

# 2017 ANNUAL REPORT

**NYC**DESIGN  
PUBLIC DESIGN COMMISSION OF THE CITY OF NEW YORK



# Contents

About the Public Design Commission	2
Commissioners	3
Staff	3
Conservation Advisory Group	3
Design Review	4
2017 Year in Review	7
Submissions by Type	8
Structures	9
Parks, Open Spaces, and Streetscapes	10
Artworks	11
Private Structures on or over City-owned Land	12
Carry-over Projects	12
Submissions Acted or Commented Upon	13
Review Cycles	13
Submissions and Projects by Lead Agency	14
Submissions and Projects by Borough	15
Highlighted Projects by Borough	17
Special Projects and Interagency Initiatives	29
Annual Awards for Excellence in Design	30
Designing New York: Quality Affordable Housing	32
Site Visits	34
City Agency Presentations	36
Interagency Collaborations	36
The Archive	37
City Hall Tour Program	38
Commissioner Biographies	40
Staff Biographies	43

# The Public Design Commission



The Public Design Commission (PDC) is New York City's design review agency. Established as the Municipal Art Commission in 1898, the agency was renamed the Public Design Commission in 2008 to better reflect its mission and purview. As an advocate for excellence and innovation in the public realm, the PDC works to ensure the quality and viability of public projects, programs, and services for New Yorkers in all five boroughs.

The PDC reviews permanent works of architecture, landscape architecture, and art proposed on or over City-owned property. The PDC also acts as caretaker and curator of the City's public art collection, which is located throughout public buildings and open spaces in New York City.

The Commission comprises 11 members, including an architect, landscape architect, painter, sculptor, three lay members, and representatives of the Brooklyn Museum, Metropolitan Museum of Art, New York Public Library, and the Mayor. Members serve pro bono and meet monthly to review and vote on City projects.

The PDC maintains an extensive archive of projects reviewed by the Commission since 1902, documenting more than 7000 sites throughout New York City and providing a unique view into the history of the City's public works.

The PDC's jurisdiction and procedures are outlined in Chapter 37 of the New York City Charter and the Rules of Practice and Procedure. For more information, see [www.nyc.gov/designcommission](http://www.nyc.gov/designcommission).

## Commissioners

**Signe Nielsen**, President, Landscape Architect  
**Philip E. Aarons**, Vice President, Lay Member  
**Laurie Hawkinson**, Architect  
**Manuel Miranda**, Lay Member  
**Richard Moore**, Brooklyn Museum  
**Susan Morgenthau**, The New York Public Library  
**Ethel Sheffer**, Mayor's Representative  
**Dr. Merryl H. Tisch**, The Metropolitan Museum of Art\*  
**Shin-pei Tsay**, Lay Member  
**Mary Valverde**, Sculptor  
**Hank Willis Thomas**, Painter

*\*Ann Tenenbaum served as the representative of the Metropolitan Museum of Art through February 2017.*

## Staff

**Justin Garrett Moore**, Executive Director  
**Keri Butler**, Deputy Director  
**Grace Han**, Director of Capital Projects  
**Rachel Guinn**, Senior Project Manager  
**Rebecca Macklis**, Design & Special Projects Manager  
**Jenna E. Miller**, Urban Design & Policy Manager  
**Julianna Monjeau**, Archivist & Records Manager  
**Mary Beth Betts**, City Hall Tour Manager  
**Gail Cornell**, **Gary Deane**, **Gail Green**, **Deirdre LaPorte**, and **Patricia Orfanos**, Docents

## Conservation Advisory Group

The Conservation Advisory Group (CAG) was established to advise the PDC on projects specific to art and building conservation. CAG includes conservators, art historians, artists, and preservationists who serve pro bono.

**Lucy Belloli**, former Senior Conservator, The Metropolitan Museum of Art  
**Dr. Michele H. Bogart**, Professor, Department of Art, SUNY Stony Brook  
**Lauren Bradley**, Associate Conservator of Paintings, Brooklyn Museum  
**Lisa Bruno**, Carol Lee Shen Chief Conservator, Brooklyn Museum  
**Phyllis Samitz Cohen**, Director of Adopt-a-Monument/Mural Programs, The Municipal Art Society  
**Isabelle Duvernois**, Associate Conservator, The Metropolitan Museum of Art  
**Stephen E. Gottlieb**, AIA and formerly of WASA  
**Kendra Roth**, Associate Objects Conservator, The Metropolitan Museum of Art  
**John Willenbecher**, Artist and former Art (PDC) Commission member

# Design Review

## A Typical Capital Project Schedule



When determining whether to approve or reject proposals, the Commission considers a diverse range of design parameters, including the unique context of the site and surrounding area, the history of the site and project, the durability and resiliency of the materials, the sustainability and maintainability of the design, the appropriateness of the design in terms of how it will facilitate the desired function and program, and how to best serve the public through long-term planning and innovative solutions.

The PDC has developed guidelines for certain types of projects intended to provide a general sense of designs the Commission supports, clarify requirements, provide guidance to applicants, and streamline the review process. In addition, staff has worked with City agencies to develop expedited review strategies for prototypical and standardized designs and projects with small scopes.

Due to the iterative nature of design development, the PDC has established multiple levels of review – Conceptual, Preliminary, and Final – that are integrated into typical project schedules established by City capital agencies. The charts on these two pages indicate where the different levels of PDC review fit within a typical capital project schedule. Individual projects may be submitted multiple times within a year as the design progresses through the levels of review.

## Conceptual

Conceptual review is required for all artworks, ground-up buildings, major infrastructure projects, master plans, other large-scale or complex projects, as well as projects that are subject to the Uniform Land Use Review Procedure (ULURP). Submissions are made early in the design process when drawings are at the pre-schematic level.

## Preliminary

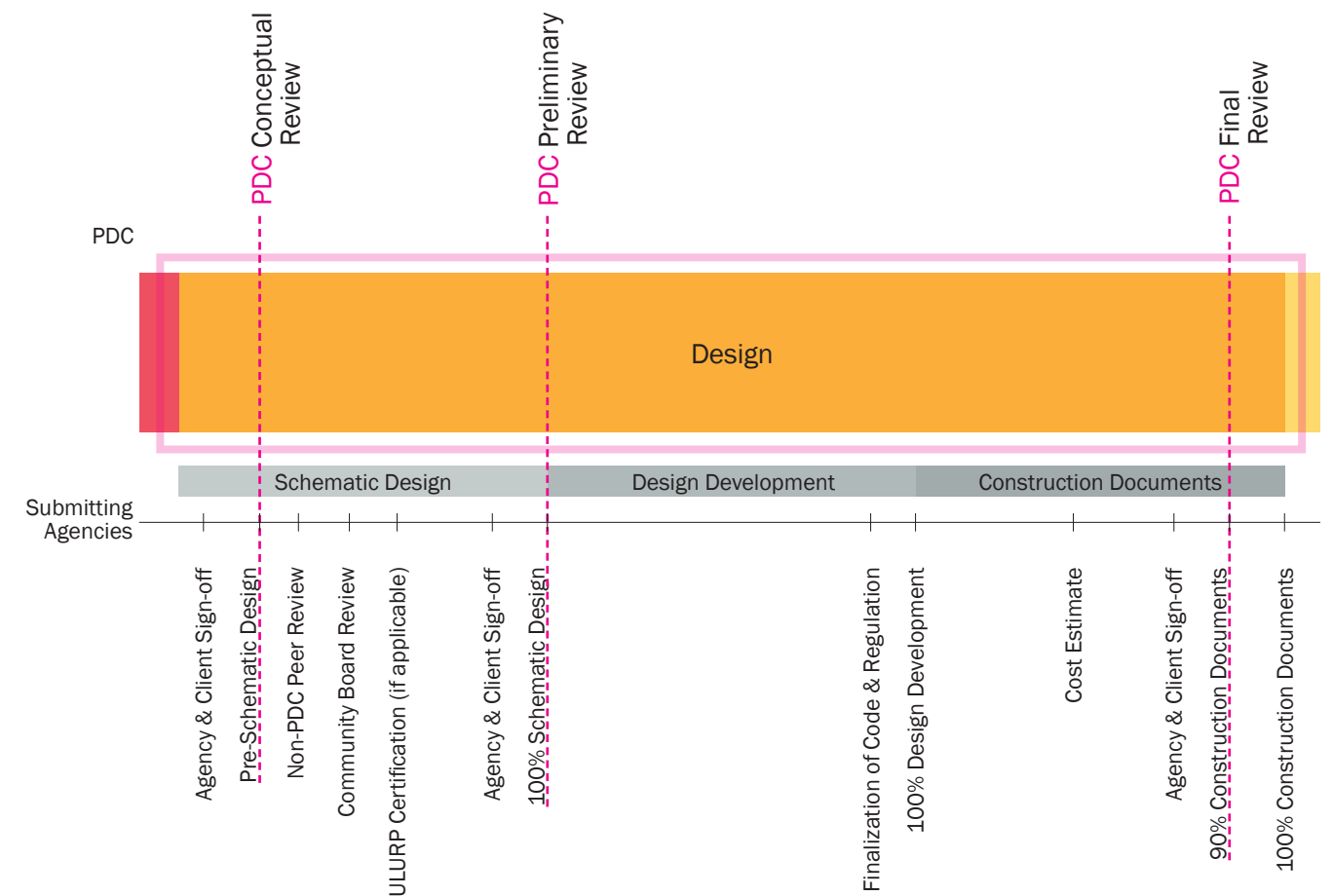
For structures and landscapes, preliminary review occurs at the end of the schematic design phase. For artworks, preliminary review occurs when the artist has completed fabrication drawings.

## Final

For structures and landscapes, final review and approval occurs at approximately 90% completion of construction documents. Once final approval is granted, construction can commence. For artworks, final review takes place after the artwork has been installed and includes the submission of photographs documenting the installed artwork.

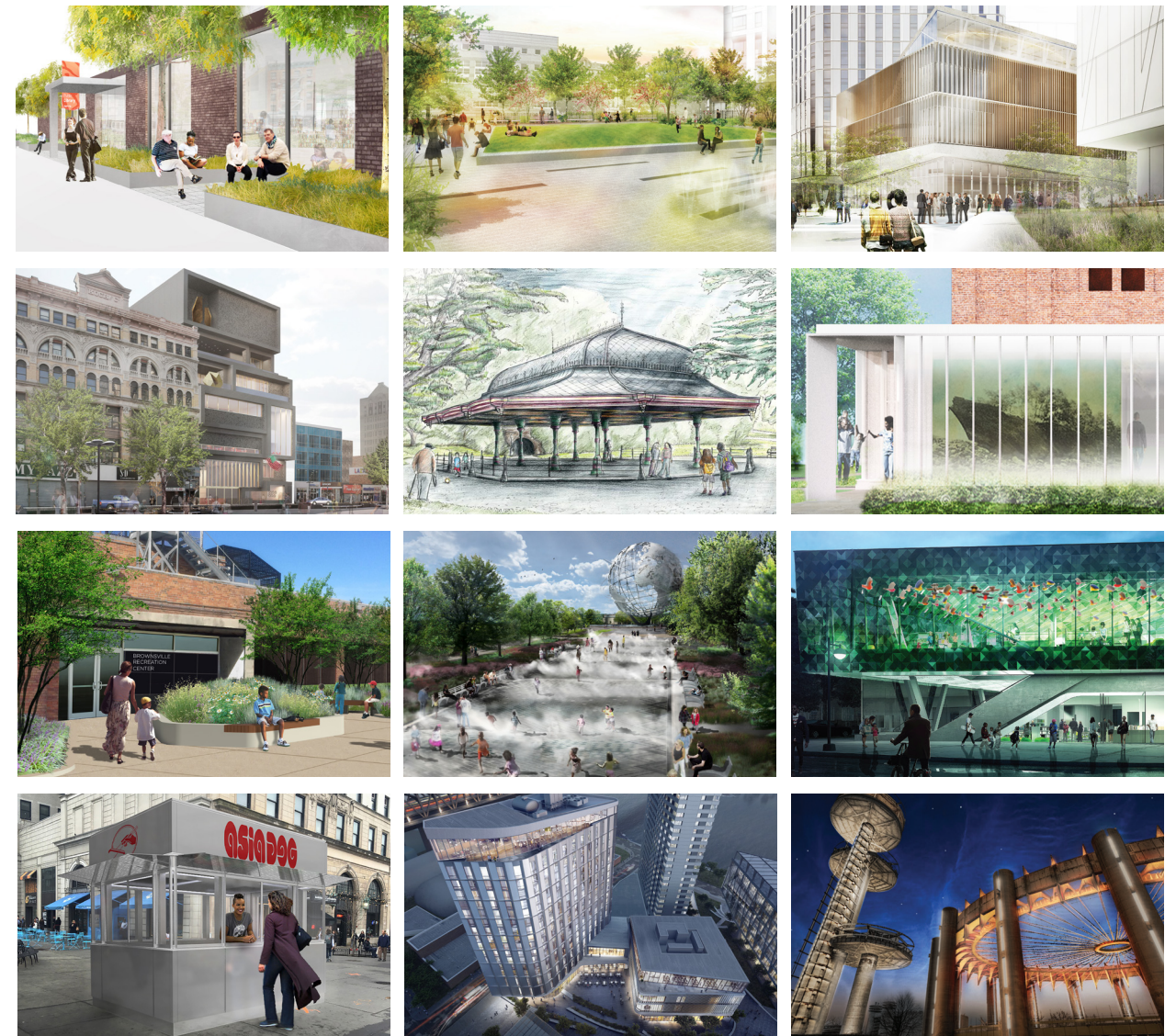
## Final Sign-off

Final sign-off occurs after a project has been completed and photographic documentation has been submitted.



