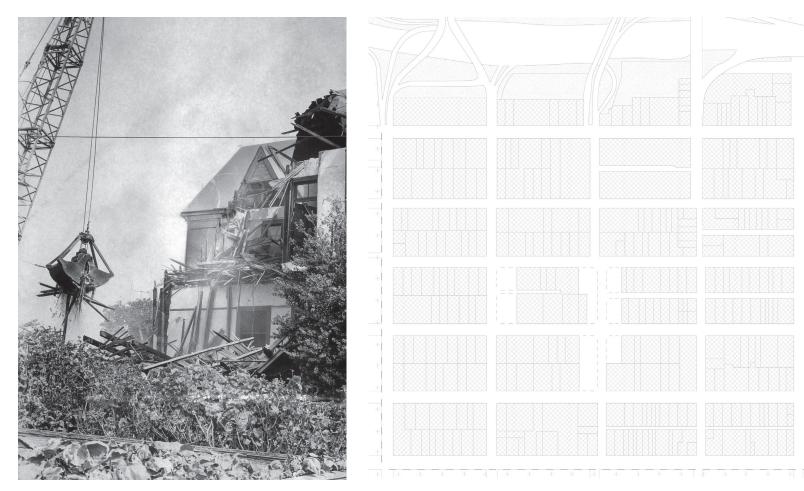


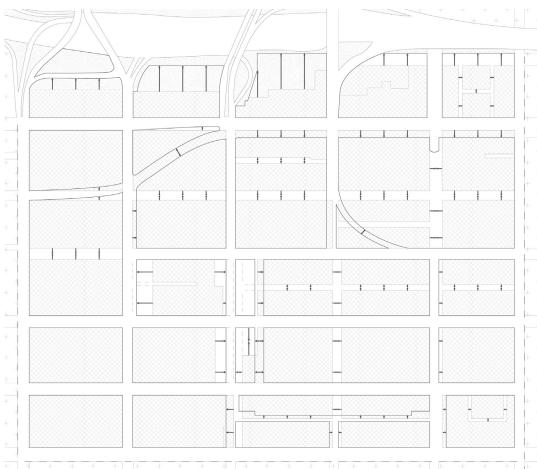


Bunker Hill pre-urban renewal



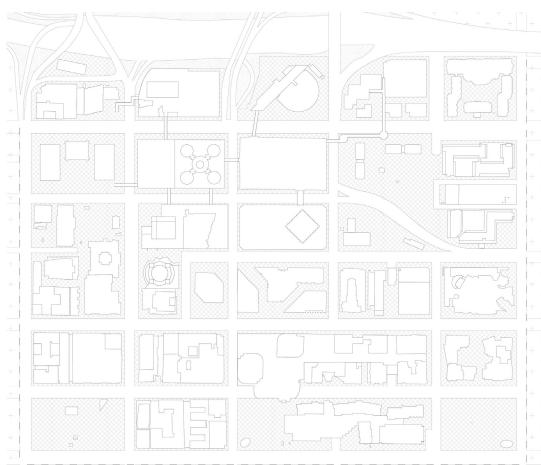
Bunker Hill mid-urban renewal





Bunker Hill post-demolition





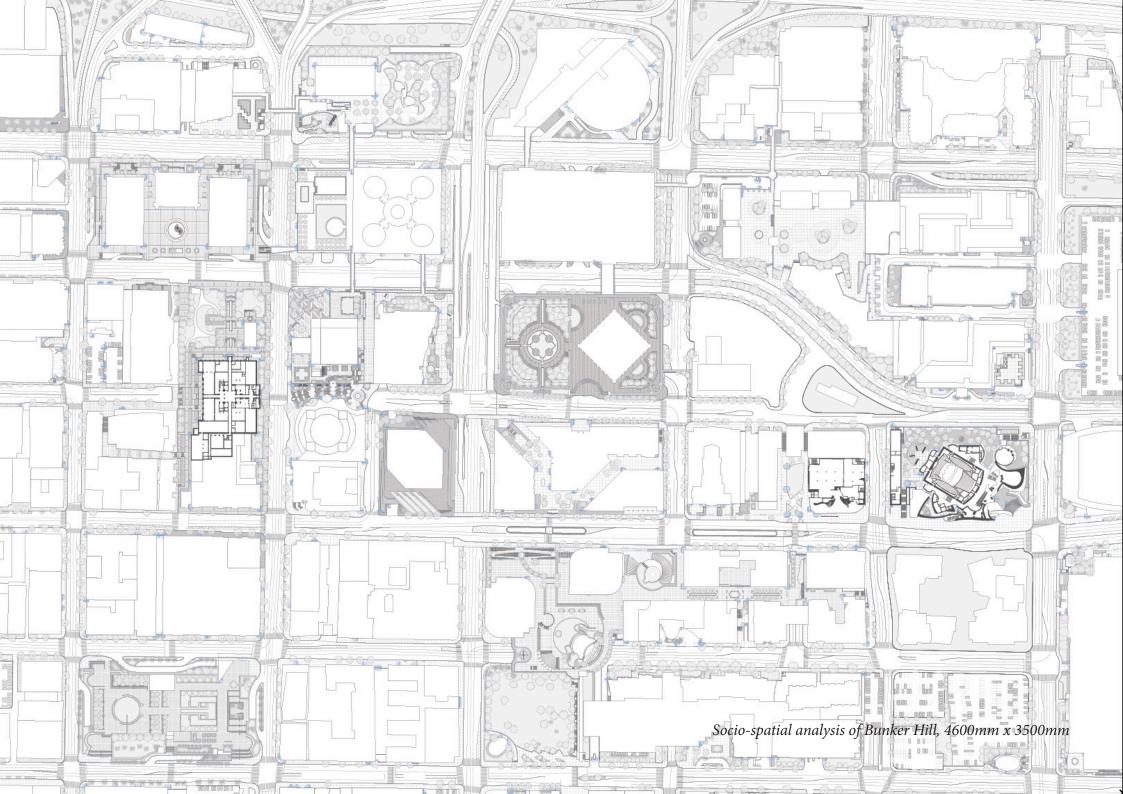
Bunker Hill post-urban renewal

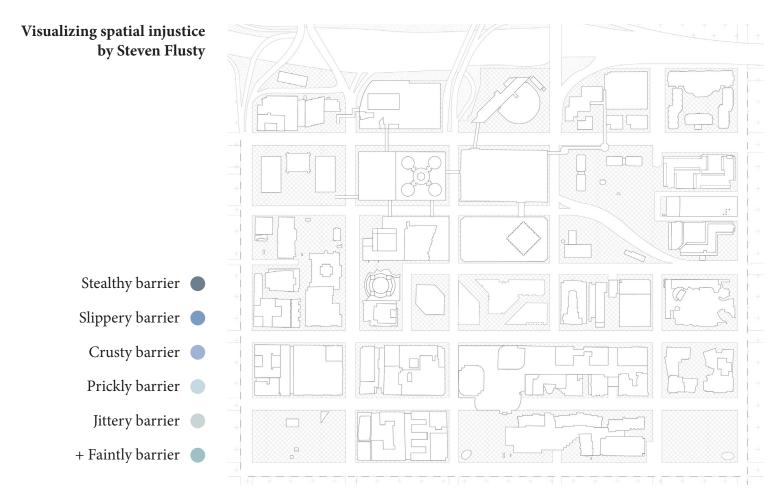
Research question:

How has the privatization of public space shaped the cityscape of Bunker Hill, Los Angeles?

Sub-question:

How the notion of street vending could be reintegrated in the cityscape of Bunker Hill, by means of collaborative use of space in a privatized environment





Legend Privatization of public space in Bunker Hill, Los Angeles



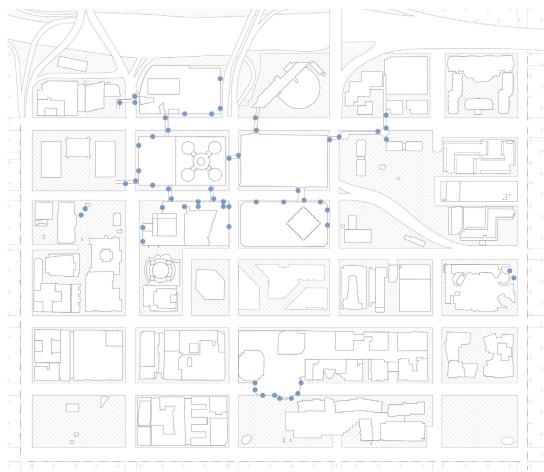
Stealthy barrier



"a space that cannot be found, camouflaged or, more commonly, obscured by such view impediments as intervening objects or grade changes"



Slippery barrier



"a space that cannot be reached, due to contorted, protracted or missing paths of approach"



Crusty barrier

"a space that cannot be accessed, due to obstructions such as walls, gates and checkpoints"

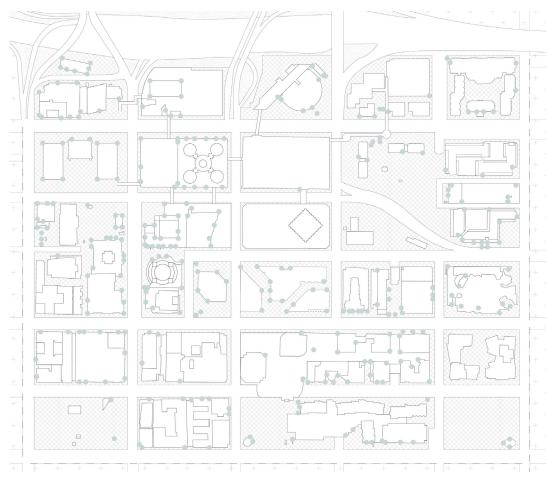


Prickly barrier

"a space that cannot be comfortably occupied"



