

ON NANG LOENG

a people and place report 2019

Insights into a community at a crossroad



ABOUT

ABOUT THE FORD MOTOR COMPANY FUND (FORD FUND)

Ford Motor Company Fund supports initiatives and nonprofit organizations in three areas: education, community life, and driving safely. We seek to build partnerships with organizations that have a well-defined sense of purpose, a demonstrated commitment to maximizing available resources, and a reputation for meeting objectives and delivering quality programs and services. We place priority on the support and development of organizations that promote diversity and inclusion.

ABOUT CREATIVE MIGRATION (EAST) FOUNDATION AND BANGKOK 1899

Bangkok 1899 is a new cultural and civic hub representing an intersection of art, design, urbanism, and social innovation.

Creative Migration developed Bangkok 1899 with the mission to advance cultural diplomacy through the three pillars of art, public engagement and sustainability. The organization's programming consists of three primary strands: Artist Residencies & Creative Hubs; Site-specific Installations; and Transmedia Projects.

Creative Migration (East) is a registered foundation in the Kingdom of Thailand founded in 2018 and Creative Migration, Inc. is a 501(c)(3) non-profit organization in the United States founded in 2005.

ABOUT FORD RESOURCE & ENGAGEMENT CENTER (FREC), BANGKOK

FREC Bangkok is the city's newest hub for some of Thailand's most innovative NGOs and social enterprises. Designed to be a shared public space for the neighborhood to enjoy, FREC stewards are the groups who operate at the FREC and run programs that focus on food, environmental conservation, art, and technology.

FREC Bangkok's immediate neighbor is partner project Bangkok 1899. Located in the historic former home of Chao Phraya Thammasakmontri who is considered as Thailand's father of modern education, Bangkok 1899 is a cultural and civic hub, which represents an intersection of art, design, urbanism and social innovation.

ABOUT SCHOLARS OF SUSTENANCE FOUNDATION

SOS Thailand rescues excess quality food and gives it to people in need. We work with hotels, restaurants and supermarkets in the Bangkok area to collect their surplus food, ensure that all food safety standards are met, then distribute it to people who need it, all on the same day. Food that we can't use as meals is used as animal feed or composted for use by local farmers. In 2018, we rescued over 260 tons of food that would otherwise ended up in our landfills. We distributed nearly 800,000 meals and averted greenhouse gases roughly equivalent of 500,000 kg of CO₂ emissions in our edible program alone.

ACKNOWLEDGEMENTS

The working team would like to acknowledge and thank all Nang Loeng residents interviewed in this study and others for their independent substantial contributions, as listed below.

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BACKGROUND

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In order to integrate the Ford Resource and Engagement Center and Bangkok 1899 into the community in a respectful and responsible manner, those involved in both projects sought to understand the people and place of Nang Loeng before opening the centers. A 5-month study that engaged the residents was initiated and culminated in this written report. This study and report are the results of the pooling of resources and collaborative work between Ford Fund, Scholars of Sustenance, Creative Migration East Foundation, Urban Studies Lab, and Creative District Foundation.

ABOUT CREATIVE DISTRICT FOUNDATION

Founded in 2017, Creative District Foundation seeks to create a district in Bang Rak and Klong San that functions as a diverse, inclusive, interdependent, and resilient ecosystem where existing creativity constantly begets new creativity.

The foundation identifies and works with partners to pursue to completion keystone projects that are inherently creative in themselves and inspires others, fill needs or solve problems, and add value permanently to the Creative District and set off its own positive feedback loop.

The foundation also supports projects around Bangkok that would benefit from the resources of members.

ABOUT URBAN STUDIES LAB

Founded in 2018, Urban Studies Lab (USL) is an independent urban studies laboratory, urban think-tank, knowledge and data management center, and community engagement facilitator. USL provides diverse consultancy services in urban studies research that can be divided into four themes: Socio-cultural Diversity, Inclusive Economy, Resilient Urbanism, and Integrated Built Environment. The founding members comprise of an urban planner/ community-based policy scientist, architects, social & education scientist, and a landscape architect. Based in Nang Loeng and initiatively focus on Bangkok Metropolis, the key mission of USL is to tackle contemporary urban issues through bottom-up community initiation and local engagement, co-learning experience such as urban living lab which is termed as “urban classroom”, mentoring new generation urbanists, and being a community driven open-data research center.

AUTHORSHIP

This paper was authored by Pongpisit Huyakorn from Urban Studies Lab and Thanan Lilaonitkul from Creative District Foundation.

The views expressed in this publication are those of the author(s) and do not necessarily represent those of Ford Fund, Scholars of Sustenance, Creative Migration East, or their partners.

FOREWORD



SCOTT CHANG,
Ford Motor Company Fund

A few years ago, I visited the “original” FREC, a vibrant center built in 2013 in a diverse, culturally-rich corner of southwest Detroit. I was inspired to try opening such a center. Years later, I am delighted to have the chance to open the very first FREC in Asia Pacific here in Bangkok.

Although every FREC is different, there are so many parallels to the one we will open in Bangkok:

- Nang Leong is a neighborhood with a dynamic, rich, history;
- Our Bangkok-based NGO partners have palpable passion for their work as well as practical expertise; and
- Ford, in both Detroit and Bangkok, has a genuine commitment to making a difference in the places where we live and work.

For FREC Bangkok to succeed, Ford and our partners need to be humble, creative, and collaborative.

- We will spend our first period in this community as guests, taking every opportunity to listen and understand.
- With time, I hope we build trust, lasting relationships, and partnerships that help bring some of the neighborhood’s vibrancy to life.
- In the long term, my hope is that the neighborhood embraces FREC as its own—and uses it as a resource for sustainability... in every sense of that word.

As the philanthropic arm of Ford Motor Company, the mission of the Ford Fund is to strengthen communities and help make people’s lives better. FREC the perfect example of the Fund’s vision at work, and I can’t wait to see what success lies ahead.



ABIGAIL SMITH,
Scholars of Sustenance

Bangkok is a vibrant global city with a matured not-for-profit sector working for those in need in and around the country. However, the world is changing fast. Many factors now put pressure on non-profit organizations to perform and produce better results while working on diminishing resources. There is more scrutiny than ever on true value impacts from programming for local communities.

The creation of FREC & Bangkok 1899 is a response to the need for mid-level organizations to streamline their resources, thus allowing for greater and more efficient growth. This report on the neighborhood we are joining was required to guide our way forward in our new community, along with providing benchmarks to track our impact.

I see FREC & Bangkok 1899 as the physical banding together of key local organizations, including SOS, who have similar values and like-minded goals. The benefits of co-locating in a single space are manifold. We can share resources such as space and networks more efficiently. Knowledge can be quickly disseminated so we can learn lessons from one another’s failures and successes. By standing together, we have the potential to produce greater results with less resources from the compound effect of working interdependently.

However, as we move forward together, we must be cognizant of the impact of our actions have on the community that we are joining. The stewards of FREC & Bangkok 1899 are directly beholden to the residents of our immediate neighborhood of Nang Loeng. That is why I am personally excited and energized by this report on the people and places within it. With this, FREC & Bangkok 1899 can intimately understand the current needs and sentiments of the residents. We can use it to navigate the local landscape respectfully and create programs that directly respond to the neighborhood. Our successes will not be solely judged by achieving goals for ourselves. It will need to also include our ability to add value to the already rich tapestry of Nang Loeng.



SUSANNAH TANTEM SAPYA,
Creative Migration (East) Foundation

I was first introduced to Ban Chao Phraya Thammasakmontri in April 2016. This was also my first visit to Nang Loeng, a community that I have slowly discovered since that time. In November 2017, I moved into a temporary apartment on Nakhon Sawan Road, less than a block away from what is now Bangkok 1899. After a few months, it was impossible to walk down the street without interacting with my neighbors.

One of the primary goals of Bangkok 1899 is to be an egalitarian space where everyone feels welcome. Our challenge is to provide an environment that truly lives up to this ideal. How do we make our mission and programming accessible when it can easily be viewed as high culture, more of an upper-class pursuit? How do we get people to walk through the doors, making them feel that this place is also their place too?

Our job is to create an open space that not predetermined. This report has been an informative and enlightening glimpse into an established (and important) community in Bangkok. By spending regular, consistent time – especially during the past year – in Nang Loeng, I have developed a deeper understanding and sense of the place itself. I’ve been accepted by some neighbors, yet also still struggle to connect with others. I believe that collaboration with local initiatives is the key to foster meaningful, authentic and strong relationships.



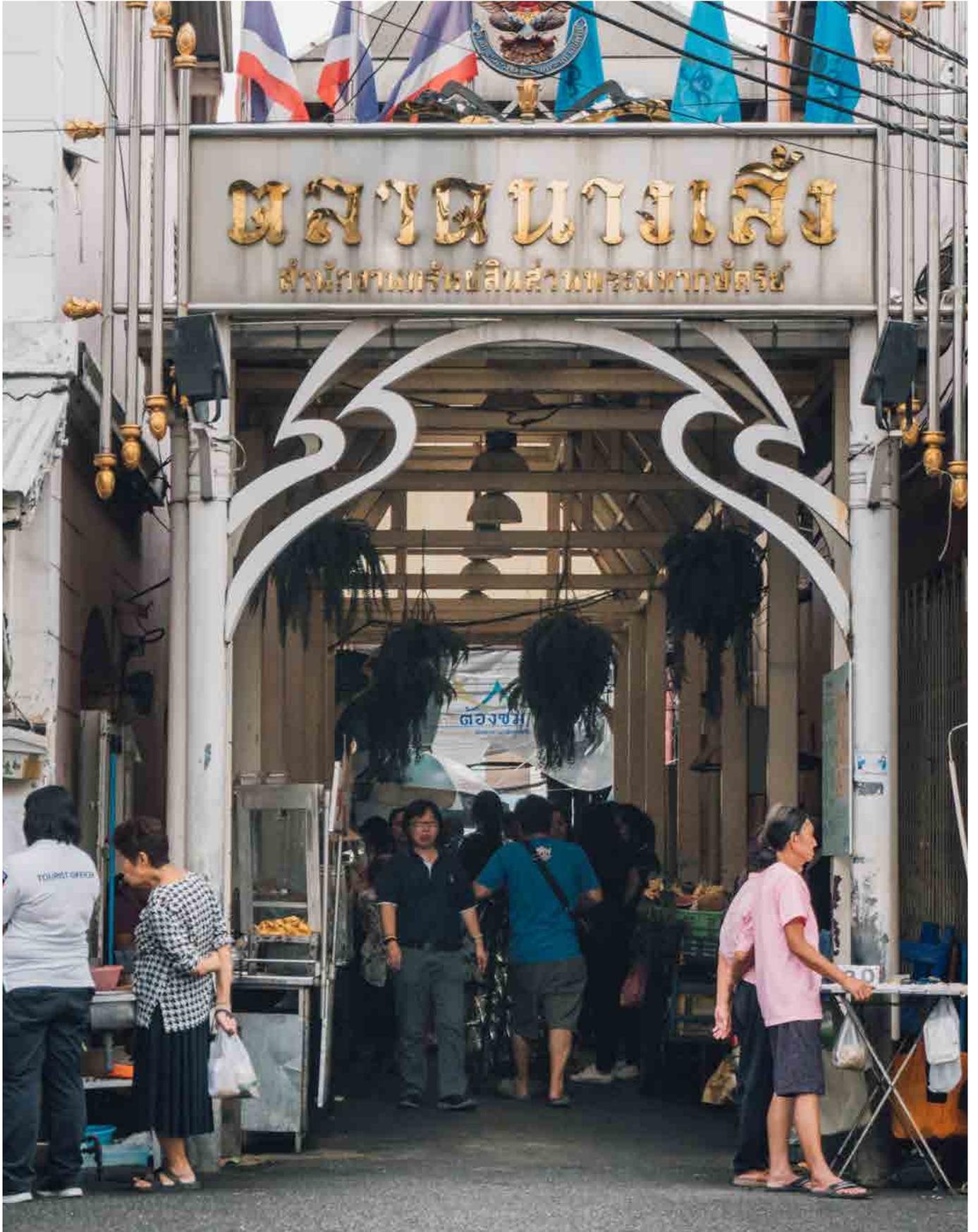
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1 EXECUTIVE SUMMARY

FREC & Bangkok 1899 is settling in Nang Loeng and opening its doors to bring programs and offerings tailored to local communities, representing both tangible and intangible commitments that add value to the lives of residents. Organizations moving into the new center and compelling themselves to support the neighborhood is tantamount to a long-term declaration of service to residents. These portend significant opportunities for both locals and outsiders to harness the center's resources and usher in positive change for the area. However, before beginning any activity, the first step for all to be involved is to understand the stories of all sides. For stewards coming in as part of FREC & Bangkok 1899, this is the learning about the neighborhood and its people and the alignment of fears and aspirations.

This study was initiated by Ford Fund, Scholars of Sustenance Foundation, and Creative Migration East Foundation and undertaken by Urban Studies Lab and Creative District Foundation to uncover the concerns of Nang Loeng's residents and their hopes for the future. Combined with data from publicly available previous studies, the qualitative information yielded from this study's field work was analyzed and summarized into this report. This report is not an academic paper. It is a manual with a goal to equip any reader interested in Nang Loeng with knowledge that can be applied responsibly and wisely in the best interest of local stakeholders.

This report is divided into three main sections: an introduction to Nang Loeng and its people, an explanation of the methods of this study and the resulting stories, and a set of practical recommendations for those who wish to help the residents find a way forward. Reading it in succession will quickly onboard the reader to the background and status quo of Nang Loeng, inform them of the unique situations facing certain individuals and groups, and equip them with practical guidelines to help them proceed with collaborating effectively with residents.

The study yielded much insight, confirming several points past community studies have pointed out; a lack of good quality public space and a lack of a support network to transfer much-needed skills to the residents are some outstanding issues yet to be properly remedied. Beyond that, this research unearthed other deeper roots of Nang Loeng's problems. A lack of representatives who can interface the residents to external circles, a lack of common cause that is established by the local population, and more are new jarring discernments.

As challenging as these may seem, Nang Loeng's circumstance is complex but not dire. The people in the communities still stand strong and continue to work toward a better future for themselves. But this does not mean that they do not need or want help from outsiders. They are well aware of their gaps. They understand what others can bring to the table, be it resources, knowledge, or skills that can help them overcome the challenges afflicting them. The locals just need to be heard, properly engaged, and partnered with to manage through any upcoming obstacles.

This is an opportune moment for FREC & Bangkok 1899 and its stewards to engage and make sustainable impact on the community. To assist local issues, a right mindset and attitude must be employed. It is critical for stewards to fully immerse themselves into Nang Loeng and view the residents as equal-partners of the local community. A strategic approach must be then be applied to all activities done in conjunction with the residents.

Along with stories from the neighborhood, this report introduces four types of residents who might benefit from the presence of FREC & Bangkok 1899 and work with the stewards. Further analysis of data and stories lead to a summation of five issues and barriers that block the community's way to determining their own future. To help and support residents in addressing the five issues and barriers, stewards can systematically apply a framework of three concepts involving empowerment, facilitation, and connection, and work with locals to help usher in change in the best interest of residents of Nang Loeng and a better future. These three concepts can be applied independently but they are most effective when considered as parts of one whole rather than unrelated components. They can be used to inspire and a series of activities for robust programming in the centers.



“We meet all the time, but we do not have any sufficiently big and good-quality space to gather. What we need is a good community center.”

RESIDENT/CENTER USER PERSONA 1

Female
Age group: Elder population
Education: High school graduate
Occupation: Retired/ Community leader
Income group: 20,000 baht/ month
Location: She normally meets up with her friend at the food vendor near Wat Sunthornthammatan.

Mai is respected by the majority of the local communities. She has been working officially and unofficially as the leader of the local community. The position does not pay her well, but she is receiving her pension because she worked in the government office before her retirement. After she retired, she has been working very hard for her community, in particular to promote community-based tourism and the conservation of local heritages.



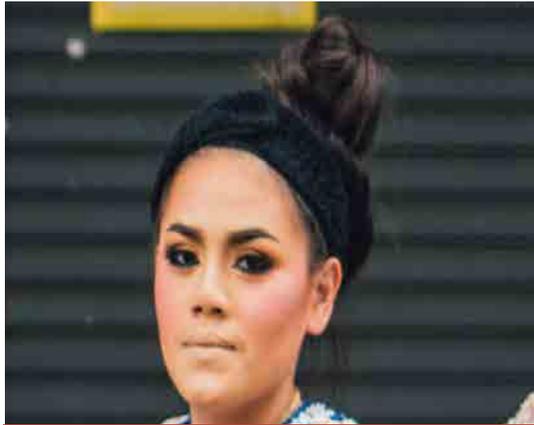
“We want to bring in local goods and foods to sell in our establishments so we can support the locals. However, we do not know how to engage them.”

RESIDENT/CENTER USER PERSONA 2

Male
Age group: Adult
Education: Master's degree
Occupation: Cafe owner
Income group: 40,000 baht/ month
Location: He works at his cafe which is located in Chakkraphatdiphong community.

Ben is the owner of the cafe/ hostel which has been open for business for two years in Chakkraphatdiphong neighborhood. He is not from Nang Loeng. He went to Melbourne for his master's degree and when he came back to Thailand, he wanted to have his own cafe. He bought one of the shophouse, which he found for a very affordable price. He renovated the house and then moved into Nang Loeng.

*The user personas do not represent real people



“We are lacking quality education as well as job and business opportunities in Nang Loeng area. Therefore, there are few reasons to stay.”

RESIDENT/CENTER USER PERSONA 3

Female
 Age group: Young adult
 Education: Vocational school graduate
 Occupation: Traditional Thai dancer
 Income group: 20,000 baht/ month
 Location: She spends her time in front of Phadung Krung Kasem canal or local cafes.

Kat is the daughter of one of the local dance families. She went to a local vocational school, which is 20-minute drive from her home. She has been practicing traditional Thai dance with her grandmother since childhood. The family wants her to inherit the family’s business, however she is not sure that she can make a living from traditional Thai dancing performance alone.



“We like to play sports but we do not have a football field in Nang Loeng. Our school also does not have a good cafeteria. We would love to have a good food bar.”

RESIDENT/CENTER USER PERSONA 4

Male
 Age group: Youth population
 Education: Primary school
 Occupation: Student
 Income group: 35,000 baht/ month
 Location: He spends time near Satri Julanak school, his house in Supamit 1 community.

Bank was born in Nang Loeng, where his parents opened a small food kiosk inside Nang Loeng market. Normally, he has to tuition class after school while waiting for his parents to finish their work and then pick him up. He has one brother, who already moved out of Nang Loeng to go to university.

COMMUNICATION & INTERACTION

- Create a community center program with social activities
- Become a gateway stop to Nang Loeng for all types of visitors
- Host workshops and activities based on the interests of locals that includes both issues and leisure topics
- Use innovative engagement tools such as social media, applications, and games
- Share information with the locals actively through live knowledge dissemination or passively via an open data resource center such as a library



NETWORKING & RELATIONSHIP BUILDING

- Host activities for elders (hobbies, healthcare, and capacity building related)
- Host activities for youths (skill training related and outside classroom activities) and their parents so they can spend time together
- Conduct cross generation workshops in which they can work together (local craftsmanship, apprenticeship, traditional play and dance)
- Host a Small to Medium Enterprise (SME) business hub and networking center
- Conduct facilitation work between different groups of residents and non-residents



Engagement



LEISURE ACTIVITY

- Create a community clubhouse for leisure activities such as karaoke, exercise, aerobic, dance, and other enjoyable activities appropriate for various age groups
- Host a cultural arts and performance center
- Host a book club or library

C & k 1899 m and ings

Facilitation

Unity



CO-CREATION ACTIVITY

- Host place-making workshops for improvement of neighborhood
- Help bridge local development ideas with technology
- Initiate partnerships with the locals to draw public-private partnership investment
- Host living-lab or Hackathon activities with locals

erment

Capacity

CAPACITY BUILDING & EDUCATION

- Facilitate a community-based planning/ disaster management training workshop
- Merge FREC & Bangkok 1899 services with students' clubs (botany, cooking, sport, and handcraft)
- Create a local university outreach program
- Provide technology support and application development for local SMEs
- Create selling space for local foods/goods/products
- Provide healthcare, medication, and first-aid training and services
- Host a Nang Loeng database center
- Conduct language classes and cultural exchange programs
- Help negotiate incentives such as vouchers, free-services, seed grants, fellowships for local stakeholders
- Provide SMEs coaching
- Assist younger generation with new fundraising channels such as crowdfunding and crowdsourcing
- Create mentorship programs



2 NANG LOENG THEN AND NOW



Nang Loeng is one of Bangkok's most prominent historical neighborhoods. It is famed for its market, which in present days has become the one thing the area is known for. For an ordinary visitor, the main reason to go to Nang Loeng is to discover its vendors, sample the variety of dishes, see the historical stand-alone movie theater next to the market, and leave with memories of a quaint community. What most do not realize is that underneath the façade of the lively market scene is a complex neighborhood with a diverse and strong cultural richness that is standing at a crossroads and bracing for future changes.

Contrary to what most believe, it is not home to a single unified community. Nang Loeng is comprised of at least six communities with their own organizational structure, social networks, demographic nuances, and sets of concerns. Each has its own elected leader, some of which have official positions, and others who the community people have simply chosen. All have committees with their own ways of governing and answering to their community constituents, the government, and the general public. These determine how opportunities and challenges are dealt with and the status quo of each community. The resulting differences between communities are jarring, with some being more active, connected to the outside world, and receptive to change, while others are choosing to be dormant and unengaged.

The relationships between the communities themselves bring on another layer of complexity to the situation in Nang Loeng. Most outsiders romanticize and lump all of Nang Loeng's residents into a single group, but in reality, it is many groups living together, working, and sharing a small congested area. Conflicts are always bound to arise in such a scenario, but the

groups have managed to develop their own mechanisms to resolve them, and this point is not to be underestimated. Over time, residents have shown an eagerness to improve their community and initiated their own projects to resolve problems. This general resilience to both internally and externally induced pressures have earned Nang Loeng a reputation of being strong willed and self-determined amongst those who work with them.

To understand Nang Loeng and its people deeply, a look into its history is required. It is there where the origins of the current residents' fragmented identities and heritage and the memories of days gone by that define their desire for a vibrant neighborhood once more can be found. The present-day population make-up also gives insight into the varying mindsets between different groups and how each group perceives their place in society. The physical traits of the neighborhood itself dictate its own evolution. From a big picture view of its location within the system that is Bangkok to a micro level layout of its alleyways, all have their own sway on Nang Loeng's future.

2.1 HISTORY

Nang Loeng is located right next to Rattanakosin Island, arguably the birthplace of Bangkok and the epicenter from which development radiated out. This makes the neighborhood one of the oldest in the capital. The presence of Nang Loeng Market, Sala Chaloe M Thani stand-alone movie theater, old shophouses, and other hidden landmarks indicate a once illustrious and colorful past that most outsiders are unaware of. To know the neighborhood's history is to become emotionally invested in and appreciative of its evolution. Nang Loeng residents often speak proudly of a vibrancy that once filled its streets. It is partly due to these memories that the residents continue to fight for its longevity and harbor hopes of a return to days of vivacity and significance.

2.1.1

RAMA I TO RAMA III ERA, 1737 TO 1851

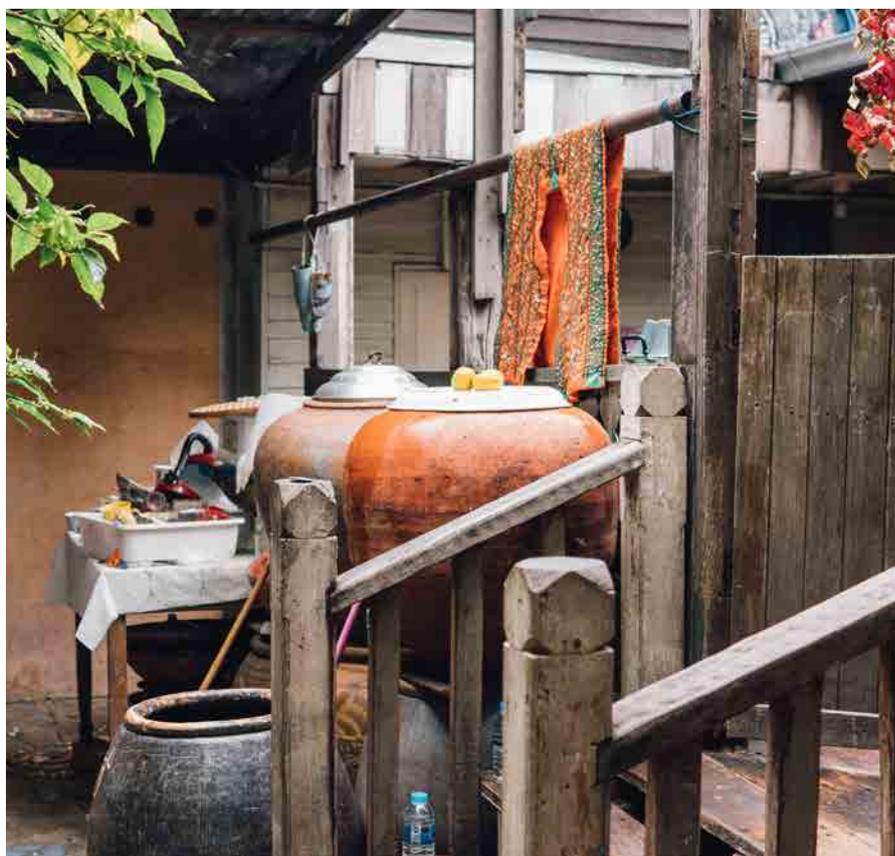
Like most of Bangkok, Nang Loeng was once a mix of rice paddy fields and wild land that was sparsely populated. The first groups of residents that settled in the area were the Khmer and Southern Thais who migrated to the new capital. The lands were gradually developed into a residential zone, where residents clustered around the nodes of activities such as temples and markets.

