

LUMO Rewrite – Scope Options & Estimated Costs

	Option 1 \$250,000 - \$350,000	Option 2 \$350,000 - \$575,000	Option 3 \$575,000 - \$850,000
Tasks			
Analysis of LUMO	X	X	X
Recommendations for changes to implement Chapel Hill 2020	X	X	X
Recommendations for creative solutions	X	X	X
Recommendations for changes to development review process	X	X	X
Recommendations to align zoning map to LUMO changes	X	X	X
Evaluation of Engineering Design Manual		X	
Evaluation of Town Code		X	X
Interviews with staff & stakeholders		X	X
Testing of proposed regulations to understand impacts including potential unintended consequences		X	X
Evaluation of parcels that could be rezoned to effectuate new zoning designations		X	X
Intensive study of 4 Focus Areas			X
Analysis of tactics to provide for the “missing middle” in SF neighborhoods			X
Analysis of costs for public benefits & necessary zoning incentives to produce such benefits			X
Analysis of possible options to influence the market, i.e. public-private partnerships, public improvements to fulfill vision for Focus Areas			X
Analysis of zoning tools and strategies for resilient zoning options including the transportation/land use nexus			X
Deliverables			
Report of deficiencies in LUMO	X		
Draft LUMO chapters with no more than <u>2</u> revisions	X		
Draft LUMO suitable for adoption	X		
Summary of findings from Interviews		X	X
Report of deficiencies in LUMO & recommendations for solutions		X	X
Report of changes to LUMO to implement <i>Chapel Hill 2020</i> including FLUM		X	X
Report indicating results of testing of proposed regulations & evaluation of new zoning designations		X	X
Blueprint of changes to each LUMO chapter prior to drafting code language		X	X
2-D graphics for Project website		X	X
Draft LUMO chapters with no more than 3 revisions		X	X
Draft LUMO suitable for adoption with <u>one</u> revision to draft		X	X
Digital maps to compare existing & proposed zoning		X	X
Report detailing recommendations on Focus Areas after intensive study			X
3D massing studies, bird’s eye plan views & street sections for 4 Focus Areas			X
Report on tactics to produce affordable housing in SF neighborhoods			X
Report on costs of public benefits & needed zoning incentives to obtain such public benefits			X
Report on possible options to influence the market, i.e. public-private partnerships, public improvements to fulfill vision for Focus Areas			X
Report of zoning tools and strategies for resilient zoning options including the transportation/land use nexus			X
Static & Interactive LUMO			X
Engagement			
Interviews with staff & stakeholders		X	X
Attendance & facilitation at 9 public meetings	X		
Attendance & facilitation at 10 public meetings		X	X
Online engagement including online preference survey		X	X
4 design charrettes			X
Optional Services \$50,000 - \$85,000			
Services during adoption process			
Post adoption consultation including training			
Administration assistance			
Cost of Additional Meetings ~ \$3,500 per meeting			

Key	Predictable	Functional	Intentional
	Major Cost Items		