Taylor Creek Charrette

“Shaping the Community’s Future”

City of Fort Pierce - St. Lucie County – Village of St. Lucie
Treasure Coast Regional Planning Council

The Study Area
The Study Area

Miles of Pristine Beaches

The Fort Pierce Inlet:
One of the most navigable & stable in the Region
The Study Area

Authentic Neighborhoods, Unique Destinations

South Beach

The Study Area

Authentic Neighborhoods, Unique Destinations

North Beach
The Study Area

Transportation, Industry & Research Facilities

Harbor Branch Oceanographic

St. Lucie County International Airport

Transportation, Industry & Research Facilities
The Study Area

Transportation, Industry & Research Facilities

The Study Area

Downtown: A National Model
Why Have Do A Charrette?

The Importance of A Vision

“A County and its cities need to decide what they want and then tell us. Do they want to grow out, grow up, or not at all? It’s too hard, and too inefficient, for us to guess. Instead of defining what they do not want, communities must define what they do want to be.”

Bill Angelo, Vice President – Real Estate and the Workplace for Sun Microsystems

OUR VISION

This Decision Must Be Made Locally
Town Center?

…Is This What You Meant?
Advance Our Visioning From This…

To This…
And This...

And Even This
3 Maps To “Understand” The Vision

It Is Not Enough Because….

… It Doesn’t Define What You Will Get

Public or Private Waterfront?
Scenic Public Frontage: A Unique Feature Throughout the County

Addressing the Waterfront?
… It Doesn’t Define What You Will Get

Marine-Related Industry?
… It Doesn’t Define What You Will Get

Industrial Uses?
… It Doesn’t Define What You Will Get

Public Streets: What will they look like?
Obsolete Buildings: What Will Replace Them?
How Will Housing Be Addressed?

Physical Barriers: How Will They Be Sorted?
Elements Of Competitive And Livable Cities In The New Economy

- Defined by Great Neighborhoods & Special Districts
- Network of walkable streets
- Public spaces, parks and plazas
- A variety of quality housing opportunities
- Transportation and mobility
- Special sites for civic and cultural institutions
- Appropriate mix of uses and building types
- Proper parking strategies
- A good urban code (proper building placement & height)

“Livability is an economic imperative”
Robert Solow
Nobel prize-winning economist

Network Of Walkable Streets
Vital to Tourism
Vital to attract jobs

Ever Wonder Why
Some Streets Feel Good & Others Don’t?
The height-to-width ratio of the space deprivation spatial enclosure, which is related to the psychology of the human eye, is that the width of a public space is such that the sense of vision is preserved and allow for clear perceptions. The ratio of human emotion is defined as the ratio of 1:3, being an effective minimum. A sense of spatial enclosure is to exist. As a general rule, for public places to be effective, the ratio of height to width should be 1:3. Spatial enclosure is particularly important for shopping streets that must compete with shopping malls, which provide very effective spatial definition. In the absence of visual separation by tenon, discrimination in planning can be difficult. Thoroughfares and public areas are necessary on thoroughfares that have no visual front valves.

**RATIO: 1:3**

And you may not find any you'll want to go down. In that case, of course, you'll head straight out of town.

You'll look up and down streets. Look 'em over with care. About some you will say, 'I don't choose to go there.' With your head full of brains and your limbs full of feet, you're too smart to go down any not-so-good street.
Streets: A Beginning and an End

Public Open Space
Balanced Range Of Housing Price Points

Special Sites For Civic Buildings
Good Mix Of Buildings & Uses

Proper Building Placement
Proper Parking Placement

In Districts: Relation To Other Uses
Over the Next Few Hours and Days:

• Think About The Future of The Area
• Think About What’s Missing (Boat Ramps, Retail, Industry, etc.)
• Think About Leaving a Worthy Legacy

The Public Process

County, City, Village and Community Working Together
DAY 1: Opening – 10:00am to 11:00am

Opening Presentation

DAY 1: 11:00am to 3:00pm

The Public Process: Planning for the Future

DAY 1: 11:00am to 3:00pm
Kids have some of the best ideas

The Citizen’s Ideas
DAYS 3 through 7

We work all day ...
… and into the night

Precision
DAY 7: Presentation of Work in Progress

Charrette Rules

• Sign your name
• Select a team member to present
• Argue with your pencils
• This is not an art contest
• Don’t think about money
• There is no bad idea
• Don’t get caught in small details
• No speeches
• 15’ warning
• HAVE FUN!!
When I Say Go

Ready…
Set…
GO!
The Team

Treasure Coast Regional Planning Council
City of Fort Pierce
St. Lucie Village
St. Lucie County
Juan Caruncho, Dan Cary, Shaun McKenzie (Kimley Horn), Steven Fett
Dana Little, Shailendra Singh, Sita Singh,
A National Model For Inspiration