

Inhabit



A Climate for Thinking Big

An ongoing partnership with Maryland's Department of Natural Resources offers design strategies for a fragile coastline—and a lesson in resiliency

18

2022

School of Architecture, Planning & Preservation
Alumni Magazine

Dean’s Message



Greetings from College Park. As I write this, the school is buzzing with the energy, excitement and hope of a new semester. As we plan for what’s in store, I find it rewarding to look back; I am particularly proud of this issue of *Inhabit* as it represents all of the amazing activities undertaken by members of the MAPP community (current and former students, faculty and staff) in this past year, my first year as dean of the School of Architecture, Planning and Preservation.

The volume of activity undertaken by members of this community is both prolific and unique for an academic unit of our size. We are home to a rapidly growing set of programs and scholars who are making a huge impact on the built environment professions. We are bursting at the seams, both literally and metaphorically; this year, we will start serious conversations about expanding our physical footprint on campus and further cultivating our engagement with communities and institutions across the state, DMV region, nation and globe.

The contents of this magazine also demonstrate our commitment as a community to responding to what President Pines calls the “Grand Challenges” of our time. Through our research, engagement and teaching, we are leading in conversations about climate change, public health and social justice. In a very short time, my community has demonstrated to me an underlying mission to all we do: we don’t just talk about solutions, we work with stakeholders to make change. As you read this issue, I hope you’ll agree.

Dr. Dawn Jourdan
Dean
School of Architecture, Planning & Preservation

Inhabit is the annual alumni magazine of the University of Maryland School of Architecture, Planning and Preservation—Maryland’s Built Environment School.

Inhabit showcases achievements and activities within the school, highlights the work of our alumni and connects our MAPP+D community.

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Maryland Launches Undergraduate Degree in Real Estate Development

Debuting this Fall, New Degree is a Multi-disciplinary Primer for the Profession

For Eric Walter, president of Baltimore-based development firm Greenberg Gibbons, developing the next vibrant urban enclave is a team sport. Beyond the finances is a laundry list of factors, from good design and engineering to neighborhood context and local policies, each playing a part in a project's success.

"As a graduate of the Master in Real Estate Development degree program at the University of Maryland, I have benefited greatly from the interdisciplinary focus and how this program prepared me throughout my real estate career," he said. "Providing students with an opportunity to learn the importance of each facet of the business through an interdisciplinary focus opens up many paths within the industry and provides a fantastic foundation for future success."

This fall, the University of Maryland will put that formula to work for its first class of undergraduate students majoring in real estate development, delivering a framework for creating sustainable,



Students on a site visit to The Wharf construction in Washington, D.C.
Photo: Lindsey May.

exciting and resilient places. The [new bachelor's program](#) is one of just a handful of undergraduate real estate programs in the country administered outside of a business school.

"Creating sustainable places demands a holistic approach in process," says Real Estate Development Program Director Maria Day-Marshall. "It's not just about finance, although that's important; developers need to understand zoning and entitlements, the historic context of the site or the environmental impact of a new building or redevelopment to realize a successful project."

The new program offers a departure from a traditional finance-based curriculum by supplementing core coursework with practical knowledge of the built environment, including

preservation, urban planning, architecture, landscape architecture and public policy. Elective courses allow students to build on their core academic work or pursue a specific interest, such as community planning, construction management, sustainability or business.

"The University of Maryland has so much influence over the greater D.C. real estate market and is a very strong program," said Project Destined CEO and Co-Founder Cedric Bobo, who regularly taps UMD for his hands-on undergraduate internship program, which introduces underrepresented students to the fundamentals of real estate development. "It demonstrates to students the possibilities and gets them to see real estate differently."

"We believe that there are a whole host of jobs out there that are available for students that have education in real estate development, but that demand is not being met in this area, [...] This program hopes to change that."
- MARIA DAY-MARSHALL

Meet Mohammad Gharipour, MAPP's New Director of Architecture



Dr. Mohammad Gharipour joined MAPP this fall as a [professor of architecture and the new director](#) of Maryland's Architecture Program. An award-winning scholar, writer and educator, Gharipour comes to UMD from Morgan State University's School of Architecture and Planning in Baltimore, where he was professor and chair of the Department of Graduate Built Environment Studies and director of the Graduate Program in Architecture.

Gharipour's commitment to environmentally and socially responsible

architecture has shaped decades of his work as a researcher and educator. Studio coursework he designed at Morgan was often rooted at the intersection of the built environment and human health. His most recent endeavor is *Epidemic Urbanism*, a multidisciplinary collective of global scholars, teachers, practitioners and the public who share research, ideas and dialogue around the undeniable impact of public health issues on the practice.

At Morgan State, Gharipour integrated several initiatives to nurture a tight-knit educational community and build a holistic, supportive environment. Now at Maryland, Gharipour hopes to build on the meaningful work he says is already well underway.

"As a community, we have this unique opportunity to always be learning from each other, to always be curious," he said. "I'm so amazed by what has been built by Brian Kelly, the faculty and staff. It really motivates me and I'm looking forward to this journey together."

The new program builds on the university's longstanding Master of Real Estate Development, which was one of the first multi-disciplinary degree programs launched in the country and was developed after an overwhelming response to a real estate minor program launched in 2015. Industry demand, according to Day-Marshall, also supported the argument for launching the program; a feasibility study identified a significant need for emerging professionals in the real estate development industry, particularly those who have a broad knowledge of the built environment.

"We know that there are a whole host of jobs out there that are available for students that have education in real estate development, but that demand is not being met in this area," she said. "This program hopes to change that."



Natalia Salmon a student from the Making Place Studio holds a map for "Taste of Riverdale" project.

Making 'Place' Through Art and Design

A [new minor](#) in creative placemaking debuting this fall leverages art, culture and design to spark conversations about a community's future and nurture vibrant and just places. Available to architecture and studio art undergraduate students, the minor, directed by Professor Ronit Eisenbach, is a collaboration between MAPP and the College of Arts and Humanities. It is part of UMD's Arts for All initiative, which leverages the combined power of the arts, technology and social justice.

Students work alongside faculty, area professionals and community stakeholders in diverse, local communities to practice the essential relationship-building, dialogue and collaborative decision-making involved in addressing a community's needs and aspirations.

"This program will help students leverage and expand skills beyond their discipline to build on and strengthen the assets our local communities already have in meaningful ways," said Eisenbach.



A New Spot for Spot

Student Dog Park Analysis Aims to Get Tails Wagging in Prince George’s County

“They offer a diverse microcosm that span demographics; done correctly, they foster cohesive, invested communities.”

Students leveraged research, site visits and interviews to study how dog park characteristics impact a community’s public health, environment, cohesiveness, equity and gentrification. Categorized by size and suburban or urban setting, each park type suggests a list of features

to consider, an optimal location and topography and local examples to reference.

The report, said Claire Worshtil, lead strategic park planner for MN-CPPC, will be an invaluable tool for evaluating requests, informing future site selections and improving existing parks.

“You need something to hang your hat on when making decisions, especially when there are a lot of different interests involved,” she said. “To be able to point to this report and say, ‘this is how we got to this decision,’ will be incredibly helpful.” //

What makes a good dog park? Peek inside a canine’s mind, and chances are it’s a pretty short list: a place to run; butts to sniff; maybe the occasional squirrel.

With millions of dogs adopted in the U.S. during the pandemic, the demand for dog parks has made them critical community infrastructure—and an emerging priority for local governments. Last spring, the Maryland-National Capital Park and Planning Commission (MN-CPPC) tapped University of Maryland urban planning students to “master” what transforms a patch of grass into a community asset. The result is a regional “typology” of dog parks: design criteria that offer best practices for building safe, engaging and social spots for pups and their people.

“Dog parks are remarkable social magnets,” said Urban Studies and Planning Lecturer Louis Thomas, who led the project as part of UMD’s Partnership for Action Learning in Sustainability Program.

Photo and illustration: Ebrahim Seyedebrahimi.



What makes a paws-itively awesome dog park?

From multifunctional seating to parking proximity, here are five takeaways from Maryland students:

Benches are good, ledges are better: Conversation “cartography” conducted by the students showed high concentrations of socializing around benches; but research points to the superiority of ledges—which aren’t separated like benches—that can also double as play structures for dogs.

There is no perfect ground covering: Artificial turf is gentle on paws and pretty, but it’s pricey and can trap odors. Concrete is good for accessibility but floods easily. Students found that mulch was preferable for smaller dogs; multilayer systems, while expensive, absorb runoff and are less messy after rain.

