

Paul Voulgaris DESIGN





Middlesex Lounge CAMBRIDGE, MA

2005 Boston Society of Architects Honor Award for Design Excellence

Middlesex Lounge is a bar in Cambridge, MA that transforms into a popular, high-energy dance club on weekends. The open, high-ceilinged space is lined in engineered wood, raw steel, and industrial packing felt to create a tactile, acoustically-specific environment. Custom-built modular benches and tables set on rolling casters allow for infinite rearrangement, creating a new spatial experience every night. Much of the seating is backless and scaled low and deep, creating proximities that can provoke unexpected encounters between strangers.

The space's massive, wood-framed storefront facing Mass Ave acts as a large-scale picture window during the day and is transformed at night by a lowered scrim that ghosts out all interior activity. The scrim inverts the typical fishbowl relationship of storefront to street and blurs the existing urban boundary between interior and exterior, providing a very different street presence in the evening. At night, the scrim diffuses and projects a filtered image of the activity within.

EMPLOYER
Merge Architects (2005)

PROJECT TEAM
Principal-In-Charge: Elizabeth Whittaker
Project Architect: Stephen Zecher
Project Manager: Paul Voulgaris
Design Team: Paul Voulgaris, Andrew Richardson, Andrew Wenrick, Silvia Illia

CLIENT
Tigers and Bears Restaurant Group

COLLABORATORS
Structural Engineer: Evan Hankin, PE
General Contractor: Danny Di Silva, Roberto Miranda
Photographer: Chuck Choi





Vicki Lee's Bakery and Café BELMONT, MA

Vicki Lee's Café and Bakery uses product display as the primary space zoning mechanism. Linear display cases and counters wrap around the side wall of the oddly-shaped space, dividing the rear bakery from the café storefront. A polycarbonate-sheathed wall behind the display area provides privacy for bakery operations while allowing borrowed light to penetrate deep into the workspace.

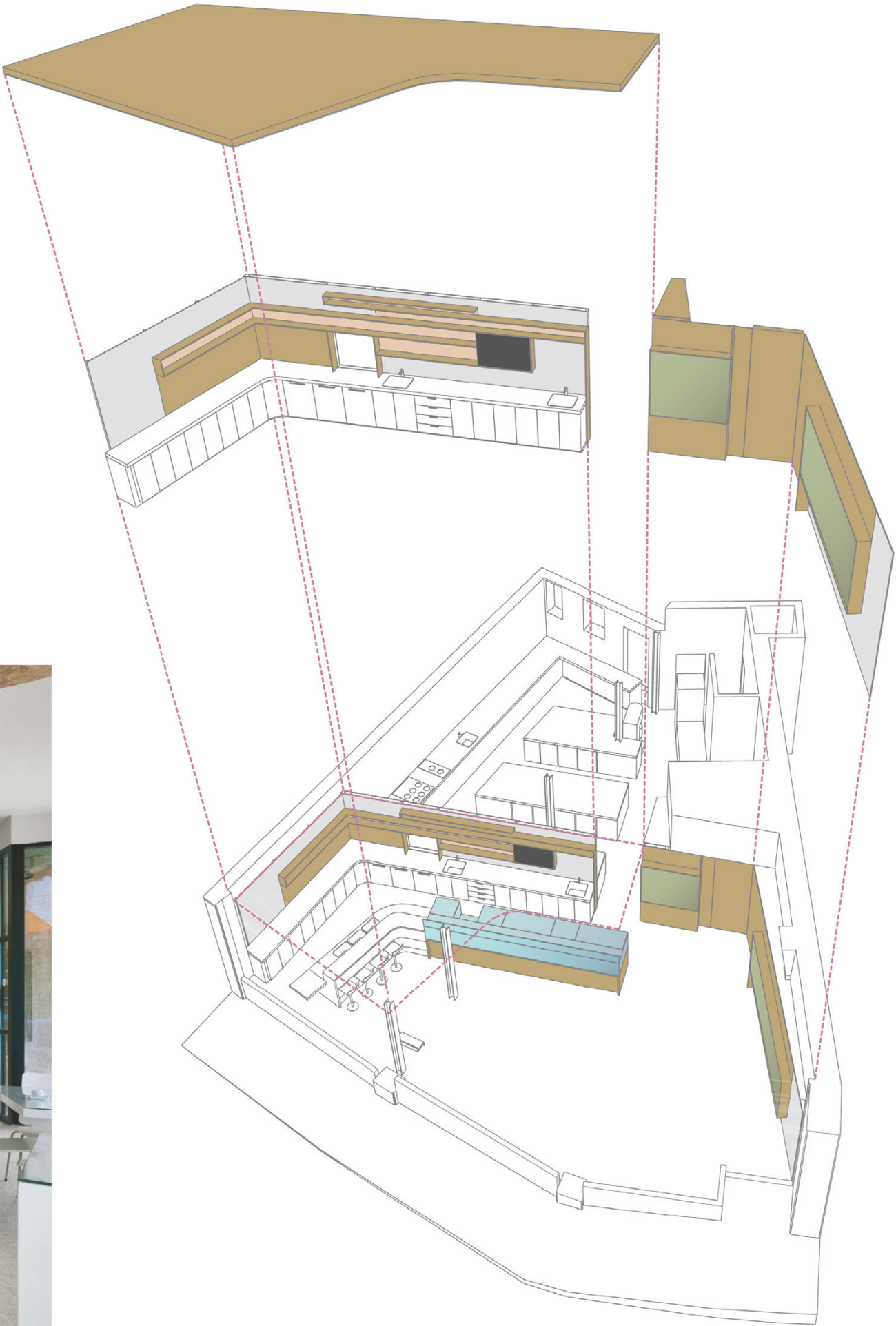
A single material unifies the design, while components are demarcated through subtle variations in finish. This unifying material is oriented strand board (OSB) – a simple and inexpensive material typically used as underlayment rather than finish material. OSB is used in several different ways to code design elements. Walls and ceilings receive a natural clear coat, floors are whitewashed, and product displays are set behind sanded polycarbonate. The three systems work together to create a layered but unified space.

EMPLOYER
Merge Architects (2007)

PROJECT TEAM
Principal-In-Charge: Elizabeth Whittaker
Project Architect: Stephen Zecher
Design Team: Silvia Illia, Andrew Richardson, Paul Voulgaris

CLIENT
Vicki Lee Boyajian

COLLABORATORS
Structural Engineer: Evan Hankin, PE
General Contractor: Rick Testa
Photographer: Chuck Choi







Norwalk Housing Competition NORWALK, CT

The Norwalk Housing proposal was designed for a competition addressing affordable housing in Norwalk, Connecticut. The design is a hybrid of townhouses and flats, designed as a series of courtyard buildings whose open and enclosed spaces are interwoven throughout the site. The courtyard buildings are meant to operate as complex links: they connect the preexisting single family and 2-3 family housing structures that flank the site, yet also provide various private (interior courtyards) and public outdoor spaces (parking/park area between each building) within the site boundaries. These “houses” and outdoor rooms form a loose boundary at the edge of the site. This loose boundary gives a sense of ownership and security for the new residents without imposing a barrier to the neighborhood. Our site plan reads as both a threshold and destination.

Keeping the density low allows for parking/park green space between each house and provides separate outdoor rooms for each housing cluster. We decided it was most important to preserve the open quality of the existing site and thought it would be counterproductive to impose an urban scheme on a suburban site.

The parking/park landscapes between each “house” are formed by the rooftop of the excavated parking garages below, and provide a raised outdoor space for the residents. We wanted to hide the required parking as much as possible while retaining a sense of safety and proximity to the houses. By raising the grade level and excavating half a level below, a split-level is created that allows for discreet parking below and green space above. The lowered parking area is illuminated by cast glass benches from the park above and horizontal openings in the garden plane that allow for the passage of light and trees.

Each “house” is designed in such a way that its potentially overwhelming massing is broken down strategically at the street level. The buildings slope down towards the entrances and sidewalks where it meets the pedestrian; the roof pitches from a maximum height of 40'-0" to 17'-0".

This site includes (2) long houses, (2) short houses, (1) edge house, a community center, and a teen lounge. The units in the long and short houses are standardized in order to provide for a more economical and affordable scheme.

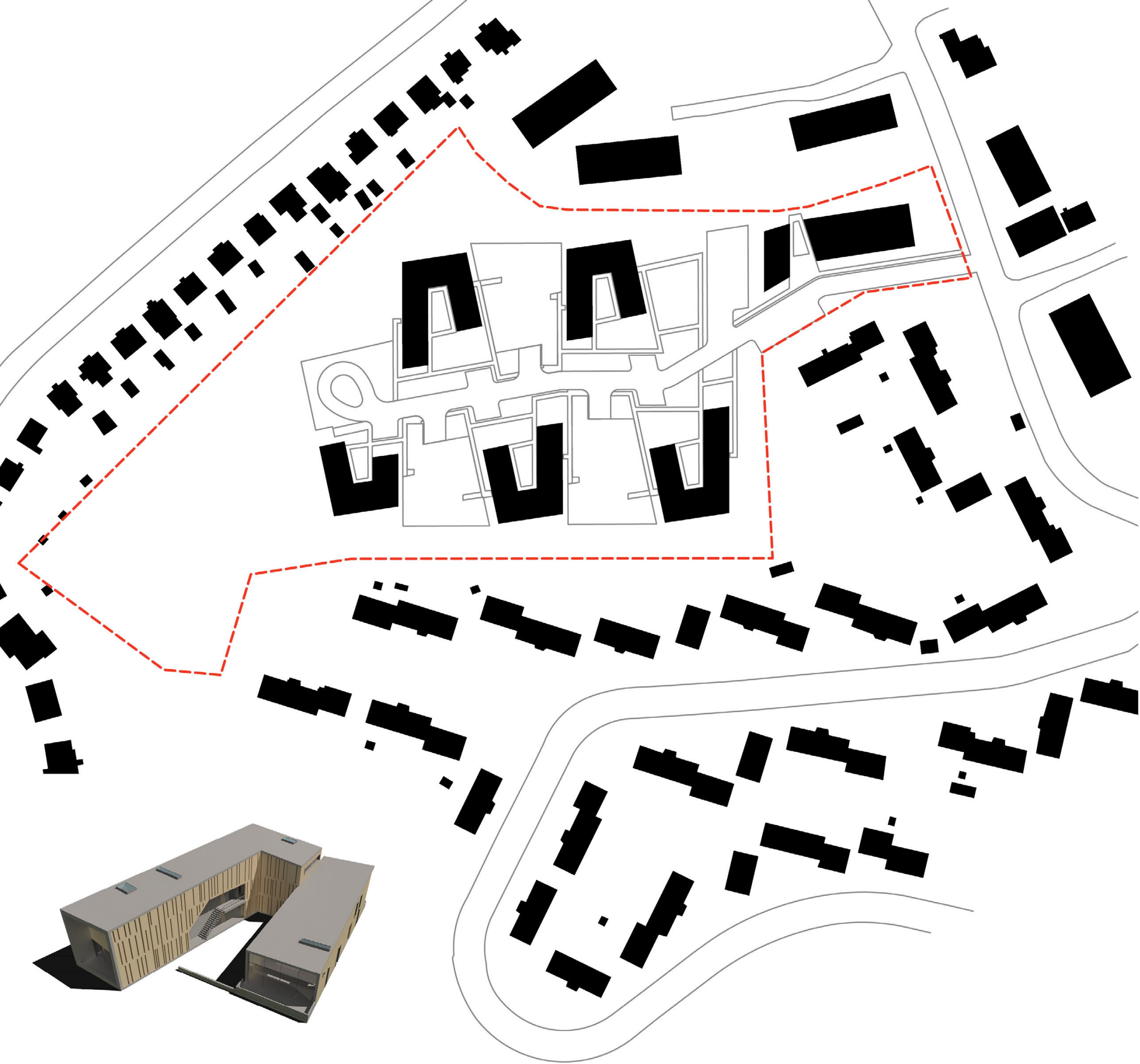
The exterior surface of each unit building is clad in wooden shiplap with vertical windows at a scale similar to those of the neighboring houses. The internal entry courtyards are made of a pre-fabricated structural screen – a paneling system that creates a diaphanous liner inside the private green space.