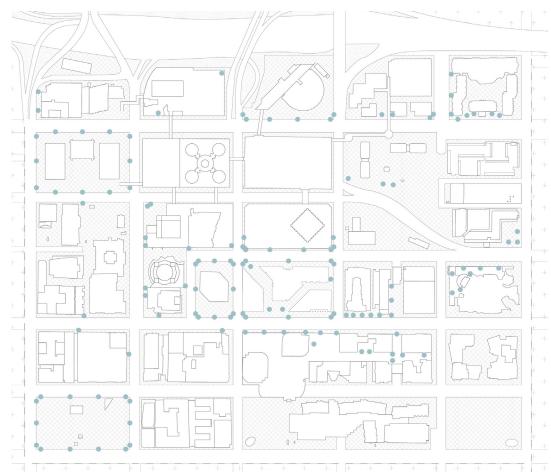
Jittery barrier



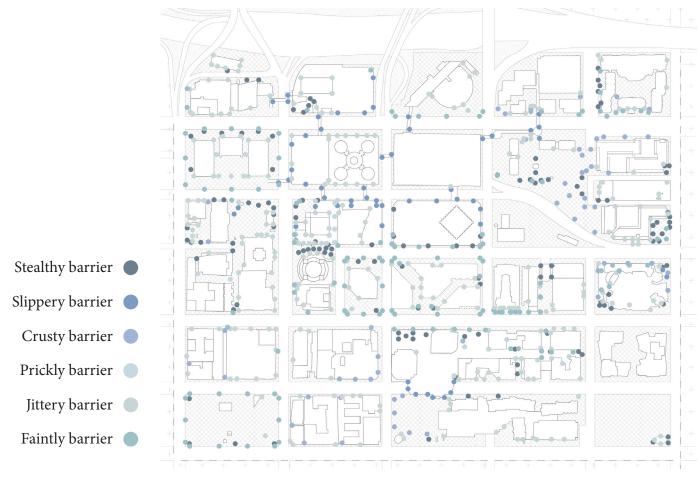
"a space that cannot be utilized unobserved, due to active monitoring or roving patrols and/or remote technologies feeding to security stations"



Faintly barrier



"a barrier that is not prominent or readily noticeable, due to minor contrast e.g. the design of the sidewalks"



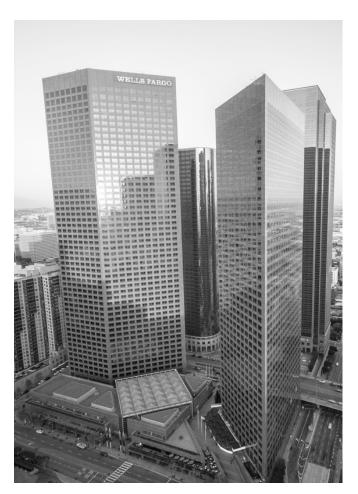
Legend Privatization of public space in Bunker Hill, Los Angeles

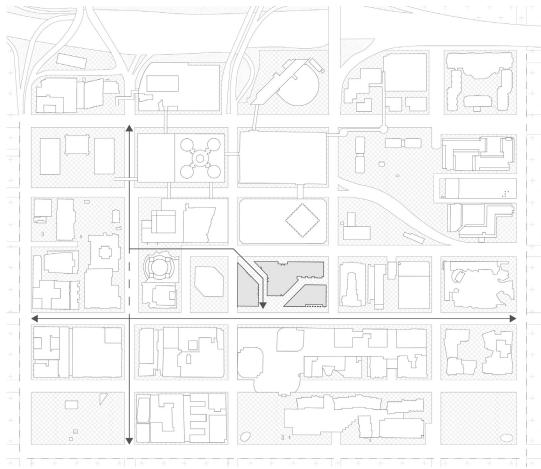


333 South Grand Avenue, Los Angeles

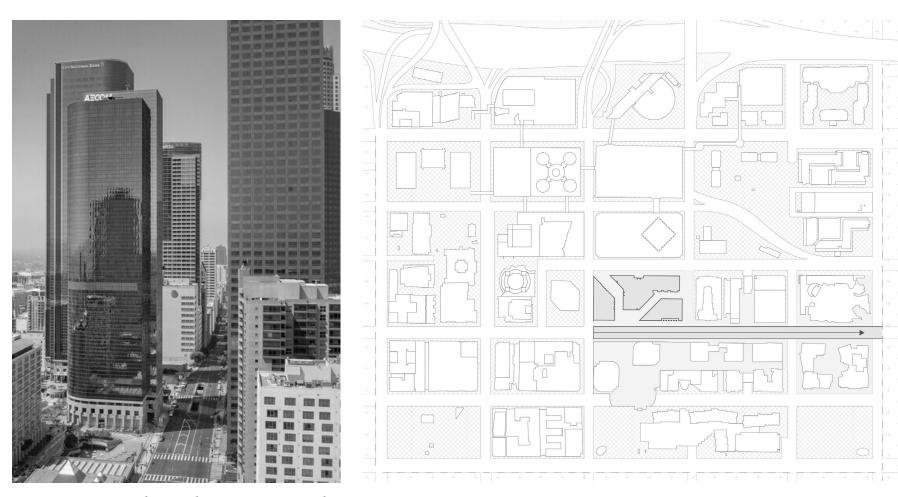


Privatization of public space in Bunker Hill, Los Angeles





333 South Grand Avenue, Los Angeles



333 South Grand Avenue, Los Angeles



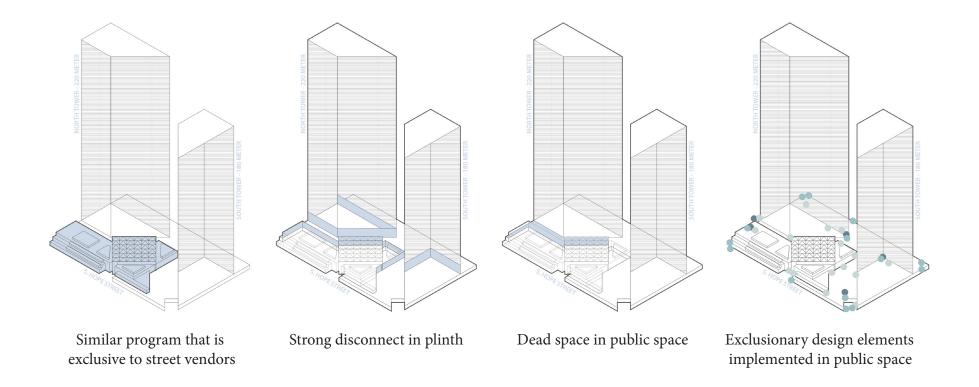
333 South Grand Avenue, Los Angeles

Sub-question:

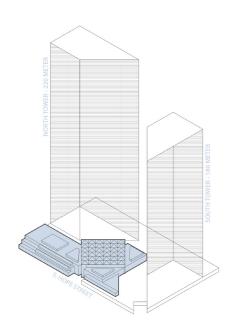
How the notion of street vending could be reintegrated in the cityscape of Bunker Hill, by means of collaborative use of space in a privatized environment

Position:

The developments within Bunker Hill are almost completely privatized and designed by private developers. How can we design differently reconciling the developers need to subsequently accommodate street vendors within these private developments? And then from the chosen site, how this results in new public spaces and an adapted existing program that is inclusive to street vendors.

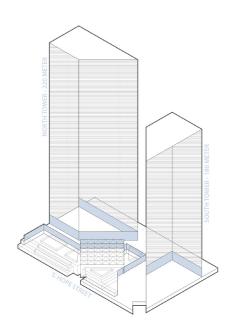


Current state 333 S. Grand avenue



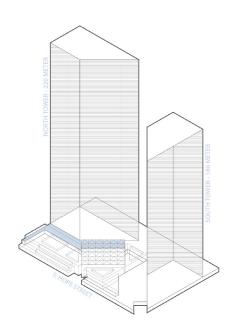
Similar program that is exclusive to street vendors





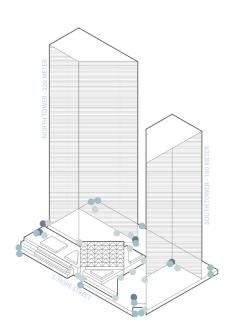
Strong disconnect in plinth





Dead space in public space





Exclusionary design elements implemented in public space



Sub-question:

How the notion of street vending could be reintegrated in the cityscape of Bunker Hill, by means of collaborative use of space in a privatized environment

Design assignment:

A hybrid Hawker Center that enacts on the notion of collaborative use of space with street vendors—in a privately owned establishment—that provides space for street vendors to conduct business, as well as revising the outdoor public spaces to provide access and space to conduct business for mobile street vendors, which ultimately translates to reintegrating street vendors in the public realm of Bunker Hill.



Corporate employees 14.190 employees



Local residents

3.485 residents

Average expenses on lunch

- > \$53,00 a week on lunch, **\$2746 a year**
- > up to \$9000+ a year
- * Average spending on lunch per day \$10,60 based on a 5-day workweek

Duration of meal breaks:

- > 30 minutes meal break, based on a 5+ hour workday
- > 2x 30 minutes meal break, based on a 10+ hour workday

Retail vitality

- > 157 Food and beverage businesses per square mile
- > 47 competitors in area of interest

