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2019 AIA Fellowship

Nominee Mary Elizabeth Rusz

Organization New York City Housing Authority, Design Department

Location New York, New York

Chapter AIA New York State; AIA New York Chapter

Category of Nomination

Object 4 - Government

Summary Statement

As Public Architect and Urban Designer, Mary Elizabeth Rusz is a leader in community regeneration, design innovation and conservation. Her neighborhood strategies, thoughtful interventions, and design solutions make life better for the communities she serves.

Education

Columbia University in the City of New York Graduate School of Architecture, Planning and Preservation 1988 – 1989 Master of Science in Architecture and Urban Design

University of Toronto, Toronto, Ontario, Canada John H. Daniels Faculty of Architecture, Landscape and Design 1976 – 1981 Bachelor of Architecture

Unites Pedagogiques d'Architecture Six La Villette, Paris, France 1979 Fall Semester Study Abroad Towards Bachelor of Architecture

Havergal College [Girls Preparatory] Toronto, Ontario, Canada 1969 – 1976 Secondary School Honor Graduation Diploma [Ontario Scholar]

Licensed in: New York State

Employment

New York City Housing Authority 8/7/00 – present [18 years total]: * Design Department: 10/5/15 – present [2 years] * Department for Real Estate Development: 6/9/14 – 10/2/15 [1 year, 4 months] * Capital Projects Department: 6/12/06 – 6/6/14 [8 years] * Department of Planning & Development: 8/7/00 – 6/9/06 [5 years, 10 months]

New York City Department of Design and Construction 2/10/97 – 8/4/00 [3 years, 6 months]

New York City Housing Authority, Design I Executive Departments 8/31/92 – 2/7/97 [4 years, 4 months]

New York City Office of the Mayor, Office of Housing Coordination 2/18/92 – 8/24/92 [6 months]

New York City Department of City Planning- Zoning Study Group 7/16/90 – 11/26/91 [1 year, 4.5 months]

Ehrenkrantz & Eckstut Architects, P.C., New York, NY 5/30/89 – 3/16/90 [9.5 months]

[One year break, at the point in chronology, when I attended Columbia University in the City of New York, Graduate School of Architecture, Planning and Preservation, for my Master of Science in Architecture and Urban Design] Clifford & Lawrie Architects, Toronto, Ontario Canada 6/30/86 – 8/19/88 [2 years, 2 months]

Peter Hamilton Architects, Toronto, Ontario Canada 3/31/83 – 6/1/86 [3 years, 2 months]

William Bennett Architect, Toronto, Ontario Canada 5/31/81 – 3/1/83 [1 year, 9 months]

August 30, 2018

Mary P. Cox, FAIA
Jury Chair, AIA Awards, Fellowship Committee
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006

Re: Sponsorship of Mary Elizabeth Rusz, AIA

Carmi Bee, FAIA
Peter Bafitis, AIA
Alex Brito, AIA
Albert Aronov, AIA
Nelson Vega, Assoc. AIA
Alex Barclay, AIA, LEED AP
Enrico Kurniawan, AIA

Dear Ms. Cox and Members of the Jury:

It is with great pleasure that I sponsor Mary Elizabeth Rusz, AIA, for elevation to Fellowship for Object 4: "To ensure the advancement of living standards of people through their improved environment."

I have known Mary through a shared commitment to the urban environment as members of the AIA New York housing community and her role as a client in our work with the New York City Housing Authority (NYCHA). It is safe to say that Mary exemplifies the very model of an enlightened public servant. This is represented by her commitment of improving the lives of ordinary New York citizens through her focus on the themes of regeneration, innovation, and conservation that have characterize her career.

As a Public Architect with NYCHA, Mary has led a series of inspired large scale HOPE VI revitalization plans at Ocean-Bay Apartments and Prospect Plaza Houses that gave new life to older public housing and created new affordable housing for their communities. Most recently, she took a leadership initiative in developing the extensive Make Mott Haven Transformation Plan for an underserved area in the South Bronx, which received a National Endowment for The Arts Grant in 2015. The Mott Haven plan, which re-integrates revitalized older public housing into the community through new housing and neighborhood services linked to transit, shopping and green open spaces, serves a national model for the regeneration for our inner city, underserved neighborhoods.

In each her positions with our city agencies and in her volunteer work through the AIA, Mary has made innovative contributions that have enhanced both the city and the architectural profession. Perhaps most visible, Mary founded TORONTO – NEW YORK which brought Toronto architects to our Center for Architecture for an exchange of regeneration designs for public housing. The program was then expanded as a panel event, "TORONTO-NEW YORK-LONDON: Creating Affordable Housing and Good Urban Design," presented this past June 2018 at the AIA National Conference in New York City. Her work to develop contextual zoning regulations that preserve neighborhood scale is equally relevant.

Mary's earlier work in with the NYC Department of Design and Construction, shepherding significant cultural heritage projects, has informed her work in urban design and housing. This has ranged from conservation components in the Mott Haven plan to her great service in analyzing all 328 NYCHA developments to establish their historic eligibility, a critical step in preserving the agency's housing portfolio that dates from the 1930's.

Although Mary's work is New York based, its scale and innovation constitute models that are applicable nationally to cities that face similar issues; and her work with TORONTO – NEW YORK – LONDON has developed an international dialogue for best practices to strengthen our inner cities. I strongly urge you to consider Mary Elizabeth Rusz as worthy of elevation to Fellowship in the American Institute of Architects.

Very truly yours,

Carmi Bee, FAIA
President, RKT**B** Architects, PC
Professor Emeritus, College of Architecture & Design, City College of New York

MARY ELIZABETH RUSZ

SUMMARY STATEMENT

As Public Architect and Urban Designer, Mary Elizabeth Rusz is a leader in community regeneration, design innovation and conservation. Her neighborhood strategies, thoughtful interventions, and design solutions make life better for the communities she serves.

SUMMARY OF ACHIEVEMENTS

“PUBLIC ARCHITECTURE IN SUPPORT OF COMMUNITY REGENERATION” summarizes the theme of Mary Elizabeth Rusz’s career. She is greatly inspired by: Urbanist Jonathan Barnett’s 1974 book, *Urban Design as Public Policy*; Dr. Juan Clos, Executive Director, United Nations Habitat, regarding Public Architecture that supports sustainable urbanization; and Jane Jacobs, for appreciation of the complexity of cities. Ms. Rusz has consistently striven to advance the Architectural Profession, and her work is presented under three themes: “Regeneration,” “Innovation,” and “Conservation.”

REGENERATION As a Public Architect and Urban Designer with the New York City Housing Authority (NYCHA), the nation’s largest housing authority, Ms. Rusz has been a leader in neighborhood regeneration work since 1993, serving as NYCHA’s first Urban Revitalization Project Manager. Her approach follows the principles of urban regeneration programs to improve distressed neighborhoods, set out by the U.S. Department of Housing and Urban Development (HUD), the Congress for the New Urbanism, among others. For neighborhood regeneration, her analytical approach “connects the dots” between land use and socio-economic trends, local aspirations, and physical improvement needs, resulting in plans that reflect the city’s true complexity.

Under the “Make Mott Haven ...” Transformation Plan, Ms. Rusz identified locations for new development alongside modernization of mid-20th century apartment buildings, all linked with a Greenway connecting the entire neighborhood, now NYCHA’s blueprint for Mott Haven’s revitalization. Her methodology employs community charrettes, design workshops, and listening sessions, ensuring that local residents, businesses and service providers all have input into the design and development process. By creating safe, connected and well-served communities, her contributions to NYCHA’s transformational plans serve as national models.

INNOVATION In various Public Architect roles, Ms. Rusz has made innovative contributions to the Architectural Profession. She founded “TORONTO – NEW YORK,” – a cultural and design exchange platform between these two great cities. As NYCHA’s Chief of Design and Development, Ms. Rusz oversaw its first housing created since the

1970’s; and authored its first “Design Handbook” ensuring that new housing, such as Fabria Houses, met design excellence standards. At the NYC Department of City Planning (DCP), she undertook studies and created new zoning regulations for contextual development. And, as Project Director with the NYC Department of Design and Construction (DDC), she guided innovative designs such as the Brooklyn Supreme Family-Criminal Courthouse, and the Studio Museum of Harlem Addition/Renovation.

CONSERVATION Ms. Rusz’s studies and planning initiatives often include components of preservation and conservation work. Most recently, Ms. Rusz led the first-ever analysis of NYCHA’s housing portfolio of 328 developments. Her study established 38 NYCHA sites as having qualities of “historic eligibility,” and is now the basis of the first Programmatic Agreement between the New York State Housing Preservation Office (SHPO) and NYCHA.

As Project Director with DDC’s Cultural Unit, Ms. Rusz managed the restoration of many significant NYC cultural institutions, achieving local communities’ aspirations through City Council support. Key projects include the following National Landmarks: preservation of the “Jewel of the Bronx,” The New York Botanical Garden, Bronx – both the Museum Building exterior restoration and the International Plant Science Center addition; and the Sailor’s Snug Harbor, Staten Island, NY – both the Cultural Center exterior restoration and the historic barn restoration/addition to the Staten Island Children’s Museum. Additional works include the substantial renovation of La Mama E.T.C. Theater in Manhattan, the Luce Center at the New York Historical Society, and a Master Plan for improvements to the Brooklyn Children’s Museum.

Ms. Rusz’s body of work is nationally recognized: her transformational plans have had a major influence on neighborhood planning; her innovative architectural projects are noted for their excellence; and her conservation projects, with many preservation awards, exemplify best practices for urban and building design heritage.

2. ACHIEVEMENTS

2.1 SIGNIFICANT ACHIEVEMENTS ■ REGENERATION



Revitalization and Transformation Plans

As a Public Architect and Urban Designer Mary Elizabeth Rusz has served in a leadership role in neighborhood regeneration work since appointed NYCHA's first Urban Revitalization Project Manager in 1993. Her achievements in creating safe, connected and well-served communities, include:

- **The “Make Mott Haven ...” Transformation Plan**, in the South Bronx, NY: Under the national Choice Neighborhood Initiative, where select design interventions, such as new housing linked by a Greenway, are bolstering the existing infrastructure and improving safety and security. (1) [See Exhibit 3.1.]

- **Two Urban Revitalization Plans**, under the national HOPE VI Program, where targeted building transformations and new infill housing have together stabilized these distressed districts:

- **“Ocean Bay Revitalization Plan”**
Transformational modifications, in phases, including: substantial renovation to 1,801 apartments; redesign of housing entrances, facades, and common space; upgrades to on-site community facilities and open space; and new, off-site community resources -- a health center, and mixed-use developments; all with the goal of weaving together a cohesive Far Rockaway neighborhood. (2) [See Exhibit 3.2.]

- **“Prospect Plaza Revitalization Plan”**
Design and development of new housing community facilities, and open space improvements, in phases, including two-family townhouses, rental apartments, and new mid-rise housing in lieu of the prior towers -- all intend to blend the public housing with the Ocean Hill Brooklyn neighborhood. (3) [See Exhibit 3.3.]

- **“Morrisania Air Rights Houses Revitalization Plan”**

An Urban Design Study / Master Plan, to revitalize this section of the South Bronx, where Ms. Rusz has collaborated through an inter-agency alliance that involved the NYC Economic Development Corporation, and the NYC Department of City Planning, Bronx Office. [Image at right shows the potential transformation of the public space near Morrisania Air Rights Houses.] (4)

- **Markham Gardens Site Re-Development, in Staten Island, NY** Obsolete naval base housing has been replaced with a planned community, providing different options for affordable housing. (5) [See Exhibit 3.4.]

Additional large scale plans, completed under Ms. Rusz's planning and design leadership, have included a **Revitalization Plan for Beach 41st Street Houses**, in Far Rockaway, Queens, NY: As NYCHA's first Urban Revitalization Project Manager Ms. Rusz developed NYCHA's first plan for densification on a NYC housing estate -- and an early example of green / sustainable design. (6)



“Ms. Rusz is a well-rounded and experienced professional, who contributed her technical, analytical and aesthetic skills to the success of the Ocean Bay HOPE VI Project. ... Her leadership, energy, and dedication to the work ensured that this significant project was a success.”

Norman W. Murphy, General Engineer
U. S. Department of Housing & Urban Development, Office of Public Housing

2. ACHIEVEMENTS

2.1 SIGNIFICANT ACHIEVEMENTS ■ INNOVATION



TORONTO – NEW YORK Design Exchange

Ms. Rusz founded “TORONTO – NEW YORK,” – a platform for cultural and design exchanges between these two great cities. The first event was held in 2016 at the AIA NY Center for Architecture on the topic of housing, and specifically, the possibility for densification and urbanization of Toronto’s suburban towers, – a national and international topic related to sustainable urbanization. (1)



Innovative Housing Design

Since 2000, Ms. Rusz has served in the capacity of NYCHA’s Chief Urban Designer, and managed / reviewed several new housing development projects, as listed below:

- Astoria Houses Infill Housing, Queens: New housing on NYCHA property, that is part of the “Halletts Point Residential Development” and waterfront plan [Photo, left, shows a Design Review Meeting with the Development Team]. (2)
- New Housing under the “Make Mott Haven ...” Transformation Plan: “The Beacon” Senior Housing at Mill Brook Houses; “The Garden” Senior Housing; and “The Flagship,” and Infill Housing at Betances Houses.
- “Next Generation NYCHA” : First three housing developments under this initiative: Ingersol Senior Housing, Brooklyn [See image at left, showing corner of property]; Van Dyke Houses, Brooklyn; and Tilden Houses, Brooklyn. (3)



New Housing Developments / Pre-Design, Design Review, Construction

As Chief of Design and Development, Ms. Rusz’s planning and design of new housing set a new benchmark for innovations in affordable housing solutions:

- Baruch Houses, Manhattan: A Planning Study prepared by Perkins Eastman Architects, indicating potential locations for new affordable housing on this NYCHA housing estate. (4)
- Fabria Houses , Manhattan: Design and development of new housing, as both infill and rehabilitation, on multiple vacant lots, stabilizing the Lower East Side neighborhood. (5) [See Exhibit 3.6]
- Presbyterian Senior Services Grandparent Family Apartments, Bronx: Design and development of new housing, with supportive services, for grandparents to live with their grandchildren. (6)



“Ms. Rusz is a dedicated professional, with a broad range of skills ranging from the technical, to the analytical and the aesthetic. She has the capability to bring several complex issues within a given project to a synthetic solution. Her experience, attention to detail, and interest in mentoring staff, have altogether made her an invaluable asset to the Department.”