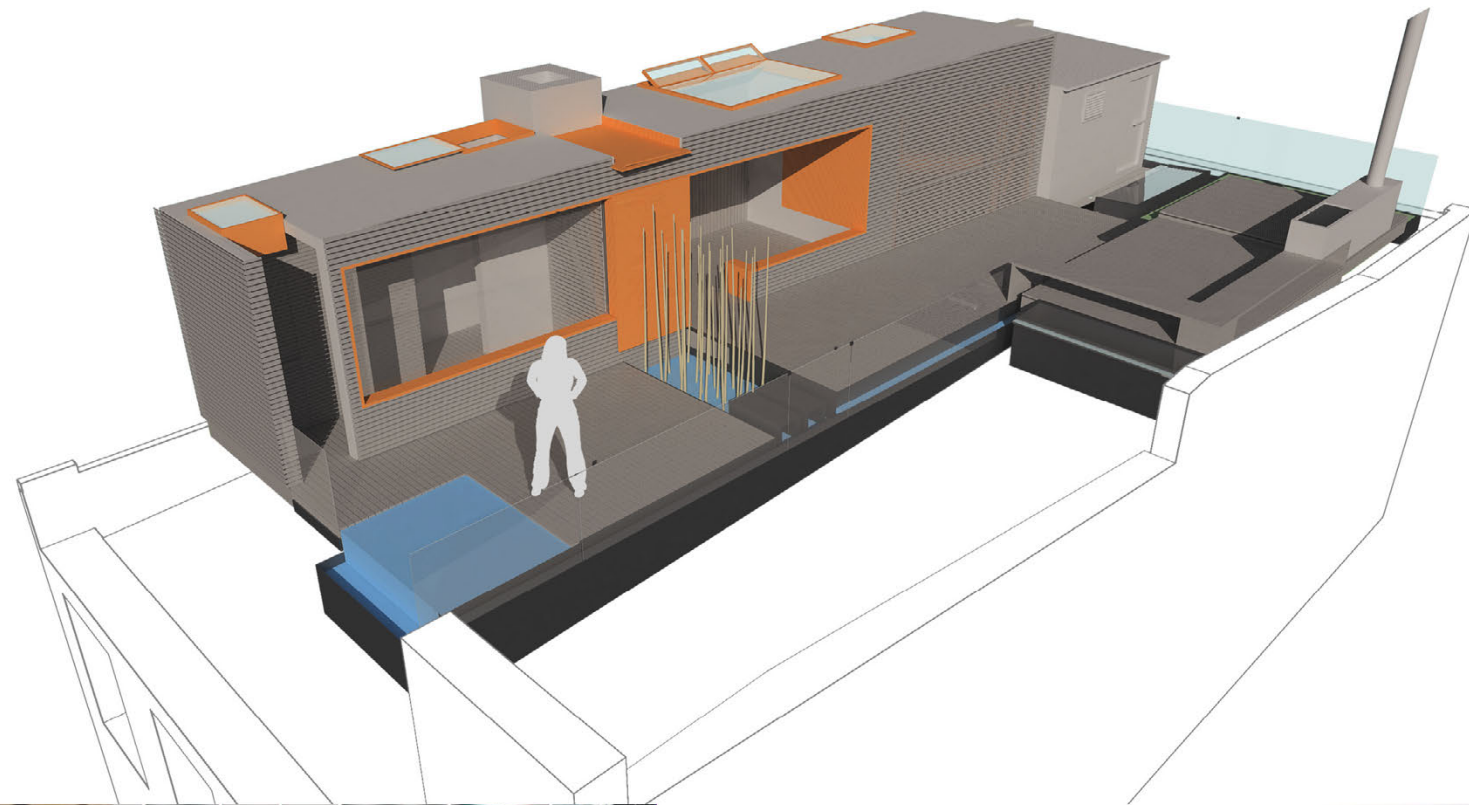
EMPLOYER
Merge Architects (2005)

PROJECT TEAM
Principal-In-Charge: Elizabeth Whittaker
Project Architect: Stephen Zecher
Design Team: Paul Voulgaris, Andrew Wenrick

CLIENT
Norwalk Housing Authority







Boston Roof Decks BOSTON, MA

Spanning four years at Merge Architects, our team designed and built several roof decks in Boston's Fort Point and Downtown neighborhoods. The following decks use ipe boards to create a rhythm of enclosed and open spaces with a play between privacy and translucency. Custom designed and fabricated steel connectors provide the underlying structure and connections for the ipe surfaces.

EMPLOYER
Merge Architects (2003-2007)

PROJECT TEAM
Paul Voulgaris, Silvia Illia, Andrew Richardson, Andrew Wenrick, Elizabeth Whittaker





Penn Street Lofts QUINCY, MA

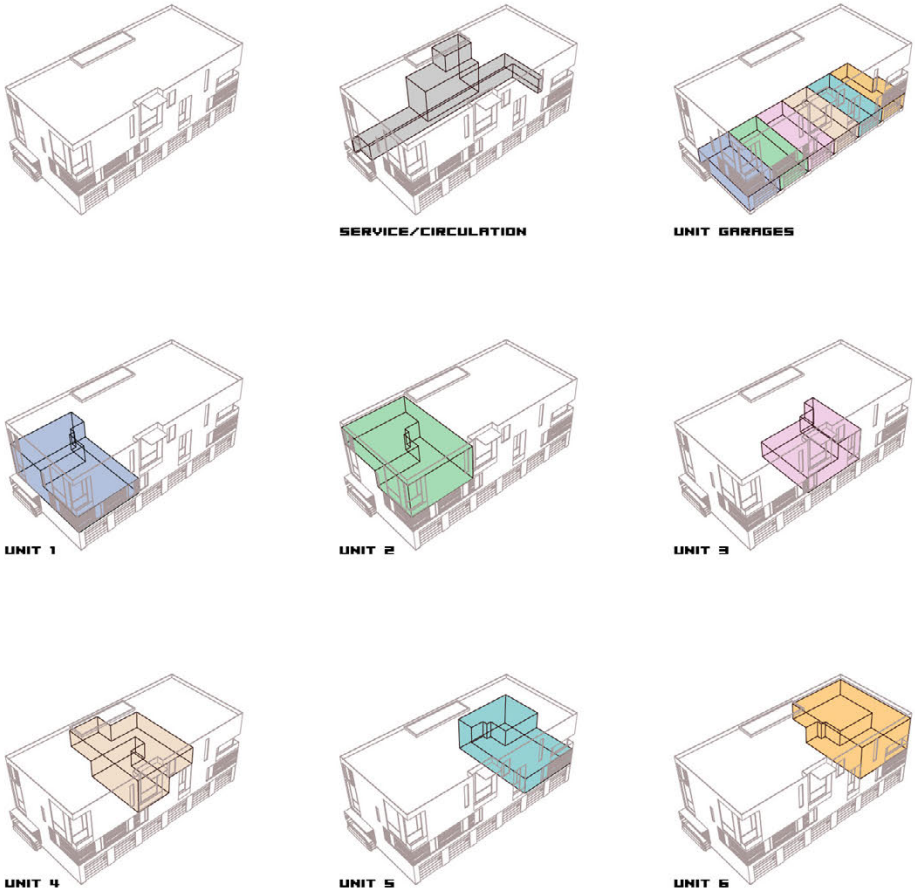
2008 Boston Society of Architects Housing Award

