

City of Lawrence
Pendleton Pike Overlay District
Amendment #1 to Agreement of Professional Services
Scope of Services

This amendment supplements the Agreement for Professional Services related to the Pendleton Pike Overlay District signed July 25, 2024 between Rundell Ernstberger Associates (REA) and the City of Lawrence Redevelopment Commission (Client). The amendment is to provide additional scope to change the overlay district to development districts as required by the City of Indianapolis Department of Metropolitan Development (DMD).

PROJECT UNDERSTANDING

The purpose of this amendment is to address DMD's comments regarding the overlay district content shifting the ordinance from an overlay district to a standard district. This will become a Commission sponsored rezoning for the Pendleton Pike study area.

Scope of Work

Phase 4: Revision

- Task 4.1 Review the draft for compatibility with the interlocal agreement with DMD. This essentially requires the establishment of Development Plan District (DPD) for the City of Lawrence.
- Task 4.2 Revise the purpose, intent, authority, and applicability section to be consistent with other Development Plan Districts (DPD).
- Task 4.3 Change the overlay district to DPDs. Use the establish mapped 'subdistricts' as different zones for Pendleton Pike. Additionally permitted and excluded uses will be distinguished for these new districts, including the use conditions created in the previous phase. The use table will be updated to reflect this.
- Task 4.4 Update approvals section and allow for specific exemptions by Administrator's approval. Will also need to incorporate the review process for the new district.
- Task 4.5 Incorporate the form-based standards and develop design considerations into the district development standards. This would include parking, signs, architectural standards, and other requirements as noted in Chapter 13 of the overlay district draft. Each district (subdistrict) would have its own development standards.
- Task 4.6 Definition spelled out in the existing Overlay District Chapter 15 will be reviewed against the City of Indianapolis Rezone Indy. If a definition doesn't exist, we would advocate for it being amended into the ordinance definition chapter.

- Task 4.7 REA will provide a completed update zoning district draft to the City of Lawrence for their review. A review meeting will be held, and changes will be made based on that meeting.
- Task 4.8 REA will provide the revised DPD draft to DMD for their review and comment. REA will allocate two meetings with DMD to address comments.
- Task 4.9 Based on final mark ups from the City of Lawrence and DMD, REA will prepare a final draft of the DPD and provide native files to DMD for their incorporation into a City-sponsored rezoning.
- Task 4.10 REA will attend up to two meetings of the MDC to support DMD staff in their presentation to MDC.
- Task 4.11 REA will attend, if necessary, a meeting of the City-County Council about the adoption of the Pendleton Pike Development Plan District.

Fee Amendment

The consultant will provide additional professional services for a lump sum amount of fourteen thousand four hundred dollars (\$14,400) which brings the total contract amount to fifty-one thousand one hundred dollars (\$51,100). The invoice will be billed monthly at a percent complete.

Phase	Cost
Amendment 1 Additional Services	\$14,400.00
Expenses	\$0
Total	\$14,400.00

(rest of page deliberately left blank)

This Agreement together with the Attachments identified herein, constitutes the entire agreement between Client and REA, and supersedes all prior written or oral understandings. This Agreement and said Attachments may only be amended, supplemented, modified or canceled by a duly executed written instrument.

IN WITNESS WHEREOF, the parties have entered into this Amendment as of the date set forth above.

REA

**CITY OF LAWRENCE
REDEVELOPMENT COMMISSION**

By _____

By _____

Name Cynthia A. Bowen, FAICP

Name _____

Title Partner

Title _____

Date: _____

Date: _____