



Monica Lopez Architect LLC named Architect for Phase VI of Ridgeway Redevelopment

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Yonkers, NY The Municipal Housing Authority for the City of Yonkers (MHACY) and The Community Builders (TCB) have selected Monica Lopez Uran, AIA, LEED AP, principal of Monica Lopez Architect, LLC, as the architect for Phase VI of the Ridgeway Redevelopment of Cottage Place Gardens.

Phase VI is a \$55 million project to create 92 residential units. It is the final phase of the master plan for a redevelopment that calls for 500 units of housing, parking spaces, a $\frac{3}{4}$ acre open space as well as mixed-use development in three of the six project phases. In addition to MHACY and TCB, the Fresnel Group and the Mulford Corporation are also partners in the project.

“We at Fresnel are excited about this final phase of the redevelopment of the former Cottage Place Gardens site. The redevelopment is an example of how public-private partnerships and collaboration can successfully create affordable housing opportunities. The collaboration and support of the City of Yonkers, Westchester County, the State of New York, HUD, MHACY and TCB has resulted in a massive transformation of the entire community,” said Brian Sweeney, partner, The Fresnel Group.

To date, 241 units across three phases have been completed, as well as the substantial renovation of an existing daycare center. Another 85 units of housing in Phase IV at 172 Warburton is leasing now and an additional 81 units are currently under construction at 178 Warburton, Phase V of the redevelopment. These recent developments will also add brand new community facility space which is anticipated to include an early childhood education center to benefit the community.

MHACY and TCB are redeveloping Cottage Place Gardens, a 256-unit distressed public housing complex, into The Ridgeway, a mixed-income community of choice in Southwest Yonkers. The original development consisted of 14 campus-style walk-up apartment buildings constructed in 1945, but which were severely deteriorated and in need of replacement.

This project has received strong support from all levels of government. To date, the City of Yonkers has provided the project with \$3.3 million in City HOME funds and \$1.5 million in Community Development Block Grant funding. In addition, the Westchester County Housing Implementation Fund committed up to \$5 million for construction of the open space and infrastructure and New York State Empire State Development provided a grant of \$2.5 million.

Lopez Uran, who has been a professional architect in New York City for nearly 30 years, has an extensive portfolio that includes publicly-funded housing, schools, residential and commercial renovations, and private apartment developments. Her firm is certified as a Minority/Women-Owned Business (M/WBE) by New York City and New York State.

Prior to establishing her own firm in 2012, she worked for 12 years as a project manager and associate under the direction of the award-winning architect Warren Gran, who served on the New York City Landmarks Preservation Committee. Lopez Uran began her career as an architectural project manager in her native Colombia, where she was responsible for all design phases—conception through completion—for projects including an industrial park, a health center, high-rise multifamily residences, and single-family homes.

Lopez Uran is a LEED-certified accredited professional (LEED AP), a registered architect in New York State, and a member of the American Institute of Architects (AIA) and the National Council of Architectural Registration Boards (NCARB).

“We are delighted to have been selected to be part of Phase VI of the Ridgeway Redevelopment of Cottage Place Gardens, one of the largest affordable housing revitalization projects in the region. Our professional team is ready and committed to transforming the project’s vision into an exceptional, sustainable and socially responsible design, said Lopez Uran.

“MHACY is excited to be working with Monica Lopez whose experience, design aesthetic and commitment to environmental sustainability fit perfectly with our vision for Phase VI,” said Wilson Kimball, president and CEO of MHACY.

“We are thrilled to select a NYS-certified Minority/Women-Owned Business to lead the design of the sixth and final phase of the Ridgeway redevelopment. Monica, of Monica Lopez Architect, LLC, has impressive credentials and comes highly recommended by others in our field. We are confident in her ability to execute Phase VI of this transformative neighborhood development,” said Susan McCann, regional senior vice president of The Community Builders.