Sharon Litwin Ebert, AIA
Director, Department of Housing Finance and Development

2. ACHIEVEMENTS

2.1 SIGNIFICANT ACHIEVEMENTS ■ INNOVATION



New Design Guidelines

As NYCHA's Chief of Design and Development in the 2000's, Ms. Rusz created NYCHA's first *Design Handbook*, an exhibit issued with Development Requests for Proposals, to ensure that new housing built on NYCHA's properties – the first affordable / public housing built in NYC since the 1970's – was designed and developed according to building and urban design standards of excellence. (1)

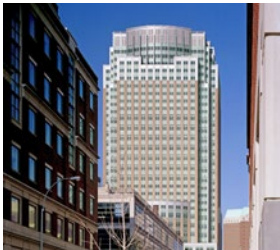
1 Since 2015, Ms. Rusz has been a contributor to NYCHA's more recent guidelines – both the *Design Guidelines for Building Rehabilitation, and the Sustainable Design Agenda*.



New Building Types

In the late 1990's, as a Project Director with DDC's Public Buildings Division, Ms. Rusz oversaw the design and construction of significant NYC cultural and courthouse projects, involving highly innovative designs. Key projects included:

- The Brooklyn Supreme Family and Criminal Courthouse – A “negotiated acquisition” with NYC at \$475 Million, the first such building of its kind to combine an office tower over a courthouse. (2) [See 2.2 - Awards]
- The Studio Museum in Harlem, Manhattan, Additions and Alterations – Capturing an adjacent vacant lot to add gallery and lobby space, a theater and a flexible outdoor space. (3) [See 2.2 - Awards]



Multifaceted Waterfront Policy

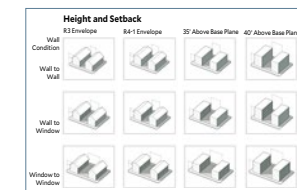
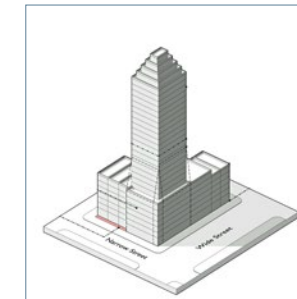
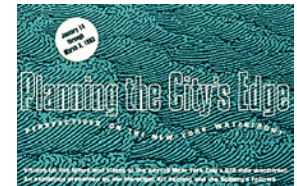
In 1992 – 1993, as Co-Chair of the Urban Design Committee of the Municipal Art Society of New York's (MAS) Fellows Program, Ms. Rusz served as Curator of the exhibition “Perspectives on the New York Waterfront: Planning the City's Edge,” an innovative collaboration between Architects and Design Schools, which brought to attention the lack of substantive preservation guidelines in the City's 1992 *Comprehensive Waterfront Plan*. (4)

Innovative Zoning Regulations

In the early 1990's, as the Architect / Urban Designer with with the New York City Department of City Planning's Zoning Study Group, Ms. Rusz undertook a number of studies leading to the creation of new zoning regulations. Her significant contributions include two main initiatives:

- “Tower-on-a-Base” regulations, which now permit more traditional housing forms for Manhattan in lieu of Modernist towers; (5) and
- “Minimum Distance between Buildings on a Single Zoning Lot,” allowing for appropriate infill housing on large, built-up sites. (6)

These two new zoning regulations have had a major impact on NYC development in that they permits more appropriate building forms within traditional design contexts – and provide models, nationally, for best planning and design practices.



2. ACHIEVEMENTS

2.1 SIGNIFICANT ACHIEVEMENTS ■ CONSERVATION



1

Housing Conservation Works

Special Initiatives / Design Reviews

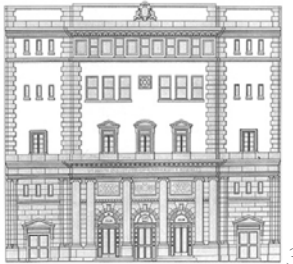
- Red Hook Houses (1), and Coney Island Houses, Brooklyn: FEMA-sponsored Superstorm Sandy Resiliency Upgrades, including floodproofing ground floors and constructing above-ground boiler plants.



2

Design Project Management - Rehabilitated Housing / Community Facility Projects

- Middletown Plaza (2), and Boston Road Plaza, Bronx, Exterior Restoration: Envelope restoration of two major Modernist housing developments, both in the Brutalist style.
- Marlboro Houses, Brooklyn, Exteriors and Balcony Replacement: Exterior Restoration of NYCHA's only development with exterior corridors.
- Hebrew Institute – Girls and Boys Club – Substantial Rehabilitation / Repurposing Historic Structure. (3)



3

Legacy Housing Preservation

Ms. Rusz led the first study of NYCHA's entire housing portfolio - consisting of 328 developments throughout the five boroughs. Her analysis has led to the establishment of 38 NYCHA developments considered having qualities of "historic eligibility" by the NY State Historic Preservation Office (SHPO). Her efforts have resulted in the first ever conference between NYCHA and SHPO, including a site visit to the Landmarked Harlem River Houses in Upper Manhattan. Her study's findings forms the basis of the first NYCHA-SHPO Programmatic Agreement, which will streamline future SHPO design reviews of NYCHA's capital improvements. (4) [See Exhibit 3.8.]



4

Sensitive Urban Planning

From 2014 – 2016, Ms. Rusz served as NYCHA's Assistant Director for Housing and Urban Design, responsible for the housing and urban design components of two HUD "Choice Neighborhood Initiative" Transformation Plans, both of which have significant conservation components:

- a) for Brownsville, in Brooklyn; and
- b) for Mott Haven, in the South Bronx.

- For Brownsville, her strategy was to strategically place infill housing and low rise structures to bolster the existing public street system, and better delineate public and private space and enhance security.
- Under the "Make Mott Haven ..." Transformation Plan, her select approach of what to redevelop versus what to preserve forms the blueprint for NYCHA's plans for improving this section of the South Bronx. Based on Ms. Rusz's Housing Plan, NYCHA has since designated a cluster of existing housing for substantial rehabilitation, and the reopening of a closed street - to link up with a neighborhood-wide Greenway. (5) [See Exhibit 3.1.]



5



5



5

"The [MMH] plan, a blueprint for the revitalization of the South Bronx neighborhood, aims to enhance the quality of life of residents from multiple angles, including fortifying housing, creating greater economic opportunity, and beautifying the neighborhood."

From NYCHA / HPD Request for Proposals, June 26, 2016

2. ACHIEVEMENTS

2.1 SIGNIFICANT ACHIEVEMENTS ■ CONSERVATION



1

Urban Fabric Restoration

In the early 2000's, as NYCHA's Chief of Design and Development, Mary Elizabeth Rusz was instrumental in rehabilitation of several existing housing complexes, including:

- Randolph Houses in Manhattan, NY: Significant renovations with historic facades and plan layout conservation, to provide new affordable housing. (1) [See 2.2 - Awards]
- University Avenue Consolidated, Bronx: Significant rehabilitation of a series of multi-family buildings in the Morris Heights neighborhood of the Bronx, NY. (2)



2



3

Cultural Institutions Preservation

As Project Director with DDC's Public Buildings Division, Ms. Rusz was responsible for the capital improvements for many of NYC's significant cultural institutions, including:

- The New York Botanical Garden, Bronx: Museum Building Exterior Restoration and Herbarium Plant Center Addition (3) [See Exhibit 3.9]; Visitor Entrance and Parking; and Historic Snuff Mill Renovation Study Building.
- Sailors' Snug Harbor, Staten Island: Staten Island Children's Museum Addition and Historic Barn - Restoration. (5) [See Exhibit 3.10]



4



5

- Staten Island Institute of Arts & Sciences, Staten Island: Additions and Alterations, including upgraded systems, interior renovations, and a new exit stair.

- La Mama Experimental Theater Club, Manhattan: Exterior Restoration and Substantial Interior Renovation, creating a proper theater and support spaces. (6)

- Lincoln Center for the Performing Arts, Manhattan: Plaza Upgrade, including waterproofing and resurfacing.

- The New York Historical Society, Manhattan: : Creation of the Henry Luce III Center, a 17,000 SF gallery for the Study of American Culture. (7) [See 2.2 - Awards]

- The Brooklyn Children's Museum, Brooklyn: A Planning Study / Ten Year Master Plan that established options for a major expansion. (8)



6



6



7



8

“Mary has the training, experience and sensitivities of both an architect and an urban designer. Her ability to contribute to projects of any size is increased by this background.”

William Clark, AIA, Senior Associate, Ehrenkrantz, Eckstut & Whitelaw, Architects, PC

2. ACHIEVEMENTS

2.1 SIGNIFICANT ACHIEVEMENTS ■ EARLY CAREER



1

Pre-Public Sector – Urban Design Work

Upon achieving her Masters in Urban Design from Columbia University's Graduate School of Architecture, Planning and Preservation, Ms. Rusz worked as an Architect / Urban Designer with the premier Design Firm of Ehrenkrantz, Eckstut and Whitelaw, Architects, PC, in New York City. Key large-scale projects included:

- Arverne, Queens, NY Large Scale Residential Development: a new waterfront community, with various forms of housing, recreational facilities, and parks and open space. (1)
- Heron Quays, London: a new mixed-use development adjacent to Canary Wharf. (2)
- The Wiltern Center, Los Angeles: Refurbishment and upgrades to a mixed-use commercial center in downtown L.A., including the Landmark Wiltern Theater [Project Architect].



2



3

Mid-Scale Toronto Work

Ms. Rusz worked as an Architect with Clifford & Lawrie Architects, a medium-sized Toronto firm, where her design projects included:

- Intercontinental Hotel, Toronto, CA: Design and construction of an eight story luxury hotel on fashionable Bloor Street West. (3)
- Manufacturers Life Insurance Headquarters, Toronto, CA: Retrofit of the entrance and public spaces of an historic office building in the Midtown District [Project Architect].
- Telesat Satellite Services Offices, Ottawa, Ontario, Canada: A new office complex surrounding an enclosed atrium space. (4)



4

- Sheraton Hotel Development Plan, Turks and Caicos Islands, The Caribbean: Site layouts / massing studies for a new resort complex.
- Sheraton Hotel, Ottawa, CA: Design for a new ten story hotel in downtown Ottawa, CA.

Work Foundation in Toronto, Canada

House - Housing - Neighborhood: Ms. Rusz's early projects touch themes of regeneration, innovation and conservation. With Peter Hamilton Architect, Toronto, significant, completed projects were:

- Bowlby Residence, Willowdale, Toronto, CA: A 2,000 SF custom-designed house and grounds, in a Classical - Modern vocabulary. (5)
- Muscatel Flats, Telluride, CO: Modern two-level flats, with parking at grade. (6)
- Exterior Restoration of The Kemi Building, 361 King Street East, Toronto, CA: Repurposing a 19th C warehouse for the purpose of a design showroom. (7) [See 2.2 - Awards]
- Library Addition to Malvern Collegiate Institute Secondary School, Toronto, CA: A half-round plan layout, with natural lighting, and an historic dictionary at a central podium. (8) [See 2.2 - Awards]
- Rosedale Residential Development, Toronto, CA: After achieving her Bachelor of Architecture from the University of Toronto Faculty of Architecture, Ms. Rusz first apprenticed with William Bennett Architect. She was the urban design lead for this large scale residential study for new housing, planned to be built over an open subway right-of-way, mediating between a main commercial street and this traditional residential neighborhood. (9) [See 2.2 - Awards.]



5



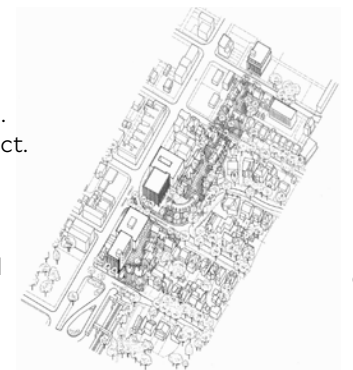
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2. ACHIEVEMENTS

2.2 SIGNIFICANT AWARDS ■ REGENERATION



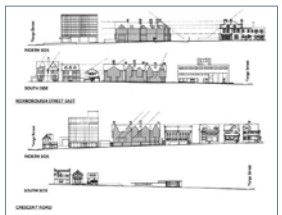
2015 National Endowment for the Arts, Our Town Grant
NYCHA and Casita Maria, for the “Make Mott Haven ...” Transformation Plan
Assistant Director, NYC Housing Authority [See Exhibit 3.1]



2011 Affordable Housing Finance Magazine – Master-Planned / Mixed-Use Finalist
NYCHA, Markham Gardens Site Redevelopment, Staten Island, NY
Chief of Design and Development, NYC Housing Authority [See Exhibit 3.4]



2006 Building Award for Excellence in Design and Construction, Queens and Bronx Building Association
Prospect Plaza Townhomes, Brooklyn, NY
Chief of Design and Development, NYC Housing Authority [See Exhibit 3.3]



1987 The Canadian Architect Award of Excellence
Rosedale Air-Rights Residential Development, Toronto, Ontario, Canada
Urban Design Lead with William Bennett Architect, Toronto

■ INNOVATION

2006 Society of American Registered Architects (SARA), National Design Award, 2006 Building Design + Construction, New York City Chapter Award: Going Public

2005 AIA New York State, Award for Design Excellence
Brooklyn Supreme and Family Courthouse
Project Director, NYC Department of Design and Construction

2001 New York City Art Commission, Excellence in Design Award
Studio Museum of Harlem
Project Director, NYC Department of Design and Construction



2. ACHIEVEMENTS

2.2 SIGNIFICANT AWARDS ■ CONSERVATION



2017 New York Landmarks Conservancy, Lucy G. Moses Award for Preservation
Randolph Houses Phase I, Substantial Rehabilitation & Façade Restoration
212 – 252 West 114th Street, New York, NY
Chief of Design and Development, NYC Housing Authority



2005 New York Landmarks Conservancy, Lucy G. Moses Award for Preservation
New York Botanical Garden, Museum Building,
Project Director, NYC Department of Design and Construction [See Exhibit 3.9]

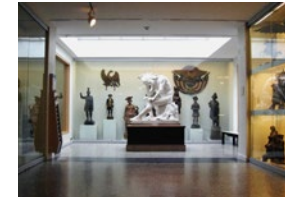


2004 ASHRAE Region 1 Technology Award
William and Lynda Steere Herbarium,
International Plant Science Center
The New York Botanical Garden
Project Director, NYC Department of Design and Construction [See Exhibit 3.9]



2001 New York City Art Commission, Excellence in Design Award
Staten Island Children's Museum, 2001
Project Director, NYC Department of Design and Construction [See Exhibit 3.10]

2001 AIA New York State — Award of Merit
The New York Historical Society: Creation of the Henry Luce III Center for the study of American Culture.
Architect of Record: Beyer Blinder Belle
Project Director, NYC Department of Design and Construction



2000 New York Preservation Award
Municipal Art Society and Williams Real Estate Company
Snug Harbor: Noble Collection Galleries
Project Director, NYC Department of Design and Construction [See Exhibit 3.10]



1987 Clay Brick Association Award
Malvern Collegiate Institute Secondary School,
Toronto, Ontario, Canada
Project Architect with Peter Hamilton Architects, Toronto

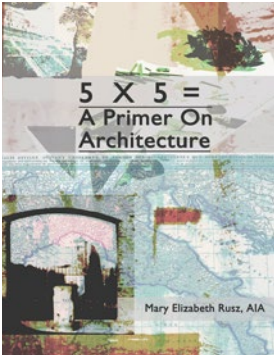


1984 City of Toronto Historical Board Award
Exterior Restoration of the Kemi Building, 361 King Street East, Toronto, CA
Project Architect with Peter Hamilton Architects, Toronto



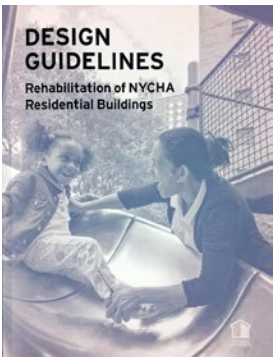
2. ACHIEVEMENTS

2.3 SIGNIFICANT PUBLICATIONS



2018 **“5 X 5 = A Primer on Architecture”**

This forthcoming book by Ms. Rusz will introduce the subject of Architecture and Urban Design to young persons in middle- and high-school, that they may be inspired to study these subjects in college and enter the design professions. Structured according to five design themes – CUSTOM, SCALE, MATERIALITY, STRUCTURE, and PLACE – this book is being written in a conversational style, and supported with many visuals, both photographic and analytical, that will provide an accessible foray into this complex subject. Content will be developed in conjunction with the AIA Center for Architecture, so this primer may be used as an educational tool by the AIA NY Chapter, as well as nationally.



