

creating and sustaining thriving communities worldwide".^[1] ULI advocates progressive development, conducting research, and education in topics such as sustainability, [smart growth](#), compact development, [blue making](#), and [workforce housing](#).

The ULI was founded in 1936 and currently has 40,000 members. More than 20% of the members work in [government](#), [academia](#), or public-private partnerships. Most of the rest are involved in the [real estate](#) and [urban development](#) industries.

ULI states that it produces publications and regular research "that anticipates emerging land use trends and issues, proposing creative solutions based on that research" and "imparts knowledge to help the development community continuously improve its performance."^[2]

ULI also maintains a number of initiatives and programs, including a respected advisory services program that provides government, businesses, and nonprofits with strategic advice on [real estate development](#) and [urban policy](#) issues. For more than 20 years, ULI has assembled a Real Estate School,^[3] designed to provide professional development skills to land use practitioners. ULI also hosts regular events, including local district council meetings,^[4] its annual Fall Meeting,^[5] and Spring Council Forum.^[6]

The organization's current president and CEO, Patrick Phillips, is the former president of ERAAECOM. He replaced Richard Rosan, who served as the organization's president and CEO for 17 years.^[7] ULI employs several research vice presidents, including president and chief executive officer of the ULI Foundation, Kathleen B. Carey (formerly of [GE Capital Real Estate](#));^[8] chief marketing and membership officer, Adam J. Smolyar (formerly of [Savills Studley](#));^[9] chief executive officer of the Americas, Jeanne R. Myerson (principal at The Belgrave Group);^[10] executive vice president of member networks for the Americas, Stephanie S. Wasser;^[11] and executive director of the ULI Terwilliger Center for Housing, Stockton Williams.^[12]

ULI's Europe office is led by chief executive Lisette van Doorn, who previously worked for LIRE and CBRE Global Investors.^[13] In addition, John Fitzgerald is the chief executive of ULI's Asia Pacific office located in Hong Kong.^[14]

History

1936-1949

ULI was founded during the [Great Depression](#) on December 14, 1936 as the National Real Estate Foundation for Practical Research and Education, with the attention of becoming a research and education college in real estate and "urbiculture." In 1939 the organization changed its name to the Urban Land Institute, two years after establishing its headquarters in Chicago, Illinois. In 1940, an internal bulletin stated the institute's mission as having "been established to assist American cities in their problems of planning, replanning, construction, and reconstruction."

ULI held its first conference in 1941, hosted by the [Massachusetts Institute of Technology](#) in [Boston](#). A year later, ULI established itself as an advocacy organization with the publication of "Outline for a Legislative Program to Rebuild Our Cities." That same year, the institute relocated its headquarters to Washington, DC.

In 1944, members [J.C. Nichols](#) and Hugh Potter would organize ULI's first council, the Community Builder's Council, focusing on suburban building issues facing post-World War II American cities. The institute's advisory services program was established in 1947, conducting its first panel for the city of Louisville, Kentucky.^[15]

1950-1979

The 1950s would be marked with the establishment of the J.C. Nichols Foundation (which would later evolve into the ULI Foundation) as well as the institute's first shopping center costs study.

ULI would continue to move towards becoming a more research-focused institution during the 1960s, establishing its first research program in 1960. The institute would conduct a number of multiyear comparative land use studies and begin spreading their influence abroad by holding its first international meeting for sustaining members in Mexico City in 1965. Two years later, in 1967, the Community Builder's Council hosted ULI's first European study tour.

The 1970s would be a decade of expansion and growth for the organization. The Urban Land Research Foundation (later called the ULI Foundation) is created to "help meet the rising need for an expanding more accessible body of development information." ULI membership increased to over 6,000 by 1947 and its annual budget grew to more than \$1.5 million in 1976. In 1979, ULI expanded its number of councils along and established the ULI Awards for Excellence program.^[16]

1980-1999

INSTITUTE



The Official Urban Land Institute logo

Abbreviation	ULI
Formation	1936
Type	Land Use Think Tank and Research Institute
Headquarters	2001 L Street NW
Location	Washington, D.C.
CEO	Patrick L. Phillips
Website	uli.org

ULI created its regional council program in 1983, starting with only seven councils in various U.S. cities. Later the institute created district councils and held its first Real Estate School in 1986.

UrbanPlan, the institute's second high school program is created with the help of a grant award from the National Geographic Society Education Foundation. In 1992 the institute created its first two European district councils for the cities of London and Barcelona.

The ULI Senior Resident Fellows program is established in 1996. That same year, the first ULI Mayor's Forum is held with the intention of creating a venue for city officials and the private sector to meet and seek solutions to urban problems.^[17]

2000-2015

In 2000, the ULI J.C. Nichols Prize for Visionaries in Urban Development is established and the number of ULI councils grows to 39, expanding to Europe, Asia, and South America. A year later, in 2001, ULI opened its first European office in Brussels, Belgium. That same year, the first Young Leaders group is established by the ULI Houston district council. A majority of the other district councils have a Young Leaders group by 2005.