2.1.2

RAMA IV TO EARLY RAMA V ERA, 1851 TO 1880

Khlong Phadung Krung Kasem was dug in 1851 as a new moat for Bangkok and immediately turned into a new major transportation route. The canal connected Nang Loeng to the Chao Phraya River and improved accessibility to the area via water transportation. Increased connectivity to other areas led to higher volumes of traffic in and out the area. This stimulated economic growth, which in turn encouraged more people to migrate to Nang Loeng. The area transformed into a commercial hub specialized in importing goods for trade. The Yuan people also moved to the area, hence the presence of the Guan Yu temple in the area.

A theory suggests that the etymology of Nang Loeng came from Ee Loeng, a Mon word for a large jar used by many during this period. The production and overwhelming presence of Ee Loeng jars eventually gave the area its name after being modified to Nang Loeng (Ee being a crude form of Nang, which means dame).



2.1.3 LATE RAMA V ERA TO MODERN ERA, 1880 TO 1963

As Bangkok modernized, Nang Loeng prospered with many new developments. New roads were laid running through the area. Automobiles reached Nang Loeng easier and trams mobilized large groups of people in and out of the area. Several new palaces were built. Servants and officers who worked in them moved accordingly to the area.

Nang Loeng achieved its halcyon days in this period, during which much of the neighborhood's identity and cultural legacy were born. Nang Loeng Market opened on 29 March 1900 with King Rama V officiating the ceremony and made itself the heart of the neighborhood through its abundance and variety of products, foods, and produce. Shophouses were built for residential and commercial use. Businesses offered a mix of products and services.

Leisure establishments followed. The Royal Turf Club was founded in 1916. Sala Chaloe Thani movie theater opened in 1918 to usher in a new film



era. Saphanyao alley became known as a popular prostitution destination behind the theater. Opium dens popped up in the streets. Ratchadamnoen Boxing Stadium held its first match in 1945. The racecourse and boxing stadium together

introduced a culture of gambling to Nang Loeng. With new venues for performances, there was also a traditional dance boom with the founding of many dance families and companies who lived in Lakorn alley.

2.1.4 1963 TO PRESENT

Along with many other factors, the changing economy and urban development in other areas brought on the gradual decline of Nang Loeng. New economic hubs brought businesses elsewhere in the city. The arrival of department stores meant strong competition for Nang Loeng Market's role as a distributor. Closure of opium dens in 1963 and a fire in Saphanyao alley in 1973 that affected the movie theater's physical integrity meant the beginning of an end to places of pleasure. The land and building usage changed as well, with much being converted or built into governmental offices. The public sector replaced much of the private businesses in Nang Loeng.

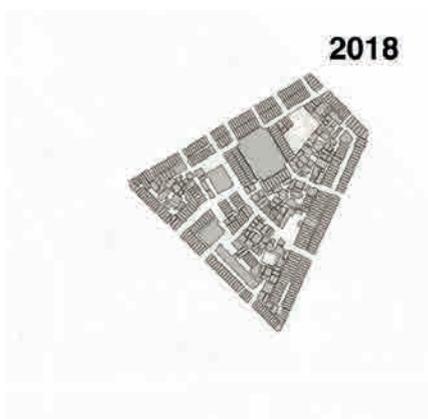
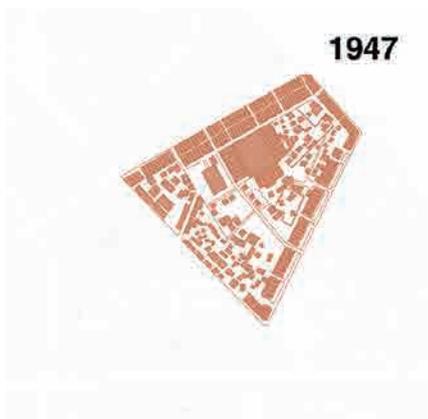
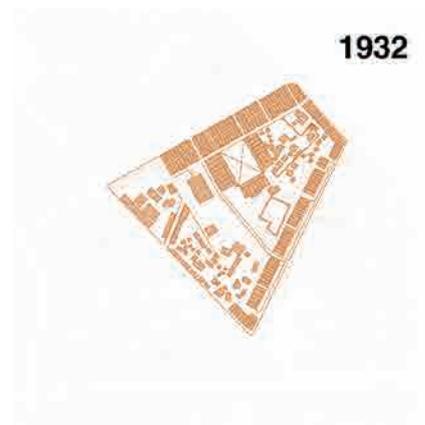
Today, Nang Loeng's commercial activities mostly comprise of legacy businesses of planned succession within families. Many migrant workers have moved to the area to work in petty trading, as vendors and work-for-hires. The market has reduced its product variety and now specializes in prepared foods and sweets that cater to employees of surrounding governmental offices.



URBAN MORPHOLOGY

Since the year 1987, Nang Loeng Market and surrounding areas have not changed much in term of the urban morphology thanks to Crown Property Bureau (CPB) ownership and management of the majority of local landand properties. CPB has been controlling rent for stalls in the market, capping it at around THB 9,000 (USD 270) per month. Due to this reason, the market is considerably affordable for everyone.

(Source: Urban Design and Development International Program, Thammasat University, 2017')



HISTORICAL TIMELINE

1851

Padung Krung Kasem canal built

1904

New tram route established

1918

Sala Chaloen theater opened

1888

Nang Loeng Market opened

1917

Growth expanded from Rattanakosin island

h Thai movie
ed

1939

More commercial
establishments opened
along Nakornsawan Rd

1945

Boxing Stadium
opened

1968

Tram operation stopped

1993

Sala Chaloen Thai
closed

2.2 FUTURE DEVELOPMENTS

The future of Nang Loeng is tied to several factors and developments beyond its control. The area is currently losing population, however several new developments are on the horizon that could disrupt the decline and potentially reverse it. These projects may inject new life into the area, but gentrification is almost certain. There have been more than enough case studies in Bangkok where new investment has shown to be a double-edged sword, bringing new economic activities into old areas, but in the process causing community displacement and erasing vital cultural and historical elements. Preservation of what makes Nang Loeng unique will require a united and coordinated plan that has buy-in from all stakeholders, from residents to developers.

2.2.1 ARRIVAL OF SUBWAY SYSTEM

The Mass Rapid Transit Authority of Thailand is expanding its underground Metropolitan Rapid Transit (MRT) system. The new orange line from Talingchan station in the west to Suwinthawong station in the east will pass through Nang Loeng. The Lan Luang station will be located between Chakkraphatdiphong and Phaniang roads and is expected to open in 2023 (refer to Physical/Social Space Mapping on page 13). This may trigger speculation and increase land prices near the future station for new residential and commercial developments. There is a risk of community displacement from mega development projects.



2.2.3 RELOCATION OF GOVERNMENTAL AGENCIES

Nang Loeng is home to several governmental agencies. In recent years, the government of Thailand has been gradually moving its agencies to a large governmental complex in Nonthaburi, as they employ a co-location strategy to increase efficiency of the government agencies. Several military related agencies and others in the area are among those which will move. From a study in 2014, it is estimated that the employees of the agencies in Nang Loeng make up 75% of Nang Loeng Market's customer base.² The relocation of these agencies means significant income reduction for vendors at the market. This may impact operation and preservation of the market due to economic reasons.



2.2.2 LAND OWNERSHIP

The Crown Property Bureau (CPB) owns and manages approximately 70% of the land in Nang Loeng. This means that residents and businesses on these lands are operating within CPB's rental system. Similar to the rent in the market, rental rates are affordable and go from year to year. Long term leases are rare. How and what CPB decides to do with lands they own are private and entirely up to their discretion. Renters will often try to have a say in the matter but effectiveness of being included in the decision making process has been inconsistent in the past. Plans of CPB with regards to land in Nang Loeng has yet to be made public. Due to the tenure insecurity, the residents rarely plan to invest in their house. The modification and repair of property have to go through a long, arduous process before being approved by CPB, consequently diminishing the residents' willingness to conserve and develop the historic properties.¹



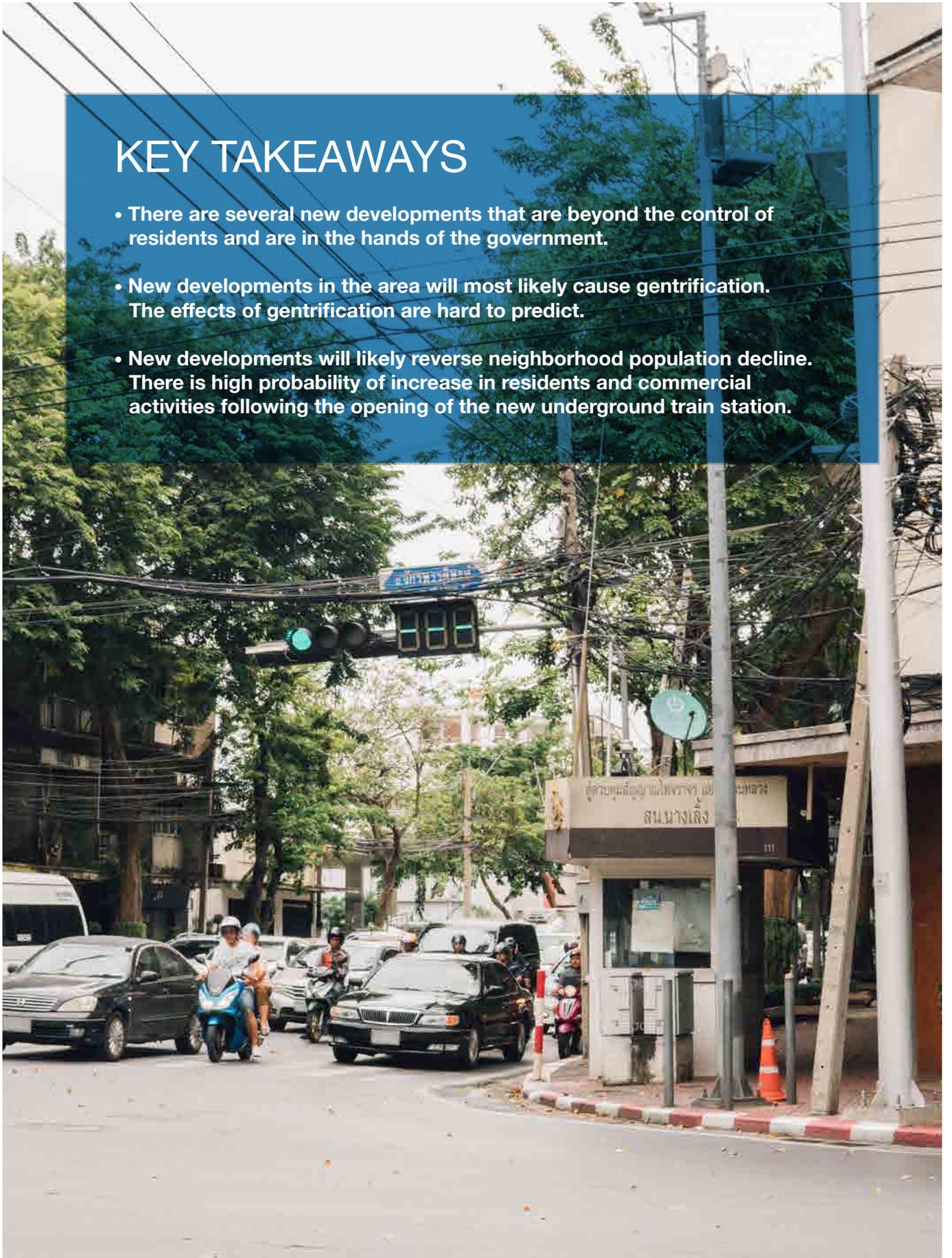
2.2.4 MISCELLANEOUS DEVELOPMENT PLANS

A new development to replace the Royal Turf Club was announced. The complex will be transformed into a royal family monument and a bus terminal. Sala Chaloeam Thani movie theater conservation project was announced in August 2018. The theater lease was put up for public bidding and its renovation is expected in the near future. Depending on the plans, the new movie theater could be beneficial or detrimental for the existing community due to the threat of gentrification. The Rattanakosin Island conservation and development masterplan is being developed. It will cover conservation of heritage properties, usher in vast infrastructure improvements, beautification of the area, building codes and urban planning regulations may be amended accordingly.



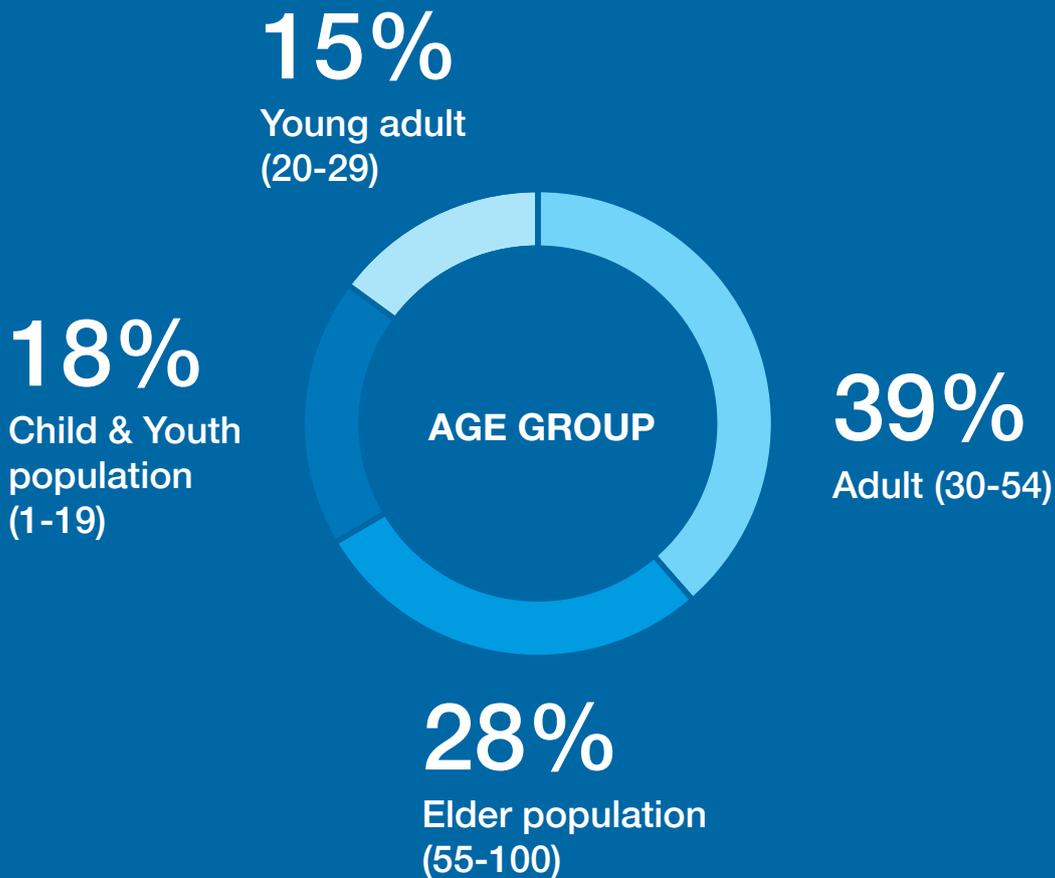
KEY TAKEAWAYS

- There are several new developments that are beyond the control of residents and are in the hands of the government.
- New developments in the area will most likely cause gentrification. The effects of gentrification are hard to predict.
- New developments will likely reverse neighborhood population decline. There is high probability of increase in residents and commercial activities following the opening of the new underground train station.



2.3 PEOPLE OF NANG LOENG

The population of Nang Loeng has evolved over the different eras. What originally started as a Khmer and Southern Thai village has morphed into a neighborhood of mainly Thais and Thais of Chinese origins. Search deeper and one begins to find migrant Burmese communities living alongside the majority. There is cultural richness and diversity in Nang Loeng. To work with these communities, it is important to first understand the demographics and identity of residents.



2.3.1 DEMOGRAPHIC

The population numbers of Nang Loeng are declining.³ Between 1993 and 2001, the annual average rate of resident decrease was at 1.7%. More recently, the number of district residents fell from 57,461 in 2007 to 47,450 in 2016, at an annual average rate of 2% each year. While people constantly move in and out of Nang Loeng, there is a net negative number with more people leaving than entering. This is explained mostly by elderly residents passing on and working residents moving elsewhere for better opportunities.

According to the BMA census in 2015, 38.6% of Pom Prap Sattru Phai district population were still of the adult population group (30-54) and the second largest group were of the elder population (55-100) at 27.9%. 18.6% were of child and youth population (0-19) and 14.9% were of young adult population (20-29). The age group distribution in Nang Loeng showed a

trend similar to the aging population trajectory of the Thailand.

Nang Loeng's population are mostly of the working class. A community survey in 2009 indicated that 28.9% of the general household income fell in the range of 20,001-30,000 baht and 25.9% were in the range between 10,001-20,000 baht. Compared to the national census that same year, the income range was similar to the national average of 20,904 baht. However, it is below Bangkok Metropolitan Area's average of 42,380 baht. More recent studies have shown that the residents' standing in household income relative to national and municipal averages has not changed. The concerns of Nang Loeng's working age group are aligned with those of the working class and are focused on generating income day-to-day rather than with a long-term view.

1/4 NANG LOENG

household



1/4 NANG LOENG

household



BANGKOK

household



THAILAND

household



*B = 5,000 Baht

2.3.2 IDENTITY

All neighborhood identities are tied to unique activities in the area that reflect their strengths. The residents' identity has changed with Nang Loeng's rise and fall. In the glory days, residents could claim to be part of one of the most relevant and exciting neighborhoods. With Nang Loeng's gradual decay, that strong social identity has been slowly chipped away and what is left is aligned with socio-cultural assets that have survived.

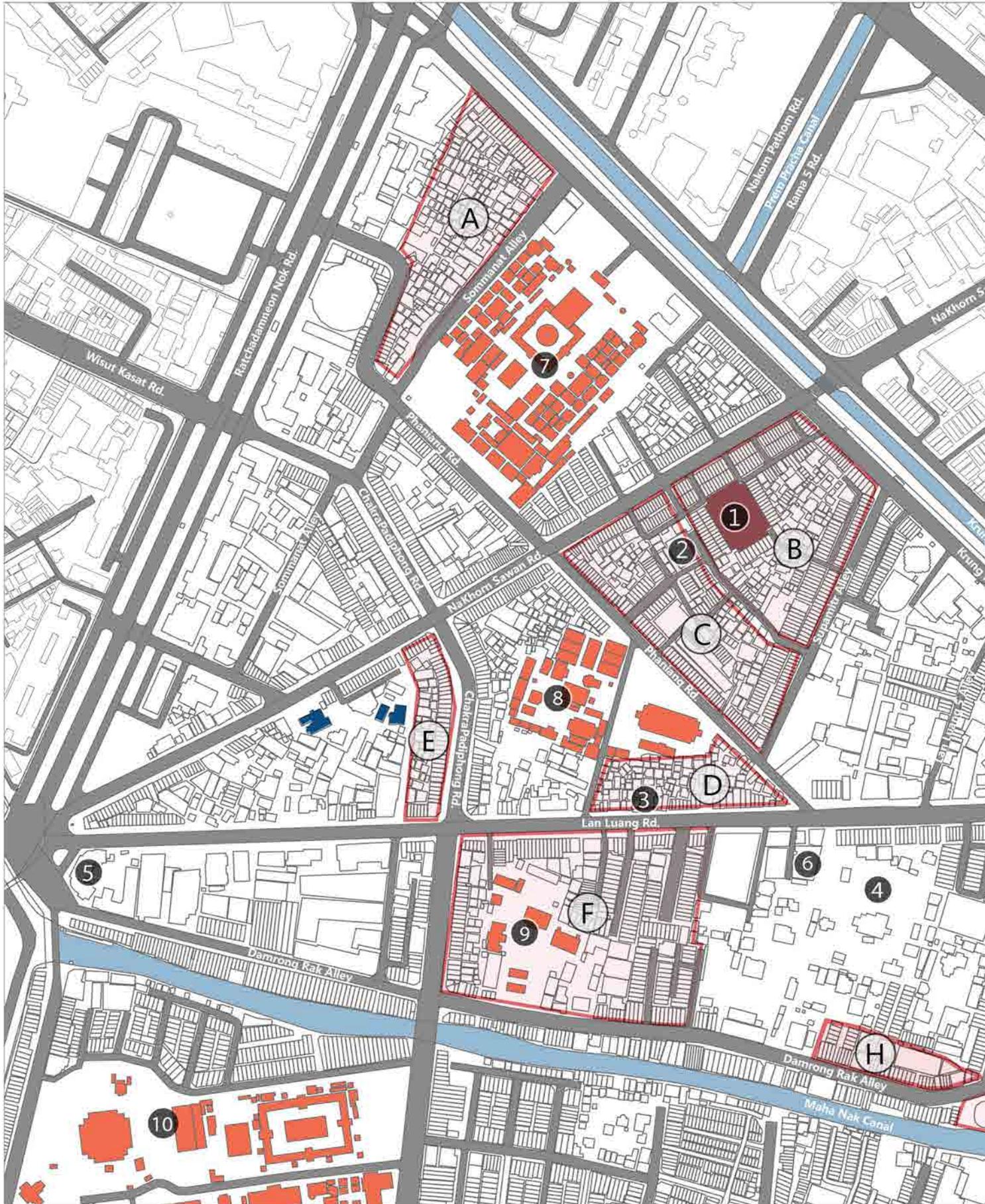
Nang Loeng's identity is arguably one that is heavily influenced by a strong traditional market culture. As discussed in its history, the market started as a main hub in Bangkok, only to be reduced to a simple foods and sweets market in present times. Residents now rely on the market as a talking point to generate outsider interest in the neighborhood and has found success with small tour organizations including it in their itineraries.

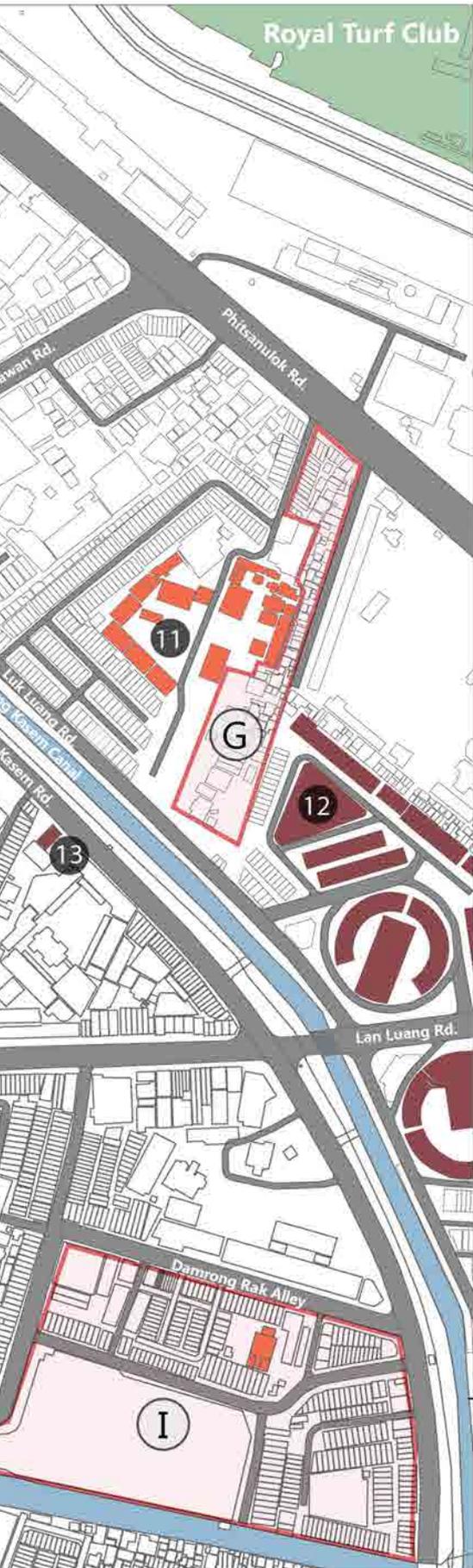
However, there are concerns that Nang Loeng Market may have overshadowed all other assets and diminished other identities. In fact, there are two more markets located in the vicinity. Mahanak Market across Khlong Phadung Krung Kasem specializes in fresh fruits and vegetables while Bo Bae Market is a wholesale clothes hub. There exist other economic

clusters of activities, including those of mechanics, woodworking, construction, cosmetics, and publishing. All these are potential strengths that residents can amplify to draw interest to its truly diverse identity.

Spirituality is strong in Nang Loeng as well. Residents are a mix of Thai and Chinese Buddhism practitioners. Scattered throughout the area are religious and spiritual spaces, including Nang Loeng shrine, Wat Sommanat, and Wat Sunthornthammatan. The temples often host community gatherings and events. A Guan Yu temple in the north eastern part of Nang Loeng organizes several Chinese Buddhism ceremonies throughout the year.

A legacy of performance culture still remains and is often overlooked. Six dance families still remain in Lakorn alley. Some of them have turned their own homes into performance spaces, which include Nang Loeng House, Dancing House and Narasilpha House. They also make clothes and musical instruments that are used for the performance. There most well-known family is the Rueangnon family whose members include two national artists, Poon and Thongbai Rueangnon.





