

AGENDA



**REGULAR SESSION
HOUSING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
TUESDAY, June 17, 2008
at 4:00 P.M.**

As a reminder, if you are carrying a cell phone, pager, computer, two-way radio, or other sound device, we ask that you turn it off at this time to minimize disruption of tonight's meeting.

1. **Call to Order**
 2. **Roll Call**
 3. **Pledge of Allegiance**
 4. **Consent Agenda** – All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.
 - a) **Approval of the Minutes:**
 - 1) May 20, 2008 Regular Session
 - 2) June 3, 2008 Special Session
 - b) **Set Next Meeting:**
 - 1) July 15, 2008 4 p.m. Regular Session
 5. **Call to the Public for Items not on the Agenda.**
 6. **Introduction of Housing & Neighborhood Revitalization Department Summer Intern, Ms. Liyu Wang.**
 7. **Presentation by BSB Design of their conceptual plan for the Parkway Homes development on the Town owned 5-acre property located on Cliffs Parkway, followed by discussion and consideration by Housing Commission.**
 8. **Call to the Public for Items not on the Agenda.**
- There will be no Public input on the following items:**
9. **Commission Informational Reports:** Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.
 10. **Staff Report**
 11. **Adjournment**

Posted by: _____ Date/Time: _____
Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Council may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

**MINUTES
REGULAR SESSION
HOUSING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
TUESDAY, May 20, 2008
4:00 P.M.**

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Commission motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion.

1. **Call to Order**
The meeting was called to order at 4:00 p.m.
2. **Roll Call**
Chairperson Bach, Vice Chairperson Buchanan, Commissioners McReynolds, Davis, and Varela were present; Freeman arrived at 4:02 p.m.; Roddan was absent.

Also Present: Housing Department Director Matt Morris and Recording Secretary Margaret Harper.
3. **Pledge of Allegiance**
The Pledge was led by Davis.
4. **Consent Agenda** – All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.
 - a) **Approval of the Minutes:**
 - 1) April 15, 2008 Regular Session
 - b) **Set Next Meeting:**
 - 1) June 17, 2008 4 p.m. Regular SessionOn a motion by Buchanan, seconded by McReynolds, the Consent Agenda was unanimously approved as presented.
5. **Call to the Public for Items not on the Agenda.**
There was no public input.
6. **Discussion, consideration and selection of Loan Committee Membership for upcoming June meetings with the first meeting tentatively scheduled for June 10th at 4:00 p.m.**
(The Town of Camp Verde Housing Rehabilitation Program Guidelines state the following, "The Loan Committee Membership shall be comprised of no less than nor more than three (3) members of the Housing Commission. Commission members may either volunteer or be appointed by the Housing Commission to serve on the Loan Committee on a case-by-case basis.")
Morris explained that many applications for the program have been received; the next step to review the applications is tentatively set for June 10th at 4:00 p.m. As discussed previously the loan committee is to consist of three Housing Commissioners serving on either a volunteer or appointment basis. Commissioner Buchanan pointed out that at the April 2007 meeting a list was established in descending order, with Buchanan, Bach and Freeman at the top; however, two new members have since been added and it was agreed to reconsider the makeup of the Committee. Following discussion and a detailed review by Morris as to the responsibilities of the Membership Committee, Commissioners McReynolds, Davis and Varela were selected to serve. Members Buchanan and Freeman each volunteered to act as a backup whenever that might be necessary; they will be supplied with the packet of background material prior to meetings in order to be prepared.
7. **Discussion, consideration and general guidance to Staff regarding Housing and Neighborhood Revitalization Department budget.**

Director Morris provided the Commission with copies of the proposed budget for review as mandated by the Town Code; he commented on the changes to this year's budget with the part-time Administrative Assistant being approved for full-time, and the approval of the intern for the 8-week summer position. There was a brief discussion of the budget with Morris clarifying the expenses and revenue reimbursable from grant funds, as well as the funds to be provided from the Town's General Fund.

8. **Discussion, consideration, review, and possible recommendation to Council to amend the Town of Camp Verde Housing Rehabilitation Program Guidelines, approved and adopted by Town Council December 13, 2006.**

On a motion by Buchanan, seconded by Bach, the Commission voted unanimously to recommend to Council to amend the Housing Rehabilitation Program Guidelines that were previously approved and adopted by Town Council on December 13, 2006, and the edited changes included by staff in the Housing Rehabilitation Program Guidelines dated May 20, 2008.

Morris said that in going through the grant there were some provisions identified in the Guidelines that need to be addressed; the draft document with suggested revisions has been provided for the Commission to review. Each of the following changes was discussed in detail:

The first revision reviewed by Morris was on Page 5 was to correct the reference to personal assets of the applicant **from** "including" **to** "excluding furnishings...."

On Page 2, the reference to conducting a town-wide survey in 2007 was deleted; that was no longer applicable.

The changes in the Ranking System were addressed; one item was added to assign 10 points for pre-1976 mobile homes. The members discussed at length the Definition of elderly, and use of the word "frail". Although there was some objection to using age 62 as a benchmark, Morris pointed out that the age of 62 was specified in the grant.

The members considered establishing a sliding scale to assess total points for age, with the lowest number beginning at age 62 and increasing with each year up to age 80 and above to a total number of points. It was finally agreed that the issue of creating a sliding scale could be revisited and discussed at a later time following a thorough review of the pros and cons.

On Page 34, Item 10, the deleted language was discussed and reconsidered; it was agreed to restate Item 10, as follows: "Elderly: means person(s) of 62 years of age or older, whose health is in a condition which may result in substantial limitations in at least one of the following areas of major life activity: mobility, self-care, self-direction or capacity for independent living."

9. **Discussion, consideration and planning of strategy and future steps to proceed with the Parkway Homes development on the Town owned 5-acre property located on Cliffs Parkway.** *(Commission discussion may include: recent Town commission presentations, drafting of Request For Proposals, property appraisal, establishment of long term affordability criteria including ground lease and resale formulas, homebuyer outreach, drafting of development agreement, establishment of a PAD district and subdivision plat, homebuyer qualifying and selection, and the establishment and ongoing management of a Community Land Trust program.)*

Staff was requested to move forward with the RFP process and to use their best professional background and experience to initiate an RFP that incorporates the feedback that the Commission has acquired through the public process and in the Drachman Report and the directives provided by Town Council at the Joint Work Session.

Morris gave an update on presentations to the Commissions; a presentation to the Design Review Board is scheduled for next week, and to the Youth Commission in June. Morris reviewed the

generally positive reception by those Commissions; most have selected their liaisons, although Parks and Recreation will wait for the seating of a new member. Together with Morris, Members Varela, Bach, Davis, Buchanan and Freeman shared and discussed their experience regarding how the different Commissions received the presentation. For the most part, those Commissions were impressed with the entire outreach process by Housing to get the community involved, and Parks & Recreation members are excited about the possibility of using the retention area as a small park.

The members discussed the proposed list of steps to be followed in developing a draft RFP and agreed to continue using December 2008 as the target date. Morris commented on the need to be diligent in establishing a good applicant, whether a non-profit or for-profit entity; that depends on what priority is built into the RFP. Morris said he has started a list of potential developers; it is a very short one at this point, but none have been actively solicited yet. In response to a question from McReynolds, Freeman explained in general the complex process of developing a piece of raw property and the possible risk to a developer; Bach added that most developers know the rules of engagement.

10. **Call to the Public for Items not on the Agenda.**

There was no public input.

11. **Commission Informational Reports:**

Varela said he was pleased with the progress being made; the Commission got the point across.

Freeman requested that **Item 8** be brought back on an agenda approximately 8 months from now for further review and discussion.

Buchanan reported that she is looking forward to attending a meeting on Thursday, May 22nd, with the Arizona Department of Housing Director; they will be joined at some point by the Yavapai-Apache Nation. She will also be attending the Design Review Board meeting on May 27th for the Housing presentation; there will be a public forum Tuesday, June 3rd presented by the Camp Verde Unified School District, one that involves donated land for an educational facility and might be an important one for Commissioners to attend. Buchanan outlined her participation in hosting the intern.

Bach reported that last month he had attended the Housing Symposium which he had found very interesting and informative, including the forecast that the Verde Valley will be facing an affordable housing crisis as bad as Flagstaff in the next 5 to 10 years.