Parking is key to accessibility: The students found that even in urban areas, people drive to dog parks. Parking removes accessibility barriers that can prevent people from using a dog park.

Early community involvement keeps tails wagging: Garnering a groundswell of community support and involvement in planning a local dog park can foster a level of social maintenance among users, said the students, because people tend to take care of places important to them.

Signage helps create equity: Signs outlining rules are key for creating a general code of conduct—if it’s not too many rules, which the students agreed is overwhelming. Wayfinding signage, signage in other languages and pictograms ensure equal access for everyone.

Below: A solar array installed in Emmittsburg, Maryland. Photo: Town of Emmitsburg.

More Green to Go Green

First-ever State Backing of UMD Sustainable Maryland Program Will Help Build Resilient, Greener Maryland Communities



A bill passed by the Maryland General Assembly in April will establish \$500,000 in annual funding for UMD’s state-wide “greening” program, Sustainable Maryland (SM), expanding the no-cost program’s impact and reach across the state.

With best practices, training, funding opportunities and a tight-knit network of peer communities, SM helps municipalities chart individualized roadmaps to mobilize environmental, economic and social sustainability efforts: 54% of urban and rural municipalities currently participate across the state, including the top 10 most populous cities in Maryland.

“Avenues to execute sustainability projects, like launching a farmer’s market or promoting a local business district, are essential for economic stability and quality of life in local communities,” said Sustainable Maryland Program Manager Mike Hunninghake. “Racial inequity and climate change bring additional challenges to municipalities that are already under-resourced; many just don’t have the funding or expertise to tackle a flooding issue or create a tree canopy program. What we try to do is bridge that gap, through assistance and access to opportunity.”

Until now, Sustainable Maryland has never garnered state funding, relying on grants and support from partners like the Maryland Municipal League. This win, says EFC Director Jennifer Cotting, will underwrite critical support, education, training and outreach across the state, accelerating the initiation of new communities to the program and strengthening the ongoing efforts of existing SM municipalities.

“We couldn’t be happier to see the state recognize the value of Sustainable Maryland and make a committed investment in its expansion,” said Cotting. //

Excavating in a Pioneering Town

Uncovering a Pioneering Town’s Hidden History: Student Excavation Project Offers Clues to Daily Life in County’s Oldest Black Community



Photo: Stephanie Cordle, University of Maryland.

The overgrown lot in the small town of North Brentwood, Maryland, is easy to miss for the thousands of commuters who pass it daily heading to and from Washington, D.C. But just under its weedy surface was a remarkable story waiting to be unearthed—one told through amber glass and 19th century nails, peculiar metal and old coins.

This past summer, students in the Historic Preservation Program’s archeological field school meticulously navigated tangles of tree roots, rocks and decades of compacted dirt to reconstruct the history of the Henry Randall House, the first residence built in one of the state’s oldest Black incorporated towns, and with it, capture more than a century of daily life marked by emancipation, Jim Crow and the civil rights movement.

Working within three-foot squares, students peeled back inches of soil at a time, a layering method for recovering evidence from different eras, rolling back the clock the farther down they dig. Smashed cans, Metro tokens, even jewelry—collectively called diagnostic artifacts—link the layers to time periods discerned by the manufacturing technology used. Pieces of window glass and a door hinge help students date the original structure and any later additions

to the house, while a pull tab lodged in a layer of asphalt can determine when the driveway was added. Compiled with deed records and other historical information, found objects can connect the site to family lines, offer a snapshot into their daily life and determine how the property changed over time.

Increasingly, we’re applying archaeological thinking to current-day questions, such as the impact of segregation and disinvestment in Black communities.

- Stefan Woehlke

“Increasingly, we’re applying archaeological thinking to current-day questions, such as the impact of segregation and disinvestment in Black communities,” said Historic Preservation Postdoctoral Associate Stefan Woehlke (Ph.D. ’20), who taught the field school. “These physical artifacts

connect us with the people who lived in these communities and help us better understand their experiences.”

Henry Randall and his extended family first populated North Brentwood—originally called Randallstown—in the late 1800s. The multistory, wood-framed farmhouse built by Randall stood on the property for just over 100 years. Despite its flood-prone location along the Anacostia River, North Brentwood was a thriving sanctuary for African Americans in a segregated America. Barred from patronizing white-owned businesses, North Brentwood residents established their own; Randall himself ran a company delivering coal and ice.

“People were entrepreneurs, homeowners, elected officials and professionals,” said Brentwood Town Council member Evan Dame. “Despite the obstacles, it was a relatively successful, predominately Black town for its time.”

The materials collected were taken back to campus to be cleaned, cataloged, analyzed and eventually added to the town’s growing digital history project.

“It’s like magic,” said Woehlke. “I’ve done this so many times, and every time I wonder, ‘Is this really going to work?’ But it does—and what we find helps tell the people’s history.” //

Safer Flights

Faculty, Students Study How to Make Buildings More Bird-Friendly

We’ve all heard that awful moment: we might be in our kitchen, brewing an early morning coffee or working late on the 10th floor of an office building when suddenly a bird flies head-on into a window with a sickening thwack.

Buildings pose an enormous threat to birds; according to the U.S. Fish and Wildlife Service, window strikes kill up to 976 million a year. At UMD, faculty members and students are studying how to make buildings friendlier to birds, and are surveying carcasses to count these deadly collisions on campus.

Structures and windows pose several dangers to fliers. Many birds migrating in the fall and spring—the deadliest times for the animals—use stars to navigate, flying at night or near dawn. “They’re disoriented by light pollution and end up being diverted toward cities, so when they land to rest at the end of the night, they’ve ended up in a potentially dangerous location,” says Stephanie Dalke, program manager at the School of Architecture, Planning and Preservation’s Environmental Finance Center. Birds are attracted to buildings that are lit up internally—like office buildings with lights left on overnight—and steer themselves directly into windows, often in the hour before sunrise.

Reflective windows are also a hazard. If a building is near trees, that vegetation could be mirrored in the window, giving birds the illusion that it’s safe to keep on flying.

“Fortunately, glass can be manufactured in a range of ways that make it visible” to birds, says Michael Ezban, a clinical assistant professor of architecture who’s taught students to design bird-friendly edifices. One option, he says, is fritted glass, made with lines or dots that act as a stop sign for birds.

Ultraviolet pigmentation, another option, can make glass visible to avians but not humans. The effect could be glass that appears hot pink to our feathered friends, indicating to them that it’s perilous to fly there. Ezban and his students have also explored ways in which designs can serve as habitat: in the United Kingdom, many architects utilize what are known as “swift boxes,” named after the endangered common swift. These are bricks that have been hollowed out, making them an ideal habitat for birds.



At UMD, Shannon Browne, a lecturer in the College of Agriculture and Natural Resources, leads student volunteers—often members of the university’s student chapter of the Wildlife Society—around campus in autumn and spring, tracking how many and what kind of birds have died. The data can be used to determine which buildings are most threatening to birds and may contain clues on how to prevent deaths.

“It hurts your heart a little bit, but we know that bird-gathering data and analysis is going to help,” she says. “So even though it’s sad at the moment, we know (this long-term project) is for a greater good.” //



Two views of a high, horizontal band of bird boxes for nesting birds: the boxes are distributed in a running bond pattern that echoes the existing brick bond of the facade. Renderings: Emily Kelly.

Did Smart Growth Miss the Mark?

A New Book Examines Its Impact—and Offers a Path Forward

There are a lot of takeaways in the *Handbook on Smart Growth*, a new compendium of essays about the 30-year policy push to redefine sustainable land use and curb urban sprawl. But the biggest might be the hardest for ardent supporters to stomach: it had limited impact.

While politics, new challenges, and waning enthusiasm systematically stymied the campaign to widely adopt smart growth policies, the *Handbook on Smart Growth* offers a glimmer of hope: the smart growth principles outlined in the final years of the 20th century still apply, and are ripe for expansion to meet the challenges of the 21st.

“Smart growth-based policies, when prescribed at all levels of government, can continue to chip away at GHG emissions, command infrastructure money for transit and bike infrastructure,

and support fair housing,” said Professor Gerrit Knaap, director of UMD’s National Center for Smart Growth. “And the good news is those opportunities are there if we want them.”

Edited by Knaap, Dr. Rebecca Lewis (M.P.P. ’08, Ph.D. ’11), Dr. Arnab Chakraborty (Ph.D. ’07) and UMD Ph.D. candidate Katy June-Friesen, the *Handbook on Smart Growth* features perspectives from the researchers, policymakers and practitioners working in the trenches of smart growth policy, including 14 former faculty and alumni. The book is a retrospective of smart growth’s history and a sober look at its shortfalls—but it’s also a prescription for writing its future.

