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Founded in 1996, Urban Architectural Initiatives, RA, P.C. (UAI) is a certified Minority-Owned Business Enterprise (MBE) recognized for creating thoughtful, sustainable, and community-centered architecture. For over 30 years, we have partnered with nonprofit organizations, public agencies, healthcare providers, and mission-driven developers to deliver affordable housing, supportive housing, senior housing, community facilities, and mixed-use developments throughout New York.

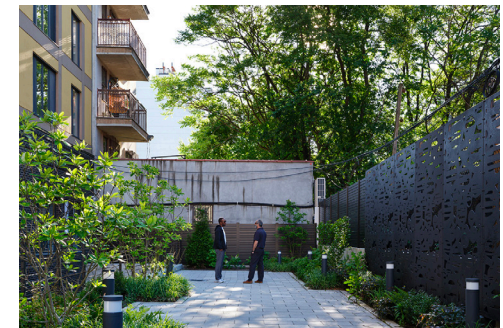
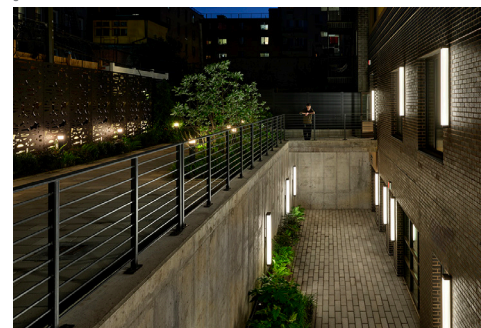
WHY CLIENTS CHOOSE UAI:

Mission-Driven Design
Collaborative Partnership
Technical Excellence
Passive House Expertise
Integrated Interior Design

30
YEARS
EXPERIENCE

7M+
SQUARE FEET
DESIGNED AND CONSTRUCTED

16,902
UNITS
DELIVERED



Akiko Kyei-Aboagye
Partner
Silvia Park
Tricia Huang
Ming Yuan Ren

778 Myrtle Residence was developed by IMPACCT Brooklyn, a non-profit community development organization active in the neighborhood for over 60 years. The building rises 9 stories on a 75-foot-wide lot on Myrtle Avenue, providing a mix of 60 affordable and supportive housing apartments at a range of affordability levels. Of the apartments, 36 studio units are set aside for single chronically homeless residents aged 55 and older.

■ The new building includes a rooftop garden on the 9th floor that provides an expansive view of Brooklyn with the skyscrapers of midtown Manhattan in the distance,

as well as cellar program offices for supportive services and common space connected to a sunken courtyard.

■ A landscaped rear yard with southern exposure provides additional space for tenant recreation, and the theme of connection to greenery and nature is carried through the warm, natural tones of the interior color scheme and lobby design. ■ A large commercial space on the ground floor will provide activity and amenities for local residents along this stretch of Myrtle Avenue. ■ The laundry room and the residents' community room both open directly to the exterior, offering a connection to nature and the environment.

Architecture here becomes an act of care: 778 Myrtle Residence transforms shelter into dignity, weaving light, greenery, and community into a living structure that reconnects its residents to the city, to nature, and to one another.

—Akiko Kyei-Aboagye

1 View of the completed building, highlighting architectural character within the neighborhood.

2 Ninth-floor resident terrace providing outdoor space for gathering and relaxation.

3 Typical apartment interior designed for comfort, natural light, and efficient living.

4 Rear yard and sunken courtyard at night, enhanced by integrated landscape lighting.

5 View through the residential lobby toward Myrtle Avenue, creating a welcoming arrival.

6 Landscaped rear yard offering residents space for recreation and community gathering.



Scan the QR to find out more about 778 Myrtle Residence on our website:
uai-ny.com/project/778-myrtle-residence



Tony Shitemi
Partner
Diaa Hassan
Kaixin Chen
Ming Yuan Ren

An architecture of continuity and care, this project elevates the everyday—where systems, structure, and resilience are reimagined as instruments of dignity, allowing life to unfold uninterrupted while the built environment rises toward a more sustainable and hopeful future.
—Tony Shitemi

A NYCHA PACT project, this rehabilitation project comprises significant renovations across two New York City Housing Authority sites in East Harlem: Metro-North Plaza and the Gaylord White Houses. Located just two blocks apart, these developments include a total of 523 residential units and multiple community facilities, all undergoing modernization while tenants remain in place. In the spirit of the Permanent Affordability Commitment Together (PACT) program, the scope of work covers comprehensive interior and exterior upgrades, including improvements to

building envelopes, grounds, and mechanical, electrical, and plumbing systems. Sustainability and energy conservation are central priorities, with design efforts focused on supporting carbon neutrality goals. Additionally, in line with a major NYCHA resiliency initiative, the design includes stormwater barriers at building entrances and elevating critical utility spaces such as electrical rooms above flood levels.

