

# WHO'S DESIGNING NYC'S SKYLINE?

How the most prolific architecture firms in the five boroughs are winning commissions and adjusting to the latest market realities

Excerpt:

## Pipeline prep

At the same time, architects are preparing for the next wave of work.

Residential construction spending — which reached \$16 billion in 2016 — is expected to drop to \$11.6 billion in 2018 and then to \$10.6 billion in 2019, according to estimates from the New York Building Congress.

But both affordable housing and the city's aging infrastructure are considered promising near-term opportunities.

Magnus Magnusson, founder of Magnusson Architecture and Planning, which took the No. 21 spot with 3.01 million square feet across 30 projects, noted that attitudes toward affordable housing design have evolved over the past 30 years.

His firm has been working on the Melrose Commons Urban Renewal Plan, the massive affordable housing development in the South Bronx, since the late 1980s. The project, which is now in its final phase, not only played a role in elevating how affordable projects are perceived by the design community, he said, but it also helped the firm score other similar jobs.

"We kind of fell into it, and I think after we did our first affordable housing project in 1989, it got us a lot of attention," he said. "People weren't thinking of affordable housing as projects worthy of design awards."