



SESSION 2:

COMMUNITY DEVELOPMENT THAT BUILDS LASTING VALUE

VINCE GRAHAM

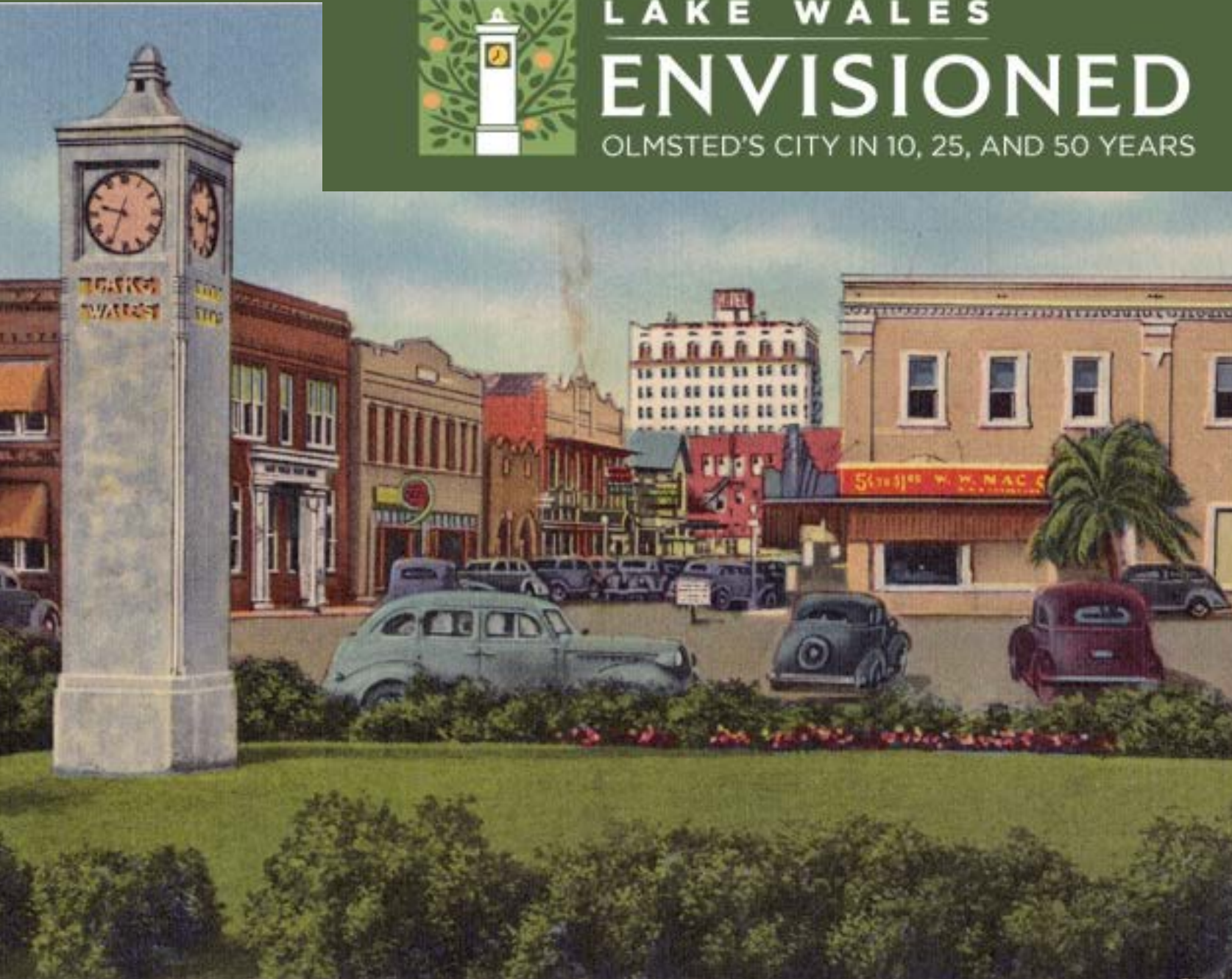
MARCELA CAMBLOR-CUTSAIMANIS



LAKE WALES

ENVISIONED

OLMSTED'S CITY IN 10, 25, AND 50 YEARS



**BEST PRACTICES
SYMPOSIUM
MARCH 20, 2023**

**Vince Graham
vince@locisouth.com**



LAKE WALES

ENVISIONED

OLMSTED'S CITY IN 10, 25, AND 50 YEARS

What is your vision for the future of Lake Wales?

Charleston





Lessons from Historic Cities

1. Mixed-use

2. Bounded

3. Networked

A. Narrow streets

i. relationship

ii. beauty

iii. walkable

4. Adaptable – able to evolve.

BOUNDARY ST



Old Testament Perspective: Commandments of Wise Urban Design



**And the LORD spake unto Moses in the plains of Moab by Jordan near Jericho, saying,
Command the children of Israel, that they give unto the Levites of the inheritance of their possession cities to dwell in; and ye shall give also unto the Levites suburbs for the cities round about them. And the cities shall they have to dwell in; and the suburbs of them shall be for their cattle, and for their goods, and for all their beasts.**

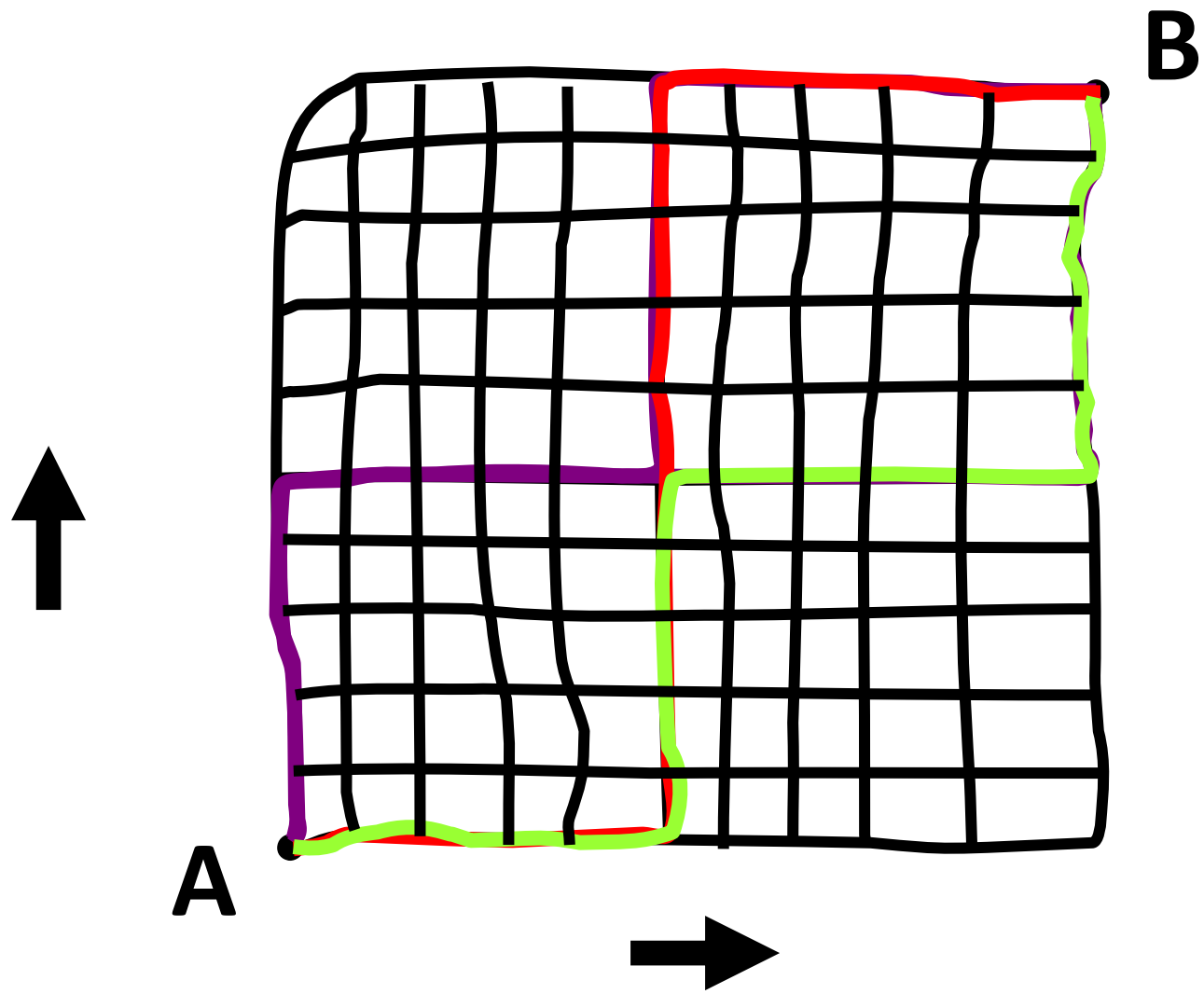
So all the cities which ye shall give to the Levites shall be forty and eight cities: them shall ye give with their suburbs.

Defile not therefore the land which ye shall inhabit...

