

A photograph of a family walking away from the camera on a paved path in a park. The path is flanked by large, mature trees with thick trunks and dense green foliage. In the background, a calm lake is visible, surrounded by more trees and a grassy area. The sky is overcast. The overall scene is peaceful and scenic.

LAKE WALES

ENVISIONED

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

An aerial photograph of a vast vineyard in Lake Wales, Florida. The rows of grapevines are neatly planted on rolling hills. In the background, a tall, slender tower stands prominently against a clear blue sky. The overall scene is bright and sunny, with vibrant green foliage.

L A K E W A L E S

ENVISIONED

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



L A K E W A L E S

ENVISIONED

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

PARTNERS & CO-SPONSORS



lakewalesenvisioned.com



COMMUNITY KICK-OFF MEETING

MARCH 20, 2023

lakewalesenvisioned.com

TONIGHT'S AGENDA

- Introductions
- What is Lake Wales Envisioned?
 - Project Schedule / Charrette Week
 - Initial Aspirations
 - Olmsted Legacy
- Let's Hear From You: Polling & Q/A
- Next Steps



THE TEAM

DOVER, KOHL & PARTNERS
town planning

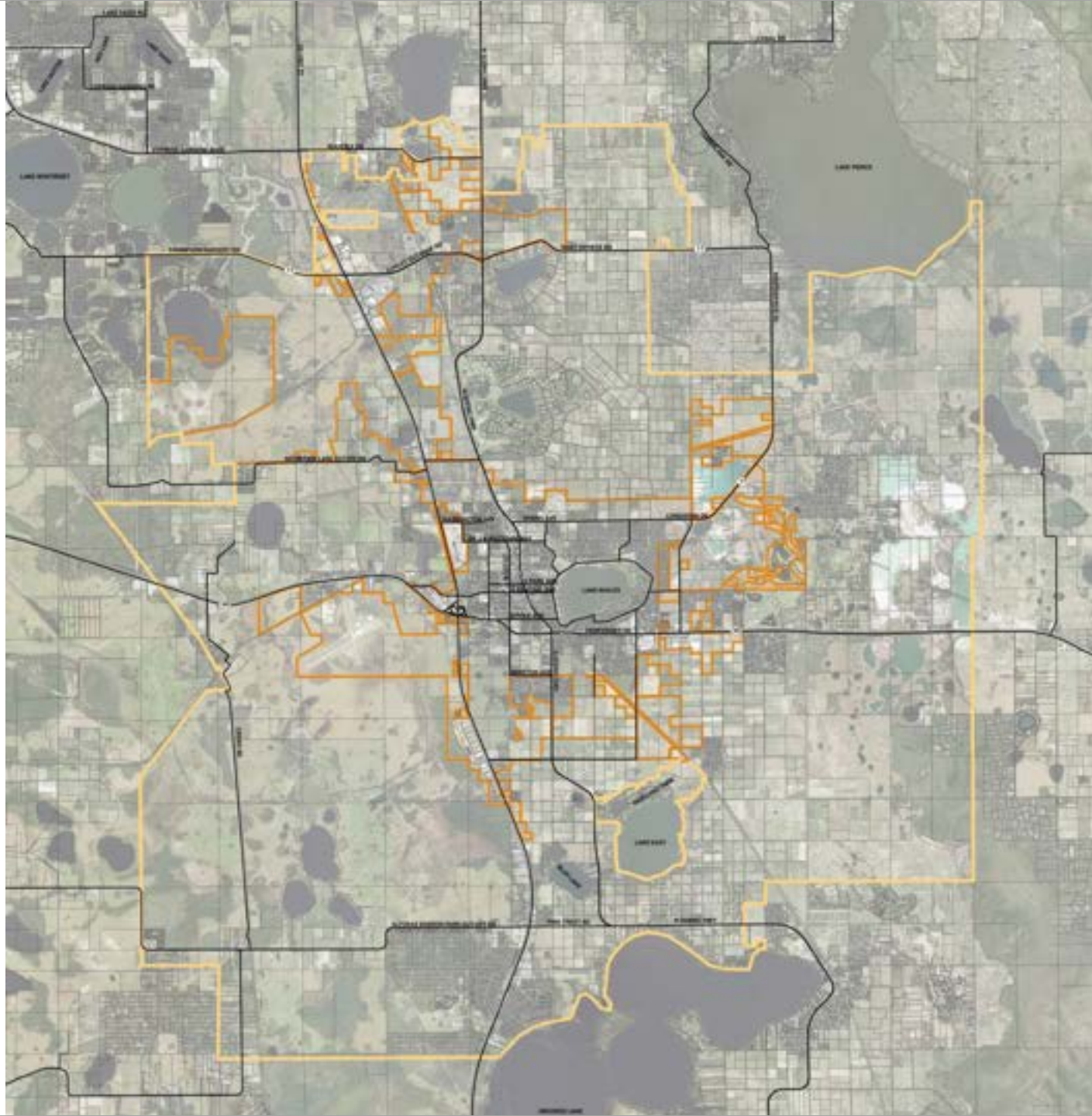
 **KITTELSON**
& ASSOCIATES



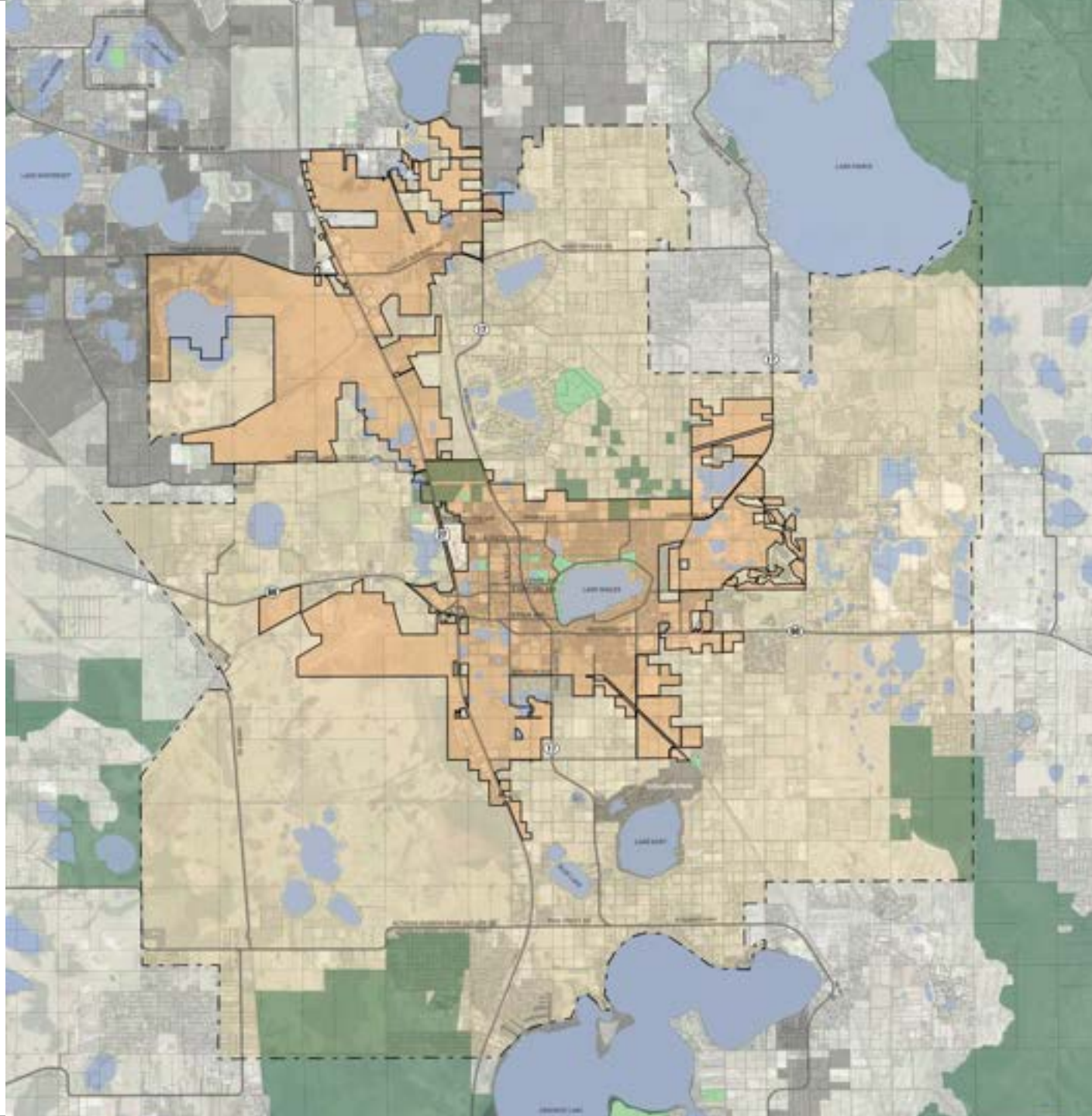
EXUM ASSOCIATES, INC.