Socio - Cultural Spaces

■ Temple ■ Market

- 1 - Nang Loeng Market
- 2 - Chalerm Thani Theater
- 3 - Dancing House
- 4 - Varadis Palace
- 5 - King Prajadhipok Museum
- 6 - Damrong Rachanuphap Wang Voradis Library
- 7 - Sommanat Temple
- 8 - Sunthornthammathan Temple
- 9 - Sitraram Temple
- 10 - Saket Temple
- 11 - Samananam Borihan Temple
- 12 - Mahanak Market
- 13 - NESDB Foodcourt

■ FREC & Bangkok1899

■ Community

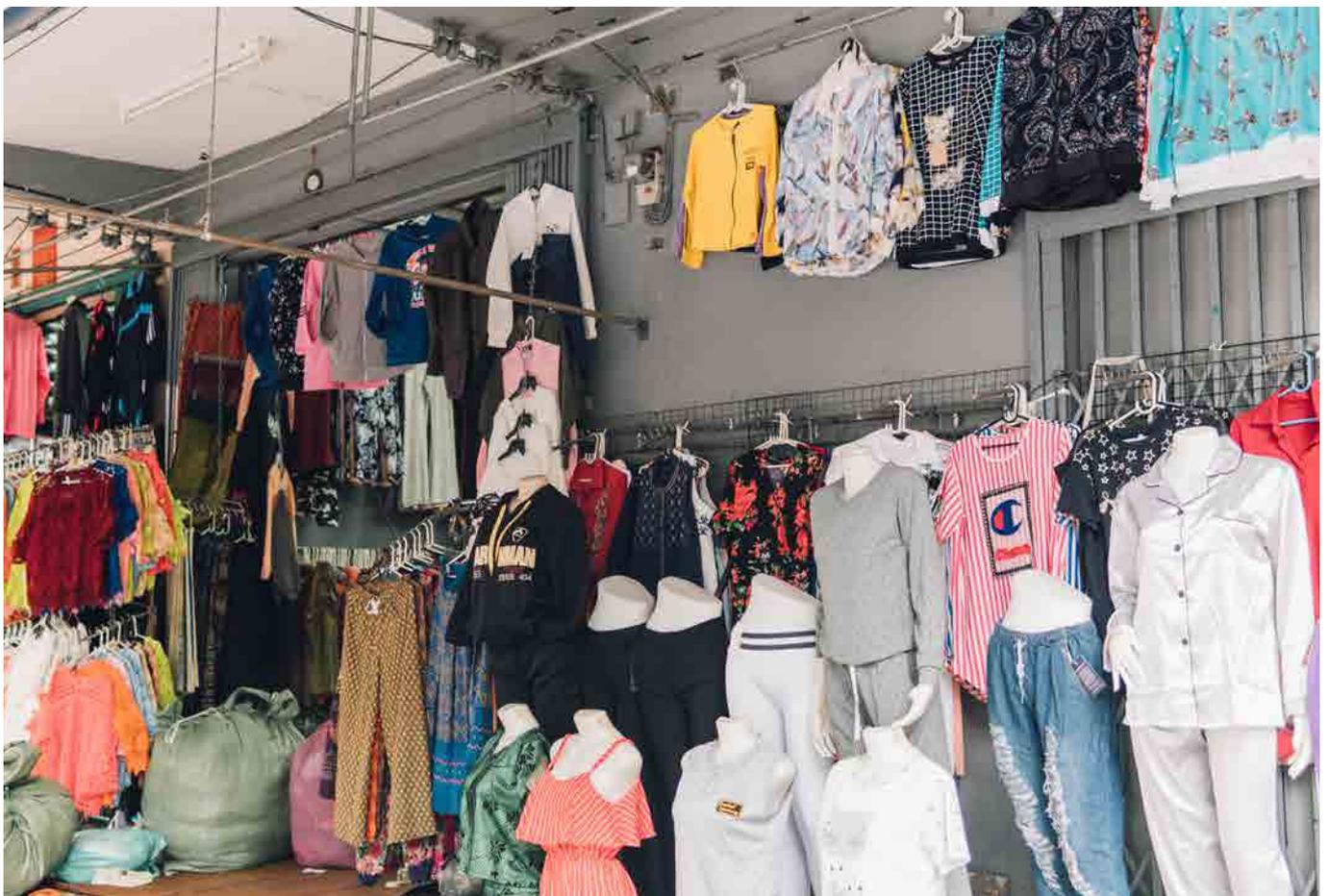
- A - Sommanat Community
- B - Supamit 1 Community
- C - Supamit 2 Community
- D - Wat Sunthornthammatharn Community
- E - Chakkrapatdiphong Community
- F - Sitraram Community
- G - Yuan Temple - Lampak Canal Community
- H - Damrongrak Community
- I - Bo Bae (Clothes Selling)

0 20 50 100 200











2.4 PHYSICAL CHARACTER OF NANG LOENG



Nang Loeng is compact and densely populated. The buildings are mostly low, offering human scale vistas throughout the neighborhood. There is a diverse mix of building use in the area. Temples and government complexes are the largest building types and are often surrounded by small houses. Old and new buildings are currently in balance with one another but renovations and developments are on a gradual rise without proper guidelines and interventions, which could lead to future imbalance.⁴ While there are a variety of gathering spaces, they are not of high quality and often fit just enough people from the communities. All of these physical assets lend themselves to an atmosphere of an urban neighborhood mixed with old suburban communities.

Typical of older neighborhoods and those close to the royal palace, the urban infrastructures such as roads, pedestrian walkways are well maintained. This makes Nang Loeng very walkable. However, commuting to Nang Loeng is not easy as it is currently not connected to the urban train network. Canal boats and buses are the main public transportation modes. Coming by car is moderately easy but finding parking is extremely difficult.

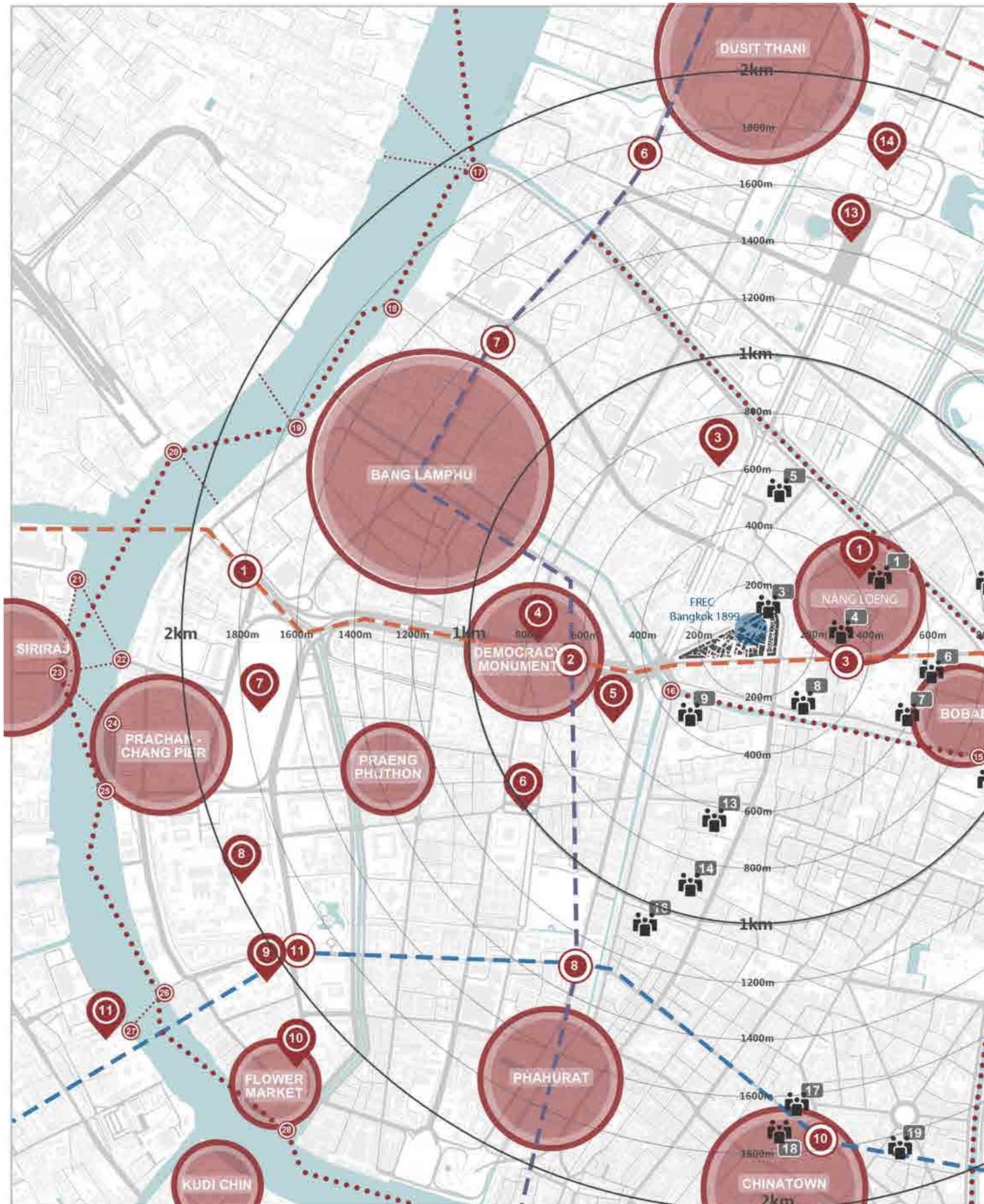
There is still much room for physical improvement in Nang Loeng. Local infrastructure is not prepared for the aging community or catered to the young. There are not much drawing people to do activities outside of their buildings and thus it is hard to find life in the streets.

KEY STRENGTHS

- Nang Loeng Market and its food culture are key attractions of the neighborhood.
- There is still a diversity in local economy per the economic clusters, which could be promoted.
- Many historic and socio-cultural assets remain in the area, from the heritage buildings to dance families.
- Unlike other areas in Bangkok, Nang Loeng has decent urban infrastructures and walkability.
- Being located in close proximity to Rattanakosin Island gives it some protection from overdevelopment.

- With a lack of good quality public space, there are not as many venues to arrange community activities or places conducive for the youth or elderly populations to utilize for their own needs.
- There are a number of out-of-place and poorly maintained buildings that do not fit in with the general ambience of Nang Loeng.
- The group of newly renovated shophouses and new commercial activities can be signs of gentrification, which will bring its own set of disadvantages.
- There is a limited number of bus stops and parking space in the area, making the area inaccessible for the rest of Bangkok.
- The canal promenade is poorly designed and underutilized, and the water is polluted.

KEY WEAKNESS





2.4.1 PHYSICAL SETTING

Located within the district of Pom Prap Sattru Phai, Nang Loeng covers all of subdistrict Wat Sommanat and northern portions of subdistricts Ban Bat and Khlong Mahanak. Nang Loeng is an informal term that is often used to refer to a triangular area that is bordered to the northeast by the canal Khlong Phadung Krung Kasem, to the south by canal Khlong Saen Saep, and to the northwest by Ratchadamnoen Nok Avenue.

Nang Loeng is often associated with Bangkok's Rattanakosin Island. As construction over 12 meters is prohibited within Rattanakosin Island, the historic center is somewhat protected against overdevelopment by the strict and conservative regulations. Nang Loeng sits on a buffer zone between Bangkok's old town and modern business hubs, which is part of the Rattanakosin Island Extension Area and is therefore under stronger scrutiny for urban development. Nang Loeng may experience spillover concerns of over development and benefit from preservation and conservation efforts of the neighboring historic center. There are currently no publicly released conservation master plans for Nang Loeng.

PHYSICAL/ SOCIAL SPACES MAPPING

PATH

- MRT Dark Redline
- MRT Light Redline
- MRT Orangeline
- MRT BlueLine
- MRT Purpleline
- Express Boat Service
- Ferry Boat Service
- Road Surface
- Water Body

DISTRICT

- 1) Nang Loeng
- 2) Bobae
- 3) Democracy Monument
- 4) Banglamphu
- 5) Praeng Phuthon
- 6) Prachan-Chang Pier
- 7) Sinraj
- 8) Flower Market
- 9) Phahurat
- 10) Kudi Chin
- 11) Chinatown
- 12) Chulalongkorn
- 13) Dusit Thani

LANDMARK

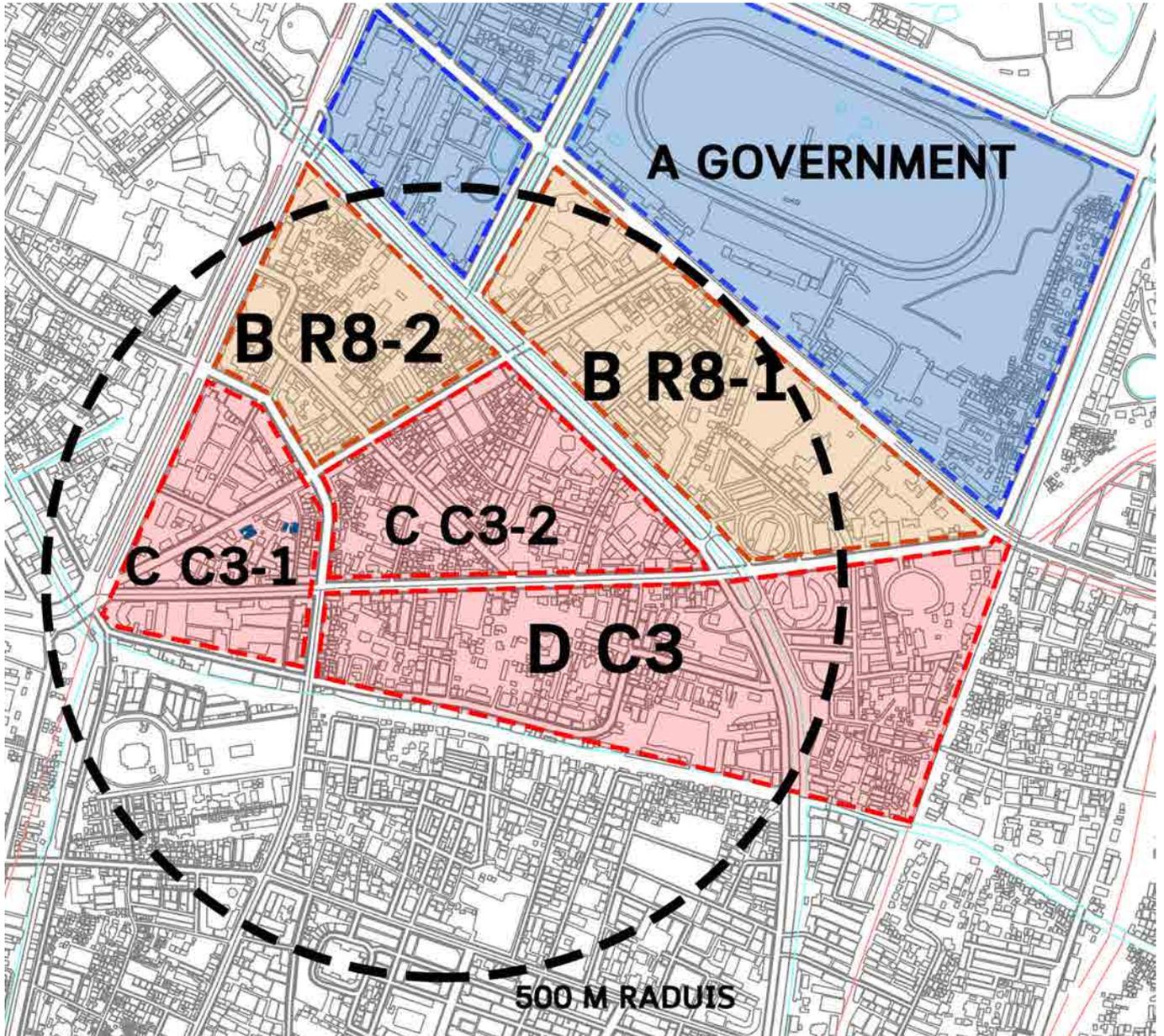
- 1) Nang Loeng Market
- 2) Royal Turf Club
- 3) United Nations ESCAP
- 4) Democracy Monument
- 5) Loha Prasart
- 6) Giant Swing
- 7) Sanam Luang
- 8) The Grand Palace
- 9) Phra Chetuphon Temple
- 10) Flower Market
- 11) Arun Temple
- 12) Hua Lamphong Station
- 13) King Chulalongkorn Statue
- 14) Anata Samakhom Throne Hall

NODE

- 1) Sanam Luang Station
- 2) Democracy Monument Station
- 3) Lan Luang Station
- 4) Yommarat Station
- 5) Ratchathewi Station
- 6) National Library Station
- 7) Bang Khun Phrom Station
- 8) Wang Burapha Station
- 9) Hua Lamphong Station
- 10) Wat Mangkorn Station
- 11) Sanam Chai Station
- 12) Yot Se Station
- 13) Ratchawithi
- 14) Chareon Phon Pier
- 15) Bobae Market Pier
- 16) Panfa Leelart Pier
- 17) Thewet Pier
- 18) Rama 8 Pier
- 19) Phra Arthit Pier
- 20) Phra Pin Klao Pier
- 21) Thon Buri Railway Pier
- 22) Prachan Pier
- 23) Wanglang Pier
- 24) Maharaj Pier
- 25) Chang Pier
- 26) Tien Market Pier
- 27) Arun Temple Pier
- 28) Rajinee Pier

COMMUNITY

- 1) Supamit Community
- 2) Yuan Temple Community
- 3) Chakkrapatdiphong Community
- 4) Wat Sunthornthammataa Community
- 5) Sommanat Community
- 6) Wuttichai Community
- 7) Damrongrak Community
- 8) Sitaram Community
- 9) Saket Community
- 10) Mahanag Mosque Community
- 11) Yommarat Railway Community
- 12) Boromniwat Community
- 13) Ban Bart Community
- 14) Ban Dokmai Community
- 15) Yot Se Community
- 16) Wang Daeng Community
- 17) Chareon Chai Community
- 18) Phu Thare Community
- 19) Makhm Alley Community
- 20) Duang Kae Community

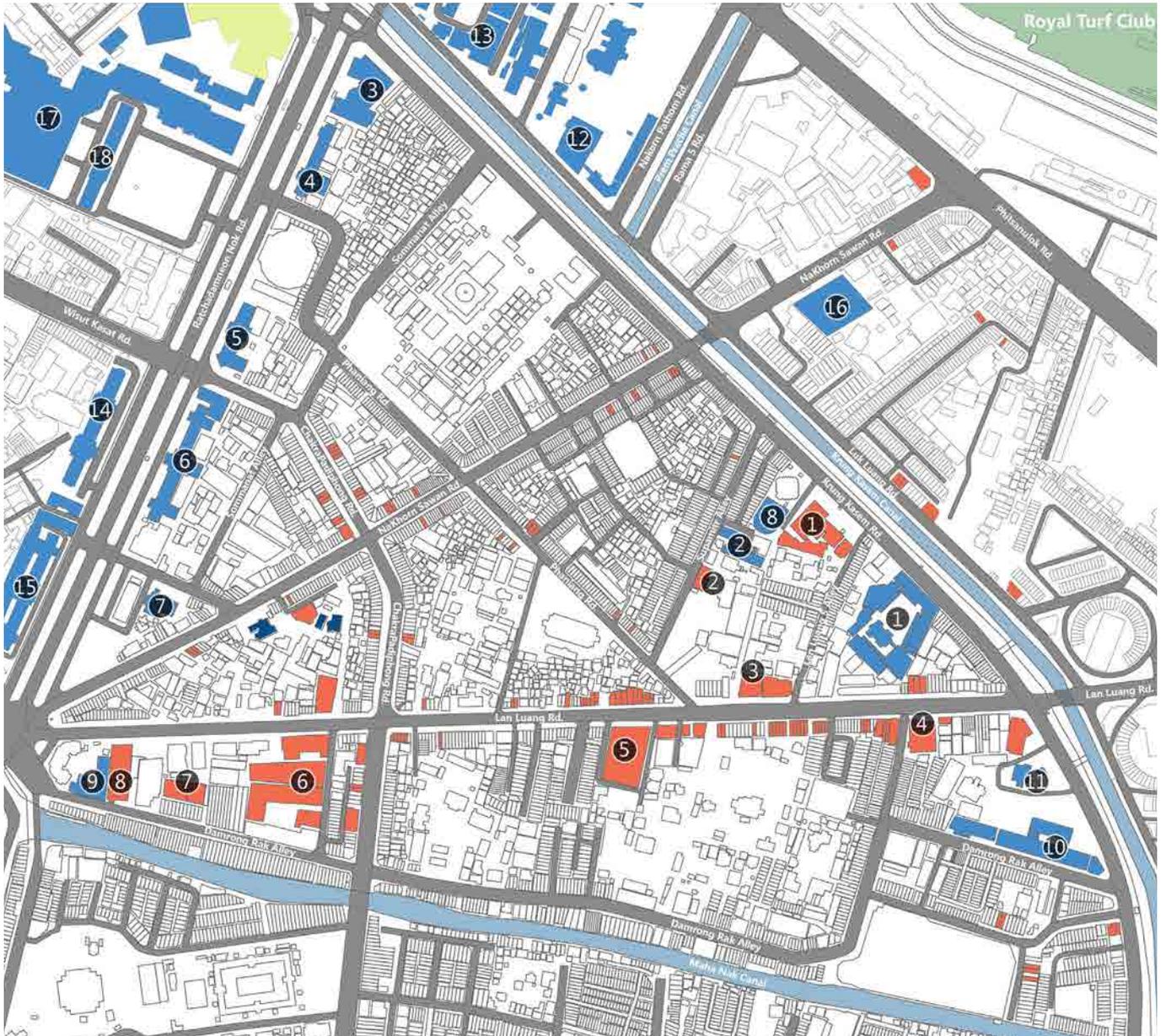


2.4.2 ZONES

Nang Loeng’s land is regulated by four articles: 1983 Bangkok Ordinance, 1999 Bangkok Ordinance, 2014 Bangkok Comprehensive Plan, and 2015 Building Codes. According to the 2014 Bangkok Comprehensive Plan, Nang Loeng has both residential and commercial zones. FREC & Bangkok 1899 is located within one of the commercial zones.

The majority of buildings are shophouses and houses. Nang Loeng has a designated floor-to-height ratio of six for area in residential zones and seven for commercial zones with

a maximum height of 20 meters, except for Sommanat community area which has the maximum height of 12 meters. Recent study in 2018 showed that Nang Loeng Market and Sunthornthammatan community have the average Floor Area Ratio of 1.59. There is still much room for Nang Loeng to grow in height and this could be used by developers to construct higher buildings, which would change the current visual and feel of the neighborhood. For more information on the regulations, refer to Appendix A1.



2.4.3 GOVERNMENT AGENCIES AND PRIVATE ORGANIZATIONS

There are several government agencies surrounding Nang Loeng, and government employees make up the majority of clients of the area. Under the government agencies relocation plan, many are leaving the area. However, National Economic and Social Development Board (NESDB) and Ministry of Social Development and Human Security are remaining. Nang Loeng Market's customer base will shrink in the near future and in order to survive, they must consider expanding their client base to make up for the loss.