Numbers 35: 1-3, 7, 34

Networked

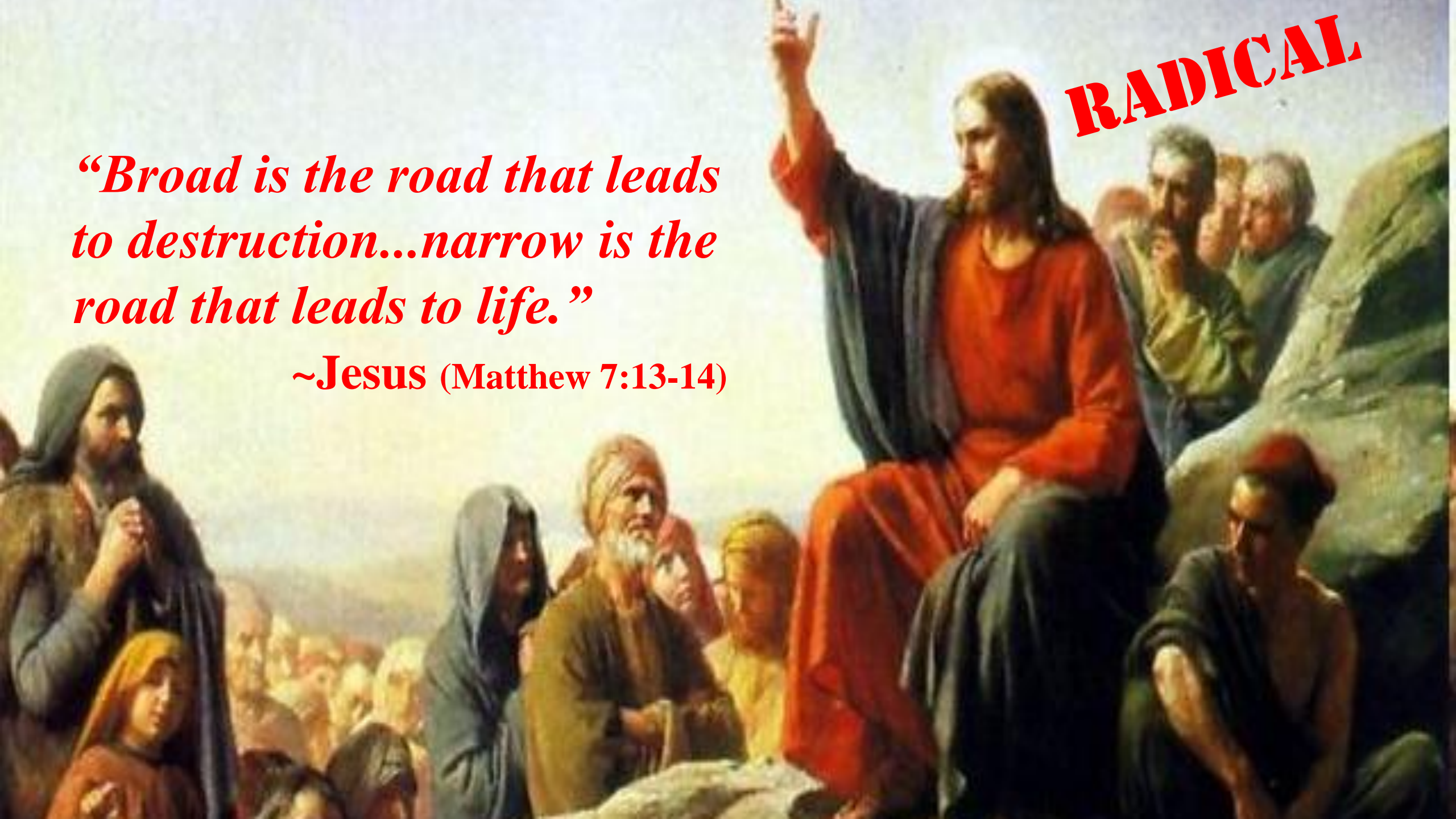




*“Broad is the road that leads
to destruction...narrow is the
road that leads to life.”*

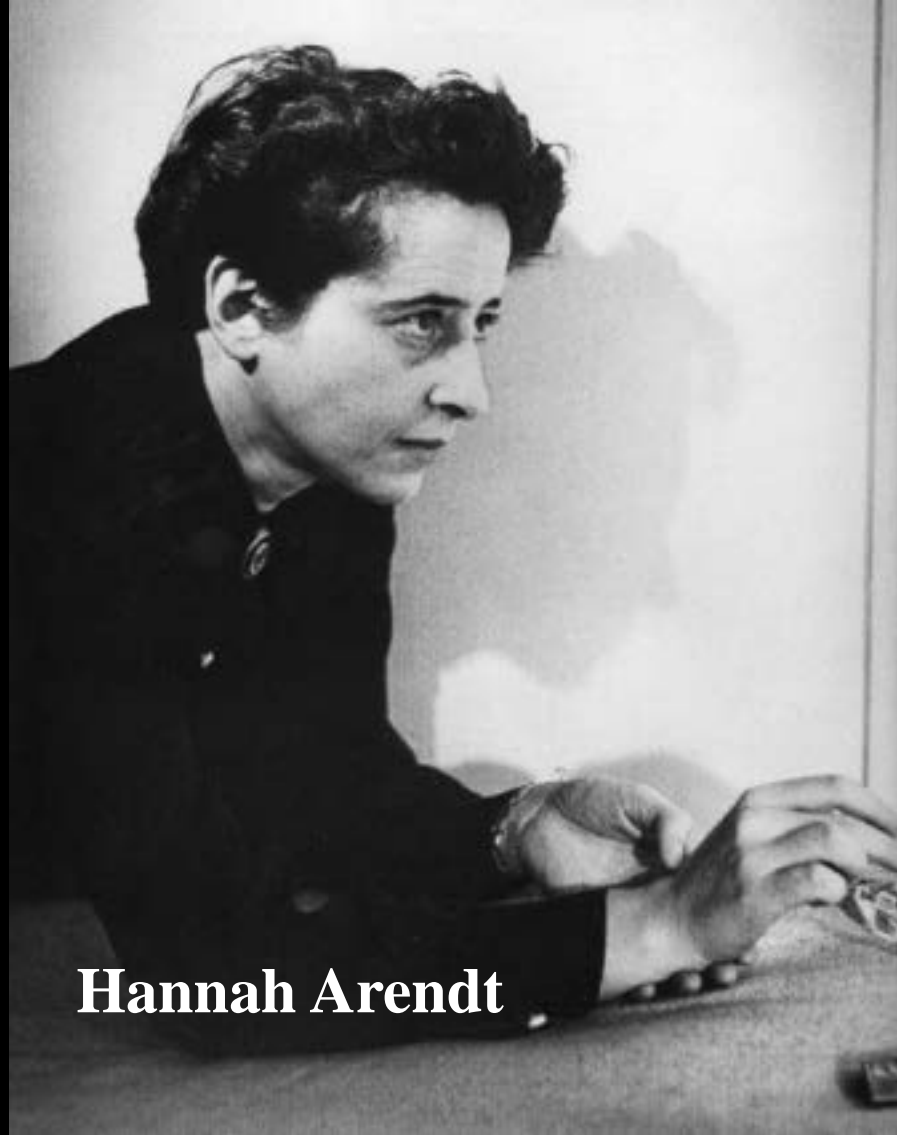
~Jesus (Matthew 7:13-14)

RADICAL



Human Scale Design





Hannah Arendt

“The Public Realm, as the common world, gathers us together and yet prevents us from falling over each other.

What makes mass society so difficult to bear is *NOT* the number of people involved, but the fact that the world between them has lost its power to gather them together, to relate and to separate them.”



Benefits:
Beautiful Civic
Buildings



Choice: Human vs Inhuman?



Newpoint

Beaufort, SC



\$16 DONATION AND UP

JOIN US AT THE NIMBY PARTY



STOP ALL DEVELOPMENT!
OUR CHILDREN DON'T NEED
HOUSES. WE HAVE OURS.
SCREW THE REST OF YOU!

FUNRAISER

9 PM



December 18, 1991

Beaufort Development Review Committee
Beaufort, South Carolina

Dear Committee Members:

I am writing to protest as strongly as possible the plan for the development of the property adjacent to Bluff Farm.

The density of houses is totally unacceptable.

We are writing to you for the purpose of voicing our strong objections to the proposed development of the property adjacent to Bluff Farm on Lady's Island, known as Newpoint.

As concerned residents, we feel this development is not compatible with the surrounding neighborhoods due to the density of the project, i.e. Bluff Farm has 3/4 acre lots versus Newpoint which plans to have 4 houses per acre. The narrow lots preclude the flexibility of building around trees. Though the developer complies with the statute

We, as residents of Lady's Island, are not against development. However, the beauty and environmental welfare of our community should not be spared for developmental proceeds created by a subdivision of such density as Newpoint.



NEWPOINT HOMES: Subdivision is taking a new approach to Beaufort's Old Place.

Newpoint

Beaufort Community Taking a New Approach to the Old

They Had It Right The First Time.

Thoughts on Recovering the American Dream.



Embrace Tradition

At **Newpoint** we started with a simple philosophy

delightful place to enjoy a sunset. Or walk down from the Green through the architecturally distinctive dock

Newpoint homes are built to be appreciated and last longer than the life of the mortgage. And though they



I'On

Mt. Pleasant, SC





Value Creation



I'On Home Prices (1998 vs 2022*)

*Estimate per Zillow



Earl's Court

Mount Pleasant.

Including Accessory Dwelling Units, Density = +/-35 units per acre.

Mixed-use development of 26 homes + ADUs, retail space and boutique inn/restaurant.

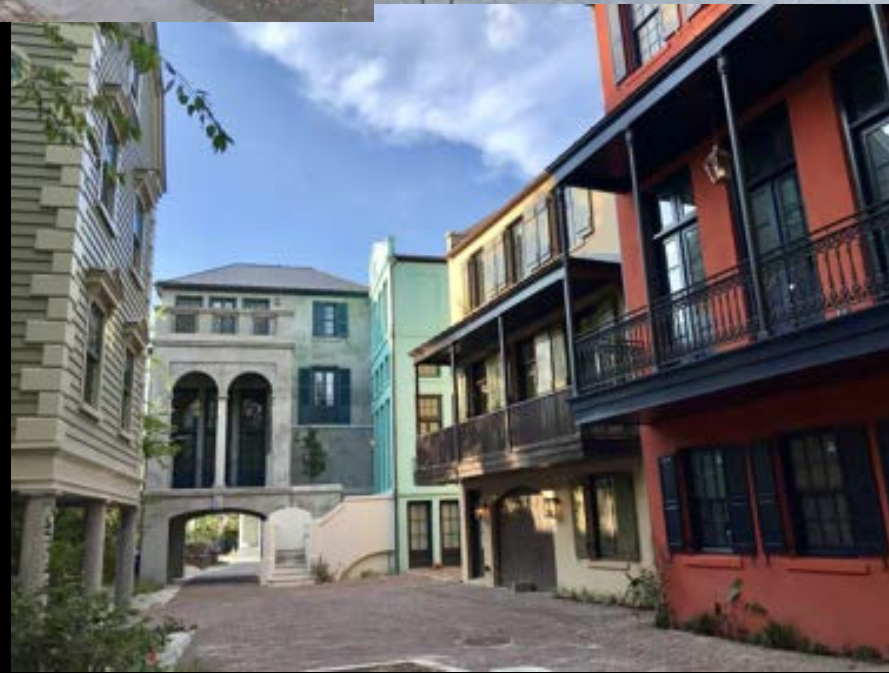
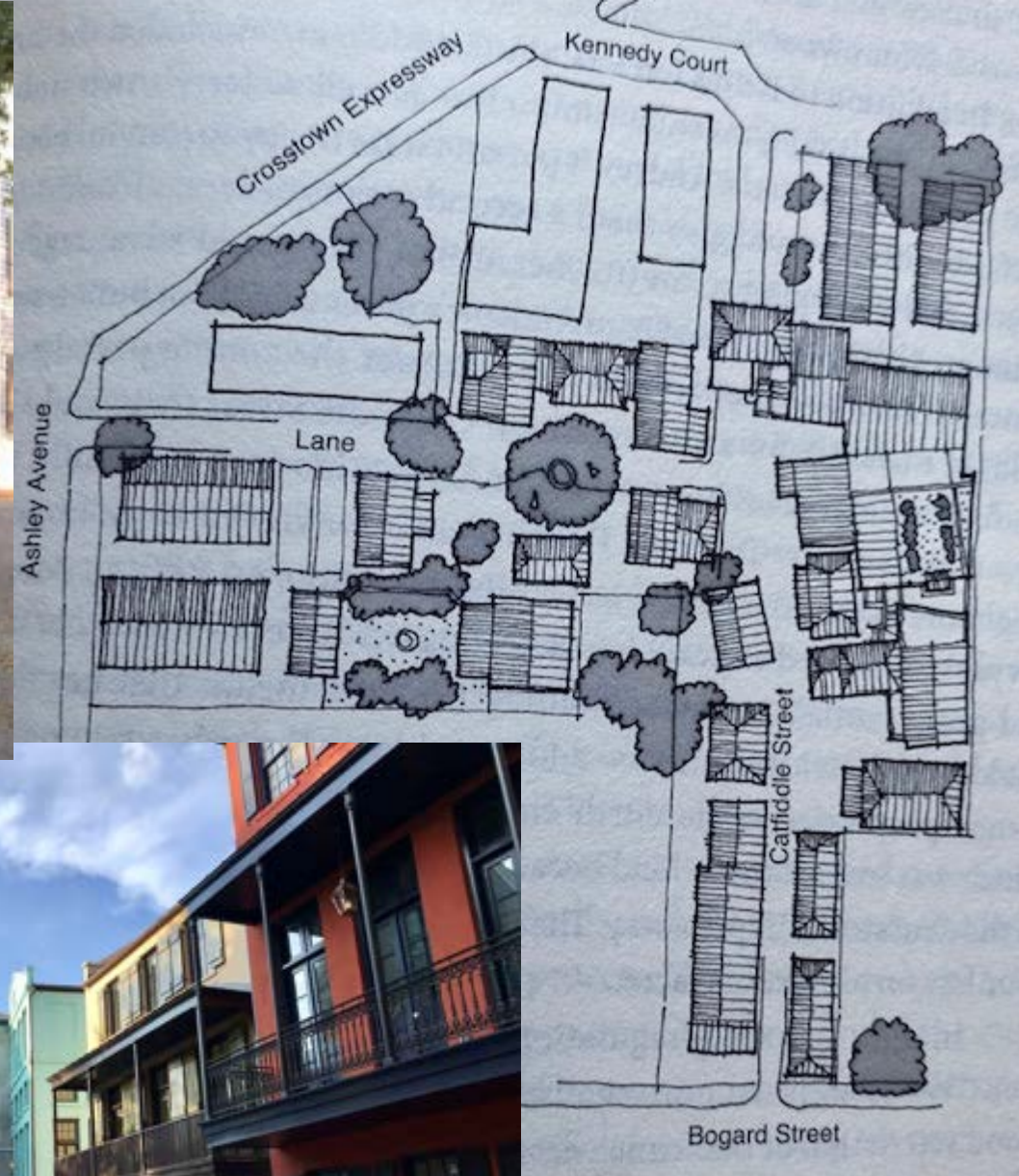


