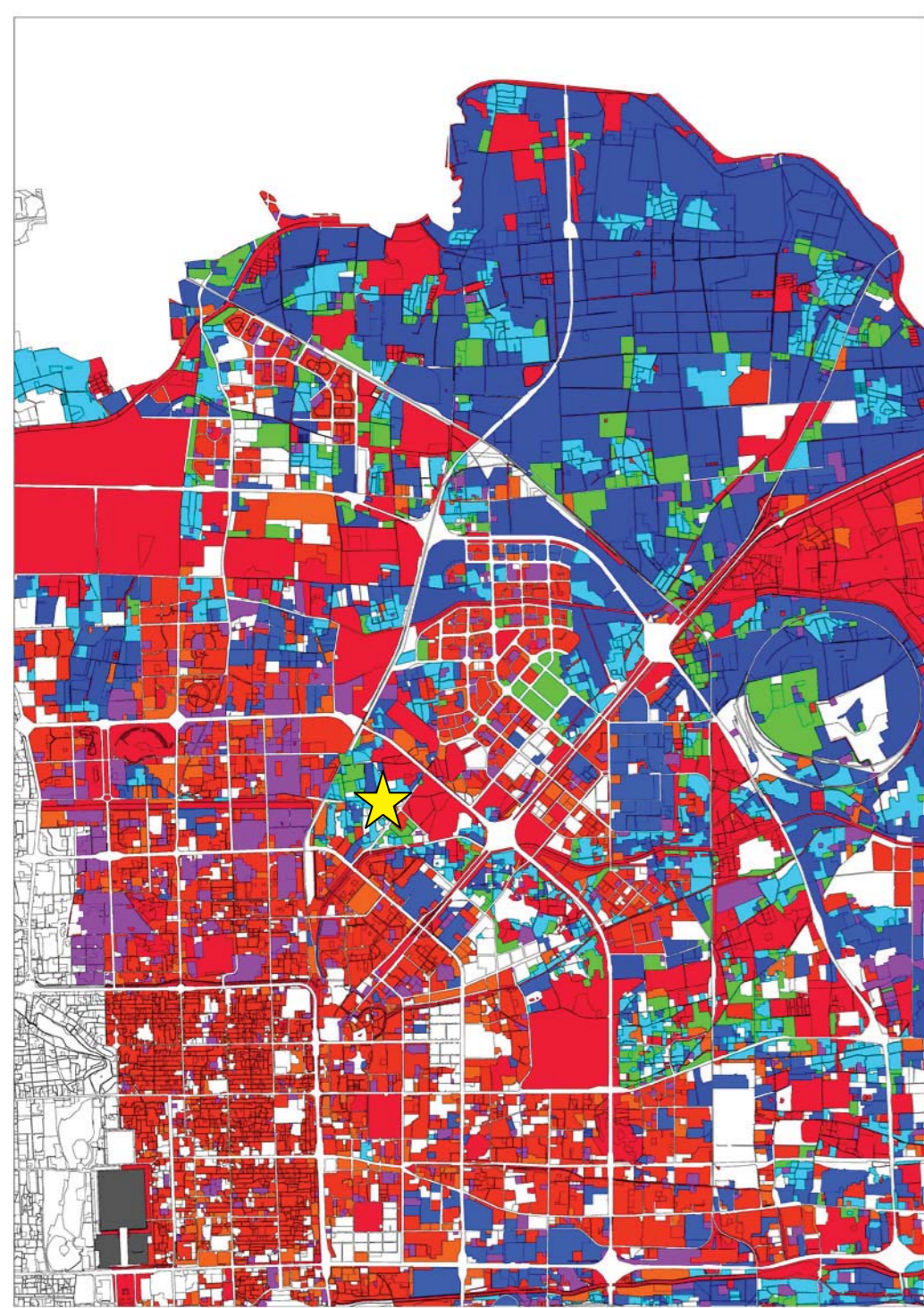


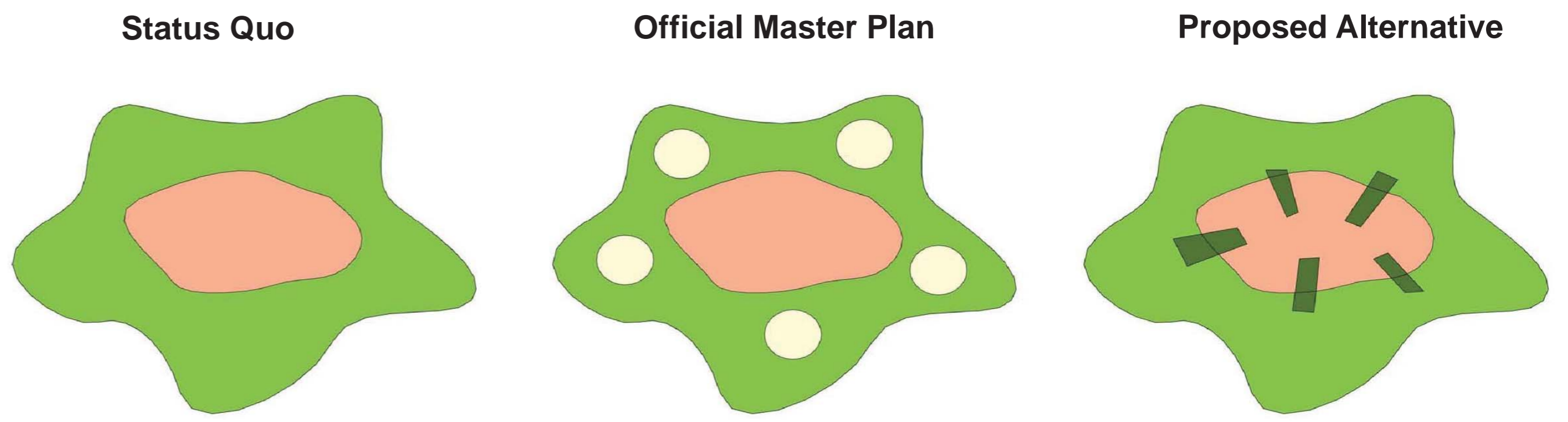
# Access to the Inside

Kyuree Kim, Albert Wei, Bao Wei, Cindy Wu, Feng Yu

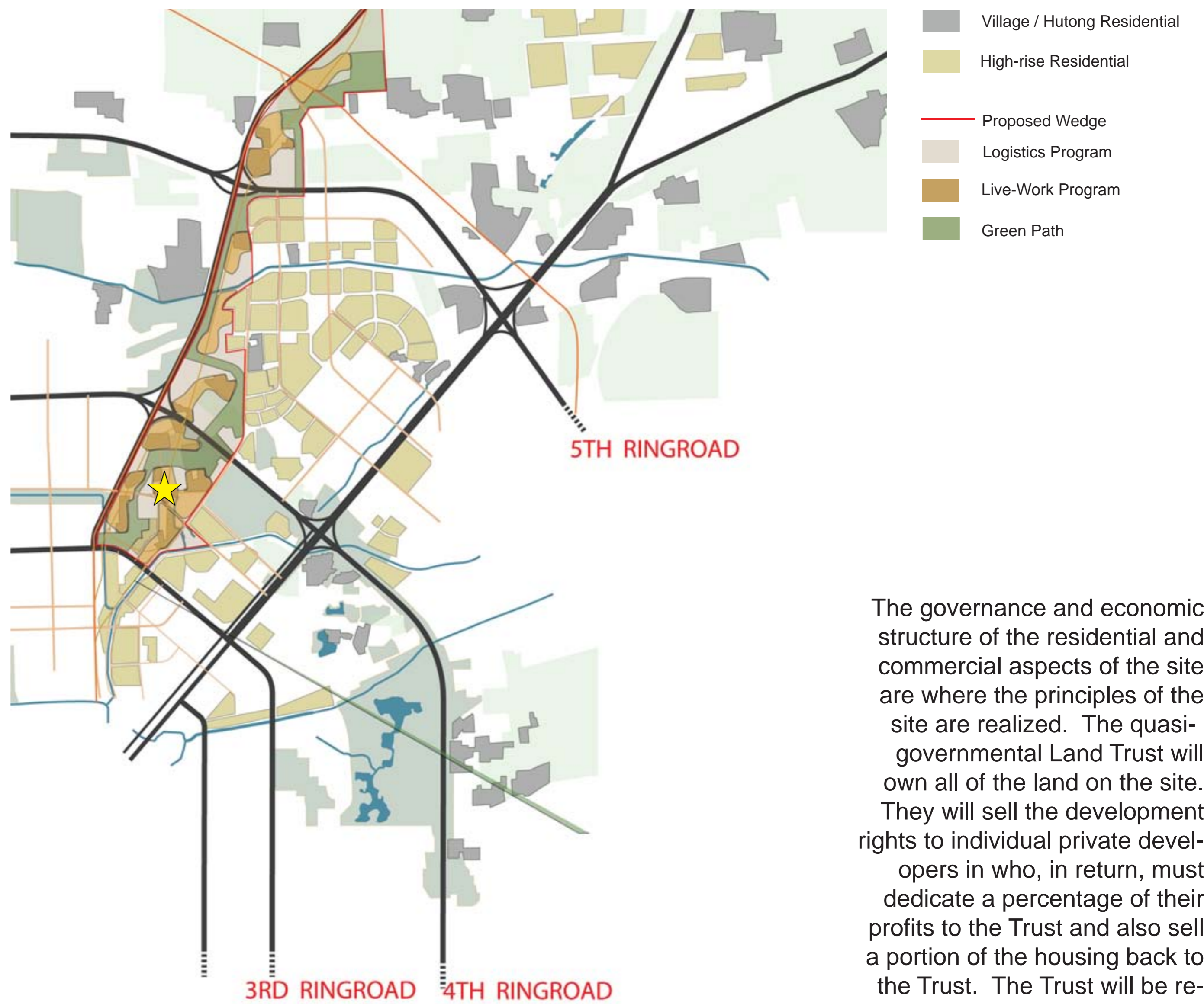
We strive to create a new model of development, a modern *dan-wei* that provides shelter and employment across the spectrum of socio-economic classes in Beijing. For those at the lower end of a hierarchical society, we seek to provide access to the “inside.” This access is spatial, realized in a logistics corridor that brings everyday goods to the Third Ring Road for distribution to the inner city. This access is also social and economic - along the logistics corridor