 **Inspire**
PLACEMAKING COLLECTIVE



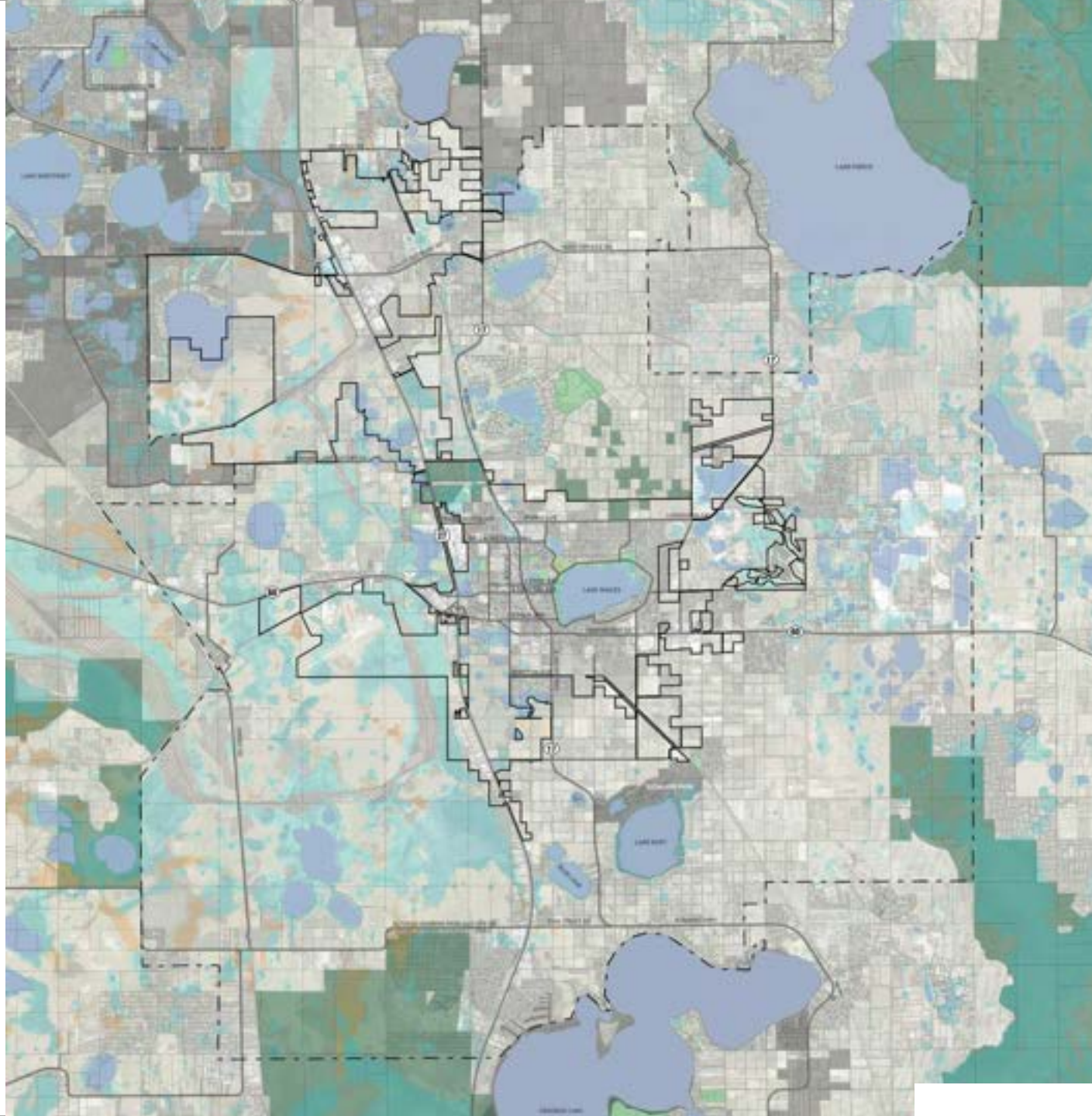


- UTILITY SERVICE AREA
- LAKE WALES CITY LIMITS
- MAJOR ROADS



LEGEND

- Parcel Boundaries
- Major Roadway
- Lake Wales City Boundary
- Utility Service Area
- Neighboring Municipalities
- Conservation Areas
- Parks and Open Space
- Waterbodies



LEGEND

- Parcel Boundaries
- Major Roadway
- Lake Wales City Boundary
- Utility Service Area
- Neighboring Municipalities
- Conservation Areas
- Parks and Open Space
- Waterbodies
- 100-Year Flood Zone
- 500-Year Flood Zone
- Regulatory Floodway



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EARLIER TODAY: BEST PRACTICES SYMPOSIUM

View recordings: lakewalesenvisioned.com



SESSION 1:
Livable Community Design

SESSION 2:
Community Development that
Builds Lasting Value

SESSION 3:
The Big Green Network

OLMSTED ROOTS:

John Nolen, City Planner

A lecture by
Professor Bruce Stephenson, PhD

www.lakewalesenvisioned.com



Rollins
EST. 1885



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

DOLLARS AND SENSE:
WHY WELL-DESIGNED
NEIGHBORHOODS
PAY THE BILLS

ZOOM WEBINAR
WITH JOE MINICOZZI

WEDNESDAY
MARCH 29

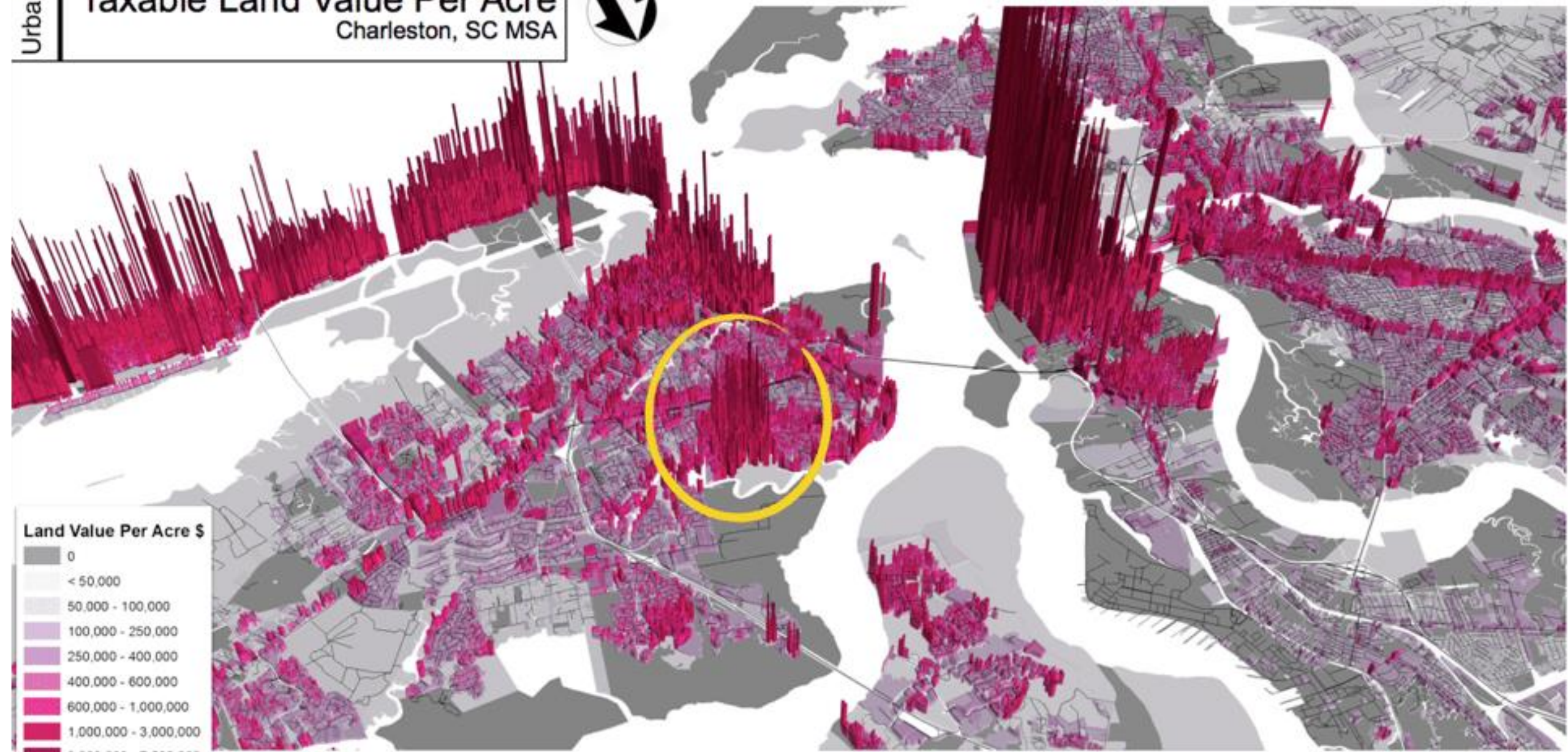
6 - 7 PM



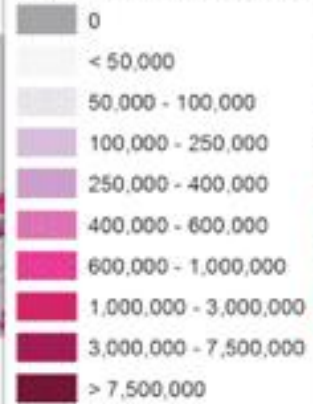
REGISTER: lakewalesenvisioned.com

Taxable Land Value Per Acre

Charleston, SC MSA



Land Value Per Acre \$



NEW TRADITIONAL NEIGHBORHOODS



I'ON, MOUNT PLEASANT SC

CHARRETTE WEEK

See full schedule at: lakewalesenvisioned.com

APR

14

Charrette Opening Reception

6 – 8 PM

Downtown Lake Wales (by the Citrus Mural on Stuart Ave and Scenic Hwy)

APR

15

Hands-on Design Session

9AM – 12 PM

James P Austin Community Center

APR

16

APR

17

APR

18

APR

19

Open Planning Studio

Sun 12 – 6 PM @ 253 E Stuart Ave

Mon, Tues & Wed 9AM – 6PM @ Lake Wales Women's Club

APR

17

Online Design Session

6 – 8 PM

Live Virtual Meeting (register at lakewalesenvisioned.com)

APR

20

Work-In-Progress Review

6 – 8 PM

Lake Wales Arts Council Auditorium

CHARRETTE WEEK: OPENING RECEPTION

See full schedule at: lakewalesenvisioned.com



APR
14

6 – 8 PM

Downtown Lake Wales
(by the Citrus Mural on
Stuart & Scenic Hwy)

