



WILDWOOD

February 28, 2022

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: Updates for the Items Noted Below, with Wards:

- a. Update on the Reserve at Wildwood Project (**Ward One**)
- b. Update on the Prime Place Project (**Ward Eight**)
- c. Center Avenue Update (**Ward Eight**)
- d. Update on Birch Forest Drive Turnaround (**Ward Five**)

Council Members:

The Department of Planning has combined the four (4) project updates that have been requested by the City Council into a single report. The four (4) project summaries that have been prepared are for the Reserve at Wildwood, the Prime Place, the Center Avenue Street Dedication, and the turnaround at Birch Forest Drive. These summaries are as follows:

- a. **Update on the Reserve at Wildwood Project (Ward One)** >>> The Department has received a revised version of the Addendum to the City's Professional Services Contract on Monday (02-21-2022) of this past week. The Addendum was provided to the City Attorney and the consultant, Todd Wagner, by the Department. The consultant was asked to review the Addendum and comment, if applicable. The Department would note that Mr. Wagner has reviewed the Amended Addendum and agreed to sign it. Accordingly, the bill on this matter is set for final passage at tonight's meeting.
- b. **Update on the Prime Place Project (Ward Eight)** >>> The next step of the overall approval process is the Improvement Plans (Construction Plans), which are the detailed sheets the contractor and subcontractors, along with all trades, will use to construct this five (5) story building and related property improvements. It is also important to note the Metropolitan St Louis Sewer District (MSD) has approved the plan sheets, a major milestone.
- c. **Update on Center Avenue Street Dedication (Ward Eight)** >>> The title work has been completed by the City Attorney. The City Attorney has also provided the City Administrator and the Department of Planning the necessary Quit Claim Deeds and accompanying letters that are to be sent to the property owners. These letters have been organized, addressed, and will be

mailed this week (week of February 28, 2022). The aforementioned letters explain the Quit Claim Deed and its intent for the purpose of converting Center Avenue from a private to public street. As part of this process, funding has been set aside in the 2022 Capital Improvements Program for the reconstruction of the roadway. The good news from this long delay in addressing the condition of the roadway is that now two (2) rezoning proposals are pending that have frontages onto Center Avenue and each of them will be required, if approved, to construct portion of the roadway improvements and dedicate them for public use forever. This work will reduce the overall cost to the City of Wildwood.

- d. **Update on Birch Forest Drive Turnaround (Ward Five) >>>** The pre-construction meeting with the selected contractor has been scheduled for March 2, 2022 at the site. Additionally, the revised landscape plan has been completed in draft form and was sent to the two (2) Ward representatives for initial comments and thoughts. The plan is segmented into three (3) parts, principally Area One (west side of Birch Forest Court) is for screening, Area Two, by the emergency access area itself, is more low-growth plantings for visibility needs and needed sight lines, and Area Three is again for screening (east side of Birch Forest Court). The Department would note to achieve the desired screening of this cul-de-sac/turnaround area native plantings were not used.

If any of the City Council Members have questions or comments regarding these matters, please feel free to contact the Department of Planning at (636) 458-0440. A presentation is not planned on these matters at tonight's meeting, given the items are under 'For Information' on the Work Session Agenda. However, if any City Council members have questions or comments, these matters can be addressed therein. Thank you for your review of this information.

Respectfully submitted,

CITY OF WILDWOOD



Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Steve Cross, City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Melanie Rippetoe, Assistant Director of Planning and Parks
Travis Newberry, Senior Planner