



京南门户 魅力涿州

CHARMING ZHUOZHOU, GATEWAY OF SOUTHERN BEIJING

涿州市京石客运专线站场新区

— 项目推介手册 —

PROJECT INTRODUCTION MANUAL



世界的北京，北京的世界

首都北京，作为中国的政治、文化和国际交往中心，在国际事务上发挥着越来越重要的作用。

BEIJING IN THE WORLD, THE WORLD AROUND BEIJING

Beijing, the capital of China, which is China's political, cultural and international exchange center, will play a more and more important part in the international affairs.



大北京，环首都经济圈

首都北京，打造世界级城市

根据国内外专家的研究，目前国际上公认的世界城市只有三个，即纽约、伦敦、东京，它们在世界金融体系及世界经济事务中发挥着核心作用。随着中国经济的高速发展，综合国力的不断提升，作为中国的首都，北京在世界城市体系的地位日益增强，特别是2008年北京奥运会的成功举办，极大地提升了北京的国际化、现代化水平和综合竞争力。

按照“国家首都、国际城市、文化名城、宜居城市”的定位，北京瞄准建设国际城市的高端形态，从建设世界城市的高度，推进国际大都市建设，进一步提高首都现代化、国际化水平。

TO MAKE BEIJING A WORLD-CLASS METROPOLIS

According to the research of the experts both at home and abroad, there are only three acknowledged world metropolises, namely New York, London and Tokyo, which are playing a core role in the world economic system and business affairs. With the rapid development of China's economy and the continuous elevation of the comprehensive national power, Beijing, the capital of China, has been boosting its position in the world metropolitan system. In particular, successfully holding the 2008 Beijing Olympic Games has promoted its internationalization, modernization and comprehensive competitive power.

According to its orientation of "the national capital, an international metropolis, a famous cultural and habitable city", aimed at the high-end form of constructing an international metropolis, Beijing is developing its construction of an international metropolis and furthermore, elevating its modernization and internationalization with the purpose of making it a world city.



北京城市夜景



变革时代，北京视野

全球一体化和中国城镇化，推动中国城市发展不断革新。按照国家实现现代化建设战略目标的总体部署，到2050年左右，北京市将建成经济、社会、生态全面协调可持续发展的城市，进入世界城市行列。

纵观纽约、伦敦、东京等国际公认的世界城市发展轨迹，皆以发展周边卫星城的模式，实现战略纵深及产业的转移，通过协进区域的整体发展，放大核心城市的影响力和辐射面。对于中国而言，这也将成为第二轮城市化高潮的特点。变革时代，涿州——距离首都天安门仅62公里，在北京世界城市的战略架构下，无疑将是这一轮城市化热潮的最大受益者。



天安门



天坛祈年殿



人民大会堂



正阳门

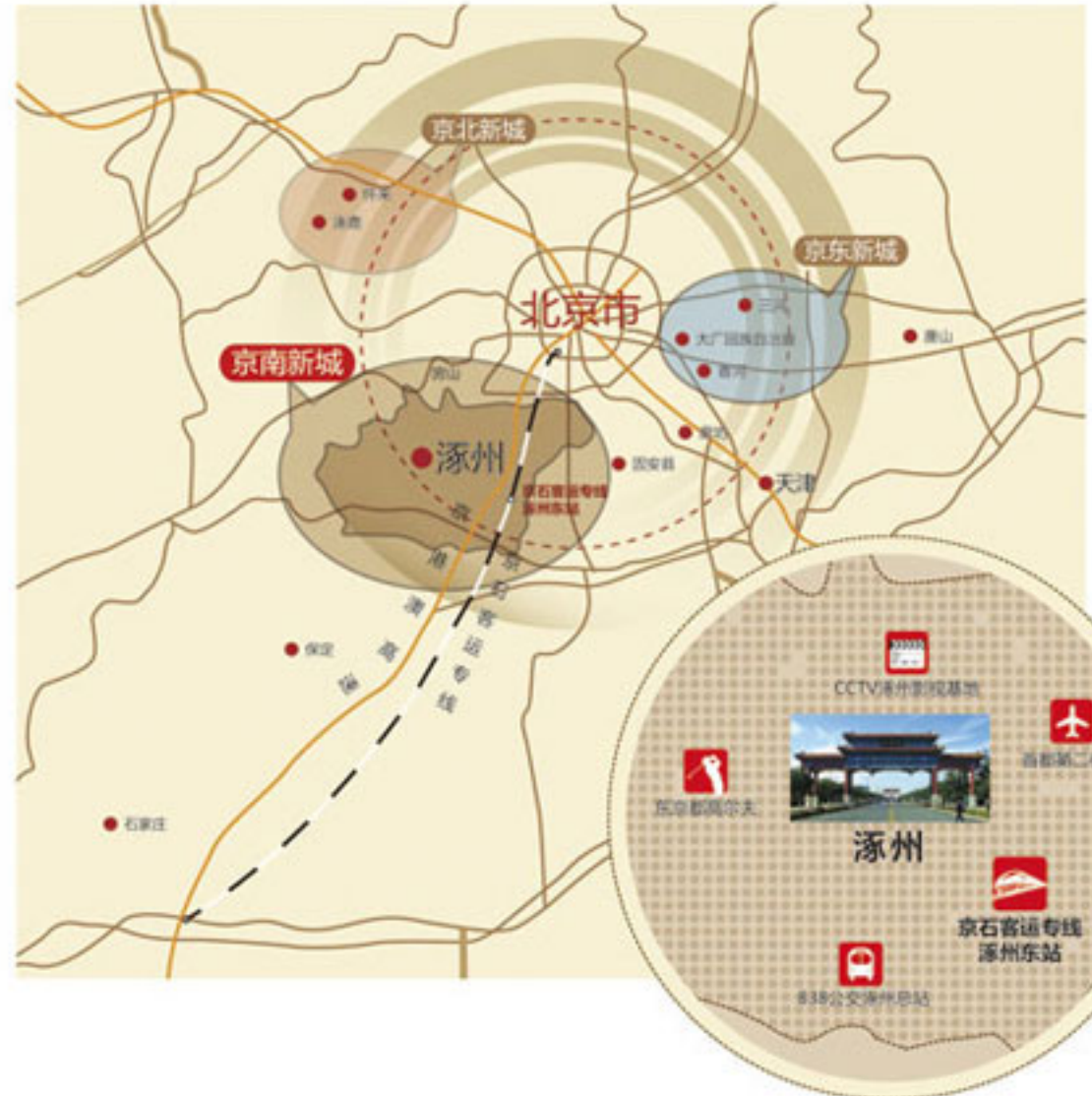
CHANGE ERA, BEIJING PROSPECT

Global integration and China's urbanization promote the continuous innovation of Chinese cities. According to the overall deployment of China's accomplishment of the strategic objective of modernization construction, Beijing

will be made a city with the comprehensive coordination and sustainable development of economy, society and zoology and become an international metropolis by the year of around 2050.