12. **Staff Report**

Morris thanked the members for participating in the presentations to the other Commissions, and Bach for representing the Town at the Symposium. The Home Buyer Education Course was held on May 10th and was successful. Morris also will attend the meeting with the Arizona Department of Housing Director on May 22nd; the Yavapai-Apache Nation will also attend, and it appears that they will participate in the Verde Valley Housing Task Force. The intern, Liyu Wang, is expected around June 9th; housing for her is still needed for the period of July 13 to 23. Morris confirmed that he has been accepted on a full scholarship into the NAU Master Program.

13. **Adjournment**

On a motion by McReynolds, seconded by Varela, the meeting was adjourned at 5:47 p.m.

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Housing Commission of the Town of Camp Verde during the Regular Session of the Housing Commission of Camp Verde, Arizona, held on the 20th day of May 2008. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2008.

Margaret Harper, Recording Secretary

DRAFT

MINUTES



**SPECIAL SESSION
HOUSING COMMISSION
@
TOWN OF CAMP VERDE
Parks & Recreation Conference Room
395 S. Main Street
Tuesday June 3, 2008
at 4:00 P.M.**

1. **Call to Order**
The meeting was called to order at 4:15 p.m.
2. **Roll Call**
Commissioners McReynolds, Varela, Roddan and Freeman were present; Commissioner Davis, Chairperson Bach, and Vice Chairperson Buchanan were absent.

Also Present: Housing Department Director Matt Morris and Administrative Assistant Teresa Goodwin.
3. **Pledge of Allegiance**
The Pledge was led by Morris
4. **Call to the Public for Items not on the Agenda**
There was no public input.
5. **Housing Commission discussion, consideration, and possible recommendation to Town Council regarding support of League of Arizona Cities & Towns Resolution to urge the State Legislature to enact enabling legislation that would allow local control for each community in Arizona to determine for itself whether or not to require developers to include some affordable housing in new development or redevelopment projects. This resolution was submitted to the league by the City of Sedona.**

Director Matt Morris opened the discussion by reviewing the Resolution, which has been discussed at a previous Housing Commission meeting, and commenting that although it is the choice of each City or Town to support the measure or not, the City of Sedona is asking for the support of local communities. If the Housing Commission decides to support the Resolution, they will make a recommendation to the Town Council to support at the State level. Morris feels it would not hurt to support the measure, even if the Town decides not to enact such legislation locally, since the Resolution is simply to allow each community to make its own choice regarding inclusionary zoning.

There was some discussion by Commissioners as to why such legislation is necessary, since a town could enact an inclusionary zoning measure now. Morris explained that while it may be possible for a community to develop an Inclusionary Zoning Ordinance by conducting a Nexus Study, such a study could prove quite expensive and time-consuming, while the passage of the resolution would preserve the community's right to implement such an ordinance. The concern stems from the fact the Arizona legislature has passed "anti-Inclusionary Zoning" legislation in the past which was vetoed by Governor Napolitano.

There was discussion by the Commissioners regarding the fact that Sedona has very different housing issues than Camp Verde. Roddan stated that requiring developers to include affordable housing in their projects is not necessarily appropriate for Camp Verde. Freeman agreed that

Sedona has different issues but helping Sedona by showing support of this resolution could be beneficial to the working relationship of the two municipalities.

Morris pointed out again that supporting the resolution does not necessarily imply that Camp Verde intends to enact inclusionary zoning requirements, only that it would have the right if it was later decided to be in the best interests of the Town.

Roddan expressed some concern that the language of the resolution is not clear enough. Freeman commented that the resolution could keep the Town's options open.

Tony Varela made a motion to not support the resolution, the motion was seconded by John McReynolds.

There was then further discussion of whether to amend the language of the motion. Since the motion was already seconded, it was decided to make a second motion to amend the language of the first motion.

A second motion was made by Freeman to broaden and clarify the language of the first motion. Second motion was seconded by Varela. Three voted in favor, one against. The motion failed due to lack of a quorum.

The Commission then voted on the original motion: To not support item #6. A vote was taken, three in favor, one against. The motion failed due to a lack of a quorum.

After further discussion of the issues, Freeman made a motion to recommend support to the Town Council with indications of concern of various aspects of the resolutions, and recognizing that the Town may or may not find it in Camp Verde's best interest to adopt inclusionary zoning requirements for local development.

A vote was taken, the motion passed unanimously.

6. **Discussion, consideration and possible recommendation to Town Council regarding support of League of Arizona Cities and Towns Resolution to urge the State Legislature to adopt legislation establishing a uniform property tax assessment methodology for deed-restricted housing created under an affordable housing program that recognizes the limited profits owners of deed-restricted housing can realize.**

Morris opened the discussion by explaining the purpose of the proposed legislation. That low-income property owners could not afford property tax increases on the full value of their property.

After some discussion of possible methodology to enact such assessment, the motion was made by Sharon Roddan to support the resolution with the caveat that the tax methodology should be based on original acquisition cost, such as California's proposition 13.

Varela seconded the motion. A vote was taken, and the motion passed unanimously.

7. **Adjournment**

The meeting was adjourned at approximately 5:45 p.m.

Jeremy Bach, Chairperson

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Housing Commission of the Town of Camp Verde during the Work Session of the Housing Commission of

Camp Verde, Arizona, held on the 8th day of April 2008. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2008.

Teresa Goodwin, Administrative Assistant

DRAFT

STAFF REPORT

Housing Commission Meeting

June 17, 2008

Title

- 6. Introduction of Housing & Neighborhood Revitalization Department Summer Intern, Ms. Liyu Wang.**

Description of Item

Ms. Liyu Wang joined the Housing & Neighborhood Revitalization team on June 9th. She has drafted a narrative including a brief self introduction and outline of personal goals, internship goals, and also some Shanghai housing cost statistics.

Attachments

Ms. Liyu Wang Introduction Narrative, Shanghai Wikipedia Info.

Prepared by

Matt Morris

Narrative Information

My name is Liyu Wang and I am from Shanghai, China. I am now an ASU student of Master of Urban and Environmental Planning. I got Bachelor degree in Shanghai with the major of Building Environment Engineering, which is mainly focused on HVAC systems. I had been an intern for Shanghai Rail and Transportation Research and Design Institution, using AutoCAD to draw the HVAC operating system in the platform of the subway. I also participated in a project and helped to measure and analyze some technical data of HVAC system for a steel factory in Shanghai. With these experiences, I found that some outdoor factors will influence the design of HVAC system. In order to reach a more energy-efficient indoor system, I turned to the Urban Planning major to find solution. After one year study in ASU, I realized that planning is more concerned about the social issue and when doing the project about analysis Glendale's General Plan, I found that some of my ideas were too idealism. So I wanted to have some practical experience about planning and decided to do internship here. I thought it is a great opportunity to learn more about practical planner. Moreover, some issues, like historical preservation, affordable housing, are the same concerns of my home city and I can bring something good here to develop my country after I graduated.

Housing information about Shanghai

In last five years, the housing price in Shanghai has raised to 8500 yuan (1214 dollar) per square meter in 2008 from 4121 yuan (588.7 dollar) per square meter in 2005. But people's average annual income is 20668 yuan (2953 dollar) in 2008. Two main reasons can be used to explain this situation: the first is that the city government does not provide enough land-use rights for developers to build apartments for the large amount of population in Shanghai, and the second is that almost 80% of the home buyers are investors of the real estate not for living. In short, the market failure is the main reason of the price going up high. So the government started to intervene. They provided more land-use rights and ruled that 70% of the released land should be used to build some small-sized houses to guarantee the low-income family. At the same time, the investors felt the pressure about the mortgage for two or more houses and they just wanted to sell out them in a low price. These two ways right now helped to slow the housing price but in general the price is still going up in a little step last year. As far as the low-income families are concerned, the government encourage to use the accumulate fund for house to pay the mortgage and they use the interest of this mortgage to build some affordable houses. In another hand, the government also uses the priority policy to encourage the developers to build some small-sized houses and personal investors to invest the affordable houses and rent it to low-income family. This program has already implemented for six years in Shanghai and solved the housing problems of 96% of the low-income households.

