



MEANS COURT PLAZA REGENERATION

Fort Pierce Redevelopment Agency Presentation | October 27, 2020



Means Court Plaza REGENERATION

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Overview

02

Lincoln Park Vision Survey Results

03

Means Court Plaza Regeneration

04

Revitalization of Avenue D Corridor

05

Partnerships

Respondents
336

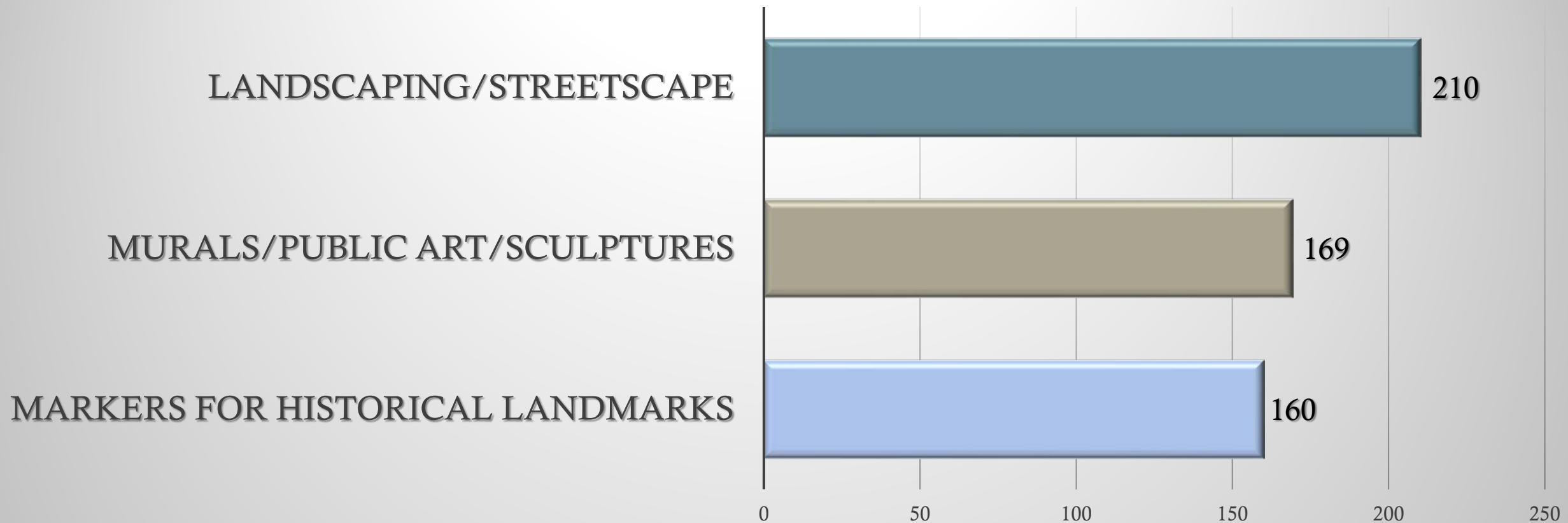
Online: 150

Paper: 157

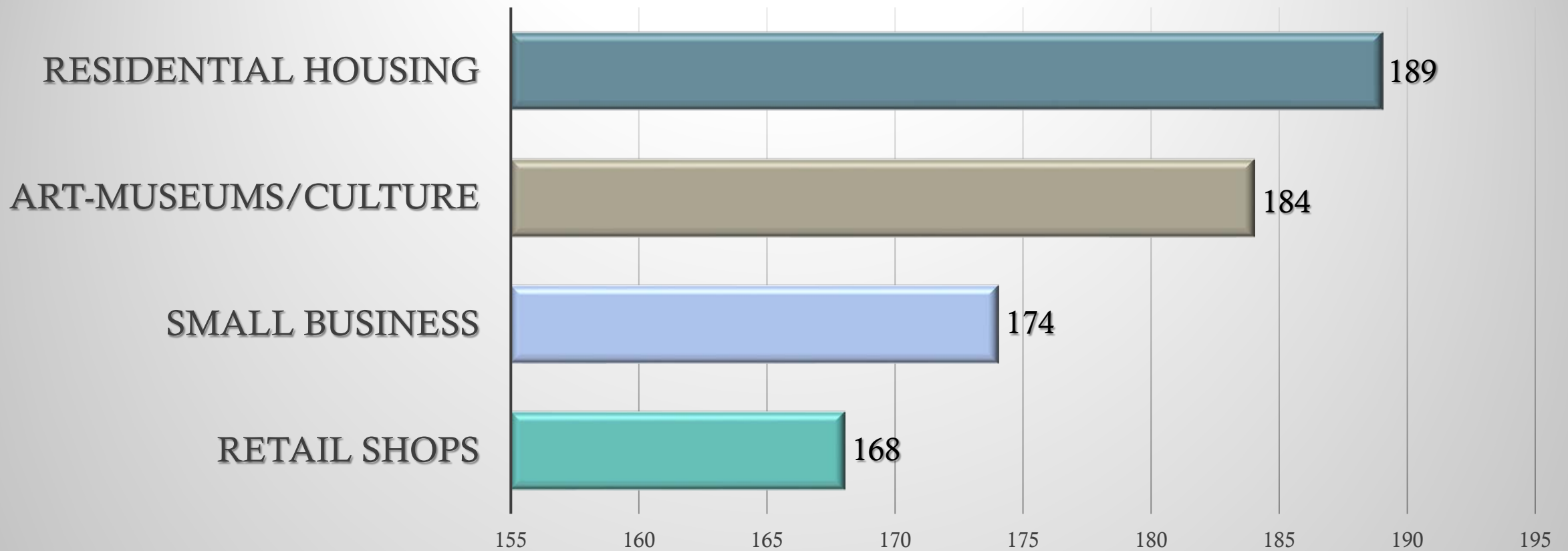
Youth: 29

MEANS COURT PLAZA REGENERATION

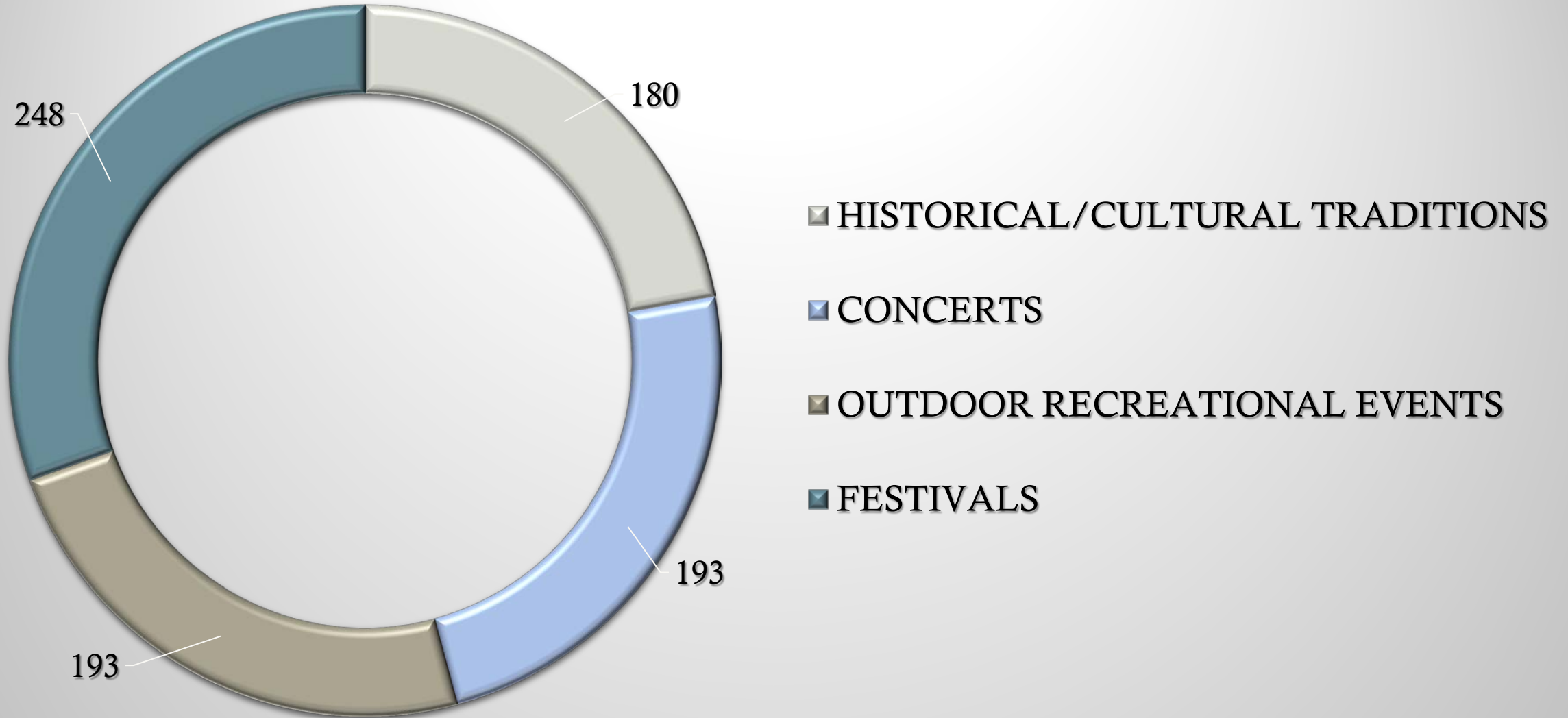
What features would you like to incorporate in the “look” of Lincoln Park?