# 2017

Year in Review



# Total Number of Submissions by Type

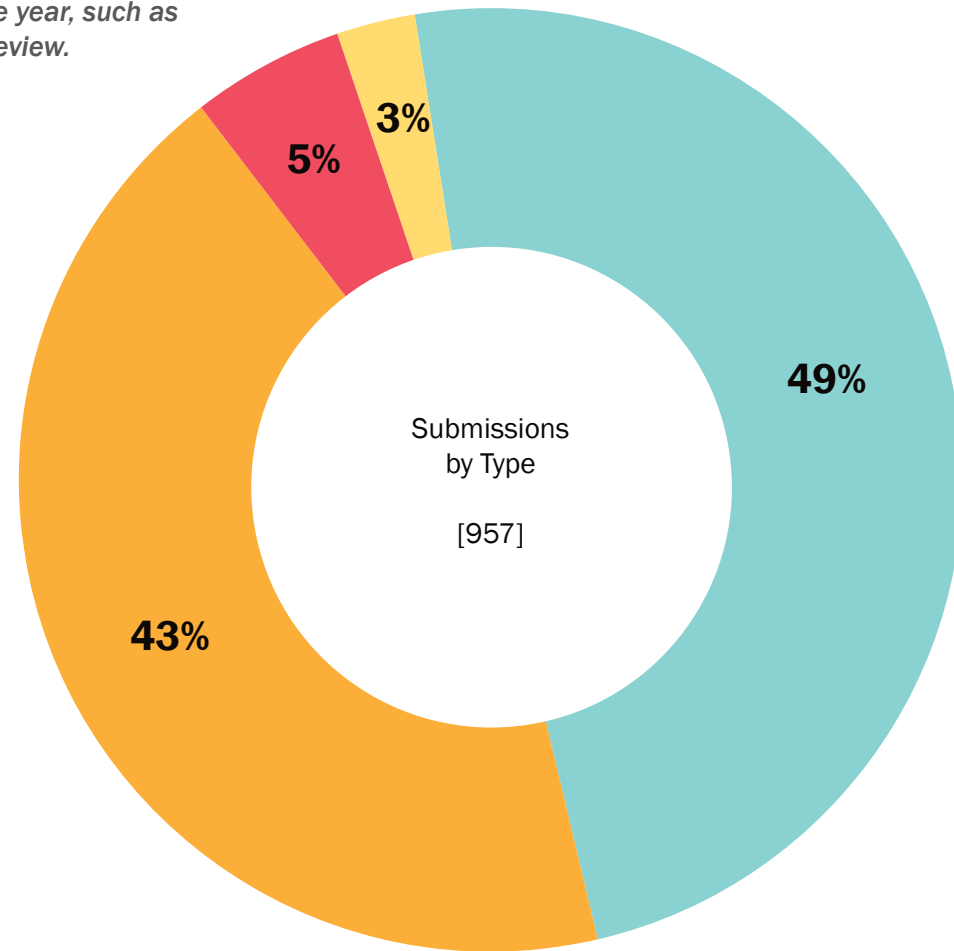
Total Number of Submissions Received: **957**

Total Number of Unique Projects Reviewed: **633**

The Public Design Commission reviews approximately 800 to 1,000 submissions (600 to 800 unique projects) every year. Most of the projects that the PDC reviews fall under the major categories of structures/architecture, parks, open spaces, and streetscapes, and artwork. These categories are further broken down and described in the following pages.

A **submission** is a package of review materials for a single project at a specific level of review.

A **project** is a unique scope of work at a site. One project may have multiple submissions within one year, such as for different levels of review.



<span style="color: #4DB6AC;">■</span> Parks, Open Spaces, and Streetscapes	49% [468]
<span style="color: #FF9800;">■</span> Structures	43% [413]
<span style="color: #E91E63;">■</span> Artworks	5% [50]
<span style="color: #FFD700;">■</span> Signage	3% [26]

# Structures

Architectural projects range in size and scope from large-scale multi-building developments to small-scale building improvements such as HVAC installations. Projects may include new affordable housing, libraries, police stations, sanitation garages, and bridges as well as renovations or restorations of existing buildings or bridges and the installation of mechanical units or other equipment.

Typical subcategories include but are not limited to the following:

## Building Modifications and Minor Structures

Installation of prefabricated structures or small-scale additions of specific elements such as photovoltaic panels, HVAC units, or lighting

## Construction

An entirely new building, bridge, or other structure

## Reconstruction

Replacement of an existing structure with a new one of the same function

## Rehabilitation

An upgrade for the purpose of making a building functional today, such as improvements to life safety and HVAC systems

## Renovation

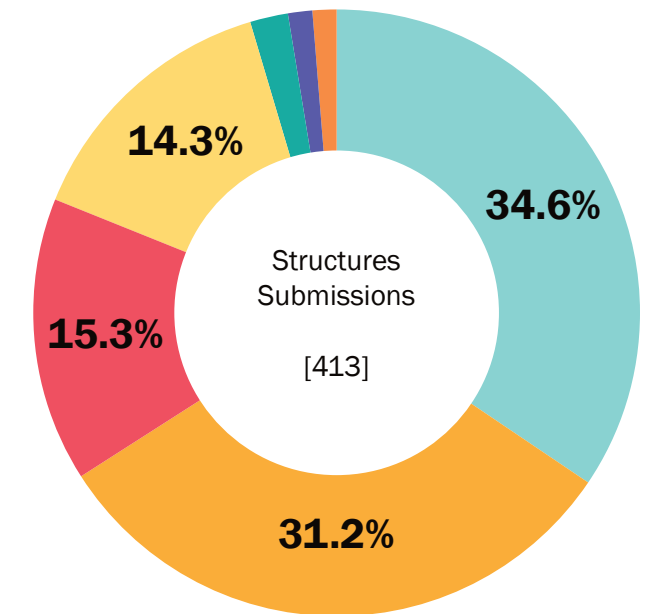
Significant changes to an existing structure

## Restoration

Bringing a structure back to its condition at a specific period in time using the same construction materials and methods as the original

## Prototype

A typical design that can be replicated at multiple locations, requiring only minor site specific adjustments

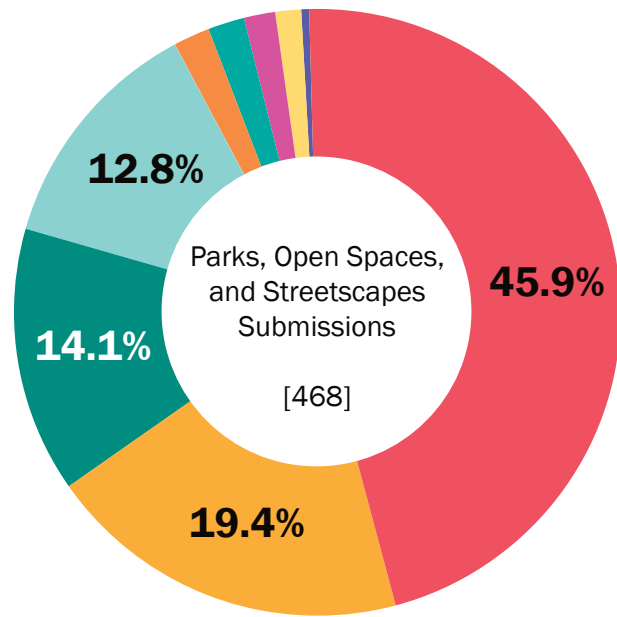


<span style="color: #4DB6AC;">■</span> Building Modifications and Minor Structures	34.6% [143]
<span style="color: #FF9800;">■</span> Constructions	31.2% [129]
<span style="color: #E91E63;">■</span> Reconstructions	15.3% [63]
<span style="color: #FFD700;">■</span> Rehabilitations	14.3% [59]
<span style="color: #008080;">■</span> Renovations	2.2% [9]
<span style="color: #4169E1;">■</span> Restorations	1.2% [5]
<span style="color: #FF4500;">■</span> Prototypes	1.2% [5]

# Parks, Open Spaces, and Streetscapes

Landscape projects range in scale from master plans for large-scale open spaces and streetscapes to the installation of specific site furnishings, such as benches or newsstands. The most common type of landscape architecture submission is the reconstruction of parks, including playgrounds and athletic fields. Projects may also include parking lots, dog runs, path reconstructions, streetscapes, planter installations, esplanades, flood mitigation measures, and shoreline stabilizations.

Typical subcategories include but are not limited to the following:



Reconstructions	45.9%	[215]
Constructions	19.4%	[91]
Newsstands	14.1%	[66]
Minor installations	12.8%	[60]
Master Plans	1.9%	[9]
Distinctive Sidewalks	1.9%	[9]
Distinctive Lighting	1.7%	[8]
Rehabilitations	1.7%	[8]
Restorations	0.4%	[2]

**NOTE:** All numbers have been rounded to the nearest tenth of a percent.

## Reconstruction

Replacement of an existing park, plaza, or streetscape with a new one

## Construction

An entirely new park, plaza, or streetscape

## Newsstands

Prototypical street furniture approved for sidewalk vending

## Minor Installations

The addition of specific elements, such as artificial turf, tennis bubbles, or adult fitness equipment

## Master plan

A conceptual framework for a large site

## Distinctive Sidewalks

Non-standard sidewalk treatments, materials, scoring patterns, or tints

## Distinctive Lighting

Light fixtures distinct from the typical poles for a neighborhood

## Rehabilitation

An upgrade for the purpose of making an open space functional today, such as improvements to pathways, and site furnishings

## Restoration

Bringing a site back to its condition at a specific period in time using the same construction materials and methods as the original

# Artworks

Artwork projects include the installation of new artworks as well as the conservation, relocation, and removal of existing artworks. Artworks may be installed within buildings, on the facades of buildings or structures, or outside in public plazas or parks. Artworks may include but are not limited to sculptures, bas reliefs, engravings, paintings, mosaics, photographs, and electronic media.

The City typically commissions artworks for City-owned property through the Department of Cultural Affairs' Percent for Art Program. The sponsoring City agency and the Percent for Art Program are jointly responsible for the selection of the artist and the development of the work of art. A member of the Public Design Commission serves as an advisor on the Percent for Art artist selection panel. Once the proposal is approved by both the sponsoring agency and the Percent for Art Program, it is submitted to the Commission for review.

For projects that are not going through Percent for Art, the PDC requests that applicants follow the Percent for Art process, where a panel including art professionals selects the artist.

Typical subcategories include but are not limited to the following:

## Installation

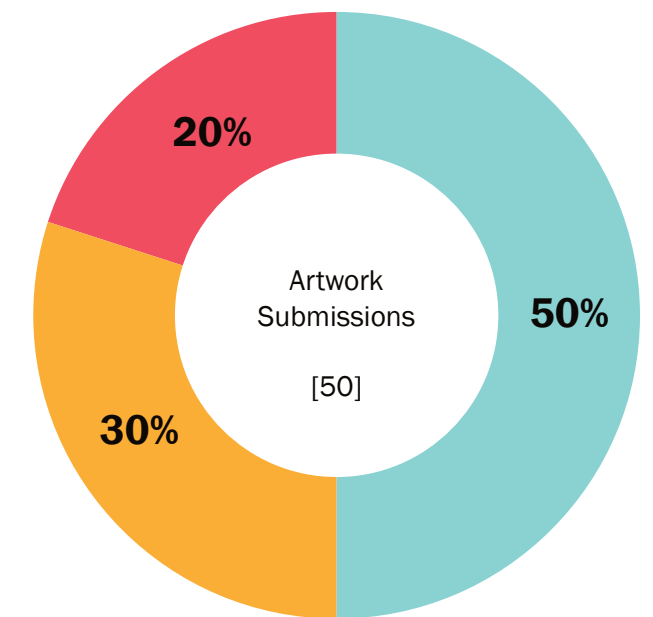
Commissioning of a new artwork for a site, usually through the Percent for Art program

## Conservation

The treatment by a conservator to preserve an artwork, including but not limited to cleaning, recreation of missing elements, crack repairs, stabilization, repainting and repatination

## Removal/Relocation

The relocation of an artwork from one site to another site or, in rare cases, the complete removal of an artwork from public view



Installations	50%	[25]
Conservations	30%	[15]
Removals/Relocations	20%	[10]

# Private Structures on or over City-owned Land

The PDC reviews privately-owned and/or operated structures and installations sited on or over City-owned land. Examples may include a concessionaire such as a restaurant or a recreation facility within a park, a mixed-use development on leased City-owned land, a newsstand, a distinctive sidewalk, or a stoop that extends onto the public right-of-way.

