

SUZANNE LANYI CHARLES

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Cornell University
Ithaca, New York 14853-6701
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ACADEMIC POSITIONS

- | | |
|--------------|--|
| 2015-present | Assistant Professor of City and Regional Planning
Cornell University, City and Regional Planning/Baker Program in Real Estate, Ithaca, NY
Graduate Fields: City and Regional Planning, Real Estate, Regional Science |
| 2013-2015 | Assistant Professor of Architecture
Northeastern University, School of Architecture, Boston, MA |
| 2011-2013 | Assistant Professor of Urban Planning
University of Michigan, Taubman College of Architecture and Urban Planning, Ann Arbor, MI |
| 2010 | Lecturer in Urban Planning and Design
Harvard University, Graduate School of Design, Cambridge, MA |
| 2009 | Head Teaching Fellow
Harvard University, Core Curriculum of Harvard College, Cambridge, MA |
| 2007-2009 | Teaching Fellow
Harvard University, Graduate School of Design, Cambridge, MA |

EDUCATION

- | | |
|-----------|--|
| 2011 | Doctor of Design
Harvard University, Graduate School of Design, Cambridge, MA
Dissertation: Suburban Gentrification: Residential Redevelopment and Neighborhood Change
Committee: Richard Peiser, Susan Fainstein, Judith Grant Long, Daniel McMillen (Univ. of IL) |
| 2005 | Master in Design Studies, with Distinction
Harvard University, Graduate School of Design, Cambridge, MA |
| 1994 | Master in Architecture
Arizona State University, College of Architecture and Environmental Design, Tempe, AZ |
| 1992 | University of Illinois at Urbana-Champaign, College of Architecture, Urbana, IL
Bachelor of Science in Architectural Studies |
| 1990-1991 | École Nationale Supérieure d'Architecture de Versailles, Versailles, France |

PUBLICATIONS

Peer-reviewed Journal Articles

Charles, S. L. (2019). Assessing the effect of mansionization on nearby single-family house sales prices. *Journal of Planning Education and Research*, pp. 1 -13.
DOI: 10.1177/0739456X19833155

Charles, S. L. (2018). A quest for status or a desire to fit in? An examination of suburban “monster homes” as a positional good. *Journal of Urban Affairs*, pp. 1 -16.
DOI: 10.1080/07352166.2018.1478227

Charles, S. L. (2018). A typology of mansionization in the inner-ring suburbs of Chicago, Illinois, 2000-2015. *Housing Policy Debate*, 28(6) pp. 832-853.
DOI: 10.1080/10511482.2018.1469528

Charles, S. L. (2016). The ULI Hines competition as a pedagogical tool. *Journal of Real Estate Practice and Education*, 19(2), pp. 149-173.
DOI: 10.5555/1521-4842.19.2.149

Charles, S. L. (2014). The spatio-temporal pattern of housing redevelopment in suburban Chicago, 2000-2010. *Urban Studies*, 51(12), pp. 2646-2664.
DOI: 10.1177/0042098013506045

Orescovic, N. M., Roth, P., **Charles, S. L.**, Tsigaridi, D., Shepherd, K., Nelson, K., & Bar, M. (2014). Re-grounding LEED: attributes of form in the built environment that influence perceived walkability. *Journal of Architectural and Planning Research*, 31(3), pp. 218-232.
Stable URL: <https://www.jstor.org/stable/44114605>

Charles, S. L. (2013). Understanding the determinants of single-family residential redevelopment in the inner-ring suburbs of Chicago. *Urban Studies*, 50(8), pp. 1505-1522.
DOI: 10.1177/0042098012465908

Book Chapters

Charles, S. L. and Peiser, R. B. (2019). Inner-ring Suburban Retrofit and Neighborhood Change in the Post-suburban Era. In T. Banerjee and A. Loukaitou-Sideris (Eds.), *The New Companion to Urban Design*. New York: Routledge.
ISBN: 978-1138302129

Charles, S. L. (2019). Keeping Up with the Joneses: Residential Reinvestment and Mansionization in American Inner-ring Suburbs. In B. Hanlon and T. Vicino (Eds.), *Companion to the Suburbs*. New York: Routledge.
ISBN: 978-1138290235

Charles, S. L. (2017). Teardowns and reinvestment in the inner-ring suburbs of Chicago. In G. Squires, E. Heurkens, & R. Peiser (Eds.), *Companion to Real Estate Development*. New York: Routledge.
ISBN: 978-1138914346

In Progress

Peiser, R. B., Hamilton, D., Dermisi, S., **Charles, S. L.** (2021) *Professional Real Estate Development*. Washington, D.C.: Urban Land Institute.

