



# ULI Washington TAPs with MwCOG

## Planning Directors Technical Advisory Committee Meeting

Friday, April 17, 2026

# Partnership Details



Metropolitan Washington  
Council of Governments

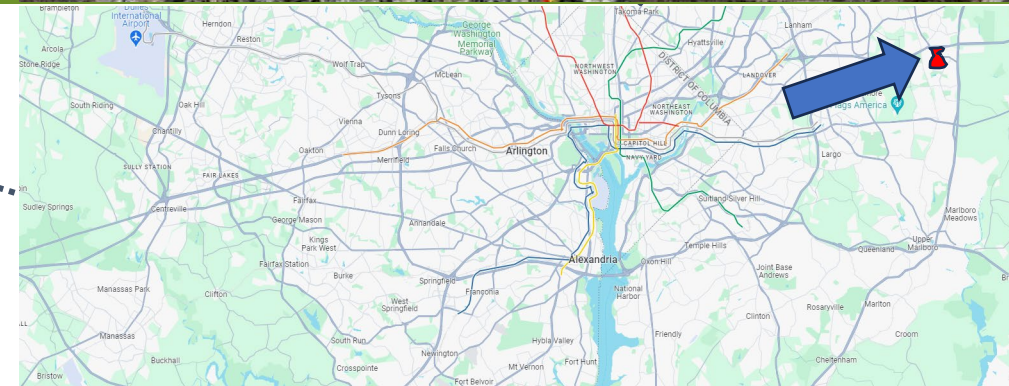
## A Story of Rich Regional Impact

- Sporadic before 2023, now in its 3<sup>rd</sup> consecutive year (entering its 4<sup>th</sup>)
- **3 TAPs per year**
- **Prioritize Equity Emphasis Areas, High-Capacity Station Areas, Activity Centers**
- **Cost-sharing (relative to normal TAP fees):**
  - Sponsor pays **50%** | COG pays **25%** | ULI Washington discounts final **25%**
- **April-May application cycle**
  - Identify a Theme across applications
- **Annual TAP Reunion**

# Bowie Town Center TAP

[Report Link](#)

**Sponsor:** City of Bowie, MD  
**Dates of TAP:** November 12-13, 2025  
**Big Themes:** Retail Redevelopment, Placemaking, Smart Sustainable Growth  
**Study Area:** The Bowie Town Center outdoor shopping mall and “Bowie Crossing”



# Bowie Town Center TAP

## Key Recommendations:

1. CO-CREATE THE BOWIE TOWN CENTER PLAN
2. Expand the Boundary View
3. Incorporate Compatible Housing
4. Create a Hierarchy of Public Spaces & Circulation
5. Establish a Signature Park
6. Connect to Greenway & Bike Network
7. Connect to City Hall



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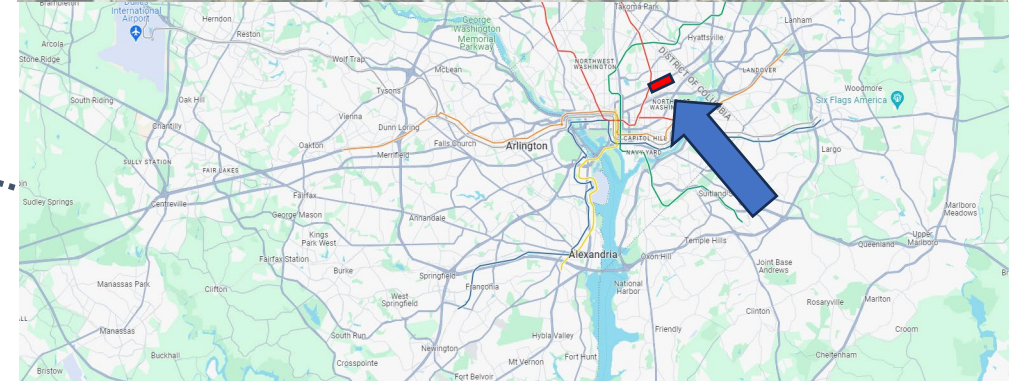
# Rhode Island Ave NE TAP

**Sponsor:** DC Office of Planning

**Dates:** March 4-5, 2026

**Big Themes:** Adaptive Reuse, Public-Private Partnerships, Placemaking

**Study Area:** “Node 1” of Rhode Island Ave NE, defined in the RIAPS as the area of the corridor between 13<sup>th</sup> St NE and 16<sup>th</sup> St NE



