



**ARCH 3612 Design VI Housing Studio**

**Course Schedule**

**Prof. Jill Bouratoglou & Prof. Paul King**

**Description:**

An advanced design studio examining the significance of public housing. Students research, evaluate, analyze and investigate multi-family housing and urban redevelopment, and propose an exploratory approach to the planning and delivery of housing. The final project consists of designing high density mixed-use housing and public space with community amenities.

**Schedule:**

The semester is a total of 15 weeks. As this course is co-taught, we will be alternating depending upon the subject of a given class. While both instructors will provide guidance throughout the course, in general Prof. King will focus on the larger Urban and Site Planning issues while Prof. Bouratoglou will focus on Housing Development. The instructor is identified on each day's lesson.

**Important dates:**

- **Class 19: Tuesday April 13<sup>th</sup> - Mid-semester review**
- **Class 29: Thursday May 20<sup>th</sup> - Final Presentation**
- **Class 30: Tuesday May 25<sup>th</sup> - Wrap Up and Final Collection**

**Teams:**

The class will be divided into teams who will remain together throughout the semester. Each team will define the rules of their special zoning districts, will research site inventory and analysis and will define site strategies. Working with the guidelines defined by your team, each individual will develop their own Urban Design and Housing Solution.

**UrbanPlan:**

We are fortunate to be selected by Urban Land Institute (ULI) and CUNY Central to be a part of their UrbanPlan. UrbanPlan is a realistic, engaging exercise in which participants learn the fundamental forces that affect development in our communities. Participants experience challenging issues, private and public sector roles, complex trade-offs, and fundamental economics in play when proposing realistic land use solutions to vexing growth challenges.

Materials/Templates provided for: Site Plan, Site Section, Egress, Floor Plans, Perspectives, 3D Site



**Note: The first 6 class meeting will be taught by professors Paul King+ Jill Bouratoglou**

Team Building, UrbanPlan and Special Zoning Districts

Instructors: Bouratoglou & King

**Day 1. Tues Feb 2nd Introduction to Course Content and Team Building**

**Studio Activities: 8:30-11:00AM – Prof King**

- **Activity 1a**     ***About Me Boards*** – Each student to compose two 11 x 17 graphic boards one which expresses their personal interests and one to express their architectural interests. Use in class review to determine teams.
- **Activity 1b**     ***About My Team Boards*** – Each team to compose one 11 x 17 graphic boards which includes a photograph and the name of each member. For each team member list the strengths they add to the team and identify at least 1 goal the member would like to accomplish this semester. Write a 2-3 sentence summary that expresses who your team is.
- **Activity 1c**     ***About My Class Board*** – The class is to compose a board to include the two instructors and all class members grouped into teams.
- **Posting**         All final boards, individual, team and class are to be posted on MIRO.
- **Activity 2**         Introduction to Special Zoning Districts & begin precedent studies on Special Zoning Districts in teams. Review the NYC Planning website.

**Homework:**     **Assignment: Due- Class 2 Special District Precedent Case Study.**

**UrbanPlan Introduction(Day 1) Prof Bouratoglou**

- **UP Intro/Class #1: 11:00 – 12:15PM**
- Discuss Exercises 1 & 2
- Discuss the background of Yorktown and Elmwood
- Discuss “Creating an Effective Development Team” & Exercise 5 questions
- Discuss your expectations for the product and presentation
- What students can and can’t do in simulation
- Review/view Lego shapes – build each shape
- Assign teams & roles
- Review team member roles
- Students begin work in development teams
- Explain purpose and importance of ***Vision Statement*** and process

**Homework:** Vision Statement due next class, Readings: Existing Buildings and New Buildings; Exercises 1-5 should have been completed before first class.