Annual Retail and Food and Beverage sales: \$5 Billion

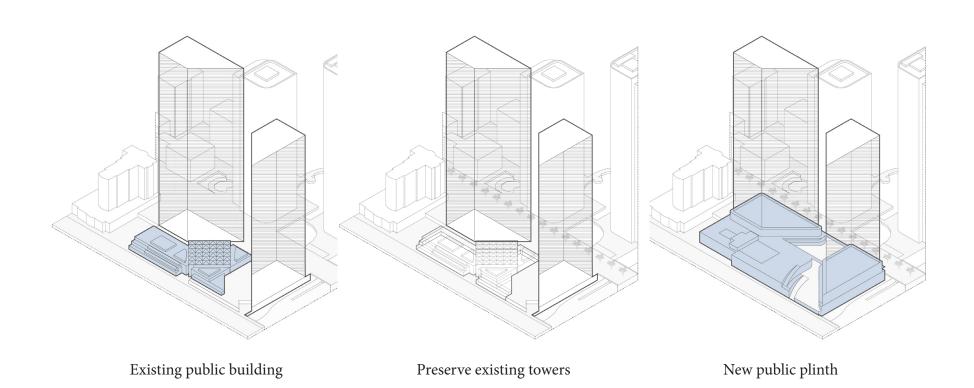


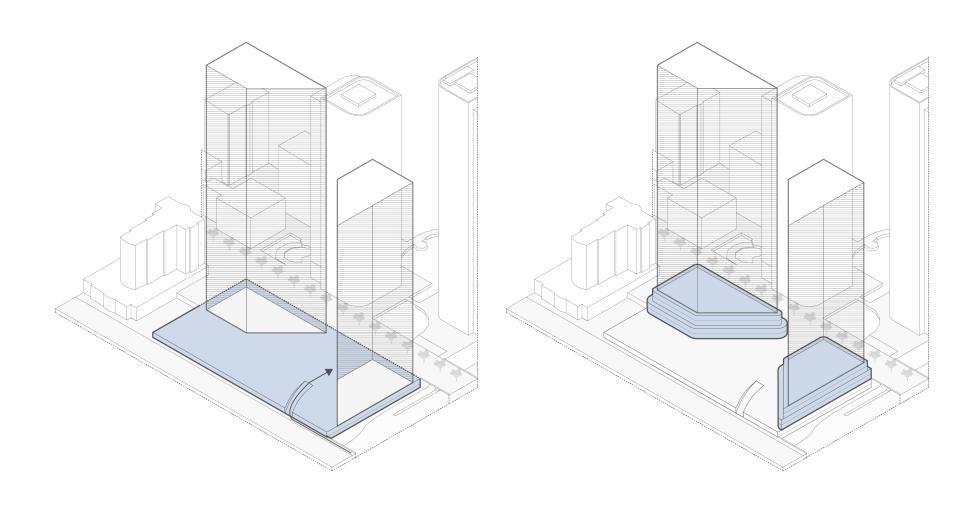
Tourists

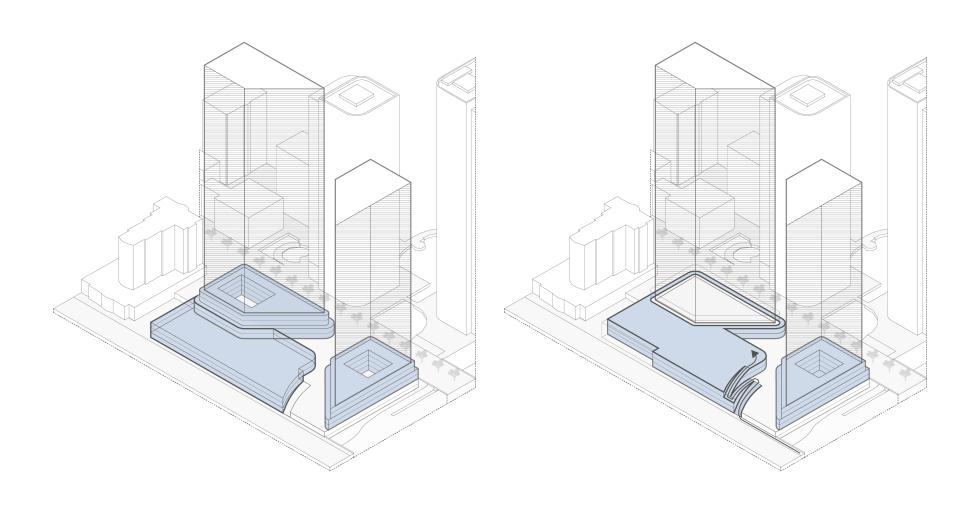
Tourism influx in DTLA

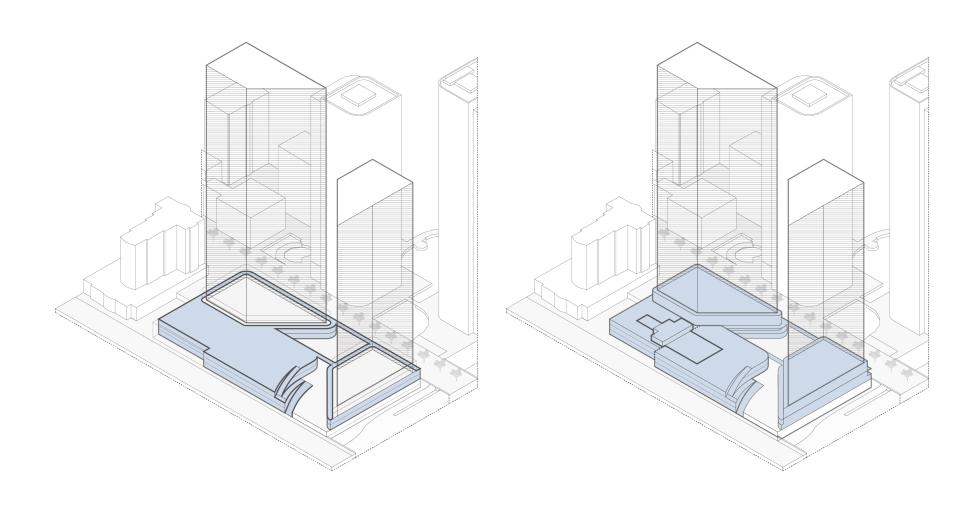
- > Average of 10 million visitors per month, (2019 pre-pandemic)
- > Average of 8-9 million visitors per month, (Q3-4 2021 post-pandemic)

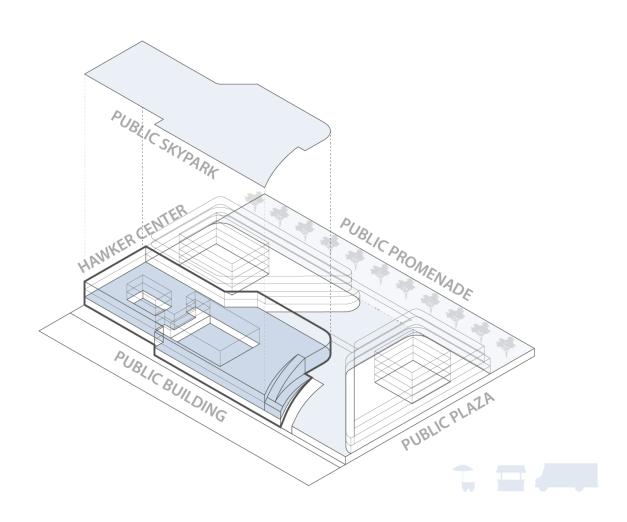
Average annual income per household: \$86.300 (\$20.300 more on average compared to LA County)

