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2025 AIA Fellowship

Candidate Georgeen Theodore
Organization Interboro Partners
Location Brooklyn, New York
Chapter AIA New York State; AIA Brooklyn

Category of Nomination

Object 1 (Design, Urban Design, Preservation) > Urban Design

Summary Statement

Looking closely at what is already there, and developing beautiful, pragmatic and surprising forms of reuse and transformation at different scales, Theodore models a visionary, responsible, sustainable, and community-based practice of urban design.

Education

Harvard University Graduate School of Design, 2000 - 2002, Master of Architecture in Urban Design with Distinction

Rice University, 1988 -1994, Bachelor of Architecture

Rice University, 1988 - 1992, Bachelor of Arts (Major: Architecture; Minor: Art and Art History)

Licensed in:

New York State

Employment

Interboro Partners (Brooklyn, New York) 2002 - present

Ehrenkrantz Eckstut & Kuhn Architects (New York, New York), 2003 - 2005

Peterson/Littenberg Architecture & Urban Design (New York, New York), 2002 - 2003

Harvard Planning and Real Estate (Cambridge, Massachusetts), 2001

Eric R. Kuhne & Associates (London, England), 1997 - 2001

Eric R. Kuhne & Associates (New York, New York), 1995 - 1997

Ricardo Bofill, Taller de Arquitectura (Barcelona, Spain), 1992 - 1993

Hasmukh C. Patel, Architect (Ahmedabad, India), 1991

30 September 2024

Carl D'Silva, FAIA
Chair, 2025 Jury of Fellows
American Institute of Architects

RE: Georgeen Theodore, AIA

Dear Jury Chair D'Silva and Jury of Fellows,

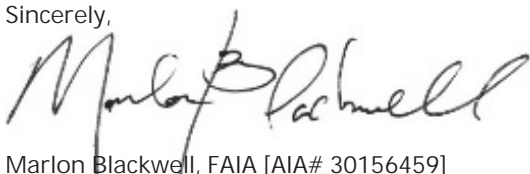
It is a great privilege to offer my sponsorship of an extraordinary candidate, Georgeen Theodore, AIA, for elevation to the AIA College of Fellows in Object 1 for Urban Design. I first met Georgeen when we served on the jury of the Design Center in a Box Competition together in Detroit in 2018 and quickly recognized her exceptional ability to converse fluidly between architecture, landscape architecture, and urban design both as a practitioner and as an educator. I invited her to the Fay Jones School of Architecture to give an all-school lecture that same year, after which we kept in touch, reconnecting in person at Yale in 2021. This rare combination has made her an internationally recognized design leader, directing the exceptional architecture, urban design, and planning firm Interboro Partners based in Brooklyn, New York, that leverages and reimagines existing resources through unexpectedly powerful design solutions while earning national and international recognition. In the same way my own practice has deliberately focused on public projects that serve the greater good, Georgeen's practice does so while advocating for equity and inclusion in the built environment, setting a timely and important example for the profession.

Looking closely at what is already there, and developing beautiful, pragmatic and surprising forms of reuse and transformation at different scales, Georgeen models a visionary, responsible, sustainable, and community-based practice of urban design. I am particularly impressed with her work in Detroit, where she advocates for underserved communities traditionally excluded from design and planning processes. Her projects for the City of Detroit have revolutionized community participation and co-design, simultaneously affecting public policy and receiving significant design awards, including an AIA National Regional and Urban Design Award for her Campau Davison Banglatown Neighborhood Framework Plan. Her impact on urban design practice and discourse in Detroit is evident in a range of projects completed over the last twenty years that have elevated neighborhood planning through design excellence. Timely and poignant, her 'After School' program strategically reimagined nearly 70 historic vacant schools, illustrating her innovative approach to recycling and reuse at a civic scale.

Clearly unafraid to address the most difficult issues of our time, Georgeen has established a new lexicon of innovative, multi-scalar, community-based climate adaptation strategies, further evidence of her democratic approach to design solutions. Her large-scale regional strategies are initially deployed and tested through small-scale projects driven by local needs. Among her most impactful solutions to address climate change are cooling stations such as 'Refreshing Waters' in the Bronx, that included a monumental bench, misting, fans, and community-led programming for heat-vulnerable senior citizens. The importance of this work has been widely recognized through design competitions, awards, and by their inclusion in public policy.

Through education, writing, and the breadth of her outstanding design work, Georgeen has clearly established herself as a leading voice in our profession, while serving on design juries and sharing her powerful work in numerous invited lectures. Balancing her work as an acclaimed and committed practitioner and educator, Georgeen is one of the few architects who has the conceptual agility, in both word and deed, to navigate all aspects of design – formal, technological, environmental, typological, and even public policy - all to the great benefit of the urban condition, making people's lives better as a direct result. I trust her portfolio, letters of support, and numerous accomplishments will bear evidence to all I've mentioned and will be well received by your critical eyes. It is with great personal pride and enthusiasm that I offer my sponsorship of Georgeen Theodore, AIA, for elevation to the College of Fellows of the American Institute of Architects for Design.

Sincerely,



Marlon Blackwell, FAIA [AIA# 30156459]
Principal & Recipient of the 2020 AIA Gold Medal

1 Summary of Achievements

Object 1: Urban Design

An internationally recognized design leader

Theodore co-founded **Interboro Partners**, the Brooklyn-based architecture, urban design, and planning firm. The practice has focused deliberately on public projects that foreground equity and inclusion in the built environment. Interboro's participatory, place-specific approach to design is based on good listening, keen observation, and productive community engagement. Theodore and her firm have won over twenty significant design awards and competitions.

At Interboro, Theodore leads the coordination and design of complex urban projects that involve many diverse stakeholders, infrastructures and ecosystems. She leads Interboro's ongoing neighborhood planning and urban design projects in New York City, Detroit, and Athens, Greece.

As a full professor with tenure at **New Jersey Institute of Technology** in Newark, she has worked with students, advocates, and local leaders on urban design projects that focus on community building and social inclusion in urban development and climate adaptation. In twenty years of teaching, she has taught and mentored nearly 700 students, many of whom are first-generation students.

Pioneering recycling and reuse

In her groundbreaking temporary public space projects—**Lentspace**, **Commonplace**, **RestStop**—Theodore created memorable public spaces and new forms of shared, civic experiences with extremely low budgets through deploying smart techniques of borrowing, bartering and gift-exchange. These projects demonstrated novel methods of recycling and reuse, and established Theodore as a leading designer of her generation. **Holding Pattern**, **winner of MoMA's Young Architect's Award**, set a new standard in the annual program, by not only recycling all components and materials of the temporary installation, but by proactively "precycling." Since setting the agenda in this early work, Theodore has continued to seek out work specifically in low-growth or no-growth environments to test the potential of planning and design in the absence of major development or investment. Over the past two decades, she has made a significant impact on urban design practice and discourse in Detroit, working in collaboration with the City and community groups on a range of projects and setting the standard for design excellence in neighborhood planning. In **After School**, Theodore led the strategic reimagining of the City's nearly 70 historic vacant schools. The project was the **sole Urban Design awardee of the 2024 AIANY Awards program**.

Looking closely at what is already there, and developing beautiful, pragmatic and surprising forms of reuse and transformation at different scales, Theodore models a visionary, responsible, sustainable, and community-based practice of urban design.

Innovating multi-scalar climate adaptation strategies

Theodore has pioneered community-driven climate adaptation strategies that have been widely recognized through competitions, awards, and inclusion in policy. Her innovative approach is based on designing long-term regional approaches that are strategically paired with community-driven, shorter-term, implementable place-making projects. Beginning with **Living with the Bay (winner of the international Rebuild by Design competition and 125 million dollars of CBDG funds)**, she developed a regional resiliency plan that aligned with local needs. In her multi-year partnership with NYC Department of Health, Theodore created a new approach for the Department's place-making program, linking short-term, community identified sites and needs with longer-term planning projects. Her groundbreaking cooling station, **The Refreshing Waters (winner of AIA national and AIANY awards)**, set a new standard for the City. Theodore developed a similar approach for the City of Athens, Greece. Her highly publicized **Misting Arcade** addresses the urgent need to provide cooling spaces for the elderly and other vulnerable populations. As an advisor for Athen's regional water authority, she is developing the regional stakeholder engagement and education strategy for the **EU-funded Hadian's Aqueduct** initiative.

Advocating for underserved constituencies through groundbreaking co-design

Reuse and adaptation are two aspects of a responsible urban design practice. However, for Theodore the most important part of working on improving our cities is to work with communities, particularly those that have been traditionally excluded from design and planning processes. Through her widely recognized projects for the City of Detroit, Theodore set the standard for identifying and serving historically unrecognized constituencies. In **However Unspectacular**, **winner of the Shrinking Cities international competition**, she advocated for "blotters," Detroit residents who had expanded their lots. Subsequently, she has collaborated with the City on many projects, including the **Campau Davison Banglatown Neighborhood Framework Plan (AIA National Regional and Urban Design Winner, APA Award Winner, LISC winner)**; Theodore's leadership resulted in policy that strengthens resident-led practices of taking care of vacant land. Theodore is a pioneer in participation and co-design, as demonstrated by the **"You Can Plan on It" Ice Cream Truck (featured on the cover of Architect Magazine)**. She is co-author of **The Arsenal of Exclusion & Inclusion**, which is currently going into its third printing.

2.0 Curriculum Vitae

Georgeen Theodore, AIA

EDUCATION

Master of Architecture in Urban Design with Distinction, Harvard University Graduate School of Design, 2002

Bachelor of Architecture, Rice University, 1994

Bachelor of Arts, Rice University, 1992
Major: Architecture; Minor: Art and Art History

Licensure and Certifications:
Registered Architect, New York State, 2001 - present

Certificate in Small Business Entrepreneurship, Boston University's Entrepreneurial Management Institute, 2017



PROFESSIONAL EXPERIENCE

Founder and Principal, **Interboro Partners**, Brooklyn, New York, 2002 - present

Associate, Senior Designer, **Ehrenkrantz Eckstut & Kuhn Architects**, New York, NY, 2003 - 2005

Senior Urban Designer, **Peterson/Littenberg Architecture & Urban Design**, New York, NY, 2002 - 2003

Researcher, **Harvard Planning and Real Estate**, Cambridge, Massachusetts, 2001

Associate, Project Manager, **Eric R. Kuhne & Associates**, London, England, 1997 - 2001

Associate, Project Manager, **Eric R. Kuhne & Associates**, New York, New York, 1995 - 1997

Designer, **Ricardo Bofill, Taller de Arquitectura**, Barcelona, Spain, 1992 - 1993

Designer, **Hasmukh C. Patel, Architect**, Ahmedabad, India, 1991

ACADEMIC APPOINTMENTS

New Jersey Institute of Technology, College of Architecture and Design, Newark, NJ

Professor with Tenure, 2018 - present

Associate Professor with Tenure, 2011 - 2018

Assistant Professor, 2005 - 2011

Coordinator, Master of Urban Design Program, 2021-present; Director, Master of Infrastructure Planning Program, 2010 - 2021

University of Syracuse School of Architecture, New York City Program, New York, NY
Richard Gluckman Visiting Critic, 2021

Lawrence Technical University, College of Architecture and Design, Southfield, MI
Critical Practice / Master Practitioner Studio (with Tobias Armbrorst and Daniel D'Oca), 2013

Bauhaus Kolleg XIII, Dessau, Germany
Visiting Professor, 2012

Ohio State University, Knowlton School of Architecture, Columbus, Ohio
Herbert Baumer Visiting Studio Professor, 2012

Bauhaus Summer School, Dessau, Germany
Workshop Leader, 2009

University of Pennsylvania, PennDesign, Philadelphia, Pennsylvania
Lecturer, 2004

Harvard University Career Discovery Program, Cambridge, MA
Instructor in Urban Planning and Design, 2002

2.1 Significant Work

Pioneering recycling and reuse

Theodore's pioneering temporary public space project-**LentSpace**, **Holding Pattern**, **Rest Stop** and **Commonplace**- were groundbreaking for their recycling and reuse of materials. All projects had very low budgets and by tapping into existing flows of materials, she was able to “do more with less.” Her research-based approach to temporary tree planting set a new, replicable standard. She set up exchanges and relationships with new actors, bringing new people and organizations into design projects.



LentSpace, New York, NY, 2009
Principal in Charge and one of the lead designers of the design and construction of a temporary park, tree nursery and exhibition space for large sculptures in Lower Manhattan.
Commissioned by The Lower Manhattan Cultural Council.



Holding Pattern, New York, NY, 2011
Principal in Charge and one of the lead designers of the design and construction of a temporary public space and shade structure at MoMA PS1. Self-initiated three-month long series of community-based events and programs.
Commissioned by The Museum of Modern Art and MoMA PS1, after a two-phased, invited design competition. AIA NY Urban Design Merit Award (2012)



Commonplace, Venice, Italy, 2012
Principal in Charge and one of the lead designers of the design and construction of a public space and the outdoor program area in the courtyard of the US Pavilion at the 2012 Architecture Biennale, Venice, Italy.
Commissioned by Cathy Lang Ho, Commissioner and Curator of the 2012 US pavilion, and the Institute for Urban Design. Special Jury Mention, 2012 Architecture Biennale, Venice, Italy



Rest Stop, New York, NY, 2013
Principal in Charge and one of the lead designers of the design and construction of a temporary park on Manhattan's Lower East Side. 2013.
Commissioned by the Lower Manhattan Cultural Council, Hester Street Collaborative, Good Old Lower East Side (GOLES), Committee Against Anti-Asian Violence (CAA AV), Lower East Side Ecology Center and the Two Bridges Housing Council, through an invited, competitive RFP process.

“Interboro is interested in creating elegant and unpretentious spaces with common materials. Their work has both a modesty and a commitment quite at odds with the luxury and complex computer-generated form that has prevailed in the city in recent years.”

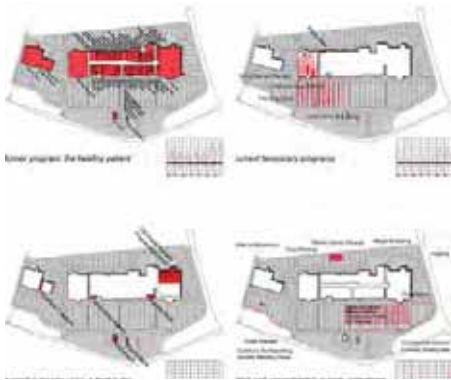
Barry Bergdoll, Chief Curator of Architecture & Design, The Museum of Modern Art (MoMA), 2007-2014

2.1 Significant Work

Pioneering recycling and reuse

Reimagining and repurposing abandoned and underused spaces

Theodore's early project to reimagine a "dead mall" was radical, simple, and ahead of its time from a sustainability perspective: instead of demolishing an existing building, she looked closely at how people used it to find clues for its reuse. Her continued commitment to working in places and on buildings for which there is little market demand but major impact on local communities has little precedent in urban design.



In the Meantime: Life with Landbanking,

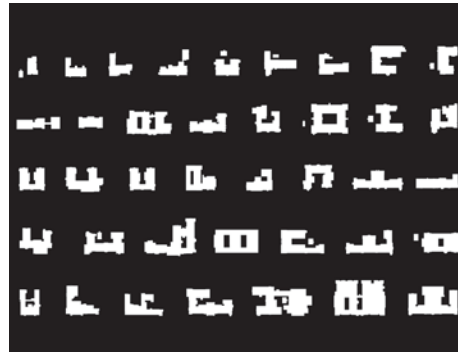
Dutchess, NY, 2002-2009

One of the lead designers of a competition-winning research and design project about the incremental transformation of an abandoned shopping mall.

Phase One funded by the Los Angeles Forum for Architecture and Design.

Phase Two commissioned by the Walker Art Center and the Heinz Architectural Center at the Carnegie Museum.

First Prize, Dead Malls International Design Competition, LA Forum for Architecture



After School: Detroit Vacant Schools Disposition Strategy,

Detroit, MI, 2019 – 2021

Principal in Charge of the comprehensive analysis, assessment, and reuse strategies for 63 vacant school properties located across Detroit.

Commissioned by the City of Detroit Planning and Development Department and Detroit Public Schools Community District.

AIANY Design Award – Urban Design Merit Award (2024)



Strong School Redevelopment and Market Feasibility Study,

New Haven, CT, 2021 – 2022

Principal in Charge of urban design analysis, building assessment, and adaptive reuse plan for the historic Horace H. Strong School. The study has led to \$7.5 million of investments in the neighborhood's commercial corridor.

