City Development: A Real Estate Practicum
ARC 350R, ARC 386M, CRP 389C
Fall 2017
Tuesday 8:30 am – 12:30 pm, Seminar, Workshop and Lecture
Thursday 11:30 am - 12:30 pm, Workshop

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Class website: Canvas

Office Hours: Monday 4:30 pm - 6:30 pm by appointment (or other times by appointment)

Course Prerequisite
This practicum requires ability to work with a team in designing a development proposal. As such, it is important that participants have basic computer graphics skills in order to address site design, the massing of buildings, and measurement of floor space.

Course Objectives
To confront advanced students with real world development sites in order to make the city of the future. The aim is to anticipate the professional roles of students in addressing challenging contemporary issues in bringing high quality to city life, buildings, and the spatial fabric of cities. Students will address changing lifestyles, work and living environments, mobility, finance, and methods to bring about successful inner city projects.

The course is interdisciplinary, where architects, planners, urban designers and landscape architects work in teams with real estate students in the McCombs School. You will address a live development project. A key objective is to develop interdisciplinary team skills to consider issues of context, site, planning, and the development of market in producing a project that is both feasible and acceptable.

Course Description
The seminar operates as an applied course, or practicum, concerned with the planning, design, financing, and implementation of development and redevelopment projects in a city context. As such, it directly addresses issues of how to make better development in cities, - more inclusive and resilient, more appropriate to context, yet meeting the demands of the 21st century marketplace. Attention is focused on how critical development opportunities can be harnessed in the most creative means possible. This, in turn, requires real world knowledge and skills to address issues of mobility, user mix, amenity, affordability, feasibility, and acceptability in realizing complex real estate projects.

This is an interdisciplinary team-based seminar, working on selected current projects in Texas. The course is open to students in finance (MBA) (who register with the McCombs School), architecture (M.Arch and students in the fifth year of the B.Arch), planning (CRP), urban design (MSUD), landscape architecture (MLA), and sustainable design (MSSD). Other students will be considered on the basis of their background skills. Work requires a serious commitment to both independent research and team participation. Students form multidisciplinary teams focused on a real world project where motivation comes from the team, who are then guided and supported by faculty, industry professionals, and sponsoring companies. The given context will have a background of issues, development opportunities,
and possibly previous potential projects. It will be the responsibility of the team to research this information, and to develop values, criteria, and strategies to steer the project. In essence, each team will produce a carefully considered solution that can be defended against a range of criteria, including: planning performance; highest standards of architecture; spatial and ecological design; financial feasibility; resource management; the quality of life for all users; long term sustainability; and implementation strategies. The teamwork will finally be assessed by a selected jury drawn from the planning and development professions.

The seminar/practicum is viewed as an ideal preparation for those intending to enter the ULI Hines Urban Design Competition in January 2018.

Course Requirements
The seminar meets from 8:30 am on Tuesdays for a structured session leading to a workshop. On a number of occasions, there will be a late morning presentation made by industry professionals. Each team presents progress reports. Work leads to a final report, verbal and visual presentation in front of an invited jury.

Full attendance and participation in the seminar, workshops, talks, and the work of the team is a key requirement. Each stage of work requires careful and innovative preparation, assisted by thoughtful discussion. Students will be addressing professional advisors so strong teamwork communication and a clear work plan are essential.

The seminar works through Canvas. Here, additional information, guidance, and references will be posted. This acts as an “intelligence hub” for each of the teams.

Assignment

| Class attendance and participation | 10% |
| Outline / Project Work Plan/Project Progress Reports | 40% |
| Final Presentation and Report | 50% |

Grading Criteria

A/A-: excellent
Project surpasses expectations in terms of inventiveness, appropriateness, verbal and visual ability, conceptual rigor, craft, and personal development. Student pursues concepts and techniques above and beyond what is discussed in class. The work submitted exceeds required drawings and models.

B+/B/B-: above average
Project is thorough, well researched, diligently pursued, and successfully executed. Student pursues ideas and suggestions presented in class and puts in effort to resolve required projects. The work demonstrates potential for excellence and is complete.

