

URBAN RENEWAL MECHANISM IN MINORITY NATIONALITY AREAS OF CHINA IN THE NEW ERA

SHEN CHENG¹, ZHANG XINYI²

¹ *Tongji University, China, 1064974373@qq.com*

² *Tongji University, China, 15221373783@163.com*

Abstract: With the development of society and economy in China, old cities need to transform to adapt to the modernization so that urban renewal is carried out in many cities. But China has something special that many urban areas are inhabited by minority nationalities. How to define the public interest in the process of urban renewal is complicated, the institutional problems are difficult and general theories and practices of urban renewal cannot be applied in such areas so there are few good practice in China now. A complete mechanism for this is essential. This article studies on renewal mechanism in the aspect of protecting public interests in minority nationalities areas. Firstly, a social research on different interest groups of minority areas in Changji is carried out to figure out what they are concerned about in urban renewal process; then a study on current cases of urban renewal in the existing minority areas is done to probe into the results and problems and combine with some theoretical analysis a complete summary can be made ; finally according to all the results mentioned above specific mechanism , implementation strategies and policies for the urban renewal process in these areas can be summarized.

Keywords: Minority Nationality Areas, Urban Renewal, Regional Transition, Mechanism

1.Introduction

China is a multi-ethnic country. The large-scale of mixed living and small-scale of centralized residence is a major feature of minority nationalities in China. The renewal of regions and cities with rich ethnic elements, faced with difficulties in the wave of urban renewal, has gradually become a factor that cannot be ignored. Compared with the development of ordinary cities , scholars in China have gradually realized that these cities need some special renewal models to move toward a better future.

Minority nationalities areas are defined as contact areas functioning as a whole in minority city & region. Having become an important part of these city & region after thousands of years of evolution, they inherit the indispensable urban cultural context. For the minorities living here, this is not only the physical space that carries their daily work and life, but also the destination of their inner heart. Their self-esteem and security should be preserved in the mainstream of Han culture in these areas. .

As these city & region change with modern theories and forms, minority nationalities areas have no choice but to be adjusted accordingly at recent atmosphere. Moreover, the current wave of urban renewal has begun to sweep across a large number of minority regions in China, especially in the western part of the motherland. The way of renewal is still a traditional frame, which is undoubtedly a disaster for them. We need a new mechanism

to guide the urban renewal of such cities, and we must not let their features disappear in the wave of urban renewal. This article are based on this background and work for it and is formulated by the following framework shown in Figure 1:

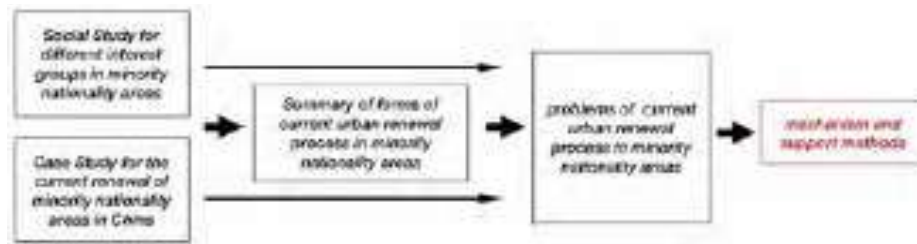


Fig. 1. Research framework

2. Social research for the different interest groups in minority nationality areas

Since there are at least five interest groups (government, estate developer, citizen, minority nationalities and religious organization) in minority nationality areas, what they want and what they think is most important in the urban renewal process are something essential to this study. We carried out some questionnaires of them and make a summary:

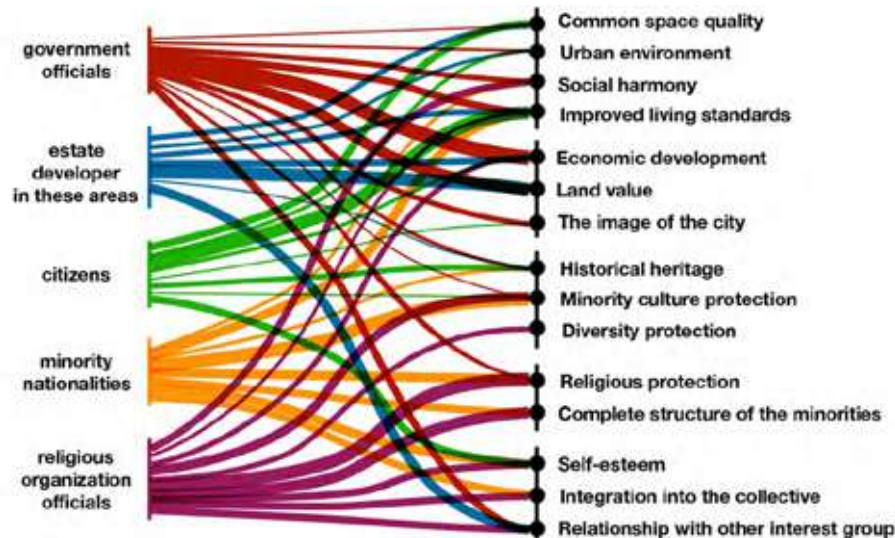


Fig. 2. Social research result

As is seen in Figure 2, what they are concerned mainly focus on five aspect: living condition and social environment, city economy and development, history and culture, religious and minorities, relationships and self-condition. For instance, government officials mainly focus on improving living standard, economic development and making full use of land value; minority nationalities concentrate on protecting historical heritage, minority culture, religious elements and complete structure of their community; religious organization officials think that relationship with other interest group is important, and they focus on religious protection and minority structure protection, and both minority nationalities and their organization officials consider self-esteem a priority and they want to integrate into the collective. These results are references for what we lack in current renewal process of minority nationality areas and can be a support for the withdrawal of the mechanism.

3. Study on current cases

Since there already have been many minority nationality areas in China on which modern urban renewal processes are carried out, this part will analysis some typical examples and point out their implementation effects and problems. These (mostly end up with failures) will provide reminders for our next actions and are beneficial to the withdrawal of the mechanism.

Case name: Beijing Niujie

Strategies: Niujie is one of the earliest ethnic minority areas to start urban renewal. The update mainly adopts a development mode that favors high intensity, and only retains the mosque (also just the formal demand), but completely replaces the original spatial structure with the modern update method of the minority cultural shell. The program is centered on the Niujie Mosque and builds a gradually increasing building around the radio. The planned height at the north end is 60 to 65 meters. The large public buildings on the east and west sides of Linniu Street are 50 to 55 meters, and the south is 50. Meter. A commercial street with ethnic characteristics was built: a commercial street with ethnic characteristics was formed on both sides of the street.



(Fig. 3 : Comparison chart before and after the update of Beijing Niujie, source: Yang He. *Jamaat: Sub-social research in the city [D]*. Tsinghua University, 2004.)

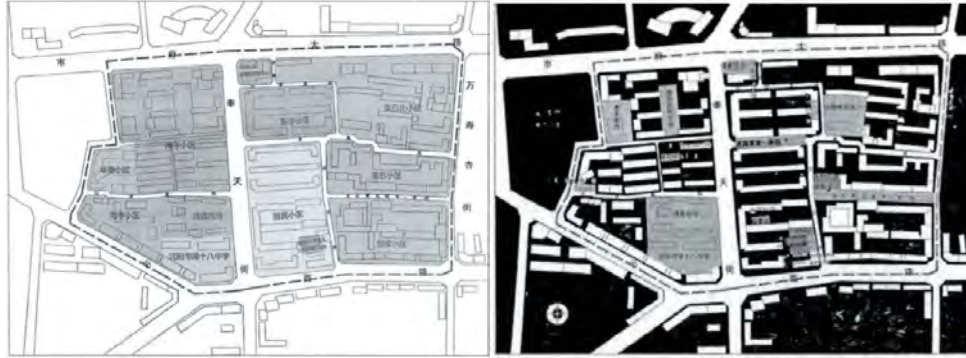
Implementation effects & problems: This update has many obstacles in actual operation: there are 45 multi-storey buildings in the core area of Xinniu Street. The original bungalows will be demolished. Among the 42 towers, 18 commercial houses and 24 relocated residential buildings, this development has caused population density. The sharp increase and the proportion of the Hui population have fallen sharply, and the demographic structure has changed dramatically.

