

Public Workshop #1 Report

Frontenac Comprehensive Plan Update

Meeting Overview

Public Workshop #1 was held at Villa Duchesne on Tuesday May 10th, 2022 from 6pm – 8pm with 32 community members in attendance. The purpose of this workshop was to assess the issues and strategies of the 2006 comprehensive plan in order to gauge the successes of the implementation process and evaluate the relevance of the issues and strategies based on the present-day challenges, concerns, and goals of the community. Upon arrival members of the community sat through a presentation then participated in a workshop to assess and edit the pre-liminary draft of issues and opportunities extracted from analysis, stakeholder, working group, and city staff meetings. Community members were also asked to fill out one-word cards to assess their current and future views of Frontenac. The one-word cards asked the respondents to answer the following three prompts (answers are recorded below each prompt):

Write one word to describe Frontenac today.	Write one word to describe Frontenac in 2035.
a. Steady	a. Steady
b. Workplace	b. Workplace
c. Comfortable	c. Upscale
d. Safe	d. Safe
e. Disconnected	e. Connected
f. Green	f. Esteemed
g. Community	g. Desirable
h. Peaceful	h. Small
i. Fortunate	i. Peaceful
j. Lovely	j. Updated
k. Successful	k. Prestigious
l. Home	l. Prosperous
m. Charming	m. Welcoming
n. Central	n. Charming
o. Beautiful	o. Modern
p. Upscale	p. Destination
	q. Aging

2. List your top 3 ideas for Frontenac's Future!

- a. Greenspace
- b. Redevelop commercial spaces and corner of Clayton and Lindbergh
- c. Family and pedestrian friendly activities – playgrounds, sidewalks
- d. Increased biking facilities
- e. Preserve residential zoning
- f. Experience and entertainment-based development
- g. Improve Clayton at Lindbergh

- h. Label entrances to city
- i. Fix Lindbergh Blvd. (sidewalks, median)
- j. Lower taxes
- k. Maintain and improve city services
- l. Minimize traffic and lower speed
- m. Varied housing for aging in place
- n. Improve Safety
- o. Improve dilapidated properties within subdivision guidelines
- p. Keep Frontenac private – no trails or sidewalks in neighborhoods
- q. Improve pavement and road conditions along Grassi’s, Quarry, and Tennis Club
- r. Maintain tree canopy
- s. Capitalize on commercial properties
- t. Electricity upgrade/ground utilities
- u. Landscape major streets – Clayton
- v. Bike path from Town and Country to Ladue
- w. No high density
- x. Increased senior facilities and services
- y. Create a park and community center
- z. Fiber internet and improved cell services
- aa. Prioritize wooded spaces
- bb. Small town feel
- cc. Consistent building regulations
- dd. Preserve residential
- ee. Reduce traffic
- ff. Increased environmental
- gg. Keep Frontenac “Frontenac”
- hh. Community involvement, needs, and desires

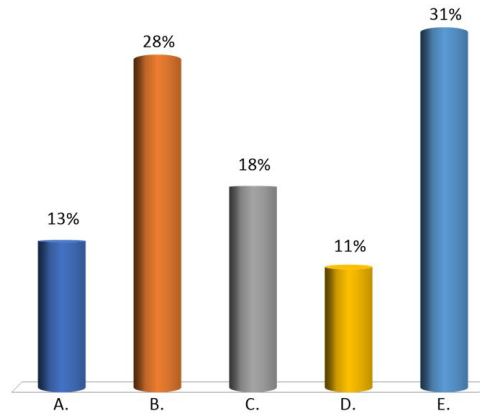
The 2006 plan assessment included a polling exercise of the four listed themes in the 2006 comprehensive plan:

- 1. Community Character**
- 2. Public Facilities and Transportation**
- 3. Commercial Character**
- 4. Residential Character**

Each of the four themes featured a list of strategies recommended by the 2006 comprehensive plan as a step to achieve the plan goals. Participants were asked to review and then rank these strategies to indicate the priorities they felt were still relevant from the 2006 comprehensive plan. The prioritization results are shown below:

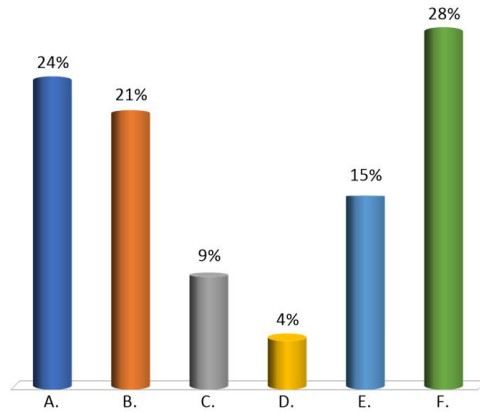
Community Character:
Please Select Your Top 3 Priorities from the List...

