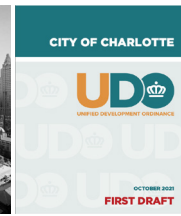


1811 Commissioners Plan 1916 City of New York Building Zone Resolution



New York Buildings Seagram Building



City of Charlotte Unified Development Ordinance

This studio is an investigation, through the design of a specific series of projects, into the influence of the City of Charlotte's proposed Unified Development Ordinance. The work will focus on future architectural projects specifically, and more generally the overall form of the city that will emerge resulting from the new Ordinance.

Historically, urban areas have been developed using various regulations; zoning, land-use, subdivision, and master plans. The regulations have had significant impact on the form of the city and on the buildings that sit within these cities. The Commissioner's Plan of 1811, a simple street plan, regulated the development patterns of New York City and directly led to the overall form of the city, while the subsequent Building Zone Resolution of 1916 had significant implications for the built form, including the iconic stepped forms of the time (e.g. the Empire State Building). The city was further impacted by the adoption of the 1961 Zoning Resolution, which incentivized open plazas and object buildings (e.g. the Seagram Building, which informed the Resolution). In many ways, the regulatory systems had more impact on the form of the city than did the design of any individual architectural project. Because of this, it is critical that we, as Architects, have a deep understanding of the requirements imposed on the design and development process through regulations.

The City of Charlotte is proposing an Ordinance that has the potential to significantly change development patterns and the impact buildings (architectural projects) have on the city. The focus of this studio is to understand the proposed regulations and design a series of projects that test and evaluate the regulations, as well as provide an opportunity for each student to dig deeply into a specific project type. The project will be located across the city in the various Place Types, a designation that indicates the general character of an area of the city, such as a neighborhood or campus. Each project will utilize a proposed zoning category; such as Innovation Mixed-Use (IMU) or Neighborhood Center (NC). Finally, each project will have a specific building program that addresses key project types; healthcare, research, residential, institutional, education, etc. Each student will have the flexibility to select the categories that are of most interest.

The course will be organized in two parts. 1) The first part is an analysis of the UDO, selection of the criteria (place, zoning, project type) for each project, and review and refinement of the selected project program. 2) The second part is the design and development of the project itself, including a series recommendations for modifications to the Draft UDO for each project. It is the intention of the studio that the work performed will directly impact the final version of the Ordinance. This is a unique opportunity to build a deep understanding of the regulatory system and its impact on design, as well as to directly influence the future form of the City.

We will be working with representatives from the City of Charlotte, as well as project type experts from the profession. In this way, each student will have access to support across all scales, from broad planning issues to detailed design and programming issues.

Course Objectives:

1. to understand the role of the public realm, which defines the framework for relationships among buildings, sites, and uses and to develop a familiarity with the processes of urban design, planning, and development;
2. to situate a building project in relationship to its surrounding context, with regard to an understanding of the relation between the public and private realms and with knowledge of fundamental urban building types; and
3. to deepen the knowledge of specific building types, including design and programming.

In the end, the overarching goal of the course is to give each student a platform for investigating and understanding the broad issues of designing an architectural project, with a specific focus on a project type that is of interest to each student and of importance to the development of cities. It is further to provide each student with an opportunity to have meaningful impact on the future of Charlotte.