In 2017, the PDC reviewed **32 private structures or installations** on or over City-owned property.



1. Sherman Creek boathouse, Manhattan  
Department of Parks and Recreation, RowNY
2. Solar One environmental learning center, Manhattan  
Economic Development Corporation, Solar One

# Carry-over Projects

The PDC works year-round and typically the submission deadline for the January meeting is in December, so this one-month review cycle extends into the following year.

In 2016, **8 submissions** (out of 59) were submitted in December for the January 2017 meeting, but were found incomplete and were not acted upon in January 2017. All 8 submissions were acted upon later in 2017.

In 2017, **71 submissions** were submitted in December and were then reviewed in January 2018. Of the submissions, 66 were acted upon in January 2018 and 5 were found incomplete.

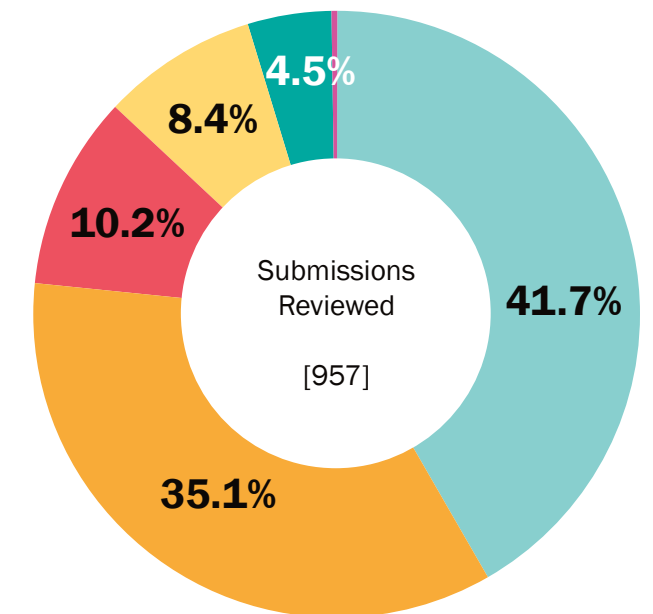
# Number of Submissions Acted or Commented Upon

Design review is an iterative process and the PDC works to provide applicants with feedback and guidance so that their submissions can be approved in the shortest number of review cycles. Even if a submission is not formally acted upon by the Commission within a cycle, the PDC typically provides feedback that will help the agencies revise their proposal so that it may be approved the following month. Submissions that were commented upon but not acted upon may have been submitted for conceptual or informal review and include final sign-off and amendments to approved designs.

The term **“acted upon”** means an action was made by the Commission on a submission in the form of an approval, approval with conditions, or a rejection.

The term **“commented upon”** means written comments were provided to the sponsoring agency by the Commission, a special committee within the Commission, or the Executive Director as designated by the Commission.

Commented upon	41.7% [399]
Approved	35.1% [336]
Approved with conditions	10.2% [98]
Found incomplete	8.4% [80]
Withdrawn by Agency	4.5% [43]
Rejected in whole	0.1% [1]

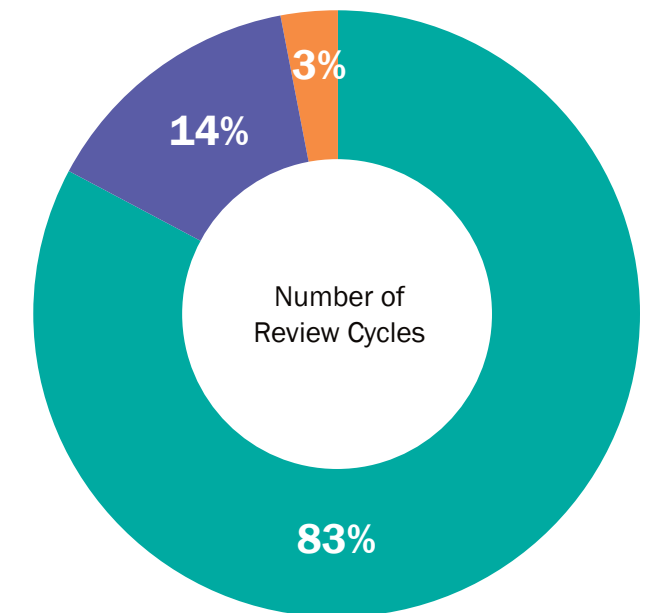


# Review Cycles

The PDC reviewed 97% of the 434 acted upon submissions in two or fewer cycles.

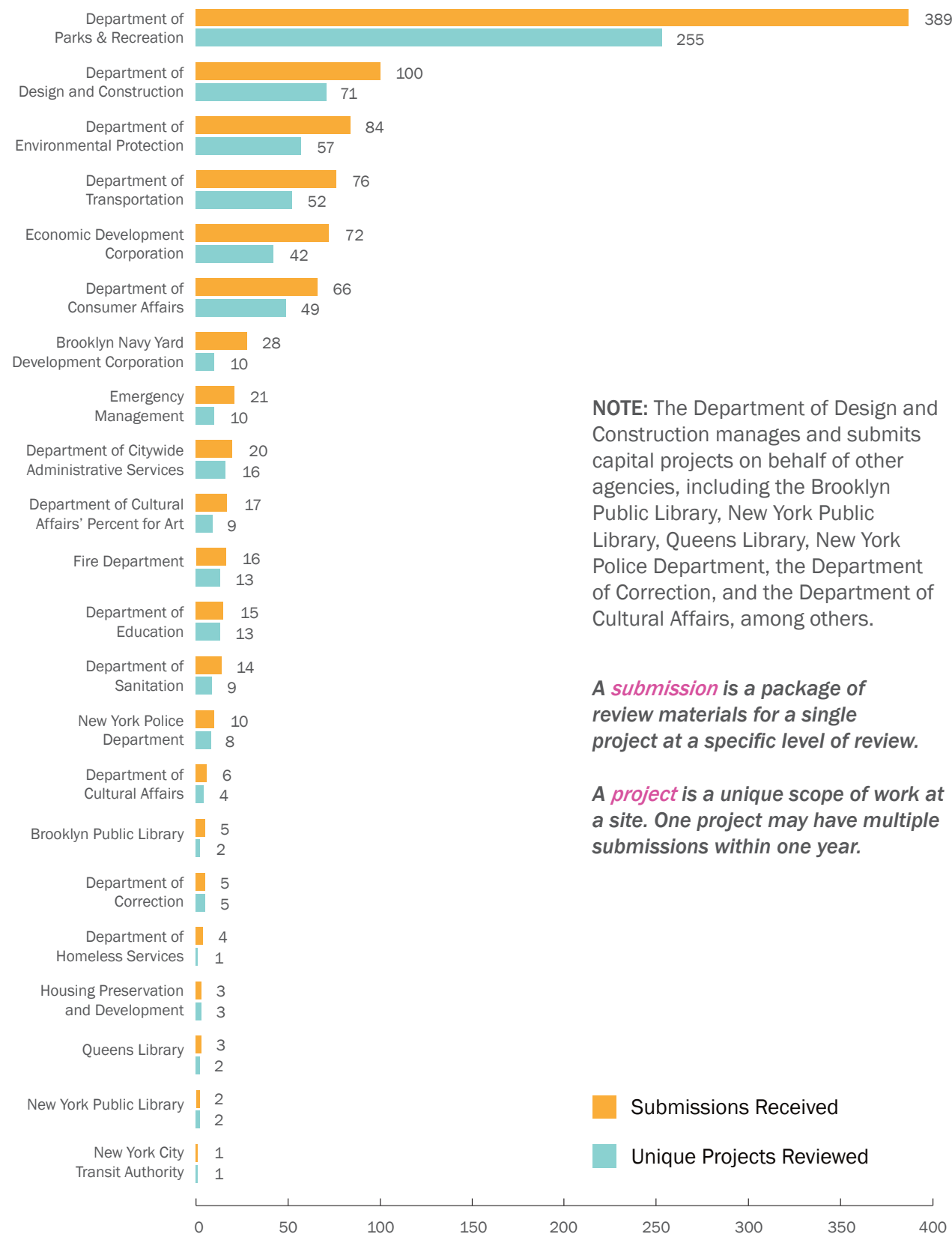
The term **“review cycle”** means the time between the deadline for the filing of a submission to the Commission and the scheduled date of the next public meeting of the Commission.

One Cycle	83% [361]
Two Cycles	14% [61]
Three + Cycles	3% [13]