Commissioned by the City of New Haven and Preservation Connecticut.



Medina Art Park and Canal Route,

Medina, NY

Principal in Charge of the rehabilitation of an Erie Canal aqueduct, and the design of a series of rest spaces along the canal trail and a landscape park on the site of a former concrete plant. Conceptual design through construction administration.

Commissioned by the New York Power Authority. In progress since 2022.

“And the best architecture can be light on its feet.”

Michael Kimmelman, architecture critic of *The New York Times*, in reference to Theodore's project “In the Meantime, Life with Landbanking,” a reimagining and reuse of a “dead mall.”

2.1 Significant Work

Innovating multi-scalar climate adaptation strategies



Rebuild by Design: Grassroots Regionalism / Living with the Bay, NY Metropolitan Region, 2013 – 2018
Principal in Charge of a large, multidisciplinary, international team and responsible for delivery of a regional resiliency plan and development of site-specific solutions in collaboration with government and community partners.
Commissioned by the United States Department of Housing and Urban Development (HUD).
--Winner of the multi-phased juried international competition Rebuild by Design Competition, \$125 million Community Development Block Grant for the planning and implementation of Living with the Bay (2014)



Southern Boulevard Place-making Initiative and The Refreshing Waters, Bronx, NY, 2019-2022
Principal in Charge of a cooling station, including a monumental bench, misting, fans, and community-led programming.
Commissioned by NYC's Department of Health's Active Design/Center for Health Equity and Community Wellness
--AIA National Award – Small Project Award (2024)
--AIA NY Design Award – Projects Honor Award (2024)

“Georgeen designed and led the most extensive community engagement plan to ever take place in Athens, allowing us to incorporate a variety of perspectives into one of our urban resilience strategy's landmark projects. This bottom-up co-designing process anchored a €500,000 technical assistance grant and a €5,000,000 loan by the European Investment Bank (EIB) for four Nature-based Solution projects, the first ones ever designed for the city.”

Dr. Eleni (Lenio) Myrivili, Deputy Mayor for the City of Athens (2016-2019); Global Chief Heat Officer, UN-Habitat

Theodore's bold decision to focus on low- and medium-density, low- and medium-income communities in the international Rebuild by Design initiative established a new lexicon of community-based climate adaptation strategies. Theodore's innovative design approach is rooted in developing large-scale regional strategies that are **jump-started with implementable, locally-identified projects and places.** Her innovative and surprisingly simple cooling stations have set a new international standard in climate adaptation.



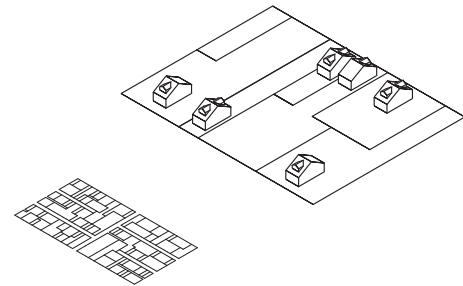
Misting Arcade, A Cooling Station for Avdi Square
Athens, Greece, 2023
Principal in Charge of the design and installation of an outdoor cooling station in Avdi Square in Athens, Greece. Done in collaboration with an international group of students.
Commissioned by DoMA and the ARSI-NOE Project. 2023.
--Featured on ArteTV “45 degrees: Athens and the extreme heat”



Lycabettus Engagement Strategy; Hadrian's Aqueduct Tree Room
Athens, Greece, 2018-2023
Principal in Charge of developing and implementing a stakeholder engagement strategy and tools for the future use and preservation of one of the last remaining urban forests in the City.
Commissioned by the City of Athens

2.1 Significant Work

Advocating for underserved constituencies



However Unspectacular: The New Suburbanism / Improve Your Lot!

Detroit, MI 2004 – present

One of the lead designers of a competition-winning research and design project about the large-scale, bottom-up transformation of Detroit in the context of a shrinking population. Contribution to multi-part exhibition and publication project.

Initially funded by the German Federal Cultural Foundation (Kulturstiftung des Bundes), Bauhaus Dessau Foundation and Archplus Magazine.

--First Prize for *However Unspectacular Shrinking Cities International Research and Design Competition* (2005)

--49 Citations on Google Scholar



Published in:

--*Cities Growing Smaller* (2008)

--*Verb: Crisis* (2008)

--*Young Architects 7: Situating* (2006)

--*Shrinking Cities: Volume 2: Interventions* (2005)

--*Archplus* (2005)

Exhibited at:

Liebfrauenkirche, Duisburg, Germany, (2008)

--*Deutsches Architekturmuseum, Frankfurt, Germany, (2007)*

--*Cleveland Urban Design Center, Cleveland, Ohio (2007)*

--*Site Gallery, John Moores University, Liverpool, England (2007)*

--*Museum of Contemporary Art Detroit (2007)*

--*Pratt Manhattan Gallery, New York (2006)*

--*Museum of Contemporary Art, Leipzig, Germany (2005)*

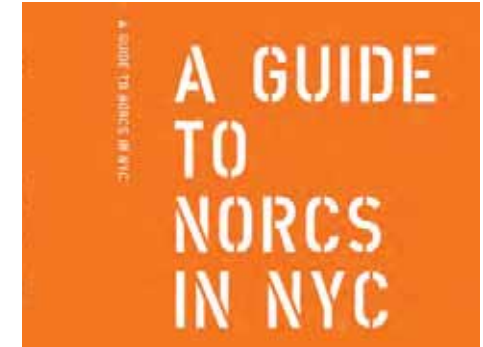
Looking closely and ethnographically at existing uses and practices, Theodore's ability to "make visible" through drawings, diagrams, and other visualizations has enabled her to valorize the needs and desires of underserved and overlooked communities. Her advocacy for long-time residents in Detroit, NYC garment workers, and aging-in-place senior citizens has resulted in policy changes, grants, initiatives, and/or investments that have strengthened the causes of vulnerable groups.



What's Going on in the Garment District? New York, NY, 2009-2010

One of the lead designers of an illustrative report and website presenting research about how Manhattan's garment industry works and why it's an integral part of New York City's economy, identity, and sense of place. The project resulted in the City of New York maintaining protective zoning in the Garment District.

Commissioned by the Design Trust for Public Space and the Council of Fashion Designers of America; funded by the Design Trust for Public Space through a Design Trust Fellowship



NORCs in New York City, New York, NY, 2008-present

One of the lead designers of an independent research project on Naturally Occurring Retirement Communities in New York City's limited-equity housing cooperatives. 2008 – present
Partially funded by The New York State Council on the Arts.

Published in:

--*Urban Omnibus* (2021 and 2010)

--*Harvard Design Magazine* (2015)

--*Thresholds, Journal of the MIT Department of Architecture* (2012)

2.1 Significant Work

Advocating for underserved constituencies:

A national leader in neighborhood planning and community engagement

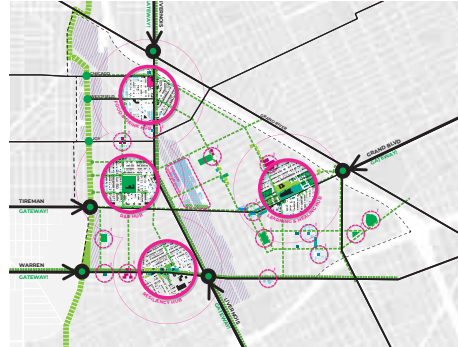


Campau/Davison/Banglatown Neighborhood Framework Plan, Detroit, MI, 2017 to 2019

Principal in Charge of the development of a neighborhood plan for the Campau Davison Banglatown area in Detroit, including streetscapes and connectivity, open space and community nodes, and housing, rehabilitation, and economic development.

Commissioned by the City of Detroit Planning and Development Department.
--AIA National Award – Regional & Urban Design (2020)

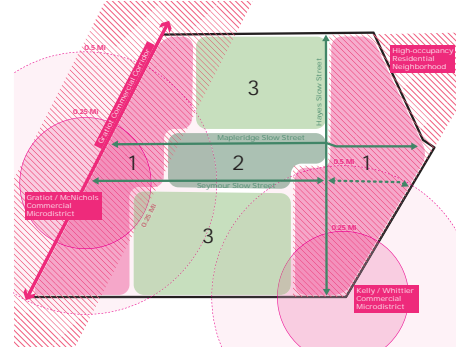
--American Planning Association National Planning Achievement Gold Award (2020)
--Detroit Local Initiatives Support Corporations (LISC) Community Strategy of the Year Award (2019)



Midwest-Tireman Neighborhood Framework, Detroit, MI, 2022 - 2024

Principal in Charge of the planning, engagement, and design of the project. The framework is a broad, community-driven vision to strengthen and revitalize the neighborhood. Theodore led a design that foregrounds the hubs and nodes where community members are already investing. The design strategically makes visible the places that stakeholders value most. **Using the report as a resource, community organizations have secured over \$3 million in new grants to advance their projects.**

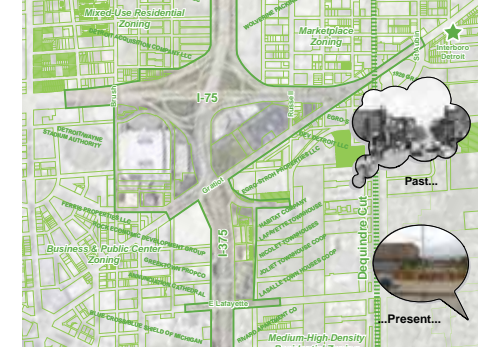
Commissioned by the City of Detroit Planning and Development Department.



G7 Neighborhood Framework Plan Implementation, Detroit, MI, 2022-2024

Principal in Charge of a neighborhood stabilization strategy for low-density areas in the Gratiot / 7 Mile area of Detroit, focusing on land-based pilot projects and programs for Mapleridge, a high-vacancy neighborhood within the planning area.

Commissioned by the City of Detroit Planning and Development Department.



I-375 Reconnecting Communities Zoning and Land Use Study, Detroit, MI, 2024 to present

Principal in Charge of engagement, design and planning of the project. This project complements the MDOT-sponsored conversion of I-375 from a highway to a boulevard. The highway, completed in 1964, destroyed the Black communities of Black Bottom and Paradise Valley. Centering community engagement and urban analysis, Theodore is leading the effort and is working directly with community members to develop a zoning and land use plan that reflects local interests and desires, *Commissioned by the City of Detroit Planning and Development Department.*

2.1 Significant Work

Advocating for underserved constituencies: A groundbreaker in participation and co-design

Theodore's multi-disciplinary background working in architecture, urban design, and planning, as well as her ethnographic, people-centered approach, led to her groundbreaking participation and co-design processes. Rather than "checking a box" for engagement, she has developed innovative feedback processes that bring the needs and ideas of users into the design.



Natural Playscape,
St. Louis, Missouri, 2021

One of the lead designers of the transformation of a twenty-acre lawn into a restored natural environment with nine unique activity areas connected by a network of trails and paths. Theodore and her team developed a notable co-design process in which kids developed initial sketches that were ultimately translated into what was built. *Commissioned by Forest Park Forever, and done in collaboration with St. Louis youth.*



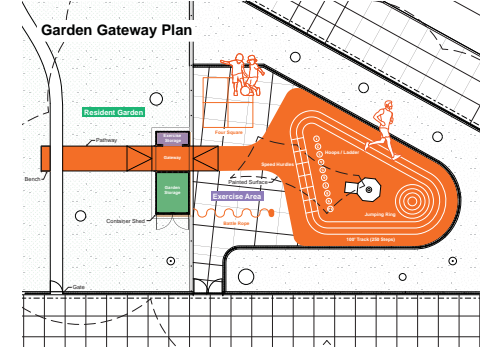
East Harlem Sound Refuge,
New York, NY, 2022 - 2023

Principal in Charge of the design, prototyping and installation of a series of co-designed sound "pods" for the playground of PS 112, an elementary school serving neuro-sensitive students that is located immediately adjacent to the FDR drive in East Harlem. Theodore led an innovative engagement process with students and teachers that directly shaped the built work. *Commissioned by the New York City Department of Health and Mental Hygiene and done in collaboration with the PS 112 community.*



Sign Ordinance Assessment and Design Services, Detroit, MI 2016 - 2018

Principal in Charge of the planning, engagement, and design process to update the City's ordinance and create a user's guide to signage. As a result of Theodore's leadership, the updated sign ordinance recognizes historic and contemporary hand-painted signs and has policies to protect them. *Commissioned by the City of Detroit Planning and Development Department*



The Garden Gateway,
Bronx, NY 2021-2023

Principal in Charge of the co-design and construction of a community-led micro-project at a New York City Housing Authority (NYCHA)-owned property. This 1,750-sf intervention includes the transformation of a paved area into an adult exercise space, and a gateway pavilion that creates a new entry into an existing community garden and storage for exercise equipment and gardening tools. *Commissioned by the Center for Court Innovation's Neighborhood Safety Initiatives (NSI)*
--AIA National Award – Small Project Design Knowledge Community Grant (2020)

2.1 Significant Work

Advocating for underserved constituencies: Spotlight on *The Arsenal of Exclusion & Inclusion*

The Arsenal of Exclusion & Inclusion

In 2017, Theodore published *The Arsenal of Exclusion & Inclusion* with co-authors Tobias Armbrorst and Daniel D'Oca. The 459 page book examines some of the policies, practices, and physical artifacts that have been used by planners, policymakers, developers, real estate brokers, community activists, and other urban actors in the United States to increase or decrease access to urban space. The book includes edited contributions by others,

To research, write, and publish the book, Theodore received two highly competitive **Graham Foundation** grants (one for each edition); she also received a **NYSCA** grant to exhibit New York specific material at the AIANY's Center for Architecture (see next page).

The highly influential volume has been reviewed in *The New York Times* and is included in *Buildings in Print: 100 Influential & Inspiring Illustrated Architecture Books* (2021) alongside Le Corbusier's *The City of Tomorrow*.

Theodore has been commissioned to present the Arsenal at a number of international architecture exhibitions for which she has created site-specific, bespoke installations, including at:
--The Japanese Pavilion at the Venice Biennale (2018),
--Lisbon Architecture Triennale (2016),
--Bi-City Biennale of Urbanism/Architecture Shenzhen (2015)

Special bespoke illustrative features were commissioned by:
--Metropolis Magazine ("All Access City"),
--Cabinet Magazine ("Inventory / Banned in the USA")
--Bauwelt ("Instrumente der Exklusion"),
--Esquire Magazine ("The U.S. of Them")

The research led to the **Battle for the Beach**, which focuses on access to the New Jersey shore. (See next page).
--**Inclusion in 100 Influential & Inspiring Illustrated Architecture Books**
--*In 248 libraries worldwide (libcitations)*
--*32 Citations on Google Scholar*
--*Second edition out of print*

Theodore and her co-authors literally wrote the book on access and inclusion in the built environment. The acclaimed publication is highly cited and is currently going into its third edition.



"The Arsenal is also a guide to modes of resistance, and thus an implied manifesto about how we can address architecture's complicity with social exclusion. The book is as important for architects to have on their desks as any building code—whose mechanisms it reveals along the way."

Aaron Betsky, review of *The Arsenal of Exclusion & Inclusion* for *Architect Magazine*.

"This is a call to action."

Allison Arieff, review of *The Arsenal of Exclusion & Inclusion* for *The New York Times*

"Interboro's publication arms citizen activists and urbanists with greater knowledge about the forces at work in the cities."

Mimi Zeiger, review of *The Arsenal of Exclusion & Inclusion* for *Metropolis Magazine*

2.1 Significant Work

Advocating for underserved constituencies: Spearheading access and inclusion through public education

Through her distinct, playful, research-based visualizations, Theodore has brought central issues of access and inclusion into the public's imagination through public exhibitions.



Open City: Community

Sub-curator and one of the lead designers of the 2009 International Architecture Biennale Rotterdam **Open City** Theodore and her partners were responsible for the American section of the show and developed a 100' + long mural depicting community in America; a dual-channel video documenting progressive architecture projects that foster access to the built environment; and an archive of policies, institutions, and phenomena that foster and restrict access to the built environment. This project led to the book *The Arsenal of Exclusion & Inclusion*.
--Exhibition at the Netherlands Architecture Institute, 2008-2009



Battle for the Beach

One of the lead designers of a large-scale tableau about beach access in New Jersey. Theodore presented the work in dialogue with the curators at the Biennale in Shenzhen. 2015
Commissioned by the curators of "Radical Urbanism: Re-Living the City" for the 2015 Shenzhen Bi-City Biennale of Urbanism/Architecture
--Excerpts published in *"Six 'Weapons' Cities Use to Keep You off (or on) the Beach," Next City (2017)*.
"Shore Wars: The Emperor Strikes Back," e-flux architecture, Future Public (September 2017).



