

Community Workshop #1

September 21, 2021

MEETING OVERVIEW

The public meeting was held at the Eagan Community Center from 6:00 pm to 8:00 pm on Tuesday September 21, 2021. When meeting attendees arrived, they were asked to sign in to collect contact information for future project communications, given an information postcard indicating the next public meeting date and the project website (flocompplan.com). There were 46 individuals that signed into the meeting.

At the start of the meeting as individuals arrived, they were asked to complete a written exercise referred to as a “One Word Card.” This brief exercise included three prompts: 1) Write one word to describe Florissant Today?; 2) Write one word to describe Florissant in 2035?; and 3) List your top 3 ideas for Florissant’s Future. The results of this exercise are transcribed below, **See Exhibit A – One Word Card Exercise.**

The meeting agenda included an introduction of the planning team, an overview of the planning process and products that will be developed, an explanation of what a comprehensive plan is, a “getting to know each other” key pad polling exercise, an “emerging opportunities” key pad polling exercise, an examination of future trends to be considered, followed by small group work sessions and a report out from the group on the top opportunities and ideas discussed by each table group. The feedback collected from the Work Session is transcribed below, **See Exhibit B – Work Board Exercise.**

What We Heard – *Recurring Ideas & Themes Expressed by Meeting Participants*

- Desire for **increased retail variety** and beautification of shopping areas especially Lindbergh Boulevard.
- Desire for more **arts and cultural activities** and venues in Florissant.
- Need for a more **diverse range of housing options** to support all stages of life (i.e., lifecycle housing) including senior housing, downsize housing, “Move Up” housing.
- Need for residential **code enforcement** and addressing absentee landlords.
- Improve overall **walkability and bikeability**, street safety and maintenance.
- Work to improve **educational opportunities** in Florissant and increase **senior support services** and expand **youth programs**.
- Increased connectivity to parks, expanded walking paths and trails, and **improved park facilities** with expanded programming with **recreational facilities for all ages**.
- Addressing concerns of **crime and public safety**.

Exhibit A – One Word Card Exercise

Write One Word to Describe Florissant Today...



Write One Word to Describe Florissant in 2035...



List your top 3 ideas for Florissant's Future!

The answers have been organized based upon the topic by which they correspond.

Jobs & Economy

- Small business hub – encourage more
- Expand Job base
- Minority owned business
- High paying jobs

Shopping Districts & Retail

- Improve Lindbergh (like Manchester)
- Improve retail
- More retail
- Redevelopment of business areas
- More shopping stores
- More grocery stores
- Brick ordinance for developers is inhibiting
- Open more stores
- More well known stores set up
- Patio inspired eateries
- Mall / entertainment
- Improved Lindbergh Blvd. Green Spaces – parking in the rear
- Upscale shopping & dining
- More variety in restaurants & businesses (How many chicken places?, Beauty supplies?, car lots?, etc.)

Neighborhoods & Housing

- Get a developer to build semi-luxury housing (high rise?) as close to Old Town as allowed
- Senior housing options
- Stop rental homes
- Keep houses up to code
- No homes for large families
- Improve housing for all age groups
- Less rental homes
- Restricting how many rental properties that one entity can own (absentee landlords)
- Housing stock is old – I work in Brentwood they constantly tear down old housing and build new
- No condo or senior housing really as people age and want to stay in their home but don't want the responsibility of a yard yet.

- Keep the neighborhood clean
- Fewer or limited number of rentals
- Need better code enforcement – house upkeep / mowing / more police present on small items.
- Free building permits for home owners who want to expand / renovate.
- Stricter code enforcements

Streets & Connectivity

- Improve Lindbergh (like Manchester)
- Improved Lindbergh Blvd. Green Spaces – parking in the rear
- Bicycle lanes
- Sidewalks – a walking community
- Widen St. Jean Street from Lindbergh to St. Denis Street.
- Walking / Running Paths
- No One-way streets
- Law enforcement (enforce current traffic, etc.)
- Better street maintenance
- Improve Infrastructure
- More walking / biking trails
- Make streets safe