C+/C/C-: average
Project meets the minimum requirements. Suggestions made in class are not pursued with dedication or rigor. The work is nearly complete.

D+/D/D-: below average
Basic skills including graphic skills, model-making skills, verbal clarity or logic of presentation are not level appropriate. Student does not demonstrate the required design skill and
knowledge base. The work is incomplete.

F: failure
Minimum objectives are not met. Performance is not acceptable. Note that this grade will be assigned with excessive unexcused absences.

Readings
Real Estate Development. R. Kruger. ULI, 2015.
Urban Land Institute Case Studies, particularly Woodwards and The Rise, Vancouver, 2014; Life @ Daning, Shanghai, 2014; Kings Cross, London, 2014; Nuova, Milan, 2016; City Centre, Houston, 2015; and Knowledge and Innovation Community, Shanghai, 2015.

Academic Integrity
University of Texas Honor Code
The core values of The University of Texas at Austin are learning, discovery, freedom, leadership, individual opportunity, and responsibility. Each member of the university is expected to uphold these values through integrity, honesty, trust, fairness, and respect toward peers and community.

Each student in this course is expected to abide by the University of Texas Honor Code. Any work submitted by a student in this course for academic credit will be the student's own work or that of their team.

Other University Notices and Policies
Use of E-mail for Official Correspondence to Students
- All students should become familiar with the University's official e-mail student notification policy. It is the student's responsibility to keep the University informed as to changes in his or her e-mail address. Students are expected to check e-mail on a frequent and regular basis in order to stay current with University-related communications, recognizing that certain communications may be time-critical. It is recommended that e-mail be checked daily, but at a minimum, twice per week. The complete text of this policy and instructions for updating your e-mail address are available at http://www.utexas.edu/its/help/utmail/1564.

Documented Disability Statement
Any student with a documented disability who requires academic accommodations should contact Services for Students with Disabilities (SSD) at (512) 471-6259 (voice) or 1-866-329-3986 (video phone). Faculty are not required to provide accommodations without an official accommodation letter from SSD.

- Please notify the faculty as quickly as possible if the material being presented in class is not accessible (e.g., instructional videos need captioning, course packets are not readable for proper alternative text conversion, etc.).

- Please notify the faculty as early in the semester as possible if disability-related accommodations
for field trips are required. Advanced notice will permit the arrangement of accommodations on
the given day (e.g., transportation, site accessibility, etc.).

- Contact Services for Students with Disabilities at 471-6259 (voice) or 1-866-329-3986
  (video phone) or reference SSD’s website for more disability-related information:
  http://www.utexas.edu/diversity/ddce/ssp/for_cstudents.php

Behavior Concerns Advice Line (BCAL)
If you are worried about someone who is acting differently, you may use the Behavior Concerns
Advice Line to discuss by phone your concerns about another individual’s behavior. This service
is provided through a partnership among the Office of the Dean of Students, the Counseling and
Mental Health Center (CMHC), the Employee Assistance Program (EAP), and The University of
Texas Police Department (UTPD). Call 512-232-5050 or visit

Q Drop Policy
The State of Texas has enacted a law that limits the number of course drops for academic
reasons to six (6). As stated in Senate Bill 1231:
“Beginning with the fall 2007 academic term, an institution of higher education may not permit
an undergraduate student a total of more than six dropped courses, including any course a
transfer student has dropped at another institution of higher education, unless the student
shows good cause for dropping more than that number.”

Emergency Evacuation Policy
Occupants of buildings on the UT Austin campus are required to evacuate and assemble
outside when a fire alarm is activated or an announcement is made. Please be aware of the
following policies regarding evacuation:
- Familiarize yourself with all exit doors of the classroom and the building. Remember
  that the nearest exit door may not be the one you used when you entered the building.
- If you require assistance to evacuate, inform the faculty in writing during the first week of
class.
- In the event of an evacuation, follow the faculty’s instructions.
Do not re-enter a building unless you’re given instructions by the Austin Fire Department, the
UT Austin Police Department, or the Fire Prevention Services office.