

Course Policy, Procedures, and Syllabus
Building Construction Program, Georgia Institute of Technology

Course Title:	Trends and Policies for Residential Development
Course No:	BC4803-T/BC8813-T
Prerequisites:	None
Semester/Year:	Fall 2007
Instructor(s):	April A. Atkins, AICP
Assistant (if any):	None
Office:	College of Architecture Annex
Phone:	404.267.3408
E-mail Address:	aprilaatkins@aol.com
Office Hours:	By Appointment
Required Textbooks:	<p>Kenneth Jackson, <i>Crabgrass Frontier: The Suburbanization of the United States</i></p> <p>Thomas W Kopf, <i>Building Community</i> (by BuilderBooks of the National Association of Home Builders)</p> <p>A photographic binder of excerpts from books, journals and articles (available at the bookstore)</p>
Recommended Readings:	None
Course Description, Goal, and Objectives:	<p>The purpose of this course is: to introduce students to the land development patterns in the United States; to introduce students to the current trends in residential development and to introduce students to the manner in which external factors shape residential building development and construction. This course is not intended to replace any City or Regional Planning course.</p> <p>Please consider the following when choosing this course. We anticipate that graduates of the BC program will go into careers in building construction and development; while graduates of a City Planning program go in to urban planning-related careers.</p> <p>After this course, BC graduates will have an understanding of planning and government processes, for the purpose of being well-rounded, "community" builders and developers. They will have a surface understanding of public policy to enhance the built environment. The BC Program wants students to not only consider building construction fundamentals but also how their development impacts the social environment and quality of life of the community that their development directly impacts. It is important that the builders and developers of tomorrow know sound building techniques as well as ways to <i>apply</i> the principles of smart growth</p>

and sustainable development in the projects that they build and develop. Planners are policy-crafters/shapers/administrators; builders and developers are the executioners of the policies that are put in place (for example, planners draft inclusionary zoning ordinances; builders and developers must understand why affordable housing is fundamental to create communities; planners create the policies that promote green development; developers and builders become LEED and Earthcraft certified and understand why building green is important).

Assignment and Evaluation:

Final grades will be based on an aggregate point total for book reviews/speaker synopses, exams, public meeting analysis and classroom participation. Course grading is as follows:

A	B	C	D	F
90% and above	80%-89%	70%-79%	60%-69%	<60%

Points: The following table summarizes the points for this course. Make-up exams are not allowed for any reason. All grades will become final one week after they are returned in class. Class participation will contribute to the final grade. The final exam is comprehensive.

Point Values:

Speaker Synopsis [1]	100 points
Speaker Synopsis [2]	100 points
Speaker Synopsis [3]	100 points
Midterm	200 points
Final	200 points
Analysis of Semester Topic	200 points
Attendance and Participation	<u>100 points</u>
TOTAL:	1,000 points

Assignments

Note: All assignments are due at the beginning of class. Assignments must be typed with the student's name, assignment name and page numbers indicated on each page.

Midterm and Final Examination

The midterm will cover all reading and lecture material from August 21st – October 2nd.

The format will be multiple choice, short answer and essay.

The final will be comprehensive. The format will be multiple choice, short answer and essay.

Make-up exams are not allowed for any reason.

Public Meetings Analysis

Students must attend **two public meetings** in two different jurisdictions in metro Atlanta. The public meetings must be a planning commission, board of zoning appeals and/or a community zoning board meeting. An analysis of both meetings should be no less than 1,500 words in length.

Students must provide the following information to complete the assignment:

- Agenda from each meeting
- A summary of at least two rezoning/variance cases per meeting:
 - Background on the case
 - Supporting/dissenting (in-favor/against) position of testimonies given during public comment (if any)
 - Vote of the commission/board
- An assessment on the residential development climate within each jurisdiction:
 - Does the jurisdiction appear to be in favor, against, or indifferent towards residential development?
 - Does the jurisdiction appear to be in support of or against measures such as density, decreases in lot size, flexible setbacks, increased lot coverage, etc.
- An interview with each petitioner:
 - Is the petitioner satisfied with the vote of the board/commission?
 - Is the current site plan as presented to the board the original version? If not, what sort of changes did the petitioner have to make?
- How do the two jurisdictions compare/contrast with each other?

