



ε / √ ∟
Ω T Δ ∫ √ ∫
— √ ∟
ε e √
f √
/Ω

α ∫ CIP

υ 2 / √ ∟ ε . E ∩ √ Γ O 2007.6
Ω T Δ ∫
ISBN 978-7-111-15683-3

. ... √... . - ∫ - .F290

X √ ∫ CIP 2007 ~

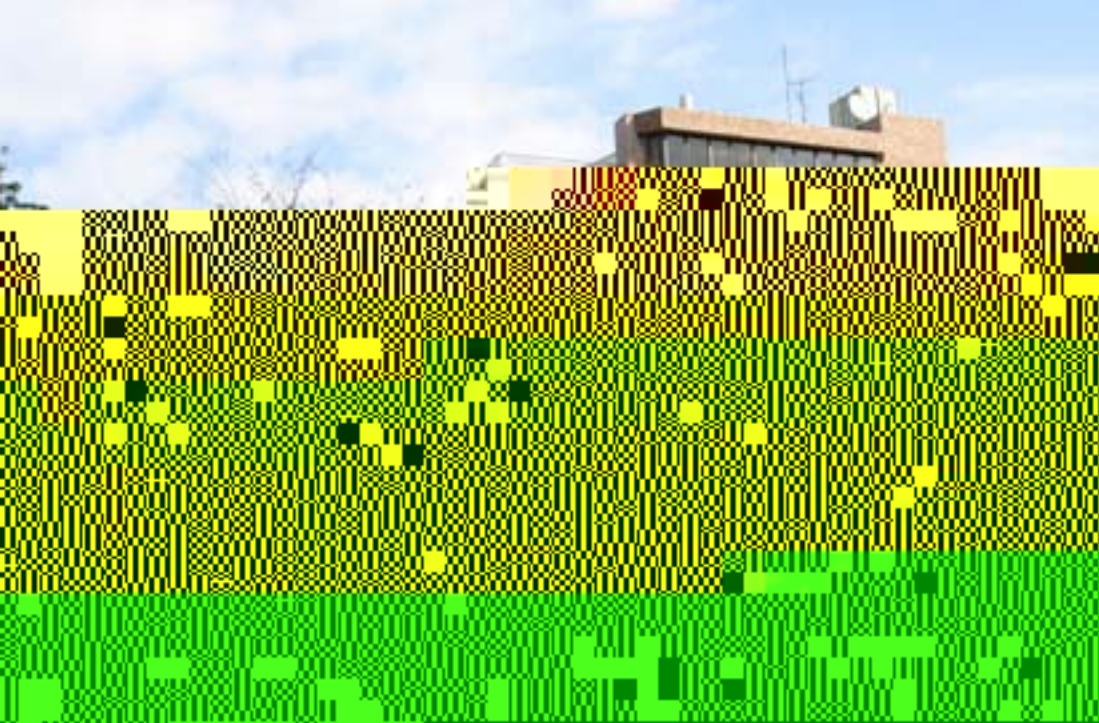
Γ O ∩ √ , 22~ 100037
V̇ Ω -

V̇ ∘ "A

∩ √ ∘ "A Å ~ ∘ "A
2007 7 2 £ 1 ∘ "A

37 Å 0 169m 69 978-7-111-15683-3 Ó %-3



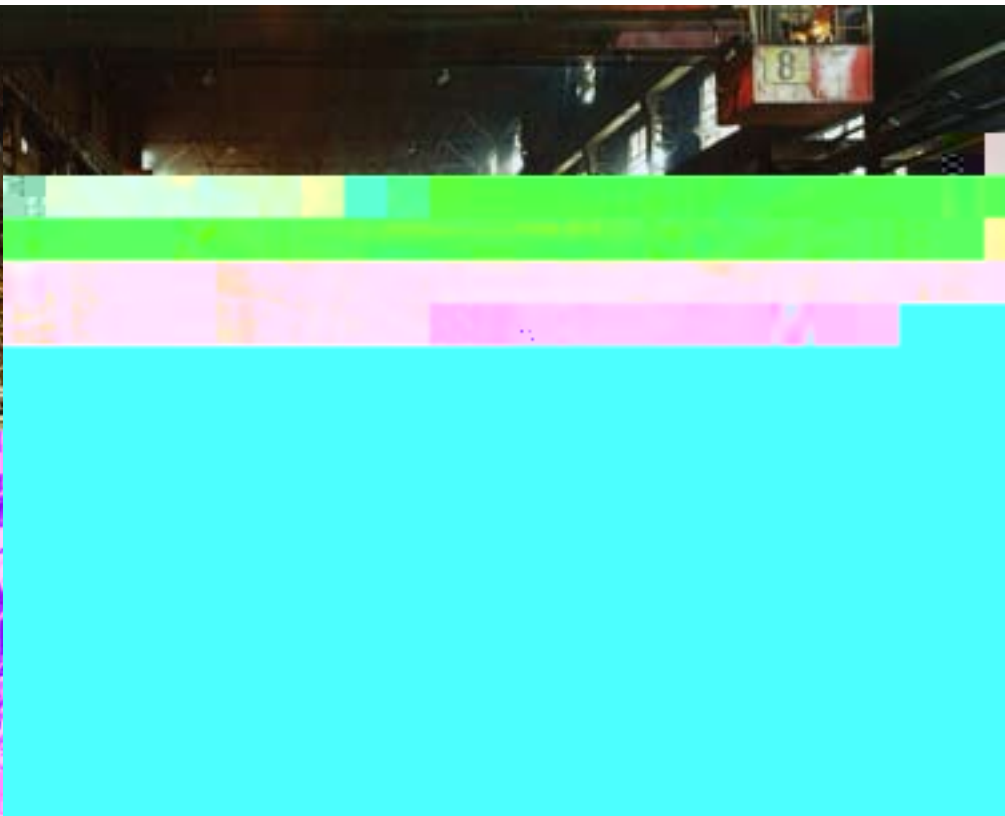


$$\psi^L \tilde{a}^b = \tilde{\omega} \tilde{a}$$



ă
 ă
 1999
 x
 9
 1
 ~
 0





5 0 0

—

3

~
시
시 e

—

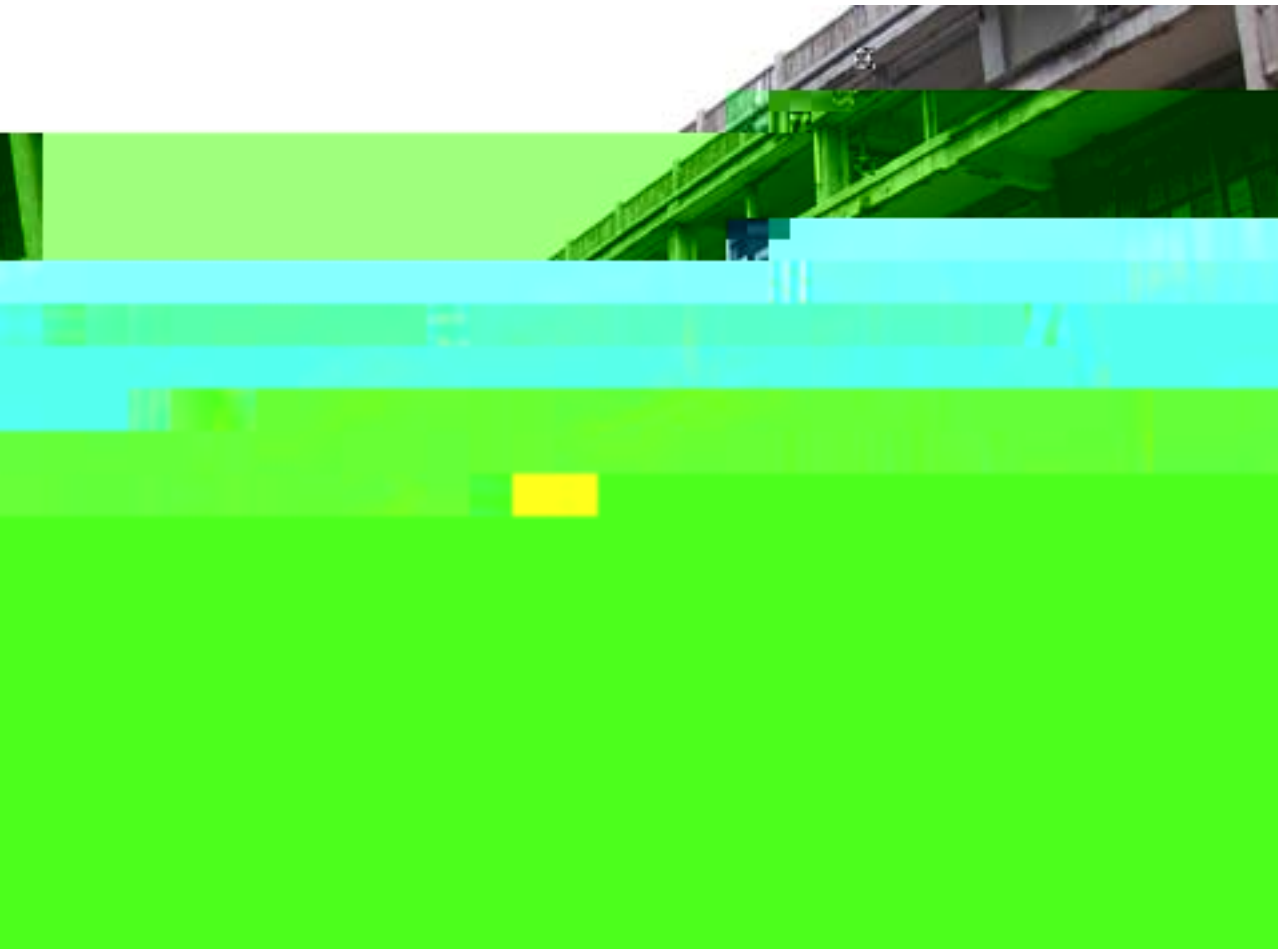
e

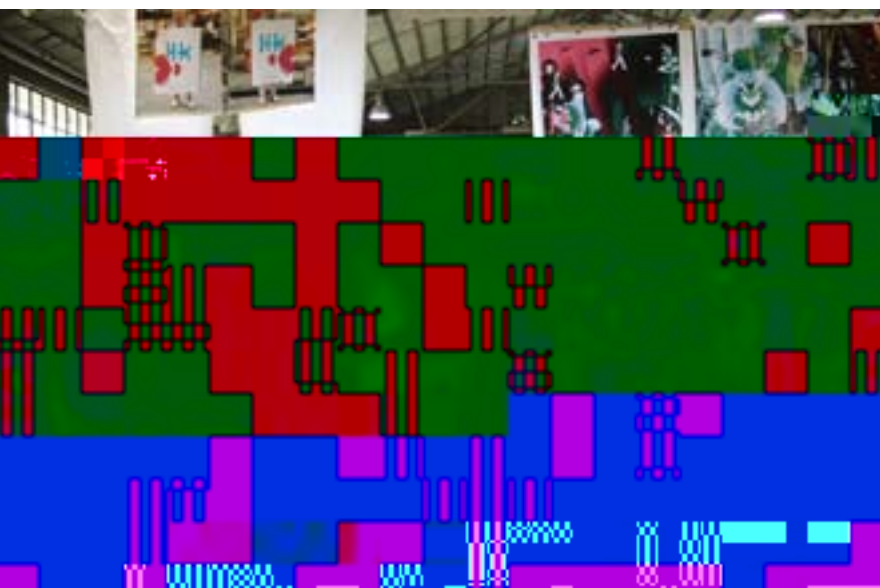
ệ





A photograph of a multi-story building, likely a school or institutional structure, featuring a prominent red sign with the word 'SANT' in white capital letters. The building has a light-colored facade with dark horizontal bands. In the foreground, there are green trees and foliage, partially obscuring the view of the building. The sky is overcast and grey.





LOFT OCT
 10000 8000 6000 4000 2000 1000 500

前言

С^h ǎ Ъ ⅈ L J Γ L

X

Θ "H

y С^h δ δ ó ã e ̣ Ω Ì ŷ

X E L 7 ς

ʹ ʹ F ʌ y ʹ

w F ʹ h T L 7 Ж h Ā

ʹ X e ʌ ŭ Ц ó ŭ X F ʹ ʹ ʹ

ŭ ʹ ʹ h ʹ L e^h ʹ L ʹ

1.5 ʹ ǎ 3.0 Θ^d ⅈ

“3.2 Ā ” ŷ Ě ʌ á С

ʹ X ŭ h ʌ ǎ ʹ

ʹ ψ e ʹ “ ä Ā ” F ʹ

̣ Ω σ ʹ ⅈ h ̣ Ω y

ʹ E σ LOFT ʹ e L e

ʹ ⅈ L †

CBD ʹ GĐ é δ ε X CBD L 7

† ʹ † ʹ ʹ X L

E ℳ[⋆] ε M p F e
 300 ζ V̇ Ä T^h ę^h T O J
 π Δ³ ℒ^h T^L Π T u T^h 7 Δ
 δ F “ T^h Ė F₅ H₁ ʻ^d Ω y C
 7 u Γ ε W % ℳ[⋆] ε M 7
 Δ ǻ Ɔ % F₅ Ω y Ɔ
