



Request for Proposals – St. Bernard Redevelopment Plan

Heritage Business District

The Village of St. Bernard is seeking proposals from qualified planning, design, engineering consulting firms to create a redevelopment plan for the Heritage Business District, further described in this Request for Proposals (RFP).

The plan will provide recommendations for the use and development of public properties, considering factors such as traffic patterns, zoning regulations, and economic opportunities. The project will involve input from property owners, business owners, residents, stakeholders, and the general public to ensure that the plan reflects the community's priorities and aspirations.

The study area includes the historic main street of the Village which runs along Vine Street from Orchard Street to E Ross Avenue. This ½ mile stretch of Vine Street includes many institutional uses such as St. Clement School & Church, Village Hall, Village swimming pool and recreation field, the former police station, the St. Bernard Eagles Hall and the Village recreation hall. Various small offices and retail services, restaurants, and a brewery also occupy the district. The Village is currently in the process of redeveloping “St. Bernard Square” a publicly-owned shopping center to the north of the study area for mixed use.

The Village initiated several aggressive efforts in the area based on guidance from the 1998 plan including acquisition and demolition of blighted properties, extensive streetscaping, creation of public parking lots, relocation of safety services to the corner of Vine Street and Mitchell Avenue. Renovation of several buildings by Village Community Improvement Corporation (CIC) and private interests have resulted in the new amenities such as I am Coffee, Streetpops, the Woodstone Winery and Distillery, Chicken Scratch, and the forementioned Wiedmann Brewery. New construction has been seen outside the district in residential areas and with the public library just north of McClelland.

The plan will be designed to recommend short term, low-cost improvements, and medium term more capital intensive improvements to guide the revitalization of the corridor and continue to attract and encourage the right kinds of private investment in a manner that reflects the aspirations of the community. Thoughtful use of the Village's various physical assets in conjunction with public input and participation from business owners and private property investors will ensure continued vibrancy.

The principal aims are to more fully activate the existing buildings and attract new construction where appropriate and generally increase the vitality of this historic neighborhood.

Proposals will be submitted to Alloy Development Company by email in the form of a PDF to dferguson@alloydev.org

Proposals must be submitted before **Friday April 4th at noon EDT.**

Any questions may be directed to Daniel Ferguson, dferguson@alloydev.org (513) 319-1725.

Scope of Work

The Heritage Business District Redevelopment Plan will evaluate improvement options to the district while providing a cohesive overall design. The scope of work is summarized as follows:

1. Review existing studies conducted on the business district and existing conditions
2. Meet with Village administration throughout the process to discuss the proposed concepts, design standards, and construction details
3. Facilitate a public input session to collect feedback from property owners and stakeholders
4. Provide redevelopment scenarios, and present them at a public meeting for discussion

Area

The Study Area can be viewed on Google Maps by following this link-
<https://tinyurl.com/StBernardHeritageDistrict>

Areas of Interest

1. Former Fire Station Site
2. Proposed St. Bernard Square Development
3. Grocery Anchored Shopping Center
4. Public Library
5. 53rd Bank Building
6. Weidemann's Brewery
7. Current Village Administration Building and Recreation Hall
8. Erie Canal Bed
9. Former Police Station
10. La Rosa's Restaurant
11. Scattered Unimproved Public Lots on Vine



Consultant Selection Process

Proposals will be submitted on or before **Friday April 4th at noon EDT**. Proposals will be submitted in the form of a PDF by e-mail to dferguson@alloydev.org. Once received, the proposals will be reviewed by Village of St. Bernard Administration. Additional information may be requested from any or all submittals to establish a detailed understanding of the proposal. Selected firms will then be notified and invited back to interviews in April. The Administration anticipates having a decision on the best overall proposal and project fit by **May 2025**. The Village's expectation is that final documents are completed by **December 2025**.

Budget

\$30,000 in funding has been approved for this strategy. Proposals are expected to match this budget but may provide expanded scope options and specify the additional cost per option. Any additional funding would require approval by Village Council.

Additional Information

St Bernard Comprehensive Plan 1998 – <https://tinyurl.com/StBernard1998CompPlan>