



LUMO Rewrite – Consultant Contract Options & Estimated Associated Costs

Option 1 \$250,000 – \$350,000

1. Tasks:

- Analysis of LUMO – Conduct detailed review and diagnostic to assess the strengths and weaknesses of the LUMO in terms of:
 - i. **Function and Flow** – Ease of use & efficiency of layout
 - ii. **Internal consistency** – Identify conflicts within LUMO
 - iii. **Accuracy** – Identify typographical, technical or graphical errors or omissions
 - iv. **Appropriateness** of existing zoning districts and zoning regulations as well as other LUMO provisions
 - v. **Compliance** with NC General Statutes, federal statutes, and case law
- Closely review and evaluate *Chapel Hill 2020* and its amendments, including the updated Future Land Use Map (FLUM), to determine necessary LUMO changes to implement the policies, directives, and values contained in *Chapel Hill 2020* and its amendments
- Review and recommend changes to all development review processes/application review
- Identify and recommend innovative and creative approaches to land use, zoning, subdivision, and other LUMO regulations to fulfill Town values and priorities
- Recommend changes to Zoning Map to align to proposed LUMO changes

2. Deliverables -

- Detailed report assessing LUMO, including matrix with itemized list of areas of deficiencies and concerns
- Draft of LUMO Chapters for consideration by community and advisory boards/commissions – No more than 2 sets of revisions to each chapter prior to providing LUMO version suitable for adoption
- Draft version of LUMO suitable for adoption that is user-friendly and contains little jargon as well as extensive use of graphics meaningfully illustrating requirements and concepts in the LUMO

3. Engagement – Attendance and facilitation at no more than **9** public meetings

Option 2 \$350,000 - \$575,000

1. Tasks: All tasks from Option 1 plus the following:

- Interviews with staff, members of development review boards/commissions, Town Council, Mayor & other stakeholders
- Evaluate Public Works Engineering Design Manual & determine which regulations/standards should be in the Design Manual and which should be in the LUMO
- Evaluate Town Code to determine if there are any regulations that should be in the LUMO and/or the Public Works Engineering Design Manual
- Testing of proposed regulations to understand impacts including potential unintended consequences
- Evaluation of parcels that could be rezoned to effectuate new zoning designations

2. Deliverables:

- Summary of findings from interviews
- Detailed report assessing LUMO, including matrix with itemized list of areas of deficiencies and concerns and preliminary recommendations for remedying those deficiencies
- Detailed report compiling all changes necessary to the LUMO to implement the policies, directives, and values from *Chapel Hill 2020* and its amendments
- Blueprint for all LUMO chapters outlining the provisions to be retained, new provisions/standards/regulations, and proposed deletions/modifications. This Blueprint is in matrix and outline form to indicate LUMO changes prior to actually drafting code provisions
- Report indicating results of testing of proposed regulations & evaluation of new zoning designations
- 2-D graphics suitable for Project website
- Digital maps to compare existing & proposed zoning
- Draft of LUMO Chapters for consideration by community and advisory boards/commissions – No more than **3** sets of revisions to each chapter prior to producing version suitable for adoption
- Final, draft LUMO suitable for adoption that is user-friendly and contains little jargon as well as extensive use of graphics meaningfully illustrating requirements and concepts in the LUMO
- One revised Draft LUMO after conclusion of public hearings up to a maximum of 10 hours of revisions

3. Engagement – In addition to the above interviews, attendance and facilitation at **10** public meetings plus assistance with online engagement including online preference surveys

Option 3 \$575,000 - \$850,000

1. Tasks: All tasks from Options 1 and 2 plus the following:

- Intensive study of 4 Focus Areas in order to plan for streetscapes, design standards/regulations, appropriate transitions, examinations of surrounding land uses, and desired public realm, etc. This study will require, at a minimum, the following:
 - ✚ 3D modeling/studies for street sections, building massing, transitions/edges between Focus Areas and surrounding land uses
 - ✚ Creation of bird's eye plan views
 - ✚ Examination of existing parcels within and adjacent to Focus areas in terms of land use, shape, ownership, likelihood to redevelop, consideration of appropriate transitions, etc.
 - ✚ Analysis of how and where to create public plazas/pocket parks/places to encourage unintentional connections
 - ✚ Analysis of parking strategies
- Analysis of tactics to provide options for increasing housing diversity in neighborhoods through zoning and subdivision regulations
- Analysis of the cost of public benefits (affordable housing, stormwater/flood control facilities, provision of public plazas/pocket parks/linear parks, Green Area Ratio etc.) and the economics of development/redevelopment in terms of zoning incentives necessary to produce such benefits
- Analysis of possible options to influence the market, i.e. public-private partnerships, public improvements to fulfill vision for Focus Areas
- Analysis of zoning tools and strategies for resilient zoning options including the transportation/land use nexus

2. Deliverables: All deliverables from Option 2 plus the following:

- 3D massing studies, street sections, and bird's eye plan views for 4 Focus Areas
- Report detailing findings/recommendations of Focus Area studies
- Report on tactics to increase housing diversity in neighborhoods
- Report detailing cost of public benefits, their impact on development/redevelopment, and zoning incentives necessary to facilitate such public benefits
- Report on possible options to influence the market, i.e. public-private partnerships, public improvements to fulfill vision for Focus Areas
- Report regarding zoning tools and strategies for resilient zoning options including the transportation/land use nexus
- Static as well as interactive LUMO suitable for internet use that includes hyperlinks and searchable functions utilizing something similar to "Flipping Book."

3. Engagement: The engagement from Option 2 plus design charrettes for 4 focus areas

Optional Services – Add \$50,000 - \$85,000

1. **Services during Adoption Process:** Additional revisions to the DRAFT LUMO & Map (if applicable) resulting from public hearing process, attendance & facilitation at additional public meetings
2. **Post Adoption Consultation:** 15 hours of post-adoption consultation services to assist with the transition to the NEW LUMO including staff and board/commission training
3. **Administration Assistance:** Assistance updating administrative forms and applications