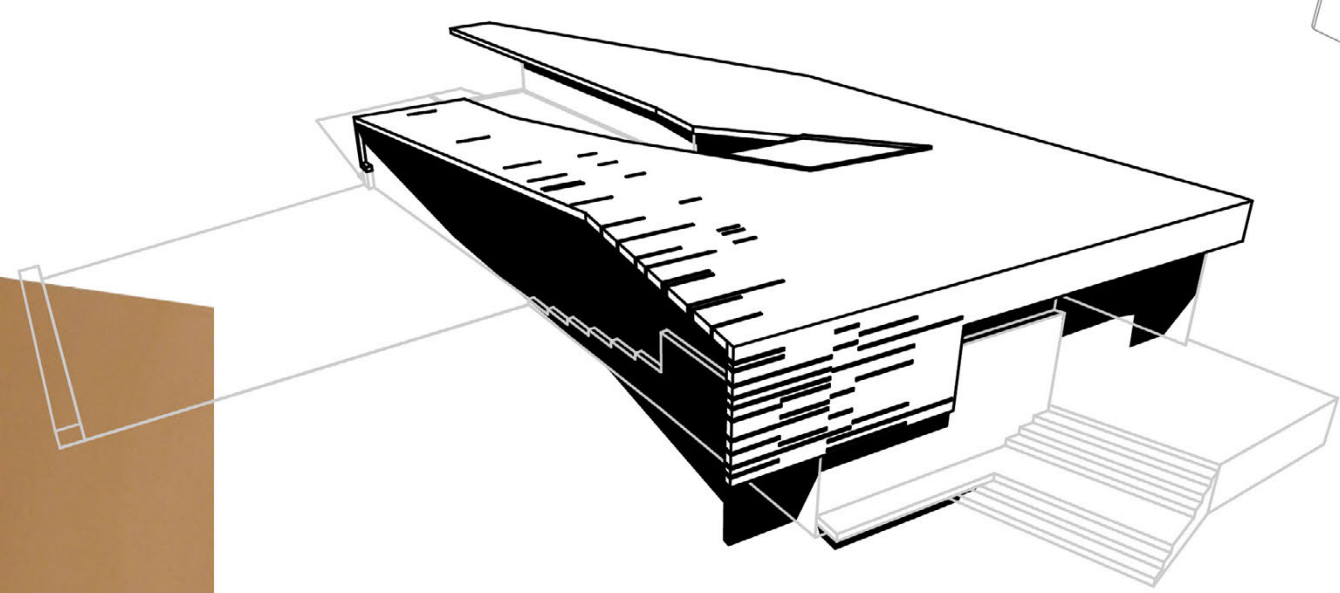
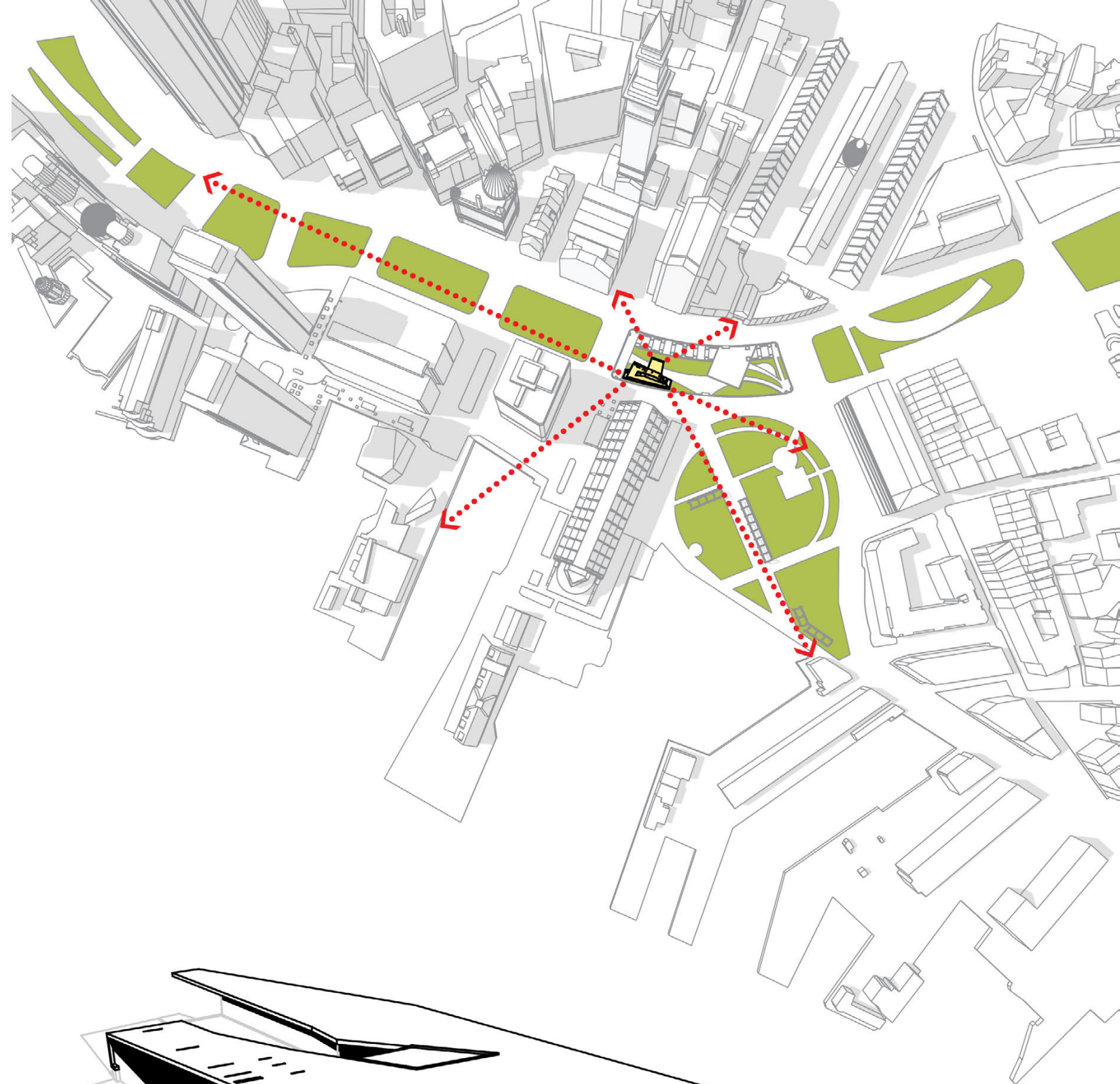
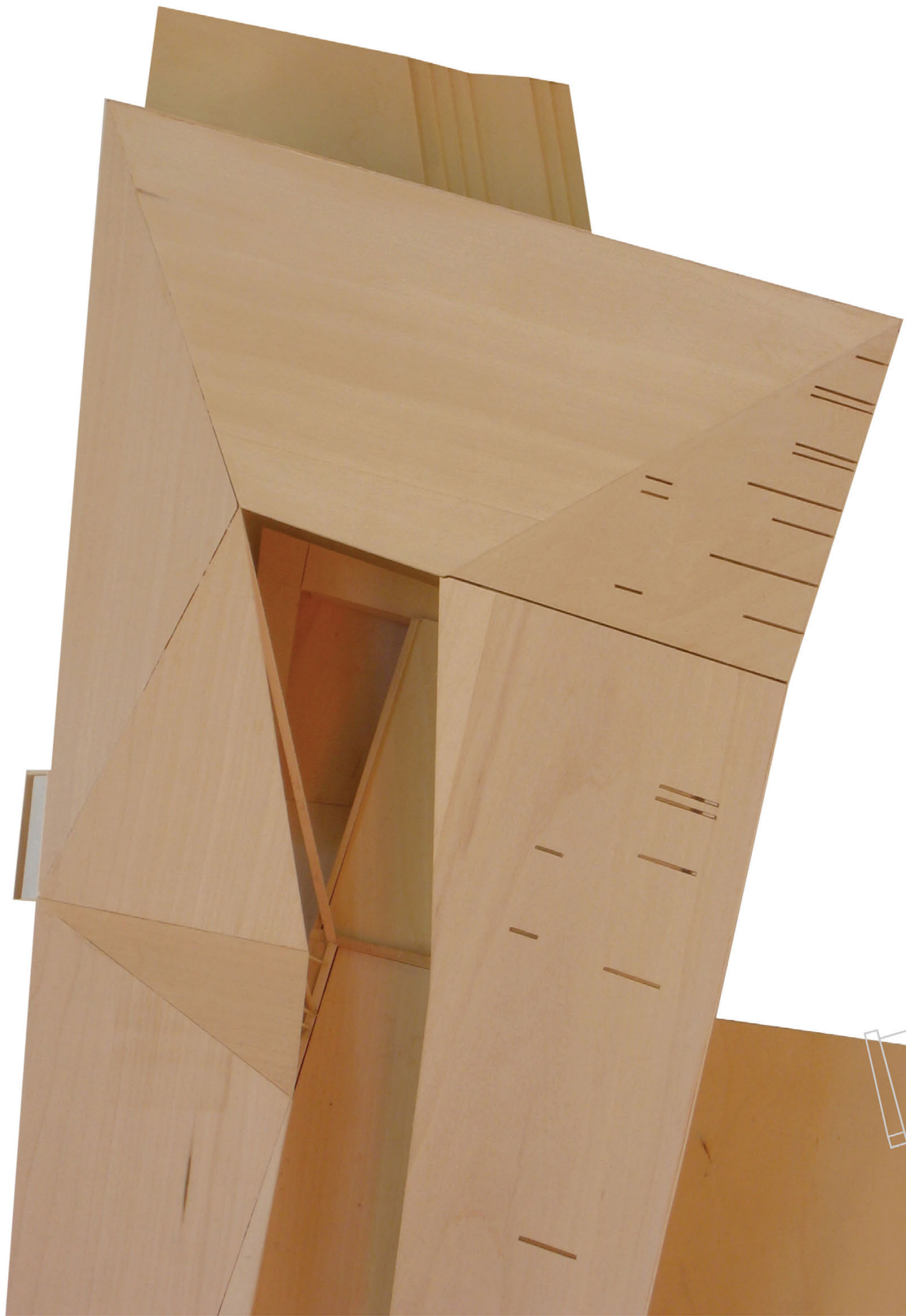
Incorporating loft-style condos on the site of a former granite carving factory, six units are packed into a tight box defined by the allowable zoning and a strict parking requirement. Strategic placement of volumes allows for interlocking layouts featuring 17-foot-tall ceilings in each unit's living area. These unique double-height spaces are represented on the façade with balcony voids highlighted by bright green wall panels. The recess of each unit's balcony frames views into and out of the building, operating as a cinematic space contained within the warm red cedar surface of the building.

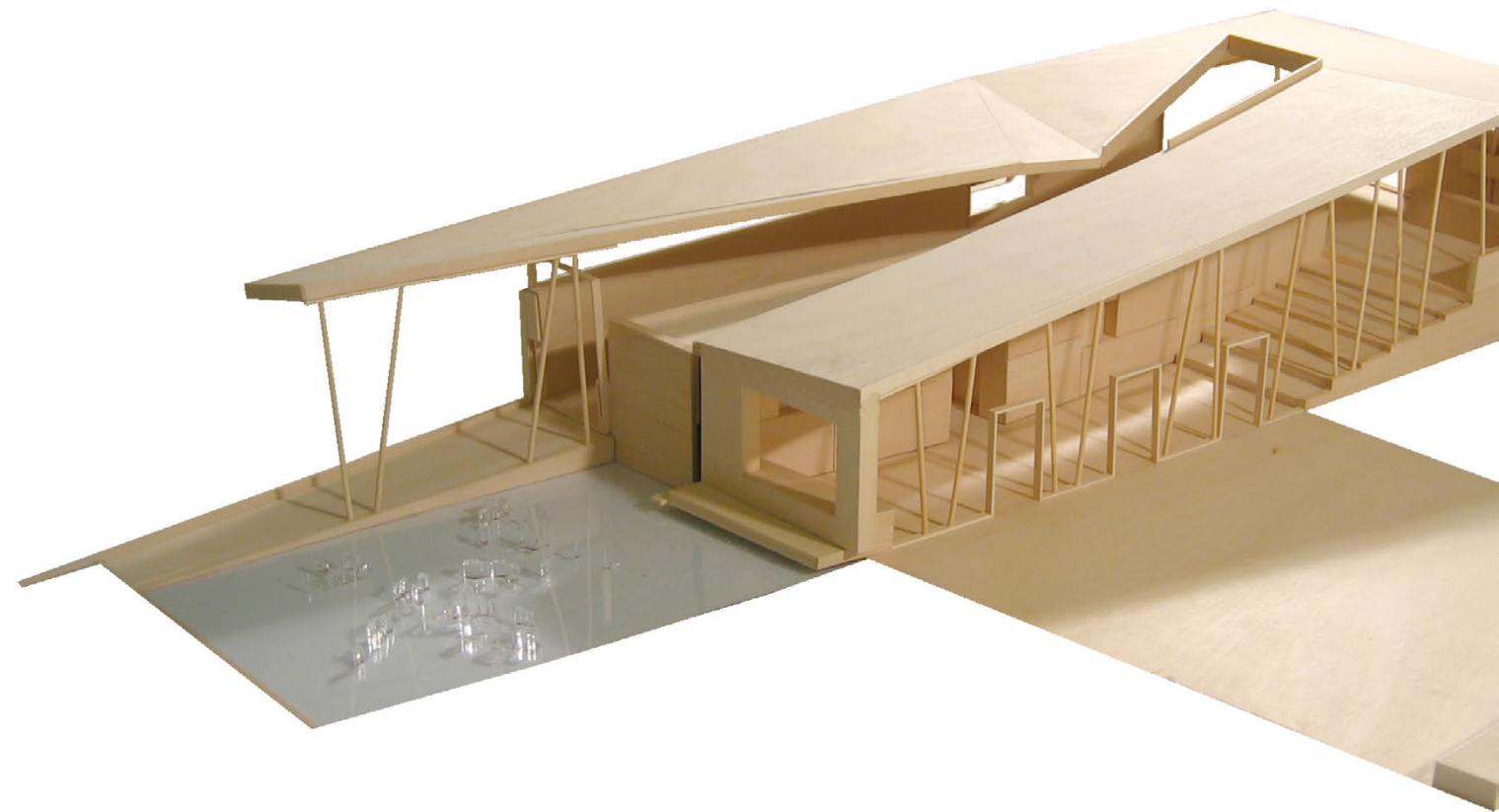
EMPLOYER
Merge Architects (2007)