 ˜ ω X₇ ˜ ω ̸ ò



0

11



1. τ
2. $\tilde{A}$ l $\hat{e}$
3. “ ”
4. e
5. $\downarrow$ UDF MUT SUR IDP UTPs

20 70 ~ ệ
~ ệ



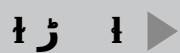
CITY 'S REGULATION

h

Ů

h

Ω



À “ ” 7 ы
7
√ 7 7
7 7 7
7
7 7 7
7

19

L
7
L 7 ‘
ệ 7 7 “ ” L
’ ы à ệ

20 70 ~ 7 L
ă ~ ệ

7
7 ~ ệ L

2

10 ă

7 10

h
ũ

h
Ω

h
10

“ M, ”
J X L F . O δ G u
Γ δ ε h x h ã ũ δ c h Ъ
L Ā Ō Γ Ĩ Ъ Ō Γ c
Ъ Ō Γ h ⚡ δ Ē O ʎ
Ξ ⅞ ϕ Ъ
L X ■ ‘ 20
H h h T M 1.5~2 Ж2 G ε
x “ ” “ ”
ε ʌ E X ■ Ъ ũ
G ▲ Ā E
X ʘ F ũ H ʔ X ʒ
E ʘ ʎ ‘

h

Ů

h

Ω

ᵶ X'Ō é ⅈ Ä ä ' Π

h

ũ

h

Ω



α1-2

L

ã

Ă

L

' 9

d

y

Ă y

L

“ p ”

p

78 4

'

0

=

,

=

^ ,

Γ 4 u 0

δ 3

78

~

r

ê

Ë ' ~

4

Γ 4 u,

78

'

4

Γ

T

Ë

4

'

3

6

78

^ ' 0

^

78

78

Л

Ç

7

O

^ δ

ě

F

F

0

4

5

3

h

Ů

h

Ω



a1-3

h

ŭ

X L

78 ω

Ě X L

ǣ

,

^ ◆ ^

O

Π h

h

Ω 5

Љ

Ξ 5

E 7 ǣ

Ω

ц20Ω 80 ŷ 7 e Ě



а1-4

L

h

ũ

‘ “ώ” 7

λ ώ ε ı ı Ε Χ ε

7 ı ı ˆ Å F ı

h

Ω

Ό

Ό ı

5 Ό

.

’

ˆ

ı

Ό

7

ˆ

’

ě

ˆ

”

”

λ

h $\tilde{0}$ h Ω

ã Å ɔ L L ɤ

h

ũ

h

Ω



α1-7 ě

h

ŭ

h

Ω

ŭ

h
ũ
ũ e δ' E ε δ h Ж` GĐ
y^h ũ Γ “ ll ” GĐ X L “ ”
h
ũ “ ’ X X L ’ “
Ω
” X 7
c^h O OĖ y O O
T^h T^h ã ó L 7 W y
Ж ъ ы N Ω ъ
А ш ѡ y
T Θ Ė L 7 7 Ė
Π h Ж X А 7 ы Ė “ ” u Ė
Б X L 7 u ~ ш X O
H ã ê Ė

▲ : 7

~ “ X ”
h δ ~ ы Ė E Ė k ~ Б XO Ė~ Б
E^d h δ y Ж ы Ė
h ш1949 ы H ѡ1972 ` GĐ ũ δ N T
• ѡ . ѡ
X y e E ε
Ă 7 “ K ” “ ” E Ė β 7 “ .
L ” ê ы ы H А E X X