are live-work communities that provide job training linked to job opportunities, basic health care, primary and adult education, and public spaces to its residents. The Sun Palace site is one such example. It houses 5,500 residents in 2,100 units of housing, with the opportunity for all 2,400 current residents to have the option of remaining on the site.



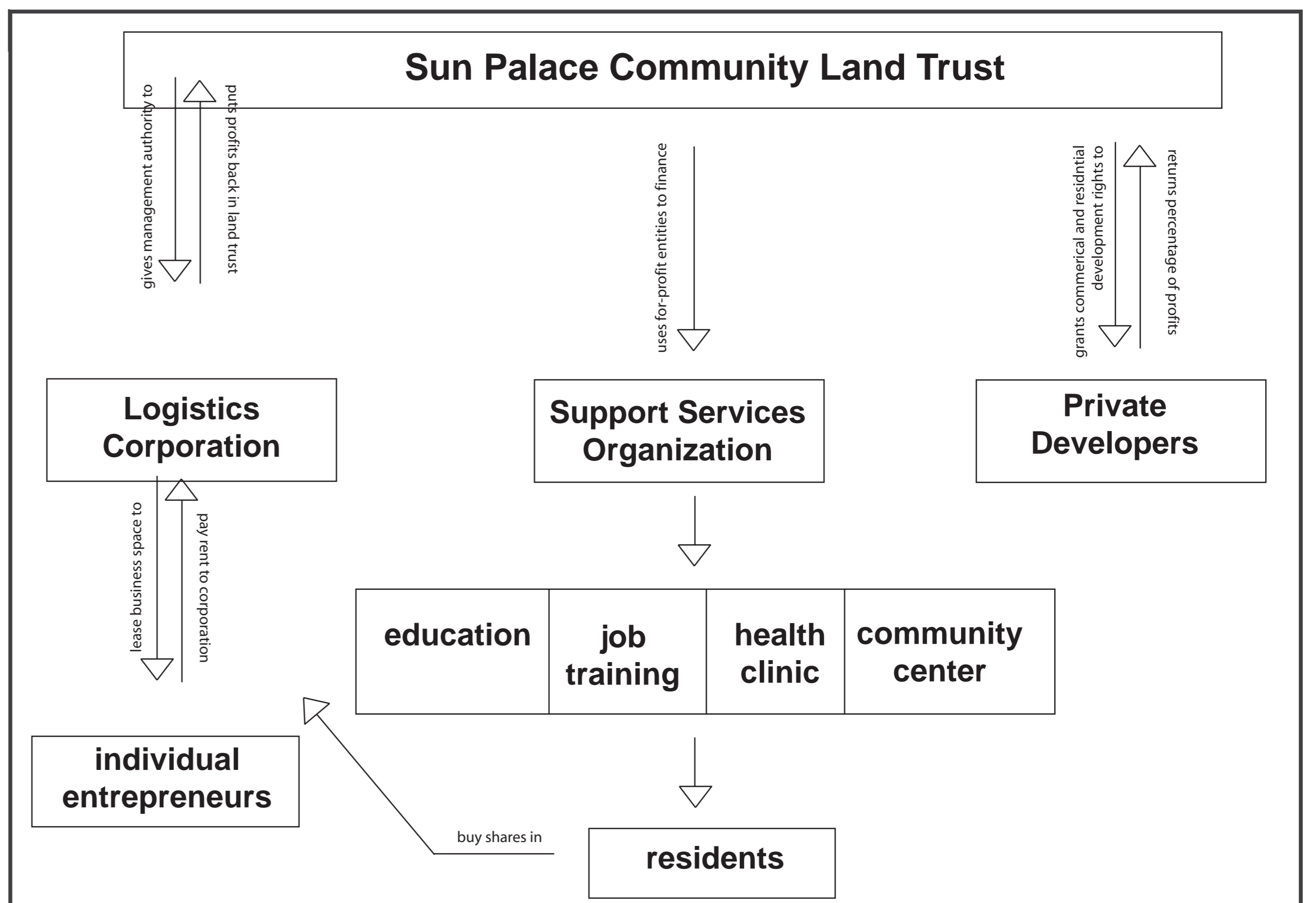
This diagram demonstrates the urbanized and yet-to-be urbanized lands in Beijing. The Sun Palace site is located at the edge of the urbanized fabric. Our proposal seeks to create a new model for urbanization that considers the changing economic and social make-up of Beijing.

