

Request For Proposals (RFP) for Consultant Services for the Redevelopment Plan of Northshore Square Mall Slidell, LA

Project Overview |

St. Tammany Corporation is seeking proposals from qualified consultants to develop a comprehensive redevelopment plan for the Northshore Square Mall property, located at 150 Northshore Square Blvd., Slidell, Louisiana. This property is a key asset in the region, and St. Tammany Corporation envisions its transformation into a vibrant, economically sustainable, and community-oriented development that aligns with St. Tammany's economic development goals.

This RFP outlines the desired scope of work, and the qualifications needed. Consultants with proven expertise in urban planning, economic development, real estate development, community engagement, and environmental sustainability are encouraged to submit proposals. The redevelopment plan must align with St. Tammany Parish's economic development goals and competitive advantages to maximize impact. The goal is to create a redevelopment plan for the property that addresses the economic, social, and environmental needs of the community, leveraging the region's assets to promote sustainable development and smart growth practices.

Project Background |

Northshore Square Mall, once a thriving retail center, is now an underutilized property in Slidell, Louisiana. The City of Slidell seeks to breathe new life into this property through a comprehensive redevelopment plan that addresses the evolving economic, social, and environmental needs of the community. This redevelopment will be central to creating a mixed-use, multi-functional destination that enhances the quality of life for residents and maximizes the site's potential as an economic driver.

St. Tammany Corporation has outlined several key goals for this project, including:

- **Economic Development:** Enhance regional economic growth by creating jobs, attracting businesses, and increasing the tax base.
- **Sustainability:** Leverage smart growth principles to ensure long-term environmental, social, and economic sustainability.
- **Community Engagement:** Develop a project that reflects community priorities and promotes inclusive, equitable growth.
- **Smart Growth:** Utilize best practices in urban planning to create walkable, connected, and multi-use spaces.

Objectives |

The primary objectives of the redevelopment plan are:

1. **Economic Revitalization:** Highlight redevelopment opportunities that foster long-term economic growth and investment in the region, enhancing Slidell's role within St. Tammany Parish.
2. **Alignment with Targeted Sectors:** Consider the targeted industry sectors identified by St. Tammany Corporation into the redevelopment strategy, ensuring alignment with St. Tammany Parish and City of Slidell's overall economic development goals.
3. **Sustainable Development and Community Engagement:** Prioritize environmentally sustainable and smart growth practices as well as community engagement in the planning process. Plan must take into account input from local stakeholders, elected officials, and community members.

4. **Community Impact:** Develop a plan that provides employment opportunities, both during and after construction, and provides stable, long-term tax revenue for the City of Slidell.

Scope of Work |

1. Site Analysis and Data Collection

- Conduct a comprehensive assessment of the site, including but not limited to:
 - Environmental conditions of site and existing building including those requiring remediation
 - Evaluate and identify any regulatory requirements, including zoning changes needed to facilitate redevelopment opportunities and historical preservation considerations
 - Structural integrity of the existing building
 - Existing utilities including their long-term viability and any needs for capacity expansion
 - Effectiveness of transportation infrastructure, including egress paths, access roads, and parking
- Analyze the surrounding economic conditions in Slidell, including current land use, property values, and regional market trends.
- Review and integrate St. Tammany Parish's economic development competitive advantages (e.g., transportation corridors, workforce availability, quality of life, business climate) into the redevelopment framework.
- Gather data on existing local and regional development incentives, including tax incentives, grants, and public-private partnership opportunities.

2. Conceptual Design and Master Planning

- Develop a conceptual master plan for the site
- Ensure the design meets local building codes, zoning requirements, and best practices for sustainable urban redevelopment

3. Alignment with Targeted Industry Sectors

- Review the targeted industry sectors identified by St. Tammany Corporation and evaluate redevelopment opportunities in historically significant and growing industries. Current targeted industries include, but are not limited to:
 - Logistics and Distribution
 - Scientific and Technical
 - Information Technology
 - Research and Development
 - Advanced Manufacturing
 - Healthcare/Life Sciences
 - Defense
 - Corporate Headquarters and Professional services
 - Tourism/Sports/Entertainment
- Identify opportunities to integrate these sectors into the redevelopment plan, such as designating specific areas for healthcare hubs, clean advanced manufacturing facilities, technology incubators, tourism related event space, etc.
- Propose strategies to attract businesses in these sectors to the redeveloped site, leveraging St. Tammany Parish's competitive strengths and resources.

4. Community Engagement and Stakeholder Outreach

- Facilitate meetings and workshops with local stakeholders, including residents, business owners, community leaders, and public officials, to gather input on community needs, preferences, and priorities.
- Incorporate community feedback into the redevelopment plan, ensuring the proposed uses and amenities align with local desires and long-term goals.
- Develop a community engagement strategy that continues through the planning and redevelopment phases.

