ARCH A225: LAND AND BUILDING DEVELOPMENT

Item	Value
Curriculum Committee Approval Date	02/08/2023
Top Code	095700 - Civil and Construction Management Technology
Units	3 Total Units
Hours	54 Total Hours (Lecture Hours 54)
Total Outside of Class Hours	0
Course Credit Status	Credit: Degree Applicable (D)
Material Fee	No
Basic Skills	Not Basic Skills (N)
Repeatable	No
Open Entry/Open Exit	No
Grading Policy	Standard Letter (S)

Course Description

A general survey of land development principles and procedures used prior to the actual construction of structures. Site analysis and planning, mapping, regulatory controls, obtaining entitlements, grading, road and street designs, utility systems, principles of real property value, and project financing will be covered. Enrollment Limitation: CNST A225; students who complete ARCH A225 may not enroll in or receive credit for CNST A225. Transfer Credit: CSU.

Course Level Student Learning Outcome(s)

1. Describe the procedures used for the analysis of a property's development feasibility for highest and best use.
2. Apply analytical skills and problem solving strategies toward the realization of building and land development objectives.

Course Objectives

- 1. Recognize the principles and processes employed to develop land.
- 2. Apply various procedures toward comprehensive analysis of development feasibility.
- 3. Discuss the elements of organization and management in the development of real property.
- 4. Recognize the inter-dependency of various building industry professions.
- 5. Work with government officials towards the acquisition of development entitlements.
- 6. Recognize the diverse building plans, maps, and mapping typically included in land and building development applications.
- 7. Discuss technical, social, and political decision making issues that impact development.
- 8. Recognize the changing physical/architectural scenarios being affected by demographic and economic shifts in the region.

Lecture Content

Course introduction; development trends, issues and considerations; pre-development through final development chronology The nature of land; land descriptions; ownership rights and responsibilities Subdivision Map Act; preparation of parcel maps, tract maps and mapping requirements; government controls General plans, specific plans, land use and zoning, Conditional Use Permits (CUPs), variances, environmental impact reviews and reporting Government processing procedures - applications, fees, scheduling, public hearings; negotiating strategies, and gaining community support. Working with public agencies; Site analysis; rules of good physical planning; the site plan; residential density, clustering concepts, open space, and landscaping Redevelopment - intent and purpose; the public/private deal; infill/recycling redevelopment opportunities; redevelopment, and affordable housing Traffic and transportation; road and street design standards; parking; estimating building space, and parking requirements Market research, development potential, land and building values; cost considerations, project financing, and development cost pro-formas Grading, utilities, sewerage, water, storm drainage, and public facilities financing Development standards and guidelines; design and aesthetics. Critical stages in the development processes, from project concept to building occupancy; working with multi-disciplinary development teams

Method(s) of Instruction

- Lecture (02)
- DE Live Online Lecture (02S)

Instructional Techniques

Lectures; building industry speakers; video lectures; slide lectures; group discussions; site visits, home assignments

Reading Assignments

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Writing Assignments

The student must prepare a written report related to the development of a specific project. Every student has to propose a building project, develop improvement concepts, research regulatory information, analyze problems and opportunities, and list development parameters to be applied to implement the construction of their particular concept.

Out-of-class Assignments

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Demonstration of Critical Thinking

Attendance, participation, quizzes, exam, project (written) assignments

Required Writing, Problem Solving, Skills Demonstration

The student must prepare a written report related to the development of a specific project. Every student has to propose a building project, develop improvement concepts, research regulatory information, analyze problems and opportunities, and list development parameters to be applied to implement the construction of their particular concept.

Textbooks Resources

1. Required Kone, Daisy Linda. Land Development, 10th ed. National Association of Homebuilders Publication, 2006 Rationale: Jul 31

Other Resources

1. Hand-out material developed and distributed by the instructor, plus syllabi.