Invited Reviews

Charles, S. L. (____). Book review: *Radical Suburbs: Experimental Living on the Fringes of the American City*. By Amanda Kolson Hurley. *Journal of Urban Affairs*, XX(X).

DOI:

Charles, S. L. (2020). Book review: *Beyond the City and the Bridge: East Asian Immigration in a New Jersey Suburb*. By Noriko Matsumoto. *American Journal of Sociology*, 125(5).

DOI:

Charles, S. L. (2016). Artifact review: memorandum of agreement between Rock Chapel Marine and Chelsea, Massachusetts. *Journal of Architectural Education*, 70(1), pp. 188-189.

DOI: 10.1080/10464883.2016.1123033

CONFERENCE PRESENTATIONS

- 2018 Presented "Conspicuously consumed McMansions: an examination of the effects of relative house size on house prices" and served as moderator/organizer of the roundtable "Other geographies of gentrification" at the Association of Collegiate Schools of Planning (ACSP) Annual Meeting in Buffalo, NY, October 25-28, 2018.
- Served as co-conference track chair for the Healthy Cities and Suburbs track; session chair of the Healthy Cities I session; and session chair of the Green Panels I session at the Global Interdisciplinary Conference: Green Cities at the ICN Business School in Nancy, France, June 27-30, 2018.
- 2017 Served as co-organizer/speaker for the roundtable "Suburban dream or nightmare? The promise and prospects of recent demographic shifts in metropolitan America" at the Urban Affairs Association (UAA) Annual Meeting, Minneapolis, MN, April 19-22, 2017.
- Served as participant in the roundtable "Other geographies of gentrification" at the Association of Collegiate Schools of Planning (ACSP) Annual Meeting in Denver, CO, October 25-28, 2018.
- 2016 Presented "Graduate real estate education: the ULI Hines student urban design competition as a pedagogical tool" at the American Real Estate Society (ARES) Meeting, Denver, CO, March 29 – April 2, 2016.
- 2015 Presented "The studio as a pedagogical device in teaching real estate finance and development" at the Association of Collegiate Schools of Planning (ACSP) Annual Meeting, Houston, TX, October 22, 2015.
- Presented "Suburban transformation: a typology of inner-ring suburban neighborhoods," at the Research Committee 43 Conference (Housing and the Built Environment) International Sociological Association, Chicago, IL, September 18, 2015.
- Presented "Rebuilding suburbia: a typology of inner-ring suburban neighborhoods experiencing redevelopment" at the Association of American Geographers (AAG) Annual Meeting, Chicago, IL, April 21, 2015.

Curriculum Vitae

- 2014 Presented "Teaching real estate financial analysis in a design studio context: urban planning and architecture studio implementations" at the International Association of Housing Science Annual Meeting (IAHS), Madeira, Portugal, December 16-19, 2014.
- 2013 Presented "Teardowns and McMansions: residents' attitudes and experiences of neighborhood change in an inner-ring suburb of Chicago" at the Association of American Geographers (AAG) Annual Meeting, Los Angeles, CA, April 11, 2013.
- 2012 Presented "Residents' perceptions of and attitudes toward neighborhood change in an inner-ring suburb of Chicago" at the Association of Collegiate Schools of Planning (ACSP) Annual Meeting, Cincinnati, OH, November 1, 2012.
- Presented "Suburban gentrification: exploring the spatial patterns of residential redevelopment in the inner-ring suburbs of Chicago, IL, 2000-2010," delivered at the Association of American Geographers (AAG) Annual Meeting, New York, NY, February 27, 2012 and at the Association of Collegiate Schools of Planning (ACSP) Annual Meeting, Salt Lake City, UT, October 16, 2011. Served as session discussant for the panel "Changing Suburbs" at the 2011 ACSP Annual Meeting.
- 2011 Presented "There goes the (suburban) neighborhood: using 2010 census data to study gentrification in the inner-ring suburbs of Chicago" at the Suburbs and the 2010 Census Conference, Arlington, VA, July 15, 2011.
- Presented "Exploring the contours of suburban gentrification" at the Urban Affairs Association (UAA) Annual Meeting, New Orleans, LA, March 18, 2011.
- 2010 Presented "Suburban gentrification: the spatial and temporal dynamics of single-family residential redevelopment" at the Association of Collegiate Schools of Planning (ACSP) Annual Meeting, Minneapolis, MN, October 7, 2010 and at the Research Committee 21 Conference (Sociology of Urban and Regional Development) International Sociological Association, Amsterdam, The Netherlands, July 7, 2011.
- 2009 Presented "Rebuilding suburbia: the spatial and temporal dynamics of single-family residential redevelopment" at the Diverse Suburb: History, Politics, and Prospects Conference at Hofstra University, Hempstead, NY, October 24, 2009.
- Presented "Suburban gentrification?" at the Association of Collegiate Schools of Planning (ACSP) Annual Meeting, Washington DC, October 3, 2009.
- Presented "Suburban gentrification: examining the determinants of single-family residential redevelopment" at the American Real Estate and Urban Economics Association (AREUEA) Mid-year Meeting, Washington DC, June 4, 2009 and at the Urban Affairs Association (UAA) Annual Meeting, Chicago IL, March 5, 2009.

