BC 6270 Community Design and Development

School of Building Construction / Spring 2019

wednesday | **6:05 to 8:55** | room XXX clough commons

**John Threadgill** **john.threadgill@design.gatech.edu** | office hours by appointment

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**syllabus**

**description** The primary purpose of this course is to address issues of project design that affect real estate values, both internal and external to the project. Its goal is to help you develop an understanding of what constitutes good design, and to enable you to employ this new understanding in the role of a knowledgeable client of design.

**background** Real estate projects – whether individual buildings or large master-planned developments – require a broad range of core skills from the developer (or development team) including design, financial, marketing, construction, legal, and management skills. As it is design that determines costs, prospects for approval, market acceptance, and financial profitability of the project, the developer benefits from enhanced skills in this area.

This course will examine the contextual, typological, morphological, and programmatic variations that define contemporary real estate development, both in terms of current examples and within a broader historical context. Design as a client skill rather than a consultant skill will be the frame in which that examination will take place. Successful developers understand how to match market demand with the right real estate product, how to balance innovation with proven standards, and what design features add cost versus those that add value.

**course**

**structure** Each week the course will consist of lectures and discussions on the background and basic principles of design, based on the readings assigned for that week. You are expected to complete all readings prior to the class period and be prepared to contribute to the discussion on the topic. Participation in all class discussions is required, and will constitute part of your grade

There will be three assignments for the course: Assignment 01 will be a brief research paper based on an observation (“a reading”) of a building of your choice in the Serenbe development in Chattahoochee Hills, south of Atlanta, Georgia; Assignment 02 will be a case study of an older building (at least 50 years old) in downtown Atlanta, Georgia in terms of changes over time in its context, appearance, function, and condition; Assignment 03 will be a sketch problem for a small parcel in Decatur, Georgia that allows for exploration of site layout, building orientation, massing, zoning compliance, building type, major materials, and program.

Additional details regarding assignments will be provided.

**learning**

**outcomes** Upon completion of this course, students will be able to:

1. Understand the role of project design in the real estate development process;
2. Apply lessons from contemporary and historical examples to positively affect real estate values through good design practices;
3. Identify variations in context, morphology, program, typology, style, and materials to determine an appropriate project response;
4. Perform a preliminary assessment of the suitability of sites and/or buildings for new construction, adaptive reuse, or other project development scenarios; and
5. Engage with the design team and effectively act as a knowledgeable client of design in order to further the real estate values both internal and external to the project.

**evaluation** Grade evaluations will be based on consistent, high quality work over the entire semester. Students will be evaluated on their timely and thorough completion of assigned work, the depth of their exploration and consideration, as well as their level of professional competence in presentation of work. Assigned grades will reflect either an A (90% and up), B (80% to 89%), C (70% to 79%), D (63% to 69%), and F (62% and below). Students will receive a grade evaluation with the followingweight for each course activity:

10% | **class participation** accesses learning objectives **A B C D E**

10% | **assignment 01: research paper** accesses learning objectives A **B** C D **E**

20% | **assignment 02:** **case study**  accesses learning objectives **A B C** D **E**

30% | **assignment 03: sketch problem** accesses learning objectives A B **C D E**

30% | **final exam** accesses learning objectives **A B C** D **E**

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**attendance** Students are expected to punctually attend all scheduled sessions, do all assigned readings and actively participate in class discussions. Attendance will be monitored. More than one unexcused absences will result in a reduction of the final course grade by one letter grade. Students will be held responsible for any content covered in the event of an absence, including acquiring handouts or making up assignments. This is a 3 credit hour class. Students should expect to spend A minimum of 2 to 6 hours per week completing assignments outside of class time.

**excused**

**absences** Students are granted excused absences from class for the following reasons: illness of the student or serious illness of a member of the student's immediate family, the death of a member of the student's immediate family, trips for student organizations sponsored by an academic unit, trips for university classes, trips for participation in intercollegiate athletic events, subpoena for a court appearance, and religious holidays. Students who wish to have an excused absence from class for any other reason must contact the instructor in advance of the absence to request permission. The instructor will weigh the merits of the request and render a decision. When feasible, the student must notify the instructor prior to the occurrence of any excused absences, but in no case shall such notification occur more than one week after the absence. Appropriate documentation for all excused absences is required.

**late work** All lectures and assignments in this course are cumulative, building upon each other as the semester progresses. As such, it is crucial that you complete your work on time. Late submissions of assignments will result in a half-letter grade deduction per day. In the case of illness or other special circumstance, notification should be given as soon as possible and before the deadline in question. Later work submitted after the final day of classes is not acceptable without prior written permission from the Program Chair.

**make-up policy** Arrangement to make up a missed assignment due to properly authorized excused absences must be initiated by the student within one week of the end of the period of the excused absence(s). Except in unusual circumstances, such as the continued absence of the student or the advent of university holidays, a make-up submittal will take place within two weeks of the date that the student initiates arrangements for it. Except in extraordinary circumstances, no make-up submittals will be arranged during the last three days before the final exam period begins.

**phones /**

**computers** All phones and computers including smart phones, laptop computers, and tablet computers must be turned off during the class period.

**academic**

**honesty** Georgia Tech aims to cultivate a community based on trust, academic integrity, and honor. Students in this course are responsible for behaving in accordance with the Georgia Tech Academic Honor Code.

*Please review:* [*www.policylibrary.gatech.edu/student-affairs/academic-honor-code*](http://www.policylibrary.gatech.edu/student-affairs/academic-honor-code) *.*

**special notices** Students with disabilities requiring special accommodations should contact the Office of Disability Services to ensure appropriate arrangements.

*Please see:* [*www.disabilityservices.gatech.edu/content/accomodations-1*](http://www.disabilityservices.gatech.edu/content/accomodations-1) *.*

**required**

**text** Weekly readings are listed on the course schedule, and will be discussed during class lectures.

**schedule** The attached schedule will be refined throughout the semester to adapt to the consumption of the course material.

**textbooks** No required textbooks. Reference materials and resources will be assigned on a per week and per project basis.

**materials** You will need to obtain or borrow basic drawing equipment and supplies, which you will use in your Assignment 03 sketch problem. This might include the following equipment: a straight edge (T-square or parallel bar), an engineering scale, tracing paper (12" white or cream), drafting tape, an adjustable triangle, an assortment of colored pencils (such as Prismacolor) and graphite pencils (such as Derwent), both thick (such as Pentel Sign pen) and thin (such as Pilot Precise v5) black ink pens, and a journal-style notebook (such as Moleskine 5 x 8.25). These should all be available at local bookstores, graphic arts stores, or online. If you need further guidance on what to buy or sources for materials, please let your instructor know.