East Stuart Charrette
A Master Plan & Guidelines For Neighborhood Redevelopment

January 20th, 2004
Treasure Coast Regional Planning Council – City of Stuart

- 412 residential units
- 908 people
- 112 acres
- 3.6 miles of roads
- 18 acres of parks
- 1 school
- 13 churches

The Study Area
The Citizen's Master Plan

- A framework to facilitate development
- Preserve the community's heritage
- Enhance livability and sense of unity
- Encourage design quality

Reestablish Connections: In The Heart, But Isolated
How The Master Plan Was Created

Saturday March 15th

How The Master Plan Was Created
How The Master Plan Was Created

March 16th through March 21st

The Citizen’s Requests

- Solve the drug and social problems in the community FIRST!
- Build entry features
- Build mixed-use buildings along MLK
- Redevelop the Taylor property into a Bahamian Village
- Install traffic calming devices
- Improve connectivity
- Develop East Avenue as a main street
- Improve landscaping and street furniture (benches, trash cans, etc.)
- Install decorative lighting
- Save the McHardy building
- Multi-purpose room
- Renovate existing commercial buildings
- Expand the recreation center
The Citizen’s Requests

- Improve park infrastructure
- Beautify retention ponds
- Address vehicle maintenance facility
- Build a community pool (in the community!) and a gymnasium
- New basketball, baseball & soccer fields
- New Housing (affordable) for all
- Renovate existing housing
- Improve drainage
- Rebuild police department, improve fire department
- Improve alleys
- Bring a city service center into the community
- Develop vacant, city owned property into single family homes
- Movie theatre, pizza place
- CHANGE THE NAME

A New Name For The Neighborhood

1) Conduct a neighborhood-wide survey to determine if the residents feel the neighborhood’s name should be changed.
   - Neighborhood-wide mailer
   - Public community meeting
   - On-line survey (within the city’s web-site)
   - Flyers and posters in local businesses and establishments

2) Define a name selection method:
   - A name competition conducted in the local schools
   - A neighborhood wide poll/selection between three to five names previously chosen by the charrette steering committee

3) Celebrate the new name
The First Impression

The Situation
Today

The Goal

Martin Luther King Boulevard:
A Gateway To The Neighborhood
Build Entry Features

Redevelop Obsolete Buildings

Funding Opportunity
Redevelop Obsolete Buildings

From A Space Devoid Of Character...

Redevelop Obsolete Buildings

...To An Authentic Boulevard
What If?

Change Over Time

Announce Special Places & Events

Martin Luther King Boulevard & East Avenue
The Neighborhood’s Historic Main Street

Announce Special Places & Events

Land Assemblage

Martin Luther King Boulevard & Tarpon Avenue

Gary Plaza
Gary Plaza

An Authentic Plaza & New Buildings
Replacing Obsolete Buildings

Gary Plaza

MLK Blvd

Tarpon Ave

Re

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Obsolete Buildin

gs

Gary Plaza

Replacing Obsolete Buildings
Retail, Office, Residential & Open Space

A New Center For The Community

Public/Private Partnership
Gary Plaza: A New Center

Announce Arrival

Martin Luther King & Tarpon Avenue
Announcing Arrival

Martin Luther King & Tarpon Avenue

City Funding

Foster Civic Pride
Foster Civic Pride
Community-Wide Impact
Police & Fire Department

Traffic Calming & Street Improvements
- City Funding
- Grants
- Private Developers

Spectrum Jr. Sr. High School

Preserve & Enhance Public Institutions
The Result:
An Educational Campus

Parks & Open Space

- City Funding
- Grants
- Private Developers
- Donations
The Fate Of Buildings

- Housing Authority
- Façade Improvement Programs

• Housing Authority
  Responsible for project

• Façade Improvement Programs
Leave A Worthy Legacy

What Can Be Done?

- Grants
- Private Donations
- Public/Private Partnership
Infill Vacant Land

- Opportunity to define character
- Opportunity for funding
What’s Next?

- Adopt the Conceptual Master Plan
- Develop A Zoning Code specific to the master plan (ideally, this should be zoning by building types)
- Prioritize improvements (immediate and long-term)
- Have a staff member exclusively dedicated to the implementation of the plan (grant writing, land assemblage, special projects, development programs, incentives, etc.)
- Phasing, funding and implementation
Start Small If You Must....

But Start Now!!