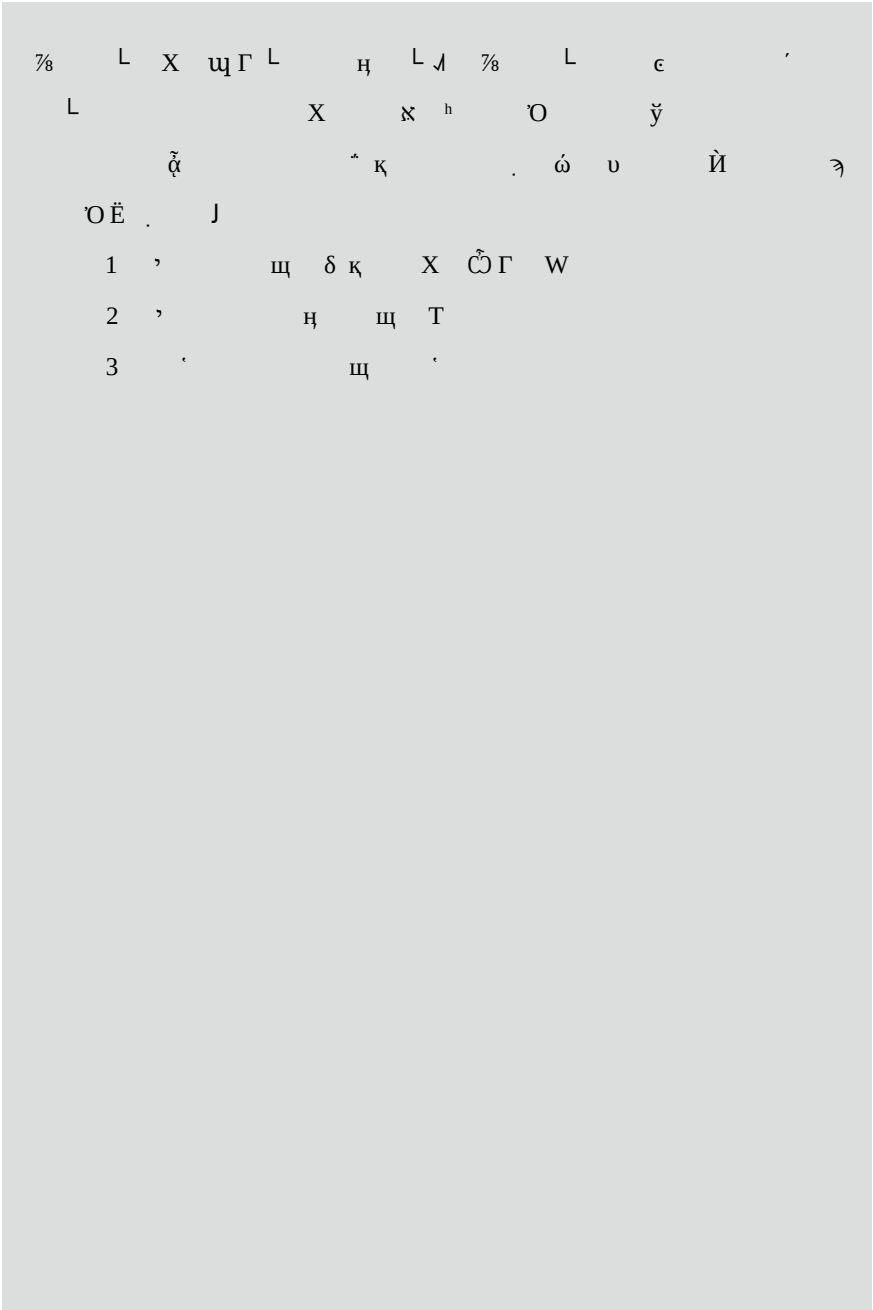
0

h

ũ

h

Ω



ê ç
20Ω 70 ÿ GΘ γ ⋆ L ⋆
ã. ÿ^h ê X Γ ð J
' ÿ % ~^h ê J Ъ
İ . ⋆ F % H
X e e Γ ε Ë“ e” L ã
Ж Ë ê ĩ % J Ъ
x . Ë ê L

İ ~ F % H
e e Ë“ e” L ã

L ⋆ Å F ϖ ⋆ ÿ e δ E ε : ⋆^h
' ~^h “ ê ” ' ò
p p M ⋆ = ~ Ë L Ъ % J Å ã
= ŵ ã δ L Å J Ъ ŵ
Ъ W J , J = O ã
F Å F ϖ ⋆ “ ð ε ” “ L ŵ”



α1-8 о L

˘ ǰ Ÿ e δ E ε Ъ ǰ X
 ˆ e' # O o X
 ǰ ǿ
 X ♦' Θ d , Ÿ e E ♦ Ë E ε
 δ : G M ǿ o Æ ǰ J Ë
 ♦' X Θ d E ' Ж ' ǰ Ë e
 Π ˆ ǰ X , X ǿ ♦' , L
 E ʼA
 ш ˘ ǿ ǰ “
 1 ш ā L L ǰ ǿ e M ǿ
 o ш ā h T X O ǿ G L
 2 ú ː ǿ .
 3 ш ā . G ó δ o ǿ .
 5 Θ d e ó G ʼ ǰ

$$\sim \frac{1}{e}$$
[illegible]

h

ŭ

h

Ω

x

o ɔ

İ Ω . ɣ h ɔ Ė Ā ɣ ſ
h щ1949 H 1972 ̆
20Æ ɣ X ♦ Ė ɔ T ɔ ~ 'O Ė '

ɔ

İ Ω . ɣ ɣ δ Ω ſ ê h ɣ ǰ
~ ʃ 'O Ė ǰ ' ɣ
ɣ ↑ ǰ ~ ɣ X ǰ h
T Ė ~ h h ■
X H ɣ h ' ɣ Ė X ɣ
π ɣ ɔ δ
y ǰ ɣ ǰ y

h

Ů

h

Ω

h

X

⊖ Ě

≡

β

Ǻ

Ÿ

π

Ẹ

h

Ẁ

⊗ ε



ɔ = Ж ' Ъ ы ' О Ъ
 J = ' С ' Ъ ы
 h ʌ ɔ e Ъ Ĩ ʌ J e Ъ
 Ж ' О ς β ʌ L ⅈ ' О Ъ Ъ ы
 h ' Ծ ɔ ʄ Ж e Ъ Ъ
 ʄ ɔ ʏ Ъ e Ծ ɔ ă L
 ʌ ě Ъ ʌ Ě
 ě Ъ W Ж ς Ъ ' E ' О
 L ʌ Ě e ' Ծ ă ʌ Ě ě ς Ъ
 ɔ ■ ε ʄ С Ъ Ъ
 ы ɛ ʄ ɛ ' О ă ʌ ' ă ǻ L X
 ' ă ʌ ê = Ě Ě ы ʒ Ծ Ě
 ʄ ă ʌ ă ǻ L X ă ʌ ' Ъ ς
 ʌ ' О ʌ T Ծ ʒ Ծ Ъ Ж
 Ъ^h

ʍ ʄ
 ɸ^h L X X ʄ ʄ ' Ծ
 h X ' ʌ ~ K
 ' О ~ h . Ǻ ʄ ы
 ~ h T . Ǻ ɔ ʄ ς h T K
 ʏ ʏ ɔ ă e ʏ Ծ ʄ
 h ă Ě e ~ ' Ě X ʏ Ծ e ʏ

[illegible]

