



The ULI Technical Assistance Panel (TAP) is a service offered as part of ULI's international Advisory Services Program. Since 1947, ULI Advisory Services has been assisting communities by bringing together real estate, planning, and development experts to provide advice regarding complex land use and development challenges.

ULI Northwest provides TAPs for use at the local level, anywhere within Washington State, Oregon, and the greater Northwest region. Volunteer panelists provide expert, multi-disciplinary advice to the host organization around a specific land use or development question or issue. TAP host organizations are typically a local government, non-profit, or public agency.

Since 2006, ULI Northwest has administered more than two dozen TAPs in Washington State, Oregon, and Alaska. TAPs have been credited with accelerating and improving the development and design processes used by communities in their land planning efforts.

## TAP Overview

- Length of Project: 1 1/2 days
- Panelists: 8 – 10 industry experts from ULI's membership
- Final Product: Presentation to host organization; professionally written report



## How can a TAP help your City or Agency?

- **Urban Revitalization** – How to invigorate a struggling downtown or prepare for the next wave of development
- **Economic Development** – What type of public investment will spur the private development you want to see
- **Transit-Oriented Development** – How to create great places that optimize transit investment
- **Incentive Zoning and Affordable/ Workforce Housing** – What works and what doesn't
- **Other** – Complex land use and development challenges in your community





## TAP Success Stories

### A New Vision for Yesler Terrace Seattle, WA

The Seattle Housing Authority (SHA) invited ULI Northwest to provide recommendations around the comprehensive redevelopment of Yesler Terrace, a 30-acre site near downtown Seattle. The site was originally developed by SHA in the early 1940s as the city's first publicly subsidized housing community and is now a dense, mixed-income, multi-cultural neighborhood and model for sustainable development. The TAP process provided SHA with a set of



concrete recommendations and phases of development that considered the truly unique nature of the site, SHA's core values, and the surrounding community.

### One Downtown, Two Experiences Beaverton, OR



The redevelopment of the Farmington-Canyon Road corridor presented a unique opportunity to create a dense, mixed-use neighborhood, an active commercial center, and walkable area for Beaverton's downtown. The City of Beaverton invited ULI Northwest to identify tools to leverage a walkable community inside and outside the downtown corridor in order to create a more attractive, transit-oriented, and relatively affordable place for people to live, work and play.

## Process

**Pre-Panel:** Host identifies geographic scope, questions, and expertise needed. ULI and Host work together to identify dates for project. Host prepares briefing packet and ULI invites panelists to participate.

#### Panel (consists of two parts):

Briefing (half day) – led by Host & scheduled at least one week before Panel Day

- Distribute printed briefing packets
- Overview presentation
- Site tour (transportation provided by Host)
- Dinner for panelists and stakeholders (optional; additional fee)

Panel (full day) – led by ULI

- Final stakeholder interviews (as needed)
- Closed door deliberations
- Final presentation to Host

**Post-Panel:** ULI and professional writer produce report based upon panel's recommendations. Host provides comments and approves final report. Host receives high-resolution digital copy of report, plus ten (10) professionally printed copies.

For additional information, please contact us.  
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“The TAP process provided a clear set of recommendations and analysis that helped us move forward with an important decision for the community.”

– Aaron O'Quinn, Program Related Investment Manager, Trust Land Office (The Alaska Mental Health Trust Authority)



## About ULI Northwest

ULI Northwest is a non-profit real estate and land development organization supported by more than 1000 public and private sector members in Washington State and Oregon. Our mission is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. We provide our members with independent forums for discussion and debate about city building issues and best practices.