



## **Mojo Stumer Associates designs Roslyn Heights mixed-use property**

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Roslyn Heights, NY Mojo Stumer Associates has completed design work for 301 Warner Ave. The project is currently unbuilt and in zoning approvals. JK Equities is the owner and developer.

301 Warner is a multifaceted, transit-oriented development aimed at reinvigorating the neighborhood of Roslyn Station. Located near the LIRR platform, this mixed-use project is programmed to bring retail, office, and multifamily apartment living to the area, in a building designed to create a new walkable street environment connecting to the station.

Working with a complex site with grade variations in excess of 20 vertical ft. across its footprint, the siting of the building marries the multiple levels of approach and site access seamlessly by creating a plaza at the most prominent corner, providing ease of access to all points high and low within the site.

The building architecture similarly responds to these site conditions, with a distinct language of black brick and frameless glass at the retail base contrasting a palette of concrete and wood façade panels at levels above.

The apartment levels of the façade are treated with a simple patterning of large square window assemblies within a gridded concrete panel cladding. Wood frames and vertical slats provide a warmth to contrast the grey concrete, and occasional oversized double height and two-by-two window break the fenestration pattern to create a dynamic sense of scale.

### **Project Team:**

Architect: Mojo Stumer Associates

Principal in charge: Mark Stumer, AIA

Designer: Joe Yacobellis, AIA

Project Manager: Mike Doyle, RA / Sassa Cheli-Hall

Civil Engineer: Northcoast Civil

Environmental: VHB Engineering

Structural Engineer: SDG Engineering, Stuart Gold, PE

Rendering/Animation: Arqui 300.

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