



Subject card

Subject name and code	Urban Planning IV, PG_00056703						
Field of study	Spatial Development						
Date of commencement of studies	October 2024	Academic year of realisation of subject			2026/2027		
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 -> Faculties of Gdańsk University of Technology						
Name and surname of lecturer (lecturers)	Subject supervisor	dr inż. arch. Monika Arczyńska					
	Teachers						
Lesson types	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	Course content – exercises 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		

<p>Example issues/ example questions/ tasks being completed</p>	<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.
<p>Practical activities within the subject</p>	<p>Not applicable</p>

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