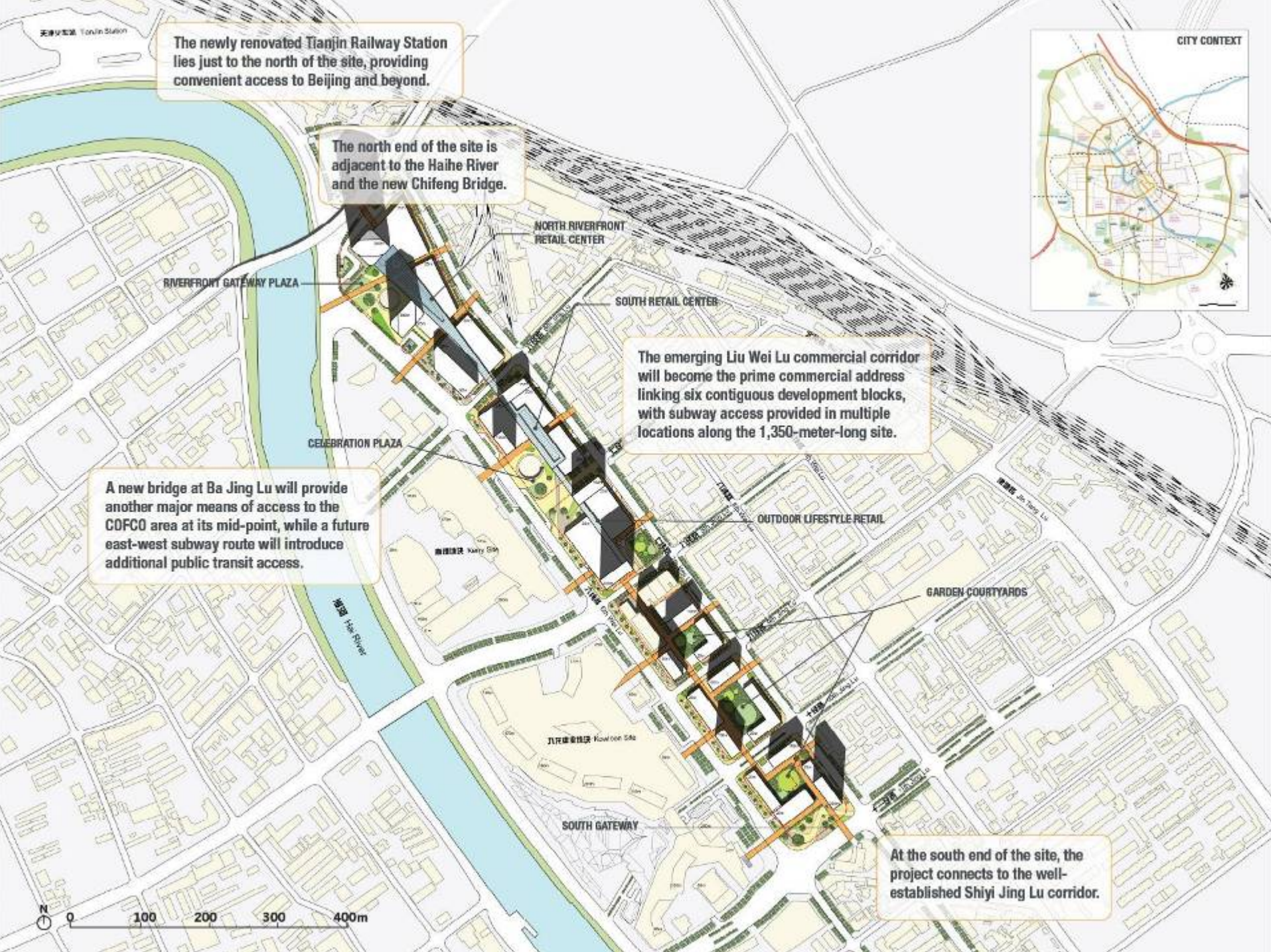


Tianjin COFCO

MASTER PLAN
TIANJIN, CHINA





CITY CONTEXT

The newly renovated Tianjin Railway Station lies just to the north of the site, providing convenient access to Beijing and beyond.

The north end of the site is adjacent to the Haihe River and the new Chifeng Bridge.

NORTH RIVERFRONT RETAIL CENTER

SOUTH RETAIL CENTER

RIVERFRONT GATEWAY PLAZA

The emerging Liu Wei Lu commercial corridor will become the prime commercial address linking six contiguous development blocks, with subway access provided in multiple locations along the 1,350-meter-long site.

CELEBRATION PLAZA

A new bridge at Ba Jing Lu will provide another major means of access to the COFCO area at its mid-point, while a future east-west subway route will introduce additional public transit access.