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Shanghai

From Wikipedia, the free encyclopedia

Shanghai (Chinese: 上海) is the largest city in China in terms of population and one of the largest urban areas in the world, with over 20 million people in its extended metropolitan area.^[6] Located on China's central eastern coast at the mouth of the Yangtze River, the city is administered as a municipality with province-level status.^[7]

Municipality of Shanghai 上海市	
Chinese transliteration(s)	
- Mandarin (Pinyin)	Shànghǎi
- Wu (Long-short)	Zānhǎe
- Shanghaiese (IPA)	[zɑ̃˥˥he]
	
A view of the Shanghai skyline	
	
Location of Shanghai Municipality within China	
Coordinates: 31°12′0″N 121°30′0″E﻿ / ﻿31.2°N 121.5°E﻿ / 31.2; 121.5	
Country	 China
Settled	5th - 7th century
Incorporated	
 - Town	AD 751
 - County	1292
 - Municipality	July 17, 1854
Divisions	
 - County-level	18 districts, 1 county
 - Township-level	220 towns and villages
Government	
 - Type	Municipality
 - CPC Municipal Sec.	Yu Zhengsheng
 - Mayor	Han Zheng
Area ^{[1][2]}	
 - Municipality	7,037 km ² (2,717 sq mi)
 - Land	6,340 km ² (2,447.9 sq mi)
 - Water	679 km ² (262.2 sq mi)
 - Urban	5,299 km ² (2,046 sq mi)
Elevation ^[3]	4 m (13 ft)
Population (2007) ^[4]	
 - Municipality	18,450,000
 - Density	2,621.9/km ² (6,790.6/sq mi)
Time zone	China Standard Time (UTC+8)
Postal code	200000 – 2021000

Area code(s)	21
GDP ^[5]	2007 estimate
- Total	US\$171.55 billion (7th)
- Per capita	US\$9,298 (1st)
- Growth	▲ 13.3%
HDI (2005)	0.909 (2nd)
License plate prefixes	沪A, B, D, E, F,G 沪C (outer suburbs)
City flower	Yulan magnolia
Website:	www.shanghai.gov.cn (http://www.shanghai.gov.cn/)

Originally a fishing and textiles town, Shanghai grew to importance in the 19th century due to its favorable port location and as one of the cities opened to foreign trade by the 1842 Treaty of Nanking.^[8] The city flourished as a center of commerce between east and west, and became a multinational hub of finance and business by the 1930s.^[9] However, Shanghai's prosperity ground to a sharp halt after the 1949 Communist takeover and the subsequent cessation of foreign investment. After being allowed economic reforms

in 1990, Shanghai is booming once more with intense development and financing, and in 2005 became the world's largest port.^[10]

The city is an emerging tourist destination renowned for its historical landmarks such as the Bund and Xintiandi, its modern and ever-expanding Pudong skyline including the Oriental Pearl Tower, and its new reputation as a cosmopolitan center of culture and design.^{[11][12]} Today, Shanghai is recognized as China's most important centre of commerce and finance, and is widely regarded as a future global city and as the showpiece of the world's fastest-growing economy.^{[13][14]}

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Etymology

The two Chinese characters in the name "Shanghai", (上, shàng; and 海, hǎi) literally mean "up, on, or above" and "sea", respectively, evident of Shanghai's location next to the East China Sea. The earliest occurrence of this name dates from the Song Dynasty (11th century), at which time

there was already a river confluence and a town with this name in the area. There are disputes as to how the name should be interpreted, but official local histories have consistently said that it means "the upper reaches of the sea". However, another reading, especially in Mandarin, also suggests the sense of "go onto the sea," which is consistent with the seaport status of the city. A more poetic name for Shanghai switches the order of the two characters, *Hǎishàng* (海上), and is often used for terms related to Shanghainese art and culture.

Shanghai is abbreviated in Chinese as *Hù* (沪) or *Shēn* (申). The former is derived from an ancient name for Suzhou Creek, *Hu Du* (沪渎), while the latter is derived from the name of *Chunshen Jun* (春申君), a nobleman and locally-revered hero of the Chu Kingdom in the 3rd century BC whose territory included the Shanghai area. Sports teams and newspapers in Shanghai often use the character *Shēn* (申) in their names. Shanghai is also commonly called *Shēnchéng* (申城, "City of Shēn"). The city has also had various nicknames in English, including "Paris of the East" and "Queen of the Orient".

History



The walled city of Shanghai during the Ming Dynasty

Before the formation of Shanghai city, the area was part of Songjiang county (松江縣), governed by Suzhou prefecture (蘇州府). From the time of the Song Dynasty (AD 960–1279), Shanghai gradually became a busy seaport. A city wall was built in AD 1553, which is generally accepted as the start of the city of Shanghai. During the Qianlong era of the Qing Dynasty, Shanghai became an important regional port for the Yangtze and Huangpu rivers. It also became a major seaport for the nearby Jiangsu and Zhejiang

provinces, although overseas commerce was still forbidden at that time. A historically important area of this era is Wujiaochang (五角場) (now in Yangpu District), the foundation of the city center. Around the end of the Qianlong era, Shiliupu (十六鋪) (now in Huangpu District) became the largest port in East Asia.

The importance of Shanghai grew radically in the 19th century, as the city's strategic position at the mouth of the Yangtze River made it an ideal location for trade with the West. During the First Opium War in the early 19th century, British forces temporarily held Shanghai. The war ended with the 1842 Treaty of Nanjing, which saw the treaty ports, Shanghai included, opened for international trade. The Treaty of the Bogue signed in 1843, and the Sino-American Treaty of Wangsia signed in 1844 together saw foreign nations achieve extraterritoriality on Chinese soil, the start of the foreign concessions.

1854 saw the first meeting of the Shanghai Municipal Council, created in order to manage the foreign settlements. In 1863, the



A view of the Bund in 1928



Nanjing Road in the 1930s

British settlement, located to the south of Suzhou creek (Huangpu district), and the American settlement, to the north of Suzhou creek (Hankou district), joined in order to form the International Settlement. The French opted out of the Shanghai Municipal Council, and maintained its own French Concession, located to the south of the International Settlement. Citizens of many countries and all continents came to Shanghai to live and work during the ensuing decades; those who stayed for long periods — some for generations — called themselves "Shanghighlanders". In the 1920s and 1930s, almost 20,000 so-called White Russians and Russian Jews fled the newly-established Soviet Union and took up residence in Shanghai. These Shanghai Russians constituted the second-largest foreign community.

The Sino-Japanese War concluded with the Treaty of Shimonoseki, which saw Japan emerge as an additional foreign power in Shanghai. Japan built the first factories in Shanghai, which were soon copied by other foreign powers to effect the emergence of Shanghai industry. Shanghai was then the most important financial center in the Far East. Under the Republic of China, Shanghai was made a special city in 1927, and a municipality in May 1930.

The Imperial Japanese Navy Air Service bombed Shanghai on January 28, 1932, nominally in an effort to crush down Chinese student protests of the Manchurian Incident and the subsequent Japanese occupation of northeast China. The Chinese fought back in what was known as the January 28 Incident. The two sides fought to a standstill and a ceasefire was brokered in May. The Battle of Shanghai in 1937 resulted in the occupation of the Chinese administered parts of Shanghai outside of the International Settlement and the French Concession. The International Settlement was occupied by the Japanese on 8 December 1941 and remained occupied until Japan's surrender in 1945. According to historian Zhiliang Su, at least 149 "comfort houses" for sexual slaves were established in Shanghai during the occupation. ^[15]



Shanghai has seen massive development over the past 15 years

On May 27, 1949, the Communist Party of China controlled the People's Liberation Army and took control of Shanghai, which was one of the only three former Republic of China (ROC) municipalities not merged into neighbouring provinces over the next decade (the others being Beijing and Tianjin). Shanghai underwent a series of changes in the boundaries of its subdivisions, especially in the next decade. After 1949, most foreign firms moved their offices from Shanghai to Hong Kong, as part of an exodus of foreign investment due to the Communist victory.

During the 1950s and 1960s, Shanghai became an industrial center and center for revolutionary leftism. Yet, even during the most tumultuous times of the Cultural Revolution, Shanghai was able to maintain high economic productivity and relative social stability. In most of the history of the People's Republic of China (PRC), Shanghai has been the largest contributor of tax

revenue to the central government compared with other Chinese provinces and municipalities. This came at the cost of severely crippling Shanghai's infrastructure and capital development. Its importance to China's fiscal well-being also denied it economic liberalizations that were started in the far southern provinces such as Guangdong during the mid-1980s. At that time, Guangdong province paid nearly no taxes to the central government, and thus was perceived as fiscally expendable for

experimental economic reforms. Shanghai was finally permitted to initiate economic reforms in 1991, starting the huge development still seen today and the birth of Lujiazui and Pudong.