- 1 Main entrance at the Gaylord White Houses, providing a welcoming arrival experience.
- 2 Main residential entrance at Metro-North Plaza, establishing a strong neighborhood presence.

- 3 Residential lobby at White Houses, designed as a bright and inviting shared space.
- 4 Typical apartment bathroom at Metro-North Plaza, featuring durable contemporary finishes.

- 5 Residential lobby at Metro-North Plaza, serving as a welcoming gateway.
- 6 Typical apartment kitchen at the Gaylord White Houses, designed for efficient everyday living.



Scan the QR to find out more about Metro-North Plaza / Gaylord White Houses on our website:
uai-ny.com/project/metro-north-plaza



Tony Shitemi
Partner
Dwayne Smith-Malcolm
Asia Black

The Brotherhood/Sister Sol Community Center (Bro/Sis) was founded in 1995 to provide “comprehensive, holistic and long-term support” to children between the ages of 8 and 22. We were inspired by their mission;

“...to provide multi-layered support, guidance, education and love to our membership, to teach them to have self-discipline and form order in their lives, and then to offer opportunities and access so that they may develop agency.”

Having outgrown the brownstone they were in, they asked UAI to design a new center on the same grounds after demolition, widening the parcel to add an adjacent lot. ■ Viewed from a distance, the geometry of the new center creates a visual movement that turns upwards.

Overlapping sections of the front façade telescope outwards as they ascend. Simultaneously, glazing at the vertical center transposes to the left. This playful dynamism is reflected in the interior layouts, with angled walls at the teen lounge and art room, and orthogonal areas for weighty spaces such as the offices. Artifacts from the old brownstone are woven into the new center, such as doors which the children have decorated over the years, as well as stone details from the original façade. ■ Color combinations are consistent for public areas but vary for program spaces so that each space feels unique to its particular use. ■ Every opportunity is taken to increase the amount of natural light entering the building, including added windows at the side yard facing the green thumb garden on the west.

The project unfolded as an architecture of optimism: where ascending planes, shifting light, and layered histories coalesced into a spatial choreography that elevates both body and spirit, transforming the act of building into a profoundly positive and life-affirming experience.

—Tony Shitemi

- 1 View of the building from the northeast at dusk, emphasizing its architectural presence.
- 2 Rear yard trellis and seating area, providing a shaded outdoor gathering space.

- 3 The Great Room, designed as a flexible space for community programs and events.
- 4 Program offices designed to support collaboration and community services.

- 5 Rooftop basketball court providing recreation with views of the surrounding neighborhood.
- 6 Library and reading room designed to encourage learning and quiet reflection.



Scan the QR to find out more about Brotherhood Sister Sol on our website:
uai-ny.com/project/brotherhood-sister-sol



Beach 21st Street is a new mixed-use construction project developed by The Community Builders (TCB). The ten-story building encompasses 226,000 square feet of residential and resident support space. It provides 224 rent-restricted affordable apartment units with extensive amenities and activates the existing Beach 20th and new Beach 21st plazas with over 30,000 square feet of community and commercial space. ■ The dynamic ground floor of Beach 21st Street is designed to attract a mix of commercial and community service facilities to encourage foot traffic from the local community and A train commuters. This mix will include over 21,000 square feet of café/restaurant space, a 6,300 square foot daycare and early childhood center with private outdoor play area, and a 1,000 square foot space designed with a job training center in mind. A parking

garage for approximately 96 vehicles and extensive bicycle parking are included at the cellar level. ■ The residents of Beach 21st Street will be served by a host of on-site resident amenities. These include an on-site laundry, a fitness room with a kid's corner space, a ground floor concierge desk and property management offices, and a rooftop walking track with panoramic ocean views. The residents' community room provides access to a landscaped rooftop terrace above the second floor, which overlooks the newly developed Beach 21st Street plaza with community gardens and children's play area.

