Cultural Oasis: 
Contemporary Urbanism in Reminiscence

2006 Beijing Urban Design Studio
MIT-Tsinghua University
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Wang Jue  ●  Ai Yamamoto
Cultural Oasis

Rationale
Analysis
Principles
Strategies
Master Plan
Designs
Conclusion

What we see?
What we do?
How we do?
Cultural Oasis

Rationale
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Strategies
Master Plan
Designs
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What opportunities we see from the big scale site?

1. Transportation
2. Culture and Education

Why culture?
Why our site?
Cultural Oasis

Rationale — Transportation & Culture and education

Analysis

1. Reminiscence
2. Fast development and high rise surrounding
3. Living condition is unsanitary and unhealthy

New Urban Space
Cultural Oasis

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Strategies
Master Plan
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1. Memory
2. Accessibility and Connectibility
3. More Open Space, More Density
4. Dynamic Development of Economic
5. Social Involvement
Cultural Oasis  **Principles** – Memory

Trees, kids’ jogging line, small space, scale, fabric, courtyard…

To contain the memory and cultural essence of the site
Cultural Oasis Principles – Accessibility and Connectibility

Outside

Inside
Cultural Oasis Principles – More Open Space, More Density

Original Fabric - 400 people

New Fabric - 2400 people

Proposed Fabric - 5000 people
Cultural Oasis Principles – Social Involvement / Mixed Use & Income

- Middle income people
  - subsidy
  - Rent
  - Living condition
  - Higher living quality
  - Higher rent
  - Rent for low income
  - Living condition

- Low income residents
  - Standard income

- Culture and Education

- Skill training

- Commercial

- Government

- Job opportunities

- profit

- attractive
Cultural Oasis Principles – Dynamic Development of Economic
Cultural Oasis

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Analysis
Principles
Strategies
Master Plan
Designs
Conclusion
Cultural Oasis

Strategies – Memory

Sun Palace S
Cultural Oasis    Strategies – Pedestrian Circulation
Cultural Oasis Strategies – Accessibility and Connectibility
Cultural Oasis Strategies – More Open Space, More Density
Cultural Oasis Strategies – More Open Space, More Density
Cultural Oasis Strategies – Social Involvement / Mixed Use & Income Dynamic Development of Economic
Cultural Oasis

Rationale
Analysis
Principles
Strategies
**Master Plan**
Designs
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Cultural Oasis Designs: Housing

Rationale
Analysis
Principles
Strategies
Master Plan
Designs
Conclusion
Cultural Oasis Designs: Housing -- Aims

- 5,000 people; twice as much as original residences
- Increase of population, increase of open --court yard-- space
- Introducing "super affordable housing," shared facility economy housing
- Medium rise housings are mixed-function with considerate commercial programs
- Efficient high rises with low rise "sensitivity"

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## Cultural Oasis Designs: Housing -- Types

<table>
<thead>
<tr>
<th>Types</th>
<th>Sub-Type</th>
<th>Target</th>
<th>Expected Occupants/ Users (people/household)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>a. Existing original low-rise housings</td>
<td>Original occupants, aged members of the community</td>
<td>300/120</td>
</tr>
<tr>
<td></td>
<td>b. Super Affordable housing (shared facilities)</td>
<td>Low-Income and medium outcomers</td>
<td>2000/800</td>
</tr>
<tr>
<td></td>
<td>c. Affordable housing</td>
<td>Medium income outcomers</td>
<td>2500/1000</td>
</tr>
<tr>
<td></td>
<td>d. Apartment</td>
<td>High income outcomers</td>
<td>200/80</td>
</tr>
</tbody>
</table>

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Cultural Oasis Designs: Housing

- Existing original housing

**Type 1:** Traditional Chinese Style
- Preserved

**Type 2:** New Traditional Chinese Style
- 70% preserved

**Type 3:** New Traditional Chinese Style
- 30% preserved (characteristics and conditions)

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Cultural Oasis Designs: Housing