To make a general survey of the development track of the acknowledged international cities such as New York, London and Tokyo, we can see that they all accomplish strategic depth and industrial transfer by adopting a mode of developing their surrounding satellite cities and enlarge the influence and radiating area of the core cities via the integral development of regions that coordinate to advance, which will feature the second climax of urbanization of China. In the change era, Zhuozhou, which is only 62 km away from Tiananmen Square, will undoubtedly become the largest beneficiary in this upsurge of urbanization under the framework of Beijing's world city strategy.

涿州 - 北京区位示意图



大北京，新涿州

在中国城市发展的进程中，交通作为连接城市与城市、城市与世界之间的纽带，起着越来越重要的作用。

2008年10月7日，京石客运专线在涿州市码头镇举行开工动员大会，正式宣布开工。2011年，位于大兴区内的首都第二机场正式开工建设，北京与世界连接再添新的桥梁。

京石客运专线出京首站，首都第二机场西南25公里，占据得天独厚交通枢纽位置的涿州，将在新一轮的城市化进程中跳跃式发展。京石客运专线高铁时速可达350km/h，通车后将极大地缩短涿州和北京以及其他沿线城市的时空距离，涿州到北京最短12分钟即可到达。此外，在北京建设世界城市的背景下，涿州将成为大北京西南最重要的卫星城市，实现产业转移、人口迁徙和通勤交通的功能。

GRAND BEIJING, NEW ZHUOZHOU

In the developing process of China's cities, as a bond that links two cities or a city and the outside world, communications are playing a more and more important part.

Beijing-Shijiazhuang High-speed Rail was officially declared to start its construction after holding a mobilization meeting in Matou Town of Zhuozhou on Oct. 7th, 2008. The Second Beijing Capital Airport located in Daxing District started construction officially in 2011 and would build another new bridge between Beijing and the outside world.

As the initial station of Beijing's exit in the Beijing-Shijiazhuang High-speed Rail, Zhuozhou, which is 25 km southwest of the Second Beijing Capital Airport and occupies an advantageous transportation junction, will achieve development by leaps and bounds in a new round of urbanization process. The speed per hour of Beijing-Shijiazhuang High-speed Rail will reach 350km/h, which will shorten the temporal and spatial distance of Zhuozhou and Beijing after traffic opening and make it possible to reach Beijing from Zhuozhou in 12 minutes as the shortest time. Furthermore, under the background of Beijing's construction of a world city, Zhuozhou will become the most important satellite city in the southwest of Grand Beijing and achieve the functions of industrial transfer, population movement and commuting traffic.



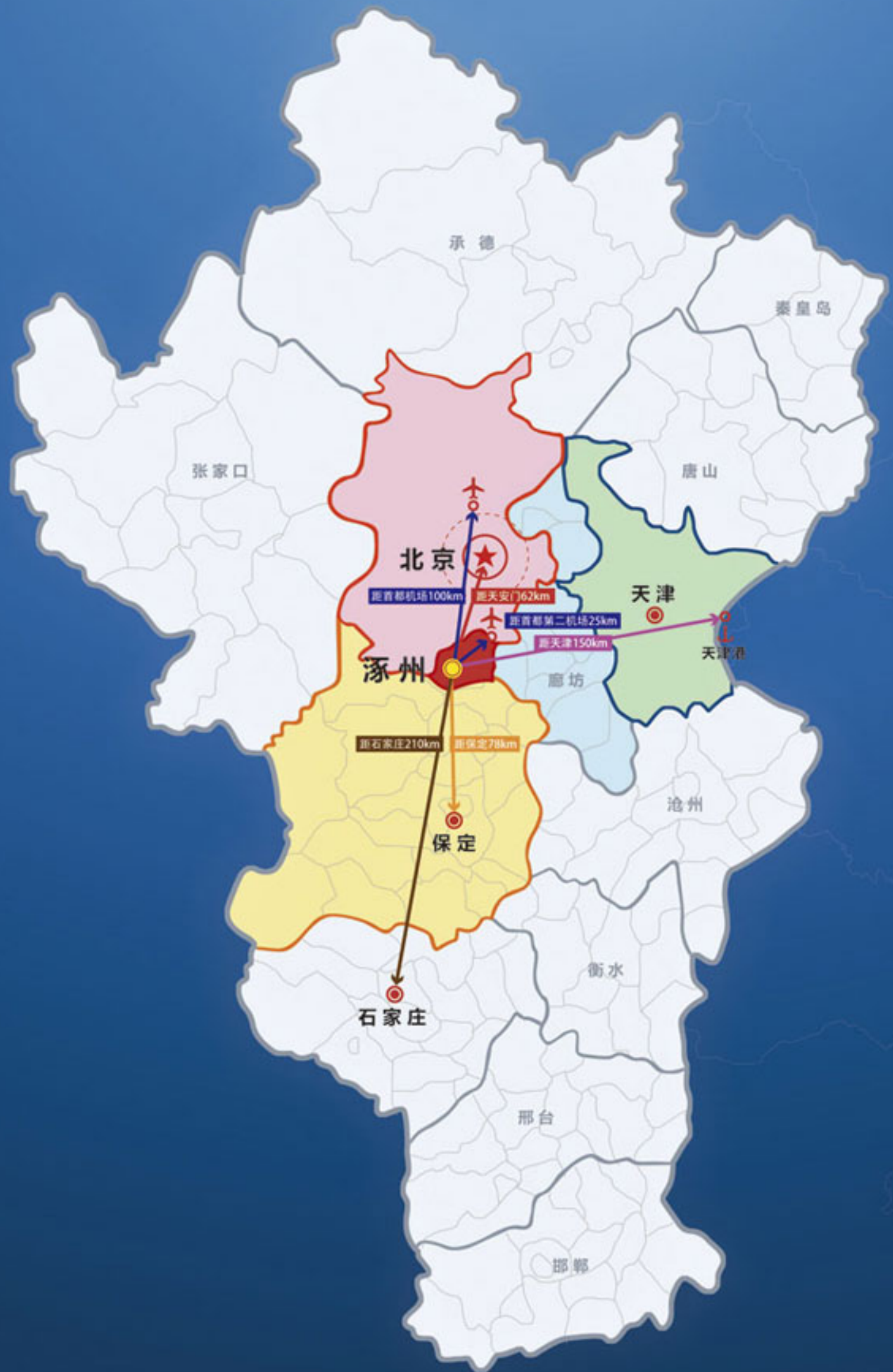
国家大剧院



北京金融中心



北京CBD夜景



京南门户，京畿要地

环首都经济圈的建设是北京与河北十二五规划中共有的发展方向，保北新区的发展更加快了京保地区的交流。作为首都北京西南门户最重要的卫星城之一，未来涿州将逐步发展成为京津科技成果转化基地、战略型新兴产业基地、高端商务聚集区。

GATEWAY OF SOUTH BEIJING AND STRATEGIC POINT FOR THE CAPITAL

The construction of the Capital Economic Rim is the common development direction of the twelfth five-year plan of Beijing and Hebei. The development of Baobei New Area accelerates the communication between Beijing and Baoding area. As a most important satellite city to the southeast of Beijing, the future Zhuozhou will gradually develop into a base for the transformation of the scientific and technological achievements of Beijing and Tianjin, a base for strategic new industry and a high-end commercial accumulation area.