The Arsenal of Exclusion & Inclusion: New York Edition

One of the lead designers of an invited solo exhibition at the Center for Architecture. Theodore presented a selection of New York-specific entries from **The Arsenal of Exclusion & Inclusion**, along with a large illustration, key map, and a single MTA NYC transit bench with armrests. Theodore created the artful window signage.
Commissioned by the Center for Architecture, New York, New York. 2018



Contested Maintenance at the Patterson Houses

One of the lead designers of a large mural about the story of maintenance and care at the NYCHA Patterson Houses in the South Bronx, in collaboration with the illustrator Richard A. Chance.
Commissioned by the Curators of "The Great Repair," Akademie der Künste, Berlin, Germany
--Exhibited at *"The Great Repair," Akademie der Künste, Berlin, Germany (2023-2024)*; *The Pavillon de l'Arsenal, Paris, France, (March-May 2024)*; *Patterson Houses, Bronx, New York (June-July 2024)*
--Published in *Archplus Journal for Architecture and Urbanism (2023)*
--New York State Council on the Arts Project Grant (2023-2024)

2.1 Significant Work

Mentoring the next generation of urbanist architects

A recognized leader

In addition to NJIT, she has held invited visiting positions at University of Syracuse, Lawrence Technical University, and Ohio State University.

She has created 40 unique studios and seminar courses to help architecture students develop the skills to tackle critical urban challenges in the built environment.

Preparing the next generation of architects

Theodore's teaching provides students with the skills and perspective to tackle complex urban design and planning challenges. Her award-winning semester-long, three-phase studio approach guides students from analyzing the city, to creating frameworks for structuring urban change, to designing specific

ic, implementable design proposals. Theodore's students gain, at a minimum, the skills to work in an office on an urban scale project: they have core competencies in mapping, diagramming and developing design frameworks at a district scale or larger. Theodore's students develop an expanded view of the forces influencing the production of architecture, but also a more optimistic view of how architecture can shape the built environment to be better, more equitable, and more accessible.

Creating partnerships and "real-world" experiences for students

Through her studios and seminars, she has developed project partnerships with municipalities and organizations such as the City of Newark, the City of Athens (Greece), the Municipality of Lima (Peru), 100 Resilient Cities, Rebuild by

Theodore is an influential voice in architectural education. As a full professor with tenure at New Jersey Institute of Technology in Newark, NJ she has worked with students, advocates, and local leaders on urban design projects that focus on community building and social inclusion in urban development, industrial revitalization, post-disaster planning and rebuilding, and climate adaptation. Her award-winning urban design curriculum has helped architecture students develop the skills to tackle critical urban challenges in the built environment. In her 20 years of teaching, she has taught approximately 700 students, the majority of whom are female, first-generation college students and who are today literally changing the face of the profession.

Design, Bloomberg Associates, MCJ Amelior Foundation, International Rescue Committee, Church World Service, and the General Service Administration (GSA).

Evidence of teaching excellence

Her students' work has been nationally and internationally recognized through design awards, grants, exhibitions and publications, including the Schindler Global Award (2019, 2015) and Archi-

tect Magazine's Studio Prize and Sloan Award, which recognizes a studio that focuses on sustainability, specifically water conservation.

Mentorship and Legacy

Theodore's students are working in leadership positions in architecture, urban design, planning, and real estate around the globe. Many have senior roles in public agencies and departments where they are shaping cities today.

"Her emphasis on collaboration, research, and a deep understanding of community needs has had a lasting impact on how I approach projects today. She taught me that architecture is not just about buildings, but about creating spaces that enhance people's lives."

Pallavi Shinde, AICP,

Former Student and Director of Planning for the City of Newark, NJ

2.2 Significant Awards, Honors and Recognition

International, National, and Regional Awards

DESIGN AWARDS FOR PROJECTS THEODORE HAS LED

National Awards:

AIA National Award — Small Project Award for The Refreshing Waters, 2024

AIA National Award — Small Project Design Knowledge Community Grant Award for the Garden Gateway, 2022

AIA National Award — Regional & Urban Design for Campau/Davison/Banglatown Neighborhood Framework Plan, 2020

American Planning Association (APA) National Planning Achievement **Gold Award** for the Campau/Davison/Banglatown Neighborhood Framework Plan, 2020

Regional Awards:

AIANY Design Award — Urban Design Merit Award for After School Detroit, 2024

AIANY Design Award — Projects Honor Award for The Refreshing Waters, 2024

Detroit Local Initiatives Support Corporations (LISC) **Community Strategy of the Year** Award for the Campau/Davison/Banglatown Neighborhood Framework Plan, 2019

AIANY Design Award — Urban Design Merit Award for Holding Pattern, 2012

HONORS RECEIVED FOR THEODORE'S PRACTICE INTERBORO PARTNERS

International Practice Honors:

Curry Stone Design Prize, Social Design Circle, 2017

The Rice Design Alliance Spotlight Award, 2013

The Museum of Modern Art, Winner, MoMA PS1 Young Architects Program, 2011

The Architectural League of New York, **Emerging Voices** Award, 2011

Design Trust for Public Space, Urban Design Fellow, 2009

The Architectural League of New York, The **Architectural League Prize** for Young Architects, 2005

Regional Practice Honors:

The American Institute of Architects, New York Chapter, **The AIA New Practice Award**, 2006

"The jury was particularly impressed by the presentation of the After School Detroit program by Interboro Partners, a study of how to repurpose un-used school buildings in Detroit that could serve as a blueprint for other typologies to be adapted elsewhere."

Five Takeaways from the 2024 AIANY Design Awards, Oculus, Spring 2024 Issue

INTERNATIONAL COMPETITIONS WON

Rebuild by Design United States Department of Housing and Urban Development, **Winner**, Rebuild By Design Competition, 2014, \$125 million grant for the planning and implementation of "Living with the Bay"

The American Institute of Architects, Columbus Chapter, **First Prize** for "The Critical Path," Columbus Rewired International Design Competition, 2007

The German Federal Cultural Foundation **First Prize** for "However Unspectacular" Shrinking Cities International Research and Design Competition, 2005

The Los Angeles Forum for Architecture and Urban Design, **First Prize** for "Life with Landbanking" Dead Malls International Design Competition, 2003

2.2 Significant Awards, Honors and Recognition

Special Recognitions

OTHER FORMS OF RECOGNITION

Inclusion in:

The Women Who Changed Architecture: 100 Biographies of Women Architects Working Throughout the 20th and 21st Centuries, Foreword by Beverly Willis, Introduction by Amale Andraos, Edited by Jan Cigliano Hartman, Princeton Architectural Press (2022)

Buildings in Print: 100 Influential & Inspiring Illustrated Architecture Books, John Hill, Munich, Germany. Prestel (2021) (for The Arsenal of Exclusion & Inclusion)

Invited Design Excellence Program:

Northwest Arkansas Design Excellence Program, 2022 - present

Significant Interviews:

Robert Trubia, "Bridging Communities: GSA's Good Neighbor Program," General Services Administration (Washington, D.C.), podcast <https://www.youtube.com/watch?v=fXzZXXkhJVO>

Mark Kammerbauer, "In Conversation with Georgeen Theodore: Beyond the urban cores: How to achieve

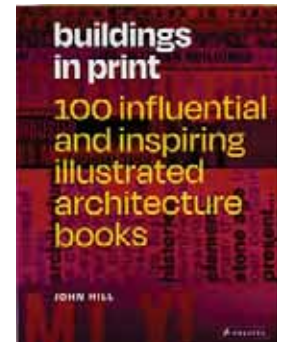
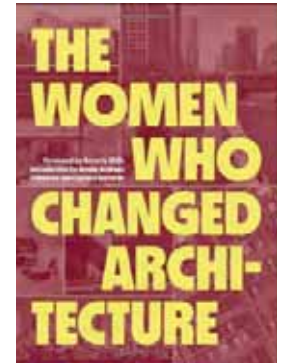
openness and diversity in American suburbs through planning," *topos*, The International Review of Landscape Architecture and Urban Design, no. 114 fringes, 2021 (Munich, Germany), pp. 36-40.

Jelte Boeijenga "Interview with Georgeen Theodore," in *Too Big: Rebuild by Design's Transformative Response to Climate Change*, ed. Henk Ovink, Jelte Boeijenga (Rotterdam: nai010 publishers, 2018), 110-115.

Robert Yoos, "A Conversation with Natalie Jeremijenko & Georgeen Theodore & Juliette Spertus," in *Beyond Patronage: Reconsidering Models of Practice*, edited by Joyce Hwang and Martha Bohm (Barcelona: Actar, 2015), pp. 109-112.

Karen Lewis, "Interview with Interboro Partners," in *Graphic Design for Architects: A Manual for Visual Communication* (London: Routledge, 2015), pp.96-101.

William Richards, "AIA Voices: Catalyzing Force, A Resilient Approach to the Coast," *Architect Magazine*, August 2014 (Washington, DC), pp. 31.



"Georgeen's pioneering projects in advocacy-centered design have served as case studies and precedents in many courses in my institution, from design studios to professional practice seminars to thesis prep. Her work has been a critical reference in academic discourses for over a decade."

Joyce Hwang, FAIA, NOMA, NCARB
Professor and Director of Graduate Studies
University at Buffalo SUNY, Department of Architecture

2.2 Significant Awards, Honors and Recognition

Recognition Through Publication and Exhibition

PUBLICATIONS FEATURING HER WORK

Professional Magazines and News Sites

- Archinect
- Architect Magazine
- Architectural Record
- Architizer News
- DoMA
- Domus
- Dwell
- Lotus International
- Metropolis Magazine
- Next City
- Oculus
- The Architects' Newspaper
- topos, The International Review of Landscape Architecture and Urban Design
- Urban Omnibus

Academic Journals

- Dimensions (University of Michigan)
- Journal of Architectural Education
- Journal of the American Planning Association
- Places Journal: Design Observer
- Praxis: Journal of Writing and Building
- Verb: Crisis

Major Newspapers

- Frankfurter Allgemeine Sonntagszeitung
- Kathimerini (Greece)
- The Atlantic
- The Boston Globe
- The Guardian
- The Los Angeles Times
- The New York Times
- The Washington Post

Important Policy Report Citations

- NYC Public Design Commission's *Designing New York: Streetscapes for Wellness*
- NYC Comptroller Brad Lander, "Overheated, Underserved: Expanding Cooling Center Access"
- Design Trust for Public Space's *Under the Elevated: Reclaiming Space, Connecting Communities*

Significant citations in books

- Urban Design Since 1945 – A Global Perspective*
- Buildings in Print: 100 Influential & Inspiring Illustrated Architecture Books*
- Decoding Manhattan: Island of Diagrams, Maps, and Graphics*

Theodore's impact is demonstrated through inclusion of her projects in peer-reviewed and public interest publications, extensive citations, and international exhibitions.

- Architecture through Drawing*
- Designed for the Future: 80 Practical Ideas for a Sustainable World*
- Bricks and Balloons: Architecture in Comic-Strip Form*
- Design through Dialogue: A Guide for Architects and Clients*
- Graphic Design for Architects: A Manual for Visual Communication*

INSTITUTIONS THAT HAVE EXHIBITED HER WORK

Major Museums

- Architecture Museum Frankfurt
- Heintz Architectural Center at the Carnegie Museum of Art
- Museum of Contemporary Art Detroit/Cranbrook Art Museum
- Museum of Contemporary Art Leipzig
- Museum of Modern Art New York
- Netherlands Architecture Institute
- Victoria and Albert Museum
- Walker Art Center

Select Galleries and Institutes

- Aedes Architecture Forum Berlin
- Akademie der Künste, Berlin
- Amsterdam Centre for Architecture
- Bauhaus Foundation



- Boston Society of Architects
- Center for Architecture New York
- German Architectural Center Berlin
- Harvard University
- Municipal Art Society's Urban Center Galleries,
- Pavillon de l'Arsenal, Paris
- Storefront for Art and Architecture
- Van Alen Institute

Commissioned Projects for International Exhibitions

- Shenzhen / Hong Kong Bi-City Biennale of Urbanism and Architecture 2023 and 2015
- Days of Architecture festival of Sarajevo, Bosnia and Herzegovina 2023
- Vienna Biennale for Change 2021
- Japanese Pavilion Venice Biennale 2018
- XX Biennial of Architecture and Urbanism of Chile 2017
- Lisbon Architecture Triennale 2016,
- United States Pavilion at the Venice Architecture Biennale 2012,

2.2 Significant Awards, Honors and Recognition

Peer Review of Professional and Academic Work, Co-chairing Conferences, and Curation of International Exhibitions

Invited Studio Reviewer

- California College of the Arts
- City College of New York
- Columbia University
- Cooper Union
- ETH Zurich
- Harvard University
- Kent State
- Massachusetts Institute of Technology
- New York Institute of Technology
- Ohio State University
- Parsons the New School
- Pratt Institute
- Rhode Island School of Design
- Texas A&M
- University of Arkansas
- University of Buffalo
- University of Cincinnati
- University of Oregon
- University of Michigan
- University of New Mexico
- University of Pennsylvania
- University of Syracuse
- University of Toronto
- University of Virginia
- Washington University in St. Louis
- Yale University

Peer review

Juror of *Shelter: Designing Within a Hurricane Shell Design Competition*, Sponsored by Arch Out Loud in partnership with Deltec Homes (2021).

Juror of the *Design Excellence Jury*, Arizona State University, Tempe, Arizona (2019).

Juror and Chair of the *Gui Competition*, Ohio State University, Columbus, OH (2018).

Juror of the *Design Center in a Box Competition*, Detroit, MI (2018).

Juror of the 2017 Global Schindler Award Competition, Sao Paulo, Brazil (2017).

Juror of the 56th Annual P/A Awards, Washington, D.C. (2008).

Invited reviewer of the Department of City Planning (DCP) Urban Design Office's *Urban Design Principles and Principles in Practice* (roundtable format) (in collaboration with AIANY and the Urban Design Forum (2022).

Theodore is an international expert on urban design and resiliency. She lectures globally and serves as a juror of international urban design competitions. From 2013 to 2019, she served on the editorial review board of the *Journal of Architectural Education*, the biannual peer-reviewed academic journal of the Association of Collegiate Schools of Architecture (ACSA).

Conferences Organized

AIA Intersections
Co-chair (with Rico Quirindongo)
2021 AIA/ACSA Intersections Research Conference: Communities

As the co-chair, Theodore collaborated with the national leadership of both organizations (AIA and ACSA) to develop and shape the program. During the one-year process, she worked on the call for abstracts, reviewed nearly 200

abstracts, identified and invited moderators for all paper sessions, welcomed participants at the conference opening, and moderated one of the conference's plenaries.

Exhibitions Curated

Subcurator of the American contribution to the 2009 Rotterdam Architecture Biennale.

“Theodore crafted a conference that called on architects ‘to see the bigger picture beyond singular buildings...’ Since this conference ACSA has continued to support faculty working with communities, particularly by identifying criteria for assessing impact in teaching and scholarship. ACSA would not have been nearly as effective were it not for this formative conference. Georgeen Theodore’s contributions have been transformative.”

Michael J. Monti, PhD, Hon.AIA, NOMA
Executive Director, Association of Collegiate Schools of Architecture

2.3 Accomplishments: Significant Publications

Books and Book Chapters

Authored books:

Tobias Armbrorst, Daniel D'Oca, Georgeen Theodore, with edited contributions by others, *The Arsenal of Exclusion and Inclusion* (Barcelona: Actar, June 1, 2017), 459 pages. Second printing, 2019.

Edited books:

Hubert Klumpner, Klearjos Eduardo Papanicolaou, Georgeen Theodore (Eds.), *Transitioning to Sustainable Cities and Communities* (Basel: MDPI Books, 2024), 245 pages.

Book chapters, single author:

"Creative Collaboration in the Time of Covid," in *Portals: Pedagogy, Practice, and Architecture's Future Imaginary*, ed. Amy Kulper (Actar: Barcelona, 2021).

"Far-sited: responsible, remote research and design of the public realm," in *Public Space in a Chinese Megaregion: Contemporary Urban Practices and Design Strategies of the Greater Bay Area*, ed. Miodrag Mitrasinovic, Timothy Jachna (Abingdon-on-Thames: Routledge, 2021).

