

Technical Advisory Panels (TAPs) Help Communities Address Key Land Use Issues



ULI Colorado TAPs provide expert, multidisciplinary advice to private, public and nonprofit organizations facing complex land use and real estate issues in Colorado. Drawing from its extensive membership base, ULI Colorado panels offer objective and responsible advice on land use and real estate issues ranging from site-specific projects to public policy.

How TAPs can help a public agency, private entity or nonprofit

Based on the internationally respected Advisory Services program of the Urban Land Institute (ULI), ULI Colorado offers Technical Advisory Panels (TAPs) consisting of Colorado leaders in real estate and land use who volunteer their time to help communities.

Problems TAPs address include:

- Finding new uses for vacant sites
- Challenges such as land assembly and financial shortfalls
- Lagging revitalization of sites and districts
- Controversies around density and urban design

Benefits:

- An inexpensive way to analyze issues, test concepts, and produce strategic new directions
- Substantial answers in a short time (sessions range from a morning to two full days)
- Panelists vetted to be non-partisan and disinterested, and sign a pledge to not “chase work” on a site for the next year
- Third-party expertise from Colorado’s top developers, architects, financiers, real estate attorneys, planners and more
- Encourages “buy-in” from elected officials, neighborhood organizations, and other stakeholders
- Flexible and custom in approach to each issue addressed
- Often leads to public-private partnerships and other cooperative solutions
- Findings and recommendations codified in a professionally written and illustrated report
- ULI follows up with expert testimony

Who serves on TAPs

TAPs consist of volunteers from ULI Colorado’s 800 members chosen specifically for each assignment. Depending on the assignment, panel member expertise includes developers and owners, investors, designers, planners, engineers, market and financial analysts, as well as members of the public sector. Panel members volunteer their time to this community effort.

TAPs Application and Schedule

After completing an application, members of the TAPs Committee will arrange an initial meeting to 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. Two - to three-months are needed to provide sufficient time to assemble the best available panel members, compile briefing materials, and plan for TAPs. ULI Colorado charges a sliding fee for each of its panels to cover associated costs and staff time.

TAPs Committee Leadership

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Testimonials from clients

“ULI advisory services led directly to the creation of affordable housing right at the I-25 and Yale light rail station.”
—Peggy Lehmann, Denver City Councilwoman, District 4

“The TAP event enhanced the city’s and the property owner’s chances for development success in the regional competition for TOD and place-making.” —John Fernandez, Principal Planner, City of Aurora

“A key value of the ULI study was to help raise awareness in our community that vacant facilities in DPS carry a cost, and action should be taken if they are no longer needed —action including seeking alternative uses such as sale or lease of surplus properties. The dollars we gain through a sale or lease, and save on eliminating maintenance costs, are dollars we can invest in classrooms directly serving kids.” —David Suppes, Chief Operating Officer, Denver Public Schools

“We were so lucky to have such a talented, varied and invested panel. Your perspectives helped me to broaden and widen the thinking about an innovation district and the future of the Hill, and helped flesh out the details and next steps. I am impressed with the organizational outline of the material and the depth of materials presented within such a short time.”
—Molly Winter [Director, Downtown and University Hill Management Division and Parking Services] City of Boulder

“The ULI Colorado TAP helped us confirm our thoughts regarding the incredible opportunities and viability of development surrounding the future Federal Center light rail station. The panel also provided significant insight regarding the way to move forward with our project partners, and to turn all of the planning work that has been done into reality.”
—Rob Smetana, Principal Planner, City of Lakewood

Key TAPs

City and County of Denver + City of Aurora + RTD + City of Boulder + Adams 14 School District
Denver Public Schools + City of Lakewood + General Services Administration + Mile High Development
Koelbel & Co. + City of Lakewood + Douglas County

To learn more about TAPs or to request an application, please contact ULI Colorado, at 303-893-1760 or Colorado@uli.org.