Catfiddle Street

Charleston
Including Accessory Dwelling Units,
Density = +/-50 units per acre.

If buildings are ugly, higher density compounds the ugliness. However, if buildings are beautiful, higher density compounds the beauty.

Enabling density affords greater opportunity – for building beauty, for more new friends and relationships.





LAKE WALES

ENVISIONED

OLMSTED'S CITY IN 10, 25, AND 50 YEARS

What do you think Olmsted's Garden City should look like in 10, 25, and 50 years?

Leadership

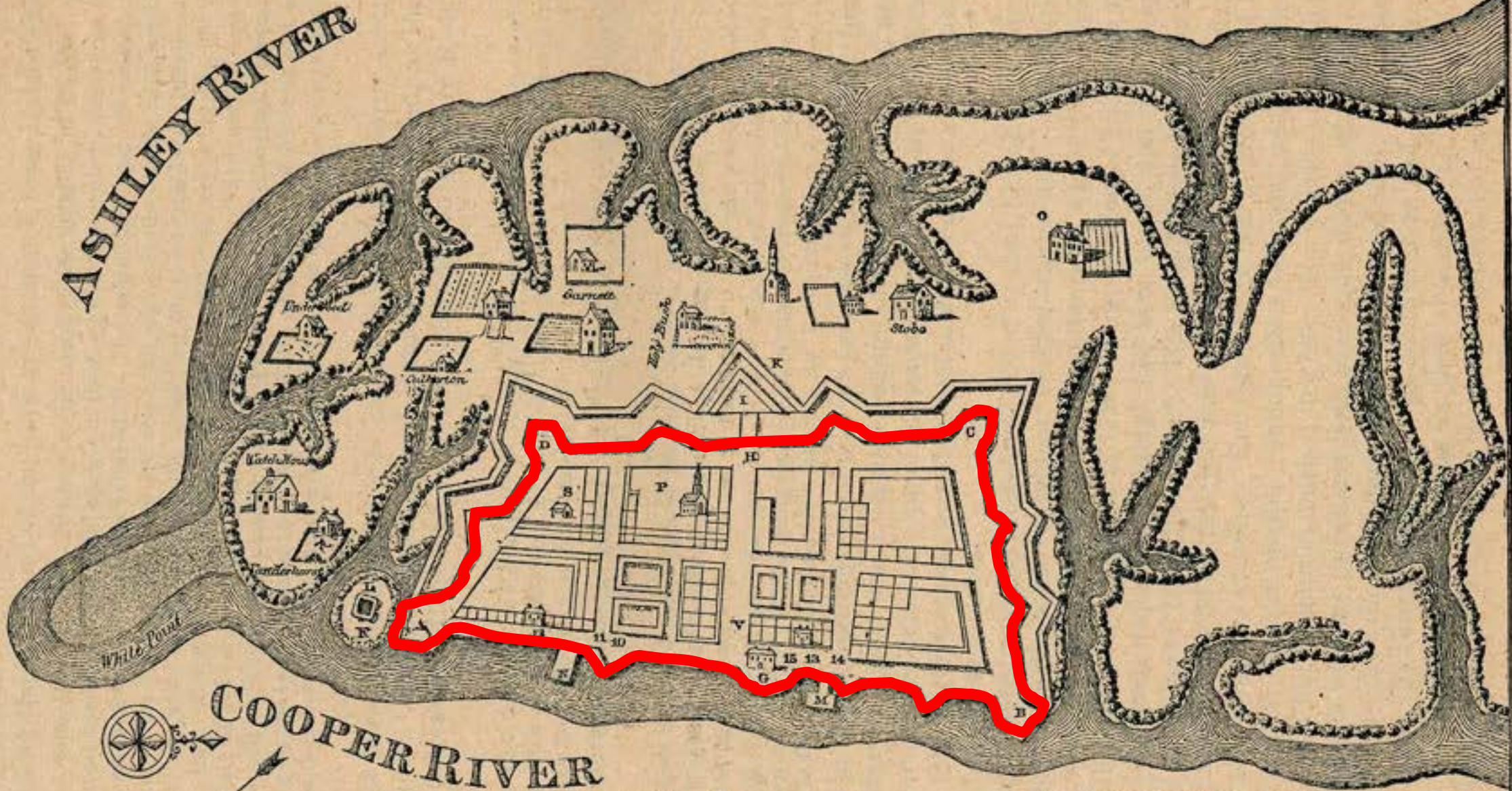


“If you want to move people it has to be toward a vision that’s positive for them. One that taps important values, that gets them something they desire. And the vision has to be presented in a compelling way that people feel inspired to follow.”

- Dr. Martin Luther King, Jr.

The Carolinas' First Neighborhood.

of
own
ey of
Esq. in



ASHLEY RIVER

COOPER RIVER

References.

Scale 40 Perches or 60 Feet an Inch.

A | Greenville Station | H | Draw Bridges in the Time | P | English Church | 1 | Precious Garnett House | 9 | Starling House

The Carolinas' First Neighborhood

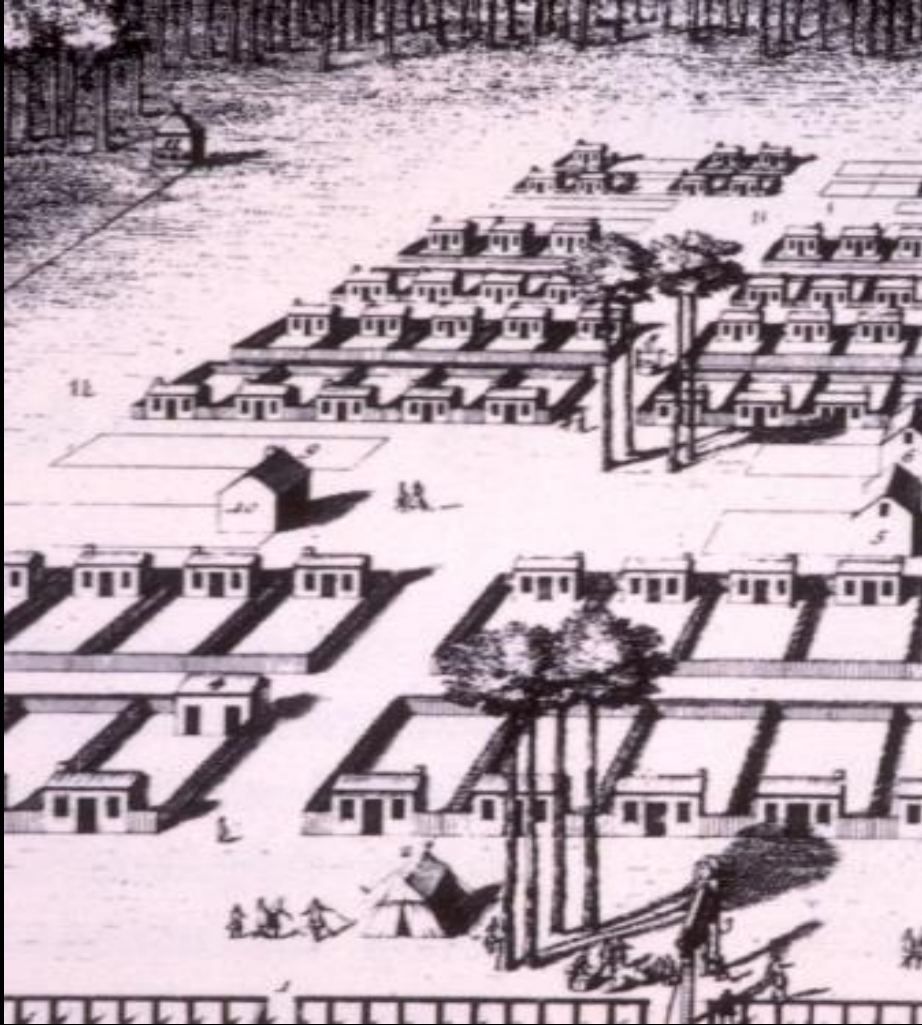
What's exists today on this 62 acres?