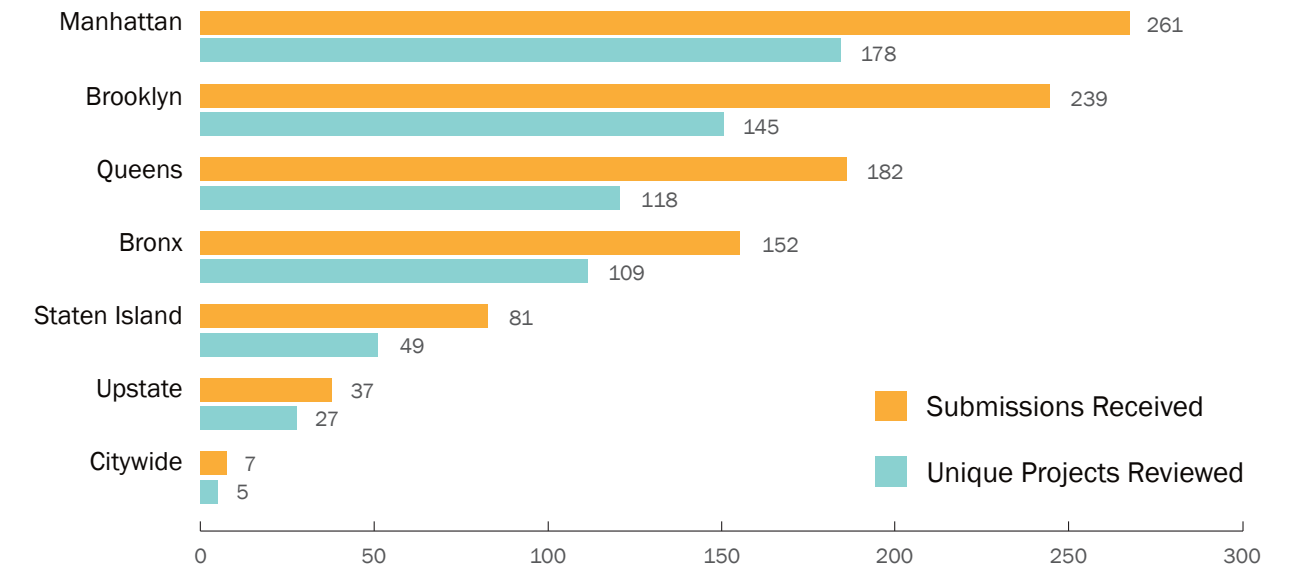




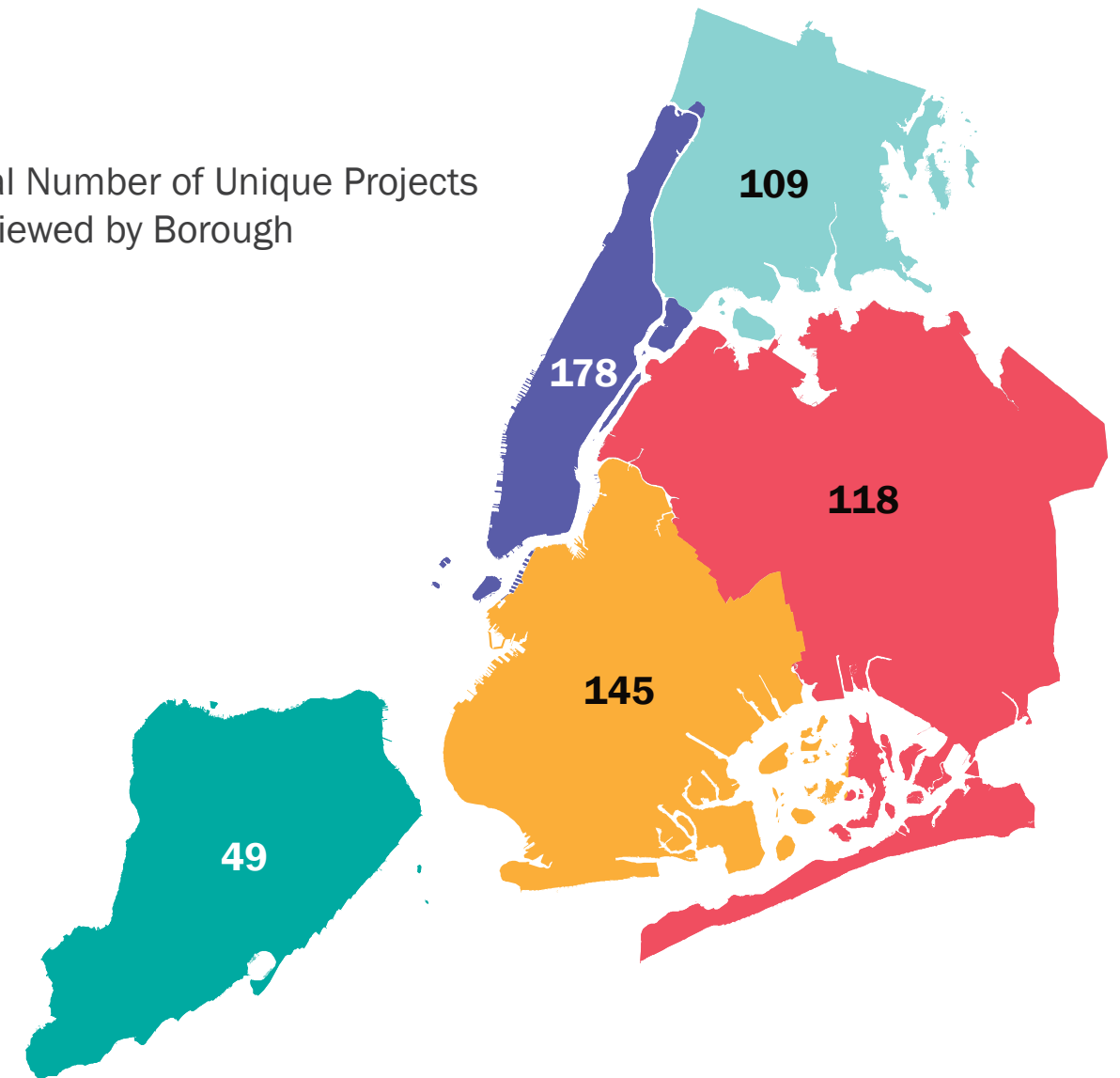
## 2017 Submissions and Projects by Lead Agency



## 2017 Submissions and Projects by Borough



Total Number of Unique Projects Reviewed by Borough



## Highlighted Projects by Borough

# The Bronx

## 1 Convergence by Shawn Smith

Westchester Square Branch Library, 9 Westchester Square  
Department of Cultural Affairs' Percent for Art Program, Department of Design and Construction,  
New York Public Library, Shawn Smith, Snøhetta



Inspired by the New York Public Library's collection of 19th- and early 20th-century illustrations, artist Shawn Smith chose 20 local songbirds for his artwork in the new Westchester Square Branch Library. Each of the 100 sculptures will be constructed from individually painted pieces of basswood, resulting in a diverse mix of bright patterns, shapes, and colors.

## 2 Garrison Playground

East 146th Street, Walton Avenue, and the Grand Concourse  
Department of Parks & Recreation In-House Design



As part of DPR's Community Parks Initiative, the reconstruction of this park will benefit the previously underserved neighborhood of Mott Haven. With flexible spaces for a variety of uses, the park will become a nexus of community engagement and recreation for all age groups.

## 3 St. Mary's Park

St. Ann's Avenue, East 149th Street, Jackson Avenue, and St. Mary's Street  
Department of Parks & Recreation, Starr Whitehouse



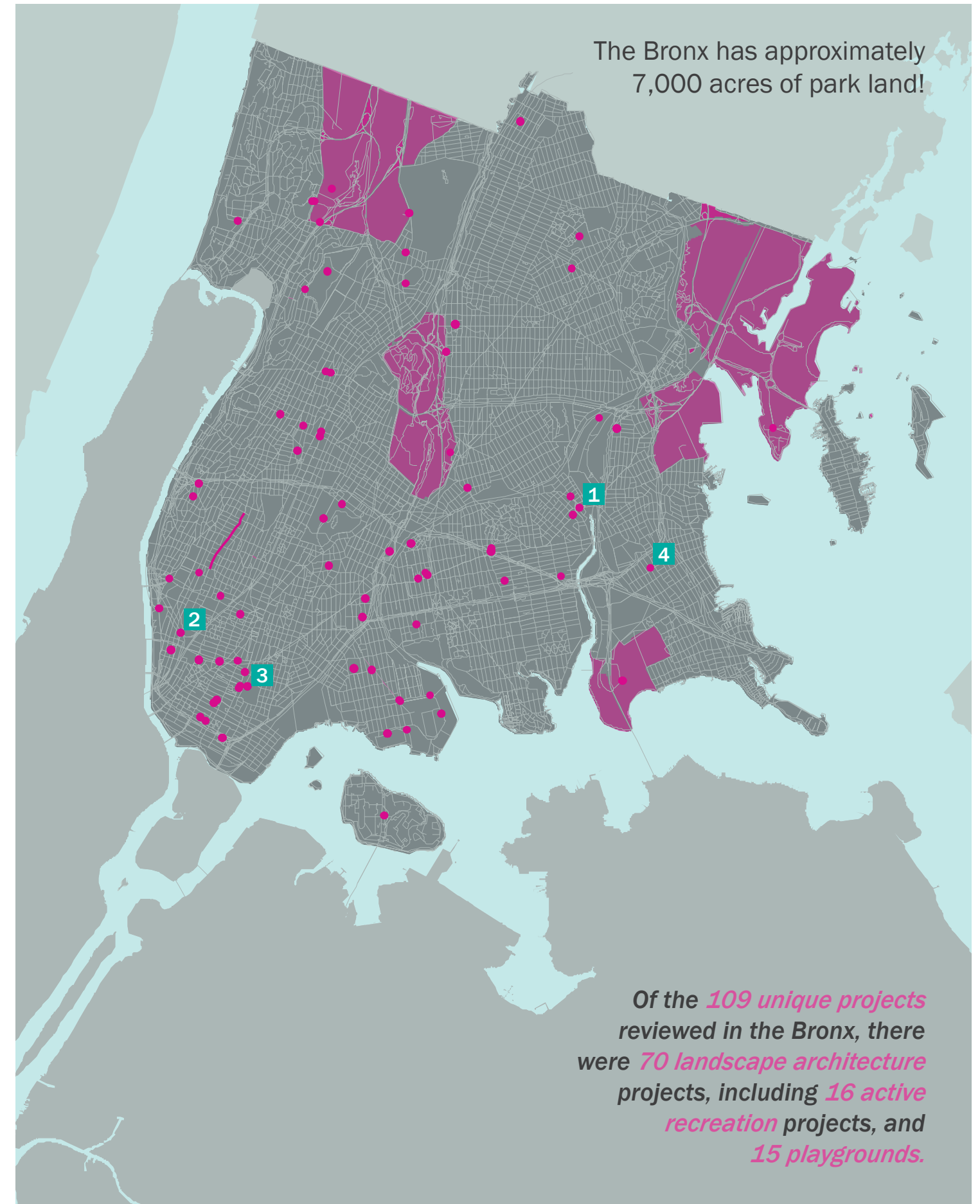
As part of DPR's Anchor Parks Initiative, the master plan includes new welcoming entrances and perimeter improvements to better integrate the park into the adjacent neighborhoods. The plan improves circulation and accessible pathways, and enhances the recreational, social, and ecological spaces to better serve the diverse population that uses the park.

## 4 The Peninsula

Tiffany Street, Spofford Avenue, and Manida Street  
Economic Development Corporation, BLA Associates, WXY Studios, EKLA



The Peninsula is a large-scale master plan development comprising the construction of four affordable housing buildings with ground floor retail, a light manufacturing facility, and a central plaza and open space. The development will provide much needed housing for the community, foster local economic development and support neighborhood services, bolstering the community infrastructure for years to come.



The Bronx has approximately 7,000 acres of park land!

Of the **109 unique projects** reviewed in the Bronx, there were **70 landscape architecture projects**, including **16 active recreation projects**, and **15 playgrounds**.

# Brooklyn

## 1 Betsy Head Memorial Park

Blake Avenue, Bristol Street, Dumont Avenue, and Thomas S. Boyland Street  
Department of Parks & Recreation, Abel Bainnson Butz



As part of DPR's Anchor Parks Initiative, the master plan includes open and welcoming entrances, new and diversified athletic courts and fitness areas to better serve the current neighborhood demographics, and enhanced social areas, including the Summer Stage field, an outdoor class area, and an open plaza for new programming such as markets or group fitness.

## 2 Brownsville Recreation Center

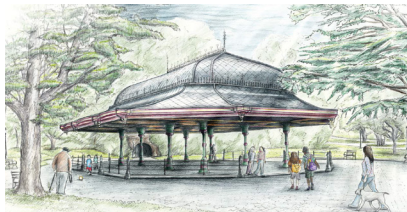
1555 Linden Boulevard  
Department of Parks & Recreation, 1100 Architect, MNLA



The rehabilitation of the Brownsville Recreation Center will transform an outdated 1950s structure into a vital neighborhood resource with renovated fitness areas, a pool, and multi-purpose classrooms. The revitalized center will provide the Brownsville community with enhanced programming and recreation for years to come.

## 3 Concert Grove Pavilion

Concert Grove adjacent to East Lake Drive, Prospect Park  
Department of Parks & Recreation, Prospect Park Alliance



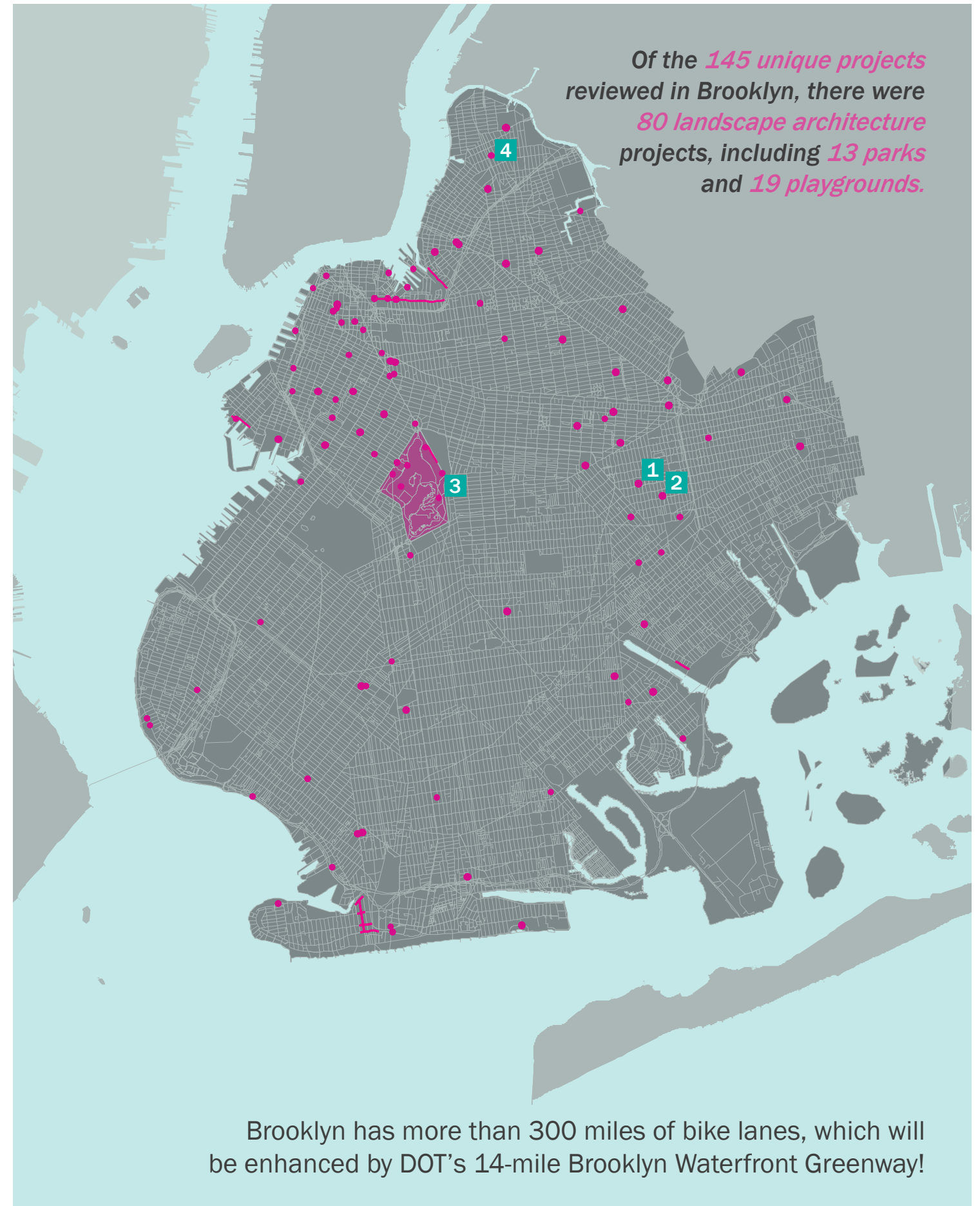
Designed by Calvert Vaux in 1874, the Concert Grove Pavilion is an open-air shelter comprising eight cast iron columns supporting a decorative metal and wood roof with a stained-glass skylight. The restoration of the pavilion will repair water damage, reconstruct missing elements, and repaint the structure based on historic images, bringing new life to this charming historic gathering space.