“A ‘smart growth 2.0’ must take bold new steps to prioritize social as well as environmental challenges,” said Knaap. “The time to start is now.” //



Little Island, a floating park in New York City. Photo: Jelena Dakovic.

Making Parks Make Cents

A swath of green among blocks of urban concrete can feel like an oasis to city dwellers—yet cities often struggle with prioritizing parks in places like New York City, where real estate is at a premium. A [new report](#) co-led by UMD Environmental Finance Center’s Jennifer Egan demonstrates why funding green infrastructure like public parks makes “cents.” Called benefit valuation, the GIS-enabled analysis demonstrates the economic benefits of parks by putting a monetary value on what they bring to cities like New York, from healthcare savings and stormwater mitigation to boosting property values and tourism. //

A Lesson Plan to Fix Aging K-12 Schools

School administrators across the United States grappled with how to educate kids during the COVID-19 lockdown. But, for a large subset of schools, the battle to provide a safe place to learn stretches beyond a global pandemic: aging school infrastructure is compromising the health and safety of school communities across the country, particularly in underinvested, low-income communities of color.

A pilot graduate course led last fall by University of Maryland Assistant Professor Ariel Bierbaum, in partnership with University of Pennsylvania Assistant Professor Akira Drake Rodriguez, sought to position school infrastructure as integral to a community’s health, opportunity and resilience.

Focusing on the School District of Philadelphia, Maryland students used state and city resources to create an [online toolkit](#) that is part story map and part strategy guide to illustrate how policies, funding and neighborhood conditions fed a cycle of school disinvestment. It forms what students hope is a one-stop shop for engaging advocates, communities and stakeholders in a constructive process for planning equitable public-school infrastructure.

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School planning is not actually seen as a subfield of community planning. We don’t see courses on K12 schools in the graduate planning curriculum across the country. But why not?”

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- Ariel Bierbaum



We don’t see courses on K12 schools in the graduate planning curriculum across the country. But why not?” said Bierbaum, who has been researching issues at the intersection of community planning and education for over 15 years. “Public schools are public assets in our neighborhoods.”

Unlike with public infrastructure, such as roads and bridges, the federal government contributes zero dollars to school facility maintenance or management; state funding makes up a small fraction of the public-school infrastructure budget. The remaining funding is largely dependent on a local community’s wealth, leading to inequity across the country. In Philadelphia, the school system currently has over \$5 billion in deferred maintenance; teachers, staff and students navigate visibly crumbling buildings that hide the hidden dangers of asbestos, mold, lead paint and unsafe drinking water.

Bierbaum and Rodriguez have incorporated the students’ toolkit into their ongoing action research with Philadelphia advocates.

“People, a lot of times, don’t know where to start,” said Jerry Roseman, director of environmental science and occupational safety and health for the Philadelphia Federation of Teachers Health & Welfare Fund. “The toolkit seems to be a natural answer. It would be useful to put in front of the city council to look and see what could be done with this kind of approach.”

The toolkit is grounded in the idea that community-based efforts are critical to moving school districts and city officials. “Pressure from the outside tends to be very good,” added graduate student Jeff DelMonico, a planning specialist for Howard County. “That chatter gets around the conference room. It is that pressure, I think, that creates an avenue that didn’t exist before.” //

In 24 Hours, Six Campus Sites Reimagined

Students Converge at UMD’s First Placemaking Hackathon to Brainstorm New Function, Beauty for Familiar Spaces

What if student artwork could be displayed gallery-style on wide panels, along the high-traffic outdoor staircase flanking UMD’s Parren J. Mitchell Art-Sociology Building and Campus Drive, bringing the beauty and wonder conceived inside dramatically out on view?

This clever concept wasn’t cooked up by a team of award-winning designers. Instead, it is the work of five undergraduates—majoring in architecture, computer science, Spanish and mechanical engineering—developed over 24 hours and powered by pizza and Sour Patch Kids. The group was one of nine to nab \$1,000 in prize money at the University of Maryland’s first 24-hour hackathon dedicated to devising great campus spaces.

Sponsored by Terrapin Development Company and the School of Architecture, Planning and Preservation (MAPP), PlaceHack challenged teams of undergraduate students to reshape an underused place in College Park into an engaging, inclusive community asset.

Choosing from six different sites—including an underused corner of Stamp Student Union and a stretch of concrete fronting the School of Public Health—student teams strategized over blueprints and satellite imagery into the early morning hours in the Architecture Building’s Great Space. University faculty, Facilities Management staff and leadership from UMD’s offices of Student Affairs and Academic Facilities ran point as team mentors, encouraging the students to consider the impacts of a growing campus and COVID-19 on how and where people gather, and to create places that are safe, comfortable and welcoming.



Students get inspiration from former UMD facilities architect and planner, Daniel Hayes (M.H.P. ’17). Photo: Maggie Haslam.

“These students are from all over campus and experience these places every day,” said Professor of Landscape Architecture Christopher Ellis. “Everybody has their favorite place on campus, and I think, when thinking about these challenges, the students can draw from that.”

PLACEHack, inspired by Texas A&M’s DivHack, was developed by MAPP Dean Dr. Dawn Jourdan to bring students together after the pandemic, but also to make good lifelong citizens, which, she said, is integral to making, preserving and celebrating meaningful places that are for everyone.

“Contemplate this: A good city is like a good party; people stay longer than necessary because they are enjoying themselves,” she told the nearly 60

students at the kickoff presentation.

“I want you to take one of these six places identified in this challenge and make it a party, but make it a party for everybody.”

Bleary-eyed and buzzing, students came away from PLACEHack a little richer, not just with prize money in their pockets, but with a better appreciation for what makes great places.

“This experience was awesome for us,” said Leah Paliakas ’24, a public policy and communications major. “It was a way for us to stop being bystanders in our community and more active participants in shaping it.” //

UMD Team Takes First Place in Affordable Housing Design Competition

A dynamic second act for the largest performance hall in the Southeastern United States earned a team of MAPP graduate students top honors—and a \$20,000 first-place prize—in the ninth annual Innovation in Affordable Housing Student Design and Planning Competition sponsored by the U.S. Department of Housing and Urban Development.

The team’s winning proposal transformed a once-historically Black neighborhood surrounding Atlanta’s iconic civic center—now one of the last undeveloped sections of Atlanta’s downtown—into a dense mix of residential, commercial and cultural assets. Maryland prevailed over two teams from University of California Berkeley and a team from Kansas State University in the national faceoff, which challenges interdisciplinary, graduate-level teams to create innovative and original solutions for a real-world housing problem in the United States.

Maryland’s proposal called for high-density, multi-income housing—almost 1,400 units, more than any other proposal in the competition—offering Atlanta a plan for dignified, affordable housing in a desirable neighborhood. Stitched together with abundant and thoughtful public space, Team Maryland’s proposal showcased the neighborhood’s cultural and civic roots while envisioning a renewed and equitable future.

Recommendations by the team may be incorporated into the new site design, said this year’s competition client, Eugene Jones, Jr., president and CEO of the Atlanta Housing Authority.

“There is an incredible opportunity here to preserve this history and to bring to life something new and cutting-edge that can serve those in need,” said Jones. //



“Rise of Pines” winning student project for the HUD competition.

In Plain “Site”



Documentation of Chinese and Korean History in Washington, D.C., Brings Recognition—and Protections—to Treasured Places

Like most federal buildings lining Washington, D.C.’s Pennsylvania Avenue, there is no trace of what once stood on the footprint that now holds the famed National Gallery of Art. But where there are now paintings and sculptures was once a bustling and vibrant immigrant community of teashops and laundries, groceries and tailors.

D.C.’s first Chinatown was erased long ago to make way for the D.C. that most recognize today; but for the past 18 months, a team of researchers has worked to ensure that other physical remnants of Asian culture are remembered, preserved and celebrated.

The Chintown gateway in Washington, D.C. Photo: Christine Cestello Hinojosa.



It's a protection, but it also tells a story that people might not understand or know

- Michelle Magalong



An ongoing project led in part by Assistant Professor of Historic Preservation Michelle Magalong will produce Washington, D.C.'s first [Chinese American and Korean American context study](#), which will trace the impact of Chinese and Korean immigrants in shaping Washington, D.C.

Created under the auspices of the 1882 Foundation and in collaboration with the University of Maryland, the D.C. Preservation League, the Smithsonian Center for Folklife and Cultural Heritage and the National Park Service, the project will be a guiding document for city officials to understand the tangible history and cultural integrity of places shaped by Chinese and Korean immigrants throughout the District, vital for planning, preservation and development efforts. But it will also serve as a historic reference, canonizing the Asian American immigrant story, which has largely been left out of the city's historical narrative.