PROJECT TEAM
Partner-In-Charge: Elizabeth Whittaker
Project Architect: Stephen Zecher
Project Manager: Andrew Richardson
Design Team: Paul Voulgaris, Silvia Illia, Joana Torres, Andrew Richardson

CLIENT
Touchstone Properties, LLC







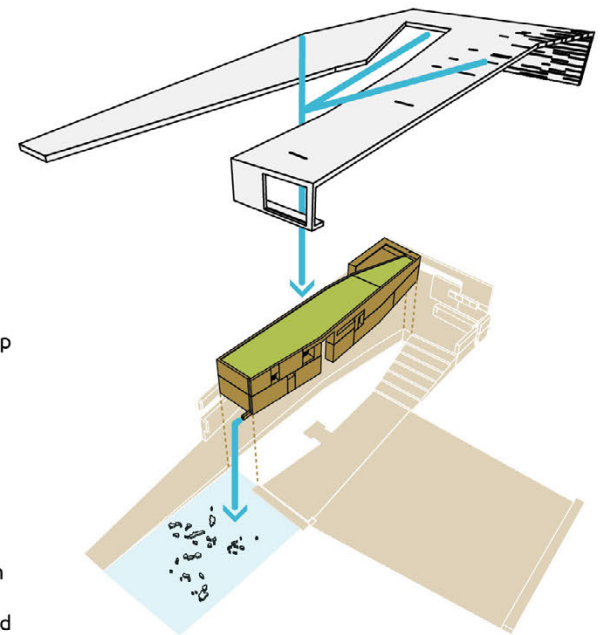
Boston Harbor Park Pavilion

BOSTON, MA

Finalist - Special Jury Citation

In 2005, the Boston Harbor Islands Partnership held an international competition to design the Boston Harbor Park Pavilion, a new visitor's center on the recently completed Rose Kennedy Greenway. The brief called for a public information and ticketing hub focused on promoting the Harbor Islands: a national park boasting 1,600 acres of island wilderness and 35 miles of undeveloped shoreline, reachable by ferries launching from nearby Long Wharf. This project proposes a sustainable building integrating landscape and public space to draw visitors from downtown Boston across the Greenway to the water's edge.

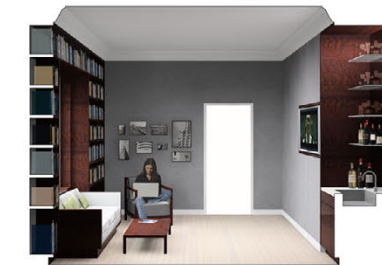
Sited along paths in the new Rose Kennedy Greenway, the pavilion extends existing pedestrian arteries into a building that operates as a landscape, bringing visitors gradually up and around to a platform. A sloped roof wraps around the solid programs at the core and guides movement through and around. The structure also adheres to proper passive ventilation strategies, and funnels rainwater onto a small roof garden, and down to a pool with the Harbor Islands cast in resin.



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Merge Architects (2005)

PROJECT TEAM
Principal-In-Charge: Elizabeth Whittaker
Design Team: Paul Voulgaris, Silvia Illia, Andrew Richardson

CLIENT
Boston Harbor Islands Partnership



Section/Perspectives

These images were created for many of the architecture projects while at Merge Architects. Different design options could be created based on the computer models. The renderings were a very effective presentation tool. Part drawing, part perspective rendering, they allowed clients to visualize life inside the space after our interventions. The projects in this set include loft and home renovations, a bathroom renovation, a roof deck, a clothing store, a bakery, and a restaurant/bar/lounge.

EMPLOYER
Merge Architects (2003-2007)

Re-Source Inc CAMBRIDGE, MA

67a2 Media was asked to update the identity for this Cambridge based real estate consultant. The pitched roof is immediately recognizable, relating to the firms expertise in residential real estate while the negative space pyramid signifies their wealth of data on local listings and pricing. Straddling the line between bold and delicate, the simple form and minimal lines send a strong message that Re-Source Inc will find you a new home.

RE-SOURCE INC

67a2 Media ARLINGTON, MA

The identity for my company has evolved over the past 7 years, but its latest permutation maintains 67a2's CMYK color palette, while simplifying the original '67a2' logo to a simple pixel-blocked and color shadowed '6'. The simplification allows it to be easily recognizable from a distance, and at small sizes. The business cards naturally come in the 4 CMYK colors, which without fail sparks discussion when presented to new clients, as they vie for their favorite color.



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Dr Sharon Dental Group DANVERS, MA

Dr Sharon Schrott came to 67a2 media seeking to differentiate her dental practice. Stripping down a person's smile to its simplest forms, we are left with the iconic 'smiley'. While ubiquitous on the web and instant messages, the wide, gaping smile exudes a playfulness not typically found in the dental industry. Her new identity elevates Dr. Schrott's on the job persona, echoing an atmosphere of fun, caring, and comfort in her office.



ISLE.

Maria Vasilakis DMD BRIGHTON, MA

Dr. Maria Vasilakis, a dentist based in Brighton, MA, asked 67a2 to develop a complete identity package, including logo, business cards, stationary, signage, and a website for her newly formed practice.

Taking inspiration from the repetition of form in her initials (MV) and a set of perfectly aligned teeth, 67a2 designed an abstract logo of repetitive shapes to create an ultra minimal and modern graphic that speaks 'dentist' without being overtly literal. Since her practice specializes in sedation dentistry, a calm and soothing color palate was selected, while maintaining the youthful energy of a new practice. The typeface (Neutraface), tempers the minimalism of the logo with a classic look and feel, evoking professionalism and her family lineage as a 3rd generation dentist.

Isle Ltd ATHENS, GREECE

Isle Ltd sells property to people who share a love of nature, architecture, and the Greek islands. They choose beautiful and unique sites and place special emphasis on building residences that show a marked respect for their surroundings and the environment. For Isle, nature and architecture are viewed as a seamless experience of indoor and outdoor spaces designed to inspire.