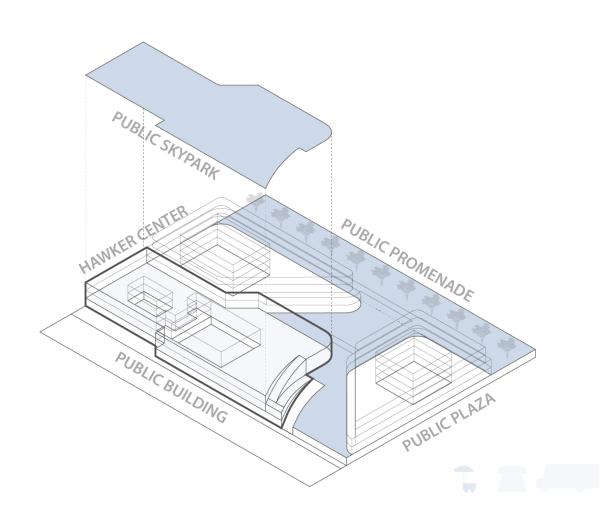


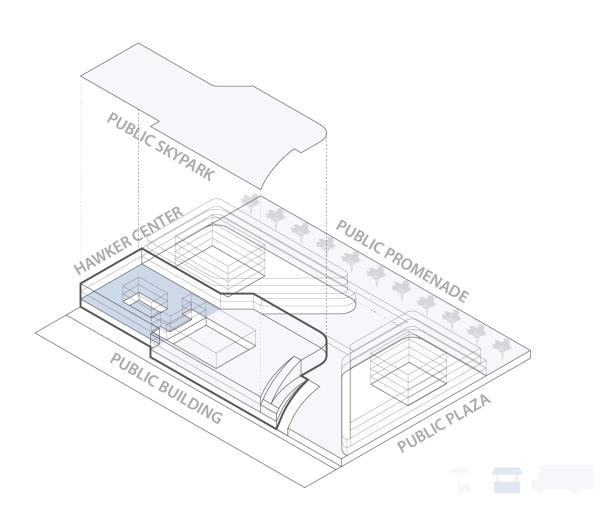


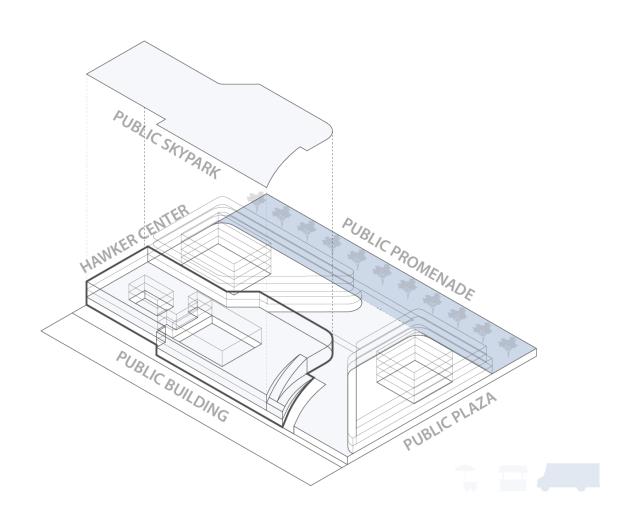


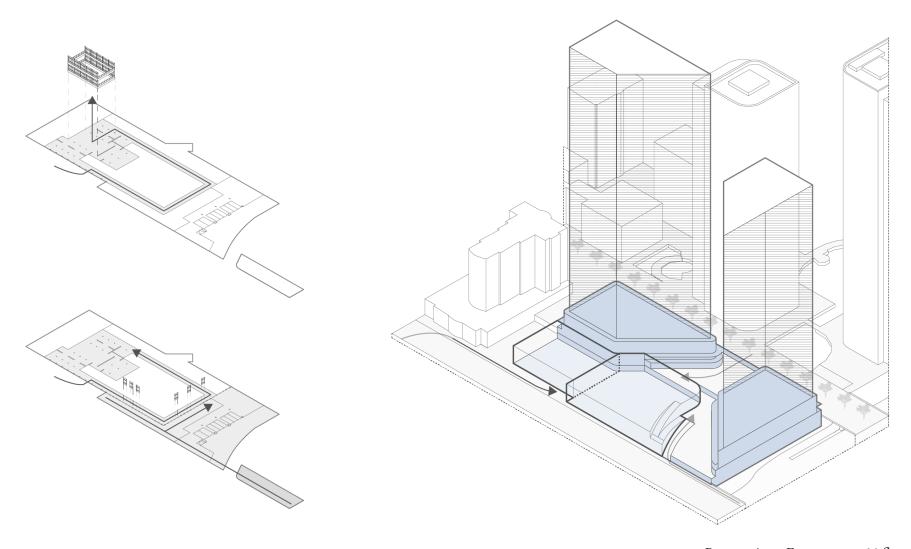




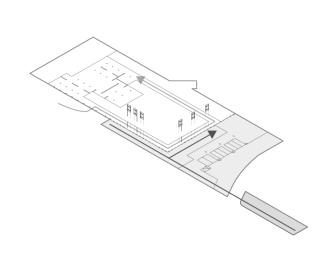






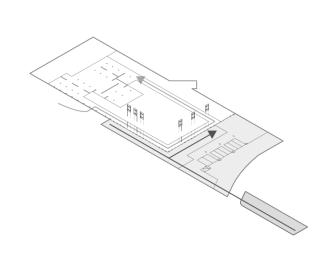


Perspective - Entrance on 1st floor



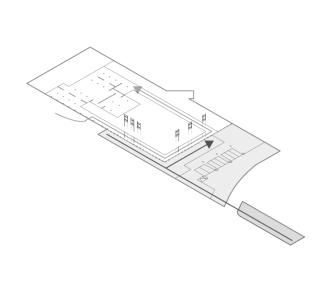


Rendering: Loading/unloading area, street vending facilities



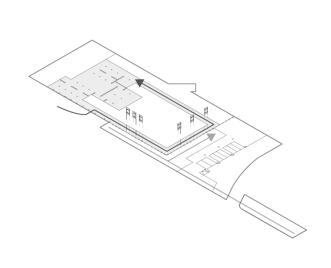


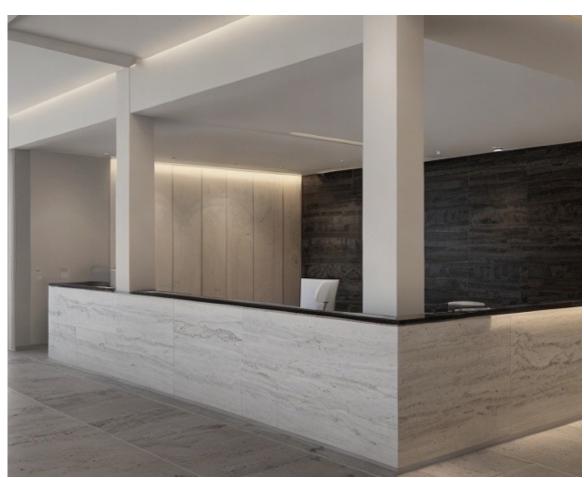
Rendering: Storage area, street vending facilities



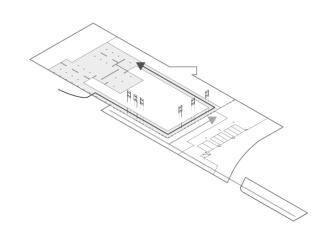


Rendering: Repairshop, street vending facilities



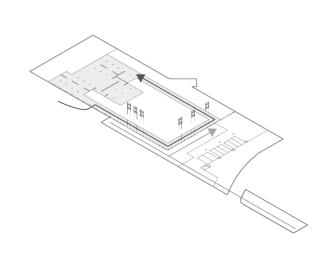


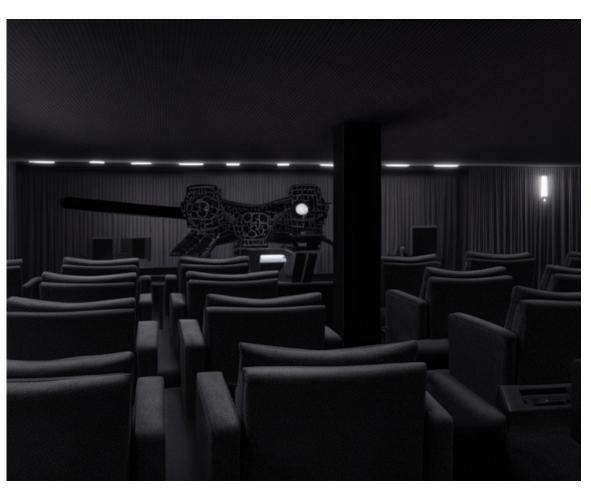
Rendering: Front desk rear entrance, Hawker Center



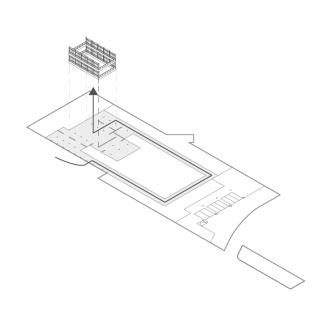


Rendering: Gallery space, Hawker Center



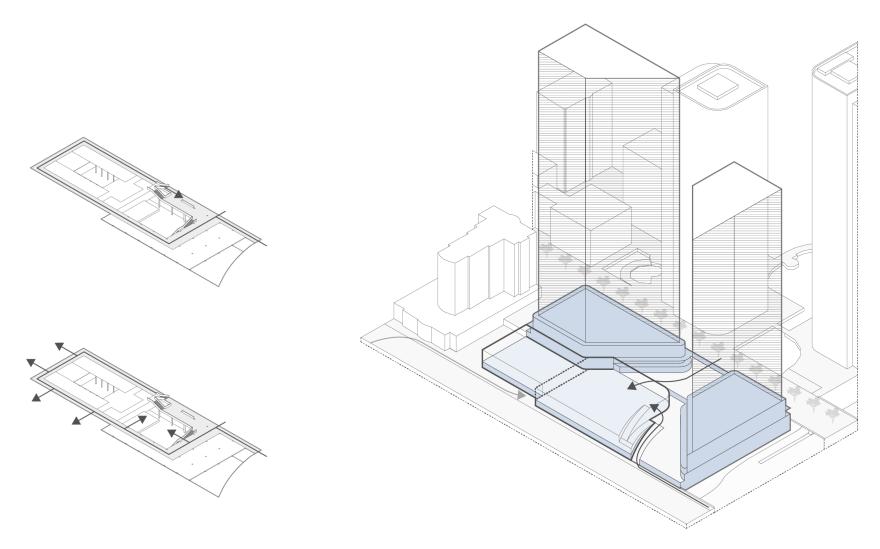


Rendering: Screening room, Open Lobby

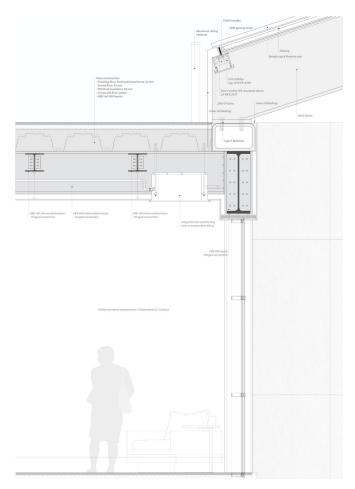


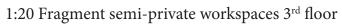


Rendering: atrium overlooking vending stalls



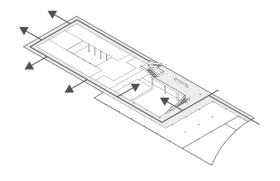
Perspective - Entrances on 2^{nd} floor





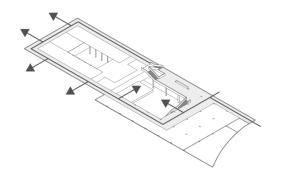


Rendering: event space, Open Lobby



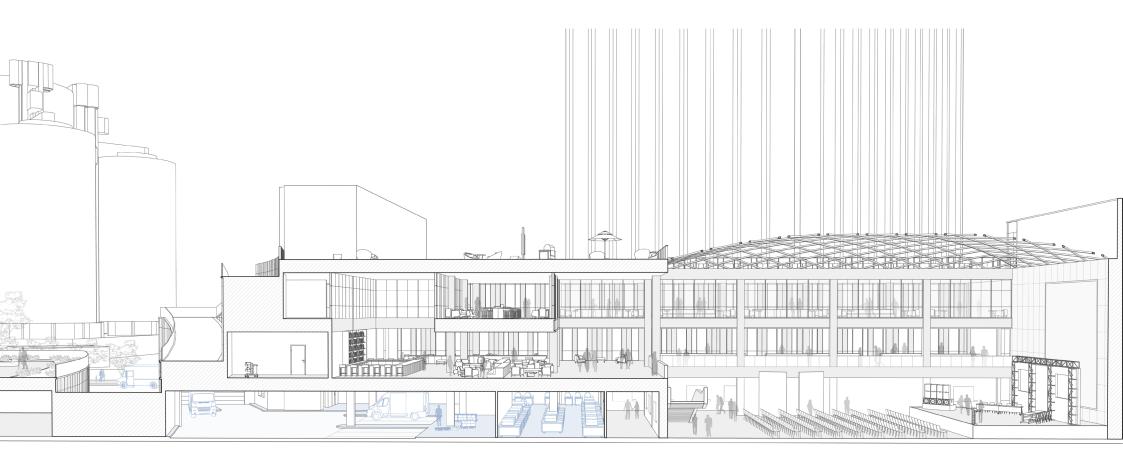


Rendering: Bar area, Open lobby

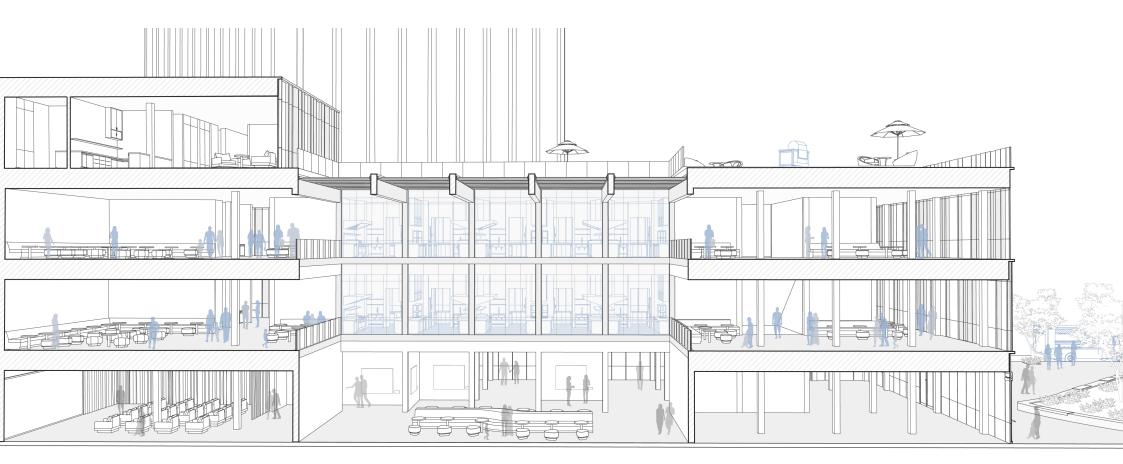




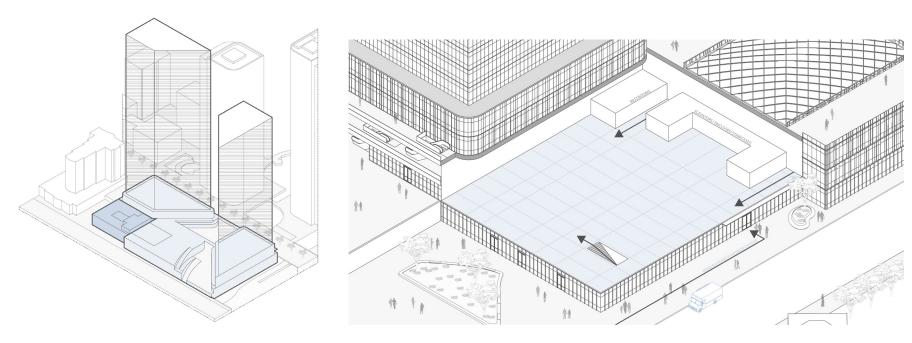
Rendering: Common seating area, Open lobby