"It's a protection, but it also tells a story that people might not understand or know," says Magalong.



The Chinese Lantern restaurant opened near Union Station in 1928, a popular haunt for Korean expats and embassy staff, even future Korean president Syngman Rhee. It is now Kelly's Irish Times, but traces of the architecture still exist.

Chinese Lantern restaurant postcard. Illustration: Andrew Moursund, Flickr.

"People walk down these streets everyday not knowing what happened there."

The research builds on extensive heritage work by community groups, academia and organizations like the 1882 Foundation, chronicled in articles, dissertations, exhibitions and public programs. Project researchers also collected census data, newspaper clippings and hundreds of oral histories and photographs to fill knowledge gaps and connect the dots across communities and timelines. The result is a synthesis of places, events and people who played a part in shaping the city's fabric, culture, geography, politics and place.

"You see a place differently when you learn about its history," said Dr. Sojin Kim, a curator for the Smithsonian Center for Folklife and Cultural Heritage who is co-leading the project. "You begin to get a picture for how people moved, where they were or were not allowed to be. I think one of the work's biggest values is that it's connecting things that might not have been connected before."

Military history, family associations, Chinese laundries and martial arts are just a few themes that have emerged, helping

Built in 1877, the Korean Legation building is the last remnant of the Korean empire. It sold in 1910 for \$10 and changed hands many times before it was acquired and restored by Cultural Heritage Administration of South Korea.

Korean Legation Building. Photo: Wikicommons.org.



The On Leong Chinese Merchant's Association, which started in the early 20th century, was frequently raided for illicit activities, but within the Chinese community they filled a critical gap in social services, planning for holidays and funding places like the Chinese Community Church.

Photo: the George F. Landegger Collection of District of Columbia Photographs in Carol M. Highsmith's America, Library of Congress, Prints and Photographs Division.

researchers then identify actual buildings and places for evaluation and possible nomination to the National Registry of Historic Places. There are currently two dozen locations that the team has earmarked for possible nomination.

"I always thought of preservation as being a very physical discipline, but this project gave me the mindset to incorporate people history," said graduate student Emma Lucier-Keller, who pieced together early D.C. history with the help of census and genealogy websites. "This is about making a narrative that is relevant to all people."

What hasn't escaped anyone involved in the project is its urgency; D.C.'s development legacy has regularly displaced immigrant communities and laid waste to their treasured places. Archival documents with the D.C. government offer clues to places now gone—like much of the city's modern-day Chinatown, largely scrapped with the construction of the convention center and Metro station in the 1980s and 90s, and now known to many of local stakeholders as "China block." Historical and frequent displacement, discrimination and unfair practices has sewn deep seeds of mistrust among Asian communities; this has occasionally created roadblocks for the "buy-ins" necessary for nominating a building or place. It has also made the grassroots effort particularly weedy: residents and families occasionally hold onto stories because they don't recognize the greater importance.

"It's a very interesting place for me to be situated," said Magalong, who has seen dozens of family interviews reveal new stories and revelations. "Often, immigrants don't think about how they are connected to the bigger story."

While the scope of this study encompasses mainly Chinese and Korean Americans, the team is pulling other cultural heritage as well, such as Japanese and Filipino. They hope that the study, which project leads expect to

be complete this fall, establishes a framework for more opportunities to capture the histories and experiences of underrepresented cultures and what they contributed to the American story.

"I have a deeper appreciation for that longstanding history and the fact that their struggle is what made us able to come to this country," says Karen Yee ('22), a first-generation Chinese American who worked on the project for over a year. "I walk through Chinatown every day now on my way to work; I find that I walk slower now." //



Along the eastern border of Southeast D.C.'s Historic Congressional Cemetery lies Range 99, a plot where nearly 100 Chinese were buried between 1896 and 1938, mostly men and among the first Chinese immigrants to Washington, D.C. Their remains were later disinterred and returned to their families in China. The cemetery, which is home to some of Washington's most famed residents, now hosts benches and a plaque to remember the city's first Chinese Americans.

Photo: Wei Gan, 1882 Foundation.

A Climate for Thinking Big

An Ongoing Partnership With Maryland's Department of Natural Resources Offers Design Strategies for a Fragile Coastline—and a Lesson in Resiliency

“We’re going to have to go up and back.”

Scanning across the tranquil marshlands skirting Monie Bay, beyond a ramshackle farmhouse, the field team focused on a pair of rusting chicken sheds. Long gone are the chickens; nature has taken over, wrapping its tendrils around the ventilation system in a green embrace, a reminder that—in the end—there is no stopping mother nature.

Lately on the Chesapeake Bay, mother nature is oscillating between behavior that seems like retribution and defeat. Jennifer Raulin, who has managed the Chesapeake Bay National Estuarine Research Reserve for nine years, has seen it manifest in more frequent and volatile storms and the “one-two punch” of rising sea levels and subsidence.

It’s her researchers’ job to learn the climactic narrative and recite it to the masses, including federal agencies like the National Oceanic and Atmospheric Administration (NOAA).

So, when it came time to site Monie Bay’s new research facility, Raulin and her team considered what they see every day, and what they expect is on the horizon. The chicken sheds were farther from the water, but the highest elevation on the property.

The climate assault facing coastal regions is a problem with no blueprint solution, impacting both the humans and wildlife that call these fragile places home. Experts like Raulin, whose research and education efforts are in service to these places, have no path of retreat.

“We know we’re going to be building in a vulnerable coastal area, because that is where the work is,” she said.

“How can we build more resiliently and demonstrate a sound way to live on the coast? This was an opportunity to do things right. We needed to think big.”

Over the past three years, a series of studio courses developed by the University of Maryland’s Architecture Program examined how design can help vulnerable places like Maryland’s Eastern Shore adapt—and even thrive—in an increasingly volatile climate. Working closely with the Maryland Department of Natural Resources (MD-DNR), UMD students and faculty developed design concepts and resilience strategies for Monie Bay and later, Maryland’s Assateague State Park.

Their work could serve as a model for development within fragile ecologies across the state, where building benefits more than just humans. But the design process itself—rooted in ecological resilience and nurtured through

enduring stakeholder partnerships, experiential learning and ambitious thinking—could also serve as a pedagogical springboard to prepare tomorrow’s architects for a changing planet.

“We were looking for broader, bigger concepts.”

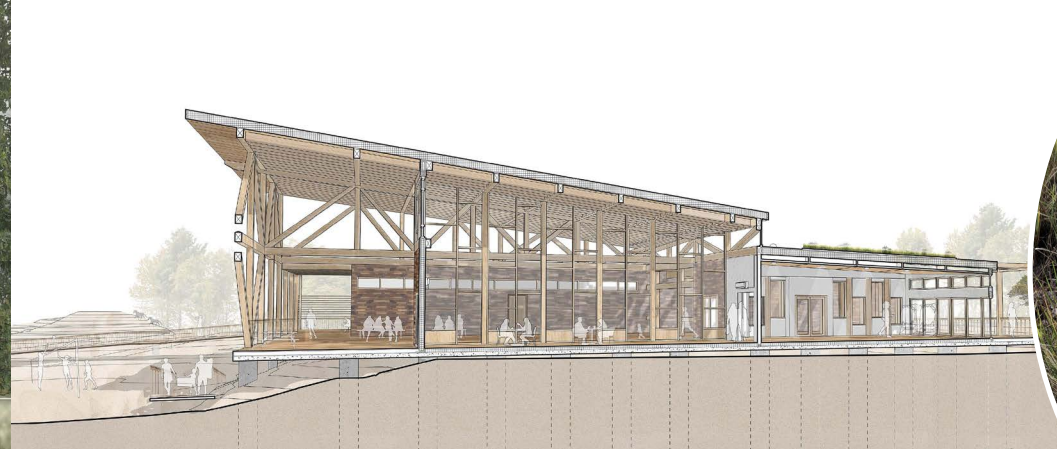
- Angela Baldwin, MD-DNR

Just a three-hour drive from Washington, D.C., beyond the din of Maryland’s beachside boardwalks, lies Assateague National Seashore, the longest stretch of protected shoreline on the East Coast. Famous for its white sands, wild ponies and diverse biosphere, the largely untamed island also hosts Maryland’s most popular

Background: Monie Bay.
Photo: Amy Gardner.



