



Washington

# FY24 Annual Report

WHERE THE FUTURE IS BUILT



Reception in the National Portrait Gallery's Kogod Courtyard at ULI Washington's Awards for Excellence



Dear Members, Partners, and Friends,

As we reflect on the past year, we are filled with a profound sense of gratitude and accomplishment. Your unwavering participation, support, and commitment have driven the success of ULI Washington, and it is with great pride that we present to you our Annual Report for this remarkable year.

The urban landscape and the way we interact with it is ever evolving. This year, we have witnessed significant strides in our mission to foster a sustainable, vibrant, and equitable region. From impactful technical assistance projects across five of our region's jurisdictions, to thoughtful convenings that bring together the best and brightest professionals across our industry, to celebrating transformational leadership, to educating the next generation of diverse leaders, our collective efforts continue to build our region towards a more competitive future.

ULI Washington's commitment to shaping the future of the built environment for transformative impact underpins everything we do. In the pages that follow, you will find an overview of our accomplishments, our members and leaders, and key programs that are a manifestation of this commitment.

As we navigate the complexities of today's challenges and opportunities, we are inspired by the collective wisdom and shared commitment of the ULI Washington community. Thank you for your continued engagement and support. We look forward to building on our successes and advancing our mission in the year ahead.

Warmest regards,

Deb Kerson Bilek  
Executive Director, ULI Washington



Greetings!

Halfway through my term as the chair of our District Council, I reflect on our beginnings last year with a focus on member engagement and unleashing the remarkable talent among our ranks to make as much of a positive impact on our community as possible. ULI's mission to "shape the future of the built environment for transformative impact in communities worldwide" has remained the beacon that has attracted the best and smartest in the business who want to give back to our community. This remains our guiding principle as we look forward with the direction of our new strategic plan to continuously improve our body of work and processes through a renewed focus on Knowledge, Impact, Leadership, and Diversity.

A great example of how we are making progress on these values is the evolution of our Local Product Council program. With our region facing tremendous challenges like many downtowns around the country, in 2024, we created a new local Commercial Office Council to bring together a group of multidisciplinary and multigenerational leaders in the private and public sectors to create a private forum that addresses the unique challenges facing our office market in the region. ULI Washington also instituted a new Local Product Council Summit for a half-day deep-dive on the challenges and opportunities in our region that included an interactive feedback session for the leaders of the Gallery Place/Chinatown Task Force.

These initiatives take a tremendous amount of the time and talent, and we thank our member leaders as well as our rockstar staff. Leveraging these finite resources to move the needle on Knowledge, Impact, Leadership, and Diversity this year, we will be leaning into these values to continuously elevate our work across all of our committees. Coming out of our strategic retreat this summer, our tagline for this focus is "Better is Better" when we engage all four of these elements in everything we do. We invite you to join us in this pursuit and to recruit other like-minded passionate individuals as ULI Washington remains the best place to make a difference for our region and profession.

My best,

A handwritten signature in black ink, appearing to read "Anthony Chang".

Anthony Chang  
Chair, ULI Washington



Mentors and mentees at the Young Leaders Mentorship Program Kickoff

## PEOPLE & PROGRAMS

ULI Washington is the place where public- and private-sector land use professionals in the Washington region come together to foster relationships, learning, and leadership to meaningfully impact their careers, community, and industry. We are a community of thought leaders who, through our programs, build connections and advance local best practices in real estate and urban planning.

- 2060** Members
- 104+** Programs between September and June
- 650+** Individuals engaged through leadership committees or cohorts
- 17** ULI Washington Committee Initiatives (WLI, Case Study, UrbanPlan, DEI, and more)
- 2** Landmark Progressional Development Programs (YLG Mentorship, Leadership Institute)
- 4** Cohort-driven programs (NEXT, WLI Circles, Local Product Councils, Pathways to Inclusion)



Full Member Luncheon at ULI's Headquarters



Members gathered and listened at the Women's Leadership Initiative's Annual Luncheon



The Future Forum Fishbowl facilitated one conversation with many voices about our region's competitive needs



Dr. Tracy Hadden Loh presenting her research at the Future Forum

# REGIONAL IMPACT

- 200+** Participants at Future Forum
- 30+** Speakers at Future Forum
- 6** Technical Assistance Panels providing market-driven recommendations to
- 6** Different jurisdictions across the National Capital Region
- 52** Experts serving as Panelists
- 5** Local Product Councils engaging 100 members

ULI Washington's regional impact is unparalleled. In January, our signature Future Forum united the public, private, government, and non-profit sectors around common goals to achieve economic vitality and equity within the region. 2024 also served as the 20th anniversary of our Technical Assistance Panel program, marking over 65 Panels delivering market-driven land use expertise to the region's jurisdictions.