INVITED LECTURES/PRESENTATIONS

- 2016 Presented "Sprawl and suburban redevelopment/preservation" in response to Robert Bruegmann's keynote address at the Cornell Historic Preservation Planning 40th Anniversary Symposium, Ithaca, NY, October 15, 2016.
- Moderated the panel discussion of "70 Acres in Chicago" New York, NY, October 14, 2016.
- Presented "Residential real estate redevelopment in postwar suburbia" to the Advisory Council of the Baker Program in Real Estate at Cornell University, New York, NY, October 13, 2016.
- Presented "Suburban transformation: a typology of residential redevelopment" at the Regional Science Colloquium, Ithaca, NY, December 1, 2016.
- 2016 Presented "Teardowns and McMansions in postwar suburbia" to the Advisory Council of the College of Architecture, Art, and Planning at Cornell University, Ithaca, NY, May 9, 2016.
- 2013 Presented "Teardowns and McMansions in postwar suburbia" at InterActions in the College of Arts Media and Design at Northeastern University, Boston, MA, October 31, 2013.
- Presented "Gentrification and the suburbs" at Simon Fraser University as part of the Gentrification and the City speaker series, Vancouver, British Columbia, March 19, 2013.
- Presented "Rebuilding suburbia: teardowns and McMansions in inner-ring suburban neighborhoods" at Northeastern University School of Architecture, Boston, MA, March 1, 2013.
- 2012 Presented "Structuring real estate development finance" to the Ross School of Business at the University of Michigan, Ann Arbor, MI, November 19, 2012.
- 2011 Presented "Suburban gentrification" as part of the Urban and Regional Research Collaborative (URRC) lecture/discussion series at the Taubman College of Architecture and Urban Planning at the University of Michigan, Ann Arbor, MI, December 2, 2012.
- Presented "Using spatial analysis techniques in the study of residential redevelopment patterns" at the Spatial Econometrics workshop at the Pennsylvania State University Population Research Institute, State College, PA, June 24, 2011.
- 2010 Presented "Spatial analysis of residential redevelopment activity in the inner-ring suburbs of Chicago, 2000-2008" at the Advanced Spatial Pattern Analysis workshop at the University of California, Santa Barbara (UCSB) Center for Spatially Integrated Social Sciences, Santa Barbara, CA, July 23, 2010.
- Presented "Suburban gentrification: residential redevelopment and neighborhood change" at the Sam Fox School of Design and Visual Arts at Washington University in St. Louis, St., Louis, MO, April 29, 2010.