Education & Community Services

- Increase police presence on side streets
- More Police protection
- Stop Crime
- Public safety
- Public safety
- More police
- Improve education
- Education
- Improve schools
- Must make school district better/safer
- Improve school districts
- Improve schools
- Bring the arts here
- Teen Programs to improve the City.
- More programs for senior citizens – like stocking lakes with fish, so we don't have to go to other places.
- Provide activities for families – sporting facilities & cultural activities
- Community centers for kids – after school support

Equity & Inclusion

- More participation of latinos and others
- Engaged young people / collaboration between
- Better community outreach
- Inclusivity – elect more council members
- Programs for the poor and homeless
- To be more inclusive

Parks, Greenways & Landscapes

- More green space
- Greenspace
- Look at making a more green community
- Update old parks hire an arborist and get the trees cleaned up
- Water parks
- More walking / biking trails
- More playgrounds

Environment & Sustainability

- Light pollution ordinance
- More green space
- Greenspace
- Action on environmental stormwater & flood control
- Clean up & fix cold water creek
- Look at making a more green community

Historic Landmarks & Old Town

- Get a developer to build semi-luxury housing (high rise?) as close to Old Town as allowed
- Vitalize St. Francois in Old Town
- Main Street Makeover (St. Francois) – Incorporate the shrine and attract desirable businesses
- Keep historic buildings up to standard
- Regional destination / Up historical awareness
- Revitalize Old Town area

Adjacent Community Connections

- Connected to neighboring communities

Others

- Community driven events
- Need realistic plan
- Balancing history and future
- All encompassing (regional) vision
- Positive promotion and advertising
- Improve Infrastructure
- Allow people to vote on mayor changes in the City that will/may affect the majority of residents.
- Tech notifications to Florissant Residents
- Rebrand Florissant
- Enforce ordinances

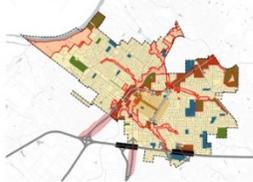
Exhibit B – Work Board Exercise

During the work session, each table had a work board and participants were asked to do a series of things on the work board: 1) Add to the opportunities and list any ideas that the City needs to address through the Comprehensive Plan, 2) Develop Ideas that make Florissant the place you would like it to be in 2035 considering several topic areas that were listed on the board (such as jobs, retail, housing, streets, etc.), and 3) Draw your ideas on the map of Florissant and see if they work. The following is a transcription of the feedback collected at the work session as documented on the work boards by meeting participants.

Work Board (provided to each table of participants to collect feedback and facilitate discussion)



Opportunities



- Improve connectivity to regional job centers along I-270, I-170, and I-70.
- Improve performance of the Ferguson-Florissant and Hazelwood School Districts.
- Reimagine and revitalize Lindbergh Boulevard.
- Improve Florissant's job base diversity.
- Update and improve aging parks and recreation facilities.
- Make historic Old Town a regional destination.
- Improve Coldwater Creek water quality and mitigate flood impacts.
- Enhance neighborhoods with new housing options and improved community amenities.
- Maintain a strong community identity supported by long-standing civic and religious institutions and events.
- Rebrand Florissant to counter negative perceptions.

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What are your ideas to make Florissant the place you want to live, work, & play in 2035?



Draw your ideas on the map above and consider the topics to the right!

Ideas

Jobs & Economy	Shopping Districts & Retail
Neighborhoods & Housing	Streets & Connectivity
Education & Community Services	Equity & Inclusion
Parks, Greenways, & Landscapes	Environment & Sustainability
Historic Landmarks & Old Town	Adj. Community Connections

FEEDBACK COLLECTED FROM WORK BOARDS

OPPORTUNITIES

- Encourage the arts in Florissant (Wall Murals)
- Provide broadband
- Better community outreach – send flyers re: meetings

MAP

- Annex?
- New zoning for multi rise Hotel/Office (South of 270/west of McCluer HS)
- Casino/Steam Boat/Marina along Missouri River
- River Creek Walk along Cold water creek
- Roundabout at Parker/Derhake Rd Spur

IDEAS

Jobs & Economy

- Need manufacturing Jobs
- Encourage development of new business
- Only retail
- Convention space
- Youth jobs programs
- Co-work/We-Work work from home alternative
- Business incubator
- Improve community business support
- Maker space
- More well paying employers
- Locally owned restaurants and retail
- Variety of restaurants
- Business Incubator
- No benevolent agencies for seniors, blind, deaf and handicapped

