

Institute for  
Public Architecture

# Panorama of Possibilities: Queens



Summer Residency 2018

# 2018 Summer Residency

## Introduction

This summer the IPA will locate our Residency in Queens, the largest and most diverse borough in New York City. Across this mixed-income borough the pressures of new development are changing the affordability and character of many of its vital neighborhoods. Given the dramatic rezoning and subsequent building boom in Long Island City, the proposed rezoning of Willets Point, and the constant building proposals brought to community boards across the borough, the IPA aspires to democratize the conversation and engage the Queens citizenry, institutions and stakeholders around future development. Specifically, our Fellows will utilize and make accessible community district data, as-of-right zoning, and other relevant mapping research for the neighborhoods surrounding Flushing Meadow Park. Using this information, combined with the leveraging of under-utilized neighborhood assets and untapped spatial opportunities, the Fellows will work with community members to create innovative and appropriately scaled design responses.

Through the IPA's collaboration with the Queens Museum, our Fellows will have direct access to the invaluable urban planning resource of The Panorama of the City of New York, a 1"-100' scale model of all five boroughs originally conceived for the 1964 World's Fair by 'master builder' Robert Moses. The 'City of Promise' will serve as the backdrop to the cohorts' research and design work, to visualize development opportunities, either through 3D graphic imagery or actual scaled building models, that will address community aspirations, strengthen public interaction, and more fully reflect the diversity and vitality of its residents.

# 2018 Project Descriptions

**Project Name:** Participatory Architecture Tool for Humanity Team

**Team Members:** Alexandra Paty-Diaz + Andrew Lassiter + Ignacio Cardona

**Project Description:**

Mapping residents' daily paths and views of their neighborhood will serve as the main canvas with which we (1) empower residents to become permanent agents of change in their own neighborhood; (2) understand the community, their built environment and their activities through their eyes; (3) promote in the community the rethinking of their built environment through creative design proposals; (4) develop tools and games that allow us to translate urban design and zoning strategies as well as City programs, policies, and initiatives to the community; and (5) create innovative proposals to strengthen the community and trigger change that is tailored to the community's strengths and needs.

**Project Name:** NYC ADU

**Team Members:** Nupoor Monani + Hayrettin Gunc

**Project Description:**

Affordable housing is currently a top priority for the design and planning community in New York City. Yet policies to increase production are focused in a handful of places, for instance, through inclusionary development in high-density neighborhoods or rezoning of waterfront neighborhoods in Brooklyn and Queens. Neighborhoods such as those around the Flushing-Corona Park provide an excellent terrain to test the capacity for Accessory Dwelling Units given their low-rise, moderate-density urban form. The demographic composition of these neighborhoods further supports the argument to provide a cost-effective way to accommodate growing, multi-generational families. We propose to conduct a spatial mapping study to identify untapped opportunities for Accessory Dwelling Units and develop architectural strategies for appropriately-scaled ADUs that are contextual to Queens.

**Project Name:** Collective Efficacy: Queens Futures

**Team Member:** Jessica Morris

**Project Description:**

Through a series of questions about the effects of real estate development and its relation to childhood, Jessica's project seeks to better understand, communicate, and characterize the opportunities and vulnerabilities on the horizon throughout various locations in Queens. By framing difficult questions for many levels of engagement, a more comprehensive understanding of future potential will emerge.

# 2018 Project Descriptions

**Project Name:** Meeting the Needs of Shared spaces, Connectivity and Affordability

**Team Member:** Elaine Sun

**Project Description:**

Elaine's project aims to create affordable housing solutions to meet the specific needs of Queens' diverse community through development of multi-generational, multi-family housing. Through pooling of resources and services and increased density, co-living solutions that accommodate extended family groups can benefit both the community and developer.

**Project Name:** The New Community-Based Development Plan for Willets Point, Queens

**Team Member:** Damyanti Radheshwar

**Project Description:**

The project will analyze the socio-economic impact of the recent planned communities at the newly rezoned sites in New York City. The project will evaluate the currently planned proposals for the new development in Willets Point. Through community contact, it will assess the impact of the displacement and dispersal caused by imminent domain on the population, jobs, and businesses in Willets Point. Engaging the stakeholders in the community including those displaced and dispersed from Willets Point the project will propose an integrated community-based development plan.

**Project Name:** Nations Park – People's Neighborhood

**Team Member:** Crystal Jane Eksi

**Project Description:**

Flushing Meadow Park in Queens and the surrounding waterfronts are greatly separated from their surrounding neighborhoods, leaving citizens without access to this vast resource of open space. The park is dissected by three major highways, creating a detrimental divide between neighborhoods. The proposal will explore the ideas of new modes of transportation access that can be incorporated into development opportunities. Using videos to capture the diversity of Queens, Crystal will document the existing and potential opportunities to create equitable places within Flushing Meadow Park.

