

## **ADDENDUM #1**

### **Economic Development Strategy for Soulard and Kosciusko Neighborhoods**

December 15, 2025

#### **Questions received as of 12/1/25**

- 1. Will the Soulard Community Improvement District (CID) be the primary point of contact for the Economic Strategy development process? Are there any other entities or representatives who will serve in a day-to-day coordination role?**

Yes, the CID will be the primary point of contact for the Economic Strategy development process.

- 2. What are the primary organizations the CID plans to include in the Economic Development Strategy planning process? Is there an established steering committee or advisory group that will guide the project and provide input throughout the engagement?**

The primary organizations to be included in the Economic Development Strategy planning process are the Soulard Community Improvement District, the Soulard Business Association, the Soulard Special Business District and the Soulard Restoration Group. The CID is open to the idea of establishing a steering committee or advisory group, however one does not currently exist.

- 3. Will the selected consultant team have access to relevant data and previous planning efforts to inform the Economic Development Strategy? For example, will materials such as retail sales data, previous commercial or residential survey results, CID financial data, GIS layers, or any other available datasets be available?**

Yes, the CID will share any and all available data and previous planning efforts with the selected consultant team.

- 4. Have the key corridors referenced in the RFP's Introduction and Purpose section already been identified and, if so, how many are included?**

Key economic development corridors have not been defined although key corridors have been defined from another Traffic Calming study that has been completed previously. Since these previously-defined corridors are related to traffic calming (and not economic development), they may not be relevant for the work here.

- 5. Which public and private partners are expected to play a role in implementing the roadmap, and what level of involvement is currently anticipated from each?**

The CID anticipates that all relevant public and private partners (to be determined as part of this study) will play a role in implementing the roadmap, and that the level of involvement will vary depending on the task.

**6. Does the CID own property in either neighborhood?**

No, the CID does not own any property within either neighborhood.

**7. What is the CID's relationship with the Sewer District? Are they considered a key stakeholder in this effort?**

Other than CID Board members being users of the Sewer District, there is no relationship, although we would certainly want to know if improvements to the sewer service are needed as part of this economic development effort.

**8. Do you have a specific number of larger public meetings/workshops in mind, in addition to smaller-format stakeholder interviews? Were you envisioning that all stakeholder engagement be in-person, or are some virtual touchpoints acceptable?**

We do not have a specific number of larger public meetings/workshops in mind, but will leave that to the expertise and discretion of the applicants in order to maximize public input into the process. We do find some virtual touchpoints acceptable.

**9. Do you have a working list of key stakeholders you'd be willing to share with interested firms?**

We would expect this process to assist with defining key stakeholders, organizations and businesses.

**10. Is your expectation that the community survey be "statistically valid?"**

That is a 100% expectation in order for community survey results to be reliable, meaningful and to confirm that the observed effects truly exist and aren't just random noise.

**11. What is your preferred cost proposal structure? Do you have a specific format in mind? Is estimated cost on a per-task basis, along with travel and other direct costs, acceptable?**

An estimated cost on a per-task basis, along with travel and other direct costs, is acceptable.

**12. What drove the decision to include Kosciusko in the planning boundary, in addition to Soulard?**

Kosciusko is partially within the boundaries of the current CID and there are several underutilized properties in this neighborhood that would benefit from being included in the Economic Strategy. Furthermore, when the City of St. Louis conducts its larger planning efforts for Soulard (TBD in the future), their efforts WILL include all of the Kosciuszko neighborhood. We want to align our planning efforts with any future planning efforts from the City of St. Louis.

**13. Given the distinct land uses and development patterns in each neighborhood, is the intent of this planning effort to elevate and build upon their unique characteristics, or to establish a more unified and cohesive identity across both areas?**

We are open to retaining the unique characteristics of each neighborhood, but we see the benefit of a more unified and cohesive identity across both areas.

**14. Is there an interest in expanding the Soulard CID boundary to include Kosciusko? How might the Kosciuszko-specific recommendations that emerge from this planning effort be funded and advanced if not for CID expansion?**

Parts of Kosciusko are already within the boundaries of the current CID (please see attachments in RFP). A future expansion to include the broader portions of Kosciusko is possible.

**15. Will the CID board be the primary provider of project guidance/oversight, or is there an intention or desire to form a steering committee that includes outside stakeholders, including those who are primarily connected to Kosciusko?**

Yes, the CID will be the primary point of contact for the Economic Strategy development process. The CID is open to the idea of establishing a steering committee or advisory group, however one does not currently exist.

**16. Which partners might be responsible for implementing the plan, in addition to the CID, and what might be the accountability structure for following through on implementation?**

The CID anticipates that all public and private partners will play a role in implementing the plan, and that the level of involvement will vary depending on the task.

**17. What are the expectations around regulatory alignment and City Planning & Urban Design involvement?**

The CID expects the Economic Strategy to support the future neighborhood planning efforts of the City's Planning and Urban Design Agency.

**18. According to the map on page 3, there is some overlap between this project and the Gateway South Redevelopment Area. How should recommendations from each planning effort interact or reinforce each other?**

The CID is not very familiar with the Gateway South Redevelopment project but our efforts need to complement and/or ensure consistency across these already developed initiatives.

**19. Should this project consider the disposition of the former NGA site and potential future uses for this site?**

Yes, the current NGA site should be considered.

**20. Will the CID play an active role in connecting the selected consultant to local stakeholders for engagement?**

Yes, the CID will play an active role in connecting the selected consultant to local stakeholders for engagement.

**21. Will the CID play an active role in hosting public meetings and workshops for this planning process?**

Yes, the CID will play an active role in hosting public meetings and workshops for this planning process.

**22. Could “infrastructure improvement priorities” be further defined as a deliverable? Is the goal to assess sewer/utility needs, road improvements, facade/interior building projects that yield business attraction opportunities, or perhaps a mix of these?**

The CID expects the Economic Strategy to identify infrastructure improvements that support business growth, attract investment, and improve overall quality of life in both neighborhoods.

**23. What does existing private/philanthropic investment and support into these neighborhoods look like?**

The CID has a strong working relationship with its private/philanthropic partners in the both neighborhoods. In the past we have partnered with Mardi Gras Inc., Anheuser Busch Companies and St. Peter and Paul Church.

**24. Are there other neighborhoods in STL or elsewhere that have succeeded with specific forms of economic development that you’re hoping to learn from?**

We are not aware of any but are hoping to learn of other local success from this planning process. And if we do learn of some specific examples, we hope to learn more about their experiences (both good and bad).