2017 **“Design Guidelines: Rehabilitation of NYCHA Residential Buildings”**

Ms. Rusz was a contributor to these new guidelines for Design Consultants regarding building technical requirements of both minor and substantial rehabilitation of the NYCHA’s existing building stock, in accordance with new building codes and sustainable design goals. These guidelines create consistent, resident-focused design and construction standards that will ensure best rehabilitation practices.

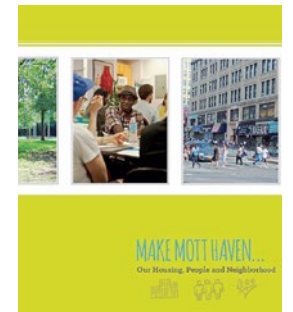
2016 **“Next Generation NYCHA: Sustainability Agenda”**

Ms. Rusz was a contributor to these new guidelines for Design Consultants regarding energy considerations of NYCHA’s existing housing stock, as these are impacted by existing building typologies and site layouts, construction materials, and building systems. The overarching goal is to transform low-income urban housing into sustainable, healthy communities that can also withstand the challenge of climate change, using the best energy conservation practices.



2014 **“Make Mott Haven ...” Transformation Plan**

Ms. Rusz served in the position of Assistant Director, Housing & Urban Design, responsible for the Housing Plan and Urban Design components of this Transformation Plan for the Mott Haven neighborhood of the South Bronx. This plan was supported by a HUD “Choice Neighborhood Initiative” Planning Grant, and now serves as the framework for implementation of the recommendations for rehabilitated and new, affordable family and senior housing, community resources, and neighborhood improvements. [See Exhibit 3.1]



“The MMH Transformation Plan, under the “Choice Neighborhoods Initiative provides NYCHA with the unique opportunity to marry housing with the economic, educational, and social resources to enhance community capacity. Resiliency will only continue to grow as this initiative continues.”

Shola Olatoye, Chair and Chief Executive Officer, NYC Housing Authority

2.3 SIGNIFICANT PUBLICATIONS

Residents and Urban Designers Team Up To Transform Rockaways Neighborhood



2002 “Residents and Urban Designers Team Up To Transform Rockaways Neighborhood” NYCHA Journal

Article covering the planning / pre-design activities of the Urban Design Team, managed by Ms. Rusz, as Chief of Design and Development, to further develop the urban design principles of the Ocean Bay HOPE VI Revitalization Plan. The article outlines the studies by this specialized team, which included Architects, Urban Designers, Landscape Architects, Traffic Planners, and Cost Estimators. It also highlights the Resident Design Charrette and the resulting design concepts by the inter-disciplinary team, to improve this remote Queens neighborhood. [See Exhibit 3.2]

1993 “Perspectives on the New York Waterfront: Planning the City’s Edge” The Municipal Art Society of New York, “The Livable City”

This article served as a companion document to the Municipal Art Society of New York’s Fellows’ Exhibition, a review of the NYC Comprehensive Waterfront Plan, issued in 1992 by the NYC Department of City Planning (DCP). As Guest Curator of this exhibition, Ms. Rusz’s concept was to analyze the waterfront by different themes, such as land use and open space, to evaluate the new DCP waterfront plan: the lack of “Historic Preservation” in this planning policy was revealed. The introduction to this publication was co-authored by Ms. Rusz and Brian McGrath, Past Dean, Parsons School of Design.

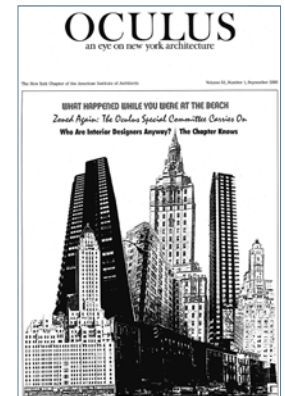


“NYCHA’s challenge from the start has always been how to revitalize an occupied, public housing development without demolishing what is there, and still integrate it back into the fabric of the community in which it exists.”

Mary Elizabeth Rusz, AIA, Chief of Design and Development, NYC Housing Authority from NYCHA Journal, 2002

1990 “Zoned Again: The Oculus Special Committee Carries On” American Institute of Architect, New York Chapter, “Oculus” Magazine

This Oculus article covered this collaboration to study and develop new zoning regulations for a “tower-on-a-base” building type for portions of the Upper East Side of Manhattan. Here the NYC Department of City Planning collaborated with both the AIA NY Chapter Zoning Committee, and the “good government” group, Civitas. This article featured Ms. Rusz, DCP’s Zoning Study Group’s Architect / Urban Designer, presenting a proposed “tower-on-a-base” in model form for discussion purposes. [See Exhibit 3.7]



2000 “NYCHA Design Handbook”

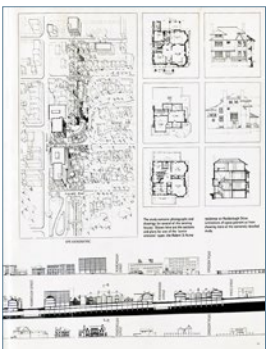
When serving as the Chief of Design and Development, Ms. Rusz was the Project Manager and primary author of this inter-agency, inter-departmental effort to establish the urban and building design guidelines for Design Consultants retained by Developers. Ms. Rusz structured this publication to cover contextual design goals, site safety and security through environmental design, and best practices for building design, to ensure compatibility between the existing housing and new infill development on NYCHA properties.



2. ACHIEVEMENTS

2.3 SIGNIFICANT PUBLICATIONS

CANADIAN ARCHITECT



1987 “Rosedale Residential Development, Toronto,” “Canadian Architect”

“Canadian Architect” covered this innovative urban design project, for which Ms. Rusz was the urban design lead with William Bennett Architect, Toronto. This plan proposed to develop new housing platformed over an existing subway cut in Midtown Toronto.

Her work included an urban design analysis of the adjacent Rosedale neighborhood, and assessment of its predominant building types and patterns. On that basis, she proposed contextual infill of mansion-like buildings and rowhouses, mediating between the main commercial route of Yonge Street and the verdant, 19th century Rosedale neighborhood. This project received the Canadian Architect Award of Excellence. [See Exhibit 3.2]

“A successful thesis about urban infill. ... no grandiose or monumental solutions, just a very mature proposal for housing reflecting the character of its surroundings, based on an analysis of the neighborhood’s history, and a smooth and convincing transition of buildings and streets to the commercial frontages along Yonge.”

Jury Comments, The Canadian Architect Magazine

1987 “Toronto, Le Nouveau Nouveau Monde”

This anthology of Modern Architecture in Toronto was published by the Ontario Ministry of Citizenship and Culture, Canada. The book includes the Bowlby Residence in Willowdale, Toronto, a 2,000 square foot custom-designed house in a Classical - Modern style. Ms. Rusz was the Project Architect for this notable residence, under the office of Peter Hamilton Architects.

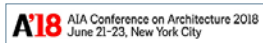
“[In the Bowlby Residence] Emphasis internally is on freedom of movement, natural light, and views through compact spaces to the larger landscape of the site. The house’s material palette also blends the traditional — copper flashings, unfilled travertine, limestone — and the contemporary..., to create a hybrid, informal image.”

Ruth Cawker, Editor, *Toronto - Le Nouveau Nouveau Monde*



2. ACHIEVEMENTS

2.4 SIGNIFICANT PRESENTATIONS



Role — Organization / Event

2018 A'18 CONFERENCE, NYC: Session Organizer / Panel Participant:

“TORONTO – NEW YORK – LONDON: Creating Affordable Housing and Good Urban Design”

Ms. Rusz conceived of the idea for this AIA Conference panel event, as an outgrowth of her platform, TORONTO – NEW YORK, to compare and contrast the importance of Design in these cities' Development processes.

Held at The New School, 63 5th Avenue: Room UL104
June 23, 2016 9:45 AM – 11:15 AM

2018 A'18 CONFERENCE, NYC: Session Organizer / Tour Co-Leader:

“NYC Housing Authority's Landmark Housing Developments”

Ms. Rusz researched and prepared comprehensive information for attendees, and co-led this special tour, covering NYCHA's first three housing sites – First Houses and Harlem River Houses, and Williamsburg Houses.

Presented with Author and Historian Thomas Mellins.

Coach Bus Tour, from the AIA Center for Architecture.

June 20, 2016 10:00 AM – 3:00 PM

2016-Present Founder, Manager & Speaker

TORONTO – NEW YORK: A Design Exchange on Housing

A platform by founded by Ms. Rusz in 2016, with an inaugural panel event on housing and urban regeneration, entitled: “Design By Example: The Reurbanization of Toronto's Inner Suburbs.”

Held in Taffel Hall, AIA NY Chapter, Center for Architecture.

September 26, 2016 6:00 – 8:00 PM

[See Exhibit 3.5]

2011-Present Lecturer

Annual Lecture / Presentation of “History of NYCHA's Housing Design and Development” To New York University

At College of Arts and Science, Department of Art History & Urban Design and Architecture Studies, for Professor Theodore Liebman, FAIA “Affordable Housing” Course, 3:30 – 5:30 PM

As Senior Architect / Urban Designer with NYCHA's Design Department

Presented from Fall 2011 to present.

2017 Presenter / Tour Leader

DOCOMOMO Tour of “Model City Program” Housing: Twin Parks, Bronx, NY

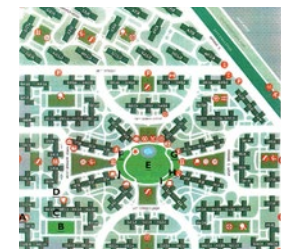
Tour for DOCOMO patrons, with Historians Susanne Schindler, and John S. Arbuckle of NYCHA's Twin Parks West (Sites 1 and 2), as an example of a successful Modernist housing development, part of the Twin Parks Urban Renewal Area of the 1970's. Attendees learned about the site layout negotiating significant changes in grade, interior courtyards, and unique duplex apartments. As Senior Architect / Urban Designer with NYCHA's Design Department.
October 7, 2017 1:00 – 5:00 PM

2017 Presenter / Tour Leader

Tour of Stuyvesant Town: Updated Buildings and Grounds Improvements

AIA-Accredited Tour for the NYC Housing Authority's Design Staff, to learn about Stuyvesant Town's interior and exteriors renovation, such as lobby, security, and open space improvements, including ground floor activation and active design, and how these may be replicable at some of NYCHA's developments. As Senior Architect / Urban Designer with NYCHA's Design Department.

September 14, 2017 3:00 – 5:00 PM



2. ACHIEVEMENTS

2.4 SIGNIFICANT PRESENTATIONS



Role — Organization / Event

2016-Present Presenter / Tour Leader

Public Tours of NYCHA's Significant Housing Developments

Ongoing Public Tours covering multiple precincts of public housing, by Professor Nicholas Dagen Bloom, PhD, covering East Harlem and Lower East Side, Manhattan, and Long Island City, Queens, NY

As Senior Architect / Urban Designer with NYCHA's Design Department

- March 4, 2016: East Harlem: Johnson Houses, Jefferson Houses, and Washington House
- March 11, 2016: Lower East Side: Rutgers Houses, LaGuardia Houses, and Vladeck Houses

2015 Lecturer

"Public Space Design: Two Walks, Two Cities - London & Paris"

AIA-accredited presentation for NYCHA's Professional Design and Development Staff, of a survey of public space design in London and Paris, showing various spatial forms and the components that support those spaces, as design precedents for NYCHA's new on-site infill housing.

As Senior Architect / Urban Designer with NYCHA's Design Department.

December 11, 2015

2015-Present Design Critic

New York Institute of Technology, Housing Design Studio

Leading tours of First Houses, East Village, Manhattan, NY [showing students the site layout, massing, and interior organization of the apartments, as they consider the most appropriate method of additional neighborhood housing], and Visiting Critic for Studio Work.

As Senior Architect / Urban Designer with NYCHA's Design Department

September 14, 2015; and ongoing, as requested.

1995-Present Design Critic

Columbia University, Graduate School of Architecture, Planning and Preservation ("GSAPP"), Urban Design Masters Program

Exploring urban design solutions to better connect under-served communities City-wide, where NYCHA developments / "tower-in-the-park" housing forms are predominant.

As Assistant Director, NYCHA Department for Development.

June 26, 2015, 2:00 - 6:00 PM; and ongoing.



2001 Salon Speaker

National Conference: CNU IX: The Congress for the New Urbanism

Presenting NYCHA's Ocean Bay HOPE VI Urban Revitalization Plan, with a focus on the urban design concept and the proposed transformational changes to the existing buildings and site layouts, so to provide a safe and well-connected living environment, in Arverne, Queens.

As Chief of Design and Development, NYCHA Department of Housing Finance and Development.

Held at the Metropolitan Pavilion, New York, NY. June 8, 2001, 5:30 - 7:00 PM.



"We are looking at the treatment of the ground plane, at the open spaces between the buildings and how these can be better defined, better designed, improved for safety and security, and be made very beautiful."

