

Young Leaders Group Inaugural Exchange Trip: New York City

By *Meghann Martindale*, Stewart Title,
Young Leaders Group

The overwhelming opinion among the eleven members of the ULI San Francisco Young Leaders Group who participated in the inaugural YLG Exchange trip to New York City was that the trip exceeded all expectations. Over the course of three days in November, the group toured some of the most innovative urban developments in the U.S. and gained invaluable insight from local industry leaders.

The evolution of the environmental movement has brought the integration of green building design into the mainstream as a fundamental and functional component of future development. One Bryant Park, The Solaire Building, and 7 World Trade Center are prime examples of the future of sustainable development.

A joint venture between the Durst Organization and Bank of America, One Bryant Park, New York's second tallest high-rise, is under construction at one of the most strategic locations in Midtown. This crystalline tower aims to be the first high-rise office building in New York with LEED Platinum certification and is redefining sustainable high-rise urban redevelopment.

The Albanese Organization's Solaire Building in Battery Park City is the first green high-rise residential building in the U.S. with LEED Gold Certification. The environmental functionality of the building, abundant amenities, unobstructed views, and first class aestheticism promotes a high quality of life in an urban environment.

The tour of 7 World Trade Center, the first building to be completed at the site of the World Trade Center, was profound and inspiring. Silverstein Properties' redevelopment achieved LEED Gold Certification with technological innovations and building amenities. Integrating sustainability with reflectivity, the overall WTC Redevelopment and Memorial will be a testimony to the environmental and communal commitment to rebuild and thrive.

No tour of Manhattan would be complete without visiting the landmark Time Warner Center, which The Related Companies opened in 2004. This mixed-use development is an icon for the future of urban redevelopment and there was no one better to discuss the scope of the project than the legendary Mr. Stephen Ross, Founder, Chairman, and CEO, and ULI Trustee and Governor.

Of course, the group found time for a little fun during their stay in New



1 Bryant Park under construction, New York City.



The group on the Solaire Building's green roof, overlooking the Hudson River.



Quiet reflection from the 52nd Floor of 7 WTC, New York City.



The lights of Times Square.

York. After a walking tour of Times Square and Grand Central Station redevelopments led by ULI New York's Executive Director John Parkinson, NYC's Young Leaders Group graciously greeted the group for a reception at the Campbell Apartment Bar to share their experiences in the local real estate industry.

The trip was brought to a close Saturday morning with a walking tour of the 125th St. Harlem Redevelopment Corridor with SMWM.

These projects are all evidence of the ever-evolving skyline of New York. The innovations rooted in this trend-setting metropolis challenged and inspired the industry's young leaders to transcend traditional concepts of real estate development.

Stay tuned for the next Young Leaders Group exchange trip: Vancouver? Paris? Hong Kong? To weigh in contact Nikki Lowy, Programs Manager at nlowy@uli.org or 415/772-0391.