Albert Ng, CEO and co-founder of Wild China.



Old Town Lijiang

Lijiang is an ancient town set in a dramatic landscape that represents the harmonious fusion of different cultural traditions to produce a unique urban landscape. On December 3rd, 1997, the Old Town of Lijiang was put in the list of the World's Relics by the World Cultural Heritage Commission of the UNESCO. Lijiang is an example of the difficulties some regions have had in resisting the push towards traditional tourism. With Lijiang's countless storefronts selling similar merchandise and multiple dance bars, restaurants and service amenities, it is difficult to understand and experience the unique culture and history. Those native to the region may place environmental sustainability behind tourism development simply based on the immediate economic gratification. The professionals of our Yunnan Sustainability Network, as well as local community directors used this Old Town district as an example of what not to do when trying to blend tourism with attempts to maintain cultural relevance.



Dali City

Dali City is the economic and cultural center of the Dali Bai Autonomous Prefecture. The picturesque area is surrounded by mountains on the east, west, and south, and has the Erhai Lake in its center. There are 25 ethnic minorities, which have created a unique cultural heritage. It is divided into two areas, the Ancient City and the New District (widely known as Xiaguan). The Ancient City is centered around the ancient city of Dali, first built in the Ming Dynasty (1368-1644). The Ancient City attracts visitors with its handicrafts and local culinary delicacies. Xiaguan, located to the south of the Ancient City,



is home to the government of the Dali Bai Autonomous Prefecture and has hotels, public squares, and shopping centers that add modernity to the otherwise historical city.

Shangri-La

In Shangri-La, the lofty and continuous snowy mountains, endless grasslands, steep and grand gorges, azure lakes and the bucolic villages will leave a deep impression on visitors. Tibetans comprise the majority of the population, making it a wonderful place to experience Tibetan life and learn about their lifestyle, religion and cuisine.

The Banyan Tree Ringha resort, one stop during our trip, features traditional Tibetan-style buildings which the resort disassembled and moved to their property. The beauty and serenity of the landscape is stunning.



In Yunnan's quest for an identity in this new era of tourism, we can learn from Lijiang's struggle to balance tourism with a historically relevant culture and architecture. Dali, the Linden Centre, Shangri-La, and the Banyan Tree Ringha demonstrate some of the challenges to preserving history and increasing investment and industry, while maintaining an inviting experience for tourists. By working with local residents, collaborating with local governments, utilizing local resources and seeking assistance from outside groups such as the American Institute of Architects, Yunnan is positioning themselves to become a working prototype in the Ecotourism model for all of China.



Housing Forms and Modernization

Contributed by Kevin Kazuhiro Yoshida, AIA

Our studies in this region of Southwest China focused on the local vernacular of low density building forms rather than the high-rise residential complexes in the headlines. This discussion addresses two examples of how vernacular housing forms reflect cultural values and the impact of globalization.

Xizhou

As the town of Xizhou is defined by the Bai culture, its vernacular architecture is defined by courtyard houses. This building form is dense in meaning and is a manifestation of the rules and etiquette for social interactions, family dynamics, and daily life. The courtyards are also responsive to how the household responds to the environment, admitting and reflecting daylight to the appropriate areas of the house while also providing shading during appropriate times.



These courtyard homes are densely packed to define streets in the neighborhood centers and do not overtly interact or activate the public realm. Gateways and walled courtyards create long streets and alleys with white walls decorated with mural vignettes. In the less dense parts of town, the courtyard walls often sit directly adjacent to active farming.

Local architects are adapting vernacular forms with contemporary construction materials and contemporary floor plans with traditional proportions and detailing, much like the interpretations seen in New Urbanism pattern books in United States.



Shangri-La

Tibetan culture defines the architectural character in this village; earthen walls with heavy timber post and beam structure typify the vernacular construction type. An elevation of 10,000 feet and cold winters influence the form of the Tibetan home; rural homes are two stories with families inhabiting the second level and a low first level that protects the farm animals from the weather. The home is also defined by a veranda that serves as an outdoor extended living area. A large timber central column in the main room has structural and symbolic importance and is the center of family gatherings and meals. The roof is typically wood with stones for ballast and an attic used for storage.