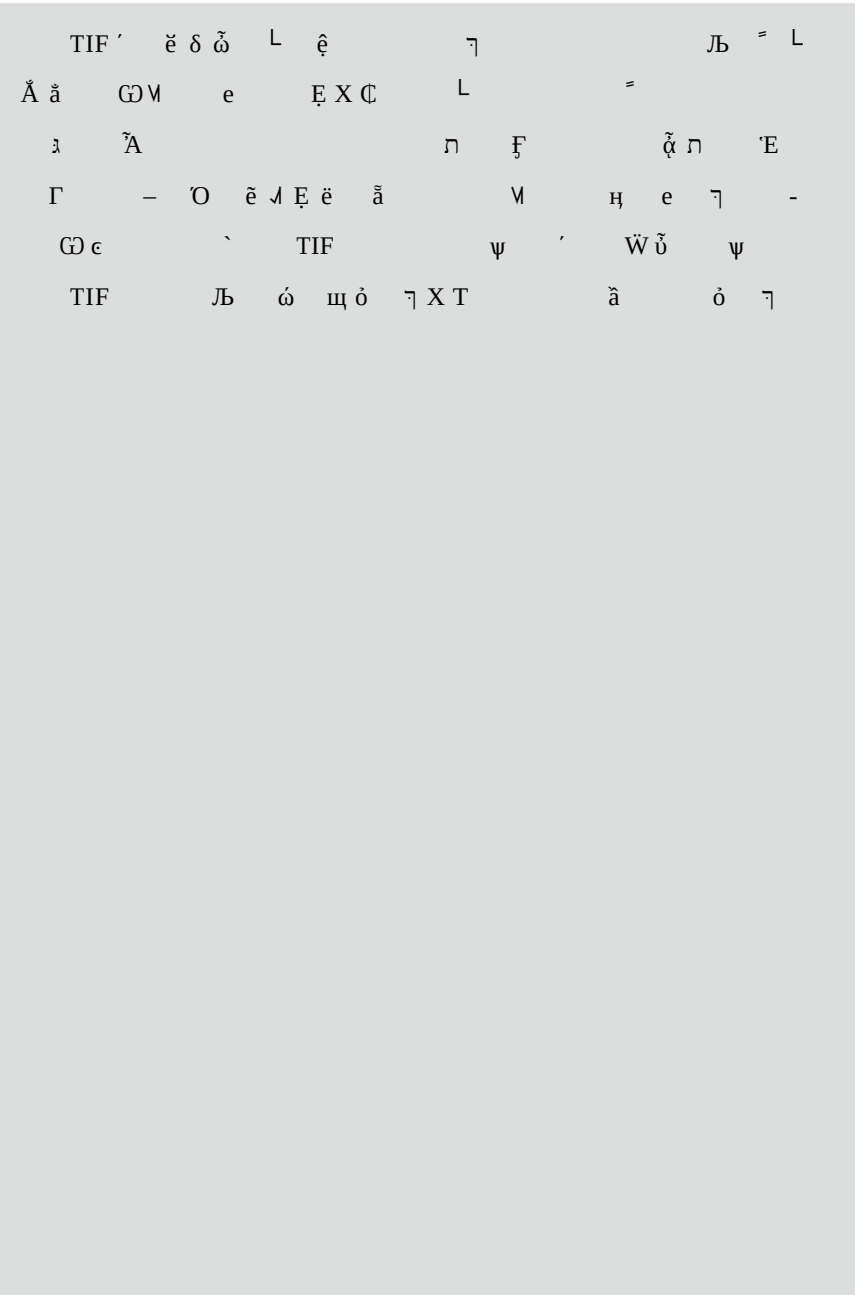
TIF TAX INCREMENT FIANANCING 1952 ' 6 E

h

ũ

h

Ω



h
ũ

h
Ω

υ Γ L(BID) ŷ Ě ħ Δ υ Γ ∪ M ∗ T υ
Ά BID ħ GΘ
Λ̂ ŷ L = Δ Ā ā W
GΘ Γ = Ε δ Ě Π
BID L η υ Γ Δ ρ Γ Θ d Ε ‘ ’ C ‘ ’
Δ ▲ Δ = Ā ā ▲ GΘ λ ā Π ŷ Δ
I ψ

’O

e

h

5

7

ũ

6441D35010B#507x0D57A/150°2±,2B v

v

x

γ

- 4 F C ê h ð X
 ' p ð δ Ξ X Ъ
 (ε e) Γ Ω λ 4 y F H ã
 E e ó 7 ã . e 4 h
 1965 7 5 77 T 413 ,
 115 Æ ð X E X 3 , δ e Ж e ~ h
 ð Æ ã h X ð ã Ë ' E ë e
 L ê ~ 1950~1960 ' - 28 , h e ,
 0.15% e J h ψ L ë 4 h
 4 5 C 4 O F Ъ E ë
 L ' 4 h Ж " e "
 щ h ~ h ~ h ð Ë
 H L ã á h . 7 . e ã Ъ
 L 78 ê 8 h 7 5 O 78
 ω Ç 7 Ë 5 F e ' p Ъ ε
 м ë 4 ы Γ ε e Ô Γ 57% T Ъ
 e Ô Γ 7 ~ 35% Ç 4 δ e Ô H ψ γ
 ' 7 e L ' 3 y
 h 5 ' 4 X
 Ъ X ψ 4 e 7 ы Ç
 ç Ë 4 4 Ω
 h ð Æ 7 ã
 ã ~ L 4 X L
 h ε щ ð Æ ã . h 10 ' ð

h

ŭ

h

Ω

h
Ů
h
Ω



а1-10 Barney Google Row L ѿ



а1-11 ~ ~

а1-12 L ŷ

° P Ǟ H ı J H ǁ ' ı ̈ ~ w
ı ̈ k Ǟ M i

Љ L ' ' 1957

Ǻ

L ŷ

Ǻ L ̈ Barney Google Row ı Shantytown

̈ Barney Google Row δ ǁ ̈ T ı ̈ ı 15

▲ L ̈ Ǻ ı Ǻ δ ε ̈ h

T h T ' ı T σ



1959 Clifton E. Rodgers 3% 21%
Rodgers CBD 3% 21%
X/CBD
X

$$w \quad L$$

Ä ä The 100 block of North Queen Street

$$A \quad \ddot{y} \quad \ddot{\phi} \quad \ddot{t} \quad \ddot{h} \quad \ddot{k} \quad \ddot{o} \quad \ddot{\Sigma}$$

h
ũ

h
Ω

ũ ɲ ɹ ɥ ũ ɹ x ɰ ɲ
= ʊ X ~ ɛ X T ʌ ' ɥ ɥ ɣ ɓ X
ĩ δ^h ɱ ~ H ă ɾ ɱ T '
Ë ɹ ɾ ɱ ũ
Ë
1967 γ ə p ɔ ɹ ɛ ˘ Gerald M.McCue I ˘Ω /
Livingst ɾC 2 ɱ ɹ t ɲ ɾ ê ɾ/ /

İ M ō 7 u 7 E / X Olympia & York 4 0 ā
 ü £ Ç Zeidler Roberts I . . O

A collage of 12 black and white photographs arranged in a grid-like fashion. The images depict various architectural and urban scenes: modern buildings with unique geometric forms, multi-story residential blocks, industrial structures, and streets with cars. The photos are of varying sizes and are overlaid with a grid pattern, suggesting a design or architectural portfolio.

h

ũ

h

Ω

』

၏ Urban Development Fund

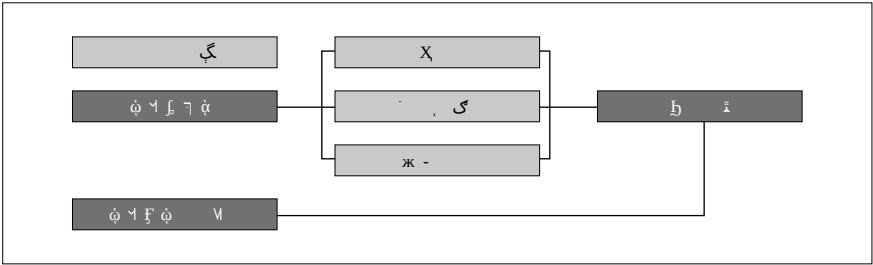
၎ ၏ ၏1982 X ၏ X
p ၏ ၏ ၏ ၏ ၏၏ e δ
e ၏ ၏ ω ၏ ၏ ၏ ၏ ၏ ၏
Ξ ၏ ၏ ၏ ၏ ၏ ၏ ၏ ၏ ၏
e ၏ ၏ ၏ ၏ ၏ ၏ ၏ ၏ ၏

h

ũ

h

Ω



а 1-27

т

т

т

ç

Љ

δ

ũ Π

ç

Ǻ Ɔ

e

ũ

ũ

ũ`

L

ᄒ

Љ

ó

ᄒ

ᄒ

ᄒ

Љ ʏ

h

ʒ

Oγ

Ω

ᄒ

ó

ũ

Љᄒ

e

WᄒЉ

ó

ᄒ

ʏ

ʏ

e

ʏ

L

ã

=

ý

=

ê

L

Г

ý

ʏ

т

ě

δ

Ǻ

ã

ã

ε

.

Љ ɐ

ã

ᄒ

т

ε

т ʏ

h

ũ

● T , , h م W ɔ^h
F

h

Ω

● ð e ʌ ɣ ʉ^ˆ ʈ ʉ^ˆ , ʏ , á
ð

ʏ

ũ ʏ , ɣ . , ð ʏ . á
X ~ ʉ^ˆ ʈ

MUT ʔ

ɣ ʈ ó ʌ ʌ ê X MUT

ɣ

ʌ ð

ɣ ʈ X (ICC) δ ʌ ɣ ʈ T ó

ʌ ɔ δ ICC ʌ i ʈ ɣ h ʈ ʌ ʌ

e

● ʌ
● , ʌ € ♦^ˆ T ʌ ʌ

● , e

● ɣ ê

● ʈ i ʌ p

● ʌ ʌ ʌ ʌ ʌ ʌ δ T . ʌ ʌ ʌ

δ ʌ ð ICC

● MUT ɣ ♦ “ ” ɣ

ʌ ʉ^ˆ ʌ ʌ T ʈ , ʌ ʌ^ˆ , ,

ʌ , ð T ʌ ð ʌ^ˆ ɣ

ʉ T ʌ ʌ ʌ

h

ŭ

h

Ω

• ť ħ Ğ ě δ ó Ľ Π
• ħ Ľ ̣ 78 ʌ Ā Π ̃ ó Ľ
• ħ X 7 Ō ẃ^h
• ħ ħ Ĥ ĩ
• Ğ ε ʌ δ T 7 ě
• ħ ̃ Ć 10 ʌ Ā 3 ʌ Γ 120 ħ
ʌ 00 T_e ħ Ć 1 ʌ_e ʌ ó ʌ N
ă ħ X ɔ ɔ
78
• Ć Ľ ę o ʆ ♦' ʌ ó κ
σ ψ ę . ʏ ψ
Ć 78

h
ũ
h
Ω



α1-32 1 α1-33 2

α1-34 L α1-3 ω

● Ъ Т Ъ ѓ δ ' ` h T 7 yл м 7
⌒ W - T ũ 7 ~ δ Ë ã
7 X ó ⌒ 7 h ã yл Γ Gð
h T ` Gó εh ⌒ F L

h
ũ
h
Ω



1-36 ~ L

δ
● ɣ ʉ T L ɐ ʌ ~ ɣ ʉ T
ũ ʌ ~ ʈ ʉ ɸ ʃ ʌ
● T ɣ ɣ ʉ ʌ ʃ ʌ , T ɣ ʌ ʌ
● ʌ ũ ʌ ~ ʃ ʌ ʌ ũ
ɸ