## 4 Greenpoint Library and Environmental Education Center

107 Norman Avenue  
Brooklyn Public Library, Marble Fairbanks



The Greenpoint Library and Environmental Center replaces an existing, outdated one-story library, providing significantly enlarged indoor and outdoor space to house everyday library use and programming for the exploration of the environment. The facility includes reading rooms for all ages, small public meeting rooms, lab space for interactive projects, and a large community event space. Exceeding LEED Silver goals, the center demonstrates innovative approaches to sustainable design.



# Manhattan

## 1 Hamilton Fish Park Branch Library

415 East Houston Street

Department of Design and Construction, New York Public Library, Rice + Lipka Architects



The renovation of this 1959 library will restore and renew a modernist structure with energy-efficient systems and resilient materials, transforming this civic structure into a light-filled, accessible and active facility that is visually connected to the community it serves.

## 2 Highbridge Park

Amsterdam Avenue, West 155th Street, Fort George Avenue, and Dyckman Street

Department of Parks & Recreation, MKW + Associates



As part of DPR's Anchor Parks Initiative, the master plan provides critical improvements to entrances and pathways that navigate the park's steep terrain, enhances the existing playgrounds and recreation areas including a new artificial turf practice field and two new playgrounds, and creates new seating plazas at significant park entrances to better connect the park into the adjacent neighborhoods.

## 3 The Studio Museum in Harlem

144 West 125th Street

Department of Cultural Affairs, The Studio Museum in Harlem, Adjaye Associates, Cooper Robertson



The Studio Museum's new home will establish a distinguished architectural presence that celebrates the legacy of this critical cultural resource. Enlarged exhibition and program spaces will enhance the organization's programming for Harlem residents and visitors from around the world.

## 4 Verizon Executive Education Center and Graduate Hotel

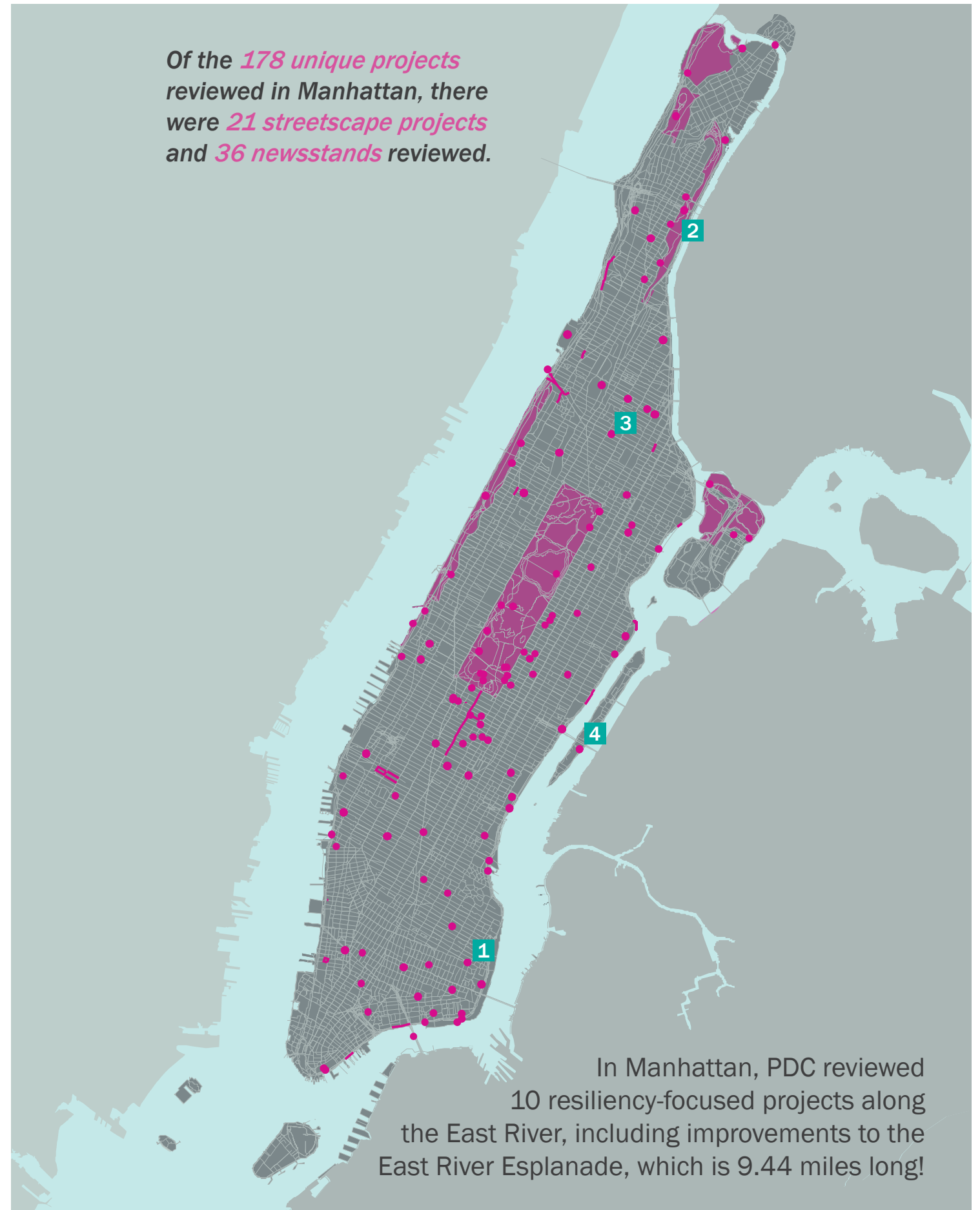
Cornell University/Cornell Tech Campus, Roosevelt Island

Economic Development Corporation, Snøhetta, Field Operations



As the northwest gateway to the Cornell Tech Campus, the education center and hotel will become an active and dynamic campus hub. The two buildings share a transparent podium that will house a mix of public and academic spaces, enlivening the exterior courtyard and campus and welcoming a diverse range of visitors from New York City and abroad.

Of the **178 unique projects** reviewed in Manhattan, there were **21 streetscape projects** and **36 newsstands** reviewed.



# Queens

## 1 Astoria Park

Astoria Park South, Ditmars Boulevard, 21st Street and the East River, Astoria  
Department of Parks & Recreation, Nancy Owens Studio



As part of DPR's Anchor Parks Initiative, the master plan provides enhanced recreational areas, preserves and improves the existing passive areas through strategic planting interventions, creates a network of new social spaces to orient visitors and to provide overlook areas for significant waterfront views, and addresses severe grading and drainage issues throughout the park.

## 2 New York State Pavilion Observation Towers and Tent of Tomorrow

Flushing Meadows Corona Park  
Department of Parks & Recreation, Jan Hird Pokorny Associates, L'Observatoire International



The rehabilitation of the 1964 World's Fair New York State Pavilion will provide stabilization, restored lighting, and maintenance access that will lay the foundation for future preservation and potential adaptive reuse of these iconic structures.

## 3 The Reflecting Pool

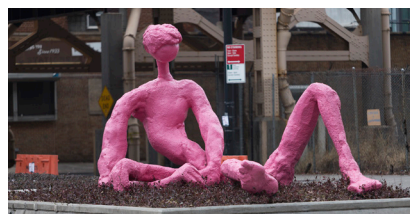
Flushing Meadows Corona Park  
Department of Parks & Recreation, Quennell Rothschild & Partners



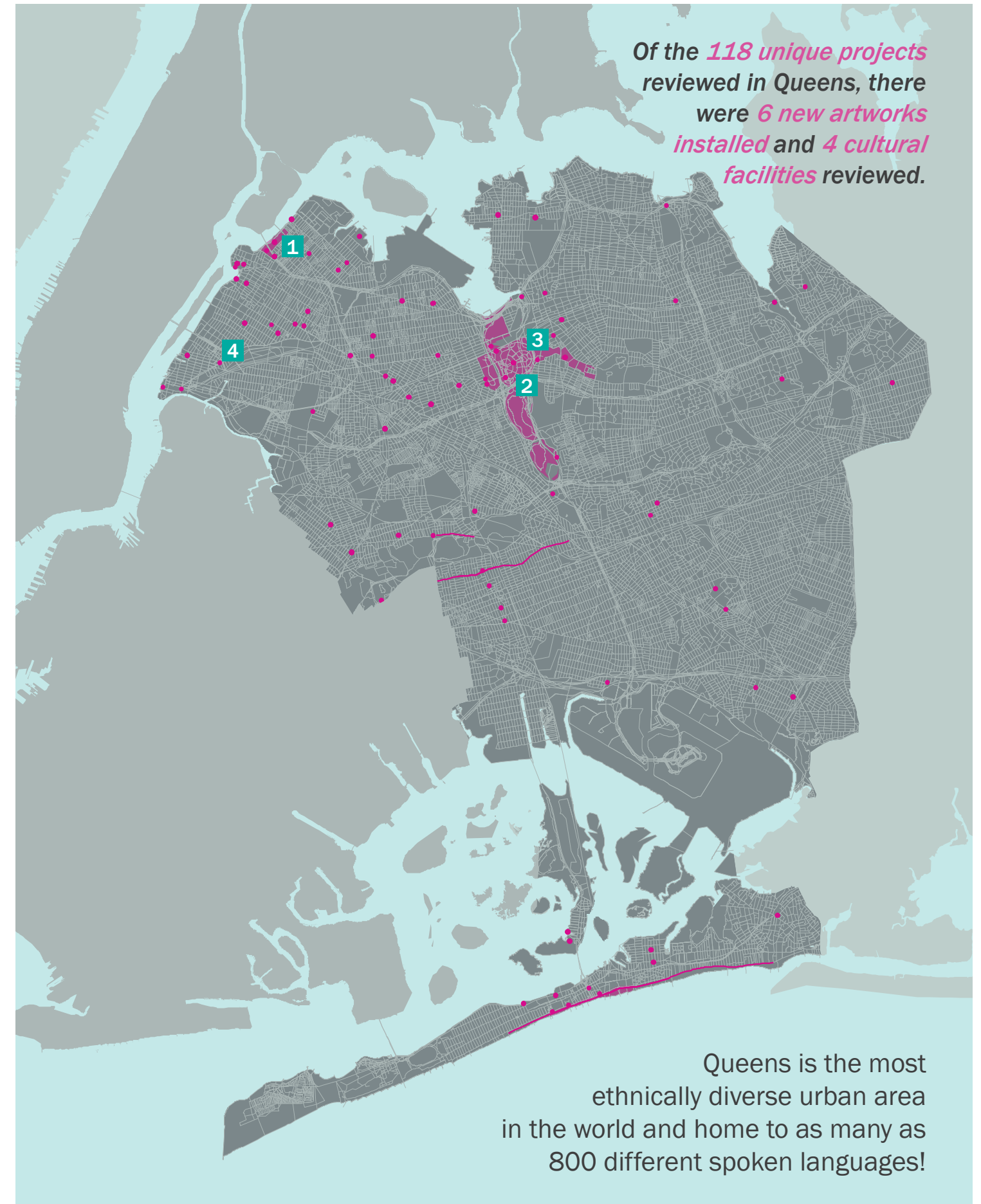
The reconstruction of the Reflecting Pool is the first phase of a larger project to adaptively repurpose a series of fountains from the 1964 World's Fair. The design references the original use of the space as a water feature yet transforms the site into an enjoyable and sustainable focal point in the park.

