



New York

Young Leaders Group

October 2021 Newsletter

Dear ULI New York,

The future is looking brighter with many exciting things underway with ULI New York's Young Leaders Group (YLG). Recently, the YLG Professional Development Committee successfully launched its inaugural Cohort Program with small peer groups meeting all over the city. In just a couple of weeks, we've heard that these more candid and curated conversations have filled a void by facilitating more meaningful connections within our ULI YLG community. Learn more about this program [here!](#)

This week, the YLG Programming Committee will host an in-person tour of The Spiral near Hudson Yards, where attendees will join Tishman Speyer for a site tour and discussion of the project; in November Wendy Rowden of Building for the Arts will speak at a virtual *Secrets of Success* program; and over the coming weeks, YLG Co-Chairs will be getting together to develop more concepts that will enhance the ULI experience for our more than 800 YLG-aged members in New York. Visit the ULI New York events page [here](#).

On behalf of ULI New York, we'd like to extend one last, public welcome to our new YLG Co-Chairs and Committee Members for ULI's 2022 fiscal year. For those who have continued on in their volunteer positions, we'd like to express our great appreciation for your unwavering dedication to leading the group after a challenging 2020.

Thank you,

Dominic Ramos-Ruiz, *Federal Reserve Bank of New York*

Amar Brahmhatt, *Kimco Realty*



Dominic Ramos-Ruiz
ULI New York YLG Executive Co-Chair



Amar Brahmhatt
ULI New York YLG Executive Co-Chair

ULI NY YLG Upcoming Events

October 21 - Mobile Tour - Tishman Speyer will host a tour of The Spiral – the highly anticipated tower steadily nearing completion on the West Side of Manhattan.

The Spiral features a cascading series of landscaped terraces and hanging gardens as its signature element. The terraces ascend, one per office floor, in a spiraling motion to create a unique, continuous green pathway that wraps around the façade of the tower. The BIG-Bjarke Ingels Group-design ensures that each tenant on every office floor will have access to lush outdoor terrace space. Built to a LEED Gold Standard, the 65-story, 2.8 million square-foot tower will also feature soaring ceiling heights complemented by floor-to-ceiling windows and expansive views of Midtown, Central Park, the Financial District and the Hudson River.

Located at the intersection of the High Line and the four-acre Bella Abzug Park, The Spiral rises 1,031 feet and encompass a full block stretching from West 34th to West 35th Streets and from 10th Avenue to the park. The base of the building will include a lobby with ceiling heights of up to 28 feet and entrances on Hudson Boulevard East and 10th Avenue. The base also will include approximately 25,000 square feet of first-class retail. This tour is **SOLD OUT**.

November 15 - Secrets of Success - Join ULI New York's Young Leaders Group via Zoom for an exclusive opportunity to hear from Wendy Rowden, President, Building for the Arts NY, Inc. and ULI New York Advisory Board Member.

New York and the creative arts have gone hand in hand almost since the city's inception. As live theater reemerges across the city, a vital part of New York is returning

– both artistically and economically.

Building for the Arts (BFA) operates Theatre Row, an Off-Broadway multi-theater complex that serves as an affordable home for performing artist organizations, and a lively, accessible venue for diverse audiences. Through the American Playwriting Foundation, BFA presents the Relentless Award – the largest annual cash prize in American theater to a playwright in recognition of a new play. Music and the Brain brings a music literacy curriculum, whole-class keyboard instruction, and ongoing professional development to schools in under-resourced communities, empowering students to succeed academically and in life.

Join us to hear of Ms. Rowden's illustrious career in real estate investment and development, the arts, and numerous industry boards and associations. Learn more and [register here!](#)

December - Keep an eye out for information on our annual YLG Holiday Party!

Must provide proof of full vaccination to attend ULI New York in-person events.

Read ULI New York's vaccination policy [here](#).

ULI NY YLG Member Spotlight



Interviewed by Frank Futia, ULI NY YLG Communications Committee Co-Chair

We met up virtually with Katie Paxton, Senior Client Advisor at VTS, to hear about her YLG experience and what's keeping her busy.

Q: How did you first get involved in ULI?

A: Right out of college, I was told that joining organizations was a critical part of networking in the real estate industry. They're the hub for building relationships, understanding the big trends, and learning about new developments all over the country. Choosing ULI was a no-brainer, with its national scope and diverse pool of talent among its members, I knew this was the organization I wanted to be a part of.

Q: What is your favorite ULI memory or memorable event?

A: The ULI Fall Meeting! The first one I attended was here in New York City, featuring new developments and key industry trends. At the event, I heard my now CEO speak on a panel discussing how real estate technology was driving industry trends and transforming the future of real estate. It was an incredible opportunity where I was able to see so many forward-thinking professionals together under

one roof, doing deals and picking up new strategies to take back to their companies. It also certainly changed my professional course and inspired me to make the jump to VTS, where I've been ever since.

Q: How has ULI benefited your career? What have you learned as a Young Leader?