■ Designed using two stories of poured concrete supporting block and plank construction above, Beach 21st Street qualifies for certification through Enterprise Green Communities and the NYSEDA New Construction Program.

Beach 21st Street reflects our belief that architecture can nurture connection, dignity, and opportunity. From its active public spaces to its quiet rooftop views, every element is designed to support daily life and create a resilient, welcoming place where people can truly thrive.

—Alen Moghaddam



Alen Moghaddam
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Hasan Bahar
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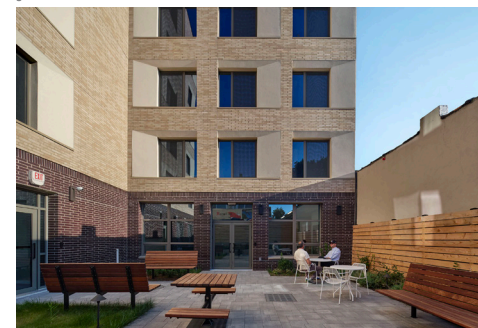
- 1 View of the building from the northeast, highlighting its relationship to the neighborhood.
- 2 View of the building from the train station plaza, emphasizing its prominent location.

- 3 Typical apartment interior designed for comfort, daylight, and efficient living.
- 4 Rooftop terrace and walking path providing outdoor space for residents.

- 5 View through the residential lobby, creating a welcoming connection to the building.
- 6 Landscaped eighth-floor terrace offering residents an elevated outdoor retreat.



Scan the QR to find out more about Beach 21st Street on our website:
uai-ny.com/project/beach-21st-street



Concern Warwick/Pitkin is a six-story with partial cellar new building developed by Concern for Independent Living, with a 58-unit mix of affordable, supportive, and senior housing that leverages the Affordable Independent Residence for Seniors (AIRS) zoning bonus. The 43,000 square foot building on the northwest corner of Warwick Street and Pitkin Avenue in Brooklyn includes program offices for supportive services staff, consultation and medication rooms, fitness room, laundry room, computer lounge, and a community room with access to the landscaped and furnished rear yard. ■ The development of Concern Warwick/Pitkin faced challenges due to the site's 'E' designation for soil contamination and noise remediation requirements. The project site is directly adjacent to the MTA's underground 'C' train tunnel running

along Pitkin Avenue. The cellar footprint was reduced to avoid impacting the subway tunnel, acoustic windows specified to reduce ambient exterior noise, and an active sub-slab depressurization system (SSDS) installed to mitigate infiltration of soil vapors. ■ The building is designed to passive house standards without certification, providing a highly energy efficient envelope and incorporating energy recovery ventilators to minimize energy loss. A beautiful warm brick selection and simple treatment of angled window returns allow the natural sunlight to highlight the large, regular punched window openings in the building façade. Both building entry canopies are designed as green roofs with hardy sedum plants and native herbs.

We designed Concern Warwick/Pitkin as an act of care: transforming complex constraints into a place of calm, dignity, and light. From navigating the subway below to shaping a warm, sunlit façade, every move balances performance with feeling. The result is a building that supports independence, fosters community, and affirms that affordable housing can be both resilient and deeply humane.

—Jorge Chang



Jorge Chang
Partner
Robert V. Stackhouse
Di Nie
Dwayne Smith-Malcolm
Asia Black

- 1 View of the completed building along Pitkin Avenue, reinforcing the neighborhood streetscape.
- 2 Main building entrance on Warwick Street, creating a welcoming arrival.

- 3 View through the main residential lobby, connecting the street to the interior.
- 4 Landscaped rear yard designed for recreation and resident gathering.

- 5 Reception area providing a welcoming point of arrival for residents and visitors.
- 6 Typical apartment interior designed for comfortable and functional living.



