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**ARCH 3612 Design VI Housing Studio**

**Course Schedule**  
**Prof. Jill Bouratoglou & Prof. Levrat**

**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, in general Prof. Levrat will be the main professor, and Prof. Bouratoglou will focus on the warm-up project taught through UrbanPlan during the six first class meetings.

**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 Dec 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.



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

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

**Studio Activities: 6-7:00PM + 8:45-9:45 – Prof Levrat**

- **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.
- **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: 7 – 8:45PM**

- 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): 6-7:50- Prof Bouratoglou**

**Facilitation #1/Class #1: 6:15-7(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: 7:55-9:45PM – Prof Levrat**

- **Activity 1** *Team Presentations – Special Zoning Precedent Case Study*
- **Activity 2** *Two Research Proposals / Urban Parks*
- **Activity 3** *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 + Research of two proposals+ Urban Parks*

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

**UrbanPlan Activities (Day 3): 6-7:50PM - 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: 7:55-9:45PM– Prof Levrat**

- **Activity 1** *Presentation of Two Proposals + Urban Parks*
- **Activity 2** *Team Presentations – Special Zoning District Massing Studies*
- **Activity 3** *Introduction to 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. Introduction of 3D site model- (AV).*

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



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

**UrbanPlan Activities (Day 4): 6-7:50PM – Prof Bouratoglou**

- **Facilitation #2/Class #1: 7-7:45PM**
  - 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: 7:55-9:45PM – Prof Levrat**

- **Activity 1** Continued Development– *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. Site Model (AV) Zoning Envelopes.

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

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

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

**UrbanPlan Activities (Day 5): 6:00-7:50 PM– Prof Bouratoglou**

- Refine and practice for City Council presentations

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

**Design 6 Activities: 7:55-9:45PM – Prof Levrat**

- **Activity 1** *Team Presentations – Inventory & Analysis*
- **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 – Preliminary Site Strategy+ Site Bubble Diagram**

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

**UrbanPlan Activities (Day 6): 6:00-8:30PM– Prof Bouratoglou/King**

- City Council presentations
- 6:15PM Welcome
- 6:30 – 7:00PM Team 1 Presentation
- 7:00 – 7:30PM Team 2 Presentation
- 7:30 - 8:00PM Team 3 Presentation
- 8:00 – 8:30PM City Council Deliberation + Feedback to students

**Design 6 Activities: 8:30-9:45PM– Prof Levrat**

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

**Homework:** **Assignment6: Due- Class 7 Site Strategies Review/Progress Presentation Day 8**



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Day 7. Tues Feb 23rd Site Strategies + Special Zoning of Site Discussion and review

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Day 8. Thurs. Feb 25th Progress Presentation Site Strategies + Special Zoning of Site Discussion and review

- **Activity 1** Team presentations of site strategies and 3D Site + Special Zoning of Site
- Homework: Assignment Typologies of Housing – Housing Precedent Studies Assigned**

Concept Development

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Day 9. Tues. March 2nd Amenities & Bubble Diagrams

- **Activity 1** **Presentation Typologies of Housing – Precedent Studies.** Begin programming and research into space planning. Complete the program to determine uses, locations and rough sizes of floor areas. Understanding applicable building code.
  - **Activity 2** **Matrix and Bubble Diagram Lecture**
  - **Activity 3** **Guest Lecture Affordable Housing\*\***
- Homework: Assignment: list Program spaces, Develop Matrix and Bubble Diagram**

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Day 10. Thurs. March 4th Programming

- **Activity 1** Discussion and review of amenities, lobby, common spaces, programming matrixes, bubble diagrams.
  - **Activity 2** **Introduction to Collages and concept models in-class**
- Homework: Assignment: - 4 Concept models+ 2 collages**

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Day 11. Tues. March 9th Concept

- **Activity 1** Review of Concept Collages + models
  - **Activity 2** **Hybrid Concept model development in Class**
- Homework: Assignment: - Final Concept model to scale on Site**

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Day 12. Thurs. March 11th Parti Development

- **Activity 1** Presentation and critique of final hybrid model on site and revisions
  - **Activity 2** Bubble Diagram of Site Strategy – exterior spaces and uses
- Homework: Assignment - Final Site Concept Model – plans and site sections+ Site Plan Concept**

Site Development

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Day 13. Tues. March 16th Site Concept+ Site Form

- **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, exterior path, circulation, landscape spaces, hardscapes vs softscapes, service, vehicular, bike, pedestrians
- Homework: Assignment Continued- Site Concept Diagrams – plans and site sections**

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Day 14. Thurs. March 18th Residential Units

- **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.

**Homework: Typical unit layout, Studio, 1,2,3 bedrooms in double loaded corridor (Template Board)**

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**Day 15. Tues. March 23rd Building Codes**

- **Activity 1** Individual review of typical unit layouts
- **Activity 2** Building codes, fire stairs, travel distances, core development. Desk crits.

**Homework: Assignment: Development of typical floor plan with core & fire stairs + Fire Egress Diagram with dimension of travel distance +Light/Air Calcs (Template Board)**

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**Day 16. Thurs. March 25th Design Development**

- **Activity 1** Individual Review of typical floor plan layouts
- **Activity 2** Development of project massing, core, site, units.

**Homework: Assignment: Rework typical floor based on desk crits**

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**SPRING BREAK**

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**Day 17. Tues. April 6th Massing Development**

- **Activity 1** Individual review of typical floor plan layouts
- **Activity 2** Continued development of project massing, core, site, units.

**Homework: Assignment: Final typical Floor plans with egress + Blow-ups with Light +Air Calcs**

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**Day 18. Thurs. April 8th Massing Development + Site**

- **Activity 1** Individual review of typical floor plans, Site Plans, Site Sections
- **Activity 2** Continued development of project

**Homework: Assignment: Mid-semester Presentation + Site Plan with images of exterior amenities**

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**Day 19. Tues. April 13th Mid-semester Presentation**

- **Activity 1** Midsemester presentation with professors and guest community jurors

**Homework: Assignment: Rework typical plans, site layout and development of amenities**

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**Day 20. Thurs. April 15th Project Development**

- **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

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**Project Development**

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**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...

**Homework: Assignment: Site Development and Lobby plan, site layout and development of amenities**



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**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.

**HomeworkL Assignment: short site sections and 1 long site section**

**Exterior Façade – Landscaping and Site Amenities**

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**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.

**Homework: Assignment: Exterior Elevations with images of materials**

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

- **Activity 1** Review of site sections. Development of exterior elevations and discussion of materials. Development of site plan and site amenities.

**Homework: Assignment: Site Development with images of materials**

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

- **Activity 1** Review of exterior elevations and image selections. Discussion of final presentation methodologies. Development of thumbnail story board.

**Homework: Assignment: Thumbnail diagrams for final presentation.**

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

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

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

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

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

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

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

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



**Deliverables:**

Precedent Special Zoning Districts- Group

Site Analysis – Group- **SPC Requirement Collection**

Precedent Studies: Housing/Urban Parks

Zoning Analysis of Site – Allowable buildable areas

Concept Models and Collages

Hybrid Model on Site

Site Strategy Diagram- **SPC Requirement Collection**

Site Plan

- Landscaping

- Grading

- Public vs Private

- Parking

- Amenities

- Bridge – yes or no

- Design of the Greenway- (understanding BIG and Scott Stringer Proposals and connect to them)

Typical Floor Plan with Core with Egress Diagram overlay- **SPC Requirement Collection**

Blow ups of units with Light and Air Calculations- **SPC Requirement Collection**

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 **SPC Requirement Collection**

- Layout

- Written oral outline