- **720 homes**
 - Single family detached
 - Stacked condo flats
 - Apartments
 - Rowhouses
 - Duplexes and triplex
 - Carriage houses
- ***789,000 s.f. of commercial space**
 - a food store
 - three inns
 - five banks
 - 11 restaurants
 - 26 art galleries
 - office space
- **Civic**
 - Six museums
 - Five Churches
 - Six cemeteries
 - Two arts theaters
 - One City Hall
 - One 450-student school

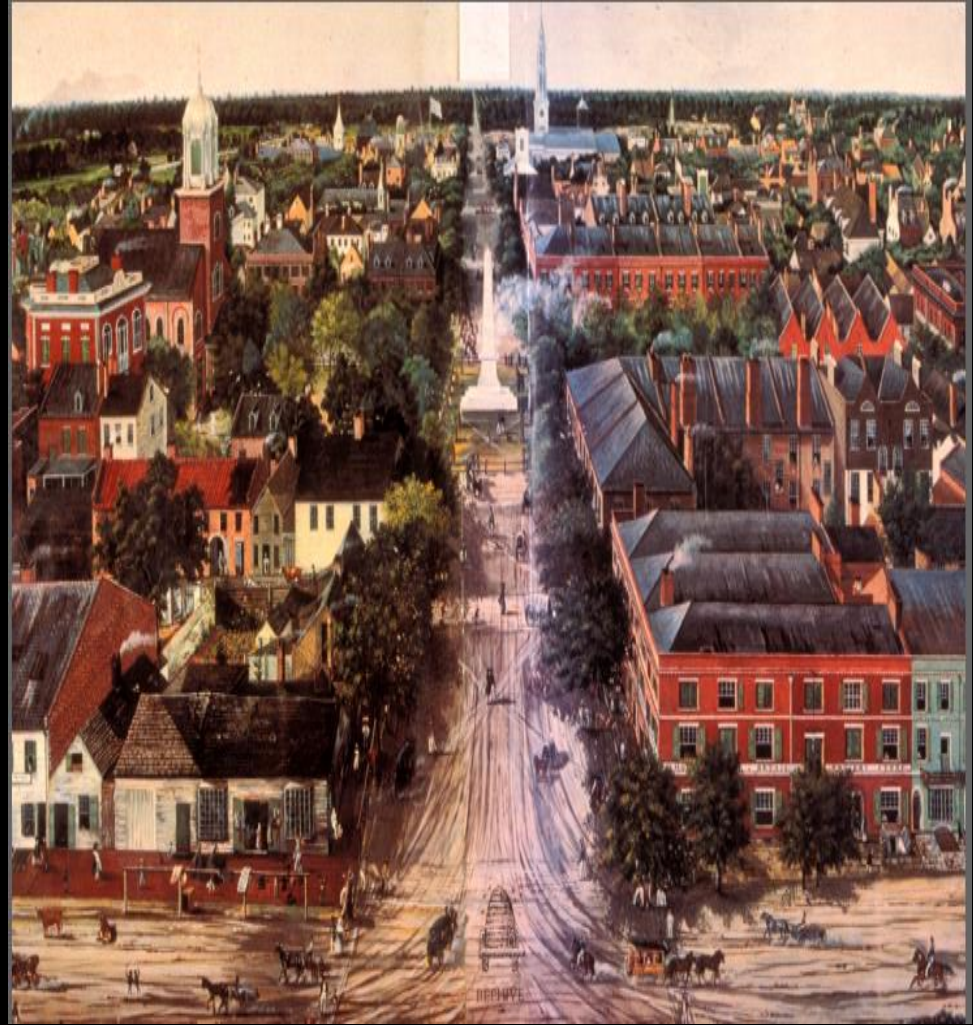
Homes often sell in excess of **\$1000/s.f.** Estimated market value of 2 million+ square feet of residential and commercial space exceeds **\$1 BILLION!**

