

UAI **URBAN
ARCHITECTURAL
INITIATIVES**

Urban Planning

Architecture

Interior Design

Founded in 1996, **Urban Architectural Initiatives, RA, P.C. (UAI)** is a minority owned, vibrant and diverse group of professionals united around the idea that great architecture is not only for the privileged few. We believe in the foundational power of architecture to help all people lead a healthy, happy and dignified life. Since its origins, our firm has distinguished itself by combining expertise, dedication and a uniquely responsive approach to planning, designing and building. With over 110 high-quality buildings and 4,200 apartments completed, UAI's experience in community-based developments, supportive, affordable and community housing is unparalleled and has enriched the lives of thousands of families in the city and state of New York.

The guiding principle for UAI's practice stems from actively engaging the client in the design process to learn about and understand their history and vision, as well as their functional and formal space needs. This simple approach has allowed us to develop extensive experience in housing, civic and cultural community facilities, educational, religious, health care, commercial, rehabilitations, historic restoration and urban revitalization projects. A primary focus has been serving nonprofit, mission and community-based organizations to develop housing and community facilities, often with municipal funding sources. We are proud that our buildings benefit underserved communities including the homeless, mentally ill, senior citizens, the youth, veterans and low income families and individuals. Leading housing agencies and organizations have been finding genuine partnerships with us over the past three decades. Their mission is ours. Our culture, informed by openness and optimism, mirrors theirs. Well beyond architecture, our experience, knowledge and commitment serve our partners: we see projects through from conception to feasibility, planning and final completion.

UAI is fully committed to designing deeply sustainable buildings with our clients' comfort and wellbeing in mind. Our intention is to make thoughtful and responsible design decisions, grounded in building science, which emphasize highly energy-efficient and air-tight building envelopes and quality healthy interiors. Leading our sustainability efforts is a staff of Passive House and LEED professionals that recognize that our buildings must serve the needs of current and future generations.



urban planning

Feasibility Studies
Space Programming
Land Use Studies
Site Master Planning
Site Selection Studies
Urban Planning
Zoning

architecture

Architecture
Code Compliance Studies
Conditions Surveys
Construction Supervision
Facilities Analysis
Historic Restoration
Site Design
Specifications

interior

Interior Design
Space Planning



Anthony K. Shitemi
AIA, NOMA

Tony is a principal and co-founder of UAI. He contributes to the firm a clear understanding of zoning, code and practical building issues developed over decades of experience, combined with sensitivity to each client's specific needs. Tony has guided the successful completion of an extensive roster of building projects, including additions, rehabilitations of existing buildings, historical restorations and new construction throughout the New York metropolitan region.



Alen Moghaddam
AIA

Alen has been practicing architecture in the tristate area since 1999 and has been with UAI since 2004, becoming a principal in 2014. Throughout this time, he has been responsible for over 800 residential units and construction worth over \$100 million dollars. Alen believes that providing a comprehensive set of services and full attention to every client is paramount in developing both a long term business relationship and producing a marketable and quality product of which all parties can be proud.



Akiko Kyei-Aboagye
AIA, LEED AP

Akiko joined UAI in 2006 and has since worked as project manager and designer on a variety of projects for many different clients. She became a principal of the firm in 2014, and continues to manage projects of all scales and sizes, from clinic renovations to new buildings. Akiko's humanity and good nature are ever present, strongly influencing her design work and shaping her ability to bring disparate interests together to work as a team.



Jorge Chang
AIA, LEED
BD+C, CPHD

Jorge's strong sense of social and environmental justice activism informs his multidisciplinary approach to equitable, resilient and sustainable design. Jorge brings conscious design, space planning, and place-making along with an acute knowledge of the NYC zoning resolution, building code and other municipal regulations to all his projects. His interest in social architecture brought him to UAI in 2005, where he has since become a principal in 2015.



David Hirsch
RA, Partner
Emeritus

David is a principal emeritus and co-founder of UAI. In a wide-ranging career prior to starting the firm with Tony Shitemi in 1996, David pursued professional interests in photography and urban design, which have shaped and complemented his architectural sensibilities. David's enthusiasm for the process of translating an idea into the details that form an actual building is rivaled only by his commitment to providing the best design possible for his clients.

key staff

selected projects



Our work is inspired by a desire to create beautifully designed, warm, efficient and deeply sustainable buildings that respect the needs of our clients and strengthen our overall community, one building at a time.