Contemporary adaptations include metal roofing for fire resistance and large glass atriums that cover the courtyard and are used for passive solar gain in the winter. Concrete is also replacing the heavy timber and rammed earth vernacular, with ornamental woodwork retained on the building façade and interiors. Contemporary impacts also include the adaptive reuse of the structure that is traditionally rebuilt by the family on the same foundation; developers have purchased and repurposed the homes as lodging to support a growing tourist-based local economy.

The fire that devastated the historic old town in Shangri-La has created an interesting polemic between contemporary construction techniques and historic preservation. While regional universities have mobilized to document the indigenous architecture and created a pattern book to help rebuild with authentic proportions and detailing, the durability of contemporary construction materials will force the vernacular forms to adapt. At the time of this report the official design guidelines had yet to be issued by the local government.



Regulatory Issues: Codes, Zoning, Actual Construction Practices

Contributed by Paul Okamoto, AIA, LEED AP

The group observed a wide range of life safety standards in use in existing buildings, new construction and preservation projects. It remains unclear which building and zoning codes are in place, and the extent to which they are enforced.



Fire Protection at Property Lines and Between Individual Buildings

An important requirement in U.S. building codes is to use fire-rated walls at or near the side and rear property lines. This is especially important in urban areas where buildings generally extend to the maximum lot coverage (zero lot line conditions). Unfortunately, we saw the aftermath of a devastating fire that destroyed over 240 buildings out of 450 historic structures in the medieval center of Shangri-La. While fire-rated wall construction alone probably would not have prevented this major fire, it is one part of a series of construction standards (along with fire sprinklers, smoke detection devices and fire alarm systems) that are required in the U.S. to protect occupants and property and would be a logical starting point for consideration in China.

Specifically, Chapter 6 of the International Building Code addresses fire-resistance requirements based on the building construction type, occupancy groups within the building, and distance separating individual buildings, either on adjacent parcels or two or more buildings on the same lot.

Additional chapters in the International Building Code cover other requirements for the protection of occupants and property from fire -- fire protection features (Chapter 7), exterior construction material assemblies (Chapter 8), and other fire protection systems (Chapter 9). Based on these initial chapters of the standard U.S. building code, it is clear that a substantial part of the U.S. building code is focused on fire safety. It is not clear whether this issue in China is considered a local enforcement responsibility for both definition and enforcement, or whether a national policy has been defined but is not being enforced at the local level.

Multiple Means of Egress

Another standard U.S. code requirement that did not seem to be in common use in China was having more than one fire-rated exit to the public street or open space. The risk of having one exit route blocked during an emergency has led building officials in the U.S. over the years to require two or more distinctive and separate exit pathways for occupant safety. These pathways are required to be fire-rated so as to allow enough time for occupants to safely leave a building during an emergency. Based on personal experience at several Chinese hotel and lodging accommodations, the main entrance was the only designed exit out of the building, and at night, this exit was considered closed and not available due to security reasons.

Chapter 10 of the International Building Code addresses the

requirements for creating safe access for exiting a building. This Code specifically states that it is unlawful to reduce the number, capacity and quality of all exits to be less than required as outlined in Chapter 10. The number and size of exit routes are determined by the number of occupants in a building, both per floor and cumulative. Typically, two exits are required from any space within a building. Elevators are not considered a legal means of egress during an emergency due to the potential for power failure. Large assembly spaces, such as theaters, public gathering spaces, etc. require more exits. The design intent is to easily funnel occupants out of a building to the outdoor public space.



Emergency Response and Prevention in China

Contributed by Rose Grant, AIA, CPCU

China is at risk from many types of natural disasters, from floods, typhoons, and earthquakes to wildfires, urban conflagrations, droughts, blizzards, and landslides. In 2005, the death toll from these events reached 2,475 and direct economic losses totaled 204.2 billion yuan (US \$25.3 billion), the highest level in five years.¹ In 2012, China experienced its fourth highest number of natural disasters of the last decade. The country was affected by a variety of disaster types, including 13 floods and landslides, 8 storms, 7 earthquakes and one period of extreme temperature.²

In 2004, the Chinese government established a natural disaster emergency response system to promote the development of provincial-level emergency response plans. In 2005, the State Council set up a general emergency response plan, which included 25 sub-plans for specific emergencies and 80 ministerial sub-plans.