Shopping Districts & Retail

- No more chicken fast food
- Need more up-scale
- Book store
- Independent book stores
- Get a Drury Inn Hotel
- Revitalize rundown shopping center at Humes and Patterson
- Art Gallery
- Tax abatement owners regulate business length of time
- Require longer time in space
- Longer accountability
- Pop-up shops
- Increase retail variety
- More on Main Street – nothing is in Old Town
- Locally owned restaurants and retail variety of restaurants
- Redesign shopping centers w/ parking in rear or center of buildings
- Create green spaces and trees near streets
- Need variety of retail – limit dollar stores, car washes, etc.
- Clean up existing retail – trash, old mail boxes, weeds
- Art galleries
- Bigger Box Stores – Less Cheap Stores
- Bigger Retail / JCPenney / Macys, etc.
- Restaurants / Sandwich shops / Italian like the Hill
- Expand local retail – Professional clothes, electronics
- Encourage or create activities to draw customers to hubs (trampolines, b-day parties, etc.)
- Limited as far as better retail stores like Nordstrom Rack, Saks Fifth Ave off 5th, Macys Basement.
- No expansion in Florissant except Lindbergh
- We need an art gallery, movie theater, historic museum combining most of the artifacts from historic homes in one place & tours
- Concentrate on Dunn Road so people will exit and enter into Old Town & Lindbergh Business Area
- Businesses that have left Florissant are now empty such as K-mart, Lowes
- Too many dollar trees, family dollars, dollar general, chicken place restaurants line up Lindbergh
- Maintain a litter free shopping center or fines

Neighborhoods & Housing

- No senior housing – condos needed
- Housing stock is old
- More Senior Housing
- Look at Brentwood – tear down homes and build new homes

- Stop rental homes out of town companies are coming into buy
- Limit rentals in neighborhoods
- Enforce code
- Put sidewalks in residential areas
- Code enforcement
- Too many rentals
- More upscale housing
- Avoid too much rental residential
- Need move up housing
- Need downsize housing
- Universal design – accessible one story
- Address absentee landlords
- Graham Road – People parking on brand new sidewalk
- Maintain houses that are here
- Enforce codes
- Absentee landlords – ramifications
- More senior housing opportunities
- Places to gather
- High rise Luxury near Old Town
- A variety of housing with more amenities such as pools, tennis courts
- Housing where there is walking areas to shops
- More recreation facilities for seniors, middle age, baby boomers
- Enforce housing & Building codes

Streets & Connectivity

- Please repair Apple Blossom & Cherrydale sink hole, has been increasing despite notification to city a year ago
- If Lindbergh is shared with bicycles make MoDot Do something about stormwater grates
- Roundabout – Parker / Derhake
- More sidewalks and pedestrian friendly paths
- Unsafe to cross the streets
- Pave existing roads – maintain surface
- Infrastructure – put wires underground to clean up the look
- More street sweeping
- Finish the bridge on Charbonier
- More sidewalks – Old Town too
- Florissant a walking & Welcoming community
- No dogs running around (Dog catcher)
- Improve intersections at Charbonier & Mullanphy Rd to provide pedestrian crossing over Shackelford (to Koch and Sunset)

- More bike trails in entire city
- Expand Lindbergh and Shackelford Roads on each side of the road
- More than one center lane
- General road improvements
- Add more miles to bike (Bike lanes, trails)

Education & Community Services

- Improve educational opportunity. People come when high performing schools
- Schools that are more diverse not all one race
- Get UMSL more involved
- Community services for seniors has been cut back over the years. Resume FLERT transportation to All hospitals and medical centers.
- Bring back adolescent volunteers for City Hall – used to clean seniors basements, yard work.
- Reinstate “City Stickers” to identify residents to improve public safety (Special needs stickers through the Police Department)
- Improve school safety
- Ferguson-Florissant is one of the worst performing schools in the state
- Both school districts outside of Florissant City limits
- Improved performance
- Graduation rate
- Certified teachers – require
- Reduce high stakes testing
- Teach kids about community responsibility / no trash
- Support and work with local school districts
- Preschool program before/after school programs
- Community centers for kids
- Secondary Public education
- Higher level club sports opportunities and more offerings at public schools
- Better for families
- Have more continuing education courses at the community college of Flo Valley, Senior Center, Civic Center
- More startup companies for new businesses with tech equipment, phones, receptionist
- Affordable quality childcare
- Sporting Complex / Activities / Clubs for kids K-12

