Our purpose for this project is to engage both the past and the future of the people of Beijing, looking both to their ancestral roots and to the reality of a growing global health crisis. The pressing philosophical issue of the relationship between traditional and contemporary culture goes far beyond the basic design and programmatic needs of a standard market. In that respect, the design of the new market must embrace the role of culture in a sustainable future.

INTENT
We will begin by explaining the framework of sustainability that enabled us to integrate programs and form our proposal. Then, we will briefly discuss each of the new programs that we are introducing to the market. Following that, we will go over our site analysis and reflections on our experiences in Beijing and how they influence our design approach. Finally, we walk you through our design.
FRAMEWORKS OF SUSTAINABILITY
Most of us are familiar with the current definition of sustainable development by the Brundtland Commission: “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.

WELLNESS
The deterministic and systematic understanding of sustainability neglects an all-important element in reaching a new paradigm in the relationship of society and nature: Wellness.

In other words, Wellness refers to the individual consciousness and actions that lead towards global change. If wellness relates to the individual and society to the interactions among individuals, the overlap between these two pillars is the expression of individuality through society, in other words culture.
CRAFTS
One can determine the state of a culture by examining the arts and crafts that it cherishes. The contrast of traditional heritage and contemporary expression guides the identification of major elements in the cultural legacy of a people. Our design incorporates a New Arts space, intended to host itinerant exhibitions that both reflect on Chinese tradition and project a vision of the future.

The study of traditional craft and art is also extremely important to the preservation of a culture. While the contemporary manufacturing processes have distanced us from the process, traditional culture and its objects are a tool to relate back to where “things” come from and why they “are like they are”.

Our market design incorporates a series of craft studios that are imbedded into the fabric of the market and its stores. The activities therein provide a means by which one may reflect on the value and origin of the goods in the market. These reflections will help one to see that the need for authenticity is secondary; the true value of an object is intrinsically related to the craft behind it.

NATIONAL SPORTS POLICY
OCTOBER 20, 2014
Guidelines on Accelerating the Development of Sports Industry and Promoting Sports Consumption

Boost productivity in the country’s sports sector. The guidelines outlined plans to turn the nation’s sporting world into an important driving force for economic growth.

China’s sports industry is worth about 900 billion yuan ($146.34 billion) right now, the plans aims to make it almost five times larger:

5 trillion yuan ($813 billion) by the end of 2025.

HYPERTENSION
+3.3%
DIABETES
+1.1%
OBESITY
+3.8%
(data 2011-14)

1  M I L E  R A D I U S
open space facility

gyms indoor facility

LIMITED PUBLIC ACCESS TO FACILITIES

STRONG POLICY SUPPORT FOR DEVELOPMENT

PUBLIC HEALTH TRENDS IN URBAN CHINA

NEW ARTS SPACE

CRAFT STUDIOS

ANTIQUES MARKET

JADE & JEWELRY MARKET

GRAPHIC ARTS MARKET

POTTERY STUDIO

SCULPTURE STUDIO

GRAPHIC ARTS STUDIO

798 ART DISTRICT

+12km

PANJIAYUAN

Guide lines fo cus  on encour aging more  pe ople  to participate in athle tics  and channeling more  inve stme nt into s por ts facilities and s tadiums for public use .

BEIJING RECOGNIZES ITS LACK OF PUBLIC SPORTS FACILITIES

PUBLIC SPORTS FACILITIES ARE ECONOMICALLY VIABLE AND CONTRIBUTE TO THE PUBLIC HEALTH AND SOCIAL SUSTAINABILITY OF URBAN AREAS

Beijing public sports facilities cannot meet the sport consumption demands of citizens in different levels. Although Beijing has the Bird’s Nest, the Water Cube and other high-end stadiums, the coverage of the public sports facilities in urban and rural areas is relatively insufficient, and especially the project fields loved by citizens are deficient. (Beijing Olympic City Development Corporation)

85% OF DEATHS CHINA
65% OF DEATHS WORLD

SEDENTARY LIVING
5.7 hrs/day (2014)
6.7 hrs/day (2015)

60%
overwe ight rate
3%
diabetes rate

612%
diabetes rate

> 50%
 obesity rate

>20%
obesity rate

>5%
obesity rate

LIFESTYLE SHIFT
80%
GOVERNMENT SPENDING ON TREATMENT

>2%
GOVERNMENT SPENDING ON PREVENTION

URBAN = PUBLIC SPACE

ACTIVE CIVIC SPACES

P R O M O T E A C T I V E L I V I N G A N D W E L L N E S S
Research reveals that Beijing, despite having some world-class health facilities, lacks fitness amenities that are available to the public. Citizens need more opportunities to engage in active lifestyles. The Chinese government has identified the need to address public health in the development of a more sustainable future. Specifically, there has been a growing pandemic of preventable, lifestyle-related diseases. If the government is serious about addressing these concerns, it must take preventative measures. One way to do this is to encourage the development of urban sports facilities.