kandake house

Manhattan, NY

Greenhope Services for Women is a non-profit organization with a mission to empower women affected by substance abuse and the criminal justice system to help them reclaim their lives. Kandake House is the organization's new 43,000 sf facility, which operates three programs: Residential Treatment, Day Treatment, & Outpatient Services, including an ambulatory medical suite open to the general public. The facility's complex program includes administrative offices, classrooms, sleeping quarters, a daycare, a cafeteria, a terrace garden and a greenhouse.

front view

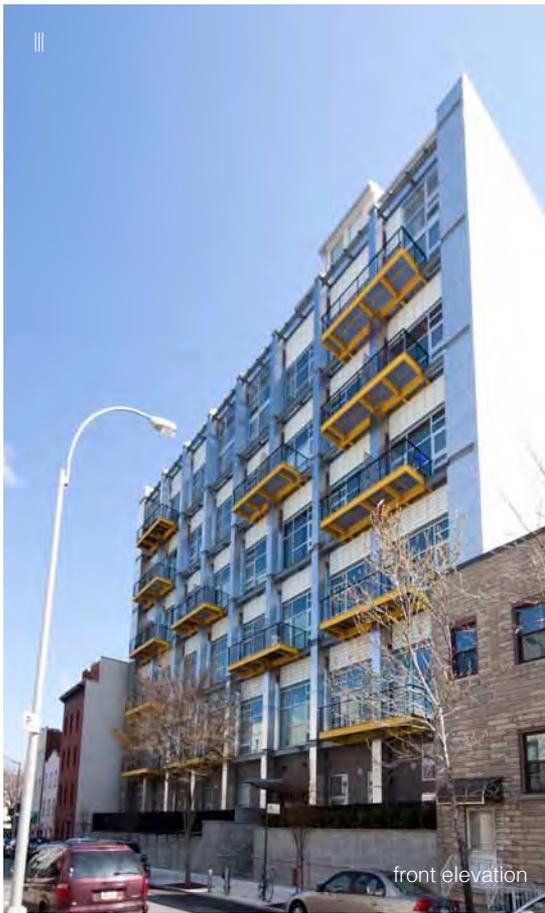


prospero hall

Manhattan, NY

Prospero Hall is a permanent housing development for homeless veterans and low-income single adults residing in East Harlem. Developed by the Lantern Organization with funding from NYC HPD and tax credits from HCR, the 52,000 sf building houses eighty-six studios and a super's unit. The façade features classical proportions with amenities that include counseling offices, a teaching kitchen adjoining the community room, and a landscaped rear yard.



