

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; text-align: center;"> <p>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; text-align: center;"> <p>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; text-align: center;"> <p>Scope of future Contract</p> </div>