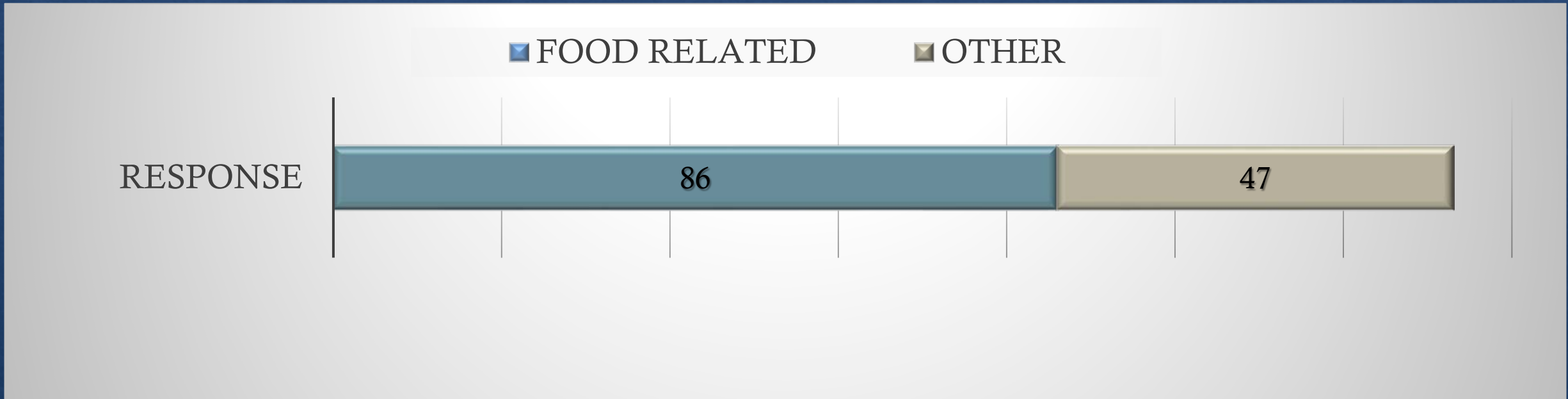
What would you like to see in Lincoln Park?



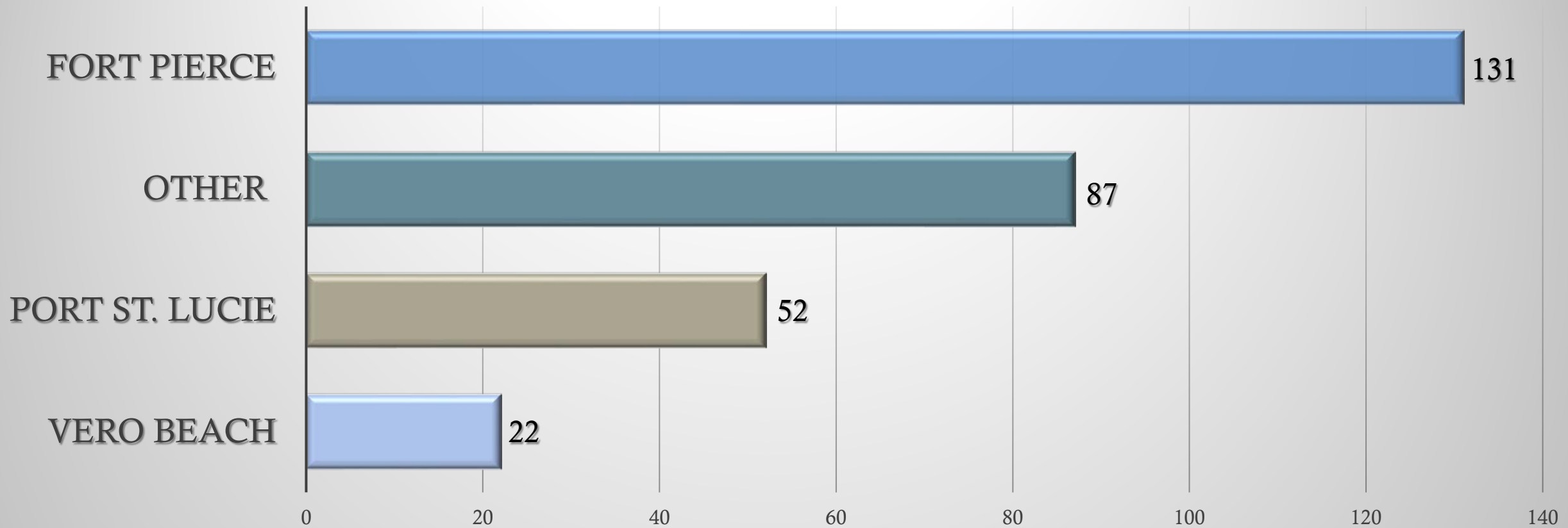
What type of events would you most likely attend in Lincoln Park?