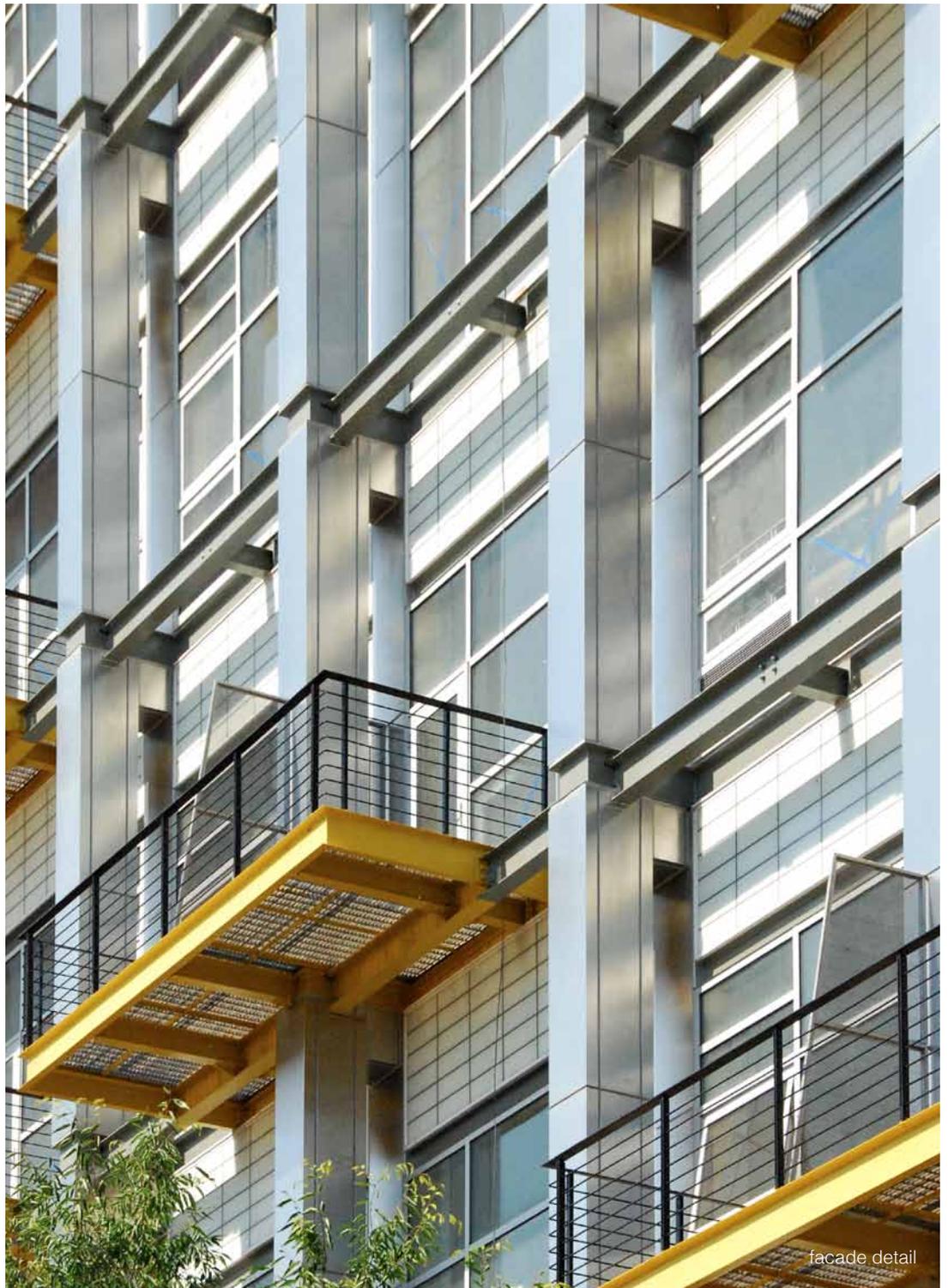


front elevation

eckford apartments

Brooklyn, NY

308 Eckford Street is a market-rate rental housing building located in the center of the thriving commercial area of Greenpoint, Brooklyn. Its six stories and penthouse reach more than 100 feet above the neighborhood, providing each duplex apartment with expansive views toward the Manhattan skyline. The building facade is a multi-textured context of stainless-steel grated balconies, glass and translucent cladding system.



facade detail

stone house

Brooklyn, NY

Stone House is a new 161-unit mix-use building developed by Women In Need (WIN) and located in East New York, Brooklyn. Adjacent to the north are two shelters run by WIN, creating a campus of facilities along Junius Street. The building went through several height and massing iterations to obtain the required zoning variances to meet BSA approval, resulting in a six-story building with a 7,000sf side yard and commercial space at the ground floor. The building features a glass-fiber reinforced concrete rainscreen system throughout, along with brick and stucco.



front view



front view

clinton avenue

Bronx, NY

1344 Clinton Avenue is a 7-story supportive housing building developed by Urban Pathways. The building houses 81 studios, a community room, laundry room, commercial-grade kitchen and cafeteria. The fully landscaped rear yard, with vegetable garden plots, provides a comfortable and relaxing outdoor recreational space for the residents. Each residential floor has a quiet common computer room and a sitting area adjacent to the elevator core.



interior lobby

odyssey house tinton avenue

Bronx, NY

880 Tinton Avenue is a 4-story with cellar building in the Bronx developed by Odyssey House and sponsored by the NYS Office of Mental Health. The building consists of 65 studios and common spaces that embrace the many programs that are part of the recovery and development process for the tenants. The design responds to the prominent corner site with a tower-like projection clad in a transparent curtain wall showcasing double-height tenant lounges and program spaces that encourage the tenants in recovery to interact and build a community.