Too Big: Rebuild by Design's Transformative Response to Climate Change, ed.

Henk Ovink, Jelte Boeijenga (Rotterdam: nai010 publishers, 2018),

"Rethinking Participation," in *Global Schindler Award 2017 Sao Paulo Projects*, ed. Kees Christiaanse (Ebikon, Switzerland: Schindler and the ETH Zurich, 2017),

"Better Boroughs, Resilient Regions" in *Waterproofing New York*, Vol. 02, ed. Denise Hoffman Brandt and Catherine Seavitt Nordenson (New York: Terreform, 2015),

"Energy and Equity," in *The Underdome Guide to Energy Reform*, ed. Janette Kim and Erik Carver (New York: Princeton Architectural Press, 2015),

"Detective Work," in *Beyond Patronage: Reconsidering Models of Practice*, ed. Joyce Hwang and Martha Bohm (Barcelona: Actar, 2015),

"Visualizing Infrastructure," in *Infrastructure as Architecture*, ed. Katrina Stoll and Scott Lloyd (Berlin: Jovis, 2010),

Book chapters, one of the lead authors:

"Designing with Children," in *Architects*

Theodore is the co-author of the influential Arsenal of Exclusion & Inclusion. She co-edited a book of essays related to the United Nations' Sustainable Development Goal 11 of making cities inclusive, safe, resilient and sustainable. She has written extensively on the contemporary city, equity and inclusion in the built environment, adaptive reuse and recycling, urban design education, and sustainability. She has authored 20 book chapters and over 30 journal articles, conference papers, and book reviews.

After Architecture: Alternative Pathways for Practice, edited by Harriet Harriss, Rory Hyde, and Roberta Marcaccio (Abingdon-on-Thames: Routledge, 2020)

"The Arsenal of Exclusion and Inclusion," in *Architectural Ethnography - Japanese Pavilion Venice Biennale 2018*, edited by Yu Iseki, Momoyo Kajima, Laurent Stalder (Tokyo: Toto Publishing, 2018)

"New York," in *The Potato Plan Collection: 40 Cities through the Lens of Patrick Abercrombie*, ed. Kees Christiaanse, Mirjam Züger (Rotterdam: nai010 publishers, 2018), 148-151.

"Architecture Takes Time," in *Architectural Design*, Vol. 86, Issue 1, ed. Karen Franck (London: John Wiley & Sons, Ltd, 2016), 108-113.

"The Dream of a Lifestyle: Master Planned Communities in America," in *New Towns and Politics*, ed. Michelle Provoost and Wouter Vanstiphout (Amsterdam: SUN publishers, 2015), 88-101.

"From Soho to SumCity," and "Introduction (North America)," in *City as Loft:*

Adaptive Reuse as a Resource for Sustainable Urban Development, ed. Martina Baum and Kees Christiaanse (Zürich: gta publishers / Chicago: University of Chicago Press, 2012), 32-38; 298-300.

"Advocacy and Pluralism in Architecture," in *Urban Interventions*, ed. Matus Vallo and Oliver Sadovsky (Bratislava: Slovart, 2011), 54-59.

"The Critical Path," in *Fast Forward Urbanism: Rethinking Architecture's Engagement with the City*, ed. Dana Cuff and Roger Sherman (New York: Princeton Architectural Press, 2011), 198-203.

"Community: The American Way of Living," in *Open City: Designing Coexistence*, ed. Tim Rieniets, Jennifer Sigler, Kees Christiaanse (Amsterdam: SUN Publishers, 2009), 257-296.

"Improve Your Lot!" in *Cities Growing Smaller*, ed. Steven Rugare and Terry Schwarz (Cleveland, Ohio: Cleveland Urban Design Collaborative at Kent State University, 2008).

"The New Suburbanism," in *Verb: Crisis*, ed. Irene Hwang (Barcelona: Actar, 2008).

2.3 Accomplishments: Significant Publications

Book Chapters, Articles, Book Reviews (left)

Select reviews and citations (right)

Continued from previous page...

“Inside the Oligopticon,” in *Young Architects 7: Situating*, ed. Linda Lee (New York: Princeton Architectural Press, 2006).

“However Unspectacular – The New Suburbanism,” in *Shrinking Cities: Volume 2: Interventions*, ed. Philipp Oswalt (Ostfildern: Hatje Cantz Verlag, 2005).

Authored and co-authored articles published in:

- OASE Journal for Architecture (2016)
- Thresholds, Journal of the MIT Department of Architecture (2012)
- field: Agency and the Praxis of Activism (2009)
- Archplus Journal for Architecture and Urbanism (2023, 2005)
- DOMa Publishing (2023)
- Urban Omnibus (2021, 2010)
- Journal of Architectural Education (2018, 2016)
- Harvard Design Magazine (2017, 2016, 2015, 2014)
- e-flux architecture
- Next City (2017)
- Bauwelt (2017)

- Japan (AIJ) Journal of Architecture and Building Science (2015)
- Cabinet Magazine (2014)
- Dimensions (2014)
- Mole Magazine (2014)
- MAS Context (2013)
- Places Journal (2010, 2009)

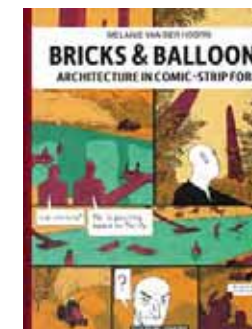
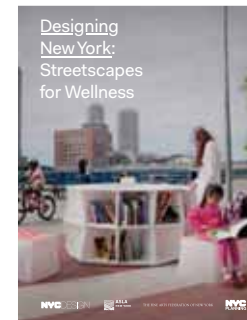
Notable authored book reviews:

Review of Otto Neurath: The Language of the Global Polis, by Nader Vossoughian” *Journal of Architectural Education* (2010)

“Review of Big Box Reuse, by Julia Christensen” *Journal of Architectural Education* (2009)

First row: All three publications feature *The Refreshing Waters*

Second row: **Urban Design Since 1945** features *In the Meantime, Life with Landbanking*. **Design through Dialogue** features *LentSpace*, *Improve your Lot!*, and *In the Meantime, Life with Landbanking*. **Designed for the Future** features *Holding Pattern*.



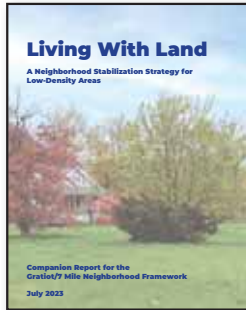
Third row: **Graphic Design for Architects** features *Commonplace*, *Holding Pattern*, and *In the Meantime, Life with Landbanking*. **Bricks & Balloons** features *Holding Pattern*. **Decoding Manhattan** features *What's Going on in the Garment District*. *The New York Times* has covered *In the Meantime, Life with Landbanking*, *The Arsenal of Exclusion & Inclusion*, *LentSpace*, and *Holding Pattern*.

2.3 Accomplishments: Significant Publications Major Urban Design and Planning Reports

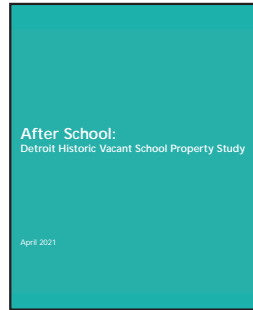
Theodore is the Principal in Charge and Lead Author of over 14 major urban design and planning reports.



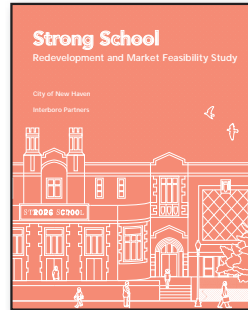
Midwest-Tireman Neighborhood Framework Plan
Final Report Submitted to the City of Detroit, MI, 2024. (163 pages)



Living with Land: A Neighborhood Stabilization Strategy for Low-Density Areas
Final Report Submitted to the City of Detroit, MI, 2023. (232 pages)



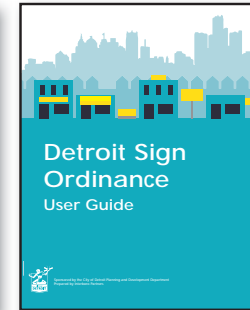
After School Detroit (A Strategic Disposition Plan for Detroit's Vacant Schools)
Final Report Submitted to the City of Detroit, MI, 2021. (811 pages)



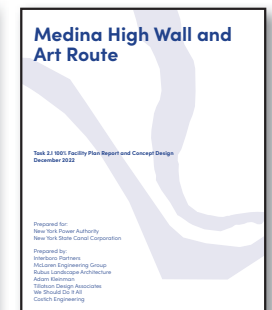
Strong School – Redevelopment and Market Feasibility Study
Final Report Submitted to New Haven City Plan Department, New Haven, CT, February 2022. (128 pages),



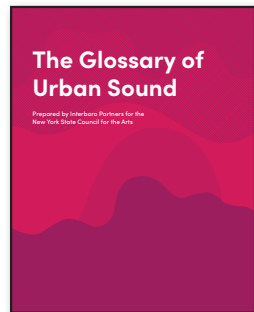
Campau Davison Banglatown Neighborhood Framework Plan
Final Report Submitted to the City of Detroit, MI, 2019. (123 pages)



Detroit Signage Ordinance User Guide
Final Report Submitted to the City of Detroit, MI, 2018. (56 pages)



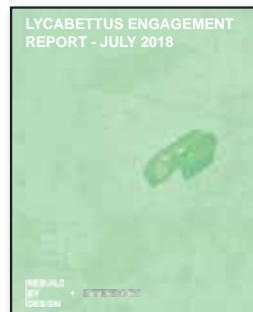
Medina High Wall and Art Route, Facility Plan Report
Submitted to the New York Power Authority, 2023. (243 pages)



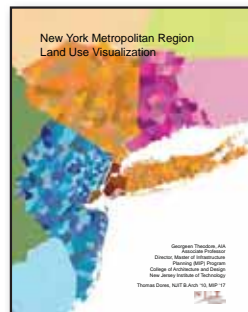
The Glossary of Sound
Final Report Submitted to New York City's Department of Health and Mental Hygiene, NY, 2022. (72 pages)



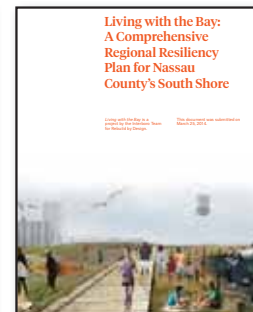
Southern Boulevard Neighborhood Study - Placemaking Initiative
Final Report Submitted to New York City's Department of Health and Mental Hygiene, NY, 2019. (97 pages)



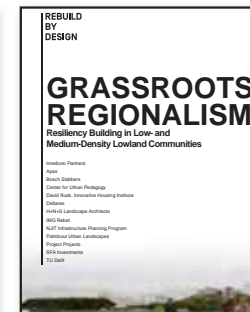
Lycabettus Engagement, Report
Submitted to the Mayor of Athens, Greece, 2018. (35 pages)



New York – New Jersey Metropolitan Region Land Use Visualization, Research Report
Submitted to the Wuhan, China Planning and Design Delegation, 2017. (59 pages)



Living with the Bay: A Comprehensive Regional Resiliency Plan for Nassau County's South Shore
Research Report Submitted to the Secretary of Housing and Urban Development, 2013. (283 pages)



Grassroots Regionalism: Resiliency Building in Low- and Medium-Density Lowland Communities
Research Report Submitted to the Secretary of Housing and Urban Development, 2013. (231 pages)



West Market Neighborhood Redevelopment Plan,
Final Report Submitted to the City of Newark, NJ, Mayor Cory A. Booker, 2009. (155 pages)

2.4 Accomplishments: Awards, Honors & Recognition

Significant Presentations

Theodore has been invited to present her groundbreaking practice and projects at universities, institutions and conferences, giving over 40 major lectures and/or keynotes, and nearly 60 conference and symposia presentations throughout the United States and Canada, as well as China, England, Germany, Greece, Japan, the Netherlands, and Switzerland.

MAJOR LECTURES AT SCHOOLS OF ARCHITECTURE

- University of Toronto, 2024
- Technical University Munich with The National Technical University of Athens, 2023
- DOMa Summer School, Athens, Greece, 2023
- University of Manitoba, 2021
- University of Virginia, 2020
- Princeton University, 2020
- TU Munich, 2020
- University of New Mexico, 2020
- University of Oregon (Eugene), 2020
- University of British Columbia, 2020
- Independent School for the City, Rotterdam, 2019
- Drury University, 2019
- University of Arkansas, 2018
- Yale University, 2018
- University of Detroit Mercy, 2016
- Texas A&M University College of Architecture, 2016
- The Berlage, Center for Advanced Studies in Architecture and Urban Design at TU Delft, 2016
- University of British Columbia, 2016
- Texas Tech University at El Paso, 2015
- Harvard Graduate School of Design, 2014
- University of Oregon (Portland), 2014
- University of Michigan, 2013

- Parsons the New School for Design, 2013
- Washington University in St. Louis, 2013
- Ohio State University, 2012
- Columbia University, 2011
- Massachusetts Institute of Technology, 2011
- Harvard Graduate School of Design, 2011
- University of Toronto, 2010
- The School of Visual Arts, 2010
- Columbia University, 2009

SIGNIFICANT PROFESSIONAL PRESENTATIONS

“The Risk to Our Roofs: Considering and Harnessing the Housing-Climate Nexus” (plenary at the New Jersey Planning and Redevelopment Conference, hosted by New Jersey Future and the **American Planning Association**, New Brunswick, NJ, June 16, 2022).

“Processes and Plans” (presentation given at the Transforming Peripheries Urban Land Conference at the **Hochschule für Gestaltung**, Ulm, Germany, September 26, 2019).

“A Visualized Timeline of New York Metropolitan Land Use” (presentation given at the **Wuhan Planning and Design Institute**, Wuhan, China, March 20, 2017 and at an inter-university symposium, hosted by **Renmin University of China**, Beijing, China, March 17, 2017).

“Designing Cities that Work for People” (presentation and half-day workshop given as part of the **Detroit City of Design Summit**, in honor of Detroit’s designation as a UNESCO City of Design, Detroit, MI, September 14, 2016).

“Common Luxury” (opening presentation at the symposium “Common Luxury—Less Private Space, More Collective Space” at the **Swiss Architecture Museum**, Basel, Switzerland, September 24, 2016).

“Livable City” (keynote lecture at the Livable City International Symposium hosted by **Kobe University**, Osaka, Japan, July 18, 2015).

“Building Regional Resilience” (keynote lecture given at the “Living on the Edge: Strategies for Building & Preserving Resilient Coastal Communities,” Coastal Resilience Conference 2014 sponsored by **The Center for Coastal Heritage at the Galveston Historical Foundation**, in partnership with the University of Texas Medical Branch’s NIEHS Center in Environmental Toxicology, Galveston, TX, October 8, 2014).

“Coastal Communities” (presentation given at the **Mayor’s Institute on City Design** NJ, Belmar, New Jersey, September 19, 2013).

“Spotlight on Interboro Partners” (lecture given upon receiving the 2013 Rice Design Alliance Spotlight Prize, **Rice Design Alliance**, Museum of Fine Arts, Houston, TX, September 10, 2013).

“Minority Reports... on the American City of the Future” (presentation of curated projects at the **Chicago Humanities Festival** 2011: Tech Knowledge, Chicago Humanities Festival, Chicago, IL, November 13, 2011).

“What We Do” (lecture given as part of the annual Emerging Voices Lecture Series, The Architectural League, **The New Museum**, New York, NY, March 9, 2011).