Adaptability

Johnson Square, Savannah



1734

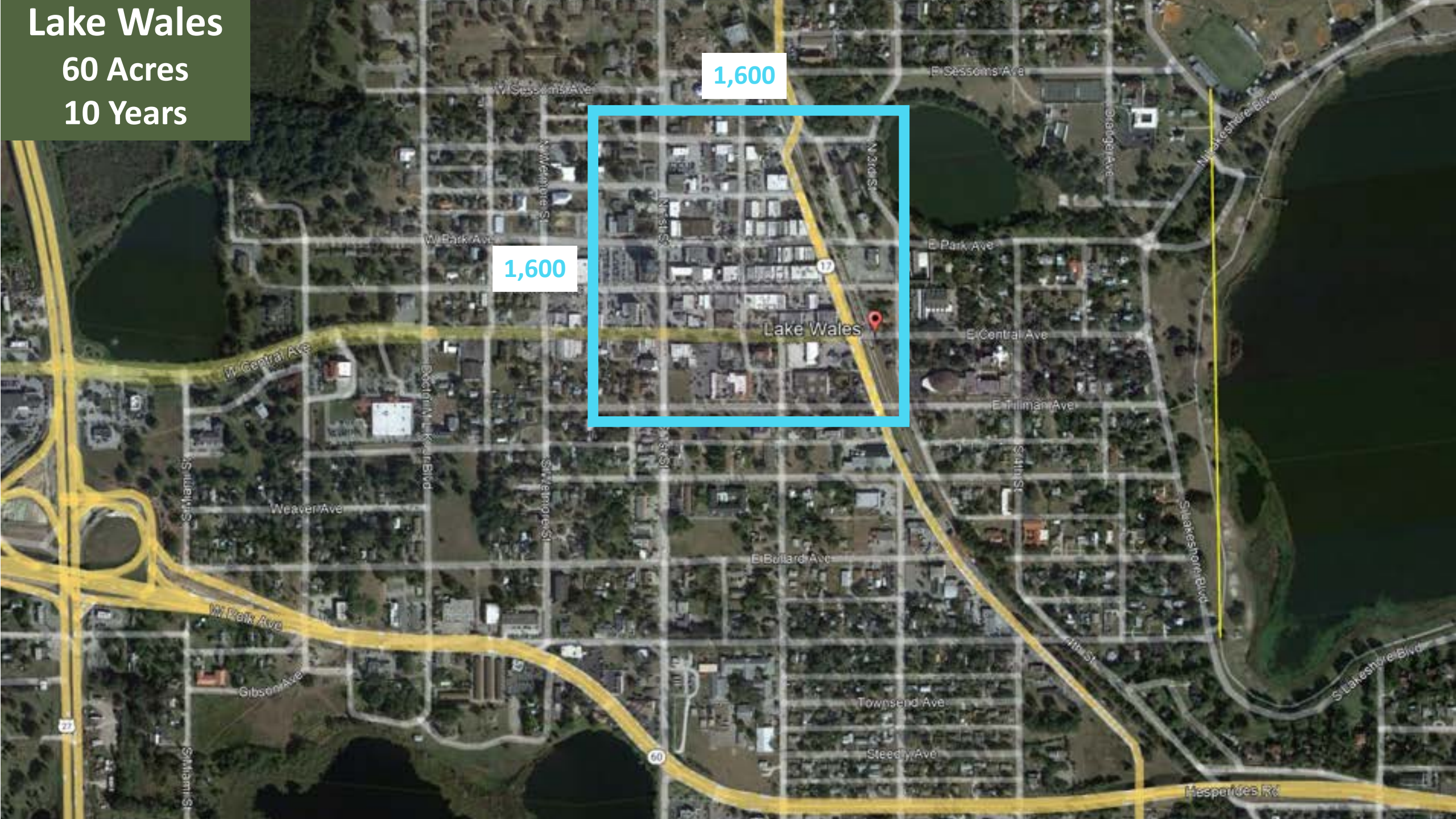


1837

Lake Wales

60 Acres

10 Years



1,600

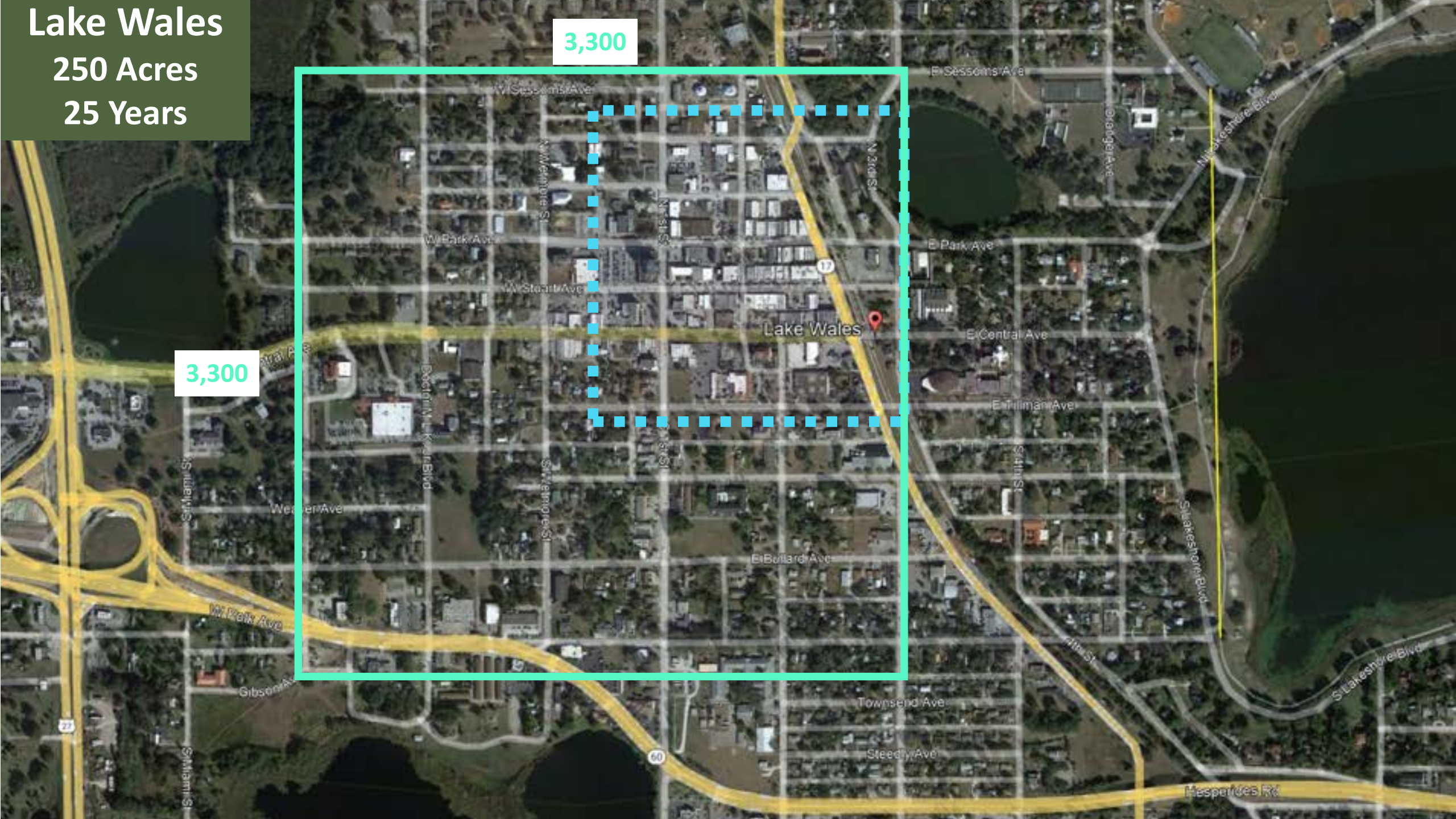
1,600

Lake Wales

Lake Wales
250 Acres
25 Years

3,300

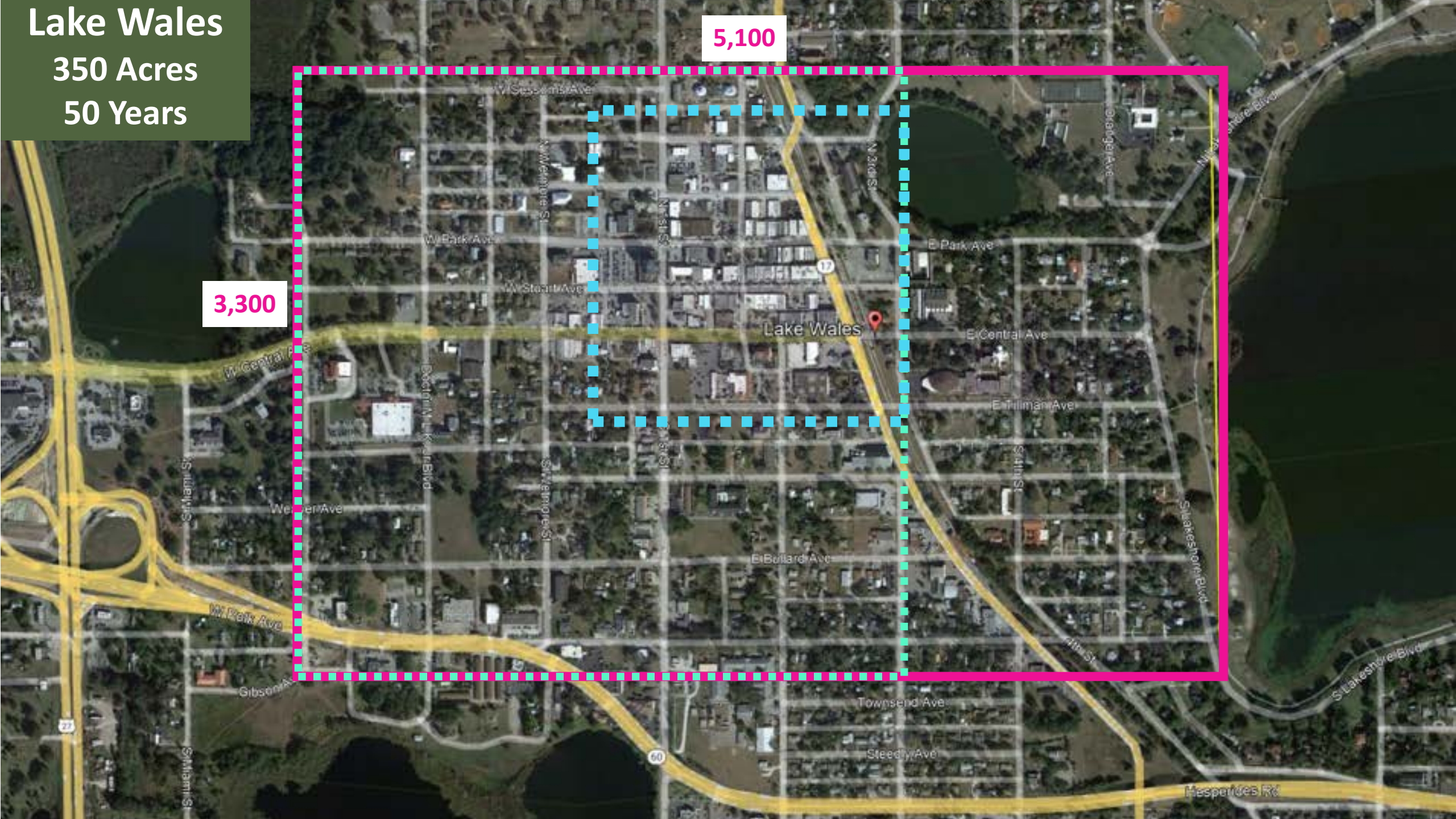
3,300



Lake Wales
350 Acres
50 Years

5,100

3,300



Lake Wales

27

60

17



Plato's Allegory of the Cave and The Truman Show

In one scene, an interviewer asks the show's director why he thinks Truman has never questioned the artificial nature of his life. The director answers: "We accept the reality of the world with which we are presented. It's as simple as that."

We needn't accept the status quo as the only possible reality. We can be like courageous Truman who, by movie's end, despite a storm of fear created to confine him to a limited world, realized the truth which opened a door to new opportunity.





LAKE WALES
ENVISIONED
OLMSTED'S CITY IN 10, 25, AND 50 YEARS

When Change Happens in the Community's Terms



Marcela Cambler & Associates, Inc.