OUTDOOR LIFESTYLE RETAIL

GARDEN COURTYARDS

万科 Vanyu Site

万科 Vanyu Site

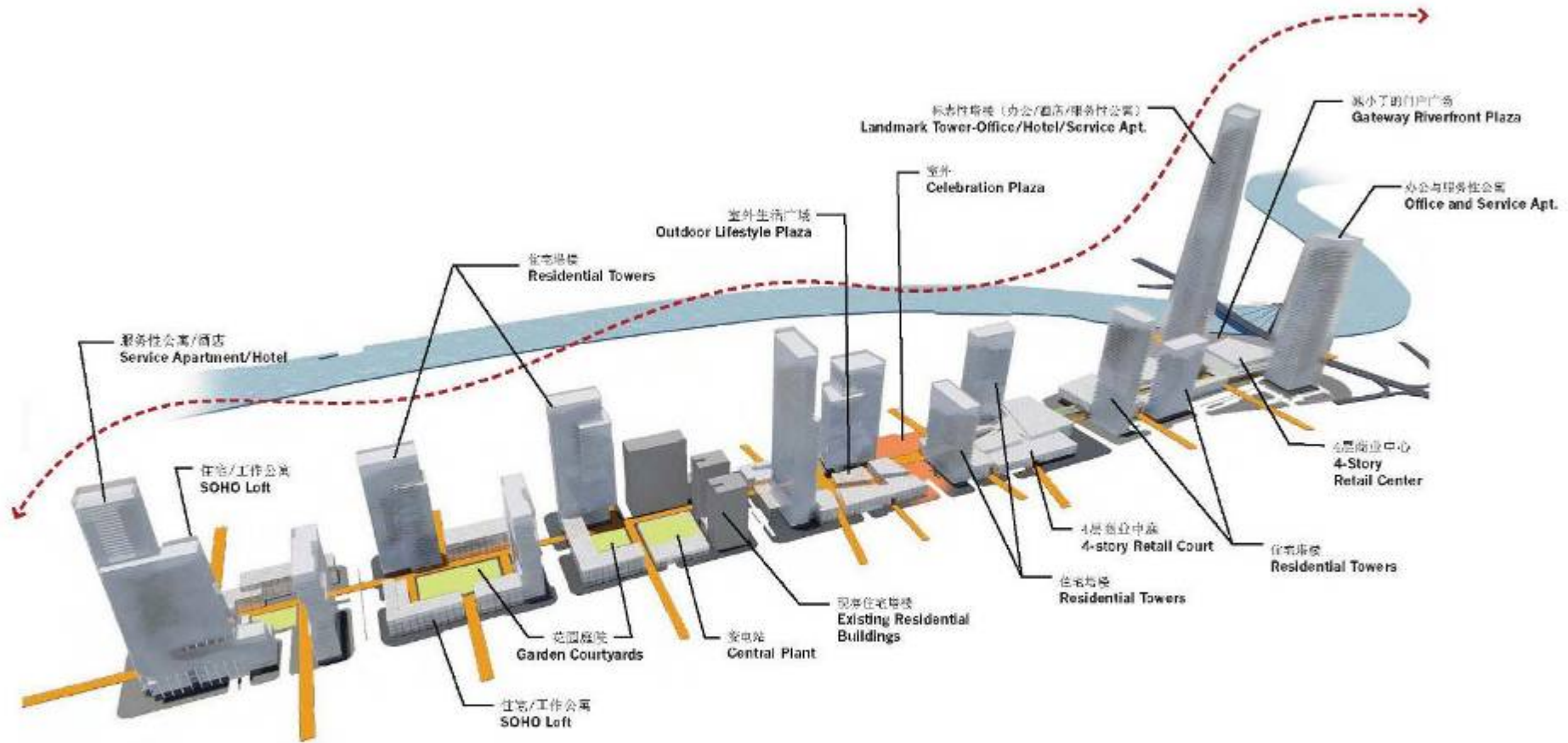
SOUTH GATEWAY

At the south end of the site, the project connects to the well-established Shiyi Jing Lu corridor.

0 100 200 300 400m



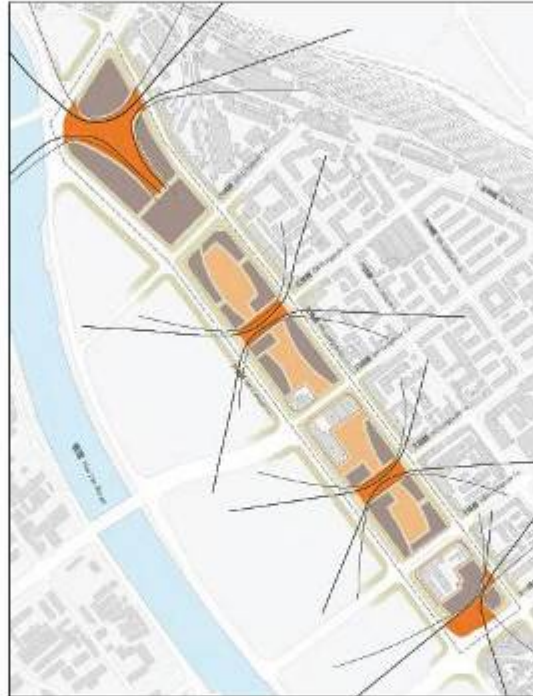
The Tianjin COFCO development parcels are well-positioned to build upon existing and planned urban infrastructure. The master plan for these parcels introduces an abundance of urban amenities and further shapes the image of the rapidly redeveloping Hedong district.



