



TAP

Technical Assistance Panel

A ULI Advisory Service



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 British Columbia 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 TAPs program. Generally, fees can range from \$10,000 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 British Columbia is pleased to offer this service locally.

We bring the best minds together to serve on TAP panels. 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 British Columbia to serve as inspiration...



The District of Maple Ridge (DMR)

On June 21st and 22nd, 2012, the Urban Land Institute British Columbia (ULI BC) conducted its first Technical Assistance Panel with the District of Maple Ridge (the “DMR”). The advice requested by the DMR related to a number of adjoining

properties in the Town Centre area purchased by the DMR in late 2010. The main question posed was: “How can the District of Maple Ridge most effectively use its centrally located 3.04 acre site to best demonstrate the financial viability of a LEEDTM standard, mixed-use development in its downtown core and to accelerate further like development?”

The TAP Panel met with representatives from the DMR, went on a site tour, held a discussion period with real estate industry stakeholders, and deliberated to reach a consensus. The Panel’s view was that the greatest potential for development of the subject site, considering the DMR’s desire for expediency, was as a primarily residential development, with some commercial uses at ground level including retail/office uses on 227th Street and live/work units on Selkirk Street. Density of approximately 250 to 350 residential units could be achieved utilizing four to six storey, wood-frame buildings, with potential build-out in 2 to 5 years depending on market forces and the phasing of construction. The Panel recommended that the DMR consider subsidizing the cost of LEEDTM certification, and consider other incentives to expedite construction, such as ensuring that the Town Centre Investment Incentive Program continues and is applicable to this site, and public funding of improvements to the existing public realm, such as frontage improvements along 227th Street.



The District of West Vancouver (DWV)

Located on the DWV waterfront next to the Ambleside Park and within a short walk to the Ambleside Town Centre, the Hollyburn Sailing Club provides an important and well-used service to the community. After 50 years of operation, a re-envisioning of the building and uses on the site are sought so that the public goals of a continuous waterfront walkway can be achieved while the waterfront heritage continues its legacy for years to come.

Seven professionals formed the Panel bringing expertise in Architecture, Urban Planning, Landscape Design, Market Analysis, Transportation Engineering, and Foreshore Engineering. After 2 days of workshops and design charrettes, the Panel unanimously agreed that maintaining the Hollyburn Sailing Club on the existing site required a compromised response to the long-term vision of the waterfront. Instead, the Panel recommended a phased approach to extending the arc of Ambleside beach to its logical conclusion at the foot of the 14th Street pier with the land uses for the existing Sailing Club site reverting to public park and beach area. The main functions of the Sailing Club would be moved to a new multi-use building located west of the Ferry Building, essentially building upon the history of Ambleside in that very precinct for years to come.

INTERESTED IN LEARNING MORE?

Call or email the office of the Urban Land Institute British Columbia to learn more or get your application on-line at britishcolumbia.uli.org/TAP

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