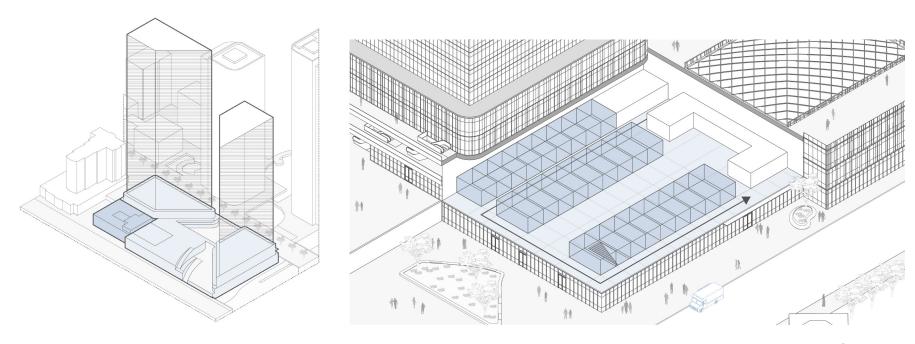
Perspective - Open lobby



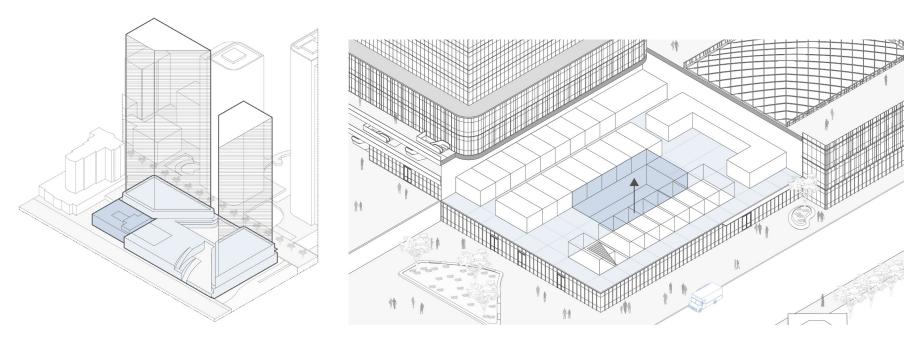
Perspective - Hawker Center



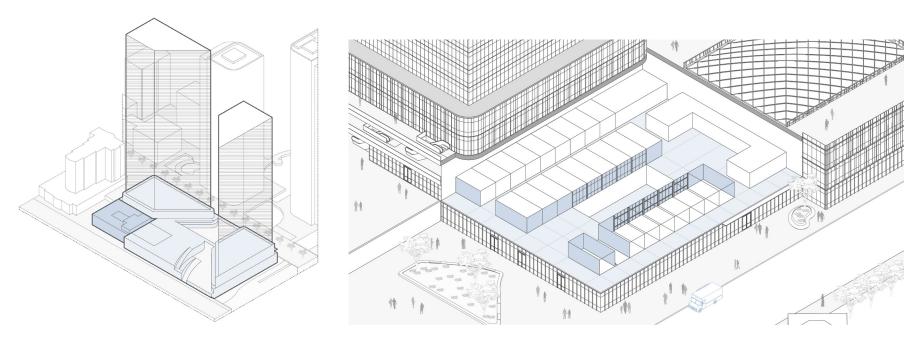
Perspective - Hawker Center



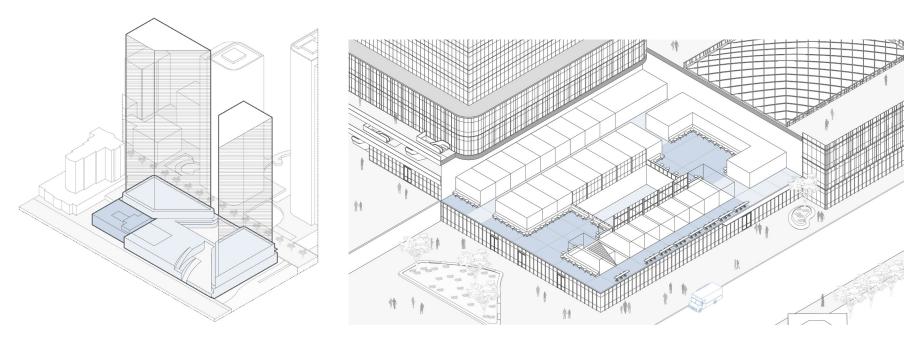
Perspective - Hawker Center



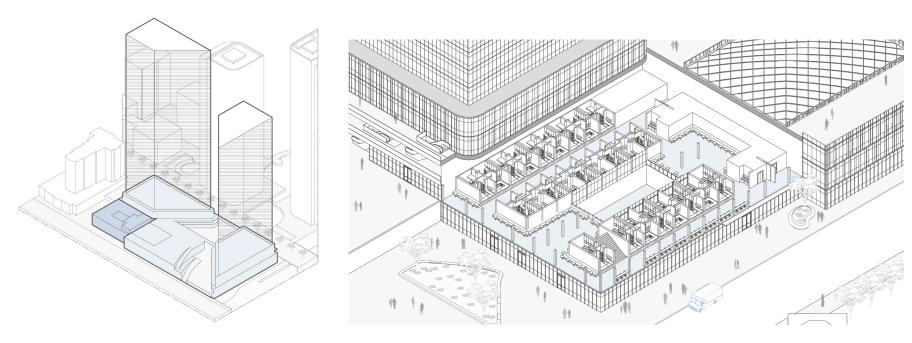
Perspective - Hawker Center



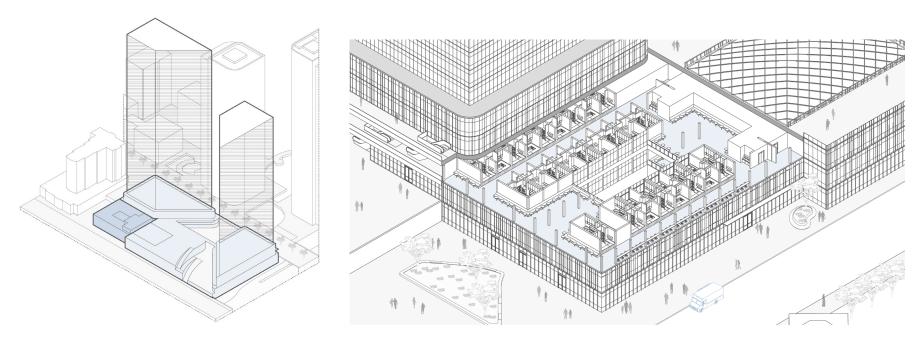
Perspective - Hawker Center



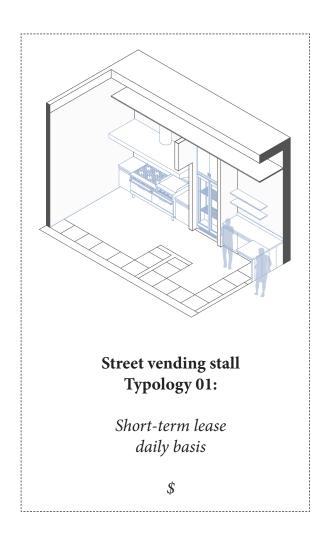
Perspective - Hawker Center

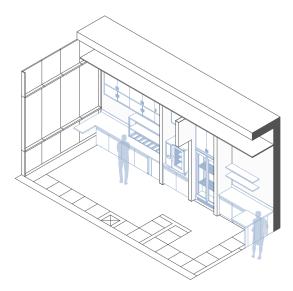


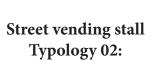
Perspective - Hawker Center



Perspective - Hawker Center

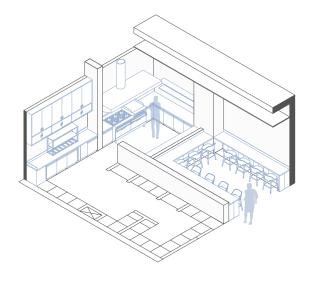






Long-term lease yearly basis

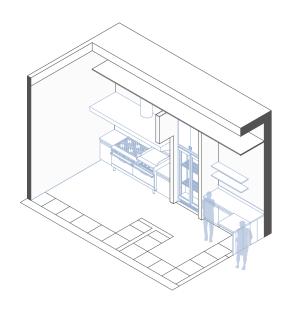
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Street vending stall Typology 03

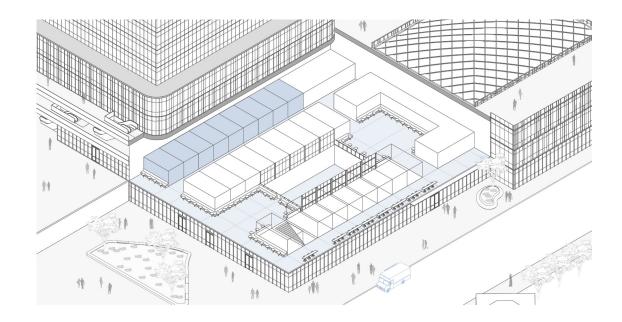
Long-term lease yearly basis

\$\$\$

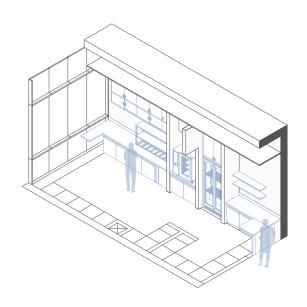


Street vending stall Typology 01:

