

COURSE SYLLABUS

Columbia University

Graduate School of Architecture, Planning and Preservation

Real Estate Development Program

“Creative NYC Zoning”

Fall 2016

Course Number: PLAN6252

1.5 Credits

Wednesdays, 1pm-3pm, 200 Fayerweather

Instructor: Raquel Ramati

Email: rr61@columbia.edu

Teacher’s Assistant: Robert Franco-Tayar

Email: rdf2122@columbia.edu

1. COURSE DESCRIPTION

This course will review and analyze the New York City Zoning Ordinance in great detail. It will describe New York Zoning as it evolved from the original 1916 Zoning Ordinance to today’s incentive zoning. Zoning will be examined as a tool for development as well as for creating incentives for public improvements and a generator of economic development.

1. COURSE REQUIREMENTS AND ASSIGNMENTS

Students will be expected to complete assigned weekly readings and to prepare questions based on these readings for group discussion. Additional assignments of zoning analysis will be added. Assignments may be subject to change.

III. COURSE OUTLINE

Nov 2 Introduction to the Course

1916 Zoning Resolution, Zoning from 1961 to Present

How to Access Zoning Information

Process: Special Permits, As of Right

Landmarks and Historic Districts

Guest Speaker, Howard Goldman, Goldman Harris LLC

Assignment:

- Read NY Times Article July 26, 2016 by David Dunlop, “Zoning Arrived 100 Years ago. It changed NYC forever.”
- *Zoning Handbook*, Chapter 1- 5 and pages 126-134
Due Nov 9

Nov 9 Zoning Districts: Residential, Commercial and Manufacturing

Density, Bulk, Setbacks

Assignment:

- *Zoning Handbook*, Chapter 6
Due Nov 16

Nov 16 Zoning Analysis: Case Study and Hudson Yards Special Purpose District

Guest Speaker: Frank Ruchala, Deputy Director of Zoning,

Dept. of City Planning NYC

Assignment:

- Case Study Zoning Analysis, 943-961 Second Ave (see page 4-7, attached.)

Please print analysis and hand to TA, Robert Franco-Tayar

- *Zoning Handbook*, Chapter 7 and 10

Due Nov 23

Nov 23 Special Purpose Districts, Use Groups and Parking, Air Right Transfer

Assignment:

- Read Summary of Zoning and Affordability on website:

<http://www1.nyc.gov/site/planning/plans/zqa/zoning-for-quality-and-affordability.page> (Links to an external site.)

- Read Zoning Text Ch 3 ZS 23-90, ZS 23-911, ZS 23-933, Appendix F

Due Nov 30

Nov 30 Zoning for Quality and Affordability

Guest Speaker: Jeffery Shumaker, Chief Urban Designer for the
NYC Dept. of City Planning

Assignment:

- *Zoning Handbook*, Chapter 11

Due Dec 7

Dec 7 Zoning Tools for Amenities

POPs, Covered Pedestrian Spaces, Transit Easements,
Landscaping, View Corridors

Course Summary

1. READINGS

Students will be expected to complete readings in advance of class.
Please bring the *Zoning Handbook* to each class.

Required textbook(s):

“Zoning Handbook”, 2011 Edition, Department of City Planning, City of New York

Purchase at Bookstore of Department of City Planning

120 Broadway, 31st Floor

New York, NY 10271

Bookstore Hours:

Mondays 10am -12pm

Wednesdays 1pm-3pm

Closed on Tuesday, Thursday, and Friday