## 4 Sunbather by Ohad Meromi

43rd Avenue and Jackson Avenue, Long Island City  
Department of Cultural Affairs' Percent for Art Program, Economic Development Corporation,  
Department of Transportation, Ohad Meromi



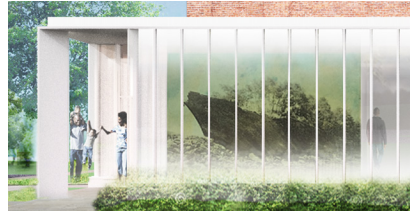
This 8-foot-tall bronze pink lounging human figure within the median at the intersection of 43rd Avenue and Jackson Avenue became an instant icon for Long Island City. The artist described the body in repose as an act of resistance to the relentless demands of productivity.



# Staten Island

## 1 Aship, Aground, Anew by Saul Becker

Snug Harbor Cultural Center Music Hall, 1000 Richmond Terrace  
Department of Cultural Affairs' Percent for Art, the Department of Design and Construction,  
Saul Becker, Studio Joseph



Saul Becker's painting for the Snug Harbor Cultural Center Music Hall addition depicts an 18th-century sailing ship run aground and transformed by nature with mature trees growing out of its hull. The artwork is an apt representation of a Staten Island community founded in a maritime tradition that is finding new ground and fostering growth.

## 2 Fairview Park, Phase I

Englewood Avenue, Arthur Kill Road, Veterans Road West, and Bricktown Way  
Department of Parks & Recreation, Hargreaves Jones



The reconstruction of Fairview Park will provide the neighborhood of Charleston with a multi-purpose field, baseball field, tennis courts, pickleball courts, adult fitness equipment, picnic area, parking area, bio-retention areas, paths, and landscape elements.

## 3 Freshkills Park

Arthur Kill Road and West Shore Expressway  
Department of Parks & Recreation, Starr Whitehouse



As part of DPR's Anchor Parks Initiative, the master plan converts a portion of the former landfill in the South Park to a recreational area including an entry plaza and comfort station, athletic fields, adult fitness areas, and multi-purpose trails.

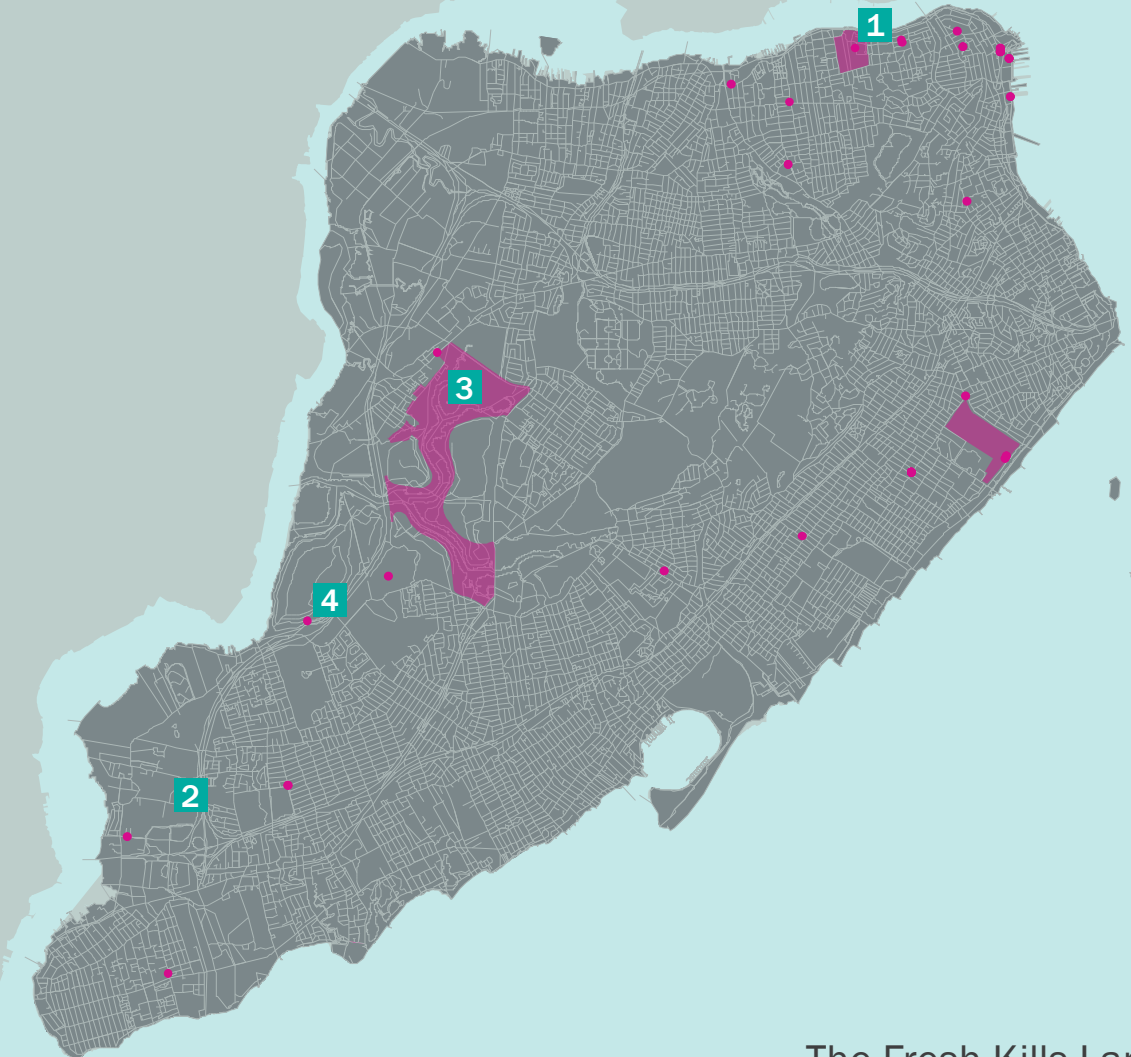
## 4 Staten Island Historical Society Carriage Houses

145 Arthur Kill Road  
Department of Parks & Recreation, Rice + Lipka Architects



By employing prefabricated steel arches, these three structures provide cost-effective storage for the historical society's 62 antique carriages, as well as exhibition, restoration, and programming space. The deeply corrugated galvanized steel spans function as both structure and skin and are capped at each end with brightly colored, reflective aluminum panels.

Of the **49 unique projects** reviewed in Staten Island, there were **5 comfort stations** and **12 infrastructure projects** reviewed.



The Fresh Kills Landfill was closed in 2001 to create a public park that's almost three times larger than Central Park!

# Special Projects and Interagency Initiatives



# Annual Awards for Excellence in Design

Since 1983, the Public Design Commission has recognized outstanding public projects with its Annual Awards for Excellence in Design. The winning projects are selected from the hundreds of submissions reviewed by the Commission the previous year.



*“The Public Design Commission awards projects that highlight the very best of our shared values and represent real investments in building a better city for all New Yorkers. Through excellence in design, our city’s agencies, architects, landscape architects, artists, and designers are working to enhance neighborhoods, improve our environment, health, and opportunities, and celebrate our creativity, history, and culture.”*

Justin Garrett Moore  
Public Design Commission Executive Director

*“We don’t invest in design just to make things pretty – we do it because good design is smart. Good design drives a city that works better, moves faster, and lives healthier. Good design means a great city.*

*Or put another way, you can’t be a great city without excellent design.”*

Alicia Glen  
NYC Deputy Mayor for Housing  
and Economic Development

## The 2017 Award-Winning Projects Honored at City Hall on May 23, 2018

**Reconstruction of Garrison Playground**  
East 146th Street, Walton Avenue, and the Grand Concourse, Bronx

A project of the Department of Parks & Recreation  
Department of Parks & Recreation In-House Design

**The Studio Museum in Harlem**  
144 West 125th Street, Manhattan

A project of the Department of Cultural Affairs  
and The Studio Museum in Harlem  
Adjaye Associates  
Cooper Robertson

**Rehabilitation of the New York State Pavilion Observation Towers and Tent of Tomorrow**  
Flushing Meadows Corona Park, Queens

A project of the Department of Parks & Recreation  
Silman  
Jan Hird Pokorny Associates  
L’Observatoire International

**Reconstruction of the Reflecting Pool**  
Flushing Meadows Corona Park, Queens

A project of the Department of Parks & Recreation  
Quennell Rothschild & Partners

**Convergence by Shawn Smith**  
Westchester Square Branch Library,  
9 Westchester Square, Bronx

A project of the Department of Cultural Affairs’  
Percent for Art Program, the Department of Design  
and Construction, and the New York Public Library  
Shawn Smith  
Snøhetta

**Rehabilitation of the Brownsville Recreation Center**  
1555 Linden Boulevard, Brooklyn

A project of the Department of Parks & Recreation  
1100 Architect  
MNLA

**Aship, Aground, Anew by Saul Becker**  
Snug Harbor Cultural Center Music Hall,  
1000 Richmond Terrace, Staten Island

A project of the Department of Cultural Affairs’  
Percent for Art Program, and the Department of  
Design and Construction  
Saul Becker  
Studio Joseph

**Verizon Executive Education Center and Graduate Hotel**  
Cornell University/Cornell Tech Campus,  
Roosevelt Island, Manhattan

A project of the Economic Development Corporation  
Snøhetta  
Field Operations

**Restoration of the Concert Grove Pavilion**  
Concert Grove adjacent to East Lake Drive,  
Prospect Park, Brooklyn

A project of the Department of Parks & Recreation  
and the Prospect Park Alliance  
Prospect Park Alliance In-House Design

**Renovation of the Hamilton Fish Park Branch Library**  
415 East Houston Street, Manhattan

A project of the Department of Design and  
Construction and the New York Public Library  
Rice + Lipka Architects  
Starr Whitehouse Landscape Architects & Planners

**Design of Prototypical Kiosks for Citywide Plazas**

A project of the Department of Transportation  
Billings Jackson Design

# Designing New York: Quality Affordable Housing

## 3

Creston Avenue Residence

2388 Creston Avenue, Bronx, NY 10468



<p><b>Architect:</b> Magnusson Architecture &amp; Planning</p> <p><b>Landscape Architect:</b> Terrain-NYC</p> <p><b>Developer:</b> Volunteers of America-Greater New York</p> <p><b>Development Partners:</b> The Housing Collaborative with Robert Sarbon</p> <p><b>Site:</b> Midblock</p> <p><b>Size:</b> Small/Medium</p> <p><b>Stories:</b> 10 (plus a cellar)</p> <p><b>Year Bid:</b> 2012</p> <p><b>Year Completed:</b> 2015</p> <p><b>\$/SF (Hard Costs):</b> \$230/SF</p> <p><b>Total Construction Cost:</b> \$14.17 million</p> <p><b>Total Development Cost:</b> \$24.1 million</p> <p><b>% Affordable:</b> 100% Affordable &amp; Supportive</p> <p><b>AMI Breakdown:</b> 21 supportive units at 20% AMI; 44 affordable units at 60% AMI; and 1 super's unit</p> <p><b>Construction:</b> Block and plank; select areas at the cellar cast-in-place concrete, steel columns at the ground floor</p> <p><b>Facade:</b> Face-brick and metal panel cladding</p>	<p><b>Units:</b> 65</p> <p><b>Unit Breakdown:</b> 21 studios; 12 one-bedrooms; 33 two-bedrooms</p> <p><b>SF Breakdown:</b> 44,000 SF units; 5,332 SF common and support spaces (including administration offices, laundry room and a bike room); 11,000 SF circulation; 2,200 SF mechanical and utility space</p> <p><b>Open Space:</b> 4,400 GSF (including 2,900 SF rear yard and 1,500 SF non-accessible terraced green roofs)</p> <p><b>Funding Sources:</b> NYS Medicaid Redesign Team Supportive Housing Initiative; NYS Homeless Housing Assistance Program; NYS Bond Financing; Low-Income Housing Tax Credit; Federal Home Loan Bank; Private Commercial Loan</p> <p><b>Labor Type:</b> Non-union; prevailing wage</p> <p><b>Energy Rating:</b> LEED Home Platinum; NYSERDA MPP &amp; Energy Star Certified</p>
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35 Designing New York: Quality Affordable Housing

In 2017, given Mayor de Blasio's initiative to build and protect affordable housing developments on City-owned land, Public Design Commission staff collaborated with partner agencies to develop a system for coordinated interagency review. The intent is that timely and synchronized joint reviews, along with open channels of communication between the City agencies and design teams, will lead to improved design and ultimately expedite the review process. This coordinated review process was piloted with great success for the Economic Development Corporation's Peninsula development, a large-scale mixed-use project in the Bronx providing four affordable housing towers, light industrial, local commercial and incubator space, and a central open plaza to the community.

In parallel with the development of the coordinated interagency review process, PDC authored a series of guiding principles organized around eight design categories, ranging from site considerations to material selection, all based on the distinct phases of PDC's conceptual, preliminary, and final reviews. While not prescriptive, the points are meant to inspire sensitive and holistic approaches to quality affordable housing design given New York's diverse set of neighborhood contexts and development constraints.

