

Wednesday: 5:00 pm – 7:45 pm
Room: 2005
Office hours: By appointment
Phone: (303) 443-7876 (Pel-Ona Architects and Urbanists)
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COURSE DESCRIPTION

Design Policy / Regulation focuses on the interrelations between physical design, urban morphology, and land use regulations. The course aims at achieving a special kind of expertise that combines designerly thinking and land use planning. This expertise is to respond effectively to the following recent trends and demands on the profession: (a) stronger residential real estate markets in urban centers (especially in the Front Range communities) (b) necessity for understanding of urban form and the interactions between uses, facilities, and services within complex urban contexts, (c) planning for mixed-use and high density neighborhoods, especially in the area of crafting regulations, (d) a widened scope and an increased level of discretion in design review processes that necessitates design creativity within city halls.

OBJECTIVES OF URBN 6642:

IDEAL:

To become a **socially responsible, politically aware, artistically creative, intellectually flexible professional.**

BOTTOM LINE:

- Development of a firm understanding of the purpose of the urban design profession within society, understanding of the tools available to achieve these objectives.
- Ability to evaluate physical design in terms of quality of life implications and communicate these arguments with an audience.
- Thorough understanding of impacts of various development codes and zoning regulations on physical environment and urban form.
- Ability to craft regulations to guide and control urban developments.

PRESENTATIONS AND PAPERS

PAPER REVIEW POWERPOINT PRESENTATION

This part of the course will be in seminar format; each of you will review and present a reading listed in the syllabus (the ones with ____ on the side). The presentations need to be critical and selective; those arguments and case studies that are most significant for our class topics need to be emphasized. I will meet the presenters a week before to go over the readings. Use of diagrams, schematic drawings, pictures and other visual material is an integral part of an appealing presentation. Also, please provide questions to instigate class discussion.

(15 % of the grade)

SUSTAINABLE URBAN FORM INDICATORS A POWERPOINT PRESENTATION

In the first part of the course we will review a few examples of comprehensive frameworks for defining sustainability in terms of urban development patterns. The purpose is: (a) to understand and communicate the challenges in formulating these frameworks as planning policies and (b) to focus on the questions of to what extent sustainability indicators can be incorporated in design review and be controlled by regulations, standards, and guidelines.

The short PowerPoint presentation will be focused on

1. Creating a comprehensive conceptual framework to define sustainable urban form
2. Providing a general list of indicators and metrics
3. Explaining why and these indicators are significant in achieving sustainability.

You are asked to provide a PowerPoint presentation in the class. The presentation is to be compact, to the point, visually appealing, and short: no longer than 10 minutes.

Due: February 12, 2014

(15 % of the grade)

A COMPARATIVE DISCUSSION ON RECENT PROGRESSIVE CODES: A POWERPOINT PRESENTATION

The purpose of this exercise is to analyze, understand and learn from some of the recent innovative codes. Please pick one of the following codes to analyze and compare to the recently adopted Denver's Zoning Code (as long as you contact me before hand with your choice, you may choose outside of this list as well):

- Zoning Code, Montgomery, AL
- Santa Ana Downtown Renaissance Specific Plan, Santa Ana, CA
- Zoning Code, Ventura, CA
- Miami 21 SmartCode, Miami, FL
- Form-Based Code for Mixed-use Infill, Sarasota County, FL
- Towns, Villages, Countryside Land Development Regulations, St. Lucie County, FL
- Heart of Peoria Land Development Code, Peoria, IL
- Downtown Development Code, Blue Springs, MO
- Smart Code, Taos, NM
- TOD SmartCode, Leander, TX
- Design Guidelines and Standards for Sunrise Valley, Washington City, UT
- Park East Redevelopment Plan, Milwaukee, WI

1. Please provide the context and the purpose of the codes. Summarize the scope. (Is this part of a larger code? If so, how does it relate to the larger code?)

2. Provide a brief analysis of the structure of the code. Compare the structure of your code to the structure of the Denver's New Zoning Code. How are use, density, and form related regulations organized? Also, is there an overall vision for the future of the physical environment? If yes how is it presented? Is there a master/site plan? How are the regulations related to these?
3. In a block or building scale what are some of the innovative regulatory tools used in the code to control and guide the urban form?
4. Finally provide an evaluation of the urban environment this code encourages in terms of (a) overarching planning objectives identified in the first day of the class and (b) sustainable urban form indicators.

The presentation is to be compact, to the point, and short: no longer than 12 minutes.

Due: April 2, 2014

(30 % of the grade).