Hovering above the marsh, proposals orient and cluster buildings strategically; combined with ample elevated walkways, gathering spaces, even amphitheaters, they offer different views and access and capitalize on prevailing wind and sun exposure. Monie Bay concepts stretch beyond shelter and space: buildings generate energy, perform water purification and offer safe harbor for vulnerable species. Project rendering by Trevor Wood and Michael Delash.



While each distinctly different, the student concepts for Monie Bay and Assateague all deliver concepts that embrace flexible climate resilience strategies at the site, building and material level. Leveraging sun, wind, water and local materials, each design scheme weathers the sites' changing conditions, delivering utility, comfort and beauty for years to come. Project rendering by Judy Tram and Maisha Islam.



and profitable state park, two miles of coastline run by MD-DNR. Assateague State Park offers the island's only campgrounds and one of its two parking areas, making it a destination for roughly two million visitors a year.

While Assateague has been at the mercy of ocean currents and tidal movements throughout its 5,000-year existence—and indeed, as a barrier island, was created by such forces—climate change models predict a sea level rise on Assateague of 3.5 to 9 inches by 2040. This, combined with increasingly intense weather patterns, batters the island's interior by pushing water and sand inward, washing over campgrounds, degrading the island's facilities and public spaces and destroying natural habitat.

"In essence, you lose your beach," said Assateague State Park Manager Angela Baldwin, who has worked on the island for 22 years. "The buffer between the beach and the infrastructure starts to shrink, so a storm is going to have more impact when there is less sand and dune to absorb it."

Fifty miles west across the peninsula, Monie Bay feels worlds away from Assateague. A largely undisturbed, ecological gem nestled within the Chesapeake Bay Watershed—the largest estuary in the United States—Monie Bay's vast marshlands are both serene and lively, home to hundreds of fish and crustacean, flora and fauna.

The Monie Bay Field Station, part of the National Estuarine Research Reserves, a division of NOAA, is the oldest and most remote of MD-DNR's research facilities. It performs double-duty for the state, serving as a public educator and a bellwether of sorts, one of 18 stations collecting data of the Chesapeake's health and ecology.

Scientists at the University of Maryland Center for Environmental Science sounded the alarm for Monie Bay and other parts of the Chesapeake in a landmark 2017 report, with warmer temperatures and more rainfall definitively impacting water health, skewing migratory patterns and contributing to underwater grass die-off. Between 2020 and 2040, their models predict temperature stressing conditions to occur 85% of the time within the Chesapeake Bay.

While MD-DNR staff are experts on their changing, vulnerable ecology, when a NOAA grant in 2018 provided the critical funding to revamp Monie Bay's research and educational outpost, they saw architects as the missing link for charting a path forward. Years earlier, Raulin saw UMD's winning U.S. Department of Energy Solar Decathlon 2011 entry, WaterShed, at D.C.'s West Potomac Park, an adaptable, net-zero house inspired by the Chesapeake Bay. A call to Maryland's Architecture Program Director, Brian Kelly, led to a pilot project between MD-DNR and

UMD's Architecture Program in 2018, a graduate-level integrated design studio to investigate and design a new field station. [The success of the Monie Bay project](#) and partnership inspired subsequent studios, this time on Assateague Island through UMD's Partnership for Action Learning in Sustainability (PALS) program: [a design of the island's ranger station and camping grounds](#) in the summer of 2021 set the stage for a [fall studio](#) focusing on Assateague's day use facilities.

"Having seen the Monie Bay project, we knew there would be an opportunity for some great ideas from UMD," said Baldwin, who sat in on a concept review for Monie Bay. "We just jumped at the chance."

"We were challenged to think about sustainable design holistically, rather than creating a design and trying to shove sustainability into it."

- Nicholas Dibella

On a cool morning in 2018, graduate student Deane Townsend pushes aside the Cordgrass and Black Needle Rush as he wades into the murky, brackish marsh of Monie Bay.

Donning chest-high waders, Townsend and his classmates were quite literally getting their feet wet in the day-to-day commotion of the 3,400-acre research reserve and the facility they were tasked to design. Monitoring the health and height of these marshes, explained reserve staff, is core to the research at Monie Bay; fluctuations can offer staff a snapshot of the coastline's changes.

In the aggregate of architectural practice, designing for climate adaptation and resilience is a newer concept that's gained momentum in the past decade. In a 2015 article for [Architect Magazine](#), Rachel Minnery, FAIA, who served as the American Institute of Architects' director of Resilience, Adaptation and Disaster Assistance, outlined the undeniable role architects play in adapting to climate change. In the piece, she offered a "belt and suspenders" approach to designing "resilient" communities, where buildings could adapt and "learn" from their sometimes-volatile environments and in turn, teach something to those who designed them.

For students to design buildings that learn from their environment, says Clinical Assistant Professor Brittany Williams, they first must understand the environment more intimately than what is typically available in school. Students were prescribed a license for discovery: engage the problem, the

place, the project and the client in an immersive and holistic way. Faculty replaced the perfunctory site analysis and sun chart for a day trek across the Bay Bridge, where students shadowed staff, walked the marshes and beaches and explored the existing facilities first-hand.

"Immersing the students in the lived experiences of their sites is the first step in approaching something unknown, of prompting the important questions that will drive the design," said Williams. "How are the spaces used? Where are the challenges and limitations of not just the existing facilities, but of its changing landscape? And where are there opportunities for a reciprocal relationship?"

Site visits were fortified with precedent studies and longer, contextual conversations with park staff, researchers and experts from other disciplines to create an amalgamation of expertise that grounded an evolving set of design interventions and best practices. This included building codes and the CoastSmart Construction Program, siting and design criteria established in 2015 by the state. Regional consultants, like coastal geologist Hilary Stevens, were brought in to add to the collective expertise and provide scientific perspective on coastal dynamics. The roll-up-your-sleeves" stakeholder engagements helped both student

and client contemplate the everyday problems collaboratively.

"Working so closely with the client and taking the time to research the different landscape types really helped us create a holistic, more adaptable design concept, and oftentimes we don't have the time to do that," said Yan Konan '22, who was a graduate student on the Assateague Island summer and fall studio projects. "We each brought something different."

The realities of the client's needs spurred the teaching teams to expand Maryland's long-standing studio curriculum to introduce more considerations and variables into the design process. The robust studio format integrated energy modeling, materials investigation and bioclimatic design strategies into the students' purview, arming them with the tools to test feasible and sustainable design concepts.

"The practice of approaching uncertainty through design can be a messy process, but one that leads to the discoveries we're all striving for," said Clinical Assistant Professor Michael Ezban. "We put students in these predicaments purposely because we know that they stand to gain from these experiences, but also because we also know that these are the wicked problems they will be addressing in their lifetime—wherever in the world they practice."

Background photo of Assateague (left): Jan Konan.

Pictured above: Deane Townsend. Photo: Amy Gardner.

“The reality is, there is not a client we serve that isn’t asking complicated questions about the legacy of their built assets.” - Allison Wilson

The campaign for more resilient architecture, once disproportionately voiced by designers, is now a rallying cry also coming from clients, said Allison Wilson (B.S. Architecture ’09, M.ARCH ’11), an associate principal at Ayers Saint Gross and the global practice’s sustainability director. As an emerging leader in sustainable practice, she helps large institutions and organizations integrate innovative ideas and find opportunities for reaching goals like carbon neutrality. As a graduate student at Maryland, Wilson was a team leader on WaterShed, benefiting from an applied design education. The experience, she says, was a professional accelerant, readying her for the challenges of practice.

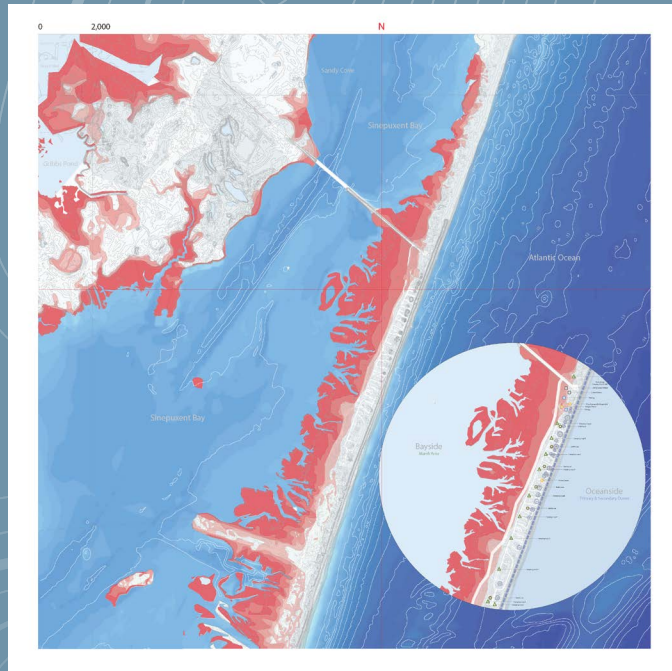
“There are things we understood from our experience with WaterShed that frankly many of my peers who didn’t have those experiences didn’t know yet,” she said. “The questions our clients are asking us around resilient design are incredibly complex, and that makes the kind of studios that engage those problems—and the realities of simultaneously solving those problems—all the more valuable.”