These planning and public risk education efforts have continued. The Chinese Ministry of Civil Affairs noted that China's disaster prevention awareness has been greatly improved since the devastating Wenchuan earthquake in 2008.³ Between 2008 and 2014 a total of 5,408 communities in over 30 provinces and municipalities have been turned into government-sponsored showcases of how to mitigate the effects of natural disaster.

While government initiatives move forward, there is an acknowledgement that "public awareness of disaster prevention, however, is still weak." A civil affairs official from southwestern Yunnan Province suggested China should learn from developed countries in improving disaster prevention "soft power," which sees active public participation in disaster prevention.⁴

1 <http://www.worldwatch.org/china-tackles-disasters-new-emergency-response-system>

2 *Annual Disaster Statistical Review 2012: The numbers and trends*, <http://reliefweb.int/report/world/annual-disaster-statistical-review-2012-numbers-and-trends>

3 *Community-based disaster prevention urged at intl forum*, <http://www.globalpost.com/dispatch/news/xinhua-news-agency/140530/community-based-disaster-prevention-urged-at-intl-forum>. Paraphrasing Yang Shenghu, official from Mangshi City.

4 Ibid



Shangri-La Old Town Fire

On January 10, 2014, a large portion of “old town” Shangri-La was consumed by an urban conflagration. It was reported that the fire burned for ten hours. Almost two-thirds of the old town district, about 240 buildings, were lost. Not only did the fire destroy structures, in an effort to stop the spread of the conflagration, buildings were bulldozed to create a firebreak.

Approximately 2,600 residents were evacuated with no reported casualties. The absence of loss of life is remarkable given that the water supply to fire hydrants had been shut down owing to sub-zero temperatures.⁵

The traditional building style (rammed-earth and wood frame with shared party walls and overlapping eaves and cornices), coupled with dense development and an ancient street plan consisting of narrow alleyways, undoubtedly contributed to the fire hazard. The Wall Street Journal reported that, “The fire is the most recent of a number of blazes that have struck Tibetan areas. Tibetan towns are traditionally filled with wooden structures, making them particularly susceptible to fires during dry winter months when antiquated heating systems are used.”⁶



As seen during the recent AIA delegation’s visit to Shangri-La in the Yunnan Province, it appeared that disaster response was swift; resources from across the country (Beijing and Shanghai Universities) as well as additional governmental assistance (including three project-dedicated architects) was in place quickly after the disaster. Recovery efforts were underway with new infrastructure improvement installation in progress. Once the utilities and roads are in place, reconstruction of the urban fabric can begin. The AIA delegation questioned the depth of the water lines that were being installed, as they did not appear to be below the frost line, leading one to wonder if water availability will be problematic in the future.



It appears that the plan for reconstruction is to “recreate” the “function, character, and good taste” (aka historic character) of the pre-fire neighborhood. Residential plan books are being developed to assist in the reconstruction. While some materials will be altered (slate for roofing instead of wood shakes), the majority of the structures will be built using traditional building materials, in order to help “retain local familiarity with these ancient construction methods.” Unfortunately these materials (wood framing) are not only vulnerable to fire, but also to earthquake damage (e.g. rammed earth, heavy slate tiles). Yunnan Province is in an area of high seismic risk. Conversations also revealed no plan to eliminate traditional (risky) open fire cooking and heating systems in the homes being rebuilt.

5 *Fire ravages ancient Tibetan town in China’s ‘Shangri-La’*, CNN World, January 13, 2014 <http://www.cnn.com/2014/01/13/world/asia/china-shangrila-fire/>

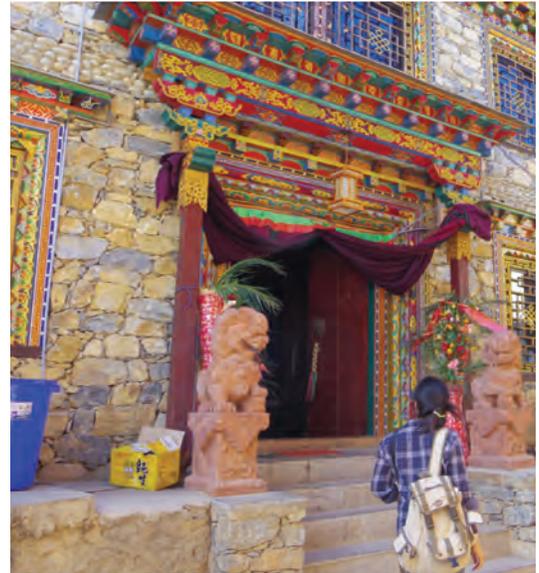
6 *Fire Destroys Homes in China’s Shangri-La*, The Wall Street Journal, January 12, 2014, <http://online.wsj.com/news/articles/SB10001424052702303819704579316320309484140>