CHARRETTE WEEK: HANDS-ON DESIGN SESSION

See full schedule at: lakewalesenvisioned.com



APR
15

9AM – 12 PM

James P Austin
Community Center

CHARRETTE WEEK: OPEN PLANNING STUDIO

See full schedule at: lakewalesenvisioned.com



APR
16

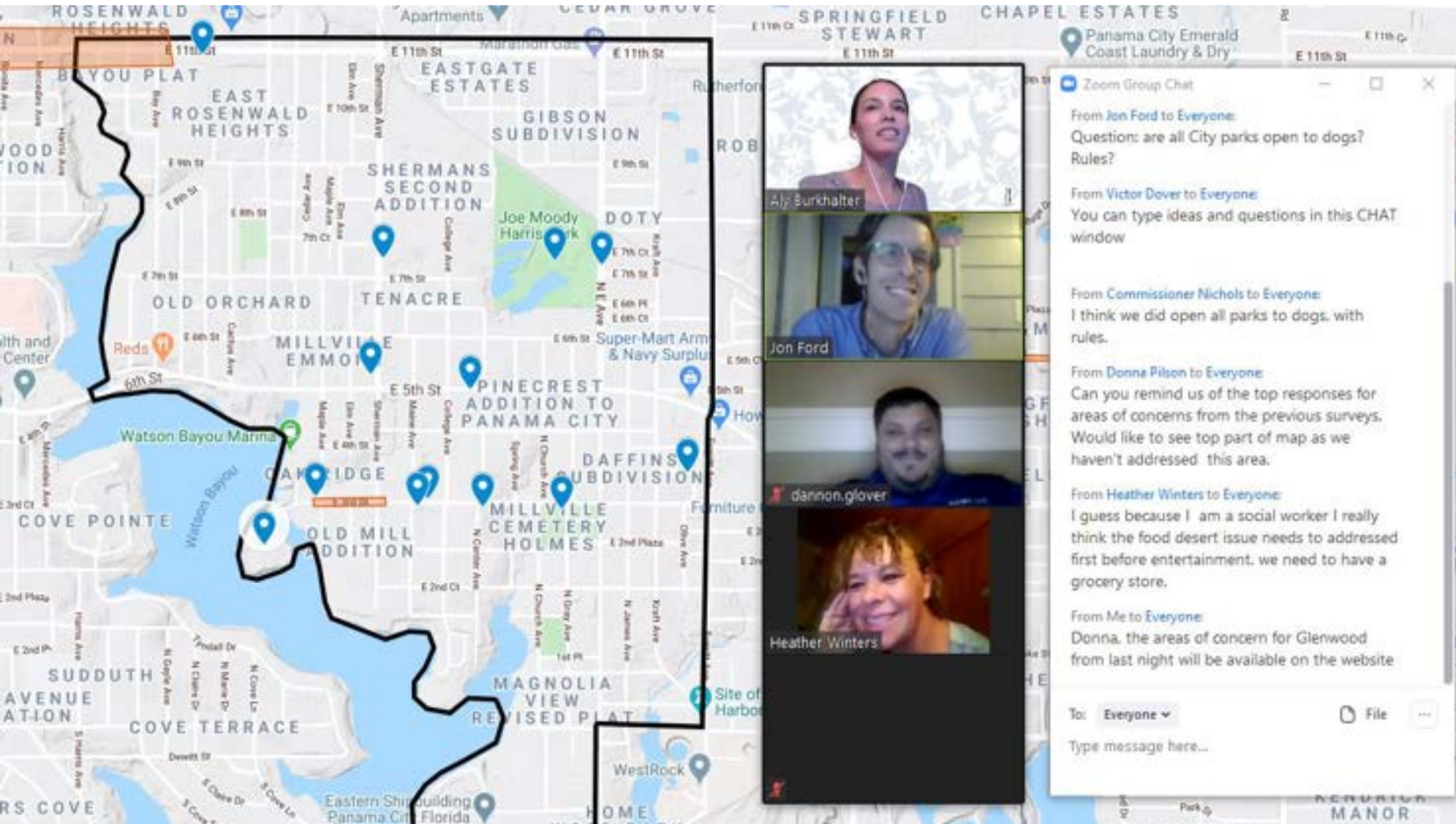
APR
19

Sun 12 – 6 PM
@ 253 E Stuart Ave

Mon, Tues & Wed
9AM – 6PM @ Lake
Wales Women's Club

CHARRETTE WEEK: ONLINE DESIGN SESSION

See full schedule at: lakewalesenvisioned.com



APR
17

6 – 8 PM

Live Virtual Meeting

CHARRETTE WEEK: WORK-IN-PROGRESS REVIEW

See full schedule at: lakewalesenvisioned.com



APR
20

6 – 8 PM

Lake Wales Arts
Council Auditorium

INITIAL ASPIRATIONS

LAKE WALES ENVISIONED INITIAL ASPIRATIONS

1. We will seek to assemble an enduring green network of open spaces and conservation lands.
2. We will partner with landowners, investors, and the community to encourage input, collaboration, and respect property rights.
3. We will make infill development and revitalization a priority.
4. We will emphasize economic prosperity by increasing property values through quality development.
5. We will facilitate employment opportunities by supporting a mix of land uses and industries.
6. We will seek to make traditional neighborhoods with walkable, connected streets that create a high-quality public realm the norm.
7. We will discourage conventional urban sprawl as defined in Florida Statutes Chapter 163.
8. We will grow a livable transportation network by implementing the Lake Wales Mobility Plan and including context-sensitive Complete Streets.