front view

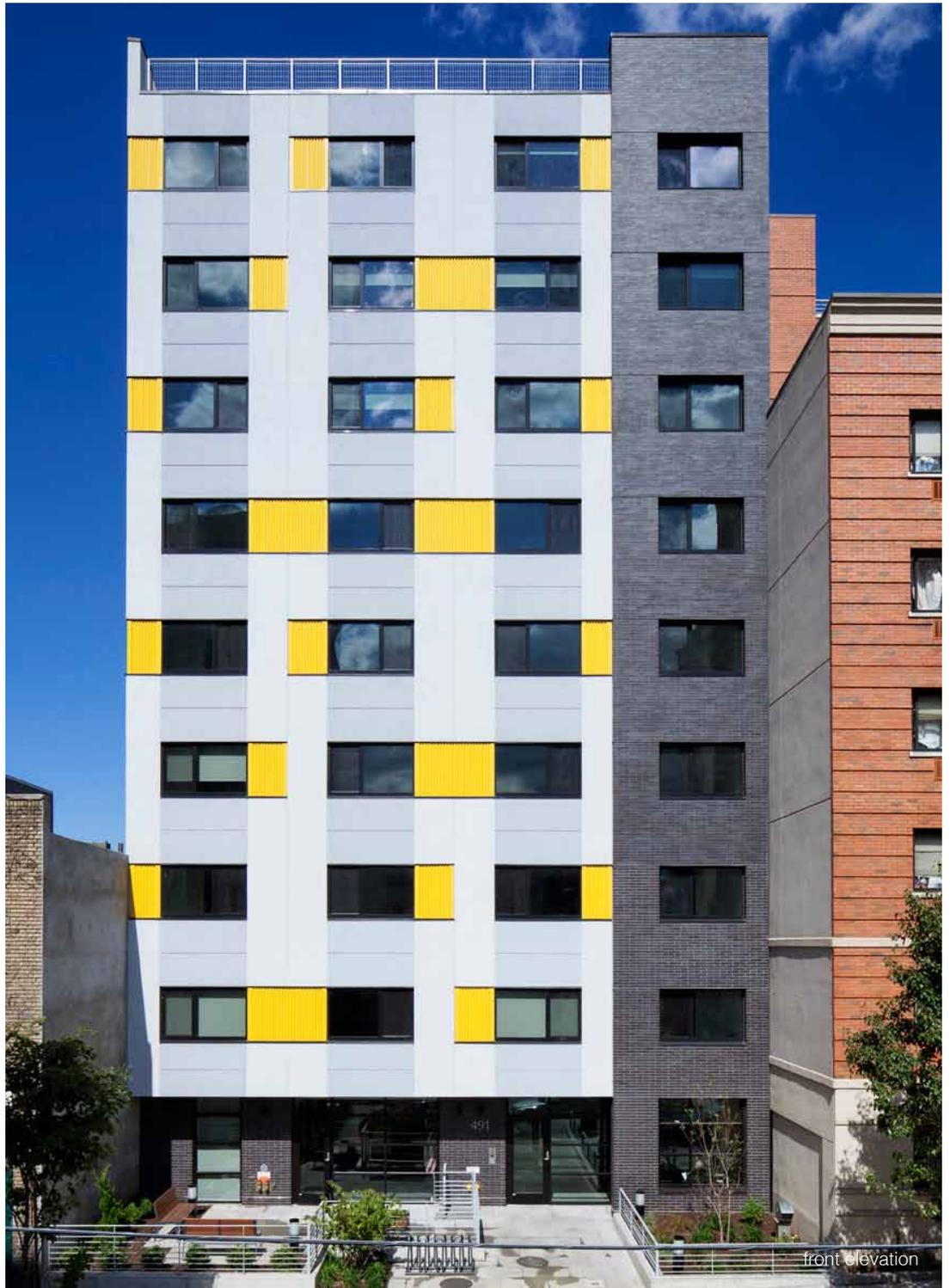


elevation detail

east 165 street

Bronx, NY

491 East 165th Street is a 10-story residence with a mix of studio, one and two-bedroom apartments, totaling 58 units located in the Melrose neighborhood of the Bronx. The project was developed by WellLife Network and CSD Housing with funding from NYS OMH. Building amenities include a lounge, recreation room, laundry space, and counseling offices. A sunken courtyard brings light into the cellar and leads to generously landscaped gardens at the rear.