Office - Workspace

Government Agencies

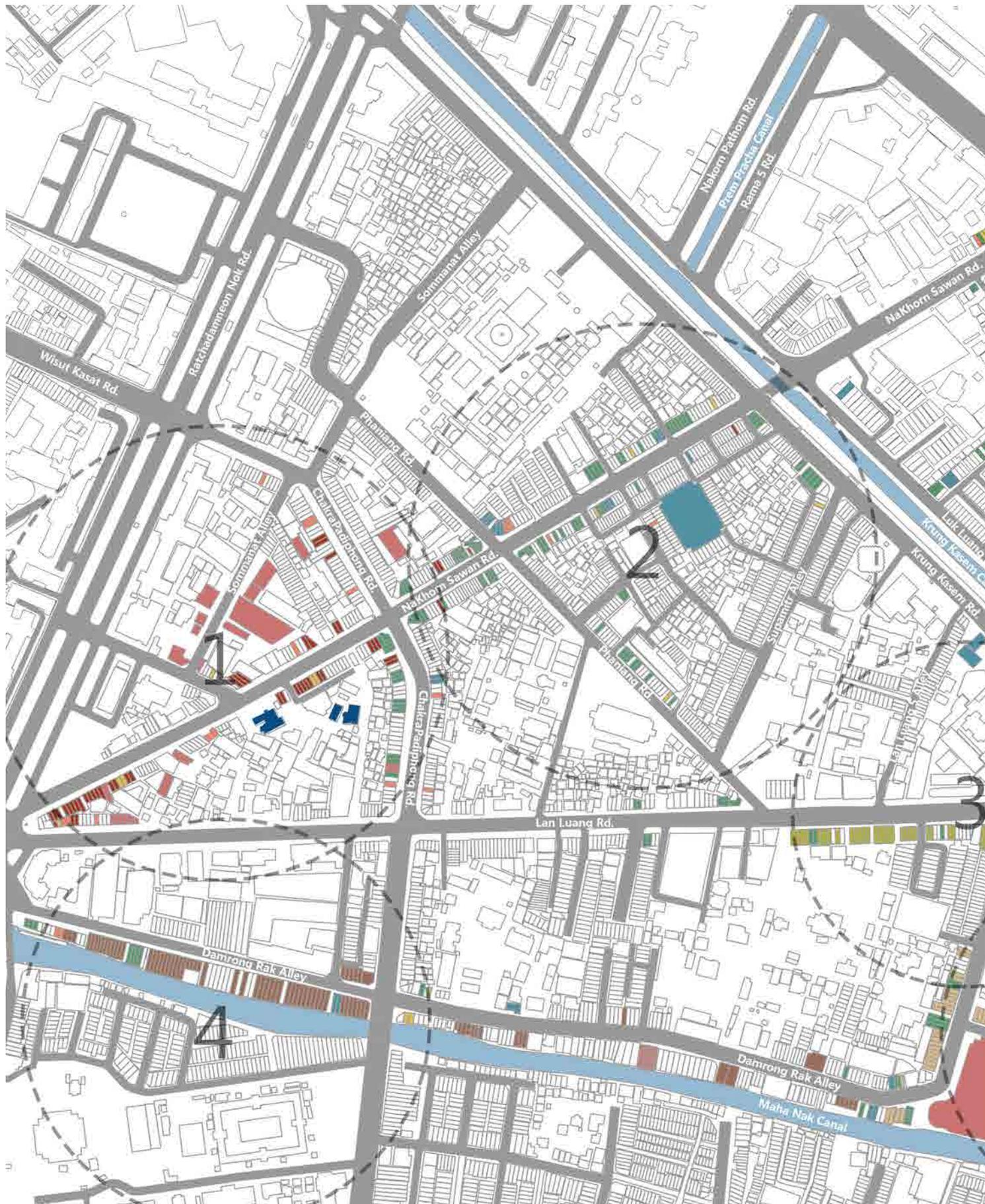
- 1 - National Economic and Social Development Board
- 2 - District Office
- 3 - Government Office
- 4 - Forest Industry Organization
- 5 - Ministry of Tourism and Sports
- 6 - Ministry of Transport
- 7 - Nang Loeng police Station
- 8 - Revenue Department
- 9 - Department of Public Works and Town Planning
- 10 - Ministry of Social Development and Human Security
- 11 - Department of Social Development and Welfare
- 12 - Government House of Thailand
- 13 - The Secretariat of the Cabinet
- 14 - Ministry of Agriculture and Cooperatives
- 15 - Agricultural Land Reform Office
- 16 - Department of Provincial Administration (Chaiya Palace)
- 17 - Office of Judge Advocate, Royal Thai Army
- 18 - The Royal the Army Museum

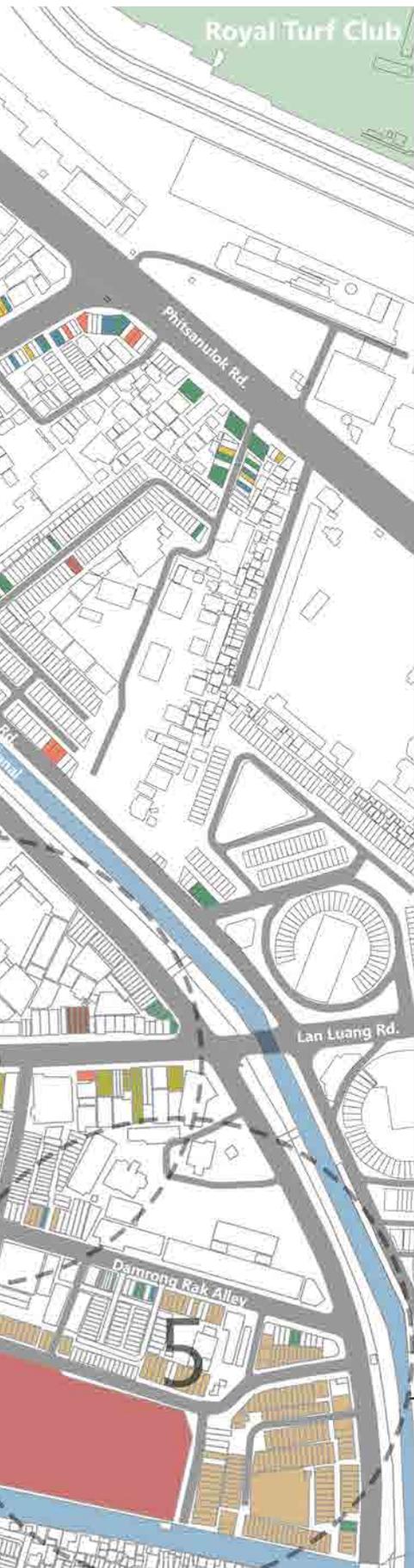
Private Organizations

- 1 - TOT Company Limited Group
- 2 - Tang Chin Hua
- 3 - Vorachak Auto
- 4 - Krung Thai Bank Center
- 5 - Vorachak Yont Ltd.
- 6 - United Machinery
- 7 - Saha Business
- 8 - Thai Airways

United Nations

FREC & Bangkok 1899





2.4.4 ECONOMIC CLUSTERS

Present day Nang Loeng can be split up into five identifiable economic clusters, each with a distinct propensity for certain activities. Each of these areas contain strengths and assets that can be further developed and capitalized on for gains in both economic and cultural aspects. The five clusters are as follows:

- Cluster 1: Bookstores, printing shops, cafes and hostels, mechanic shops
- Cluster 2: Grocery stores, restaurants and market
- Cluster 3: Cosmetic packaging and beauty shops
- Cluster 4: Wood workshop, construction hardware and material stores
- Cluster 5: Cloth and fabric shops

Economic Clusters

- Book Stores & Printing
- Hotel, Hostel & Apartment
- Cafe
- Beauty Salon
- Cosmetic & Body Shop
- Grocery Store & Convenience Store
- Restaurant & Market
- Woodcarving & Construction
- Clothes Selling
- FREC & Bangkok1899

GENERAL OBSERVATIONS

Cluster 1: Bookstores, printing shops, cafes and hostels, mechanic shops

- The bookstores that remain are selling text books for school children. The majority of the printing shops are cartoon publishing houses.
- There are a lot of new cafes, hostels, and restaurants in this area.
- The clientele is locals and outsiders.
- The mechanic shops sell parts for cars.
- The physical space comprises of new and old buildings, some of which are recently renovated.



Cluster 2: Convenience stores, restaurants, and market

- Supamit 1 and Supamit 2 communities within Cluster 2 have a close relationship with the market and surrounding shops.
- The convenience stores' stock ranges from books and magazines to products for everyday use and household products.
- The clientele is locals.
- The shophouses are considered heritage buildings and recently painted pink for aesthetics reasons.



Cluster 3: Cosmetic packaging and beauty shops

- This cluster is the most well to do.
- A learning center for packaging and design is opening on Nakhon Sawan road on the opposite side of Khlong Phadung Krung Kasem.
- The clientele is from all over Bangkok.
- Most buildings in the area are three to four stories shophouses





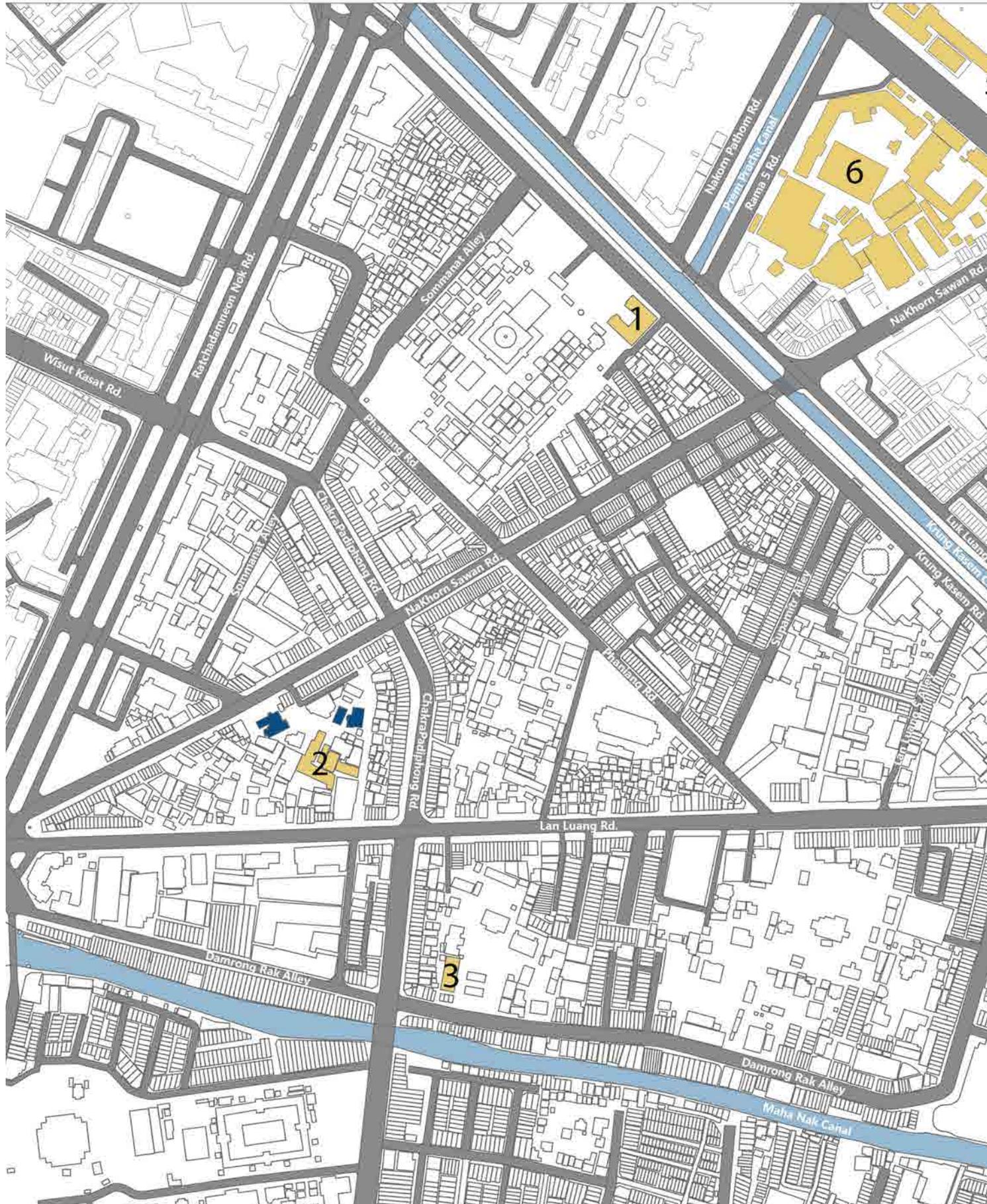
Cluster 4: Wood workshop, construction hardware and material stores

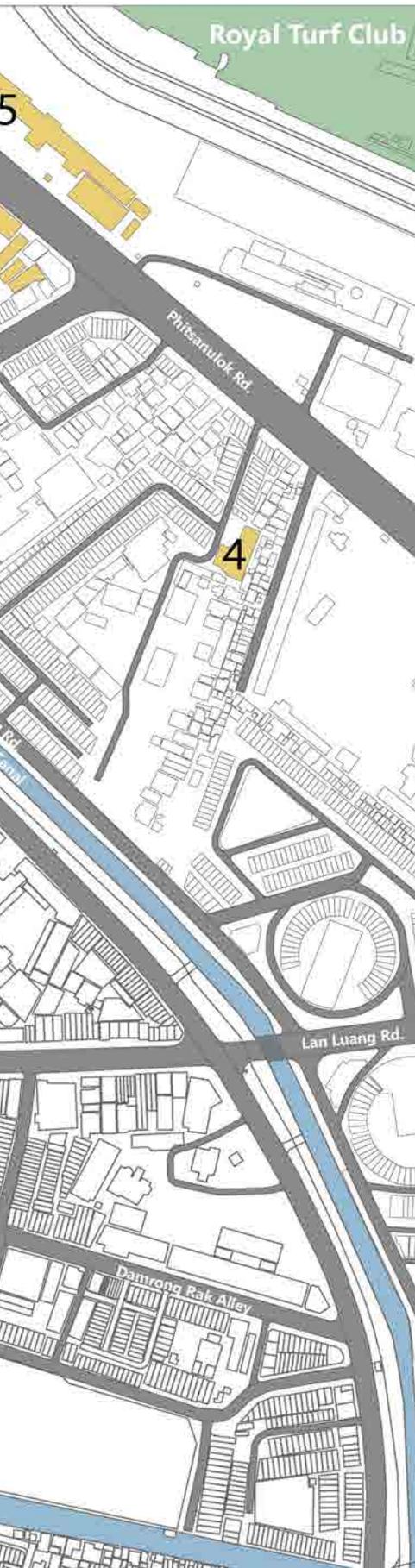
- The products are wooden furniture and material for woodwork.
- The clientele is outsiders.
- The buildings are mainly shophouses.



Cluster 5: Cloth and fabric shops

- The cluster has the highest number of migrant workers.
- Clientele is locals and outsiders.
- Congested space with shops, vendors, and stalls on the sidewalks.
- The market generally sells wholesale clothes.





2.4.5 ACADEMIC INSTITUTIONS

There are four primary schools around the area. Sommanat School is inside Wat Sommanat and has a youth center that is open to everyone. It is the largest primary school in Nang Loeng. Most middle-income families and Thai-Chinese families send their children to this school. Sitaram School is in Wat Sitaram, and next to it is a community library which was completed in 2013 when Bangkok was designated World Book Capital by UNESCO. Most of the students are from low-income families. Samananam Borihan Temple School is located across Khlong Phadung Krung Kasem. Satri Julanak, where FREC & Bangkok 1899 is located, is the only non-temple school in the area. Children in this school come from more well-off families.

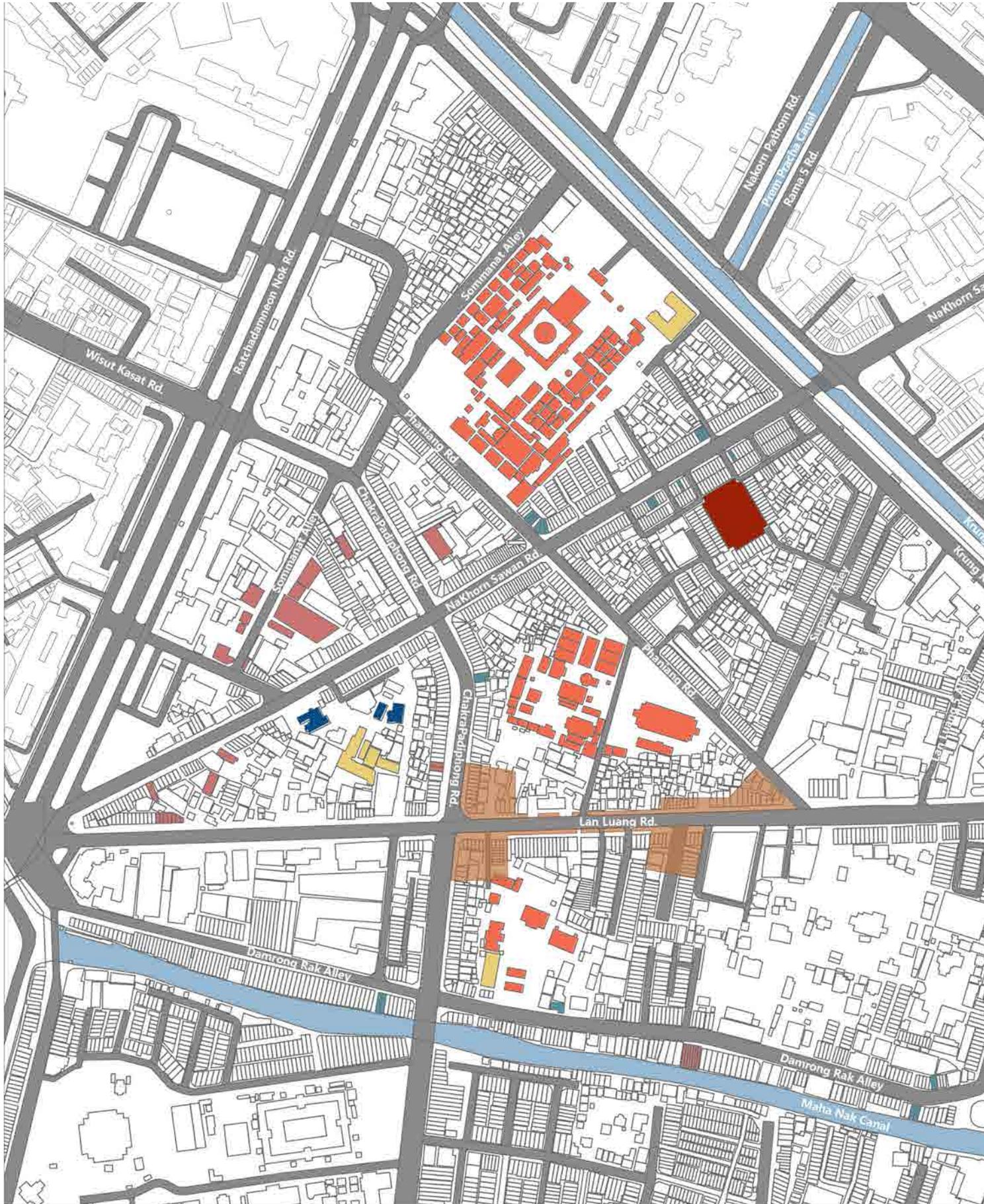
Close to the Royal Turf Club is Rajavinit Mathayom School. This is the closest option for the children in Nang Loeng attending secondary school. The other secondary school is Wat Thepsirin, which is outside of the general vicinity. Rajamangala University of Technology Phra Nakhon, which is the only local university nearby, is located on the opposite side of the canal and only has the school of business administration.

Schools

- School & University
- 1 - Sommanat School
- 2 - Satri Julanak School
- 3 - Sitaram School
- 4 - Samananam Borihan Temple School
- 5 - Rajavinit Mathayom School
- 6 - Rajamangala University of Technology Phr
- FREC & Bangkok1899









2.4.6 EVENT AND INTERACTION SPACES

The main gathering spaces for the communities are in Wat Sommanat, Wat Sunthornthammatan, and Wat Sitaram. The temple grounds are used for festivals and community events by the local communities. These also function as public space for children in temple schools. Wat Sommanat is the chosen temple for army funeral ceremonies, drawing in a lot of attendees from outside of Nang Loeng.

Nang Loeng Market is where local residents, outsiders, office workers, and tourists visit, however they do not typically interact with one another outside of business transactions. The market is active from noon to two in the afternoon. A Chinese shrine in the market is most active on 19 December for an annual religious ceremony. Next to the market is a lot owned by CPB and operated by BMA. The local youth football teams are the sole users of the lot, but most of the time it is empty. Official community events may utilize the lot from time to time.

Scattered around the neighborhoods are smaller gathering spaces available for locals to make do with when larger venues are not available. These include local cafés, pedestrian walkways along the canal, and spaces in front of the houses/ shophouses.

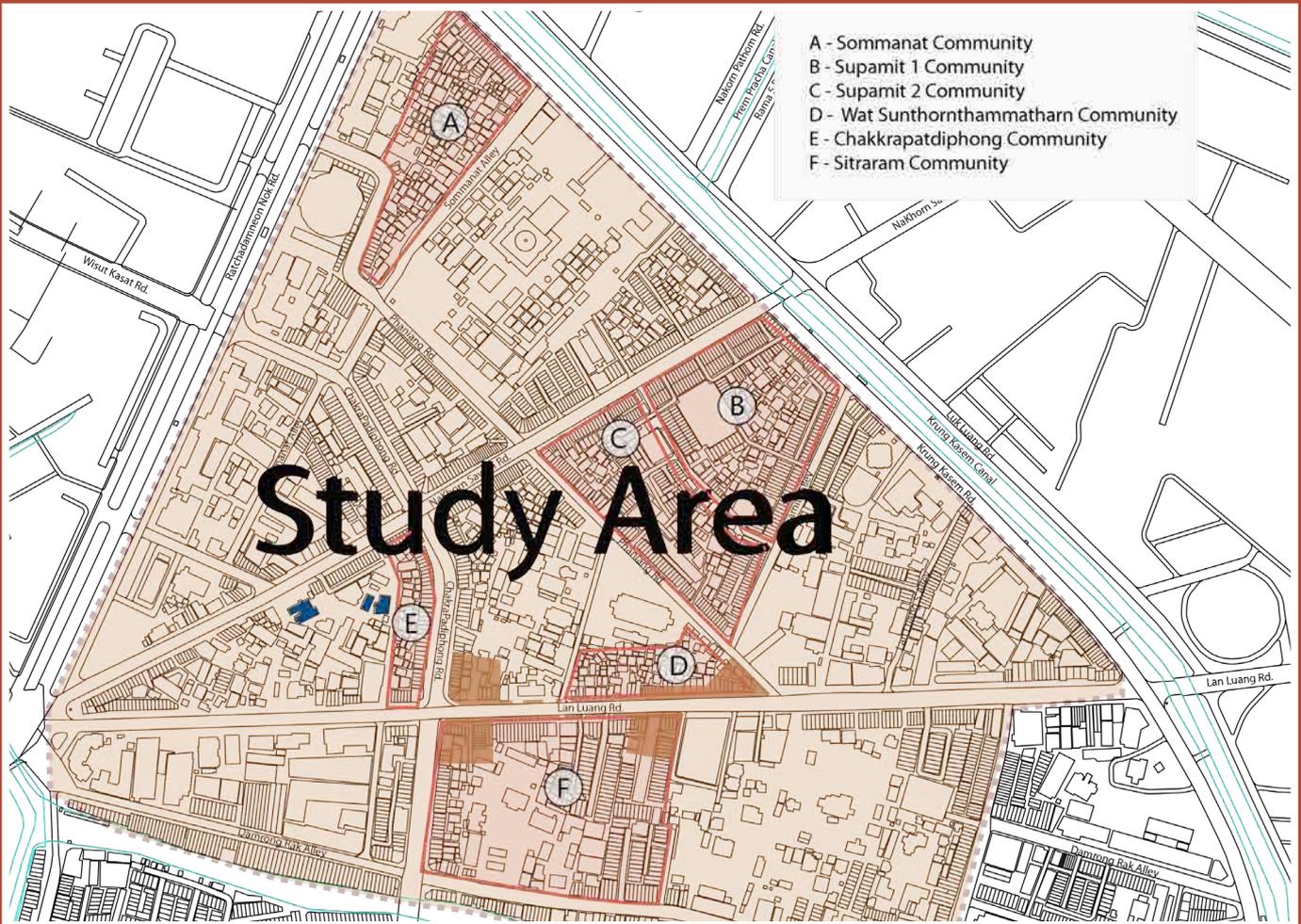
Essential District Elements

- Temple
- School
- Hospitality services
- Restaurant
- Lanluang MRT Plan
- Market
- FREC & Bangkok1899





3.0 MEETING THE NEEDS OF NANG LOENG: A STUDY



FREC & Bangkok 1899 is a center for the surrounding communities in Nang Loeng. It aims to integrate itself into the area, engage with communities, and offer services that will match the needs of the residents. The goal of the center is to be of the highest value to the people and have them view it as a welcoming and inclusive space. Ideally, residents will come to feel like they own and share the center as a public space, participate frequently in programs, and grow with the center.

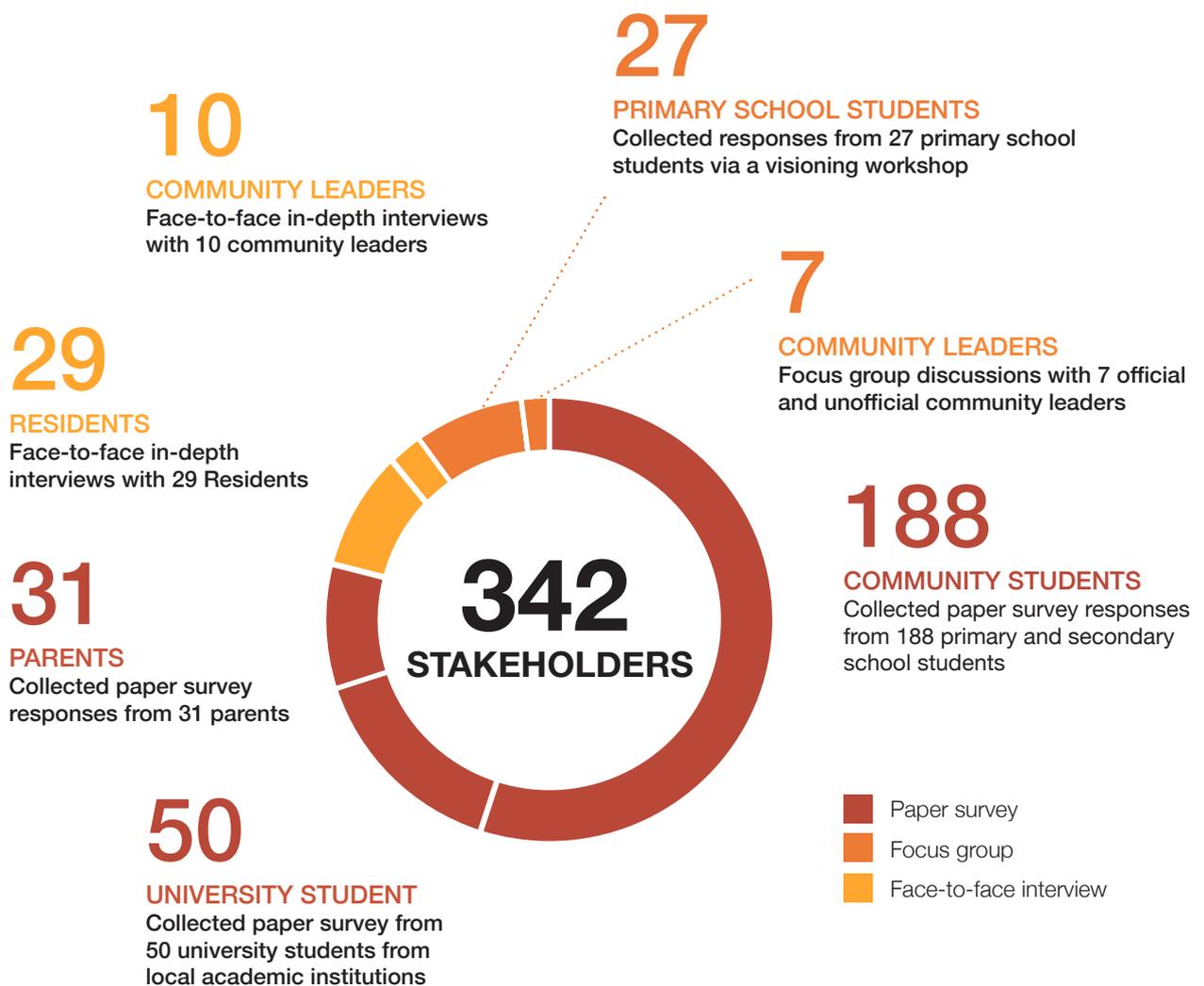
This study is most effective when it can educate, inspire, and guide relevant users to bring about the outcomes set forth by the center. To do so, the primary target audience of this study are FREC & Bangkok 1899's stewards and their partners. This study was framed to bring understanding to the realities of the residents in Nang Loeng and possibilities in adding value to their lives. It also offers area-specific guidance in methods of community engagement.