- A. Community Gateways
- B. Community Greenspace
- C. Community Facilities, Programs & Events
- D. Community Communications
- E. Community Gathering Places



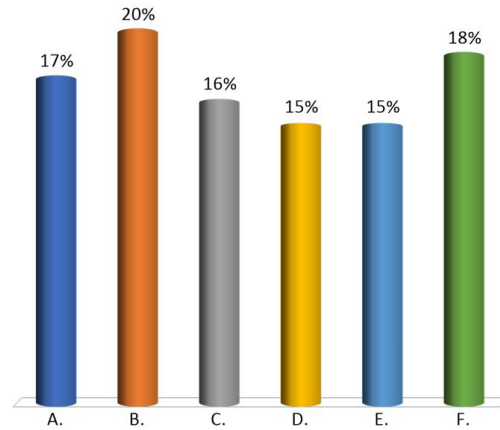
Public Facilities & Transportation:
Please Select Your Top 3 Priorities from the List...

- A. Connectivity
- B. Streetscape Enhancement
- C. Standardized Fixtures
- D. Municipal Services & Facilities
- E. Supplemental Municipal Funding
- F. Reliability of Electrical Service



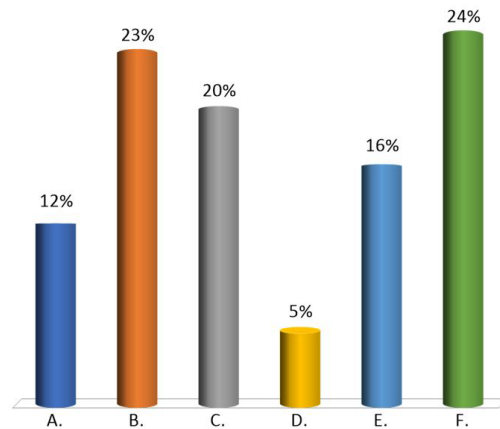
**Commercial Character:
Please Select Your Top 3 Priorities from the List...**

- A. Design Character & Quality Architecture
- B. Optimize Existing Commercial Sites
- C. Encourage Mixed Use Developments
- D. Quality Landscape Design
- E. Business District Physical Character
- F. Attract Upscale Retailers & Restaurants



**Residential Character Preservation & Enhancement
Please Select Your Top 3 Priorities from the List...**

- A. Encourage Renovation / Expansion
- B. Compatible Scale & Character
- C. Housing Variety
- D. Villa Homes
- E. Impacts of Construction
- F. Family-Oriented Neighborhood Design

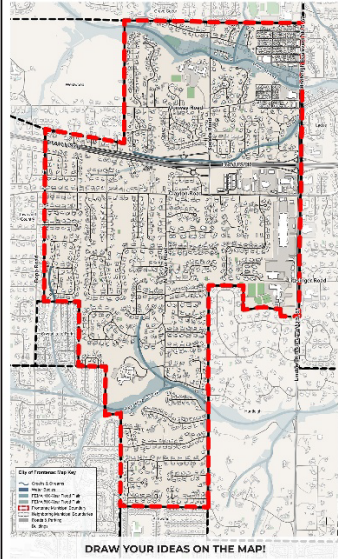
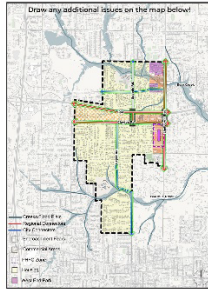


Following the prioritization of strategies from the 2006 comprehensive plan. The community was shown the pre-liminary draft of issues and opportunities. They were then given a workboard and approximately 30 minutes to discuss, mark, draw, and edit the workboards and its content. The workboard provided is shown below as well as the feedback and results received from the community:

COMPREHENSIVE PLAN UPDATE THE CITY OF FRONTENAC, MISSOURI

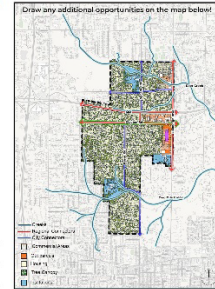
Draft Consensus Issues

- Frontenac's interchange entrances at I-64 lack distinctive landscaping, wayfinding, and signage.
- Existing commercial developments are outdated in terms of amenities and configuration and don't meet current market demands and trends.
- Zoning regulations are not specific enough to define the quality, scale and condition of new mixed-use developments.
- The PHFC zoning category is outdated for current market retail trends.
- There is a concern that increasing development along I-64 will lead to neighborhood fragmentation.
- There are few housing opportunities for young families to move into Frontenac.
- New construction and renovations, particularly at the street end, are taking advantage of zoning flexibility to require less and secondary streets and back out lots.
- There are lack of biking and walking facilities along main roads like Clayton, Geyer and Conway; and there are few safe bike and pedestrian corridors between neighborhoods and commercial districts.
- Flood plains present development challenges in the West End neighborhood and along S. Green Road.
- There are no public recreational amenities in Frontenac.
- There is little public landscape and biodiversity in Frontenac.



Draft Consensus Opportunities

- Frontenac is regionally well-connected and centrally located in the St. Louis region.
- The highest building tower in the St. Louis region is within 5 miles of Frontenac in nearby Desloge.
- Commercial districts at Lindbergh Clayton and German Boulevard are highly accessible.
- Plaza Frontenac is a vibrant regional retail attraction in process of being further developed.
- Frontenac's frontage along Lindbergh offers a major redevelopment opportunity.
- Frontenac has high-quality civic and educational institutions.
- Frontenac has a strong, high-value housing market.
- There is good internal connectivity via secondary roads like Geyer Road, Spodee Road, and Conway Road.
- Clever Road is a regional recreational route for cyclists.
- Two (Two Creek, Deer Creek) and significant tree canopy give Frontenac a distinctive and desirable natural environment.



PUBLIC WORKSHOP #1 - FRONTENAC ISSUES & OPPORTUNITIES

May 10, 2022

The following are the discussion points and markings left on the provided workboards:

Issues:

- Community members expressed the need to increase the overall tax revenue.
- Merge from Spodee interchange to I-64 West is too short and dangerous
- Housing flexibility is not an issue.
- The creeks are not well managed, landscaped, or accessible
- There is a lack of internal connectivity between secondary roads – Geyer, Spodee, Conway
- Include Lindbergh and Spodee as roads with a lack of adequate biking and walking facilities
- There are no city parks or greenspaces
- Concern over traffic in area should redevelopment occur along Lindbergh and Clayton
- Neighborhoods are not well connected in Frontenac.

Opportunities:

- The Plaza Frontenac parking can be developed into a mixed-use area with greenspace, cafes, nightlife, and attractions. (Referenced Main Street St. Charles)
- Increased landscaping at highway 40 interchanges
- Create a park at the Old Quarry site
- Connect Plaza Frontenac site to the Hotel Site and expand the availability of experience-based retail.
- Redevelop the hotel site to meet industry standards
- Create experience retail and diversify uses of the parking areas in Plaza Frontenac
- A walking and biking path from Lindbergh to German Blvd to Conway to Spodee to Clayton reconnected at Plaza Frontenac.

- Create a green community space on Plaza Frontenac lots
- Educate community on sustainability and stewardship
- Prairie restoration as a landscaping strategy along I-64 at interchanges

References:

The community members expressed certain precedents they were interested in being explored as influences for the Future of Frontenac including:

- Dublin, OH
- Streets of St. Charles
- Carmel, IN

Major Themes and Conclusions:

Based on the overall discussion during the meeting and the information gathered from the workboards and one-word cards – these themes are some of the most prevalent in the community:

Community Character

The community has an overall desire to maintain the quaint, independent, and charming well wooded character of Frontenac. Changes to the community should not alter the overall feeling of peace and privacy offered in Frontenac.

Greenspace, Parks, and Community Gathering

The community highly values the addition of parks, greenspaces, or community gathering places which currently do not exist in Frontenac.

Commercial Optimization

The community believes the renovation of the commercial areas is important to the overall image and of the community. They are in favor of diversifying the existing upscale restaurants and retailers and believe that a level of entertainment programs catered to the scale and needs of the community are acceptable but are resistant to increasing high density development near the subdivisions.

Neighborhoods and Housing

There is a strong desire to preserve the private nature of Frontenac's neighborhoods. Care must be taken to improve existing dilapidated structures and encourage updates and renovations to home. Neighborhoods should also remain family oriented.

Connectivity and Streets

The community agreed major streets need physical improvements, traffic calming strategies, and increased connectivity from subdivisions to points of interest.

Walkability and Accessibility

There is a desire for increased pedestrian walking and biking facilities that allow residents safe and accessible opportunities to get from their subdivisions to key locations in and around Frontenac. The community is primarily concerned increased infrastructure will interfere with private property and their subdivisions.