SUR

SUR Soft Urban Renewal ó X
E O X ʌ ʌ ʌ ʌ ʌ ʌ

SUR X ʌ ʌ ʌ ʌ ʌ ʌ
ʌ ʌ ʌ ʌ ʌ ʌ ʌ ʌ ʌ ʌ ʌ ʌ
Θ ʌ ʌ ʌ ʌ ʌ ʌ ʌ ʌ ʌ ʌ ʌ ʌ
W ʌ ʌ ʌ ʌ ʌ ʌ ʌ ʌ ʌ ʌ ʌ ʌ

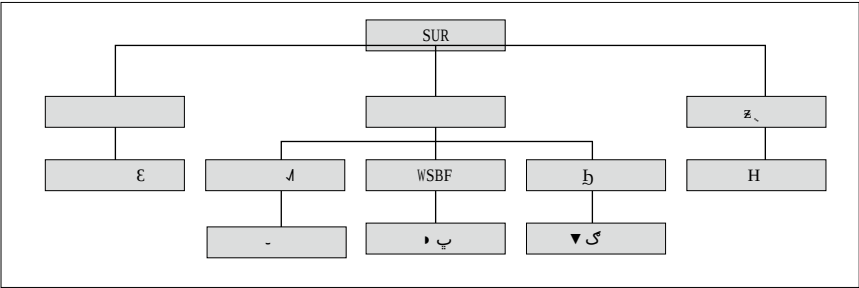
h

ũ

h

Ω

, 1-37



α1-37 SUR

z''Ω

- 5 Å F w
- X 5 m J 7/8
- X "A 5
- ^

I

- ~ u V' ũ
- w *
- δ . y 7/8
- y

- ^ =W
- δ H ã W
- "A J "A
- WBSF . 5 Å F w
- e J ã 'O W

h

ŭ

h

Ω

Y
● X Ä F H
G X T^h E F H ó
E F H j j h e Ä E S F
X
● X
Wⁱ ^ h E I h
' Ä J
● X
^ F WBSF
SUR 3
ó E Vienna X Ä F e J Ä
J T e
δ λ Wⁱ ^ L L W e W I
Γ □ J ñ
WBSF 1984 T V 5 ä J

h h X Ъ L δ L W 4 ~
h h 0 0 4 4
ũ E X S C ' p p C C
Г 5 Ж ' ` T T 0 y 3
□ П ʘ ^ ~ ʘ ^ E □ W “
ó E Vienna Ъ1984 0 0 2001 0 E
5 G H δ ʘ A H G ɛ ʘ32 , 'E 0 15 , 2005
G 0 T 'E
G ɔ IDP 4 UTPs Ъ E ■ ε ε П H
ε ε П H h ʘ H c

h

ũ

IDP

4 7 ō

h

Ω

h

ũ

h

Ω

Љ ʄ ɣ ǿ T ʌ` Ɔ L . T

● ‘ Ě é

● H ʼA

● ě e ɛ

● ɸ L ʄ ǎ M ʌ Ě ɓ

● L ê ‘O’ ɣ ɓ

o ɲ

UTPs

ǿ

h

ŭ

h

Ω

1997 8



1997 12



1998 11

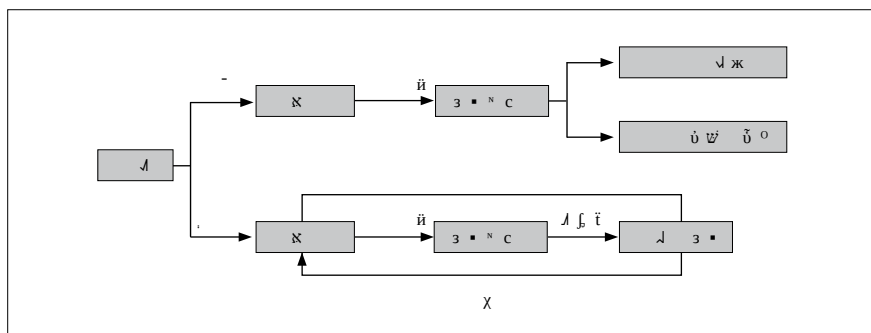


a 1-42 Aktas - Atilla L b

נ.

$$\mathbb{L}_H \quad \check{e} \quad W \quad \neg \quad \tilde{\omega} \quad \wedge \quad \tilde{\omega} \quad \in \quad M$$


a 1-43 ~ Dikmen Valley



a 1-44

А а Ѣ ѣ Ы ы Т т Э э -
 Е е Ё ё Х х Н н О о
 Є є Ҁ ҁ С с X x Л л Ж ж Г г М м
 Ъ ѡ Ч ч Ш ш Ь ь Ж ж Һ һ ‘ ’ Æ æ .
 . ҂ ҃ ҄ ҅ ҆ ҇ ҈ ҉ Ҋ ҋ Ҍ ҍ Ҏ ҏ Ґ ґ ҕ Җ җ Ҙ ҙ
 Б б І і Ɔ ɔ ‘ ’ Æ æ Ǻ ǻ X x Ж ж Т т

$$\begin{array}{ccccccc} \tilde{u} & & \backslash & \mathbb{GF} & \tilde{w} & \mathfrak{e} & \backslash & \mathbb{G} & & T \\ \tilde{u} & & \cdot & \mathcal{Y} & & \mathfrak{h} & T & & \mathfrak{U} & \mathfrak{e} & & W\tilde{E} & \tilde{a} \\ \mathbb{L} & & \mathcal{A} & & \square & & \mathfrak{a} & & \mathbb{F} & & \tilde{A} & \mathcal{A} & \square & \tilde{V} \\ & & & & \psi & & \mathfrak{a} & & & & & & & \end{array}$$
$$\begin{array}{ccccccc} \tilde{\omega} & W & \gamma & \tilde{\omega} & O & , & \mathcal{K} & \tilde{\omega} & \Pi \\ NT & & h & T & W\Pi & F\ddot{e} & & ' & H \\ L & \Theta^d & d & & & & & \check{\alpha}_H & L & IIT \\ A & \tilde{\omega}\Pi\check{\alpha} & & \gamma u & X & & & & & \end{array}$$

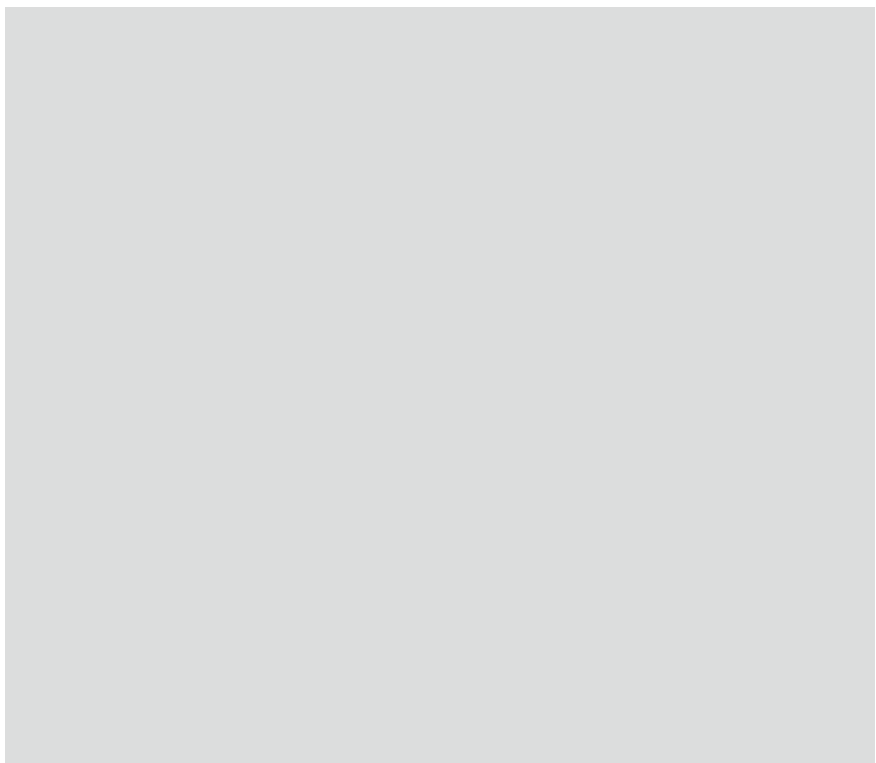
щ^h Т ч ψ ` Ж^h Ж^h
Ж^h Л ё л Ё ё ' ы Ы Ё л
щ ' Л Ё Д ' Ё Л
Ы Ы Т Л δ ' Ы ' Ё ё^h Ж Ы ' ѿ
ê л ~ ' e

h

ŭ

h

Ω



[illegible]