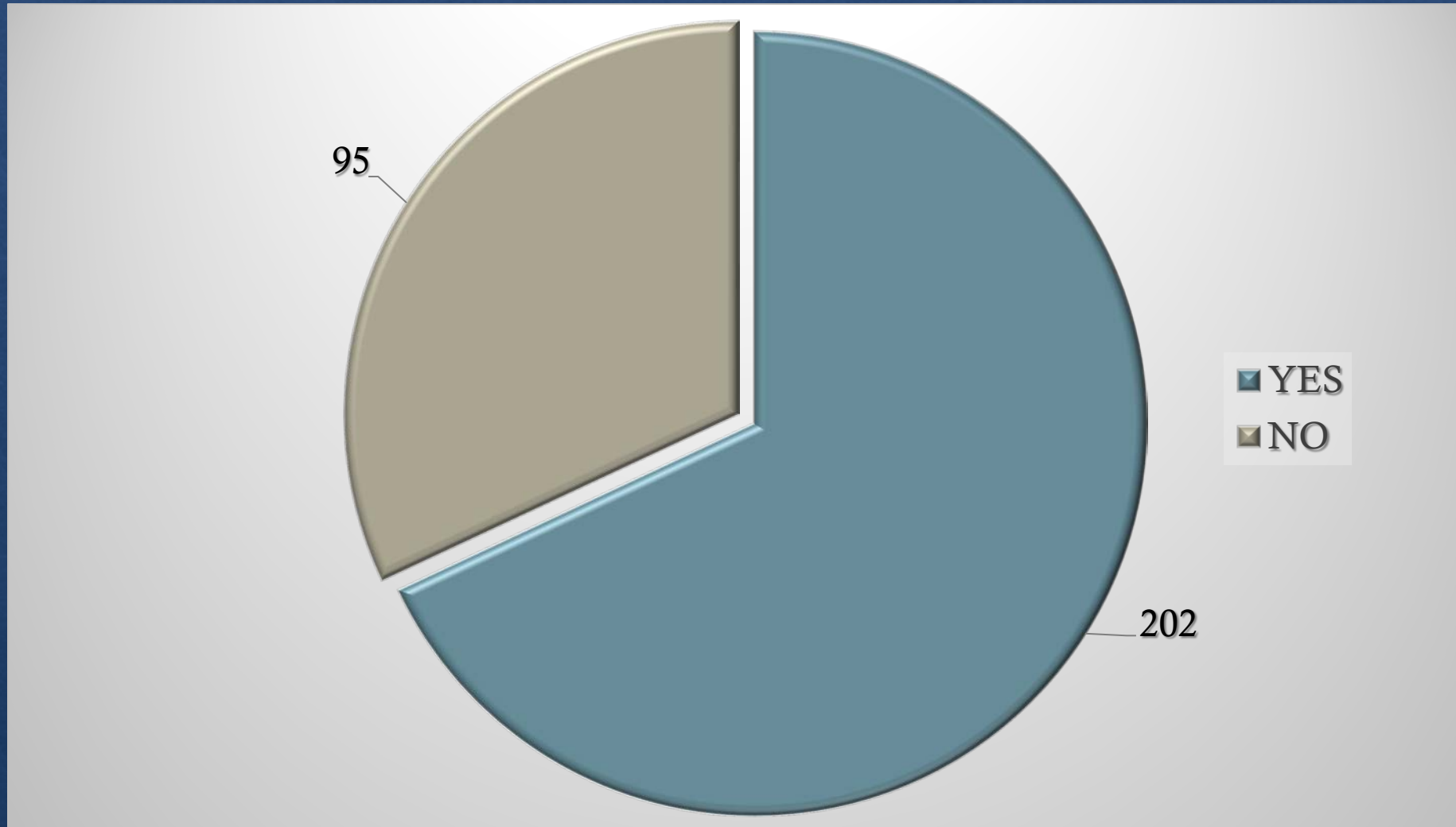
Which business do you most often patronize on Avenue D?



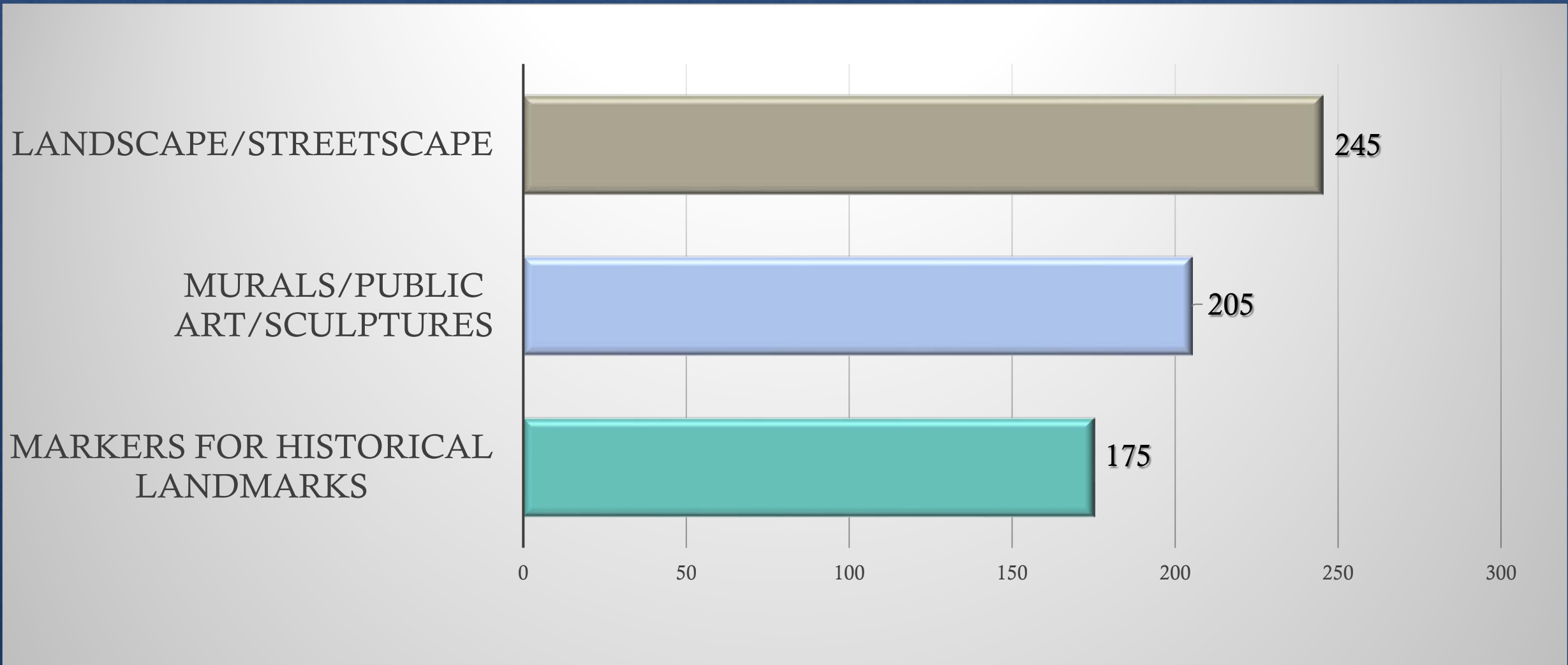
Where do you shop or go for nightlife/entertainment?



Would you shop or engage in nightlife/entertainment on Avenue D?