Panelists Gabriella Cañamar Clark, Linda T. Nguyen, and Cori Packard Beasley presented recommendations that proposed a new redevelopment standard along the Eisenhower Corridor in Alexandria, VA as part of a Technical Assistance Panel



Leadership Awardees Gwen Wright, Rhea Vaflor, Monty Hoffman, and Carmen Romero

ULI Washington was pleased to recognize and celebrate transformational leadership and extraordinary projects at our signature Awards for Excellence program:

# LEADERSHIP & INFLUENCE

**Housing** The Remy Phase 2

**Affordable Housing** Lake Anne House

**Office** Metro Building at Eisenhower

**Mixed-Use** 20 Massachusetts Ave, NW

**Institutional** District of Columbia Public Schools (DCPS) Raymond Elementary School

**Sustainability** Amazon HQ2

**Jurors' Choice** Capital One Center

**Visionary** Monty Hoffman  
Hoffman & Associates

**Changemaker** Carmen Romero  
Arlington Partnership for Affordable Housing

**Groundbreaker** Rhea Vaflor  
Hickok Cole

**Chair's Award for Distinguished Service** Gwen Wright  
Former Planning Director, Montgomery County



Julie Smith introduces the ULI Washington Visionary Award



Projects nominated for Awards on display at ULI Washington's Awards for Excellence



Members engage at the UrbanPlan for Public Officials Workshop at Fairfax County Department of Planning

# EDUCATION AND OUTREACH



UrbanPlan at the REEX Summer Scholars Program

- 26** Members of this year's Leadership Institute cohort
- 21** Mentors in the YLG Mentorship Program
- 144** Mentees in the YLG Mentorship Program
- 104** UrbanPlan member volunteer hours
- 150** Students trained across 3 high schools and the Real Estate Exchange (REEX) Summer Scholars Program

Through educational programs that include formal mentorship, classroom-based modules for students, experiential learning, educational site tours, thought provoking programs, and executive professional development, ULI supports and cultivates the next generation of diverse leaders.



Members on a site tour of Fuse at Mason Square hosted by YLG Education



Building Bridges: a Panel discussion on advancing equitable and inclusive practices targeting historically excluded groups in commercial real estate

# Advancing Diversity, Equity, Inclusion, and Belonging

ULI Washington's commitment to Diversity, Equity, Inclusion, and Belonging continues to serve as a foundation of our work. ULI Washington's partnerships with local HBCUs and with other professional organizations connect member volunteers with opportunities to support career development as well as opportunities for joint programming and mutual support.

**12** Participants in the Pathways to Inclusion cohort

**11** Unique ULI-wide programs dedicated to advancing Diversity, Equity, and Inclusion, including educational webinars, tours, social events, and Technical Assistance Panels (TAPs)

**104** Participants in the Women's Leadership Initiative (WLI) Circles Cohort Program



Kelly Nagel speaks at WLI's End-of-year Panel and Celebration



Ray Nix of Nix Development joined ULI Washington's Pathways to Inclusion Happy Hour





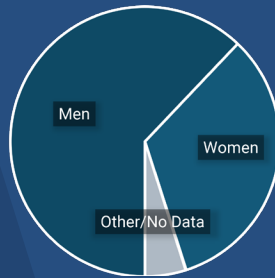
Members gathered for Full Member programming featuring speaker Matt Nicholson from JLL

# ORGANIZATIONAL STRENGTH

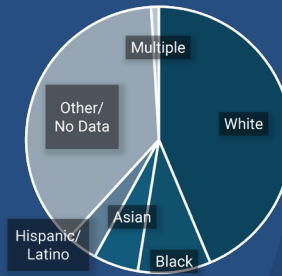


Leadership Institute cohort members tour The Grace Apartment Complex

**Member Gender Diversity**



**Member Ethnicity** (self-reported)



**Top Industries represented:**  
 Developers, Architects/Designers, Consultants, Investors/Owners, Urban Planners, and Corporate Executives

**325**  
 New Members in FY24

ULI Washington remains deeply grateful to our **63 Annual Partners**, whose financial investment supports the impact of our work.