Scan the QR to find out more about Pitkin Avenue Apartments on our website:
uai-ny.com/project/pitkin-avenue-apartments



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Mrinalini Sanghani
Emily Sulanowski

Herkimer Gardens is a new construction mixed-use project developed as part of the New York State Vital Brooklyn initiative. Centrally located in a vibrant and bustling Brooklyn neighborhood, adjacent to a hospital and its surrounding support services, Herkimer Gardens is designed with a commitment to promoting resident and community health. ■ This new 8-story, 110,000 square foot supportive and affordable housing residence for seniors will consist of a mix of studio, one, and two-bedroom apartments totaling 121 units. The building will also provide 6,000 square feet of health clinic space and 90 parking spaces for Interfaith Hospital, as well as an 800 square foot community food service office. ■ Inspired by the neighboring Stuyvesant Heights Historic District, the building's façade is rhythmically broken up into six seg-

ments, echoing the angular bay window design common throughout brownstones in the neighborhood. The rooftop solar array lends a dynamic modern element to the building, visually interweaving its various forms and acting as a sun canopy for the sixth-floor resident terrace. ■ The residential portion of the building features ample program spaces and amenities designed to provide comfort and encourage an active life, including multiple indoor and outdoor recreation spaces, an urban garden, a wellness center, a reading room, and counseling offices. ■ As a vision for what urban life for a senior population can be, Herkimer Gardens will tailor the level of support needed to each resident, allowing local seniors to live independently yet remain vitally connected to their existing communities.

Herkimer Gardens brings together housing, healthcare, and community to support healthy, connected living for seniors. Rooted in the character of Stuyvesant Heights and enriched with contemporary elements, the design fosters independence while keeping residents closely tied to their neighborhood.
—Alen Moghaddam

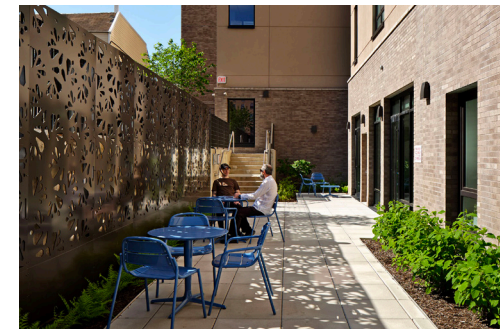
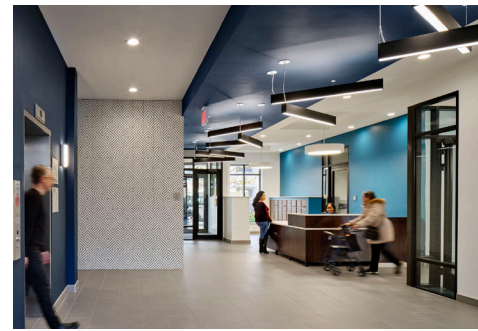
- 1 Completed building at dusk, highlighting its architectural presence within the neighborhood.
- 2 View of the main building entry, framed by the surrounding streetscape.

- 3 View through the main residential lobby, creating a welcoming arrival experience.
- 4 Multi-purpose room with direct access to the outdoor landscaped areas.

- 5 Street view of the clinic entrance, providing an accessible point of arrival.
- 6 Typical apartment interior designed for comfort and everyday living.



Scan the QR to find out more about Herkimer Gardens on our website:
uai-ny.com/project/herkimer-gardens



This mixed-use development in the Foxhurst area of the Bronx sits on a gentle slope a block from the elevated trains, on the northeast corner of Home and Simpson Streets. Formerly occupied by a single-story church, this new building will house 72 apartments ranging from studios to 3 bedroom units arranged above and around a new 2-story church space. With double-height windows lighting the sanctuary, the new St. Peter's Deliverance Church will anchor the corner of the site, expanding its space to include offices and a full-service kitchen alongside a 2nd story Fellowship Hall. The 72 apartments will provide new homes for formerly homeless tenants who will be supported by program offices on the first floor facing Simpson Street. Amenities include a landscaped

rear yard, recreation room and lounge as well as a sunlit 5th floor green terrace providing views of the surrounding areas of the Bronx. ■ The long wing of the building along Simpson Street is clad in brick, employing abstract projected brick rows between windows to break up the weight of the 7 story façade. ■ The corner section featuring the church space has a contrasting rainscreen façade with irregularly patterned panels that provide a lively counterpoint to the brick, denoting the change in function and highlighting the church's presence to passers-by. ■ One of the larger buildings in the area, the colors and textures of the façade and the terraced massing nod to its lower-rise neighbors, seeking to respond to them rather than overwhelm.