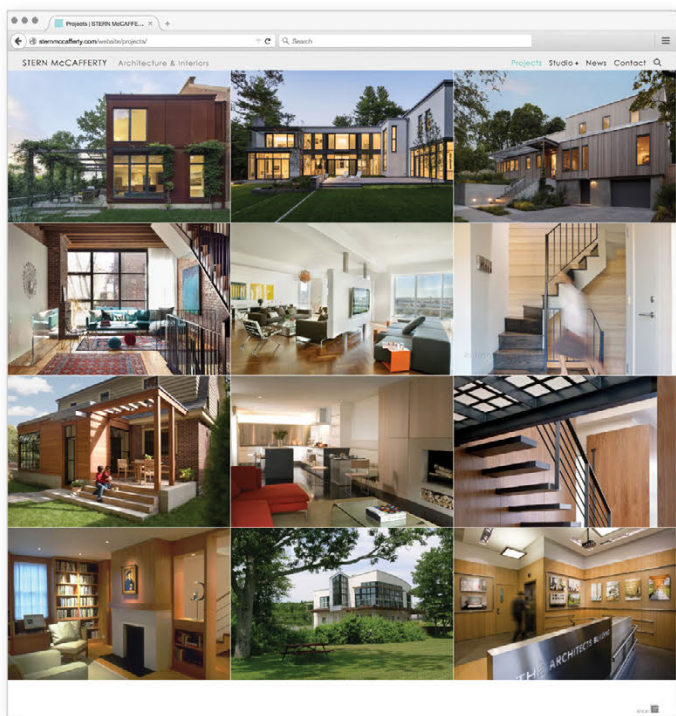
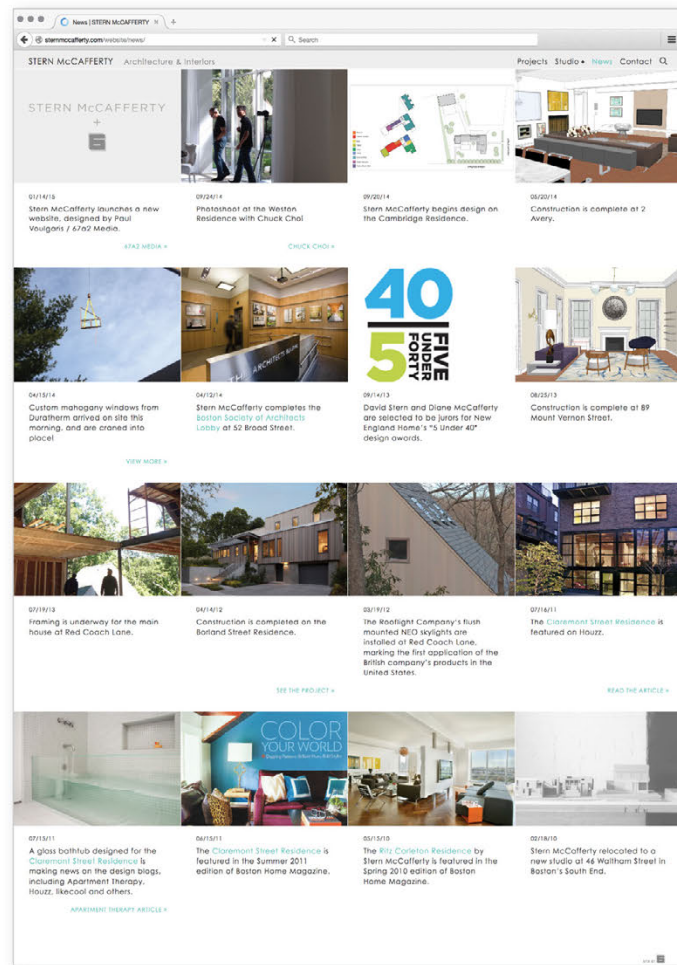
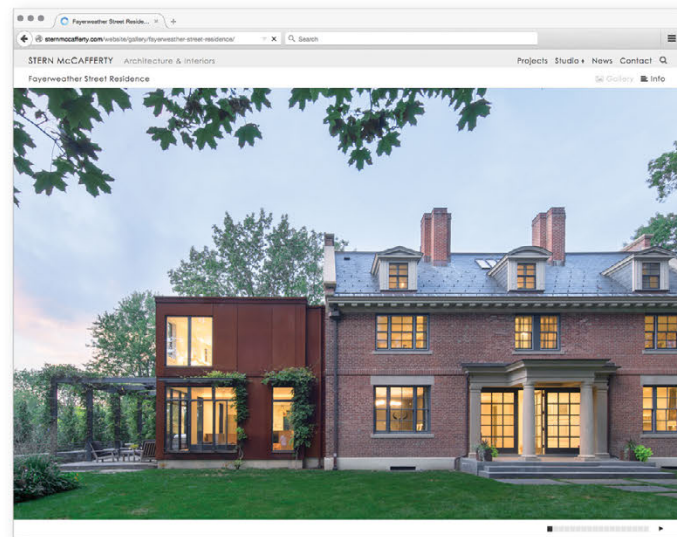
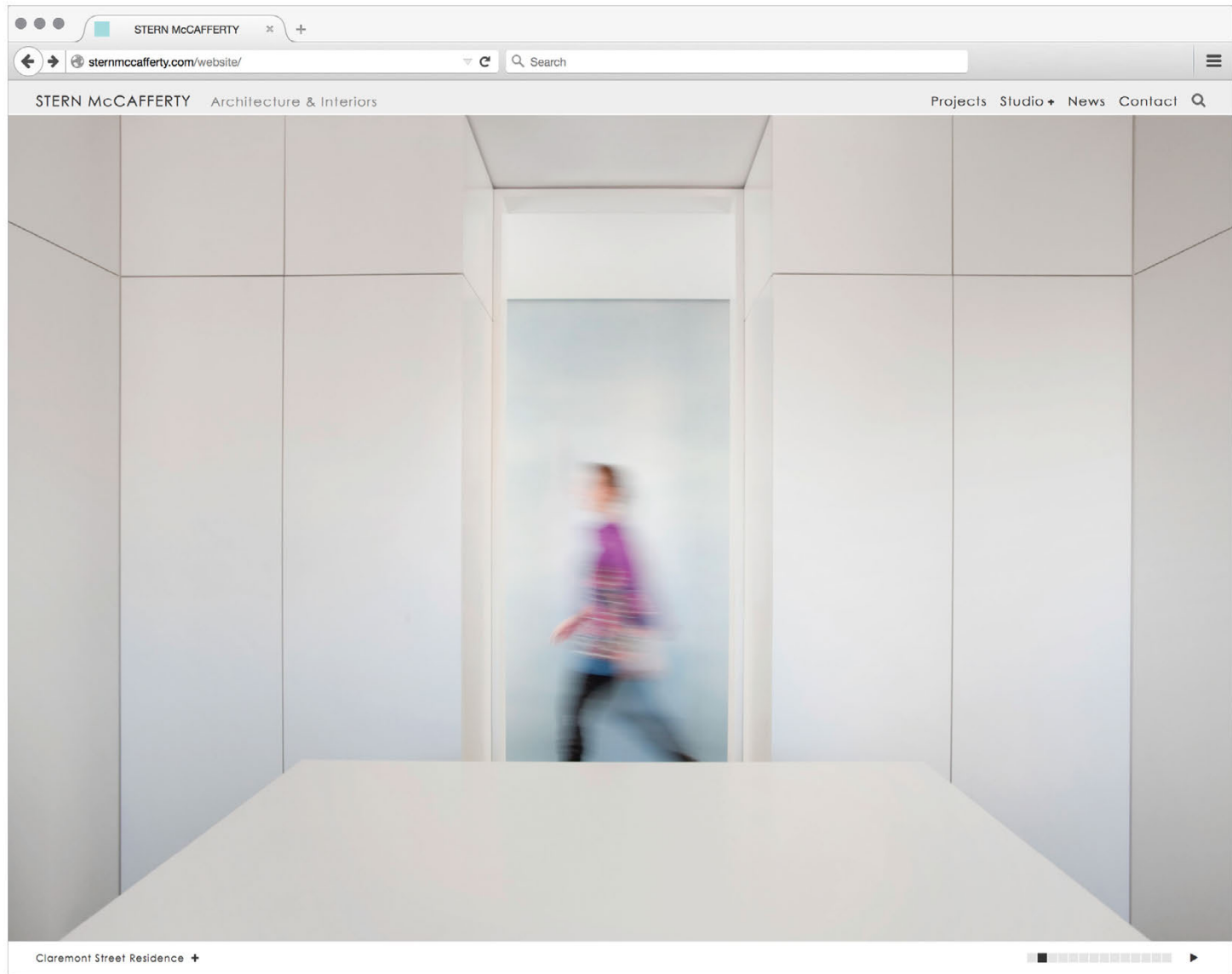
The Isle identity draws inspiration from the rocky landscape of Greece with a bold logotype set on rough paper. Echoing the longevity of greek architecture, but with a distinctly modern feel, it merges historic natural forms with the modernity of isle's architectural developments.

Yael Eshel

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Stern McCafferty BOSTON, MA

www.sternmccafferty.com

Local architecture and interiors firm Stern McCafferty contacted 67a2 to revamp it's web presence. Well known for its stunning work, the minimal website pushes the images to forefront. The site itself is subdued, relying on typographical elements and subtle interactions to bring a sophistication to the experience. Projects are broken into 2 distinct sections, Gallery, to show immersive large format images, and Info, to dig deeper into the process of design, theory, and construction.

TASKS
Design, Site Development, Wordpress Training

FEATURES
Responsive Mobile Theme, Customized Wordpress CMS, Interactive Touch Gestures

Wiley|Wilson ALEXANDRIA, VA

www.wileywilson.com

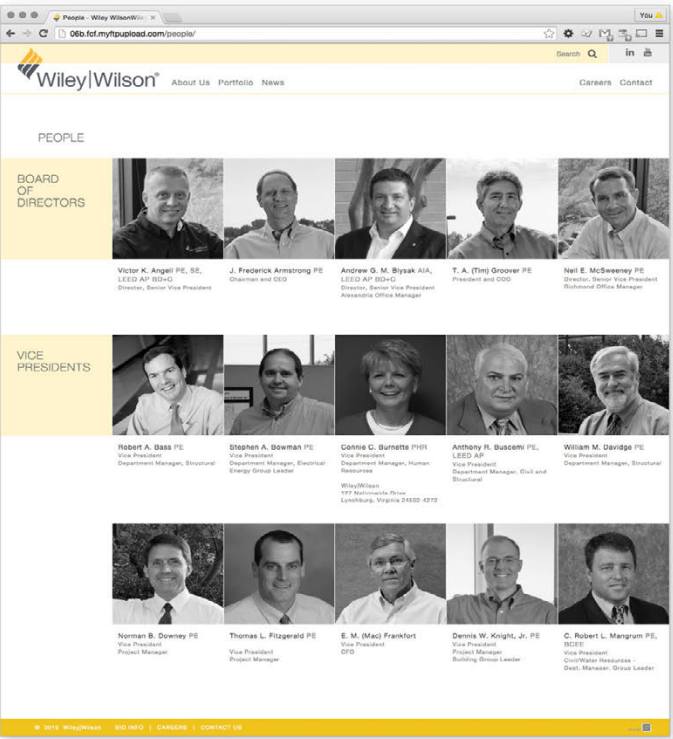
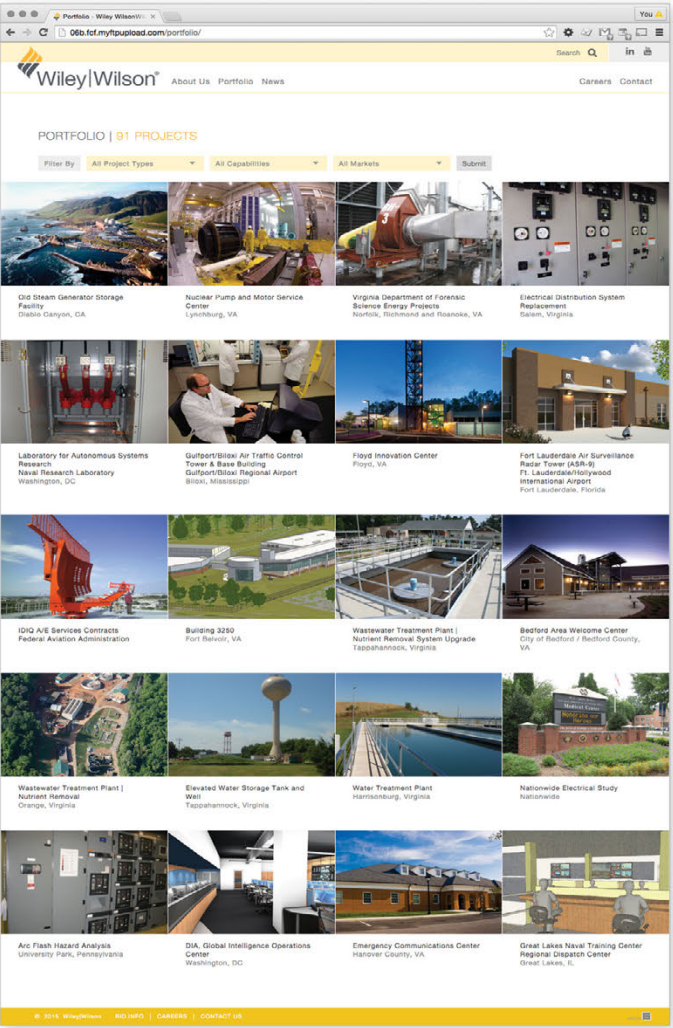
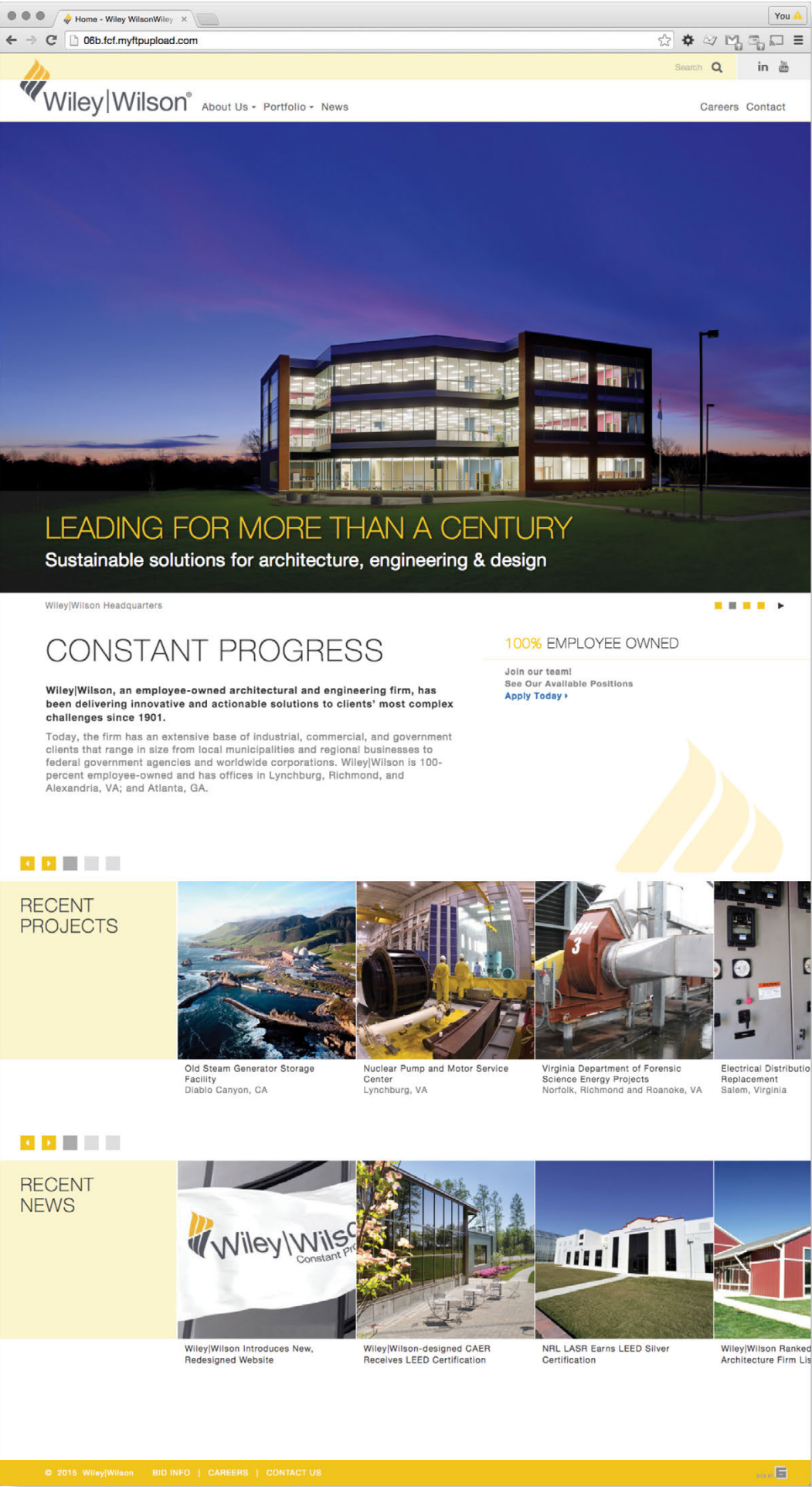
The architecture and engineering firm Wiley|Wilson selected 67a2 to design and develop its new web presence. Multiple offices and partners were involved in the development of a site that unifies the distinct capabilities of this large firm. The site plays off of the existing 'torch' branding, and provides a interactive way to sort the multitude of projects. Each page offers related news and projects, allowing visitors to realize that the firm has expertise in all areas of construction. The site design ushers in a revitalized firm focus on aesthetics and functionality while allowing for a straightforward user experience on any device.