GRANTS

- 2019 President's Council of Cornell Women, Cornell University
Affinito-Stewart Grant for the project "Assessing the effect of neighborhood context on residents' housing satisfaction" (\$6,750)

Curriculum Vitae

- 2018 Institute for the Social Sciences, Cornell University
Institute for the Social Sciences Small Grant Award for the project "A social network analysis of house flipping" (\$5,000)
- 2016 Institute for the Social Sciences, Cornell University
Institute for the Social Sciences Small Grant Award for the project "Housing redevelopment and the evolution of suburban immigrant communities." (\$6,670)
- Clarence S. Stein Institute for Urban and Landscape Studies
Teaching Grant for the film screening and panel discussion of the film, *70 Acres in Chicago*. (\$1,860)
- 2014 College of Arts Media and Design, Northeastern University
Faculty Research and Creative Activity Grant for the book project "Suburban gentrification: residential redevelopment and neighborhood change." (\$3,000)
- 2012 International Institute, University of Michigan
Experiential Learning Fund Grant for the course "Blue Nile university city: campus master plan." (\$10,000)
- 2012 College of Literature, Science, and the Arts, University of Michigan,
Undergraduate Research Opportunity Program, research support for the research project "The impact of suburban gentrification: case studies of two-inner-ring suburbs of Chicago, IL."
- 2011 Rackham Graduate School, University of Michigan,
Spring/Summer Research Grant, "The impact of suburban gentrification: case studies of two-inner-ring suburbs of Chicago, IL." (\$6,000)
- Taubman College of Architecture and Urban Planning, University of Michigan,
College Seed Fund Grant, "The impact of suburban gentrification: case studies of two-inner-ring suburbs of Chicago, IL." (\$3,000)
- Center for Research on Learning and Teaching, University of Michigan,
Instructional Development Fund Grant, UP518 Physical Planning Workshop. (\$500)
- 2009 U.S. Department of Housing and Urban Development (HUD)
Doctoral Dissertation Research Grant, "Suburban gentrification: residential redevelopment and neighborhood change." (\$25,000)
- Harvard Clinical and Translational Science Center
Catalyst Pilot Grant, "Use of functional neuroimaging to assess effects of viewing the built environment," with Nicolas Oreskovic and Moshe Bar. (\$50,000)
- 2008 Joint Center for Housing Studies of Harvard University
Dissertation Research Grant, "Suburban gentrification: residential redevelopment and neighborhood change." (\$5,000)
- Real Estate Academic Initiative at Harvard University
Dissertation Research Grant, "Suburban gentrification: residential redevelopment and neighborhood change." (\$10,000)

AWARDS

- 2019 ULI Hines Student Competition, Honorable Mention, Advisor (Cornell University)
Students: Jihany Aly Hassun, Akshai Wilkinson, Sage Taber, Tim Dehm, Krizia Calmet
- 2018 ULI Hines Student Competition, Grand Prize Winner, Advisor (Cornell University)
Students: Peter Romano, Gary Esposito, Paul Heydweiller, Rawinthira Narksusook, Jamie Mitchell
- 2012 ULI Hines Student Competition, Finalist Team, Advisor (University of Michigan)
Students: Jessica Hester, Laura Reading, Reid Fellenbaum, Anne Fennema, Sylvia Harris
- 2013 Faculty Excellence Award Winner, University of Michigan

MEDIA CONTRIBUTIONS (SELECTED)

- 2016 Meltzer, Erica. (2016, April 9). As 'monster' homes rise, should Boulder trade size for density? *Boulder Daily Camera*.
- 2015 Gopal, P., & Perlberg, H. (2015, May 27). The mansions that are swallowing suburban homes. *Bloomberg Business*.
- 2014 Podmolik, M. E. (2014, October 21). Teardowns transforming Chicago's inner suburbs. *Chicago Tribune*.
- 2014 Charles, S. L. (2014, October 7). Teardowns are transforming the American post-war suburban landscape on the LSE American Politics and Policy Blog.
- 2013 Chase, L. (2013). Research brief: understanding the determinants of single-family residential redevelopment in the inner-ring suburbs of Chicago. In Harvard University (Ed.). Cambridge, MA: Real Estate Academic Initiative at Harvard University Research Brief.
- 2011 Schroedter, A. (2011). Teardowns make a comeback in Chicago's suburbs. *Crain's Chicago Business*.

