



Request for Proposals Lakefront Development



November 20, 2009

Attention: Real Estate Developers

In 2005, the City of Lake Charles suffered loss and devastation from the winds and waters of Hurricane Rita. While the storm damaged homes and buildings, the strong community of Southwest Louisiana was unshaken—rather it was strengthened. The citizens of Lake Charles drew together and vowed not only to repair that which had been broken, but to rebuild and revitalize this city.

The primary focus for this effort was drawn on the very centerpiece of the community—the downtown and lakefront. Partnering with the Louisiana Recovery Authority, world-class planning professionals, and through a series of public charrettes, the City developed a Lakefront Development Plan. For sixty years, there had been much talk and debate about developing the lakefront, but in May of 2007, that debate came to an end when 80% of the voters approved the development plan in a public referendum.

Lake Charles wasted no time implementing the plan, becoming the first City in the state to begin construction on a plan arising out of the Louisiana Recovery Authority process. While construction is currently underway on the first phase of the public improvements along the seawall, the plan also authorizes the leasing of approximately 50 acres of waterfront property for private development.

We invite you to consider joining with us and building a high visibility mixed-use walkable development on our beautiful lakefront. The City will begin accepting proposals, in accordance with the enclosed request, sixty days from the date of this letter. We will continue to entertain proposals until the entirety of our lakefront properties have been leased for development.

Southwest Louisiana's economy has been amazingly resilient through the current economic downturn. Lake Charles recently topped the list of Business Week's strongest nationwide construction markets. We sincerely hope that you will consider becoming a part of our growing community.

Sincerely,

Randy Roach
RANDY ROACH

Mayor, City of Lake Charles



Interested parties that would like to receive Request for Proposals packages should

Indicate your firm's interest and full contact information to:

Lori Marinovich, Director

Downtown Development, City of Lake Charles

PO Box 900; Lake Charles, LA 70602

email: lmartinovich@cityoflc.us; <http://www.cityoflakecharles.com>

Targeted Development Tract One A

Tract One A with Acreage



PROJECT SITE

In order to jump start development on the designated lakefront property the City engaged DPZ to prepare a sample development scheme for **Tract One A**. The DDA has utilized this conceptual development scheme to further enhance the public space surrounding the developable tract in preparation for private development. This sample development scheme is offered as an example of the type of development which the City would like to see on the lakefront, however, developers are invited to submit proposals which may improve upon this plan.

The City has committed funds for capital projects to complement future development, to add value and amenities and to refine the perimeter envelope of the developable area. A more complete description of the City commitments are found in the May 2009 Lakefront Downtown Action Plan:

Waterline loop; renovations and maintenance; relocated parking and street striping completed 2009	\$500,000
Gill Street Extension:	\$3.0 M
Lake Edge Servitude - Promenade under-construction	\$3.6 M
Park and Amphitheater improvements: Bid date Feb 2010	\$8 -10 M
Municipal Marina: Underconstruction	\$1.75 M

Green space/ common area:

The internal green-space "Arrow" allows for a pedestrian corridor to connect the Kirby street intersection through the development to the park and other development amenities.

Downtown/Lakefront Capital Projects

\$20-26 Million City Commitment



- ACTIVE PROJECTS**
1. Renovations - City Owned and Public Properties
 2. Bord du Lac Drive Striping Project
 3. Lakefront Promenade
 4. Bord du Lac Drive Waterline Extension
 5. Bord du Lac Park Marina

- 2009 WORK ITEMS**
1. Lakefront Promenade
 - a. Louisiana Landing Fountain
 2. Bord du Lac Park and Amphitheater
 3. Gill Street Extension
 4. Ryan Street
 - a. Ryan Street Blueprint
 - b. Ryan Street Streetscape
 - c. Wayfinding (District wide)
 5. Gateway Projects
 - a. Python Coulee Surge Protection Levee
 - b. Taussig Property Landscape Enhancements
 - c. Ryan St. Python Coulee Bridge Replacement
 - d. Clarence and Ryan St. Streetscape
 - e. Shell Beach Dr. - Python Coulee Bridge
 - Lifecycle Management Program
 - Landscape Maintenance Services
 - Renovations - Shoreline Restorations
 - Former Sears Automotive at 100 Mill St.
 - Former Sears Retail at 600 block Ryan St.
 - Transit Center at 1155 Ryan Street

- PARTNERSHIP PROJECTS**
1. American Wetlands Discovery Center
 2. Veterans Memorial
 3. 1-10/Ryan Street Off Ramps
 4. Harbor/Marina
 5. Python Coulee Multi-Use Trail
 6. Tract 4
 - a. North Beach Improvements
 - b. Yacht Club Improvements

Lakefront Downtown Concept Overview



marina

transit center

ironworks

promenade

ryan street gateway

