

TAPS

TECHNICAL ASSISTANCE PANELS



ABOUT TECHNICAL ASSISTANCE PANELS

These are short, intensive advisory sessions (often 2 days) where ULI-member teams of volunteer real estate and land use experts provide unbiased, practical recommendations to communities facing challenges with land use, development, and revitalization. TAPs bring expertise directly to local governments, nonprofits, and communities to help them find solutions and establish direction for positive change.

FINANCIAL COMMITMENT

A standard TAP fee is \$25,000, however will depend on the final scope and available funding through DRCOG. Qualifying applicants have the opportunity to receive up to \$7,500 from DRCOG towards their TAP fee.

PROCESS

1. Submit a Letter of Interest (LOI)
2. Local TAP committee to review and schedule a meeting to learn more/ask questions within (2) weeks
3. At request, fill out the TAP application (ULI to provide)
4. Local TAP Committee to review your application and approve/deny next steps within (30) days
5. If approved, TAP kick-off to be scheduled
6. Fee billed once scheduled

LETTER OF INTEREST

- LOI must be no more than (1) page and include the following information:
 - Address to ULI Colorado Technical Assistance Panels (TAPs) Committee
 - Client Information (Organization, POC, Email, and Phone Number)
 - Problem Statement/Key Question/Land Use Challenge with background, context, and history on the “Site” or “Study Area”
 - State your commitment to positive change, to funding the TAP, and to implement resulting recommendations
- Email to colorado@uli.org with “Letter of Interest - Colorado TAP” in the subject line

COMMUNITIES THAT HAVE ENGAGED IN ULI COLORADO TAPS:

Brighton
Edgewater
Boulder
Commerce City
Denver
Evergreen
Longmont
Arvada
Castle Pines
Central City
Idaho Springs
Erie
Englewood
Aurora
Littleton

EXAMPLE REPORTS

South Brighton Development
University Hill
72nd Station Area,
Revitalizing Denver’s S. Platte River
Resilience in Downtown Evergreen
A Vision for New Town Arvada
Creating a Town Center for Erie
North Boulder Art District

CASE STUDY

CITY OF BOULDER (CLIENT)

Background & Challenge

Boulder asked the panel to examine the University Hill district (“The Hill”) and specifically the **14th Street lot**, in an effort to create tools and strategies to enhance the sense of place, economic vibrancy, and cultural legacy the district historically celebrates. Leveraging new developments including The Hill Hotel and the Limelight Conference Center and Hotel, the 14th Street lot could serve as a catalyst for knitting the neighborhood back together with new amenities and a shared vision.

What was heard:

- Once the hotels are complete, people will choose to go right or left
- Funding for the district is limited and capacity for general improvements like lighting, cleanliness, and safety patrols impacts The Hill’s overall viability
- The Hill’s challenges have been a political grinder and run good people out of the district
- The Hill should be at the center of up-coming elections
- Parking is a necessary evil
- There’s a real desire for neighborhood-centric retail and commercial options



The Client’s Questions for the ULI Panel to Address

1. In consideration of contextual challenges and regulatory barriers in the University Hill district, what is the current highest and best use of the 14th Street lot?
2. How are current regulatory barriers impacting the vitality of the University Hill district and the development potential of the 14th Street lot and which barriers should the city reconsider in its effort to empower positive transformation within the district as a whole?
3. For successful redevelopment to occur on the 14th Street lot, what funding sources and mechanisms should the city be considering?
4. What is the optimal partnership structure for successful redevelopment of the 14th Street lot?
5. How might a 14th Street lot development be configured to best mitigate some of the multimodal connectivity challenges to the site and throughout the University Hill district?
6. How can future use and design of a 14th Street lot development complement the anticipated anchor developments taking place on the Hill?
7. What is the most efficient path to implementation and redevelopment?

