



**Missouri's
Local
Program**
*for community
development*

COVER SHEET

(This must accompany your firm's letter of interest and does not count in the page limit)

Firm's Full Legal
Name:

Planning Design Studio LLC

Firm Contact Name:

Noel Fehr

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2816 Sutton Blvd., Suite 1

Saint Louis, Missouri 63143

Work Category:

- Roadway Design
- Trails & Sidewalks
- Construction Inspection
- Traffic Engineering & TEAP
- Structures
- Environmental
- Historic Preservation
- Multimodal Planning / Systems and Facilities Design
- Transportation Planning – **NEW CATEGORY**

December 12, 2025

MoDOT Central Office - Local Program

RE: Letter of Interest & Firm Qualifications - Missouri's Local Program (LPA) 2026-2029 On-Call Professional Services for Trails & Sidewalks

Dear Selection Committee Members,

Planning Design Studio (PDS) is pleased to submit our qualifications to provide professional design services in the category referenced above. The specialty area referenced above encompasses a strong focus of our firm's practice in public realm and open space planning and design.

General Experience of Firm: Since 2006, the PDS team has provided planning, design, and construction period services for trail and sidewalk projects. Our portfolio includes long-standing collaborations with Great Rivers Greenway, East-West Gateway, the Missouri Department of Transportation (MoDOT), and numerous municipalities across the region. Through this work, we have delivered a wide range of public realm improvements—spanning greenways, corridors, and streetscape enhancements.

We recognize that each project is shaped by its unique site conditions, community context, and the goals of its client and stakeholders. A thorough understanding of these elements is essential to developing thoughtful, buildable, and resilient solutions. Our approach emphasizes early and ongoing analysis of opportunities and constraints to ensure that the final design not only meets or exceeds project expectations but also contributes meaningfully to the quality of life within the community it serves.

PDS also has deep experience delivering projects funded through state and federal programs, including MoDOT's Local Public Agency (LPA) program, St. Louis Municipal Park Grants, Missouri DNR Recreational Trails, and the National Park Service Outdoor Recreation Legacy Partnership program. PDS-led projects that have successfully navigated the LPA review process include Great Rivers Greenway's River des Peres and Mississippi River Greenways, Laclede's Landing 3rd Street Improvements, the Missouri Botanical Garden's Shaw Streetscape, the Creve Coeur Gateway Phases I and II, and Brentwood Bound. We have additionally served as a subconsultant on numerous other LPA-funded efforts, supporting partners in meeting technical, regulatory, and documentation requirements.

Our experience with the Municipal Park Grants program includes planning leadership on more than 22 projects and full design services on more than 17 projects. These efforts span communities such as Ellisville, Des Peres, Kirkwood, Brentwood, Maryland Heights, Hazelwood, Pine Lawn, and University City. This breadth of work demonstrates our ability to guide projects from concept through construction while aligning with funding requirements, community priorities, and long-term maintenance considerations.

Past Performance: PDS has extensive experience in successfully completing complex projects, which include managing project schedules, cost control, and quality of work. Over 70% of our work comes from repeat clients, indicating their satisfaction with our performance. We coordinate closely with these clients regarding estimated construction costs and options for how we can make design or material adjustments early to meet budgets and expectations. We often include alternative bid items such that "adds" or "deducts" can be incorporated to establish an acceptable contract price and keep the project moving into construction. Over 95% of bids on our design projects come in under the budget and/or estimate. The low number of addenda issued and less than 4% change order cost on projects is evidence of the attention to design quality. We provide our project managers with the tools to manage their project time charges, control project costs, prepare the design products, and manage the earned fee for their projects.

Qualifications of Personnel: The staff at Planning Design Studio bring a high level of expertise to streetscape, sidewalk, and trail projects, supported by deep experience in planning, urban design, landscape architecture, and construction period services. PDS staff are guided by the core planning and design belief that successful projects emerge from a structured, collaborative process that integrates technical excellence, creativity, and meaningful input from clients and users.

With all of our designers holding degrees in landscape architecture, and six being Licensed Professional Landscape Architects, we can assure that every project benefits from a team that is both professionally trained and ethically grounded in conservation and the enhancement of the relationship between people and nature. This foundation is reflected in our work on major regional initiatives, such as trail alignment studies, and where staff provided master planning, design development, landscape architecture, and construction oversight. These projects highlight the team’s ability to navigate complex site conditions, integrate sustainable design elements, and create community-focused public spaces. Collectively, the PDS team’s qualifications, technical capabilities, and commitment to thoughtful, user-focused design position them strongly to lead comprehensive and successful trail and sidewalk projects from concept through construction.

