



WILDWOOD

April 22, 2021

MEMORANDUM

To: Wildwood Historic Preservation Commission Members

From: Department of Planning and Parks

Re: Interview Results from Planning and Design Firms for Historic Route 66 Roadside Park (Ward Eight)

Cc: The Honorable James R. Bowlin, Mayor
The Honorable City Council of Wildwood
Steve Cross, City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works

Background >>>

The City of Wildwood purchased a one-half (1/2) acre site that is located on Manchester Road and it was part of a mixed-use development intended to be the setting of two, small-sized commercial buildings, but they never came to fruition. With the purchase of the property by the City and discussions with the Historic Preservation Commission, the concept for its future use naturally seemed to be best suited for recognition of Wildwood's place in the storied history of Route 66.

In 2020, at the direction of the Historic Preservation Commission, the Department issued a **Request for Qualifications (RFQ)** for this one-half acre site. This RFQ sought qualified planning and design firms to submit their credentials and outline how they would proceed with a design theme and plan for the development of the Historic Route 66 Roadside Park. The City received ten (10) responses to the Request for Qualifications (RFQ) from the consulting community. These firms were presented to the Commission at its January 2021 meeting, at which time, discussion was held to narrow the field of candidates to three (3) in total for the purposes of scheduling interviews for the next step in the selection process. The following three (3) firms were selected by the Members:

1. Gateway Design Studio;
2. SWT Design; and

3. Great Rivers Engineering

A general summary of the responses provided by the three (3) firms selected to be interviewed is provided in the table below:

<u>Consultant</u>	<u>Office Location</u>	<u>Major Points</u>	<u>Previous Experience with City</u>	<u>Partners in Project</u>
Gateway Design Studio	St. Louis County, MO	<ol style="list-style-type: none"> 1. Completed a similar type of facility (a roadside park) for the City of Eureka. 2. References robust community engagement capabilities, even with COVID-19. 	None	EFK Moen – engineering services and surveying work
SWT Design	Webster Groves, MO	<ol style="list-style-type: none"> 1. Longstanding firm that has worked on a number of major projects in the St. Louis Region 2. Focuses on environmentally responsible design solutions and participated in best practices for design, engineering, development and use of sites, buildings, and structures. 	City Hall and 2 nd Pedestrian Bridge over State Route 100	Mostly in-house and SFS Architecture
Great Rivers Engineering	St. Louis, MO	<ol style="list-style-type: none"> 1. Team Members have consulted on other Route 66 projects, particularly in the Springfield, Missouri Area. 2. Only firm to engage a project historian to assist in the development of options for the property – Joe Sonderman. 	None	Wood Engineering services; Togerson Design Partners – architectural and real estate services; and Joe Sonderman – renowned author and historian on Historic Route 66

[Interview Results >>>](#)

The interviews were conducted on March 25, 2021, with each firm given the opportunity to offer additional information on their team, as well as highlighting applicable projects, and then answering questions posed by Historic Preservation Commission Members and the Department of Planning and Parks. Each of the firms proved competent and highlighted a variety of unique projects in their portfolios.

In reviewing the information provided from these completed interviews, the Department has created a list of the highlights of each firm, presented in the order they were interviewed:

Gateway Design Studio: represented by Patrick Worker and Linda Moen

Highlights:

- Has experience developing roadside parks, including one (1) along Historic Route 66 in Springfield, Missouri;
- Has the ability to conduct public engagement in an online format, if necessary; and
- Has an interest in designing a low maintenance space by utilizing native plantings and other techniques.

SWT Design: represented by Bonnie Roy and Scott Runde

Highlights:

- Sixty percent (60%) of SWT's projects are public open space, some of which are located within Wildwood;
- Stated they are budget conscious and can work with City and stakeholders for fundraising and donor opportunities;
- Have completed a number of historically significant projects in the St. Louis Region;
- Highlighted the various connections that could be made between the Historic Route 66 Roadside Park and other amenities (i.e., Village Green, trail network, Rockwood Reservation, etc.);
- Has the ability to create high quality visualizations and exhibits, as part of the public engagement and planning process; and
- Stated the importance of an engagement process unique to this project, which will explain the Wildwood community's story, as it relates to Historic Route 66.

Great Rivers Engineering: represented by Jerany Jackson

Highlights:

- Only firm to engage a project historian to assist in the development of options for the property – Joe Sonderman;
- Has extensive experience with Route 66 in Missouri and worked with the Route 66 Association of Missouri to develop the Route 66 Corridor Management Plan;
- Has the ability for an online public engagement approach, if necessary;
- Placed a focus on the potential economic development components of creating a Historic Route 66 Roadside Park that serves as a destination for visitors; and
- Highlighted a thematic approach to the elements of a Historic Route 66 Roadside Park.

Next Steps >>>

At tonight's meeting, the Department is seeking the Historic Preservation Commission's discussion, input, and direction regarding each of the three (3) firms that were interviewed. With this discussion, input, and direction, the Department can prepare a report, with recommendation on the selection of a final firm, which would also allow it to begin negotiations on the necessary contract. Once the Historic Preservation Commission has selected a firm, it would then be presented to the Planning and Parks Committee of City Council, and ultimately, City Council for its approval.

If any of the Commission Members should have any questions or comments regarding this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation and discussion are planned on this matter at tonight's meeting. Thank you for your consideration of this information and direction on the same.