Meeting schedules are listed on county and city websites:

Clayton County: www.co.clayton.ga.us	Cherokee County: www.cherokeega.com
Cobb County: www.cobbcounty.org	DeKalb County: www.co.dekalb.ga.us
Forsyth County: www.forsythco.com	Fulton County: www.co.fulton.ga.us
Gwinnett County: www.co.gwinnett.ga.us	Henry County: www.co.henry.ga.us
Rockdale County: www.rockdalecounty.org	City of Alpharetta: www.alpharetta.ga.us
City of Atlanta: www.ci.atlanta.ga.us	City of Canton: www.canton-georgia.com
City of Conyers: www.conyersga.com	City of Decatur: www.decaturga.com
City of Kennesaw: www.kennesaw.ga.us	City of Marietta: www.city.marietta.ga.us
City of McDonough: www.mcdonoughga.org	City of Roswell: www.ci.roswell.ga.us
City of Smyrna: www.ci.smyrna.ga.us	City of Woodstock: www.ci.woodstock.ga.us
City of Sandy Springs: www.sandyspringsga.com	

Speaker Synopses

Students must prepare **three** synopses of the speakers that present to the class (no less than 300 words in length). The first synopsis is due on October 2nd; **students may choose which days to cover for the second and third synopses**. In the event of speaker cancellations, students should be conscious of the days they choose to cover. Speakers will present one hour presentations at the beginning of the indicated class. Additional lecture on the topic shall occur subsequently. Each synopsis should discuss the topics covered by the speaker and reflect on the corresponding reading assignments.

Course Syllabus

Class	Date	Topic	Reading Assignments	Invited Guest Speaker	Project Due Date	Other
1	Aug. 21 st	Introduction to the Course	None	None	None	
2	Aug. 28 th	Introduction to Land Use & Construction/Development	None	None	None	
3	Sept. 4 th	Holiday				
4	Sept. 11 th	History of Land Use for construction —Where We Were	<i>Crabgrass Frontier</i> , Chapters 1 – 7	None	None	
5	Sept. 18 th	20 th Century Development & Where We Are Now	<ul style="list-style-type: none"> - <i>Crabgrass Frontier</i>, Chapters 8 – 13 - Thomas Bier and Charlie Post. "Vacating the City: An Analysis of New Homes vs. Household Growth." December 2003. The Brookings Institution Center on Urban and Metropolitan Policy. - <i>Housing Facts, Figures and Trends</i>. March 2006. The National Association of Home Builders Public Affairs and the National Association of Home Builders Economics. 	None	None	
6	Sept. 25 th	The Politics Behind Growth of Construction— The Regulatory Environment for Builders	<ul style="list-style-type: none"> - <i>Building Community</i>, Chapter 6 - Arthur C. Nelson and Mitch Moody. "Paying for Prosperity: Impact Fees and Job Growth." June 2003. The Brookings Institution Center on Urban and Metropolitan Policy. - Vicki Been, "Impact Fees and Housing Affordability." November 2005. 	Christopher Burke, Vice President of Government Affairs, Greater Atlanta Home Builders Association	None	

			<p><i>Cityscape: A Journal of Policy Development and Research</i>. Volume 8, Number 1. United States Department of Housing and Urban Development Office of Policy Development and Research.</p> <p>- Marla Dresch and Steven M. Sheffrin. "Who Pays for Development Fees and Exactions?" June 1997. Public Policy Institute of California.</p>			
7	Oct. 2 nd	Barriers to Building—Exclusionary Zoning Practices	<p>- J.M. Pogodzinski. "The Effects of Fiscal and Exclusionary Zoning on Household Location: a Critical Review." <i>Journal of Housing Research</i>. Volume 2, Issue 2.</p> <p>- Arthur C. Nelson. "Exclusionary Zoning Practices and Urban Sprawl in Metropolitan Atlanta." <i>Georgia State University Law Review</i>. Volume 17: 1087. 2001.</p> <p>- Mandara Meyers. "(Un)Equal Protection for the Poor: Exclusionary Zoning and the Need for Stricter Scrutiny." <i>Journal of Constitutional Law</i>. Volume 6:2, November 2003.</p>		Undergraduates: Speaker Synopsis [1] Graduates: Book Review [1]	
8	Oct. 9 th	Midterm				
9	Oct. 16 th	Holiday				
10	Oct. 23 rd	Sustainable Development & Smart Growth—From Concepts to Communities	<p>- Moving Beyond Sprawl: The Challenge for Metropolitan Atlanta." The Brookings Institution Center on Urban and Metropolitan Policy.</p> <p>- <i>Crabgrass Frontier</i> Chapters 14 – 16</p>	Dan Reuter, AICP, Atlanta Regional Commission (ARC)		