Mary Elizabeth Rusz, AIA, speaking as Chief of Design and Development, at the National CNU Conference, 2001



2. ACHIEVEMENTS

2.5 PROFESSIONAL INFLUENCE ■ REGENERATION

Planning & Urban Design Committee



2015-Present

Participating in Policy Debates

As a Member of the AIA NY Chapter's Planning and Urban Design Committee, the Urban Design Committee of the City Club of New York, and the Forum for Urban Design, Ms. Rusz contributes to developing policy for excellence in Urban Design. For example, for The City Club of New York's discussion on Sunlight Zoning Standards was covered in a recent NY Times article, "Mapping The Shadows," December 21, 2016. (1)

2011-Present

Collaborating with Mayor's Office Urban Design Initiatives

As NYCHA's Senior Architect and Urban Designer, Ms. Rusz represents NYCHA at a number of NYC Mayoral Urban Design Initiatives that seek coordination between City Agencies, to ensure that large scale planning projects are successful. These include:

- Neighborhood Activation Initiative: Led by the Mayor's Office of Criminal Justice, NYCHA sites are central to this ongoing planning for security improvements to distressed neighborhoods. Kick-Off Meeting held at The Municipal Building, One Centre Street, New York, NY, 5/12/16. (2)
- DCP's Urban Design Group: Planning for "good urban design" City-wide, an ongoing inter-agency urban design alliance. Kick-Off Meeting held at DCP's Offices 120 Broadway, New York, NY, 9/12/17. (3)

These comprehensive approaches to solving multi-faceted, complex urban problems serve as national planning models.

2016 Speaking at Urban Design Events

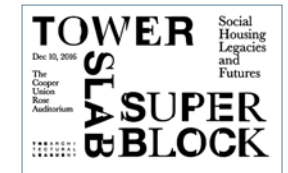
Ms. Rusz was an invited participant — as both as Senior Architect / Urban Designer with NYCHA's Design Department and Founder, TORONTO – NEW YORK — to an event organized by The Architectural League of New York: "Tower, Slab, Superblock: Social Housing Legacies and Futures," held December 9 – 10, 2016. This forum was held at The Architectural League's Offices, to foster a comparative discussion about social housing issues between London, Paris and New York. (4)

"How are each of the design teams, from London, Paris, and Toronto, coordinating their urban regeneration schemes with their respective City Planning Departments, to ensure public policies are aligned, and implementation will be supported?"

Mary Elizabeth Rusz, AIA at Architectural League event "Tower, Slab, Superblock: Social Housing Legacies and Futures."

- The topic of the "future of social housing" relates to Ms. Rusz's early work with the HOPE VI Program, and her Beach 41st Street Houses Revitalization Plan, which proposed densification and neighborhood activation through both infill housing and mixed-use functions. (5)
- Revitalization Plans, such as for Prospect Plaza, where a variety of building types on multiple blocks blend "public housing" together with the rest of the neighborhood, are successful precedents for today's regeneration projects. (6)

THE ARCHITECTURAL LEAGUE NY



2. ACHIEVEMENTS

2.5 PROFESSIONAL INFLUENCE ■ INNOVATION



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3

1991-Present

Leadership for New Housing and Urban Design

Participating with the AIA NY Chapter Housing Committee, collaborating with the public and private sectors, to develop best practices for quality design for both affordable housing and the public realm, Ms. Rusz's leadership has included:

- Founding TORONTO – NEW YORK, 2015, to explore and share design and development / urban regeneration concepts between these two cities. (1) [See Exhibit 3.5]
- Ms. Rusz's co-authoring of the "Tower-on-a-Base" zoning regulation, under the NYC ZR 23-65, has allowed for more contextual / traditional forms of high density housing, which both promote good apartment layouts while framing the public street space, since aligned with the "New Urban Agenda." Example shown: "The Empire," 188 East 78th Street, Manhattan, NY. (2) [See Exhibit 3.7]
- Similarly, Ms. Rusz's "Minimum Distance Between Buildings" zoning regulation, under the NYC ZR 23-71, has since allowed for the densification of many of NYCHA properties, and development of new affordable and sustainable housing, influencing a new paradigm of development, also since aligned with the "New Urban Agenda." Example shown: Soundview Houses Regeneration Plan, Bronx, NY, by Magnusson Architecture and Planning. (3) [See Exhibit 3.7]

2012-2013

Collaborating on Resiliency Regulations

- Ms. Rusz served as a Member of the Housing Working Committee, under the AIA NY Chapter's "Post-Sandy Task Force," to develop new zoning regulations, in collaboration with DCP, to address future severe weather events, 2012 – 2013. (4)
- Ms. Rusz represented NYCHA's Design Department, providing representative tower sites as test cases for proposed resiliency rules, which is today remains a national planning and design challenge. (5)

2005-Present

Developing New Housing Models

- Serving as a Steering Committee Member for "New Housing New York: The Legacy Project," representing the AIA NY Chapter, 2005-2007. (6)
- The iconic "Via Verde" housing development was the successful result, a replicable model of design excellence for the Architectural Profession on a national level. (7)
- Leading Tour of Via Verde, Bronx, NY, 2014: promoting innovative housing design to the public. (8)



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2. ACHIEVEMENTS

2.5 PROFESSIONAL INFLUENCE ■ CONSERVATION



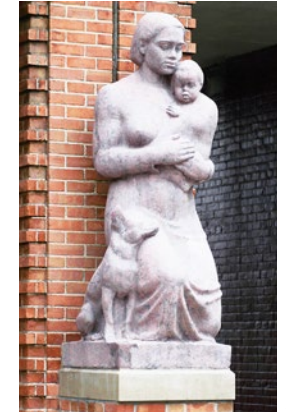
1

Establishing NYCHA's Housing Design Legacy

Preservation Study Project Manager : Ms. Ruz prepared and managed NYCHA's first-ever "Historic Eligibility Study of NYCHA Developments," which determined that 38 of its 328 housing developments have qualities of "historic eligibility." This resulted in the first conference between NYCHA and New York's State Historic Preservation Office (SHPO), held at the Landmarked Harlem River Houses, in Upper Manhattan in Spring 2017, and the first NYCHA-SHPO "Programmatic Agreement" for future capital projects reviews.

Ms. Ruz's knowledge base and expertise in Architecture and Urban Design, as well as Artworks, was key in the preparation of the seminal study, identifying the 38 developments to be listed as historically significant. [Right: Artwork from Harlem River Houses, Manhattan.] (2)

This study provides a national model of how to best perform a complete portfolio analysis and make recommendations to an authority having jurisdiction over historic preservation.



2

■ PROFESSIONAL & CIVIC PARTICIPATION



Member of Manhattan Community Board Six [East Side] (M-CB6)

Serving a longtime M-CB6 Member, from 1997 – 2009, Ms. Ruz provided informed reviews of proposed planning actions and development proposals presented to the Land Use, Housing, Parks, and Transportation Committees. (3)



3

In addition, she also served as M-CB6's Transportation Committee Liaison for the Union Square Station Rehabilitation Task Force, 1997 – 1999, a national model of "Smart Growth," where public space is linked with transportation, and dense, mixed-use development. (4)

Advocating for Quality Public Space

Ms. Ruz served as a Member of The Municipal Art Society of New York's (MAS) Streets and Sidewalks Committee, reviewing issues and preparing responses to plans affecting NYC's public space, 1995 – 1999, focusing on the City's new street furniture design guidelines. (5)

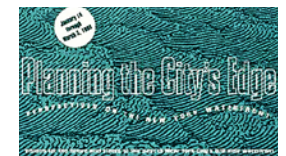
She also served as Co-Chair of the MAS Fellows Program's Urban Design Committee, 1992 - 1993, which major achievement was a waterfront exhibition [discussed earlier], which advocated for inclusion of historic preservation issues in planning the City's edge. (6)



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2. ACHIEVEMENTS

2.5 PROFESSIONAL INFLUENCE ■ PROFESSIONAL AND CIVIC PARTICIPATION



1

Providing Design Expertise, Local and National Levels

Since 1995, Ms. Rusz has given back to the design community, as critic and urban design expert: this includes:



2

- Team Leader: Enterprise Green Communities' national program for resilient community planning and building design. (1)



3

- Design Critic: Columbia University's Graduate School of Architecture, Planning and Preservation, Urban Design Program, Urban Regeneration projects, City-wide.(2)



4

- Design Critic : The New School, Parsons School of Design, Red Hook Houses apartment redesign projects. (3)

- Urban Design Critic : NYCHA Design Department, for FEMA Superstorm Sandy Capital Repairs Program. (4)



5

- Design Critic: New York Institute of Technology, Bachelor of Architecture Program, NYCHA housing transformation / infill proposals. (5)



6

- NYCHA Design Representative: HUD national "Build It Back" Charrette program to address resiliency for NYC waterfront sites. (6)

Curating Critical Planning Exhibitions

- Guest Curator: The Municipal Art Society's (MAS) Fellows Program Exhibition –“Perspectives on the New York Waterfront: Planning the City's Edge,” which presented a critical analysis of DCP's 1992 Comprehensive Waterfront Plan, in collaboration with several local design schools. (7)
- Planning Advocate: In conjunction with the waterfront exhibition, an issue of MAS' "The Livable City" publication featured an article co-written by Ms. Rusz, with Professor Brian McGrath, RA [Past Dean of Parsons School of Design / The New School] -- which highlighted the need to protect and incorporate historic places and existing waterfront features into new works. (8)

“Congratulations to all of you on the waterfront exhibition. All your efforts, and those of the rest of the Fellows, have really paid off. The exhibit is both informative and interesting. The response has been wonderful— what an opening night!”

Lesley S. Herrmann, Development and Public Events,
The Municipal Art Society of New York



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8

REGENERATION

- 3.1 “MAKE MOTT HAVEN ...” TRANSFORMATION PLAN – OVERVIEW**
 HUD Choice Neighborhood Initiative Program for Mott Haven, Bronx, NY
- 3.2 REVITALIZATION OF OCEAN BAY APARTMENTS**
 HUD HOPE VI Urban Revitalization Demonstration Program, Far Rockaway, Queens, NY
- 3.3 REGENERATION OF PROSPECT PLAZA HOUSES**
 HUD HOPE VI Urban Revitalization Demonstration Program, Ocean Hill, Brooklyn, NY
- 3.4 MARKHAM GARDENS SITE REDEVELOPMENT, STATEN ISLAND, NY**
 The New Housing Marketplace – An Interagency Strategy



CONSERVATION

- 3.8 HISTORIC ELIGIBILITY STUDY OF NYCHA DEVELOPMENTS**
 Determination of NYCHA Sites for SHPO Agreement
- 3.9 PRESERVING THE NEW YORK BOTANICAL GARDEN’S CULTURAL FACILITIES**
 3.9.1 The Museum Building Exterior Restoration
 3.9.2 The Museum Building Herbarium Addition
- 3.10 CONSERVING THE CULTURAL HERITAGE OF SAILORS’ SNUG HARBOR, STATEN ISLAND, NY**
 3.10.1 Cultural Center Exterior Restoration
 3.10.2 Staten Island Children’s Museum Addition / Historic Barn Restoration



INNOVATION

- 3.5 TORONTO – NEW YORK**
 A New Platform for Design Exchanges
- 3.6 FABRIA, NEW INFILL HOUSING, MANHATTAN, NY**
 The New Housing Marketplace – An Interagency Strategy
- 3.7 REINVENTING ZONING FOR BETTER SITE AND BUILDING DESIGNS**
 3.7.1 New “Tower-on-a-Base” Building Regulations
 3.7.2 New “Minimum Distance Between Buildings” Regulations



REGENERATION

3.1.1 “MAKE MOTT HAVEN ...” TRANSFORMATION PLAN — URBAN DESIGN OVERVIEW

HUD Choice Neighborhood Initiative Program for Mott Haven, Bronx, NY

Objective: Transform the underserved Mott Haven neighborhood by better defining public spaces, and providing new and rehabilitated housing along with needed amenities and services.

Synopsis: As Assistant Director for Housing and Urban Design, Ms. Rusz was the design lead and manager of an Architectural Consulting firm, who were together responsible for the Housing and Urban Design components of the “Make Mott Haven ...” Transformation Plan (MMH) for this underserved neighborhood of the South Bronx. Under the “Choice Neighborhood Initiative,” – a U.S. Department of Housing and Urban Development (HUD) national program – MMH is the result of several visioning sessions with residents, organizations and agencies, and sets the framework for a future “safe, clean, and connected community,” integrating the public housing with other improvements for this underserved community.

MMH builds upon Mott Haven’s existing infrastructure, bolstering the public space system with a Greenway that links all of the plan elements and green spaces:

- The Flagship (1) – 90 new family apartments and local retail.
- The Garden (2) – 80 new senior apartments and community garden.
- The Beacon (3) – 145 new senior apartments at Mill Brook Houses, and activity spaces.
- Betances North Rehabilitation (4, 5, and 6) – 493 modernized, family apartments.

NYCHA is now implementing all of the MMH housing components with its partner housing agency, the NYC Department of Housing Preservation and Development (HPD), creating much needed, affordable / mixed-income housing sited within a larger neighborhood vision.

National Importance: As an interdisciplinary approach, the MMH Transformation Plan serves as a national model for developing a meaningful blueprint for vibrant, connected communities.

Publication: “Make Mott Haven ...” Transformation Plan, 2015

Award: National Endowment for the Arts, Our Town Grant, 2015

Role of Nominee: Assistant Director, Housing and Urban Design

Completion Date: 2015

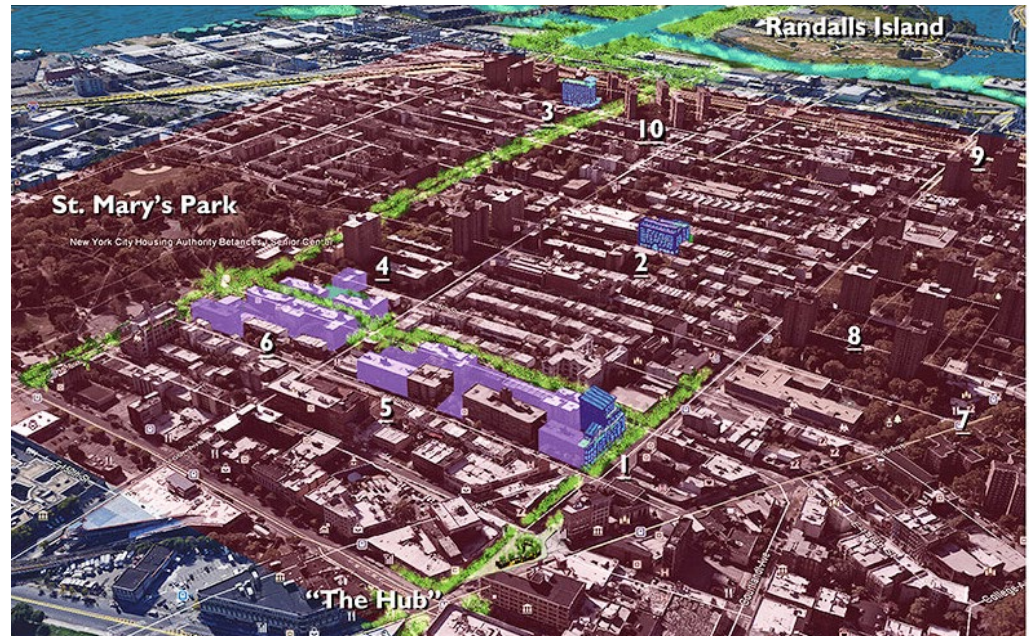
Managing Agency: NYC Housing Authority

Architect of Record: James McCullar Architect

Images Credits: Bird’s Eye View: Google base; Collage by M.E. Rusz

Photograph of Ms. Rusz: NYCHA Communications

Map of Urban Design Concept: M.E. Rusz



Bird’s Eye View of the Mott Haven district of the South Bronx, looking South, showing an enhanced Greenway public route, linking “The Hub” to Randalls Island, and showing incremental new development and rehabilitated housing and open spaces.

