USP 624 DEVELOPMENT PROJECT DESIGN – Fall 2016

Professor: Paddy Tillett
Beginning September 27th 2016. On Tuesdays from 4:40 to 6:30pm through December 6th; and on Thursdays from 4:40 to 6:30pm through October 27th, 2016.
Classroom: Urban 270

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Office Hours: By appointment only.

PURPOSE:
To equip graduate-level students with a basic knowledge of architecture and environmental design that will enable them to engage design issues and design professionals effectively in the course of development practice.

EXPECTED PREPARATION:
USP 523 Real Estate Development I or instructor’s consent.

READING LIST:
Required Reading:

Optional Additional Reading:
Sustainable Architecture White Papers - Earth Pledge Foundation, 2000
Francis Ching: ‘Architecture: Form, Space and Order’
David Orr: Chapters 1 through 3 only of ‘Design on the Edge’ 2006 MIT;

Grades:
Course work papers will determine 80% of the possible score; the building design exercises will count up to 20% of the possible score. The term final exam will count as two weekly papers. Up to 10% will be deducted for each class missed. Documentation of valid reason for a missed class will reduce the deduction.
Set Reading and Papers:
Reading and writing assignments will be done in your own time; not during scheduled class time. Be critical of what you read: most is useful, some is biased. Be discerning. Reading and writing assignments are due one week from the date on which they are assigned. In some but not all cases, completion of the reading assignment will be necessary before beginning your paper.

Papers must include the number and title as they appear in each assignment together with your name and the due date. You are graduate students, so concise and grammatical writing is expected. Unless directed otherwise, each paper is to be no longer than one page using a font that is 10 point or larger. Bulleted lists are acceptable where appropriate. The reason for the one page limit is to eliminate waffle. As Thales of Miletus observed: A multitude of words is no proof of a prudent mind. Clear and concise expression of relevant information will be essential to your professional success, and is therefore required in your course papers.

Treat each paper as a briefing for an important client whom you do not know.

Class Schedule Fall 2016

Tuesday, September 27th - Buildings, Architecture and Urban Context [Week 1a]
There will be a discussion of the reading list and expectations for attendance and for papers. Treat each paper as a one-page briefing for a valued client. A printed paper will be due at the beginning of each Tuesday class. Introductions will be followed by an illustrated talk – a Portland perspective on Buildings, Architecture and Urban Context.


Paper #1: Perspectives on Urban Development A) What features and events have had the most profound influences on the way that downtown Portland looks and functions today? And B) What priorities should guide urban design and building design in the years ahead? [Maximum one printed page, Typeface 10 Pt. or larger, due on Tuesday 4th October].

Thursday, September 29th: Downtown Portland Guided Walking Tour [Week 1b]
The class will assemble in the classroom as usual, and will examine relevant buildings and spaces as it progresses northwards on foot terminating in the Pearl District. Be
prepared for a two mile walk and for inclement weather. This will include a visit to the site of your first in-class project: the vacant property at SW Stark and 9th Street.

**Tuesday, October 4th:** Urban Landscapes [Week 2a]
Landscape Architecture is integral to the design of successful urban and suburban environments. Design of the public realm – streets, plazas and other open spaces – is in many respects as important as architecture to the success of urban places. If weather permits, a walking tour of the Transit Mall will be included. Please dress accordingly.

**Reading Assignment:** Sustainable Design – David Bergman pages 100 to 115: Materials. and How Buildings Learn by Stewart Brand pages 88 to 109: Preservation.

**Paper #2: Values Reflected by Architecture and Urban Landscape** Identify three contrasting buildings in Portland and A) describe what values are reflected in the architecture and public realm surrounding of each; B) in what respects do they fall short in their contributions to the public realm, and C) what other values should they reflect? [Maximum one printed page, due at the beginning of next Tuesday’s class].

**Thursday, October 6th:** Origins of Architecture [Week 2b]
A brief historic overview of architecture; each example is a reflection of its culture’s contemporary values. Space is shaped around differing needs over time. Styles change with technology. Every building owes something to the design of those that preceded it. Discussion of how and why buildings change over time.


**Tuesday, October 11th Architect & Design Team ** [Week 3a]
Anatomy of an architectural practice: what it does, how it is organized. What is the selection process prior to appointment of an architectural team? How has the role and perception of architects changed over time? Who else is on the design team and how are their efforts coordinated with one-another? What are the stages of design? What permits and approvals are typically needed for a large project? How can a developer get the best out your design team? What is BIM and what is REVIT?

**Reading Assignment:**

**Paper #3: How to Get the Best Out of a Design Team** What benefits and what pitfalls do you anticipate in working with the architect and consultant team? How will you ensure that you get the best value from your design team? [Maximum one printed page, due next Tuesday].
Thursday, October 13th: Community and Occupant Values [Week 3b]
Pro forma and budget are important parameters for any development, but there are other design influences to be taken into consideration. Buildings mirror our culture and values. The ‘value’ of a building also connotes its importance to its users, to the community, to historians and others. Quality materials and craftsmanship, confer value – so does noble intent, as exemplified by a cathedral or a state capitol. Be sure to account fully for the values inherent in a site or development.
Briefing on site evaluation of the vacant property at SW Stark and 9th Street.