**19%** of 2024 Annual Partners are new to partnership with ULI Washington

Total partnership dollars raised in 2024: **\$427,250**



UrbanPlan Member Volunteers

# MEET ULI WASHINGTON'S VOLUNTEER LEADERS

## Executive Committee

<b>District Council Chair</b>	<b>Anthony Chang</b> , Silverline Equities
<b>Chair for Mission Advancement</b>	<b>Katie Bucklew</b> , Avalon Bay
<b>Treasurer</b>	<b>Sarah Goss O'Rielly</b> , Victory Housing
<b>Vice Treasurer</b>	<b>Elizabeth Cotter</b> , FCP
<b>Governance Chair</b>	<b>Julie Smith</b> , Bozzuto

## Governance Committee

<b>Chair</b>	<b>Julie Smith</b> , Bozzuto
<b>Members</b>	<b>Katie Bucklew</b> , Avalon Bay <b>Anthony Chang</b> , Silverline Equities <b>Yolanda Cole</b> , Hickok Cole <b>Elizabeth Cotter</b> , FCP <b>Sonja Ewing</b> , M-NCPPC Parks & Recreation Department <b>Sarah Goss O'Rielly</b> , Victory Housing <b>Matt Klein</b> , Akridge <b>Feras Qumseya</b> , Standard Communities <b>Jamie Weinbaum</b> , Horning Brothers <b>Bob Youngentob</b> , EYA

## Management Committee

### Advisory Board

**Hilary Goldfarb**, Rockefeller Group  
**Erin Talkington**, RCLCO

### Awards

**Deborah Miller**, LandDesign

### Case Study

**Eamon Lorincz**, Brookfield Properties  
**Ayoub Sarouphim**, Sarouphim Design Group

### Commercial Office Local Product Council

**Bob Peck**, Gensler  
**Mandi Wedin**, Feroce Real Estate Advisors

### Corporate Partnership

**Caroline Kenney**, The Menkiti Group  
**Beth Resetco**, KCCT

### Diversity Equity + Inclusion

**Stephanie Cummings**, Please Assist Me  
**Dr. Lutheria Peters**, STRUCTURES110

### Full Member Engagement

**Susan Carras**, JLL  
**Sadhvi Subramanian**, US Bank

### Future Forum

**Evan Goldman**, EYA  
**Shyam Kannan**, HDR

### Housing Local Product Council

**Andy Cretal**, Goodwin Living  
**Judd Ullom**, Standard Communities

### Innovation & Technology Local Product Council

**John Begert**, MRP Realty  
**Khushbu Sikaria**

### Leadership Institute

**Matt Jones**, National Landing BID  
**Joyce Tsepas**, AECOM  
**Daniel Solomon**, Gorove Slade

### Membership

**Alyson Bode**, Kettler  
**Ellen Klasson**, RCLCO

### NEXT

**Jon LeBoon**, Langan  
**Carrie McCarthy**, Montgomery County Planning  
**Zachary Williams**, Venable

### Pathways to Inclusion

**Phil Dawit**, QUASAR  
**Scott Willis**, Manna Inc.

### Prince George's County Local Product Council

**Morgan Michael**, Stanley Martin  
**Sherman Ragland**, Tradewinds Realty Partners, LLC  
**Alex Villegas**, Rodgers Consulting

### Technical Assistance Panel

**Aileen Horn**, KGD Architecture  
**LaToya Thomas**, Brick and Story  
**Josh Olsen**, Monument Realty

### UrbanPlan

**Samia Byrd**, Arlington County Government  
**Michelle Chang**, Hilco Redevelopment Partners  
**John Sommer**, Legat Commercial Real Estate