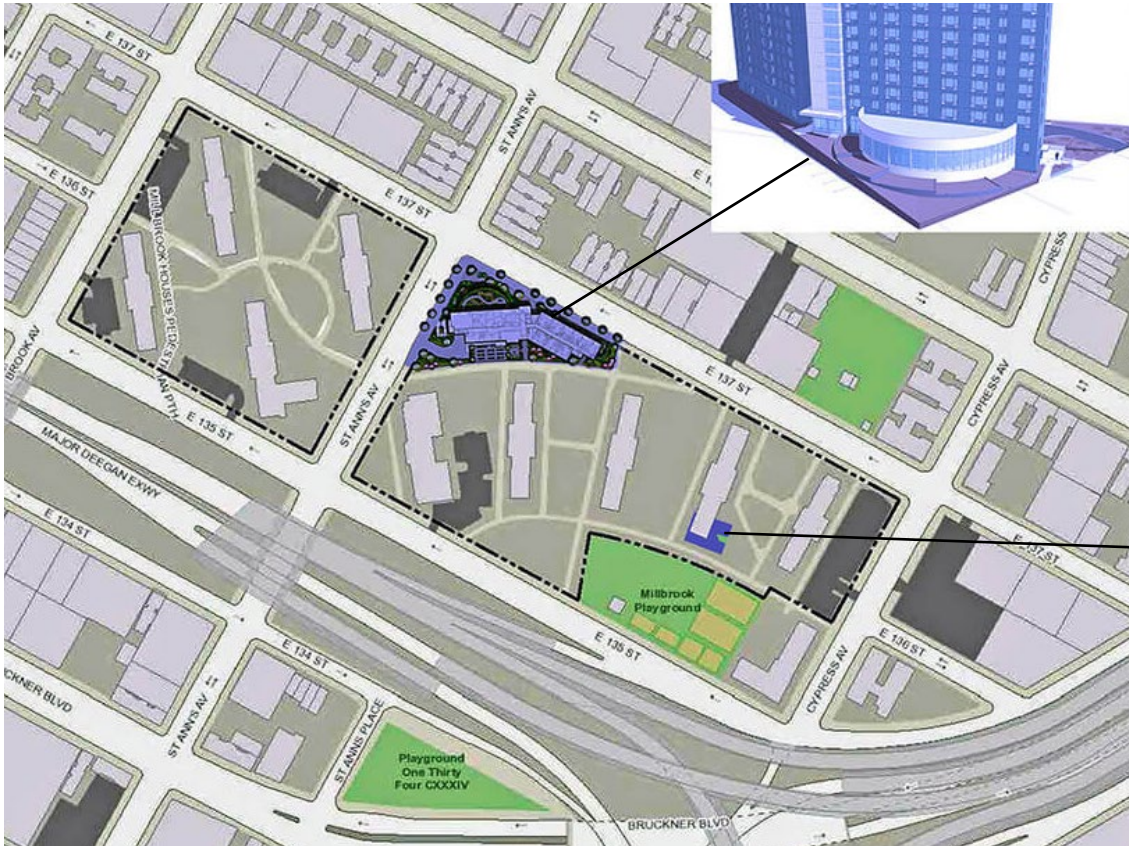


Left: Urban Design Concept of “Block Beautiful” on East 146th Street, and Greenway, linked with other recent area improvements, and housing precincts. Right: Ms. Rusz, as Design Lead, speaking with local residents about the Housing Plan under the final “Make Mott Haven ...” Transformation Plan, at a community-wide presentation.

REGENERATION

3.1.2 “MAKE MOTT HAVEN ...” TRANSFORMATION PLAN — NEW HOUSING & FACILITIES

HUD Choice Neighborhood Initiative Program for Mott Haven, Bronx, NY



Clockwise from Above: Mill Brook Houses - Site Plan Collage, showing select interventions; and Axonometric, showing a new Senior Building at Mill Brook Houses [one of three new buildings under the Transformation Plan], and a new Day Care Center at the base of one of the buildings.

Sketch Concept by Ms. Rusz of “Our Little Village,” a new Day Care Center in underutilized space, at the request of the Mill Brook Tenant Leader, related to the NYC Mayor’s initiative for Pre-K education.

The “MMH” Team, meeting at the Bronx Office of the NYC Department of City Planning, where Ms. Rusz presented the urban design concepts and zoning work behind the housing plans to transform Mott Haven.

Images Credits: Site Plan, Perspective of Senior Building at Mill Brook: Perkins Eastman Architects
Our Little Village” Day Care Study, Site Plan Collage,
Group Photograph: M.E. Rusz

REGENERATION

3.1.3 “MAKE MOTT HAVEN ...” TRANSFORMATION PLAN — REHABILITATED HOUSING / OPEN SPACES

HUD Choice Neighborhood Initiative Program for Mott Haven, Bronx, NY

The MMH Transformation Plan, under the “Choice Neighborhoods Initiative provides NYCHA with the unique opportunity to marry housing with the economic, educational, and social resources to enhance community capacity.” *Shola Olatoye, Chair and Chief Executive Officer, NYC Housing Authority*



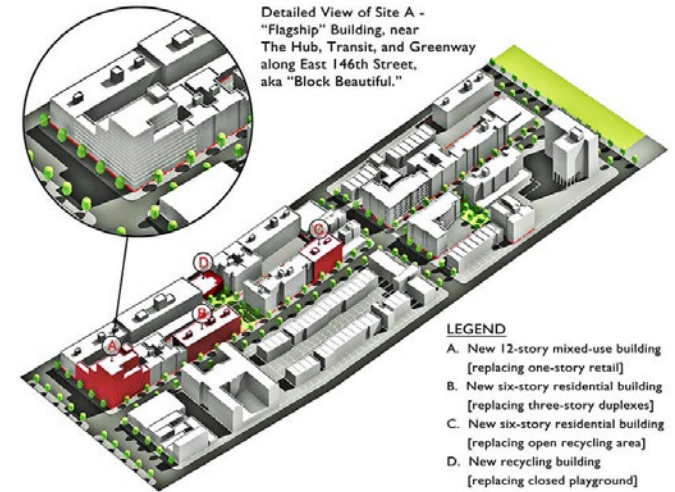
Clockwise from Right: Site Plan, showing new lobbies on the re-opened street, normalizing access, and improving safety and security. Axonometric, showing the potential for densification and mixed-use development, providing more affordable housing and needed local amenities.

Perspectival Views of East 146th Street, creating visible, secure lobbies and a proper streetscape in lieu of the currently closed street. Lobby Sketches, showing the enlargement of entrances, and resident patrol space, transparency for clear visibility, and rationalization of egress. Transformation of East 146th Street, to “Block Beautiful,” showing before and after conditions with possible lobby and façade improvements.



I have personal knowledge of the nominee’s responsibility for the exhibit listed above. That responsibility included her direction of the project, as Assistant Director for Housing and Urban Design, with the NYC Housing Authority, Department for Development.

Tanya Dempsey, Prior Director, NYC Housing Authority, Department of Finance



REGENERATION

3.2.1 REVITALIZATION OF OCEAN BAY APARTMENTS — URBAN DESIGN OVERVIEW

HUD HOPE VI Urban Revitalization Demonstration Program, Far Rockaway, Queens, NY

Objective: Revitalize Ocean Bay through transformational changes to the existing buildings, and the introduction of a mix of uses on- and off-site, for a safer, better connected community.

Synopsis: As NYCHA's first HOPE VI Project Manager – under HUD's national Urban Revitalization Program – the Ocean Bay Revitalization Plan in Far Rockaway, Queens, NY was Ms. Rusz's earliest regeneration project. The overarching goals for revitalizing this isolated location were:

- 1) activate the neighborhood through mixed-use development;
- 2) increase security by transforming site layouts / visibility; and
- 3) improve the sites' aesthetics to attract working families and stabilize this community.

Two urban renewal sites were renamed Oceanside and Bayside, picking up on their waterfront location, and are now together known as "Ocean Bay Apartments."

As Chief of Design and Development, Ms. Rusz managed a team of Architects and Planners overseeing pre-design, design and construction phases, on and off site, for multiple capital improvements and new development. All residential building facades were restored: stone details were added, and lobbies given aesthetic and security enhancements. At Bayside, breezeways were enclosed with glazing, and exterior "terraces" recouped as living space. At Oceanside, lobbies were extended, like glass lanterns, connecting with and lighting the public street. Off-site, a new 21,500 SF Addabbo Health Center was built for use by the larger community. On-site, upgraded community facilities included an expanded 10,000 SF Day Care Center, and grounds improvements, reconnecting these housing estates with their larger neighborhood context.

National Importance: This plan demonstrates how isolated developments can be reintegrated with their neighborhoods through nimble, strategic interventions.

Publication: NYCHA Journal, Vol. 32, No. 2: "Residents and Urban Designers Team Up to Transform Rockaways Neighborhood," February, 2002.

Role of Nominee: Chief of Design and Development

Completion Dates and Architects of Record:

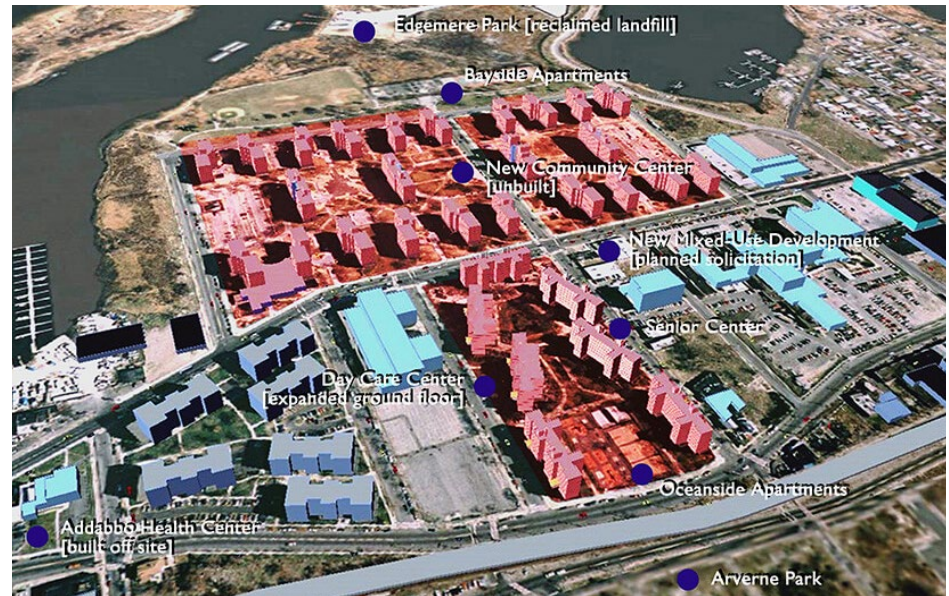
Modernization: 2002: Herb Mandel Architects

Urban Design: 2004: Michael Kwartler and Associates

Oceanside Apartments: 2004: James McCullar Architecture

Bayside Apartments: 2006: Dattner Architects

Managing Agency: NYC Housing Authority



Bird's Eye View of Ocean Bay Apartments, highlighting on and off site improvements, with mix of uses, to revitalize this portion of the Rockaways.



Left: View of the new Addabbo Health Center, built just west of the site. **Right:** Ms. Rusz presenting the Ocean Bay Revitalization Plan at the 2011 National Conference, of the Congress for the New Urbanism in NYC.

Images Credits: (Clockwise from top) **Aerial Perspective:** Michael Kwartler & Associates, **Photograph of Ms. Rusz Speaking at 2001 National Conference, Congress for The New Urbanism:** M.E. Rusz, **View of the Addabbo Health Center, Arverne, Queens, NY:** Gertler & Wente Architects LLP

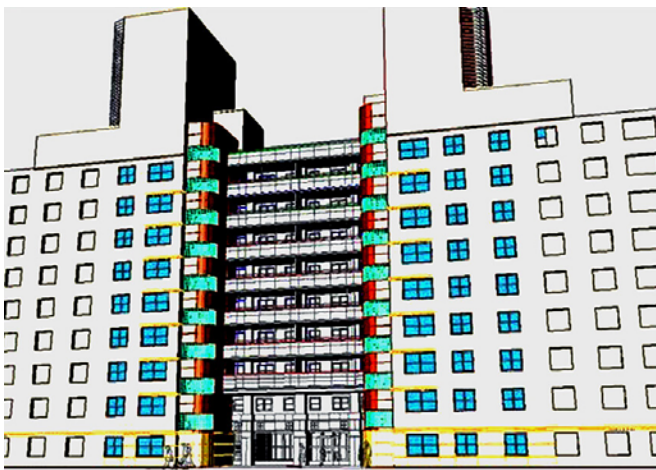
REGENERATION

3.2.2 REVITALIZATION OF OCEAN BAY APARTMENTS — BAYSIDE

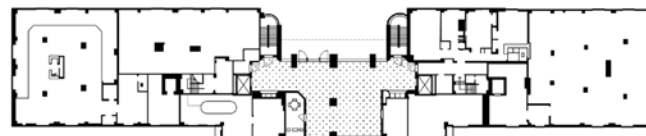
HUD HOPE VI Urban Revitalization Demonstration Program, Far Rockaway, Queens, NY



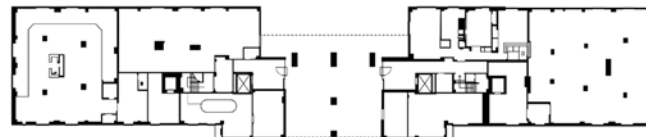
View of Bayside Lobbies. Left, after transformation by enclosure of breezeways, addition of new fire stairs, and connecting balconies with apartments. Right, before transformational changes, when open breezeways and “outdoor terraces,” part of the fire egress, both posed security problems for residents.



Sketch of one of the four “High-Rises” that were transformed by new entrances and facades.



New Lobby Entrance



Existing Lobby Entrance

“Before” and “After” Floor Plans, showing the enclosure of Bayside’s four “High-Rise” Lobbies, at center of two superblocks.

