



New Mexico

ANNUAL REPORT

2024

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ULI New Mexico District Council

ULI Mission and History

The mission of the Urban Land Institute is to shape the future of the built environment for transformative impact in communities worldwide.

ULI New Mexico is a District Council of the Urban Land Institute, a 501© (3) nonprofit research and education organization supported by its members. Founded in 1936, ULI has over 45,000 members worldwide, representing the entire spectrum of land use and real estate development disciplines working in private enterprise and public service. A multidisciplinary real estate forum, ULI facilitates an open exchange of ideas, information, and experience among industry leaders and policymakers dedicated to creating better places.

Annual Sponsors

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2024 John A. Myers Award for Leadership in Urban Excellence: Presented to Dale Dekker

In 2017, The John A. Myers Award for Leadership in Urban Excellence was established by ULI New Mexico to honor and recognize exceptional individuals who have made a significant impact on Albuquerque's physical environment, and whose career demonstrates a commitment to the highest standards of responsible development.

In 2024, we honored the third, and truly worthy honoree of the Award, Dale Dekker. When the award was established, it was intended to look back at an exceptional individual's past accomplishments and contributions; to inspire thoughtful, visionary, and conscientious individuals to rise to the high standard that the honorees exemplify; and to be a force for positive change as our city grows, matures, and adapts to new challenges and opportunities.

By establishing this award, ULI New Mexico expects to build on this event, not only with the aforementioned annual honor and prize, but with other awards, scholarships, and programs that will inspire and catalyze others to make Albuquerque a better place to live, work and play. A portion of the proceeds will fund such programs.

More about Dale: Why do cities exist? What drives their growth? These are the kinds of questions that interest Dale the most. With extensive experience in both architecture and planning, he combines a deep understanding of design with an entrepreneur's big picture outlook. His work spans one-of-a-kind research facilities, award-winning schools, and large-scale masterplans.





El Paso Satellite

In 2024, Urban Land Institute New Mexico (ULI NM) began forming a Satellite Council to serve the El Paso metro area.

The initial kickoff event will occur on Tuesday, November 12, 2024.

El Paso Satellite Council Priorities:

- Deliver UrbanPlan to the region's educational anchors. Focus on the transition of the University of Texas at El Paso (UTEP) real estate minor into a major field of study.
- Build a Satellite Council to serve the entire El Paso metro area/Borderplex, including Las Cruces and Juarez, Mexico.
- Register 75-100 new members in the region before EOY 2025.
- Support and partner with existing mission-aligned associations, professional organizations, and government leaders.
- Host 3-4 annual events in 2025 and monthly events long-term.

The Year in Review

In 2024, ULI New Mexico continued to bring people together and share meaningful ideas. We hosted **16+ in-person events** with a combined **1000+ attendees**.

Events included:

- 9 Sip & Socials
- 1 Housing Summits
- 4 Luncheons

We thank every single Board Member, ULI New Mexico Member, Event Sponsor, Annual Sponsor, and anyone who joined us at our programs this year. It takes every one of you to make our mission a success.





Event Highlights

We organized numerous high-impact events with leaders from various parts of the land use and real estate space in the Albuquerque region. The following pages highlight some of this year's events.

- Sip & Social: The Future of Midtown Santa Fe
- Sip & Social: ADU's: What's New & Next?
- UNM Planning Student Portfolio Workshop
- Sip & Social: Building New Mexico, Legislative Recap
- YLGs Present: ARRIVE Hotel Tour w/ NAIOP
- Sip & Social: What's New At Winrock?
- Sip & Social: Neighborhood Activation: Huning Highlands/EDO
- Tracks to Tomorrow: Evolution of the Santa Fe Railyard
- Sip & Social: Routes to the Future: ABQ Area Transportation Innovations
- Hobbs Housing Summit
- Unlocking Infrastructure in New Mexico
- Sip & Social: Streets for All: Pedestrian & Bike Safety
- Intersections 2024!



The Future of Midtown Santa Fe

We kicked off 2024 in style at the stunning Sunset Terrace in Santa Fe! Members gathered to connect and explore what's ahead for Midtown Santa Fe, guided by insights from Karen Iverson, Metropolitan Redevelopment Area Director for the City of Santa Fe. Her talk shed light on the city's future vision and opportunities for growth, sparking conversations and inspiration among attendees.



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Tracks to Tomorrow: Evolution of the Santa Fe Railyard

The “Tracks to Tomorrow” event provided an inspiring and comprehensive look at the evolution of the Santa Fe Railyard, an iconic site with deep historical significance and exciting future potential. Attendees had the opportunity to explore the Railyard’s rich history, its current role within the community, and the visionary plans for its ongoing development. The dynamic panel expertly wove together the past, present, and future of this evolving urban space, highlighting the importance of preserving the Railyard’s unique character while embracing its potential to serve as a vibrant center for Santa Fe’s residents and visitors alike.

