



November 12, 2021

Mr. Kevin Krulik, City Engineer
Mr. Ben Bontrager, Planning Director
City of Lebanon
401 South Meridian Street
Lebanon, IN 46052

RE: Redevelopment Concept Planning / Southeast Quadrant of I-65 & SR39 Interchange

Dear Kevin:

Thank you for the opportunity to serve the City of Lebanon with Redevelopment Concept Planning for the southeast quadrant of the I-65 & SR39 interchange. We understand that the City has control of the old hotel property, plus adjoining potential additional acreage. We understand the current planning area to include a 280-acre tract.

The proposal that follows outlines an approach to how our team would collaborate with City stakeholders on this redevelopment conceiving. Should adjustments in approach be necessary to meet your needs, we will certainly refine the methodology to align with the City's priorities.

Scope of Services

Per our discussion, Context will execute the following tasks:

- Gather and study existing planning, zoning, utility, land use, thoroughfare plans, and related/recent development announcements that may inform the planning direction.
- Compile and convert available data into a working base for planning purposes. Analyze any restrictions, overlays, or development obstacles uncovered during the discovery process.
- Gather Storyboard Images and Precedent Studies that depict similar vocabulary, development patterns, and comparable project imagery to help inform early planning possibilities.
- Prepare two (2) Preliminary Redevelopment Concept scenarios, in 2D sketch-type format depicting land use, circulation, connectivity, building massing, and recommended development characteristics throughout the identified acreage.
- Present Preliminary Redevelopment Concept Plans to the City's stakeholders to gather feedback and inform refinement of a single hybrid conceptual development scenario.
- Refine one (1) Final Redevelopment Concept Plan that best aligns with the City's priorities. This illustration will be in 2D color format and placed over aerial imagery. Publication-ready 2D color artwork will be made available for the City to use for press activity and/or use in development partner conversations.
- Participate in up to four (4) Coordination Meetings with City stakeholders to coordinate planning efforts. Meetings may be a combination of in-person and virtual sessions, as appropriate to the flow of the project. If desired, presentation of the final plan to City Council will be provided at no charge.

Assumptions

We have made the following assumptions regarding our work on this project.

- The City of Lebanon will coordinate any presentations for the project and control what, if any, graphics are distributed. Context will participate in meetings as described within this scope letter as part of Base Services. Context can add additional meetings, if needed, on a Time & Material basis at the City's direction.

