

2027 ULI NEW YORK AWARDS *for* EXCELLENCE *in* DEVELOPMENT

A guiding principle of the Urban Land Institute (ULI) is that the achievement of excellence in land use practice should be recognized and rewarded. ULI has been celebrating excellence in development internationally since 1979 through its Global Awards for Excellence, the development industry's most prestigious awards program. The ULI New York Awards for Excellence in Development embody that same principle and seek to recognize outstanding real estate development projects within the New York District Council's geographic region, in both the private and public sector, that exemplify ULI's mission to shape the future of the built environment for transformative impact in communities worldwide. The ULI New York Awards for Excellence recognize the full development process of a project, including its architecture and design. Projects that reflect best-in-class development may be submitted for an award in the following categories: adaptive reuse, affordable housing development, civic & institutional development, market-rate housing development, mixed-use development, office development, and urban open space.

The ULI New York Awards for Excellence are open to the entire industry, not only ULI members. Private sector, public sector, and nonprofit projects located anywhere in New York State are eligible to submit, except for projects in Westchester County which is part of ULI Westchester/Fairfield. All applications will be evaluated by a distinguished jury panel of ULI members, representing all major segments of the land use industry. The jury will consider how a project demonstrates leadership, innovation, market success, sustainability, resiliency, and how it meets the current and future needs of its surrounding community

2027 SCHEDULE AND SELECTION PROCESS

- **September 9, 2026:** Submission Period Opens
- **October 23, 2026:** All Submissions Due
- **November 4 – December 9, 2026:** Awards Committee Review Period; Finalists Nominated
- **December 14 - December 17, 2026:** Finalists Notified
- **January 4 - February 24, 2027:** Jury Review Period; Winning Project(s) Selected
- **April 13, 2027:** Winners will be announced and celebrated by industry leaders at ULI New York's Awards for Excellence in Development Gala from 6:00 p.m. to 10:00 p.m. at Ziegfeld Ballroom

AWARDS CATEGORIES

Projects can be submitted in the following categories:

- **Excellence in Office Development**
- **Excellence in Market-Rate Housing Development** (defined as any residential project in which 30% or less of the for-sale or rental units are income restricted at an average AMI at or below 80%.)
- **Excellence in Affordable Housing Development** (defined as any residential project in which more than 30% of the for-sale or rental units are income restricted at an average AMI at or below 80%.)
- **Excellence in Mixed-Use Development** (two or more materially different uses, where each use accounts for 20% or more of the project's rentable square footage)
- **Excellence in Adaptive Reuse** (defined as the redesign and alteration of an existing building for a purpose other than that for which it was originally designed or built)
- **Excellence in Civic & Institutional Development** (includes transportation facilities, healthcare facilities, educational and research facilities, cultural and performing arts venues, sports venues, and public buildings or developments)
- **Excellence in Urban Open Space** (includes parks, plazas, greenways, privately owned public spaces, etc. that are open and inviting to the public)

Please Note: Redevelopment projects are eligible to be submitted and will be evaluated according to their respective property type (e.g., office, affordable housing, etc.).

Project resubmissions are welcome, provided the previously submitted project was substantially complete within this year's completion window (January 1, 2021 to September 9, 2026).

SELECTION CRITERIA

- The project must reflect innovation in planning and design
- The project must exhibit environmental sustainability, stewardship, and resiliency
- The project has achieved broad acceptance in the marketplace **(this criterion counts for 25% of a project's overall score, except for projects nominated in the Affordable Housing Development, Civic & Institutional Development, and Urban Open Space categories)**
- The project must provide lessons, strategies, and techniques that can be adapted in other communities **(this criterion counts for 25% of a project's overall score for projects nominated in the Affordable Housing Development, Civic & Institutional Development, and Urban Open Space categories)**
- The project must be substantially complete on or after **January 1, 2021**, and before **September 9, 2026**. "Substantially complete" means a single-phase project must be finished, occupied, and in operation within the completion window. For multiple-phase projects, at least the first phase must be finished, occupied, and in operation within the completion window.
- The project must make a significant contribution to promoting land use for the betterment of the community
- The project must demonstrate relevance to the contemporary and future needs of the community in which it is located **(this criterion counts for 25% of a project's overall score for projects nominated in the Affordable Housing Development category)**

SUBMISSION GUIDELINES

Please submit this application as **an Adobe PDF**. Photos cannot be uploaded in Apple Preview.