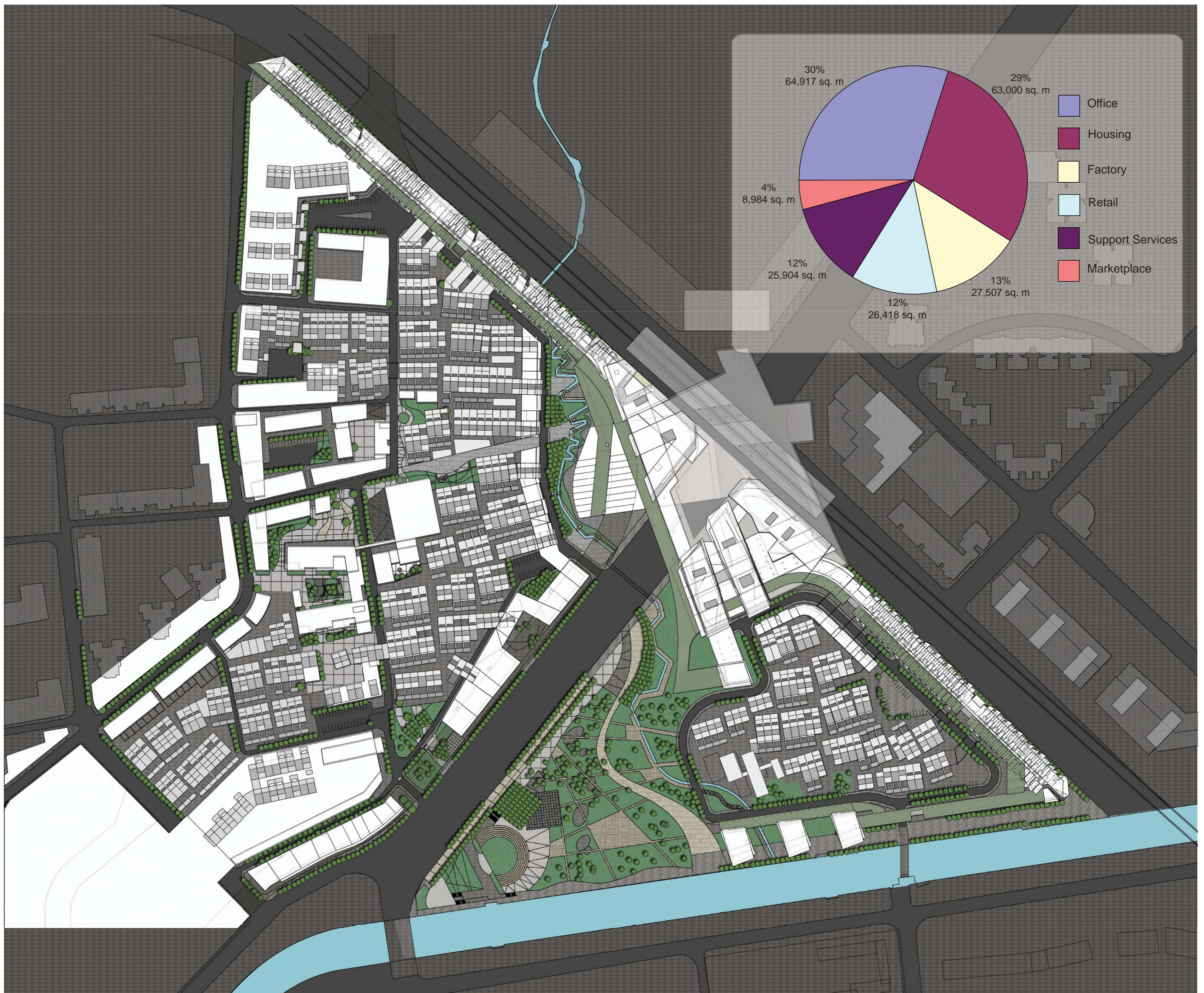


The current trajectory of Beijing's urbanization is heading toward a central city based on administration and office, modern services, and the tourism industry. Manufacturing and logistics would be located in satellite cities outside of the city. As an alternative, we propose a series of mixed-use, live-work wedges that connect the rural periphery to urban Beijing at the Third Ring Road. These wedges include affordable housing and job training for migrant people, economic development program based on the urban-rural connection, neighborhood based- and city focused- commercial.



The governance and economic structure of the residential and commercial aspects of the site are where the principles of the site are realized. The quasi-governmental Land Trust will own all of the land on the site. They will sell the development rights to individual private developers in who, in return, must dedicate a percentage of their profits to the Trust and also sell a portion of the housing back to the Trust. The Trust will be responsible for preserving affordable housing and small business opportunities on the site.