The European office relocated to London and founded the Community Action Grant program in 2004. In 2007, the ULI Terwilliger Center for Housing was created in addition to the opening of a ULI office in Hong Kong. By the 2008, ULI membership would exceed 40,000. That same year, ULI created the ULI Daniel Rose Center for Public Leadership in Land Use along with the launch of the Urban Investment Network in Europe.^[18] In 2011, the [National Building Museum](#) announced ULI as the 2012 Honor Award recipient for its years of dedication to leadership in urban planning and developing sustainable communities. According to the museum's executive director, Chase Rynd, the museum selected ULI due to their "longstanding commitment to multi-disciplinary, nonpartisan research that impacts the built environment" and its role as a "leading voice for smart growth and for strategies that go beyond bricks and mortar to enhance the quality of life in the world's urban communities."^[19]

In 2014, ULI and the [National League of Cities](#) entered a partnership to jointly guide the direction and operations of the Rose Center for Public Leadership, helping expand its work and influence to a wider audience of city officials.^[20]

Influence on policy and practice

Through its programs, ULI has influenced policy and practice for decades. The institute does not [lobby](#), but instead works with its members and conducts research in order to identify land use and urban development challenges. According to a 2005 issue of the *Journal of Association Leadership*, ULI "taps into the experience and expertise of its members to advance real estate development practice and to change the urban landscape using many of the principles identified in [The Wisdom of Crowds](#) to solve problems — cognition, cooperation, and coordination problems." With a membership representing "26 disciplines and 13 industry sectors, working in the public interest and private enterprise, the institute documents best practice by aggregating members' collective wisdom and structures communities of practice as self-organizing systems."^[21]

Since the middle of the 20th century, ULI has been hired by city governments and private land owners as consultants to tackling local real estate and development problems. These multidisciplinary teams - consisting of members with expertise in architecture, urban planning, transportation consulting, finance, and market trends - have had many of their recommendations adopted or implemented.^{[22][23]} The institute's local district councils, have provided events for government officials and private industry leaders to deliberate about future land use challenges and have also established an UrbanPlan classroom-based curriculum that been widely adopted by schools across the United States.^{[24][25][26]} In addition, ULI has taken part in a number of partnerships in order to provide leadership and awareness in urban development practices, including one with the [World Economic Forum](#) (WEF).^[27]

Initiatives and programs

Advisory services

ULI's Advisory Services program brings together experienced real estate and land use professionals to develop innovative solutions for complex land use and real estate development projects, programs, and policies. Since 1947, over 600 panels have been completed in 47 U.S. states, 12 countries, and 4 continents.^[28] During this time, the panels have helped sponsors find creative, practical solutions for issues such as downtown redevelopment, land management, development potential, growth management, community revitalization, brownfields redevelopment, military base reuse, workforce and affordable housing, and asset management. Panels have also provided expert and objective advice in the wake of natural and man-made disasters such as hurricanes, flood, infrastructure failures and tornados and acts of terrorism.

Some noteworthy ULI panels include its recommendations for redeveloping a four-mile stretch of downtown Los Angeles into a [CleanTech Corridor](#)^[29] and its advice on how to revitalize Denver's 16th Street Mall^[30] ULI's panels have also offered consultant work for post-catastrophic redevelopment, including the 2007 [I-35W Mississippi River bridge](#) collapse in Minneapolis, Minnesota^[31] as well as advise to officials on how to rebuild Lower Manhattan after the 9/11 attacks.^[32]

There has been controversy over a few of the panel's recommendations, including its 2005 post-Hurricane Katrina advice for rebuilding New Orleans.^{[33][34]} *The Nation's* Mike Davis said that the recommendations "reframed the historic elite desire to shrink the city's socioeconomic footprint of black poverty (and black political power) as a crusade to reduce its physical footprint to contours commensurate with public safety and a fiscally viable urban infrastructure."^[35] Others have praised panels' recommendations, seeing them as possessing a "crystal ball," as reported by the *Oklahoman* when looking back at the advisory report issued just months after the 1995 [Oklahoma City bombing](#) of the [Alfred P. Murrah Federal Building](#).^[36]

ULI J. Ronald Terwilliger Center for Housing

The Terwilliger Center for Housing is a project of the Urban Land Institute made to increase production of affordable rate, workforce housing for people living near centers of employment. It was founded with a \$5 million donation from [Ron Terwilliger](#), former chairman of Trammell Crow Residential.^[37] The Center has produced a number of reports which look at the availability of affordable housing as well as the combined transportation and housing costs of individual U.S. metro areas. The Center has produced reports for San Francisco,^{[38][39]} Washington, D.C.,^{[40][41]} and Boston.^{[42][43]}

Daniel Rose Center For Public Leadership in Land Use

The Rose Center, now jointly operated by the [National League of Cities](#), seeks to fosters excellence in land use decision making by providing public officials with the resources needed to create sustainable and efficient land use policies. The Center was founded in 2008 after a \$5 million start-up grant from Daniel Rose, chairman of New York-based Rose Associates.^[44] The Rose Center has yearlong fellowship program. Every years, the Rose Center names four mayors to its annual class of Rose Center Fellows. Each mayor selects three local land use leaders who serve as advisers on that mayor's team. Past fellows have included Kansas City Mayor [Sly James](#), Nashville Mayor [Karl Dean](#), Philadelphia Mayor [Michael Nutter](#), and Omaha Mayor [Jean Stothert](#).^{[45][46]}