The Panel’s Recommendations

- Choose and implement short-term lot activation opportunity(s) Micro-mobility Hub
 - Food Trucks
 - Pop-up Market
 - Music Festival
- Deregulate moratorium and current liquor and cannabis license rules
- Initiate neighborhood rebranding campaign
- Explore TIF(URA/DDA) funding mechanism to improve district security, facade site specific public improvements
- Initiate long-term lot redevelopment Parking Facilities
 - Grocery/Bodega
 - Faculty Housing
 - Boutique Hotel
 - Artists in Residence/Music Studios
 - Food & Community Hub
- Improve/enhance entrances & gateways; explore greater connectivity along 13th Street corridor

CASE STUDY

CITY OF BRIGHTON (CLIENT)

Background & Challenge

The City of Brighton, northeast of Denver, is home to over 40,000 people, has a rich agricultural history, and sits on relatively level land with views of the Rocky Mountains in the distance. The city has experienced steady growth, in both population and commerce, and has **identified land to the south and west of the Adams County Government Center (the government center) as land well-positioned for development.**

In its efforts to attract development to the site, Brighton's municipal staff and elected leadership are using the city's comprehensive plan to guide its efforts. City leadership has indicated a strong interest in creating a walkable urban environment featuring a mix of uses across the 370+ acre site. Private landowners and developers who hold the land around the government center are also interested in bringing a mix of uses to the site, yet the delivery of those uses and the density of each is dependent on market forces that are proving difficult to predict and agree upon.

Recognizing the challenges of a changing market and striving to encourage growth that serves current and future citizens, the city turned to ULI Colorado for charting a path forward that can catalyze mixed-use development in the area:



The Client's Questions for the ULI Panel to Address

1. What trends should we be focused on to favor mixed-use development in the area?
2. We would appreciate a review of the Land Use and Development Code standards for mixed-use buildings to identify any standards that should be amended to better facilitate mixed-use development.
3. Are we missing out on any financing opportunities to assist the developers in this area and how could the developers best leverage the available mechanisms?
4. Can you provide examples of successful mixed-use commercial developments of a similar nature?
5. Are there impediments to making a mixed-use development work in this area that the city should undertake to improve the likelihood of a mixed-use development being proposed?
6. If a less dense product is more likely to develop, what principles should be incorporated into the developments to ensure this remains a walkable, bike-able, and transit friendly area?
7. If the current vision is unrealistic, what future land uses could be appropriate in the various sections of the study area?

The Panel's Recommendations

- Examples of successful mixed-use developments throughout the metro area, including retail and multi-family development
- Provide a variety of housing typologies and price points
- Place office and flex along the interstate
- Place commercial at the core and along corridors
- Create non-vehicular corridors to showcase the area
- Create a destination for visitors and residents
- Scale Sable to a walkable width
- Create Main Street along Valente Drive
- Change plans from vertical mixed-use development to horizontal
- Create employment opportunities through a variety of users
- Review list of additional possible funding mechanisms and tools
- Adopt walkable/bike-able connections regardless of project scale
- Revise it's Comprehensive Plan and bring to City Council
- Focus on a phasing plan in PD that incentivizes the city's desired phasing
- Build a list of incentives and baseline requirements into the PD

LETTER OF INTEREST (LOI)

Criteria + Instructions

- No more than (1) page in length
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Example / Template

[Municipality/Organization Letterhead]

[Date]

ULI Colorado Technical Assistance Panels (TAPs) Committee
Urban Land Institute Colorado
colorado@uli.org

Subject: Letter of Interest – Colorado TAP

Dear ULI Colorado TAPs Committee,

On behalf of [Municipality/Organization Name], I am submitting this Letter of Interest to engage ULI Colorado’s Technical Assistance Panel (TAP) program in addressing a critical land use challenge facing our community.

Client Information

- Organization: [Municipality/Organization Name]
- Point of Contact: [Name, Title]
- Email: [Email Address]
- Phone: [Phone Number]

Problem Question / Land Use Challenge

Our community is currently faced with [state the problem clearly as a question, e.g., “How can we reposition the underutilized [site/area] to better serve residents, attract investment, and support long-term sustainability?”].

The [site/problem area], located at [location/description], has historically served as [background and context—industrial hub, civic center, corridor, etc.]. However, due to [issues such as economic shifts, underutilization, changing demographics, infrastructure challenges, etc.], the site is no longer maximizing its potential to serve the needs of our residents and businesses.

Commitment to Positive Change

We are committed to identifying actionable strategies to revitalize and reposition this site to strengthen our community’s economic vitality, livability, and resilience. The TAP process will provide an invaluable outside perspective and expert recommendations that will guide our future planning and implementation efforts. Furthermore, [Municipality/Organization Name] affirms its commitment to funding the TAP process and to thoughtfully considering and acting on the recommendations generated through this collaborative effort.

We appreciate your consideration of our request, and we look forward to the opportunity to partner with ULI Colorado in creating meaningful and lasting change for our community.

Sincerely,

[Name]

[Title]

[Municipality/Organization Name]