



Development Typologies Summer B, 2018
Wednesdays, 9-11 am

Dates: 7/11, 7/18, 7/25, 8/8
Time: 11 AM-1 PM
Room: 115 Avery

Date: 7/16
Time: 12-2 pm
Room: 115 Avery

Date: 8/1
Time: 11 AM-1 PM
Room: 300 Buell S

Office hours: Fayerweather 324M, Wednesdays (by appointment)

Instructor: Professor Kate Ascher
Kja2127@columbia.edu

Teaching assistant: Reia Tong
rdt2129@columbia.edu

I. Course Description

The term “real estate development” embraces a host of purposes and target markets. The types of buildings that developers produce varies widely – from residential and commercial to hotel, industrial, retail and – increasingly - mixed-use. Even within these broad program areas, such as housing, there are enormous differences in the skills and knowledge needed to develop one sub-category (e.g. affordable housing) from another (luxury residential buildings). “Development Typologies” will provide students with a foundation to understand a range of typologies prevalent today, with an emphasis on those types of development most relevant to New York City and the urban cores of other global cities. These include, among others, transit-oriented projects, adaptive reuse, tall buildings/skyscrapers, and large mixed-use developments.

The class will consist of lectures/presentations given by the instructor, combined with class presentations and industry guests. Each class will cover concepts specific

to the type of project being examined. A series of case studies will be incorporated into each class – some from other cities and others from the New York metropolitan area. Students will present some of these case studies; others will be presented by industry experts. Students will thus get first-hand experience of the types of issues associated with the individual development typologies.

II. Course Requirements, Assignments and Work Expectations

Students will be expected to attend each class unless excused in advance. They will be asked to complete assigned readings and to submit assignments as requested. Visits to specific sites may be required in addition to time in class. Students will complete an individual project/presentation on one or more typologies, as well as sit a final exam.

III. Course Grading Criteria

Submitted assignments: 20%
Attendance and in-class participation: 20%
Individual presentation/deliverable: 25%
Final exam: 35%

IV. Course Outline

Class 1 (July 11): Standard typologies

- class administration
 - admin issues and expectations
 - the syllabus: how it works
- course overview: why are typologies important?
 - uses and trends
 - commercial
 - residential
 - light manufacturing/industrial
 - retail
 - hotel
 - locations
 - center city (older districts)
 - new commercial nodes
 - waterfront
 - railyards/transit hubs
 - types of projects
 - adaptive reuse
 - transit-oriented development

- skyscrapers
- large-scale mixed-use development
- assignments and presentations

Required readings for Class 2: Adaptive reuse

Assignment 1: TBD

Class 2 (July 16): Adaptive reuse and historic preservation

- what is adaptive reuse?
- adaptive reuse and historic buildings
- risks and rewards
- case studies: Chelsea Market, Tate Modern, South Street Landing
- case studies: One Wall Street (*office – residential conversion*)

Required readings for Class 3: TOD

Cervero, Robert “Chapter 3: Public Transport and Sustainable Urbanism: Global Lessons” in Curtis, Carey, Renne, John, Bertolini, Luca Transit-Oriented Development, June, 2009, pp. 23-35.

Levinson, David M. and Istrate, Emilia, “Access for Value: Financing Transportation Through Land Value Capture”, *Metropolitan Policy Program at Brookings*.

Peterson, George E., Unlocking Land Values to Finance Urban Infrastructure, Chapter 1, pp. 17-30 and Chapter 2, pp. 31-54.

Mathur and Smith, “Land value capture to fund public transportation infrastructure” Transport Policy, Volume 30, Nov 2013, pp. 327-335.

Assignment 2: TBD

Class 3 (July 18): Transit-oriented development

- goals and typologies
- historical origins and approaches
- value-capture mechanisms and
- partnership structures
- case studies: WMATA, Transbay, MTR (Hong Kong)
- case studies: One Vanderbilt (*office tower with subway bonus*)

Required readings for Class 4 (Skyscrapers):

Willis, Carol, Form Follows Finance: Skyscrapers and Skylines in NY and Chicago, 1995, pp. 19-45, 145-178.

Salvadori, Mario, Why Buildings Stand Up (W.W. Norton, 1980), Chapter 3, pp. 43-58 and Chapter 7, pp. 107-125.

Barr, Jason, “Skyscrapers and Skylines”, CTBUH Journal, 2014, Issue 1, pp 18-23.

Ascher, Kate, The Heights: Anatomy of a Skyscraper (Penguin Press, 2011), pp. 12-19, 36-61, 92-117.

Sullivan, Louis, "The Tall Building Artistically Reconsidered," Lippincott's, 1896.

Scicolone, Maria, "Developing Skyscraper Districts: La Defense", CBTUH Journal, 2012, Issue 1.

Optional reading:

Gehl, Jan, Cities for People, Chapter 2.1, pp. 33-46 and Chapter 5.2, pp. 198-209.

Assignment 3: TBD

Class 4 (July 25): Skyscrapers

Speaker: Carol Willis

- origins and rationale
- concept of "economic height"
- the fundamentals of building tall
 - structural
 - mechanical
 - vertical movement/elevating
 - stacking diagrams
- skyscraper districts and the politics of the skyline
- skyscraper paradigms: US, Europe and Asia
- case studies: The Shard, Shanghai Tower, Burj Khalifa
- case studies: 220 Central Park South (*luxury residential tower*)

Required readings for Class 5 (Mixed-use development): TBD

Assignment 4: TBD

Class 5 (August 1): Large-scale mixed-use development

Speaker: Jeffrey Rosen

- the planning and land use review process
- the RFP process
- public-private partnerships: roles and responsibilities
 - infrastructure
 - incentives and negotiations
- community benefits
- case studies: Kings Cross, Stapleton, Anacostia (DC)
- case studies: Hudson Yards (*urban railyard redevelopment*)

Class 6 (August 8): Final Exam