



Subject card

| | | | | | | | |
|---|---|--|--|-------------------------------------|-------------------|------------|-----|
| Subject name and code | Urban Planning IV, PG_00056703 | | | | | | |
| Field of study | Spatial Development | | | | | | |
| Date of commencement of studies | October 2020 | | Academic year of realisation of subject | | 2022/2023 | | |
| Education level | first-cycle studies | | Subject group | | | | |
| Mode of study | Full-time studies | | Mode of delivery | | at the university | | |
| Year of study | 3 | | Language of instruction | | Polish | | |
| Semester of study | 5 | | ECTS credits | | 7.0 | | |
| Learning profile | general academic profile | | Assessment form | | assessment | | |
| Conducting unit | Department of Urban Design and Regional Planning -> Faculty of Architecture | | | | | | |
| Name and surname of lecturer (lecturers) | Subject supervisor | | dr inż. arch. Monika Arczyńska | | | | |
| | Teachers | | dr inż. arch. Monika Arczyńska dr inż. arch. Łukasz Pancewicz | | | | |
| Lesson types and methods of instruction | Lesson type | Lecture | Tutorial | Laboratory | Project | Seminar | SUM |
| | Number of study hours | 0.0 | 15.0 | 0.0 | 30.0 | 0.0 | 45 |
| | E-learning hours included: 0.0 | | | | | | |
| Learning activity and number of study hours | Learning activity | Participation in didactic classes included in study plan | | Participation in consultation hours | | Self-study | SUM |
| | Number of study hours | 45 | | 0.0 | | 0.0 | 45 |
| Subject objectives | <ol style="list-style-type: none">1. Learning a market perspective of urban development and planning.2. Practical testing of issues related to market conditions (profitability, costs, financing) on a task example: due diligence analysis, project programming, urban design and simplified financial analysis;3. Discussion on the methods of implementing public tasks in the conditions of strong privatization of city-building in Poland. | | | | | | |

| Learning outcomes | Course outcome | Subject outcome | Method of verification |
|---------------------------------|---|--|--|
| | [K6_K03] is aware of the social role of the spatial planning engineer, understands the need to promote, formulate and communicate to the public information and opinions about activities in the profession; is prepared to act in accordance with the principles of professional ethics, while taking care to cultivate the achievements and traditions of the profession of an urban planner and planner | Ability to prepare concept design for an urban site of an area not exceeding 5ha. Ability to coordinate planning and economic concept for the investment area. | [SK5] Assessment of ability to solve problems that arise in practice [SK1] Assessment of group work skills |
| | [K6_U06] properly analyses the causes and the course of the process, and the social, cultural, political, legal and economic problems affecting changes in space, including those resulting from historical circumstances; makes design decisions based on social conditions, respecting the needs of users, the cultural environment | Understanding the methods of investment risk assessment. Knowledge of alternative methods of developing housing stock (co-ops, buy-to-rent schemes etc.) | [SU2] Assessment of ability to analyse information [SU4] Assessment of ability to use methods and tools |
| | [K6_U08] performs an urban project with a basic degree of complexity, in accordance with the set specification, applicable rules, legal provisions and taking into account economic factors, and prepares an outline of its implementation strategy; prepares elements of planning documentation, cooperating with industry specialists | Knowledge of the main methods of estimating the profitability of investments. Ability to obtain data on planning, legal, environmental conditions, etc. | [SU2] Assessment of ability to analyse information [SU3] Assessment of ability to use knowledge gained from the subject [SU4] Assessment of ability to use methods and tools |
| | [K6_W01] has knowledge related to theoretical and practical issues in the field of spatial management, the basics of planning and urban design and principles of local, regional and national development, and has basic knowledge about contemporary trends of development and revitalization of settlement structures and the life cycle of facilities and systems related to the functioning of settlement units | Knowledge of basic urban and architectural parameters of buildings of different function (housing, retail, office etc.) | [SW1] Assessment of factual knowledge [SW3] Assessment of knowledge contained in written work and projects |
| Subject contents | 1. What will be the consequences of purchase housing units by the clients of a similar spending power? 2. What construction standards are associated with various market segments in housing? 3. How can access to means of sustainable transportation be supported in new investments (housing, offices, commercial)? | | |
| Prerequisites and co-requisites | | | |
| Assessment methods and criteria | Subject passing criteria | Passing threshold | Percentage of the final grade |
| | Grading of the final report | 60.0% | 100.0% |
| Recommended reading | Basic literature | 1. Bailey, N., & Manzi, T. (2008) Developing and Sustaining Mixed Tenure Housing Developments. London: Joseph Rowntree Foundation. 2. Minton A., (2012) Ground Control. Fear and Happiness in the Twenty-First Century City. London: Penguin Books. | |
| | Supplementary literature | 1. Wallace, A. (2010). Public attitudes to housing. York: Joseph Rowntree Foundation/The University of York. 2. Whitehead, C., & Scanlon, K. (2007). Social Housing in Europe. Londyn: London School of Economics and Political Science. | |
| | eResources addresses | Adresy na platformie eNauczanie: Urbanistyka i Ekonomia - Moodle ID: 26586 https://enauczenie.pg.edu.pl/moodle/course/view.php?id=26586 | |

| | |
|--|---|
| Example issues/ example questions/ tasks being completed | <ol style="list-style-type: none"> 1. Recognition of the context of the place - analysis of urban conditions related to the plot on a city scale - spatial policy, demographic and economic situation of the city, housing policy of the commune. 2. Local design conditions - road access, infrastructure, spatial restrictions, urban development parameters. 3. SWOT and preliminary 'due diligence' analysis, attempt to establish guidelines for the urban concept of the project design, identification of preliminary conditions 4. Investment programming - identification of target groups (client) and selected market segments, defining the project formula, preliminary discussion on the form of implementing the public goal as part of the investment. 5. Social aspects of housing investments - user categories, housing choices and biographies, lifestyle, pros and cons of living in a downtown location, ghettoisation and gentrification, vacancy, ownership vs. rent. 6. Presentations of model design solutions (analysis of case studies) of development teams, a preliminary outline of the design concept (design formula). Discussion on various forms of investment implementation - defining the role and scale of the public component (function) under the project. 7. Development of initial variant concepts of the project, discussion on the role of the public party in the implementation of the investment (ie. PPP). 8. Designing the layout and form of buildings (area, dimensions, functions). 9. Designing the layout and forms of development (building layouts, distribution of functions), design corrections, discussion on financial and spatial accessibility (market segmentation and accessibility - financial, spatial housing estates). 10. A tour of development investments at various stages of implementation (understanding the relationship between the type of investment, the price of a square meter and the finishing standard, organization of common spaces, basic elements of architectural design - building structure and installations). 11. Defining the strategy and mode of investment implementation and project financing. 12. Building a marketing strategy for the project in accordance with the assumed target groups and budget. 13. Ultimately cost estimation, profitability (IRR, discount rates, NPV), cost calculations and construction schedules, final utility program and form adjustments, last design adjustments. |
| Work placement | Not applicable |