Other Presentations / Panels of Interest

Small Project Forum, AIA 2024 National Conference
ETH Zürich, 2023

University of Hong Kong, 2021

Vienna Biennale for Change, 2021

Congress of New Urbanism, 2021

AIANY Civic Leadership Program, 2019

Urban Communities in a Digital Age, the UN, 2019

AIA Brooklyn, 2018

New York City Department of City Planning, 2016

AIANY Design for Aging Committee, 2012

AIANY Design for Aging Task Force, 2010

MoMA Architecture Talks Series, 2010

3.0 Exhibits List



**1. Campau/Davison/
Banglatown Neighborhood
Framework Plan**
Detroit, MI, 2017-2019



**2. After School Detroit:
Detroit Vacant Schools
Disposition Strategy**
Detroit, MI, 2019-2021



**3. Midwest-Tireman
Neighborhood Framework Plan**
Detroit, MI, 2022-2024



**4. Medina Art Park and
Canal Route**
Medina, NY, 2022-



**5. Living with the Bay
for Rebuild by Design**
New York Metropolitan Region,
2013-2016




6. The Refreshing Waters
Bronx, NY, 2020, 2021



7. LentSpace
New York, NY, 2009



8. Holding Pattern
New York, NY, 2011



Georgeen Theodore is a genuine innovator who has expanded the boundaries of architecture through the focus and clarity of her understanding of the significance of, and responsiveness to, existing environments and patterns of use; her imaginative strategies for authentic collaboration with community clients; and her fresh thinking about what and how to build to improve community life. Georgeen has profoundly influenced her students, her peers, and the profession itself through an immensely impressive body of work that is simultaneously deeply committed, carefully considered, and truly visionary.

Rosalie Genevro, Executive Director,
The Architectural League of New York, 1985-2023

3.1 Exhibit #1

CAMPAU DAVISON BANGLATOWN NEIGHBORHOOD FRAMEWORK PLAN, 2017-2019

SYNOPSIS

Like many Detroit neighborhoods, the Campau/Davison/Banglatown area has experienced significant depopulation and disinvestment. The area includes large swaths of vacant land and buildings, with nearly 50% of homes unoccupied in the East Davison section. But this is only part of the story; a closer look reveals unplanned, innovative practices that defy traditional narratives. Campau/Davison/Banglatown is one of the most diverse and dynamic neighborhoods in Detroit. It is home to long-established African-American and Polish communities, and recent immigrants from Bangladesh and Yemen. The neighborhood is undergoing a quiet resurgence, with landuse patterns that are far more complex than meets the outsider's eye.

Theodore led the envisioning and development of the neighborhood framework, including the engagement strategy, the spatial design, and the priority projects. She conceptualized three interrelated elements: (1) streetscapes and connectivity, (2) open space and community nodes, and (3) housing, rehabilitation, and economic development. The final plan outlines urban design and land-use strategies that support and intensify existing community nodes. Critically, it builds off the range of creative, sometimes subtle practices through which residents—in spite of decades of disinvestment—have shaped their neighborhood according to their desires, needs, and aesthetic preferences. Key achievements include:

- The design and construction of the Meade Cut-through, which stitches together two previously disconnected neighborhood areas by strategically converting vacant, city-owned lots into a public pedestrian and bike path

- Innovative expansion of the Detroit Land Bank Authority side-lot program to allow residents to purchase vacant property in their neighborhood, including a pilot bundling program through which applicants may purchase multiple lots

–Tactical preservation and activation of significant structures, including the former Washington School (this work shaped the City's approach to the Vacant Schools Disposition Strategy project).

ROLE OF CANDIDATE

Principal in Charge, largely responsible for design

ARCHITECTURE/DESIGN FIRM

Interboro Partners

CLIENT

Commissioned by the City of Detroit Planning and Development Department. 2017 to 2019.

PUBLISHED IN

Architect Magazine, June 2020 (featured on cover)
Architecture and Social Change: Shaping an Impactful Practice, Routledge (forthcoming)

EXHIBITED AT

Chicago Biennial (2019)

AWARDS

AIA National Award — Regional & Urban Design (2020)
American Planning Association (APA) National Planning Achievement Gold Award (2020)
Detroit Local Initiatives Support Corporations (LISC) Community Strategy of the Year Award (2019)

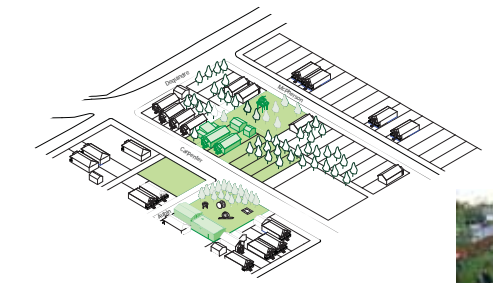
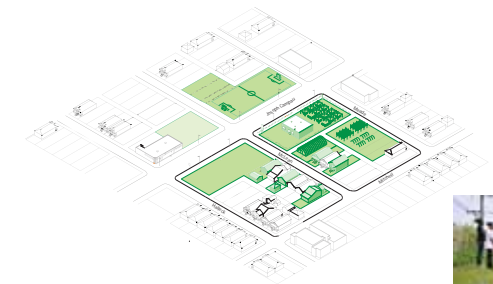
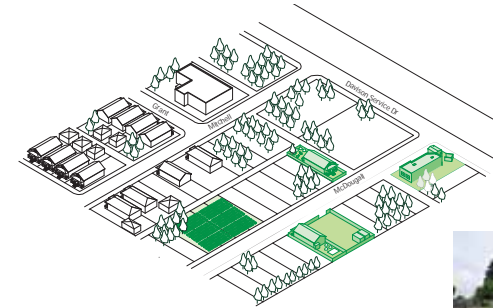
DECLARATION OF RESPONSIBILITY

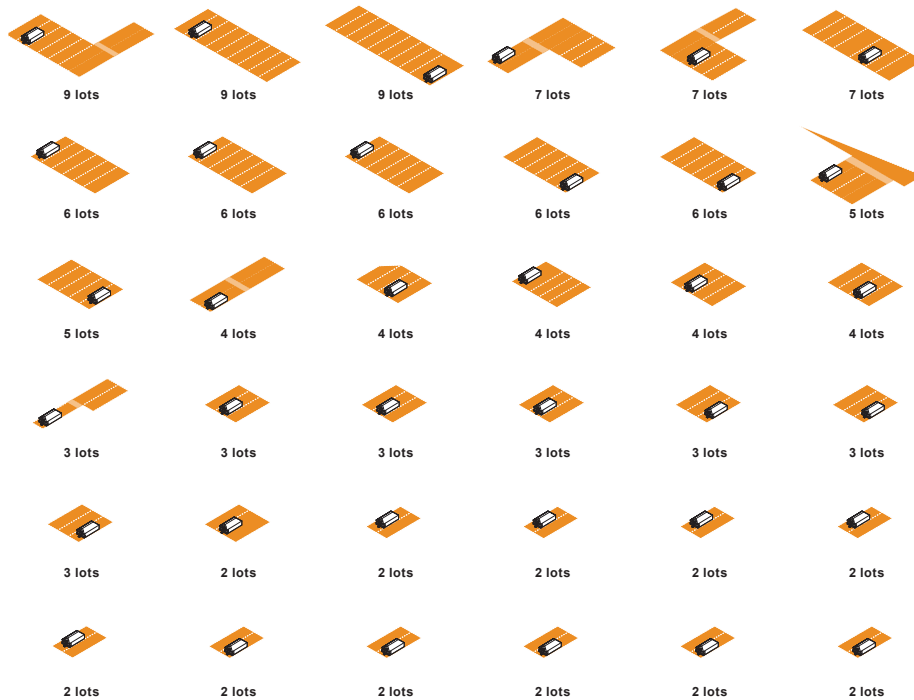
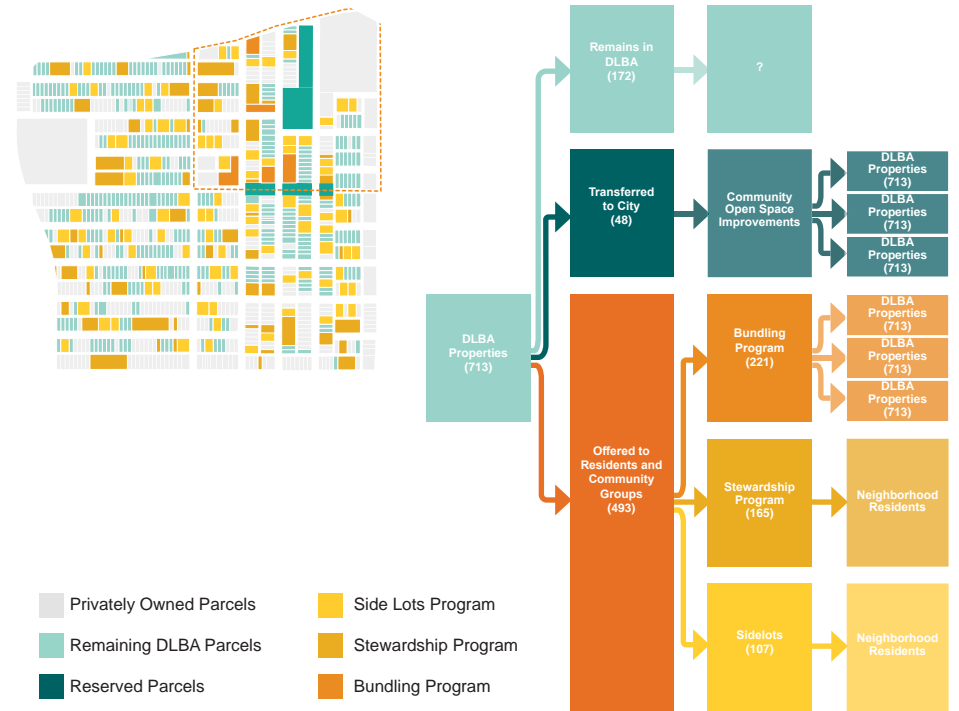
I have personal knowledge that the nominee was largely responsible for the design, the project was under the direction of the nominee, and that the nominee's firm executed the project.

Maurice Cox, Planning Director,
City of Detroit, 2015-2019

"Thanks in no small part due to Georgeen's extraordinary contribution in re-imagining Detroit, the city is in resurgence and its population growing again for the first time in seventy years."

Maurice Cox, Planning Director, City of Detroit, 2015-2019







SPEARHEADING ACCESS AND INCLUSION THROUGH CREATIVE ENGAGEMENT

Theodore is a pioneer in developing new engagement tools that bring new voices and perspectives into design and planning processes. Rooted in her groundbreaking work in temporary public spaces, her “engagement stations” often create temporary sites of conversation and dialogue where the key aspects of a project can be negotiated. Below is a selection of bespoke tools/artefacts of which Theodore led the design for the Campau / Davison / Banglatown Neighborhood Framework Plan.

Ice Cream Truck

The project had a series of public meetings that aligned with the City’s traditional engagement process. However;

Theodore noted that many community members who had a stake in the plan were not attending the public meetings. Working with a local ice cream truck owner, Theodore envisioned the transformation of an existing truck into an mobile engagement station that met people where they are—with a jingle and free cone in exchange for participation and input on the plan. The truck was on the cover of Architect Magazine.

Corridor Game

Re-envisioning mobility was a key component of the plan. Theodore led the development of a 8’ long interactive model



that engaged community members on the future design of a primary corridor in the planning area. The **Corridor Game** fostered discussion and helped achieve consensus on where a bike line could be located without major disruption to local businesses.

Women and Children’s Meeting

Theodore and her team noted that women in the planning area, particularly those from the Bangladeshi-American community, did not participate and/or speak up at public meetings. Theodore led the convening of a special **Women and Children’s Meeting** to work through some of the key aspects of the plan and



get input from this group. Tea and child-care were provided.

Newspaper

Theodore and her team envisioned the design of a broadsheet that was widely distributed throughout the planning area. The **Newspaper** included a map that visualized all the comments that community members shared. The “What We Heard” illustration became an important lodestar to ensure that the plan reflected the input that had been received.

“More than any other design professional invited to work in Detroit during my tenure as Planning Director, Georgeen saw her professional contribution to the city as a unique opportunity to redefine the very discipline of urban planning....”

Maurice Cox, Planning Director, City of Detroit, 2015-2019

3.2 Exhibit #2

AFTER SCHOOL: DETROIT VACANT SCHOOLS DISPOSITION STRATEGY, 2019 - 2021

SYNOPSIS

The City of Detroit currently stewards a portfolio of over 60 vacant historic school properties. Confronted with the economic, social, and environmental burdens of managing these properties, the City sought a comprehensive strategy for their disposition. Theodore led the development of a multiscalar, multidisciplinary process to assess the schools, along with unique programming and reuse proposals for each property based on its condition, history, neighborhood, and market value. Her goal was to visualize the existing structures and their sites, and to illustrate strategies for adaptive reuse, mixed-use programming, and development phasing (such as mothballing and deconstruction). The project exemplifies the evolving role of architects and urban designers as stewards of the built environment, creatively imagining futures for buildings that are already there.

ROLE OF CANDIDATE

Principal in Charge, largely responsible for design

ARCHITECTURE/DESIGN FIRM

Interboro Partners

CLIENT

Commissioned by the City of Detroit Planning and Development Department and Detroit Public Schools

PUBLISHED IN

Architecture and Social Change: Shaping an Impactful Practice, Routledge (forthcoming)

AWARDS

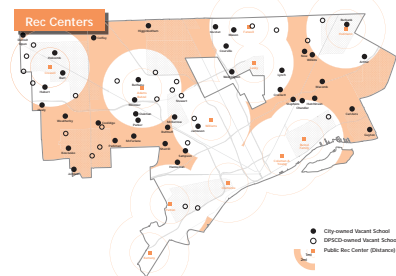
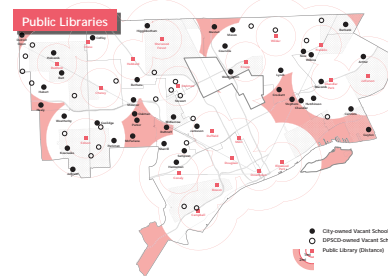
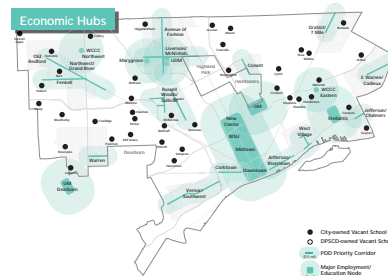
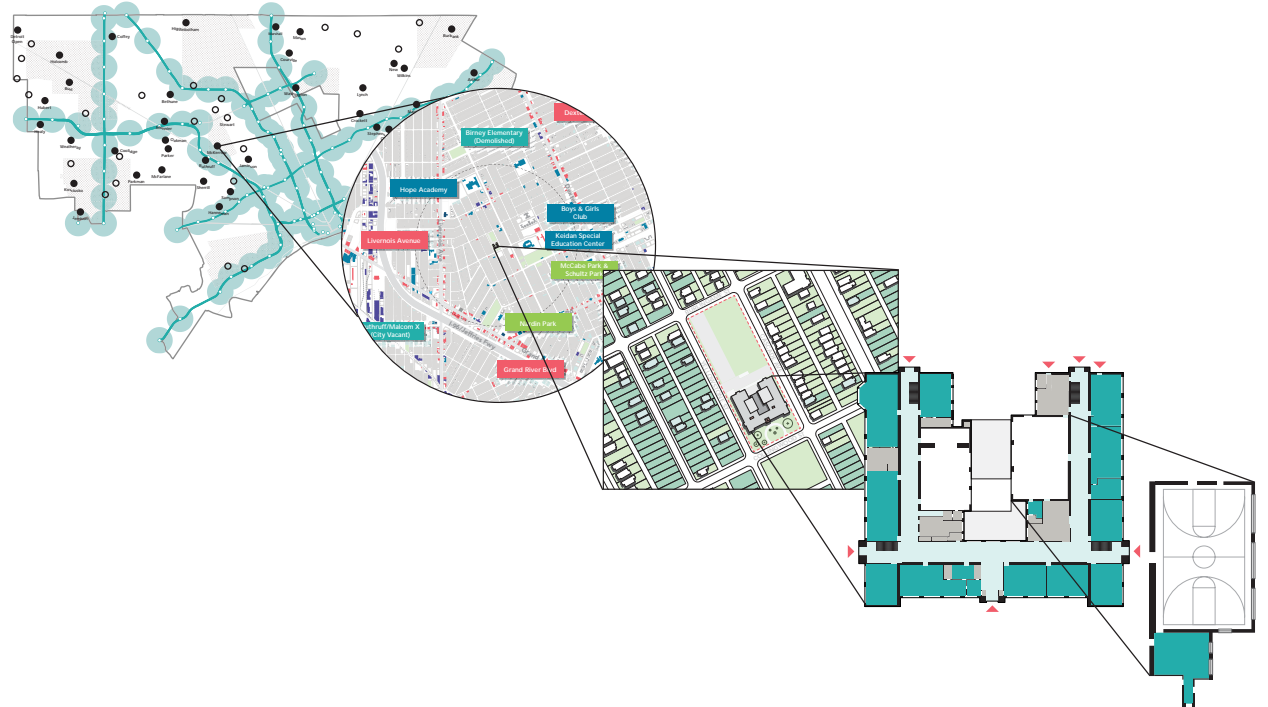
AIANY Design Award — Urban Design Merit Award (2024)

DECLARATION OF RESPONSIBILITY

I have personal knowledge that the nominee was largely responsible for the design, the project was under the direction of the nominee, and that the nominee's firm executed the project.

