



SCHOOL OF
ARCHITECTURE,
PLANNING & PRESERVATION

Winter 2021 Commencement Program

Architecture

Urban Studies and Planning

Historic Preservation

Real Estate Development

PhD in Urban and Regional Planning and Design

22 December 2021 | 5:30 pm

Virtual

go.umd.edu/mapp_commencement_2021

MARYLAND'S BUILT ENVIRONMENT SCHOOL

2021 December Commencement Ceremony

WELCOME AND CONGRATULATIONS

Dawn Jourdan, Esq., Ph.D., AICP

Dean, School of Architecture, Planning and Preservation

KEYNOTE COMMENCEMENT ADDRESS

Julie Smith

Chief Administrative Officer, Bozzuto Group

STUDENT COMMENCEMENT ADDRESS

Zhenpeng (Frank) Zhou, PhD in Urban and Regional Planning and Design

Samantha Jane Lee, Master of Applied Anthropology and Master of Historic Preservation

Gesine Pryor Azevedo, Master of Architecture

Bhavishya Venkitaraman, Master of Architecture and Master of Community Planning

Sharmin Davoodian, Master of Real Estate Development

Amory Ranell Jones, Bachelor of Science in Architecture

RECOGNITION OF GRADUATES

Program Directors

Brian Kelly, AIA, Associate Dean for Development & Faculty Affairs, Director, Architecture Program

Madlen Simon, AIA, Associate Dean for Academic Affairs & Outreach

Clara Irazábal, M.Sc., M.Arch., Ph.D., Director, Urban Studies & Planning Program

Hiro Iseki, Interim Ph.D., Director, PhD in Urban and Regional Planning and Design

Program **Maria Day-Marshall**, J.D. LL.M., Director, Real Estate Development

Program **Jeremy Wells**, Ph.D., Interim Director, Historic Preservation Program

Graduating Students

DOCTORAL DEGREE

PHD IN URBAN AND REGIONAL PLANNING AND DESIGN

Christopher Leh Dorney

Are Houston's Land Use Relationships Unique?

Chair: Gerrit J Knaap

Zhenpeng (Frank) Zhou

Planning Towards an Equitable Sharing Economy: On Housing, on Transportation, on Policymaking

Chair: Gerrit J Knaap

DUAL DEGREE

MASTER OF ARCHITECTURE + MASTER OF REAL ESTATE DEVELOPMENT

Nusheen Majidi

Healing Places

Chair: Matthew Bell

MASTER OF ARCHITECTURE + MASTER OF COMMUNITY PLANNING

Bhavishya Venkitaraman

Greenvale in East Riverdale

Chair: Peter Noonan

MASTER OF APPLIED ANTHROPOLOGY + MASTER OF HISTORIC PRESERVATION

Angela Nicole Bailey

Samantha Jane Lee

MASTER OF REAL ESTATE DEVELOPMENT + MASTER OF BUSINESS ADMINISTRATION

Gabrielle Leudeu Hapi

Lawrence Saunders III

MASTER'S DEGREE

MASTER OF ARCHITECTURE

Maryam Bana Zadeh

Dancing In Silence

Chair: Ronit Eisenbach

Jocelyn Elizabeth Belmonte

Enmendar El Zocalo: Amending the Plinth

Chair: Juan Burke

Philip Dayao

Interwoven Communities: Reconnecting the Generations Through Forgotten Suburban Landscapes

Chair: Olumide Akinsade

Juanita June Li

Post-Industrial Development Integrating Food Systems and Culture in Chicago's Chinatown

Chair: Brittany Williams

Gesine Pryor Azevedo

Urban Osmosis: Neighborhood-Scale Water Infrastructure for Climate Change Resilience in Miami's Little Haiti