Tax incentives that attract sports industries won’t be enough to accelerate the development of the fitness industry. It must be coupled with the development of a stronger health culture, one that provides non-economic incentives.

We estimate the population living in a 1-mile radius of the site will be about 40,000 people. Within that zone, there are numerous existing fitness facilities, but none are open to the public.

Our design for the market, therefore, provides a solution to this problem by making publically-accessible zones for recreation. This is accomplished through the use of ground-level spaces as well as a vertical gym. The new market has the potential to set a national precedent for the development of public wellness facilities in Chinese urban settings.
Guidelines focus on encouraging more people to **participate** in athletics and channeling more **investment** into sports facilities and stadiums for **public use**.

**BEIJING RECOGNIZES ITS LACK OF PUBLIC SPORTS FACILITIES**

**PUBLIC SPORTS FACILITIES ARE ECONOMICALLY VIALBE AND CONTRIBUTE TO THE PUBLIC HEALTH AND SOCIAL SUSTAINABILITY OF URBAN AREAS**

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**URBAN**

**RURAL**

**INFECTIOUS DISEASES**

**CHRONIC DISEASES**

85% of deaths China
65% of deaths World

<table>
<thead>
<tr>
<th>Year</th>
<th>Diabetes Rate (%)</th>
<th>Obesity Rate (%)</th>
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<td>2000</td>
<td>12</td>
<td>&gt;20</td>
</tr>
<tr>
<td>2013</td>
<td>&gt;20</td>
<td>&gt;60</td>
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</table>

**LIFESTYLE SHIFT**

- +3.3% HYPERTENSION
- +1.1% DIABETES
- +3.8% OBESITY

(Data 2011-14)

**SEDENTARY LIVING**

- >5% obesity rate
- >50% men smoke

**BEIJING**

6.7 hrs/day (2014)

**CHINA**

6.7 hrs/day (2015)
80% GOVERNMENT SPENDING ON TREATMENT

>2% GOVERNMENT SPENDING ON PREVENTION
SITE ANALYSIS
Our time in Beijing was quite impactful on our design of the market. The lectures in Tsinghua, our individual workshop experiences, and our progressive research have informed our design approach thoroughly. Once back from Beijing we began our own research.

We looked to traditional Chinese architecture, specifically the courtyard house, for inspiration. This typology can be translated and adjusted to the scale of the market, creating a variety of spatial conditions and experiences.
AREAS TO ADDRESS

Need to revisit the market boundary
- While the boundary is necessary and culturally relevant, it must be done in a way that does not isolate the market from the city.

Perimeter layout of existing buildings - helps one to self-locate within the market.

Need to change current vendor layout - efficiency model subtracts from dynamism

The market can be a better neighbor - must also solve issues faced by nearby residents
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Need to change current vendor layout - efficiency model subtracts from dynamism
The market can be a better neighbor - must also solve issues faced by nearby residents
Because our experience in the rest of the city differed so much from what we encountered in the market, we decided to reflect upon the qualities of the places we found most interesting. We chose to study the Hutong, specifically Xialoung-gian Street and the commercial spaces around it.

We looked to the Chinese courtyard typology (shiheyuan) as inspiration for the market. Using the idea of the courtyard, we developed our architectural intent: to create a space that provides visitors with opportunities for anticipation, exploration, and discovery.
A rigorous program study of the Chinese courtyards led us to rationalize the goods sold at the current market into four main categories. We then designated a courtyard for each of the categories, sized according to the number of vendors represented in each.

We also took into consideration the immediate context of the site, looking for ways to integrate the new market with its neighborhood. Rather than maintain a traditional wall, we opted to use the building massing as an active boundary between the site and its surroundings.

The new design incorporates long bar buildings with periodic breaks, through which visitors can enter and exit at their leisure. These structures form a permeable perimeter to the site, creating simultaneous feelings of seclusion and openness. We also set the buildings back farther from the street, creating space for a green buffer. Finally, we designed incremental green spaces within the site, for further natural relief.
We also explored how the site might physically extend out into the neighborhood. We converted the alley on the south edge of the site into a service road for delivery access. We also relocated parking to an underground garage. In doing this, we were able to open up the back end of the market so that it could better address the adjacent hospital and apartment buildings.

