**Objective:**
Provide students with an understanding of basic principles of real estate development and outline challenges facing architects who aspire to develop their own projects. Students will learn how to produce graphics and development pro forma calculations in order to communicate real estate principles and proposals to developers, investors, lenders and employers.

**Introduction:**
Architects are increasingly looking to move upstream from traditional practice to exert more influence in the conception and program of a project. Some want to share in the risk and rewards of real estate development while also furthering a design agenda that he or she finds unfulfilled with typical commercial client work.

PATH Architecture, where I am an architect, was formed in Portland to do just this. We strive to build hybrid building types that are missing from the area’s real estate market and put forward our form of northwest modern architecture. PATH partners Corey Martin and Ben Kaiser will also participate in certain class sessions. PATH aims to create visionary and innovative buildings that wouldn’t have otherwise occurred by status quo development. We want to be our own dream client. Nearly every week our office receives resumes and inquiries from recent graduates who want to work in an office that develops its own projects. I have taken this as a positive sign that we will see more architect-led projects in the future resulting in innovative new building types and technologies. It is the intent of this course to encourage this design-driven alternative form of practice.

The skills referred to in the course objective are valuable to architecture graduates regardless of their intent to develop their own projects. The visual skills and fundamental knowledge will help graduates communicate better with developer clients, city permitting and redevelopment agencies, and lenders.

Please note that the focus of this course will be on relatively small urban infill, mixed-use and adaptive reuse buildings. While we will not focus on the economics of all areas of real estate development such as suburban development or large towers, students will be encouraged to explore the type of development of their own interests through a case study and development study assignments.

**Assignment 1:** Generate a graphic development potential package for a Portland site
**Assignment 2:** Create a portfolio-quality graphic proposal for development on that site with economic analysis
**Assignment 3:** Case study on an existing development of student’s choosing.