LEARNING FROM THE VERNACULAR CODING FOR CLIMATE: THE FINAL PAPER / PRESENTATION

This exercise is aimed at (a) studying vernacular urban forms in the light of their responses to climate (b) crafting regulations and understanding the challenges (c) developing some practical regulatory tools that can guide and encourage smart responses to climatic conditions. This exercise has three steps:

1. Choose a climate zone (either hot humid or hot arid) and discuss the climatic requirements of this zone along with exemplary responses evolved through vernacular urban settings. Gather information about the physical/formal characteristics of the vernacular settings and evaluate these characteristics in the light of the climatic efficiency and function. Identify some morphological rules, values, and correlate these to the lifestyles.
2. Choose a one of the following three contexts and for a development in a block or half block scale, provide a set of density, use, and bulk regulations. Although, following a lot types or building types approach is encouraged, other innovative approaches are welcomed as well.
 - Urban edge / T3 / R2, R3, Low density business, mixed use, etc. (around 1 to 3 stories / 0.7 – 1.3 FAR)
 - Urban / T4 / R3, R4, Medium density mixed use, Medium density business, etc. (around 2 to 4 stories / 1 – 2 FAR)
 - General Urban / T5 / R4, Business, Urban Mixed Use, etc. (around 3 to 6 stories / 1.5 – 3 FAR)
 - (Denver's New Zoning Code / typical transect / conventional zoning district)
3. Test your regulations by pretending to be a designer designing a development proposal for a half-block or block area using these regulations and build a SketchUp model of this development proposal.

You are asked to provide a PowerPoint presentation in the class. The presentation is to be compact, to the point, and short: no longer than 12 minutes.

Due: April 23, 2014

(20 % of the grade)

You are also asked to provide a paper version of your presentation. The visuals will be an important part of your paper. Although length is not an important criterion (the content is) just to give an idea, 12 – 18 pages is a reasonable length.

Due: May 7, 2014

(20 % of the grade)

TENTATIVE SCHEDULE

(as of November, 2013)

PART I: INTRODUCTION:

SUSTAINABLE URBAN FORM INDICATORS AND SCOPE OF REGULATION

January 22 Introduction: Overarching objectives.

Urban space and the shape of the public realm: Design Objectives/Principles
First assignment (Sustainable urban form indicators)

January 29 Sprawl and its environmental, social, financial, and cultural consequences.

Readings:

Calthorpe, P. 2011. Chapter 2: Fifty year experiment, pp. 25- 34 and Chapter 3: Toward a green future, pp. 35-48. In *Urbanism in the age of climate change*. Washington, D.C. and Covelo, CA: Island Press.

Gratz, R. B., N. Mintz. 1998. Chapter 6: Undoing sprawl in *Cities: Back from the edge, new life for downtown*. New York, Toronto: Preservation Press, John Wiley and Sons, pp.139-165

Newman, P. & J. Kenworthy. 1999. Chapter 2: The problem of automobile dependence at the end of the Twentieth Century, pp.27-67. In *Sustainability and cities: Overcoming automobile dependence*. Washington, D.C. and Covelo, CA: Island Press.

Onaran, K. (ed.) 2009. 'Why urbanism?' panel (presentations by S. Rodwin, J. Desmond, J. Noquist), *The Colorado Urbanist*, January-December, 2009, pp. 2-12.

February 5 Frameworks defining sustainable urban form:
Imageability, walkability, TND, TOD, and LEED ND indicators:

Readings:

Ewing R., K. Bartolomew, S. Winkelman, J. Walters, D. Chen. 2008. Chapter 3: The VMT/CO₂/Climate Connection in *Growing cooler: The evidence on urban development and climate change*. Urban Land Institute, pp.37-54.

LEED 2009 Neighborhood Development Rating system (updated on May 2011).

You may find this document @
<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148> .

Duany, A., E. Plater-Zyberk, J. Speck. Y. F. 2000. Appendix A: The Traditional Neighborhood checklist, pp.245-252. In *Suburban nation: The rise of sprawl and the decline of the American Dream*. New York: North Point Press.

Calthorpe, P. 1993. Guidelines and definitions, pp. 41-71. In *The next American Metropolis: Ecology, community, and the American Dream*. New York: Princeton Architectural Press.

February 12 **Presentations:** Sustainable Urban Form Indicators

PART II: REGULATION CULTURES: FORMAL VS. INFORMAL / USE-BASED VS. FORM-BASED

February 19 Planning, Urban Design, Legal Realm.
Regulation cultures. Formal and Informal models.
Euclidian Zoning.

Readings:

- ____ Scheer, B. C. 1994. Introduction: The debate on design review, in Scheer, B. C., W. F. E. Preiser. 1994. *Design review: Challenging urban aesthetic control*. Chapman & Hall.
- ____ Onaran, K., F. Sancar. 1998. Design review in small communities. *Environment and Planning B: Planning and Design*, vol.25, pp.539-557

February 26 Regulation cultures. Formal and Informal models.
The short story of zoning: from Euclidian to special reviews;
PUDs , PCD, floating zones, and beyond.
Participation, representation, accommodation, adaptability, and certainty.