TASKS

Design, Site Development, Training, Website Manual

FEATURES

Responsive Mobile Theme, Customized WordPress CMS, Interactive Touch Gestures



Pond & Co ATLANTA, GA

www.pondco.com

This Georgia based architecture and engineering firm selected 67a2 to redesign and build their new website. Highlighting their expertise in different market sectors, the site recognizes their leadership and abilities in multiple fields. An interactive hierarchical grid displays featured projects for each sector, while pages are marked by identifying icons, and cross referenced with related news and projects, allowing visitors to dig deeper.

TASKS

Design, Site Development, Training, Website Manual

FEATURES

Responsive Mobile Theme, Customized WordPress CMS, Interactive Touch Gestures

Pond & Company is a progressive, full-service architecture, engineering, planning and construction firm that provides quality services to government, corporate and private sector clients throughout the world. We help clients achieve their missions by being **Responsive People and Real Partners.**

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Latest News



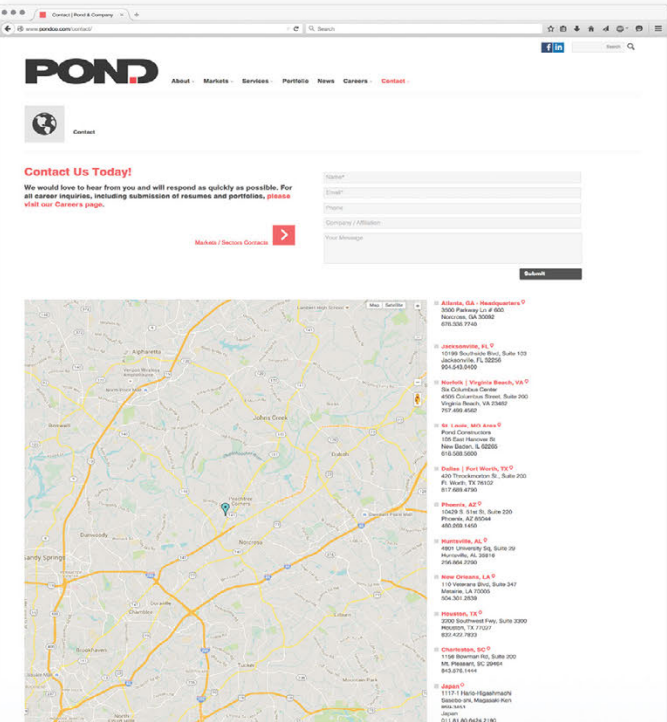
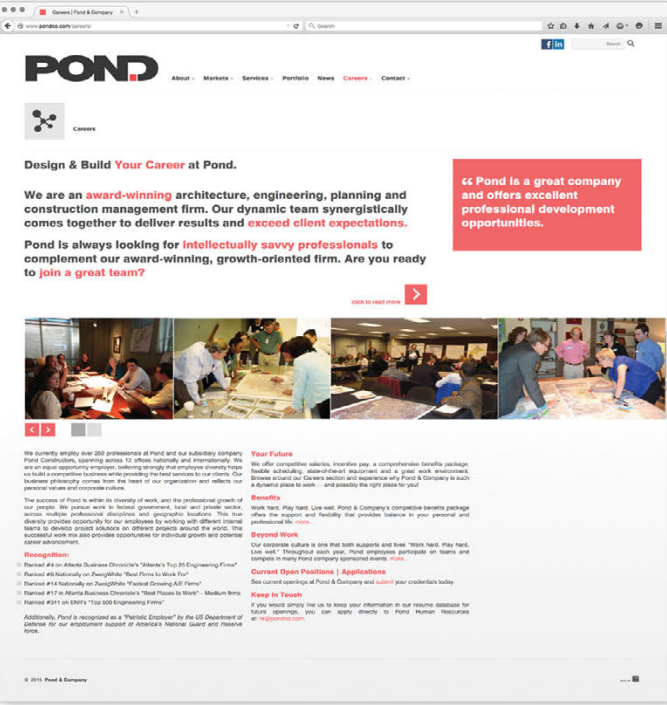
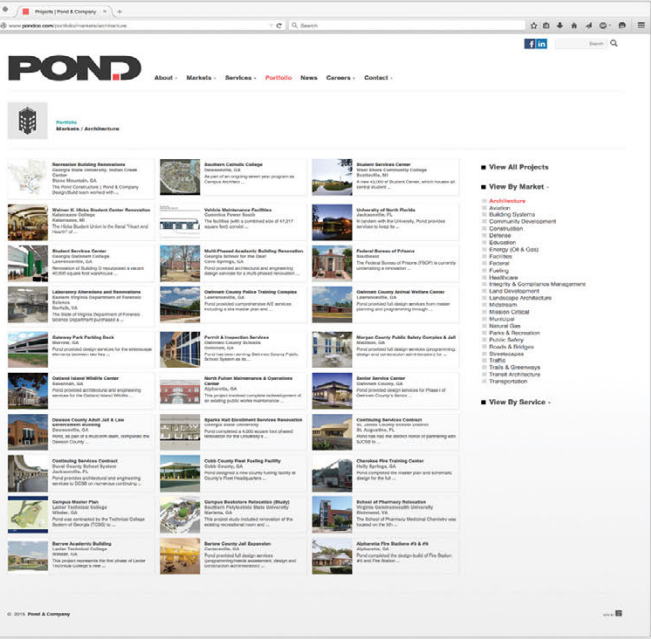
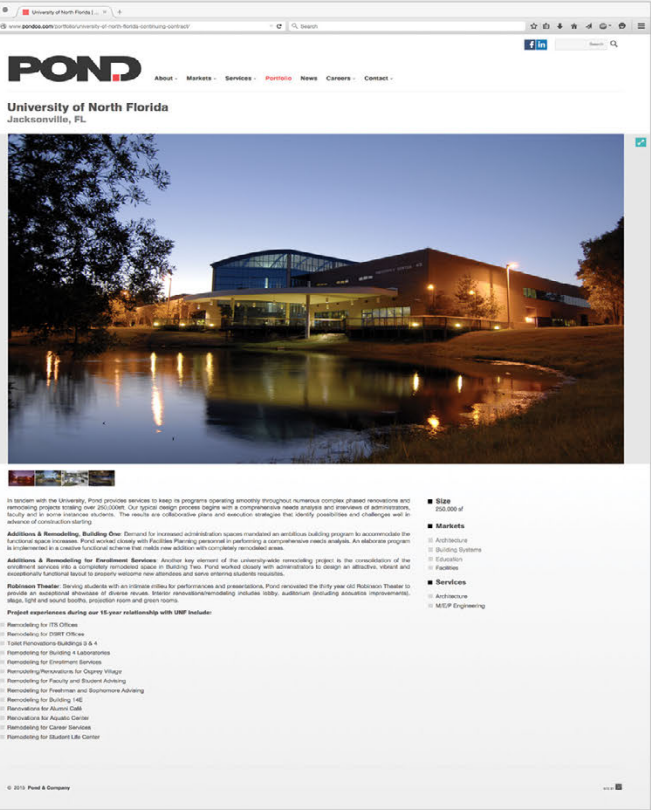
December 15, 2014
Runway Repair Innovation Gains Pond Industry Accolades
The 8L26R Pavement Replacement Project receives AC EC Merit Award thanks to excellent teamwork. The project to resurface the northernmost runway at Hartsfield-Jackson Atlanta International Airport (H-JAA) was recently completed in a remarkable 29 days, thanks to the combined efforts ...