Familiarity/Capacity: PDS has demonstrated capacity and capability to successfully lead and complete design services on projects with a construction value ranging from \$30,000 to \$15 million, but our typical projects range from \$300,000 to \$3,000,000. Our current staff has the capacity to annually complete design for \$16 to \$18 million of construction. We also regularly bring in other design professionals to provide surveys, geotechnical, architecture, and engineering services. The project descriptions included in this submittal provide an overview of PDS’s design capability in successfully completing related projects for other municipalities.

Accessibility: PDS is committed to being highly accessible and responsive to its clients throughout every phase of a project. The team prioritizes clear, open communication and fosters collaborative relationships by being readily available for meetings, updates, and feedback sessions—whether in person, virtually, or on-site. Recognizing that project needs and priorities can evolve, PDS maintains flexibility in scheduling and adapts quickly to last-minute requests or changing circumstances. Additionally, PDS’s centrally located Maplewood office allows the team to efficiently reach project sites throughout the greater Saint Louis area, further supporting timely coordination and client accessibility.

Our staff’s proactive approach ensures that clients are well-informed and involved in the decision-making process, helping to streamline workflows and address concerns promptly. This client-centered accessibility reflects PDS’s dedication to delivering successful projects that truly align with stakeholder goals while minimizing delays and fostering trust.

Please contact our office if you have questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "L. Andrew Franke". The signature is written in a cursive, flowing style with a small flourish at the end.

L. Andrew Franke, PLA, ASLA, Principal

Planning Design Studio

RELEVANT SERVICES

Landscape Architecture
Multi-Disciplinary Team
Leadership
Project Management
Master Planning
Site Planning & Design
Specification Writing
Cost Estimating &
Implementation Phasing
Contract & Construction
Documentation
Construction Period Services
CADD & GIS Services
Drone Aerial Photography
Mapping & Analysis
Graphic Design

RELEVANT CLIENTS

Great Rivers Greenway
State of Missouri
MoDOT
City of Brentwood
City of Creve Coeur
City of Fairview Heights
City of Saint Louis
Missouri Botanical Garden

FIRM PROFILE

Planning Design Studio (PDS) is an employee-owned firm founded in 2006, offering planning, urban design and landscape architectural services to public and private clients from our office in Maplewood, Missouri. Our staff and firm are licensed by the state to complete all projects offered by the City and maintain the required business/professional insurances.

PDS staff adhere to the planning design principle that successful projects require a well-organized process that includes sound technical expertise, creativity and client/user input. All of our designers have degrees in landscape architecture, six are **Licensed Professional Landscape Architects** and all stand by our professional ethics of conservation, stewardship to the land, and enhancement of the interface between people and nature. To further our efforts, we have a dedicated administrative and marketing staff to assist with any public outreach materials necessary for the successful completion of a project.

With our vast experience in planning and designing public realm projects, PDS excels at blending functional design, aesthetics, sustainability, and "Place Making" expertise to create unique environments.

Our team is deeply committed to the communities we serve. We believe that fostering community pride starts with creating spaces that authentically reflect the spirit of the community. That's why we conduct thorough research and involve local residents and various stakeholders at every stage of the project to ensure their voices are heard and their needs are met.



PRINCIPALS

Noel Fehr, PLA, ASLA

Andrew Franke, PLA, ASLA, LEED GA

Jeff Nilges, PLA, ASLA

Scott Emmelkamp, PLA, FASLA, LEED AP BD+C

DESIGN STAFF

Jonathan Corbett, PLA, ASLA, LEED + SITES AP, CPSI

Scot Talbert, PLA, ASLA

Kaitlin Sampson, Landscape Designer

Lucas Tabaka, Marketing Coordinator

Ian Clark, Landscape Designer

Claire Schneider, Landscape Designer



PROJECT EXPERIENCE

BRENTWOOD BOUND | BRENTWOOD, MO



PDS was the project landscape architect for the public realm aspects of this redevelopment and flood mitigation project. Involvement began during the visioning stage and continued through the design of trails, park improvements, and landscape enhancements to the stormwater improvements. The project will link neighborhoods, community resources, and the regional greenway system and including Rogers Parkway. Involved coordination with multiple regional partners and review agencies, including GRG, MSD, Ameren, MoDOT, Saint Louis County, and the Deer Creek Watershed Alliance. Construction is nearing completion.