This project is conceived as both a place of refuge and a civic anchor: where architecture quietly supports lives in transition while giving clear presence to community and faith. By weaving housing, supportive services, and a vibrant church into a unified form, we aimed to create a building that feels open, grounded, and generous—one that belongs to its neighborhood while uplifting it.
—Akiko Kyei-Aboagye

1 Completed building at dusk along Home Street, reinforcing the neighborhood streetscape.

2 Aerial view of the building and its surrounding urban context.

3 View through the main residential lobby, connecting the street to the interior.

4 Multi-purpose room with direct access to the landscaped rear yard.

5 View of the church sanctuary, preserving a welcoming place for worship and gathering.

6 Landscaped rear yard providing residents with space for recreation and relaxation.



Scan the QR to find out more about Home Simpson Apartments on our website:
uai-ny.com/project/home-simpson-apartments



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Diaa Hassan
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Ming Yuan Ren
Yui Tezuka

Ocean Crest Residence is conceived as a respectful yet forward-looking addition to its neighborhood — scaling its presence to the rhythm of the existing block while opening itself to the landscape of Bayswater Park. Through careful massing, material transitions, and resilient design, the building balances context and aspiration, creating affordable homeownership opportunities that are both enduring and uplifting for the community.

—Alen Moghaddam

Ocean Crest Residence is a new 89-unit, all-affordable homeownership cooperative funded under HPD's Homes program. The 90,000 SF, 8-story building is being developed for The Community Builders. The street-facing façades of this building on a corner lot are carefully designed to fit into the neighboring context on a low-rise block of Ocean Crest Blvd. The Ocean Crest façade is comprised of a lower rise 4-story portion, adjacent to an existing single-family house, stepping up to a 6-story base height and 8-story dormer at the corner of Bay 32nd Street. Facing the green expanse of Bayswater Park across the street, the building will provide an elegant boundary to this

shared public space. ■ The 4-story portion of the building is carried across much of the Ocean Crest frontage to create a low-scale, elegantly designed brick façade with a modern interpretation of a corbelled cornice. The façade features tall, narrow windows accentuated by a detailed brick surround, giving it a rhythmic texture. ■ Above the 4-story façade, the upper portion is designed to melt away to lessen its perceived impact on the low-scale block with large format, light-colored GFRC rainscreen panels, which naturally sit back from the thicker brick façade and projected cornice.

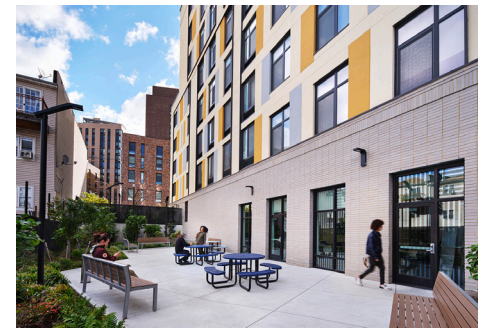
- 1 View of the building at the street intersection, emphasizing its neighborhood presence.
- 2 Landscaped entry plaza creating a welcoming approach to the building.

- 3 Elevator lobby and residential corridor designed for comfort and accessibility.
- 4 Fitness center providing residents with space for health and wellness.

- 5 View through the lobby to the resident mail area and co-working lounge.
- 6 Reception area providing a welcoming point of arrival for residents and visitors.



Scan the QR to find out more about Ocean Crest Residence on our website:
uai-ny.com/project/ocean-crest-residence



Akiko Kyei-Aboagye
Partner
Tyler Tourville
Khue Trinh
Ming Yuan Ren

This project brings together supportive housing and a purpose-built shelter in a way that is both unified and distinctly respectful of each use. Through separate entrances, access to light and landscape, and thoughtfully designed shared spaces, the building promotes dignity, stability, and well-being. It is architecture that supports not just immediate needs, but long-term pathways to housing and community.