## 4

Creston Avenue Residence








40 Creston Avenue Residence

**7. Ground Floor Condition:** Gray brick wraps from the exterior of the building into the interior lobby, making a visual connection with the street. Lobby furniture and finishes in warm colors complement the tones of the exterior, giving an overall visual identity for the building.

**8. Ground Floor Condition:** Large windows at the ground floor provide visibility to and from the sidewalk and give a sense of safety. A canopy and distinctive paving at the front entrance distinguishes the building entry.

**9. Ground floor plan:** Creston's sloped site places rear yard-facing community rooms on the cellar level, below this plan.

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65. STAIRWELL

**10. Open Space Design:** An articulated wood bench lines the full rear and side perimeter of the yard, with built-in tables. Native plantings provide a visual buffer at lot lines. A covered rear entry with large glass doors provides a visual connection between interior and exterior spaces.

**11. Community rooms:** are located at the cellar level, toward the back of the building, to provide a sense of privacy. Looking out onto the garden through large windows, the spaces have a calm feel.

Working collaboratively with the Fine Arts Federation of New York and the American Institute of Architects New York Chapter, and with input from the Department of City Planning, the Economic Development Corporation, and the Department of Housing Preservation and Development, the PDC published *Designing New York: Quality Affordable Housing* in May 2018, which contains information on the coordinated review process and guiding principles, as well as seven detailed case studies representing some of the best recent affordable housing built in New York City, and an appendix of additional affordable housing examples from across the United States and abroad.

The project will continue into 2018 with funding from the American Institute of Architects for additional research on housing precedents. The final product will be a searchable database on affordable housing sites.

# Site Visits

The Public Design Commission staff organizes site visits for professional development and as learning tools to inform the review of future projects.

In July 2017, PDC staff and commissioners attended a day-long series of site visits to a selection of completed projects in Brooklyn, meeting with City agency project managers to discuss lessons learned from each project, including durability of materials and maintenance concerns. The tour included the BAM Cultural District, City Point, Willoughby Plaza, the Brooklyn Children’s Museum, Avenue V Pumping Station, and the Coney Island Boardwalk.

Staff was also given educational tours of completed projects in Freshkills Park and Governors Island, and a tour of green infrastructure projects at Living Laboratory, which is run through the Stevens Institute of Technology in Hoboken, New Jersey.

In addition, staff attended tours with City agencies and teams of future project sites including The Peninsula in the Bronx and Long Island City Innovation Center to gain a better understanding of the site challenges, constraints, and surrounding communities for these large development projects.



- 1. Green roofs at Living Laboratory, Hoboken
- 2. Bio-retention gardens at Living Laboratory, Hoboken
- 3. Brooklyn Children’s Museum Rooftop Pavilion, BK



- 4. Freshkills Park, SI
- 5. Modular Comfort Stations, Riegelmann Boardwalk, BK
- 6. BAM South Plaza, BK
- 7. DEP Avenue V Pumping Station, BK
- 8. DEP Avenue V Pumping Station, BK



## City Agency Presentations

Public Design Commission staff regularly asks City agencies to provide presentations to PDC commissioners on the public realm and initiatives that shape the design of city projects and inform future proposals. In 2017, briefings included:

The **Department of Parks & Recreation's** Parks Without Borders, Anchor Parks, and Community Parks Initiative.

The **Department of Environmental Protection's** efforts to make the City's wastewater treatment facilities more resilient against sea level rise and storm surge.

**OneNYC** and the **Office of Recovery and Resiliency's** multi-layered approach to improving the resiliency of City projects.

The **Department of Transportation's** El-Space Initiative to improve public spaces beneath elevated structures.

The **Department of Citywide Administrative Services' One City Built to Last** solar initiative to increase the number of photovoltaic panels on city-owned buildings.

## Other Interagency Collaborations



In 2017, PDC staff continued to work collaboratively with other City agencies to improve the design review process and inform good design practices. Staff and commissioners provided feedback on the Department of Transportation's Street Design Manual to ensure that the guidelines included in the manual are consistent with PDC guidelines, industry standards, and best-practices.

Staff initiated a digital submissions pilot project to accept electronic files via download from the major submitting agencies (instead of electronic copies on compact discs or USB drives). This has allowed for more expedited receipt of submissions and less waste of materials.

To gain holistic understanding of citywide projects, align design review with construction deadlines, and provide early guidance on design, PDC staff attended interagency meetings on City initiatives in Coney Island and Long Island City, and for Citywide security infrastructure.

1. DPR Commissioner Mitchell Silver, PDC Commissioner Signe Nielsen, and PDC Executive Director Justin Garrett Moore speaking at the Parks Without Borders panel discussion, May 2017
2. PDC Commissioner Ethel Sheffer presenting on public design with Seattle Design Commission, and San Francisco City Design Group at the American Planning Association Conference, May 2017



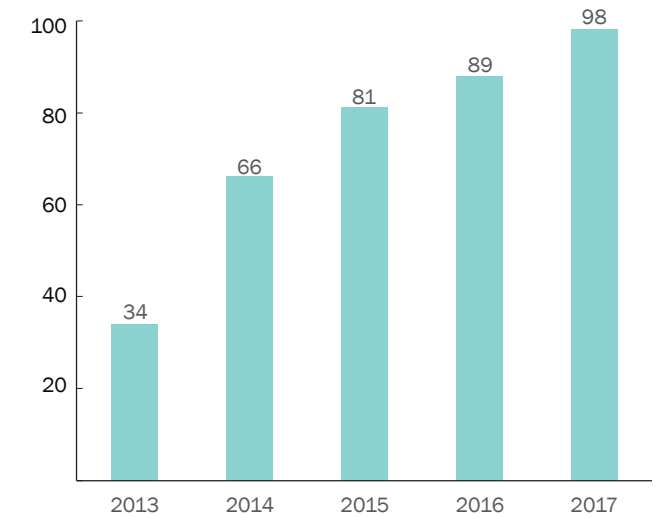
## The Archive

The Public Design Commission maintains an archive of projects reviewed by the Commission since 1902, documenting more than 7000 sites throughout New York City and providing a unique view into the history of the City's public works. Containing original documents, drawings, photographs, and architectural plans, the Archive informs the Commission's review of current projects and provides a valuable resource to other City agencies as well as to researchers from around the world.

*In 2017, the archive facilitated 98 research requests, including 49 requests from City agencies.*

In addition, the Archive holds special collections that were acquired by Commission members and staff. These photographs, postcards, letters, books, and artifacts provide additional insight into the history of the public spaces and buildings of New York City.

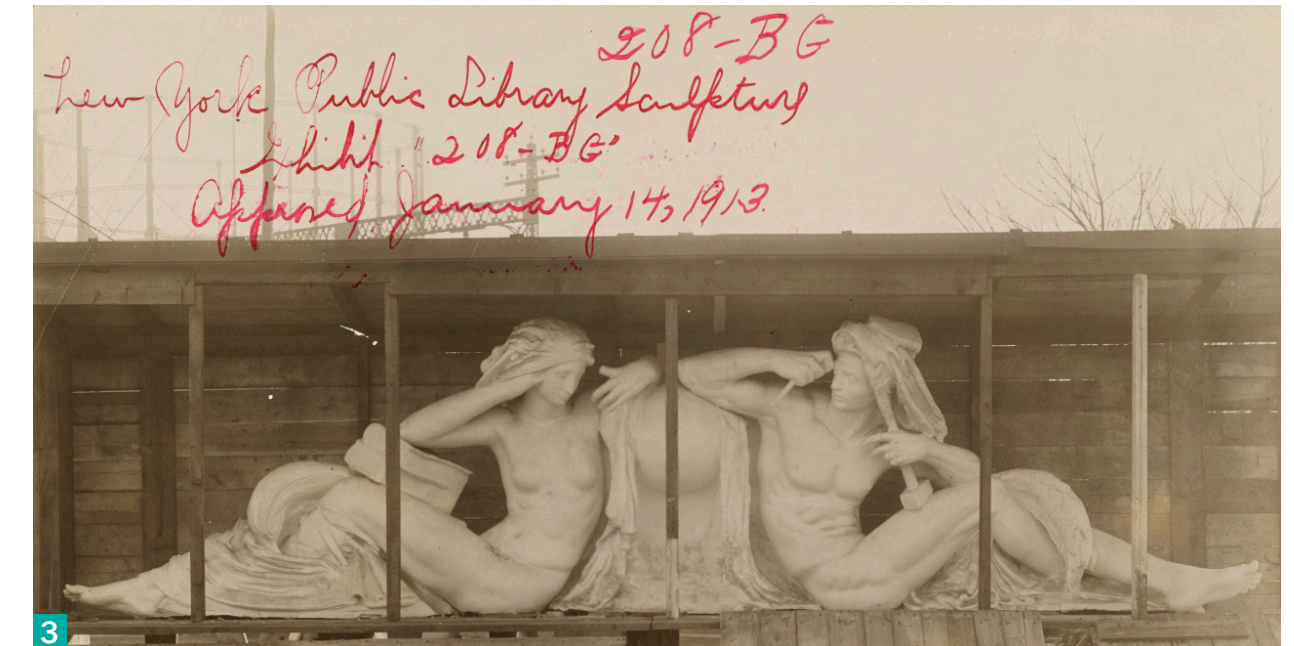
In 2017, the New York State Archives awarded \$17,215 to the Commission as part of the Local Government Records Management Improvement Fund. The grant was used to hire two inventory assistants who successfully inventoried over 180 cubic feet of project records in an effort to expedite record identification and retrieval, improve access to records and reduce over-handling of materials.



Research Requests by Year

*In 2017, the PDC began hosting and coordinating free tours of the archive for members of the public. 109 guests visited the Archive in this first year of the program.*

3. Sculptures for the pediments of the Fifth Avenue facade of the New York Public Library, approved January 14, 1913



# City Hall Tour Program

Since it was founded as the Art Commission by the 1898 City Charter, the Public Design Commission has been located within City Hall and has exercised curatorial advisory supervision over all works of art belonging to the City of New York. With its unique position and mandate, the Commission closely manages City Hall's collection of artworks, antiques, and decorative objects. The Commission also organizes regular tours to highlight the building's architectural history, function, and unique historic collection.

*In 2017, the PDC's volunteer docents led 200 tours for 4,371 visitors, including 39 public school groups. Through the PDC tour program, a diverse range of international tourists and New Yorkers from all boroughs were able to visit City Hall.*

Groups included 9/11 Memorial Volunteers, the American Institute of Architects, United Nations delegates, Special Citizens Futures Unlimited, Friends of Governor's Island, the Staten Island Senior Center, Princeton YWCA, On the Town Senior Program, Mental Health Leadership Conference, New York Social Justice Post Graduate Fellows, Office of Administrative Trials & Hearings Interns, Mayor's Office Interns, NYC Service Interns, ACS Summer Youth Employment, and DCAS Urban Fellows.



# Open House New York

Since 2013, PDC has participated in Open House New York Weekend, a program coordinated through Open House New York, a non-profit focused on providing unparalleled access to extraordinary architecture in New York City to broad audiences of residents and visitors alike.

*On Saturday, October 14th 2017, more than 1,000 visitors visited City Hall as part of Open House New York.*



# Commissioner Biographies

## Signe Nielsen

Signe Nielsen is the Landscape Architect member and President of the Public Design Commission. As founding principal of her firm for 25 years, she has designed and supervised the construction of more than \$240 million worth of projects, including waterfront parks, large campuses, urban design and transportation improvements, and corporate facilities in the United States and abroad. Her design work has received more than two dozen national design awards, has been published extensively in professional journals and books on landscape architecture and has been exhibited in New York, Washington, DC, and Chicago. A Fellow of the American Society of Landscape Architects, Signe holds degrees in Urban Planning from Smith College, in Landscape Architecture from City College of New York, and in Construction Management from Pratt Institute.

## Philip E. Aarons

Philip E. Aarons is a lay member and Vice President of the Public Design Commission and a partner at Millennium Partners, a developer of large-scale, mixed-use properties in major cities throughout the country. Prior to co-founding Millennium Partners in 1990, he was President of the real estate subsidiary of the General Atlantic Corporation, a pioneer in the construction of low-income housing. From early 1978 until 1983, Phil worked in the Koch Administration, first as an Assistant to the Mayor, and then, in mid-1979, as President of the Public Development Corporation overseeing projects including the South Street Seaport and Carnegie Hall restoration. An avid art collector, Phil is active on the boards of a number of cultural and civic organizations, including Friends of the High Line, where he is Founding Board Chair, Creative Time, MoMA PS1, Printed Matter, The Museum of Modern Art's Library Council, and Ballet Tech. Phil graduated from Columbia College where he majored in Art History and the Columbia University School of Law where he was an Editor of the Law Review.