Additional information on recent efforts in natural disasters and hazard mitigation in China can be found at:

- Implementation of Disaster Reduction Measures and Enhancement of Integrated Risk Governance in China, Summary of the Remarks at the High-Level Dialogue, Official Statement, and Plenary Session of the Fourth Session of the Global Platform on Disaster Risk Reduction, 21–23 May 2013, Geneva, Switzerland, http://download.springer.com/static/pdf/658/art%253A10.1007%252Fs13753-013-0011-0.pdf?auth66=1402689109_0efaba04521b8a4a7798163fdd70d33a&ext=.pdf
- Natural Disaster Emergency Management in China, as presented at the Symposium on Humanitarian Coordination in Asia and the Pacific, May 9-11, 2012, <http://www.the-ecentre.net/resources/workshop/materials/349/P.R.CHINA%20CIVIL%20AFFAIRSpdf.pdf>
- China - Disaster Statistics, Data related to human and economic losses from disasters that have occurred between 1980 and 2010, <http://www.preventionweb.net/english/countries/statistics/?cid=36>

Part Three: Updates on Next Steps



Participants in Sustainable Housing & Design in Southwest China are actively engaged in furthering study and exchange in Yunnan. The AIA Housing Knowledge Community continues to facilitate exchange within the AIA and with international partners building on the knowledge and partnerships developed through the delegation's study. The Center for Leadership in Global Sustainability (CLiGS) is continuing to offer academic exchanges and build the Yunnan Sustainability Network. In addition, individual delegation members are exploring additional initiatives. In the five short months since the delegation's visit in May 2014, progress has been made towards future engagement. It is anticipated that goals and partnerships will continue to evolve. The following are updates since the introduction to this report, which was distributed at the AIA Convention in June, 2014:

Exchange

Denise Everson will present findings included in this report at the "Leap Frog from Disaster" conference sponsored by the Royal Institute of British Architects (RIBA)-USA and the Leapfrog Project that includes the American Institute of Architects' AIA NY Design for Risk and Reconstruction (DfRR) and AIA International in the Philippines on November 6th, 2014.

Continuing Education Program

CLiGS is planning to offer additional opportunities in the region for continuing professional education that may include partnerships with AIA components and/or Knowledge Communities.

Advance relationships with the Dali University School of Architecture

Following up on the initial invitation from Dali University, discussions are moving forward for a university-wide Memorandum of Understanding (MOU) between Virginia Tech (CLiGS) and Dali University. They are considering ways to support university engagement in the region. One possibility is an institutional membership program that would include access to CLiGS support.

If your institution might be interested please feel free to contact Andrew Perlstein at CLiGS to discuss your thoughts and needs.



At least one member of the inaugural delegation has already begun this exploration and is considering the possibility of spending Fall of 2015 in Yunnan. This too may provide a basis for further collaboration.

Develop evaluative processes with Linden Centre for cultural heritage sites in Yunnan

Individuals and the HKC are exploring further engagement in the region, including the possibility of collaborating with the Linden Centre and the Lincang government on a charrette to evaluate potential redevelopment sites that include:

- Tea plantation along the Burmese border
- Tea plantation or Lahu Village outside the prefectural capital - Lincang City
- The Taoist temple idea in Fengqing

Yunnan Connections:

Many of our Chinese colleagues expressed interest in coming to the United States as a professional development opportunity. One thought about a way to build our partnerships is for the AIA and CLiGS to host some of the people we met on the trip in the DC area and create an informal hosting program.

Individuals or organizations interested in working with the Housing KC on any of the above initiatives should contact Kathleen Dorgan at dorgan@kdorgan.net.



Learn more - join us in this fascinating process.

The Housing and Community Development Network aka the Housing Knowledge Community plans to continue travel and work/study programs for professional development and service learning, and to broaden the base of the AIA membership and other practitioners engaged in Housing, Historic Preservation and Sustainability.

Visit us at: <http://network.aia.org/hkc/>



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