—Akiko Kyei-Aboagye

In the Far Rockaway neighborhood of Queens, the Bowery Residents Committee provides 147 units of supportive and affordable housing in a new building named for longtime public servant and academic Robert C. Wood. Contained within the same building but with a separate entrance and outdoor recreation area, a 100-bed women's shelter named for Wanda Patterson provides emergency resources to homeless New Yorkers. ■ Using an innovative funding model started at a previous development in the Bronx, the purpose-built shelter houses clients in an environment fully supporting their needs while allowing funds normally spent on leasing shelter space to be diverted to assisting those leaving the shelter with additional rent subsidies

that allow them to maintain and strengthen their places in the community as supportive housing tenants. ■ Balancing the two disparate functions of the facility, this 8 story building fronts on two streets, allowing the shelter entrance on Beach Channel Drive to be fully separate from the residential entrance on Redfern Avenue. The shelter has access to a large landscaped yard at grade opening from their communal dining room where meals will be served. ■ The residential part of the building has a small yard area at grade as well as a roof terrace at the 6th floor adjacent to program offices that extends the length of the building along a quiet stretch of Redfern Avenue.

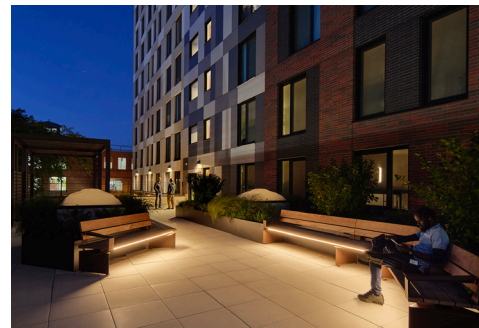
- 1 View of the residential façade on Redfern Avenue at nightfall, highlighting the building's architectural character.
- 2 Close-up view of the residential façade and main entrance.

- 3 Shelter rear yard overlooking the dining room, providing a secure outdoor space.
- 4 Shelter entry colonnade from Beach Channel Drive, creating a welcoming arrival.

- 5 The Commons, offering residents a comfortable space for gathering and waiting.
- 6 Shelter dining room designed to support shared meals and community interaction.



Scan the QR to find out more about Wanda Patterson Residence / Robert C. Wood Apartments on our website:
uai-nyc.com/project/beach-channel-drive



Alen Moghaddam
Partner
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Developed by Women in Need, Inc (WIN), and sponsored by the NYC Department of Homeless Services, Ruby Dee Family Shelter is on an underutilized parking lot of the Powers Avenue Shelter to provide much-needed Transitional Housing for 95 families. With 89,000 gross square feet in 11 stories plus the cellar, the building consists of a mix of studios, one, two, and 3-bedroom units to accommodate a varied mix of families and provide wraparound services, including on-site case management, childcare, and after-school recreation programs, income building and career counseling, and 24-hour security. The building is carefully programmed and designed in collaboration with WIN and their specialized staff to

provide a new model of purpose-built shelters to maximize success for families in transition. ■ The design of the transitional housing building reflects the elegant loft-style brick buildings common in the neighborhood, with a modern fiber cement rainscreen panel intervention at the street wall and the setback above. ■ Once the building is complete, the existing shelter will be demolished and replaced by an 8-story, 223-unit supportive and affordable housing building. To achieve these goals, UAI assisted WIN with their ULURP application for a special permit pursuant to ZR 74-903 to modify the requirements of ZR 24-111 to allow an increase in permitted community facility FAR.

This building is about more than square footage and floor plans: it's about giving families a real place to land and move forward. We designed every space with purpose, making sure that from the moment someone walks through the door, they feel supported, stable, and ready for what comes next.
—Alen Moghaddam

- 1 View of the completed building's front façade, highlighting its architectural character.
- 2 Main building entrance creating a welcoming point of arrival.

- 3 Children's play area adjacent to the daycare, designed for safe outdoor activity.
- 4 Landscaped rear yard at dusk, providing a peaceful outdoor setting.

- 5 View through the main lobby, creating a welcoming connection to the building.
- 6 Typical apartment interior designed for comfortable and functional living.