Some benefits of having this study include:

- Provides clarity with information – establishing verified data for baseline understanding
- Provides empathy with stories – establishing emotional investment in the residents
- Concepts for future projects – strategies for adding value to the area
- Directions for community engagement – guidance on appropriate methods of working with residents
- Raises public awareness – providing talking points and role of FREC & Bangkok 1899

3.0.1 STUDY AREA

The study area covers 23,600 sqm over six communities. They are Supamit 1, Supamit 2, Wat Sommanat, Chakkrapatdiphong, Wat Sunthornthammatharn, and Sitaram. The most recently available public census in 2015 indicates that there are 7210 residents in 2275 households.



3.0.2 APPROACH AND DATA GATHERING

The working team comprised of researchers from fields of urban planning, urban design, journalism, history, and learning science. The multidisciplinary composition ensured a holistic approach that produced an urban research study prioritizing socio-cultural and human contexts.

The approach utilized a mixed-method that consists of both qualitative and quantitative research methodologies while being more focused on human stories. It is largely action-oriented in that it relies more on field activities rather than the review of existing literatures, and it encourages community stakeholders to be actively engaged in all stages of research. A benefit of this method of research is higher levels of local participatory initiation.

To gain deep understanding and ensure an inclusive process,

the snowball sampling method, in which members of the community that were interviewed recommended other people that could provide valuable insights, was employed. This allowed the team to gain access to hidden segments of the population. The community driven process incorporated inputs from each successive phase into the next, resulting in a long thread of evolving interviews, consultation events and special activities.

The study was conducted entirely in Thai and unfolded over five months.

Other information contained in this report was prepared from publicly available materials and data from both public and private institutions. For further study information, refer to Appendix A1, Endnotes, and Bibliography sections.

3.1 STORIES FROM THE COMMUNITIES

This study has yielded much data, but it is the stories from the residents that are truly remarkable and revealing for FREC & Bangkok 1899's goals. From what the working team has gathered, stories that are representative of needs and aspirations of residents were selected, made anonymous due to privacy concerns, and sorted according to certain major groups within Nang Loeng.

3.1.1

FACE-TO-FACE INDIVIDUAL INTERVIEWS

Steps were taken to ensure that individual face-to-face interviews established trust and rapport, yielding responses that were as honest as possible. The tone was informal, setting was intimate, and the style was conversational to create a safe space for the residents. Big picture themes were established and familiarized by interviewers to guide the discussion flow. These included personal history, lifestyle, relationships, beliefs, and more. Rigid questions were not used. Instead, in-conversation inquiries were built off of comments made by the interviewee. Following each interview, the working team employed the snowball sampling method by asking for referrals for candidate interviewees. This further strengthened the relationship and procured more residents for data.

3.1.1.1

COMMUNITY LEADERS

The community leaders of Nang Loeng are elected by residents within officially designated communities, there are also unofficial leaders who the residents have been relying on without any official position. Naturally, these individuals are predisposed to think of the big picture and the wellbeing of their people from the top. Most are extremely engaged and leading projects for their constituents, but some are dormant. The leaders are mostly strong-willed and do not work as one. Factions exist, and collaborations occur mostly between those who get along.

“Outsiders do not speak with locals in layperson language and often employ business, academic, and other technical or subject specific terminologies. This can cause mistrust.”

KEY TAKEAWAYS

- The residents are mostly low-skilled, placing them at a disadvantage in every social and economic aspect. To community leaders, community members gaining new skills relevant to their goals and facilitation in applying them are key in helping them determine their own future.
- A lack of security measures is affecting perceptions of neighborhood safety and quality of life. There is more to be done to prevent and eradicate illegal and criminal activities.
- The communities are fragmented, and residents are not united as one to deal with common issues. This stems from the leaders themselves being unable to establish a single platform for common causes and a lack of good quality sites for gatherings.
- The two groups that need assistance and guidance the most are the elderly and the youth. Each have their own unique set of challenges and require tailored solutions.

COMMUNITY LEADER 1:

Community leader 1 is extremely invested in Nang Loeng. They care for the future of their peers and neighborhood. While the leader holds the residents in high regards in terms of spirit and potential, they feel that empowerment and capacity building for local people is missing. Help is needed in their capacity improvement, thinking process, income, professional management, and other relevant and essential skills. The leader specifically asked for assistance in community-based planning and neighborhood masterplan development that is to be presented to developers and Crown Property Bureau (CPB). This was spurred by ongoing signs of gentrification and future developments from both private and public sectors. They had been asked to design a masterplan with private investment potential but did not know how.

While the growing tourism sector in Nang Loeng is welcomed, the leader feels that there is a disconnect between locals and visitors. Tourists fail to understand that many parts of Nang Loeng are residential, and that resident privacy should be upheld and respected. Taking photographs without permission elicits feelings of being on display for the pleasure of others. Language barriers are a major issue. The communities need a visitor's center to manage all visiting internationals and Thais to help educate them on Nang Loeng and the locals' stories before exploring. The leader's view is that problems with outsiders can also stem from miscommunications among Thais as outsiders do not speak with locals in layperson language and often employ business, academic, and other technical or subject specific terminologies. This can cause mistrust.

COMMUNITY LEADER 2:

Community leader 2 is concerned with the lack of unity in their respective community and in particular feels a major disconnect between the people in the inner community and the shophouse owners along the main road. Each group lives their own separate lives and do not talk to each other as much as they should on the betterment of the community. There is an extreme case where a government registered community leader is no longer residing in the area. This makes it extremely difficult for governmental processes that require that leader's agreement and signature. Accessing public funds set for local community projects becomes a challenge.

The lack of unity leads to other issues. Being unable to procure funding means having no resources to install and maintain security measures for the community. Security cameras exist but with no one contributing money, time and energy to operating and maintaining them, they are not working and do not record footage for problematic incidences. Without working cameras as deterrence for illegal activities, the leader feels that drug trading, burglary and more are beginning to emerge and threaten the area's wellbeing.

The leader also prioritizes the residents' access to healthcare. Previously, locals who are qualified to use the government's 30-baht healthcare scheme would go to Bangkok Metropolitan Administration General Hospital, a facility enrolled in the program. After the hospital deregistered, locals were advised to try the services of nearby private Hua Chiew Hospital. The locals discovered it was not enrolled in the healthcare scheme and were once more recommended another facility further away. As travel costs became too high, locals now choose to rely on medicine from the local pharmacies.

COMMUNITY LEADER 3:

Community leader 3 commended the strong local network, local activities, and the communities' close relationship with the local government. All community leaders have a monthly meeting at the Pom Prap Sattru Phai District Office every third Monday of the month. While this sufficed for leaders to meet, good spaces where the locals themselves can gather to have a meeting or do activities are decreasing. The residents often go somewhere else that is far from Nang Loeng. A lack of permanent shared space or center right in the neighborhood wears down the willingness to host more activities and participate.

The leader pointed out that besides Nang Loeng Market, each community contains features that have socio- cultural value, but no one is putting in effort to maintain, improve, and promote them. The locals do not have the skills to harness these cultural assets. In their own community, there is a unique traditional child play that has disappeared elsewhere.

COMMUNITY LEADER 4:

Community leader 4 expressed a need for innovation in the local economy. One avenue for sparking this in Nang Loeng could be an incubation space where locals and SMEs can pitch ideas, develop business plans, and launch new commercial activities with the guidance of experts. Without new business models, current enterprises will fade into obsolescence.

They mentioned that all local leaders and peers often work for free. In order to continue efforts to rejuvenate Nang Loeng, ways to compensate or incentives for the local leaders are needed. This can be in the form of money donation, health insurance, or other benefits to help them make up for the time, energy, and resources they direct toward neighborhood improvement efforts. However, they also pointed out that for leaders to qualify for compensation or incentives, there needs to be a system in place that has a database of all leaders, screens and evaluates leaders to make them accountable to their roles and responsibilities and produce results. Such a system can make Nang Loeng more organized and transparent to help attract help from younger generations who appreciate such visibility. This can also help provide lesson-learned for policy makers and other communities to follow. Nang Loeng residents have to own and fix issues themselves as past efforts by outsiders have yet to produce anything impactful.

LOCAL POLITICIAN 4:

One local politician maintains a good relationship with the people in Nang Loeng Market. They indicated that while the merchants from the market may not want to participate in community activities due to time and energy constraints, the elder population does. There are elders who are retired but have knowledge and experience from past jobs such as working as a government officer that they want to offer. This group has the desire to become involved and do something beneficial for the area. The politician suggested that language, healthcare, and technology services for elders could engage this group to join in activities.

The politician pointed out that the youth in Nang Loeng need space for their own activities. However, because this is an old neighborhood and is already very dense, it is hard to construct a new park or multipurpose public space. Any innovative space that can be used by various groups would be extremely helpful. This could be a place where the elders can do tai chi in the mornings, language courses are offered in the afternoons, and the youth can play sports in the evenings. Such an inclusive space can also help with integration of newcomers. The current residents are a mix of longtime locals, newcomers, and migrant workers. The politician expressed that the most important goal is to bring all of them together and motivate the majority to get along and collaborate with one another.

3.1.1.2 EDUCATORS

Those involved in education in Nang Loeng are familiar with the youth, their parents, and the issues they are facing. Educators rightfully view the youth as the future of Nang Loeng and without them, the future of the neighborhood is bleak. They see a brain drain issue where many young people leave the area due to a weak support system, leaving behind a vacuum of talent. Much could be done to provide the youth and their parents valuable services.

KEY TAKEAWAYS

- **Student population is on a decline at all academic levels. The youth are viewed as the future of the neighborhood and a talking point for the communities. The gradual decrease in numbers means a slow loss of one potentially unifying common cause.**
- **Parents are rarely included in school programs. Activities that allow parents and the youth to connect may yield positive impacts for the neighborhood.**
- **Teachers need new skills that can add value to the lives of local students. They need to be trained and facilitated in applying them.**
- **Nang Loeng has been subjected to a lot of research that yielded very little results in solving neighborhood issues. There is now a lack of trust in outsiders with good intentions, with many residents reacting to them with hostility or jadedness, and the youth. Each have their own unique set of challenges and require tailored solutions.**

UNIVERSITY PROFESSOR:

University professor reported that the Nang Loeng communities feel exploited through countless studies, field visits, and unrealized projects. There have been too many cases where outsiders, including non-profit organizations and academics, have come in promising a solution but leave with nothing changed. As time went on, the residents became less welcoming of outsiders, leading to many thinking that the locals do not want help. In a few cases, locals established connections to certain funding and resources that made them feel they don't need any additional outside help and preferring to work with the same existing contacts. All this adds up to a barrier to new collaborations.

The professor pointed out that any new local center must grow naturally and community engagement activities should not be planned as one-offs but rather a long-term series that brings change. Engagements must go beyond interviews and questionnaires. While public and media relation activities and marketing can bring more people to the neighborhood, it can also bring unwelcomed attention to the locals if they are not prepared. Informal activities with communities that have little agenda that builds relationships are a good start. For more value-added activities, capacity building that make the community stronger such as vocational training could be conducted.

LOCAL SCHOOL DIRECTOR:

Local school director is worried about the declining neighborhood population, which means an ever-decreasing number of students as there are not as many youths in the area as before. Also, most young adults choose to study at high schools and universities outside of the area. To help encourage local youth to stay or participate, any new center looking to engage the youth should supplement what is being taught at school and not duplicate any knowledge offering. The director suggested that new neighborhood programs and activities should align themselves with existing student clubs such as botany, cooking, sport, handcraft or others. Classes on topics that are beyond the teachers' capabilities or school resources such as foreign language can be very beneficial.

The director believes that the activities for children can help bring different generations in Nang Loeng together and help the area sustain its heritage. Students should also be offered a way to connect themselves to local businesses to better understand what is around their neighborhood.

Teachers should be one of the main target groups for capacity building as they need training to maintain and sharpen their education skills to bring more relevant knowledge to the students. Many students are not receiving the level of care and attention as much as they should at home. Thus, teachers should be supported and equipped to assist in that gap in bringing students toward achieving their full potentials.

LOCAL SCHOOL TEACHER:

Local school teacher thought that there could be more programs around the strong food culture. Students, their parents, and other community members such as elders could be invited to connect with one another. Parents are potential target groups through which student engagement could be increased. If the parent can join the program, it will convince them to let their children join. Even programs for parents exclusively can help as many of them do not have anything to do while waiting for the children's extra class to finish. These could combat what parents feel as extra effort on their part and be convinced that it is also worth their time. Teachers themselves are often looking for extracurricular activities they can join with or for their students.

3.1.1.3

WORKING PROFESSIONALS

Working professionals observe Nang Loeng from their own fields of specialty. This yields insight of various natures that are helpful and unique. These working individuals expressed concerns ranging from the physical state of Nang Loeng to the development of the society within.

KEY TAKEAWAYS

- **Heritage buildings are in abundance in Nang Loeng but there is no strong conservation and preservation program to maintain and ensure their survival.**

Socio-cultural assets, such as traditional foods and dance, are not properly harnessed. These can be used by locals to market themselves better for various functions.

- **The working class simply do not have time. Programs or activities should be strategic in helping them free up time to reflect and build the desire to work on improving themselves.**
- **The youth do not have local chaperones to keep them busy with valuable activities or role models to look up to. Their aspirations are limited by what they see in the neighborhood.**
- **There needs to be a center that acts as an interface between locals and outsiders and helps facilitate activities and projects that require the two to work together. Outsiders who come in to help or visit often do not plan their community engagements properly, resulting in miscommunications, misunderstandings, and mistakes.**

ARCHITECT:

An architect who has been working with the locals pointed out that while the diverse heritage buildings and rich culture of Nang Loeng make the area unique, it is the people who are much more important and in need of support in many respects. Tenure insecurity threatens the social fabric and displacement can happen at any moment if the locals are not supported in dealing with it. Any help from outside must focus on the people, not the physical form of the neighborhood. There are many areas in which the residents can get support. They include cultural tourism, heritage conservation, good-quality space and agent to promote youth development, elder capacity building, vocational and language classes, and child support and protection.

Past outsider-led activities failed to assist the community and eventually made them skeptical about support from outside the area. Outsiders do not seem to talk to one another as well or share past work and data with each other, resulting in many coming in to do duplicative work. There needs to be a welcoming space that helps outsiders understand what has happened in the past and locals to leverage incoming people from outside the area. They expressed that there needs to be a central database about past activities and research that has been done on Nang Loeng that acts as a gateway into the neighborhood.

NGO WORKER:

NGO worker who has been working with youths and children in 6 local communities in the district felt that the young do not have local role models who have achieved something that is different from what they see is available in Nang Loeng. They need exposure to people that they can aspire to become and see themselves achieving possibilities beyond the existing local economy. Currently, they are in the mindset of moving towards the jobs that they see in the local community.

They cautioned that Nang Loeng Market workers might be unresponsive to outside collaboration due to their working-class lifestyle. It was suggested that any new center should focus on the area outside of the market as the people might be more collaborative and available. The people in the market are only concerned about selling things and do not have the headspace to consider change unless it seems to be easily done on their part.

GOVERNMENT OFFICER:

Government officer who works at a youth development center located next to Wat Sommanat noted that the elder population is the primary user of the space and the activity they love the most is singing. The elders have a desire to go out to engage and interact with other community members and need programs or spaces that allow them to meet their friends or new people.

As for the youth, the government officer reported that the children are not well taken care of and many are left to their own devices. There have been cases where children as young as 3-years old are seen roaming the streets alone without a chaperone. This idle time makes them vulnerable to becoming involved in illegal or harmful activities. Drug use is a problem with the youth and they have been seen to gather in the front of the temple at night to trade or use.

3.1.1.4

ELDER RESIDENTS

One would expect elder residents to focus more on their bodily health concerns, but those in Nang Loeng are more concerned with external issues. This is not to say that they do not need services that cater to their physical wellbeing, as those are still very much required. Isolation and the youth are major talking points among this group, as well as a wish to receive benefits from the tourism sector.

KEY TAKEAWAYS

- **Forms of isolation and abandonment are felt among elder residents. There are no programs that allow them to feel connected to the communities around them. As their social network dwindles from loved ones moving or passing away, this group increasingly desires engagement from others.**
- **The benefits of the tourism sector have not reached many of the elder residents who maintain businesses in the area. They need programs or activities that would allow the social and monetary advantages to trickle down to them.**
- **The youth are of concern to the elder residents. They believe that teachers still play a crucial role in the betterment of the local youth. The area needs programs to aid both teachers and students.**

ELDER CAFE OWNER:

Elder cafe owner has been maintaining a café not to make money, but to have something to occupy themselves with and meet other people. The café has less than 20 clients per day. There is currently an isolation that the elder population is experiencing. The owner believes that the answer to this is coming up with ways of interaction between people across generations. This will foster relationships between individuals of different age groups and prevent the elder population from becoming more alone as their friends and family from the same generation move or pass away. The younger generation can also help widen the elder residents' perspective. The owner sees that Nang Loeng is in decline with development being focused in other parts of the city.

Abandonment is also felt by the owner as it seems that their generation, which worked hard for the nation and paid its due, is now considered to be a burden. The elder residents currently need to rely on one another. There are no activities for the baby-boomers generation. With regards to the growing tourism in Nang Loeng, the owner does not believe it has any trickle-down benefits to the elder population or the majority of businesses in the area other than those in the market.

ELDER 1:

Elder 1 has been visiting Nang Loeng for more than 40 years. Since childhood, they have been coming for food and dessert and have built their own strong tie to the people in the community. They expressed that Nang Loeng is a special place that has hidden value that if properly broadcasted could attract people, Thai or foreigners, to come appreciate its unique community features such as food, history, and religious establishments. However, most people visit and never get to know these true and essential cultural values. There should a process or place that will highlight these unseen gems and make them visible. Things like community way of life, beliefs, and local festivals or events are hard to understand for outsiders when no one or nothing can tell them about their significance.

ELDER 2:

Elder 2 has seen their local school develop since its inception and observed many issues that affect the local youths. The students have a lack of extra classes and after school activities, in particular those in primary school section. There does not seem to be as much opportunities for the young to explore other things beyond the standard school curriculum. The elder believes that teachers are critical in shaping students and that there should be more training for the teacher to make them more knowledgeable and thus be more effective in helping their students achieve their full potential. There are no teachers network or support program to help them keep up with the times and be able to teach their students relevant skills to prepare them for their future. Activities for the parent are also essential as they should get a chance to learn something they can pass onto their children while waiting for them. While Nang Loeng residents are rather resilient, they are fading and the neighborhood is becoming much less lively.

3.1.1.5 YOUNG BUSINESS OWNERS

Setting up a business in a certain location often means believing in the area's potential. Young business owners of Nang Loeng admit that the area can be quiet but there are things that could be done to turn the situation to the benefit of local enterprises. Their perspectives are not only on physical infrastructure issues, but also on branding and social cohesiveness.

KEY TAKEAWAYS

- **Parking space is a key issue for visitors to Nang Loeng. A well-coordinated and informative parking system for those visiting may benefit all activities in the neighborhood and increase attendance.**
- **Social cohesiveness is preventing Nang Loeng to achieve its full potential. There are plenty of local individuals and groups that are ready to lend a hand but there is no platform bringing together the diverse demographics to collaborate on improving all aspects of the area. Strong and sustainable leadership is required.**
- **New and innovative businesses can make the local economy more robust. However, legacy businesses are not motivated or encouraged to change. The youth also have little support in creating new commercial activities. Programs are needed to encourage and empower existing and upcoming businesses to become more creative in drawing more clientele.**
- **Neighborhood improvement programs, such as cleanliness and beautification campaigns, are much needed, followed by a strong place branding.**

HOSTEL OWNER 1:

Hostel owner 1 acknowledged that while they are born and raised in Nang Loeng, they belong to a different economic status group from the underprivileged majority. From personal experience, the owner sees that medium to high income range individuals do not interact much among themselves or with lower income residents. They tend to live separately, and this presents an issue in bringing the people of Nang Loeng together.

A new center in the area could become a bridging point for the businesses that have already established themselves to others. There are many business owners who want to connect with locals that can bring goods and foods to sell at their establishments, so they can complement each other economically, but do not know how. There should be a platform where locals can go to list their ideas, skills, and services to network and to support one another's businesses. The owner mentioned that there are individuals in both the new and old generations who want to make changes to the area. There are people with ideas and resources that want to connect but do not have a chance. The owner's aunt, an elder in the community, wants to teach Chinese.

Nang Loeng still needs improvement and should ideally be driven by visions of the neighborhood, such as being plastic free. This could create a new unified character to promote the connections in the community

HOSTEL OWNER 2:

Hostel owner 2 is a third-generation family member of a local publication house who returned to Nang Loeng due to personal obligations. They expressed that they do not actually want to reside in the area and this attitude is common amongst those from the same generation as them. Many members of the younger generation do not want to live here or take over the family business. The older generation in charge of family businesses are often rigid in their ways and do not adapt to change, leading to failing enterprises that are becoming obsolete in Nang Loeng. Many publication houses do not rebrand themselves to survive.

The owner observed several unrelated issues. They think that the elders do not have activities nor spaces to interact and suspect many are suffering from mental illnesses such as depression. From a business owner's point of view, urban infrastructure in Nang Loeng such as the walkways are good and the areas are quite clean. Lastly, belief in religion and gods is strong in Nang Loeng and this has been passed onto the younger generation.

RESTAURANT OWNER:

Restaurant owner has several businesses in the area, including a cafe, a restaurant and a bakery. One large barrier in making the neighborhood attractive to Bangkokians is the lack of parking space. In car-centric Bangkok, Nang Loeng is at a disadvantage and this issue makes Thais less likely to visit the area. To overcome that and draw in more people, they believe that Nang Loeng needs a re-branding that can attain a level of popularity that competes with Yaowarat (Chinatown) and other historical areas. The locals need visioning to answer the fundamental question of what is Nang Loeng.

The owner also believes that it is necessary to bring many new businesses into the area to give it life and diversity. They currently are working on inviting their peers to come and invest. All new businesses can endeavor to supplement the existing local economy to the area and complement one another rather than compete. In order to bring the new and old businesses together, events should be organized to discuss the commercial future of the area. Any new center should also focus on working with school children and youths as they are the key to sustaining the area's heritage and future. They suggested language training as a primary focus.

3.1.2 FOCUS GROUPS

Prospective users and champions of FREC & Bangkok 1899 were gathered during focus groups to discuss the upcoming center. Participants were a mix of those who had face-to-face individual interviews and those new to the study process. The groups were facilitated through expressing hopes, concerns, and perspectives about the future center and its functions. The goal was to gain new insights beyond the individual interviews and derive more ideas from the locals that went beyond the individual viewpoints. These sessions also allowed the working team to observe group behaviors, composition of the local network, relationships, and ways of communication between stakeholders.



3.1.2.1 FOCUS GROUP 1

This focus group was initiated by chance as one of the research key informants invited the working team to have lunch with friends who happen to hold official positions in the community organizations. There were four residents who sat down to talk with us. The conversations over the meal at a street vendor were interactive, positive, and engaging. It gave the working team insights on the composition and relationships between these community leaders and within local social networks.

KEY TAKEAWAYS

- There is a disconnect between different economic classes in the neighborhood.
- Public funding that can help the locals are being wasted by inactive leaders and bureaucratic application processes.
- There are many possibilities to connect older and younger generations.
- Formal community-based crisis management training and capacity training are critical for this group.
- There are several formal and informal issues-based local community groups including a volunteer group, a disadvantaged residents group, a healthcare group, and a mother-and-child group.

Most of the participants on Focus group 1 are from the elder population group, resulting in the discussion being focused on the situations of elder residents. They expressed that elders will be very happy to join activities with the kids at FREC & Bangkok 1899 and would be even willing to facilitate activities such as workshops and storytelling. There is a need of a space for activities of the local elders such as dancing, karaoke, and exercise. Language classes are of great interest to them. There are three main concerns from this group. Firstly, they feel that there is no crisis management plan in place and should any disaster strike, the local response will be disorganized and lead to preventable casualties. Secondly, there is a community grant which the local community qualifies for, but it is not easy for them to make a proposal and follow all the governmental procedure to get it. Thirdly, there is a lack of unity as they cannot get all the people in the neighborhood to work together. In Nang Loeng, many local groups have been working to resolve several of their own issues.



3.1.2.1 FOCUS GROUP 2

The second focus group discussion was meant to introduce participants to FREC & Bangkok 1899. By discussing at the center, participants can perceive it more and reflect on future activities and services there. It also gave the working team an opportunity to see how the group of community leaders interact and how they communicate as one.

KEY TAKEAWAYS

- **Many informants still voiced concern whether the space will be too exclusive or not. And from their past experience, they remained skeptical about successfulness of the project.**
- **Everyone wanted to do leisure activities such as karaoke and dancing at the place.**
- **The best way to engage them is through one of the designated community leaders.**
- **For co-creation or collaborative initiation, it is advised that prospective collaborators come with a list of proposals for the community members to give feedback on rather than presenting a blank slate for them to be responsible for filling.**
- **There are several fractions within the area, some which do not work with one another by choice.**

Focus group 2 feared that the space could become exclusive. This mindset is due to the history of the place belonging to an upper-class family. Several social problems and needs were discussed but did not inspire the participants on what services should be at the center. They expressed that it would be easier if the center came up with a list of programs and activities to run by them, rather than the leaders themselves telling the center directly on what is needed.

They were extremely excited when the conversation turned to leisure activities. The elders love karaoke and dancing and pointed out that there are annual events such as Children's Day, Thai New Year (Songkran Festival), Mother's Day that could be held at the center. The group wondered whether the space could be used for personal events such as weddings or parties.

While there were disagreements within this group, they respected each other and will not interfere in the works of other leaders. Due to this reason, the local network of community leaders and active citizens is very strong. They suggested that all future community engagements should go through only the leaders' network.

3.1.3 PAPER SURVEY

For students and parents, a survey was designed to efficiently obtain information from these groups that were more limited with time to spare for the interview and focus group process. Questions were categorized according to three themes: lifestyle, work/study, and neighborhood. The surveys were sent to three academic institutions and collected responses were analyzed for trends and patterns.



3.1.3.1 PARENTS AND STUDENTS

The team relied on the paper survey method for students and parents of three local schools and one local university. The questions were developed from preliminary findings and addressed specific issues such as programs for the youth and physical space improvements. Views and concerns revolved around nuclear family lifestyle and the development of the students and their future.

KEY TAKEAWAYS

- All groups reported to have free time during the weekend.
- Both parents and students agreed that they need support in more learning, in particular with language and food culture in Nang Loeng.
- Both groups indicated that they want to spend more time together.
- The students are in dire need for physical activities such as sports.
- The university students are willing to use any center near their institution for vocational training and education to obtain skills in fields such as cooking, technology, and language.

PARENTS:

The parents' average age is 40 and the average number of family members per household is four. Their vocations vary and include government officers, merchants, work-for-hires, housewives, and office workers. Generally, they have time after work and on the weekends, which they spend most of it with their child. They tend to focus on activities that promote quality time together such as taking their child on a trip, teaching homework and watching television. The majority are content with the neighborhood but thought that the area is lacking activities, public spaces, and government support to attract people. They have concerns about pollution, transportation, and tenure insecurity. More than two-thirds will go to a center near the school if given the opportunity to join vocational training activities and workshops. Fields of interest include language, food, technology, business, and healthcare. For their children, they would like them to join language, sport, music, and art classes.

PRIMARY AND SECONDARY SCHOOL STUDENTS:

The activities that primary and secondary school students enjoy most are sports, spending time at home, watching television, reading books, listening to music, and playing games. The majority goes straight home after class. There are a number of students who stay at school after learning hours and go to neighborhood sweets shops. Almost half go to school by car and around one-third of them walk. They like to do activities with their friends and family. Most students liked the spaces in their school, especially the sports areas, library, and computer room, but feel that the surrounding areas still lack anything of interest to them such as museums, playgrounds, sports fields, vocational training centers, or parks. Activities that they wished they had access to include more varieties of sports, cooking, art, science, and language.

UNIVERSITY STUDENTS:

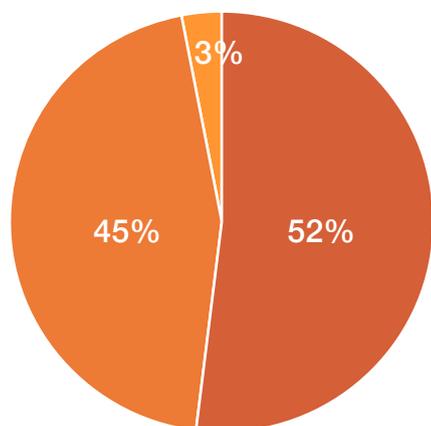
The majority of university students come from Bangkok but only two are from Nang Loeng area. They are content with their university but still think that it lacks public space and easy transportation options to the university. Most of them have free time on the weekends, which they like to spend with their friends and family. They reported that they spend time on social media and visit places that have more stimulating activities. The majority indicated that they will go to a new center that is located near the university. They are particularly interested in joining vocational training and educational activities. The top activities that they chose revolved around cooking, technology, language, music, and healthcare.

PARENTS

40
Average age

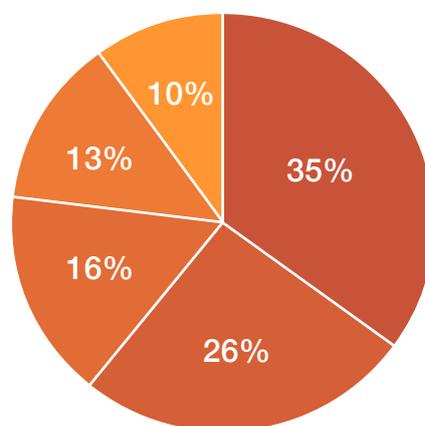
4
Average number of family members

WHEN DO YOU HAVE FREE TIME?



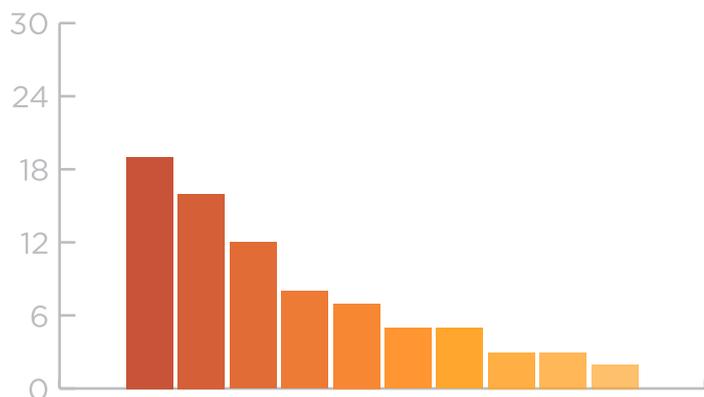
- After work
- Weekend
- ETC.

WHICH SECTOR DO YOU WORK IN?



- Government officer
- Merchant
- Work-for-hires
- Housewives
- Office workers

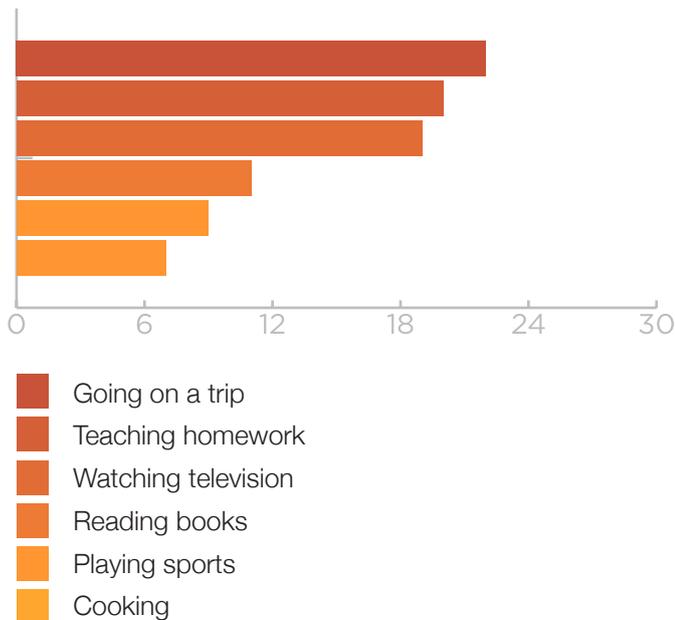
WHAT KIND OF SKILLSET DO YOU NEED SUPPORT IN DEVELOPING? DO YOU NEED



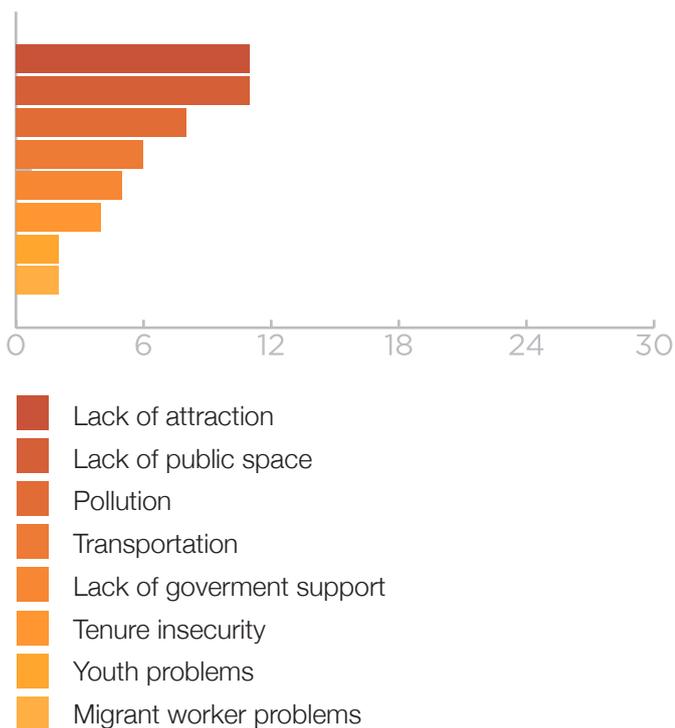
- Language
- Food
- Technology
- Business
- Health care
- Cultural conservation
- Proposal for grant
- Elder empowerment
- Alternative education
- Disaster training

TOP INTERESTS: FOOD, TECHNOLOGY, ART

WHAT ACTIVITY WOULD YOU LIKE TO DO WITH YOUR CHILD?



WHAT IS YOUR CONCERN FOR NANG LOENG?



77%

expressed interest in going to a learning center with their children

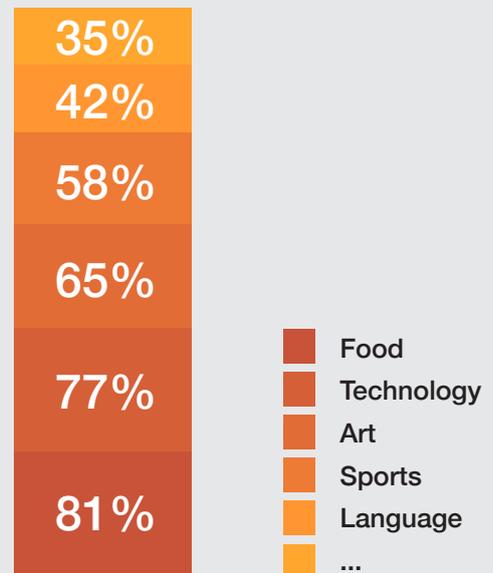
68%

expressed interest in joining vocational training

48%

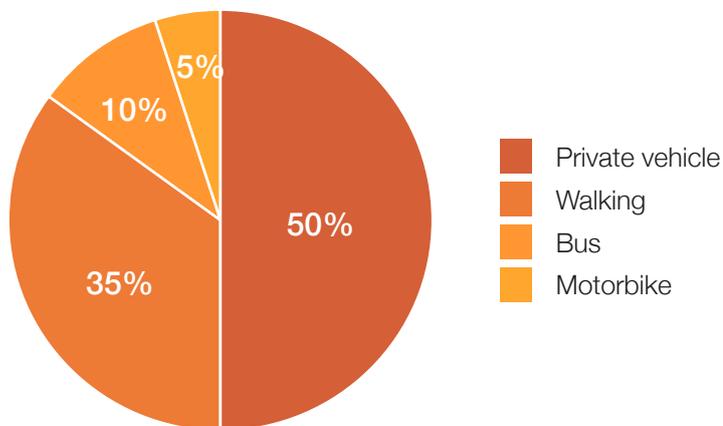
expressed interest in joining workshops

WHAT ACTIVITY WOULD YOU BE INTERESTED IN JOINING?

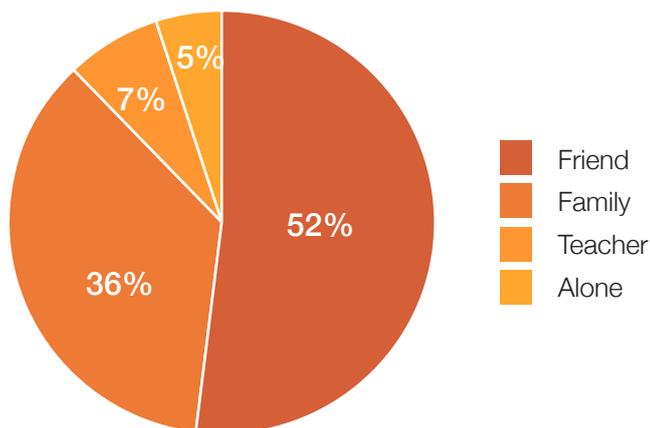


STUDENTS

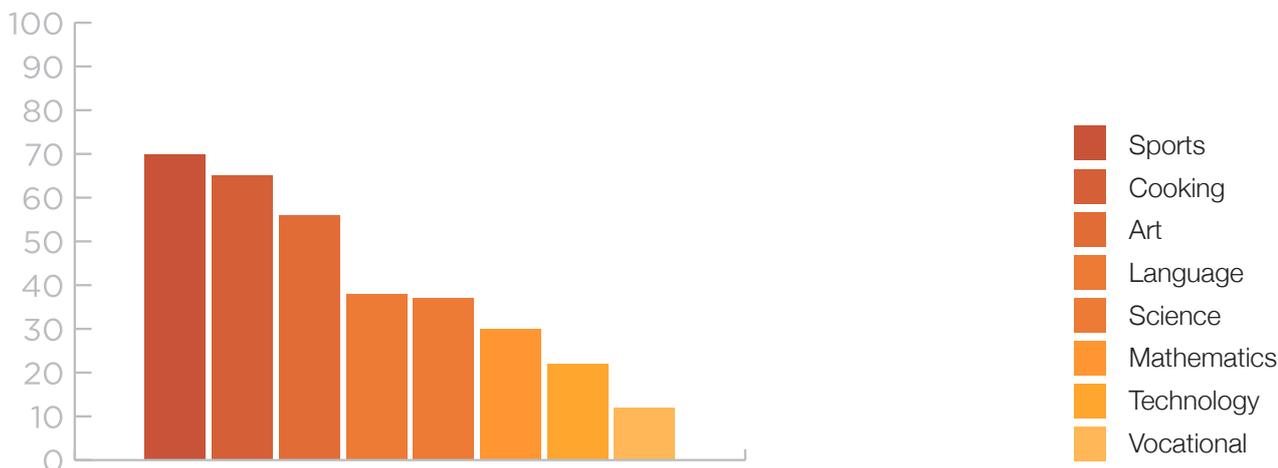
HOW DO YOU TRAVEL TO SCHOOL?



WHO DO YOU LIKE TO SPEND TIME WITH?

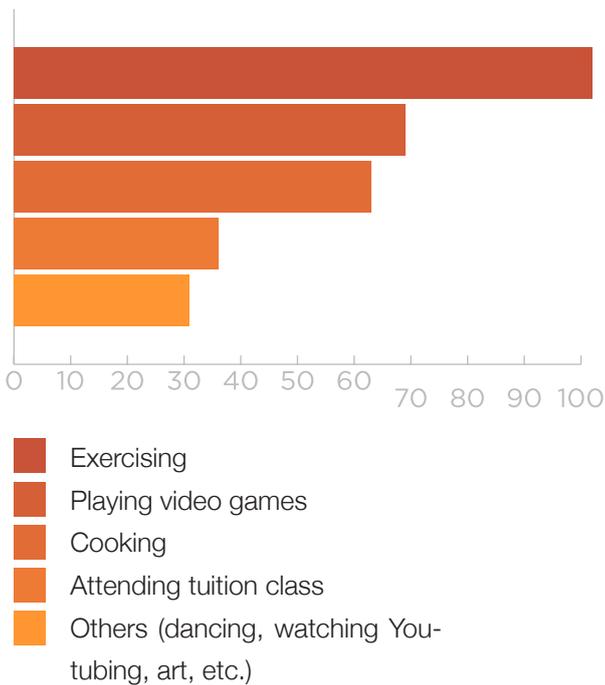


WHICH SPECIAL ACTIVITY WOULD YOU LIKE TO JOIN?

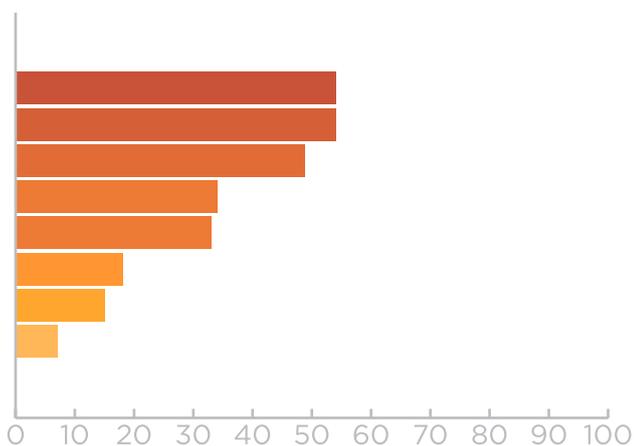


TOP INTERESTS: SPORTS, COOKING, ART

WHAT ACTIVITY DO YOU LIKE TO DO?

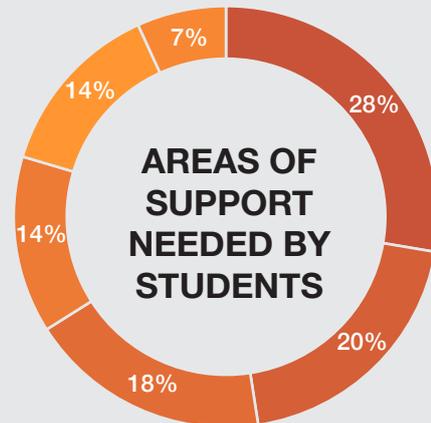


WHAT BUILDING OR SPACE DO YOU FEEL THAT IS MISSING IN THE NEIGHBORHOOD?



71%

of students in three local schools and one local university expressed interest in joining free events at any center

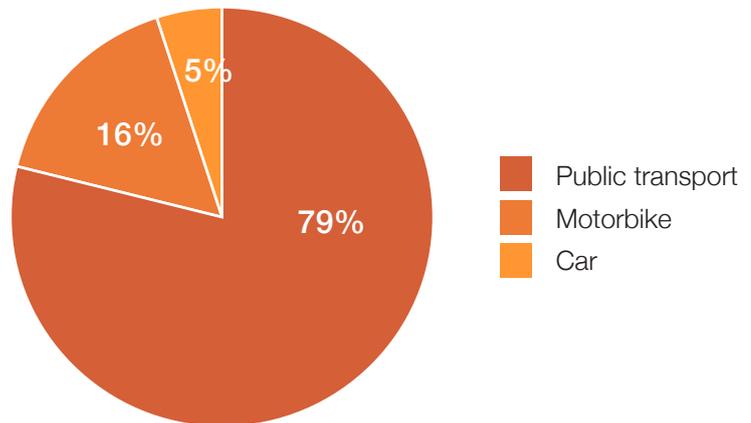


- Sports 28%
- Technology 20%
- 2nd & 3rd language 18%
- Health care 14%
- Writing, reading, speaking skill 14%
- Education guidance 7%

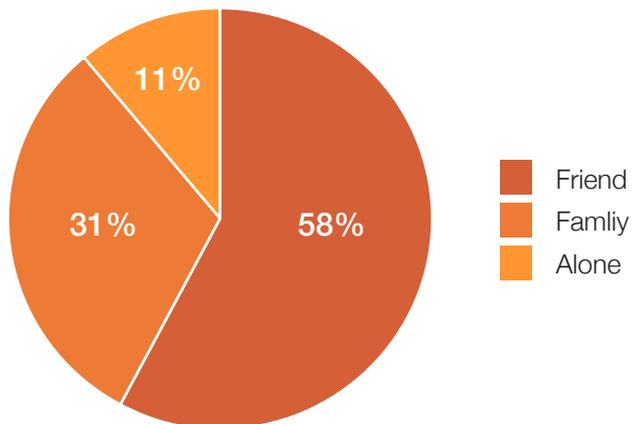
- Musuem
- Playground
- Sports field
- Vocational training center
- Park
- Cultural center
- Library
- Learning center

UNIVERSITY STUDENTS

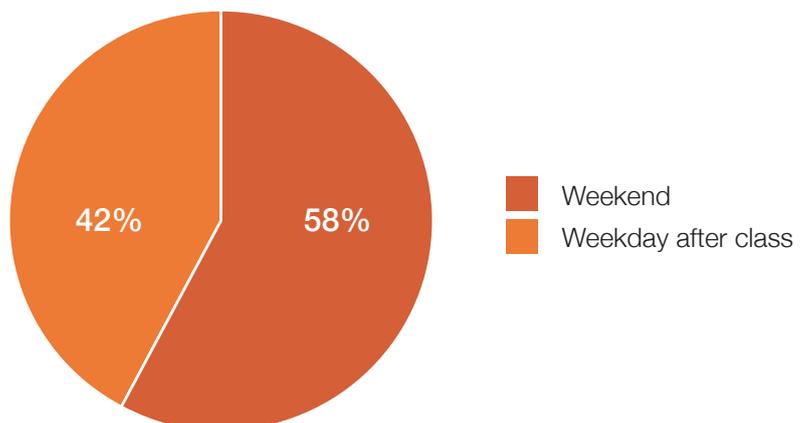
HOW DO YOU TRAVEL TO THE UNIVERSITY?



WHO DO YOU LIKE TO SPEND TIME WITH?

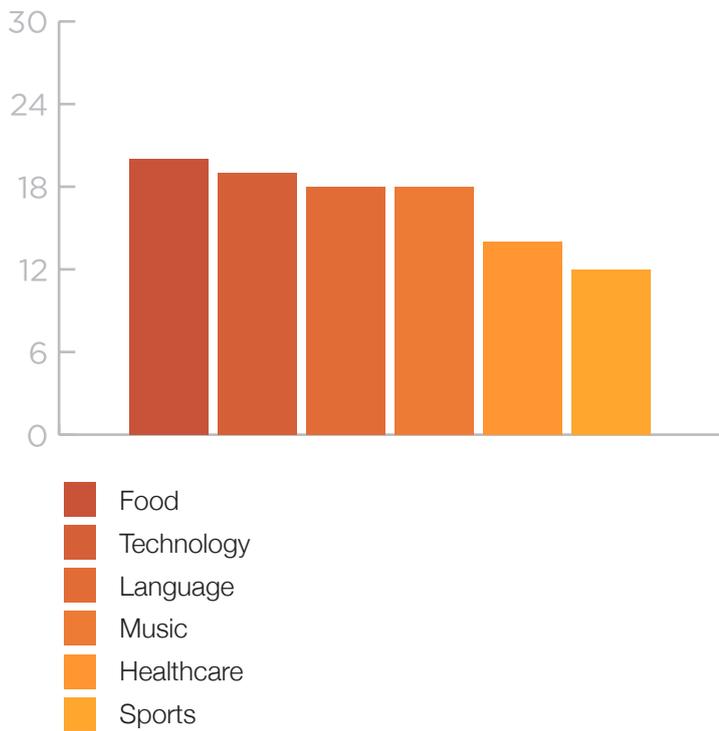


WHEN DO YOU HAVE FREE TIME?



TOP INTERESTS: FOOD, TECHNOLOGY, LANGUAGE

WHAT SPECIAL ACTIVITY WOULD YOU LIKE TO JOIN?

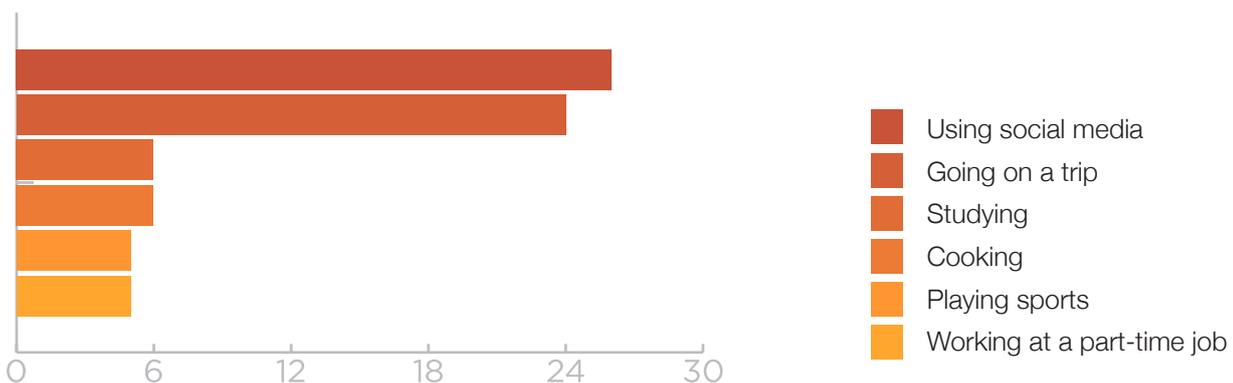


71%
expressed interest in going to a learning center

39.5%
expressed interest in joining vocational training

29%
expressed interest in joining educational training

WHAT ACTIVITY WOULD YOU LIKE TO DO TO ENGAGE WITH OTHERS? PERSON



3.1.4 GROUP WORKSHOP

To get students' perspective on FREC & Bangkok 1899, primary school students were invited to participate in a co-creation workshop. Students were invited to offer ideas for the future center through the lens of activities that would generate positive emotions for them.

3.1.4.1 PRIMARY SCHOOL STUDENTS

Due to time limit of the study and procedures required to comply with research ethics on children, the working team could not do face-to-face interviews or focus groups with children. To work around the constraints and come up with the best way for children to open up about what they want in a new center, the team worked with Satri Julanak school to come up with an after-school workshop called "Classroom of Emotion" for students from primary four to six. Student were facilitated to work backwards from positive emotions and express what kind of space and function would elicit those feelings. The students then worked together to design their dream floorplan.

KEY TAKEAWAYS

- There was a unique view from two girls who proposed that they need a girls-only space where they can talk and express freely without judgment.
- The students showed interest in learning through active tools rather than a conventional listen-only setting. They proposed a game room for leisure activities and education.
- Learning a new language with foreigners was something that intrigued them.
- Feeling "fun" was the single most desired emotion and there were a mix of those who wanted to share that with others and those who wanted to experience that themselves. and the youth. Each have their own unique set of challenges and require tailored solutions.