Geography and climate

Shanghai sits on the Yangtze River Delta on China's east coast roughly equidistant between Beijing and Hong Kong. The municipality as a whole consists of a peninsula between the Yangtze and Hangzhou Bay, China's third largest island Chongming, and a number of smaller islands. It is bordered on the north and west by Jiangsu Province, on the south by Zhejiang Province, and on the east by the East China Sea. The city proper is bisected by the Huangpu River, a tributary of the Yangtze. The historic center of the city, the Puxi area, is located on the western side of the Huangpu, while the new Pudong financial district has developed on the eastern bank.

The vast majority of Shanghai's 6,218 km² (2,401 sq mi) land area is flat, apart from a few hills in the southwest corner, with an average elevation of 4 m (13 ft).^[16] The city's location on the flat alluvial plain has meant that new skyscrapers must be built with deep concrete piles to stop them sinking into the soft ground. The highest point is at the peak of Dajinshan Island at 103 m (340 ft).^[17] The city has many rivers, canals, streams and lakes and is known for its rich water resources as part of the Taihu drainage area.



The urban area of Shanghai can be seen in this false-color satellite image.



A park in the center of Shanghai

Public awareness of the environment

is growing, and the city is investing in a number of environmental protection projects. A 10-year, US\$1 billion cleanup of Suzhou Creek, which runs through the city center, is expected to be finished in 2008,^[18] and the government also provides incentives for transportation companies to invest in LPG buses and taxis. Air pollution in Shanghai is low compared to other Chinese cities such as Beijing, but the rapid development over the past decades means it is still high on worldwide standards, comparable to Los Angeles.^[19]

Shanghai has a humid subtropical climate (Köppen climate classification *Cfa*) and experiences four distinct seasons. In winter,

cold northerly winds from Siberia can cause nighttime temperatures to drop below freezing, and although not usually associated with snow, the city can receive one or two days of snowfall per year. In contrast, and in spite of being the peak tourist season, summer in Shanghai is very warm and humid, with occasional downpours or freak thunderstorms. The city is also susceptible to typhoons, none of which in recent years has caused considerable damage.^[20] The most pleasant seasons are Spring, although changeable, and Autumn, which is generally sunny and dry. Shanghai experiences on average 1,778 hours of sunshine per year, with the hottest temperature ever recorded at 39 °C (102 °F), and the lowest at −5 °C (23 °F).^[16] The average number of rainy days is 112 per year, with the wettest month being June.^[21] The average frost-free period is 276 days.^[16]

Weather averages for Shanghai													[hide]
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Average high °C (°F)	8 (46)	8 (46)	13 (55)	19 (66)	25 (77)	28 (82)	32 (90)	32 (90)	28 (82)	23 (73)	17 (63)	17 (63)	
Average low °C (°F)	1 (34)	1 (34)	4 (39)	10 (50)	15 (59)	19 (66)	23 (73)	23 (73)	19 (66)	14 (57)	7 (45)	2 (36)	
Precipitation mm (inches)	48 (1.9)	58 (2.3)	84 (3.3)	94 (3.7)	94 (3.7)	180 (7.1)	147 (5.8)	142 (5.6)	130 (5.1)	71 (2.8)	51 (2)	36 (1.4)	

Source: BBC^[21] 2008

Politics

Shanghai has been a political hub of China since the 20th century. Many of China's top government officials in Beijing are known to have risen in Shanghai in the 1980s on a platform that was critical of the extreme leftism of the Cultural Revolution, giving them the tag "Shanghai Clique"



Shanghai municipal government building

" during the 1990s. Many observers of Chinese politics view the more right-leaning Shanghai Clique as an opposing and competing faction of the current Chinese administration under President Hu Jintao and Premier Wen Jiabao. Shanghai's top jobs, the Party Chief and the position of Mayor, have always been prominent on a national scale. Four Shanghai mayors eventually went on to take prominent Central Government positions, including former President Jiang Zemin, former Premier Zhu Rongji, and current Vice-President Xi Jinping. The top administrative jobs are always appointed directly by the Central Government.

The current Shanghai government under Mayor Han Zheng has openly advocated transparency in the city's government. However, in previous years a complicated system of relationships between Shanghai's government, banks, and other civil institutions has been under scrutiny for corruption, motivated by faction politics in Beijing; these allegations from Beijing did not go anywhere until late 2006. Since Jiang's departure from office there has been a significant amount of clash between the local government in Shanghai and the Central People's Government, an evolving example of *de facto* Chinese federalism. The Shanghai government looks after almost all of the city's economic

interests without interference from Beijing.

By 2006, Shanghai's actual level of autonomy has arguably surpassed that of any autonomous regions, raising alarm bells in Beijing. In September 2006, the Shanghai Communist Party Secretary Chen Liangyu, Shanghainese in origin and often clashing with central government officials, along with a number of his followers, were removed from their positions after a probe into the city's pension fund. Over a hundred investigators, sent by the Central Government, reportedly uncovered clues of money diversion from the city's pension fund to unapproved loans and investments. Chen's abrupt removal is viewed by many Chinese as a political manoeuvre by President Hu Jintao to further secure his power in the country, and retain administrative centralism. In March 2007 the central government appointed Xi Jinping, who is not a Shanghai native, to become the Party Secretary, the most powerful office in the city. Xi would eventually be transferred to work for the central government in Beijing and was replaced by Yu Zhengsheng in November 2007.

Administrative divisions

Shanghai is administratively equal to a province and is divided into 19 county-level divisions: 18 districts and one county



. There is no single downtown district in Shanghai, the urban core is scattered across several districts. Prominent central business areas include Lujiazui on the east bank of the Huangpu River, and The Bund and Hongqiao areas in the west bank of the Huangpu River. The city hall and major administration units are located in Huangpu District, which also serves as a commercial area, including the famous Nanjing Road. Other major commercial areas include the classy Xintiandi and Huaihai Road in Luwan district and Xujiahui in Xuhui District. Many universities in Shanghai are located in residential areas of Yangpu District and Putuo District.

Nine of the districts govern Puxi (literally *Huangpu River west*), or the older part of urban Shanghai on the west bank of the Huangpu River. These nine districts are collectively referred to as Shanghai Proper (上海市区) or the core city (市中心):

- Huangpu District (simplified Chinese: 黄浦区; traditional Chinese: 黃浦區; pinyin: Huángpǔ Qū)
- Luwan District (卢湾区 Lúwān Qū)
- Xuhui District (徐汇区 Xúhùi Qū)
- Changning District (长宁区 Chángníng Qū)
- Jing'an District (静安区 Jìng'ān Qū)
- Putuo District (普陀区 Pūtuó Qū)
- Zhabei District (闸北区 Zháběi Qū)
- Hongkou District (虹口区 Hóngkǒu Qū)
- Yangpu District (杨浦区 Yángpǔ Qū)

Pudong (literally *Huangpu River east*), or the newer part of urban and suburban Shanghai on the east bank of the Huangpu River, is governed by:

- Pudong New District (浦东新区 Pǔdōng Xīn Qū) — Chuansha County until 1992

Eight of the districts govern suburbs, satellite towns, and rural areas further away from the urban core:

- Baoshan District (宝山区 Bǎoshān Qū) — Baoshan County until 1988
- Minhang District (闵行区 Mínháng Qū) — Shanghai County until 1992
- Jiading District (嘉定区 Jiāding Qū) — Jiading County until 1992
- Jinshan District (金山区 Jīnshān Qū) — Jinshan County until 1997
- Songjiang District (松江区 Sōngjiāng Qū) — Songjiang County until 1998
- Qingpu District (青浦区 Qīngpǔ Qū) — Qingpu County until 1999
- Nanhui District (南汇区 Nánhuì Qū) — Nanhui County until 2001
- Fengxian District (奉贤区 Fèngxián Qū) — Fengxian County until 2001

Chongming Island, an island at the mouth of the Yangtze, is governed by:

- Chongming County (崇明县 Chóngmíng Xiàn)

As of 2003, these county-level divisions are further divided into the following 220 township-level divisions: 114 towns, 3 townships, 103 subdistricts. Those are in turn divided into the following village-level divisions: 3,393 neighborhood committees and 2,037 village committees.