涿州——京南新城“特区”

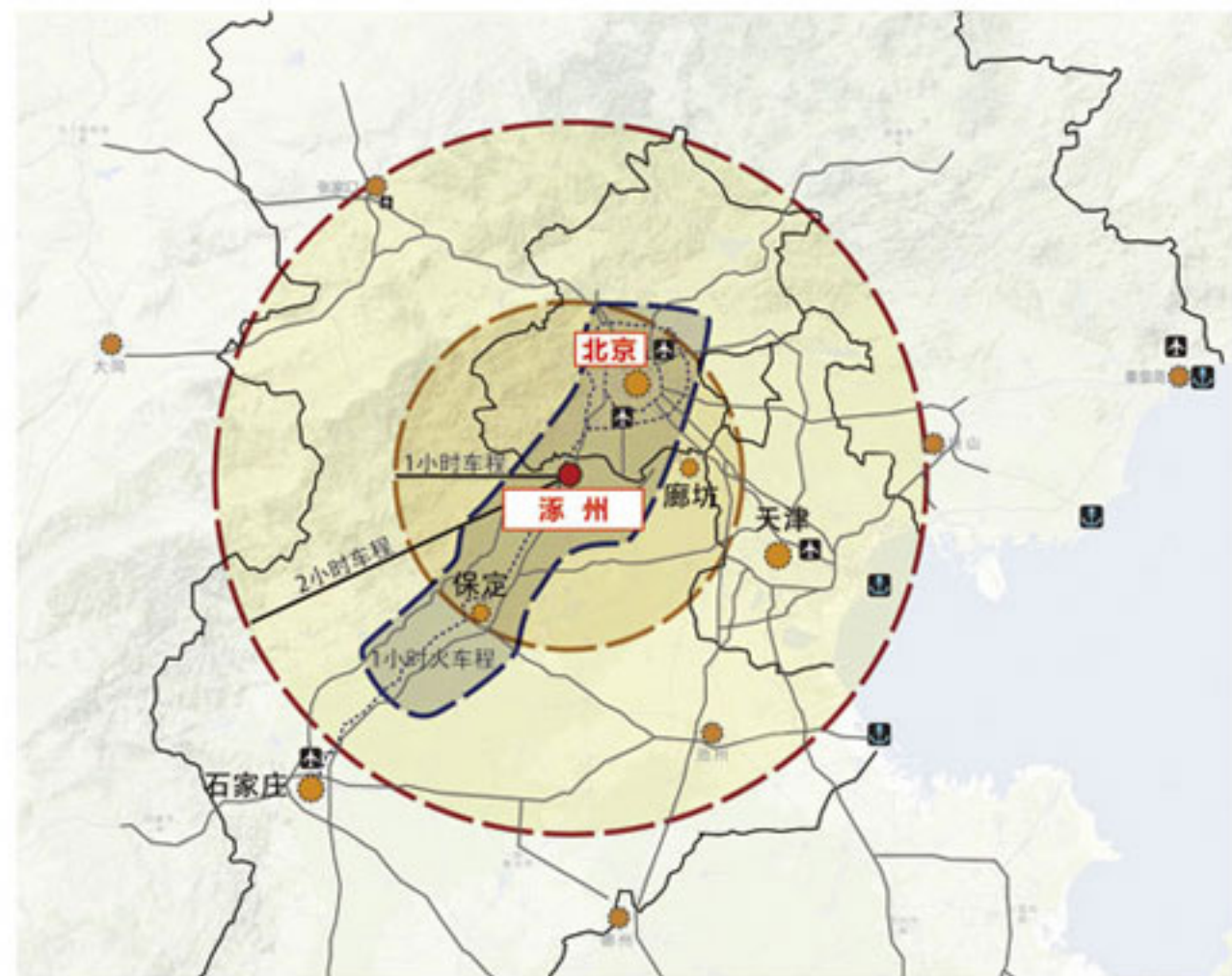
涿州市地处河北省保定市北部，毗邻北京，北距天安门62公里，东距天津150公里，南距省会石家庄210公里，位于京津冀经济圈的中心位置，为首都北京的南大门。全

市总面积742平方公里，总人口63.5万。涿州素有“天下第一州”的古称，是一座拥有2300多年悠久历史的文化古城，其中，著名的“三国文化”就发祥于此地。

ZHUOZHOU, SPECIAL ZONE OF THE NEW TOWN IN SOUTH BEIJING

Zhuozhou, which is in the north of Baoding, Hebei province, is adjacent to Beijing. To the north, it is 62 km away from Tian'anmen Square. To the east, it is 150 km away from Tianjin. To the south, it is 210 km away from Shijiazhuang, the capital of Hebei province. Zhuozhou, located in the centre of Jingjinji (Beijing, Tianjin, Hebei

Province) Economic Circle, is the southern gateway of Beijing. The overall area of Zhuozhou is 742 square km and the population 630,000. Zhuozhou, with an ancient name of the First Prefecture Under Heaven, is an ancient cultural city with a long history of more than 2300 years, in which the famous "Culture of Three Kingdoms" originated.



交通区位图

环首都经济圈——京西南最重要的卫星城

将首都北京打造成世界级城市，这个萦绕13亿中国人民的伟大梦想能否实现，很大程度上取决于北京周边协进区域的总体繁荣度。

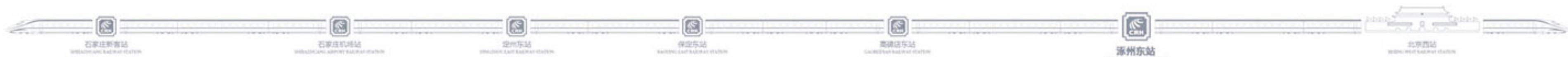
根据河北省十二五规划，涿州市将作为河北省保北新区对接北京的最前沿，以“无

缝对接北京”为发展目标，加快“京涿一体化”进程，推动涿州向“环首都经济圈”次级核心城市快速跃进，并作为拱卫首都北京的“卫星城”，承担产业转移和通勤交通的功能。

THE CAPITAL ECONOMIC RIM-THE MOST IMPORTANT SATELLITE CITY OF SOUTHWEST BEIJING

To a very great extent, whether the great dream of making Beijing a world-class metropolis that haunts 1.3 billion Chinese people can come true depends on the overall prosperity of Beijing's surrounding regions that coordinate to advance. According to the twelfth five-year plan of Hebei Province, Zhuozhou, as the leading edge where Baobei New Area docks

with Beijing, will take "Seamlessly Docking with Beijing" as a developing objective. It will accelerate integration of Beijing and Zhuozhou, speed up the rapid leap of Zhuozhou to the secondary core cities of the Capital Economic Rim and assume the functions of industrial transfer and commuting traffic as a satellite city surrounding and protecting Beijing.