## Laurie Hawkinson

Laurie Hawkinson is the architect member of the Public Design Commission. She is a partner at Smith-Miller + Hawkinson Architects (SMH+); Professor of Architecture at Columbia University's Graduate School of Architecture, Planning and Preservation; and serves on Columbia University's Professional Schools' Diversity Council. Previously, she taught at Georgia Institute of Technology's School of Architecture, Southern California Institute of Architecture, Yale University's School of Architecture, the Institute for Advanced Architectural Studies in Venice, Harvard University's Graduate School of Design, Parsons School of Design's School of Environmental Design, and the University of Miami's School of Architecture. She has served on the Space Planning Committee of Columbia's Manhattanville Campus and on the Dean Search Committee of Columbia University's Graduate School of Architecture, Planning and Preservation. She holds a Bachelor of Architecture from The Cooper Union, a Bachelor of Fine Arts from UC-Berkeley, a Master of Art in Department of Art Practice from UC-Berkeley, and was a recipient of the Whitney Museum's independent study fellowship.

## Manuel Miranda

Manuel Miranda is a lay member of the Public Design Commission and a graphic designer. His studio, MMP, works across an expansive media spectrum to make places and ideas visible, legible, and navigable to people. In addition to professional practice, Manuel is an adjunct faculty member in the graduate graphic design program at the Yale School of Art and Vice President of the AIGA New York board of directors. In 2015, he led a team that created the winning proposal for Van Alen Institute's "National Parks Now", a competition to imagine new audience engagement strategies at urban parks for the National Park Service. Previously, Manuel was a design director at 2x4, Inc., and a senior designer at Brand Integration Group at Ogilvy. He earned a BFA from The Evergreen State College in Olympia, WA, and an MFA in Graphic Design from the Yale School of Art.

## Richard W. Moore

Richard W. Moore serves on the Public Design Commission as the representative of the Brooklyn Museum, where he is a Trustee and a member of the Executive Committee of the Board and chairs its Building and Grounds Committee. A trusts and estates lawyer, Dick is of counsel in the Individual Clients department of the law firm of Day Pitney LLP. He currently serves as a member of the board of the Brooklyn Community Foundation and has also served on the boards of the HOPE Program, the Brooklyn Historical Society, and the Packer Collegiate Institute. Dick graduated from Harvard College and the University of Pennsylvania Law School.

## Susan Morgenthau

Susan Morgenthau serves on the Public Design Commission as the representative of the New York Public Library, where she has been a Trustee since 2010. She has been a co-Chair of the Library Council since 2004, and is a member of the NYPL's Program and Policy Committee, Audit Committee, Development Committee, Finance Committee, and the Privacy and Policy Working Group. Susan's volunteer activity outside of the Library includes serving on the board of the Lehman College Foundation, The Riverdale Nature Preservancy, as well as a founding board member and past president of the Friends of Van Cortlandt Park. She currently serves on the Friends of Horticulture Committee at Wave Hill, a public garden in the Bronx, and is President of the Riverdale Sanitation Corporation, a private sanitary sewer serving over 300 properties in the North West Bronx. Susan is a former Head Teacher at the Brearley School, and served in the admissions office both at Brearley and at the Fieldston Lower School. She is an alumna of Vassar College, where she received a BA in Philosophy, and completed her graduate work at the Bank Street College of Education.

## Ethel Sheffer

Ethel Sheffer serves on the Public Design Commission as the Mayor's Representative. She is an urban planner, civic and community leader, and educator. Ethel heads Insight Associates, a small consulting group providing research services and advice in community planning and development, land use, and collaborations among government, nonprofits, and the private sector. In the 1990s, she headed the Columbus Circle Tri-Board Task Force of Community Boards 4, 5, and 7 and the Riverside South Task Force. Ethel also served as President of the New York Metro Chapter of the American Planning Association from 2002 to 2008. She is a Board Member of the Citizens Housing and Planning Council and a member of the Municipal Art Society's Planning Committee, and she teaches in Columbia University's Graduate Planning Program.

## Dr. Merryl H. Tisch

Dr. Merryl H. Tisch serves on the Public Design Commission as the representative of the Metropolitan Museum of Art where she is a trustee. She is one of the nation's leading voices on education, having served at the helm of New York State's governing body for education from 2009 to 2016. As Chancellor of the New York State Board of Regents, Dr. Tisch was responsible for setting the State's education policy and overseeing both public and private education throughout New York. She currently holds a number of philanthropic and civic positions, including serving as co-chairperson of the Metropolitan Council on Jewish Poverty, a leading social services agency. Dr. Tisch also sits on the executive committees of The Washington Institute for Near East Policy and the Citizens Budget Commission. Additionally, she serves on the board of The International Rescue Committee, The Trust for Cultural Resources of the City of New York, and the Graduate School of Education's Board of Overseers at the University of Pennsylvania. Dr. Tisch earned a B.A. from Barnard College, an M.A. in Education from New York University, and received an Ed.D from Teacher's College, Columbia University.

## Staff Biographies

### Shin-pei Tsay

Shin-pei is a lay member of the Public Design Commission and the Executive Director of the Gehl Institute, a non-profit organization that works to improve the public realm. Previously she was the Deputy Executive Director of TransitCenter, a foundation committed to improving urban mobility. She founded and directed the cities and transportation research program and the Leadership in Transportation Solvency project at the Carnegie Endowment for International Peace, served as Deputy Director of Transportation Alternatives, Chief Operating Officer of Project for Public Spaces, was a founding member of the NYC office for ZGF Architects, and worked with Fortune 500 companies to develop Internet strategies. In 2010, she co-founded and directed Planning Corps, an organization that matches urban planners with community-based projects, whose work was selected for the U.S. Pavilion at the 2012 Venice Biennale for Architecture. Shin-pei currently serves on the Board of Directors for Transportation Alternatives and In Our Backyard, and holds a Bachelor of Arts in Government with distinction from Cornell University, and a Master of Science in Cities, Space, and Society from the London School of Economics and Political Science.

### Mary A. Valverde

Mary A. Valverde is the sculptor member of the Public Design Commission. She is an interdisciplinary artist who uses ephemeral materials to reflect upon sacred spaces and rituals and politics of production, exploitation, social roles, culture, and tradition. Mary teaches at Hunter, York, and the Cooper Union School of Art and was the 2011 MFA Lecturer at the ICA Philadelphia. She is the recipient of the University of Pennsylvania's Graduate School of Design's Full Dean's Diversity Fellowship and in 2010 received the Artist Fellowship, Inc., Individual Artist Award and the Mayer Foundation Grant. Mary's work has been exhibited at El Museo del Barrio, Queens Museum, Jersey City Museum, Momenta Gallery, Abrons Art Center, and Cuchifritos Gallery, among others. She received her MFA from the University of Pennsylvania and her BFA from the School of Visual Arts.

### Hank Willis Thomas

Hank Willis Thomas is the painter member of the Public Design Commission. Hank's work is in numerous public collections including MoMA, the Guggenheim Museum, the Whitney Museum of American Art, the Brooklyn Museum, the High Museum of Art, and the Museum of Fine Arts Houston. Hank has exhibited in galleries and museums throughout the United States and abroad, including Goodman Gallery in Johannesburg, Galerie Michel Rein in Paris, the Studio Museum in Harlem, and the Cleveland Art Museum. He is represented by Jack Shainman Gallery in New York City. Hank has acted as a visiting professor in the MFA programs at Virginia Commonwealth University, Maryland Institute College of Art, and ICP/Bard and lectured at Yale University, Harvard University, the Birmingham Museum of Art, and the Musée du Quai Branly in Paris. Hank earned a BFA from New York University and an MA and MFA from the California College of the Arts.

### Justin Garrett Moore

Justin is an urban designer and the Executive Director of the Public Design Commission. He has extensive experience in urban design and city planning—from large-scale urban systems, policies, and projects to grassroots and community-focused planning, design, and arts initiatives. At the Public Design Commission his work is focused on prioritizing the quality and excellence of the public realm, and fostering accessibility, diversity, and inclusion in the City's public landscapes, buildings, spaces, and art. He is a member of the American Planning Association, the Urban Design Forum, Next City's Vanguard, and is an Adjunct Associate Professor of Architecture, Planning, and Preservation at Columbia University's Graduate School of Architecture, Planning and Preservation.

### Keri Butler

Keri is the Deputy Director of the Public Design Commission. She holds a Masters' in Arts Administration from the Art Institute of Chicago and has nearly 20 years of experience in her field in both New York City and Chicago. At the Public Design Commission, Keri works closely with New York City agencies on the development and design of capital projects with a particular focus on citywide prototypes, adaptive reuse of historic structures, public art commissions, and art conservation projects. She has collaborated with City and State agencies along with private partners to conserve the City's art collection, including the City Hall portraits, large-scale sculptures, and WPA murals. Keri also oversees the Commission's special initiatives and events, including City Hall tours, panels, exhibits, and the Annual Awards for Excellence in Design.

### Grace Han

Grace is an urban planner with over a decade of experience managing capital and planning projects, focusing on programming, place making, and civic vitality. Her projects have included cultural institutions, university campuses, and waterfront open space and development. As the Director of Capital Projects, she oversees the design review process, working closely with agency liaisons. Grace received her Masters' in Urban Planning from Columbia University, where she has also taught, and has an undergraduate degree from Washington University in St. Louis.

### Rachel Guinn

Rachel is the Senior Project Manager at the Public Design Commission. Her prior experience has focused on the performance benefits of landscape and the infrastructure of urban environments. At the Design Commission, she reviews designs with a focus on landscape architecture, developed and manages a GIS database of PDC projects, manages the PDC Annual Report data, and coordinates with the Department of Transportation on the Street Design Manual. She holds Masters' Degrees in Landscape Architecture from the Illinois Institute of Technology and in Environmental Engineering from New York University. She received undergraduate degrees in Botany and in History of Art and Architecture from Miami University in Ohio.

## Rebecca Macklis

Rebecca is an urban designer and the Design & Special Projects Manager at the Public Design Commission. Her work is concentrated on design policy and regulatory design review of architecture and urban design projects, with a focus on affordable housing and mixed-use developments. She also manages the Commission's special projects such as site visits, the Annual Awards for Excellence in Design, and the *Designing New York: Quality Affordable Housing* initiative. Rebecca holds a Masters of Architecture in Urban Design from the Bartlett School of Architecture, University College London, a BA in Architecture and Anthropology, with a minor in American Culture Studies, from Washington University in St. Louis, and has been a guest lecturer and critic at Syracuse University and Columbia University's Graduate School of Architecture, Planning and Preservation.

## Jenna E. Miller

Jenna is the Urban Design and Policy Manager at the Public Design Commission. She is a LEED Accredited Professional in Building Design and Construction who co-founded Rued' Arch LLC and has managed a breadth of public and private projects with design/build and architectural firms in New York and Boston. Jenna holds a Master's Degree in Architecture from Columbia University's Graduate School of Architecture, Planning and Preservation and a B.A. in Architecture and Environmental Studies from Wellesley College and was an active voting member of committees that monitored architectural and campus planning at both institutions. At PDC, Jenna reviews designs and coordinates with agency liaisons; she also develops and contributes to a working knowledge and implementation of design and construction guidelines and initiatives with a focus on streetscape and security, and works to promote and develop strategies for improved excellence and quality of design in the City.

## Julianna Monjeau

Julianna is the Archivist and Records Manager of the Public Design Commission. She holds a Master's Degree in Archives & Public History from New York University. At the Public Design Commission, she manages the accession and preservation of all public records reviewed by the Commission and provides research services. She also manages the digitization of Design Commission records and posts selections of digitized records on our Tumblr and Flickr accounts. She is a member of the Society of American Archivists, Mid-Atlantic Regional Archives Conference, and the Archivist's Roundtable of the Metropolitan New York.

## Mary Beth Betts

Mary Beth Betts is the Tour Manager at the Public Design Commission. She plans tours of New York City Hall, manages a team of four docents, and researches the diverse history of City Hall and its collections. She is an architectural historian and has worked at the New York City Landmarks Preservation Commission, The New-York Historical Society and taught architectural history at The Irwin S. Chanin School of Architecture, The Cooper Union. She organized exhibitions on McKim, Mead & White, and New York City Hall and has published essays on Cass Gilbert, New York City Hall and the New York City waterfront. Mary Beth holds a Ph.D. in Art History from the Graduate Center, CUNY and a B.A. in Art History from the University of Virginia and is active in the Society of Architectural Historians and the Vernacular Architecture Forum.





NYC Public Design Commission  
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[nyc.gov/designcommission](http://nyc.gov/designcommission)