Short-term lease daily basis

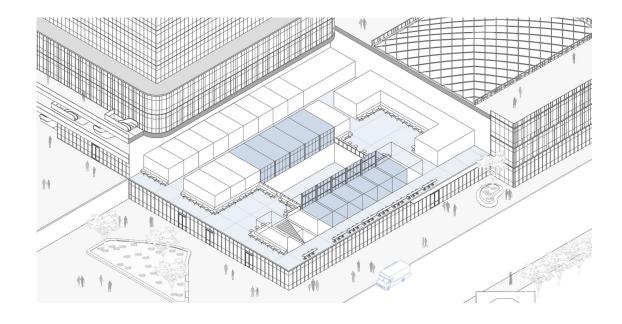


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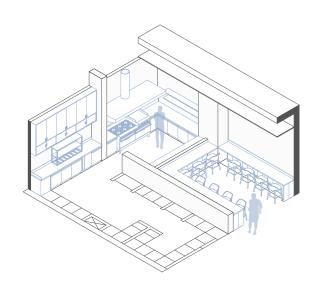


Street vending stall Typology 02:

Long-term lease yearly basis

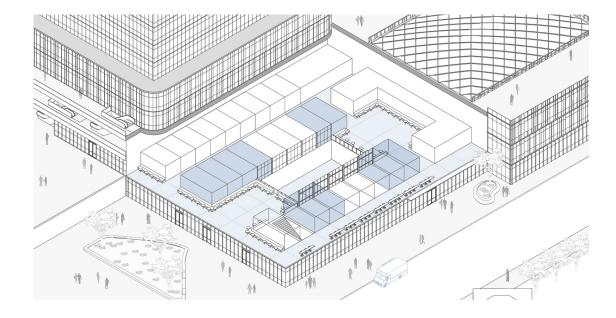


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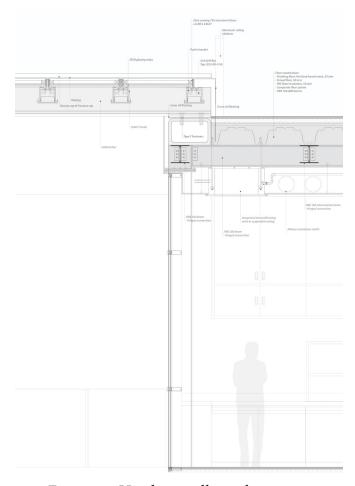


Street vending stall Typology 03

Long-term lease yearly basis



\$\$\$

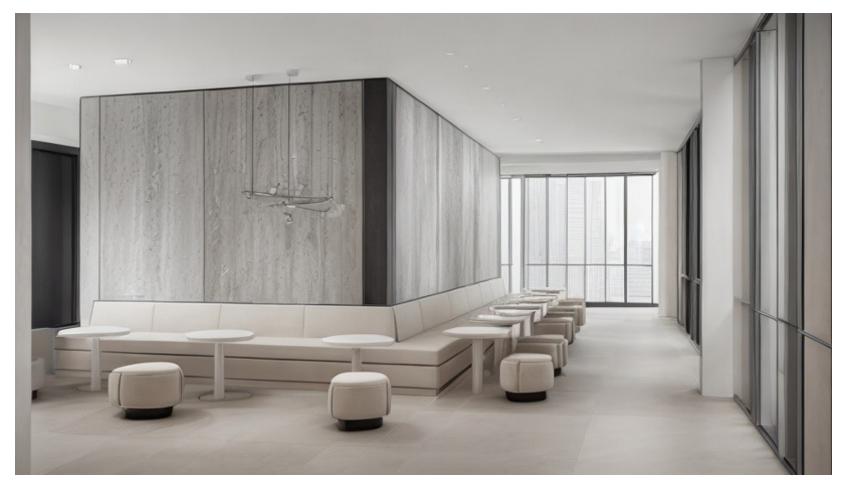


1:20 Fragment Vending stall typology 2

Rendering: atrium, Hawker Center



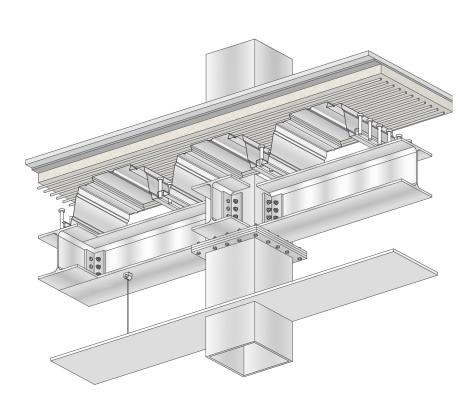
Rendering: Atrium, Hawker Center



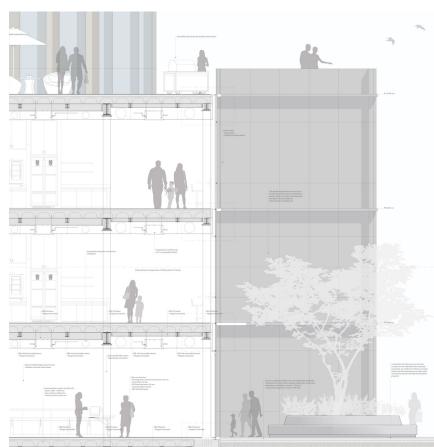
Rendering: Common seating area, Hawker Center

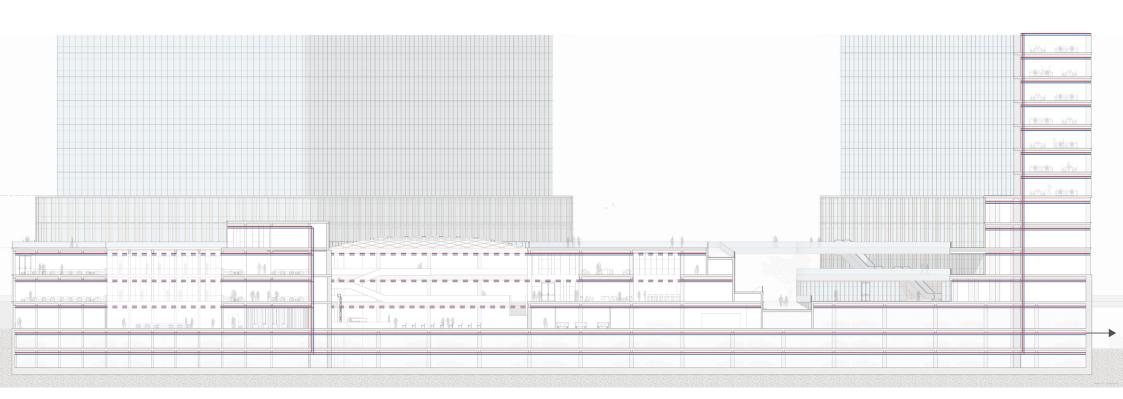


Rendering: Circulation vending stalls, Hawker Center

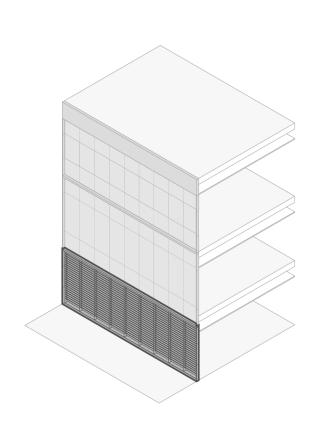


Suspended ceiling / ventilation system /climate aspect



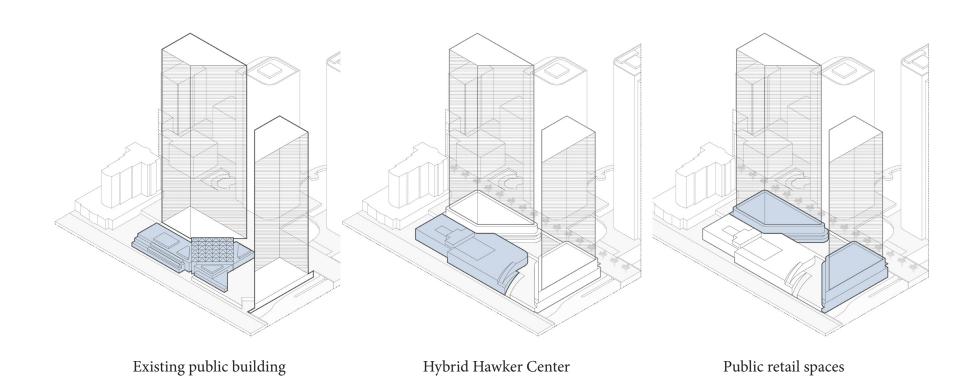


Hvac system pipes connected to west elevation



Public plinth 1st floor

West elevation: South Grand Avenue, Los Angeles

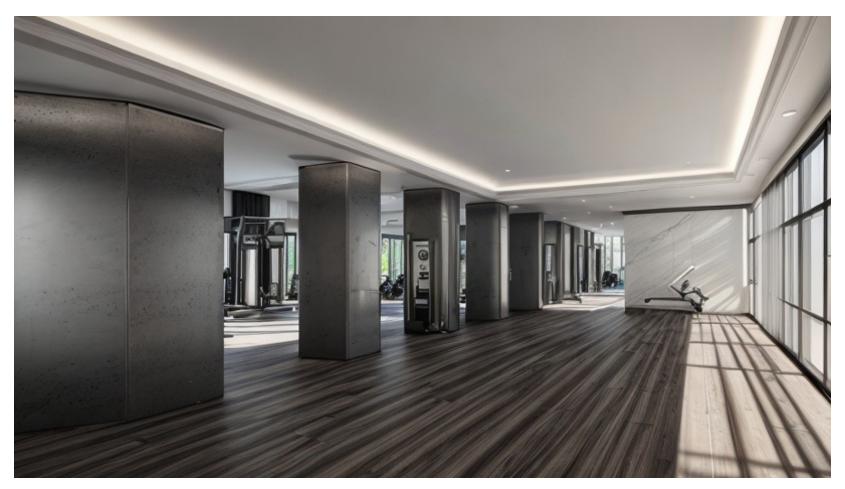




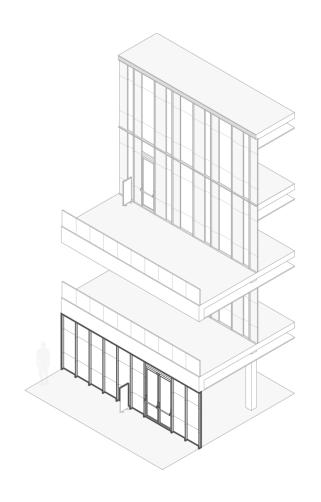
Rendering: vacant retail space, Public plinth