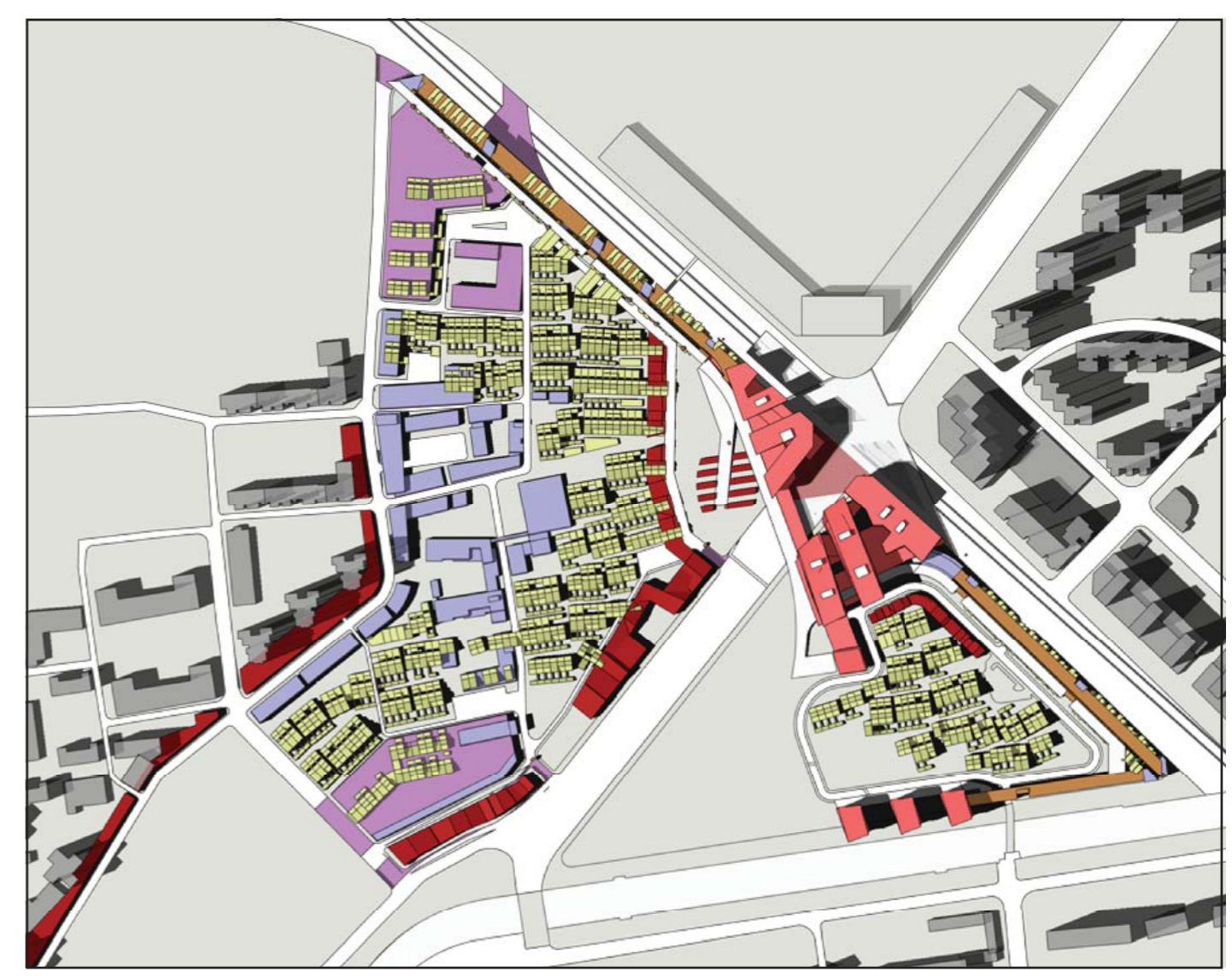




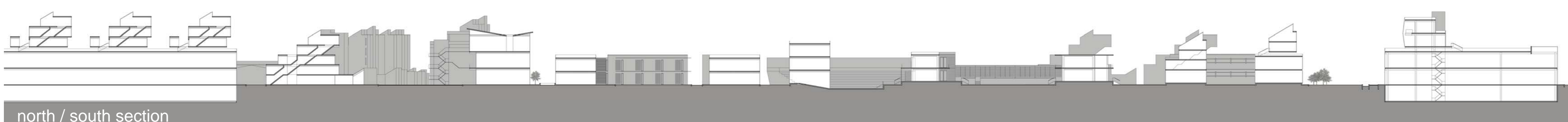
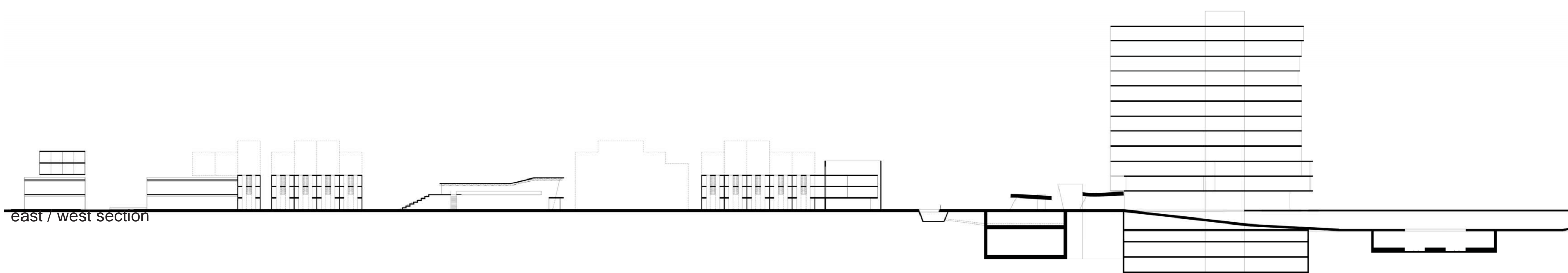
circulation

