

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

Transit Oriented Development Planning + Unified Development Ordinance Visioning

Project Update

Date: January 14, 2022

Project Title: Transit Oriented Development Planning/Unified Development Ordinance Visioning

Project Manager: Diedra McEntyre, Principal Planner

A. Project Description:

The current Land Use Management Ordinance (LUMO) is the rulebook for development in Chapel Hill. It includes standards and procedures for zoning, subdivision, design, and various other aspects of development. The current LUMO is outdated and does not support the vision or mission outlined in the Council adopted Comprehensive Plan and Future Land Use Map. The Town would like to capitalize on the unique opportunity for the Transit Oriented Development (TOD) Planning and Unified Development Ordinance (UDO) Visioning projects to complement one another and to traverse through much of the planning and public input processes together. There is significant overlap in the issues at play, and a strong interest in making sure project recommendations and outcomes agree.

B. TOD Planning + UDO Visioning Project Schedule and Budget

	Description	Schedule	TOD Planning Funding	Town General Fund
1	Project Management and Coordination with Town	March 2022		
2	Background Review	June 2022		
3	Public and Stakeholder Engagement	Throughout project lifecycle		
4	Town Council, Committee and Board Engagement	Throughout project lifecycle		
5	Existing Conditions Analysis	April 2022		
6	Market Analysis	April 2022		
7	Accessibility Analysis	April 2022		
8	TOD Station Area and Focus Area Plan	DRAFT Presentation: May 2022 First Open House: June 2022 Concept Presentation: August 2022 Second Open House: September 2022 LUMO Review and Recommendations: October 2022 Third Open House: November 2022 Plan Presentation: January 2023		
9	Impact Assessment	January 2023		
10	Implementation Plan	March 2023		
		Total Budget: \$1,198,517	\$745,000	\$453,517

Unified Development Ordinance Phased Approach

Phase I – Code Diagnostic & Visioning: January 2022 – June 2023 (current phase)

Phase II – Council Endorsement: July 2023 – April 2024

Phase III – Code Rewrite & Zoning Atlas Alignment: May 2024 – July 2024

Phase IV – Code/Atlas Adoption: August 2025 – December 2025.

C. Project Related Updates:

Consultant Selection –

The Selection Committee composed of representatives from the Town of Chapel Hill’s Planning, Transit, and Manager’s offices determined that Skidmore, Owings & Merrill, and sub-consultants, are well-qualified and met the selection criteria established in the RFP. Skidmore, Owings & Merrill sub-consultants are as follows: Orion Planning & Design, Neighboring Concepts, SRF Engineering, and SB Friedman.

Public Engagement Guiding Principles - TRANSPARENCY, RECIPROCITY, COMPASSION, EQUITY

Tailor content to different audiences, seek diverse participation, be responsive and address lesser-held viewpoints, building consensus, work towards relationship-building.

Next Steps -

Meet with Consultants to commence development of Public Engagement and Project Management Plans. –

January 18, 2022. Project Management Plan and Public Engagement Plan are due March 2022.

Meet with Consultants and Rod Stevens to discuss Public Engagement and shared principles of each project. –

Week of January 24, 2022