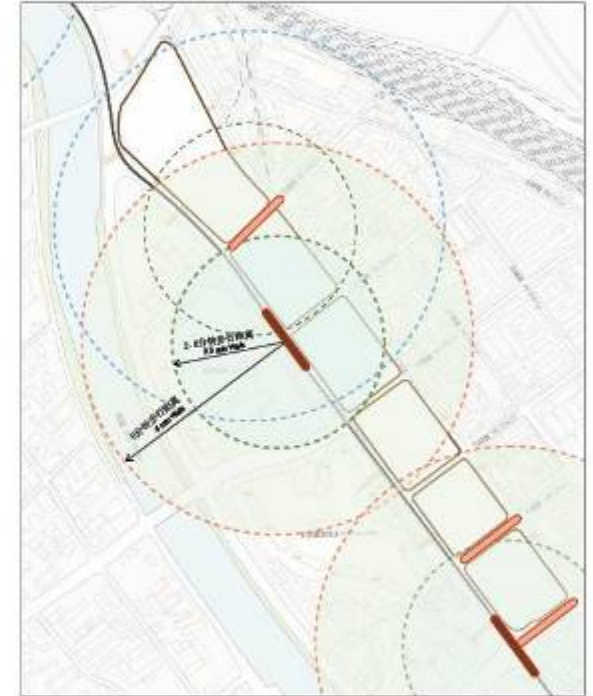
The plan clusters development around important street intersections and transit nodes. Along with corresponding plazas and open spaces, these clusters offer new centers of activity for the city of Tianjin.



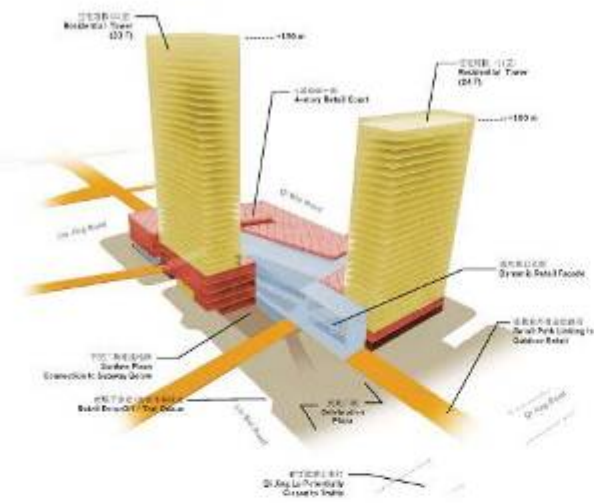
**Create Civic Spaces
Welcoming To All**



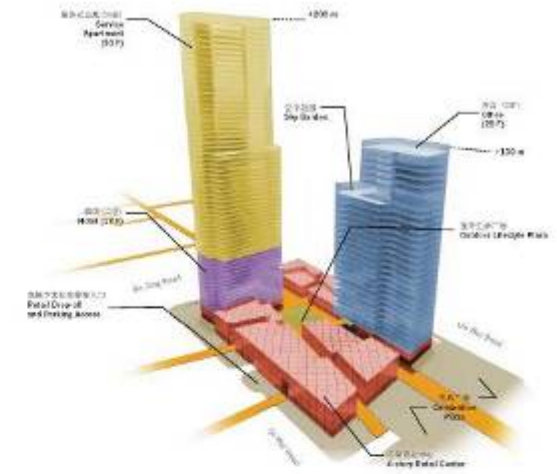
**Ensure Connectivity To
Surrounding Streets,
Transit Facilities and the
Haihe River**



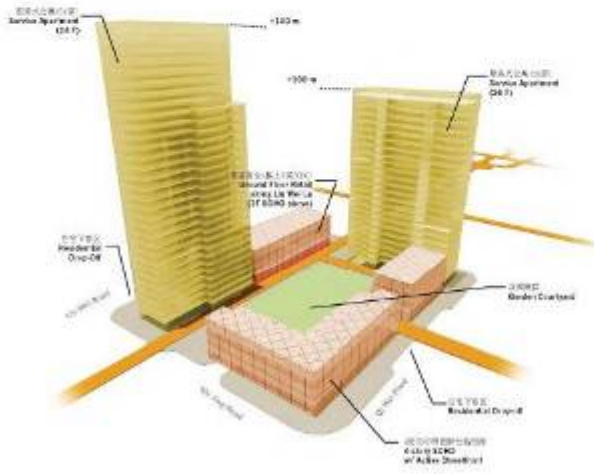
**Achieve A Balanced Mix
Of Uses and Implement
Transit-Oriented
Development Strategies**



Block B: Celebration Plaza Mixed-Use Block



Block C: Celebration Plaza Mixed-Use Block



Block E: Residential / SOHO Block



Block F: Mixed-Use Gateway

Allow For Flexibility In Phasing And Future Adaptability



Integrate the Natural Environment Into the Urban Setting



Ensure Long-Term Viability Through Timeless Design and Sound Plan