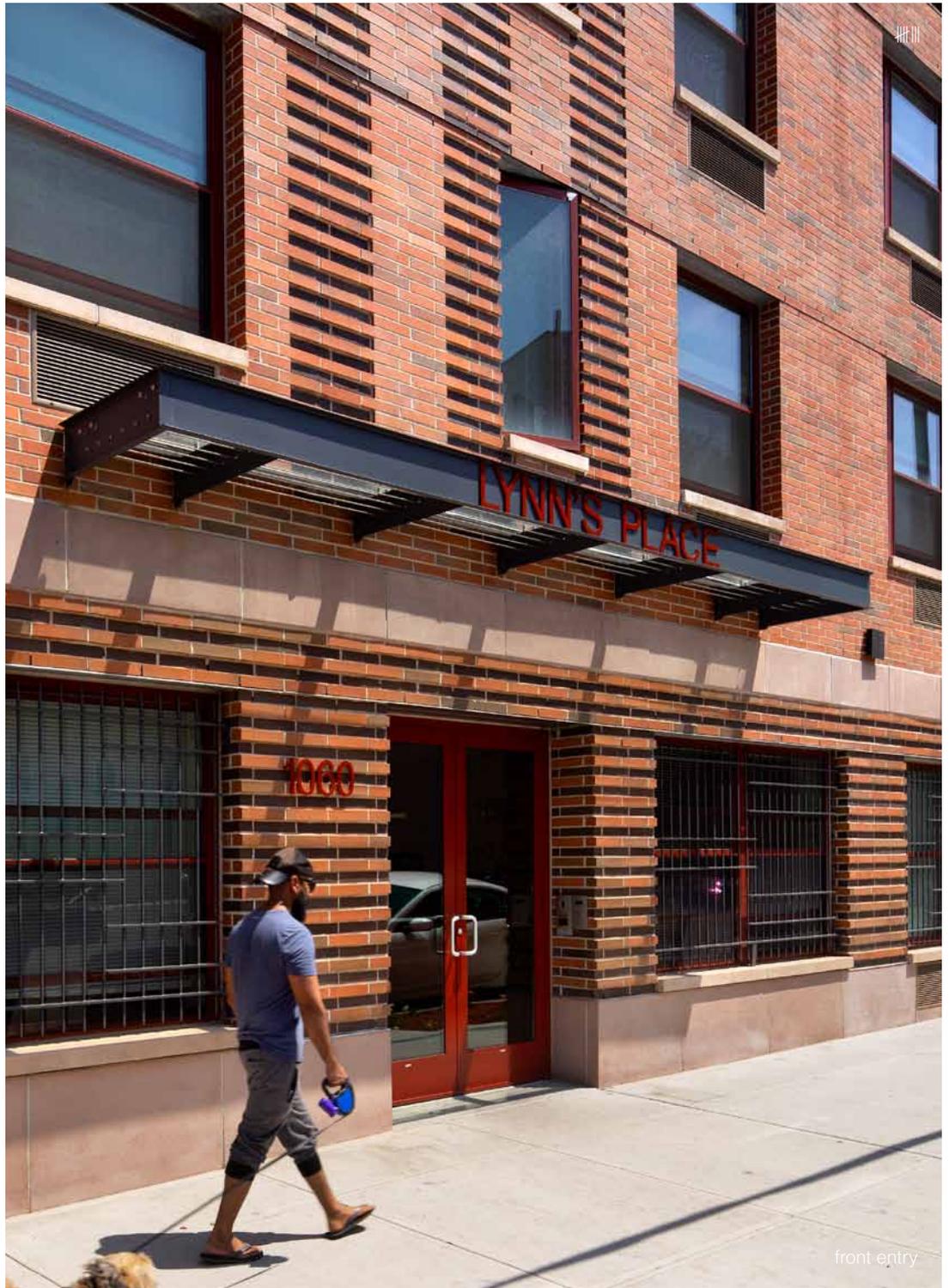
front elevation



lynn's place

Bronx, NY

Lynn's Place, co-developed by Unique People Services and Sanborn Development, is a mix of 69 efficiency and two-bedroom apartments in a 7-story with cellar building. The project is located in the Foxhurst neighborhood of the Bronx and includes amenities such as a large community space, program offices in the cellar, a roof garden at the seventh floor roof terrace and a landscaped rear yard with a sunken courtyard. All units are affordable to low-income households, with 20 efficiency apartments designated for people with a history of homelessness and mental illness.



woodycrest veterans' housing

Bronx, NY

Woodycrest Veterans' Housing is a 6-story with cellar residence located in the High Bridge neighborhood of the Bronx, NY. Co-developed by the CMC Development Group and HELP USA, with funding from NYC HPD, the building houses 48 studio units and amenities that include a community room, laundry room, exercise room, outdoor recreational area and program offices to provide support services.



front view



herbert street condominiums

Brooklyn, NY

The 19th Police Precinct Station House and Stable is a landmark and state office of Parks and Historic Preservation (SHPO) romanesque revival precinct complex converted to 14 affordable condominium units varying from 1 to 3 bedrooms. The project was developed by North Brooklyn Development Corporation (NBDC), and funded by HPD with additional funds from councilwoman Diana Reyna and Borough President Marty Markowitz.



brotherhood sister sol community centery

Manhattan, NY

The Brotherhood Sistersol Center will become the new home for this community-based organization in Harlem / Hamilton Heights that provides afterschool activities and summer camp enrichment for local minority youth. The program provides adolescents with guidance and emotional support as they navigate the transition to adulthood. For the past 20 years, BroSis has made its home in a brownstone renovated by UAI in the 1990s, and we were delighted to accept their challenge to envision a new, larger and iconic home base for them.





front view

cedars / fox hall

Bronx, NY

Cedars is a 95 unit residential building for low-income and formerly homeless families. Located in the Longwood Historic District of the Bronx, the project includes the adaptive reuse of Fox Hall, a landmarked building, as the main hub for activity and community gathering central to the project. Developed by the Lantern Organization with Friends in the City, Cedars simultaneously revitalizes a neglected site and provides a much needed resource for many low-income families in the South Bronx.