Images Credits:
Photography: M.E. Rusz
Drawings: Nathaniel Banks

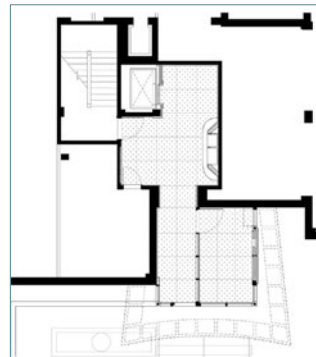
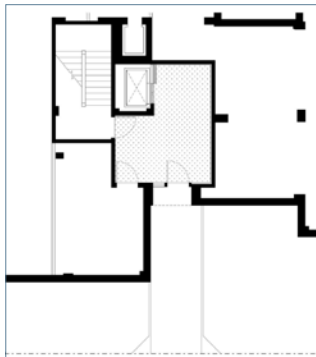


Ms. Rusz leading a HOPE VI Ocean Bay Urban Design Team Meeting.

REGENERATION

3.2.3 REVITALIZATION OF OCEAN BAY APARTMENTS — OCEANSIDE

HUD HOPE VI Urban Revitalization Demonstration Program, Far Rockaway, Queens, NY



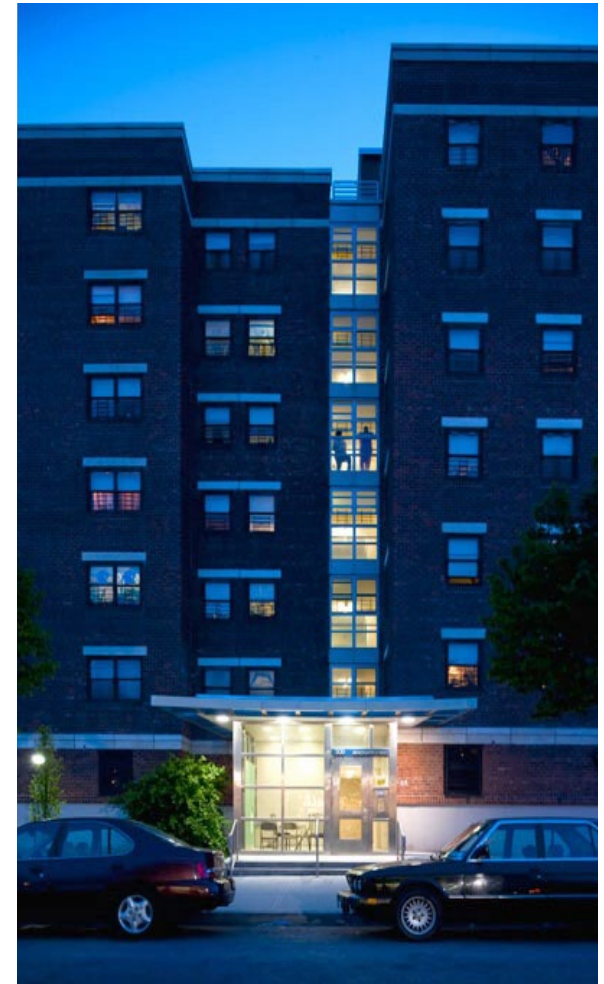
Images Credits:
Photographs: James McCullar
 Architecture
Drawings: Nathaniel Banks



Above left: View and plan of prior Lobbies, dark, minimal spaces, recessed from street, posing security problems.

Above right: View and Plan of transformed lobbies, connecting with public sidewalk, and providing tenant patrol rooms.

Left: View of one of the seven buildings at Oceanside, which were both modernized on the interior, and transformed on the exterior with new lobbies, masonry repairs / replacement, and the addition of stone details.



View of transformed entrances and facades at Oceanside Apartments: projecting, lantern-like lobbies light up streetscape at night, providing security for residents.

I have personal knowledge of the nominee's responsibility for the exhibit listed above. That responsibility included her direction of the project, as Chief of Design and Development, with the NYC Housing Authority, Department of Housing Finance and Development.

Sharon Ebert, Prior Director, NYC Housing Authority, Department of Housing Finance and Development

REGENERATION

3.3.1 REGENERATION OF PROSPECT PLAZA HOUSES — URBAN DESIGN OVERVIEW

HUD HOPE VI Urban Revitalization Demonstration Program, Ocean Hill, Brooklyn, NY

Objective: Regenerate the Ocean Hill neighborhood by creating new infill housing options, including both homeownership and rental apartments, along with needed amenities.

Synopsis: As Chief of Design and Development, Ms. Rusz led her staff, a team of Architects and Planners, in the design project management of the “Prospect Plaza” Revitalization Plan, NYCHA’s second HOPE VI project. This was a multi-year endeavor, involving multiple design/ development teams. The essence of the plan was to revitalize a complex of four “tower-in-the-park” buildings located on a 4.56 acre site in Ocean Hill, Brooklyn by knitting the tower sites, along with a number of new housing sites on vacant properties, with the low-rise, neighborhood of traditional rowhouses. The plan was realized in three distinct stages:

- Phase 1: New, updated version of the two-family townhouse, on multiple blocks.
- Phase 2: New affordable rental apartments, with undulating facades with towered corners, which wrap the west edge of the central block.
- Phase 3: The original concept to infill at base of towers was superseded by a plan for tower replacement, established through a “Re-Visioning Process” with the local community. The result is quality, state-of-the-art energy efficient housing, in three mid-rise, street wall buildings, with a mix of uses, which the rehabilitation of the original towers would have precluded.

This Revitalization Plan has successfully blurred the lines of perception between “public housing” and the rest of the neighborhood, to create one residential place that is simply “Ocean Hill”.

National Importance: This plan demonstrates neighborhood stabilization strategies, by building on vacant lots, using a variety of building types and ownership models, and providing local services and open space improvements.

Award: Building Award for Excellence in Design and Construction, Queens and Bronx Building Association, 2006 [for Prospect Plaza Townhomes]

Role of Nominee: Chief of Design and Development

Completion Dates and Architects of Record:

Townhouses: 2003: Edelman Knox Wood Sultan Architects

Rental Apartments: 2004: Magnusson Architecture and Planning

Apartments replacing Towers: 2018: Dattner Architects

Managing Agency: NYC Housing Authority



Above and Right: *Bird's Eye View and Watercolor Site Plan, by Ms. Rusz, of the Ocean Hill neighborhood of Brooklyn, showing the three phases of improvements under the HOPE VI Revitalization Plan. The first phase included Two-Family Townhomes, shown in yellow, offered to then current NYCHA residents. The second phase, shown in orange, included new Rental Apartments. The third and final phase, shown in red, replaces the high-rise Prospect Plaza Houses with mid-rise, modern Rental Apartments.*



Images Credits:

Bird's Eye View: Google base; highlights by M.E. Rusz

Watercolor Site Map: M.E. Rusz

REGENERATION

3.3.2 REGENERATION OF PROSPECT PLAZA HOUSES — TOWNHOMES

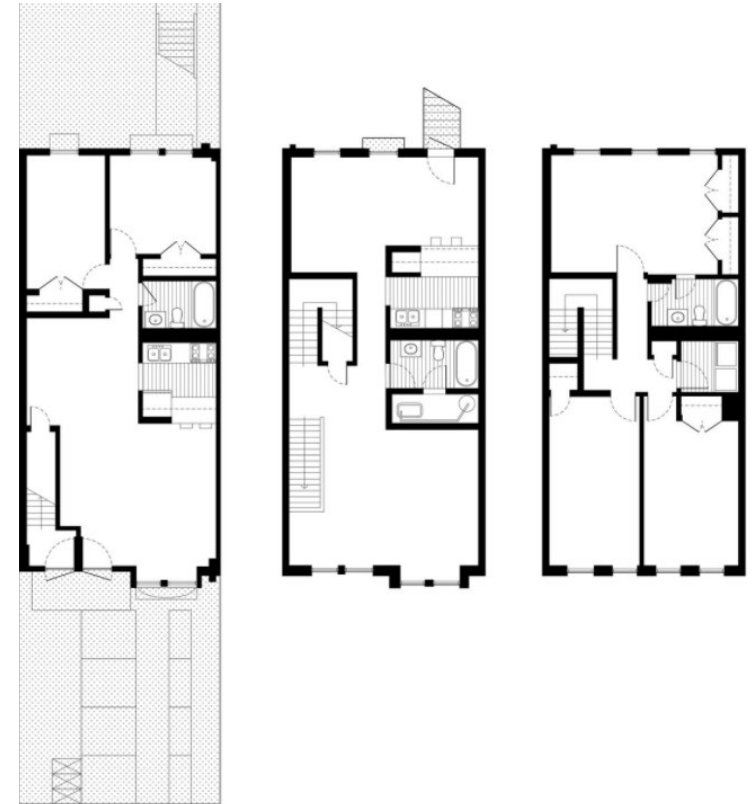
HUD HOPE VI Urban Revitalization Demonstration Program, Ocean Hill, Brooklyn, NY



View of new, Two-Family Townhomes — this building type being an updated version of the Brooklyn rowhouse.



Detail, showing paired bay windows, brick pattering, and stone details.



Floor 1

Floor 2

Floor 3

Floor Plans, showing separate entrances to the Two-Family Townhomes: the owner lives in the upper two stories, and rents out the lower level apartment.

Images Credits:

Photographs: Edelman Knox Wood Sultan Architects

Drawings: Nathaniel Banks

REGENERATION

3.3.3 REGENERATION OF PROSPECT PLAZA HOUSES — RENTAL APARTMENTS

HUD HOPE VI Urban Revitalization Demonstration Program, Ocean Hill, Brooklyn, NY



View of new, Rental Apartments, showing showing paired gables at the entry to the shared landscaped Commons. Each building entrance is marked by a small stoop and green metal awning.

Images Credits:

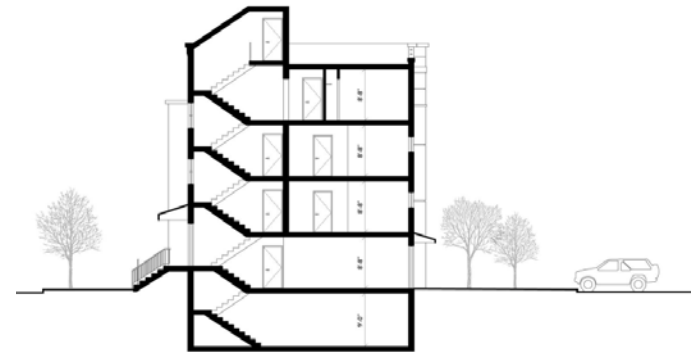
Photograph, Rendered Site Plan: Magnusson Architecture and Planning

Drawings: Nathaniel Banks



Ground Floor Plan

Second Floor Plan



Building Section

Floor Plans and Section: These walk-up apartments provide for a variety of layouts, typically with two apartments per floor, and with the upper most apartment being a two-story duplex.



Rendered Site Plan, showing new Rental Apartments framing a shared landscaped Commons at block interior.

I have personal knowledge of the nominee's responsibility for the exhibit listed above. That responsibility included her direction of the project, as Chief of Design and Development, with the NYC Housing Authority, Department of Housing Finance and Development.

Sharon Ebert, Prior Director, NYC Housing Authority, Department of Housing Finance and Development

REGENERATION

3.4 MARKHAM GARDENS SITE REDEVELOPMENT, STATEN ISLAND, NY

The New Housing Marketplace – An Interagency Strategy

Objective: Replace obsolete, temporary veterans housing with a community-oriented site plan, including variety of affordable housing options, community facilities, and common open space.

Synopsis: As Chief of Design and Development, Ms. Rusz led her staff, a team of Architects and Planners, to prepare a Transformation Plan, to redevelop an inherited 12-acre site – WWII-era temporary housing for returning veterans that was undersized and deteriorated beyond reasonable repair. As the urban design lead, Ms. Rusz prepared Site Layout Options based on the adjacent neighborhood street and block pattern. For her Massing Studies, she took cues from the local building forms, and employed different building types and housing options – rowhouses, garden apartments, and a senior building [shown as “R,” “G,” and “S,” respectively, on the Illustrative Site Plan]. She also introduced two public streets, to break up the existing “superblock”, oriented rental apartments towards the more public streets, and provided a common green at the site’s center.

Today, Markham Gardens includes the creation of a range of affordable housing options – 25 Two-Family Townhomes, 240 Rental Apartments, and a 66 unit Senior Building – along with a 7,500 SF Community Center, all set within a landscaped commons. Ms. Rusz’s concept was presented to both residents and local officials to garner support for this site’s redevelopment: this completed, newly planned community largely reflects her initial urban design concept and design principles.

National Importance: This project exemplifies best practices for site redevelopment – focusing first on establishing the public space system, and then providing a variety of building types and housing options, phased in over time.

Award: Affordable Housing Finance Magazine – Master-Planned / Mixed-Use Finalist, 2011

Role of Nominee: Chief of Design and Development

Completion Dates and Architects of Record:

Townhomes: 2006: DHK Architects

Apartments: 2008: Domenech, Hicks & Krockmalnic, Inc. Architects

Senior Building: 2013: SLCE Architects

Managing Agency: NYC Housing Authority

I have personal knowledge of the nominee’s responsibility for the exhibit listed above. That responsibility included her direction of the project, as Chief of Design and Development, with the NYC Housing Authority, Department of Housing Finance and Development.

Sharon Ebert, Prior Director, NYC Housing Authority, Department of Housing Finance and Development

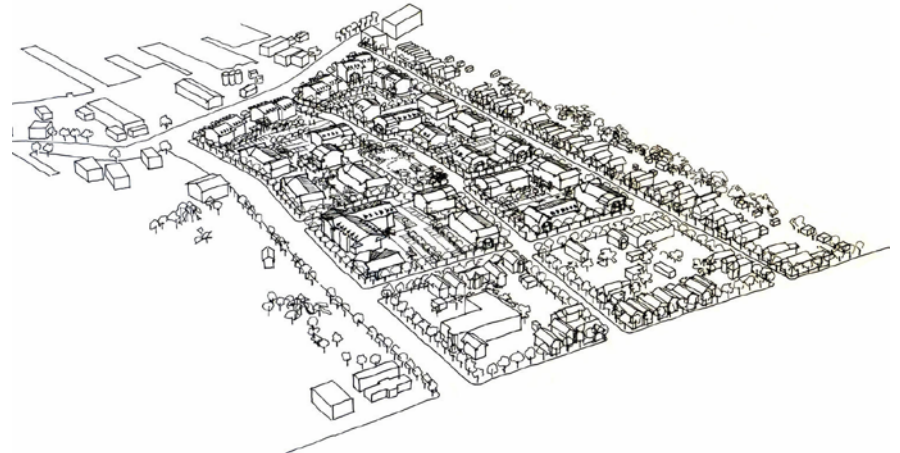


Clockwise from Left: Pastel Rendering of the Markham Gardens Site Redevelopment Concept. View of children playing at completed site. Axonometric Drawing showing site’s massing related to low-rise neighborhood context.

