



2024 Year in Review: Michele Pincus, Esq., H2M architects + engineers

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What noteworthy transactions or deals from this year best exemplified key market trends or shifts?

H2M has worked on various adaptive reuse projects, converting under-utilized structures into vital facilities. H2M, led by its MEP group, worked on the transformation of a former Sears retail space into a major, multi-disciplinary healthcare facility. In order to facilitate this, H2M expanded the

capacity of the on-site wastewater treatment facility. Earlier this year, H2M's architecture team also led the transformation of a 19th-century factory into a modern, not-for-profit grocery store. The benefits of adaptive reuse are extensive — it generally costs less money, produces less construction and demolition waste, supports local economic development, and preserves historical community aesthetics.

What was your greatest professional accomplishment or most notable project, deal, or transaction in 2024?

H2M's work on Station Yards, a Ronkonkoma-based transit-oriented development project, recently received a Platinum Award from the American Council of Engineering Companies of New York and a Transit Oriented Development Award from the American Society of Civil Engineers' Long Island Branch. When complete, Station Yards will offer over 1,400 apartments, nearly 200,000 s/f of retail space, over 350,000 s/f of office space, and a public plaza — all within walking distance of the Ronkonkoma Long Island Rail Road station for easy commutes to and from New York City.

What emerging trends will drive investment and development in 2025?

Independent of government regulation, developers will place a greater emphasis on sustainability in their projects in conjunction with emerging technologies. These technologies, including building management systems, energy-efficient lighting, and all-electric buildings, can help developers and tenants save money on utilities and may entitle them to certain tax incentives linked to sustainability. Furthermore, as Millennials, Gen Z'ers, and younger generations place a greater emphasis on environmental, social, and governance (ESG) factors in their purchasing and workforce decisions, these technologies will become vital to attracting and retaining younger, ESG-committed employees and customers.

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