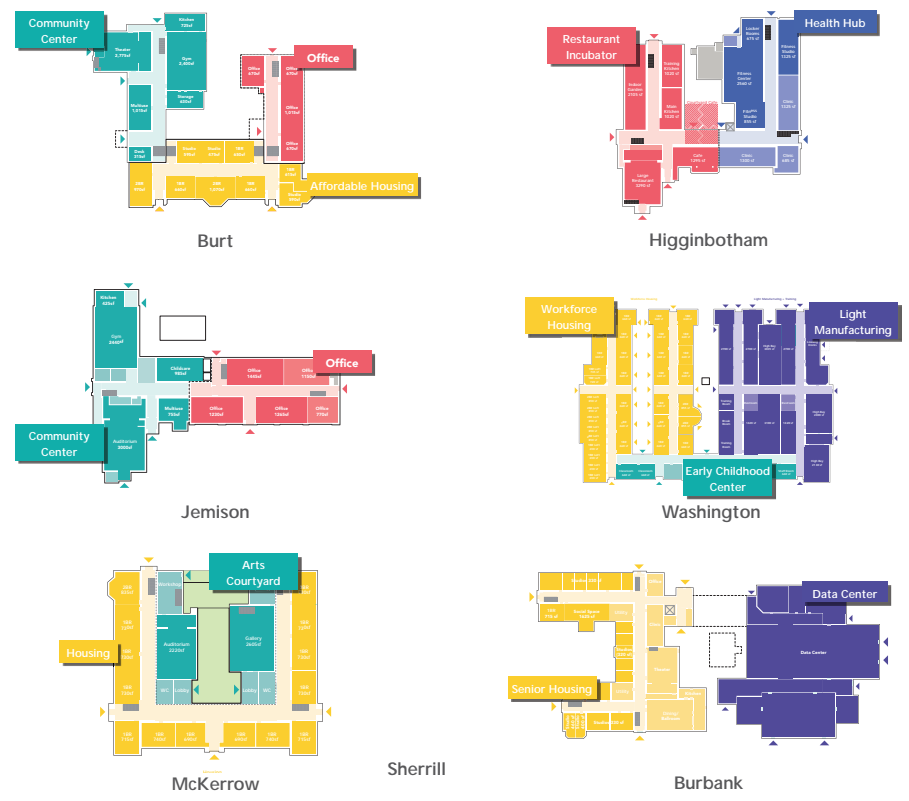
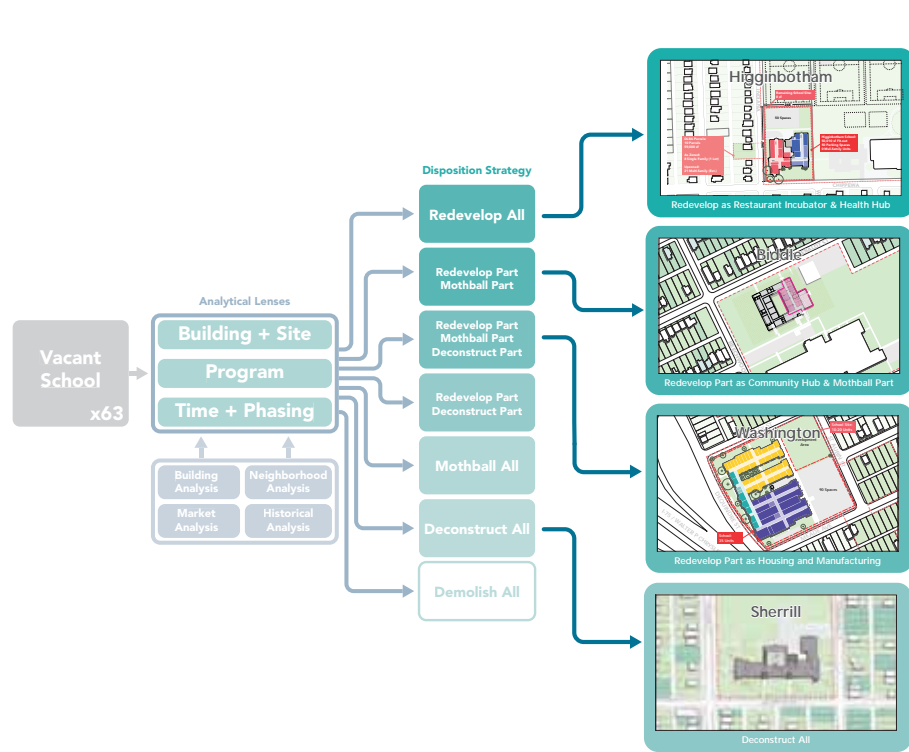
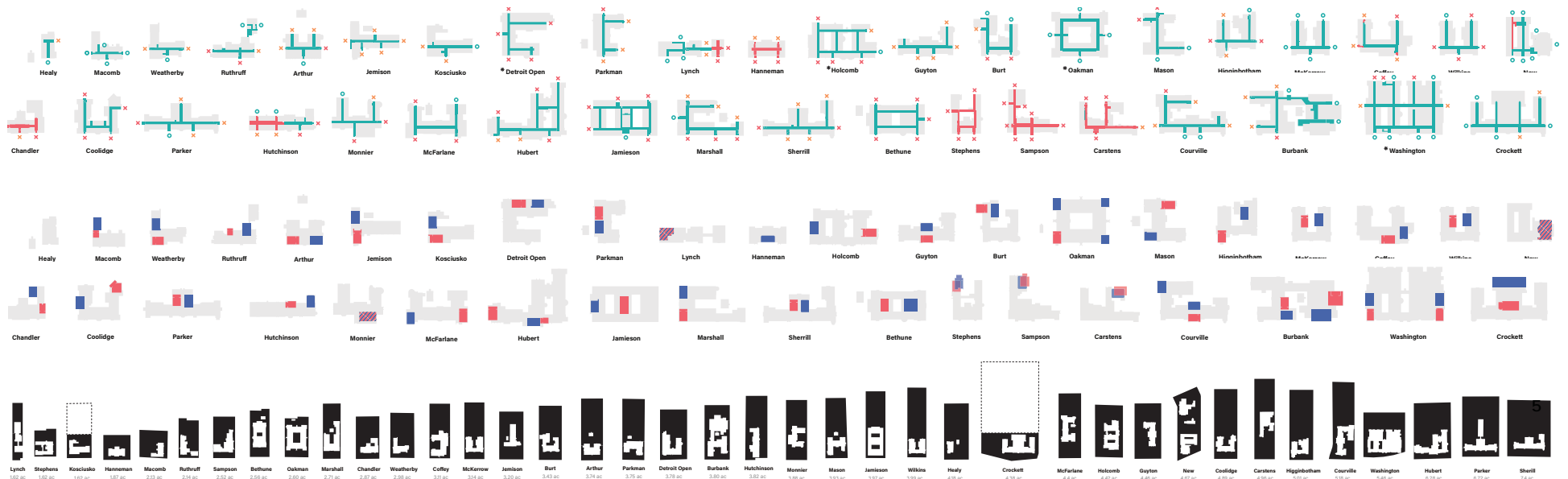
Garrick B. Landsberg, AIA

Director of Historic Preservation, City of Detroit



"Ms. Theodore's innovative presentation and design skills have made the project accessible to a range of groups, including city leaders, local residents and developers across the U.S. The study has also advanced the conversation of adaptive reuse within the city, and the perception that Detroit is leading in this space... The Planning Department has looked to the project to serve as a model for future studies based upon different building typologies."

Garrick B. Landsberg, AIA, Director of Historic Preservation, City of Detroit



3.3 Exhibit #3

MIDWEST-TIREMAN NEIGHBORHOOD FRAMEWORK PLAN, 2022-2024

SYNOPSIS

Theodore worked closely with City partners and neighborhood organizations to develop a framework that starts with community investments and incrementally builds up four existing neighborhood nodes—school sites and community centers—into resident-led resiliency hubs. This stakeholder-driven neighborhood framework plan has led to over \$3,000,000 of investment into community-led projects.

ROLE OF CANDIDATE

Principal in Charge, largely responsible for design

ARCHITECTURE/DESIGN FIRM

Interboro Partners

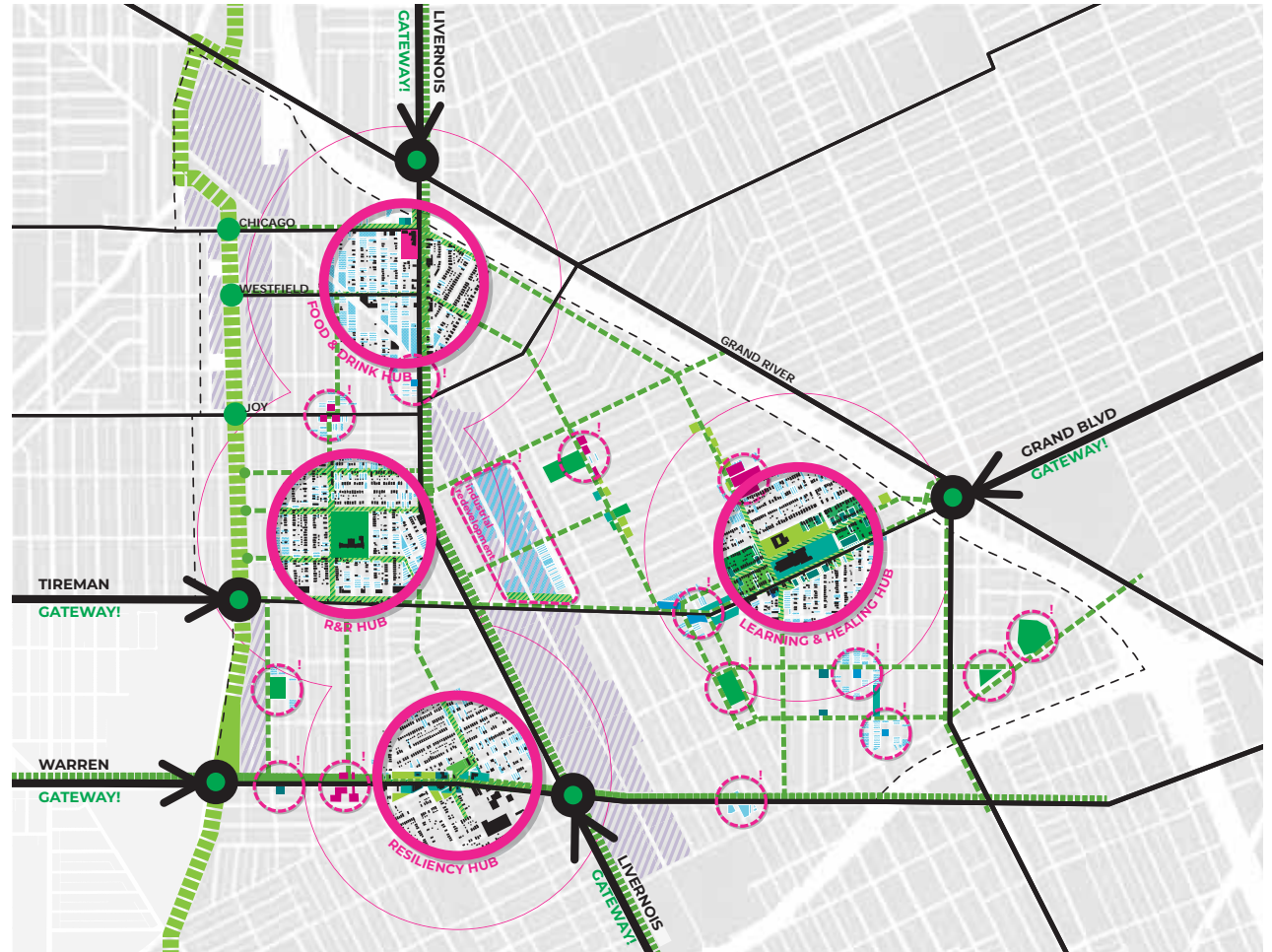
CLIENT

Commissioned by the City of Detroit Planning and Development Department.

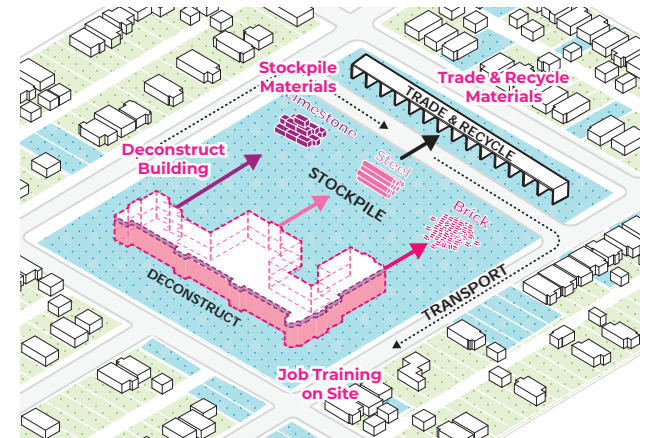
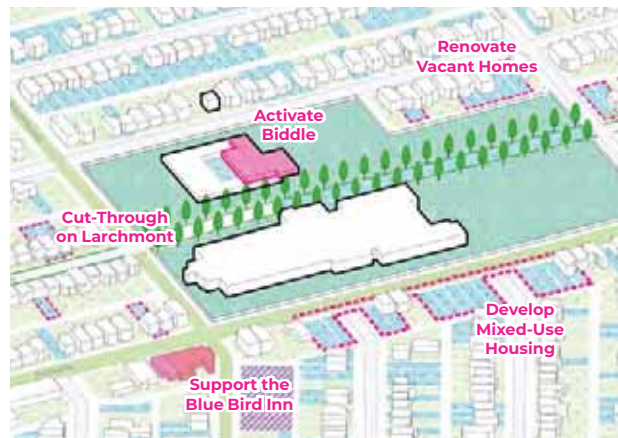
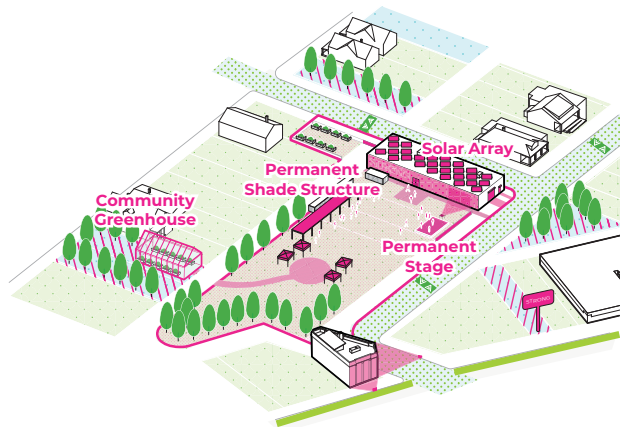
DECLARATION OF RESPONSIBILITY

I have personal knowledge that the nominee was largely responsible for the design, the project was under the direction of the nominee, and that the nominee's firm executed the project.

John F. Sivills III, Associate AIA, Lead Urban Designer, Central Planning Region, City of Detroit (Client)



"Georgeen was a trusted thought leader for the Midwest-Tireman Neighborhood Framework process... The framework helped to coalesce a historic, long-ignored Detroit community around a set of principles for growth, opportunity, and sustainability... The final framework document in many ways has become a sort of bible for residents to hold the City accountable to the input and desires of the community in future investments to benefit and grow the community....." John F. Sivills, Associate AIA, Lead Urban Designer, City of Detroit



Resiliency Hub @ Equity Alliance

The Resiliency Hub builds upon the activity at Equity Alliance, a key community anchor, along with active and developing businesses, such as Gray's Hardware Store, Tru Point Machining, Meade Distributing, and the ongoing rehabilitation project of the bank building on Warren as key commercial and economic assets.



The Learning and Healing Hub @ Sampson-Webber Leadership Academy

This neighborhood hub builds upon the activity at Sampson-Webber Leadership Academy, the largely intact single-family homes and duplexes on Larchmont, and the location of local churches Luz Del Mundo, Ark of Deliverance, and Greater Apostolic as key neighborhood assets. The currently vacant Biddle School is tactically activated as a youth center.