A hallmark of UMD’s Maryland’s Integrated Design Studio and Advanced Technology, which has served as a national pedagogical model for preparing students for licensure, is harnessing the viewpoints of large, interdisciplinary teams of practitioners and stakeholders, with the architect synthesizing that information into physical form. The work across years with MD-DNR, says Clinical Associate Professor Julie Gabrielli, was an opportunity for a more iterative process: that with each iteration, new questions are raised, and new knowledge, approaches and ideas are acquired, something students will take into practice.

“These courses affirm that learning is life-long and that architecture, particularly in a changing climate, is not a fixed body of knowledge,” she said. “The architect holds the vision and integrates multiple disciplines in the design for resilience—and we give students their first taste of that experience in these studios.”

“We’re preparing our students for the world they’re inheriting.” - Amy Gardner

On a chilly afternoon in December 2021, a few dozen faculty, alumni, consultants and staff from MD-DNR donned masks to gather in the Architecture Building’s Great Space to see students present their design proposals for Assateague’s day use facilities. Beyond the culmination of the semester’s project, it was a celebration of a unique and mutually



A flood map of Sinepuxent Bay, Assateague Island. Photo: Jihee Lee.

beneficial partnership across institutions and disciplines.

It’s a relationship that continues. PALS staff continue to work closely with the faculty and state agencies to identify more opportunities for collaboration, even beyond the studio format. In winter 2022, a nimble team of three students led by Ezban and Assistant Professor Jana VanderGoot developed [three-dimensional representations of landscapes for various state parks](#)—now and in a climactic future—that offer a range of adaptation strategies for MD-DNR staff.

“It was a great experience for our staff to really think about what we need to advance our work,” said Raulin. “We received far more creative and innovative ideas working with younger minds that we would have working within the confines of state procedures.”

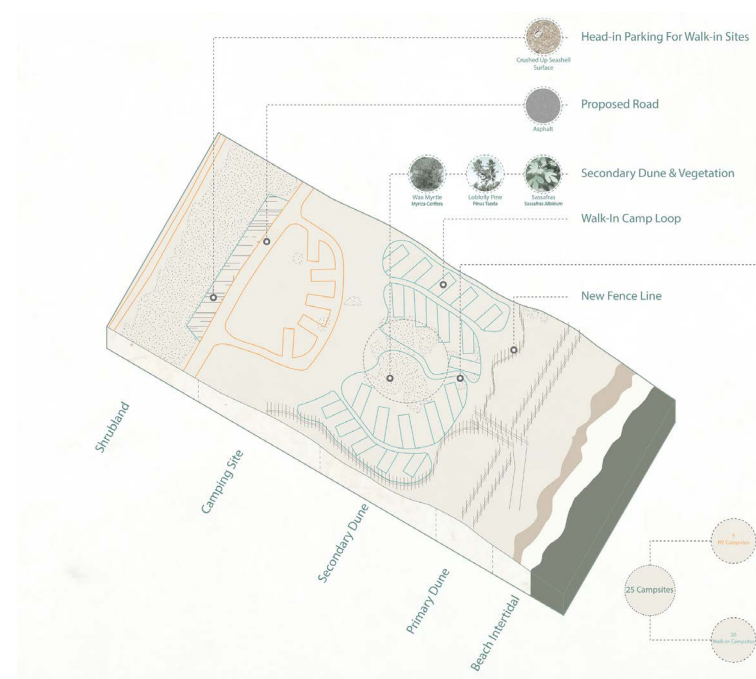
For the faculty, it signals something that feels decidedly important: an education framework they can continue to replicate, refine and evolve, and an invaluable experience for students who will take what they learn out into the world—and adapt for what’s next.

“We’re preparing our students for the world they’re inheriting and the world that they will steward through practice,” said Clinical Professor Amy Gardner. “These studios expand the paradigm of integrated design to include relationships with pro-active clients, engaged subject matter experts and direct experience with vulnerable ecosystems under threat from climate change. It’s a very necessary, very worthy charge.” //

“Often with resiliency plans, there are two schools of thought: we can try and fix things in place and block the effects of climate change—like putting up a sea wall—but there’s another paradigm, which is to flex, integrate dynamic environmental systems and work with the fluctuations [...] That kind of adaptive response is key to what we were trying to incorporate here.” - Jana VanderGoot

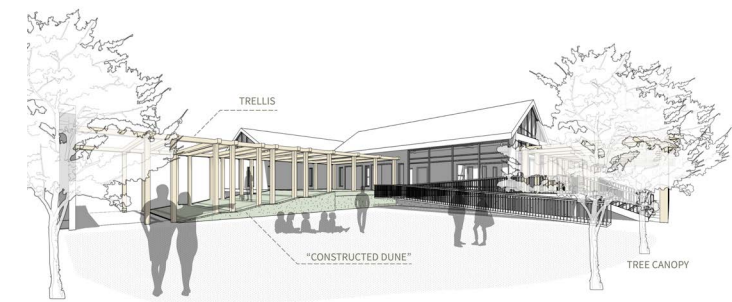
Concepts for a new ranger station included elevating and orienting the building to protect from sea spray and weather while capturing southern sun and prevailing winds.

Rendering: Jihee Lee and Samantha Jamero.



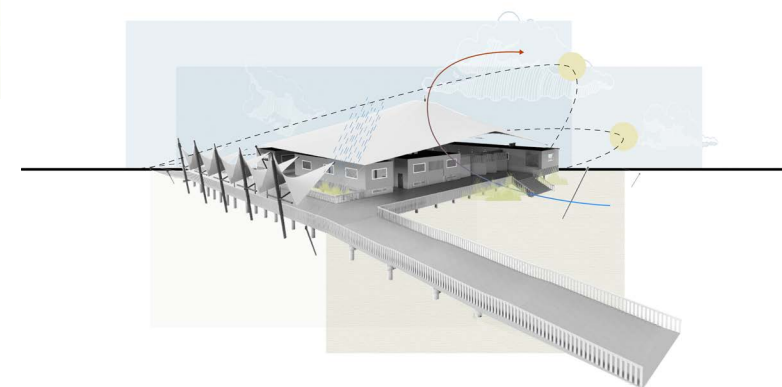
Concepts embrace holistic climate resilience at the site, building and material level, leveraging tactics such as adaptive reuse, earth-friendly materials and the sensory delights of passive design strategies. A tensile canopy, reminiscent of a sailing ship, infuses natural light throughout flexible spaces in “Breezeway.”

Rendering: Vincenza Perla and Austin Regester.



Students proposed decreasing the number of RV sites for Assateague’s popular camping loops, which require fixed infrastructure and paved lots, to carve out more room for tent camping, allowing rangers to shift infrastructure in response to dune conditions and weather events.

Diagram: Jan Konan.



Proposals for Assateague’s day use building leverage the site’s natural resources to lighten the human footprint; an undulating roof draws cool ocean air throughout indoor spaces; exterior walls constructed with salvaged materials form nesting boxes for threatened species while insulating and protecting the interior.

Rendering: Cristhy Centeno and Andrew DeGroff.



MAPP Mourns Former Dean John Steffian



Four deans from left to right: John Hill, John Steffian, Steven Hurtt, Garth Rockcastle.

Architect, educator and second Dean of Maryland’s School of Architecture, John Steffian, passed away on August 2, 2022. He was 89.

A generous and affable leader of the school for seven years, Steffian played a **pivotal role** in establishing the school’s place both at the University of Maryland and in the region, shepherding it through growth politics and into the digital age. Steffian’s linear philosophy to decision-making, which integrated the perspectives of faculty and staff, combined with a doggedness to elevate the school’s reputation and work, resulted in many initiatives that bolstered the school’s growth. He was also responsible for hiring some of the program’s most accomplished and beloved faculty, including Brian Kelly, Tom Schumacher, Matthew Bell and Amy Gardner.

“John had the ability to quickly size up a person and their interests and figure out where they could be the most effective, said Professor Matthew Bell, FAIA. “He enjoyed the art of conversation and loved to kick around ideas, hoping that in the informality of the discourse, something meaningful and profound would emerge. Often it did.”