At the same time, the policy of housing reform lacked continuity. The amount of mortgages returned was high, and many residents were unable to move back. At the same time, the traditional living structure and social structure were broken, and the original Hui residents were artificially dispersed. The multi-ethnic mixed population increased and became weaker. The function of the temple system, the number of ethnic issues increased

Case name: Shenyang huihui campus

Strategies: This update is biased towards high-intensity development, trying to adapt ethnic minorities to our modern lifestyle, the so-called modern Islamic ethnic style, and building an Islamic style city that integrates cultural education, business office, business and business, sightseeing and tourism;

According to the overall goal of the plan, the transformation of the area will highlight the characteristics of Islamic architectural style in the appearance of the building, showing the rich Islamic national characteristics and the characteristics of the times.



(Fig. 4 : Land-use and texture, source: Li He. *Research on the renewal planning of urban minority traditional settlements [D]. Northeastern University, 2011*)

Implementation effects & problems: The update evaded many issues, such as the wishes of ethnic minorities, how traditional buildings and neighborhoods are handled, how development is carried out, and how local residents are placed. Muslims have the habit of living in a concentrated way, and they have a living need to live around the temple. Therefore, the Muslim people are reluctant to stay away from the temple and the problem of relocation is very high; Because the living habits of the Muslim people require the simultaneous construction of the custom of the Muslim people and the special design of the house, these increase the speciality of development and construction, investment costs, etc.

Case name: Beijing Jintaili

Strategies: This program is a medium-to-high-intensity update mode that is slightly biased towards development. The Jintaili ethnic community is located on the side of the political center of Beijing. After the implementation of the demolition and relocation policy, some surrounding communities are retained as historical heritage, and the other part is included in the process of urban renewal. The Jintaili ethnic community has experienced the process of urban renewal without exception, from the layout of the Hutong complex to the depth of space compression.

Implementation effects & problems: While not considering the opinions of local residents, due to the special geographical location of the Jintaili community, the Jintaili community cannot build a variety of social public facilities. Residents in the Jintai area must re-adapt to the modern lifestyle. The diversified development of the city has caused residents to lose their sense of belonging and direction. The medium and high intensity development model completely lost the historical and cultural significance of the colony.

Case name: Yunnan Chuxiong

Strategies: This update is actually a low-intensity development. Mainly through the implantation of industries in the inhabited areas, the development of culture, tourism and commercial, etc., while supporting the development of special breeding, ethnic handicrafts and ethnic tourism in minority areas. In this way, we try to promote the development of surrounding plots and increase fiscal revenue to facilitate the subsequent update process.

Implementation effects & problems: From the perspective of the overall level of economic development of the whole city, the development of tourism industry is slightly insufficient compared with real estate business. The proportion of tourism revenue to the GDP of the city is still at a low level, and its contribution to the urban economy is still insufficient.

Case name: Lanzhou Xiyuan

Strategies: This update is essentially a large-scale, medium-strength development that is similar to Niujie but has lower strength. The purpose is to maintain the core position of the mosque, give priority to the accessibility of

the mosque, design the road network structure with the mosque as the core of transportation, appropriately widen the main roads and branches within the area, and form a complete homogeneous road network.

More attention is paid to the shaping of diverse communication spaces. The mosque square makes the most important communication space inside; the living square should also be appropriately added in the settlement area; consider the traffic connection between these open spaces. Reasonably controlling the height of the building around the mosque effectively highlights the dominant position of the mosque in the skyline.



(Fig. 5 : Urban Renewal Program of Xiyuan Hui Community in Lanzhou, Wang Zhiyuan. *Research on Space Renewal of Lanzhou Xiyuan Hui Community in Urban Design Dimension [D]*. 2016)

Implementation effects & problems: It is more like the destruction of a protective coat. Only the mosque is considered. The surrounding development is only based on the premise of highlighting the status of the mosque. It essentially destroys the population structure and life mode of the ethnic minority areas. Nor did it follow the opinions of the local residents. It is likely that only a mosque shell was preserved in the end, and other national cultures no longer existed.

Case name: *Shenyang Xita*

Strategies: This update is primarily a low-development model for micro-implantation. It mainly includes the transformation of the two functions of business and residence: the commercial side is to solve the imbalance of time and space in the format through the participation of Hunchun Walking Commercial Street.

At the spatial level, there are three main levels: the spatial structure of the block, including the control of the "axis", the control of the "nuclear" and the control of the "slice". The axis is the two commercial landscape axis streets, and the core is the control of several spatial nodes. The area is the seven communities in the Xita area; the spatial texture of the continuation block should be repaired as much as possible in accordance with the original texture of the historical block.