Recreation & Restoration Hub @ the Sherrill School Site

This hub focuses on transforming the currently vacant Sherrill School as a deconstruction pilot project, in which the building would be deconstructed through a job training program. The City of Detroit currently does not have a salvage ordinance and there are no policies in place to ensure material recycling and reuse. As part of this project, Theodore convened cross-departmental discussions in the City to advance deconstruction as an alternative to demolition.

MEDINA ART PARK AND CANAL ROUTE, MEDINA, NEW YORK, NY, 2022-

Theodore and her firm were selected to work on an on-call basis for the New York Power Authority (NYPA) on placemaking and infrastructure projects along the Erie and Cayuga-Seneca canals, with the goal to improve access and increase economic opportunities in canal communities. Theodore is currently leading a multi-disciplinary team to re-imagine an Erie Canal segment in Medina, New York. Leveraging the opportunity to repair a crucial and historic section of the canal, Theodore developed a canal framework that not only repairs and rebuilds the canal's aged concrete infrastructure, it also creates a new network of public spaces that enhances everyday local life for residents and creates destinations for visitors. The project includes the rehabilitation of a major canal aqueduct, a series of landscape spaces along the canal trail, and a gateway park and pavilion. The Facility Plan and Urban Design framework were completed in 2023. As of October 2024, the project's design is in 90% design with construction commencing in 2025.

Principal in Charge, largely responsible for design

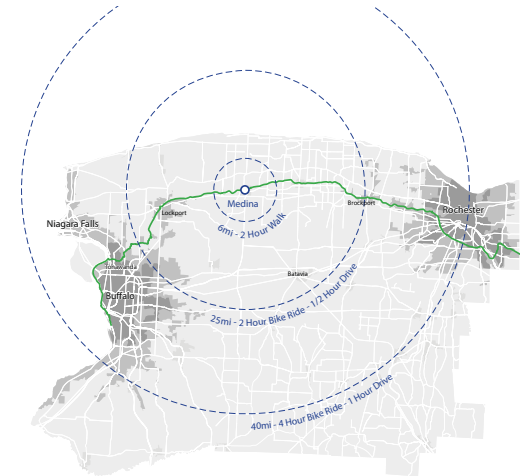
Interboro Partners, City Architecture DPC

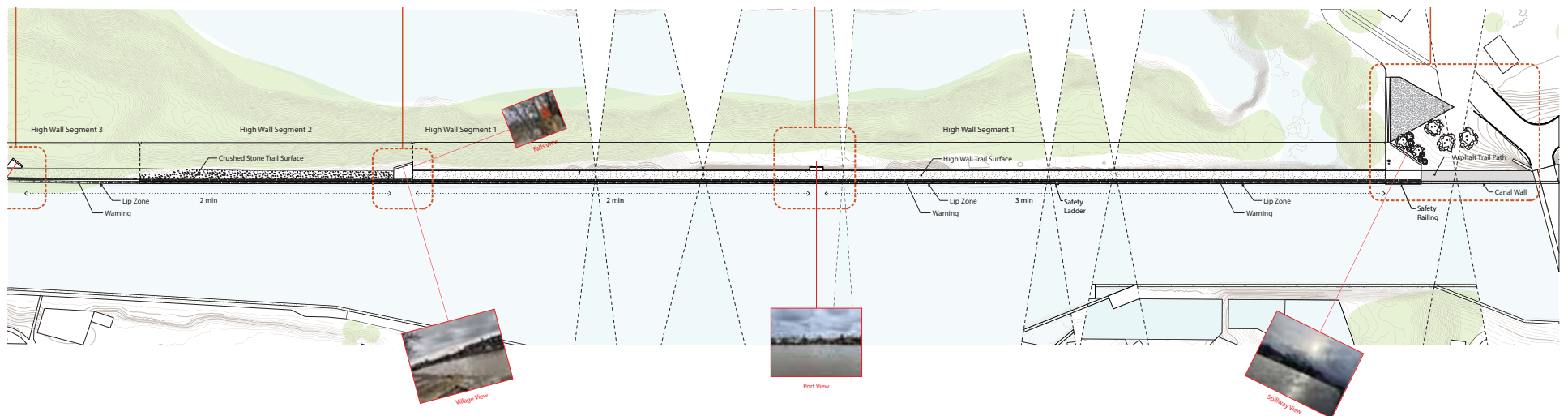
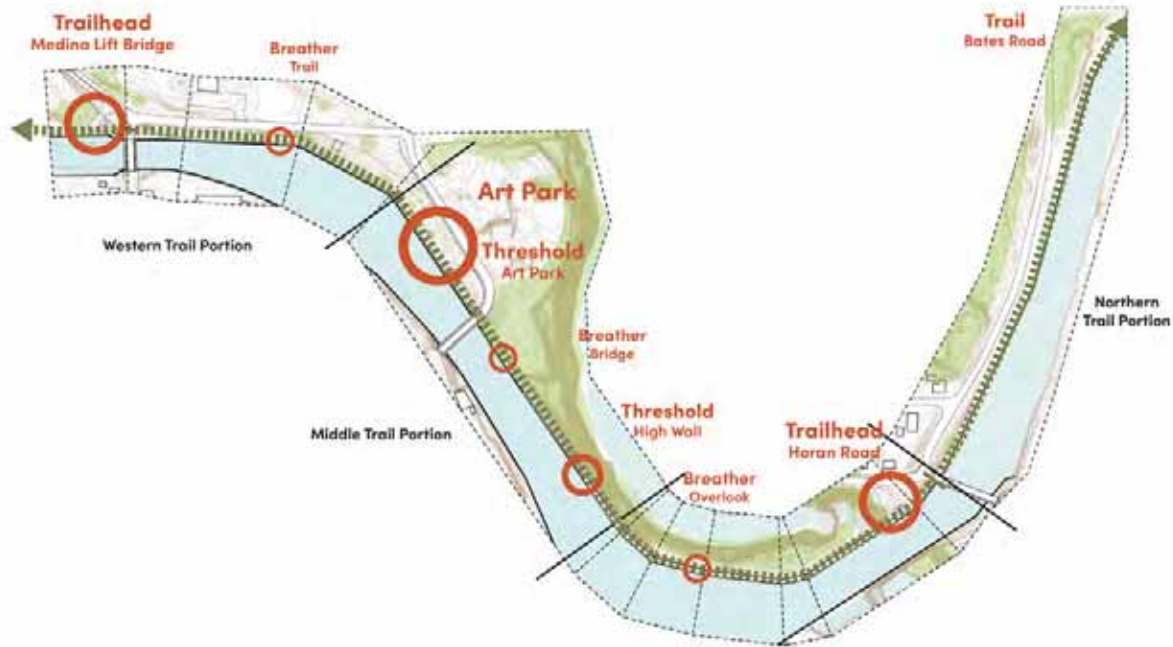
Commissioned by the New York Power Authority


Sydney Gross Memorial Project Symposium, University at Buffalo, School of Architecture and Planning, Buffalo, New York (2024)

I have personal knowledge that the nominee was largely responsible for the design, the project was under the direction of the nominee, and that the nominee's firm executed the project.

A night photograph of a river or canal. On the left bank, there is a white boat or structure. The water is dark, and a small boat is visible in the distance. The sky is dark with some stars visible. The right bank is lined with trees and a fence.





A scenic view of a park with a large tree, a path, and a person on a bicycle. The image shows a lush green landscape with a large, leafy tree on the right side. A path winds through the grass, and a person is riding a bicycle on it. In the background, there are more trees and a cloudy sky. The overall atmosphere is peaceful and natural.

“Georgeen Theodore is not only an outstanding architect and urban designer....she is an inspiring and empowering convenor who can bring together the many voices needed for designing for the future in a just, resilient, and sustainable way. She listens and provokes with her work and her capacity to convene and helps elevate the collective “voices,” from communities, nature and our economy towards design and design practices that not only help imagine and build a new future but reimagine our past, overcoming past practices and presenting pathways that inspire and drive transitions. Just transitions by design, we so much need today.”

Henk Ovink, Executive Director, Commissioner
Global Commission on the Economics of Water
Special Senior Advisor to President Obama's Hurricane Sandy Task Force and
Principal of Rebuild by Design

3.5 Exhibit #5

LIVING WITH THE BAY, NEW YORK METROPOLITAN REGION, 2013-2018

SYNOPSIS

Rebuild by Design was a multi-phased competition organized by the United States Department of Housing and Urban Development (HUD) in response to Hurricane Sandy's devastating impact on the eastern United States. Theodore led the large, multi-disciplinary, international Interboro Team through the four stages of the Rebuild by Design (RBD) competition. Team Interboro's project Living with the Bay ultimately was awarded \$125 million dollars of Community Development Block Grants (CDBG) for implementation.

As Principal in Charge, Theodore was responsible for (Stage 1) the delivery of a regional resiliency plan, (Stage 2) research and analysis of the Sandy-affected region and identification of key design opportunities, (Stage 3) development of site-specific schematic solutions for selected design opportunity in collaboration with state/local government and community partners in Nassau County, (Stage 4) design development and implementation of priority projects with the New York State's Governor's Office of Storm Recovery.

As part of a comprehensive strategy for dealing with flood mitigation along the South Shore of Nassau (one of the areas hardest hit by Hurricane Sandy) deals with the improvement and management of the Mill River, one of the north/south tributaries that empty into Nassau's bay. Currently these rivers are used less as natural resources or recreational amenities but rather as outlets for stormwater runoff. This runoff is a major contributor to the pollution of the bay, and it a major cause for upland flooding, with rivers frequently rising above the level of outflow pipes. The project includes green infrastructure improvements such as stormwater swales for infiltration, greenways along the river to make the water edge publicly accessible, and blue/green parks that add new recreational amenities and that at the same time provide stormwater storage and infiltration capacity, allowing the river to temporarily expand.

One of Theodore's major contributions to this project was her envisioning of a larger-scale, long-term strategy that was catalyzed by shorter-term, locally-identified projects. Creatively synthesizing the top-down/long-term with the bottom-up/short-term, an approach Theodore honed during the RBD process, has become central to her planning and urban design projects.

ROLE OF CANDIDATE

Principal in Charge, largely responsible for design

ARCHITECTURE/DESIGN FIRM

Interboro Partners

CLIENT

Commissioned by the United States Department of Housing and Urban Development (HUD).

PUBLISHED IN

Too Big: Rebuild by Design's Transformative Response to Climate Change (2018)

Rebuild by Design (2015)

EXHIBITED AT

Architecture Biennale Rotterdam (2014)

Aedes Architecture Forum Berlin (2014)

AWARDS

Winner, Rebuild by Design Competition, \$125 million grant for the planning and implementation of Living with the Bay (2014)

DECLARATION OF RESPONSIBILITY

I have personal knowledge that the nominee was largely responsible for the design, the project was under the direction of the nominee, and that the nominee's firm executed the project.

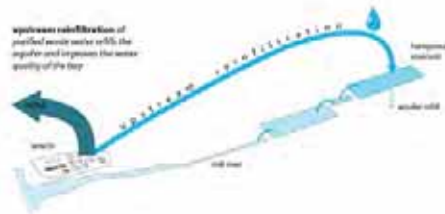
Henk Ovink, Executive Director, Commissioner, Global Commission on the Economics of Water, Special Senior Advisor to President Obama's Hurricane Sandy Task Force and Principal of Rebuild by Design



continuous recreational river routes connect Bay to beach and urban areas to the river while creating pleasing experiences when walking and bicycling



wetland rehabilitation of polluted water bodies to help the region and improve the water quality of the bay



stormwater treatment at street for collection and water storage



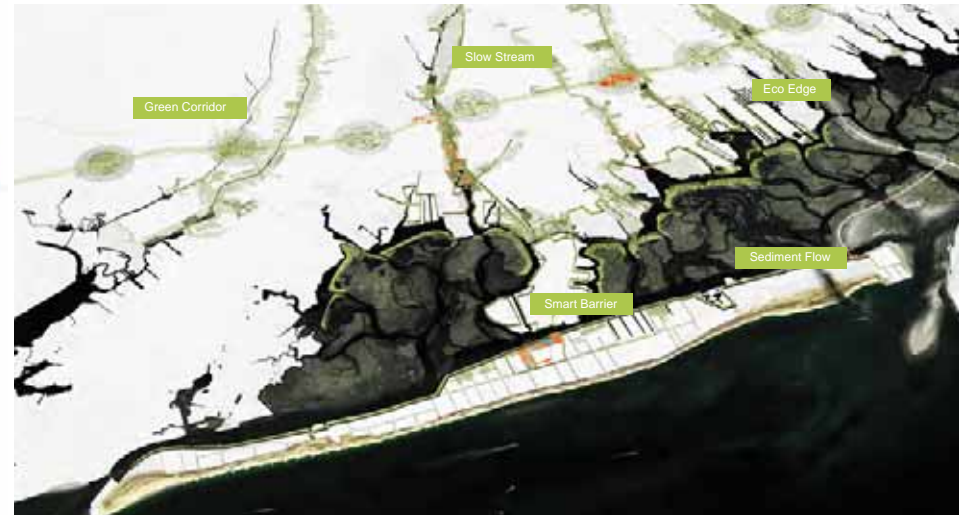
safety thresholds with clear compartment safety regions and create water retention areas



ecological recovery towards a more natural riverine environment with variety of habitats, due to openable sluices, fish ladders, and restored riparian zone



agricultural urban redevelopment, activities & linear green infrastructure of the river banks by building on around, with or without



Regional Framework (Five Strategies)

Sediment Flow Strategy	Smart Barrier Strategy	Eco Edge Strategy	Slow Stream Strategy	Green Corridor Strategy
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Sub-Regional Masterplans

Jones Inlet Sediment Study Site: Jones Inlet	Long Beach Barrier Island Masterplan Site: Long Beach Barrier Island	West, Middle and East Bay Masterplan Site: West, Middle, and East Bay	Mill River Masterplan Site: Mill River	Sunrise Highway Masterplan Site: Sunrise Highway
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Phase One Projects

Jones Inlet Sand Engine Project Site: Jones Inlet Partner: tbc Project Elements: Sand Engine	North Park Smart Barrier Project Site: North Park Neighborhood, City of Long Beach Partner: City of Long Beach Project Elements: Integrated dike, compartments, green infrastructure, housing	Freeport Eco Edge Project Site: Freeport peninsula and bay Partner: Village of Freeport, Nassau County DPW Project Elements: Sluice, riverside retention areas, filter pools, cisterns, and continuous path, curb-side bioswales, stormwater harvesting for irrigation	Mill River Slow Stream Project Site: East Rockaway, Rockville Centre, and Oceanside Partner: Villages of East Rockaway, Rockville Centre, and Oceanside, Nassau County DPW Project Elements: Sluice, riverside retention areas, filter pools, cisterns, and continuous path, curb-side bioswales, stormwater harvesting for irrigation	Freeport Station Area Project Site: Freeport LIRR station area Partner: Village of Freeport, Jaral Properties, Nassau County DPW, New York State DOT Project Elements: Green infrastructure, mixed-use, mixed-income green development
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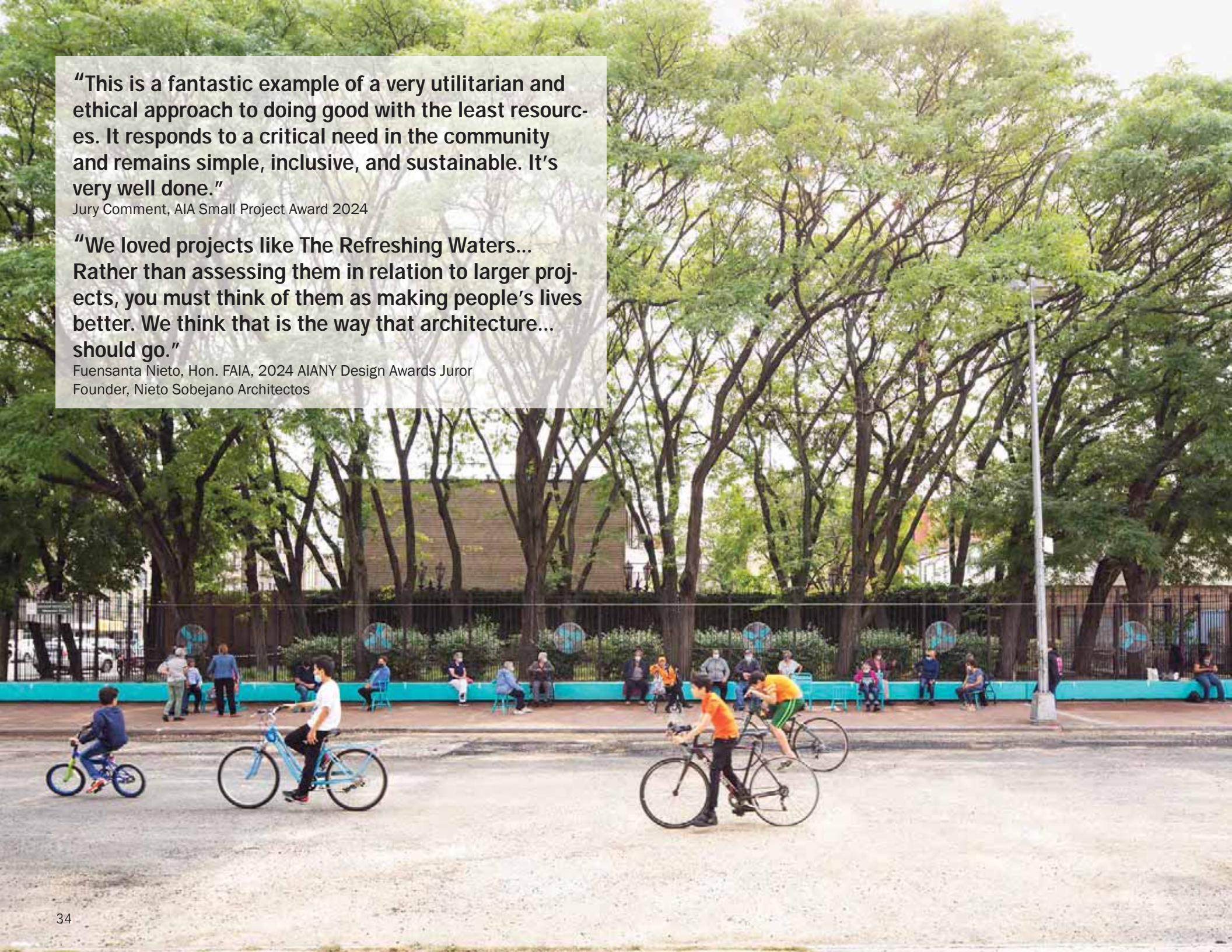


"This is a fantastic example of a very utilitarian and ethical approach to doing good with the least resources. It responds to a critical need in the community and remains simple, inclusive, and sustainable. It's very well done."