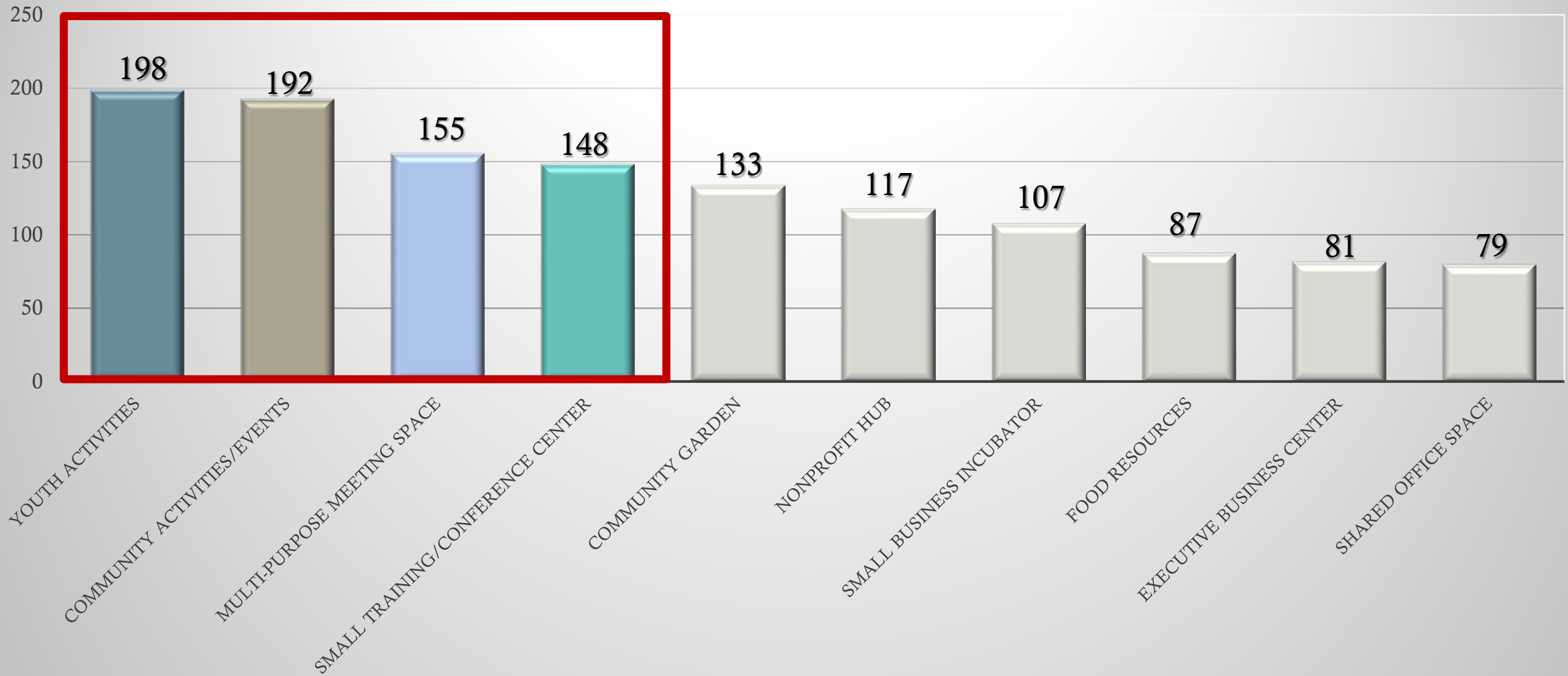


What would you like to see in the revitalization of Avenue D?



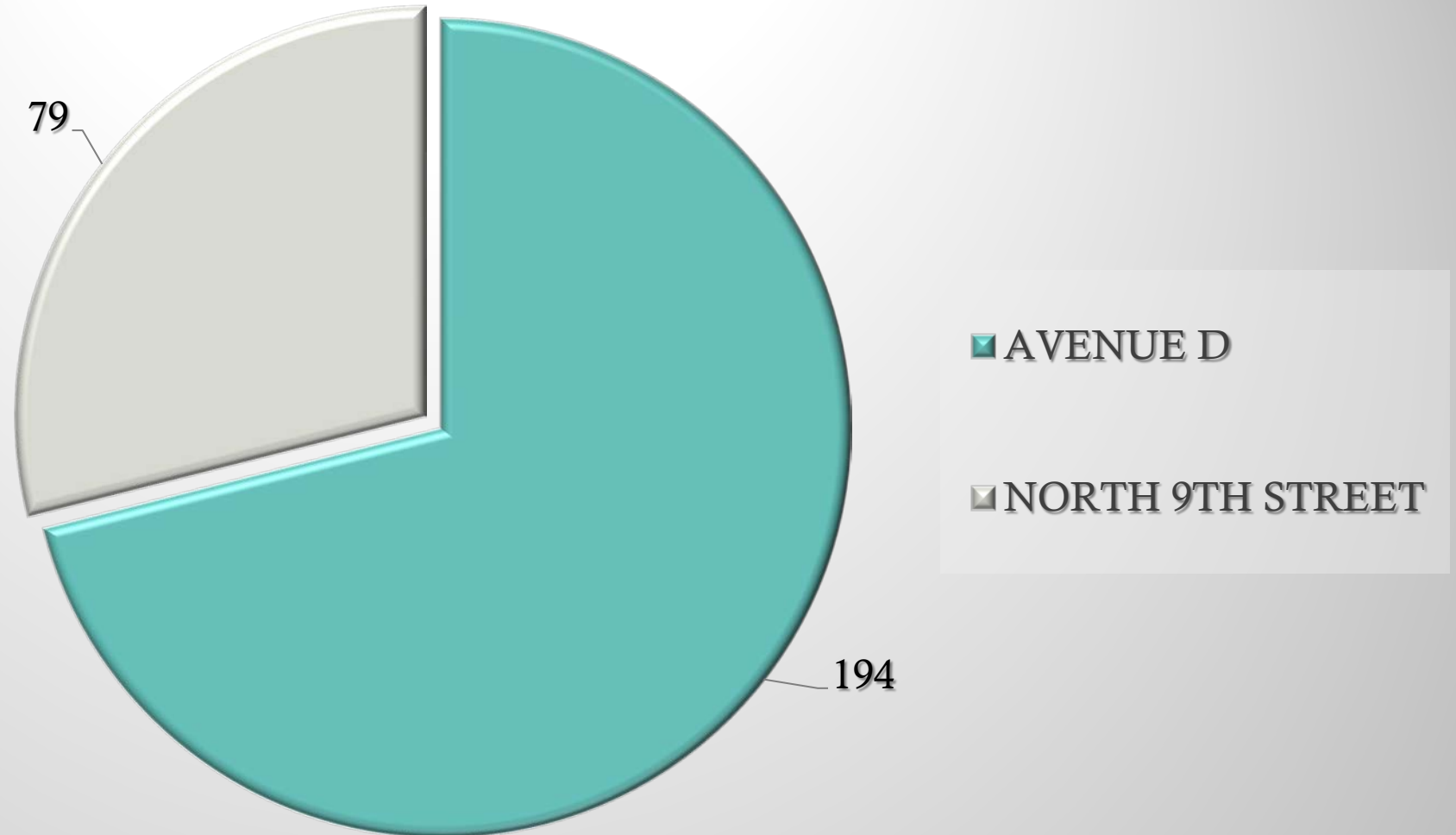
MEANS COURT PLAZA REGENERATION

What features would you like to see incorporated in Means Court Center?



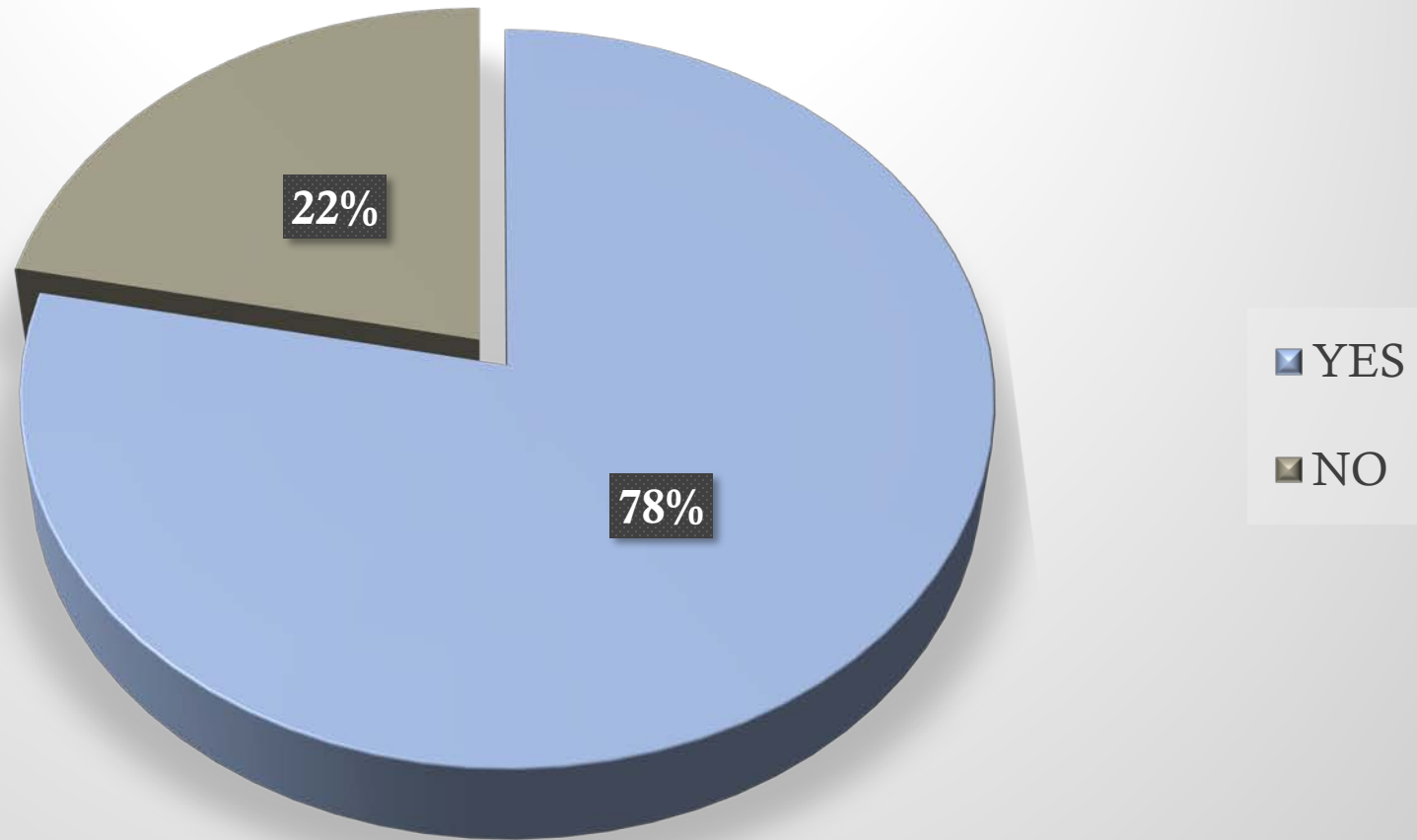
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Would you like to see a Zora Neale Hurston Exhibit/Museum on Ave. D or N. 9th St.?