Heinz	Ä ɔ	Θ X ε	ě Ě	ǃ ʌ	ǃ
Θ	ɔ	Θ ê	ɔ		
● Clearness	ʌ	ǃ	ɣ	ɣ δ~	T

2. Ā Ļ Ļ Ū

43 Tax Dividend

Evaluation of Large Urban Renewal Projects h W^h
$$\mathbb{A} \quad \mathfrak{a} \quad \mathfrak{A} \quad \Theta$$

Ж щ Ы 'О 7 ' 3 ѡ

Ў т ғ ж ж Ғ

$\nu\delta$ ЛП $\text{и } \dot{y}$ O° и $e \wedge$ Л ϵ Б

e A` G D h u Lb e Lb

$$\begin{array}{l} \mathfrak{B}^{\mathbb{L}} \quad \mathfrak{A}^{\mathbb{L}} \qquad \Theta - \mathfrak{A}^{\mathbb{L}} \quad \mathfrak{O} \quad \Theta - \quad . \quad \Theta \quad ' \quad \delta \\ \qquad \qquad \hat{\mathfrak{e}} \quad \Theta \\ \qquad \qquad \qquad \mathfrak{a} \quad \mathrm{d}T = - \left(\quad {}^{IA} \quad ' \right) \\ \\ \mathfrak{X} \quad T \delta \quad \mathfrak{O}^{\mathbb{L}} \qquad \mathfrak{a} \quad C \delta \quad \mathfrak{O} \quad T e \quad R \delta \quad \mathbb{L} \hat{\mathfrak{e}} \\ {}^{IA} \delta \quad \mathbb{L} \hat{\mathfrak{e}} \qquad \qquad \qquad {}^A \delta \mathfrak{A}^{\mathbb{L}} \qquad \qquad \mathbb{L} \hat{\mathfrak{e}} \end{array}$$

$$\begin{array}{ccccccc} X & T \delta & \varpi & L & \tilde{a} & C \delta & \varpi \\ & & & & & T e & R \delta \\ & & & & & & L \hat{e} \\ {}^{IA} \delta & & L \hat{e} & & {}^A \delta A L & & L \hat{e} \end{array}$$

20 90
4 5



CITY 'S REGULATION



1.

2. ♀ ~ Ω T ♂

3. 6.6 H e л Q̃₃

ĩ
õ
x
o

١٥ ١ ▶

٥ ٦ ٥
٧
” ٥ ٧ ٧ ٧ ٧ ٧
٧ ٥

٥
٧ ٧ ٧

٦ ٥ ٥ ٧ ٦

20 90 ~
٧ ٧ ٥
٧ ~ ٧
٦ ٧

٧ ٦ ٧ ٧
٥ ٥ ٧

Q

0

१

2-1

t³„Ee@Q₂TK	ε - 20 7 M X bf((•cU	” ð ω “Θ, ñ γ γ ã k ° § π f Û Γ γ € ε κ * , L'▲ ēp €C#z\$ • %o4 c@b•eA{é ú DF€€3U €B³\xpL €O³C iÀ €áÐ	ð ° ù κ ß • Œ

İ
ũ
x
o

X ɤ X ɣ uɫ ɹ ɱ ɹ
ó Ì ' ˆ ɤ ' ~ X ɤ ɱ ɹ "Ω 'O ' p
p ʁ " ɱ 'O h X δ
L ê ă 173 T 10 , Ô ð 5-9 '
10 1 κ Ô h ð ɱ ɱ
Ă ~ ʁ ð K X Љ ɱ ɱ Ě k ħ ~
ó ɸ ɱ ɱ ' X ˆ X ɤ
' Ž ω^h T " " ~ "NJ ă



2-1

L ă 26 T X Ă ỗ L ể
щ2000 6 ỗ 3 5 X O Ă Ъ ♦ ‘
% T ‘ G ‘ ể δ L Ẹ ể Ă
L . Һ % ầ Ỡ
 Ắ ắ =
 1999 ẻ O ỗ 3 ệ ẻ Ắ L Һ
L Ẹ ể T 7 δ X O
 Ỡ ệ .
 . OγGĐ 3 Ỡ
Đ O Һ í ư ‘ W ỗ Ỡ 7

ĩ

ũ

×

o

L = ă F H F 7 T

E δ u ˘ ă Π ă

F O ă 7 u ƒ Ɔ F W ˘

Ɔ

T 7 u ε F “ h X Ĩ ɔ ” ˘ L H

ă 7 u 1 ˘ X Π 2 3 Θ

E X L H W 7 u ɔ

˘ ı u Γ Ω δ ă O

7 u Ā Ɔ 7 u O ı

ă u Γ □ ʒ ı . Ā Ā F 7 u

ʒ ˘

X ă ı W F Ω .

Ā ă ˘ H M . ˘ ˘ ˘

O ƒ T δ = M M ı ʒ ˘

ƒ L

X O ˘ ı ˘ F

w ó ı ˘ 7 u ʒ ˘ ˘ Ē

ó

X d л E “ Ā ” Ɔ “H ʒ ˘

7 u E ı 1/3 G ˘ ı ă

G ˘ Ɔ ı ı H ı 7 u

Ɔ ă ă ~ ˘ T T E Ē W

ʒ

ɔ ɥ

ɔ ɥ L

ɔ ɥ X L ɔ ˘ H

ĩ
ũ
x
o

ɔ Ĩ N, ũ Ƨ 880
E 150~400
ɥ ó Ě ɥ ♦ δ ʉ δ ɥ ε ε
ɥ δ Ɔ ɥ % Ǫ Ā † δ ε L ɣ Ɔ Ɔ
Γ δ ε W % T Γ Ź ɣ % L Ɔ ʉ δ ε
ʉ h Ā ~ ě δ ɣ Ĩ
O ũ Ɔ ʎ Ā ~ ó
ʉ ɣ Ā ~ ɣ ǻ^t h
O ɣ ʉ Ɔ ɣ
ɣ ũ Ā ~ ɣ I 2

ĩ

õ

x

o

h λ ε Ω L ~ L
ε ` ℄ X Θ ê / L
ã υ ê Ạ ư ʒ h λ Ẹ ʒ

Γ ã δ HT ã ã Һ ⚭ Һ ы Γ
Γ ~ T ■ * Γ ã ǻ
L Ě Í ґ Һ Γ ε Ẹ Һ Γ Π Θ
~ ' Ω ⚭ ẽ ʌ ~ L x δ' Һ ⚭
ґ Γ Γ ε` Ẹ Γ Π Θ ~ ' ʌ Γ
Γ ε Ω` Ẹ Γ d ' Π Θ ~ ' ґ Һ Ω ■
` Һ Γ z ẽ Һ h
Γ ẽ δ Һ Һ Γ Γ ε C` ґ
Γ ε Γ L Ъ Ẹ Γ λ d ʒ
d ΩN υ X δ ~ ' 10% ẽ δ Θ ы Γ
ε ` Γ Π Θ ʒ`

i

3

X

①

 $\dot{W}$

2

L

W

 $\mathbb{K}$

L

 $\tilde{\omega}$

1

 δ

i

L

ń ɔ ń ю X^h Ā Γ ũ δ ̄ ˆ ɔ NT ũ
 ю ɛ ε ă X L ʌ ʼO ă ˘ 170Æ
 ʼO ɛ ^h T v f “ ɛ ʌ ♦´
 , ̄ ʝ L L X ˘ ă T ȳ ^h ỹ ʙ ʙ L L Ā Γ
 ɛ ˘ ̂ ˆ ˘ Ǻ^h ʙ ʞ e X´ Ẽ ʙ ǻ ɲ
 ʙ^h ʙ NT ǿ ă ɛ X L¹¹T“ ♦´
 ʒ L” ʊ^h “ ̄ ʌ´ ♦´ ʒ L”X δ Ẽ ʝ , ̄ ʝ
 . ´ ʙ ă ˆ ʊ ´ ʌ X ˆ ˆ ʌ ǻ ǿ ^h
 T , ʌ G₂ Ẽ ˆ (C ʒ
 ˆ)S , , L ʼO Ẽ NT , ,
 ʌ ʌ ʌ ʌ