Readings:

- ____ Sancar, F., K. Onaran. 2001. Designerly argumentation in Boulder, Colorado. *Journal of Urban Design*, Vol.6, No.1, pp.5-26.
- ____ Onaran, S. K. 1995. Protecting the collectively appreciated: Different approaches to aesthetics and aesthetic regulation in the United States. *Journal of Faculty of Architecture, M.E.T.U.*, vol.15, pp.17-36.
- ____ Lai, R. T. 1988. Chapter 4: Spinning the zoning web, in Lai, R. T. 1988. *Law in urban design and planning: The invisible web*. New York: Van Nostrand Reinhold.
- ____ Paroleck, D., K. Paroleck, P. Crawford. 2008. Introduction, in *Form-based codes: A guide for planners, urban designers, municipalities, and developers*. John Wiley and Sons, Inc. pp. 1 -15.

March 2 New horizons: Use-based or form-based?
Basic concepts in form-based coding. Transect: Marriage of use and form?

Readings:

- ____ Paroleck, D., K. Paroleck, P. Crawford. 2008. Chapter 2: Components, in *Form-based codes: A guide for planners, urban designers, municipalities, and developers*. John Wiley and Sons, Inc. pp. 15 -94.
- ____ Greenberg, E. 2004. From building to region: New Urbanist regulations in place. In. CNU/APA. *Codifying New Urbanism: How to reform municipal land development regulations*. APA PAS Report Number 526. pp. 39-79

March 12 New horizons: Use-based or form-based?
Transect: Marriage of use and form? Over-regulation and its consequences.

Readings:

- _____ Russell, J. 2004. New urbanist essentials. In. CNU/APA. *Codifying New Urbanism: How to reform municipal land development regulations*. APA PAS Report Number 526. pp.8-23.
- _____ Talen, E. 2012. Chapter 6: Reform. In *City Rules: How regulations affect urban form*. Island Press, pp. 175-200.
- _____ Duany, A., D. Brain. 2005. Regulating as if Humans matter: Transect and post suburban planning. In Ben-Joseph, E., T.S. Szold (eds.) *Regulating place*. New York: Rutledge, pp. 293-332.
- _____ Siegan, B. H. 2005. The benefits of non-zoning. In Ben-Joseph, E., T.S. Szold (eds.) *Regulating place*. New York: Rutledge, pp. 203-232.
- _____ Fogelson, R. M. 2005. Protecting Palos Verdes: The dark side of the bourgeois. In Ben-Joseph, E., T.S. Szold (eds.) *Regulating place*. New York: Rutledge, pp. 233-251.

March 19 Two Codes: Denver's New Zoning Code & Boulder's Revised Code, Title 9

Readings:

- _____ Denver's New Zoning Code at
<http://www.denvergov.com/cpd/Zoning/ZoningCodeMapWhatsMyZoning/tabid/432507/Default.aspx>
(make sure to read Article 2: Using the code and explore the articles 4 through 7 thoroughly)
- _____ Boulder's Revised Code Title 9 at
<http://www.colocode.com/boulder2/title9.htm>
(make sure to read Chapter 9-5 modular zone system and explore 9-6 through 9-8 thoroughly)
- Elliott, D. L. 2008. Chapter 7 A better way to zone , *A better way to zone: Ten principles to create more livable cities*. Washington D.C., London, UK: Island Press. pp.137 – 210.

March 26 *SPRING BREAK*

April 2 **Presentations:** Recent Progressive Codes

PART III: CODING FOR CLIMATE

April 9 Typomorphology and the concept of lot types

Readings:

The Smart Code (explore it fast)

Carmona, M., S Marshall, Q Stevens. 2006. Design codes: their use and potential. In *Progress in Planning*, vol.65, pp. 209-289.

Loukaitou-Sideris, A. R. Ehrenfeucht. 2012. Chapter 2 and 11 in *Sidewalks: Conflict and negotiation over public space*. The MIT Press, pp.15-33 & 243-264.

Onaran, K. 2009. A lot types approach to coding for diverse established neighborhoods. Paper Presentation in CNU-17, June 10-14, Denver Colorado.

April 16 Vernacular, climate zones, and cross-cultural patterns
Characteristics of the hot-arid and hot-humid regions
Brush-up your Sketch-Up / Review of final presentation outlines.

Readings:

Givoni, Barush. 1998. Chapter 10: Building and urban design for hot-dry regions. In *Climate Considerations in Building and Urban Design*. John Wiley & Sons Inc. pp. 333- 377.
(or any other good "climate and design" book that you may already have)

Givoni, Barush. 1998. Chapter 10: Building and urban design for hot-humid regions. In *Climate Considerations in Building and Urban Design*. John Wiley & Sons Inc. pp. 379- 415.
(or any other good "climate and design" book that you may already have)

Rapaport, A. 1991. *Precedents in Environmental design*. Madison, WI: University of Wisconsin Press

April 23 **Presentations:** Learning from the Vernacular and Coding for Climate

April 30 **Presentations:** Learning from the Vernacular and Coding for Climate

May 7 Post-presentation discussion and paper submission.