

What

The Technical Assistance Panel (TAP) program is offered by ULI Triangle to provide local municipalities and community-based nonprofits objective and responsible advice on land-use planning, development, and redevelopment issues.

Distinguishing features of TAPs include a short time frame (typically 1 to 1 ½ day panels, and 6 to 8 weeks report turnaround), a focus on a discrete, well-defined problem, and modest costs for the applicant.

Technical Assistance Panel

Typical areas of expertise and advice:

- » Land use design and planning
- » Market feasibility analysis
- » Financial analysis and structuring
- » Structuring private/public partnerships
- » Adaptive reuse of buildings
- » Development process, permitting and community relations

Why

Using a TAP leverages the expertise of ULI Members, provides a non-partisan recommendation, and can help garner an unbiased opinion to your issue.



TAPs provide strategic advice to help communities, companies and organizations address key land use and real estate development issues. In addition, they provide a sounding board for cutting-edge issues in suburban and urban markets, such as infrastructure, water, building healthy places, workforce and affordable housing, and other policies.

ULI Triangle looks forward to working together to identify challenges and provide recommendations for complex land use planning and development projects, programs and policies for your real estate and land use issues.

Who

Panels are comprised of ULI member industry experts with diverse viewpoints: market analysts, developers, planners, architects, public officials, and lenders. To ensure objectivity, panel members cannot be involved in matters pending before the sponsor, work for the sponsor, or solicit work from the sponsor during and six months following the panel's assignment period.

Organizations eligible to receive TAP services include:

- » Local governments
- » Colleges and universities
- » Non-profit housing and community development entities
- » Regional councils and planning bodies, including Councils of Government and Metropolitan Planning Organizations
- » Business improvements districts
- » Economic development commissions, corporations, and entities
- » Neighborhood or citizen-led advocacy and improvements organizations

Completed TAPs:

- » Economics of Ground Floor Retail in Downtown Raleigh (2011)
- » Inclusionary Zoning in Raleigh (2012)
- » NCSU Centennial Campus (2013)
- » Downtown Fayetteville (2015)

How

Sponsors request the services of a TAP with regard to a specific issue that can be addressed by a panel of experts in one or two days. The District Council assists in refining the scope of the assignment and convenes a panel to address those specific issues.

The TAP process includes:

- » An expert panel of 8 – 10 ULI Triangle leaders
- » 1 to 1 ½ day intensive work session with in-depth analysis and site visit
- » Confidential stakeholder interviews
- » Public Presentation
- » Final report 6 – 8 weeks following the conclusion of the panel

Cost: \$10,000

“ The City of Fayetteville is extraordinarily happy with the work of the ULI Technical Advisory Panel. The Panel's report will be used to inform the Downtown section of the City's Comprehensive Plan update, support the Downtown Alliance in setting strategic and operational priorities, and to inspire downtown merchants and residents regarding the future of Downtown Fayetteville. We have been presented with a document that will guide the City in an effective manner through a critical period in Downtown Fayetteville's development. ”

Scott Shuford, AICP

*Director, Planning & Code Enforcement Services
City of Fayetteville*

Urban Land Institute (ULI) is a 501(c)(3) nonprofit research and education organization supported by its members. Founded in 1936, the Institute now has more than 35,000 members worldwide, representing the entire spectrum of land use and real estate development disciplines, working in private enterprise as well as public service. ULI Triangle is a local district council of ULI serving the eastern half of North Carolina. ULI Triangle has 560+ members including leading developers, planners, service providers and academicians. The mission of ULI is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. For more information, please visit: www.uli.org or triangle.uli.org.