Images Credits:

Photography: David Schalliol, for The New York Times

Rendered Site Plan, Axonometric Drawing: M.E. Rusz



INNOVATION

3.5 TORONTO - NEW YORK

A New Platform for Design Exchanges

Objective: Create a new platform for design exchanges between these two major North America cities, with a focus on urban regeneration, sharing critical issues and lessons learned.

Synopsis: Ms. Rusz founded TORONTO - NEW YORK in 2016, as a member of the AIA NY Chapter's Housing Committee, with the mission of initiating discussions between these two great cities, regarding strategies for urban regeneration, healthy and safe neighborhoods, and linkages with the arts, public space, transportation, and community services. The inaugural panel was held on September 26, 2016, at the AIA Center for Architecture, on the topic of Housing, entitled "Design By Example: The Reurbanization of Toronto's Inner Suburbs." This panel provided an overview of how Toronto, Canada has approached this challenge by first studying design precedents for both densification and retrofitting from around the world. The lessons learned from this first panel relate to nation-wide goals, based on the principles of Enterprise Green Communities, to densify and improve existing built up sites, and provide additional, affordable housing with a mix of uses in existing urban centers.

The AIA NY Chapter's video documentation of this event may be viewed on Vimeo. The subsequent panel, planned for the AIA National Convention in NYC in June, 2018, includes an international set of experts representing NEW YORK - LONDON - TORONTO presenting challenged and solutions for creating new affordable housing and good urban design.

National Importance: This design exchange platform serves as a national model for conceiving and implementing a high level dialogue addressing the critical housing and urban design issues of our time.

Role of Nominee: Founder / Manager

Completion Date: Inaugural Panel held September 2016

Founder / Architect of Record: M.E. Rusz

Partner Organizations: AIANY Housing Committee, AIANY Planning and Urban Design Committee, with support from the Forum for Urban Design

Image Credits:

Flyer: Courtesy of RKTB Architects.

TO-NY Logo: M.E. Rusz **Group Photo:** Courtesy of the AIA NY Chapter.

Bottom Right Photo: M.E. Rusz

Photograph of Ms. Rusz: Bruce Eisenberg, AIA.

I have personal knowledge of the nominee's responsibility for the exhibit listed above. That responsibility included her direction of the project, as the Founder of the design platform, TORONTO - NEW YORK.

Bruce Eisenberg, AIA, Deputy Director for Architecture, NYC Housing Authority, Design Department

MARY ELIZABETH RUSZ, AIA



Flyer for Inaugural Panel Event, 9/26/16.



TORONTO - NEW YORK Logo.



Group Photo of Panel Participants.



Ms. Rusz making introductory remarks.



Audience participation after presentations.

“The beauty of Mary’s organizing this event is that we have the possibility of sharing something between New York and Toronto.”

Diane Lewis, AIA, Professor, Cooper Union School of Architecture

INNOVATION

3.6 FABRIA, NEW INFILL HOUSING, MANHATTAN, NY

The New Housing Marketplace – An Interagency Strategy

Objective: Create new, contextual infill housing to provide affordable housing, restore three streetscapes, and revitalize Manhattan’s Lower East Side.

Synopsis: As Chief of Design and Development, Ms. Rusz managed the design and development of Fabria Houses, new housing which stabilized a four block area in Manhattan’s East Village, by providing 65 units of new, and improved affordable housing. This project was undertaken by NYCHA, in coordination with HPD, to “fill in” vacant lots and rehabilitate existing tenement buildings. The new housing was created by rehabilitating two buildings on East 11th Street, creating 28 modernized apartments, and creating two new, infill buildings on East 9th Street, with 37 new apartments. Attractive, low maintenance and sustainable materials are featured in lobbies, public areas and apartments.

The new housing proportionally relates to the local scale of the traditional tenement buildings, and follows the requirements of the NYC “Quality Housing Program” zoning, whereby floor area bonuses are granted for building amenities and other design features. From Oaklander, Coogan & Vitto Architects’ description: “Entry lobbies, full of natural light and air, are on axis with rear gardens, making them both visually and physically accessible. Balconets on rear and front windows allow families to engage both the gardens and street of this active neighborhood.” This incremental planning approach fills in the “missing teeth” of the streetscape, and greatly contributed to strengthening the larger neighborhood.

National Importance: Planning, design and implementation of an incremental, multiple site, inter-agency strategic plan for neighborhood regeneration.

Role of Nominee: Chief of Design and Development

Completion Date: 2008

Managing Agency: NYC Housing Authority

Architect of Record: Oaklander, Coogan & Vitto Architects

Images Credits:

First Page Photograph: M.E. Rusz

Second Page Photographs, Façade Drawing: Oaklander, Coogan & Vitto Architects

Drawings: Nathaniel Banks



“Architecturally, the new buildings play on the proportions of neighboring tenement facades and heights, complementing the character of the street.”

Oaklander, Coogan & Vitto Architects

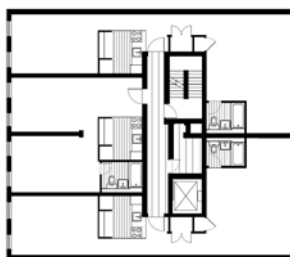
INNOVATION

3.6 FABRIA, NEW INFILL HOUSING, MANHATTAN, NY, continued

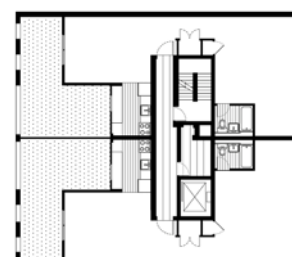
The New Housing Marketplace – An Interagency Strategy



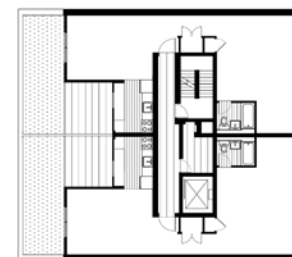
Floor 1



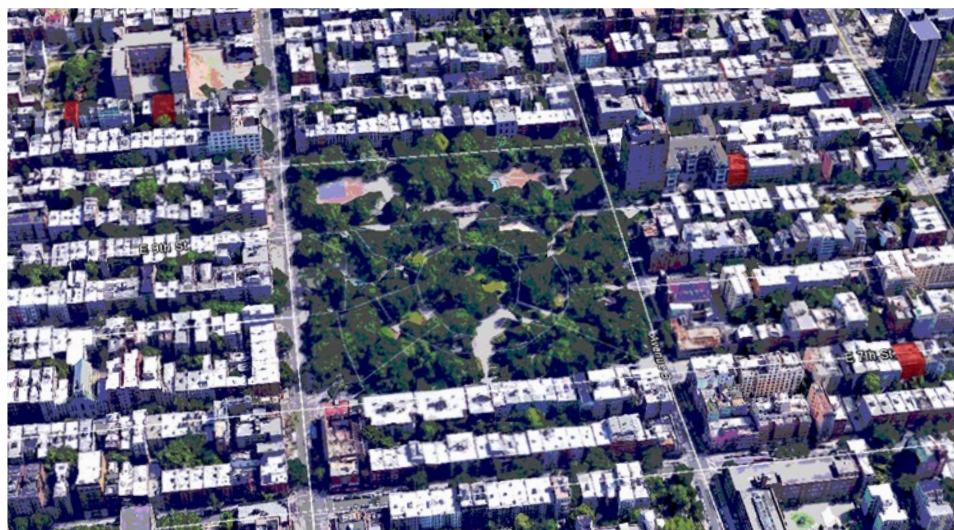
Floor 2-4



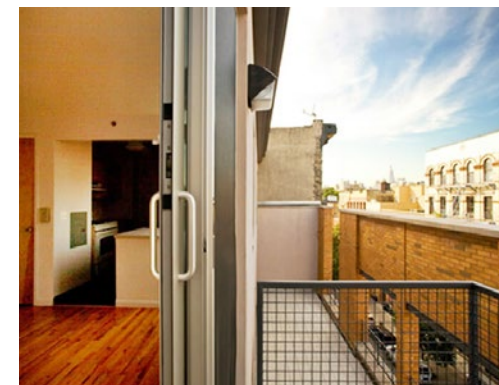
Floor 5



Floor 6



Clockwise from Top Left:
 Ground Floor Plan, Upper Floor Plans; View of balcony and Interior; View of Shared Garden; Aerial View showing four locations of new / rehabilitated housing [highlighted in red].



I have personal knowledge of the nominee's responsibility for the exhibit listed above. That responsibility included her direction of the project, as Chief of Design and Development, with the NYC Housing Authority, Department of Housing Finance and Development.

Sharon Ebert, Prior Director, NYC Housing Authority, Department of Housing Finance and Development

INNOVATION

3.7.1 NEW “TOWER-ON-A-BASE” BUILDING REGULATIONS

Reinventing Zoning for Better Site and Building Designs

Objective: Develop new regulations to permit tall buildings that match more traditional neighborhood contexts, as an alternative to pure “tower zoning,” for Manhattan’s Upper East Side.

Synopsis: As the Architect / Urban Designer with the New York City Department of City Planning’s (DCP) Zoning Study Group, Ms. Rusz’s charge was to study urban design problems resulting from NYC’s 1961 Zoning Resolution (ZR), and develop solutions to ameliorate these conditions. The purpose of this study, initiated by a committee of civic organizations that engaged DCP’s Zoning Study Group, was to address the preponderance of tower developments on Manhattan’s Upper East Side (UES) – which was destroying traditional urban fabric and streetscapes. The main concern was the excessive tower height in predominantly residential areas.

Ms. Rusz collaborated with this committee by demonstrating the physical implications of a tower on a base model, rendered both through study models and sketch drawings. Her concepts demonstrated how a tower on a base would ameliorate both the tall bulk of the building, by placing much of the bulk in the base, and requiring the base to be located on the property line, maintaining the traditional streetwall, improving streetscape conditions. She then co-authored the ZR text adopted under ZR Section 23-65 Tower Regulations, 23-651 Tower-on-a-base. This regulation has positively impacted new residential development in Manhattan, and throughout NYC, and serves as a positive a model for dense housing and sustainable design.

National Importance: The “tower-on-a-base” study and resulting zoning provides a model for developing and implementing regulations that promote contextual building and urban design in built up urban centers.

Publication: AIA NY Chapter Oculus Magazine, Vol. 55, No. 2, “Zoned Again: The Oculus Special Zoning Committee Carries On,” October 1992

Role of Nominee: Architect / Urban Designer

Completion Date: 1991

Managing Agency: New York City Department of City Planning

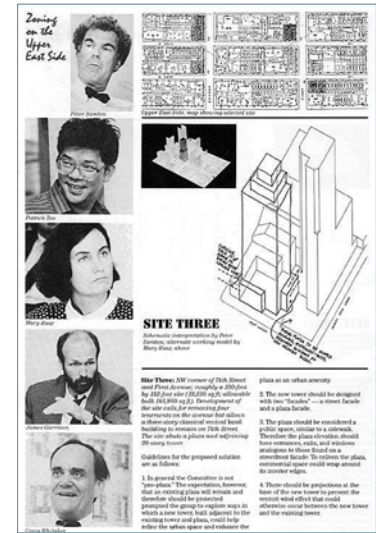
Architect of Record: Michael Kwartler, FAIA [AIA NY Chapter – Special Zoning Committee]

Images Credits: Photograph of Ms. Rusz, and Excerpt from AIA NY Chapter Oculus Magazine: Courtesy of the AIA NY Chapter

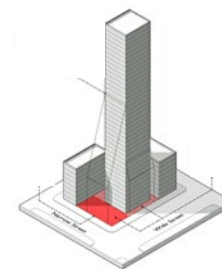
Tower Photographs: M.E. Rusz **Drawings:** Nathaniel Banks

I have personal knowledge of the nominee’s responsibility for the exhibit listed above. That responsibility included her direction of the project, as Architect / Urban Designer, with the NYC Department of City Planning, Zoning Study Group.

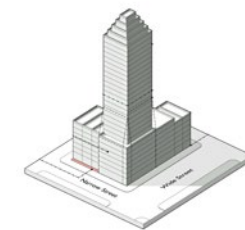
Samuel Hornick, Prior Director, NYC Department of City Planning, Zoning Study Group



Left: Ms. Rusz presenting her model of one tower-on-a-base scenario to the AIA NY - UES Special Zoning Committee, at the offices of Skidmore Owings and Merrill, NYC. **Right:** Coverage of Ms. Rusz’s work with this committee in the AIA NY Chapter Oculus Magazine.



Standard Tower Envelope



Tower-on-a-Base Envelope



Above Left: Axonometric Diagrams illustrating the standard tower forms permitted under the ZR; and built example, “The Future Condominium,” 200 East 32nd Street, Manhattan, NY. **Above Right:** The proposed “Tower-on-a-Base” form, which requires a streetwall base of five to eight stories, while allowing for a more slender tower above, with optimum apartment layouts; and built example: “The Empire,” 188 East 78th Street, Manhattan, NY.

INNOVATION

3.7.2 NEW “MINIMUM DISTANCE BETWEEN BUILDINGS” REGULATIONS

Reinventing Zoning for Better Site and Building Designs

Objective: Replace standard regulations, requiring vast spaces between buildings on large sites, with new rules that permit more traditional site layouts with smaller interstitial spaces.

Synopsis: The purpose of this second, DCP-initiated study, “Minimum Distance between Buildings”, was to replace the ZR requirement for large distances between buildings on single zoning lots. The then current rule, based on a mathematical formula, promoted “tower in the park” site layouts that resulted in vast interstitial spaces between buildings. This paradigm was antithetical to the NYC’s traditional urban forms, where buildings generally frame the space of public streets.

As the Architect / Urban Designer with DCP’s Zoning Study Group, Ms. Rusz analyzed several urban design precedents built prior to the ZR, where buildings on a single zoning lot were located close together, creating pleasant mews, walks or courts, as one might find in many older North American neighborhoods and European cities. Based on this physical analysis, Ms. Rusz developed and authored the ZR text adopted under ZR Section 23-71: “Minimum Distance between Buildings on a Single Zoning Lot.” This regulation has since permitted denser types of housing development based on actual physical design precedents, replacing the mathematical formulae previously determining this set of planning and design controls. This regulation has particularly affected new housing planned on NYCHA’s housing estates, permitting more appropriate infill housing solutions prohibited under the previous Modernist regulations.

National Importance: The “minimum distance between buildings” study and resulting zoning provides a model for developing and implementing regulations that promote more traditional building and urban design site layouts in built up urban centers.

