

**CRP 5560 | CBE Creating the Built Environment**

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**Monday/ Wednesday** 10:10 -11:25, first 7-weeks

1.5 credits

Sibley 101

**Instructor**

Prof. Jeffrey M. Chusid

Office: Sibley Hall210

Email: jmc286@cornell.edu

Office Hours: Wednesdays, 2:30 - 5 pm

**GTRS:** Ardakh Butai, ab2799@cornell.edu

**Course Description**

Real estate and planning professionals play a vital role in creating the built environment. In turn, they work within that built environment, which establishes both a context and rules—codified and cultural. Understanding that context, and those rules, help us to understand how the physical form of real estate comes to be—and more broadly, how the built environment is created. In this course, we will examine forces that impact the choices developers make, and the process of design that creates the physical forms that respond to those forces. We will do this through an examination of what design is and how it happens; why we build, and build in cities; who drives and directs the creation of the built environment; and the nature of different building typologies: residential, office, retail, and mixed-use. Students will exit this course with a deeper understanding of why the built environment takes the shape it does as well as the limits and opportunities for innovation.

**Course Objectives**

- To introduce students to the organizing principles of different types of buildings;
- To enable students to better conceptualize the potential physical form of real estate developments;
- To introduce students to current issues faced by professionals engaged in the design of the built environment;
- To encourage students to actively investigate the physical form of buildings in their environment;
- To arm students with knowledge that will enable them to better communicate with design professionals and engage in the design of the built environment;
- To prepare students to contribute more meaningfully to their capstone projects and competitions, such as those for the ULI/ Hines Urban Design Competition.

**Grades**

Attendance (20%)

Course content is delivered in class lectures; therefore, every class meeting is important.

**On-time attendance is required.** Students must sign the attendance sheet at every class. Failure to sign-in will

indicate that you were absent for the class.

Please contact the instructor in advance if you will need to be excused from seminar. An absence will require the writing of a 5-page research memorandum on a real estate topic selected by the instructor. More than one unexcused absence will result in a failing grade for the semester. Each seminar will start promptly at 10:10 am.

Participation (10%)

Active, engaged participation in class is required. Students' participation grades will reflect engagement in class discussions, and the quality of contributions to the class discussion.

Assignments (45%)

There will be a series of three short assignments, each worth 15% of the course grade. Students are asked individually to investigate and document (through drawing and photography) an example of the building type that we are discussing that week. Students' assignments are due at the beginning of class and will form the basis for class discussion. Each completed assignment should include one to two pages of text with information about the project, and annotated plans and photographs. In addition, before the due date, email the GTRS a single power-point slide with an image of your building, its name and date of construction, location, and gross area. Your name should also be on the slide, along with the single most important feature or reason you selected it.

Final Project (25%)

Students are tasked with the investigation of a particular mixed-use building or district, located anywhere in the world, in greater depth than the weekly assignments. Include key data on the project (gross area, location, tenants, financials if available), along with information about the client, developer, users, and operations. At least 5 pages of text, plus photographs and annotated plans. As above, email the GTRS a single slide with the same information as provided for the short assignments.

**Communication**

You are strongly encouraged to take advantage of scheduled office hours offered by the professor. Outside of office hours, the best form of communication with the professor is email. When sending an email, please put "CRP5560" in the subject line.

**Administration**

Assignments must be completed prior to the class for which they are assigned. Assignments turned in or presented late will be marked down 20%. After one week, assignments will only be accepted under extenuating circumstances, at the discretion of the instructor.

No open laptops in class (unless specifically authorized for class-related use). Turn all cell phones off (or "airplane mode").

**Academic Integrity**

Please review Cornell's Code of Academic Integrity (see <http://cuinfo.cornell.edu/aic.cfm>). All students must be aware of and follow these guidelines in their work. If a situation is unclear, students should consult with the professor or TA. All work should be the student's own. All work is expected to cite references and sources, and give credit to others where appropriate.

Cornell University  
City & Regional Planning/Baker Program in Real Estate

**Accommodation**

If you have a disability-related need for reasonable academic adjustments in this course, please provide an accommodation notification letter from Student Disability Services as soon as possible. A notification letter should be provided within the first two weeks of the semester. If you have not done so already, you should meet with Student Disability Services for disability verification and determination of reasonable accommodations.

**Schedule**

<b>Week</b>	<b>Date</b>		<b>Topic</b>	<b>Due</b>
<b>1</b>	23-Aug	W	Introduction, Design Defined	
<b>2</b>	28-Aug	M	Politics and Stakeholders	
	30-Aug	W	Zoning and Codes, Legal and Cultural	
<b>3</b>	4-Sep	M	NO CLASS--LABOR DAY	
	6-Sep	W	Ethics, Aesthetics, Sustainability, and other choices; the <i>parti</i>	
<b>4</b>	11-Sep	M	Residential Building Types: Single-family and PUDs; Suburban developments	
	13-Sep	W	Residential Building Types: Multi-family	Assignment 1 Due
<b>5</b>	18-Sep	M	Parking and Infrastructure	
	20-Sep	W	Retail Building Types	Assignment 2 Due
<b>6</b>	25-Sep	M	Industrial and Institutional Building Types	
	27-Sep	W	Commercial Building Types	Assignment 3 Due
<b>7</b>	2-Oct	M	Adaptive-Reuse; Changing Building Types	
	4-Oct	W	Mixed-Use Building/Development Types Course Wrap-up	Final Project Due