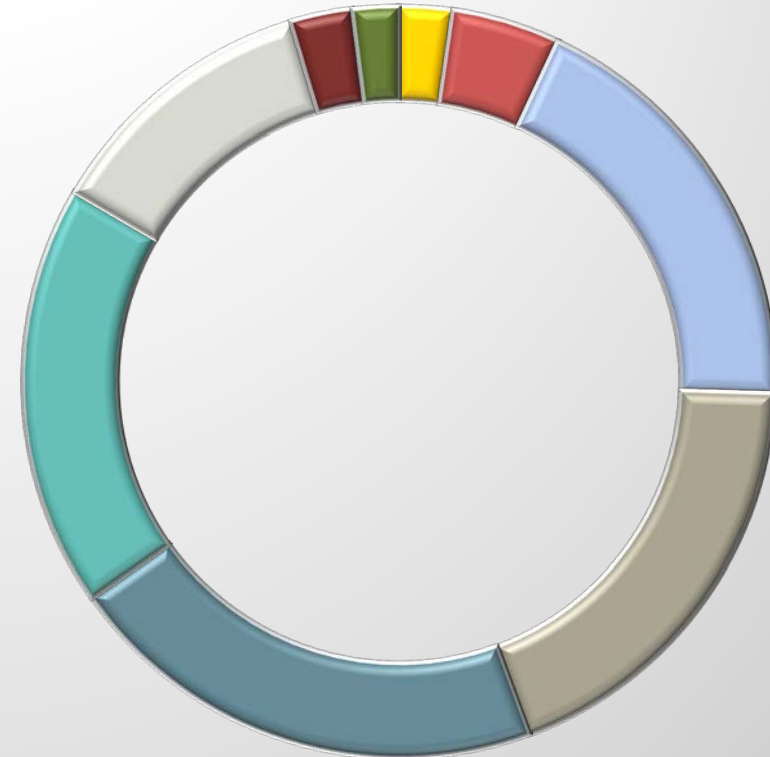
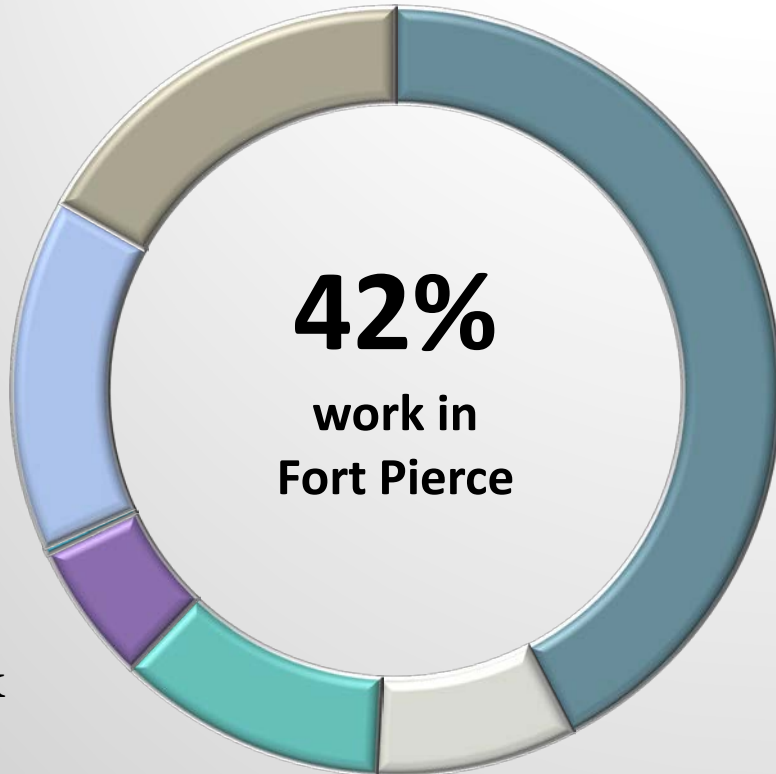
MEANS COURT PLAZA REGENERATION

Would you like to see Black Lives Matter painted on Ave. D
between N. 13th Street and Means Court



SURVEY RESPONDENT DEMOGRAPHICS

- Fort Pierce
- Port St. Lucie
- Vero Beach
- I work at home
- I'm a student
- I'm retired I'm unemployed
- I'm unable to work



- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-75
- 75 or over

What modern renovations the youth want in the community?



A word cloud on a white background with a grey border. The words are arranged in a roughly rectangular shape. The largest word is 'better homes' in teal. Other prominent words include 'youth activities' in yellow, 'grocery store' in red, 'restaurants' in blue, and 'skating rink' in light blue. Smaller words include 'parks', 'mall', and 'library'.

grocery store
youth activities
better homes
parks mall
restaurants
skating rink library