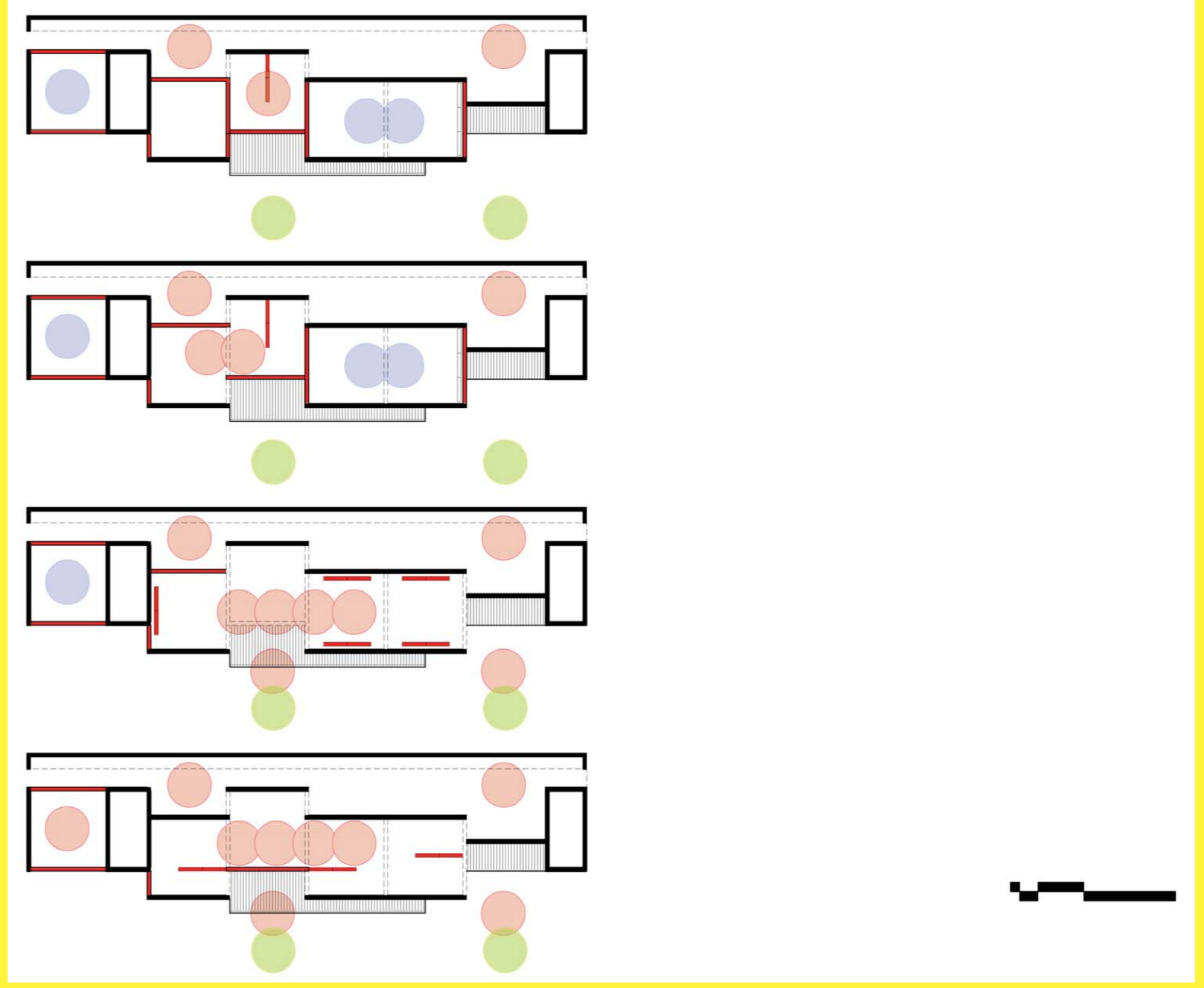
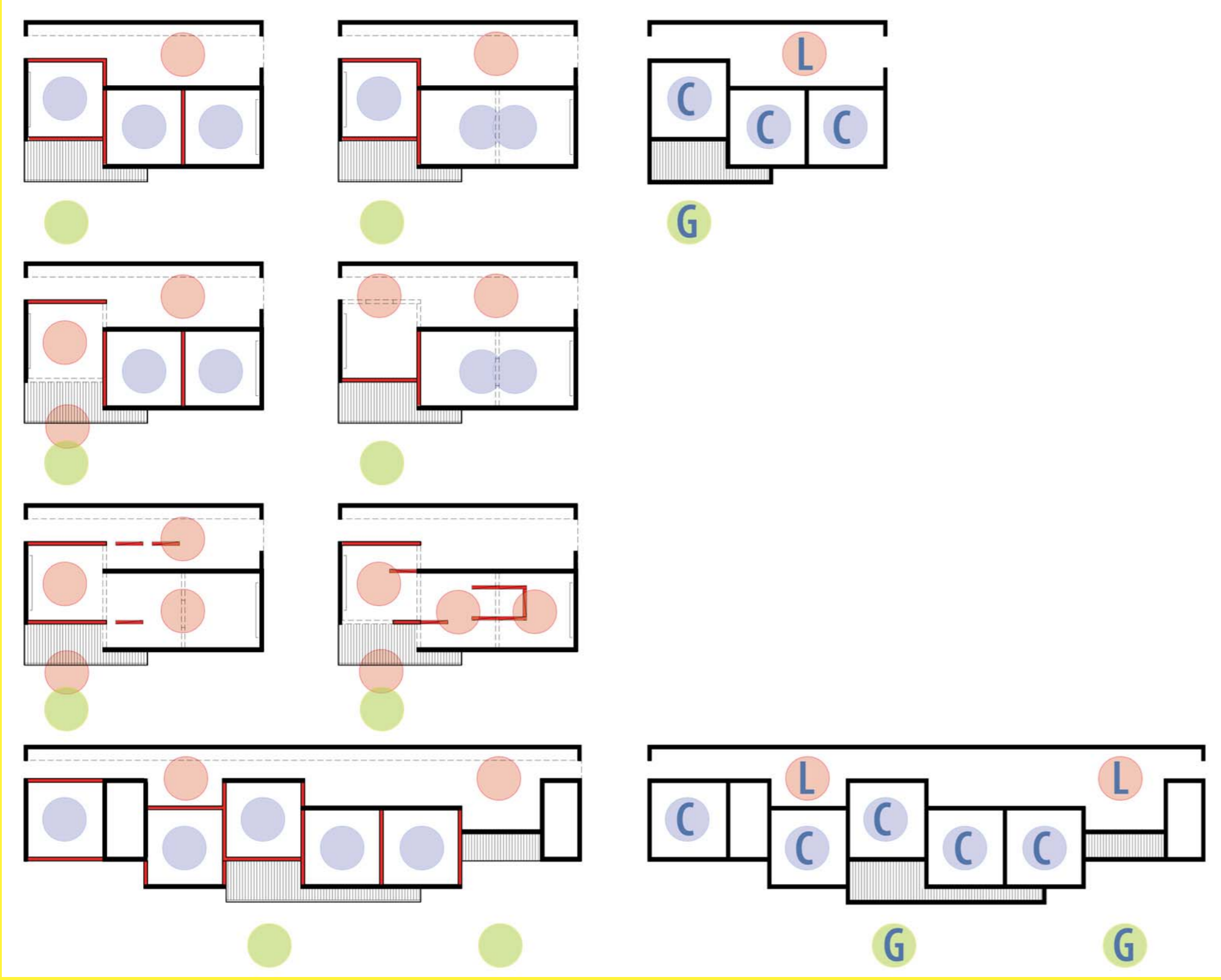