**Day 2. Thurs Feb 4th *Special Zoning District Precedent Studies & Massing Studies***

**UrbanPlan Activities (Day 2): 8:30-10:20 AM- Prof Bouratoglou**

- **Facilitation #1/Class #1: 8:45 – 9:30AM (1 Volunteer per team)**
- After Facilitation #1 – Discuss Facilitators' comments with teams and discussion of goals for work during Class 3

**Homework:** Reread "About UrbanPlan: Understanding Your Investors" and "Financial Analysis Program and Meeting Financial Goals"; Read "Presentation" and "Jury Review Checklist"

**Studio Activities: 10:25-12:15PM – Prof King**

- **Activity 1** *Team Presentations – Special Zoning Precedent Case Study*
- **Activity 2** *Zoning Case Study Massing Study* – Working with the rules of the chosen Special Zoning District, develop a massing study to understand the implication of these special zoning rules. As you work, begin to develop ideas about creating your own special zoning district.

**Homework:** *Assignment: Due- Class 3 Zoning Massing Study.*

**Day 3. Tues Feb 9th *Special Zoning District Precedent Studies & Massing Studies***

**UrbanPlan Activities (Day 3): 8:30-10:20AM - Prof Bouratoglou**

- Students work in development teams
- Teams start building with Legos
- Conduct interactive demonstration of Financial Model
- Review Presentation Tab
- Flash Site Builder program review with each of the Financial Analysts
- ***A scenario must be completed by the end of this class on the site plan and in financial model***

**Homework:** Refine scenario proposal for the 2<sup>nd</sup> Facilitators visit in Class 4

**Studio Activities: 10:25-12:15pm– Prof King**

- **Activity 1** *Team Presentations – Special Zoning District Massing Studies*
- **Activity 2** *Virtual Site Visit – Inventory & Analysis – (Team)* With an eye towards defining your own Special Zoning District for the project site, make virtual site visits and complete an inventory and analysis. Consider Circulation (Pedestrian/Vehicular/Private/Public), Views (to the site/ from the site), Environment (Noise, Odor, Vegetation, Winds, Sun), Land Use & Zoning, Demographics, Cultural, Educational, Service Facilities, etc. Divide the work up and put together a cohesive presentation. Begin creation of virtual site model.

**Homework:** *Assignment: Due- Class 4 Preliminary Inventory and Analysis.*



**Day 4. Thurs. Feb 11th Special Zoning District & Inventory and Analysis**

**UrbanPlan Activities (Day 4): 8:30-10:20 AM – Prof Bouratoglou**

- **Facilitation #2/Class #1: 8:45AM – 9:30AM**
- After Facilitation #2 – Discuss Facilitators’ comments with teams and discussion of goals for the City Council presentation in Class 5

**Homework:** Finalize proposal for the City Council presentations (Day 6)

**Design 6 Activities: 10:25-12:15PM – Prof King**

- **Activity 1** *Team Presentations – Inventory & Analysis*
- **Activity 2** *Develop your Special Zoning District – (Team)* Develop your special zoning districts for the project site. Conduct massing studies based on your rules. Organize and develop a cohesive presentation of your plan.

**Homework:** **Assignment: Due- Class 5 Community & Special Zoning Districts**

- **Posting** All of the week 1 presentations to be posted on OpenLab by Friday evening. Special zoning district presentation due Monday must be posted on OpenLab by Midnight Sunday.

**Day 5. Tues Feb 16th Special Zoning Districts & Site Strategy**

**UrbanPlan Activities (Day 5): 8:30-10:20 AM– Prof Bouratoglou**

- Refine and practice for City Council presentations

**Homework:** Finalize proposal for the City Council presentations (Day 6)

**Design 6 Activities: 10:25-12:15 PM– Prof King**

- **Activity 1** *Presentation and critique of Special Zoning Districts*
- **Activity 2** *Development of Site Strategy (Team)* – Each team to develop site strategy diagrams and formulate site strategies.