Applications submitted in any other format will not be accepted. Supplemental materials will not be accepted unless asked for by ULI New York staff. Your responses for **Project Description, Reasons for Consideration, and Challenges and Obstacles** must comply with the word/character limit indicated. Complete application packets must be received by **5:00 p.m. Eastern Time on October 23, 2026**.

Submissions that are incomplete and/or do not follow the submission guidelines and requirements will not be considered.

Email your completed application packet to laura.konort@uli.org, with the email subject: 2027 ULI NY Awards for Excellence in Development - Application. Questions? Contact Felix Ciampa at felix.ciampa@uli.org or 347-860-3337.

SUBMISSION REQUIREMENTS

1. AWARDS CATEGORY

Click the arrow to select the Awards category for which your project is submitting an application.

If you are submitting your project in multiple categories, list those categories here.

Please Note: The Awards Committee may determine a project is eligible in an Awards category other than the one selected by the submitter. Depending on the number and caliber of projects submitted in a particular Awards category, the Awards committee may choose not to nominate any projects for an award in that Awards category.

2. PRIMARY CONTACT/SUBMITTER (FOR CONTACT BY ULI NEW YORK AND/OR JUROR(S) IF THERE ARE QUESTIONS)

Name:

Title:

Company/Organization:

Mailing Address:

Email Address:

Day Phone:

3. TYPE OF COMPANY OR ORGANIZATION SUBMITTING APPLICATION

Click the arrow to select whether the entity submitting the application is **private**, **public** or **nonprofit**.

4. HOW DID YOU FIND OUT ABOUT THE AWARDS FOR EXCELLENCE IN DEVELOPMENT?

Click the arrow to select how you found out about the Awards for Excellence in Development.

If referred by an Awards Committee member, list their name here:

If Other, please explain here:

5. PROJECT NAME & LOCATION

The project must fall within ULI New York's District Council territory, which includes all counties within the State of New York, with the exception of Westchester County. Please include the following:

Project Name:

Address:

City:

State:

Zip Code:

6. PROJECT DESCRIPTION

In 500 words or less, provide a general description of the project, including the design concept, with information about site size and characteristics, uses, zoning, planning, architecture, and other relevant factors; provide website URL if available.

7. REASONS FOR CONSIDERATION

In 500 words or less, please describe any innovative and/or distinguishing reasons why this project should receive a ULI New York Award for Excellence in Development. Your description should address whether/how this project satisfies the Awards for Excellence in Development selection criteria on page 2.

8. STATUS OF PROJECT

Specify percentage of project that is finished, occupied, and in operation within the completion window of January 1, 2021 to September 9, 2026. Provide context (e.g. number of units sold, percentage leased, etc.).

Number of Units Sold (put N/A if not applicable):

Percentage of Project Leased (put N/A if not applicable):

**Total Number of Income-Restricted Units
(put N/A if not applicable):**

**Total Number of Income-Restricted Units at
each AMI Level (put N/A if not applicable):**

9. MARKET ACCEPTANCE

A key purpose of the ULI New York Awards for Excellence is to identify and recognize best practices in land use. Submitted entries must be broadly accepted in the marketplace and have a positive impact in their communities and/or immediate context. In the case of public or nonprofit projects, understanding of the financing structure is critical and the application should indicate how it supports broader efforts.

To demonstrate how your entry has been broadly accepted in the marketplace, you may use any indicator(s) that are standard for your product in your market, such as percentage of units sold or leased, percentage of square footage leased, utilization rates, visitor data, economic growth in the affected area, etc. If relevant, identify anchor/key tenants.

In the case of public and public-private partnership projects, include project sources and uses and maintenance and operations funding.

In **1-2 paragraphs**, describe how your project has achieved market acceptance. **This selection criterion counts for 25% of a project's overall score.**

For projects nominated in the Affordable Housing Development, Civic & Institutional Development, and Urban Open Space categories this selection criterion is weighted equally with the other selection criteria.

10. CHALLENGES AND OBSTACLES

In 500 words or less, highlight any unique challenges or obstacles that were overcome while developing the project (e.g., financial, zoning requirements, environmental conditions, engineering considerations, etc.).

11. SITE STATISTICS

Provide the following statistics about the project being submitted. If a statistic does not apply to the project, please put N/A.