(Fig. 6 : Urban renewal texture map of Xita, Zhao Bao. Urban renewal research in Xita area of Shenyang [D]. Shenyang Jianzhu University, 2012.)

Implementation effects & problems: Too idealistic, although the interventional approach of the two pedestrian streets seems to protect the history of the region, in fact, this form of intervention has closed the neighborhood, actually running through the interior but not making it truly open and The surrounding area is integrated. Moreover, the full text is judged from the top down, and the opinions of the aborigines are not investigated. An economically inefficient development model cannot allow the economy to revitalize.

Case name: Huhehaote

Strategies: Adopting a traditional medium-strength development model that is slightly biased to the reserved part, the area is divided into five areas, namely, the key style protection area with the halal temple as the core, the traditional style residential area, the Niujie Huimin modern residential area, the Huimin area and the municipal level. Commercial area. The traditional festivals of the Hui people are combined with the business, and the tourism industry is driven by the tourism industry. The update model combines a “top-down” planning control with a “bottom-up” small-scale update. Both protection and development, including the protection of the space texture with the mosque as the core and the protection of the traditional residence style of the Hui people, also include the protection of the non-physical environment such as the social structure and lifestyle of the Hui people's settlement.

Implementation effects & problems: This plan is a relatively rational and feasible solution. It is necessary to test whether the retained residential and traditional areas can be well integrated with the municipal commercial facilities. Whether modern residential areas and traditional residential areas will occur will occur. Differences in residents' psychology, etc.

Case name: Guangxi Gongcheng

Strategies: It mainly adopts low-intensity protection development and provides certain financial support for the self-renewal of the ancient town through the development of tourism, culture and commerce. At the same time, the original government single protection subject is transformed into a multi-subject with the participation of the government, developers and local residents. Construct a cultural display system, maintain the integrity of the old city pattern, and connect a new and old twin city through traffic and green corridors to build a new and old characteristic city. Reasonable organization of the surrounding traffic flow, setting up appropriate parking lots in each import and export, rationally arranging surrounding bus lines and temporary parking stops for taxis; restricting transit traffic crossing in historical blocks.

Implementation effects & problems: Because of the lack of funds, and the illusion of simply making money through tourism and cultural propaganda to fill the city's renewal of funds, in fact, low-quality tourism cannot lead to the accumulation of funds, the interior of the old city is basically no vitality.

4. Overview of case study and summary of the problems

Table 1. The mode and feature summary of case study

Mode	Content	Advantages	Disadvantages	Cases
Low-intensity protection development	Through industry-driven, market-oriented, policy support, etc., through tourism planning, implanting industry, cultural propaganda and less space interventions as intervention methods	Completely retaining the life style and social structure of core buildings, traditional streets and ethnic minorities, and having certain significance for areas that wish to be completely preserved as historical and cultural heritage.	The spatial pattern of decline is likely to be difficult to adapt to modern needs. It is difficult to truly develop these industries, and the financial benefits are very low. At the same time, ethnic minorities are not truly integrated into the process of urban development.	Guangxi Gongcheng; Yunnan Chuxiong; Xinjiang Kashi
Development mode of medium and low intensity through streets	It is based on the implantation of a pedestrian street and the passage of the transportation system. By creating a minority-style street, the originally closed settlements will be opened up, and the development of the original local block will be promoted.	Relatively small intensity, retaining certain traditional elements, and introducing external flow of people, seems to change the situation of spatial occlusion in most minority areas.	Most of them forced the settlements to open with several large roads, but the relationship between pedestrian streets and neighborhoods was not well demonstrated. The scale of pedestrian streets was rarely the original traditional street scale. At the same time, the surrounding traditional neighborhoods will be gradually eroded.	Shenyang Xita;
Retain core building, medium strength full development model	Retain the core building, complete the medium-strength commercial/residential development, and highlight the status of the core building from the overall space image, and build some small-scale streets and pedestrian streets.	The overall height of the space is not high, it can really highlight the spatial status of the core building. If it is made into a boutique space, it can become a more pleasant business and tourism environment.	In order to emphasize the prominent position of the religious core building in space, it has actually destroyed its central position from all aspects of the residents' hearts and social functions. Conservative development of medium intensity, in the long run, the economic development of the city is also relatively low.	Lanzhou Xiyuan; Beijing Jintaili; Henan Guancheng
Medium and high intensity hybrid development mode	Partition the colony and develop and mix different modes. High-intensity commercial development, modern housing development, traditional building protection mode, tourism development around the core building, etc.	The more mature and effective methods in the current case can make the characteristics of each space come into play. At present, it seems that it can also bear the heavy responsibility of the core area of the city and protect the cultural heritage to a certain extent.	Whether local residents accept this approach and the integration between old and new	Huhehaote
Retain only core buildings, high-intensity full development model	Retain only the core building perimeter for completely modern high-intensity development, residential, commercial, etc.	Fully modern high-intensity development, this kind of comparison can stimulate the economic development of the city, and the value of the land is also fully utilized.	What is caused is more social impact, destroying the structure of ethnic minority groups, causing dissatisfaction among indigenous peoples, etc., so the government should be cautious in this way.	Beijing Niujie; Shenyang“Huihuiying”