Services: Visioning Concepts, Master Planning, Feasibility Studies, Concept through Final Design, Construction Documents

MISSOURI BOTANICAL GARDEN STREETScape | SAINT LOUIS, MO



The focus on this streetscape project for the Missouri Botanical Garden was to provide: 1) Pedestrian connectivity from a satellite parking area; 2) a strong visual identity/branding; and 3) sustainability, all while preserving the established character of the garden and the surrounding neighborhood. The project included a widened sidewalk and trail, pedestrian lighting, ornamental fencing with columns, signing, street trees, and Missouri native plantings. Sustainability through permeable pavement, raingardens, native plantings, and recycled materials. (LPA funded)

Services: Concept through Final Design, Construction Documents, and Construction Administration

OLIVE/I-270 GATEWAY | CREVE COEUR, MO



PDS worked with the City on an accelerated schedule from initial visioning through implementation for pedestrian and aesthetic enhancements to a MoDOT single-point urban interchange project. Enhancements included pedestrian walks, bridge fascia enhancements, surface texturing and coloring, bridge deck median planters, decorative street lighting, ornamental fencing, entry pylons, landscape plantings, and an irrigation system. (LPA funded)

Services: Visioning Plans, Concept through Final Design, Construction Documents, and Construction Administration

PROJECT EXPERIENCE

3RD STREET PROMENADE | SAINT LOUIS, MO



As part of the city arch river project, PDS completed the LA improvements for three blocks of an underutilized automobile-focused road transformed into a pedestrian-oriented public space. The streetscape improves vehicular circulation and on-street parking while creating a new pedestrian promenade and plaza. The plaza features artistic sculptures and raised planting beds with a variety of urban trees and colorful perennials. The improvements to Third Street help to connect this historic district to downtown Saint Louis. (MoDOT/Fed funded)



Services: Planning, Concept through Final Design, Construction Documents (packaged with MoDOT's Roadway Plans), and Construction Administration.

ROUTE 66 STATE PARK BRIDGE | EUREKA, MO



The Route 66 State Park Bridge crosses the Meramec River and is a cherished piece of American history that was abandoned and partially demolished. MoDNR State Parks and a coalition of historic preservation groups are working together to restore the bridge both as a showpiece of American history and as pedestrian/bike access into Route 66 State Park. As a sub-consultant, PDS developed a functional and aesthetic vision for the revitalized bridge. The plan restores the historic truss support structure, replaces the demolished deck and railings with modern-day replicas, and infuses history by creating overlooks with momentous Route 66 artifacts and interpretive signs.



Services: Visioning, Concept Plan/Design, and Illustrations

MARKET PLACE STREETScape | FAIRVIEW HEIGHTS, IL



PDS's early planning work focused on visually and functionally defining the public street corridors that appeared to run through the Market Place parking lots. This was addressed by identifying a streetscape with distinct and consistent character, defined by carefully selected site elements, lighting, street trees, landscape plantings, and signage. Additionally, the project addressed vehicular access and pedestrian circulation. PDS's work included entry features, signage, sidewalks, median treatments, street/pedestrian lighting, roundabout features, landscape plantings, and irrigation.



Services: Master Plan & Design Guides, Concept through Final Design, Construction Documents, and Construction Administration

PROJECT EXPERIENCE

RIVER DES PERES GREENWAY | SAINT LOUIS, MO



This 11-mile project, extending from Forest Park to the Mississippi River along the River Des Peres, was the Great Rivers Greenway District's pilot Greenway project. The greenway's elegant design includes picturesque pedestrian bridges, resting plazas, thoughtful landscape plantings, and a distinctive wave pavement design. Considerable coordination was required with multiple jurisdictions and stakeholders (City, County, COE, MSD, UPRR, Ameren, Spire, and other utilities and community groups. (LPA funded)



Services: Master Planning, Alignment Studies, Concept through Final Design, Construction Documents, and Construction Administration

COUNTY GREENWAY MASTER PLAN | SAINT CHARLES, MO



PDS led and completed the analysis, planning, and public outreach to develop a County-Wide Greenway Master Plan. A key component of the project was working with local municipalities to develop consensus on future greenway alignments that will link into their communities' neighborhoods, parks, schools, commercial nodes, and other resources. In addition, public outreach was essential and included online surveys and public meetings (both in-person and virtual). Based on those input methods, the plan recommended conceptual greenway alignments, priorities for implementation, and maintenance and operations.

Services: Public & Stakeholder Engagement, Alternative Alignment Studies, Master Plan including Conceptual Alignments

MISSISSIPPI RIVER GREENWAY | SAINT LOUIS COUNTY, MO



PDS initially developed a 14-mile master plan extending from River des Peres to Arnold that will link neighborhoods and community resources, including 15 parks via greenways as part of Great Rivers Greenway's River Ring. The \$5.1M first phase of implementation, designed by PDS, runs directly along the Mississippi River to connect the River des Peres Greenway in the City of Saint Louis with Jefferson Barracks Park in the County. Key features of the completed project include one mile of 12' wide trail, 800' of pedestrian bridges, permeable pavement, ornamental fencing, stone columns, scenic overlooks, and interpretive elements.



Services: Master Planning, Alignment Studies, Concept through Final Design, Construction Documents, and Construction Administration