**Project Name:** Re-Place vs. Replace

**Team Members:** Mike Nickerson + Mark Fiedler + Jocelyn Pak Drummond

**Project Description:**

Our research will map the territories and tools with which BIDs operate in Queens and interrogate their role in promoting—or hindering—equality and public interest development. By surveying the role of these organizations at the scale of the borough, we will develop an adaptive model that sets standards for BIDs but remains flexible to the needs of local communities. The final product, a planning tool outlining a framework of design and development decisions as well as a case study analysis, will be presented to the BIDs in Queens and NYC through an online platform.

# 2018 Fellows



Alexandra Paty-Díaz is a Venezuelan urban designer and city planner working at the New York City Department of City Planning - Brooklyn Office. She earned a B.Arch from Simon Bolívar University, in Caracas, Venezuela, and a M.S. Urban Planning at Columbia University's GSAPP, where she received the 2016 Planning Research Design Award. Alexandra is focused on transforming urban spaces where citizens can fulfill their goals, offering equality, social and economic opportunities in cities where all rights are for all people. She worked previously at two local governments in Venezuela, Sucre and El Hatillo's Municipalities of Caracas. Her enthusiasm for public participation drives her continued exploration of innovative participatory tools to engage and empower citizens in the transformation of their built environment.

Alexandra Paty-Díaz

Andrew Lassiter is a humanist above all. With a background in geography, humanities, and the social work field, Andrew strives to empower and activate the individual and collective potential of people using the physical and emotional spaces that they inhabit. After some years pursuing social change in exotic ways - at a Camp in northern Vermont for low-income children, as a wilderness therapy guide, leading a cross-country cycling trip to fundraise for affordable housing - Andrew switched gears and "went urban," completing an M.S. in Urban Planning at Columbia University in 2016. A dedicated and action-oriented advocate, he founded a dynamic student visioning group and earned awards for outstanding service to his peers and program. Since then he has served as an adjunct instructor in labor and economics at SUNY Empire State College, a writer, and presently as the Chairman of a national youth mentoring program.



Andrew Lassiter



Ignacio Cardona focuses his studies on creative methodologies of design research to weave together fragmented urban fabric in order to promote social equity. The research intends to address issues of fragmentation, connectivity and social equity in urban environments that although very dense are nevertheless highly malleable and hold potential for effective intervention. Ignacio is a Teaching Fellow and Doctoral Candidate (DDes) at Harvard Graduate School of Design. He is an Architect (Universidad Simón Bolívar/1998) and cum-laude Magister of Urban Design (Universidad Metropolitana/2003). He is also a Founder and CEO of AREPA: ARQUITECTURA ECOLOGÍA Y PAISAJE (Architecture, Ecology and Landscape)" an important Venezuelan think tank that has become a reference on urban phenomena in Latin-America.

Ignacio Cardona

# 2018 Fellows



**Nupoor Monani**

Nupoor is an architectural and urban designer from Mumbai, now based in Boston. Her work is strongly informed by her upbringing in Mumbai and lies at the intersection of urban design and policy. She works at Utile, Inc. on range of strategic planning initiatives from block-scale developments to citywide plans throughout the Greater Boston region. She led the spatial data analysis for Imagine Boston 2030, the city's first comprehensive plan in fifty years, and is presently working on Envision Cambridge, a citywide plan for Cambridge MA focused on housing affordability and urban form. She holds a master of Architecture in Urban Design from the Harvard Graduate School of Design.

Hayrettin works at the crossroads of architecture, urbanism, and policy. He holds a Master of Architecture in Urban Design with distinction from Harvard University's Graduate School of Design. Hayrettin continues to practice as an urban designer at Team Better Block where he explores ways to create quick, inexpensive, high-impact changes that improve and revitalize underused urban areas. In addition to his work at Team Better Block, Hayrettin served as a researcher in the Civic Data Design Lab at the MIT, where his work focused on data visualization and collection tools that allow us to highlight human activity in public space.



**Hayrettin Gunc**



**Jessica Morris**

Jessica is an architectural designer, project manager and design researcher. Her work is centered around issues of humanism and behavior, as related to industry and the built environment. Through design and communication, Jessica's practice engages clients and constituents towards cultivating stewardships of community and environment, while advancing the role and perception of art and architecture in society. She delights in the discourse of shared perspective that is activated by participation across practice, hobby and discipline. Jessica holds a Master of Architecture from University of Pennsylvania, and a Bachelor of Fine Arts from Rhode Island School of Design.

