City Development: A Real Estate Practicum
ARC 350R, ARC 386M, CRP 389C, RE 389
Fall 2016
Tuesday 11:00 am – 2:00 pm, Sanchez (Ed bldg.) SZB 422

Professors: Greg Hallman, McCombs School of Business
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Simon Atkinson (School of Architecture)
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Class website: Canvas
Office Hours: TBD and by appointment

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.

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 cities better, - more inclusive and resilient, yet meeting the demands of the 21st century marketplace. Attention is focused on the core of the city, and 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), 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). 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. A range of challenging projects has been selected. Teams will form and then determine one project which will be the focus of the semester’s work. Each location has a background of issues, development opportunities, and 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 seminar/practicum is viewed as an ideal preparation for those intending to enter the ULI Hines urban design competition in January 2017.

Course Requirements
The seminar meets from 11 am to 2 pm Tuesdays in SZB 422 for work sessions with faculty and advisors, as well as presenting progress reports. In addition, each team will arrange a faculty work session on a biweekly basis.

Full attendance and participation in the seminar, workshops, 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.

Course Schedule

<table>
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<tr>
<th>Mtg</th>
<th>DAY</th>
<th>DATE</th>
<th>TOPIC</th>
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<tbody>
<tr>
<td>1</td>
<td>Tues</td>
<td>Aug-30</td>
<td>Introductions, meet and greet, discussion of available projects and method for building teams and project selection</td>
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<td>2</td>
<td>Tues</td>
<td>Sept-6</td>
<td>Development Process Lecture – Jake Wegmann</td>
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<tr>
<td>3</td>
<td>Tues</td>
<td>Sept-13</td>
<td>Real Estate economics and finance – Basic Urban Economics (the market for space); commercial real estate financial analysis and a few valuation, risk, and performance metrics – Greg Hallman</td>
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<td>4</td>
<td>Tues</td>
<td>Sept-20</td>
<td>Planning/Design lecture – Simon Atkinson</td>
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<td>5</td>
<td>Tues</td>
<td>Sept-27</td>
<td>Presentation and class review of project work plans</td>
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<td>5</td>
<td>Tues</td>
<td>Oct-4</td>
<td>Studio</td>
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<td>6</td>
<td>Tues</td>
<td>Oct-11</td>
<td>Studio</td>
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<td>7</td>
<td>Tues</td>
<td>Oct-18</td>
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<td>8</td>
<td>Tues</td>
<td>Oct-25</td>
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<td>9</td>
<td>Tues</td>
<td>Nov-1</td>
<td>Mid-semester Real Estate Industry Panel Presentation</td>
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<td>Tues</td>
<td>Nov-8</td>
<td>Studio</td>
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<td>11</td>
<td>Tues</td>
<td>Nov-15</td>
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<td>12</td>
<td>Tues</td>
<td>Nov-22</td>
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13 Tues Nov-29 Last class meeting day/final presentation preparation
14 Mon Dec-5 Tentative final presentations and reception 6:30 – 8:30pm

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<tr>
<th>Assignment</th>
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<tr>
<td>Class attendance and participation</td>
<td>ongoing</td>
<td>10%</td>
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<tr>
<td>Outline / Project Work Plan</td>
<td>+4 weeks</td>
<td>10%</td>
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<tr>
<td>Project Progress reports</td>
<td>+7, +9, +11 weeks</td>
<td>10, 10, 10%</td>
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<tr>
<td>Final Presentation and Deliverable</td>
<td>TBD/end of semester</td>
<td>50%</td>
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**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**


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/ssd/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 http://www.utexas.edu/safety/bcal.

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.