Jury Comment, AIA Small Project Award 2024

"We loved projects like The Refreshing Waters... Rather than assessing them in relation to larger projects, you must think of them as making people's lives better. We think that is the way that architecture... should go."

Fuensanta Nieto, Hon. FAIA, 2024 AIA NY Design Awards Juror
Founder, Nieto Sobejano Architectos



3.6 Exhibit #6

THE REFRESHING WATERS, BRONX, NY, 2019-2022

SYNOPSIS

New York City's indoor cooling centers are of crucial importance during the increasingly frequent summer heatwaves, particularly for the city's vulnerable low-income and senior citizens. However, during the COVID pandemic, many of these cooling centers were closed or had to operate at significantly reduced capacity.

In response to this compounded public health crisis, Theodore led the development of The Refreshing Waters as a prototype for a low-tech, outdoor alternative to air-conditioned indoor cooling centers. Located in the South Bronx—adjacent to senior and low-income housing, and across the street from a temporarily closed public branch library (a favorite hang-out spot for the area's teenagers)—the project creates a place to cool off with a series of large outdoor fans and a line of overhead nozzles that spray a fine mist of water.

Commissioned by NYC's Department of Health as part of their placemaking initiative, Theodore helped the DoH envision this project not as "one offs" but as shorter-term catalytic projects that jump-start longer range plans. Theodore worked iteratively over multiple years to pilot, improve, expand and connect a series of public spaces that were prioritized through an engagement process with community partners.

The Refreshing Waters has been recognized in multiple policy documents in New York City including New York City Public Design Commission's *Designing New York: Streetscapes for Wellness* (2022), and New York City Comptroller Brad Lander's *Overheated, Underserved: Expanding Cooling Center Access* (2022), which recommends establishing outdoor cooling stations like Refreshing Waters as a short term action to address the lack of access to indoor cooling centers. Refreshing Waters is included in Montréal's forthcoming *Handbook of Best Practices for Design Quality - Temporary Street Design Projects*.

ROLE OF CANDIDATE

Principal in Charge, largely responsible for design

ARCHITECTURE/DESIGN FIRM

Interboro Partners

CLIENT

Commissioned by NYC's Department of Health and Mental Hygiene's Active Design / Center for Health Equity and Community Wellness and completed in collaboration with South-East Bronx Community Organization (SEBCO) and the Point CDC in the South Bronx.

PUBLISHED IN:

DOMa Journal (2023)

EXHIBITED AT:

—15th edition of the Days of Architecture festival of Sarajevo, Bosnia and Herzegovina (2023)
—9th Urbanism\Architecture Bi-City Biennale (UABB) of Shenzhen and Hong Kong (2022-2023)
—Vienna Biennale for Change (2021)

AWARDS

AIA National Award — Small Project Award (2024)
AIANY Design Award — Projects Honor Award (2024)

DECLARATION OF RESPONSIBILITY

I have personal knowledge that the nominee was largely responsible for the design, the project was under the direction of the nominee, and that the nominee's firm executed the project.

Joshua Langham, NYC Department of Health

Right, top: South Bronx neighborhoods experience some of the highest levels of heat vulnerability in the city (shown in pink on the map).



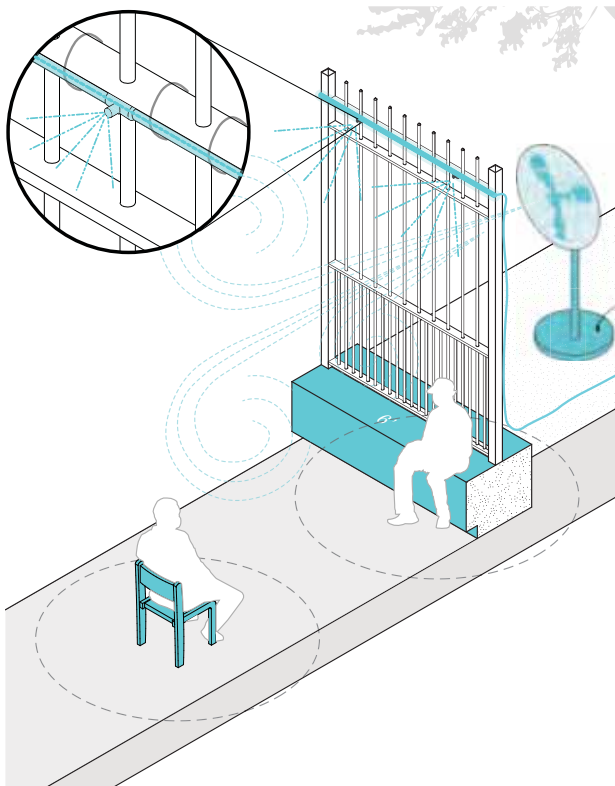
"The Refreshing Waters... a low-tech, outdoor alternative to indoor cooling that created a sense of belonging for a Bronx community; Uncomplicated, affordable, and equitable... The jury loved [its] optimism, wit, and ability to make something spectacular out of almost nothing."

Five Takeaways from the 2024 AIANY Design Awards, Oculus, Spring 2024 Issue

The Refreshing Waters was designed specifically for the Tiffany Street Plaza, making use of existing infrastructure and amplifying the urban practices observed there.

Below: The Refreshing Waters shown in section and axonometric. The tactical interventions (fan, misting line, painted “bench” and second-hand chairs) are shown in Tiffany blue.

Right: The space is popular with residents who live nearby, including seniors and kids.



3.7 Exhibit #7

LENTSPACE, NEW YORK, NY, 2009

SYNOPSIS

Theodore led the design and construction of LentSpace, a temporary park, tree nursery and exhibition space for large sculptures in Lower Manhattan. The tree nursery provides foliage and shade for the site while also incubating street trees to be distributed at a later time throughout the surrounding blocks. Theodore worked directly with an arborist to develop a solution to safely store the trees on site. In response to the client's requirement of enclosing the space with a seven foot fence, Theodore and her team designed a moveable sculptural fence facing the adjacent Duarte Square that enclosed or opened the site to different degrees, creating an array of social spaces. Looking more like a piece of furniture than a security measure, the fence also served as a public amenity in the form of benches and wall panels for exhibitions on the edge of LentSpace. As a temporary project with a small construction budget, the sculpture park LentSpace was conceived as an "in the meantime" activity to animate a vacant site awaiting renewal, thus offering a new model for land use citywide.

ROLE OF CANDIDATE

Principal in Charge, largely responsible for design

ARCHITECTURE/DESIGN FIRM

Interboro Partners

CLIENT

Commissioned by The Lower Manhattan Cultural Council and Trinity Real Estate

PUBLISHED IN

Uneven Growth: Tactical Urbanisms for Expanding Megacities, edited by Pedro Gadanho (New York, NY: The Museum of Modern Art 2014),

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Nathaniel Popper, "From eyesores to eye-catchers: Nationwide, cities are seeking temporary uses for sites of stalled construction projects," *The Los Angeles Times*, December 16, 2010

Cathy Lang Ho, "Hold This Site," *Architect Magazine*, June 2010, pp.32-36

William Menking, "Block Party: Lower Manhattan Cultural Council programs vacant downtown development site," *The Architects Newspaper*, November 2009, p.1

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Ian Volner, "Outsider Art: A vacant city lot turned into temporary outdoor gallery," *The International Design Magazine*, December 2009, p. 26

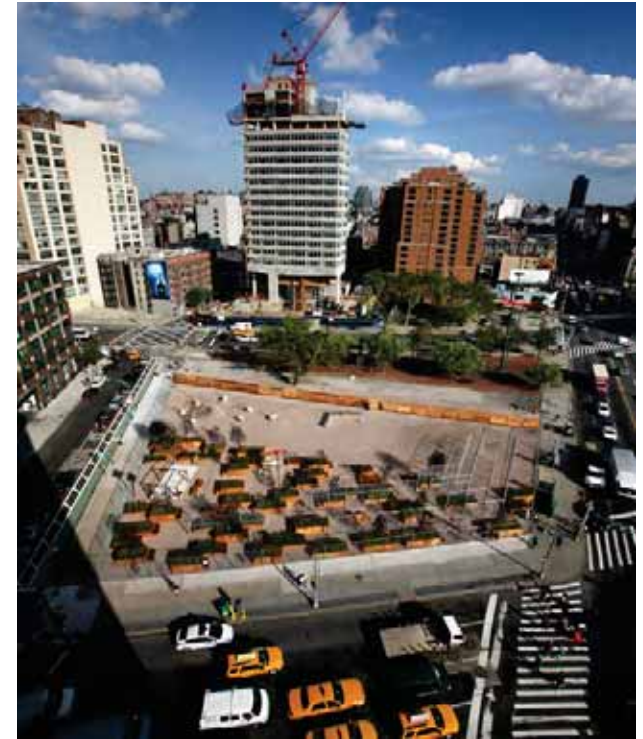
William Hanley, "Idle Manhattan Lot Opens as Exhibition Space," *Architectural Record* online, posted October 2, 2009

Eric Konigsberg, "An Art Park Sprouts (for Now) Where New Buildings Were to Grow," *The New York Times*, September 16, 2009

DECLARATION OF RESPONSIBILITY

I have personal knowledge that the nominee was largely responsible for the design, the project was under the direction of the nominee, and that the nominee's firm executed the project.

Adam Kleinman, Head Curator and Project Partner, Lower Manhattan Cultural Council





A Park/Nursery occupied the western half of the site, providing much needed shade for the large numbers of office workers along Varick Street. Given the temporary nature of the project, Theodore developed the Park as a series of moveable planters containing both older trees for shade, flowering shrubs for seasonal interest and the Nursery for street trees.



3.8 Exhibit #8

HOLDING PATTERN, MoMA PS1, NEW YORK, NY, 2011

SYNOPSIS

As winners of the Museum of Modern Art's invited architecture competition to design and build a temporary setting for concerts in the courtyard of MoMA PS1 in Queens, Theodore and her two co-designers Tobias Armbrorst and Daniel D'Oca approached the project with the simple goals to both extend the lifespan of the temporary project beyond three months of summer, and to make the project useful for a larger number of people outside the museum's walls. To avoid building a temporary structure that would be thrown out after three months, Theodore and her team designed each of the project components for specific "clients" outside the museum. They began the design process by asking the museum's neighbors (local institutions, community organizations, individuals) if there was something they needed, that the team could design for them, "hold" in the museum's courtyard during the summer, and then donate to them at the end of the installation.

The result of this "match-making" process was an eclectic collection of objects, including mirrors, a lifeguard chair, a rock-climbing wall, and many trees. When Holding Pattern was de-installed in the fall of 2011, Theodore and team delivered 79 objects and 84 trees to more than 50 organizations throughout Long Island City. But before these items were delivered to their new owners, they were stored in the museum courtyard during the summer, creating the setting both for the warm-up concert series and for a series of events that the team organized in collaboration with their new clients. In this way the installation turned the museum's sculpture garden temporarily into a public space for a diverse range of publics and activities.

ROLE OF CANDIDATE

Principal in Charge, and one of the lead designers

ARCHITECTURE/DESIGN FIRM

Interboro Partners

CLIENT

Commissioned by The Museum of Modern Art and MoMA PS1, after a two-phased, invited design competition.

PUBLISHED IN

"Holding Pattern," *Going Public: Public Architecture, Urbanism and Interventions*, edited by R. Klanten, S. Ehmann, S. Borges, L. Feireiss (Berlin: Gestalten, 2012), p.217.

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Melanie Van Der Hoorn, "Holt Hinshaw Pfau Jones, Studio 8, Interboro, Geant and Maupin: Drawing the ideas behind the design," *Bricks and Balloons: Architecture in Comic-Strip Form* (Rotterdam: 010 Publishers, 2013).

"Holding Pattern," in *C3 Architecture Magazine (South Korea)* No.320, Spring 2011, pp.26-27

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Hugh Ryan, "Is it Summer? Time to Party at the Museum," *The New York Times*, July 7, 2011

Mimi Zeiger, "Emerging Talent: Interboro Partners," *Architect Magazine*, July 2011

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Gwen Weber, "Linked In," *The Architects Newspaper*, June 2011

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Benjamin Sutton, "Inside the Artist's Studio: Interboro Partners at MoMA PS1," *the L magazine*, June 2011

David Glick, "Holding Patterns: Young Architects At P.S.1," *Huffington Post*, posted March 8, 2011

Kate Taylor, "MoMA PS1's Young Architects Program Announces Winner," *The New York Times*, February 16, 2011

Matt Chaban, "Talk About Interboro: Brooklyn Firm Wins PS1 Pavilion Yet Again," *New York Observer*, posted February 16, 2011

EXHIBITED AT

Boston Society of Architects (2015)

Chicago Cultural Center (2013)

The Museum of Modern Art (2011), NYU (2011)

AWARDS

AIANY Urban Design Merit Award (2012)

DECLARATION OF RESPONSIBILITY

I have personal knowledge that the nominee was largely responsible for the design, the project was under the direction of the nominee, and that the nominee's firm executed the project.

Barry Bergdoll, Chief Curator of Architecture & Design, The Museum of Modern Art (MoMA), 2007-2014





The Mirror Room in the smallest side yard featured eight mirrors that had been requested by the Long Island School of Ballet. In a form of gift exchange, the Ballet School gave a number of performances in the MoMA courtyard over the course of the summer.



The temporary public space was shaded by a column-free, lightweight structure of ropes and retractable sails, that—strung from MoMA PS1's wall across the courtyard to the building's parapet—for the first time incorporated MoMA PS1's entire courtyard. Connecting the edges of the courtyard space, the structure revealed and reinforced the courtyard's very odd, idiosyncratic shape.



The Tree Room in one of the courtyard's side galleries accommodated 60 red oaks, donated by the New York Restoration Project. In the Fall of 2011 the trees were planted on properties across Queens Tags identified the trees' future owners.

Right: An illustration of all the items that were requested, designed and built, and/or acquired, including stools, benches, planters, picnic tables, a life guard stand, a climbing wall, and many trees.

Far right: The Rec Room was furnished with an eclectic collection of items that had been requested by MoMA PS1's neighbors.

