

Six Points: ULI Technical Advisory Panel (TAP) Summary

What is a TAP?

A *ULI TAP*, or *Technical Assistance Panel*, is a program by the *Urban Land Institute (ULI)* that brings together a multidisciplinary team of experts to provide objective advice on complex issues such as land use and development issues. TAPs are often organized for communities, nonprofit organizations, and public agencies facing challenging questions about redevelopment, economic growth, or neighborhood revitalization. The panel typically includes professionals in fields such as planning, architecture, market analysis, and finance, who volunteer their time to offer a comprehensive perspective. The process includes scoping and preparation, site visit, stakeholder interviews, team workshop, presentation of findings, and follow-up report.

*A ten minute walkshed with the main Six Points traffic circle at the center was the focus when examining existing conditions and preparing this report.

Summary of ULI TAP Findings

Assets and Opportunities:

- Strong community leaders and pride.
- Programs like Enterprise Zone and CARE Zone.
- Growing private investment.
- Proximity to parks, natural resources, and transit.
- Multi-generational households.
- Potential in underdeveloped or underutilized land.

Opportunities for Improvement:

- Vacant, blighted, or underused properties.
- Properties owned by the city, development authorities, or absentee owners.
- Land with willing sellers or for sale.

Challenges and Barriers:

- Limited community advocacy structure.
- Crime and safety concerns.
- Poor physical conditions and disconnected urban layout.
- Car-centered infrastructure.
- Land-use gaps and regulatory hurdles.
- Housing insecurity and cultural shifts.
- Environmental and community wellbeing issues.

Priority Recommendations

1. Proactively Organize and Advocate

Action: Develop a Framework and Culture for Robust Community Engagement.

2. Articulate the Vision

Action: Convene a process to create a vision for the community with robust community engagement.

Action: Consider a 90-day Community Challenge.

3. Create Guiding Documents

Action: Zoning Updates.

Action: Develop a Small Area Plan.

4. Develop an Economic Development Plan

Action: Create an economic development plan aligned with the neighborhood vision.

Supportive Recommendations

- Address barriers to change.
- Improve the public realm.
- Improve wayfinding and branding.
- Increase tree canopy.
- Implement a catalyst project.
- Policy review and enforcement.
- National Main Street strategies.



Visit <https://richmond.konveio.com/six-points-uli-tap> OR scan this QR code with your phone to view the full ULI TAP Findings Report