# 2018 Fellows



Elaine Sun

Elaine Sun is a licensed Architect who has worked in New York with Gluck+ on design build projects for the East Harlem School and Little Sisters of the Assumption Family Health Services. She has also worked as an Architect in LA and Hong Kong on residential and transportation projects. Her work experience is collaborative with Client, Contractor, Developer, and Consultants working as a team from project inception. Her interests are in creating equity through urban design and innovative affordable housing.

For over four decades, the conviction that architecture must work for the betterment of communities has been the foundation of Damu's professional life – as architect and urbanist, advocate and mentor. Investigations in Architecture and Urbanism Research into the physical, social, political, environmental and cultural circumstances surrounding a project has always been central to Damu's process. Serving on Manhattan's Community Board 4, she studied first-hand the demographics and urbanization of the rapidly changing neighborhoods of Chelsea, Clinton and Hell's Kitchen. These experiences catalyzed her engagement with urbanism and her studies in the LSE Cities program at London School of Economics and Political Science, where she completed an executive Master of Science. Among her specific areas of study are: Social Cohesion, Public Spaces, Environmental Studies and Health Impact on Communities, Resiliency, Renewable Energy Solutions, Economic Development and Funding for Infrastructure Projects.



Damyanti  
Radheshwar



Crystal Eksi

Crystal Eksi is an Urban Designer at the NYC Department of City Planning (DCP), where she works on public realm design in the scope of neighborhood studies. Crystal has a background in Architecture and Urban Design. She received a Bachelor of Architecture from the New York Institute of Technology and a Master's in Urban Design from Columbia University GSAPP. Crystal always brings her diverse skills in technology and passion for creating places for communities to each project. The majority of her graduate and professional work has focused on bridging the gap in communication barriers in order to create equitable design solutions by using visual tools to engage communities, speak over language barriers and tell stories of what makes communities a part of the whole.



# 2018 Fellows



**Mike Nickerson**

Mike is a designer at Dattner Architects, where he contributes to affordable housing and mixed-use projects. He recently completed his Master of Architecture degree at Columbia University GSAPP, and has worked on public and residential buildings with Smith-Miller+Hawkinson, Fiedler Marciano, Gans Studio, and Quorum Architects. Originally from the Upper Midwest, he has lived, worked and studied in several countries, including Turkey, Thailand, Ecuador, and Mexico.

Mark Fiedler is co-founder of Fiedler Marciano Architecture, a New York City based design studio established in 2006. The firm applies an analytical, thoughtful and intuitive methodology to a broad spectrum of projects types – with particular emphasis on work that improves the public realm through art, design and cultural development. Institutional clients have included the Guggenheim Museum, the Brooklyn Academy of Music and Syracuse University. Recently, Mark was instrumental in conceptualizing and guiding a research initiative - in collaboration with CUNY's Institute for State and Local Governance - to define, measure and incentivize equitable design and development practices. The ISLG's recently published 'Equitable Development Guidelines' is the first step in this ongoing endeavor to apply socially responsible standards and metrics to the design of the built environment. Mark holds a Master in Design Studies degree from the Harvard Graduate School of Design and a Bachelor of Architecture from Syracuse University.



**Mark Fiedler**



**Jocelyn Pak  
Drummond**

Jocelyn Pak Drummond is an urban planner with extensive research experience and a particular interest in the use of data to inform policy making in cities. Her research has included projects that span the planning and public health fields with a focus on the relationships between the built environment and health outcomes. Jocelyn is currently a research associate at the CUNY Institute for State and Local Governance where she works on the Equality Indicators project, a tool for measuring inequality across multiple areas of urban life in six U.S. cities and tracking change over time. She holds a Master in City Planning from the Massachusetts Institute of Technology and a Bachelor of Arts in Architecture from Princeton University.



# Mission:

The Institute for Public Architecture uses design to challenge social and physical inequities in the city. We address urgent issues of design and policy by mobilizing our network of activists, professionals, government officials and community stakeholders. The IPA's collaborative process involves a focused design residency and related programs.

## Vision:

We envision a world where architects and allied professionals have the resources and support they need to create excellent work in the public interest and to contribute to the high quality design of the public realm.

1. We believe that supporting and elevating the role of architects working in the public interest is the first step to creating better design for traditionally underserved populations.
2. We believe that a vibrant network of 'activist' architects is critical to the improvement of design in the public realm.
3. We believe that high quality design in the public realm is critical to the production of socially equitable environments.