涿州 - 北京区位交通示意图

京西南交通枢纽 “大北京”西南第一站

京广铁路、京九铁路与京沪铁路三条铁路干线与京港澳高速、京开高速、京沪高速共同构成北京南向辐射区域的三条主要交通廊道，107国道、廊涿高速、张石高速贯穿全境，廊涿、涿涿公路横跨东西，共同形成了“五纵十横”的城乡路网体系，涿州和北京的40多个路口都将对接，实现京涿一体化。

首都第二机场的正式开工建设，涿州-首都第二机场，轨道交通、城市快速路的建设规划，让涿州京西南区域性交通枢纽的作用凸显，“大北京”西南第一站名副其实。



京石客运专线涿州东站区位图

TRANSPORTATION JUNCTION OF SOUTHWEST BEIJING, INITIAL STATION OF THE SOUTHWEST GRAND BEIJING

Combined with Jinggang'ao Expressway, Jingkai Expressway and Jinghu Expressway, Jingguang railway, Jingjiu railway and Jinghu railway jointly formed the main traffic corridors with which Beijing radiates the southern regions. National Road 107, Langzhuo Expressway and Zhangshi Expressway run through its whole area, while Langzhuo and Zhuolai Road stretch across the east and west, which jointly formed a "Longitudinal Five and Horizontal Ten" network system of urban and rural roads. Zhuozhou will dock with more than 40 intersections of Beijing, which makes the integration of Beijing and Zhuozhou come true.

The official construction opening of the Second Beijing Capital Airport and the construction plan of the Zhuozhou-new Beijing Capital Airport, the rail transit and the city expressways will highlight Zhuozhou's function as a regional transportation junction to the southeastern Beijing, which makes Zhuozhou deserve the name of the First Station of Southwestern Grand Beijing.



和谐号动车组

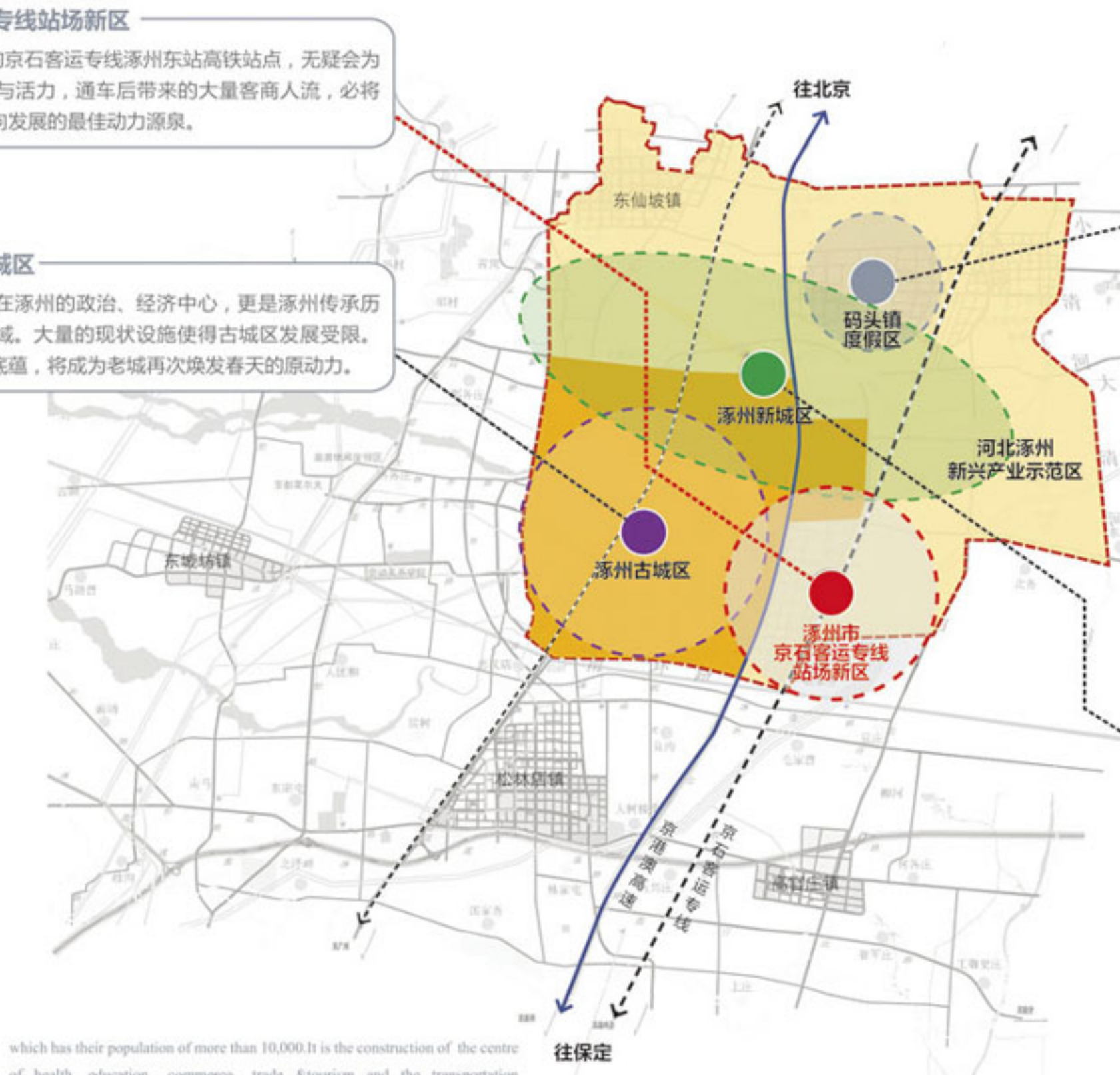
“3+1” 城市发展框架 打造京南保北现代化中心城市

3.4平方公里涿州古城区，12平方公里涿州新城区，以影视城和高尔夫球场为依托的10平方公里码头国家级旅游度假区，以京石客运专线涿州东站为带动的5平方公里站场新区；“3+1”中心建设，就是面对保定和北京两个千万的大市场，承担疏解北京经济转移以及由于经济转移所带来的外来人口转移的重要载体，建设健康、教育、商贸旅游中心和交通枢纽，建设繁荣和舒适的“京南保北现代化中心城市”。

