

## LUMO Rewrite Overall Project Plan – General Outline

	Project Planning Phase (1/2021-8/2021)	Phase 1 (9/2021 – 6/2023) Code Diagnostic & Visioning	Phase 2 (7/2023-4/2024) Council Endorsement	Phase 3 (5/2024 – 7/2025) Code Rewrite & Zoning Atlas Alignment	Phase 4 (8/2025 – 12/2025) Code/Atlas Adoption
Meetings & Engagement	<ul style="list-style-type: none"> <li>Education Campaign – Videos, Speakers Series, etc.</li> <li>Facilitated Conversation with Council: LUMO - What does and doesn't work</li> <li>Advisory Board presentations</li> <li>Facilitated Conversation with Council: Types of UDO, What makes a good UDO?</li> <li>Facilitated Conversation with Council: Defining roles &amp; responsibilities</li> </ul>	<ul style="list-style-type: none"> <li>Office Hours – Real and/or Virtual</li> <li>Advisory Board presentations</li> </ul>	<ul style="list-style-type: none"> <li>Advisory Board presentations</li> <li>Planning Commission review (2 meetings minimum)</li> </ul>	<ul style="list-style-type: none"> <li>Education Campaign – Hands-on workshop, Book Club, etc.</li> <li>Office Hours and/or Focus Group Discussions</li> <li>Online engagement</li> <li>Attending community group meetings - updates to stakeholders</li> <li>Tabling at community events</li> <li>Technical Task Force Meetings (include facilitation by consultant, as appropriate)</li> <li>Advisory Board presentations (updates once per quarter)</li> <li>Planning Commission review (minimum once per quarter)</li> <li>Council update presentations (once per quarter)</li> </ul>	<ul style="list-style-type: none"> <li>Public meetings for comments on FINAL DRAFT UDO</li> <li>Advisory Board final review</li> <li>Planning Commission final review</li> <li>Council Public Hearings</li> <li>Events to showcase newly adopted UDO</li> <li>Training for staff, Advisory Boards, and Council on newly adopted UDO</li> </ul>
Deliverables	<ul style="list-style-type: none"> <li>UDO Visioning RFP</li> <li>Website</li> <li>Education Videos/Speakers Series</li> <li>Written report of past planning processes</li> <li>Relevant plans, studies, and data</li> </ul>	<ul style="list-style-type: none"> <li>Code Diagnosis Memo and Land Use Tools Inventory, incorporating results of technical analyses &amp; findings of Facilitated Conversations</li> <li>Specific Plans for each Focus Area including 3D modeling and Development Scenario(s)</li> <li>Summary of stakeholder interviews / interactions</li> <li>Findings of Facilitated Council Conversations</li> <li>Missing Middle scan – Cost/benefit analysis</li> <li>Public Engagement Plan &amp; Communications Plan</li> <li>Market Analysis – setting the stage for Focus Area planning</li> </ul>	<ul style="list-style-type: none"> <li>Council action endorsing Specific Plans</li> </ul>	<ul style="list-style-type: none"> <li>Maps to compare existing &amp; proposed zoning</li> <li>Blueprint of proposed changes (Descriptive document before Code language is drafted)</li> <li>Summaries of public engagement results</li> <li>Missing Middle Scan - Analysis &amp; testing of regulatory tools</li> <li>Reports of technical analyses</li> <li>Draft UDO chapters with up to 4 revisions</li> <li>Complete DRAFT of new UDO and Zoning Atlas</li> </ul>	<ul style="list-style-type: none"> <li>FINAL DRAFT UDO and Zoning Atlas with 1 final revision</li> <li>Final UDO and Zoning Atlas after adoption</li> <li>Final UDO in interactive format</li> <li>Design files for UDO text, maps, and graphics</li> </ul>
Technical Analysis	<ul style="list-style-type: none"> <li>Review of 2003 LUMO, 2015 Revisions &amp; other past planning processes</li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 10px; text-align: center;"> <p><b>Tasks outside of Contract Scopes performed by Town Staff</b></p> </div>	<ul style="list-style-type: none"> <li>Analysis of LUMO Issues/Deficiencies</li> <li>Evaluation of Town Code and Engineering Design Manual</li> <li>Review &amp; Analysis of Chapel Hill 2020 &amp; amendments</li> <li>Land capacity for development within Focus Areas</li> <li>Fiscal impact analysis of Focus Area Development Scenarios</li> <li>Identify impacts of Development Scenarios for further study – e.g. stormwater, traffic</li> <li>Inventory of tools and technical solutions to align regulations with community values</li> </ul>	<div style="border: 1px solid black; padding: 5px; margin-top: 10px; text-align: center;"> <p><b>Included in Scope of this Contract</b></p> </div>	<ul style="list-style-type: none"> <li>Market Analysis - costs of public benefits &amp; need for developer participation</li> <li>Continued analysis of tools and technical solutions to align regulations with community values</li> <li>Analysis of potential impacts of proposed regulations on traffic, climate change mitigation, equitable access, transit usage, stormwater, tree canopy, etc.</li> <li>Generalized testing of proposed regulations for unintended consequences</li> <li>Evaluation of likely redevelopment parcels to test fit proposed development standards</li> <li>Inventory of additional tools, beyond zoning, to implement Focus Area Specific Plans (public private partnerships; development incentives, capital projects, etc)</li> </ul>	<div style="border: 1px solid black; padding: 5px; margin-top: 10px; text-align: center;"> <p><b>Scope of future Contract</b></p> </div>