We also redesigned the southeast corner of the site so that it better connects to the nearby art auction house and the most convenient subway access to the site (avoids crossing the street).
SITE ANALYSIS AND REFLECTIONS

STRENGTH & RELEVANCE OF BOUNDARY MARKET EXTERNALITIES
MONOTONY OF EFFICIENCY

DESIGN PROPOSAL

FLOOR PLANS

2ND FLOOR

3RD FLOOR

PROGRAMMATIC OVERLAY + ROOF PLAN

MARKET ONLY

MARKET ONLY
+ACTIVING LIVING
+SPECIAL PROGRAMS

ACTIVING LIVING ONLY
SITE ANALYSIS AND REFLECTIONS

STRENGTH & RELEVANCE OF BOUNDARY MARKET EXTERNALITIES
MONOTONY OF EFFICIENCY

DESIGN PROPOSAL

FLOOR PLANS

2ND FLOOR

3RD FLOOR

PRAGMATIC OVERLAY

MARKET ONLY

+ACTIVING LIVING

+ACTIVING LIVING ONLY

+SPECIAL PROGRAMS

二层平面

三层平面

项目交叠

屋顶平面

设计分析
human-scale qui board in the landscape for interaction play

moveable furniture for board games and tea house use

MARKET + ACTIVE LIVING INTERACTION

ALTERNATE

MBEDDED

PARALLEL

market and active living programs integrate in space and time via diverse strategies
food vendors on-site restricted to healthy and locally-sourced alternatives

planters as infrastructure for water retention and filtration

larger area to wait for the bus and release the busy street frontage

short game practice free and open to the public
DAY
Panjiayuan functions primarily as a market where vendors can sell their goods in an open-air setting. During regular operating hours, the market serves as a place of commerce and exploration for vendors, locals, and tourists.
At night, Panjiayuan becomes a place primarily focused on active living and healthy physical lifestyles. Areas normally occupied by market stalls by day are cleared away to reveal volleyball courts, putting greens, ping pong tables, and other opportunities for recreational sports.
GROUND FLOOR WALKTHROUGH
The design of the ground floor reveals many of the principles we have been describing so far:

Perimeter stores address the city and activate the streetscape. The new service street accommodates delivery and centralizes necessary parking and storage for vendors and visitors.

Vendors are laid out in a manner that enhances the visitor's experience by allowing them to meander, explore, and pause at periodic points of interest. The idea is not to maximize efficiency, but rather, to promote wandering and circulation.

The New Arts space serves as a special interest point, a focal point of the market. The ground level also hosts a variety of activities, some of which can be participated in during market hours, and some of which revitalize the market during late-night hours.
UPPER FLOORS WALKTHROUGH
The second level houses permanent stores and the Craft Studio spaces. In order to keep with a modular system, we sorted the existing stores into three categories: 8m², 24m², 32m². In the new design, no vendor is given a store of smaller size than the one he or she previously owned.

The layout of the stores is intended to break up the monotony of a typical single-loaded corridor. Stores slide and recede within the constraints of the structural datum and create a dynamic and interesting path.

The location of the craft studios in the second floor is strategic. The craft studios break the formal pattern of the perimeter buildings and serve as visual and spatial markers throughout the site. They also create points of interest on the upper levels, so that people will be interested in moving vertically, not just horizontally, through the site.

2ND FLOOR

3RD FLOOR
The sectional relationships of the elements of the design are manifold. The ground floor is clad with grey brick, as a nod to several traditional constructions in the Beijing vicinity. This hard frame establishes a formal boundary to the site, and it also frames the stores on the upper levels.

The upper levels have a unique, diverse spatial quality, controlled by the shifted store volumes. These stores have a translucent curtain wall facade, which maximizes transparency and allows passersby to observe the activities of the market from the street.

The third floor is mostly devoid of full-height volumes, and instead is a series of kiosks, areas of respite, and green spaces. The resulting void allows for the canopy to extend beyond the boundary of the ground floor massing, mimicking the effect of a soffit.

The canopy itself is intended to reflect Chinese architecture. Deep soffits are common to traditional roofs, so we looked for a way to maintain the same spirit without producing a direct copy of the original style. The canopy serves the courtyards as well as the buildings and unifies the composition of the façade and section.
Our proposal for the redevelopment of the market is concerned with addressing an overlooked but essential element of sustainability: wellness. By incorporating into our design two programs that are not traditionally found in markets, we take a clear stance on the importance of culture, in the form of tradition, art and fitness in a holistic understanding of sustainability.

We expressed these concerns through an architectural execution that is efficient, timeless, and relevant to exploration of a contemporary Beijing antiques market.