5. Economic Impact and Feasibility Analysis

- Conduct an economic impact analysis to assess the potential effects of the redevelopment plan on the local economy, including job creation, tax revenues, and investment attraction.
- Perform a financial feasibility study, outlining potential costs, funding sources, and revenue projections, including public-private partnerships (PPP), tax credits, grants or other available financing mechanisms.
- Identify federal, state, and local incentives that may support the project's implementation.
- Propose strategies for creating long-term economic sustainability, ensuring that the redevelopment generates positive economic outcomes for the City of Slidell and St. Tammany Parish.

6. Sustainable and Resilient Design Framework

- Incorporate environmentally sustainable practices into the redevelopment plan, such as energy-efficient building design, green spaces, and water management systems.
- Propose solutions for ensuring long-term resilience against environmental challenges (e.g., flood mitigation, stormwater management).

7. Zoning and Land Use Recommendations

- Evaluate current zoning regulations and propose necessary zoning changes or variances to accommodate the proposed redevelopment.
- Develop a detailed land use plan that aligns with St. Tammany Parish's comprehensive plan and local ordinances.
- Provide recommendations for increasing the flexibility of the site for potential future uses, ensuring adaptability to changing market demands.

8. Phased Development Strategy

- Create a phased redevelopment plan that outlines key project milestones, ensuring a logical and feasible sequence of development activities.
- Identify short-term, medium-term, and long-term redevelopment opportunities, based on market conditions, funding availability, and stakeholder input, ensuring long-term sustainability and adaptability of the project.
- Outline a strategy for leasing, tenant recruitment, and operations of the completed development.

9. Final Report and Presentation

- Prepare a comprehensive redevelopment plan report that includes the findings from the site analysis, stakeholder engagement, economic impact study, financial feasibility, and phased development strategy.
- Present the final plan to key stakeholders, including City of Slidell officials, St. Tammany Corporation, and the regional development community.
- Provide recommendations for moving forward with the implementation of the redevelopment plan, including identifying potential developers and next steps.

Immediate Deliverables |

1. **Site Assessment Report:** Includes the findings from the site analysis, environmental conditions, and market trends.
2. **Economic Impact and Feasibility Study:** A detailed report assessing the economic benefits, costs, and financial sustainability of the redevelopment.
3. **Funding Strategy:** Includes recommendations for funding sources and other resources that can be utilized by the City and development partners to fund improvements.

Ultimate Deliverables If Chosen |

1. **Site Assessment Report:** Includes the findings from the site analysis, environmental conditions, and market trends.
2. **Economic Impact and Feasibility Study:** A detailed report assessing the economic benefits, costs, and financial sustainability of the redevelopment.
3. **Funding Strategy:** Includes recommendations for funding sources and other resources that can be utilized by the City and development partners to fund improvements.
4. **Community Engagement Summary:** Documentation of stakeholder input, community feedback, and how it was integrated into the plan.
5. **Redevelopment Master Plan:** A comprehensive master plan, including zoning recommendations, land use strategies, design principles, and targeted sector integration.
6. **Phased Development Strategy:** A timeline and milestones for the redevelopment process.
7. **Final Presentation:** A presentation summarizing the redevelopment plan and recommendations to key stakeholders.

Evaluation Criteria |

Proposals will be evaluated based on the following:

1. **Experience and Qualifications:** Demonstrated expertise in urban planning, economic development, and former mall redevelopment projects, particularly those that align with St. Tammany targeted industry sectors.
2. **Knowledge of St. Tammany Parish:** Familiarity with the region's economic landscape, competitive advantages, and key industries.
3. **Methodology:** The proposed approach to site analysis, community engagement, and economic impact analysis.
4. **Financial Feasibility and Sustainability:** A clear plan for ensuring the financial sustainability of the project.
5. **Community-Centered Approach:** A focus on community engagement and alignment with local needs.

Submission Requirements |

1. **Consultant Qualifications:** Include a resume, portfolio, and references for relevant past projects.
2. **Approach and Methodology:** Detailed description of how the consultant will conduct site assessments, stakeholder outreach, and create the redevelopment plan.
3. **Proposed Timeline:** Provide a timeline for each phase of the project, including milestones and deliverables.
4. **Budget:** Cost will be a major factor in final selection. City funds have been allocated for a reasonable market rate.

Timeline |

- *RFP Issued: January 1, 2025*
- *Deadline for Letter of Intent: January 31, 2025*
- *Deadline for Submission: March 3, 2025*

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This RFP is designed to attract consultants with experience in urban redevelopment, economic development, and community engagement. The redevelopment plan will leverage St. Tammany Parish's competitive advantages and target industry sectors to create a transformative and sustainable project for the City of Slidell, St. Tammany Parish, and the Greater New Orleans region.