

“ULI’s Technical Assistance Panel report... has become a catalyst for change in Camden.”

- David Foster, President, Cooper’s Ferry Partnership.

ULI – the Urban Land Institute is the oldest and most prestigious not-for-profit, member-driven organization of its kind. Our mission is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

Established in 1936, ULI today has 25,000 members around the globe representing the entire spectrum of land use and development disciplines including developers, builders, property owners, bankers, investors, architects, public officials, planners, real estate brokers, appraisers, attorneys, engineers, financiers, academics and related professionals, public sector members and more.

*Since 1947, ULI has harnessed the multidisciplinary expertise of its members to **help communities solve difficult land use, development, and redevelopment challenges** on behalf of government agencies and community-based nonprofits.*

Examples of Success

- Recommended strategies for the **City of Paterson for the development of a Transit Village** around its train station to enhance community revitalization, increase transit ridership and spur economic development.
- Worked with a County seat seeking to revitalize itself by **encouraging redevelopment of a gateway downtown block** including creation of a masterplan, coordination with public agencies and institutions, and building on existing strengths to attract new development.
- **Provided roadmap for creation of a pedestrian-oriented retail cluster** in Camden, centered around development and expansion of Rutgers University, Rowan University, Camden County College, and Cooper University Hospital.
- **For local redevelopment authority, changed conversation about a blighted urban parcel** where sinking homes were demolished, recommending site control, maintenance steward, and connecting to City’s “green” initiatives.
- Provided **direction for creative re-use of an existing industrial building** and neighboring parcels adjacent to a residential neighborhood, on behalf of a community organization.
- **Identified improvements to the retail landscape in a County seat and college town** including development around historic sites, attracting national and regional chains, impact of higher-density mixed use buildings, parking management and improved “town/gown” relations.
- Designed plans for a Township to **create a town center** through comprehensive development plan, amended zoning, higher densities in overlay district, public/private partnerships, and floodplain considerations.
- Brought together disparate parties in a first-ring suburban Township to **improve recreational sites and parking to meet demand in a changing community** while preserving the integrity of an underutilized, financially-stressed and historic Quaker burial ground.



Technical Assistance Panel (TAP)

Advisory Services for Government Agencies & Nonprofits

www.uli.org

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How a TAP can help a public agency or nonprofit

ULI's Technical Assistance Panels provide **a unique, market-based perspective free of politics and preconceptions** to address a broad range of issues including:

- **Strategies for revitalizing corridors or specific properties.**
- **Analyze re-use potential of existing properties.**
- **Identify key economic and land use issues relating to public/private land use situations.**
- **Long-range visioning for corridors or nodes.**
- **Evaluating specific development and land proposals or issues.**
- **Market feasibility analysis.**
- **Financial analysis and structuring.**

TAPs fill the need for a professional consultant at a fraction of the cost. If your agency or organization is plans to issue an RFQ or RFP, we recommend you first utilize the ULI Technical Assistance Panel process to help refine a realistic and "answerable" proposal.

Process and Deliverables

After receiving an application, ULI staff and key members will arrange an initial meeting to understand and refine the assignment objectives as well as identify key issues.

A decision on whether ULI can accept the assignment is determined shortly after the initial meeting.

A **two-to-three-month lead-time** is necessary to provide sufficient time to assemble the best available panelists, compile briefing materials, and prepare logistics.

TAPs are comprised of 8-15 senior-level members of ULI, representing a broad range of disciplines.

Panelists are selected based on the needs for each assignment and are pre-screened to rule out any conflicts of interest. Depending on the assignment, panel expertise typically includes developers, investors, attorneys, architects, planners, engineers, market and financial analysts and others as identified.

Over an intensive one-to-two-day working session, experts address key questions about a specific development issue or policy barrier within a defined geographic area. A one-day TAP is typically applied to a single building or parcel (less than five acres) while larger areas require a two-day TAP or possibly more.

Over the course of the TAP, panelists tour the study area, meet with stakeholders, and work collaboratively to produce a preliminary set of findings and recommendations which are presented on site at the conclusion of the panel.

Within 4-5 weeks after the panel is completed, a professionally-written and detailed report with all findings and

recommendations provides a roadmap for success.

Applicant Responsibilities

The success of a TAP is dependent on the applicant's determination of key questions for the panel to address, and on assembling all relevant background information and resources. The applicant must provide a list of key stakeholders and community leaders to be interviewed, identify an appropriate meeting location, schedule interviews, and arrange a site tour.

Applicants cover expenses associated with the panel, including preparation of briefing materials, copying, logistics, site tour transportation and meals.

Applicants are charged a nominal fee—estimated at less than 10% of the value of expertise brought by our volunteer member panelists – **a unique skill set not available "for hire" anywhere.**

We Urge You to Consider a TAP for Your Community

ULI serves as the "honest broker," bringing all stakeholders together in an environment free of politics and preconceptions, to provide real-world direction for land use challenges.