Spring 2024

NJIT Hillier College of Architecture and Design

ARCH 483,004. Community Revitalization through Land Remediation

Syllabus

Instructor: Dr. Colette Santasieri

santasieri@njit.edu

Course format: Face-to-face; lecture

Meeting times: Tuesday 2:30pm – 5:20pm

Location: Faculty Memorial Hall 309

Office hours: by appointment

CATALOG OVERVIEW

This course introduces students to the process of transforming legacy industrial and vacant commercial properties into community assets. Viewing land remediation and redevelopment through the lens of the triple bottom line, the students will explore ways in which transformation of these properties can improve environmental conditions, catalyze economic development, and create more socially equitable and resilient communities. Students will interact with local government officials, real estate developers, environmental consultants, attorneys, and community planners. Course topics will include environmental laws and regulations, real estate development, cleaning up contaminated properties, community engagement, environmental justice, gentrification, and transformative land uses.

COURSE LEARNING OUTCOMES

Specific to this elective course, students of ARCH 654 will:

- gain an understanding of the process of transforming a former contaminated property into a community asset;
- gain a basic understanding of environmental laws and regulations;
- gain a basic understanding of the real estate development process;
- gain a basic understanding of municipal planning process;
- gain a basic understanding of the concept of environmental injustice;
- demonstrate the ability to research brownfield topics and redevelopment projects, and develop visions for redevelopment

NAAB CRITERIA MET

The National Architectural Accrediting Board (NAAB) accredits NJIT's architecture program. The NAAB has Program and Student Criteria that must be covered by any architectural curriculum to attain their approval. This course satisfies the following criteria :

Program Criteria

PC.3 Ecological Knowledge and Responsibility—How the program instills in students a holistic understanding of the dynamic between built and natural environments, enabling future architects to mitigate climate change responsibly by leveraging ecological, advanced building performance, adaptation, and resilience principles in their work and advocacy activities.

PC.6 Leadership and Collaboration—How the program ensures that students understand approaches to leadership in multidisciplinary teams, diverse stakeholder constituents, and dynamic physical and social contexts, and learn how to apply effective collaboration skills to solve complex problems.

Student Criteria

SC1 Health, Safety, and Welfare in the Built Environment—How the program ensures that students understand the impact of the built environment on human health, safety, and welfare at multiple scales, from buildings to cities.

SC.3 Regulatory Context—How the program ensures that students understand the fundamental principles of life safety, land use, and current laws and regulations that apply to buildings and sites in the United States, and the evaluative process architects use to comply with those laws and regulations as part of a project

As learning outcomes, this elective course fulfills the following NAAB Shared Values of the Discipline and the Profession: Environmental Stewardship and Professional Responsibility; Equity, Diversity, and Inclusion; Knowledge and Innovation; and Leadership, Collaboration, and Community Engagement.

EMAIL PROTOCOLS

1. If it is a general question which can be answered by a classmate, please communicate with a classmate first.

2. Emails may be sent to Dr. Santasieri at santasieri@njit.edu. Always include the following: **ARCH 654_Your Last Name** in the email subject line.

GRADING

Grading is based on meeting course requirements. These include class participation, assignments, a midterm project, and a final project.

Class participation: The success of the class will be in part due to the engagement of every student. Every student is expected to engage with the instructor and guest speakers, asking meaningful questions and contributing to the class discussion. Attendance is required during the entire class session as per NJIT Catalog policy. Students must complete all assignments on time and must be present and active in all class sessions.

Weekly readings/assignments: Students are expected to read the assigned readings and provide a no-more-than one-page reaction of the reading. Reading reaction papers must be posted in Canvas by no later than 11:59 pm on the Sunday after the class in which the reading assignment was given. Students are expected to post other assignments in Canvas by no later than 11:59pm on the Sunday after the class in which the assignment was given. Assignments involve presentation of specific assigned reading.

Midterm Project: Students are expected to complete a mid-term project. Further description of and instruction on the project will be provided in class and posted in Canvas.

Final Project: Students are expected to submit a final project. Further instructions will be provided in class.

Means of Evaluation:

In-class interaction with Instructor and Guest Lecturers and class participation	30%
Weekly readings/assignments	20%
Midterm Project	20%
Final Project	30%

Grading:

A Superior

B+ Excellent

B Very Good

C+ Good

C Acceptable

D Minimum

F Inadequate

I Incomplete--given in rare instances to students who would normally have completed the course work but who could not do so because of special circumstances. It is expected that coursework will be completed during the next regular semester. If this grade is not removed before final grades are due at the end of the next regular semester, a grade of F will be issued.

W Withdrawal

KEPLER/CANVAS

Kepler is now part of Canvas. Students should upload to folders that parallel the Assignments page of Canvas in pdf format at the file size used for presentation. Please login at: canvas.njit.edu/ Additional Instructions will be forthcoming.