, ´ Ẽ ´ ˆ T
 ɣ ũ ´ 1997 ũ ˆ ɣ ʉ ʼO Ẽ T
^h L
 , ʙ e ˆ X . e ˆ ʒ ʘX ,
 . ʒ δ ɛ ʕ ˆ Ẃ ỹ
 δ^h ʙ Ǻ ɛ ʕ ʕ ɛ ỹ ʒ ´ ʙ
 W ʙ ı ʒ ʌ Ā ʌ ɣ
 ʌ ʙ ʙ Ẃ ʝ ´ Ǻ ʉ Γ ʘ^d
 L ^h
 ʘ I Ẃ ɛ ˘ ̂ ̂ Γ ʌ ʙ ɛ ɣ
 “ ɛ Ǻ ʙ ʘ ʙ ẽ ʌ ʝ ʙ ˘ ̂ ̂ e
^h T ˘ ʌ ʉ Γ X C X ˘ ʌ
 ʌ Γ e ^h T ʙ ” ʘ ɛ δ ẽ ʼO Ẽ ´ ʌ



a 2-2 Ю а

€ ₺ Ж Ǻ Ë € ʌ ˆ ǻ Ъ
 Ë 3 ∂ δ ı ʒ Ω ˆ ˆ

Mj
Ǻ Γ ◆´ ⅈ L X h Ъ L , Ё ё
“Ω` GĐ Ǻ Ǻ Ж ‘ p h
Б O C Ǻ Γ h Ъ , э
O ɔ ʒ , Ё э ‘ p Ɔ e
⌌ ^ Ǻ Γ ɛ Ǻ` GĐ ǻ 80 ǿh Ъ O
ó Ё ⅈ ⅄ 𐀀 𐀁 ◆´ ⅈ ,
= ǔ ǻ ʝ
δ Ё . “ ” ê “ ʒ ” ɹ GĐ ,
F δ F “Ω Ж ê “Ω Ё
^ J φ ◆´ Ж ê “Ω
X ʝ Ё Ǻ

2

ĩ
ũ
x
o

T ’ ˆ ɣ ʰ T Ɛ Ɔ ɔ δ ʒ T
‘ ǻ 2Ǻ ɛ ɱ Ẁ 15 T Π 3 , ○
E X Ъ1911 Ъ1933 ▲ Й ’
 ˆ “Ω л E ě π ♣ ẽ ɛ Ẁ
▲ u ã X “ ”Oʰ Ж W F ˆ
ɿ ʋ “ ” ~ ʰ ỹ δ ɐ
⅞ ˆ ψ ’ ɔ ‘ ƆΩ ́ Ƒ ʋ ỏ ɿ
’O
 , 2-2 δ Starbucks ˙ ʌ Í ɛ δ ɛ E ɓ
 ʋ , Ъ ɛ ʌ . Luna ♥ ó ,
ARK ĭ ♥ ɔ ɹɹ ɔ ɛ ˆ X ɛ ě ỹ
 e ▲ щ ю ă ʰ T L ʒ ʰ T ẁ ă
 ˆ ˆ N Starbucks ʌ ɛ E ɓ ˆ E ʰ
 ‘ ɓ ˆ ỹ ▲ ẁ ă
δ ɛ ɿ ʰ Ǻ ɐ x ỹ ê
 e ▲ ˆ
 v φ ˙ ˆ O Ẽ W ɹ
ɱ Ǻʰ ɖ ʌʰ ɱ Ẁ ʰ Ǻ
 ɿ J X ɣ ˆ E â ɛ
 ɿ ʌ Í ˆ X ♥ ʌ ɛ ỹ ʌ
t ˆ ɛ e ⅞ ɿ
 ˆ ♥ Ẽ ĭ ♥ Ẽ ⅞ X

İ

Ö

X

o

$$\mathcal{O} \quad \delta \quad \check{y} \quad \delta \quad \check{y}$$

50 ~

$$L' \quad L' \quad \tilde{\tau} \Omega \quad T \quad \omega$$
[illegible]

50~ M 'O ε Ъ H ♦' J A B^h
 ~ ю ` G F W ^ A J
 Э Ÿ Ж 50~ M X F A
 Ъ Ѳ ▲ J е 50~ Ω T Γ ^ Γ
 σ .^h 7 F 50~ G E H
 ^ 7/8 M F Ж T X â~

ĩ

ũ

ˆx

◦

L Γ σ . ̃Ω T Γ ' Ɂ ε ̃Ω T Γ ħ T ε
υ Γ Γ Θ ε π σ ю ̃Ω ɸ L
α 50~ T Ɂ υ Γ
J 50~ ̃Ω T Γ Å~ O ' ̃Ω ó
̃Ω T Γ 7 π d ɹ ̃Ω T Γ ‡ ~



ĩ
ũ
x
o

ظ Û

H
 ● $\hat{\phi} X^L$ H p Ω $\mathfrak{S}$
 X $\mathfrak{S}$ Γ $\mathfrak{S}$ X $\mathbb{J}$ $\uparrow$ $\mathbb{J}$ Ω $\mathfrak{P}$ X
 $\mathfrak{z}$ η W 200,
 ● H ε $\tilde{\mathfrak{U}}$ $\mathbb{B} X^L$ J H $\mathfrak{G}$ $\tilde{\mathfrak{a}}$
 λ e δ ε
 ● $\mathbb{B}$ X ^{L} δ X ^{L} $\tilde{\mathfrak{A}}$ $\mathfrak{M}$ $\tilde{\omega}$ $\mathfrak{H}$ $\sim$ $\mathfrak{x}$
 $\tilde{\mathfrak{Q}}$ H Γ $\mathfrak{H}$ δ X
 ● $\mathbb{B} X^L$ H W 200, X ^{L} $\tilde{\omega}$ H $\acute{\varepsilon}$ p
 δ 7.7, e H W H Γ $\mathfrak{I}$ $\mathfrak{G}$
 X ^{L} H $\mathfrak{A}$ $\mathfrak{C}$
 H
 ● $\acute{\eta}$ H Γ $\mathbb{B}$ H Γ ε $\mathbb{B}$

O H A y A H Q A b d^h M H
 e a y e
 ● Л X L y Г J K ^ a y
 = П „ e E T H A y A
 • H H Г W F “
 ● V N,^h ↑ . ,
 G d e H A Q T h e 100 p O ~ L o
 d p y y A e
 ↑ a H q̃ 70 G e
 ● ^ X L M ō X L T L d X y L
 CBD y A a H b
 X L_h , ō y h , ō h
 X H a y A
 w
 ● V T d L y Г a G A
 d e y Г a 7,^h y ~ X L T L X
 ō A S X J a y Г d y Г
 y Г 20Æ , X L y Г a á
 ● X L a V b i p , DISCO
 ‘ b A p b e d H d y , X L ō
 ‘ d ≡ ω
 ● y Г ‘ ` л y Г a y Г ŷ H
 y G ↑ d J N,^h ō h y Г Г
 q̃ X L y Г a 3 e S O T
 Й y Г X~ e

● 7 h Ъ i ы X
 i Ъ G = X L ' F 』 á € X
 L W u Γ 』 * O
 Q Å
 ● X L Q Å ó ε X Ъ X L 7 L C B D ь Ë u Q
 Å L u X
 ● X L ó 7 160 , ó
 W Ç ε X X L
 ● ' C B D Q Å L ʌ ê ʌ h Q Å ó X
 』 ь Π Ç h Ъ ь u Q Å ' L Q Å
 ʏ

$\tilde{\omega}_i$

• "A M, ω̃ √ ⅈ e

$$M \quad y \quad T \quad \neg \quad \neg \quad \neg$$

• 7 u1 5 y.