Chair: Michele Lamprakos

MASTER OF COMMUNITY PLANNING

Will Bien Duggan

Tara Feikes

Khayla Iman Trowell

MASTER OF REAL ESTATE DEVELOPMENT

Devir Mordechai Bitton

Sharmin Davoodian

Garrett Dickerson

CERTIFICATE

GRADUATE CERTIFICATE IN REAL ESTATE DEVELOPMENT

John Adam Plachta

Tom Gretz

GRADUATE CERTIFICATE IN URBAN DESIGN

Juanita June Li

Nusheen Majidi

BACHELOR'S DEGREE

BACHELOR OF ARTS IN ARCHITECTURE

Braeden Alevizatos Minor: Real Estate Development	Renzo Moran Minor: Sustainability Studies
Cristian Eduardo Alfaro Molina	Sabah Rana
Roman Amponsah	Hamza Rashid Minor: Real Estate Development
Sandaa Htu Aye	Natalia Salmon Minor: Real Estate Development
Matthew Luke Gilday Minor: Construction Project Management	Reed Sampson
Zhenghao Gong Minor: Statistics	Alex Sarri-Tobar Minor: Real Estate Development
Shelby Elizabeth Harbaugh	Josué Serrano
Augusto Iglesias Minor: Spanish Language, Culture, and Professional Contexts	Tsigemariam Abu Tilaye
John Thomas Kernan Minor: Real Estate Development	Christopher Wolfrum Minor: Construction Project Management

BACHELOR OF SCIENCE IN ARCHITECTURE

Phedra Aurora	Alexander Onyegbado Minor: Construction Project Management
Victoria Crandall	Minor: Sustainability Studies
Madisen DeSha	Kishen Rakesh Patel Minor: Construction Project Management
Chase Manning Deist* Gillian	Abigail Corinne Perkins
Grace Eitel	Kenneth Platt Jr.
Sunshine Isaia Estes	Sarah Plotnick Minor: Construction Project Management
Eleni Forakis*	Samantha Maria Rathgeber Minor: Spanish Language, Culture, and Professional Contexts
Aylin Garcia	Mariam Siddique
Gavin James Harrigan	Michael Silvestri
Donato Jimenez Minor: Sustainability Studies Amory	Bailey Stull Minor: Construction Project Management
Ranell Jones	Omari Watson
Kaiyue Liu	Jennifer Yabut* Minor: Real Estate Development
Chad Loney	Minor: Sustainability Studies
Christopher Kelechi Maduako Minor: Innovation & Entrepreneurship	Mitchell Zangwill
Jeyda Muhammad Minor: Sustainability Studies	
Mattias Negro	
Minor: Real Estate Development	

PhD in Urban and Regional Planning and Design

Christopher Leh Dorney – *Are Houston's Land Use Relationships Unique?*

Committee Chair: Gerrit J Knaap

The city of Houston, Texas has been at the heart of a long-running debate in the United States on government's proper role in the land development process. As the only large American city that never adopted a city-wide zoning ordinance, Houston is often cited as an example for why more or less government planning is needed. Some authors claim that Houston is an outlier when it comes to land use relationships, with strange land use juxtapositions quite prevalent. Other authors argue that zoning is largely redundant to market forces and that Houston's land use relationships are not all that different from zoned cities. The purpose of this study is to inform this ongoing debate by undertaking a quantitative analysis of land use relationships across large American cities to determine if Houston's are distinctive. The study develops several metrics to quantify land use relationships and uses principal component analysis to determine if Houston is an outlier. The findings indicate that Houston's land use relationships are not substantially different from those of zoned cities.

Zhenpeng (Frank) Zhou – *Planning Towards an Equitable Sharing Economy: On Housing, on Transportation, on Policymaking*

Committee Chair: Gerrit J Knaap

The sharing economy has experienced phenomenal growth in the past decade. Its two most popular sectors, short-term rental (STR) and shared mobility, have significantly transformed people's travel behavior and disrupted the urban housing/transportation markets. On the other hand, planning and policy efforts lag behind the growth of the sharing economy due to its novelty and its market-based business model. In this dissertation, I use three empirical studies to demonstrate one of those planning and policymaking challenges from the equity perspective. In the first study, I investigate the impact of STR on single-family housing prices in Washington DC using a data-driven, hedonic analytical framework. Not only do I find a significant price inflation as a result of increasing STR activities, but I also identify the spatially uneven impacts that can adversely affect housing affordability in some minority-populated neighborhoods in the city. In the second study, I focus on the built and social environment factors to explain the spatial distribution of e-scooter sharing trips on Washington DC's streets. Using real-time, trip trajectory level data, I am able to examine not only the built environment factors for a trip's origin and destination neighborhoods, but also the street design factors for a trip's traversing paths. Moreover, I apply a machine-learning based clustering analysis to segment trips by their temporal patterns, built environment, and social environment attributes. With both data-intensive analyses, I identify potential equity issues and opportunities associated with the emerging e-scooter sharing in DC. In the third study, I expand my analysis on STR and shared micromobility in a cross-city, cross-section exploration. I find similar tourist-oriented spatial patterns for three types of activities, including STR, station-based bike-sharing, and dockless bike/e-scooter sharing. Additionally, I find a significant lag in their uses in socially disadvantaged neighborhoods in eight cities, as well as identifying a potential connection between active STR business and gentrification in communities of high social vulnerability. The policy heterogeneities within the eight cities provide different angles to understand the feasible and effective planning practices and policy approaches to address the equity concerns on the rising sharing economy.