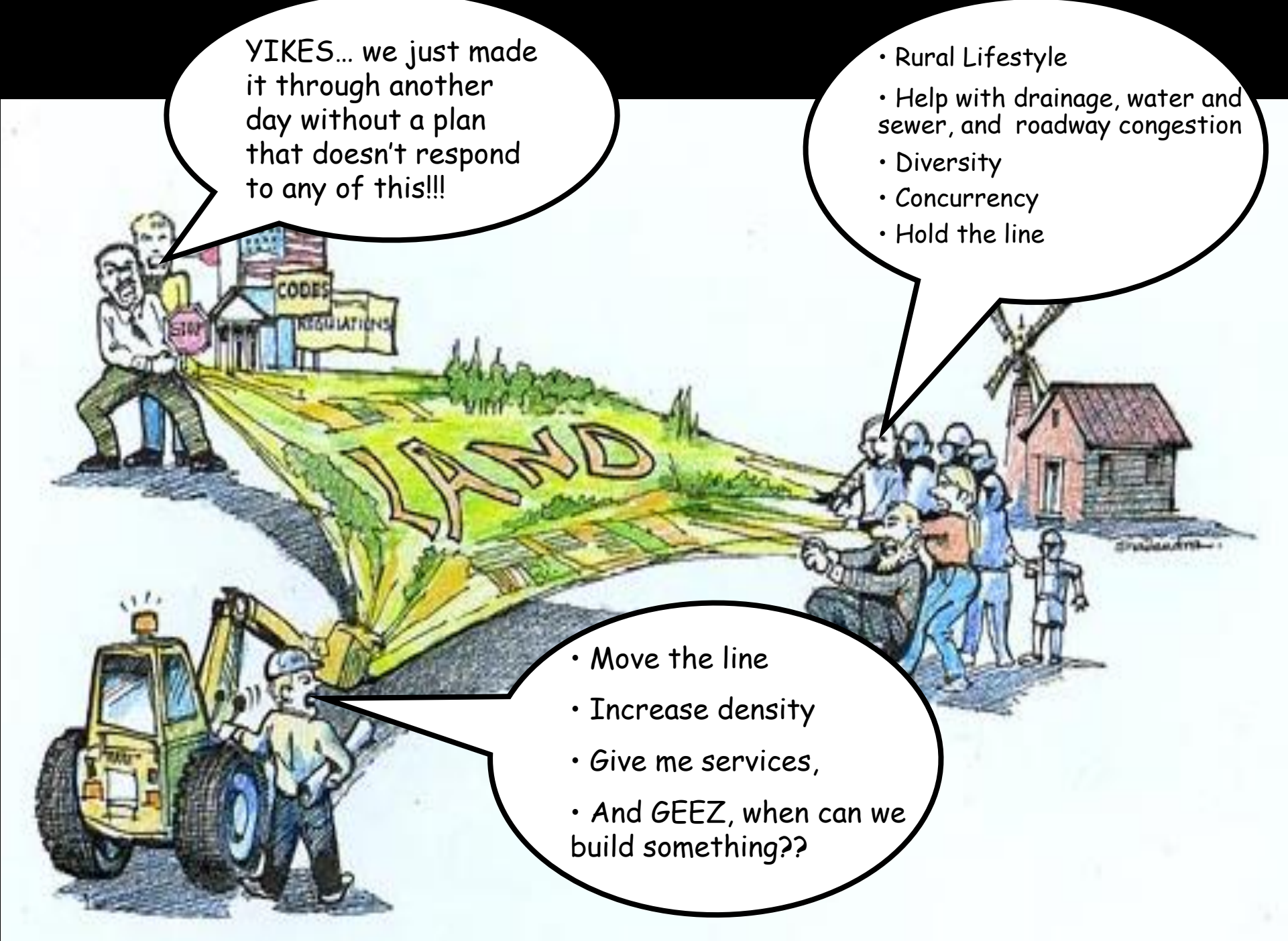
St. Lucie County - 2006

Lake Wales

St. Lucie County TVC

A Public Initiative



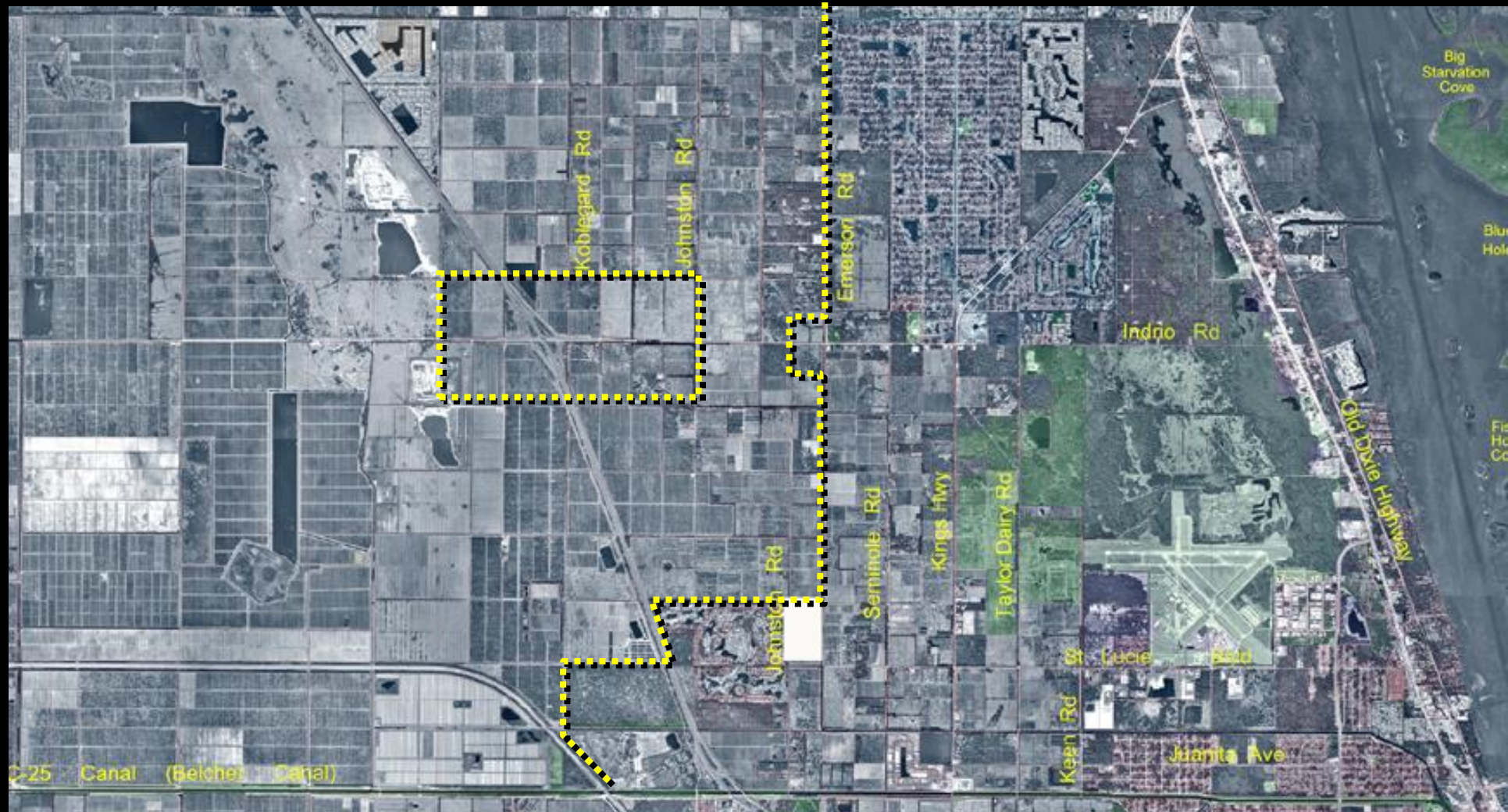


YIKES... we just made it through another day without a plan that doesn't respond to any of this!!!

- Rural Lifestyle
- Help with drainage, water and sewer, and roadway congestion
- Diversity
- Concurrency
- Hold the line

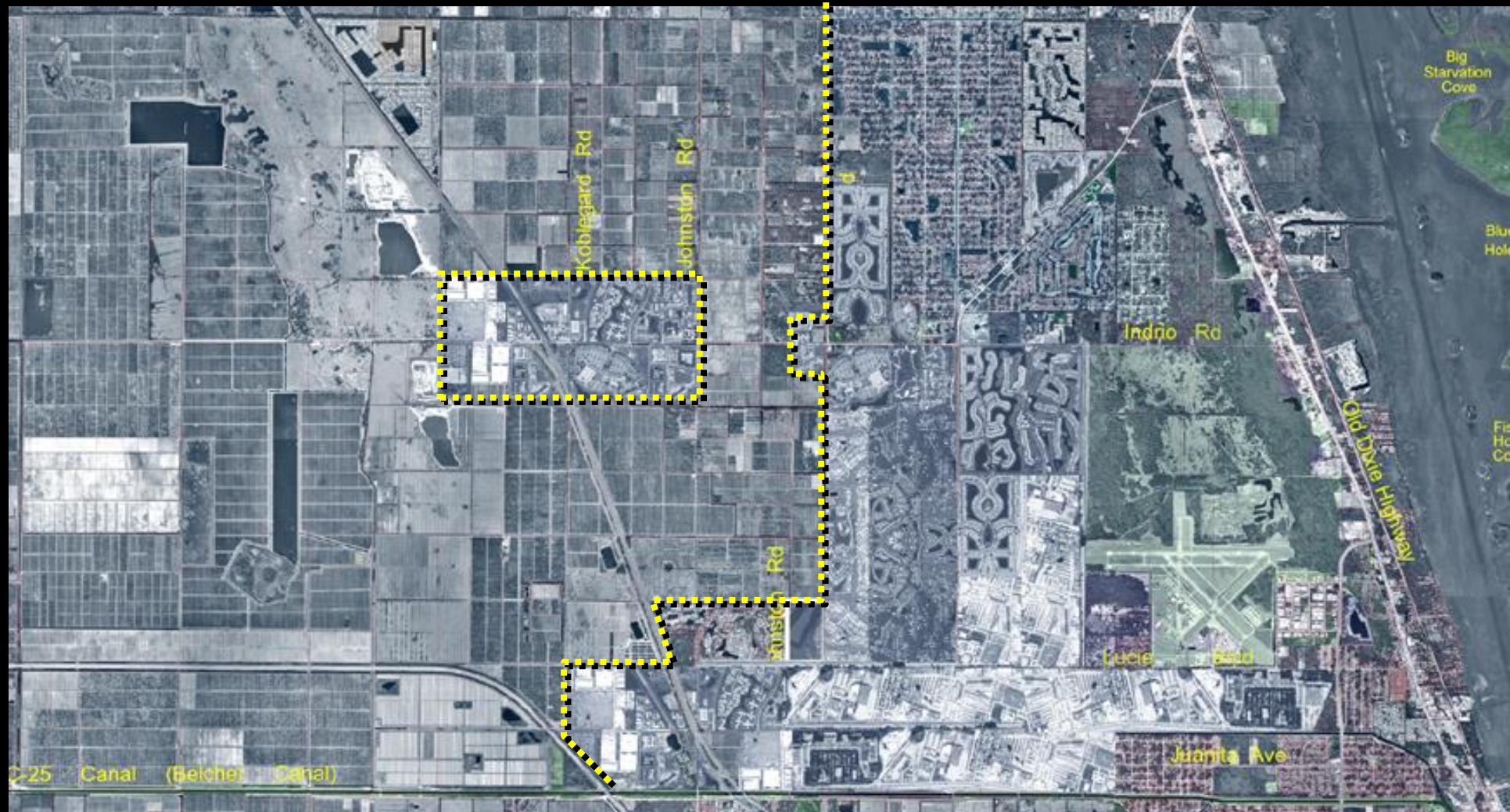
- Move the line
- Increase density
- Give me services,
- And GEEZ, when can we build something??

SLC's Comprehensive "Plan" Scenario



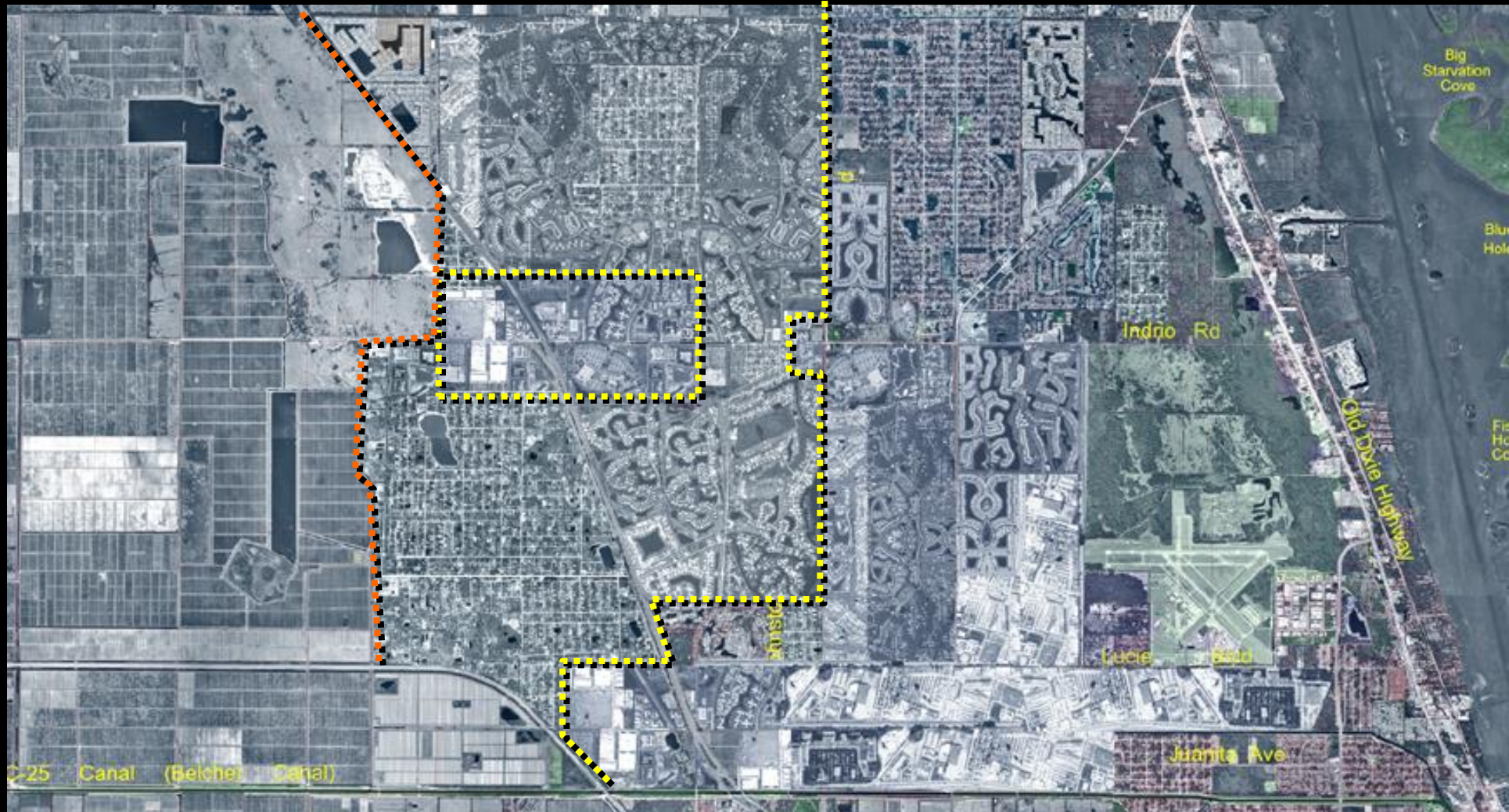
"The Urban Service Line (USB) will protect us" strategy

Phase I: Build “inside the line...”