facade detail



odyssey house soundview avenue

Bronx, NY

715 Soundview Avenue is a project developed by Odyssey House and funded by the NYS Office of Mental Health, which consist of 58 studio units in a 5-story building with program spaces in the cellar. It is located on an unusual triangular site in the Bronx, which challenged UAI to create a dynamic building, clad in a glass-fiber reinforced concrete rainscreen system. Bringing contrast to the panel cladding system is a glass façade at the corner entry and lounges at each of the elevator lobbies above.





coretta scott king apartments

Brooklyn, NY

CSK Senior Apartments is a development by Community Partners Commission Association (CPCA) and RiseBoro (formerly RBSCC) to fill a need for affordable senior housing within the East New York community. The building houses a total of 51 units, program offices for support services, community rooms and classrooms for programs offered to the residents. The rear yard offers landscaped seating areas, a gazebo and vegetable gardening beds.





odyssey house the park avenue

Manhattan, NY

Odyssey House Park Avenue is a 34,000 SF, six-story building, located in East Harlem, funded by the New York State Office of Mental Health. Continuing the Odyssey House tradition of supporting individuals recovering from substance abuse, the building contains counseling offices and group meeting facilities on the ground floor and cellar. Upstairs are 50 efficiency apartment units for program participants, each with fully equipped kitchenettes.





front view

islamic center of long island

Westbury, NY

A trip to Iran's various mosques sparked inspiration for the ICLI. The religious, educational and cultural center combines traditional Islamic features in a modern and dynamic way. The original 7,000 sf mosque was completed in 1991, but the community grew over the years, prompting the 19,000 sf school addition which includes new ablution rooms, classrooms, library, basketball court, a grand reception area, and admin offices. Completed in 2017, the addition creates a central outdoor courtyard, which is used as a gathering and prayer space during special occasions.



aerial view



roof detail



front view

silverleaf hall

Bronx, NY

Silverleaf Hall is a 118-unit, 130,000 sf apartment building developed by The Lantern Group, completed in Spring 2006. The units house low-income households with a portion reserved for homeless families that have been recommended for permanent housing by the New York City Homeless Shelters. More than 50% of Silverleaf's tenants are from the surrounding Tremont neighborhood of the Bronx.



exterior court yard

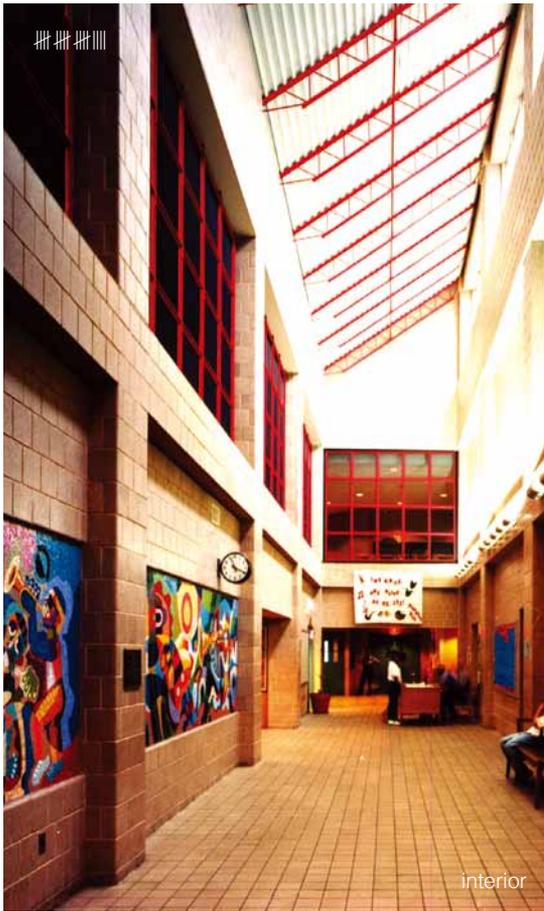


destination far roc

Queens, NY

Destination FarRoc is a conceptual sustainable community designed with unique storm resilient construction. It is composed of five clusters of low rise modular housing on beach blocks and mid rise, 8-story structures aligning Edfemere Avenue. All community parking is at the base of the mid-rise structures. Each cluster is defined and bounded by common use facilities. The community promenade, a mile long pedestrian/bike path dotted with local retailers, connects all five clusters together.