**Homework:** **Assignment: Due Class 6 – Map your Special Zoning District**

**Day 6. Thurs. Feb 18th Special Zoning Districts & Site Strategy**

**UrbanPlan Activities (Day 6): 8:30-11AM– Prof Bouratoglou**

- City Council presentations
- 8:45AM Welcome
- 9:00 – 9:30AM Team 1 Presentation
- 9:30 – 10:00AM Team 2 Presentation
- 10:00 – 10:30AM Team 3 Presentation
- 10:30 – 11:00AM City Council Deliberation + Feedback to students

**Design 6 Activities: 11AM-12:15PM– Prof King**

- **Activity 1** *Team development of site strategies. Team critiques and break out rooms.*

**Homework:** **Assignment6: Due- Class 7 Site Strategies Presentation**



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**Day 7.** Tues Feb 23rd Site Strategies Instructor: King

**Day 8.** Thurs. Feb 25th Site Strategies & Housing Typologies Instructor: King  
• **Activity 1** Team presentations of site strategies and 3D Site

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**Day 9.** Tues. March 2nd Amenities & Bubble Diagrams  
• **Activity 1** Team presentations of Special Zoning District, 3d Site Model  
• **Activity 2** Typologies of Housing – Precedent Studies Assigned. Begin programming and research into space planning. Complete the program to determine uses, locations and rough sizes of floor areas. Understanding applicable building code.  
**Assignment: Due- Class 10 Housing Precedent Studies – 3 + Roadway Example and list Program spaces**

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**Concept Development** Instructor: Bouratoglou

**Day 10.** Thurs. March 4th Programming  
• **Activity 1** *Individual Presentation of Housing Precedent Studies*  
• **Activity 2** Discussion and review of amenities, lobby, common spaces, programming matrixes, bubble diagrams.  
**Assignment: Matrix and Bubble Diagram-presented Class 11**  
• **Activity 3** **Development of Blogs** – each student will create and maintain a daily log of their design progress. Blogs will be linked to and visible from the course OpenLab site.

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**Day 11.** Tues. March 9th Concept Instructor: Bouratoglou  
• **Activity 1** Individual Concept Collages developed - 2. 4 concept models due by end class.  
**Assignment: Due- in Class 11 - 4 Concept models+ 2 collages**  
• **Activity 2** *Hybrid Concept model development*  
**Assignment: Due- Class 12 - Final Concept model to scale on Site**

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**Site Development** Instructor: Bouratoglou

**Day 12.** Thurs. March 11th Parti Development  
• **Activity 1** Presentation and critique of final hybrid model on site and revisions  
**Assignment : Due- Class 13 - Final Site Concept Model – plans and site sections**

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**Day 13.** Tues. March 16th Site Concept Instructor: Bouratoglou  
• **Activity 1** Formulation of site strategies and design principles (parti ideas). Development of site concept based on parti emphasizing public/private, open and closed spaces, circulation, views, et al.  
**Assignment cont: Due- Class 14 - Site Concept Diagrams – plans and site sections**

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**Day 14.** Thurs. March 18th Site Form Instructor: King  
• **Activity 1** Continuation of site concept development model.- exterior path, circulation, landscape spaces, hardscapes vs softscapes, service, vehicular, bike, pedestrians  
**Assignment: Due- Class 13 - Final Site Concept plan, Site Sections & model**

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**Note: The next 3 class meeting will be taught by Professor Bouratoglou**



- Day 15. Tues. March 23rd Residential Units** Instructor: Bouratoglou
- **Activity 1** Individual Final Site Concept Presentations
  - **Activity 2** Introduction to Individual Residential Units. Interior planning design concepts and requirements. Discussion of furniture layout, space planning, unit layouts, light and air requirements.
- Assignment: Due- Class 14 – Typical unit layout, Studio, 1,2,3 bedrooms**

- Day 16. Thurs. March 25th Building Codes** Instructor: Bouratoglou
- **Activity 1** Individual review of typical unit layouts
  - **Activity 2** Building codes, fire stairs, travel distances, core development. Desk crits.
- Assignment: Due- Class 15 – Development of typical floor plan with core & fire stairs + Fire Egress Diagram with dimension of travel distance +Light/Air Calcs**

- Day 17. Tues. April 6th Design Development** Instructor: Bouratoglou
- **Activity 1** Individual Review of typical floor plan layouts
  - **Activity 2** Development of project massing, core, site, units.
- Assignment: Due- Class 16 – Rework typical floor based on desk crits**