public space

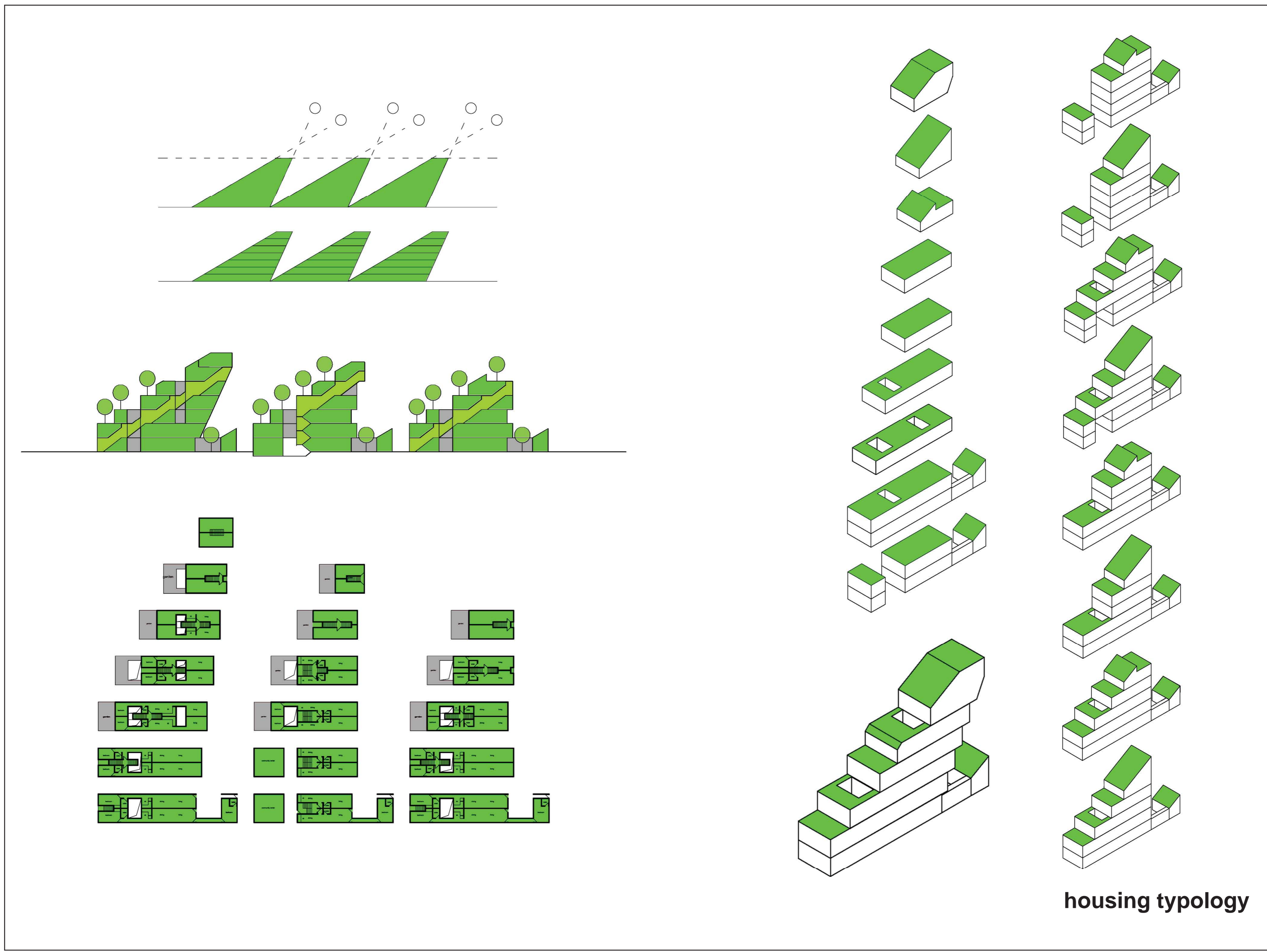


land use

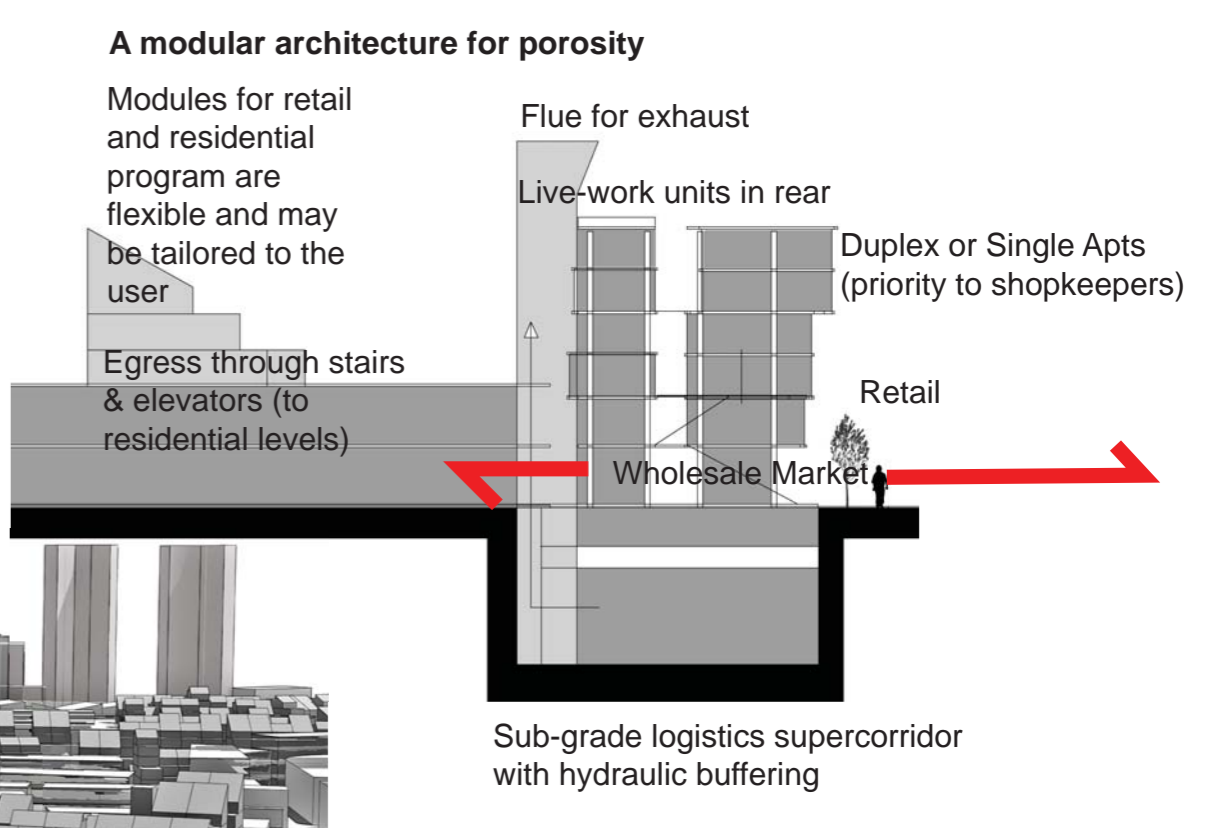