ULI Center for Capital Markets and Real Estate

In 2009 the institute founded the ULI Center for Capital Markets and Real Estate. According to ULI, the mission is "to promote understanding of the real estate capital markets and provide leadership in fostering a healthy and productive real estate capital markets sector."^[47] The center hosts an annual capital markets and real estate conference, where it convenes industry practitioners, experts and economists for two days of panel sessions.^{[48][49]} The center also publishes a semiannual Real Estate Consensus Forecast that is often cited in financial news publications.^{[50][51][52]} In addition, since its founding, the center has assumed responsibility for partnering with [PricewaterhouseCoopers](#) to publish its annual *Emerging Trends in Real Estate* report.^{[53][54]}

ULI Center for Sustainability

The Center for Sustainability was created in 2014 as an effort to influencing builders to design healthy, resilient, and energy efficient developments. The Center includes the ULI Greenprint Center for Building Performance and the Urban Resilience Program.^[55]

ULI Greenprint Center for Building Performance

In 2012 the Greenprint Foundation transferred their activities and assets to ULI, creating the ULI Greenprint Center for Building Performance. With the merger, the new entity hopes to facilitate the reduced use of greenhouse gas emissions in the global real estate industry.^{[56][57][58]} The center is best known for its annual Greenprint Performance Report, a tool used by the center's members to assess their own relative progress in reducing emissions. The report uses the Greenprint Carbon Index, and is intended to provide a verifiable, transparency tool for building owners to use in benchmarking their portfolios. The center's membership has included companies such as AvalonBay; GE Capital Real Estate; GLL Real Estate Partners; [Grosvenor](#); Hines; [Jones Lang LaSalle](#); Prologis; Prudential Real Estate Investors; and TIAA-CREF.^[59]

UrbanPlan

UrbanPlan is a reality-based educational initiative of ULI, which originated with its San Francisco chapter. It was developed in partnership with high school economics teachers, land use and real estate professionals, and the Fisher Center for Real Estate and Urban Economics (FCREUE) at the [University of California at Berkeley](#).^[60] The core of the curriculum involves the hypothetical scenario where students respond to a proposal to convert a particular local neighborhood into a mixed-used development. Through role play exercises of the concerned citizen and developer, and the presentation of their proposals to a mock city council made up of volunteer local real estate professionals, students learn the major issues in the urban planning process and how the desires of many stakeholders influence development decisions. Since its launch, over 27,000 high school and university students have participated in the UrbanPlan program. In 2014, the program was introduced in the [United Kingdom](#) through a partnership with the Investment Property Forum Educational Trust.^{[61][62][63][64][65]}

Awards and competitions

The organization makes several awards annually, including the ULI Awards for Excellence, the ULI [Gerald D. Hines](#) Student Urban Design Competition, the [J. C. Nichols](#) Prize for Visionaries in Urban Development, the [Amanda Burden](#) Urban Open Space Award, and the [Jack Kemp](#) Models of Excellence Awards.

J.C. Nichols Prize

The Urban Land Institute J.C. Nichols Prize for Visionaries in Urban Development is an annual award given to an individual (or an institution's representative) who has made a career commitment to responsible land development. The Nichols Prize was established in 2000, in honor of the legendary and influential 20th-century land developer, [Jesse Clyde Nichols](#) of [Kansas City, Missouri](#). Winners receive a \$100,000 prize, which is funded through an endowment from the Nichols family to the ULI Foundation.^[66] Past winners of the J.C. Nichols Prize include Mayor [Richard M. Daley](#),^[67] [Amanda Burden](#),^[68] [Peter](#)

ULI Awards for Excellence

According to their website, the "ULI Awards for Excellence define the standard for real estate development practice worldwide." Founded in 1978, the awards program is the centerpiece of ULI's efforts to identify and promote best practices in all types of real estate development. The ULI Awards for Excellence program honors development projects in three regions: the Americas, Europe, and Asia Pacific. Each region has its own jury, schedule, and fees. Winners from each competition go on to compete in the Global Awards for Excellence competition.^[71]

ULI Urban Open Space Award

The ULI Urban Open Space Award is an annual prize that recognizes one outstanding example of an urban public open space that has both enriched the local character and revitalized its surrounding community.^[72] The award program was established in 2009, after that year's ULI J.C. Nichols Prize winner, [Amanda Burden](#), donated her \$100,000 prize back to ULI for the creation of the Award.^[73] Detroit's Campus Martius Park was the inaugural winner of the Award, receiving a \$10,000 cash prize.^[74]

ULI Jack Kemp Models of Excellence Awards

The ULI Jack Kemp Workforce Housing Models of Excellence Award honors developers who demonstrate both leadership and creativity in expanding the availability of workforce housing in the United States.^[75] The awards program was established by the ULI Terwilliger Center in 2008 under the original name, the ULI/J. Ronald Terwilliger Workforce Housing Models of Excellence Awards. It was later renamed in tribute to [Jack Kemp](#).^[76]

ULI Gerald D. Hines Student Urban Design Competition

The ULI/Gerald D. Hines Student Urban Design Competition, started in 2003, gives graduate-level students the opportunity to compete for a \$50,000 prize. To enter, a team must be composed of students from at least three disciplines. Each year, a real, large-scale site is selected. Student teams then have two weeks to craft a comprehensive design and development plan for that site. After finalists are narrowed, the jury of interdisciplinary experts in architecture and land use then selects a winning team.^[77] Previous finalists have included student teams from the [University of Pennsylvania](#),^[78] the [University of California Berkeley](#),^[79] [Columbia University](#) and a joint team from [North Carolina State University](#) and [UNC-Chapel Hill](#).^[80]

Publications

In addition to an Annual Report,^[81] the Urban Land Institute publishes books, reports, and magazines from its own research as well as members within the organization.^[82] Along with its flagship magazine, *Urban Land*, other notable publications have included *The Community Builders Handbook*, *Emerging Trends in Real Estate*, *The Homeowners Association Handbook*, Advisory Service Panel reports and their annual *Infrastructure* report.^[83]

Magazines

The Urban Land Institute first began publishing its flagship magazine, *Urban Land*, in 1941. Currently, the magazine prints six editions per calendar year and is made available only to the institute's membership. It publishes articles on a variety of land use and commercial real estate topics affecting industry professionals.^[84] Over the years, the institute has published other limited-run magazine titles, including *Multifamily Trends* and *Urban Land Green*.^[85] In 2010, the institute launched an online version of *Urban Land* magazine.^[86]

Annual reports

Currently, there are two annually produced Urban Land Institute research reports. The *Emerging Trends in Real Estate*® series, which was started in 1979, was originally produced by the Real Estate Research Corporation. In 2004, the Urban Land Institute and [Pricewaterhouse Coopers](#) took over publication of the report. The report has received much attention in the media and is viewed as the industry's premier annual forecast for real estate finance, development trends, and capital markets.^{[87][88][89]} Each year, there are three reports produced for three different regions: the Americas, Asia Pacific, and Europe.^[90]

In addition, the Urban Land Institute Infrastructure Initiative publishes an annual infrastructure report. Since 2007, with the support of Ernst & Young, the Urban Land Institute has produced an annual report that highlights trends and issues on a range of infrastructure topics.^[91] Since the first issue of the report in 2007, the Infrastructure report receives considerable coverage in both the national and local media.^{[92][93][94][95]}

Books

Since its founding, ULI has published numerous books on land use issues. In the early decades of the institute, ULI's Technical Bulletin Series made up the majority of its publications. The first issue of the series, *Mistakes We Have Made in Community Development*, by J.C. Nichols was published in 1945.^[96] A few years later, in 1947, *The Community Builders Handbook* was published. The *New York Times* listed it as one the year's top books in planning and real estate.^[97]

Throughout the years of the institute, ULI has produced other noteworthy publications including *The City Fights Back* (1954),

The Dollars & Cents of Shopping Centers series (first published in 1961) and *The Homes Association Handbook* (1964).^[98] Recent publications have included *Professional Real Estate Development: The ULI Guide to Business* (2003), *Real Estate Development: Principles and Process* (2007), *Growing Cooler* (2008), *Real Estate Market Analysis: Methods and Case Studies* (2009), and *ULI UK Residential Council's Build to Rent: A Best Practice Guide*(2014).^[99]

Organization & Convenings

ULI is organized as a [501\(c\)\(3\)](#) not-for-profit organization and governed by a set of bylaws. According to ULI's website, the organization is led by staff and member volunteers, while its business and operations are under the direction of its global chairman, chief executive officer, trustees, board of directors, and an operating committee.^[100]

Councils

Since ULI is a global organization with members geographically located in various regions, major cities, and metropolitan areas, the organization provides forums at the local level. ULI refers to its local chapters as national and district councils.^[101] The local district councils host networking events, conferences, technical advisory panels, and awards programs for the area's members.^{[102][103]} In addition to these local councils, ULI have more than 50 product councils. These are cadres of ULI members, capped at 50 members each, where council members participate in closed-door information exchanges and the sharing of best practices in their specialized industry. Membership in product councils is a highly sought-after distinction and restricted to the organization's full members.^[104]

Convenings

Each year, ULI holds a number of industry events open to both members and non-members. Two major annual ULI events are the Spring and Fall Meetings, which are held in various host cities across North America. Both of these events, which attract a variety of private and public land use professionals, have become known to feature a number of high level speakers. Notable past ULI keynote speakers include former President [Bill Clinton](#), JPMorgan Chase CEO [Jamie Dimon](#), actor [Robert Redford](#), NBA Hall of Famer [Magic Johnson](#), and former U.S. Federal Reserve chairman [Paul Volcker](#).^{[105][106][107][108][109]}

See also

- [Real estate development](#)
- [urban planning](#)
- [green development](#)
- [architecture](#)
- [commercial real estate](#)
- [economic development](#)
- [transportation](#)

References

- ↑ [Urban Land Institute Mission & Principles](#). ULI.org. Retrieved November 8, 2010.
- ↑ [Urban Land Institute Research and Publications](#). ULI.org. Retrieved November 8, 2010.
- ↑ [ULI Real Estate School](#). ULI.org. Retrieved November 8, 2010.
- ↑ [ULI District Council Event](#) s. ULI.org. Retrieved November 8, 2010.
- ↑ [ULI Fall Meeting and Urban Land Expo](#). ULI.org. Retrieved November 8, 2010.
- ↑ [ULI Real Estate Summit at the Spring Council Forum](#). ULI.org. Retrieved November 8, 2010.
- ↑ Plumb, Tierney. (2009, August 3) [Urban Land Institute gets new CEO](#). *Washington Business Journal*. Retrieved November 8, 2010.
- ↑ Riggs, T. (2016). ULI Names Kathleen B. Carey as New President and Chief Executive Officer of the ULI Foundation [press release]. ULI.org. Retrieved from <http://uli.org/press-release/kathleen-b-carey-foundation/>
- ↑ Riggs, T. (2016). ULI Names Adam J. Smolyar as Chief Marketing and Membership Officer [press release]. ULI.org. Retrieved from <http://uli.org/press-release/adam-smolyar-chief-marketing-membership-officer/>
- ↑ Riggs, T. (2016). Real Estate Industry Leader Jeanne R. Myerson Named Chief Executive Officer of ULI's Americas Region [press release]. ULI.org. Retrieved from <http://uli.org/press-release/jeanne-myerson-chief-executive-officer-americas-region/>
- ↑ Krueger, R. (2016). ULI Names Stephanie Wasser as Executive Vice President of Member Networks for the Americas Region [press release]. ULI.org. Retrieved from <http://uli.org/press-release/stephanie-wasser-americas/>
- ↑ Krueger, R. (2015). Stockton Williams Joins ULI as Executive Director of the Terwilliger Center for Housing [press release]. ULI.org. Retrieved January 23, 2015 from <http://uli.org/press-release/stockton-williams-joins-terwilliger-center/>
- ↑ Walker, P. (2014). Lisette Van Doorn Appointed as New Chief Executive of ULI Europe [press release]. ULI.org. Retrieved January 30, 2015 from <http://uli.org/press-release/lisette-van-doorn-chief-executive-uli-europe/>
- ↑ Salazar, Tessa. (2012, August 3) [Urban experts plan 'future' of Metro Manila](#). *Philippine Daily Inquirer*. Retrieved on August 21, 2012.
- ↑ Urban Land Institute. (2011) "History: 1930s and 1940s." ULI75.org. Retrieved 11-18-2011 from <http://www.uli.org/about-uli/history/#30sand40s>
- ↑ Urban Land Institute. (2011). "History: 1960s through 1970s." ULI75.org. Retrieved 11-18-2011 from <http://www.uli.org/about-uli/history/#50s>
- ↑ Urban Land Institute. (2011). "History: 1980s and 1990s." ULI75.org. Retrieved 11-18-2011 from <http://www.uli.org/about-uli/history/#80s>
- ↑ Urban Land Institute. (2011). "History: 2000s." ULI75.org. Retrieved 11-18-2011 from <http://www.uli.org/about-uli/history/#2000s>
- ↑ Abrams, Carol. (2011, October 27). [National Building Museum Announces 2012 Honor Award Recipient](#) [Press Release]. www.nbm.org. Retrieved January 17, 2012.

20. † Riggs, T. (2014, November 14). ULI and the National League of Cities Form Partnership to Jointly Guide the Rose Center for Public Leadership [press release]. ULI.org. Retrieved on March 3, 2015 from <http://uli.org/press-release/national-league-cities-rose-center/>
21. † Oliveri, Ann (Winter 2005) *The Wisdom of Crowds Applied: How the Urban Land Institute Builds Its Collective Influence*. Journal of Association Leadership. Retrieved September 7, 2012.
22. † Smith, Scott. (August 29, 2012) *Stockton adopts planning study*. Stockton Record. Retrieved September 7, 2012.
23. † Buffalo News Staff. (August 29, 2012). *Veterinary school chosen for Gates site*. The Buffalo News. Retrieved September 7, 2012.
24. † Walzer, Phillip. (May 18, 2012). *Region's leaders gather to plan future, play with Legos*. The Virginian-Pilot. Retrieved September 7, 2012.
25. † Inasley, Kim. (February 2, 2012). *Urban Plan makes community real for Roseville students*. KARE11.com. Retrieved September 7, 2012.
26. † Jacksonville Daily Record Staff. (December 1, 2011). *Urban Land Institute partners with high schools for responsible land use*. Jacksonville Daily Record. Retrieved September 7, 2012.
27. † Riggs, Trisha. (June 21, 2012). *Urban Land Institute Partners with World Economic Forum to Explore Urban Development Practices that Contribute to Thriving, Sustainable Communities*. ULI.org. Retrieved September 7, 2012.
28. † *Urban Land Institute: About Advisory Services*
29. † Hsu, Tiffany. (2010, May 22). *Proposed CleanTech Corridor in downtown L.A. gets boost*. Los Angeles Times. Retrieved November 5, 2010 from <http://articles.latimes.com/2010/may/22/business/la-fi-clean-district-20100522>
30. † Consultants recommend options for pavers on Denver's 16th Street Mall. (2009, May 22). *Denver Business Journal*. Retrieved November 5, 2010 from <http://www.bizjournals.com/denver/stories/2009/05/18/daily80.html>
31. † Brandt, Steve. (2007, December 7). *Consultants propose ways bridge could develop area*. Minneapolis Star-Tribune. Retrieved November 5, 2010 from <http://www.startribune.com/local/12270191.html?elr=KArksCCCWiaEyayP4O:DW3ckUoaEyqyP4O:DW3ckUiacyKUUr>
32. † Satow, Julie. (2005, June 22). *Panel Tells Council To Proceed With Retail Space at WTC*. New York Sun. Retrieved November 5, 2010 from <http://www.nysun.com/new-york/panel-tells-council-to-proceed-with-retail-space/15883/>
33. † Ydstie, John. (2005, November 18). *Group Unveils Plans to Rebuild New Orleans*. NPR. Retrieved November 5, 2010 from <http://www.npr.org/templates/story/story.php?storyId=5019103>
34. † Rivlin, Gary. (2005, November 19). *Panel Advises New Orleans To Relinquish Purse Strings*. New York Times. Retrieved November 5, 2010 from <http://query.nytimes.com/gst/fullpage.html?res=990CE7DB1E3EF93AA25752C1A9639C8B63&sec=&spon=&pagewanted=all>
35. † Davis, Mike. (2006, March 23). *Who Is Killing New Orleans?* The Nation. Retrieved November 5, 2010 from <http://www.thenation.com/article/who-killing-new-orleans?page=full>
36. † Lackmeyer, Steve. (2010, March 2). *Urban land experts foretold future*. The Oklahoman. Retrieved November 5, 2010 from http://www.newsok.com/urban-land-experts-foretold-future/article/3443212?custom_click=pod_headline_downtown-okc
37. † Shaver, Les. (2009). *Terwilliger to Step Down as Head of Trammell Crow*. Builder. Retrieved November 4, 2010 from <http://www.builderonline.com/multifamily/terwilliger-to-step-down-as-head-of-trammell-crow.aspx>
38. † Prado, Mark. (2010, February 18). *Despite housing slump, affordable units out of reach for many in Marin the Bay Area*. Contra Costa Times. Retrieved November 4, 2010 from http://www.contracostatimes.com/news/ci_14429672?nclink_check=1
39. † King, John. (2009, November 4). *S.F. transportation costs lower than in suburbs*. San Francisco Chronicle. Retrieved on November 4, 2010 from <http://www.sfgate.com/cgi-bin/article.cgi?f=/c/a/2009/11/04/BASA1AD8BR.DTL&type=newsbayarea>
40. † Razzi, Elizabeth. (2009, October 31). *A look behind the lack of affordable family housing*. Washington Post. Retrieved November 4, 2010 from <http://www.washingtonpost.com/wp-dyn/content/article/2009/10/29/AR2009102905141.html>
41. † Weir, Kytja. (2009, February 9). *Cost of commuting negates cheaper housing in outer burbs, report says*. Washington Examiner. Retrieved November 4, 2010 from <http://www.washingtonexaminer.com/local/Study-Home-savings-in-outer-suburbs-often-get-sapped-by-costly-commutes-39289052.html>
42. † Grillo, Tom. (2010, October 2). *Study: Many in Hub still can't afford to buy homes*. Boston Herald. Retrieved November 4, 2010 from http://news.bostonherald.com/business/real_estate/view/20101002study_many_in_hub_still_cant_afford_to_buy_homes/srv=home&position=also
43. † Moskowitz, Eric. (2010, April 12). *Travel swells cost of housing*. Boston Herald. Retrieved November 4, 2010 from http://www.boston.com/news/local/massachusetts/articles/2010/04/12/cost_of_long_commute_offsets_suburbs_bargain_housing_study_finds/
44. † Gore, Connie. (2008, May 8). *ULI Creates 21st Century Road Map for Change*. GlobeSt.com. Retrieved November 4, 2010 from http://www.globest.com/news/1154_1154/dallas/170637-1.html?st=rss
45. † *American City & Country*. (2009, October 12). *Mayors named as land-use fellows*. Retrieved November 4, 2010 from <http://americancityandcountry.com/news/urban-land-institute-fellowships-20091012/>
46. † (2015). *Rose Center Fellowship*. ULI.org. Retrieved on March 3, 2015 from <http://uli.org/research/centers-initiatives/daniel-rose-center-for-public-leadership-in-land-use/fellowship/>
47. † "Center for Capital Markets and Real Estate." ULI.org. Retrieved January 4, 2013 from <http://www.uli.org/research/centers-initiatives/center-for-capital-markets/>
48. † Hlavenka, Jacqueline. (2012, June 6). "CRE Values Up, But Treasury Troubles Loom." GlobeSt.com. Retrieved January 4, 2013 from http://www.globest.com/news/12_367/newyork/finance/-322217.html
49. † Foong, Keat. (2012, June 15). "ULI: Real Estate Recovery Comes Amid Rebounding Investment; Worries Abound About Debt Capital Shortfall, Europe." Commercial Property Executive. Retrieved January 4, 2013 from <http://www.cpexecutive.com/regions/northeast/uli-real-estate-recovery-comes-amid-rebounding-investment-worries-abound-about-debt-capital-shortfall-europe-remain/>
50. † Lewis, Al. (2012, March 31). "The Greater Fool." Wall Street Journal. Retrieved January 4, 2013 from <http://online.wsj.com/article/0,,SB10001424052702303816504577311800204429474,00.html>
51. † Berg, Nate. (2012, March 29). "For Developers, Apartments Still a Safe Bet." The Atlantic. Retrieved January 4, 2013 from <http://www.theatlanticcities.com/housing/2012/03/developers-apartments-still-safe-bet/1626/#>
52. † Chen, Stefanos. (2012, March 28). "Forecast Upbeat on Housing Recovery." Wall Street Journal. Retrieved January 4, 2013 from <http://blogs.wsj.com/developments/2012/03/28/forecast-upbeat-on-housing-recovery/>
53. † Ramy Inocencio. (2012, December 5). "Best place to buy property in Asia." CNN. Retrieved January 4, 2013 from <http://www.cnn.com/2012/12/04/business/best-property-asia/>
54. † Chun Han Wong. (2012, December 5). "Jakarta Property Top Draw in Asia." Wall Street Journal. Retrieved January 4, 2013 from <http://blogs.wsj.com/searealtime/2012/12/05/jakarta-property-top-draw-in-asia/>
55. † "Center for Sustainability." (2014). Uli.org. Retrieved on February 6, 2015 from <http://uli.org/research/centers-initiatives/center-sustainability/>
56. † Riggs, Trish. (2012, January 19). *The Urban Land Institute Joins Forces With The Greenprint Foundation To Create ULI Greenprint Center For Building Performance* [press release]. Planetizen.com. Retrieved February 7, 2014 from <http://www.planetizen.com/node/53915>

57. † Piperato, Susan. (2012, February 13). ULI and Greenprint Partner in Aim to Reduce Carbon Emissions. National Real Estate Investor. Retrieved on February 7, 2014 from <http://nreionline.com/sustainability/uli-and-greenprint-partner-aim-reduce-carbon-emissions/>
58. † Baltic, Scott. (2012, January 23). Greenprint Foundation Merges into ULI. Commercial Property Executive. Retrieved February 7, 2014 from <http://www.cpexecutive.com/property-types/office/greenprint-foundation-merges-into-uli/>
59. † Sumner, Justin. (2012, October 12). ULI Greenprint Welcomes Five New Members. Costar.com. Retrieved February 7, 2014 from <http://www.costar.com/News/Article/ULI-Greenprint-Welcomes-Five-New-Members/142296>
60. † UrbanPlan for High Schools & Universities. (2015). ULI.org. Retrieved on March 3, 2015 from <http://uli.org/programs/local-programs/urbanplan-for-high-schools-universities/>
61. † Branson, A. (2014, December 12). What happens when sixth-formers develop their own city? PropertyWeek.com. Retrieved on March 3, 2015 from <http://www.propertyweek.com/what-happens-when-sixth-formers-develop-their-own-city/?5071889.article>
62. † Barrett, K. & Greene, R. (2010, April 8). Civics Education Programs Around the Country. Governing.com. Retrieved on March 3, 2015 <http://www.governing.com/columns/bg-report/Civics-Education-Programs-Around.html>
63. † Urban planners take ideas into classroom. (2014, December 8). Real Estate Weekly. Retrieved on March 3, 2015 from <http://rew-online.com/2014/12/18/urban-planners-take-ideas-into-classroom/>
64. † Urban Land Institute partners with high schools for responsible land use. (2011, December 1). Jacksonville Daily Record. Retrieved March 3, 2015 from http://www.jaxdailyrecord.com/showstory.php?Story_id=535064
65. † Kritzer, A.G. (2012, November 21). ULI North Florida volunteers teach high schoolers about urban planning. Jacksonville Business Journal. Retrieved March 3, 2015 from <http://www.bizjournals.com/jacksonville/blog/2012/11/uli-north-florida-volunteers-teach.html>
66. † JC Nichols Prize for Visionaries in Urban Development website. Retrieved 11-10-10.
67. † Daley honored with urban development prize. (2010, September 30). *ABC7chicago.com*. Retrieved 11-10-10.
68. † Agovino, Theresa. (2009, October 11). Look who remade New York. *Crain's New York*. Retrieved 11-10-10.
69. † *Architecture Week*. (2006, November 29). Urban Design Prize to Calthorpe. Retrieved 11-10-10.
70. † Yale Office of Public Affairs and Communications. (2003, September 25). Yale Professor Vincent Scully Wins Prestigious Urban Development Prize. *OPA.yale.edu*. Retrieved 11-10-10.
71. † Awards and Competitions. ULI.org. Retrieved 11-11-10.
72. † ULI Amanda Burden Urban Open Space Award. ULI.org. Retrieved 11-10-10.
73. † Pogrebin, Robin. (2009, October 19). City Planning Commissioner to Create Prize for Public Spaces. *New York Times*. Retrieved 11-10-10.
74. † Callwood, Brett. (2010, April 16). Detroit's Campus Martius Park wins Urban Land Institute award. *Crain's Detroit Business*. Retrieved 11-10-10.
75. † Jack Kemp Models of Excellence Award. ULI.org. Retrieved 11-11-10.
76. † Fahey, Marge. (2008, October 29). Three Exemplary Workforce Housing Developments Selected For Inaugural ULI/J. Ronald Terwilliger Workforce Housing Models of Excellence Awards. ULI.org. Retrieved 11-11-10.
77. † ULI/Gerald D. Hines Student Urban Design Competition. Retrieved November 9, 2010.
78. † Yan, Holly. (2008, April 4). Dallas' Cedars area is focus of urban renewal contest for students. *Dallas Morning News*. Retrieved 11-9-10.
79. † University of California Berkeley Team Wins 2007 ULI Gerald D. Hines Student Urban Design Competition. (2007, April 2). PR Newswire. Retrieved 11-9-10.
80. † Showley, Roger. (2010, April 10). East Village design gets the old college try. *San Diego Union-Tribune*. Retrieved 11-9-10.
81. † Urban Land Institute Annual Report. ULI.org. Retrieved April 28, 2011.
82. † Urban Land Institute Book Store. ULI.org. Retrieved April 28, 2011.
83. † Urban Land Institute Research & Publications. ULI.org. Retrieved April 28, 2011.
84. † About Urban Land. urbanland.uli.org. Retrieved April 28, 2011.
85. † Urban Land Institute Magazine Archives. ULI.org. Retrieved April 28, 2011.
86. † Urban Land Magazine Home. urbanland.uli.org. Retrieved April 28, 2011.
87. † *Wall Street Journal*. (2011, February 3). Don't Expect Commercial Property Rebound In 2011 - Study. Retrieved April 28, 2011.
88. † Packard, Simon. (2011, February 3) Istanbul Favorite European City for Property, PwC Survey Says *Bloomberg Businessweek*. Retrieved April 28, 2011.
89. † *The Guardian*. (February 7, 2011) Survey: tenants step up demand for green offices. Retrieved April 28, 2011.
90. † *Emerging Trends in Real Estate*. ULI.org. Retrieved April 28, 2011.
91. † Infrastructure at ULI. ULI.org. Retrieved April 28, 2011.
92. † Holusha, J. & Chang, K. (2007, August 2). Engineers See Dangers in Aging Infrastructure. *New York Times*. Retrieved April 28, 2011.
93. † Lewis, Roger. (2008, April 26). An Underlying Problem: What's Below Our Cars and Feet. *Washington Post*. Retrieved April 28, 2011.
94. † Held, Tom. (2008, April 30). Cities' infrastructure could hit a dead end. *Milwaukee Journal Sentinel*. Retrieved April 28, 2011.
95. † *The Economist*. (2008, June 26). The cracks are showing. Retrieved April 28, 2011.
96. † Urban Land magazine. (1968, March). "The Milestones of Three Decades at a Glance." p. 7
97. † Richard Rosan. (2000) The Community Builders Handbook (commemorative edition). Washington, DC: Urban Land Institute.
98. † Drachman, R.P. (1976, December). ULI's 40th Anniversary. Urban Land magazine. pp. 26-30.
99. † ULI Bookstore. ULI.org. Retrieved May 5, 2011.
100. † Urban Land Institute. About Section: Leadership & Governance. Retrieved February 5, 2014 from <http://uli.org/about-uli/leadership-governance/>
101. † Urban Land Institute. District Councils. ULI.org. Retrieved February 5, 2014 from <http://uli.org/councils/district-councils/>
102. † Sarnoff, Nancy. (2014, February 4). ULI highlights Houston's best real estate developments. Houston Chronicle. Retrieved February 5, 2014 from <http://blog.chron.com/primeproperty/2014/02/uli-highlights-houstons-best-real-estate-developments/#18882101=0>
103. † Novinson, Michael. (2014, February 5). Marlborough report: Relax rules, bring hotel to downtown. Worcester Business Journal. Retrieved February 5, 2014 from <http://www.wbjournal.com/article/20140205/NEWS01/140209974/marlborough-report-relax-rules-bring-hotel-to-downtown>
104. † Urban Land Institute. Product Councils. ULI.org. Retrieved February 5, 2014 from <http://uli.org/councils/product-councils/>
105. † Weiss, Lois. (2004, November 6). Bill: Why Bush Won; Ex-Prez Lays Out Plan for Dem Rebound In '08. New York Post. Retrieved November 16, 2012 from http://www.nypost.com/p/news/item_uvHoYB6sbGYrNBbuj4AhrO
106. † Jackson, Margaret. (2006, October 19). Redford beams greed, poor land planning. Denver Post. Retrieved November 16, 2012 from http://www.denverpost.com/business/ci_4513502
107. † Anonymous. (2005, November 10). Magic Johnson Finds Hope & Profit in Inner City Development. The Planning Report. Retrieved November 16, 2012 from <http://www.planningreport.com/2005/11/10/magic-johnson-finds-hope-profit-inner-city-development>

108. ↑ Loney, Jim. (2008, October 28). Ex-Fed chief calls on candidates to restore trust. Reuters. Retrieved November 16, 2012 from <http://www.reuters.com/article/2008/10/28/us-financial-volcker-idUSTRE49R5EK20081028>
109. ↑ Hugh, Son. (2014, October 22). "Dimon Says Cancer Hasn't Altered His JPMorgan Plans." Bloomberg.com. Retrieved February 6, 2015 from <http://www.bloomberg.com/news/articles/2014-10-22/dimon-says-cancer-hasn-t-altered-his-jpmorgan-plans>

External links



Wikimedia Commons has media related to *[Urban Land Institute](#)*.

- [Urban Land Institute Official Website](#)
- [Urban Land magazine](#)
- [ULI Gerald D. Hines Student Urban Design Competition website](#)
- [J.C. Nichols Prize website](#)
- [ULI Advisory Services Program](#)

This article is issued from [Wikipedia](#) - version of the 11/29/2016. The text is available under the [Creative Commons Attribution/Share Alike](#) but additional terms may apply for the media files.