ACADEMIC INTEGRITY

Academic Integrity is the cornerstone of higher education and is central to the ideals of this course and the university. Cheating is strictly prohibited and devalues the degree that you are working toward. As a member of the NJIT community, it is your responsibility to protect your educational investment by knowing and following the academic code of integrity policy that is found at: http://www5.njit.edu/policies/sites/policies/files/academic - integrity-code.pdf

Please note that it is your professional obligation and responsibility to report any academic misconduct department. Any student found in violation of the code by cheating, plagiarizing, or using any online software inappropriately will result in disciplinary action. This may include a failing grade of F, and/or suspension or dismissal from the university. If you have any questions about the code of Academic Integrity, please contact the Dean of Students Office at dos@njit.edu.

LEARNING AND TEACHING CULTURE POLICY

In addition to the overarching values and ethics of the university, the New Jersey School of Architecture (NJSoA) is dedicated to optimism, diversity and solidarity, professional conduct, constructive evaluation and instruction, collaborative community, health and wellbeing, time management and school-life-work balance, respectful stewardship and space management, and well-rounded enrichment. The pedagogy of architecture and design is as complex as it is rewarding, and as dynamically evolving as the people who

learn and teach it. This understanding resides at the core of the NJIT Learning and Teaching Culture Policy: https://design.njit.edu/learning-and-teaching-culture-policy

ATTENDANCE AND TARDINESS POLICY

Absences will be logged in Canvas and affect the Class Participation portion of the grade. Students will be counted absent if they are not in class 5 minutes after the scheduled start time. If a student will be late or absent for any reason, it is their responsibility to notify the instructor via email prior to the beginning of class. **Students who expect to miss classes because of religious observance must submit to their instructors, by the end of the second week of classes, a written list of dates that will be missed. Students are expected to make up missed work.** NJIT issues mid-term warnings for students who are not performing at a satisfactory level. Any student issued a warning will be required to have a conference with the instructor to plan for the satisfactory completion of the work for the semester. At any point during the semester students can arrange to meet with the instructor to inquire how their performance is progressing and how they may improve.

COURSE SCHEDULE

This schedule is subject to adjustment. Any changes to this schedule will be announced in advance on CANVAS.

January 16th: Topic: Introductions; Course Overview; Community

Reading: “Unequal Protection, The Racial Divide In Environmental Law, A Special Investigation”. Submit a reaction paper in Canvas.

January 23rd: Topic: Environmental (In)Justice

Assignment: Review several brownfield success stories, select one, and conduct a no more than 2-minute presentation in the February 6th class.
https://www.epa.gov/brownfields/brownfield-grant-recipient-success-stories

January 30th: Topic: Brownfield Basics

Reading: “How Newark Became Newark: The Rise, Fall, and Rebirth of an American City”, chapters 1 and 3. Submit a reaction paper in Canvas that explains what this reading has to do with brownfields.

February 6th: Topic: Federal and NJ Environmental Regulations; class presentations of case studies

Reading: “Citizen Access to the Brownfields Redevelopment Decision-Making Process and the Implication for Brownfield Redevelopment Success”. Submit a reaction paper in Canvas.

February 13th: Topic: Brownfield Inventories

Reading: “Brownfields Roadmap to Understanding Options for Site Investigation and Cleanup”. Submit a reaction paper in Canvas.

https://www.epa.gov/sites/default/files/2017-11/documents/brownfieldsroadmapepa542-r-12-001.pdf

Submit a reaction paper in Canvas.

February 20th: Topic: Contamination, Remediation, and the NJ Regulatory Process

Reading: “10 years later, New York’s High Line park brought big change — and gentrification” https://globalnews.ca/news/5371763/new-york-high-line-park-10-years/

Reading: “A greenway is more than just a pretty park — it’s a catalyst for change”. https://www.smartcitiesdive.com/news/a-greenway-is-more-than-just-a-pretty-park-its-a-catalyst-for-change/583484/

Submit a reaction paper in Canvas.

February 27th: Topic: Essex-Hudson Greenway; Public Spaces

Reading: “Anatomy of Brownfields Redevelopment”. https://www.epa.gov/sites/default/files/2015-09/documents/anat_bf_redev_101106.pdf

Submit a reaction paper in Canvas.

March 5th: Topic: Real Estate Development Basics; Mid Term Project Presentations

March 19th: Topic: Gentrification

March 26th: Topic: How NJ Municipalities Plan

Reading: “Temporary Uses of Urban Brownfields for Creative Activities in a Post-Socialist City. Case Study: Timisoara (Romania)”. Submit a reaction paper in Canvas.

April 2nd: Topic: Creative Placemaking

April 9th: Topic: Adaptive Reuse

April 16th: Topic: Redeveloping for Resilience

April 23rd: Final Project Presentations