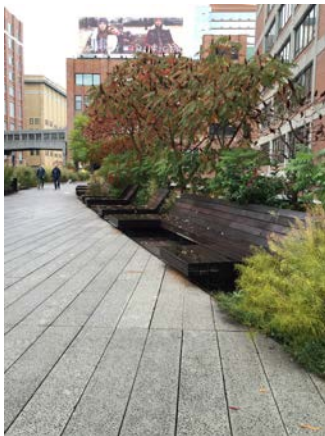


The ULI Fall Meeting was an amazing experience that I will always remember. Beginning the conference at the WLI reception and seeing all of the women in real estate gathered together to support each other and network was fantastic! I am honored to be included in such an impressive group.

Being from California, I could not help but compare and contrast real estate conditions in New York to Los Angeles and San Francisco, where I have spent my career. The high cost of New York real estate was discussed at every event. Sticker shock registered on many attendees' faces as they learned that new residential units sell for \$700 - \$1,000 per square foot. That surprised me, since those prices are comparable to Los Angeles and San Francisco. Ultimately, these prices mean that affordability for working professionals is and will continue to be an issue in all of these cities, and we will continue to depend on lower-priced suburban communities (boroughs or valleys) for housing. As we move to combat traffic congestion and reduce greenhouse gases, well connected transit systems will remain vital.



The success of the High Line and its contribution to the transformation of west Manhattan was also prevalent in all of the meetings and sessions that I attended. I love the story of the High Line, where a couple of upstarts were able to save an aging piece of infrastructure and turn it into one of the City's most desired amenities. It's an inspirational story that should remind us all of the importance of public amenities and the value they create. As Los Angeles continues to work to repair its riverfront and create a regional bike/ped path, we can look to the success and lessons from the High Line to help us realize its potential to transform our City.

In addition, New York is looking to developers to build projects that can protect it from natural disasters. Public improvements in Rockaway Beach and Battery Park City that are part of new developments are designed to prevent flooding in the case of sea level rise or natural events, like Hurricane Sandy. It impressed me that New York sees development as a solution. Although this perspective is likely a result of its role in New York's emergence after nearly reaching bankruptcy in 1975, California could benefit from allowing the development community to help solve our environmental challenges.