TEACHING

- 2015-present **Cornell University**
Residential Development (CRP6580)
Creating the Built Environment (CRP5560)
Innovation and Strategy and the Built Environment (CRP5561)
Special Topics: Demographic Change and the Built Environment (CRP 3850/5850)
Special Topics: Real Estate Competitions (CRP 6594)
- 2013-2015 **Northeastern University**
Housing and Aggregation Studio (ARCH5110)
Case Studies I, Case Studies in Professional Practice (ARCH6430)
Real Estate Development and Design (ARCH2550)

Curriculum Vitae

- 2011-2013 **University of Michigan**
Financing Real Estate Development (UP566)
Physical Planning Studio/Chicago Urban Laboratory (UP518)
Integrative Field Experience, Capstone, (UP634)
Fundamentals of Planning Practice (UP505)
- 2010 **Harvard University, Graduate School of Design**
Analytic Methods of Urban Planning: Quantitative (5218 M3)
Analytic Methods of Urban Planning: Qualitative (5218 M4)
- 2009 **Harvard University, Harvard College**
Designing the American City, Head Teaching Fellow for Prof. Alex Krieger (LAB-20)
- 2007-2009 **Harvard University, Graduate School of Design**
Real Estate Finance and Development, Teaching Fellow for Prof. Richard Peiser (5204)
Advanced Real Estate Finance and Development, Teaching Fellow for Prof. Richard Peiser (5303)
Field Studies in Real Estate, Teaching Fellow for Prof. Richard Peiser, (5212)
- 1999 **University of Colorado Denver, College of Architecture and Planning, Denver, CO**
Design Studio I

SERVICE

- Cornell University**
University Level
- 2017-present McNair Post-Baccalaureate Achievement Program, faculty mentor, program interviewer
- College level**
- 2016-present Stein Institute Review Committee, member
- Department level**
- 2016-present Curriculum Committee, City and Regional Planning, member
Curriculum Committee, Baker Program in Real Estate, member
Regional Science MA and PhD Admissions committee, member
- 2015-2016 Cornell Real Estate Women, faculty advisor
Cornell Real Estate Conference Steering Committee, member
Diversity Recruiting Event in NYC, ad-hoc organizational committee, member
Exhibitions Committee, member
- 2013-2015 **Northeastern University**
University level
Faculty Senate, member (elected)
- College level**
College of Arts Media and Design (CAMD) Dean Search Committee, member (elected)
ULI/Hines Urban Design Competition, advisor
- Department level**
Bachelor of Science in Architectural Studies Degree Committee, member
Real Estate Development and Design, track coordinator
AIA Continuing Education, chair
Faculty Search Committee, Information Design, member

2011-2013

University of Michigan

University level

Advisory Committee for the Real Estate Development Certificate, Member

College level

Space Planning Committee, member

Strategic Planning Committee, member

Master of Urban Design Task Force, member

ULL/Hines Urban Design Competition, finalist team advisor

Department level

Master of Urban Planning Admissions Committee, Member

Faculty Search Committee, Urban Studies Cluster Hire, Member

2013-2015

Professional

Boston Society of Architects (BSA), Member of the Board of Directors (appointed

Manuscript/Other Reviews

Peer reviewer, *Environment and Planning A*

Peer reviewer, *Journal of Planning Literature*

Peer reviewer, *Urban Studies*

Peer reviewer, *Urban Geography*

Peer reviewer, *Landscape and Urban Planning*

Peer reviewer, *Urban Design International*

Peer reviewer, *Housing Policy Debate*

Peer reviewer, *Journal of Urban Affairs*

Reviewer, *Outcast Films*

Invited Design Review Critic

Harvard University Graduate School of Design

University of Michigan Taubman College of Architecture and Urban Planning

Roger Williams University

Illinois Institute of Technology

University of Illinois at Chicago

University of Colorado Denver

PROFESSIONAL QUALIFICATIONS

Professional Licenses and Selected Affiliations

Licensed Architect, Massachusetts (current)

AIA New York State and AIA Southern New York, member

National Council of Architectural Registration Boards (NCARB), Certified Architect

OTHER PROFESSIONAL EXPERIENCE

Real Estate Consulting

2005-Present **The Weitzman Group**, New York, NY
Assistant Vice President

Architecture

2001-2005 **Booth Hansen Architects**, Chicago, IL
Vice President, 2003-2005; **Associate**, 2001-2003; **Staff Architect**, 2001

2000-2001 **Gensler**, Chicago, IL
Architect

1998-2000 **Roth + Sheppard Architects**, Denver, CO
Associate, 1999-2000; **Staff Architect**, 1998-1999

1994-1997 **Booth Hansen Architects**, Chicago, IL
Designer

1993 **Renzo Piano Building Workshop**, Paris, France
Architect