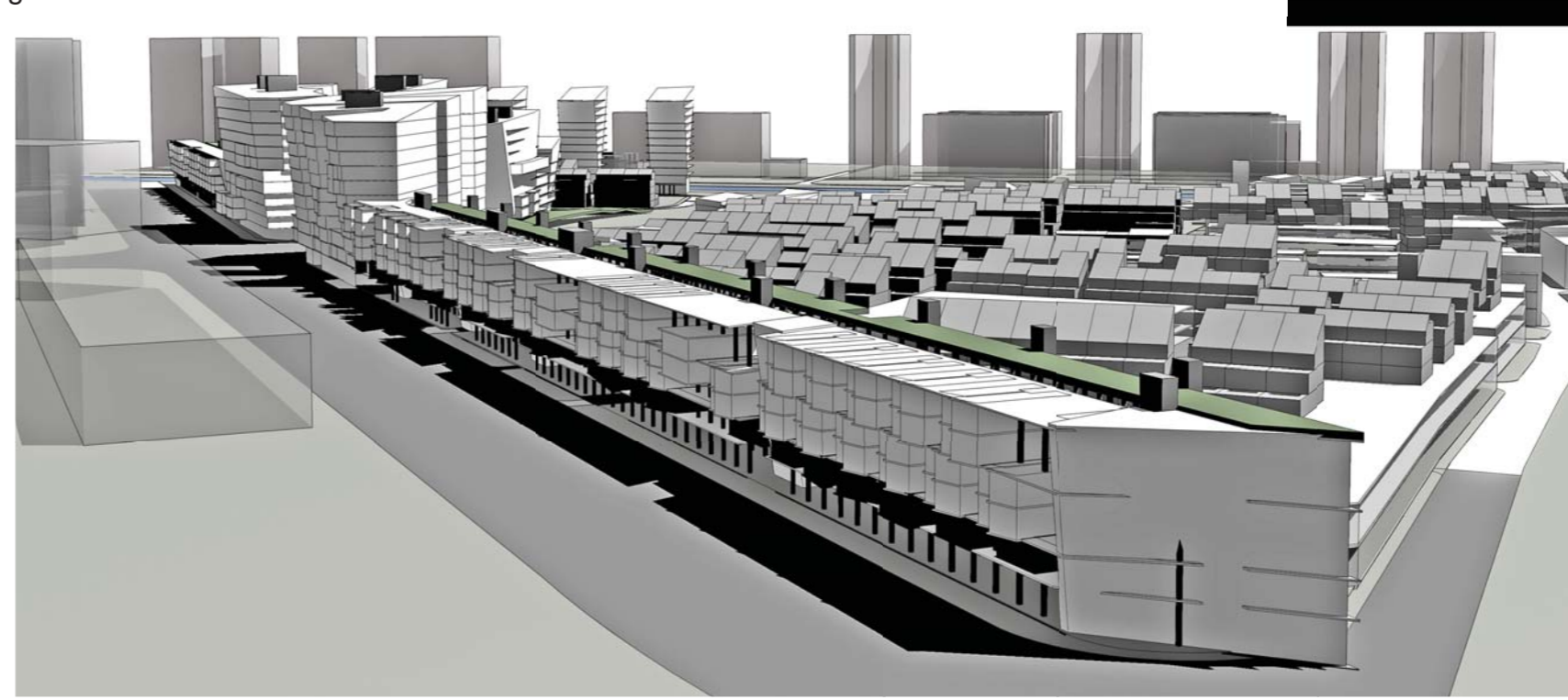
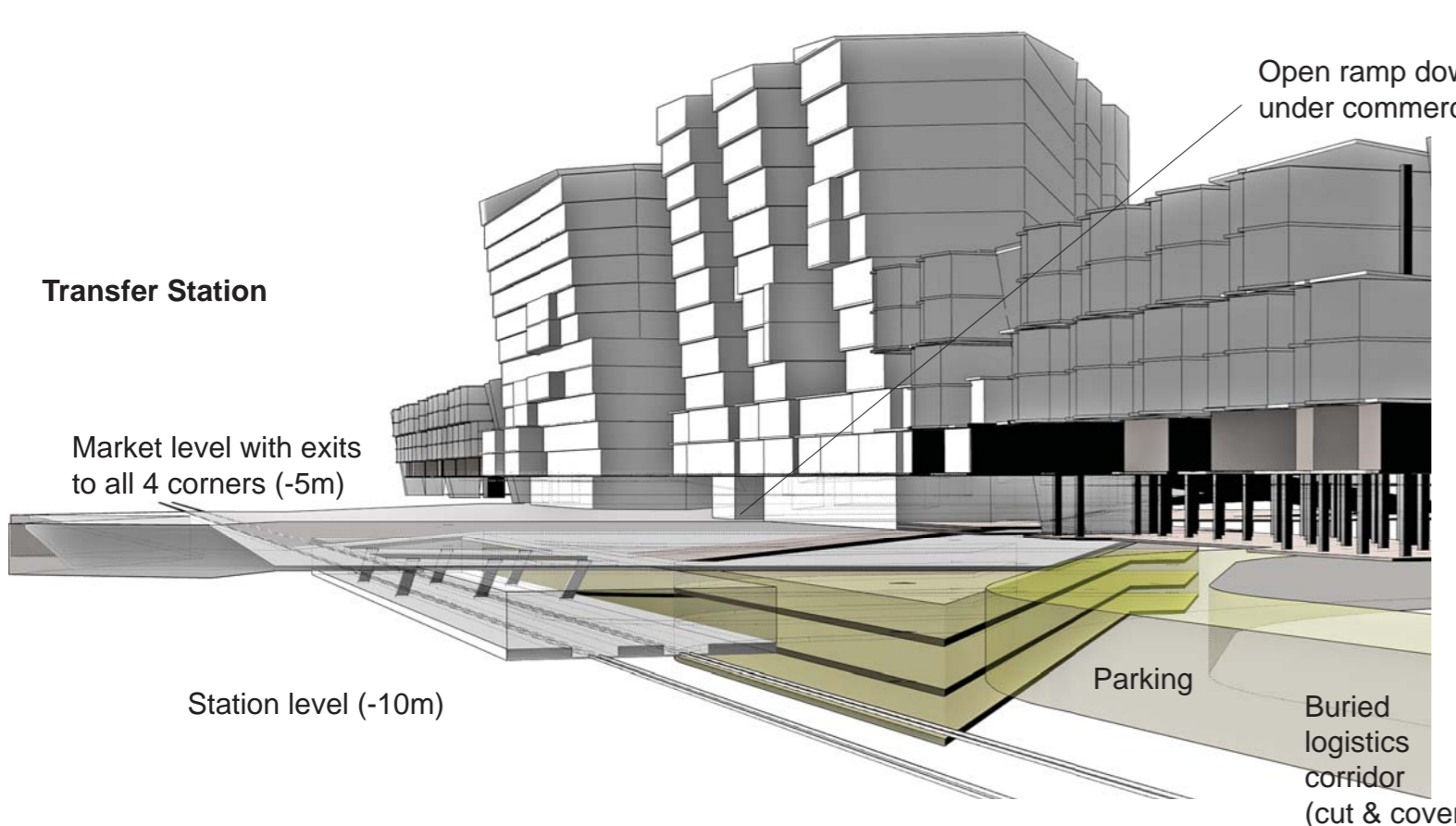
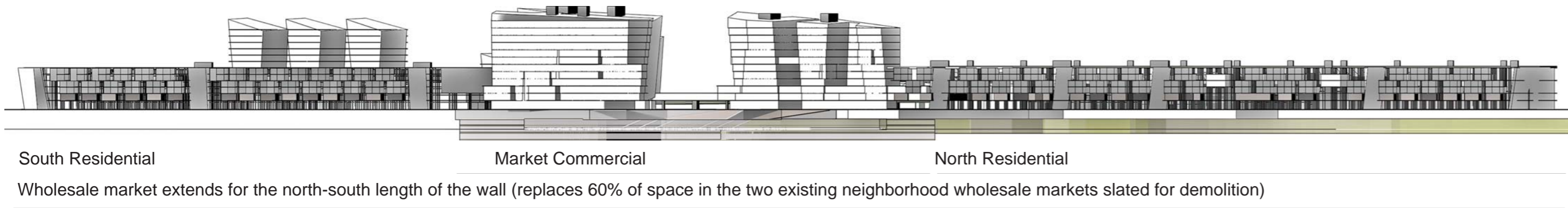