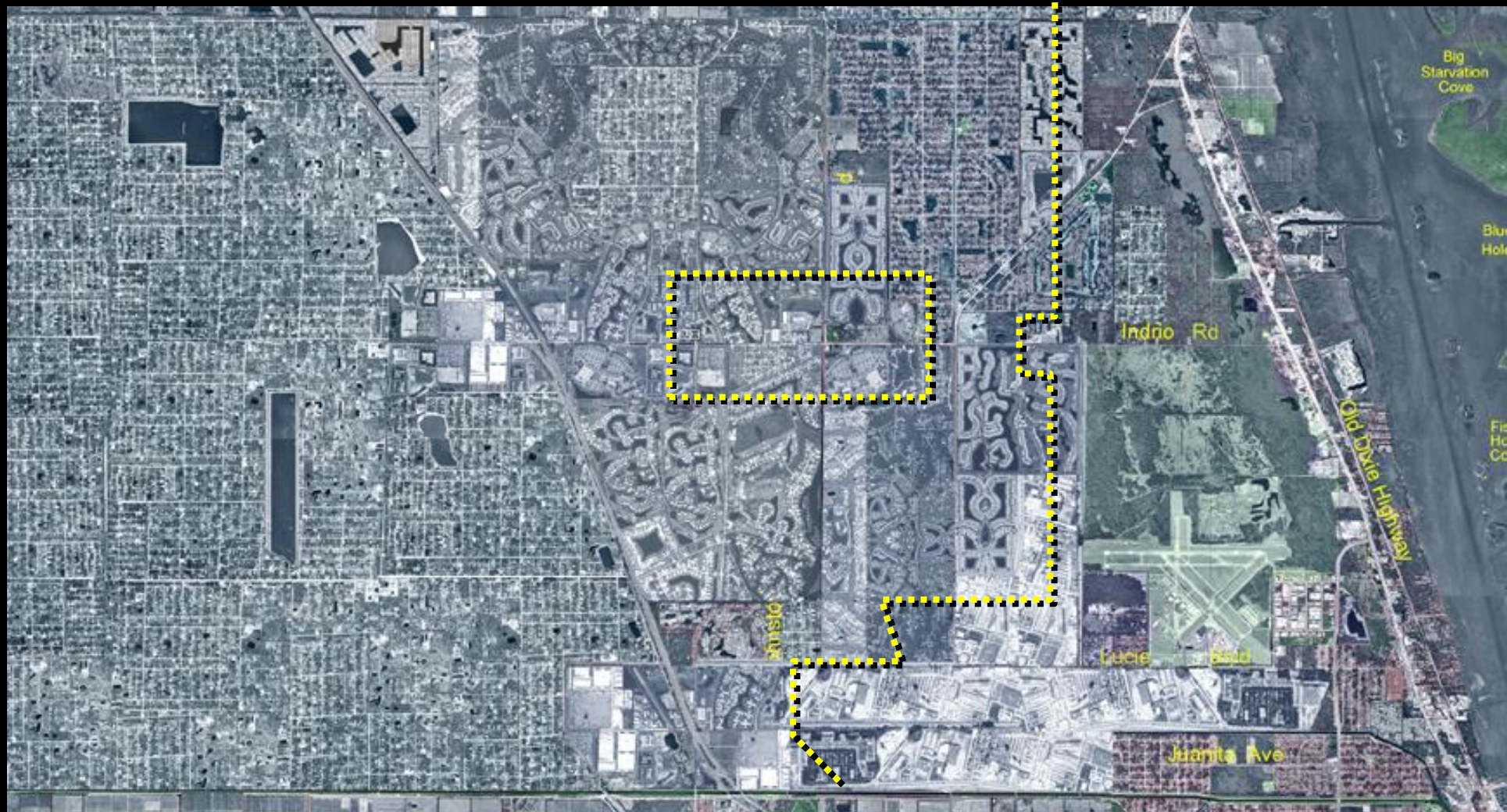
... but the plan yields sprawl

Phase II: Maintain AG-1 zoning up to the “secondary USB line...”




.... but is just allows for more sprawl...

Phase III: Ag-5 zoning will preserve our character.



...sprawl as far as the eye can see.





Tell me, I forget;
Show me, I remember;

Involve me, I understand

Eastern Proverb

(or a St. Lucie County BOCC Proverb)



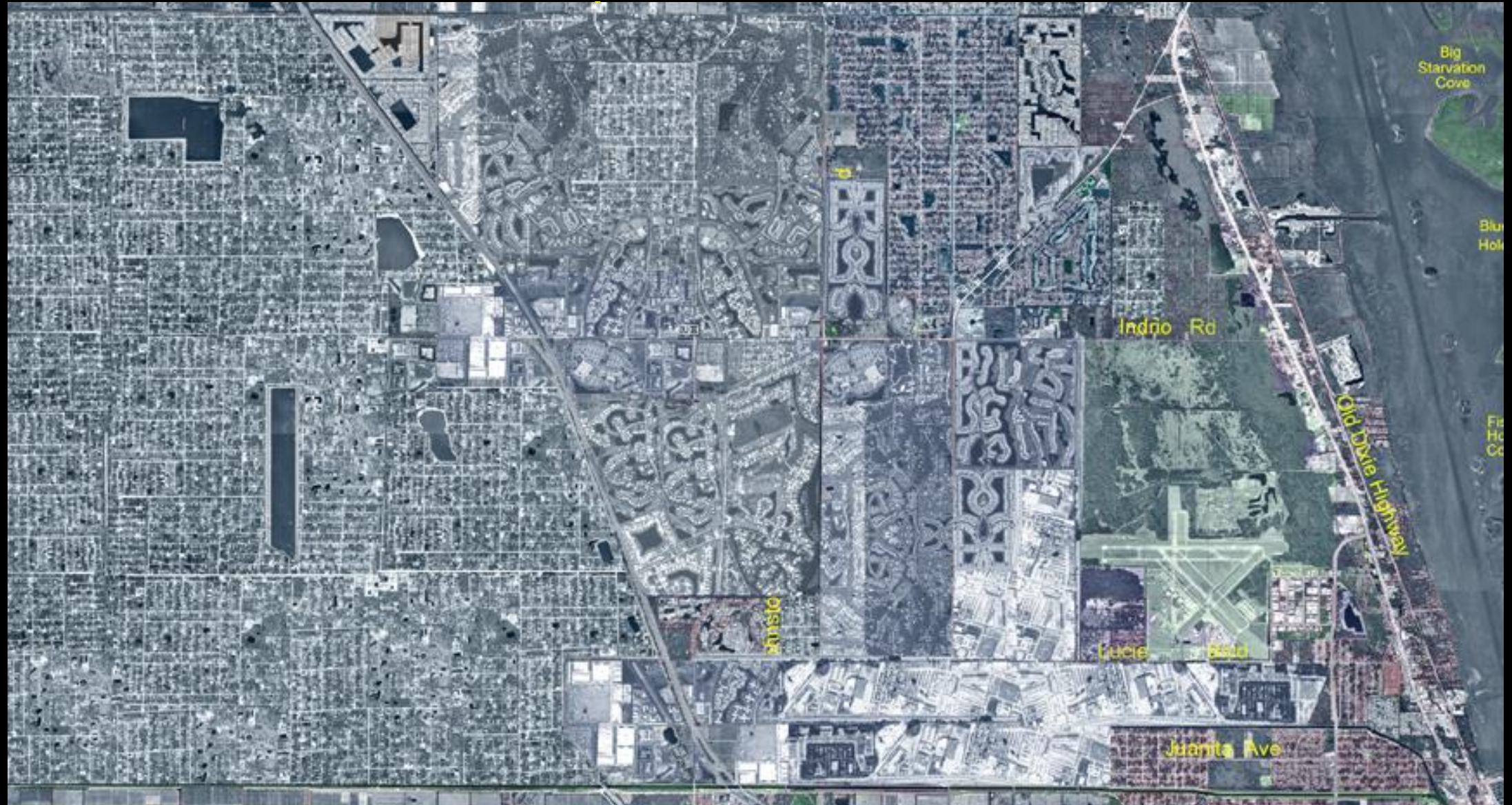
The Community Asked For This

The Citizens' Vision



TVC: Striking A Balance

The Citizens' Vision



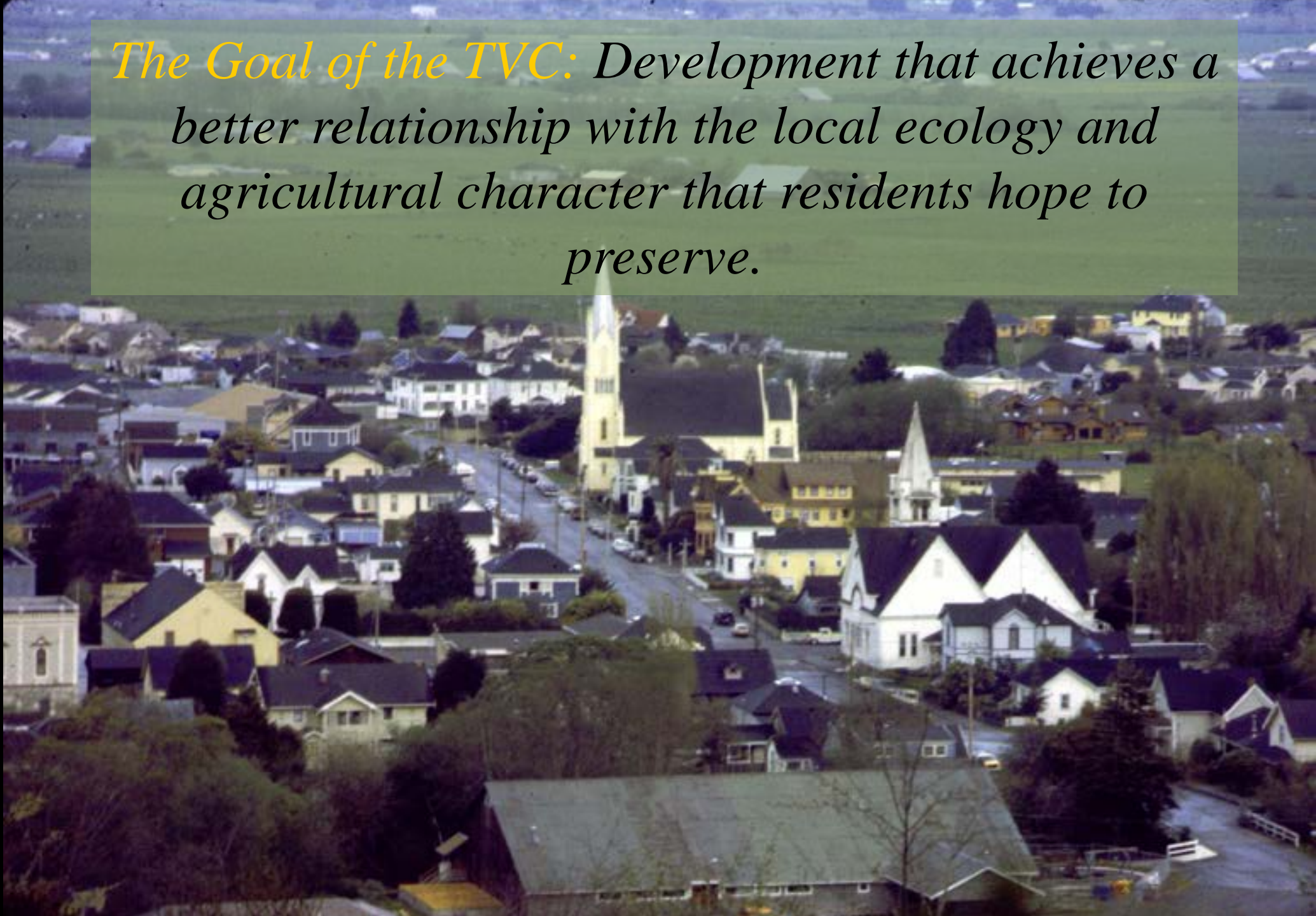
TVC: Striking A Balance

The Citizens' Vision



TVC: Striking A Balance

The Goal of the TVC: Development that achieves a better relationship with the local ecology and agricultural character that residents hope to preserve.