Means Court Plaza REGENERATION



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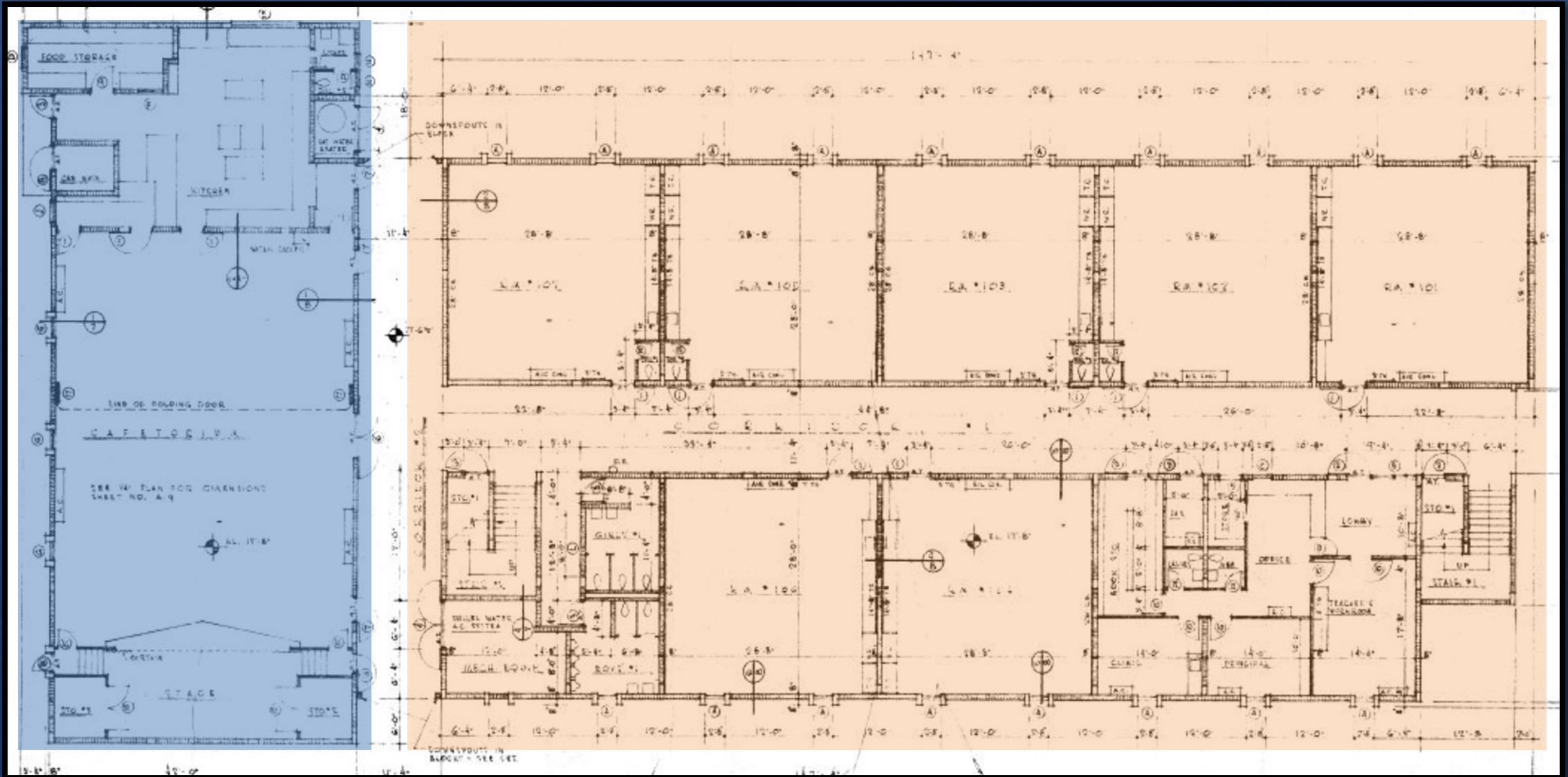


Built: 1963
Acres: 2.57

Finished Area: 25,482 square feet
Total Area: 111,954 square feet

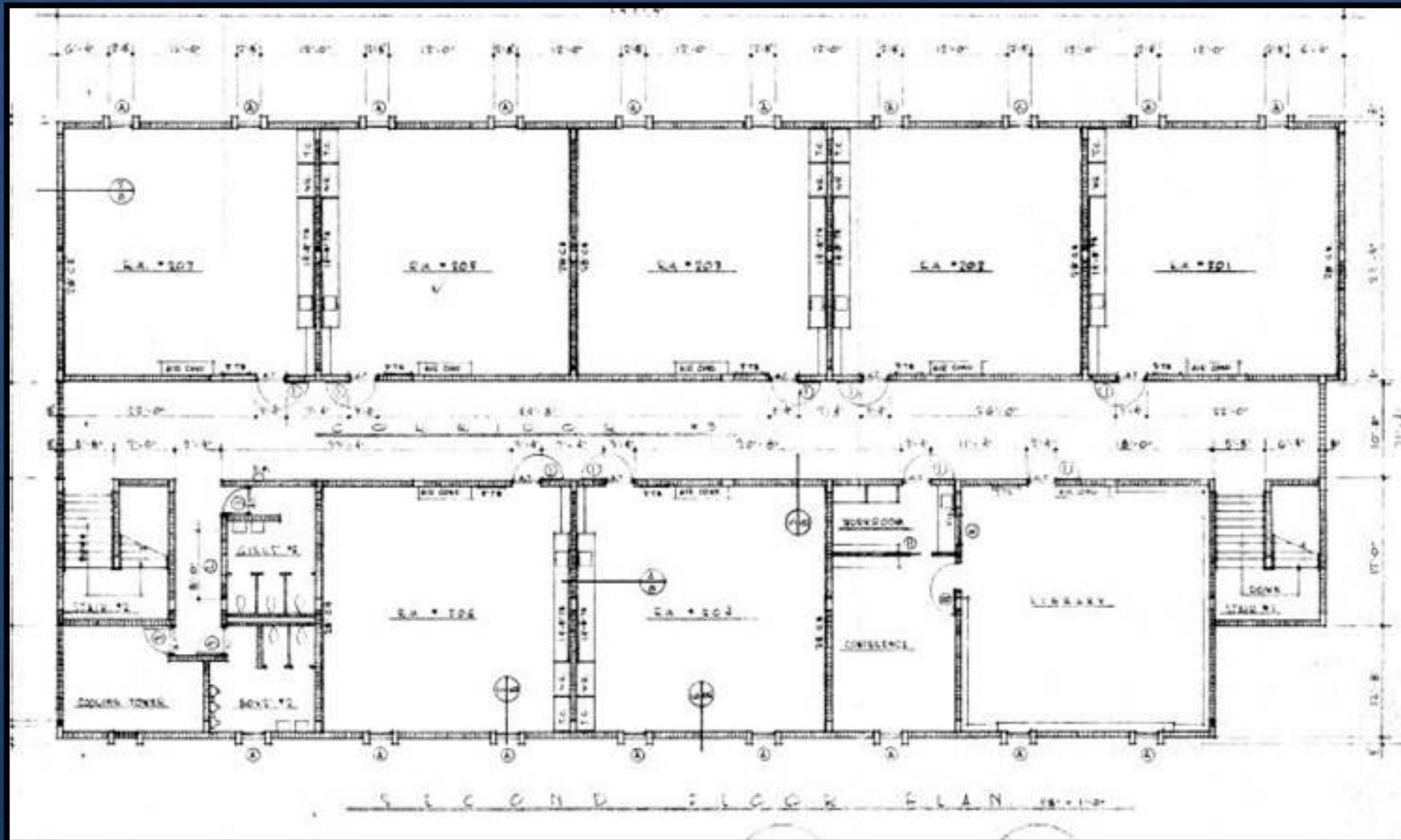
MEANS COURT CENTER FIRST FLOOR/BUILDING 2