- Existing original housing

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Cultural Oasis  Designs:  Housing

• Low rise --higher density-- housing
Re-Territorizing footprints
Adding of higher floors following gesture of void and possible elevated connections
Locating elevated open space, courtyard, multi-purpose area, and green path.
Cultural Oasis  Designs:  High rises

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Cultural Oasis Design – High Rises

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Cultural Oasis Designs: Commercial Activities

Rationale
Analysis
Principles
Strategies
Master Plan
Designs
Conclusion

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| Programs | a. Retail | • Community, neighborhood and local retail store, e.g. grocery, supermarket, souvenir shop, bookstore, art supply, co-op, drugstore  
• Franchising store, and corporate retails |
| b. Service | • Both community-initiated and externally-supply needed services, e.g. Barber, salon, massage, spa, bicycle fixing, computer shops, internet cafés, health clinics |
| c. Catering | • Restaurant, food vendor (moderate allowance for franchise caterings) |
| d. Training | • Language, Computer skill, job training center |

Commercial programs and locations
Section of the east street

storefront  pedestrian walk  tree  bike  parking
+ bench  + vendor  lane
IDEAS
- Those who saw, UGC
  on the above floor
- Mixed-use complex
Section of the east street showing gesture of commercial activities along the street and connecting crossover
Section of the plaza in front of the subway station showing the relationship --scale, people movement, activities-- between station and the community
Cross Section of the Subway Section
Cross section through Canal “everyday shopping” Street showing how narrow streets on both side of the canal can be vitalized with commercial activities, and gradation of scale from subway plaza, to the the community
Cross section of the Canal Street
Cultural Oasis Designs: Institutional activities

Rationale
Analysis
Principles
Strategies
Master Plan
Designs
Conclusion

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Cultural Oasis  Designs: Institution

Rationale  Analysis  Principles  Strategies  Master Plan  Designs  Conclusion

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### Cultural Oasis

**Designs: Institution**

<table>
<thead>
<tr>
<th>Rationale</th>
<th>Analysis</th>
<th>Principles</th>
<th>Strategies</th>
<th>Master Plan</th>
<th>Designs</th>
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<tr>
<th><strong>ELDERLY PEOPLE</strong></th>
<th>Hospital &amp; Medical Center</th>
<th>Tai-Chi 太极拳</th>
<th>Healthcare</th>
<th>Education</th>
<th></th>
<th></th>
</tr>
</thead>
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<table>
<thead>
<tr>
<th><strong>ARTIST</strong></th>
<th>Atelier</th>
<th>Artist Garden</th>
<th>Artist Residences</th>
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</tr>
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<thead>
<tr>
<th><strong>CHILDREN (PRIMARY SCHOOL)</strong></th>
<th>Classes</th>
<th>Experiment</th>
<th>Music</th>
<th>Fine Art</th>
<th>Library</th>
<th>Ground</th>
<th>Botanical Garden</th>
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</thead>
<tbody>
<tr>
<td>800 children</td>
<td></td>
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<tr>
<td>20 class rooms</td>
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<tr>
<th><strong>NEIBHORS</strong></th>
<th>Public Library</th>
<th>Sports</th>
<th>Gardening</th>
<th>Cafe</th>
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Cross section of the site through the school's extension showing the mixed-use notion and characteristically “free-section” of the “creative classrooms”
Section of Creative Classroom
Cross section of the site through the landscape of existing field of trees in the north part of the site showing continual relationship between mixed-use units along the institutional spine.
Mixed-use building on the west side of the site
CULTURAL OASIS
For 5,000 people

More density, more open space
Local Characteristic

Social Involvement
Dynamic Economic Development

Memory
Culture & Education

Accessibility & Connectivity
In the midst of monolithic modern high rises, Sun Palace district will be the contemporary “cultural oasis” for people to cultivate meanings of their quintessence.
Xie xie

Thank you very much