Economy



The Garden Bridge over Suzhou Creek



A view of the Pudong skyline, across the river from Puxi



The Bund at night, the location of several major banking branches

Shanghai is often regarded as the center of finance and trade in mainland China. Modern development began with the economic reforms in 1992, a decade later than many of the Southern Chinese provinces, but since then Shanghai quickly overtook those provinces and maintained its role as the business center in mainland China. Shanghai also hosts the largest share market in mainland China.

Shanghai is one of the world's busiest ports. In 2005, Shanghai ranked first of the world's busiest ports in terms of cargo throughout, handling a total of 443 million tons of cargo. In terms of container traffic, it just surpassed Hong Kong to become the second busiest port in the world, behind Singapore.^[22]



The Shanghai Stock Exchange in the Lujiazui financial district

Shanghai and Hong Kong

are rivaling to be the economic center of China. Hong Kong has the advantage of a stronger legal system, international market integration, superior economic freedom, greater banking and service expertise, lower taxes, and a fully-convertible currency. Shanghai has stronger links to both the Chinese interior and the central government, and a stronger base in manufacturing and technology. Shanghai has increased its role in finance, banking, and as a major destination for corporate headquarters, fueling demand for a highly educated and modernized workforce. Shanghai has recorded a double-digit growth for 15 consecutive years since 1992. In 2007, Shanghai's nominal GDP posted a 13.3% growth to 1.2 trillion yuan. The Shanghai Stock Exchange is the world's fastest growing, with the Shanghai Composite Index growing 130% in 2006.^[23]

As in many other areas in China, Shanghai is undergoing a building boom. In Shanghai the modern architecture is notable for its unique style, especially in the highest floors, with several top floor restaurants which resemble flying saucers. *For a gallery of these unique architecture designs, see Shanghai (architecture images).*

The bulk of Shanghai buildings being constructed today are high-rise apartments of various height, color and design. There is now a strong focus by city planners to develop more "green areas" (public parks) among the apartment complexes in order to improve the quality of life for Shanghai's residents, quite in accordance to the "Better City - Better Life" theme of Shanghai's Expo 2010.

Demographics

The 2000 census put the population of Shanghai Municipality at 16.738 million, including the migrant population, which made up 3.871 million. Since the 1990 census the total population had increased by 3.396 million, or 25.5%. Males accounted for 51.4%, females for 48.6% of the population. 12.2% were in the age

group of 0–14, 76.3% between 15 and 64 and 11.5% were older than 65. 5.4% of the inhabitants were illiterate. As of 2007, the population of long-term residents reached 18.45 million, including an officially registered population of 13.68 million, and 4.67 million migrants from other provinces, mostly from Anhui, Jiangsu, and Zhejiang Provinces. In addition, there are a large number of immigrants from Taiwan (estimates vary from 250,000 to 500,000). The average life expectancy in 2006 was 80.97 years, 78.67 for men and 82.29 for women.^[24]

Most registered Shanghainese residents are descendants of immigrants from the two adjacent provinces of Jiangsu and Zhejiang who moved to Shanghai in the late nineteenth and early twentieth century, regions that generally also speak Wu Chinese. The



The pedestrian-only Nanjing Road, China's premier shopping street

many migrants coming to Shanghai from inland China have raised tensions in the past decade, often they do not speak the local dialect and therefore use Mandarin as a lingua franca. Rising crime rates, littering, harassing panhandling, and an overloading of the basic infrastructure (mainly public transportation and public schools) associated with the rise of these migrant populations (over 3 million new migrants in 2003 alone) have been generating some ill will from the Shanghainese. Efforts have been made by the local Shanghai municipal government to provide adequate welfare for the migrant populations in Shanghai, while also being cautious not to further increase the burdens of the native-born population.

The vernacular language is Shanghainese, a dialect of Wu Chinese, while the official language is Standard Mandarin. The local dialect is mutually unintelligible with Mandarin, and is an inseparable part of the Shanghainese identity. The Shanghainese dialect today is a mixture of standard Wu Chinese as spoken in Suzhou, with the dialects of Ningbo and other nearby regions whose peoples have migrated to Shanghai in large numbers since the 20th Century. Nearly all Shanghainese under the age of 40 can speak Mandarin fluently. Fluency in foreign languages is unevenly distributed. Most senior residents who received a university education before the revolution, and those who worked in foreign enterprises, can speak English. Those under the age of 26 have had contact with English since primary school, as English is taught as a mandatory course starting at Grade 1.



Longhua Temple's inner courtyard

Due to its cosmopolitan history, Shanghai has a rich blend of religious heritage as shown by the religious buildings and institutions still scattered around the city. Taoism has a presence in Shanghai in the form of several temples, including the City God Temple, at the heart of the old city, the Wenmiao, dedicated to Confucius, and a temple dedicated to the Three Kingdoms general Guan Yu. Buddhism has had a presence in Shanghai since ancient times. Longhua temple, the largest temple in Shanghai, and Jing'an Temple, were founded in the Three Kingdoms period. Another important temple is the Jade Buddha Temple, which is named after a large statue of Buddha carved out of jade in the temple. In recent years dozens of modern temples have been built throughout the city. Shanghai is also an important center of Christianity in China. Churches belonging to various denominations are found throughout Shanghai and maintain significant congregations. Among Catholic churches, St Ignatius Cathedral in Xujiahui is the largest, while She Shang Cathedral is the only active pilgrimage site in China. The city is also home to Muslim, Jewish, and Eastern Orthodox communities.

While Beijing is considered the educational center of China, Shanghai is also home to some of the country's most prestigious universities, including Fudan University, Shanghai Jiao Tong University and Tongji University.

Transportation

Shanghai has an extensive public transportation system, largely based on buses, and a rapidly expanding metro system. For a city of Shanghai's size, road traffic is still fairly smooth and convenient but getting more congested as the number of cars increases rapidly.

The Shanghai Metro



The Shanghai Metro is one of the fastest growing systems in the world.

rapid-transit system and elevated light rail has eight lines (numbers 1, 2, 3, 4, 5, 6, 8 and 9) at present. According to the development schedule of the municipal

government, by the year 2010, another 4 lines (numbers 7, 10, 11 and 12) will be built. It is one of the fastest-growing systems in the world - the first line opened in just 1995.^[25] Shanghai also has the world's most extensive bus system with nearly one thousand bus lines.^[26] Bus and metro fares run from ¥3 to ¥9 depending on distance.

Taxis in Shanghai are plentiful and market competition has driven taxi fare down to affordable prices for the average resident (¥11 (¥14 after 11pm) or a little over one US dollar for 3 km). Before the 1990s, bicycling was the most ubiquitous form of transportation in Shanghai, but the city has since banned bicycles on many of the city's main roads to ease congestion. However, many streets have bicycle lanes and intersections are monitored by "Traffic Assistants" who help provide for safe crossing. Further, most motorists in China were raised riding bikes and so are fairly careful of them. Further, the city government has pledged to add 180 km of cycling lanes over the next few years. With rising disposable incomes, private car ownership in Shanghai has also been rapidly increasing in recent years. The number of cars is limited, however, by the number of available number plates available at public auction.



The Maglev, with a top speed of 431 km/h (268 mph)

In cooperation with the Shanghai municipality and the Shanghai Maglev Transportation Development Co. (SMT), German Transrapid constructed the first commercial Maglev railway in the world in 2002, from Shanghai's Longyang Road subway

station in Pudong to Pudong International Airport. Commercial operation started in 2003. The 30 km trip takes 7 minutes and 21 seconds and reaches a maximum speed of 431 km/h (267.8 mph).

Two railways intersect in Shanghai: Jinghu Railway (Beijing-Shanghai) Railway passing through Nanjing, and Shanghai-Hangzhou Railway (沪杭线 Hu Hang Line). Shanghai is served by two main railway stations, Shanghai Railway Station and Shanghai South Railway Station. Express service to Beijing through Z-series trains is fairly convenient. A Maglev train route to Hangzhou (*Shanghai-Hangzhou Maglev Train*) might begin construction in 2007. A high-speed railroad to Beijing is also in the works.