Steffian is lovingly remembered by faculty, staff and students for his quick wit and dedication to building a tight-knit, collegial school community; he was a proponent of gatherings on Fridays in the Great Space, often inviting alumni back to mix and mingle with students. //

Interested in honoring John’s legacy? Learn about the John Ames and Sarah Steffian Publications Endowment Fund at go.umd.edu/steffian.



Georgeanne Matthews (M.ARCH ‘98, Ph.D. ‘19)

MAPP Alumna [Georgeanne Matthews](#) joined the Architecture Program this fall as an assistant professor, where she’ll share her talent as a designer and passion for housing, public interest design and community development.



Michelle Magalong

[Michelle Magalong](#) was promoted to assistant professor of historic preservation this fall after serving as the school’s first Presidential Postdoctoral fellow. Magalong’s appointment marks a significant milestone for the University of Maryland as the first woman of color to serve in the university’s Historic Preservation Program.



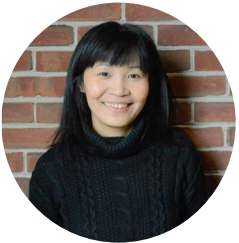
Matthew Bell, FAIA

Professor [Matthew Bell](#), FAIA, has been named a 2022 fellow by the Congress for the New Urbanism. Bell joins an elite cadre of individuals recognized for their fierce dedication to the tenets of new urbanism: well-designed walkable urban neighborhoods rich with accessible housing, public spaces and commercial corridors that are sustainable, diverse and just.



Marccus Hendricks

[Marccus Hendricks](#) has been promoted with tenure to associate professor of urban studies and planning. A sought-after national voice in environmental justice, Hendricks’ work exposes the massive infrastructure crisis plaguing disinvested communities, particularly communities of color.



Ming Hu, AIA, NCARB, LEED AP

Associate Professor [Ming Hu](#) joins the nation’s top minds in science, technology and engineering as a 2022-2023 Jefferson Science Fellow for the National Academies of Science, Engineering and Medicine, one of 14 scholars to be part of the program’s 19th class.



Michele Lamprakos

Associate Professor [Michele Lamprakos](#) begins a two-month Paul Mellon Visiting Senior fellowship this fall at the National Gallery of Art’s Center for Advance Study in the Visual Arts, where she will continue developing her new book, *Memento Mauri: The Afterlife of the Great Mosque of Cordoba*.



Lindsey May

Clinical Assistant Professor [Lindsey May](#) has been named MAPP’s new associate dean of academic affairs & strategic initiatives. In this new role, she will oversee several priority initiatives at the school, including advising and recruitment, and will work closely with program directors to plan and manage undergraduate and graduate curriculums.



Juan Burke

Assistant Professor [Juan Burke](#) completed a month-long research fellowship at the historic Newberry Library in Chicago this past summer. The fellowship will inform Burke’s next book, which examines the architecture and urban history of Mexico City.

73 million Americans will be over 65 by 2030.

Two alums are ensuring that, when it comes to housing, they'll have options.



Left: Rodney Harrell (Ph.D. '08) and Shannon Guzman (M.C.P. '08) at AARP. Photo: Stephanie Cordle, University of Maryland.

Rodney Harrell (Ph.D. '08) and Shannon Guzman (M.C.P. '08) will tell you that senior housing issues in America aren't a senior problem—they're an everyone problem. In less than 10 years, there will be 72 million people over the age of 65 in the United States. Many of those individuals will be cared for by some 48 million family members. Where they will live—and the quality of life they receive in those places—largely depends on how prepared we are as a nation.

"Senior housing is just now starting to bubble up in the public consciousness as a national issue," said Harrell, Vice President of Family, Home and Community for [AARP's Public Policy Institute](#). "This problem has been here for some time and will take an all-hands-on-deck effort to address it."

The solutions are within reach, in part because of efforts and advocacy by Harrell and Guzman, who serves as the institute's Director of Housing and Livable Communities. For 14 years, Harrell has chipped away at the barriers to housing affordability and choice. Ten years ago, he helped recruit Guzman—a fellow alum of MAPP's Urban Studies and Planning Program, where Harrell earned his Ph.D. and who, he says, delivered a memorable capstone on senior housing. Together they are creating renewed urgency around senior housing and livability issues—and momentum around the policies, programs and partnerships that will fix them. They were both instrumental in developing AARP's Livability Index, which evaluates communities on aging-friendly metrics like diverse housing options, walkability, services and safety, delivering a "where's where" list of high-performing U.S. cities and towns. Their work in livable communities has also informed AARP's

“Senior housing is just now starting to bubble up in the public consciousness as a national issue.”
- Rodney Harrell (Ph.D. '08)

network of age-friendly cities and states, each locality working on the ground to improve livability outcomes for seniors; it has ballooned from 16 in 2015 to over 700 today. Recently, Harrell, Guzman and AARP's housing team launched new collaborations with two powerhouses on the home front—Lowe's and the National Association of Realtors—to help seniors and their families practically plan for their future.

"You want to start thinking about this before you need it," said Guzman. "The 50-plus demographic is our focus, but we want to engage younger people too as they consider different housing choices."

Below, Guzman and Harrell share where we're falling short, some promising solutions and where the next generation fits in:

By 2034, the number of people aged 65 and over is expected to exceed the number of children under 18 for the first time in U.S. history. COVID seemed to shed light on just how precarious senior housing is right now. How has that impacted your work at AARP?

Harrell: One thing that COVID did is draw attention to some longstanding issues that we need to tackle, including housing that meets the needs of people of all ages and housing that's affordable. I think it also gave a pause for folks to think about other challenges, like equity. We wanted to figure out how we could use AARP's strengths and focus on issues that we could move, but also issues that have momentum—and see how we could maximize change. We ended up focusing on a few things: housing equity and keeping people in the homes, which

was such a pressing issue, and the idea of working with the private industry to make that happen. We need all the legs of the stool to make change—government, private sector, and individuals—and that all fed into our strategic thinking over time. What COVID did is take that thinking and gave more urgency to put it into action.

Guzman: [At AARP] we talk a lot about age-friendly housing and how we can expand housing options—like accessory dwelling units (ADUs), missing middle and multi-generational housing—but also housing affordability. Not just "affordable housing," which is very important, but also housing that can meet people at different income levels. If a person wants to downsize or if they have a medical issue, do they have housing in their neighborhood so that if they need to leave their home, they can move within their community? We look at accessible housing as well—the type of housing that integrates certain design and visibility features that make it easier to navigate, so that someone with varying levels of mobility can stay active and independent and use their home for a longer period.

You both have written extensively about ways the U.S. can boost housing opportunity for seniors. What's a novel housing solution that you think deserves more attention?

Harrell: ADUs—secondary units to an existing home on the same lot, such as in-law suites—can change existing neighborhoods and keep people close to what they want. Maintaining social networks is important but so is access to grocery stores and services—places that you know. What we tend to do in this country when we need more housing

is build further out—but you lose those [social networks and services] and have to recreate them in these new places. ADUs can bring new housing into existing communities and create some new, needed options. That’s really exciting to me.

Guzman: [Our work with Lowe’s](#) is pretty innovative; it offers education and tools for people who want to age in place, which is 77% of people age 50 and older today. Assisted living facilities and nursing homes can run between \$50,000 to \$100,000 a year; it’s just more affordable for people if they can live at home. But less than one percent of homes are equipped with the features people need to age in place without barriers. And people don’t know where to start. We’ve been able to educate Lowes staffers but also the general public and help people think about these options for now, or what might be ahead. Tools AARP has developed—like the AARP HomeFit Guide, which takes a room-by-room approach—are helping us raise that awareness. You want to start thinking about this before you need it!



You both helped develop AARP’s Livability Index—the newest iteration launched in April. What’s changed this time around?

Guzman: There’s obviously new data and a new list of top scorers. We saw the addition of Philadelphia in our top scoring communities because of their variety of housing options compared to other big cities. And we added a new list of small towns—25,000 people or less—to look at their performance as well.

Harrell: One of the big takeaways is that places that have high livability in other ways often have high housing costs. While the Index considers housing, we look across 61 indicators (40 metrics and 21 policies); if you want a home in a neighborhood that’s close to transit and a grocery store, they are often very expensive. We need to do more to make places that are more livable and more affordable as well.

What’s revealed in the Index scores is that all of these communities have tradeoffs; there are good things about

Rodney Harrell (Ph.D. ’08) and Shannon Guzman (M.C.P. ’08) at AARP. Photo: Stephanie Cordle, University of Maryland.

every community and there are challenges. I love when the mayors and other local leaders of these communities dig into the categories to see what they can do to improve lives of people in our community. That really makes me feel great, because we can see our work actually having an impact.