**Size/Acreage/Square
Footage:**

Land Use Prior to Development:

**Types of Uses, Number of Units,
Square footage per use
(if multiple uses):**

Parking:

Open/Public Space:

Civic and Other Amenities:

Development Timeline:

Date Acquired:

Date Started:

Date Opened/Completed:

12. SUSTAINABILITY FEATURES

Please list any sustainability certifications your project has or will achieve (such as LEED, ENERGY STAR, WELL, Fitwel, BOMA 360, etc.) including level of achievement.

13. PROVIDE DETAILS ON ANY SUSTAINABLE/GREEN SITE FEATURES THAT WERE INCLUDED IN THE PROJECT BEING SUBMITTED, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- Building Materials
- Community Engagement
- Energy Management
- Health and Well-Being
- Open Spaces and Biodiversity
- Renewables
- Resilience
- Transportation
- Waste Management
- Water Consumption/Management

14. PROJECT TEAM (PROVIDE NAME, PHONE, AND EMAIL FOR EACH TEAM MEMBER BELOW)

- Developer
- Owner (if different from Developer)
- Architect(s)/Designer(s)
- Others (identify key consultants or project partners and list them in order of importance to the project)
- Project financiers/investors

15. PROJECT IMAGES AND SITE PLANS

Include **a minimum of six (6) and a maximum of ten (10) high-resolution project images** that best represent your project. **Photos are strongly preferred over renderings.** As part of your application packet you must include at least one interior image (except for projects submitted in the Urban Open Space category) and one exterior image. **If you are submitting in the Adaptive Reuse category, please include a photo of the building before it was converted.** You can add captions to your photos if you wish.

In addition to the project images, a full site plan, ground floor plan, typical floor plan, and aerial photograph (can be a Google Earth image) are required. No videos or other formats are accepted; separate image files that are not integrated into the application packet will not be accepted.

PHOTO 1

PHOTO 2

PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7

PHOTO 8



PHOTO 9



PHOTO 10



FULL SITE PLAN

GROUND FLOOR PLAN

TYPICAL FLOOR PLAN



AERIAL PHOTO

AUTHORIZATION

By submitting this application you indicate that the project developer/owner has authorized this submittal, has full power to provide information, and attests that ULI New York may use, reproduce or make available for reproduction by others the information on this form and any supporting materials provided including images.

Any information provided will be used for evaluation purposes by the Awards Committee and Jury and only general descriptive information may be used in any related narrative or video with prior consent from the submitter.

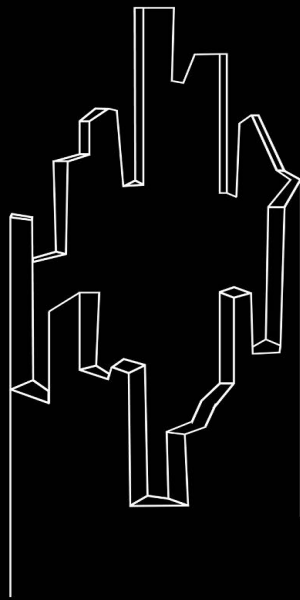
If your project is nominated as a finalist in any Awards category, you agree to coordinate directly with at least one Awards Jury member to schedule and conduct a site visit, prior to February 5, 2027, to verify and possible to expand upon all submitted information.

APPLICATION FEE

\$150 (for profit); \$75 (government, academia, or nonprofit)

See attached Application Fee Payment Form to complete your payment.

Please note that the above fees apply to the type of company or organization submitting the application, not the type of project completed.



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APPLICATION FEE PAYMENT FORM

\$150 (for profit)

\$75 (government, academia, or nonprofit)

Please note that the above fees apply to the type of company or organization submitting the application, not the type of project completed.

Full Name:

Name of Company/Organization Submitting Application:

Billing Address:

Email Address:

Phone Number:

There are two ways to complete payment for the 2027 ULI New York Awards for Development application. Please select one of the options below:

I'll send a check.

If paying by check, please email
laura.konort@uli.org to request an invoice.

I'll pay with credit card.

Credit Card Type:

Credit Card Number:

Expiration Date:

Security Code:

Signature of Cardholder:

All check and credit card payments must be received **by the submission deadline of October 23, 2026**. Applications **will not** be submitted to the Awards Committee for consideration unless the application fee payment has been received.

Send completed application fee payment form to laura.konort@uli.org.

Questions about payment? Contact Laura Konort at laura.konort@uli.org or 703.447.4955.