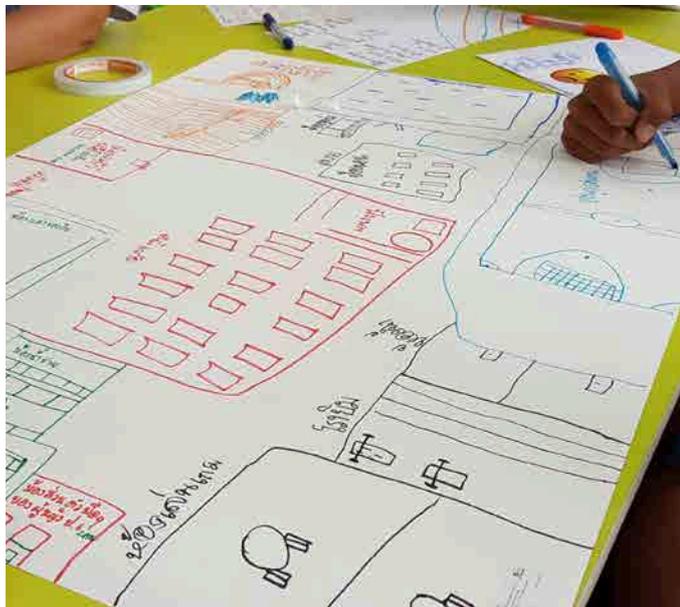
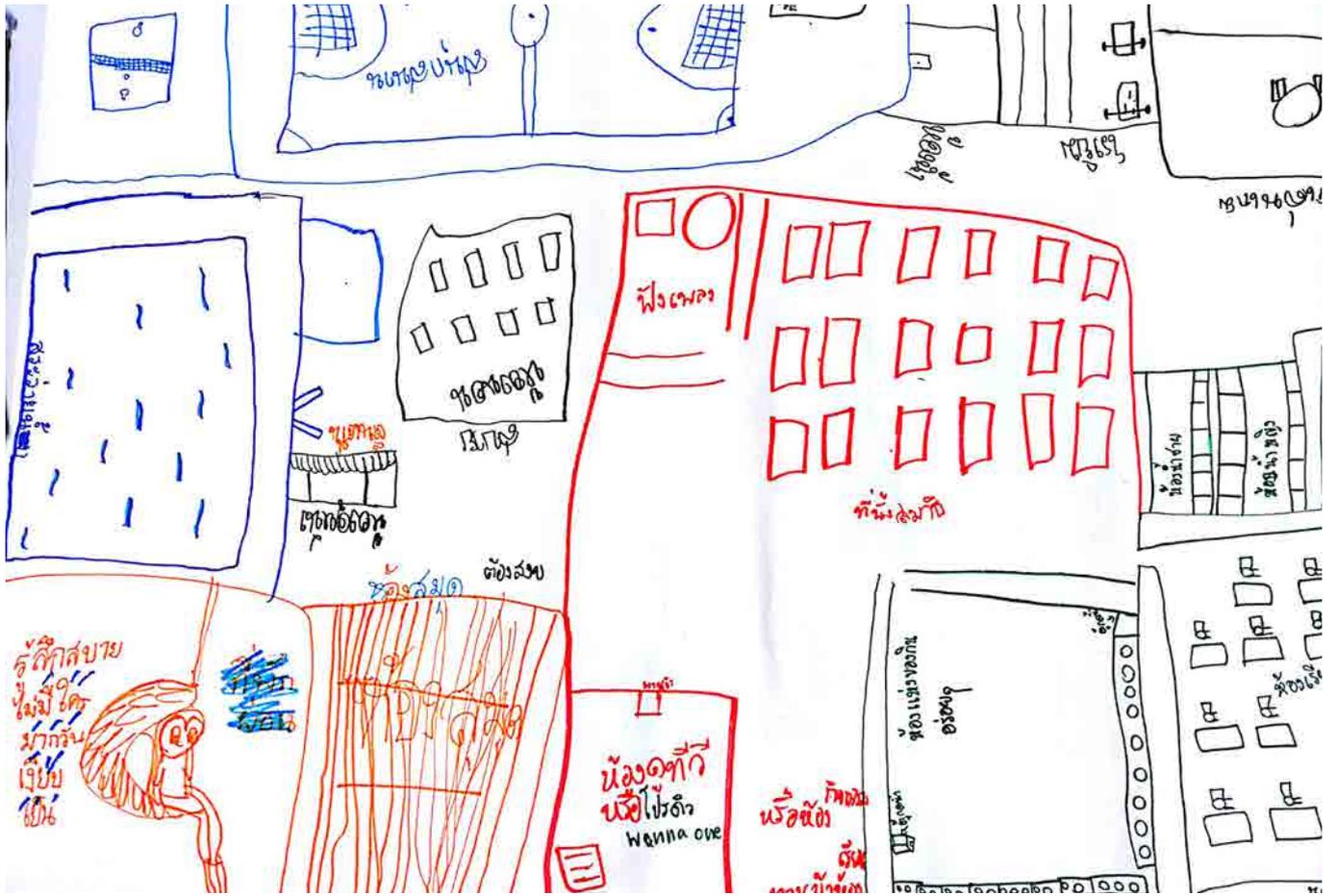
3.1.4.2 CLASSROOM OF EMOTION

The students were engaged and participated actively in the workshop. All the three groups designed something similar to a canteen or food bar where they can eat, chit-chat, have a break, or experiment with cooking. The students, especially the boys, wanted space for sport activities. The girls showed a preference for cooking and reading. All mentioned colorful decorations and a variety of activities that they can choose from.

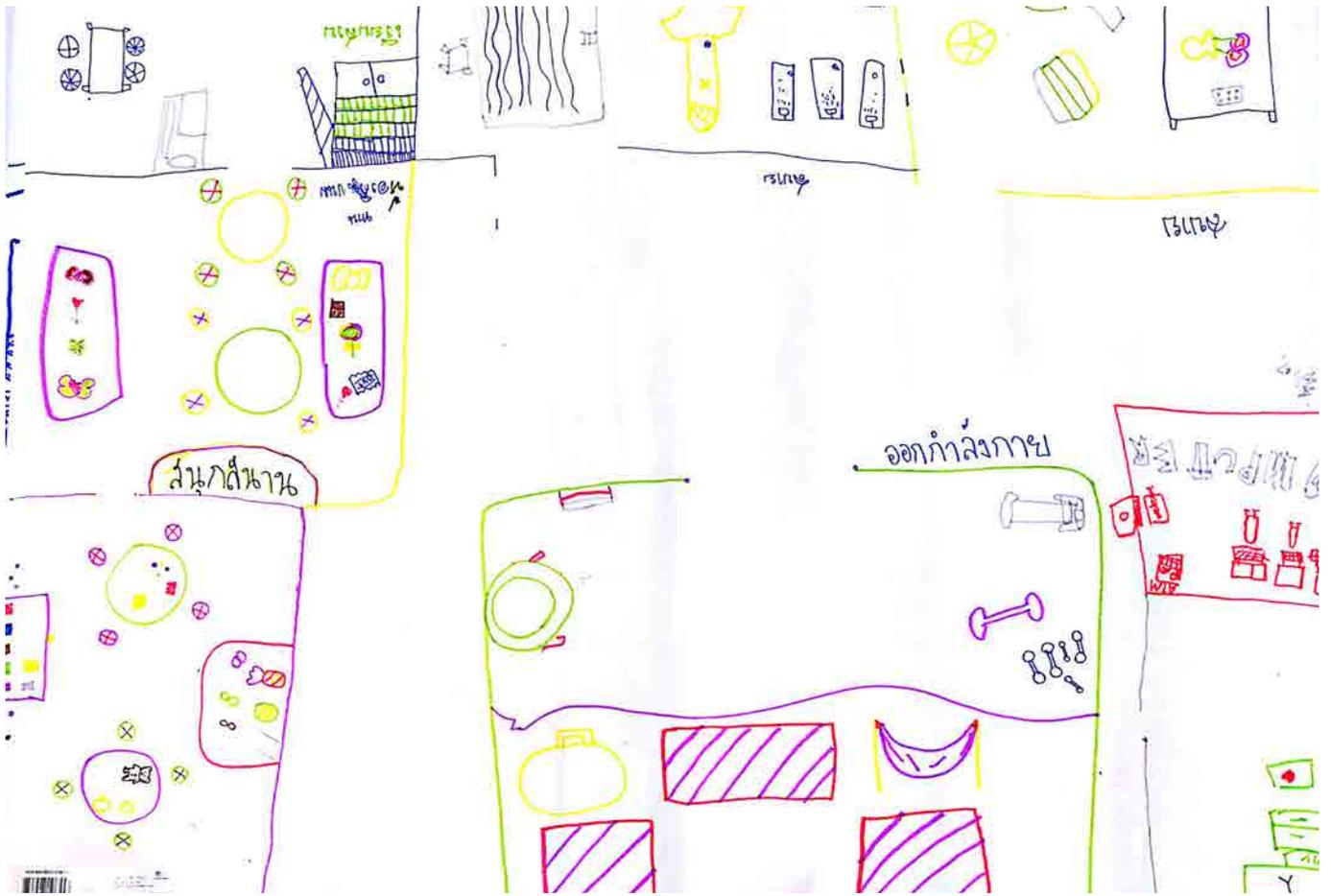
The students were intrigued by their class with foreign teachers. They thought that innovative teaching methods that seem unconventional such as the workshop and gaming activities were best for learning. The majority joined club activities at school that include sports, botany, art, and computer. They reported that there are no activities currently offered that their parents can join unless it is for special occasions such as Father's and Mother's Day.



The first group designed a space to encourage feelings of Love, Relaxation, Beauty, Fun, Cleanliness, Comfort, Different, Warmth, Calmness, Happiness, Excitement, Safety, Care, and Enjoyment. Activities included cooking, swimming, reading, and taking rest.



The second group designed a space to encourage feelings of Cleanliness, Excitement, Musicality, Comfort, Safety, Kindness, Guardianship or Mentorship, Technology, Warmth, and Seriousness. Features included bedrooms, a cinema, quiet space, dance space, and school event space. In this group, there was a sharp contrast between the desires of the girls and the boys. The boys wanted sport activities while the girls preferred those that promoted tranquility like meditation and reading.



The third group designed a space to encourage feelings of Warmth, Seriousness, Excitement, Musicality, Fun, Calmness, Comfort, Beauty, Technology, Cleanliness, Enjoyment, and Safety. Features include an exercise room, a food bar, a computer room, and a relaxation room.



3.2 KEY FINDINGS

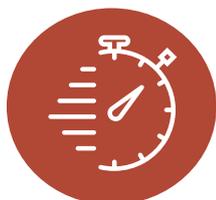
The study has shown that Nang Loeng has many uphill battles to work through. As a whole, the neighborhood is on a decline in many aspects. There is a net negative in the population. The youth are looking elsewhere for opportunities. The elder residents feel forgotten. The clientele for the market is moving. These are compounded by future developments, which are potential threats to tenure security and might cause future displacements. Through the stories and data, one can begin to grasp the many current issues.

The situation is complex enough that one could easily be discouraged and just pack up to start anew somewhere else. This has happened to many residents, but it is not the case for many Nang Loeng leaders and residents that remain. Together as many small groups, they have been fighting for survival and have shown resiliency in their continual efforts. They have initiated projects dedicated to resolving several issues within the neighborhood. However, the effectiveness of these efforts in bringing true systemic change remain out of reach. The projects themselves are often limited in vision, scope, resources, audience, and innovation.

Knowing both the issues of Nang Loeng and failures of attempted solutions, the working team analyzed them to see if there were deeper root causes blocking the way of the residents to success in their quest to help the neighborhood. Comparing the results of this study and those of past research, five major common barriers that were embedded in almost every single issue emerged. With these barriers left unaddressed, Nang Loeng residents and outsiders who wish to help may find it difficult to reverse the coming tides of change.

3.2.1 CAPACITY

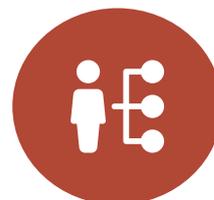
To successfully bring ideas to fruition and permanently resolve issues of the neighborhood, there needs to be two prerequisites in place and ready to be utilized. The first is time and energy, together. The second is relevant skills. When the individual or group have both, they then have the correct capacity to implement projects and plans that can effect change. However, this is not the case in Nang Loeng.



3.2.1.1 RESIDENTS LACK TIME AND ENERGY

The majority of Nang Loeng residents are of the working class, living according to what they can make day-to-day. Their work takes up most of their time and whatever number of hours left in the day are spent resting, taking care of their other responsibilities, or decompressing with leisure activities. It is not that they do not care, but rather they do not have time nor energy in the form of willpower and headspace to process issues that do not immediately affect them, even if they can see that some might eventually catch up to them.

To participate or assist in their leaders' or peer residents' endeavors for the sake of the neighborhood is to be asked for a lot relative to what time and energy they have. This results in a minority in residents leading and executing projects for the neighborhood while most remain passive.



3.2.1.2 RESIDENTS LACK RELEVANT SKILLS

People find work according to skills they have acquired in life. The residents of Nang Loeng are of the working class because they have only gained skills suited for it. In order to change jobs, the residents need to be trained with new skills that can give them career mobility.

The same reasoning goes for the residents who are leading and executing projects to bring change to the area. In order to increase success of their projects, they must acquire new skills to be able to mold them into something more effective. Be it communications, technological, fund raising, project management, design or other skills, the residents do not have a sustainable way in acquiring them at present.

3.2.2 RESOURCES

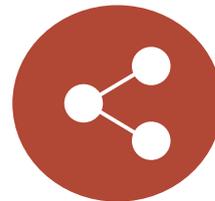
Even with capacity, the best laid plans cannot be achieved without relevant resources. The majority of the population in Nang Loeng is classified as underprivileged. For the communities, money is an issue and especially funds for activities to deal with neighborhood problems. The physical layout of the neighborhood is not the most conducive either for gatherings. The networks of the residents are also limited and do not extend far enough for influential or knowledgeable people to come in and assist them for the long term.



3.2.2.1 RESIDENTS LACK QUALITY SHARED SPACES

Live meetings and events are most effective, but they are affected by the quality of the venue they take place in. These can be conducted out of homes or cafes so long as the end goal remains equally small. To bring about neighborhood-wide changes, residents need the buy-in and participation of as many Nang Loeng community members as possible. To do that, they need to host meetings and events of larger scale and accommodate more people. The communities need comfortable, inclusive, reliable, and good quality spaces for activities. These currently do not exist in Nang Loeng. The active leaders also voiced their concern about the lack of meeting space.

Small plazas, temple lots, and streets are the few shared spaces available in the area. Without better space, they find that in many ways current venues limit the scale and scope of what they want to achieve.



3.2.2.2 RESIDENTS LACK A LONG TERM EFFECTIVE SOCIAL NETWORK

Projects that resolve issues of the neighborhood require many actors that supply their own skills and expertise to make progress. The more people with specific skillsets who participate, the bigger the scope and chances of success of what those projects can achieve. Most of Nang Loeng is very insular and the networks of residents often overlap. The residents do not have many connections to influential or knowledgeable people outside that can become invested in the area, aid them for the long term, and provide their services until change has come. Without these kinds of champions, the residents are limited to their own circles and cannot supplement their projects with more talent.

3.2.3 PROPER ENGAGEMENT

Nang Loeng is known to be sensitive to outsiders and react with hesitation to even those with the best intentions. This is understandable as there is a long history of many coming in to help only to leave the neighborhood with broken promises. Earlier, residents were receptive to outsiders coming in and gave time and energy to help with research or activities organized by others. Over time, due to failures of these research or activities to produce anything fruitful, residents have to weigh their choices carefully so as to not squander what little capacity they might have left. They often wonder whether they have been taken advantage of or if they had misunderstood what was said.

It is not that they do not want help. They have become wary and this mentality is often not understood by those who attempt to engage Nang Loeng communities. Without the proper engagement methods, help from the outside cannot be properly harnessed to usher in change and innovation.



3.2.3.1 RESIDENTS LACK EFFECTIVE COMMUNICATION SKILLS

Despite the fact that Nang Loeng residents and outsiders who try to help both speak Thai, there are still past incidences of miscommunication. The exact same words used outside may have a different meaning or connotation to residents. In many cases, the outsider is of a completely different background from the locals and have deeply-held mindsets of those in their respective fields such as business, government, academic, or others. Objectives can then often become misaligned. The communities have expressed that as topics or projects begin to get technical, the messages from outsiders become less accessible and understandable. This can cause frustration and impede project progress. This is further compounded when the outsider speaks an entirely different language. They lack the skills needed to interpret foreign words correctly. Things are then lost in translation.



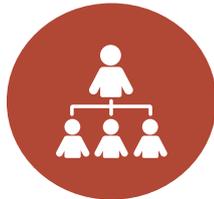
3.2.3.2 RESIDENTS LACK THOSE WHO CAN INTERFACE WITH OUTSIDERS

There are several communities with their own organizational structures. The hierarchies developed within are affected by the government standardized committee template and interpersonal relationships between the residents. These ranks, formal or informal, are not clearly broadcast to the general public and can be difficult to navigate without offending decision makers in Nang Loeng. Currently, those amongst the residents are too close to it to recognize the importance of helping others understand the organizational structures. Outsiders with little experience in community work are too far from it to realize the importance of following the structures strategically to bring about success in collaborations. Thai government agencies are particularly known for being unable to work with the community structure properly due to their top-down approaches of project initiation and implementation. This leads to offence and a feeling of being told what to do rather than being engaged properly.

There is currently no neutral party that has one foot in Nang Loeng and the other outside of it to help interface the two networks. Nang Loeng lacks a trusted individual or organization with insider and outsider knowledge who can help facilitate relationships and bring both sides to mutual understanding to work harmoniously together.

3.2.4 UNITY

Nang Loeng's reputation is one of resilience. Often people automatically associate that with unity and assume that the communities act as one. This is not the case. Nang Loeng has many resilient individuals and groups that collaborate with one another so long as they respectfully understand each other. Nang Loeng is not one, but many fractured areas put together. As such, they have their own viewpoints. There exist individuals and groups that do not have relationships, and attitudes toward one another range from nonchalance to rejection. To bring systemic change, Nang Loeng requires all these individuals and groups to come together, reach consensus and create movements that are inclusive.



3.2.4.1 RESIDENTS LACK COORDINATION

The leaders do meet up regularly to share information and resources. However, most still work on projects in silo. This is understandable as different leaders face different issues and are devoted to solving them. There has yet to be any sign of neighborhood-wide coordination efforts that has the buy-in of all residents. This results in many separate projects that may not align with one another and resources not being used efficiently between them. Because the projects lack resources, they then remain limited in scale and scope by what each leader has access to.

Hierarchies may clash and hinder coordination. This is natural. There is room for neutral coordinators to step in and work in sync with local structures to bring about larger projects that are managed effectively for the neighborhood.



3.2.4.2 RESIDENTS LACK COMMON CAUSES

Projects are set up in reaction to immediate issues and threats to communities in Nang Loeng. As such, they tend to lack longer term and sustainable solutions that bring permanent changes. There is a lack of clearly articulated visions and missions that can permeate and guide every project in the neighborhood. Without these, projects will simply progress on their own tracks without crossover successes. Compounded effects of solid projects cannot be properly realized or harnessed.

Because of the diversity of residents in Nang Loeng and the perceived distances between each group, the leaders and residents have yet to come together to strategize and establish common causes. These common causes can cover several topics such as place branding or a mutual identity that is inclusive of everyone. They can also be tremendously helpful in setting the correct mind frame in approaching issues and projects more holistically and seeing how to connect to the vast system that is the neighborhood.

3.2.5 SUCCESSION

To safeguard the future of Nang Loeng and all that make the area unique, the residents would need the next generation to step up and take on roles in continuing work done in the neighborhood. Even if projects were to produce changes and results, without the local youths inheriting Nang Loeng's assets (commercial or cultural), legacies and authenticity could become lost. Investing in the next generation and getting them involved are key in sustaining a neighborhood outlook. The children and youth have not been getting as much attention as they deserve because they have not been thoughtfully considered in their significance to the neighborhood.



3.2.5.1 RESIDENTS LACK INCENTIVES FOR THEIR YOUTH TO STAY

Nang Loeng's youth are decreasing. This is even more notable when speaking to schools about their diminishing student roster. This is naturally related to the aging population, with there being less adults of childbearing age and thus less children around. However, it is observed that current students and young adults are leaving the area for better opportunities. This includes better academic institutions and jobs. Schools outside also offer better amenities and space for leisure activities such as playing sports. Currently, local Nang Loeng schools do not offer competitive features to make students stay.

These are examples of incentives that Nang Loeng does not have to offer to their next generation to stay. There are yet to be any plans devised to give them innovative and sustainable incentives that make their parents and themselves understand that they can achieve their full potentials in Nang Loeng itself.



3.2.5.2 RESIDENTS LACK MENTORS FOR THEIR YOUTHS

Youths often see their own future possibilities in the context of the environment they grow up in. Currently, most of Nang Loeng's youths only see themselves entering the working class. They do not have any point of reference on others who may have had similar backgrounds to theirs and moving beyond day-to-day income streams. They have no mentors or role models who have achieved career mobility in the community. With no role models or programs to guide them in their thinking and skills development, the youth will not be equipped to mold their own future in the way they want.

4.0 THE WAY FORWARD

FREC & Bangkok 1899 is becoming a member of the community and opening its doors to welcome all of Nang Loeng. It seeks to be a shared public space and give the residents access to its amenities and services. Beyond that, the center has expressed the goal of being of value and an asset to the neighborhood. All these goals and more can only be achieved through the actions of organizations moving into the center. The members of these organizations will be making Nang Loeng their new home and with that comes the opportunity to be fully immersed and invested in its setting, actively understand and engage with residents, and prove the worth of their presence through valuable offerings. Members of FREC & Bangkok 1899 will have the chance become stewards in service of Nang Loeng. This will gradually build trust and draw more residents to the center and organizations within.

The first step in becoming a trusted steward of Nang Loeng is to watch, listen, and learn. This report provides any reader a starting point in understanding the status quo of the neighborhood and forms a mental baseline. Stewards of FREC & Bangkok 1899 and their partners should familiarize themselves with the strengths and weaknesses of the area and endeavor to do more research to further understand finer details and nuances of their chosen areas of interest that might have not been captured in this study. It is only then that the members become fully informed and become ready to engage the community responsibly while fulfilling both their organization's and the center's missions.

With this knowledge, stewards must however be careful not to develop a messiah complex. The people of Nang Loeng are far from being completely helpless and waiting for saviors. They have initiated their own projects before and have no issues standing on their own. However, they need support to evolve themselves and their ideas through implementation. The next step that stewards should do is due diligence on the work that residents have done themselves. First seek to supplement instead of creating anything new that could compete with ongoing efforts. Residents of Nang Loeng should be approached with respect and viewed not only as partners, but potential independent inheritors of projects in the long-term.

4.1 FRAMEWORK FOR PROGRAMS AND OFFERINGS



As stewards begin to design programs within FREC & Bangkok 1899 in response to what the residents of Nang Loeng need or want, they must carefully deliberate on the expected short- and long-term impacts. Both are equally important to manage strategically. Reaching for low hanging fruit can establish trust and rapport quickly. However, it is the long-term impacts that will bring true systemic change.

To help stewards set their sights on more permanent and sustained results, the working team has come up with a framework made up of three concepts that can be applied in designing any program or offering:

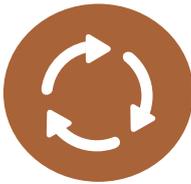
- Empowerment
- Facilitation
- Connection

These three concepts can be applied linearly and separately, however, they are more effective when considered parts of one whole rather than unrelated independent components. Empowerment flows into facilitation and then connection. They can be used to plan a series of activities and also applied to work towards resolving the aforementioned five barriers.

4.1.1 EMPOWERMENT

Empowerment refers to measures that increase the ability in people and in communities to act on their own interests and by their own authority.' These measures should work not to make decisions for the community but rather to give the members whatever they need to process and come to conclusions themselves.

In Nang Loeng, empowerment can increase capacity and resources. Programs and offerings can work to empower residents directly and indirectly.



4.1.1.1 INDIRECT EMPOWERMENT

Anything that frees up more time and energy for residents is empowering them indirectly. An after-school program that enriches children gives parents back time and energy to redirect it to something else of their choice. A local offering of a needed service that was once missing in the neighborhood gives users back time and energy that would have been spent traveling outside of the area for it. How each resident uses newly freed time and headspace is up to their discretion, but stewards can help encourage them towards devoting their capacity to also improving the neighborhood and benefiting from it themselves.



4.1.1.2 DIRECT EMPOWERMENT

Offerings that impart new relevant knowledge and skills to residents is direct empowerment. Different demographic groups within Nang Loeng will have their own requirements in terms of what knowledge and skills they want. A course on effective communication and developing government proposals for community leaders would empower them to work better with government officials. A class for youth on coding would open up entire new industries for them and give them options in career paths. Direct empowerment at its core contains an element of teaching and learning.

4.1.2 FACILITATION

A Nang Loeng resident may become empowered with skills or knowledge that they want or need but that does not mean that they will be ready to apply it on their own immediately. Facilitation in mock or real situations can help build confidence and help transition residents from applying those skills as a supporter to utilizing them as leaders.

Facilitation refers to conducting groups who are meeting for a common purpose and helping them make progress in achieving it. It does not lead or dictate the groups. This is a necessary step in eventually handing over parts or all of a project to the residents to own and operate independently in the future.

In Nang Loeng, facilitation can help solidify newfound capacity, be used to foster unity, and encourage proper engagement among residents and with outsiders. This can be done actively and passively.



4.1.2.1 ACTIVE FACILITATION

The center and its stewards can be host and active facilitator for change-making activities. These can be in the form of mentoring, coaching, advising, intermediating, or counseling done in a flexible, inclusive, and safe space for activities. There should be room for changes and for experimental project as well as the right eco- system to help the local and related social initiatives to grow. Empowerment can also be done in parallel with facilitation, equipping them with new skills such as design thinking and interactive networking activities that can help them reach their full potential and letting them apply them with guidance.



4.1.2.2 PASSIVE FACILITATION

Knowledge gathering and having a collection of references open to the community can be extremely helpful, but only if the residents are not intimidated and understand how to find and use it. Knowledge management is a form of passive facilitation that simplifies and filters valuable and relevant information for the community. It is then make it accessible and intuitive for residents to discover and utilize to empower themselves.

4.1.3 CONNECTION

After being empowered and facilitated, residents can be ready to connect among themselves and to broader outside networks. Connection can be fostered by stewards through programs and offerings that allow people to meet and collaborations to happen. Strong relationships across generations can create a cohesive neighborhood and encourage more conversations to discuss the future of Nang Loeng. Connecting to outsiders with relevant skills, knowledge, and interest in Nang Loeng stimulates new ideas and project implementations among locals.