MEANS COURT PLAZA REGENERATION



MEANS COURT CENTER SECOND FLOOR

MEANS COURT PLAZA REGENERATION



FUTURE USE

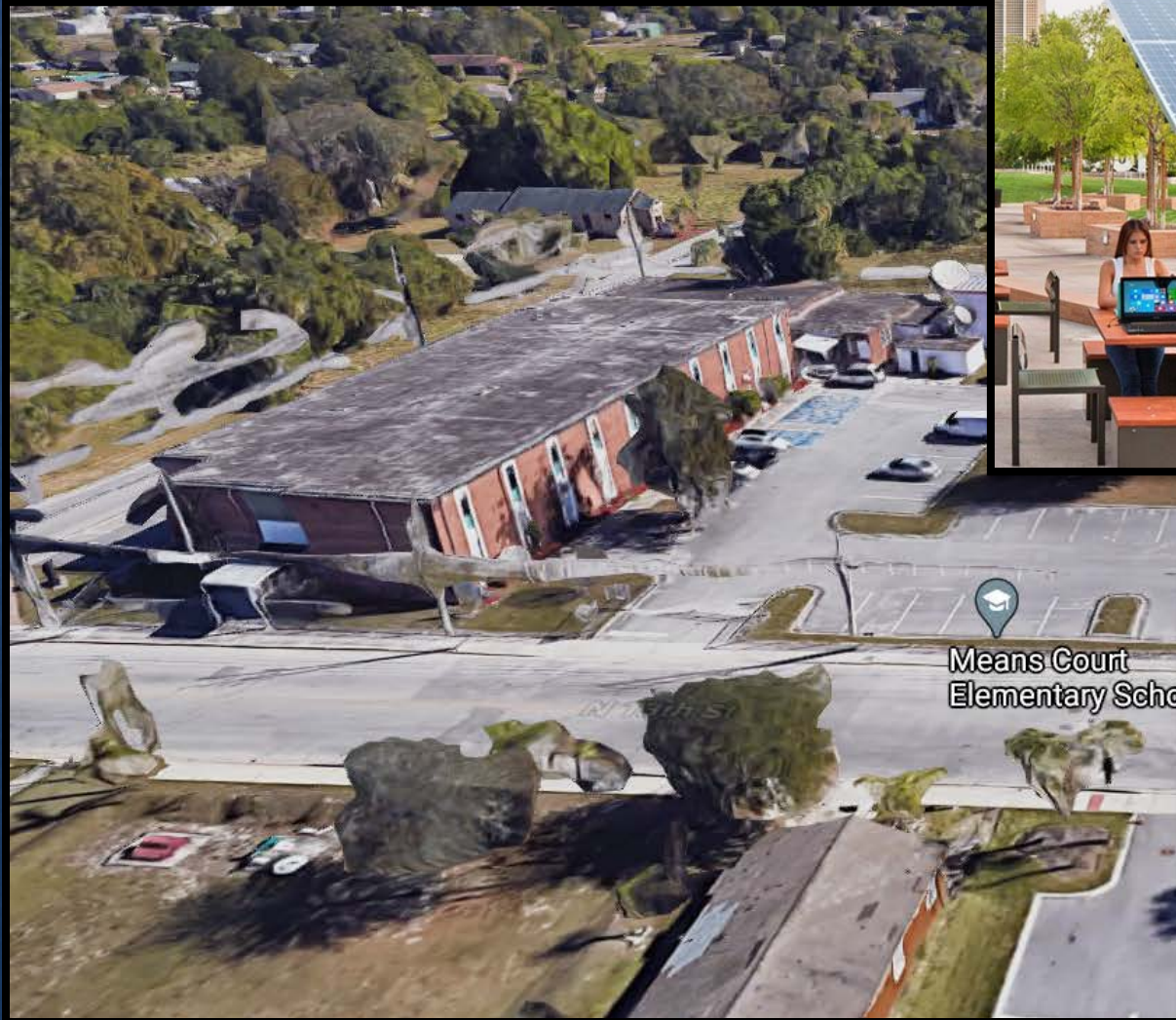
MEANS COURT PLAZA REGENERATION

- ◆ Relocate Lincoln Park Main Street
- ◆ Seek partnerships with Local Food Local Places Initiative for fresh food resources
- ◆ Develop RFP to identify Building Partners
 - ◆ Civic Organizations
 - ◆ Business Incubation
 - ◆ Job Training/Apprenticeship



MEANS COURT CENTER EXTERNAL MAKEOVER

MEANS COURT PLAZA REGENERATION



HIGHWAYMEN MUSEUM

MEANS COURT PLAZA REGENERATION



Monroe Building

MEANS COURT PLAZA REGENERATION



Owner: Cora Monroe Estate
Address: 1238 Avenue D
Just-Market Value/Assessed
Value: \$55,500/\$55,500

Adjacent Vacant Properties

MEANS COURT PLAZA REGENERATION



Lot 2

Lot 1



Lot 1

Owner: Edith Hepburn
Address: 507 Means Ct.
Just-Market Value/ Assessed
Value: \$4,100/\$1,948

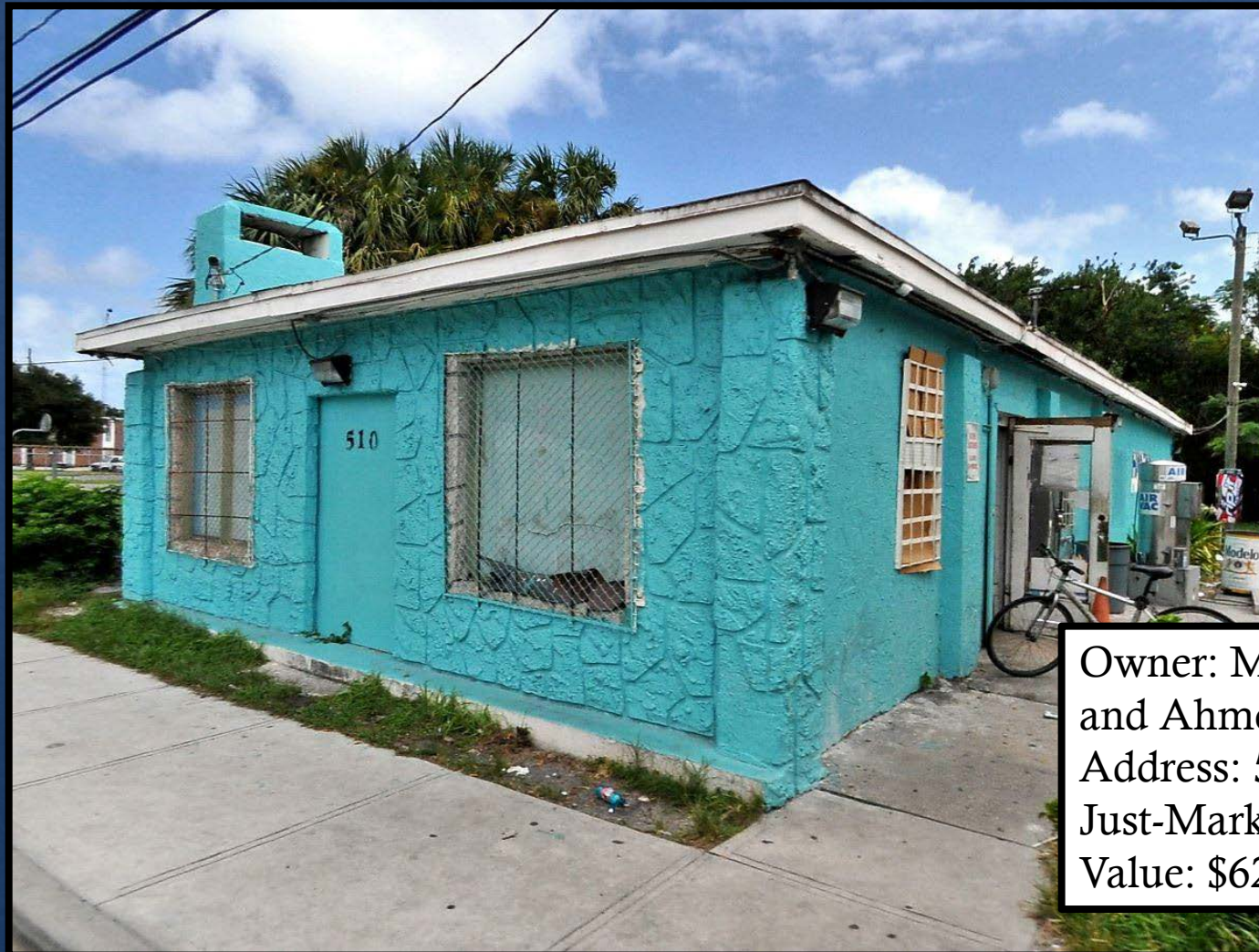


Lot 2

Owner: Hilary H. White
Address: 509 Means Ct.
Just-Market Value/ Assessed
Value: \$4,100/\$1,948

HOOD FOOD

MEANS COURT PLAZA REGENERATION



Owner: Mohammad Numan
and Ahmed Taha
Address: 510 N. 13th St.
Just-Market Value/Assessed
Value: \$62,800/\$62,800