What role does our practicing community, particularly our younger graduates, play in addressing the senior housing crisis? What’s their call to action?

Guzman: When it comes to community, we all really want the same thing; we want those social connections; we want to be close to the grocery store or the library. I would say that, as you think about your career choices and apply your knowledge in your work, keep aging in mind. Share what you know and use your expertise, but make sure you’re engaging with the community and listening. Make those intergenerational connections and apply what you learn to your work. There’s a place for you in the aging field.

Harrell: Think holistically. Understand that there are many in communities who have the power to make change and work across sectors and groups with those folks. It’s not as cut and dry as it may seem. Addressing the levers to create change in communities takes a broad, multidisciplinary approach. That’s what drew me back to UMD and MAPP; that interdisciplinary aspect is so unique. I would suggest that students branch out from their required classes and do what they can to understand all the pieces of the built environment. If you can understand those pieces, that’s how you can really make change. //

Architecture Alumna Julia Nagele Brings Towering Design to Seattle’s Skyline

Skyglass building and Julia Nagele. Photos: courtesy of Hewitt.

The majestic skyscrapers designed by Julia Nagele (M.ARCH ’96) don’t reach Seattle’s cloud cover in a conventional fashion. Glassy and gleaming, they shift and undulate, emulating both sophistication and whimsy. Skyglass, Nagele’s zig-zag creation under construction for Seattle’s downtown, seemingly defies the laws of physics; OneU, her latest project near the University of Washington, shoots upward then pauses, two open-air “social greenways” slicing through its façades.

Nagele is a senior principal and the director of design at [Hewitt](#), where she works in what she calls “the fabric of the city:” high-value, architecturally significant projects woven into Seattle’s powerful natural landscape and urban conditions. Her buildings creatively play with multiple scales of expression, often stacking typologies vertically or horizontally to respond to different conditions, whether it’s the activity on the street or the Olympic mountains in the distance. That whimsy and skill has earned her designs front row seats on Seattle’s skyline, including the Emerald, one of the tallest skyscrapers on the West Coast designed by a woman; she is one of only a handful of women architects designing towers in the world.

“We try to seek out not-easily-seen solutions or opportunities in a project,” she says. “And what I really love about our currentwork is that we’re finding a sharper meaning and purpose to it.”

Is a trip to Seattle in your future? Here are a few places you’ll see Nagele’s work on display:

Mama Tower (1516 2nd Ave.), currently in final design, uses its baby tower to knit both buildings into the smaller, early 20th century urban pattern of the neighborhood.



The Emerald (2nd Ave. and Stewart Street) makes the most of its irregular 7,350 square-foot site, where two of the city’s grid patterns meet, offering unobstructed views of the city and waterfront.

Skyglass (222 Dexter Ave. N.) which, in profile, resembles a crinkle-cut French fry, ingeniously shifts its floorplates vertically to create an angular façade and carve out different apartment typologies: at its smallest point you’ll find affordable studios, at its biggest, you may have a two-bedroom.

OneU Tower, which will be located on the edge of University of Washington’s campus, carves two social greenways into its façade, lofty public spaces to offer places for chance connections. The team took inspiration from the neighborhood streets, parks and campus plazas. //

Read more about Julia in this alumni profile: go.umd.edu/nagele

In July, MARCH alums returned to the frescoed rooms of Villa Arianna in Stabiae, Italy, with Assistant Professor Joseph Williams in preparation for a new book of archeological line drawings, part of Maryland's longstanding education abroad program. Photos: Joseph Williams.



Vikas Mehta's (Ph.D. '06) new book, [Public Space: Notes on Why it Matters, What We Should Know, and How to Realize its Potential](#) was published in September by Routledge.

Sarah Greenberg (M.C.P. '07) was appointed president, Cinnaire Lending. She was most recently senior vice president, Affordable Housing and Lending overseeing real estate lending for affordable housing developments and community and economic revitalization.

Rodney Harrell (Ph.D. '08) was [named chair](#) of MAPP's Board of Visitors in June.

The College of Architecture and Design at the University of Tennessee, Knoxville [appointed former RISD Associate Professor Carl Lostritto](#) (B.S. Architecture '06, M.ARCH '08) as director of the School of Architecture.

Allison Wilson, AIA, LEED AP BD+C, WELL AP (B.S. Architecture '09, M.ARCH '11), a senior associate at Baltimore's Ayers Saint

Gross, was [honored with a 2022 AIA Young Architects Award](#). She was also selected to serve on the International Living Future Institute's Organizational Equity Technical Advisory Group.

Jason Hesch (M.C.P. '12) began a new position as a transportation and mobility planner at the Miami-Dade Transportation Planning Organization.

New York City Mayor Eric Adams nominated **David Do** (M.C.P '14) as the [new chair and commissioner](#) of the Taxi and Limousine Commission (TLC) in April.

Architecture Lecturer and alum **Marques King** (M.ARCH '14) received a [2022 Charter Award](#) from the Congress for the New Urbanism in the Neighborhood, District and Corridor Category.

[Collection 14](#), which earned a 2022 Charter Award from the Congress for the New Urbanism, is the work of a powerhouse team at national design firm Perkins Eastman that includes **Jeannine Muller** (B.S. Architecture '14, M.ARCH '16), **Austin**

Raimond (B.S. Architecture '14, M.ARCH '16), **Matthew Miller** (B.S. ARCH '12, M. ARCH '14) and Professor **Matthew Bell**, FAIA, firm principal.

Jinyhup Kim (Ph.D. '20) was hired as a tenure-track assistant professor in the Department of Urban Planning at Keimyung University in Korea.

Rendering: "Collection 14" by Perkins Eastman DC.



Return to Stabiae

In July, **Architecture Program alums** Adan Ramos (B.S. Architecture '15, M.ARCH/ M.RED '20), Gabriel Maslen (B.S. Architecture '15), Lauren McNamara (B.S. Architecture '21), James Nico Borkovic (B.A. Architecture '21) and Amy Lai (B.S. Architecture '20) returned to the frescoed rooms of Villa Arianna to put the final touches on a decade's worth of architectural line drawings, developed as part of Maryland's longstanding work-study program in Castellammare di Stabiae, Italy. Led by Assistant Professor Joseph Williams, director of the Stabiae program, and Professor Emeritus Lindley Vann, who helped establish the program in 2000, the drawings capture the architectural remains of the former seaside Roman compound not far from Pompeii, resurrected from over seven meters of volcanic ash as one of the largest excavation sites in the ancient world. A catalog of the drawings and a description of Maryland's novel recording method—which combines high-tech LiDAR with traditional hand sketches to preserve and understand the villa's buildings, gardens and frescoes—will comprise a forthcoming book, currently in development by Williams and the Stabiae team. //

Alumni Engagement & Events

Career Week | January 23 - 27, 2023
Career Week is a campus-wide initiative full of programs and resources aimed to support Terps at any career level through their professional journey. The MAPP+D Alumni Network will offer one out of the 30+ programs that week.

MAPP Career & Internship Fair | February 17, 2023
The fair will connect students with employers to promote their job and internship opportunities.

7th Annual Maryland Innovation & Entrepreneurship in Real Estate Awards | March 7, 2023 | 6 - 9 pm ET
Join us as we recognize our honorees for innovation and entrepreneurship in real estate development.

Visit go.umd.edu/MAPP_events for updates

Stay connected

Keep up with news of the school community throughout the year with the school's twice-monthly e-newsletter that features school news, alumni updates and events.

Not receiving the e-newsletter? E-mail us at mappalum@umd.edu and we'll get it to you.

And, whether you're changing jobs, where you live or simply have something to share, we want to know. Update your contact information—new address, new email, new phone, new job—by emailing us at mappalum@umd.edu.



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***I fell in love with architecture.
Becoming a designer was my
dream.*** - Maria Farieta



Maria Farieta, recipient of the inaugural Architecture Pioneers Scholarship Award

For many students who dream of becoming an architect, the journey to licensure isn't their biggest obstacle—it's the cost of getting there. Financial support gives students like Maria Farieta, dual master's degree student in architecture and community planning, the freedom to participate in the coursework, competitions, professional experiences and travel that stoke their passion, build their portfolio and propel them into the profession.

Support the Architecture Pioneers Scholarship, or one of the many merit, travel and need-based scholarship opportunities at MAPP. To learn more, contact Leia Droll Livingston, Chief Development Officer, at ledroll@umd.edu.

To read Maria's story, visit go.umd.edu/farieta



www.arch.umd.edu

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