More than six national expressways (prefixed with "G") from Beijing and from the region around Shanghai connect to the city. Shanghai itself has six toll-free elevated expressways (*skyways*) in the urban core and 18 municipal expressways (*prefixed with "A"*). There are ambitious plans to build expressways connecting Shanghai's Chongming Island with the urban core.

Shanghai has two airports: Hongqiao International and Pudong International, the latter of which has the third highest traffic in China, following Beijing Capital International Airport and Hong Kong International Airport. Pudong International handles more international traffic than Beijing Capital however, with over 17.15 million international passengers handled in 2006 compared to the latter's 12.6 million passengers.^[27] Hongqiao mainly serves domestic routes, with a few city-to-city flights to Tokyo's Haneda Airport and Seoul's city airport.

Architecture



The Bund at night

Shanghai has a rich collection of buildings and structures of various architectural styles. The Bund, located by the bank of the Huangpu River, contains a rich collection of early 20th century architecture, ranging in style from neo-classical HSBC Building to the art deco Sassoon House. A number of areas in the former foreign concessions are also well preserved, and despite rampant redevelopment, the old city still retains some buildings of a traditional style, including Yuyuan Garden, a traditional garden in the Jiangnan style.



The lights of the Bund and Puxi skyscrapers at night

In recent years, a large number of architecturally distinctive, even eccentric, skyscrapers have sprung up throughout Shanghai. Notable examples of

contemporary architecture include the Shanghai Museum and Shanghai Grand Theatre in the People's Square precinct.



Renovated shikumen lanes in Xintiandi, now a high-end restaurant and shopping center

One uniquely Shanghainese cultural element is the shikumen (石库门) residences, which are two or three-story townhouses, with the front yard protected by a high brick wall. Each residence is connected and arranged in straight alleys, known as a *lòngtang* (弄堂), pronounced *longdang* in Shanghainese. The entrance to each alley is usually surmounted by a stylistic stone arch. The whole resembles terrace houses or townhouses

commonly seen in Anglo-American countries, but distinguished by the tall, heavy brick wall in front of each house. The name "shikumen" literally means "stone storage door", referring to the strong gateway to each house.

The shikumen is a cultural blend of elements found in Western architecture with traditional Lower Yangtze (Jiangnan) Chinese architecture and social behavior. All traditional Chinese dwellings had a courtyard, and the shikumen was no exception. Yet, to compromise with its urban nature, it was much smaller and provided an "interior haven" to the commotions in the streets, allowing for raindrops to fall and vegetation to grow freely within a residence. The courtyard also allowed sunlight and adequate ventilation into the rooms.

The Shanghai World Financial Center at 492 metres tall is the tallest skyscraper in mainland China and ranks second in the world. The distinctive Oriental Pearl Tower at 468 metres, is located nearby in downtown Shanghai. Its lower sphere is now available for living quarters, starting at very high prices.

Perhaps one of the most spectacular buildings of modern times, Shanghai Center, a supertall skyscraper is under construction in the Pudong District of the metropolis. At 580 metres, the building is expected to offer 118 stories and propel the city to be an advanced financial capital upon planned completion in 2010.

Culture

Because of Shanghai's status as the cultural and economic center of East Asia for the first half of the twentieth century, it is



The Shanghai Museum, located in People's Park

popularly seen as the birthplace of everything considered modern in China. It was in Shanghai, for example, that the first motor car was driven and the first train tracks and modern sewers were laid. It was also the intellectual battleground between socialist writers who concentrated on critical realism (pioneered by Lu Xun and Mao Dun) and the more "bourgeois", more romantic and aesthetically inclined writers (such as Shi Zhecun, Shao Xunmei, Ye Lingfeng, Eileen Chang).

Besides literature, Shanghai was also the birthplace of Chinese cinema & theater. China's first short film, *The Difficult Couple* (*Nanfu Nanqi*, 1913), and the country's first fictional feature film, *Orphan Rescues Grandfather* (*Gu'er jiu zuji*, 1923) were both produced in Shanghai. These two films were very influential, and established Shanghai as the center of Chinese film-making. Shanghai's film industry went on to blossom during the early Thirties, generating Marilyn Monroe-like stars such as Zhou Xuan. Another film star, Jiang Qing, went on to become Madame Mao Zedong. The talent and passion of Shanghainese filmmakers following World War II and the Communist revolution in China contributed enormously to the development of the Hong Kong film industry. Many aspects of Shanghainese popular culture ("Shanghainese Pops") were transferred to Hong Kong by the numerous Shanghainese emigrants and refugees after the Communist Revolution. The movie *In the Mood for Love* (*Huayang nianhua*) directed by Wong Kar-wai (a native Shanghainese himself) depicts one slice of the displaced Shanghainese community in Hong Kong and the nostalgia for that era, featuring 1940s music by Zhou Xuan.

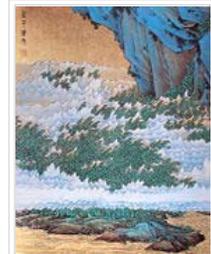


Although often viewed as a modern metropolis, Shanghai still contains some picturesque rural suburban areas.

Shanghai boasts several museums of regional and national importance. The Shanghai Museum of art and history has one of the best collections of Chinese historical artefacts in the world, including important archaeological finds since 1949. The Shanghai Art Museum, located near People's Square, is a major art museum holding both permanent and temporary exhibitions. The Shanghai Natural History Museum

is a large scale natural history museum. In addition, there is a variety of smaller, specialist museums, some housed in important historical sites such as the site of the Provisional Government of the Republic of Korea and the site of the First National Congress of the Communist Party of China.

The Shanghai School (海上画派 *Haishang Huapai* or 海派 *Haipai*) is a very important Chinese school of traditional arts during the Qing Dynasty and the whole of the twentieth century. Under efforts of masters from this school, traditional Chinese art reached another climax and continued to the present in forms of the "Chinese painting" (中国画) or *guohua* (国画) for short. The Shanghai



No. 4 of Hundred Thousand Scenes (十萬圖之四). Painting by Ren Xiong, a pioneer of the Shanghai School of Chinese art; ca. 1850.

School challenged and broke the literati tradition of Chinese art, while also paying technical homage to the ancient masters and improving on existing traditional techniques. Members of this school were themselves educated literati who had come to question their very status and the purpose of art, and had anticipated the impending modernization of Chinese society. In an era of rapid social change, works from the Shanghai School were widely innovative and diverse, and often contained thoughtful yet subtle social commentary. The most well-known figures from this school are Ren Xiong (任熊), Ren Yi (任伯年), Zhao Zhiqian (赵之谦), Wu Changshuo (吴昌硕), Sha Menghai (沙孟海, calligraphist), Pan Tianshou (潘天寿), Fu Baoshi (傅抱石) and Wang Zhen (Wang Yiting) (王震). In literature, the term was used in the 1930s by some May Fourth Movement intellectuals, notably Zhou Zuoren and Shen Congwen, as a derogatory label for the literature produced in Shanghai at the time. They argued that so-called Shanghai School literature was merely commercial and therefore did not advance social progress. This became known as the *Jingpai* (Beijing School) versus *Haipai* (Shanghai School) debate.

Songjiang School (松江派) is a small painting school during the Ming Dynasty. It is commonly considered as a further development of the Wu School, or Wumen School (吴门画派), in the then cultural center of the region, Suzhou. Huating School (华亭派) was another important art school during the middle to late Ming Dynasty. Its main achievements were in traditional Chinese painting, calligraphy and poetry, and especially famous for its Renwen painting (人文画). Dong Qichang (董其昌) is one of the masters from this school.



Modernity meets tradition at Jing'an Temple in downtown Shanghai

Shanghai's parks offer some reprieve from the urban jungle. Due to the scarcity of play space for children, nearly all parks have a children's section. Zhongshan Gongyuan in Downtown Shanghai is famous for its monument of Chopin, the tallest statue dedicated to the composer in the world. Built in 1914 as Jessfield Park, it once contained the campus of St. John's University, Shanghai's first international college; today, it is known for its extensive rose and peony gardens, a large children's play area, and as the westernmost stop to date on the Metro Line 2. One of the newest is in the Xujiahui District, Xujiahui Gongyuan, built in 1999

on the former grounds of the Great Chinese Rubber Works Factory and the EMI Recording Studio (today's glamorous La Villa Rouge restaurant), with entrances at Zhaojiabang Lu and in the west at the intersection of Hengshang Lu and Yuqin Lu. The park has a man-made lake with a sky bridge running across the park, and offers a pleasant respite for Xujiahui shoppers.