Martin County - 2018



Lake Wales

Martin County NEWFIELD

A Private Initiative



1981

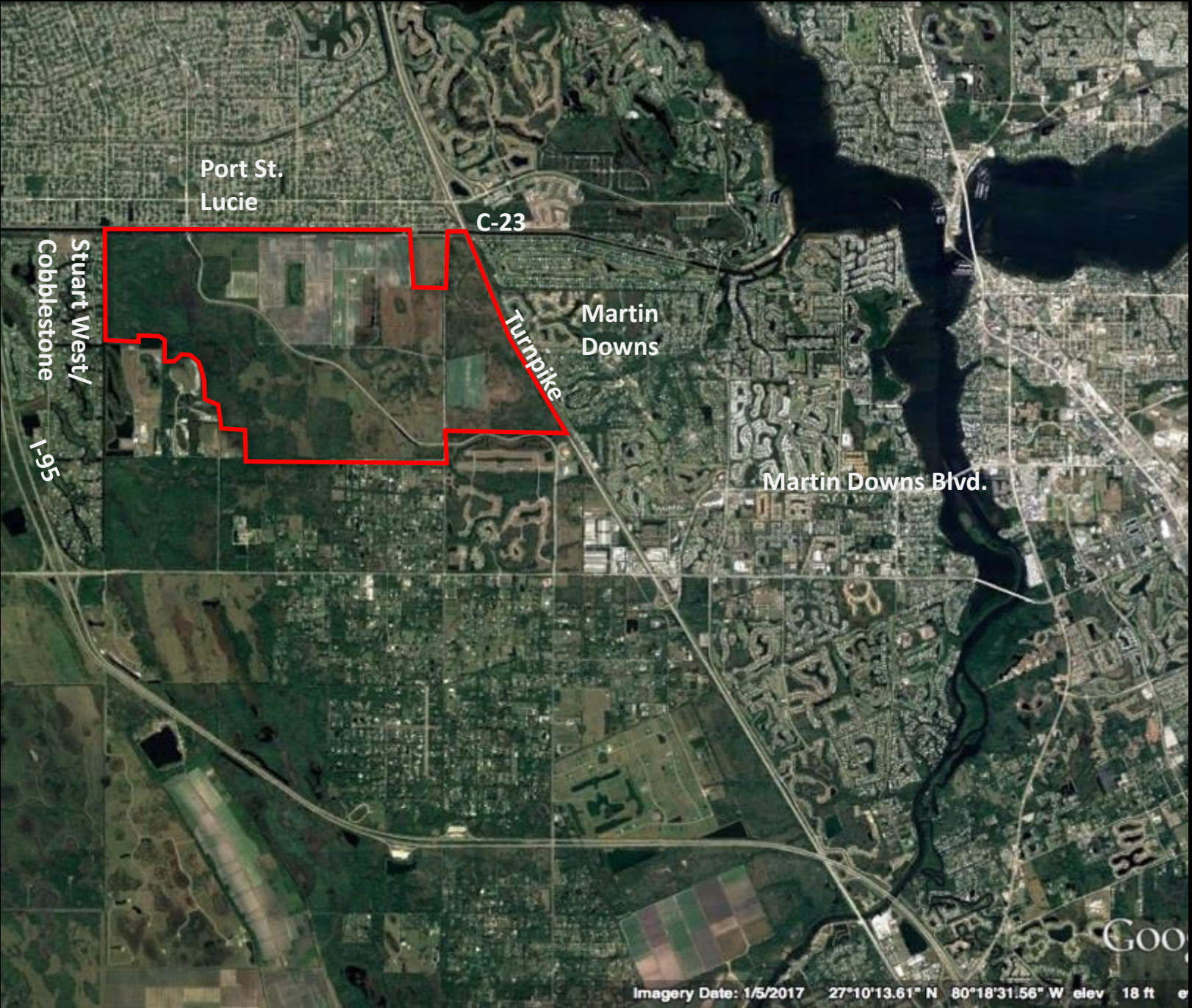








1981



Imagery Date: 1/5/2017 27°10'13.61" N 80°18'31.56" W elev 18 ft e

2017



CITY OF PORT ST. LUCIE

SW BECKER RD

SW BECKER RD

C-23 CANAL

SW CITRUS BLVD

BOAT RAMP ROAD

FLORIDA TURNPIKE

THE EVERGREEN CLUB

COBBLESTONE/
STUART WEST

PINELAND PRAIRIE

MARTIN DOWNS

CITRUS GROVE
ELEMENTARY SCHOOL

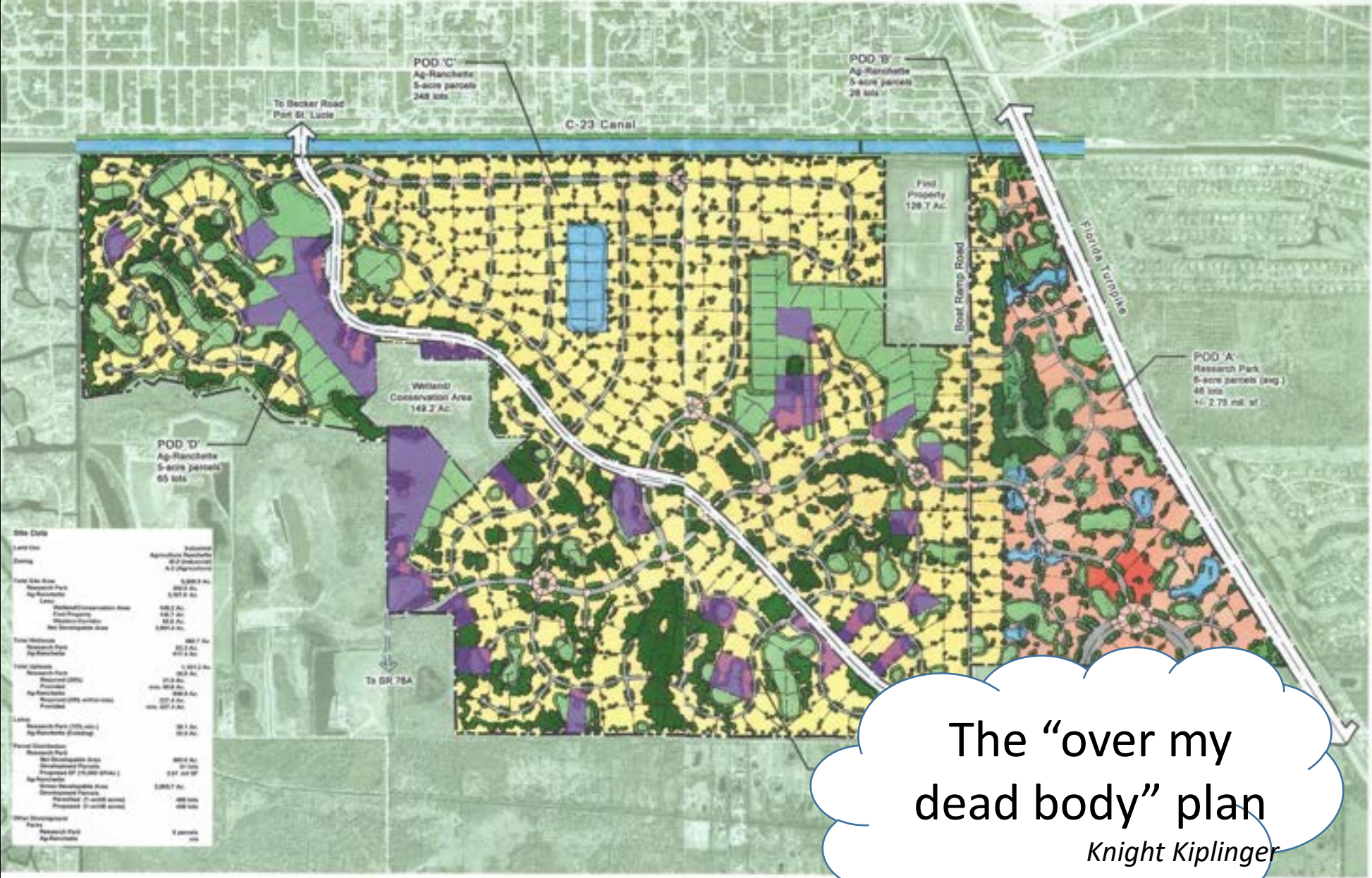
MARTIN DOWNS BLVD

PALM CITY FARMS

CANOPY CREEK

BATH AVE

SW MARTIN HWY



Site Data

Land Use	Industrial
Research Park	61.0 (Development)
Ag-Ranchette	6.1 (Agriculture)
Total Site Area	6,889.9 Ac.
Research Park	61.0 Ac.
Ag-Ranchette	5,978.9 Ac.
Wetland/Conservation Area	148.2 Ac.
Find Property	128.7 Ac.
Other Property	22.0 Ac.
Non-Developable Area	2,880.0 Ac.
Total Wetlands	682.7 Ac.
Research Park	85.2 Ac.
Ag-Ranchette	407.5 Ac.
Total Wetlands	4,924.2 Ac.
Research Park	21.0 Ac.
Proposed	400.0 Ac.
Ag-Ranchette	483.2 Ac.
Proposed (20% wetland)	217.2 Ac.
Proposed	483.2 Ac.
Land	38.1 Ac.
Research Park (20% wetland)	38.1 Ac.
Ag-Ranchette (20% wetland)	38.1 Ac.
Parcel Classification	
Research Park	681.0 Ac.
Non-Developable Area	28.0 Ac.
Development Parcels	Proposed 57 (175,000 sq ft)
Ag-Ranchette	2,880.0 Ac.
Wetland/Conservation Area	148.2 Ac.
Development Parcels	Proposed 57 (175,000 sq ft)
Proposed (20% wetland)	488 lots
Proposed (20% wetland)	488 lots
Other Development	
Research Park	0 parcels
Ag-Ranchette	0 lots

The "over my dead body" plan
Knight Kiplinger

70% - 30%





Undeveloped and developed: 70% - 30%

Pasture Land



Countryside along Citrus Blvd., a village beyond



A mixed-use center with unique character

Community Agriculture



CSA, farmers market, farm-to-table





A variety of housing types and prices, integrated



a better human environment
a better natural environment
connected

LEGACY

POLITICS

CHAMPIONS



THANK YOU!





L A K E W A L E S

ENVISIONED

OLMSTED'S CITY IN 10, 25, AND 50 YEARS

lakewalesenvisioned.com