2012年京石客运专线即将通车，京石客运专线涿州东站、京南换乘站即将投入使用，涿州到北京的距离将被无限缩短，12分钟到达北京西客站。

“3+1” URBAN DEVELOPMENT FRAMEWORK MAKES BAIBEI AREA A MODERN CENTRAL CITY IN SOUTHERN BEIJING

Zhuozhou's ancient urban has an area of 3.4 square km. Its new urban area is 12 square km. Matou National Tourist Resort has an area of 10 square km based on a studio city and a golf course. The new station yard zone stimulated by the Zhuozhou East Station of the Beijing-Shijiazhuang High-speed Rail has an area of 5 square km. The “3+1” construction of the centre is an important carrier that assumes the economic transfer of Beijing and the movement of the immigrants deriving from it in the face of two great markets of Baoding and Beijing, both of



which has their population of more than 10,000. It is the construction of the centre of health, education, commerce, trade & tourism and the transportation junction, as well as the construction of a prosperous and inhabitable Baobei modern central city in southern Beijing. Beijing-Shijiazhuang High-speed Rail will be open to the traffic in 2012. With the Zhuozhou East Station of the Beijing-Shijiazhuang High-speed Rail and the commuter station of Southern Beijing about to be put into use, the journey between Zhuozhou and Beijing will be infinitely shortened and it takes only 12 minutes to reach Beijing West Railway Station.

涿州城市发展态势示意图

5平方公里京石客运专线站场新区
2012年即将开通的京石客运专线涿州东站高铁站点，无疑会为该区域带来无限的商机与活力，通车后带来的大量客商人流，必将成为保北新区核心区东向发展的最佳动力源泉。

3.4平方公里涿州古城区
古城区不仅是目前在涿州的政治、经济中心，更是涿州传承历史，展现风貌的特色区域。大量的现状设施使得古城区发展受限。然而，凭借悠久的历史底蕴，将成为老城再次焕发春天的原动力。

10平方公里码头国家级旅游度假区
以涿州影视城（中央电视台涿州拍摄基地）和27洞东京都高尔夫球场为依托的10平方公里码头国家级旅游度假区，每年吸引着上百万海内外游人来此观光。



12平方公里涿州新城区
良好的空间区位、优越的景观生态环境以及开阔的发展用地，北侧成为涿州最具优势的发展方向之一，包括行政功能的北迁、大型文化展示功能的引入，极大程度的带动保北新区核心区的崛起。





- 京石客运专线站场新区 - 京南新城 明星板块

涿州市京石客运专线站场新区借势环首都经济圈建设，秉承地缘天赋，作为河北与北京无缝对接的门户与新涿州建设的前沿，占位河北涿州新兴产业示范区首发重心，涿州市京石客运专线站场新区前景广阔，必将成为北京周边不可多得的价值洼地。

NEW AREA OF BEIJING-SHIJIAZHUANG HIGH-SPEED RAIL STATION YARD, THE STAR COLUMN FOR THE GATEWAY OF SOUTHERN BEIJING

Located in an important starting point of the new industry demonstration area in Zhuozhou of Hebei, as the gateway where Hebei seamlessly docks with Beijing and the leading edge of the construction of new Zhuozhou, the New Area of Beijing-Shijiazhuang High-speed Rail Station Yard in Zhuozhou, which takes advantage of the construction of the Capital Economic Rim and its favorable location, has a broad prospect and will certainly be a valuable low-lying land on the periphery of Beijing.



世界级站场，国际化新区

在世界范围内，高铁作为城市进化的催化剂，促进了高铁沿线城市的开发和发展的、大幅的提升高铁沿线站区的周边价值。京石客运专线涿

州东站站场新区，作为出京首站、涿州未来发展的核心区域，在功能布局、市政配套上都达到世界一流标准。

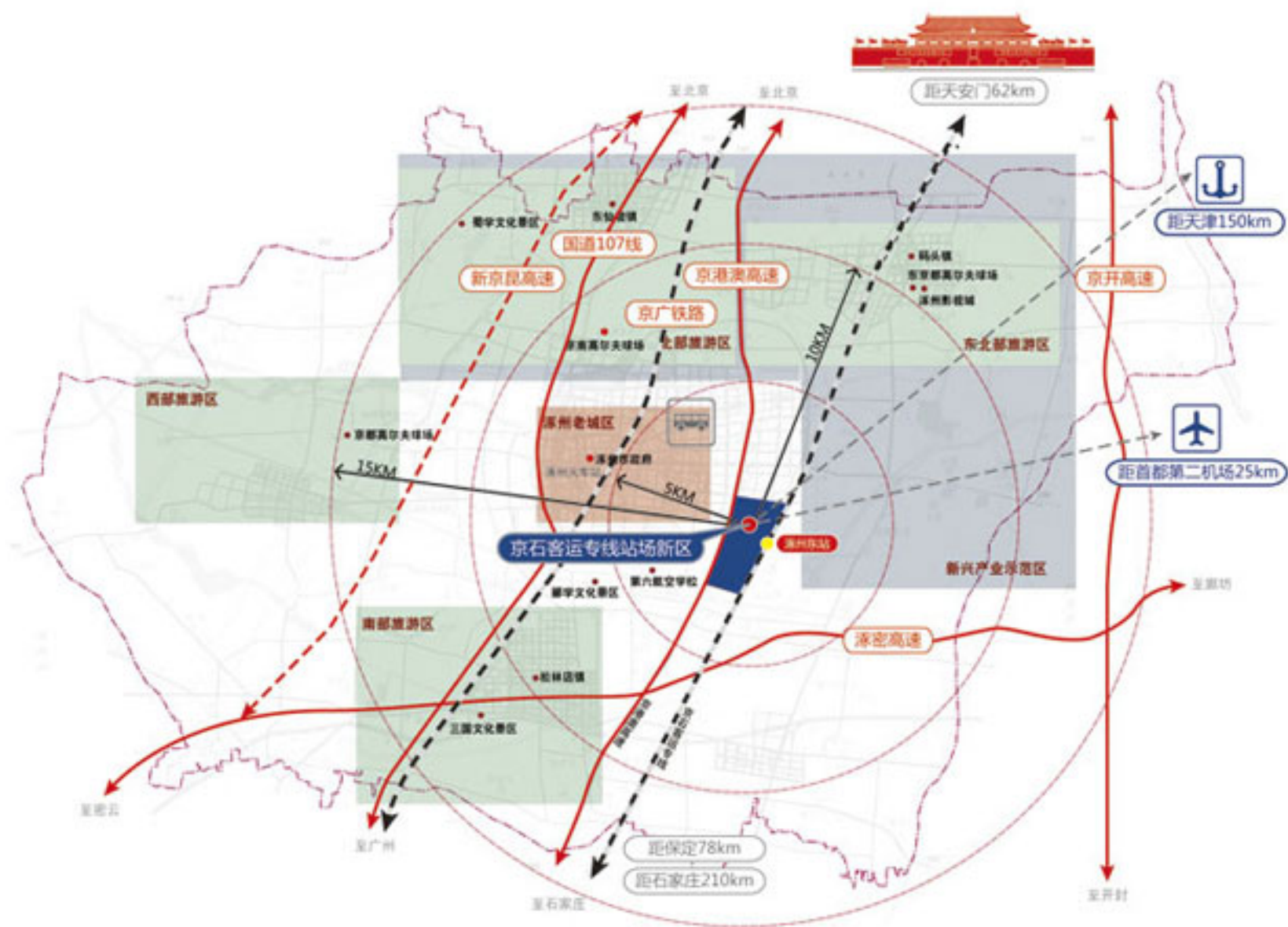
WORLD-CLASS STATION YARD, INTERNATIONAL NEW ZONE