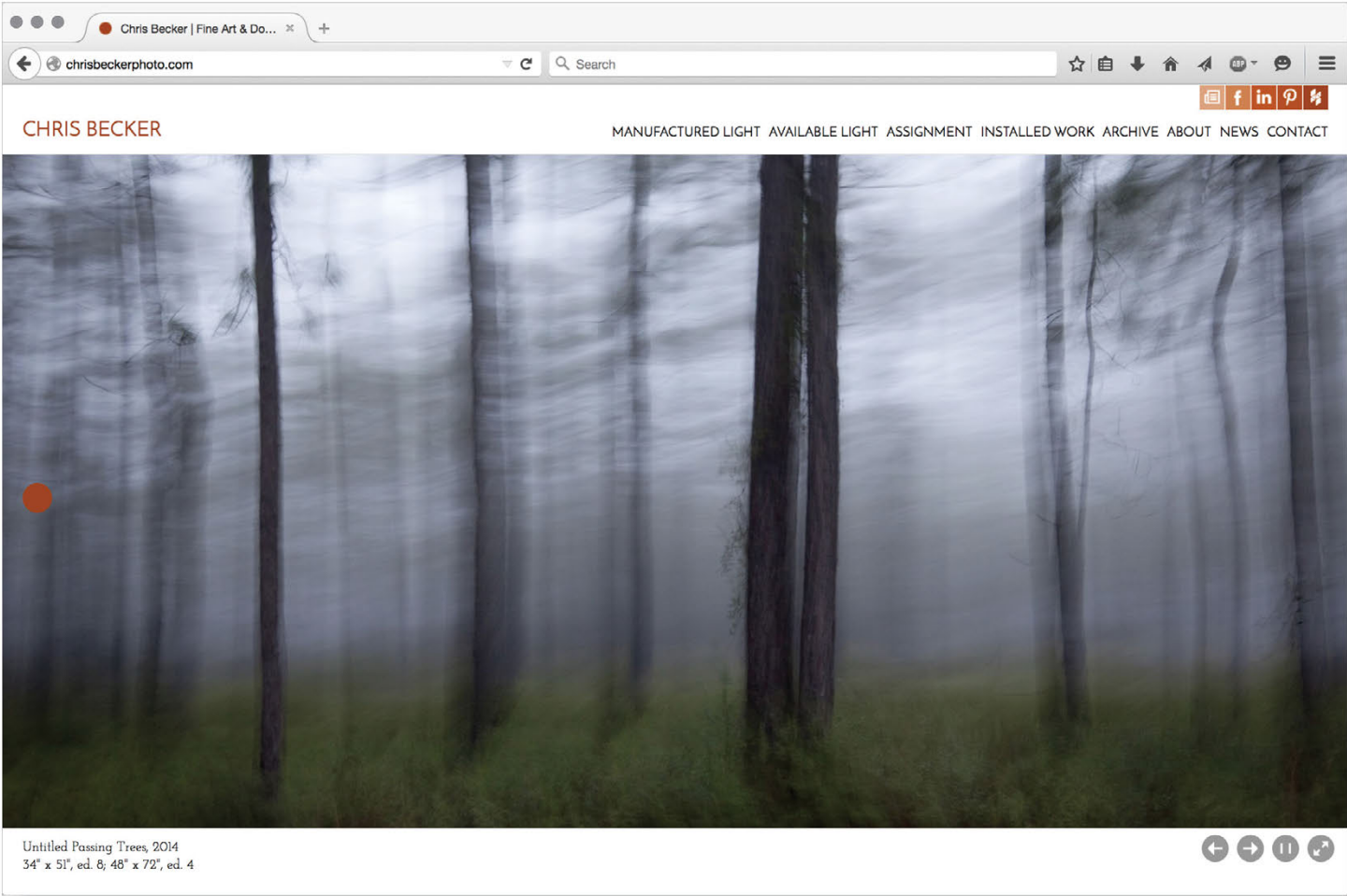


December 12, 2014
Greg Swinks Joins Pond Constructors as Senior Project Manager
Pond Constructors is pleased to announce the recent addition of Greg Swinks as Senior Project Manager. Greg is based in Pond's Atlanta Headquarters and is charged with building our Vertical Construction market portfolio. Greg joins Pond with a wealth of ...



December 11, 2014
Nigel Gray, MBA, OGCX, LEED GA Joins Pond as Commissioning Manager
Pond & Company is pleased to announce the recent addition of Nigel Gray, MBA, OGCX, LEED GA has joined Pond & Company as Commissioning Manager. Nigel is based in Pond's Atlanta Headquarters and will be focused on clients with ...





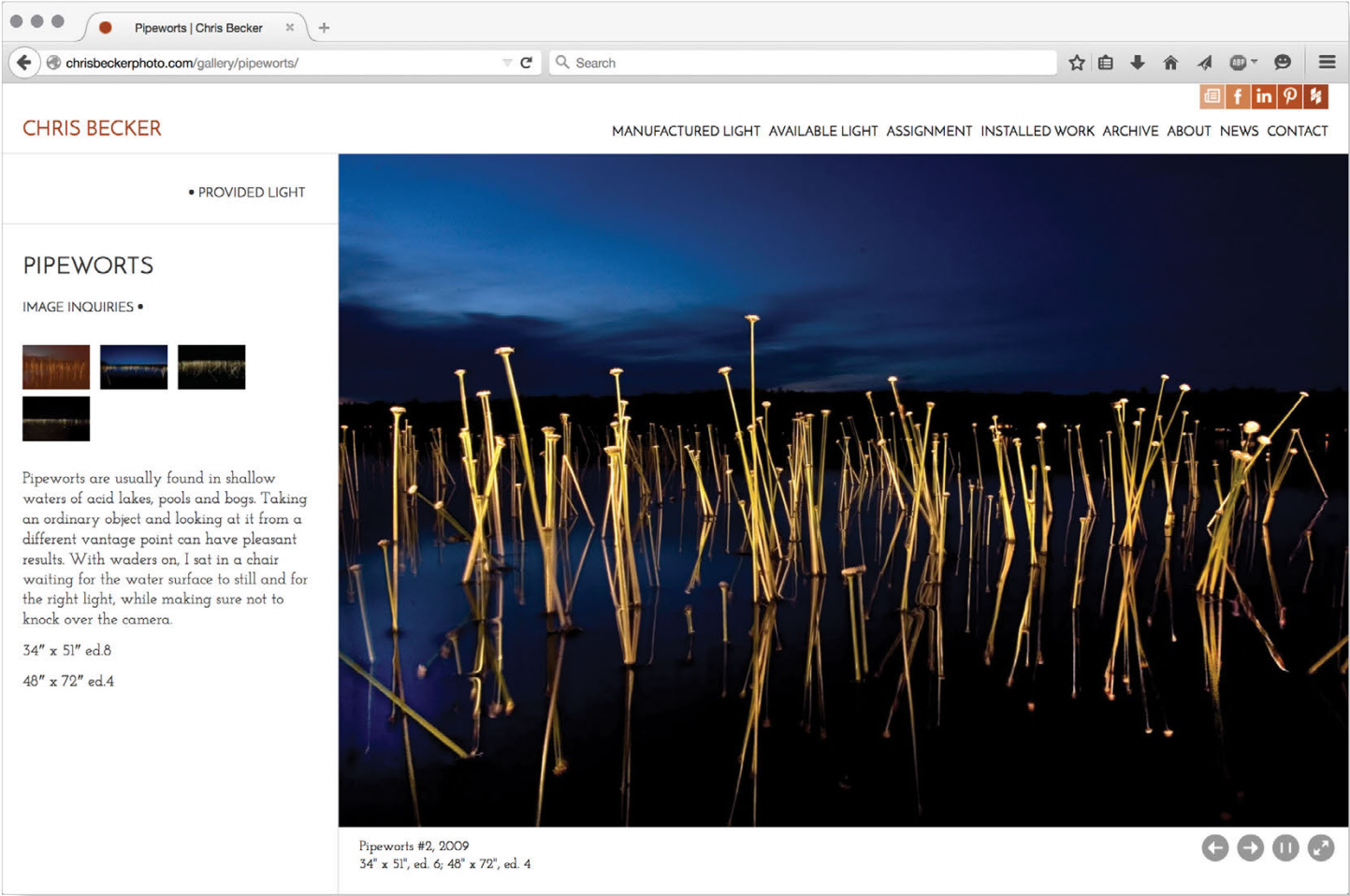
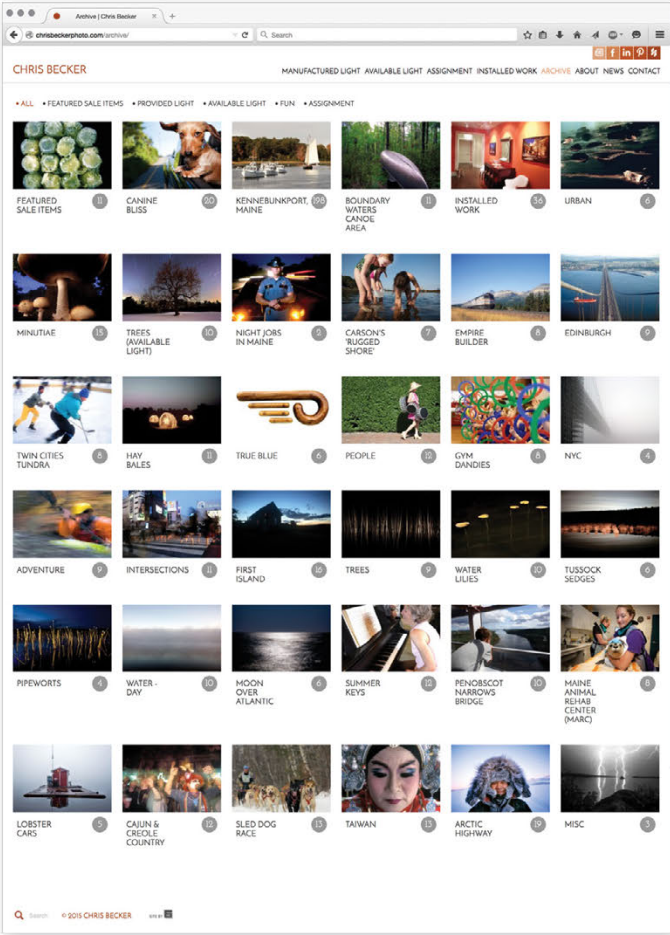
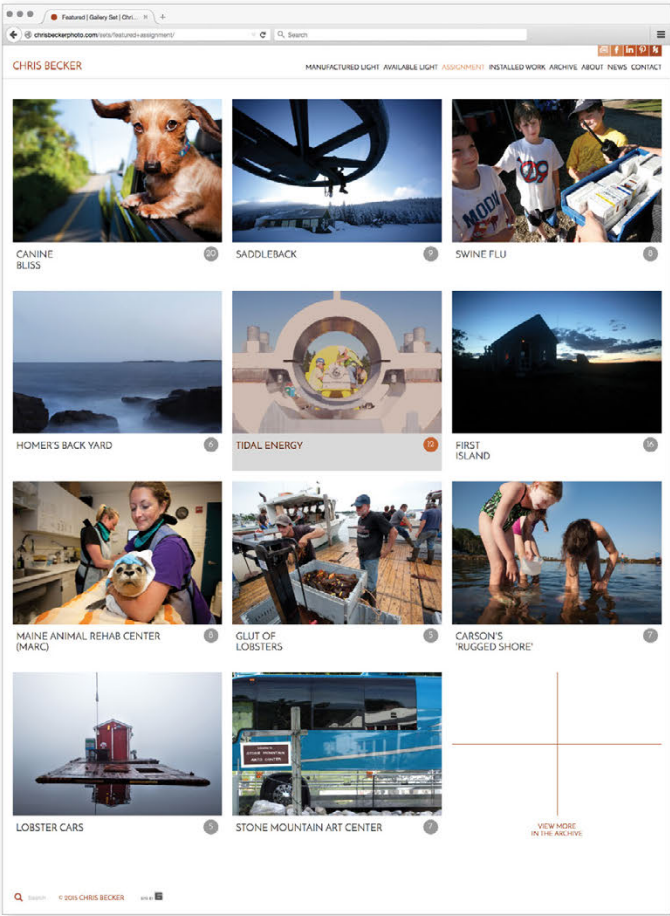
Chris Becker Photo KENNEBUNKPORT, ME

www.chrisbeckerphoto.com

Photographer Chris Becker Gallery was looking for new web design to highlight his incredibly rich photography. 67a2 designed and developed this customized WordPress site to do just that. With large immersive photos that fill the screen on any device, the site allows the photographer to build galleries and photo sets, highlighting the award-winning photographer's gallery and assignment work.