education typology



housing typology

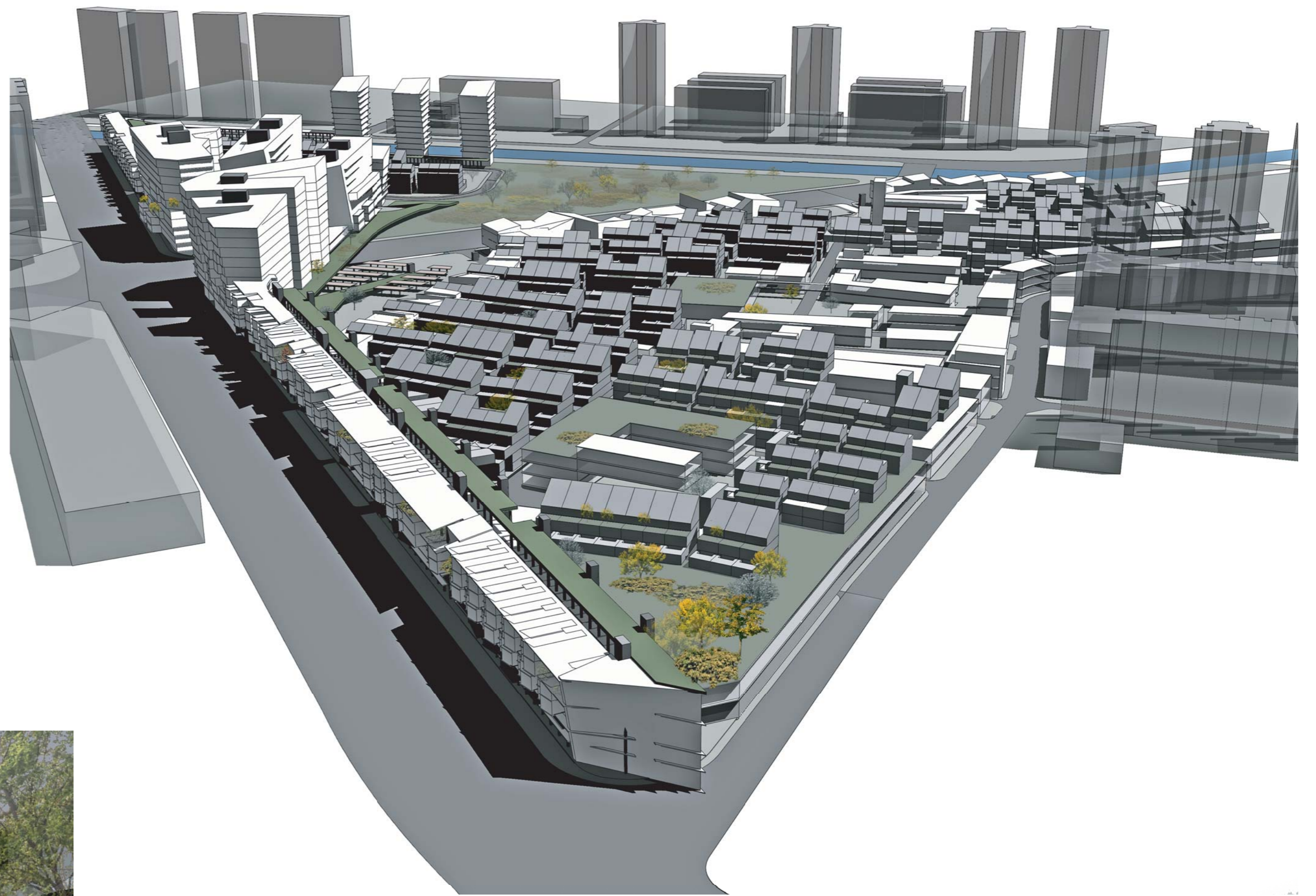


“the wall”

**Ms. Zhang** is a working professional, an architect. She is a Beijing native and was lured to the Sun Palace Community because of its walkable nature. She lives in the same building as Ms. Wang and they are friends. On a typical day, Ms. Zhang will go to work at her office in “the wall” and then have a lunch meeting with clients in one of the restaurants on the lower floors. After work, she likes to take leisurely walks through the site’s many public spaces.



**Mr. Li** migrated to Beijing from rural China when farming was no longer a viable occupation. He was able to receive job training in packaging and light machine operation and currently works at the factory in the northwest corner of the Sun Palace Community. His job is only a short walk from the dormitory housing in which he lives and the health clinic where he gets regular check-ups. Once a week, in the evening, Mr. Li participates in literacy training at the adult education center.



**Ms. Wang** moved to the Sun Palace Community from Hebei with her young daughter. She has a love for food and currently works in flagship, organic restaurant on the site. Her shift begins after she drops her daughter off at the elementary school every morning. Most days, she shops by the marketplace after work to buy fresh produce to cook dinner for her family. They live in one of the affordable units on the site but Ms. Wang hopes to save enough money to move into one of the shop houses and open her own restaurant.



housing typology



marketplace