In the world, as the catalyst for the evolution of the city, high-speed rail has been promoting the development of the cities along the line and greatly elevating the peripheral value of the station area alongside. As the initial station of Beijing's exit and the key zone for

the future development of Zhuozhou, the new station yard zone of Zhuozhou's east station of Beijing-Shijiazhuang High-speed Rail has met the world first-class standard in the functional configuration and municipal support.

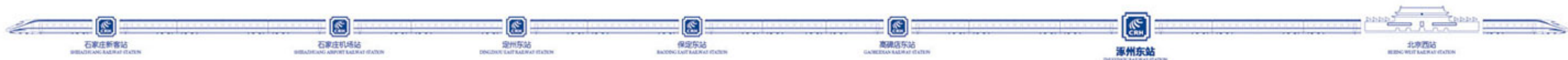


站前节点人视效果示意



资料链接

根据审批通过的 2010 年涿州市城镇村规划体系，未来涿州市将形成“一核五元、一带五轴、分片统筹”的城乡空间格局，而京石客运专线站场新区正位于“一核”所在的涿州中心城区、以及“一带”所在的南北城镇发展带之上。



高品质、宜居宜商的国际化新城

涿州市京石客运专线站场新区位于涿州市东南部，新区规划总面积为5.09平方公里（约7500亩），可出让建设用地约5000亩，规划总建筑面积约1000万平方米，规划人口规模约11.5万人。项目东临京石客运专线、西沿京港澳高速、南至规划城市主干道北石路、北接城市主干道冠云东路。作为河北涿州新兴产业示范区中起步区首期开发项目，拥有得天独厚的地段。

A HIGH-QUALITY NEW INTERNATIONAL CITY SUITABLE FOR INHABITATION AND COMMERCE

Located in the southeast of Zhuozhou, the new station yard zone of Zhuozhou's Beijing-Shijiazhuang High-speed Rail has a planned overall new zone area of 5.09 square km (About 7500 mu), construction land that can be offered of around 5000 mu, the overall floorage of approximately 10,000,000 square meters and the planned population size of about 115,000. To the east, it is adjacent to Beijing-Shijiazhuang High-speed Rail. To the west, it borders Jinggang'ao Expressway. To the south, it reaches Beishi Road, an arterial road in the planned city. To the north, it reaches East Guanyun Road, an arterial road of the city. As the first development project of the new industry demonstration area in Zhuozhou, Hebei, it possesses an incomparably favorable location.

资料链接

在《2004-2020年涿州市城市总体规划》中，涿州市政府明确提出：今后15年，涿州城市主要向东、向北发展，实行“东拓北延，适当西展，滨河城市”的空间发展战略。未来，东部地区将继续保持产业功能，发展高科技产业和现代制造业，形成涿州现代加工制造业基地，同时，跨过京港澳高速公路向东发展，结合京石客运专线涿州东站的建设，形成配套完善的生活居住综合功能区。京石客运专线站场新区的建设，则将为涿州城市的东拓发展奠定坚实基础。



腾飞门户商业节点效果示意

华融万新涿州投资有限责任公司

HUARONGWANXIN ZHUOZHOU INVESTMENT CO.,LTD

实力成就未来 STRENGTH MAKES THE FUTURE

华融万新涿州投资有限责任公司成立于2010年7月，由中国华融子公司华融置业有限责任公司、万新投资控股有限公司和涿州市国有资产管理公司共同出资组建，是一家由央企、民企、政府强强联合创建的公司，总注册资本3亿元。

Built in July, 2010, Huarongwanxin Zhuozhou Investment Co., Ltd., which was formed with the joint contribution of Huarong Real Estate Company Limited, Wanxin Investment Holding Co. Ltd and the Zhuozhou State-owned Assets Management Company Limited, is a company jointly founded by the win-win partnership of a centrally-administered enterprise, a private enterprise and the government and has an overall registered capital of 300,000,000 Yuan.



华融万新涿州投资
有限责任公司



中国华融资产管理公司

中国华融资产管理公司是经国务院批准设立的国有独资金融机构，注册资本金 100 亿元人民币。公司总部设在北京。全国设有 32 家办事处和营业部，拥有 10 家平台公司，服务网络遍及 30 个省、市、自治区。旗下华融置业有限责任公司充分依托中国华融的雄厚资金实力和国有的背景，致力于房地产开发、金融服务与资产运营行业，塑造华融置业的卓越品牌。

万新投资控股有限公司

万新投资控股有限公司是一家集投资房地产一级土地开发、房地产二级开发，金融、物业管理，商业地产运营，建材、酒店等项目为一体的综合性投资企业，在福建、湖南等省投资的地产类项目累计十余个，累计建筑面积 160 多万平方米。



国际领先规划 远见涿州未来

作为涿州与全国乃至世界接轨的窗口，涿州市京石客运专线站场新区的建设是城市发展的必然趋势，以国际视野前瞻性规划，站场新区必将成为环首都经济圈城市未来发展的经典案例。

INTERNATIONAL LEADING PLAN, FORSEEING ZHUOZHOU'S FUTURE

Zhuozhou's new area of Beijing-Shijiazhuang High-speed Rail station yard, the construction of which is an inevitable trend of the urban development, is a window where Zhuozhou connects itself with other parts of China and the world. To make a foresight plan with an international view, the new zone of the station yard will certainly become a classic case of the future urban development of the Capital Economic Rim.



