

Instructor: Skye Duncan

Time: Thursday 9-11am

[illegible]

This seminar investigates the various tools, processes and systems of negotiation involved in the shaping of urban form and fabric. Through a series of lectures and assignments, students will learn about the numerous stakeholders involved in urban design projects and their complementary and sometimes competing interests. Using New York as the birthplace, the seminar will discuss the history and fundamentals of zoning, and how through land use and bulk regulations, it provides one of the key frameworks to shaping our built environment. The course will explore how zoning influences urban design, how it can in turn be informed and shaped by design, and how it can act as a tool to promote growth, to protect character, or to revitalize neighborhoods. Students will investigate a variety of local and global innovative policy mechanisms that relate to important urban themes, including waterfront access, fresh food access, public health, sustainability, affordable housing and public space quality. A variety of

expert guests will present NYC case studies of special district rezonings completed within the Bloomberg administration. These examples will explore how negotiation processes can leverage private investment for public benefit, how the sometimes blunt tools of zoning can become more nuanced to take into account the specificity of place and local context, or provide the platform to enhance opportunities for social and cultural enrichment. Explore methods of translating the often word heavy policies into visually based tools, how to supplement zoning with urban design guidelines, and about aligning policies and complementing codes. With the foundation knowledge of these various negotiating mechanisms available, the course will culminate with a critical analysis and a developed needs assessments, to inform a proposal for a transformative and innovative zoning strategy for a chosen context.

WEEKLY TOPICS

January 23rd

Week 1: Introduction + Zoning 101

1. LECTURE: An introduction and overview of the background and history of the New York City 1916 and 1961 zoning, and how these have developed within the past decade. Learn how the land use and bulk regulations, alongside negotiation and review processes form the framework for shaping the built form and fabric of the city.
2. EXERCISE HANDOUT: Allocation of regulation text extracts for visualization exercise.

Note: Students will be required to purchase a copy of the NYC Zoning Handbook (2011 edition) by the beginning of the next class. See end of syllabus for how to purchase.

January 30th

Week 2: Zoning Themes/ Mechanisms and tools of visualization (I).

1. STUDENT PRESENTATIONS: See the power of visualizing the often word-heavy codes and regulations through regulation visualizations.
2. LECTURE: Learn about the different tools and mechanisms of negotiation within zoning. From mandating, allowing, or incentivizing certain practices, to the importance of removing impediments, and how various city codes and documents complement each other.
3. EXERCISE HANDOUT: Students will be allocated zoning systems to begin researching for the following week.

February 6th

Week 3: Zoning Themes/ Mechanisms and tools of visualization (II).

1. DESK CRITS: Based around various systems of zoning, and using NYC and global examples, students will be researching strategies to positively change practices relating to themes including affordable housing, fresh food access, energy efficiency, active transportation, waterfront access, and high quality design standards for public open spaces.

February 13th

Week 4: Innovative Zoning Strategy Themes

1. STUDENT PRESENTATIONS: zoning strategy themes
2. LECTURE: Introduction to the various stakeholders that partake in negotiation processes that shape form and fabric of a city.
3. EXERCISE HANDOUT: Allocate Stakeholders + Site

February 20th

Week 5: Stakeholders and their Stakes

1. IN-CLASS EXERCISE: Having **researched** the perspective of a specific stakeholder, students will participate in a collective role-play exercise where the various interests around a case study project will be negotiated to reach a point of resolution.

February 27th

Week 6: NYC Special District Rezoning Case Studies

1. LECTURE: Expert specialists will present case studies of recent NYC rezonings illustrating how specific contexts, communities, and site conditions shape the various land use and bulk regulation decisions, provide increased housing options, protect neighborhood character, and catalyze economic development.

March 6th

Week 7: Urban Experiences, Physical Spaces, Policies, and Guidelines:

1. LECTURE: A presentation identifying how our human experience of urban environments is shaped by the physical space it occurs within, and how this space is in turn regulated by a variety of specific policies and regulations. We will discuss how urban design guidelines often supplement zoning regulations, whether for a specific project or neighborhood context, the difference of measuring outcomes vs strategies, measuring drawings vs built reality, and the importance of striking a balance between general principles and being overly prescriptive.

March 13th

Week 8: NYC Special Policy Case Studies

1. LECTURE: Expert specialists will present case studies of recent NYC policies and studies that represent both site specific and citywide examples of innovating using research and policy.

March 20th

Week 9: Sketching and Identifying Policies on Site:

1. ON-SITE// IDENTIFYING EXPERIENCE, PHYSICAL SPACE, POLICIES + GUIDELINES: A group site visit and drawing exercise will explore how the physical space that shapes our urban experiences are in many cases regulated by specific policies, guidelines and various stakeholders.
2. EXERCISE HANDOUT: Students will choose an example of existing urban design guidelines from a project or place of their choice to research.

March 27th

Week 10: **Spring Break// No Class**

April 3rd

Week 11: Onsite Sketches + Global Urban Design Guidelines + Introduction to Final Assignment// Innovative zoning strategies (I)

*(Note: This class may need to start early or go later:TBD)

1. STUDENT PRESENTATIONS:
 - a. Overview of onsite sketches from previous class
 - b. A synthesis of a global 'urban design guideline' example.
2. LECTURE: Introduction to final assignment where students will develop a needs assessment based on existing conditions of their chosen national or global site, a new transformative and innovative zoning strategy through which they propose practices change to benefit the future conditions, and visualizations of proposed future conditions.

April 10th

Week 12: **Class combined with previous week// No Class**

April 17th

Week 13: Final Assignment: Innovative zoning strategies (II)

** (Note: This class may need to be reschedule to earlier in the week of 21st April:TBD)

1. STUDENT PRESENTATIONS: present draft sites, needs and policy ideas for class discussion.

April 24th

Week 14: Final Assignment: Innovative zoning strategies (III)

1. DESK CRITS: Students sign up for individual desk crits.

May 1st

Week 15: Final Assignment: Innovative zoning strategies (IV)

*** (Note: This class will be longer than usual)

1. STUDENT PRESENTATIONS: Final presentation with invited guest critics.
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Required Textbook:

NYC Zoning Handbook (2011 edition)

To purchase the book:

- **Visit the City Planning Bookstore:**
22 Reade Street
New York, NY 10007-1216
*Open on Monday: 12pm to 4:00pm
and Wednesday: 10:00am to 1:00pm
Closed on Tuesday, Thursday and Friday*
- **Order from here:**
http://www.nyc.gov/html/dcp/html/pub/zonehand_get.shtml

Note: Other readings will be distributed throughout the semester.