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<https://therealdeal.com/new-york/2024/12/16/the-most-active-new-york-city-architects-in-2024/>

These were the most active NYC architects in 2024

By Holden Walter-Warner, Research by Matthew Elo

It's been a chaotic year for New York developers and landlords — and as a result, for the city's architects — with the real estate landscape being altered by state and city legislation, the whims of office tenants and actions by the Federal Reserve.

Nikolai Katz Architect emerged as the most active firm of the year, in terms of its number of initial permit applications for projects above a certain size. With 15 such applications, it was one of only three architects to hit double digits.

Many of Nikolai Katz's projects were on the medium or small end of that spectrum. Other firms, such as SLCE Architects and Gensler, tackled fewer but larger projects. SLCE, for instance, surpassed 2 million square feet across seven sizable projects.

The year was full of challenges for the industry. The interest rate environment remained largely unforgiving, the state replaced the 421a multifamily tax break with 485x and changed the rules for office conversions, while the city passed its most sweeping zoning overhaul since 1961.

Meanwhile, development sites in New York City became even harder to find.

“The scarcity of parcels for multifamily real estate development is increasingly difficult,” said Ariel Aufgang of Aufgang Architects.

But there's hope on the horizon. Architects contact by The Real Deal noted the significance of the City of Yes legislation, which loosened zoning restrictions and increased the density allowed for multifamily developments.

TRD's most active architects ranking for 2024 is based on the number of initial permit applications filed for new buildings and renovations. It reflects the architects of record on permit applications filed through Dec. 3 for projects of 10,000 square feet or more.

T-7. Aufgang Architects | 6 applications | 1.1 million sf

Ariel Aufgang's firm has a hand in planning, designing and constructing developments across the tri-state region, and has appeared on year-end rankings for [most active developers](#). This year's filings included a [296,000-square-foot, mixed-use property](#) in Brownsville and a 73-unit, mixed-use building at 132 East 125th Street in Harlem, which Maddr Equities is [developing](#).

The firm recently launched a luxury division, **Aurae**, to meet what it sees as a growing interest in luxury multifamily developments and “bespoke individual homes,” according to Aufgang. Several projects within the unit are underway.



*Aufgang Architects' Ariel Aufgang
(Aufgang Architects, Getty)*