Two women wear Shanghai-styled *qipao* while playing golf in this 1930s Shanghai advertisement.

Other Shanghaiese cultural artifacts include the cheongsam (Shanghaiese: *zansae*), a modernization of the traditional Chinese/Manchurian *qipao* (Chinese: 旗袍)

; fitting. This contrasts sharply with the traditional qipao which was designed to conceal the figure and be worn regardless of age. The cheongsam went along well with the western overcoat and the scarf, and portrayed a unique East Asian modernity, epitomizing the Shanghainese population in general. As Western fashions changed, the basic cheongsam design changed, too, introducing high-necked sleeveless dresses, bell-like sleeves and, the black lace frothing at the hem of a ball gown. By the 1940s, cheongsams came in transparent black, beaded bodices, matching capes and even velvet. And later, checked fabrics became also quite common. The 1949 Communist Revolution ended the cheongsam and other fashions in Shanghai. However, the Shanghainese styles have seen a recent revival as stylish party dresses. The fashion industry has been rapidly revitalizing in the past decade, there is on average one fashion show per day in Shanghai today. Like Shanghai's architecture, local fashion designers strive to create a fusion of western and traditional designs, often with innovative if uncontroversial results.

Shanghai has hosted a number of world events, including the 2007 Summer Special Olympics and a Live Earth concert.^[28] The city will be the host of the Expo 2010 World's Fair between May and October 2010. Shanghai is also home to a number of professional sports teams, including Shanghai Shenhua of the Chinese Football Association Super League, the Shanghai Sharks of the Chinese Basketball Association, and the Shanghai Eagles of the Chinese Baseball League. The city has also hosted the Formula One Chinese Grand Prix at the Shanghai International Circuit every year since 2004.

See also

- List of cities in the People's Republic of China by population
- List of fiction set in Shanghai
- List of sister cities of Shanghai

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External links

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Media

<p>This article contains Chinese text.</p> <p> Without proper rendering support, you may see question marks, boxes, or other symbols instead of Chinese characters.</p>
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- Shanghai Daily (<http://www.shanghaidaily.com>) - English language newspaper

Other

- Shanghai travel guide from Wikitravel
- Flickr: Photos tagged with "Shanghai" (<http://www.flickr.com/photos/tags/Shanghai/>)
- Shanghai (<http://www.dmoz.org/Regional/Asia/China/Shanghai/>) at the Open Directory Project
- WikiSatellite view of Shanghai at WikiMapia (<http://www.wikimapia.org/#lat=31.233&lon=121.479&z=14&l=0&m=a>)

Retrieved from "<http://en.wikipedia.org/wiki/Shanghai>"

Categories: [Shanghai](#) | [Cities in China](#) | [Coastal cities](#) | [Independent cities](#) | [Metropolitan areas of China](#) | [Port cities and towns in China](#) | [Settlements established in the 10th century](#) | [Treaty of Nanking](#) | [Yangtze River Delta](#)

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STAFF REPORT

Housing Commission Meeting

June 17, 2008

Title

- 7. Presentation by BSB Design of their conceptual plan for the Parkway Homes development on the Town owned 5-acre property located on Cliffs Parkway, followed by discussion and consideration by Housing Commission.**

Description of Item

After hearing about the Town's Parkway Homes development at the 2007 Arizona Planning Association Conference, BSB Design elected to draft a conceptual plan for the five-acre site. BSB Design often conducts internal design competitions and also conducts philanthropic work regularly. Anyway, they have used the information from the Drachman Institute Report and have developed an alternative conceptual design for your review.

We have invited Mr. Dana Burkhardt AICP, from BSB Design, to present their perspective on the five-acre site. BSB Design has forwarded their concept along with examples of other projects they have worked on.

Attachments

BSB Design: Cover Letter, Conceptual Site Plan, Examples of Prior Projects.

Prepared by

Matt Morris



June 11, 2008

Chairman Bach & Commissioners
Town of Camp Verde
Housing Commission
473 S. Main Street, Suite 102
Camp Verde, AZ 86322

RE: 5ac Mixed-Income Housing Development on Cliffs Parkway

Chairman Bach & Commissioners:

I represent BSB Design, and with great pleasure I present a pro bono concept plan alternative for the Town-owned five acre site located on Cliffs Parkway. As an introduction, BSB Design (formerly Bloodgood Sharp Buster, Architects and Planners) was founded in 1966 to specialize in the planning and design of residential housing and communities. Through 15 regional offices across the country, the firm has designed cost effective housing in all price ranges and styles for construction in all 50 states, Canada and a number of countries overseas. BSB prides itself on philanthropic work, research and development, and innovative design solutions. When I learned of the Town initiated affordable housing development, I extended our conceptual planning services to your Director of Housing and Revitalization.

The Drachman Institute has prepared a fantastic study and design to guide the Town of Camp Verde through this exciting process. The principal purpose of the BSB concept is simply: to provide an alternative plan for the Town and prospective developers, and to aid in the feasibility study for developing this site. The BSB plan is very conceptual and offers a sensitive approach to the existing topography, surrounding homes and architectural styles, common building practices in the region, and most importantly the Drachman Institute Study.

I would appreciate the opportunity to present this affordable housing concept to the Commission in a public forum or on an individual basis, if necessary. At that time, I can elaborate on the architectural program for the three building types, sustainable design features, amenities and connectivity to the surrounding neighborhoods, and respond to your questions and concerns. This project is a great opportunity, and the BSB staff has truly enjoyed developing an understanding of the project and delivering this concept to you. If you should have questions or would like to speak, I can be reached at (480) 663-2104.

Sincerely,

Dana Burkhardt, AICP



Workforce Housing - 40' Lots

BSB Design Southeastern Region R&D

Anywhere, USA

Single Family Workforce Housing

Size: 999 sq.ft. to 1548 sq.ft.

Density: 9.5 du/ac (approximate)



The goal when creating this concept was to develop small footprint homes starting under 1000 sq.ft. with front load garages to limit infrastructure costs.

Multiple elevation styles can be used, from traditional to contemporary. Affordability and flexibility are the key design features. This concept could be market rate product as well, depending on budget, location and finishes.





Forest Creek Café Collection

Neal Communities

Parrish, Florida

Affordable Neotraditional "Micro•Lots"™ Single Family

Market Profiles: Low Income, Retirees, Move-down

Size: 1188 sq.ft. to 1641 sq.ft.

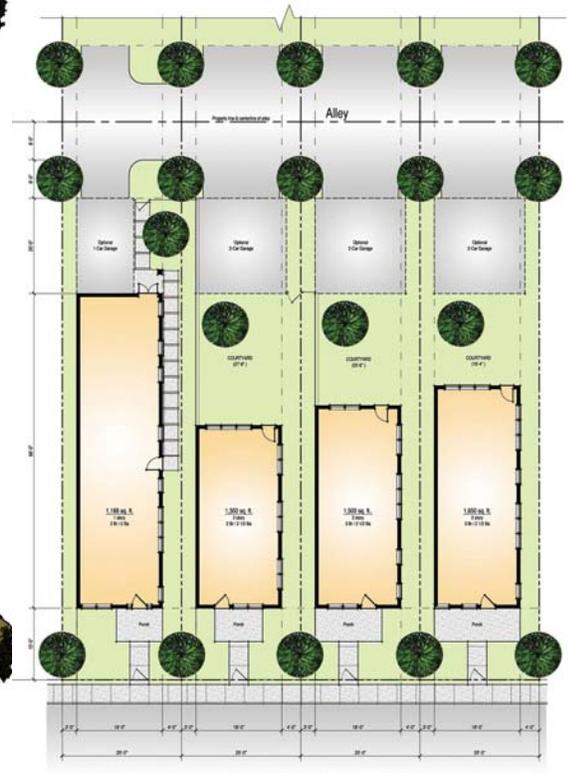
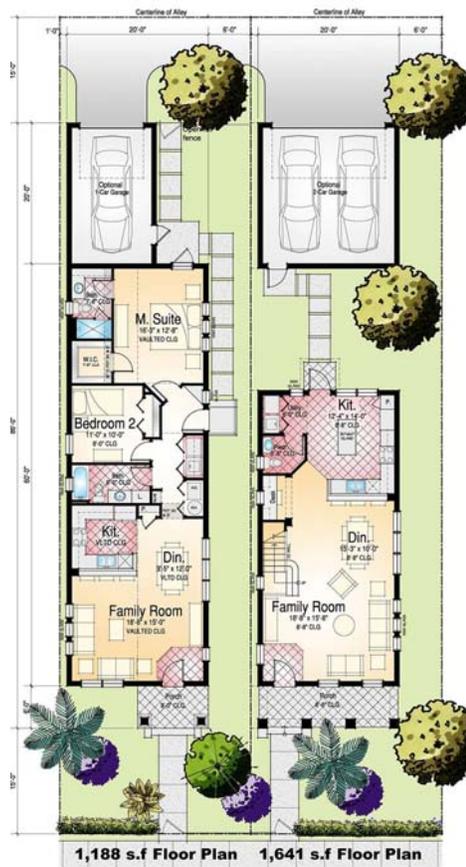
Unit Width: 20 ft.