A: People say real estate is all about relationships, and for me, ULI has really facilitated some meaningful connections. Through ULI, I've met some of my closest friends in the industry, and it's also provided a foundation for me to excel at my job by learning the key trends that the landlords I work with on a day-to-day basis care about.

Q: What advice would you give to Young Leaders just starting their career and involvement in ULI?

A: Reach out - do not hesitate to meet people. It's such a tight-knit industry; people move companies, and firms are always partnering on projects. The likelihood you're going to know somebody in any given room you walk into is very high. The relationships built through your involvement in ULI are friendships that will last throughout your career. Also, don't hesitate to reach out to senior people in the industry – they were once where you are and always have helpful advice.

Q: What are you working on now that's exciting to you?

A: VTS is a leasing and asset management platform, so a lot of my work is consulting with clients on how technology can help them improve their business processes and hit their larger corporate goals. The pandemic has been a unique challenge of making sure landlords have the data that they need and are able to make decisions as soon as opportunities are available to navigate the current market. Going into the end of the year, especially as activity is picking up, presents a new set of challenges and goals that I'm working with my clients to help tackle.

Q: How do you see the future of prop-tech changing the industry?

A: Over the last several years, it's been exciting to watch the conversation shift from seeing technology as being something that is new and exciting, to being something that is needed. Technology gives a competitive advantage, and if you don't have it, there's a sense that you're falling behind. There are so many new conversations in the industry on the importance of data, tenant experience, and tenant retention – it's been exciting to see my clients developing new strategies in these areas and leaning on technology to make it happen, while staying ahead of their competitors.

Q: What's your passion project outside of work?

A: Outside of work, I love my dogs and spend a lot of my free time with them. In the wake of the pandemic, I've become very active in an organization called Pandemic of Love - a mutual aid society matching those who are struggling due to COVID with contacts who can provide support during challenging times. It's been

great to see our community come together.

The pandemic has also sparked an interest in interior design, as we've been spending so much time at home! I've found myself embarking on projects to reinvent my apartment with new pieces and changing the decor. It's continually evolving and I've really enjoyed the process thus far.

*If you would like to nominate a fellow YLG to be part of our YLG Member Spotlight Series (also featured on LinkedIn) please contact Frank Futia
Frank.Futia@cbre.com*

ULI New York YLG Recent Event Recaps



YLG Mobile Workshop, South Bronx

ICYMI: On August 10, YLG hosted the first in-person Mobile Workshop in as long as anyone can remember. Josue Sanchez from L+M and Charlie Howe from Brookfield hosted attendees in the South Bronx, where their companies are developing Bronx Point (L+M) and Bankside (Brookfield). Both projects specifically target the needs of underserved communities in the neighborhood, which developers identified through extensive community engagement. Both Josue and Charlie highlighted the opportunities and challenges of developing mixed-use sites that require significant public involvement. In both cases, the development teams demonstrated that the keys to success include community attentiveness and a whole lot of patience.

ULI New York YLG Leadership and Committee Members Cheer on the Yankees – Who Won Against the Texas Rangers



Ways you can get more involved in our YLG community:

All ULI New York members under the age of 35 are automatically YLG 'members.'

- To post a job: join the [LinkedIn Group](#) and share your post
- Follow: our ULI New York YLG [Instagram](#)
- To network: [attend a YLG or ULI New York event](#)
- To volunteer: apply for a ULI New York YLG committee or leadership position - application window for leadership roles and committee positions is open to ULI New York members annually January to March
- To learn more about what we do and to connect with YLG Co-Chairs or Committee Members: see the ULI New York YLG [webpage](#) or find us on the ULI Member [Directory](#)
- To suggest a story for our next newsletter: email [Frank Futia](#) and [Jackie Rushworth](#)



ULI is committed to diversity, equity, and inclusion.



You can help by providing your demographic information.



Go to my.uli.org to update your profile.

THANK YOU TO OUR 2021 PREMIUM SPONSORS

URBAN VISIONARY



PLATINUM



THANK YOU TO OUR 2021 SPONSORS

GOLD



SILVER



BRONZE

- AvalonBay
- CetraRuddy
- Cooper Robertson
- HR&A Advisors
- L+M Development
- Midwood Investment & Development
- Perkins Eastman
- Tishman Speyer

THE MISSION OF THE URBAN LAND INSTITUTE

Shape the future of the built environment for transformative impact in communities worldwide

OUR MISSION COMMITMENTS

CONNECT active, passionate, diverse members through the foremost global network of interdisciplinary professionals

INSPIRE best practices for equitable and sustainable land use through content, education, convening, mentoring, and knowledge sharing

LEAD in solving community and real estate challenges through applied collective global experience and philanthropic engagement

ULI New York
c/o ULI National
2001 L Street, NW, Suite 200
Washington, DC 20036
newyork.uli.org

Manage my account &
email preferences: my.uli.org

[Click here to unsubscribe](#)

Follow us:

