



TAP

Technical Assistance Panel

A ULI Advisory Service



**Urban Land
Institute**

British Columbia

WHAT IS A TAP?

A Technical Assistance Panel, known as a TAP, is a service offered as part of ULI's Advisory Services Program. The Advisory Services Program assists communities by bringing real estate, planning, and development experts together to provide unbiased pragmatic advice for addressing complex land use and real estate development issues. At the same time, TAPs provide ULI members a unique opportunity to give back to the communities in which they live, work, and play.

HOW DOES THE TAP PROGRAM WORK?

- The TAP program provides expert advice to local government entities, public agencies, and non-profit organizations facing specific land use and real estate challenges that can be addressed in a one to two-day workshop format.
- A Panel of 6-8 experienced professionals is hand-selected from the membership base of ULI BC and other District Councils, as deemed appropriate. Depending on the assignment, Panel member expertise may include developers and owners, investors, designers, planners, engineers, market and financial analysts, as well as members of the public sector. Panel members volunteer their time at no cost.
- The Panel visits the assignment site and meets with stakeholders to assess the issues at hand. A tour of the site is followed by a one to a one and a half day workshop with the host organization. Deliverables include a visual presentation (created during the panel session) followed by a report with background information, analysis, and recommendations.

HOW CAN A TAP HELP A PUBLIC AGENCY OR NON-PROFIT ORGANIZATION?

Urban Revitalization: How to reinvigorate a struggling downtown?

Incentive Zoning: What works and what doesn't?

Economic Development: What type of public investment will spur private development?

Transit-Oriented Development: How to create great places that optimize transit?

Other: What are the complex land use and development challenges facing your community?

TAP APPLICATION AND SCHEDULE

After selecting an application, members of the TAP Committee will arrange an initial meeting to further understand and refine the assignment objectives, as well as identify key issues. Decisions on whether the committee can accept the panel assignment will be determined shortly after the initial meeting. A two-month lead time is necessary to provide sufficient time to assemble the best available panel members, compile briefing materials, and plan for the logistics of the TAP program.

WHAT DOES A TAP COST?

ULI BC seeks out funding partners to minimize costs of the TAP program. Generally, fees can range from \$2,500 to \$15,000 depending on funding availability. These fees cover ULI BC staff time and TAP expenses only - ULI Panel members volunteer their time at no cost.

CASE STUDY TAPS

ULI District Councils across the globe have been providing TAPs for several years and now ULI BC is pleased to offer this service locally.

We bring the best minds together to serve on TAPs. Apply now and be the next organization to benefit from this valuable service!

Learning and sharing best practises with our neighbouring District Councils is just one of the ways that we work to ensure value on behalf of Host organizations. Here are a couple of recent TAP case studies from ULI Northwest to serve as inspiration...



Bellevue-Red Incentive Zoning Feasibility Bellevue, WA

The redevelopment of the Bel-Red corridor presents a unique opportunity to create a thriving, mixed-use neighbourhood, a large scale model of sustainability, and an economic engine for the entire Eastside.

The City of Bellevue contracted with ULI Northwest to convene a TAP to address tools that leverage the significant economic development inside and outside the Bel-Red corridor in order to create a more attractive, pedestrian-friendly place for people to live and work. A central component to the TAP recommendations was the use of an incentive zoning system to gain developer participation in redevelopment benefits.



A New Vision for Yesler Terrace Seattle, WA

Seattle Housing Authority (SHA) is currently engaged in a comprehensive planning effort to replace aging low-income housing structures with a revitalized mixed-income, mixed-use community that would include a affordable and market-rate housing, office and retail uses, as well as parks and open spaces. SHA invited ULI Northwest to address critical issues as the agency embarks on this significant redevelopment effort. The panel provided pragmatic recommendations for shared parking, redevelopment phasing, marketing, and other issues that will shape how this new neighborhood will develop over the next decade.

INTERESTED IN LEARNING MORE?

Call or email the office of ULI BC to learn more or get your application on-line at
www.ulibc.org/tap

Phone: 604 761 8060 | Email: britishcolumbia@uli.org



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