Role of Nominee: Project Manager

Completion Date: 1991

Managing Agency: New York City Department of City Planning

Architect of Record: M.E. Rusz

Images Credits:

Historic Photo: La Guardia and Wagner Archives [The New York City Housing Authority]

Photography: M.E. Rusz

Drawings: Nathaniel Banks

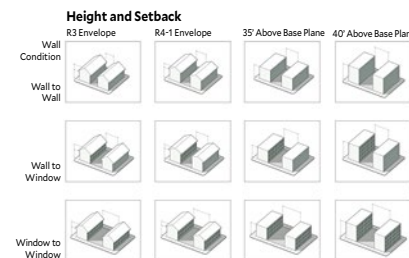
I have personal knowledge of the nominee’s responsibility for the exhibit listed above. That responsibility included her direction of the project, as Architect / Urban Designer, with the NYC Department of City Planning, Zoning Study Group.

Samuel Hornick, Prior Director, NYC Department of City Planning, Zoning Study Group

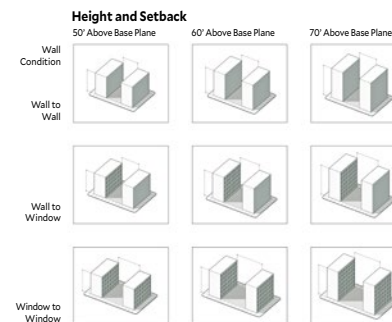
MARY ELIZABETH RUSZ, AIA



These two photographs highlight the contrast between Modernist and Traditional site planning — between the Polo Grounds Towers, Manhattan [left], and Sunnyside Gardens, Queens [right]. This new zoning rule provides an alternative to Modernist “tower zoning” by establishing a matrix of minimum distances, allowing more traditional interstitial spaces.



Lower Density Envelopes



Higher Density Envelopes

Visualization of the new “Minimum Distance Between Buildings” Regulations, for all Zoning Districts / Envelopes.

Application of minimum distance rule to existing housing site



LEGEND

- Existing Buildings, 7-, 13-, and 14-stories in height
- Residual Space / Possible Locations for Infill Development
- Required minimum distance of 60' window to window

A representative Site Plan of a “superblock” development, with mid-rise slab buildings, that would trigger a 60’ clear space window-to-window. The Minimum Distance requirements are shown in tone, encircling each building; and the residual spaces are possible locations for infill housing.

CONSERVATION

3.8 HISTORIC ELIGIBILITY STUDY OF NYCHA DEVELOPMENTS

Preserving The NYC Housing Authority’s Planning and Design Legacy

Objective: Assess NYCHA’s portfolio, including site layouts, building designs, and artworks, to establish its historically significant works, as the basis of the first NYCHA – SHPO Agreement.

Synopsis: Ms. Rusz was the Project Manager for this first-ever Historic Preservation Study of NYCHA’s entire housing portfolio, across 328 different developments in all five boroughs. The purpose of this study was to determine which housing developments have design or other qualities that would make them “historically eligible,” according to the State Historic Preservation Office (SHPO). With her strengths in organization and analysis, Ms. Rusz gathered the needed materials [original plans, historic and current photographs, etc.] to make an initial assessment of each site based on different categories, such as quality of site plan, representative period building designs and details, and specially designed artworks, which information was entered into a spreadsheet covering 8,200 data points [328 developments x 25 fields of data / text]. All study materials were jointly reviewed in-house, and 38 developments, or about 10% of NYCHA’s portfolio, were then proposed to SHPO for potential historic eligibility status.

This Historic Preservation Study led to the first NYCHA – SHPO Programmatic Agreement, which provides clear parameters for future SHPO reviews of NYCHA’s ongoing capital improvements. This study process may serve as a national model for other Housing Authorities, or large scale organizations wishing to develop a similar agreement.

National Importance: This study process may serve as a national model for other Housing Authorities, or large scale organizations, wishing to develop a similar historic preservation agreement.

Role of Nominee: Project Manager

Completion Date: 2016

Managing Agency: NYC Housing Authority

Architects of Record: M.E. Rusz, AIA and Bruce Eisenberg, AIA

I have personal knowledge of the nominee’s responsibility for the exhibit listed above. That responsibility included her direction of the project, as Senior Architect / Urban Designer, with the NYC Housing Authority, Design Department.

Bruce Eisenberg, AIA, Deputy Director for Architecture, NYC Housing Authority, Design Department



Above: The central court of Harlem River Houses, the first NYCHA housing development to de-map a public street, creating an interior space for residents’ outdoor recreation.

Images Credits:
Rendering of Harlem River Houses: La Guardia and Wagner Archives [The New York City Housing Authority]
Photography: M.E. Rusz



Clockwise from Top Left: Historic Rendering of the Harlem River Houses dating from 1937, based on the European “garden apartment” model. The first NYCHA - SHPO Conference and Site Visit to Harlem River Houses, Manhattan. Works Progress Administration Artworks integrated into the building facades.

CONSERVATION

3.9.1 THE MUSEUM BUILDING EXTERIOR RESTORATION

Preserving The New York Botanical Garden’s Cultural Facilities

Objective: Restore Neo-Renaissance National Landmark exterior envelope and special details, and thereby preserving interior for exhibition space and community programming.

Synopsis: Exterior restoration of the “Jewel of the Bronx,” the New York Botanical Garden (NYBG) Museum Building, the first American museum devoted solely to botany, was needed for two reasons: the repair of the original exterior details, and sealing of the envelope to preserving the interiors; and thereby expanding space for educational programs and exhibitions, also realized by the moving of the plant collection to a new addition.

This scope involved an exterior assessment of this grand Neo-Renaissance design — a four story, 90,000 SF landmark building, completed in 1901, made a National Historic Landmark in 1967. The building *parti* consists of a rusticated and pedimented central pavilion with monumental Corinthian columns and a copper-clad saucer dome, flanked by end pavilions with monumental pilasters. The conservation documents involved approximately 75,000 SF of façade restoration work. The Architect of Record carefully matched the existing details and materials, consisting of greyish-buff brick and buff terra cotta façade details. As set out in the 1897 NYC Department of Public Parks Specifications, *“All the ornamental work to be made in the very best Renaissance style, with acanthus leaf ornament”*

After completion of the work, a proposal to designate the restored Museum Building a New York City Historic Landmark, along with along with the Fountain of Life and Tulip Tree Allée, altogether forming a distinguished and monumental Beaux-Arts civic space, was realized in 2009.

National Importance: This project exemplifies the design and conservation of a National Landmark, with thoughtful planning for programmatic expansion, as a national model.

Award: New York Landmarks Conservancy, Lucy G. Moses Award for Preservation, 2005

Role of Nominee: Project Director, Cultural Program Unit

Completion Date: 2001

Managing Agency: NYC Department of Design and Construction.

Architect of Record: Cabrera Barricklo Architects

I have personal knowledge of the nominee’s responsibility for the exhibit listed above. That responsibility included her direction of the project, as Project Director, with the NYC Department of Design and Construction, Cultural Program Unit.

Steven C. Wong, RA, Prior Director, DDC Cultural Program Unit



Clockwise from Top Left: View of central pavilion, with “Fountain of Life” in forefront. Detail of monumental pilasters with Corinthian capitals. View of front façade, showing central pavilion with dome, and end pavilions.

Images Credits:
Photography: M.E. Rusz

CONSERVATION

3.9.2 THE MUSEUM BUILDING HERBARIUM ADDITION

Preserving The New York Botanical Garden's Cultural Facilities

Objective: Creation of a modern addition compatible with the Landmark Museum Building, establishing a new home for this world-class plant collection as a major research and study center.

Synopsis: As Project Director, Ms. Rusz managed the design and construction team for the International Plant Science Center is a 70,000 SF addition to the original NYBG Museum Building, and houses a new state-of-the-art Plant Studies Center. The new wing enlarges the original Museum Building, and rationalizes the circulation of the two connecting facilities. The new building's design is a modern interpretation of the existing Beaux Arts structure, through its massing, materials, and "base / middle / top" expression. Its dimensions relate to both the adjacent Museum Building's floor heights, as well as the interior configuration of custom-designed cabinets for the plant specimens. The design team planned for the proper environmental controls of temperature, humidity, and contaminants, and an appropriate fire-suppression system for the plant collection.

This building is now home to the William and Linda Steere Herbarium, LuEsther T. Mertz Library, and Arthur and Janet Ross Gallery and Lecture Hall. With more than 7.8 million preserved specimens, the William and Lynda Steere Herbarium is now the largest herbarium in the Western Hemisphere. This expansion has allowed for the proper storage of the collections under state-of-the-art environmental conditions, space for the collections' growth, as well as study rooms for scholars. The proper Architect selection and project management led to an innovative building design and enhancement of this unique cultural facility.

National Importance: This design exemplifies a modern addition to a National Landmark, providing a world-class botanical research facility.

Award: ASHRAE Region 1 Technology Award, 2004

Role of Nominee: Project Director, Cultural Program Unit

Completion Date: 2000

Managing Agency: NYC Department of Design and Construction.

Architect of Record: Ennead Architects [Successor firm to The Polshek Partnership, Architects]

I have personal knowledge of the nominee's responsibility for the exhibit listed above. That responsibility included her direction of the project, as Project Director, with the NYC Department of Design and Construction, Cultural Program Unit.

Steven C. Wong, RA, Prior Director, DDC Cultural Program Unit



Clockwise from Top Left: Janet and Arthur Ross Lobby Entrance. Detail of the exterior facade of the International Plant Science Center. View showing connection with the Museum Building, relationships of scale, proportion, and articulation.

Images Credits:

Photography: M.E. Rusz

CONSERVATION

3.10.1 CULTURAL CENTER EXTERIOR RESTORATION

Conserving the Cultural Heritage of Sailors' Snug Harbor, Staten Island, NY

Objective: Restore exterior envelope and historic details of National Landmark Greek Revival buildings, and thereby preserving interiors for cultural exhibitions and community programming.

Synopsis: As Project Director, Ms. Rusz managed the design and construction team for the exterior restoration of a row of five interlocking Greek Revival buildings, built c. 1833, which are among the original structures on the Snug Harbor site. Built as a home for retired sailors, they are considered “the most ambitious moment of the classic revival in the United States” and the “most extraordinary” grouping of temple-style buildings in the nation . By the 1960’s, after the destruction of several Snug Harbor buildings, the newly formed NYC Landmarks Commission designated these buildings NYC’s first “Landmark” structures. They are also listed on the National Register of Historic Places.

This restoration project included exterior restoration, with the original masonry and stonework matched with new materials, repaired and replaced. The roofs and windows were also replaced “in kind” with new materials in keeping with the original designs. Restoration of these temple-like buildings, forming the heart of the Snug Harbor Cultural Center, allows visitors from Staten Island, the rest of New York, and beyond to experience the history of this unique place along with the array exhibitions and programming they offer. The proper Conservation Architect selection and project management led to an excellent restoration program and preservation of this unique cultural heritage building ensemble.

National Importance: The restoration of the Sailors' Snug Harbor Cultural Center shows how National Landmarks may be restored and repurposed, adding new life along with historic enrichment to these heritage places.

Award: New York Preservation Award, 2000

Role of Nominee: Project Director, Cultural Program Unit

Completion Date: 1999

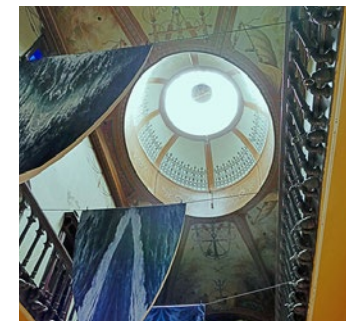
Managing Agency: NYC Department of Design and Construction.

Architect of Record: Françoise Bollack Architects

Images Credits: Photography: M.E. Rusz

I have personal knowledge of the nominee's responsibility for the exhibit listed above. That responsibility included her direction of the project, as Project Director, with the NYC Department of Design and Construction, Cultural Program Unit.

Steven C. Wong, RA, Prior Director, DDC Cultural Program Unit



Clockwise from Top Left: View of the restored exteriors of the Greek Revival buildings of the Snug Harbor Cultural Center. The Central “Building C” 1884 triple-height gallery with stained glass windows and ceiling murals. Bird's Eye View, looking south, highlighting the row of the five Greek Revival buildings, and the Historic Barn of the Staten Island Children's Museum beyond [See next Exhibit, 3.10.2.].

“... a rare surviving example of mid-19th-century urban planning, architecture, and landscaping, scarcely equaled in the nation.”

National Register of Historic Places, 1972

CONSERVATION

3.10.2 CHILDREN'S MUSEUM ADDITION / HISTORIC BARN RESTORATION

Conserving the Cultural Heritage of Sailors' Snug Harbor, Staten Island, NY

Objective: Restore and repurpose an historic barn to provide additional exhibition and support spaces for the main museum building, and create a new plaza space for outdoor activities.

Synopsis: As Project Director, Ms. Rusz managed the design and construction team for The Staten Island Children's Museum (SICM) expansion, for which the restoration of an historic barn on the grounds of Sailors' Snug Harbor, a building dating from 1913, was the focus. SICM envisioned expansions to include a connector building and the restoration and incorporation of the barn, – a structure where livestock had originally been kept to feed the veteran sailors then residing at Snug Harbor.

The barn restoration took on significant challenges, both the need to both underpin the existing structure [to create a lower floor level], and the complete replacement of the monitor-style wooden roof structure. Since completion, the barn addition/ restoration has added significant exhibition, programming, and support space. A tower element is poised at the nexus of the connector and barn, at once a farm reference and visual marker in this bucolic setting. The entrance to the original SICM building is now flanked by the submerged outdoor "Sea of Boats Amphitheater" *cum* piazza, with stepped seating, and framed on two sides by the museum's building segments. The proper Architect selection and project management led to an innovative building design and enhancement of this unique cultural facility.

National Importance: This restoration project demonstrates how older structures that have outlived their original functions may be repurposed, made part of, and enrich new site and building designs.

Award: New York City Art Commission, Excellence in Design Award, 2001

Role of Nominee: Project Director, Cultural Program Unit

Completion Date: 2000

Managing Agency: NYC Department of Design and Construction.

Architect of Record: Davis Prendergast Architect

Images Credits: Photography: M.E. Rusz

I have reviewed **Exhibit 3.10.2 – Children's Museum Addition, Historic Barn Restoration, Sailors' Snug Harbor**, and can attest to the accuracy of the information submitted. I have personal knowledge of the nominee's responsibility for this project, in her role as Project Director, with the NYC Department of Design and Construction (DDC), Cultural Program Unit.

Steven C. Wong, RA, Prior Director, DDC Cultural Program Unit

MARY ELIZABETH RUSZ, AIA



Clockwise from Top Left: View of outdoor plaza framed by the Historic Barn and the Connector Building. Interior view of the restored monitor-style roof structure. Exterior view of the restored Historic Barn overlooking the lawn of the Snug Harbor Cultural Center.