Unit Depth: 43 ft. to 86 ft.



Neal Communities hosted a grand opening of its newest community in Parrish, Florida. Featured as part of a Manatee County Parade of Homes, Neal highlighted the Cottage Series at Forest Creek, designed by BSB Design's Tampa office. At 20 feet wide and starting at \$122,900 for over 1200 square feet, the homes are turning heads and gaining much attention throughout Florida, offering some of the most affordable single family homes on the market.

The Cottage Series homes have already been featured in regional newspaper articles and television news broadcasts, and more coverage is sure to come. During the grand opening event weekend, Neal representatives indicate they sold 9 homes and reserved 4 more, an amazing testament to the market-targeted design innovations, style and affordability of BSB Design's floor plans and elevations.





South Hills Village

Caitlin Properties
Grass Valley, California

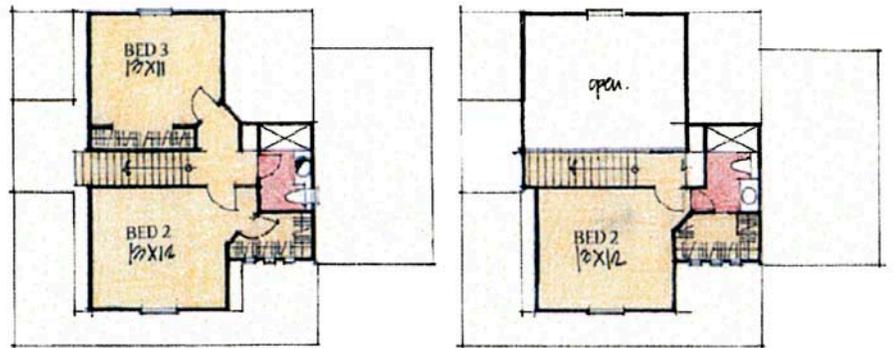
Affordable Single Family
Market Profiles: 1st Time Buyers, Families, Low Income Buyers
Size: 1002 sq.ft. to 1142 sq.ft.
Total Units: 62



South Hills Village is located on a beautiful site at the entrance to Grass Valley Community. South Hills Village was designed with sensitivity to integrate with the area's existing architecture.

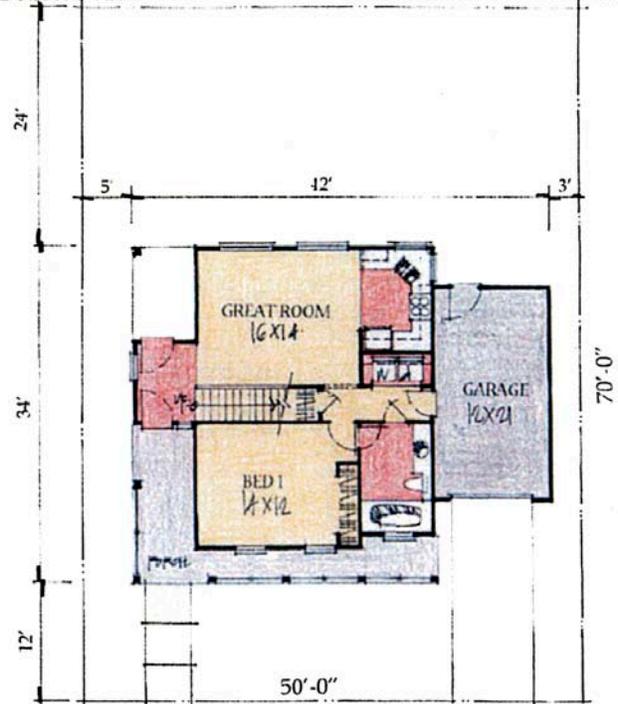
South Hills Village was designed to house the local workforce.

SINGLE FAMILY STREETSCAPE



OPTIONAL SECOND FLOOR PLAN

STANDARD SECOND FLOOR PLAN



1055 MAIN FLOOR PLAN



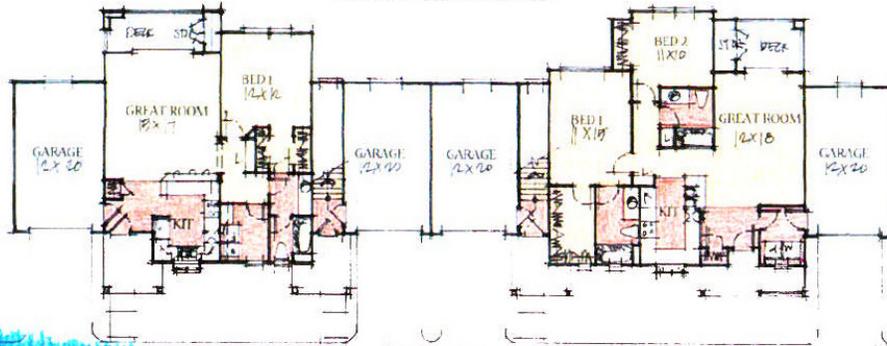
South Hills Village

Catlin Properties
Grass Valley, California

Multifamily for Rent Apartments
Market Profiles: Families, Low Income Buyers
Size: 1002 sq.ft. to 1142 sq.ft.
Total Units: 175
Units per Building: 4



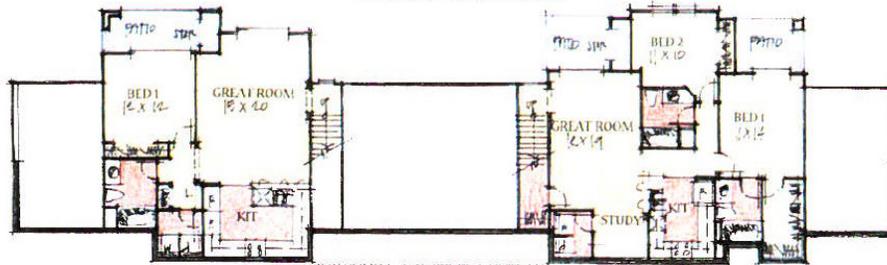
DOWNHILL - FRONT ELEVATION



DOWNHILL - MAIN FLOOR PLAN



DOWNHILL - REAR ELEVATION



DOWNHILL - LOWER FLOOR PLAN

South Hills Village is located on a beautiful, and steeply sloped, site at the entrance to Grass Valley Community. South Hills Village was designed with sensitivity to integrate with the area's existing architecture.

South Hills Village was designed to house the local workforce.



Seamark Ranch & Staff House

Seamark Ranch
Jacksonville, Florida

Philanthropic
Built Units - 2





St. Thomas Moore Lodge and House Renovation

St. Thomas Moore Catholic Church

Panora, Iowa

Religious Retreat Renovation and Addition





Aböd

BSB Design
Anywhere

Innovative, Low-cost Solution to Homelessness and Poor Housing Conditions Worldwide

Size: 192 sq.ft.

Width: 12 ft.

Depth: 16 ft.



Aböd is BSB Design's innovative, low-cost solution to homelessness. The Catenary Arch-based design utilizes technologically advanced, high quality materials.

The Aböd offers 12' x 16' of living space plus a lofted sleeping area (original 10'x12' version pictured), and the entire home is shipped in a single crate and assembled using only two tools. One home can be built by three to four people in a single day.