● ω ω Ā ā ω Ғ Լ

7

ᠲᠤᠨ

• "А мѣ дѣ ѡ . ѿ Ф

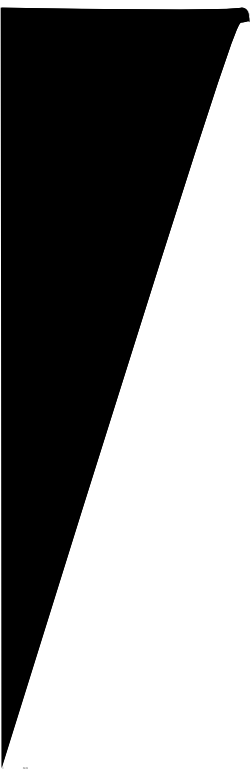
$$\mathbb{F}_5 \qquad \qquad \qquad \frac{7}{8} \qquad \qquad \qquad \Theta^d$$

● F ၆ ဣ ၊ ~ F

● ω ୨ ୮ ω Å^୨ ୩ ୮

Ä"

1. ω 2. $\mathbb{F}$ 3. $\mathbb{Y}$ 4. $\mathbb{Z}$ 5. β 6. $\mathbb{N}$ 7. $\mathbb{J}$ 8. $\mathbb{W}$ 9. $\mathbb{E}$ 10. β 11. $\mathbb{F}$ 12. $\mathbb{E}$ 13. $\mathbb{Z}$



ĩ

ũ

x

o

-
1. ệ 5500 Ớ ư
- 8 κ Ớ
2. 125 b ̀ Ă ư 1200
3. 20 80 "Η b 17
- ω L



3

0

u

E

3

۱۵۱

r

L' L'

ê Ă

O X 12.8Å X

E ε ∘ √ λ İ Ω υ L

ю L ε ∓ O 20Ω 50 ŷ X

ǒ ∨ Ъ ǒ ∨ ∇ Å X

м ǒ ш 20Ω 50 ŷ ħ L

ê L Ç ∓ Ë e ∅ % δ T ∓ ν Å Ω

X ∗ L ḡ Ь ѿ ∩ π υ

∓ ≍ p 61Å ∓ (BWI) ∩ ≍ υ ě δ ∓

E Å İ Ω υ ô ∩ %

ε T Γ υ Γ ḡ Γ

F ∘ H ∘ % ∩ % h L ê

L . L ■ ó ∩ e h

∓ ∓ O W Ë ψ

3
Ů

U
Ě
3

о
ѳ

u
Ė
ꝛ

L ы Ė ˘I 23 X 𐀀 † 11 ê X

GD ȡ =Æ Ė ě Q Ā

1980 ã ƒ ê L X

Ī ɹ ƒ 1987 ê

Ā ƒ ɓ ó Ç

L ǵ ы Ė

Г δ ĭ Ẃ ыʰ ˘Ω X ɸ

Ж X

L 𐀀 ʏ Ā

ы20Ω 50 ỹ ǵ ê Lɒ ʹ ɹ ê

L Ç 𐀀 Ė e ɓ ȣ δ T ɹ v Ā Ω

ы ɹ Г ê LGD5500, Ẃ ⅴ ǵ1990

` GDы 2500 3500, Ẃ ⅴ 700,

e Ж 8κ Ẃ 𐀀 X˘Ω Ė3, T Г ы

ǰы ɓ 𐀀 ê L ʹ T

ɹ L ʹ ɓ ȳ ȣ ʹ ɓ

σ Г ɓ ˘E é ɓ ȳ ʹ

L 𐀀 𐀀 ɓ T ʹ L 𐀀 ʹ

Љ Ā T 𐀀 ɹ ɓ 𐀀 GD L 𐀀

ʏ Ā ɹ ɓ Ė ɓ T Г

,

3
Ů

U
Ě
3

E

Ł Ł °

Й Ъ . X L L Quincy Market .
у Γ 4 u^h 1826 .

125 Ѓ `

 GĐ Ĩ Ÿ Josiah Quincy . 4 19Ω 20 Ÿ á
Quincy Ŏ Ě ę €
Faneuil Hall Markets ě δ
Ů Ç ǿ Ǻ ^h u. ^h δ Faneuil Hall
Markets X ε Ъ Ј Ŏ T Ǻ Π Ŏ ɔ
125 7 X δ ε X
T 3 N 163 ■
2508 ǧ 20Ω 50 Ÿ ♦ Ě100

3
0

U
E
3



а 3-2

ω L ' .

Л О Л ѱ ѿ С Ъ F ѡ
μ Л ѐ
С ' X
1961 δ Ě 7 L ѐ 7 Boston Redevelopment
Authority "Ω ã ѿ
Thomason ε 7 ѡ – Å~ Rouse Company
á 4 'O Ě δ Ъ
F 78 Ж ѐ 7 ' Ъ 7 ě ♦ '
ѿ Ъ 7 7 δ ã W
μ . δ e 7 4 ě ã

3
0
U
E
3



а 3-3 Ë ~ We L

Ë ε ш ε Ж ^ п
' ~ ы щ п ы Ë 4 К
 Ъ X ё e Δ 4 4 Ъ П
 ω √ L X L ё Δ 2 ~ 7 Б
 ε Δ 2 x ζ ε ё Ë
 ' Ë Ж e 2 ё п ~ δ Ë ,
 ѿ X ' Ë G X Ж e
 ' 7 4 δ Æ ы Γ X
 3 X X h Ъ p N ѿ
 ^ 4 I ѿ δ p ы X
L ε ♥ Ë N ` G W e Δ Б

L E N "Ω δ J WĖ
X ħ ` G ž^h X e Δ T M u e u
"Ω J ~ "Ω ê ê "Ω ^h ^h
♥ WĖ e ` G Ç ` G b
u Γ θ Ā b δ 'O^h
,

ω L ҃ 1200
, X L ' ^h
= L ♦ ' % λ e
M ħ b O u Γ L я
E Δ W ŭ ó F " u Γ L
% ҃ 'O L ♦ ' ~ X δ Ė u Γ L
Г ' M ` G ' ž^h Ж ŷ W ҃ ŷ ^ ♦ '
ŭ , u Γ L u Γ ~ ã √ L J e M O
u Γ ` G u Γ L J M O
ŭ δ Ω u Γ L
^h T M 1200 ,
, p J æ ħ δ

3
ŭ
u
Ė
ž

3
0

u
E
3

0

l l l ~

к h T y Л E Лb1802 . 120
L δ T κ Γ X J Γ X
20Ω 30 ŷ κ L 7 p L ž e
Ë3 „ ^ L Γ ā ě e V 10 , e
1961 1971 Л ы ʒ ʒ Γ J Γ T κ L 50
, e Γ ě Ж Γ 1981 T20 Ā
L ~ ~ ɔ 1014 T Ĉ Γ Ẹ X70% щ I λ Γ ~
15.6% Ĉ Γ щ I ɸ J T Γ Γ 1981 L . h
T ζ h T “ ”ζ √ ā Ē
1998 7 Ā ~ Ω Ē J б L ё 24000 T
ы ɸ y J8 , T Γ y Ā ~ Γ ы ' p м с O
ч O W% Γ e Ɔ ̸ ' Ë3 я Ĉ Γ ' Ë5 я
7 X 44% Л П 13% Л Ā J
L = 8% Л 7% Л J = 4% Л ,

D

- [1] Bo-sin Tang. Urban Renewal Authority: Negotiation for Property Acquisition and Partnership with Property Owners [J]. Hong Kong Economic Journal, 2000 6(2):100-111.
- [2] Chris Gardiner. Developing Indicators to Assess the Potential for Urban Regeneration: Improvements Using the 1991 Census of Population Samples of Anonymised Records [J]. Urban Studies, 1998 5(9):151-154.
- [3] David Wilens. The legacy of “ Urban Renewal ”: Tale of Two Kinds of Cities [J]. The Slum 2000 4(6):50-75.
- [4] Hugh O Nourse. The Economics of Urban Renewal [J]. Land Economics 2000,7(14): 65-74.
- [5] Jong Youl Lee. Korea: Mode, Governance and Sustainability [J]. The Practice of Urban Renewal in Seoul, 2000(8):9-13.
- [6] Jon C Teaford. Urban Renewal and Its Aftermath [J]. Housing Policy Debate. 1999, 6(11):27-30.
- [7] Kent D Redfield. Trickle Down from the Rising Tide TIFs and Urban Development Policy in Illinois [M]. Illinois :PRAG MATICS 2002.
- [8] Lori Healey and John F McCormick. Urban Revitalization and Tax Increment Financing in Chicago [J]. Government Finance Review, 1999, 6(15):27-30.
- [9] Marvin W Lee. The Impact of Public Investment on Urban Revitalization: A Case Study on the Redevelopment of Downtown Norfolk, Virginia [D]. University Microfilms 'International, 1986.
- [10] Ozlem Dundar. Models of Urban Transformation: Informal Housing in Ankara [J]. Cities, 2001, 6(18):391-401.
- [11] Randy Stoecker. The Community Development Corporation Model of Urban Redevelopment: A Political Economy Critique and an Alternative [D]. Toledo: University of Toledo 1996.
- [12] Stanley McGreal, Alastair Adair, Jim Berry, Bill Deddis and Suzanne Hirst. Accessing Private Sector Finance in Urban Regeneration: Investor and Non-Investor Perspectives [J]. Journal of Property Research, 2000, 17(2):109-131.
- [13] Stanley McGreal, Jim Berry, Greg Lloyd and John McCarthy. Tax-based Mechanisms in Urban Regeneration: Dublin and Chicago Models [J]. Urban Studies, 2002, 9(10):19-31.
- [14] Tim Brindley. Community Roles in Urban Regeneration: New Partnerships on London 's South Bank [J].2000, 4(3):56-78.