interior

public school 152

Brooklyn NY

Public School 152 in Midwood, Brooklyn is a \$25m modernization of and addition to an existing turn-of-the-century grade school. The project restored historically significant interiors and facades of the structure, and upgraded the gym and classroom areas. The 50,000 sf addition is respectful of the original building while successfully developing a response to contemporary needs. P.S. 152 houses a 500-seat cafeteria and kitchen, kindergartens, library, art and science facilities, administrative offices and community spaces.



front view



rear facade

marion avenue

Bronx, NY

The Marion Avenue residence will provide 100 apartments for a mix of formerly homeless tenants and local residents in an elegant 7 story structure nestled on the hill overlooking Fordham University in the Bronx. The ground floor lobby, surrounded by daylit community rooms and laundry, provides direct access to the expansive rear yard that terraces upward with the existing terrain. The building's facade breaks down its mass into a series of small gestures that engage with the nearby buildings.



front view



savanna hall

Manhattan, NY

Savanna Hall is a new 72 unit building for the Lantern Organization in Washington Heights. Adjacent to an existing supportive housing building operated by the same client, the façade uses classical proportions and motifs to provide a sense of permanence and stability that is sorely needed by its formerly homeless residents. Set back from the street to align with its older neighbor, the building integrates into the surrounding context, slipping seamlessly into the rhythm of the block.



historic preservation & rehabilitation

UAI has an expert understanding and practice of historic preservation, adaptive reuse, and the various levels and conditions of existing building rehabilitations. We are experienced in working with Landmarks Preservation Commission and the NY State Historic Preservation Office, and navigating the logistics of vacant and tenant-in-place moderate to full gut rehabs.



it is our mission to provide the most **creative design** solutions to satisfy the various challenges of a project.

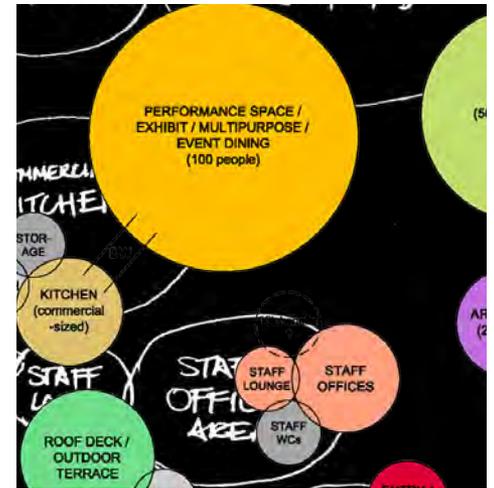
site & zoning analysis

UAI's knowledgeable staff is proficient in identifying applicable zoning and building codes to determine the site's feasibility.



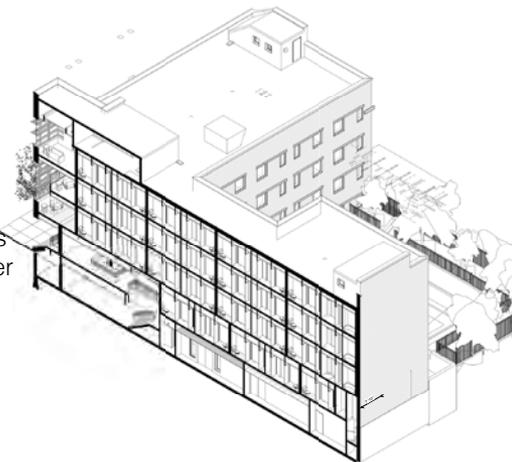
program & schematic design

The firm is proactive in engaging the client into the design process, working with their specific program and site to envision a design concept.



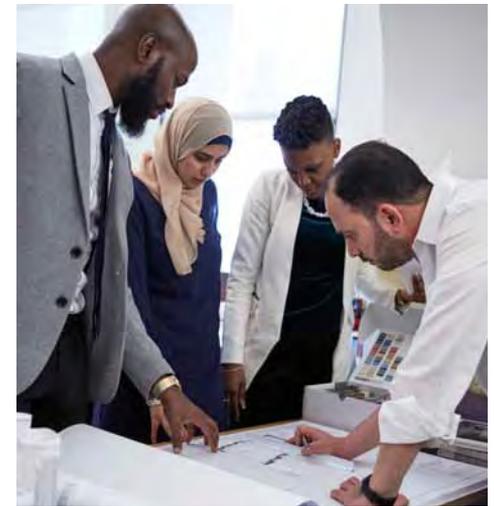
construction documentation

The use of 3D modelling software allows UAI to thoroughly coordinate drawings and specifications with its consultants to deliver accurate and efficient construction and bid documents.