Tuesday, October 18th: Programming [Week 4a]
A simple description of uses in a building is rarely sufficient. In many cases, the intended users must be interviewed to discover how spaces will be used, how much space is needed, what functional adjacencies must be accommodated and what systems will be needed to service those spaces. Students will form pairs and trios to identify assets that confer value on a given site, then decide on the best uses for that redevelopment site regardless of zoning.

Reading Assignment:
101 Things I Learned in Architecture School by Matthew Frederick – All.

Paper #4: Comprehensive Values Checklist Write a summary list of the zoning regulations, features of nearby structures, proximity of urban assets and other considerations that should influence the size, use and appearance of development on the site north of SW Stark Street between SW Park and 9th Ave. [Maximum one printed page, due next Tuesday].

Thursday, October 20th: Introduction to Drawing [Week 4b]
Drawings are essential to the communication of ideas about design of the built environment. Interpreting drawings entails an understanding of scale, and illustrative conventions. Work on Project 1 will proceed in class. This would be a good time to review ‘Architecture: Form, Space & Order’ by Frances Ching.

Tuesday, October 25th: Scale and Proportion [Week 5a]
The human form is a universal measure of scale in what we build: the size of a room, the height and placement of a window, the width of a door. Yet there are many exceptions, some appropriate, some not. The proportion of architectural elements has a lot to do with how well a building fits its context. Continue your work on Project 1, in class. Completed project due Tuesday, November 1st.

Reading Assignment:
**Paper#5:** Write a brief for your investment client explaining your proposal for redevelopment of the site at SW Stark and 9th Street. Outline the allocation of spaces by use, giving your rationale for the proposed building size, configuration and systems. [Maximum one printed page, due next Tuesday].

**Thursday, October 29th:** Sustainability & High Performance Buildings & Landscapes [Week 5b]
Outline the basic principles of sustainable design; what are LEED, 2030, and other certification systems? (Explanation of the LEED certification form). What is ‘Net Zero Energy’? What are some of the ways in which landscape design can influence sustainability? Introduction to Biophilia and biomimicry.

**Tuesday, November 1st:** Case study: W12 [Week 6] Submit Project 1 Drawings and Notes 12W (1223 SW Washington). Tour the building following a presentation by an architect involved in its construction.

**Rendezvous:** We will meet in the ground floor lobby of 1223 SW Washington Street at 4:50, which should give you sufficient time to get there from your preceding class.

**Reading Assignment:**

**Paper #6:** Write a sequence of key decisions that necessarily precede design of any building. These will include financial, neighborhood, urban design and architectural considerations. How would these differ between A) an urban infill site and B) a suburban greenfield site? [One page, font 10 point or larger].

**Tuesday, November 8th:** Materials and Systems (Begin Project 2) [Week 7]
Understand the value of past investments in materials and labor, design and craft. Review of Project 1 results. Briefing on Project 2.


**Paper #7:** Sustainable Design From a business point of view, what sustainable features would you include in A) a speculative office building, and B) an administration building for a university? Explain the differences. [One page, font 10 point or larger].

**Tuesday, November 15th:** AIA Contracts [Week 8]
A basic introduction to frequently used AIA forms of contract. Continue work on Project 2 in class.

**Reading Assignment:** Sustainable Design – David Bergman pages 28 to 37: Site Issues.

**Paper #8:** Summary Description of your Development Project 2
List proposed building uses and the approximate area dedicated to each use. State the assumptions that drive your building design (e.g. soil conditions, market sector, parking provisions, LEED certification target), including the rationale for the building systems that you selected and how it meets your evaluation criteria. [One printed page, font 10 point or larger]. The purpose of this paper is to gain the interest of a prospective investor in the project. Phrase it accordingly.

Tuesday, November 22th: From Garden Cities to Edge Cities [Week 9] (Submit Project 2)
The Garden City movement and the birth of suburbs; the wisdom of development monocultures; divorce from urbanism and social isolation. Social and development experimentation in the new towns movement produced both successes and failures. What has shaped building in mature CBDs, inner neighborhoods? What is the future of edge cities? Anticipating tomorrow’s values among tenants.


Paper #9: Developing to Own Outline a balance sheet of values that a new office building in a mixed use district bordering both downtown and a residential district should support from the perspectives of A) the developer, B) the occupants and C) the local community. This should draw on your earlier papers as well as addressing scale. [One page, font 10 point or larger].

Tuesday, November 29th: Course Roundup [Week 10]
Reading Assignment: None.
Term Paper: An open-book examination paper will be distributed. Completed papers are to be emailed to paddy.tillett@zgf.com no later than midnight on Friday, December 2nd.

Tuesday, December 6th: Exam Results and Feedback [Week 11]
A review of the course in class.

Note: Descriptions of the contents of each class are intended as a general guide of what to expect. There will be changes, especially if opportunities such as the availability of an expert visitor should arise. PT