国际视野，前瞻规划

涿州市京石客运专线站场新区位于涿州中心城区东南部，规划面积约5平方公里。作为河北涿州新兴产业示范区中起步区首期开发项目，涿州市政府以国际化的视野、前瞻性的规划，将城市发展建设与高铁站点及周

边区域商业、商务以及居住社区的发展进行统一规划、协调开发，力求在挖掘高铁站点价值潜力的同时，打造一个世界级的站场新区。

借助京石客运专线涿州东站所带来的大量高端客源，大型商业、商务

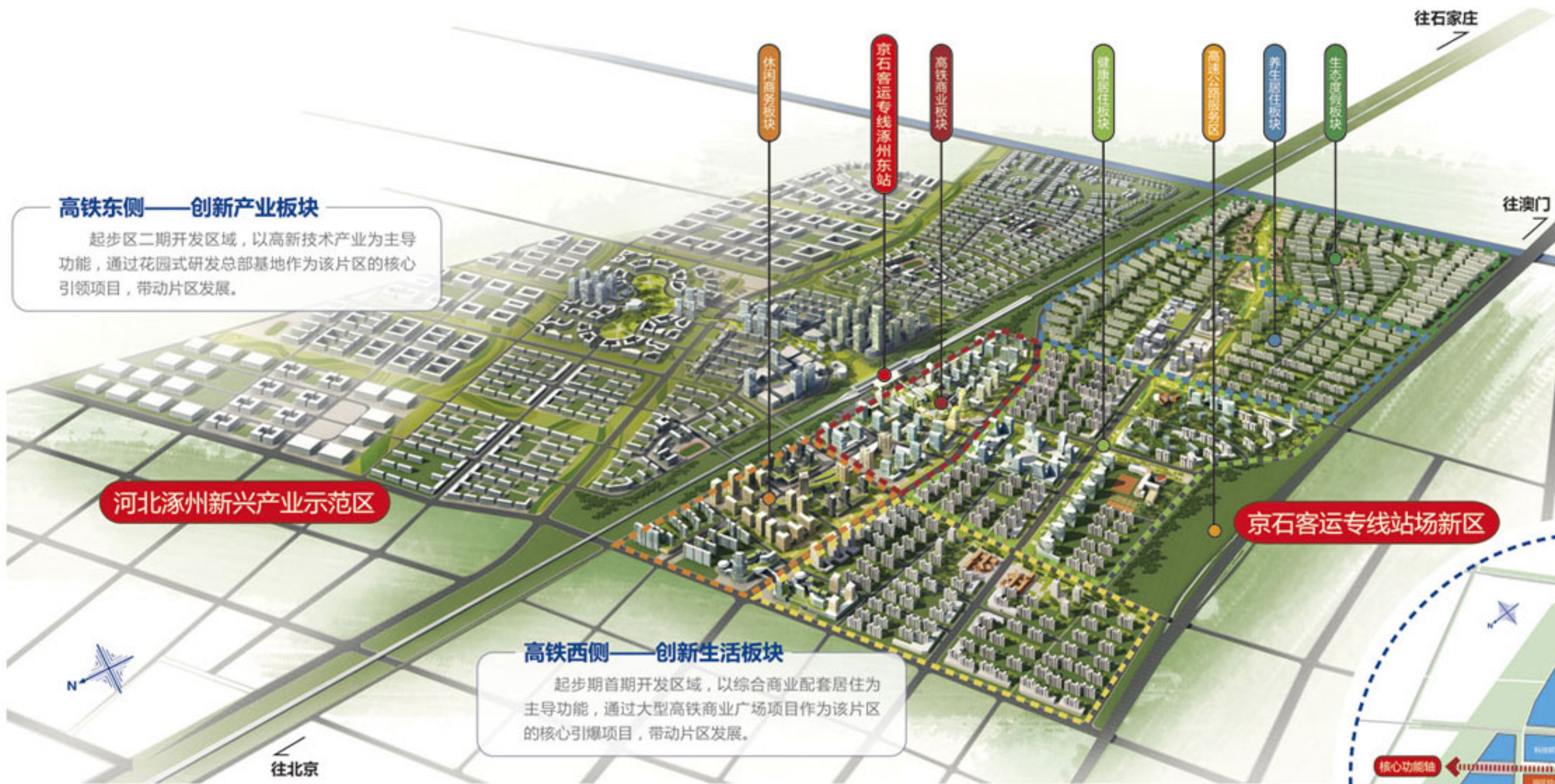
功能的集聚便有了基本客源保障。此外，高品质的商业及市政配套建设，将放大这份优势，吸引更多高新技术型人群入驻该区域，未来的站场新区，将成为以居住为主导，以商务商业为辅的综合型城市功能核心区域。

INTERNATIONAL VIEW, PERSPECTIVE PLAN

Located in the southeast of the central urban area of Zhuozhou, Zhuozhou's new area of Beijing-Shijiazhuang High-speed Rail station yard has a planned area of about 5 square km. Taking the initial zone of the new industry demonstration area in Zhuozhou, Hebei as the first development project, the Zhuozhou municipal government will make a unified plan and coordinated development of the urban advancement and construction of the

urban development, the high-speed rail station and its peripheral commercial, business and inhabited community. We strive to forge a world-class new zone of station yard while tapping the value potentials of the high-speed rail station. Large amount of high-end passenger source brought by the Zhuozhou East Station of Beijing-Shijiazhuang High-speed Rail in Zhuozhou provides a basic support of passenger source for the

concentration of large-scale business and commercial function. Furthermore, construction of the high-quality commercial and municipal support will enlarge this advantage and attract more people with high and new technology to move into the area. The future new station yard zone will be a core area of the comprehensive urban function that takes inhabitancy as the dominance and commercial business as the auxiliary.



高铁东侧——创新产业板块

起步区二期开发区域，以高新技术产业为主导功能，通过花园式研发总部基地作为该片区的核心引领项目，带动片区发展。

高铁西侧——创新生活板块

起步期首期开发区域，以综合商业配套居住为主导功能，通过大型高铁商业广场项目作为该片区的核心引爆项目，带动片区发展。

涿州市京石客运专线站场新区城市功能结构规划

通过东西向的核心功能轴，将高铁的功能进行延展，带动东西两片区的发展；同时，以站点为核心，构筑以商业、商务为主体的发展核心，作为整个起步区的发展引擎。

策略1

核心区西侧集中布置商业、酒店等生活服务功能，方便大型商业中心与高铁站点的无缝对接。

策略2

核心区东侧集中布置商务、科研等产业服务功能，为周边产业发展提供所必须的服务。

策略3

高密度商业、商务设施集中布置在站点空间最紧密的区域，充分利用高铁站点带动作用。

优化空间，科学布局

未来涿州东部地区将继续保持产业功能，发展高新科技产业和现代制造业，形成涿州现代加工制造业基地；生活居住同时跨过京港澳高速公路向东发展，并结合京石客运专线涿州东站的建设和形成配套的生活居住综合功能区——涿州市京石客运专线站场新区。通过南北向高铁线路，将京石客运专线站场新区起步区划分为两大功能板块，即：创新生活板块、创新产业板块。

SPACE OPTIMIZATION AND SCIENTIFIC CONFIGURATION

The future eastern area of Zhuozhou will maintain its industrial function, develop high-tech industries and modern manufacturing and form a modern processing and manufacturing base. Life and inhabitancy will develop over Jingang'ao Expressway to the east and matched living and inhabited mixed-use areas will be built combined with the construction of Zhuozhou East Station of Beijing-Shijiazhuang High-speed Rail. The north-south high-speed rail will divide the initial zone of Zhuozhou's new area of Beijing-Shijiazhuang High-speed Rail station yard into two functional plates, namely Innovative Life Plate and Innovative Industry Plate.