**Note: The next 2 class meeting will be taught by Professor Paul King**

- Day 18. Thurs. April 8th Massing Development** Instructor: King
- **Activity 1** Individual review of typical floor plan layouts
  - **Activity 2** Continued development of project massing, core, site, units.
- Assignment: Due- Class 17 – Site Plan with images of exterior amenities**

**Note: The next class meeting will be co-taught by professors Jill Bouratoglou & Paul King**

- Day 19. Tues. April 13th Mid-semester Presentation**
- **Activity 1** Midsemester presentation with professors and guest community jurors
- Assignment: Due Class 20 – Rework typical plans, site layout and development of amenities**

- Day 20. Thurs. April 15th Project Development** Instructor: Bouratoglou
- **Activity 1** Further development of project massing, core, site and units. Development of Plans, Sections, Massing of Unit, typical floor layouts and connections to site.
  - **Activity 2** Continued development of project on site.- FAR

**Note: The next 4 class meeting will be taught by professor King**

**Project Development** Instructor: King

- Day 21. Tues. April 20th Ground floor plan – lobby and relationship to site**
- **Activity 1** Individual review of Site Plan with images of exterior amenities
  - Further development of project massing, core, site and Lobby. Development of lobby and connection to site- entrances, parking, service, mail, deliveries....
- Assignment: Due Class 22 –Site Development and Lobby plan, site layout and development of amenities**

- Day 22. Thurs. April 22nd Project Development**



- **Activity 1** Further development of Plans, Building Sections, Exterior Elevations and 3d Models – development of typical floor plans.  
**Assignment: Due Class 23 – 2-3 short site sections and 1 long site section**

**Exterior Façade – Landscaping and Site Amenities**

**Instructor: King**

**Day 23. Tues. April 27th Exterior Elevations**

- **Activity 1** Review of site sections. Development of exterior elevations and discussion of materials. Development of site plan and site amenities.  
**Assignment: Due Class 24 – Exterior Elevations with images of materials**

**Day 24. Thurs. April 29th Exterior Elevations & Site Development**

**Instructor: King**

- **Activity 1** Review of site sections. Development of exterior elevations and discussion of materials. Development of site plan and site amenities.  
**Assignment: Due Class 25 – Site Development with images of materials**

**Day 25. Tues. May 4th Presentation Methodologies**

**Instructor: Bouratoglou**

- **Activity 1** Review of exterior elevations and image selections. Discussion of final presentation methodologies. Development of thumbnail story board.  
**Assignment: Due Class 26 – Thumbnail diagrams for final presentation.**

**Day 26. Thurs. May 6th Presentation Methodologies**

**Instructor: King**

- **Activity 1** Review of presentation development and desk crits.

**Note: The next 4 class meeting will be taught by professor Jill Bouratoglou**

**Day 27. Tues. May 11th Desk Crits and Presentation Review**

**Day 28. Thurs. May 13th Desk Crits and Presentation Review**

**Note: The final week will be co-taught by professors Jill Bouratoglou and Paul King**

**Day 29. Thurs. May 20th Final Presentations**

- **Activity 1** Final presentation with professors and guest jurors.

**Day 30. Tues. May 25th Final Submission**

- **Activity 1** Final Class Discussion and Project Submission

**Deliverables:**

Precedent Special Zoning Districts- Group



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## Site Analysis – Group

Precedent Housing/Building over Roadway

Zoning Analysis of Site – Allowable buildable areas

Concept Models and Collages

Hybrid Model on Site

Site Strategy Diagram

## Site Plan

- Landscaping

- Grading

- Public vs Private

- Parking

- Amenities

- Bridge – yes or no

- Design of the Greenway

Typical Floor Plan with Core with Egress Diagram overlay

Blow ups of units with Light and Air Calculations

## Exterior Façade Design

- Materials

- Balconies

- Partial Detail

Final Zoning: final building within the final zoning envelopes - so for zoning - a site plan with FAR transfers, isometric of final zoning envelope with building in it - that would be the final presentation.

## Presentation

- Layout

- Written oral outline