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ADU's: What's New & Next?

Our first Albuquerque Sip & Social of 2024 brought members together for an engaging evening! City of Albuquerque Planning Director Alan Varela shared updates on accessory dwelling units (ADUs) and the city's next steps to boost housing options. With light bites, beer, and wine on hand, attendees enjoyed plenty of time to connect and discuss Albuquerque's future housing landscape.



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Building NM, Legislative Recap

At our March legislative recap, attendees gathered for an evening filled with insights on recent land use and real estate policy changes. State Senator Antonio Maestas shared key updates, offering an inside look at industry-shaping shifts. The event perfectly blended networking and learning, leaving attendees energized for the road ahead.

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Neighborhood Activation: Huning Highlands/EDO

Our June Sip & Social brought members together for an engaging evening focused on East Downtown and central Albuquerque. Albuquerque City Councilor Joaquín Baca shared his insights on the area, followed by MRA Director Terry Brunner, who highlighted key agency projects in the neighborhood. The event offered a unique blend of local insights and valuable networking for all who attended.



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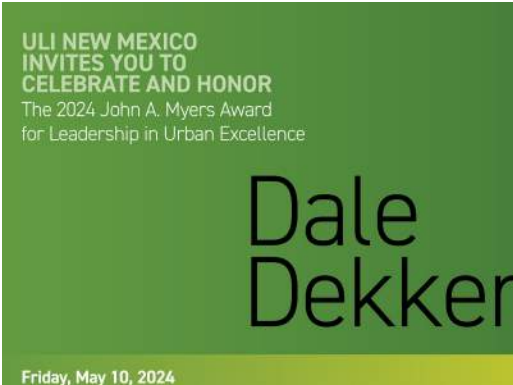




John Myers Award Ceremony Honoring Dale Dekker

We proudly celebrated Dale Dekker as the third honoree of the Myers Award for Leadership in Urban Excellence, recognizing his lifetime dedication to Albuquerque’s growth and well-being. As founding principal of Dekker/Perich/Sabatini, Dale has driven sustainable, visionary urban planning across our city, setting a high standard for future leaders. His commitment to building strong, connected communities and fostering collaborative relationships has made an enduring impact on Albuquerque’s landscape. Dale’s work continues to inspire those around him, highlighting his unwavering dedication to responsible development and community engagement.

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Hobbs Housing Summit

Our first Housing Summit of 2024 brought together participants to tackle housing challenges in Southeastern New Mexico's Energyplex. Like previous summits, attendees formed small teams to compete in crafting the most effective solutions for expanding housing in this growing region. With dynamic collaboration and innovative ideas, the summit inspired new approaches to meet the area's housing needs.



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What's New At Winrock?

Our April Sip & Social provided an exclusive look at the latest developments at Winrock Town Center. Attendees toured the nearly completed Portland Building and wrapped up the evening at the newly finished Park at Winrock, enjoying light bites, drinks, and plenty of networking. It was a vibrant evening filled with insights, connections, and excitement for what's ahead at Winrock!

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Streets for All: Pedestrian & Bike Safety

Attendees came together to explore a data-driven, safe systems approach to creating safer streets for all. The event highlighted practical strategies and insights into designing streets that prioritize safety and accessibility, sparking engaging discussions on urban safety solutions. It was an inspiring evening dedicated to envisioning safer communities.



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Unlocking Infrastructure in New Mexico

Our interactive panel at Roadrunner Venture Studios brought together experts to discuss infrastructure in New Mexico. The event highlighted how strategic investment and policy innovations across government levels can drive resilient, sustainable, and equitable outcomes for our cities. Attendees left inspired by new insights and collaborative approaches to strengthen infrastructure in communities across the state.

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Intersections 2024

The Intersections event brought together industry leaders and innovators for a series of enlightening sessions focused on navigating the complexities of today's business landscape. Participants explored effective frameworks for embracing uncertainty and building resilient organizations that thrive through change. Other sessions addressed key strategies for mastering client interactions, redefining urban living in the wake of shifting work patterns, and harnessing personal insights to drive success. Additionally, attendees delved into the transformative potential of artificial intelligence in the real estate sector, equipping themselves with the tools and knowledge to excel in an evolving environment.





URBAN PLAN

Forty-two undergraduate students from UNM's School of Architecture and Planning immersed themselves in ULI's Urban Plan this fall, diving into a redevelopment scenario that explores the complexities of community development. Working in teams, students crafted a vision for a fictional neighborhood, Elmwood, developing both a site plan and pro forma to bring their vision to life while meeting real-world real estate development criteria. ULI New Mexico Board Members and staff guided the students through specialized lectures and hands-on feedback sessions. The semester will culminate on December 9, when each team presents its proposal to a "City Council" composed of ULI members, who will select the winning vision for Elmwood.

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