

# LUMO Rewrite Preliminary Project Plan – General Outline – 4/6/2021

	Project Planning Phase (1/2021-7/2021)	Phase 1 (8/2021 – 4/2022) Code Diagnostic & Visioning	Phase 2 (5/2022-6/2022) Council Endorsement	Phase 3 (7/2022 – 7/2023) Code Rewrite & Zoning Atlas Alignment	Phase 4 (8/2023 – 12/2023) Code/Atlas Adoption
<b>Meetings &amp; Engagement</b>	Education Campaign – Videos, Speakers Series; Cities Skylines, etc.	Stakeholder Interviews/Meetings Focus Groups	Advisory Board/Commission Shuffle	10 engagement events with consultant (Meeting design TBD); May include meetings with Task Force/Planning Commission	
	Facilitated Conversation with Council – LUMO-What works and/or Doesn't work	Staff Interviews	Staff review with Planning Commission (2 meetings minimum)	Online engagement; Education campaign including hands on workshop; Cities Skylines; Book Club etc.	Advisory Board/Commission Shuffle
	Advisory Board shuffle	Transect/community walks		Office Hours Real and/or Virtual & Focus Group Discussions	Planning Commission consideration
		Charrettes by Focus Area		Advisory Board/Commission shuffle (1 X per quarter)	Council Public Hearings
	Facilitated Conversation with Council – LUMO-UDO Types (Pros & Cons) & What makes for a good LUMO?	Facilitated Conversation with Council Values & Community Benefits	Council Review of Code Diagnosis Memo	Technical Task Force Meetings with staff (& consultant, as appropriate)	Events to solicit comments on DRAFT UDO suitable for adoption
	Facilitated Conversation with Council – Defining roles & responsibilities LUMO Rewrite	Office Hours – Real and/or Virtual	Council endorsement of Specific Plans for each Focus Area	Staff attendance at community meetings such as NAACP, Northside Compass Group & Town/Gown Meetings (Written updates to stakeholders)	Online opportunities for commenting on DRAFT UDO suitable for adoption
		Advisory Board/Commission shuffle	Council endorsement of results of facilitated conversation	Staff updates to Council at Work Sessions every quarter	Events to showcase newly adopted UDO
		Facilitated Conversation with Council – LUMO-What works and/or Doesn't work	Council appointment of Technical Task Force	Pop Up Meetings by Staff & attendance at community events if possible – If not, socially distanced events like survey walks along Town trails & MiFi parties	Online opportunities to showcase newly adopted UDO
	Facilitated Conversation with Council – Charrette Results		Staff meetings with Planning Commission 1 time per month	Training for staff, Town Boards/Commissions, Council on newly adopted UDO	
<b>Deliverables</b>	RFP	Code Diagnosis Memo incorporating results of technical analyzes & findings of facilitated conversations, as appropriate	Council Resolution adopting Specific Plans for Focus Areas	Digital maps to compare existing & proposed zoning	DRAFT UDO suitable for adoption with 1 revision prior to adoption
	Website	Specific Plans for each Focus Area including 3D modeling		Blueprint of proposed changes (Document describing changes before code language drafted)	Final UDO after adoption
	Education Videos/Speakers Series	Summary of Interviews/Stakeholder encounters		Draft LUMO chapters with up to 4 revisions	Interactive UDO after adoption
	Communication Plan	Summary/Findings of Facilitated Council Conversation		Engagement materials including meeting materials; Summaries of engagement results	
	Written report of past planning processes			Reports of Technical analyzes	
	Engagement Plan			Complete DRAFT of new UDO	
<b>Technical Analysis</b>	Review of 2003 LUMO, 2015 LUMO Revisions & Other past planning processes	Analysis of LUMO Issues		Missing Middle Scan/Analysis of regulatory tactics to provide for “missing middle” in neighborhoods	
		Evaluation of Town Code/Eng. Design Manual		Market analysis including costs of public benefits & needed development incentives to achieve	
		Review Chapel Hill 2020 & amendments		Generalized testing of proposed regulations for unintended consequences	
		Analysis of possible scenarios/technical solutions to align LUMO regulations with community values		Evaluation of likely redevelopment parcels to test fit proposed development standards	
		Fiscal Impact Analysis (FIA) of Charrette scenarios		Continued analysis of technical solutions to align LUMO regulations with community values	
				Analysis of possible options to move toward vision of Focus Areas i.e., public private partnerships; Econ. Dev. Incentives; Process improvements, etc.	
				Analysis of potential impacts of proposed regulations on traffic, climate change mitigation, equity, multi-modal/mass transportation, stormwater, tree canopy, etc.	