Awards and Honors

Architecture Awards

The Architecture Thesis Award is given to a graduate student for excellence in the Master of Architecture Thesis.

Juanita June Lee, *Post-Industrial Development Integrating Food Systems and Culture in Chicago's Chinatown.*

Chair: Brittany Williams

Real Estate Development Awards

Fall 2021 John B. Colvin Capstone Project Prize is awarded for the best final project as determined by a jury of real estate professionals.

First Place

Sharmin Davoodian, *Kommune*

Second Place

Gabrielle Leudeu Hapi, *The Crown*

Honorable Mention

Nusheen Majidi, *Oldtown CURE*

MRED Outstanding Academic Achievement Award recognizes the Master of Real Estate Development student achieving the highest level of academic achievement represented by grade point average.

Nusheen Majidi, ARDV

MRED Award for Academic Excellence is presented to Master of Real Estate Development students with outstanding excellence in academics.

Tom Gretz, CERT

Lawrence Saunders III, MBRE

Historic Preservation Awards

Jon C. Graff, Ph.D. Endowed Prize in Historic Preservation, established in 2018, is an award given annually to an outstanding student (or two) that includes a travel award accompanied by a medallion. Dr. Graff was a University of Maryland alumnus who had a successful career in biochemistry and, later, cyber security. As a lifelong learner, he studied paleontology and supported historic preservation in his retirement. He was an avid bicyclist, thus this medal reflects his passion.

Samantha Jane Lee, AAHP

Sigma Pi Kappa is an international honor society for historic preservation students, faculty and distinguished professionals that serves to encourage and stimulate scholarship, foster interest and accomplishment and provide and promote leadership in the field of historic preservation.

Angela Nicole Bailey, AAHP

Commencement Speaker

Julie Smith

Chief Administrative Officer, Bozzuto Group

Julie Smith is responsible for the oversight and strategy of Bozzuto's Marketing, Human Resources, Technology and Research departments. Julie's expertise in brand building, talent and technology is integral to the company's ongoing expansion efforts into targeted markets as well as in the alignment of the Bozzuto brand with the evolving expectations of today's customer. Previously, Julie served as president of Bozzuto Management Company, overseeing a \$9 billion portfolio that included more than 50,000 units in more than 200 apartment communities throughout the Northeast, Mid-Atlantic, Midwest and Southern regions.

Under Julie's leadership, Bozzuto Management grew from an organization with 15 employees to one of more than 2,000. It was also named Property Management Firm of the Year by Multi-Housing News in 2011, and three times by the National Association of Home Builders in 2000, 2009 and 2017. In 2016, Julie was honored as a Distinguished Leader by the Commercial Real Estate Women (CREW) Network. In 2015, Julie was named one of Washington's Women of Influence by the *Washington Business Journal* as well as one of The Top Ten Most Influential Women in *Multifamily by Multifamily Executive Magazine*. She was also named the magazine's 2013 Multifamily Executive of the Year.

Julie serves on the board of Victory Housing and is an Advisory Board Member for the Master in Real Estate Development (MRED) program at the University of Maryland. She chairs the Diversity Committee for the National Multifamily Housing Council and is a past Chair of the Women's Leadership Initiative for ULI Washington, D.C.

Congratulations, Alumni!

The School of Architecture, Planning and Preservation wants to stay connected with you and is always interested in hearing your latest news.

Keep in touch and update your contact information by emailing us at mappalum@umd.edu.



The board of the **MAPP+D Alumni Network** congratulates you on a job well done! Through programming, engagement, and networking opportunities, the MAPP+D Alumni Network keeps alumni connected to the school. As you transition from student to alum, consider getting involved as a member of our board or serving on one of our great committees. You can reach us at mappdalumni@gmail.com. We look forward to seeing you at future events!

Follow the MAPP+D Alumni Network on Facebook and LinkedIn.

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