

JOINT MSRED Clinic & MSUP Studio - Performance Zoning

PLANA 6831, Call No. 10974

Full semester, 3 credits

Wednesday 3:30 - 5:30 pm, 412 Avery

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The City of New York is at the precipice of approving the final element of the City of Yes. This zoning proposal would touch all corners of New York City. Allowing greater housing density and eliminating parking requirements, the City of Yes dramatically incentivizes development across a city that sorely needs more affordable homes. If passed, the City of Yes will be the most significant zoning change since the inception of the 1961 zoning map. It would also allow change that, to the consternation of many local leaders, avoids approval at the community level. Between the cheers from pro-housing advocates and the cries from local residents, there is a void. Since zoning focuses primarily on density, built form and land uses, there are very few opportunities to debate broader goals for re-zoning.

This three-credit “clinic” will be taught in conjunction with the MS Urban Planning Studio to explore an approach to **Performance Zoning**. Performance Zoning, an innovative concept that has been tested in only a few locations across the United States, focuses on the potential outcomes of development with metrics that may address community uses, local entrepreneurship, environmental sustainability, workforce development and cultural uses. Changes to density and height are levers that may help to achieve these goals.

This course will bring together an interdisciplinary group **open to all GSAPP programs** – including students of real estate development, architects, planners, and urban designers – that will test this policy approach. The class will develop a process for shaping a Performance Zoning policy through the lens of a prototypical site and neighborhood. The class will develop a program for a Central Harlem site through engagement with Harlem-based stakeholder groups and city officials. The students utilize their disciplinary skills to design and test the market viability of the options to verify the Performance Zoning policy.