

COMMUNITY DESIGN & CONSTRUCTION

Instructor: Mike Watkins

Background: MS Arch Concentration in Classical Design, Georgia Tech, 2008
Duany Plater-Zyberk & Company, Director of Town Planning, 19 years
B Arch, University of Cincinnati

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Class time: Tuesdays from 6 pm until 9 pm.

Office hours: Appointments made upon request.

Course nos.: ARCH 4803, ARCH 8803, BC 4803, BC 8813

Description: The course will provide an overview of the principles of smart growth, livable communities and new urbanism, and how these principles are implemented throughout the process of creating communities—including zoning and entitlements, design, branding and marketing, construction and life after the developer leaves. These communities bring together a synergistic mix of uses, incomes, and age groups and feature a variety of housing types, parking conditions, and building structures organized around coherent systems of public spaces. The course will study examples at a variety of urban scales and densities and teach students how to understand them in relation to the rural-to-urban transect. Local examples and guest lecturers from the Atlanta design and construction professions will also provide opportunities to examine the impact of these communities on social, economic, transportation and other relevant systems.

Generally, the course will cover of three broad types of material:

I. Principles

The Lexicon of the New Urbanism

The Charter of the New Urbanism

The Transect, Zoning and the transect-based Smart Code

II. Precedents and Projects

Serenbe

Glenwood Park (or Atlantic Station or Vickery)

Kentlands

III. Practice and Practitioners

Branding and Marketing, Jackie Benson of Benson Miles

Memorable Mixed-Use, Max Reim of Live Work Learn Play

Retrofitting Suburbia, Ellen Dunham-Jones

Design Controls

The Public Process and the Charrette

Advice to future developers, Andres Duany of Duany, Plater-Zyberk & Company

NU in Australia, New Zealand and Dubai, Mike Day & Ludwig Fontalvo-Abello

Objectives: At the end of this course, students will have a realistic understanding of how the principles are situated and implemented in the current conditions of American community design and construction practices. Students will have developed a more critical eye for evaluating the characteristics of a community, neighborhood or place. Students will have a working knowledge of the Lexicon, the Charter of the New Urbanism, the Transect and the transect-based SmartCode. Students will be familiar with the characteristics of and differences between a design code and a pattern book.

Course Format: The weekly meetings of the course will be conducted in a seminar form. It will usually begin with a presentation of the week's topic followed by a comprehensive discussion involving all participants. The open discussion of the readings will be led by assigned students who will prepare a set of questions and issues for discussion. Participation in the class discussions is crucial since learning is approached as a participatory process, benefiting from student/teacher and student/student interaction.

Requirements and Evaluation: Grades will be determined as follows:

- 10% **Neighborhood Documentation.** Two 2-page illustrated neighborhood documents. Examples and a specific format will be provided. A 5-minute, 3- to 5-slide PowerPoint presentation of each neighborhood may be made to the class.
- 15% **Lexicon Illustration.** Photographic illustration of text found in Lexicon to be submitted in a provided hard-copy format. A 5- to 10-minute PowerPoint presentation may be made to the class.

20% **Transect Analysis.** Written and photographic transect analysis of a neighborhood in Atlanta. Sample and format to be provided. Could be the same neighborhood as one of the two descriptions above. A 5- to 10-minute PowerPoint presentation may be made to the class.

25% **Class participation,** including student-led discussions of the **Required Texts** listed below:

Suburban Nation

Charter of the New Urbanism

Lexicon of the New Urbanism

The Smart Code

Policy on Absences: Two unexcused absences will result in forfeiture of the "Class Participation" portion of evaluation for the course.

30% **Design Proposal.** Graphic and written presentation of design proposals based on the application of the principles of the New Urbanism to an assigned design problem.

POLICY FOR ASSIGNMENTS SUBMITTED LATE

- If you think you have a legitimate excuse, send me an e-mail explaining why the work will be late and offering a date and time when you expect to have the work completed. I will send you an e-mail back either agreeing or not and if not, offering an alternative. This written exchange will avoid any confusion about the degree of leniency extended.
- If you do not e-mail me prior to the start of class on the day the assignment is due, 10% of the grade for that assignment will be forfeited. You may then have until 2pm on the Friday after it is due to submit a hard copy of the work to me in my studio and upload it to T-Square (it tells me when things were posted) or forfeit the entire grade for that assignment.

This is done in part to spare me the inconvenience, but much more so to be fair to your classmates who also have busy lives, colds, families, etc. I think you will find me generally reasonable if we communicate, much less so if we don't.

Additional Information:

- Please see me if you feel you need **course adaptation or accommodation due to disability**, if you have any emergency medical information that I should know, or if you need any special arrangements in the event the building must be evacuated. Students with disabilities requiring special accommodations must obtain an accommodations letter from the ADAPTS Office to ensure appropriate arrangements. Additional information on the subject is available on the internet at www.adapts.gatech.edu.
- Students are expected to act according to the **Georgia Tech's Academic Honor Code**. It can be found on the internet at www.honor.gatech.edu.
- The **"Student's Bill of Academic Rights"** can be found on the internet at <http://www.catalog.gatech.edu/rules/22.php>.
- **Cell phones** must be turned off in the classroom. (Someone please remind me!)
- **Changes in topics, assignments and due dates are likely** given the inclusion of guest speakers and field trips in the course. Students will be notified of any such changes as soon as possible so that business, personal and academic schedules can be adjusted appropriately.
- **In case of emergency** (i.e. fire, accident, criminal act), please call the Georgia Tech Police at 894-2500. Please note that Perry Minyard, IT Support Administrator is also a firefighter and an Emergency Medical Technician (EMT) certified in performing CPR.

Course Topical Outline

Overview of the principles of smart growth,

Construction of livable communities and "the new urbanism"

The process of building communities

Zoning and entitlements, design, branding and construction

Construction and life after the developer leaves

Synergistic mix of uses, incomes, and age groups

Constructing a variety of housing types, parking conditions, and building structures organized around coherent systems of public spaces

Urban scales and densities and the rural-to-urban transect

Impact of these construction types on social, economic, transportation and other relevant systems

The Lexicon of the New Urbanism

The Charter of the New Urbanism

The Transect, Zoning and the transect-based Smart Code

Branding Marketing and Construction

The Public Process and the Charrette

Advice to future developers