Scan the QR to find out more about Win Jackson Avenue on our website:
uai-ny.com/project/win-jackson-avenue



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Located on the east side of Park Avenue between E118th Street and E119th Street in East Harlem, the former NYPD 25th precinct parking site will be redeveloped by Lantern Organization and Mega Development into a mixed-use residential building with 341 affordable homes, including 99 homes for formerly homeless households, and will host the new Afro Latin Jazz Alliance (ALJA) Music and Arts Community Center. ■ Timbale Terrace will be 100% affordable and offer state-of-the-art social services and community amenities to enhance resident health and well-being including fitness and multipurpose community rooms, a supportive program office suite, green rooftop community gardens for a horticulture program, and an

extensive rear court for active and passive recreation. Lantern Community Services will provide wrap-around social services support focused on health and wellness, stable housing, education, and employment. ■ The new ALJA Music and Arts Community Center will be a 16,000 square foot community facility that celebrates the history and culture of East Harlem. The new community center will house a performing arts theater, practice rooms, art gallery spaces, a recording studio, and a street-facing café and offer music education classes for children, music and dance programming for adults and seniors, and performances by local artists and performers from around the world.

Timbale Terrace is envisioned as both home and cultural anchor—bringing deeply affordable housing together with spaces for art, wellness, and community life. Rooted in East Harlem's cultural legacy, the design supports stability while creating opportunities for creativity, connection, and growth. It is a place where architecture fosters dignity and celebrates the spirit of the neighborhood.

—Jorge Chang

- 1 View of the building at the intersection of East 118th Street and Park Avenue.
- 2 View of the building from the adjacent elevated rail line, highlighting its urban setting.

- 3 Resident reading room on the eighth floor, providing a quiet space for relaxation.
- 4 Children's playroom on the third floor, designed for recreation and learning.

- 5 View through the main lobby, creating a welcoming arrival experience.
- 6 Typical apartment interior designed for comfort, daylight, and efficient living.



Scan the QR to find out more about Timbale Terrace on our website:
uai-ny.com/project/timbale-terrace



Tony Shitemi
Partner

Utkalika Panda
Partner

Dwayne Smith-Malcolm

This newly completed affordable, supportive, and senior housing development in the East New York neighborhood of Brooklyn introduces 135 quality apartments and 3,000 sq. ft. of retail space, enhancing access to essential services in the area. The building's vibrant façade features a mix of bright rainscreen panels, contrasting brickwork, and exterior insulated finishes, creating an inviting and modern aesthetic while thoughtfully breaking up the building's mass. ■ Designed with health and sustainability in mind, the residence offers abundant natural light through large windows and utilizes non-toxic, low-emission materials. Residents enjoy a variety of communal spaces, including a landscaped rear yard with walking

paths, a rooftop deck, and multi-purpose lounge areas that provide both passive and active recreational opportunities. ■ This energy-efficient building exceeds current conservation standards by integrating advanced systems such as LED lighting, Energy Star-rated appliances, PTAC HVAC systems, solar panels, and green roofs, all contributing to lower energy consumption and environmental impact. ■ In addition to providing affordable housing, the ground floor includes dedicated counseling offices for residents from special needs populations, ensuring access to essential services within the building. This project reflects our commitment to fostering vibrant, sustainable communities that meet diverse needs.

Envisioned as more than housing, this is a community-centered environment that brings together affordable, supportive, and senior residences with essential services, shared gathering spaces, and sustainable design. The building's vibrant façade and articulated massing create a welcoming presence in East New York, while abundant natural light, landscaped outdoor areas, and energy-efficient systems support resident wellness and long-term resilience.

—Tony Shitemi

1 Aerial view of the building and surrounding streetscape along Euclid Avenue.

2 Completed building at dusk, emphasizing its presence within the neighborhood.

3 Main building entrance creating a welcoming point of arrival.

4 Typical residential apartment interior designed for comfort and everyday living.

5 Ground-floor recreation room opening directly to the landscaped rear yard.

6 View through the main lobby, connecting the entrance to the residential spaces.



Scan the QR to find out more about 437 Euclid Avenue on our website:
uai-ny.com/project/437-euclid-avenue



Located at the northernmost edge of the rezoned Downtown Far Rockaway District of Queens, this nine-story, 78,000 square foot building provides a mix of studio, one and two-bedroom supportive and affordable residences totaling 117 units. Developed by RiseWell Community Services and CSD Housing, the Nameoke Avenue Residence stands less than a block away from the Far Rockaway LIRR station and provides its residents on-site amenities including an airy upper level garden terrace and adjacent laundry room, as well as an exercise room, recreation room, and counseling offices. ■ Following the Beach 21st Street development, this building is UAI's second project in Downtown Far Rockaway and contributes a sleek, elegantly modeled and distinctive form to the parade of new buildings reshaping the neighborhood.

