DESCRIPTION
DDP is a workshop that introduces architects, planners, and real estate development students the interplay between design and finance in the early stage of project development. Design and finance are seldom discussed together due to the perceived notion that they belong to two different phases of development. However, for developers, design is a powerful tool when underwriting a potential project. For designers, acknowledging the financial constraints and understanding precedents for financial opportunity can provide a sustainable foundation for their design solutions.

FOR
This class is intended for those who would like to build their understanding of the value of design, develop real estate financial literacy and gain more aligned agency in their future projects. The workshop is open to anyone who shares the same interest including students from other schools but will be especially beneficial to MSRED, SMArchS, and MArch students.

REQUIREMENTS
Students are required to develop a comprehensive development proposal and present their outcome on the last day of the class. A successful proposal will clearly illustrate the core design concept and development thesis as well as presenting a feasible financial strategy. Students are encouraged to work as a group with other students from different backgrounds.

No additional assignments are required.

SCHEDULE
The first half of the class will be opened with 4 lectures, 2 guest lectures, and 2 case studies. We will learn about the core concepts of design and finance by examining real world examples where the dynamics of design and finance played a crucial role in bringing out the best outcome.

During the second half, students will be asked to apply what they learned through exercises that are designed to simulate real world development practice. From financial underwriting to concept design, students will work towards building a comprehensive development proposal. On the last day of the class, students will present their outcome to a group of guest critiques and industry professionals.

SYLLABUS AND SCHEDULE CONTINUED ON NEXT PAGE
SYLLABUS (1/2)

01 09/05/2019 INTRODUCTION
— Overview of current design practice in real estate development
— Course structure and objectives

02 09/12/2019 LECTURE
UNCONVENTIONAL ATTEMPTS

By examining successful cases of design and technological interventions in real estate development, we study how these 'unconventional' attempts are impacting the future practice.

03 09/19/2019 LECTURE
BUILDING VISUAL LITERACY

We look at various types of architectural practices and analyze how different design approach leads to different outcome.

04 09/26/2019 LECTURE
BUILDING FINANCIAL LITERACY

We study basic financial concepts that relate to property acquisition and development and identify possible financial constraints at various points of the process.

05 10/03/2019 CASE STUDY 1
MELNEA HOTEL & RESIDENCES

We closely look at the project from start to finish. We will learn how design can benefit projects in public RFP process. We consider various factors that form key decisions and how they eventually impact the final shape and operation of the building.

06 10/10/2019 DISCUSSION
A CONVERSATION WITH THE DEVELOPER & CITY PLANNER

GUEST Kamran Zahedi (MIT B.S in Architecture & Civil Engineering class of 1975, President at Urbanica) (TBC)
GUEST Kairos Shen (MIT Center for Real Estate)

07 10/17/2019 CASE STUDY 2
212 STUART STREET

We will take a close look at the case from site acquisition to permitting. We focus on the close interplay of design and finance and its influence on the project.

08 10/24/2019 DISCUSSION
A CONVERSATION WITH THE DEVELOPER & ARCHITECT

GUEST Bryan Lee (MIT MSRED class of 2008, Principal at Transom Real Estate)
GUEST Kyle Coburn (MIT MArch class of 2010, AIA, Associate at Höweler + Yoon Architecture) (TBC)
SYLLABUS (2/2)

09  10/31/2019 MID REVIEW
TITLE TO BE CONFIRMED
GUEST (TBD)

PART II: PRACTICE

10  11/07/2019 WORKSHOP
SITE SELECTION

The second part of the lecture provides an opportunity for students to apply their analytical skills to real world properties. A number of developable lands will be given to the students to choose from.

11  11/14/2019 WORKSHOP
FINANCIAL UNDERWRITING & DESIGN STRATEGY I

Each team or person will give a presentation on their land selection. Next, students will be asked to develop their design based on the spatial and financial constraints they have identified.

EXPECTED OUTPUT
— Design/massing ideas
— Selection of structure type and finishing material
— Reality check (financial feasibility)

12  11/21/2019 WORKSHOP
FINANCIAL UNDERWRITING & DESIGN STRATEGY II

Construction specialist will visit to help estimate construction cost based on proposed design. Then, we will revisit the financial analysis and make necessary edits

EXPECTED OUTPUT
— Finalize Design/massing ideas
— Physical Model of the chosen design
— Reality check (should be financially feasible based on the input from specialist)

GUEST (TBD)

X  11/28/2019 HOLIDAY

13  12/05/2019 WORKSHOP
FINANCIAL UNDERWRITING & DESIGN STRATEGY III

Each team will give a presentation and share their progress (Maximum ten minutes per presentation). 1:1 review sessions will follow to help students prepare for the final presentation.

EXPECTED OUTPUT
— Presentation narrative
— Mockup for final presentation

14  12/16/2019 FINAL PRESENTATION
GUEST (TBD)

FOR MORE INFO
please check out DDP.SUPPORT