11	Oct. 30 th	A Sense of Place— Community Design and Construction	<ul style="list-style-type: none"> - <i>Building Community</i> Chapters 1 – 5 - <i>Charter of the New Urbanism</i>. Congress for New Urbanism: available at www.cnu.org. - Joel S. Hirschhorn and Paul Souza. <i>New Community Design to the Rescue: Fulfilling Another American Dream</i>. Chapters 1 – 2. National Governors Association. 2001. 	Pam Sessions, Hedgewood Properties		
12	Nov. 6 th	Housing Choice— Constructing Affordable and Workforce Housing	<ul style="list-style-type: none"> - Arthur C. Nelson, Rolf Pendall, Casey J. Dawkins and Gerrit J. Knapp. “The Link Between Growth Management and Housing Affordability: The Academic Evidence.” February 2002. The Brookings Institution Center on Urban and Metropolitan Policy. - “Best Practices in the Production of Affordable Housing.” March 2005. The Urban Land Institute. - <i>Housing for Heroes</i>. June 2003. The National Association of Home Builders for the Homeownership Alliance. - Edward A. Tombari, AICP. “The Builder’s Perspective on Inclusionary Zoning.” <i>Smart Growth, Smart Choices Series</i>. November 2005. National Association of Home Builders. 	von M. Nkosi/Nathaniel Smith, Atlanta Neighborhood Development Partnership	Graduates: Book Review [2]	
13	Nov. 13 th	Who’s Rights? Private Property Rights, Regulatory Takings and Eminent Domain	<ul style="list-style-type: none"> - Edward T. McMahon. “Sustainability and Property Rights.” <i>Urban Land</i>. June 2006. - Julian Conrad Juergensmeyer and Thomas E. Roberts. “The Power of Eminent Domain.” <i>Land Use and Control Law</i>. 	Harold Cunliffe, the Pacific Group		

14	Nov. 20 th	McMansions or Market-demands? Residential Infill Development and Redevelopment	<ul style="list-style-type: none"> - <i>A Century of Progress: America's Housing 1900 – 2000</i>. May 2003. The National Association of Home Builders. - Robert E. Lang and Karen A. Danielson. "Monster Houses? Yes!" <i>Planning Magazine</i>. May 2002. - Mark Hinshaw, FAICP. "Monster Houses? No!" <i>Planning Magazine</i>. May 2002. - Karen A. Danielson, Robert E. Lang and William Fulton. "Retracting Suburbia: Smart Growth and the Future of Housing." <i>Housing Policy Debate</i>. Volume 10, Issue 3. ©Fannie Mae Foundation 1999. 	Liz Beyer, Co-Chair, DeKalb Infill Housing Task Force and Dennis McConnell, McConnell Homes		
15	Nov. 27 th	Aging in Place and Special Needs—Senior Housing and Housing Accessibility	<ul style="list-style-type: none"> - David Salvesen and Philip Hervey. "Age-Sensitive Development." <i>Urban Land</i>. February 2005. - Mel Gamzon. "Seniors' Housing for the 21st Century." <i>Urban Land, Special Edition: The Senior's Market</i>. June 1999. 	Easy Living Homes and builders Tony Perry, Roy Wendt	Undergraduates and Graduates: Public Meeting Analysis	

16	Dec. 4 th	Protecting Our Environment—Tree and Natural Resources Protection and Green Building	<ul style="list-style-type: none"> - David J. O'Neill and Victoria R. Wilbur. "Sustainable Land Use." July 2002. <u>Urban Land</u>. The Urban Land Institute. - William Fulton, Jan Mazurek, Rick Pruetz and Chris Williamson. "TDRs and Other Market-Based Land Mechanisms: How They Work and Their Role in Shaping Metropolitan Growth." June 2004. The Brookings Institution Center on Urban and Metropolitan Policy. - <i>Environment and Development: Myth and Fact</i>. 2002. Urban Land Institute. 	Earthcraft Homes and Southface Energy Institute		
17	Dec. 11 th	Final Exam				

COURSE POLICIES

In the following policies, 'you' indicates the 'student' and 'instructor' means 'faculty' or 'professor.'

Policies and Expectations: This course will be an intense and sometimes frustrating educational experience; it is necessary that we all contribute to its success by following the course policies. You should not only be in class, but also strive to participate in class discussions when appropriate.