For the ethnic minorities, the normal activities of their religious activities, the completeness of the people and the spatial structure of the neighborhoods in their settlements, the respect and protection of their living customs and dependent spaces, the guarantee of their core architectural functions and status are the interests they pursue.

For the public, the original form of settlement will inevitably cause the space to be inward and occluded, the space cannot be enjoyed by the public, and it will become an area that blocks the overall public space structure of the city. At the same time, the general public needs for minority culture and business. There is a certain discrepancy between the business required for the living activities of the ethnic minorities themselves. For the government, the residential and neighborhood forms of the settlements can no longer carry the value of the land, and the settlements are mostly located in the center of the old city, with the city. Development, the importance of these plots is increasing, and the existing forms are difficult to adapt to the needs of urban development.

The specific update means/implementation difficulties, first of all, are mostly top-down judgments, and the decision-makers of ethnic minorities are not included in the development process. Therefore, the voices of a large number of oppositions are often updated. Secondly, only the implementation is considered. The ethnic minorities within the renewal scope basically do not consider the division of labor of their complete social structure system in the whole city, so most of them will lead to the destruction of ethnic minority ecosystems in the city; in addition, the subject of renewal is too single, and there are few multi-subjects. There is no unified agency for the linkage; in the end, the treatment of the core building is too formalistic, and the settlement itself should be a complete ecosystem. It is impossible to achieve a truly effective urban renewal without grasping the characteristics of the areas inhabited by ethnic minorities.

5. Conclusion: Mechanism and support methods of the urban renewal process

Based on all analysis and studies carried out above, a contact mechanism of renewal of minority nationalities areas is put forward:

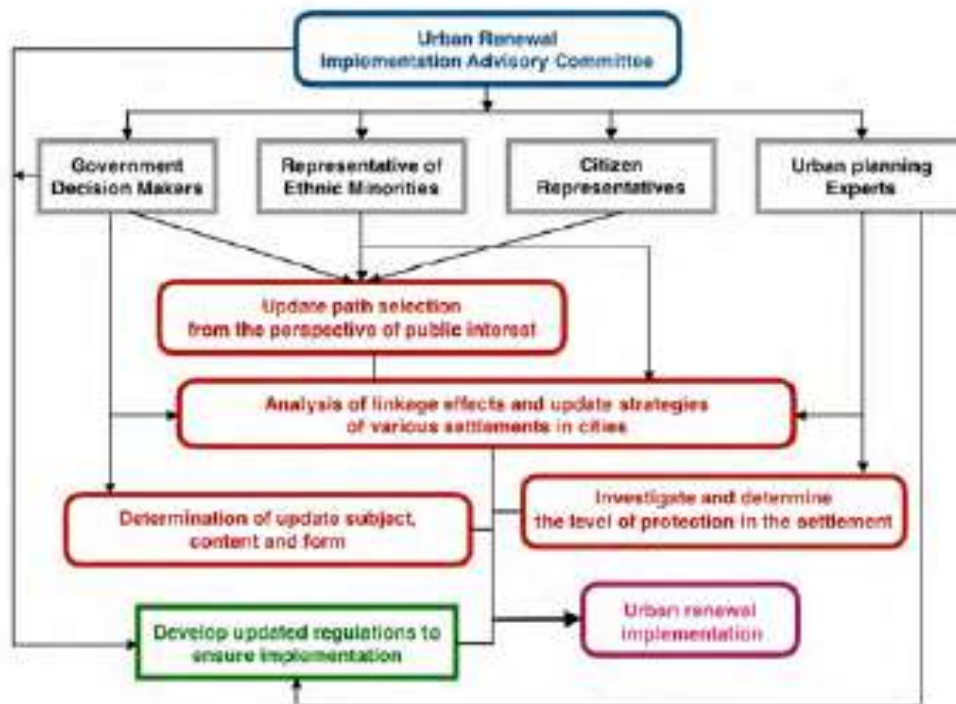


Fig. 7. Urban renewal mechanism of minority nationality areas

Based on all analysis and studies carried out above, a contact mechanism of renewal of minority nationalities areas is put forward:

5.1 The government should first ask professionals to investigate and determine the level of protection in the minority nationalities areas.

Determine the remains of the historical value of the settlement, the existing buildings (especially the core

buildings), the neighborhoods, and the completeness of the living structure of their circles of social (most important). This is to determine whether the block is only preserved as a valuable historical building group, or as a complete/partially complete area with a variety of features to participate in the subsequent urban renewal process, or it is very unlikely that the reservation will be completely renewal.

The existing cases of urban renewal in all ethnic minority areas have not solved this problem well. Regardless of the urban development, the settlements will gradually be eaten away. The settlements themselves often have no foresight and choice.

5.2 Analysis of the renewal path from the perspective of public interest.

This is one of the core contents of urban renewal work in minority areas. It is a more complex definition of public interest that requires us to fully investigate and evaluate. For example, low-intensity tourism development and high-intensity residential development are relatively common practices at present (as cases show), the former is a more balanced approach, want to protect the public interest of ethnic minorities, and want to give due consideration to government revenue, but also try to make them open public space. However, according to the case analysis, only considering the balance the consequences are not often useful. The tourism is inaccessible and has not obtained much financial benefits. The value disappears, and the space quality is not high, it has become a low-end public space; as for the latter, such as Beijing Niujie renovation, is a more extreme practice, only retaining the core building, and other basically developing high-intensity residential areas, which actually is a practice of basically abandoning the public interest of ethnic minorities, but it has formed a public space with relatively high utilization rate, and has fully exerted the value of the land. To some extent, it is a completion of urban renewal.

Comments on cases as Niujie are mixed. However, because there are so many stakeholders involved, it is not necessarily good to try to accommodate the balanced approach of all stakeholders. The specific choice of the renewal path should be carried out under the consideration of multiple interests. In the end, it should be considered that there should be trade-offs and emphasis. It should be affirmative to renew the operation with one party's interests as the main body. So depending on social study, renewal path should be determined in this step.

5.3 Determine the subject, contents and forms of the renewal.

According to the results of the public interest survey, the main body and content of the implementation are often different. In the cases of tourism development, the main part is market intervention, through the implantation of some industries, the transfer/lease of land and building ownership, and appropriate commercial adaptation, which is essentially a low-intensity development biased towards the industry. The model, based on traditional space, the government formulates appropriate policies and guides, is the implementation method of this kind of situation; similar to the high-intensity development model of Niujie, the government recovers the land, develops through the estate developer, and retains some core buildings. Characteristic public activity space, this kind of model is the government-led market operation, a more common and traditional top-down development path; it can also carry out bottom-up development, raise funds or government subsidies, and give appropriate to ethnic minorities. The right to freedom and the distribution of professional guidance, to make their own renovation and industrial upgrading. This advantage can maximize the ecology of ethnic minority areas and make the settlements truly preserved as historical remains. Accordingly, the specific method to be adopted should be comprehensively considered in combination with the survey results of the first and second steps. Then government can start to find the exact organizations to take in charge of each part of the renewal.

5.4. The linkage analysis and renewal strategy determination of the other minority nationalities areas in the same city.

According to the case study, the cities inhabited by ethnic minorities generally have very close associations between the various settlements: the demographic composition has a certain correlation, the core religious buildings generally have a division of responsibilities, and some special activities will be held in various

settlements. There will also be certain kinship.