### Women's Leadership Initiative

**Roberta "Bobby" Bosfield**, Rawson Square CRE, LLC  
**Jessie Ponce de Leon**, GordonDC

### Young Leaders Group

**Caroline Flax Ganz**, RCLCO  
**Caroline VanAcker**, Beyer Blinder Belle

# Advisory Board

## Advisory Board Chairs

**Hilary Goldfarb**, Rockefeller Group

**Erin Talkington**, RCLCO

## Advisory Board Members

**Marcel Acosta**, National Capital Planning Commission

**Nina Albert**, DC Deputy Mayor for Planning and Economic Development

**Casey Anderson**, Rodgers Consulting

**Andy Brown**, Stanford Properties, LC

**Katie Bucklew**, Avalon Bay

**Samia Byrd**, Arlington County Government

**Kate Campbell**, HKS

**Brian Casey**, Walker & Dunlop

**Micheline Castan-Smith**, Paradigm Development Company

**Anthony Chang**, Silverline Equities

**Candace Chazen**, Fidelity National Insurance

**Craig Ciekot**, JBG Smith

**Yolanda Cole**, Hickok Cole Architects

**Anita Cozart**, DC Office of Planning

**Elizabeth Dove**, Capital One

**Kimberly Driggins**, Washington Housing Initiative

**David Flanagan**, Elm Street Development

**Kyrus Freeman**, Holland & Knight

**Anthony Fusarelli**, Arlington County Government

**Evan Goldman**, EYA

**Tracy Hadden Loh**, Brookings Institution

**Diane Hoskins**, Gensler

**Lakisha Hull**, Prince George's County Planning Department

**KellyAnn Kirkpatrick**, Amazon

**Matt Klein**, Akridge

**Chris Leinberger**, Places Platform

**David Mayhood**, The Mayhood Company

**Karl Moritz**, City of Alexandria

**Michael O'Hara**, Bohler

**Sarah O'Rielly**, Victory Housing

**Richard Perlmutter**, Argo Development Corporation

**Russ Phillips**, CohnReznick

**Bob Pinkard**, The Pinkard Group

**Liz Price**, WMATA

**Ryan Riel**, EagleBank

**Angie Rodgers**, Office of the Prince George's County Executive

**Senthil Sankaran**, Amazon

**Yesim Sayin**, DC Policy Center

**Mark Sharer**, Bank of America

**Kevin Sheehan**, Greystar

**Terry Simon**, Clark Construction

**John Slidell**, Bozzuto

**Julie Smith**, Bozzuto

**Sadvhi Subramanian**, US Bank

**Peter Szewczyk**, Capital One

**Charlotte Troup Leighton**, Chicago Title Insurance–NCS

**Bryce Turner**, BCT Architects

**Tanya Washington**, Prince William County Planning Office

**Jamie Weinbaum**, Horning

**Evan Weisman**, Donohoe

**Anthony Williams**, Federal City Council

**Zach Williams**, Venable

**David Winstead**, Public Buildings Reform Board

**Roger Winston**, Ballard Spahr LLP

**Bob Youngentob**, EYA

# ULI Washington Staff



**Deborah Bilek**  
Executive Director



**Margit Nahra**  
Senior Director



**Grace Hill**  
Director, Meetings  
and Events



**Marc Gazda**  
Manager, Urban and  
Regional Programs



**Heather Hrycyshyn**  
Senior Associate



**Gracie Andres**  
Senior Associate

# Support ULI Washington

ULI Washington's **Annual Partners** provide support to the programs that our members rely on to stay at the top of their field.

You can learn more about how to support ULI Washington on [our website](#) and by [reading more here](#).

By becoming an Annual Partner, you will demonstrate a commitment to urban excellence and receive exposure and engagement opportunities for your organization.

# Become a ULI member today!

Visit [uli.org/join](http://uli.org/join) to find the right membership level for you and experience the benefits of being part of a global network of real estate professionals.



## Thank You to Our ULI Washington 2024 Annual Partners

URBAN VISIONARY



PLATINUM



GOLD



SILVER



BRONZE

Argo Development Company	Buchanan Partners	HITT Contracting	SK+I Architecture
Baker Tilly	ECS Mid-Atlantic	Host Hotels & Resorts	Streetsense
Bean Kinney & Korman	Gables Residential	Keane Enterprises Inc.	The Traffic Group
Berkadia	Harkin Builders	Selzer Gurvitch Rabin Wertheimer & Polott	Winstanley Architects and Planners
Brookfield Properties	Hickok Cole		

IMPACT PARTNERS

Thank you to our ULI Washington Partners for their additional support of our WLI, DEI, and UrbanPlan mission-driven work





Word Cloud generated from "What I'm Thinking" survey results at Future Forum 2024