Equity & Inclusion

- Include everyone, younger crowd
- Open dialogue meetings – non-confrontational, courageous conversations
- Art Programs

- Cultural panel discussion events at main centers like Eagan Center, Libraries, Parks
- More opportunities for multicultural groups to gather for activities, workshops
- Through the newsletter, Florissant can meet with other towns to join their many activities such as bazaar, hayride, quilting groups

Parks, Greenways, & Landscapes

- Aqua center
- Marina at sunset park
- Campground – camping is huge (Apache Village right in town selling campers)
- Bike trails to connect to parks
- Have a park like lakeside 370 in St. Peter’s
- Walking trails
- Update tennis courts to match Tower Court – which is great now
- Increase number of park rangers as in former days to enforce loud music, pavilion use, etc. at St. Ferdinand
- Splash pads at parks (put one in each major park)
- Improvement needed they are tired
- Connectivity to parks without crossing major streets
- Increase bike paths
- Maintain existing landscapes along major roads
- Add landscaping to rear of City Hall; Create welcoming environment
- City owned buildings need updated landscape (weed, mow, maintain)
- Keep lakes restocked on regular basis
- A lake to canoe, kayak, paddle board (rentals like Creve Coeur Lake)
- Tree trimming when it interferes with public streets or is a danger of falling on cars
- Keep parks updated and clean/safe places for recreation
- Maintain trees & green space
- More walking trails / paths – safer options
- “Complete Streets” with connectivity to greenways & Parks
- Variety of equipment for all ages
- Shopping centers need more greenery and trees, hanging baskets
- Add more miles to bike (Bike lanes, trails)

Environment & Sustainability

- Look at being a more green community, young people want this
- Tree Types (No pine trees or Gum ball trees)
- More green space
- Replace large trees that are currently being removed due to age/disease
- Remove invasives/plant native

- Use of solar panels
- Littering / Fined
- Clean up and fix Coldwater Creek
- Funding stormwater and flood mitigation planning
- Better recycling practices
- Anti-litter education / promotion
- More walking and bike riding to cut down on car exhaust
- Communication problem to further spread the word about environment

Historic Landmarks & Old Town

- Visitors center like at 270.
- Utilize the Shrine National Historic Landmark
- More upscale dining
- We are great in this – a strength for Florissant
- Update Old Town
- More (retail and shopping) on Main Street – nothing is in Old Town
- Incorporate the shrine
- Main Street (St. Francois) makeover (keeping Old Town Charm)
- Widen the streets and add sidewalks
- Protect historic homes and structures
- Promote historic properties and history as part of rebranding
- Fill empty buildings on St. Francois / Old Town
- More restaurants like Hendels
- Celebrate Florissant through local and external media
- Old Town is not an attractive area for the residents
- The buildings are not appealing to the eye, the information is pushed at the windows, cluttered
- The only attractions and notices of activities are during Valley of the Flowers and some holidays. Deserted during most of the year

Adjacent Community Connections

- Bring back red bird express to cards games from Florissant meadows
- Bus for seniors to medical centers in Hazelwood
- Work with Hazelwood City coordinate with them on projects and positive attributes in both communities.
- Connect with North County Zoo development
- Better community involvement with other communities
- Not informed about activities in other areas such as Hazelwood, Spanish Lake, Ferguson to name a few

- Avail ourselves through Florissant of free flyers such as Independent News, Ferguson Times, Spanish Lake News for better community outreach.
- Through the newsletter, Florissant can meet with other towns to join their many activities such as bazaar, hayride, quilting groups

Other Comments/Questions:

- What was planned and accomplished with the 2004 Comprehensive Plan?
- Find a way to reach younger crowd to get involved in the city planning process