Assignment Deadlines: All assignments given are due on the date indicated. All students are expected to complete any and all assignments given. The instructor reserves the right to modify assignments as necessary. You will not receive credit for late assignments (homework, projects, readings, and others). However, the instructor will accept and correct these assignments, in order to provide you with feedback that will be beneficial in the learning process. **NO EXCEPTIONS.**

Class Attendance Policies: Attendance is mandatory for all class lectures, labs, site visits, and exams, unless you are ill or officially excused by the instructor as the result of participation in a university function. There are no "free cuts" permitted and there will be a penalty (as decided by the instructor) for not attending the class. If you attend fewer than 75% of the scheduled class meetings, you will not receive credit for the course. Any student arriving late for class or leaving early from class will be counted as absent from that class period. This policy is in your best interest, since attendance is essential for understanding some of the complex reasoning processes covered in this course which is critical for doing well in this class. In the case of unavoidable absences, you are responsible for making up the work done in class. It is not the instructor's responsibility to provide the student with that information outside of class. It is your responsibility to obtain any missed information or handouts given in class from a classmate and you should exchange phone numbers or e-mail addresses with other students in the class to better facilitate note sharing, etc. No companions, friends, family, or pets are permitted in class.

Methods of Communicating: You can submit all written work to the instructor in class, in hard copy or by e-mail, if allowed by the instructor (the assignment must be received by the deadline given). You can also ask questions and ask for clarification by e-mail, in class, or by visiting the instructor by appointment at his/her office. Students are not permitted to discuss grades with the instructor via e-mail, only in-person.

Method of Instruction: The course may consist of a combination of lectures, discussion, guest speakers, site visits, videos, presentations by industry professionals, labs, and teamwork.

Readings, Preparation and Participation: The reading assignments, problems cases and discussion forums are an integral element of the course. Students are expected to complete readings and other assigned work prior to each class, in order to fully participate in the discussion. Learning is approached as a participatory process, which benefits from student/teacher and student/student interaction. The lectures may not explicitly follow the assigned book reading, but are designed to bring together diverse information from various sources.

Field Trips: Field trips visits are mandatory and are meant as an enrichment experience. Field trip locations will be announced prior to the scheduled visit. It is the student's responsibility to wear hard-toed shoes, hard hats, protective eye cover (on certain sites) and long trousers/slacks during the field trip. Students are required to fill out and sign the Georgia Tech's "Release and Waiver of Liability" form, as well as any other forms required by the company whose site is being visited.

Laptop/Handheld Computer Use: Laptop/handheld computers may be used in class to take notes ONLY, but not for other purposes, such as e-mail, Web site searches, chat, or other personal uses. Students using computers during class for

work not related to that class must leave the classroom for the remainder of the class period. Abuse of this policy will result in the prohibition of laptop use by this student.

Cell Phones: All communication devices must be turned off in the classroom. The use of cell phones, beepers, or other communication devices is disruptive, and is therefore prohibited during class. No personal listening devices or personal transportation devices are permitted.

Make-up Exams: There will be no make-up exams under any circumstances, except medical reasons. Provide your instructor with a letter from your medical doctor to schedule a make-up exam.

Food and Drink in the Classroom: Students are not allowed to bring food or drinks into classroom unless approved by the instructor.

Class Discussions: Your active and productive participation in class discussions is encouraged. Various viewpoints and opinions are encouraged and welcome. Questioning the ideas of others, including the instructor, is similarly welcome. However, the instructor will exercise his/her responsibility to manage the discussions so that ideas and argument can proceed in an orderly fashion. If your conduct during class discussions seriously disrupts the atmosphere of mutual respect, you will not be permitted to participate further.

Instructor's Absence or Tardiness: If the instructor is late in arriving to class, you must wait a full 20 minutes after the start of class before you may leave without being counted absent, or you must follow any written instructions the instructor may give you about an anticipated absence or tardiness.

Plagiarism: Students are expected to do their own work in this course. To use another writer's or speaker's ideas without giving proper credit by means of standard documentation is plagiarism. All course papers, notes, homework, and projects submitted to the instructor are subject to textual similarity review for the detection of plagiarism. All submitted papers will be included as source documents in the reference database for the purpose of detecting plagiarism of such papers. The instructor will follow the Institute's policy for plagiarism.

Academic Misconduct/Honor Code: Students in this course are responsible for behaving in accordance with the Georgia Tech Academic Honor Code. The Institute Student Honor Code is printed in the Georgia Tech General Catalog, as well as available on the Web at: www.honor.gatech.edu.

Disabilities: Any student that may need an accommodation for any sort of disability should contact the ADAPTS Office: Assistant Dean/Coordinator for Students with Disabilities, Smithgall Students Services Building, Suite 221. The phone number is (404) 894-2564.

Computer Specifications: For information on computer specifications to meet Georgia Tech standards, visit www.coa.gatech.edu/computing/comp_specs.htm. Internet access is required for this course, as is an e-mail account for communication with the instructor.

Policy Changes: Information contained in the course syllabus, other than the grade and absence policies, may be subject to change with reasonable advance notice, as deemed appropriate by the instructor.