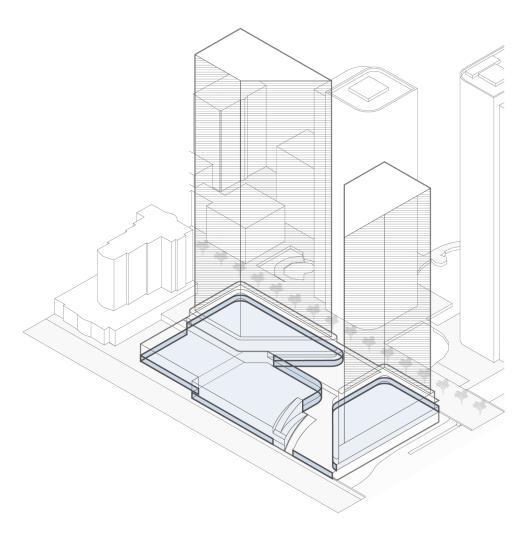


Rendering: unvacant retail space, Public plinth

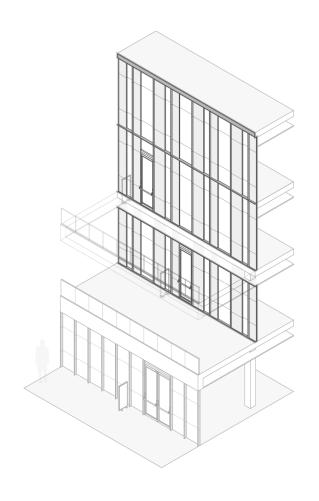


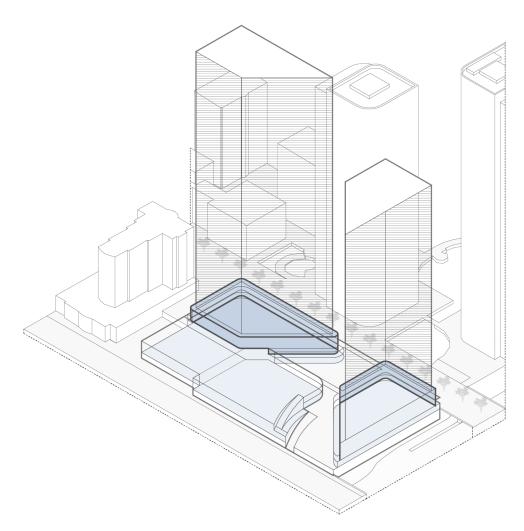
Rendering: relocation gym, Public plinth



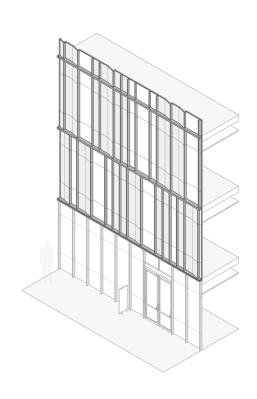


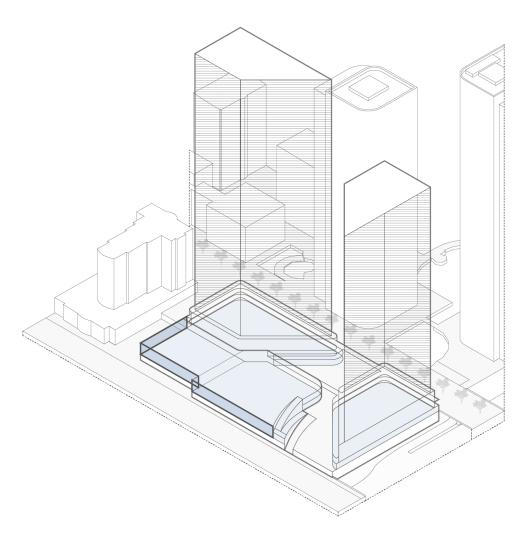
Public plinth 1st floor



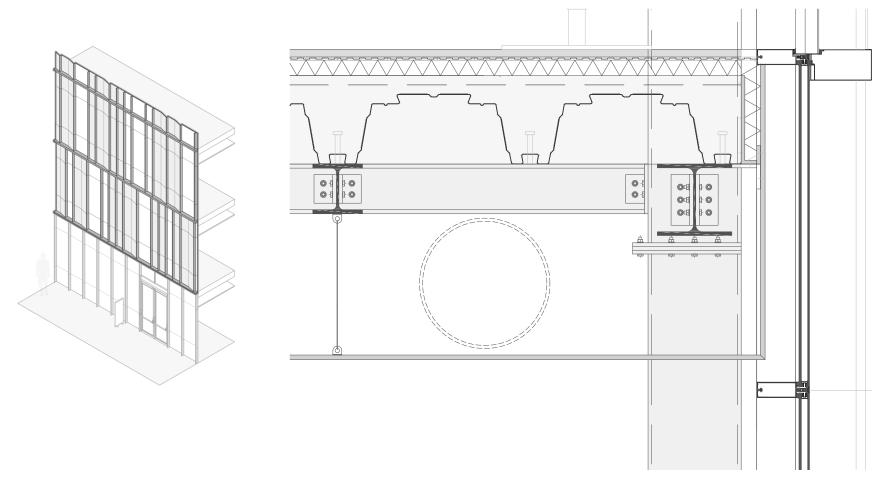


Public plinth 2nd-4th floor

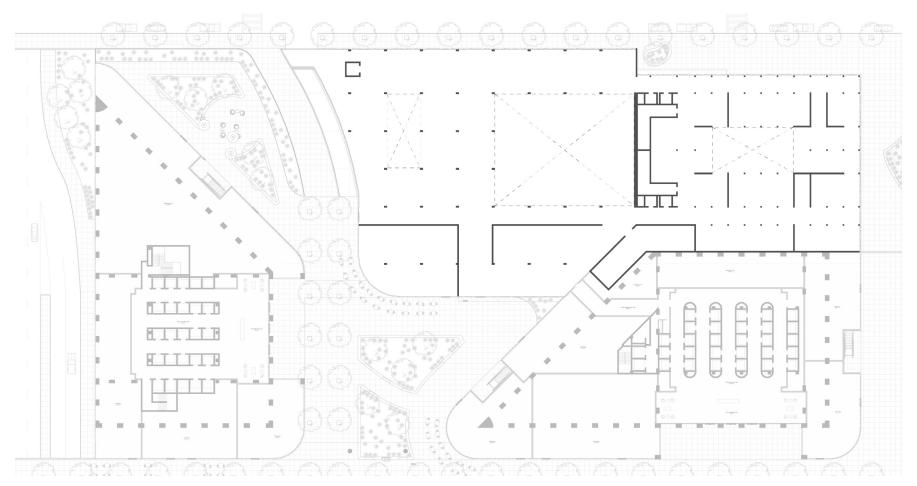




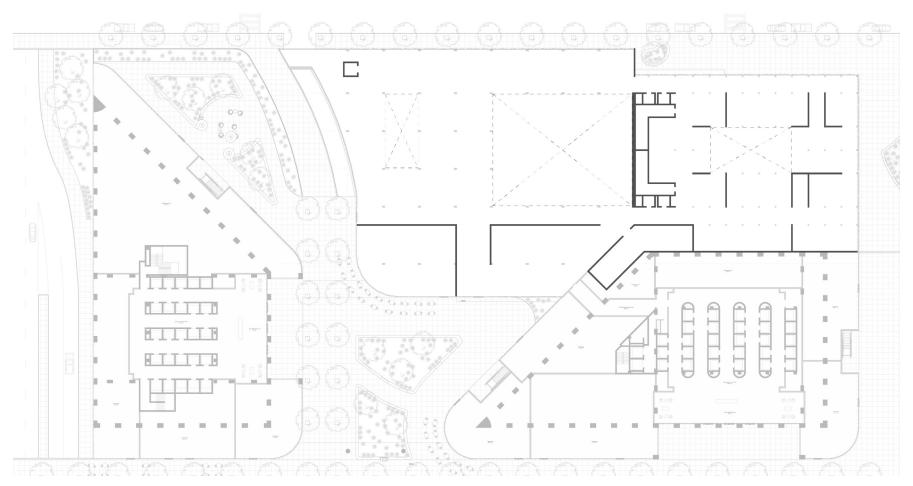
Facade Hawker Center



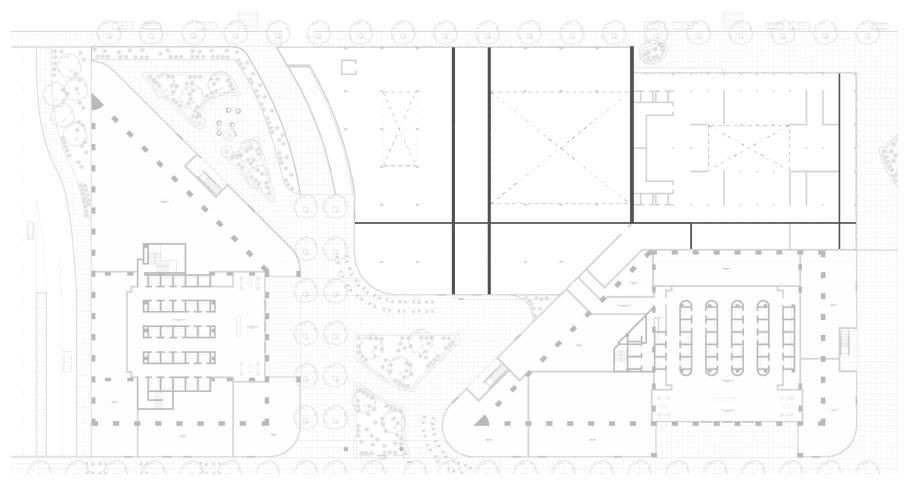
Detail connection floor to facade - earthquake proof