In Nang Loeng, connection increases resources, encourages unity, and brings about succession.



4.1.3.1 BONDING SOCIAL CAPITAL

Bonding social capital describes connections between people within a group or community characterized by high levels of similarity in background and circumstance. In Nang Loeng, there are many great bonds between certain groups. Yet, there are many that are still disconnected from one another. There are divides that exist between socioeconomic groups, between the young and the old, between new and old businesses, and more. For a stronger Nang Loeng, programs and offerings can build connections between locals and be strengthened to form a singular identity.



4.1.3.2 BRIDGING SOCIAL CAPITAL

As a united group, residents of Nang Loeng would then be ready to reach out to outsiders on clearly self-defined terms. Bridging social capital describes connections between people across social divides (such as race, or class, or religion). It is associations that bridge between differing communities, groups, or organizations. Stewards, by reaching out to locals, are already giving them a head start on this local and outsider interaction. They can have more programs and offerings that bring in more external groups and facilitating the conversations. It is important to note that such connections must be managed carefully as power dynamics can come into play. An example of bridging social capital is connecting locals to decision makers in governmental agencies that are willing to help.

4.2 SETTING PROJECT LIMITATIONS

As stewards will need to achieve their own organization's goals and those of FREC & Bangkok 1899, they must be strategic and careful in the projects they choose to do with the community. Some issues may seem pressing and a great starting point to address and add value to the area, but these very issues can turn out to be taxing and tricky to navigate. This is not to say that stewards should steer clear of these but rather that they need to be clear-eyed in recognizing the challenges ahead when taking on these issues. The working team recommends stewards be aware of the following:

- Tenure security is intricately tied to the Crown Property Bureau (CPB) and its status. While this is fundamental and has ripple effects to many issues, resolution is highly dependent on being able to work closely with CPB and its processes. CPB is also related to the royal palace, which brings in many more considerations before deciding to partner with them.
- The current political climate is in flux with the interim junta running the country and making decisions in governmental agencies. This means that until a more stable state is achieved, government agencies are more than likely to hold off committing to anything long-term. This further compound the usual government bureaucracy. Projects that need governmental approval or partnership might be challenging during this period.
- Buddhism is the state religion and held in the highest regard in both government and people. Any projects involving religion must be approached with utmost respect, understanding, and open-mindedness. Any offense could close doors of opportunities. Stewards should also be sensitive and open-minded to other religious and spiritual beliefs.
- Past projects have caused unintended effects that are still remembered. A recent park development in the vicinity of this study area that displaced an entire community is still fresh in the memories of the locals. This has caused fear in new developments, loss of faith in academics and NGOs, and skepticism of intentions of any approaching outsider.
- Proof of commitment and long-term relation building is now critical to locals. They are less likely to give time and energy to questions unless they have been shown a realistic possibility of change. FREC & Bangkok 1899 being a permanent space in the area is half the proof. However, stewards must still work to build equity, trust, and rapport before launching projects.

4.3 ENGAGEMENT RECOMMENDATIONS



4.3.1 MINDSET

Stewards must recognize that locals are wary and sensitive to outsiders. First impressions have lasting effects so initial engagements and services will set the tone on how they think of and approach FREC & Bangkok 1899. In addition to their own organization's brand, stewards must strategically consider the image of the center and how people will come to know the place. Avoiding a messiah complex requires a belief in supplementing existing community efforts before creating entirely new projects that could compete. Humbleness and respect can help win over the locals. Following the local power structure and hierarchy first can build trust, and compromising is highly recommended. Once locals become familiar and more informal with stewards, more can be achieved. Any member of the center should be clear what they can, what they can try to do and most importantly what they cannot do. Stewards are highly recommended to under-promise and over-deliver



4.3.2 COMMUNICATION

It is best that stewards or their proxy communicate in fluent and layperson Thai with the local community. Any other language immediately raises walls. Therefore, try as much as possible to have Thai staff or send someone who is fluent in Thai to engage the community.

For the one who is not used to Thai customs, observe the locals on how to communicate, body language, and how to dress. Matching the style of the locals is one of the easiest ways to establish rapport. Not all Thai people will easily express their feelings or say directly what they want, especially to those they have just met. It is best to observe their facial expression and practice empathy while knowing their background. Stay supportive in conversations and listen with patience. Post conversation, counter-check and verify facts before making any hasty judgements on issues. The younger generation may be more open and expressive than the elders.

Be aware of communication timing. For business owners, it is better to initiate an event such as a fair or workshop to attract them. The best time to meet and interact with locals is after working hours, every day after three or four pm and Sundays.



4.3.3 COMMUNITY CALENDAR

It is wise to join community activities and festivals and possibly host these at FREC & Bangkok 1899 in the future. These events are important to the locals. Showing interest and showing up can strengthen relationships with the residents, in particular the elder population. Remember that resolving social issues are not the only way to engage locals. Providing or participating in local leisure activities can be powerful in forging new relationships or cementing existing ones.

Event	Detail	Organizer	Time period	Place
Children day	The community's committee and local politician give presents to the children	Community leaders	2nd Saturday of January	Soi. Nang Loeng ¹ and in front of Sala Chaloem Thani Theatre.
Thai new year	Water splashing festival, Sprinkle scented water on the Buddha statue, paying respect to elders	Community leaders, Municipality	13- 15 April	Wat Sunthorn Thammathan
Ceremony for former head monk	Make merit and pray for the former head monk.	Temple	In between July to October	Wat Sunthornthammat han temple
Candle casting ceremony	Make merit and Buddhist lent candle casting ceremony.	Temple	July	Wat Sunthornthammat han
King's birthday	Pay respect to the king.	Community leaders, Municipality, CPB	28 July	Nang Loeng Ruam Jai park (CPB park)
Mother day	Pay respect to the queen.	Community leaders, Municipality	12 September	Depend on each year.
Kathin festival	Make merit by offering new yellow robes to Buddhist monks and there are several entertainment activities.	Temple	October	Wat Sunthornthammat han
Rama 9	Light the candle in the memorial of King Rama 9.	Community leaders, Municipality	13 October	Depend on each year.
Loi Krathong	Celebrate Loi Krathong festival.	Community leaders	November	Golden Mountain, Wat Saket
Father day	Pay respect to the king.	Community leaders, Municipality	5 December	Depend on each year.
Nang Loeng shrine	Committee of the shrine arrange the entertainments.	Shrine committee	19 December	Chinese shrine in the market



4.3.4 TARGET GROUPS

Children and youth are universal concerns of every age group in Nang Loeng. They currently need mentoring, counseling, guidance on sensitive issues, and activities to enrich their lives. Providing opportunities to this group not only lets stewards invest in Nang Loeng’s future, but also build trust with other age groups once they see an effort being made for the young.

The elder population can be another target user or partner whom stewards can collaborate with. The elders in Nang Loeng have local wisdom, skills, stories, and time to share. There is currently no platform for them to do so. This group has most time on their hands and can be spending a lot of time at any new center with programs designed for them.



4.3.5 COMMUNITY RESOURCES

Heritage is a key asset for innovative city development.⁵ Stewards can focus on Nang Loeng heritage, in particular the diverse socio-cultural assets that they have including food culture, traditional Thai performances, drama and dance, and remnants of publishers and writers in the neighborhood. However, these are nothing without the people of Nang Loeng. Physical resources must be harnessed through the residents and include them in the entire process.

Active leaders and citizens in Nang Loeng should be brought in to work with stewards as much as possible. Some of these individuals and groups have already established a foothold in the area and know others who can help. Involving them can extend the influence and impact of projects. This could help place some control back into the hands of community members.^{6,7} Other resources, such as community grants can be obtained with them.



4.3.6 GOVERNMENT PROJECTS

There are upcoming projects and policies that have yet to be disclosed to the general public. It is recommended that before implementing any kind of project, stewards should do due diligence and research for government projects that might involve the topic of their prospective project. Consult with experts or ask a community counterpart. The following table are some examples of past and ongoing projects:

Year	Project/Program	Type				Host	Remark
		Physical	Social	Health & Envi	Econ		
2009	Shophouse refurbishment (Pink)					CPB	Done
2009	Sunthornthammataam Library					BMA	Done
2009	Sitaraam Library					BMA	Done
2011	Children community art					Thai Health	Done
2013	Market revonation					CPB	Done
2015	CPB community support prog.					CPB	Done
2016	Dist. Prog. Recycle					Promprab district office	Done
2016	Health for elder citizen					CPB & Thai red cross collodge	Done
2017	Walking tour					TAT	Done
2017	Talad Thong Chom					DIT	Done
2018	Chaipattana Foundation Foodcourt					Chaipattana Foundation	Done
2018	Potaram study visit					CPB	Done
2018	Rattanakosin Masterplan					ONEP	Approved
2018	Big cleaning day					CPB & Promprab district office & Calvary Brigade	on going
2018	MRT					MRTA	on going
2018	Talat Pracha Rat					Thai Government	on going
2018	Chaleormthani Renovation					CPB	Bidding process
2018	Trawell community tour					TRAWELL	on going

Source: Developed from Urban Design and Development International Program, Thammasat University, 2018

4.3.7 COOPERATIVE CITY DEVELOPMENT

DEVELOPMENT CASE STUDIES IDEAS

There are a considerable number of ideas from successful case studies all over the world that can be followed even in Thai context. The following are curated from cases that share more similarities to Thailand. These ideas can be implemented by stewards.

4.3.7.1 INCLUSIVE MIX-USED SPACE/ BUILDING

The space should be designed to be reflexive, inclusive, and have rooms for experimental activity and offer variety of services and activities.

From Jurányi Ház, Budapest, Hungary⁸:

“Multi-functionality, openness to the combination of different uses and the right to influence development is one of the most important requirements of cooperative city development.”

“There is a need for a decent public space that can offer the chance for positive interaction, it should be the platform that bring people from different background and generation together as well.”

4.3.7.2 COMMUNITY ANTENNA

To successfully engage them, it is integral to have a key community contact person or local eyes- and-ears.

From BIP/ZIP neighborhood project, Lisbon, Portugal⁹:

“To develop systems of shared administration or co-creation, municipalities need to have local antennas, neighborhood-level agencies to be in a daily contact with activities on the ground, and to be aware of local needs. In fact, public administrations can provide support in a variety of ways: aside from financial support, they can provide spaces, contacts with other stakeholders, different kinds of trainings.”

4.3.7.3 LOCAL SKILL SET UTILIZATION

Make use of the skills and expertise within the local community. In Nang Loeng, this ranges from food and sweet cooking, book publishing, mechanic and woodworking to performance arts.

From Afrikaanderwijk Cooperative, Rotterdam, Netherland¹⁰:

“Based on these skills, the Cooperative created a number of organizations to help residents use their competences through establishing a neighborhood kitchen and catering company, a textile workshop and a cleaning company, offering services on the market and bidding for municipal commissions, in order to keep revenues in the area and create jobs for locals.”

4.3.7.4 MONITORING SYSTEM

The host organization should develop a system that is efficient and simple to follow and can be used to evaluate the results of the project, especially social impact. It should also be an easy system for the government stakeholders to integrate into and use.

From Coop57, Catalonia/ Madrid, Spain¹¹:

“We need to develop methods to evaluate their impact. Understanding impact can also help in creating stronger links between civic spaces and regulatory processes, potentially including civic spaces in zoning plans as parts of public provision.”

4.3.8 ENGAGEMENT ACTIVITY RECOMMENDATIONS

These are some examples of engagement ideas and activities that FREC & Bangkok 1899 can adjust and use it to fit the programs or offerings.



4.3.8.1

NETWORKING & RELATIONSHIP BUILDING

- Host activities for elders (hobby, healthcare and capacity building)
- Host activities for youth (skill training and outside classroom activities) and their parents as well
- Conduct cross generation workshops which they can do together (local craftsmanship, apprenticeship, traditional play and dance)
- Host a Small to Medium Enterprise (SME) business hub and networking center
- Conduct facilitation work between groups



4.3.8.2

CAPACITY BUILDING & EDUCATION

- Facilitate a community-based planning/ disaster management training
- Merge FREC & Bangkok 1899 services with students' clubs (botany, cooking, sport, handcraft)
- Create a local university outreach program
- Provide technology support, application development for local SMEs
- Create selling space for local foods/goods/products
- Provide healthcare, medication, and first-aid training and services
- Host a Nang Loeng database center
- Conduct language classes and cultural exchange programs
- Negotiate incentives such as vouchers, free-services, seed grants, fellowships for the local stakeholders
- Provide SMEs coaching
- Assist younger generation with new fundraising channels such as crowdfunding and crowdsourcing
- Create mentorship programs



4.3.8.3

CO-CREATION ACTIVITY

- Host place-making workshops
- Help bridge development ideas with technology
- Initiate partnerships with the locals to make draw public-private partnership investment
- Living-lab idea or Hackathon activity



4.3.8.4

COMMUNICATION & INTERACTION

- Host a community center with social activities
- Become a gateway to Nang Loeng for all types of visitors
- Host workshops and activities based on the interests of people, including issues and leisure topics
- Use innovative engagement tool such as social media, applications, and games
- Share information with the locals actively through live knowledge dissemination or passively via an open data resource center such as a library



4.3.8.5

LEISURE ACTIVITY

- Create a community clubhouse for karaoke, exercise, aerobic, dance, and other fun activities appropriate for various age groups
- Host a cultural arts and performance center
- Host a book club or library

CLOSING REMARK



PONGPISIT HUYAKORN
Urban Studies Lab

Because of her strategic location as a buffer zone between old Rattakosin Island and the Central Business District, historical neighborhood setting, still affordable land and building prices, the arrival of new public transit and groups of new business activity, Nang Loeng ticked off all the list of a zone in risk of being gentrified. And although, gentrification can bring both positive and negative impacts into one neighborhood, too often that we can see the ill impact of gentrification, especially, in social and humanity context.

Many experts conceded that gentrification is an urban phenomenon which we can hardly control, particularly, in the country that have a complex land ownership and land dynamic. Eminently, in order to somehow mitigate the negative effects of gentrification, we must empower the vulnerable groups, attracting good conscious newcomer as well as guiding and educating the gentrifiers to properly perceive and eventually help sustaining the important socio-cultural assets of the neighborhood.

In this report, we have learned a lot from the stories of Nang Loeng, which actually go beyond famous Nang Loeng market and the pink shophouses. Nang Loeng is at a crossroad and the rich socio-cultural legacies are at risk of fading away. Fortunately, Nang Loeng is surprisingly unique due to its robust and resilient local network, the new business owners who want to invest and revitalize the area ,and importantly, the majority of the lands is owned by one owner, which means that they can either prevent or welcome the gentrification process. Hopefully, the owner will choose the former.

While the challenge seems to be rather formidable, I see this as a great opportunity to make concrete and tangible changes in Nang Loeng. Yet in order to succeed, it cannot be a sole endeavor of one particular group. Nang Loeng needs reinforcement from government sector, private organizations, NGOs, academic institutions, and most importantly the people of Nang Loeng themselves. To make it happens, there must be someone who can bring them all together, partner with the locals, and co-creatively strengthen Nang Loeng for the future. I truly believe that this will be the role of FREC & Bangkok 1899 and their partners for the future to come.



THANAN LILAONITKUL
Creative District Foundation

Creative District Foundation is pleased to be part of the team that worked hard to put together this report. Cities are complex and that is partly due to the myriad unique communities that constitute it. It is often the case that communities are simplified and generalized by those outside trying to help of it in order to implement one-size-fits-all solutions. While that may work sometimes, the reality is that each community come with their own set of advantages and disadvantages, resulting in challenges that are rather exclusive to them and require tailored solutions. It is only when outsiders dig deep to uncover the many layers of the people and place of a local community that these personalized solutions can be found. This report is the uncovering and dissection of Nang Loeng for FREC & Bangkok 1899 to learn and understand it.

Nang Loeng: A People and Place Report was only made possible by the collaboration of several subject matter experts of different fields. End-to-end, this report at various stages received the contributions of knowledgeable individuals who went above and beyond their own agendas to help piece together the puzzle of the neighborhood of Nang Loeng. The end product is this holistic and well-rounded, people-focused study that is written to be as objective and accessible to the general public as possible. The team also endeavored to offer insights and recommendations that do not seek to impose on the thoughts of the reader, but rather stimulate them to come up with creative ideas to help the community.

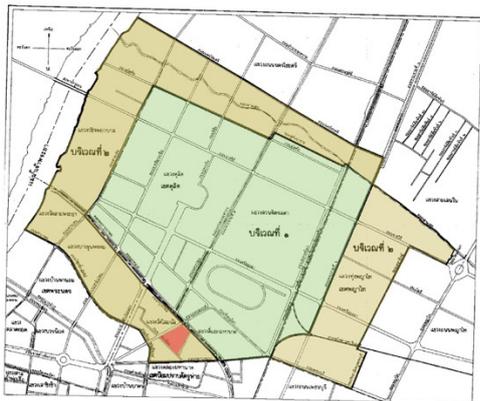
The report, however, is not the be-all and end-all story of Nang Loeng. It is but a snapshot of the status quo at the time of its publication with certain prognostications of the near future. Ideally, readers should wield it appropriately with a critical eye and the intention to discern its strengths and weaknesses. They should absorb what they deem is good and further develop on their own what is missing. They should transform what is offered into independent thoughts and put them into action to help the members of the community. This study is but the starting point where many more meaningful works can grow out of. There is much to be done by those of us who wish to add value to Nang Loeng.

APPENDIX

A1 Regulations

Review of

- 1) Comprehensive plan (use, FAR, OSR)
- 2) Overlay Ordinance (height, etc...)
- 3) Building Control (Type, Setback, BCR)



Bangkok Ordinance: Overlay Zoning 1983

- Nang Leong
- Area 1
- Area 2

Deviation Control Table

Land Use Regulations in Bangkok Comprehensive Plan 2556, and Bangkok Ordinance 2526 and 2542		
Regulations	R8	C3
Height Limits	12m. limited	20m. limited
FAR	6	7
OSR	5	4.5

Building Codes		
Building form	<u>Shop house/ row house:</u> 1). Minimum width of 4m. 2). 10 units attach permitted and leave a space 4m. before another building. 3). Building walls made up with fire proof materials and fire wall at every 5 units.	
Setback	<u>Case 1:</u> For building shorter than 8m. on street width less than 6m. Setback: 3m. from road center.	
	<u>Case 2:</u> For building taller than 8m. 1). Setback: 6m. from road center 2). Setback: 1/10 of road width, if road width in between 10m. – 20m. 3). Setback 2m. if road width is 20m.	
BCR	Residential	70% Building coverage 30% Open space
	Shop house/ row house/ industry/ commerce	90% Building coverage (at least 30sqm.) 10 % Open space

Source: Urban Design and Development International Program, Thammasat University, 2018

A2 Research Methodology

LIMITATIONS OF METHODOLOGY

There are underprivileged gated communities (inner part of the block) that the working team has no access to. Within the time frame of five months, the working team could cover certain areas of the neighborhood study. There are still other stakeholders such as the United Nations staffs, government officers, monks, and other groups that have yet to be engaged. To understand deeper about the neighborhood, the working team needs to explore more through census, household characteristic studies, and door-to-door interviews.

Due to the local's sensitivity to outsiders and ill experiences of being subjects for research, the interviews were conducted as a semi-structure informal interview without voice recording. The interviewees also requested anonymity for the research.

INFORMANT SELECTION

A. The consultant team approached the key stakeholders through Purposive Sampling method. By contacting the person that the working team already have connections with, the team could make the process faster and smoother.

The working team conducted in-depth interview with 6 community leaders which represent Supamit 1, Supamit 2, Wat Sommanat, Chakkraphatdiphong and Wat Sunthornthammatharn community in Wat Sommanat sub-district.

B. The working team then used Snow Ball Sampling Technique to follow-up with the other informants who were recommended by the community leaders and identified in past studies and researches in the area until the team reached data saturation.

C. The working team also conducted Community census with the Satri Julianak school students and their parents, the student from Wat Sommanat school and Sitaram school as well as university student from RMUTP through Purposive Sampling method once more. The primary Inclusion Criteria for the school census is that they are from Wat Sommanat sub-district or Nang Loeng Area.

INTERVIEWEE SELECTION

The data collection can be divided in two contexts, 1. The review data and 2. The field data that consist of 7 methodologies which include site survey, in-depth interview, observation, field note, questionnaire distribution, focus group interview, community-based workshop activities.

1. Conduct site survey to find the SWOT of the area through the lens of an urban planner, an urban designer, and a social scientist.
2. Conduct in-depth interviews with key stakeholders. The interviews are semi-structured type. The team drafted a set of question to be asked to the key stakeholders in order to collect the data sufficiently and effectively. The interviews were more informal and intimate, which was effective for the research main objective. They were also flexible in that the interviewer was not required to strictly follow a script and could adapt according to the situation.
3. Observe the interviewees' behaviors, facial expressions, tone of their voice, gesture, body language as well as the surrounding environment of the space to supplement the in-depth interview.
4. A person of the team wrote field notes in parallel to identify other related issue such as obstacle of the interviews, solutions, and recommendations.
5. Questionnaires were distributed to the students and parents. The questions are from a set of questions that are related to work, lifestyle, and neighborhood categories that were developed from the preliminary findings and set by the team and FREC/1899.
6. Focus group interview was utilized as it has advantage of building communication and interaction levels among the research participants and collecting deeper and more concise data. Researchers consider the personal, interpersonal, and environmental factor (Stewart and Shamdasani, 1990) as the heart of how to prepare for the focus group interview.
7. Other action research activity includes design workshop, which is a good way to co-design the space with a group of clients, community people, and stakeholders. The working team conducted classroom of emotions with the school student to find out an ideal classroom space with them too.

All information sources are subjected triangulation across different respondents and forms of data collection and summarized by narrative analysis method.

INTERVIEWEE	AGE GROUP
Community leader 1	Adult (30-54)
Community leader 2	Elder (55-100)
Community leader 3	Elder (55-100)
Community leader 4	Young adult (20-29)
Community leader 5	Elder (55-100)
Community leader 6	Elder (55-100)
Community leader 7	Elder (55-100)
Community leader 8	Elder (55-100)
Community leader 9	Elder (55-100)
Local politician	Adult (30-54)
Elder 1/Cafe owner	Elder (55-100)
Hostel owner	Adult (30-54)
Hostel owner	Adult (30-54)
Local school director	Elder (55-100)
Teacher 1	Adult (30-54)
Teacher 2	Adult (30-54)
Teacher 3	Adult (30-54)
Shopkeeper 1	Elder (55-100)
Shopkeeper 2	Adult (30-54)
Upper class resident	Adult (30-54)
Local youth 1	Youth (0-19)
Local youth 2	Youth (0-19)
Café owner 1	Adult (30-54)
Café owner 2	Adult (30-54)
Café owner 3	Adult (30-54)
Bartender	Adult (30-54)
Japanese artist	Adult (30-54)
NGO professional	Adult (30-54)
Salon owner	Young adult (20-29)
Elder 2/Gardener	Elder (55-100)
Elder 3/House Keeper	Elder (55-100)
Elder 4	Elder (55-100)
Elder 5/Unemployed	Elder (55-100)
Architect 1 /University Professor	Adult (30-54)
Architect 2	Adult (30-54)
Government officer 1	Adult (30-54)
Government officer 2	Adult (30-54)
University professor	Adult (30-54)
Restaurant owner	Adult (30-54)

ENDNOTES

- ¹Kateratanamalee, Somchai. The past study shows us that there is high community awareness in historic conservation and community development, however they lack other factors that include fund, knowledge and understanding as well as low willingness to invest due to the tenure insecurity. 2009
- ²Chumnarn. The main users of the NL market are government/ office worker (75%), the merchant (20%) and the tourist (5%). The peak hours is from 11.30 AM to 13.30 AM. 2014
- ³Haocharoen, Kritaporn. 2003
- ⁴Moskowitz, Peter. Peter Moskowitz referred to Jane Jacob on the Greenwich Village back in the day Jane was alive (70s) "A mix of residential and commercial, old and new, lower-and upper class 'I am afraid people who do not [know the neighborhood now] will always have it a little wrong in their head' the people who never knew what it was will never understand what it can be they see the current Village as a static place, not one that once meant something more to the poor and the working and middle class." 2017
- ⁵Bokowa, Irina. As the director general of UNESCO had pointed out in the World Urban Forum in Napoli that the "Tangible and intangible heritage are sources of social cohesion, factors of diversity and drivers of creativity, innovation and urban regeneration – we must do more to harness this power." 2012
- ⁶Kateratanamalee, Somchai. "The related agencies have to educate the residents on the development goals. This can be done through a pilot project using a smaller area in the community. As a result, the resident can participate in solving the problems and have fully understand the goals of the development. This will build interest and sense of belonging in improving their area by themselves." 2009
- ⁷Haocharoen, Kritaporn. "Clear, transparent long-term plan will make people feel secure" and "Distribution to the continuity of long-term community plan" 2003
- ⁸Jurányi Ház is an incubator house for theatre and creative initiatives founded in an empty school building in Budapest.
- ⁹Baioni, Mauro. "The Lisbon Municipality's BIP/ZIP programme provides the network and funding structure that helps the operations of Largo Residências. A specific attention is dedicated to local teams who relate to citizens." Their co-governance structure includes a coordinator from the municipality and an executive committee with local key stakeholders, local authorities, local associations and other actors. 2017
- ¹⁰Otterloo, Annet V. "Afrikaanderwijk Cooperative operates in South Rotterdam's Feijenoord area. The Cooperative works on bringing together existing workspaces, entrepreneurs, producers, and competences of residents in the Afrikaanderwijk neighbourhood, suffering from problems of low education, unemployment and a bad reputation." 2017
- ¹¹Martinez, Miguel A. "Coop57 is a financial services co-op that started in Catalonia. They can play a role in helping people, organizations, collectives and groups that promote policies for investment and quality jobs in food and energy sovereignty, inclusion and spaces for culture and socialization." They have two technical commissions "the economical commission evaluates the risk of the project and the social commission evaluates the project's social or environmental impact". 2017

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