■ The curvilinear corner form of the building, clad in vibrant rainscreen panels, provides a monumental central feature that distinguishes the building with minimal additional construction cost. Warm brick and patterned EIFS round out the material palette, effortlessly blending to form a sinuous whole. ■ The building is set back from Nameoke Avenue behind an expansive front yard garden and shaded patio. This welcoming outdoor space leads to the building's main community room, providing abundant greenery that will refresh and soothe both passers-by and the building's residents. ■ An additional community room and garden terrace at the building's seventh floor provide residents with a relaxing space to enjoy expansive views of Jamaica Bay and the breezes of the Atlantic Ocean.

The Nameoke Avenue Residence was designed to foster a sense of dignity, comfort, and belonging within the evolving fabric of Downtown Far Rockaway. Through its sculpted form, generous gardens, and shared community spaces, the building creates opportunities for connection while offering residents light, openness, and sweeping views of Jamaica Bay.

—Alen Moghaddam

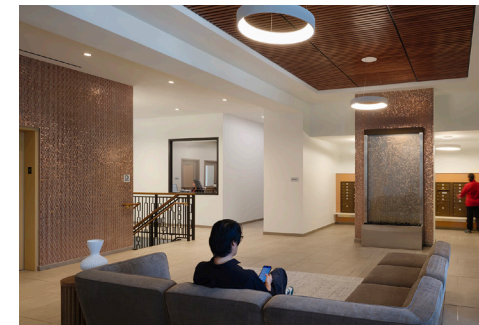
- 1 Aerial view of the building within its surrounding neighborhood.
- 2 Completed building at dusk, highlighting its architectural presence.

- 3 Resident lounge and terrace on the seventh floor, providing indoor and outdoor gathering spaces.
- 4 Ground-floor recreation room opening directly to the front porch.

- 5 Main entry and landscaped front yard creating a welcoming arrival.
- 6 View through the lobby, providing a clear connection to the building beyond.



Scan the QR to find out more about Nameoke Avenue Residence on our website:
uai-ny.com/project/nameoke-avenue-residence



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Partner
David Teo
Ming Yuan Ren

Magnolia Gardens, developed by Asian Americans for Equality (AAFE) and managed in partnership with Urban Resources Institute (URI), brings a much-needed 90 units of transitional housing for families with children in need of shelter to the Downtown Flushing neighborhood in Queens, NY. ■ The residents have access to various services and amenities including supportive programming, a STEAM-based empowerment center, community rooms and activities, and a landscaped rear yard. The intent of health- and wellness-centered spaces and programming is to emphasize the maintenance of an active and well-balanced lifestyle. ■ The project is designed with sustainability as a central focus. Seeking to go beyond mandatory Enterprise Green Communities requirements,

the development team embraced designing, building, and certifying to PHIUS 2021 Passive House (PH) design criteria by incorporating high-performance, energy-efficient design principles and emphasizing a highly insulated, thermal-bridge free, and air-tight building envelope. Sensitive to the existing surrounding neighborhood cultural fabric of Flushing, Queens, a Feng Shui consultant was consulted on orientation, space planning, directional energy, and the influence of the five-elements (earth, metal, water, wood, and fire) and colors on the building design. ■ Magnolia Gardens pays homage to the native Magnolia tree, a symbol of resiliency and adaptability, good fortune and dignity, safety, healing, health, and a sense of home.

Our ambition was never simply to design housing—it was to create a place where sustainability, cultural heritage, and human dignity reinforce one another. Magnolia Gardens demonstrates that architecture can elevate both the people it serves and the community it joins.
—Jorge Chang

- 1 Completed building at dusk, reinforcing its presence within the neighborhood.
- 2 View of the main building façade along College Point Boulevard.

- 3 View through the lobby, creating a bright and welcoming arrival experience.
- 4 Outdoor recreation space and sunken yard designed for resident use and relaxation.

- 5 Typical apartment interior designed for comfortable and efficient living.
- 6 Children's playroom providing a safe and engaging space for learning and recreation.



Scan the QR to find out more about Magnolia Gardens on our website:
uai-ny.com/project/magnolia-gardens