# Rhode Island Ave NE TAP

## Key Recommendations:

### 1. Establish a brand

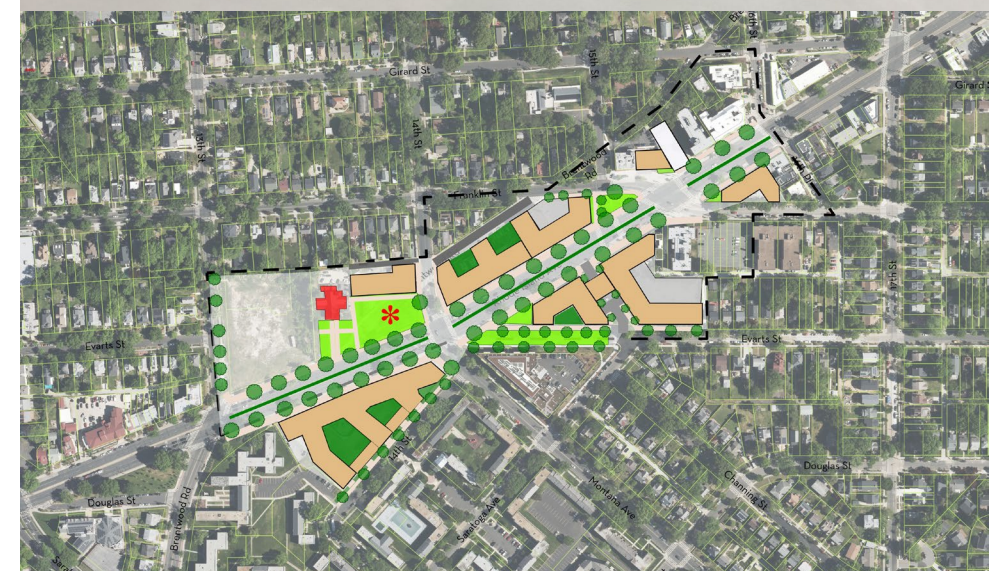
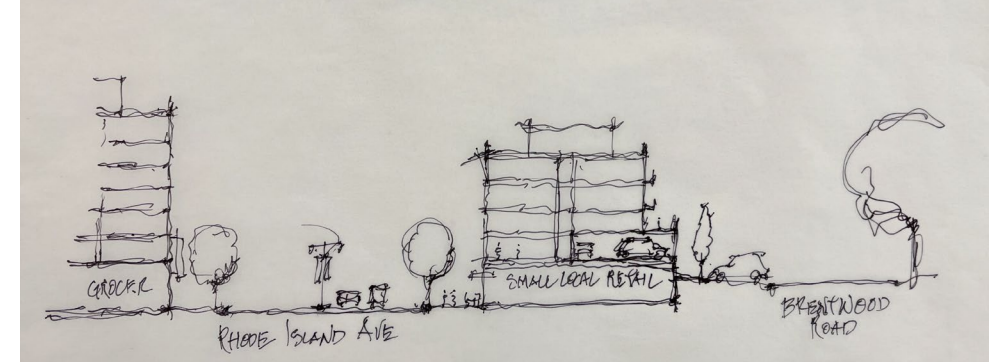
- Three vibrant neighborhoods can have joint ownership and pride in this location

### 2. Lay the groundwork so development can happen

- The District must clear obstacles and commit to coordinated action (no more studies)

### 3. Promote small-scale development

- Pick your winners and champion them (carry the water)



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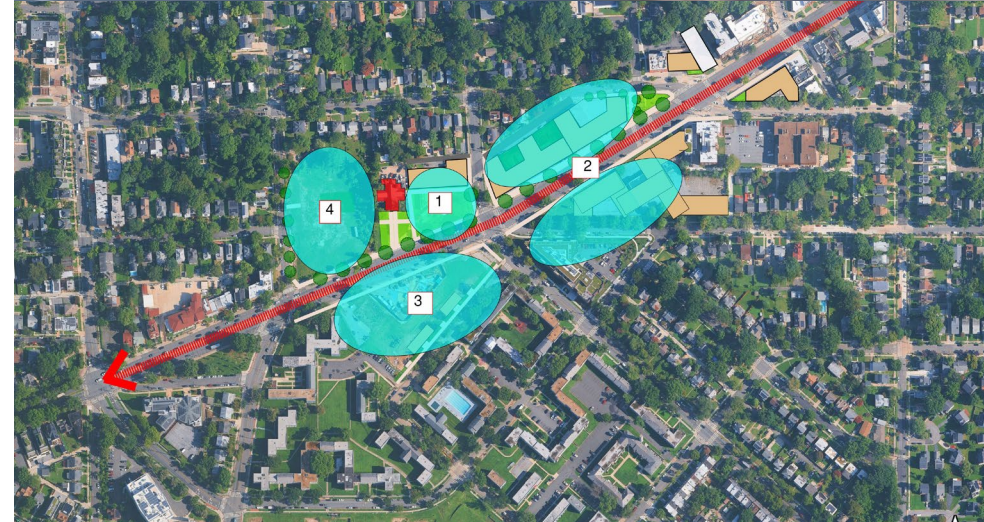
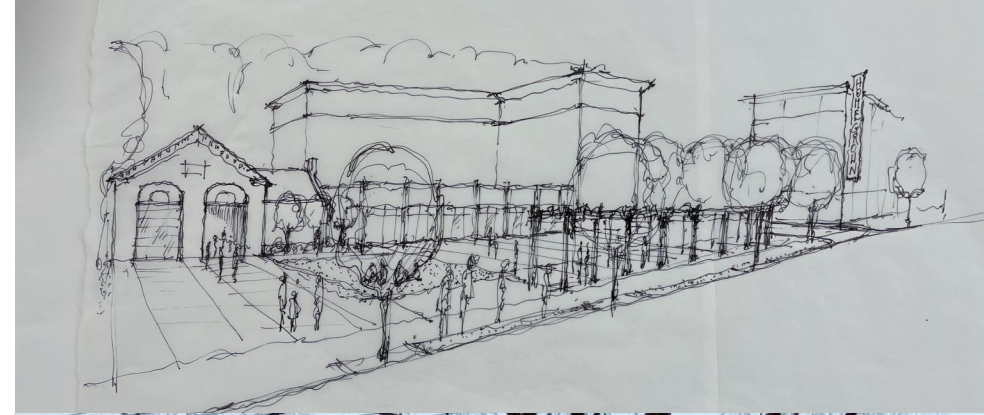
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# Looking ahead: 2026-27

## FY27 Application Cycle

- Applications open now! Apply by **June 1**
- Emphasis and scope remains the same
- Additional emphasis on partnering organizations with COG-member jurisdictions

**TAP Reunion 2026: Thursday May 21, 4-7pm, Downtown DC**

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