AVENUE D REVITALIZATION



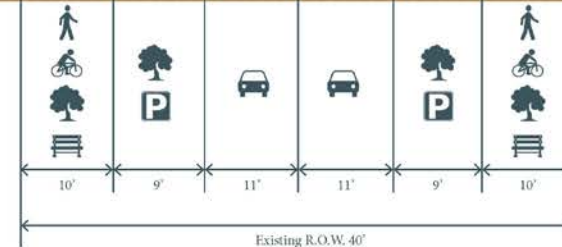
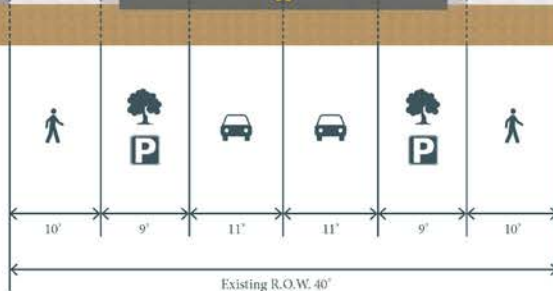
MODEL BLOCK

AVENUE ID REVITALIZATION

CURRENT
Condition



Proposal



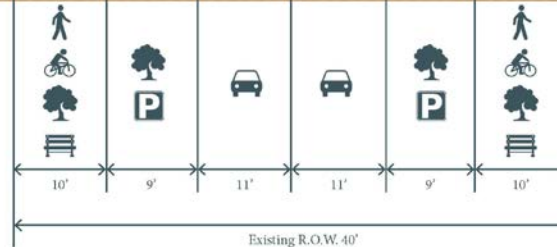
U.S. HIGHWAY 1 TO 29TH STREET

AVENUE D REVITALIZATION

- ◆ Pavement resurfacing
- ◆ Removal of the brick paver crossings/
concrete bands along
Avenue D and replace
with stamped concrete
- ◆ Retain brick paver
crosswalks on the side
streets
- ◆ Replace sabal palms
with royal palms and/or
royal poincianas at
major intersections.



Proposal



LINCOLN PARK COLOR
PALETTE

AVENUE ID REVITALIZATION



Lincoln Park Color Palette

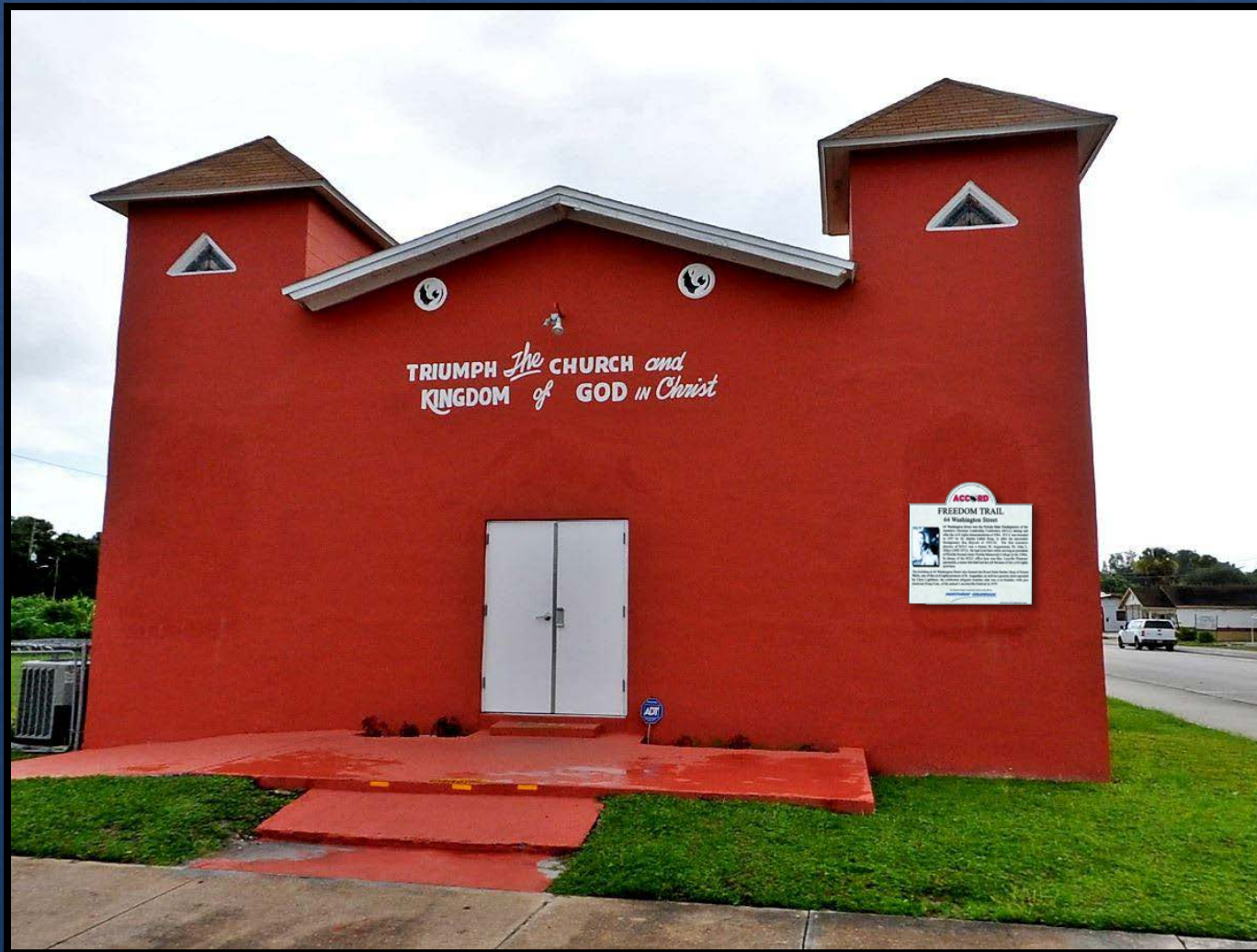
UNIFORM SIGNAGE

AVENUE ID REVITALIZATION









Historical Markers

AVENUE ID REVITALIZATION



WAYFINDING

AVENUE ID REVITALIZATION

Downtown Gateway (Secondary)	Vehicular Directional, Single Panel	LED Monument (Alternate with Pedestrian Map Backer)	Downtown Gateway Arch	Vehicular Directional, Pathfinder	Vehicular Directional, Parking
					

STREET FURNISHINGS

AVENUE ID REVITALIZATION



PAINT THE STREET

AVENUE ID REVITALIZATION



LINCOLN THEATER

AVENUE ID REVITALIZATION



THE ROOT

AVENUE ID REVITALIZATION



THE ROOT FINAL DESIGN



WAY TO GROW

AVENUE D REVITALIZATION

Way to Grow, Lincoln Park Grant Award Recipients

1. A&K Grocery Store*, 1319 Avenue D
2. All Points Protective, 1529 Avenue D
3. 1004 Avenue D
4. Coe's Barbeque, 2311 Avenue D
5. JC Salon and Boutique, 914 Avenue D
6. Kingdom Kreation, 1323 Avenue D
7. Cynthia's Alterations, 1802 Avenue D
8. Black Girl Magic Beauty Supply*, 1321 Avenue D



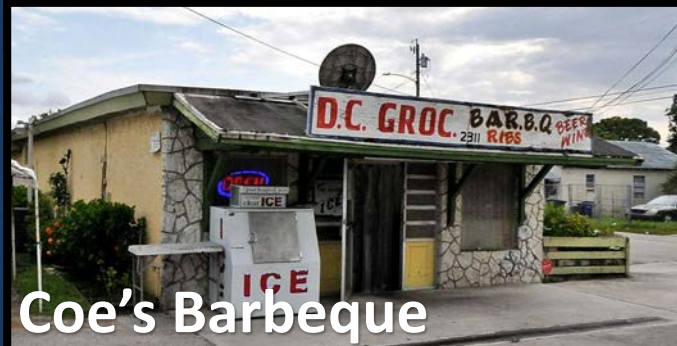
A & K Grocery Store



All Points Protective



1004 Avenue D



Coe's Barbeque



JC Salon and Boutique

A nighttime photograph of a city street. On the left, there is a building with a colorful mural on its wall. The street is illuminated by streetlights, and a traffic light in the distance shows a green light. The sky is dark with some clouds and a bright light source, possibly the sun setting or rising, creating a lens flare effect.

QUESTIONS?

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