Once we renew one of the areas, the most important thing is to clearly define the relationship with other settlements: operations such as relocation of people and changes in functions will inevitably have a wide-ranging impact. It involves the resettlement of minority populations after the house demolition and other functions to be relocated, and how to replace if not migrate the initial population. One of the important features of urban renewal in ethnic minority areas is systemic and linkage, which leads to the whole body. Therefore, the renewal of any ethnic minority area is actually a city's overall project, so that the renewal of the entire city can achieve better results.

5.5. Forming the Urban Renewal Advisory Implementation Committee to supervise for this process.

At this stage, urban renewal supervision system involving minority nationality areas is still a traditional one. Taking the urban renewal rules of Shanghai as an example, the land planning management department is responsible for the coordination, supervision and implementation of urban renewal, and other relevant departments cooperate in fulfilling various duties within the scope of duties. But in fact, this set is difficult to implement in minority areas. Within the ethnic minority there are their deliberations and management organizations, as well as the will of the imams as their spiritual leaders.

Urban renewal in ethnic minority areas should set up a special organization, which is composed of government policy makers, representatives of ethnic minorities, representatives of ordinary citizens, and professional planning and design personnel. This will not only ensure that the interests and opinions of them are fully heard. It is also possible to let the implementation measures released in the name of being widely accepted. All the contents of the previous period can be submitted to the professional department for planning and design.

In addition to the implementation mechanism, urban renewal in minority areas requires certain policy conditions and other support:

5.6. Guide all types of people in minority nationality cities to establish a view of public interest

Establishing correct public values is the premise of the greatest synergy between urban renewal work in minority areas, and it is the concept guarantee of renewal success. Governments, developers, and residents are the representatives of government power, market power, and social power in the traditional residential neighborhood renewal activities. Their value orientation and corresponding behavior have different effects on the public space inside the block. Therefore, in the renewal of traditional residential quarters, we should first establish correct public values and coordinate the interests and goals of all parties: we should regard "people-oriented" as the basis of public values and ensure social justice. In addition to establishing the correct value orientation, the government must guide developers and residents to form a value orientation that can be coordinated and unified through publicity and education, administrative regulations, and organizational management. In terms of developers, we should strengthen our sense of social responsibility and unify the realization of economic benefits with the creation of social values and the protection of cultural values. Residents should take the initiative to improve their own quality, not only strengthen their ability to protect their legitimate interests, but also actively participate in the movement to protect the city's history and culture and safeguard the public interest.

5.7. Develop appropriate policies and regulations to ensure implementation

In order to bring the renewal and renovation of ethnic minority neighborhoods to the right direction and to prevent improper development behavior, corresponding policies and regulations must be formulated. Developers are profitable. At this time, the government needs to formulate policies to guide them, so that they can coordinate the contradiction between economic interests and historical and cultural protection and social equity. Encourage developers to adopt correct compensation through appropriate compensation and incentive measures. Renewal the development method.

The measures that the government can take include economic compensation, credit support, and the development of floor area rate awards. At the same time, the construction of the legal system should be



hierarchical. In addition to the overall control and national regulations such as the Urban Planning Law and the Real Estate Law, various special regulations and local regulations should be formulated according to specific conditions, such as targeting ethnic minorities. Special regulations and local regulations on religious building protection, residents' demolition and resettlement, and public participation in district renewal.

5.8. Extensively guide the public and engage in public participation

In the renewal, a special competent department should be set up to fully mobilize the enthusiasm of all parties. It is necessary to involve them in community building in various forms, to promote the connection between residents while achieving specific community development goals, and to enhance residents' sense of community pride and belonging. The prominent feature of community development is the emphasis on broad public participation in community affairs and the legal definition of community development programs to benefit low-income people.

6. Summary

The urban renewal of minority nationality areas is difficult, and the reality does not allow us to make mistakes again and let these spaces with historical and cultural values gradually disappear. This paper mainly discusses the contradiction between the urban renewal of ethnic minority areas and the general urban renewal from the contradiction of public interest and the dilemma of implementation through case studies and theoretical analysis, and then proposes a five-step mechanism, from the evaluation of the value of the settlement to the establishment. The implementation committee will carry out the progress of the city to ensure the smooth development of urban renewal in ethnic minority areas. Finally, support measures will be proposed to assist the implementation of urban renewal work.

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