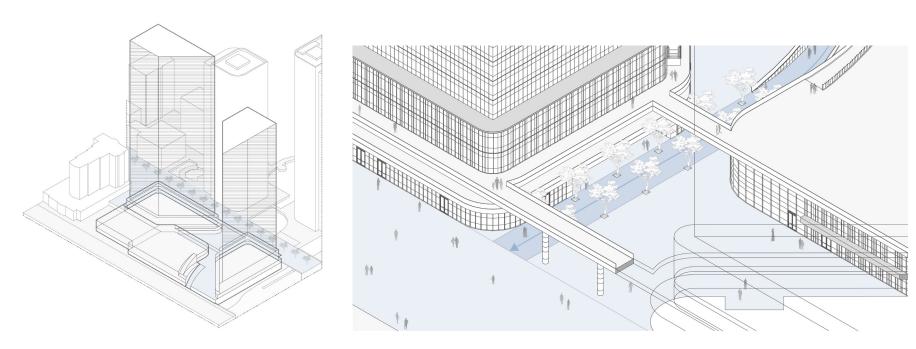
Construction, 2nd floor



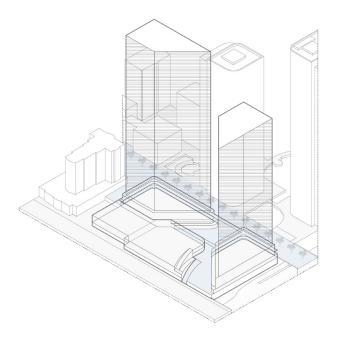
Lateral stability

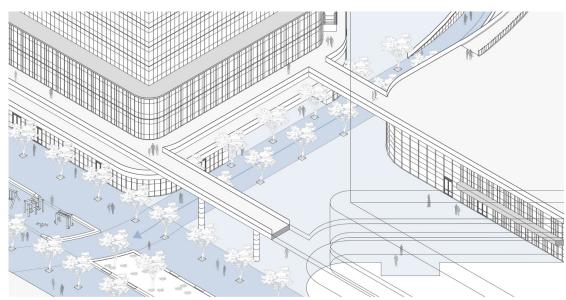


Moment resistant beam connections

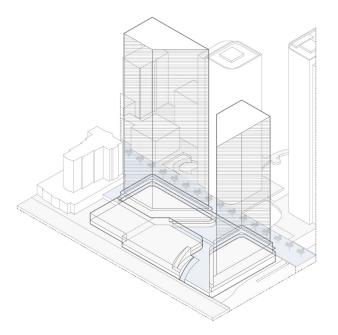


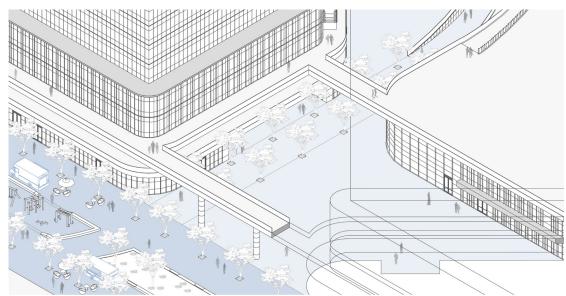
Perspective - Public plaza



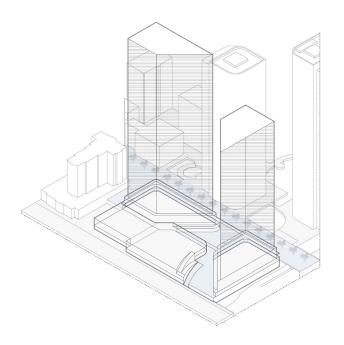


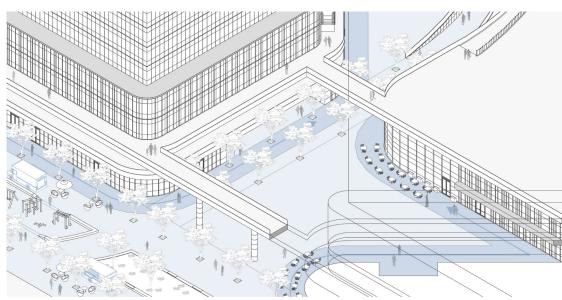
Perspective - Public plaza



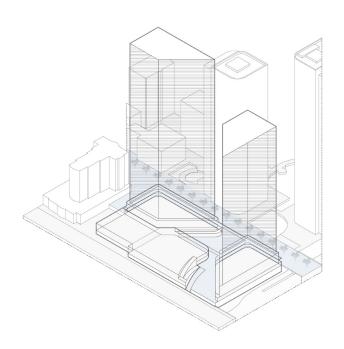


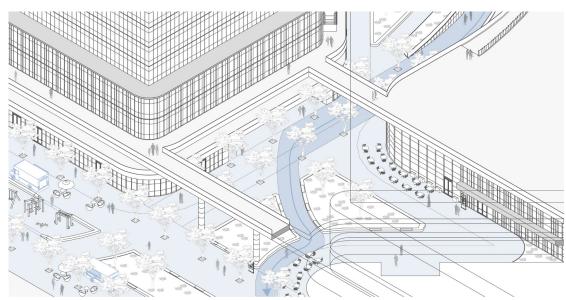
Perspective - Public plaza



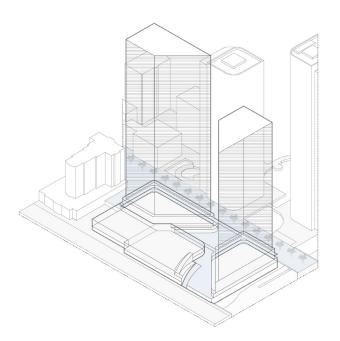


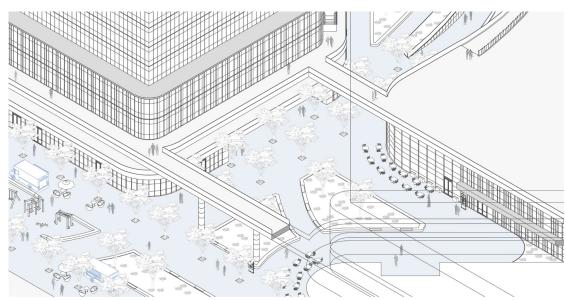
Perspective - Public plaza



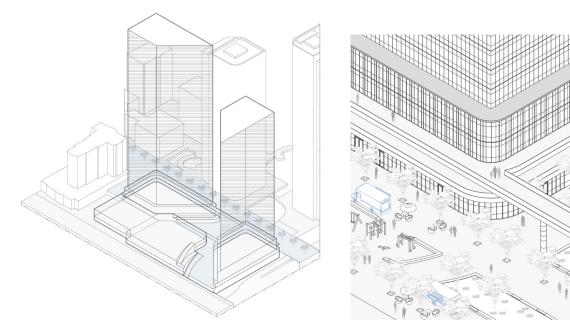


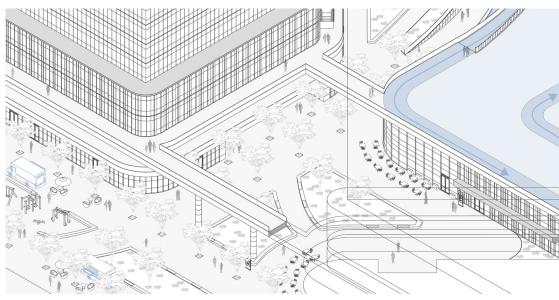
Perspective - Public plaza



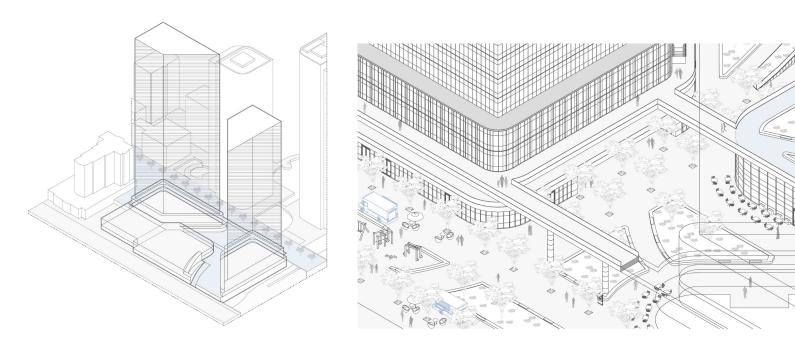


Perspective - Public plaza

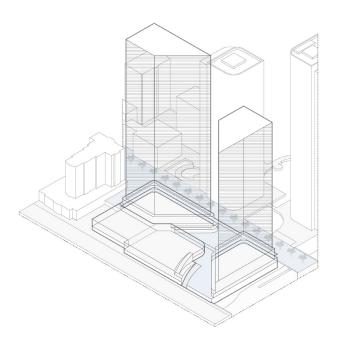


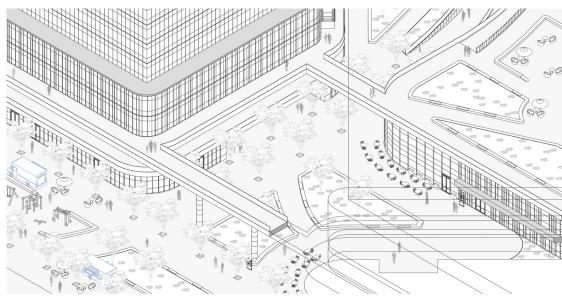


Perspective - Public plaza

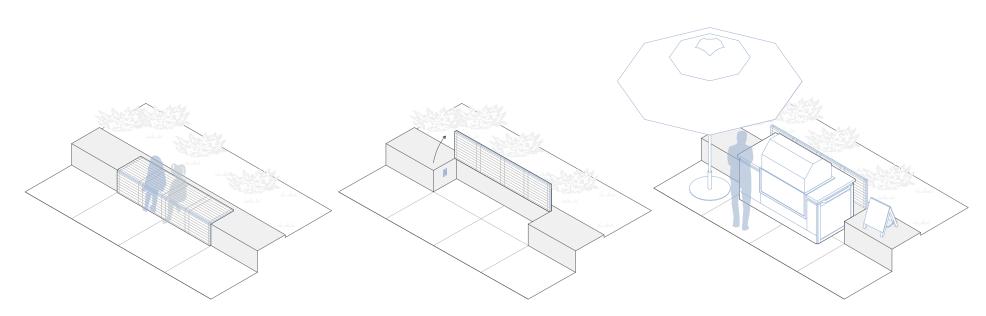


Perspective - Public plaza

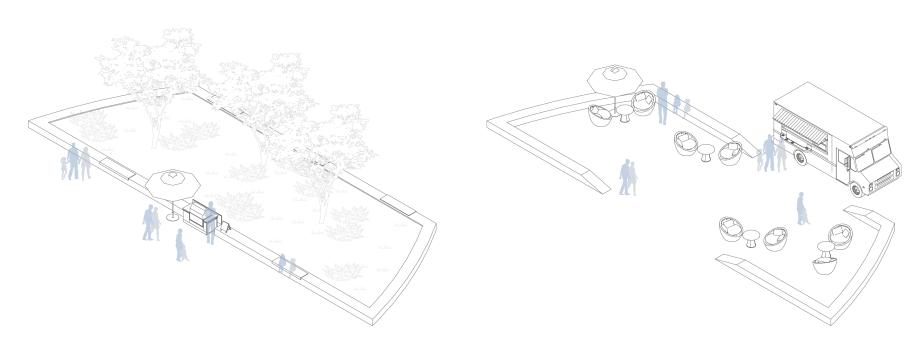




Perspective - Public plaza



Integrated workspaces for mobile street vendors



Integrated workspaces for mobile foodtrucks

