

Course Syllabus

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COURSE SYLLABUS

Columbia University

Graduate School of Architecture, Planning and Preservation

Real Estate Development Program

“Urban Development Project: West Harlem Site”

Spring 2017

PLA6725

1.5 Credits

SES A 1/17/2017-3/3/2017

Mondays, 12:00pm – 2:00pm, Fayerweather 200

Instructor: Raquel Ramati

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Teacher’s Assistant: Martin Alvero

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1. COURSE DESCRIPTION

This course will follow a studio format in which students will develop a site, analyze its location and context, and create a well-designed real estate project. The intent of the course is to develop a strategy and design a final project attractive enough to be financed by investors and interested parties. The selected site, an L-shaped site, at 256-258 West 125th Street, is located opposite the Apollo Theater and is within Community Planning Board 10.

The analysis and strategy of the proposal will include:

The Context
The Design
Zoning – Bulk, Use, Density, etc.
Marketing
Financing and Construction Cost
Affordable Housing (Requirement and Plan)
Community Issues (Physical and Social)

1. COURSE REQUIREMENTS AND ASSIGNMENTS

The class will be divided into teams. Teams will be structured based on class size. One student per team must have an architectural background. Each team will develop an alternative design for the site. The final design and proposal will be presented during the last session.

III. COURSE OUTLINE

Jan 23 Introduction to the Course

Context and History
Marketing and Costs
Zoning and Design (Zola, NYC Text and Plans)
Drawing Scale: 1" = 40'
Floor Plans Scale: 1/16" = 1'0"
Visual Material: Tax map, Google Maps, Street View, Sales Flyer
125th Street Special Zoning District
Text: Article IX, Chapter 7 (ZS 97-00 – 97-50)

Jan 30 Schematic Presentation

Analysis will be presented by teams

Class will be divided into teams to develop different alternatives

(Each group will present a building proposal, with bulk, use, height, marketing, potential cost per square foot, and the relationship to the community. Teams to assign one task per person)

Feb 6 Schematic Alternatives

Schematic alternatives will be presented to the class for discussion and review

Feb 13 **3 Alternative Solutions**

Teams will present final alternatives

Original groups will be formed to study:

Marketing – context and use

Development – cost, financing, use

Design -- bulk, height, use, zoning

Alternatives will be reviewed and discussed, best ideas will be combined into one proposal

Feb 20 **Finalizing One Alternative (or Two)**

A final proposal for development will be selected

Report will be prepared and presented

Final presentation to be made by the 3 teams

Feb 27 **Design Proposal Presentation**

Report will be presented to potential investors

Actual project and zoning analysis will be presented to the class