construction administration

Bringing concept to reality, UAI oversees construction and is responsive to any unforeseen conditions, to ensure that the project stays within budget and on schedule while maintaining the highest quality in workmanship.



sustainable architecture

Designing deeply sustainable, highly energy-efficient, and environmentally responsible architecture is an integral part of UAI's process. We are staffed with certified Passive House and LEED accredited professionals who have expertise in detailing high performance building envelopes, specification of materials and fixtures with indoor air quality and conservation in mind, as well as integrating green roofs and photovoltaic solar panel systems. UAI has successfully designed and completed projects obtaining LEED, Enterprise Green Communities, Energy Star and NYSERDA certifications.



integrated landscaping



material selection



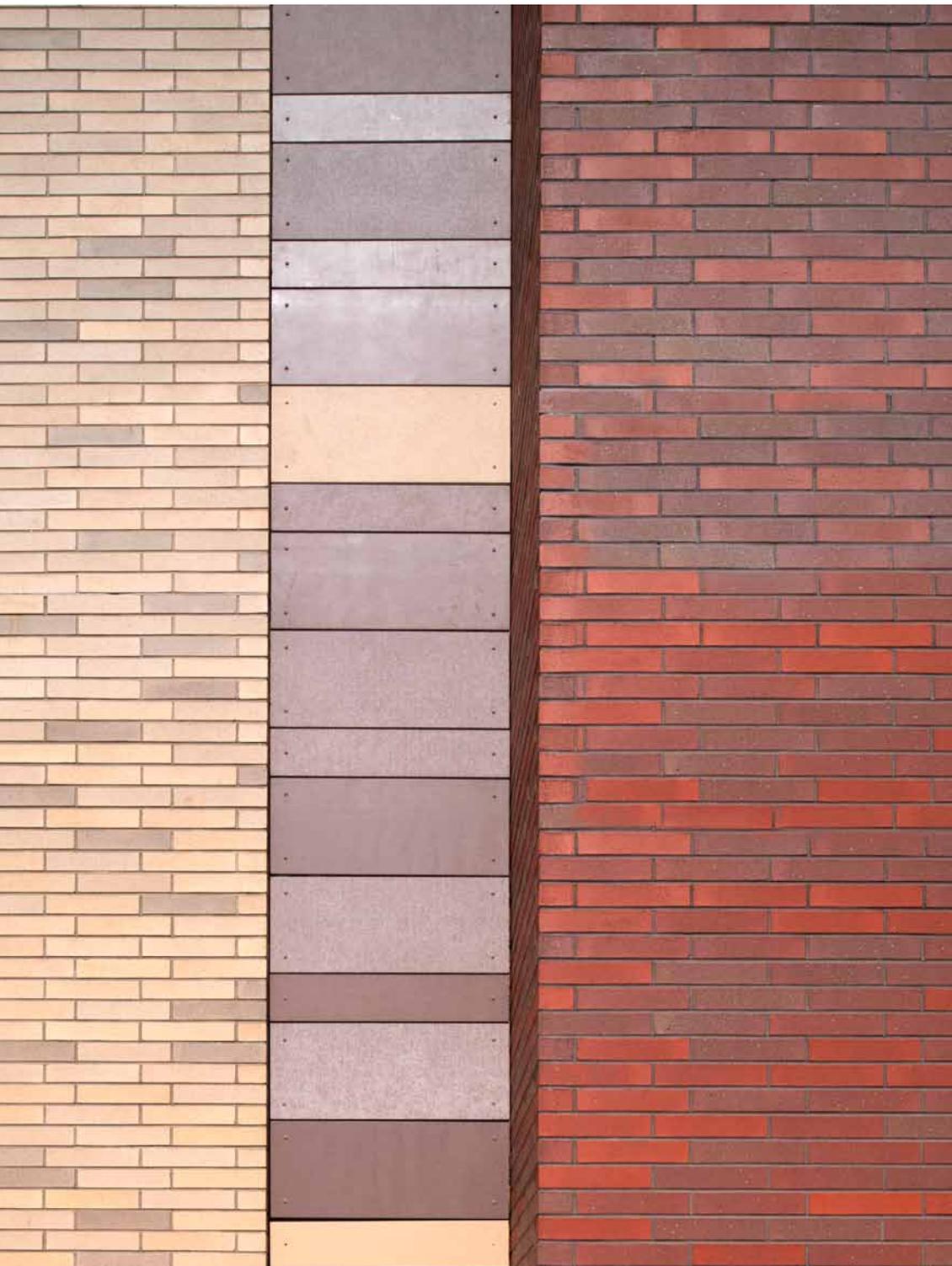
roof top solar panels



active design



green roof



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