新区功能结构分析图



序号	代号	城市建设用地类别名称	用地面积(ha)	占建设用地(%)
1	R	居住用地	346.9	68.16%
		其中 R21 二类居住用地	336.1	66.03%
		R22 公共服务设施用地	10.8	2.13%
2	C	公共设施用地	44.3	8.71%
		其中 C1 行政办公用地	3.3	0.65%
		C2 商业金融业用地	34.5	6.78%
		C3 文化娱乐用地	2.0	0.39%
		C41 体育用地	2.0	0.40%
		C51 医疗卫生用地	2.5	0.48%
3	S	道路广场用地	60.2	11.82%
		其中 S1 道路用地	58.0	11.39%
		S3 社会停车场用地	2.2	0.42%
4	U	市政公用设施用地	1.8	0.35%
		其中 U12 供电设施用地	1.0	0.20%
		U29 其它交通设施用地	0.4	0.08%
		U9 其它市政公用设施用地	0.3	0.07%
5	G	绿地	55.8	10.97%
		其中 G11 公共绿地	46.8	9.20%
		G22 生产防护绿地	9.0	1.77%
合计		城市建设用地	509.0	100.00%

规划用地平衡表



用地布局与市政配套——高效、便捷

在总体功能布局的基础上，涿州市京石客运专线站场新区以“资源配置效益最大化”为目标，坚持“以人为本”的原则，通过“分级配置，分别配套”的方式，将用地布局规划得更加合理，使公共服务设施配套更为高效。



传统元素的现代建筑



田园风貌的街头绿地



节庆假日时的商业购物街

注重细节、考究尺度的新城区

规划中的涿州市京石客运专线站场新区不仅路网通达、配套完备、景观丰富，在城市设计的各个细节上，更显匠心独具。城西涿州悠久的历史文脉，融入现代都市时尚元素与世界文化潮流风尚，将功能规划与城市景观相结合，达到功能与美观兼顾，现代与古典共融的和谐境界。

关注细节的城市设计

城市设计特色

混合功能区域的特色，塑造多样化城市风貌；富有区别性的建筑形态表现城市不同区域特性；高容积率低密度的建筑空间布局增加了更多的室外活动空间；项目功能的不同对建筑空间进行区别化的控制。

夜景照明工程

城市地标性建筑：夜景照明代表城市的夜间形象，从不同角度和距离体现不同的照明效果；

城市重要性建筑和主要街道两侧建筑，注重立面整体照明效果，体现建筑物个性不同，商业街统一灯箱、广告、牌匾等形象的夜景设计，丰富街道夜景景观。



商务办公建筑设计

商务办公建筑形式通过地标性高层建筑形成视觉冲击，外立面保持通透，建筑形式以条式与点式复合为主。建筑立面上处理要求考究，力求轮廓线丰富与细部的精细处理，体现现代生态商务的空间风貌。

商业金融和娱乐建筑设计

商业金融和娱乐建筑的建筑风格现代、明快，建筑形式主要为低层点式和条式，建筑形态丰富、多样，力求形成热闹、繁荣的气氛。

商住综合区建筑设计

商住综合区为集生活和工作于一体的复合功能区域，建筑平面形式以规整的围合单元为主，围绕主要的建筑中庭布置各种商业服务功能，塑造多样化的城市界面。

居住生活区建筑设计

居住建筑的建筑形式主要采用转折条式和一般条式结合，形成围合的建筑群落；条式与点式结合形成绿化覆盖率较高地段和放射状组合地段的建筑群落。

ATKINS

阿特金斯中国 - 城市规划咨询事业部 ATKINS CHINA-URBAN PLANNING CONSULTANCY INTERNATIONAL TEAM 国际级团队

阿特金斯中国城市规划咨询事业部（简称UPC），作为ATKINS中国区的核心业务部门之一，成立于中国城市化快速发展的1994年。经过15年的稳步成长，UPC依托ATKINS集团的国际资源，通过国际经验与本地知识的有机结合，竭诚为各级政府部门、城市运营机构、投资开发机构提供优质的规划设计咨询服务。

今天的UPC已拥有了超过200名员工，分布在北京、上海、深圳、成都四地，目前，已完成了超过500个各类城市发展及规划咨询项目。业务范围覆盖了区域发展战略、产业经济研究、城市规划设计、景观规划设计、旅游发展咨询及酒店开发咨询等多个专业领域，积累了大量的项目经验并获得了多项设计奖项及客户的一致好评。

目前，城市规划咨询事业部提供与城市发展及开发建设相关的各类规划设计及咨询策划服务，并在各项咨询工作中提供高质量的、创新性的、可实施及持续的全面综合解决方案。



阿特金斯国内成功案例

北京通州新城南部城区城市设计 / 北京亦庄新城发展战略规划 / 京南新城概念性总体规划方案编制 / 沈阳新世界花园 / 大连开发区南部滨海新区规划 / 哈尔滨西客站地区总体发展战略概念规划邀请竞赛 / 大庆西客站地区城市设计国际邀请竞赛 / 上海松江新城新区总体规划 / 江苏昆山城市发展战略研究 / 深圳宝安中心区城市设计 / 海南省三亚市旅游发展总体规划 / 奥特莱斯万宁项目项目概念规划 / 重庆杨家坪地区城市设计国际咨询 / 云南丽江印象古城概念性规划 / 云南昆明世博新区旅游规划

阿特金斯国际成功案例

英国伦敦泰晤士河战略发展研究 (London Thames River Strategy)
阿联酋迪拜伯兹帆船酒店 (Burj Al Arab Hotel, Dubai)
巴林世界贸易中心 (Bahrain World Center)
巴林海上海度假胜地 (Durrat Al Bahrain)
台湾火岛水上主题乐园主题包装及概念规划 (Fire Island Waterpark)

京南新城，与“世界城市”共成长

华融万新，中国城市运营商，致力于推动中国城市化进程的快速发展。华融万新携手英国阿特金斯（ATKINS），以全球化视野，规划世界的涿州，倾力打造世界级站场，国际化新区。

NEW TOWN OF SOUTHERN BEIJING, GROWING TOGETHER WITH THE WORLD CITY

Huarongwanxin, the Chinese city operator, is dedicated to the rapid development of the Chinese urbanization. Working together with ATKINS, Huarongwanxin will plan Zhuozhou from global view and devote itself to the construction of a world-class station yard and international new zone.





京石高铁 京南首站

BEIJING-SHIJIAZHUANG HIGH-SPEED RAIL,
INITIAL STATION OF SOUTHERN BEIJING

REACHING BEIJING IN 12 MINUTES

12分钟直抵北京

ZHUOZHOU · CHINA

中国·涿州

大北京 新南城



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