Wednesday: 5:15 pm – 8:00 pm
Room: 470
Office hours: By appointment
Phone: (303) 443-7876 (Pel-Ona Architects and Urbanists)
(303) 557-8188 (Cell – emergency calls only)
Email: Korkut@Pel-Ona.com

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 DESIGN POLICY / REGULATION:

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 extend 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 11, 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 1, 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 one or two vernacular or traditional building types that can fit to one of the following three contexts. Decipher lot types (craft a set of density, use, and bulk regulations) from the building types you have chosen. 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 22, 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 6, 2014
   (20 % of the grade)

UNIVERSITY WIDE POLICIES

Please refer to the following web sites for university wide policies:

   Student Code of Conduct
   http://www.ucdenver.edu/life/services/standards/students/pages/default.aspx
   Accommodations
   http://www.ucdenver.edu/student-services/resources/disability-resources/services/accommodations/Pages/accommodations.aspx
   Academic Freedom
   Family Educational Rights and Privacy Act (FERPA)
   http://www.ucdenver.edu/services/resources/registrar/students/policies/Pages/StudentPrivacy.aspx
   Attendance
   http://www.ucdenver.edu/faculty_staff/employees/policies/Policies%20Library/OAA/StudentAttendance.pdf
   Discrimination and Harassment Policy and Procedures
   http://www.ucdenver.edu/about/WhoWeAre/Chancellor/ViceChancellors/Provost/
TENTATIVE SCHEDULE
(as of October, 2014)

PART I: INTRODUCTION:
SUSTAINABLE URBAN FORM INDICATORS AND SCOPE OF REGULATION

January 21  Introduction: Overarching objectives.

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

January 28  Sprawl and its environmental, social, financial, and cultural consequences.

Readings:

February 4  Frameworks defining sustainable urban form:
Walkability, TND, TOD, and LEED ND indicators:

Readings:

February 11  Presentations: Sustainable Urban Form Indicators
PART II: REGULATION CULTURES: FORMAL VS. INFORMAL / USE-BASED VS. FORM-BASED

February 18
Regulation cultures.
Legislative, executive, and judiciary functions in formal and informal systems. Formal and Informal models in planning and design realm.

Readings:

February 25
The short story of zoning: from Euclidian to special reviews; PUDs, PCD, floating zones, and beyond.
Participation, representation, accommodation, adaptability, and certainty.

Readings:

March 4
New horizons: Use-based or form-based?
Basic concepts in form-based coding. Transect: Marriage of use and form?

Readings:
March 11  New horizons: Use-based or form-based?

Readings:
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————
————
————

March 18  Two Codes: Denver’s New Zoning Code & Boulder’s Revised Code, Title 9

Readings:
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Boulder’s Revised Code Title 9 at 
(make sure to read Chapter 9-5 modular zone system and explore 9-6 through 9-8 thoroughly)
————
Denver’s New Zoning Code at 
(make sure to read Article 2: Using the code and explore the articles 4 through 7 thoroughly)

March 25  SPRING BREAK

April 1  Presentations: Recent Progressive Codes
PART III: CODING FOR CLIMATE

April 8   Typomorphology and the concept of lot types

Readings:


April 15   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:


April 22   Presentations: Learning from the Vernacular and Coding for Climate

April 29   Presentations: Learning from the Vernacular and Coding for Climate

May 6    Post-presentation discussion and paper submission.