



THE **LUMO** UPDATE PROCESS

DRAFT

Town Council Work Session

February 8th, 2023

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Objectives for Tonight

- Introduce components of LUMO audit Council will be seeing in the coming weeks and months
- Review and discuss the proposed approach and timeline to complete a comprehensive update of the LUMO
- Discuss internal and external factors that may influence and/or re-direct the update process

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LUMO Audit Final Report Components



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LUMO Update Process

CONCEPTUAL SCOPE



PHASE 1:
INITIATION OF
DRAFTING



PHASE 2:
PREPARATION OF
PRELIMINARY
DRAFT OF THE
RE-ENVISIONED
LUMO



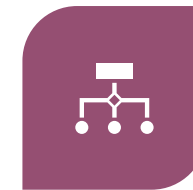
PHASE 3:
PRELIMINARY
DRAFT REVISIONS
AND OUTREACH



PHASE 4:
ADVISORY BOARD
CONSIDERATION



PHASE 5:
FORMAL ADOPTION
PROCESS



PHASE 6:
USER'S GUIDE AND
STAFF AND
STAKEHOLDER
TRAINING

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P1: INITIATION OF DRAFTING

April – June 2023



Core LUMO Tasks

- Project orientation and workplan refinement with staff
- Preparation of stakeholder engagement and Town participation plan for project lifecycle
- Establish a Technical Advisory Committee and hold kick-off meeting
- Expanded review of relevant codes, laws, and related policies
- Conduct a Complete Community (and all relevant aspects of the Comp Plan) alignment assessment
- Draft the annotated outline and Complete Community/Comp Plan code alignment memo
- Present outline and alignment memo to Town Council
- Review and finalize the annotated outline based on Council guidance

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P1: INITIATION OF DRAFTING

April – June 2023



Development Typology, Site Design Aspirations

- Buildings – placement, setbacks, massing, frontages, articulation, parking, etc.,
- On-site public realm and landscape objectives
- Sustainability
- Streets and rights of way

Affordable Housing and Community Benefits

- Site pro-forma analysis
- Density and residual land value analysis
- Potential to generate additional value to support objectives

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P2.1: PRELIMINARY DRAFT OF THE RE-ENVISIONED LUMO

July 2023 – February 2024

Core LUMO Tasks

- Commence preliminary code drafting based on work plan established
- Complete district reorganization and TOD alignment
- Prepare a complete draft of district pallet and assessment memo
- Present the draft district pallet to Town Council

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P2.1: PRELIMINARY DRAFT OF THE RE-ENVISIONED LUMO

July 2023 – February 2024

Development Typology, Site Design Recommendations and Metrics

- Buildings – placement, setbacks, massing, frontages, articulation, parking, etc.,
- On-site public realm and landscape objectives
- Sustainability
- Streets and rights of way

Affordable Housing and Community Benefits

- Density bonus recommendations – base and bonus densities

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P2.2: PRELIMINARY DRAFT OF THE RE-ENVISIONED LUMO

July 2023 – February 2024

Core LUMO Tasks

- Revise the draft districts based on Council feedback and continue drafting of other code components
- Prepare a complete preliminary draft of the re-envisioned LUMO
- Present the re-envisioned LUMO to Town Council for comment
- Engage stakeholders/the public in providing feedback on preliminary draft elements of the re-envisioned LUMO

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P2.2: PRELIMINARY DRAFT OF THE RE-ENVISIONED LUMO

July 2023 – February 2024

Final Development Typology, Site Design Recommendations and Metrics

- Buildings – placement, setbacks, massing, frontages, articulation, parking, etc.,
- On-site public realm and landscape objectives
- Sustainability
- Streets and rights of way

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P3: PRELIMINARY DRAFT REVISIONS AND OUTREACH

February – June 2024

Core LUMO Tasks

- Revise the preliminary draft of the re-envisioned LUMO based on Council, stakeholder, and public feedback
- Prepare a complete revised draft re-envisioned LUMO
- Present the revised draft of the re-envisioned LUMO to Town Council
- Introduce the revised draft of the re-envisioned LUMO to stakeholders and the public

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P4: ADVISORY BOARD CONSIDERATION

June – September 2024

Core LUMO Tasks

- Prepare a final draft of the re-envisioned LUMO for Planning Commission and Advisory Board Consideration based on feedback from Town Council, stakeholders, and the public
- Present the final draft of the re-envisioned LUMO to relevant Advisory Boards
- Present the final draft of the re-envisioned LUMO to the Planning Commission

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P5: FORMAL ADOPTION PROCESS

September - November 2024



Core LUMO Tasks

- Revise and prepare the final version of the re-envisioned LUMO for formal consideration by Town Council
- Prepare an Executive Summary and technical memo explaining the rewrite process
- Present the final re-envisioned LUMO document to Town Council for consideration

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P6: USER'S GUIDE AND TRAINING

December 2024 – April 2025

Core LUMO Tasks

- Prepare a User's Guide
- Conduct training, both in person and virtually, for staff and board members
- Conduct training, both in person and virtually, for stakeholders and interested members of the public

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For Discussion

- Level of involvement of planning commission, advisory boards, and Town Council
- When and how it will be most effective to engage the public
- Phasing of work product and the interrelatedness of drafting components
- Factors that influence approach and resources
 - Council touchpoints and involvement
 - Public outreach (timing, frequency, intent)
 - Illustrative components and formatting

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