TASKS
Design, Site Development, Wordpress Training

FEATURES
Responsive Mobile Theme, Customized WordPress CMS, Interactive Touch Gestures



Home - REAL ESTATE and ...

research.gsd.harvard.edu/realstate/

REAL ESTATE and the BUILT ENVIRONMENT

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LATEST NEWS



Tuesday, November 25, 2014

Conference Finds Disruptive Innovation Critical to Real Estate Industry

On October 16, 2014, at the second annual Harvard Real Estate Conference Disruptive Innovation in Real Estate, seven global real estate industry leaders demonstrated that disruptive innovation in real estate development, building typologies, and finance has been critical to the ...



Wednesday, October 29, 2014

MDes Real Estate Hosts Jonathan Rose for the Inauguration of the Sustainable Real Estate Lecture Series

The breakfast roundtable discussion with Jonathan Rose was the inaugural event for the Sustainable Real Estate Lecture Series organized by MDes Real Estate and the Built Environment at the Harvard University Graduate School of Design. Hosted by Professor Bing Wang, ...



Tuesday, August 26, 2014

Congratulations to Dan Malone and Thomas Schneide
Receiving Awards for Excellence

Two MDes Real Estate students, Dan Malone (MDes REBE '14) and Thomas Schneider (MDes REBE '14), were presented with awards of academic achievement and outstanding contributions to the MDes Real Estate and the Built Environment program at the 363rd Har-

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REAL ESTATE AND THE BUILT ENVIRONMENT

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COURSES

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Real estate-related courses are listed below. These classes are offered at the Harvard GSJD, other schools within Harvard University, and at the Massachusetts Institute of Technology. You may search and sort the table.

The courses are designated by the following acronym:

- GSJ - Harvard Graduate School of Design
- HBS - Harvard Business School
- HKS - John F. Kennedy School of Government
- HLS - Harvard Law School
- MIT - Massachusetts Institute of Technology

Each course title is linked to its specific website, which provides further details. Listings are subject to change.

The courses are divided into three broad categories:

- Physical Design & Construction (PHD)** – courses related to issues of design, construction, project management, sustainability, and the study of real estate typologies.
- Finance & Deal Structuring (FIN)** – courses related to financial analysis, capital markets, negotiation, entrepreneurship, leadership, law, and real estate organizations.
- Urban Analysis (URB)** – courses related to the study of the built environment, urban planning, politics, market analysis, and economics.

Cross-registration policies, including grade and credit conversions, are available at the GSJD webpage.

MScE | Master in Design Studies
Graduate School of Design
Harvard University

Show 38 of 4 entries

Category	Course Title	School	Term	Type	Instructor(s)	
URB	Analytic Methods of Urban Planning: Quantitative	GSJ	Spr	Module	Hooper	
URB	Analytic Methods: Qualitative	GSJ	Spr	Module	Rosenthal	
URB	Housing and Urbanization in the United States	GSJ	Fall	Semester	Sair	Mohrsky
URB	International Housing Economics and Finance	MIT	Spr	Semester	Kayden	
URB	Land Use and Environmental Law	GSJ	Fall	Semester	Kayden	
URB	Local Government Law	HLS	Spr	Semester	Frig	
URB	Market Analysis and Urban Economics	GSJ	Fall	Semester	Tonto	
URB	Markets and Market Failure with Cases	HKS	Fall	Semester	Nichols	
URB	Policy Analysis and Design for Sustainable Development	HKS	Fall	Semester	Clark	
URB	Policymaking in Urban Settings	HKS	Fall	Semester	Carras	
URB	Public and Private Development	GSJ	Spr	Semester	Kayden	
URB	Real Estate and City Making in China	GSJ	Fall	Semester	Wang	
URB	Urban Politics, Planning, and Development	HKS	Spr	Semester	Mayne	
PHY	Building Cities: Infrastructure and Sustainability	HBS	Spr	Module	Macomber	
PHY	Building Real Estate Enterprises and Entrepreneurship	GSJ	Spr	Module	Awaschke	
PHY	Environment, Economics and Enterprise	GSJ	Spr	Semester	Samuelson	Apoche
PHY	Field Studies in Real Estate, Planning & Urban Design	GSJ	Spr	Semester	Potter	
PHY	Global Leadership in Real Estate and Design	GSJ	Spr	Semester	Wang	
PHY	Innovative Project Delivery Methods in the Public & Private Sectors	MIT	Spr	Semester	Gordon	
PHY	Real Estate Development Products	MIT	Fall	Semester	Roth	Frenchman
PHY	Real Estate Development, Design, and Construction	HBS	Spr	Module	Macomber	
PHY	The Design of Real Estate	GSJ	Spr	Module	Wang	
PHY	Tools for Analysis: Design for Real Estate & Infrastructure Development	MIT	Spr	Module	Gelner	de Neufville
FIN	Advanced Real Estate Finance	GSJ	Spr	Module	Pepper	
FIN	Advanced Risk Management and Infrastructure Finance	HKS	Fall	Semester	Diaz	

Showing 1 to 25 of 51 entries

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Graduate School of Design
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NEWS



Tuesday, November 25, 2014 / posted by: Anne Laddie, Matthew Singh
Conference Fights Disruptive Innovation Critical to Real Estate Industry
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Tuesday, May 13, 2014
Students Present Development Proposals to All-Star Jury
 Seven interdisciplinary student teams presented their real estate development proposals for Monday to an all-star jury at the final review for the McGraw Hill Real Estate flagship course Global Leadership in Real Estate and Design. These teams proposed innovative schemes for the controversial Boston ...



Tuesday, April 22, 2014
Students Conduct Research in China
 Led by Professor Bing Wang, seven students went on a research trip to southern China as part of the McGraw Hill Real Estate flagship course Global Leadership in Real Estate and Design, taught by professors Bing Wang and Susan Korte, MPhil, MSc...



Friday, February 28, 2014
Prof. Bing Wang Teaches Real Estate Finance in Jeddah, Saudi Arabia
 Professor Bing Wang taught a seminar course in real estate finance in Jeddah, Saudi Arabia on February 28, 2014 and February 29, 2014. Prof. Wang also was joined by her colleague Professor Sana Khalifa, and facilitated by her research associate Matthew Singh...



Monday, January 27, 2014
Symposium: Fiscal Crisis News in US and European Real Estate Markets
 For real estate markets in both the United States (US) and much of Europe, 2013 was a year of increasingly good news as both regions began recovering from the calamitous decline of the global economic recession. With rates of recovery ...




Tuesday, November 5, 2013
Prof. Bing Wang Speaks at Harvard Club During UI Fall Meeting
 Professor Bing Wang presented a lecture titled "China's Real Estate Market and Challenges" to a full room at the Harvard Club of Chicago. Sponsored by the Harvard Club of Chicago and two Harvard alumni groups, the lecture coincided with the annual Fall Meeting of ...



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The GSD MDes **REAL ESTATE and the BUILT ENVIRONMENT** Program ("Program") prepares graduates for professional and academic careers in real estate and the built environment as thought leaders and as decision-makers in real estate development, investment, construction and financing of increasingly complex environments and future cities. The Program is anchored by the belief that economic, aesthetic, and sustainable real estate values are created through a thoughtful process to confront, harness and integrate building form, typology, design thinking, financing innovation and development. Rather than address and teach real estate finance and investment skills as a standalone mechanical process, this Program also incorporates design and the overall built environment as key pedagogical focuses, examining the immanent interconnection and value each component dynamically add to the other.

The GSD MDes Real Estate and the Built Environment Program is distinguished by three pedagogical and program pillars:

1

Design Focus: Creativity in Real Estate

At Harvard within a design school, the Program embraces an in-depth understanding of building form and structure anatomy as well as the overall urban context, thereby empowering students with new perspectives and a more holistic outlook for value creation and economic thinking throughout the cycle of design, development, construction, and investment. As a consequence, students are better prepared to navigate the economic, physical, environmental and societal as well as political connections to complex built projects.

As the competitive thrust for creativity in the formation of the built environment has become the new frontier for real estate professions, how we incorporate design thinking and more importantly creativity in strategies and actions in enduring real estate processes, will differentiate our platform as the leading program.

2

Thought Leadership: Capacity of Abstract Insights and Theorization


Most real estate programs focus one-dimensionally on tactical skills training. While professional skills are essential, the GSD Program addresses the central importance of educating, guiding and nurturing thought leaders for the industry and for the discipline. Rising beyond the commodification of buildings and the built environment, which is often viewed as the viable outcome of the operation of real estate, the Program seeks to elevate students' ability to conceptualize real estate commercial activities with a deeper understanding of their impact on the larger built context and humanity.

Our Program graduates will be proficient in real estate financial skills and will be trained to find and, more importantly, create value at the intersection of design, development and finance. Equally important, as our graduates engage other professionals in the design, development, construction and financing of the built environment, they will have the confidence to thoughtfully lead and leverage the intellectual discourse and dialogue on matters that affect their initiatives, projects and the industry's future direction.

3

Global Platform: Engaging in the International Realm

With sponsors from India, China, England, the Netherlands, United States and elsewhere, the Program benefits from real time connections to the larger global platform, and is placed at the forefront of new industry practice, modes of experimentation and developments. The Program has an unmatched position to pioneer and lead new explorations globally in real estate development, design, capital markets, investments practice, as well as real estate education. This global orientation will be underscored and realized through a "global leadership" course, invited lectures and linked student field trips.



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