These initial aspirations reflect previous input gathered from community members, stakeholders, and public officials, and were adopted by resolution of the City Commission in January 2023. They will be reviewed, refined and further detailed with community feedback throughout the Lake Wales Envisioned process.

What do you think about the initial aspirations?



#1 Enduring Green Network

“We will seek to assemble an enduring green network of open spaces and conservation land.”











#6 Walkable Neighborhoods

“We will seek to make traditional neighborhoods with walkable, connected streets that create a high-quality public realm the norm.”



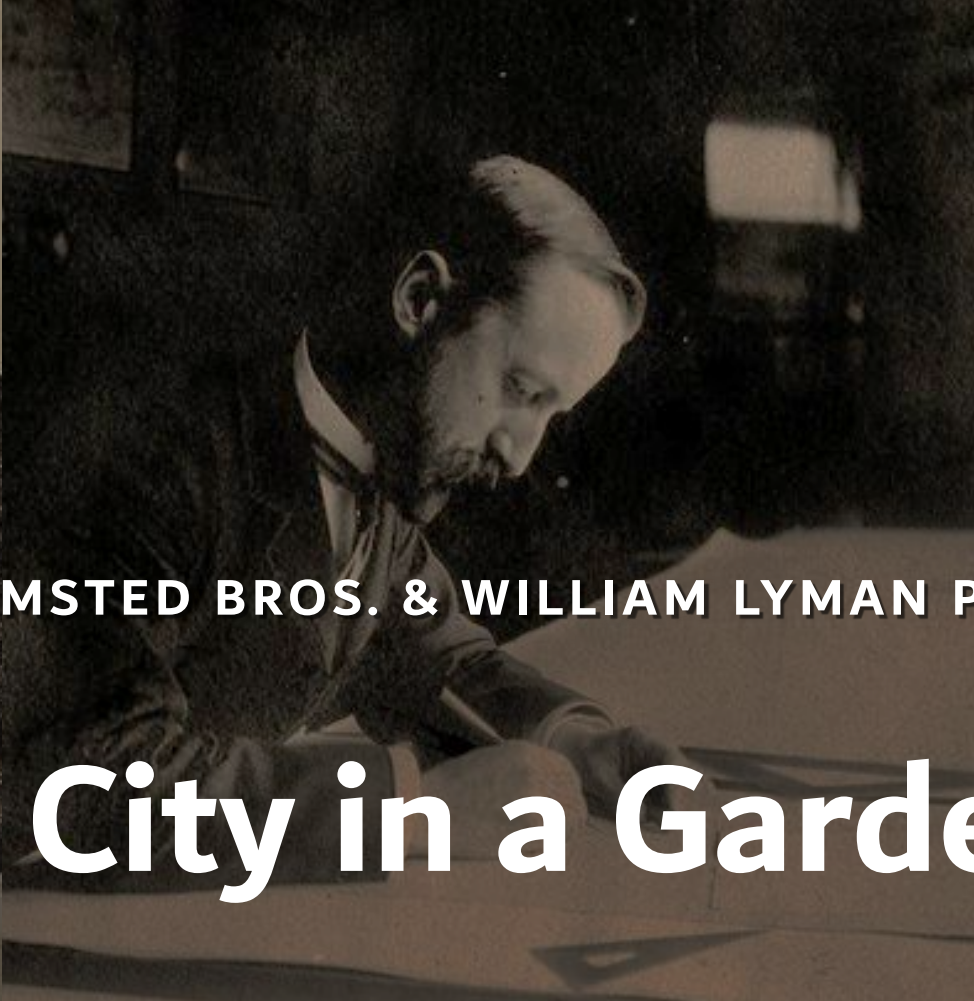






OLMSTED'S CITY IN 10, 25, AND 50 YEARS

lakewalesenvisioned.com



OLMSTED BROS. & WILLIAM LYMAN PHILLIPS

City in a Garden

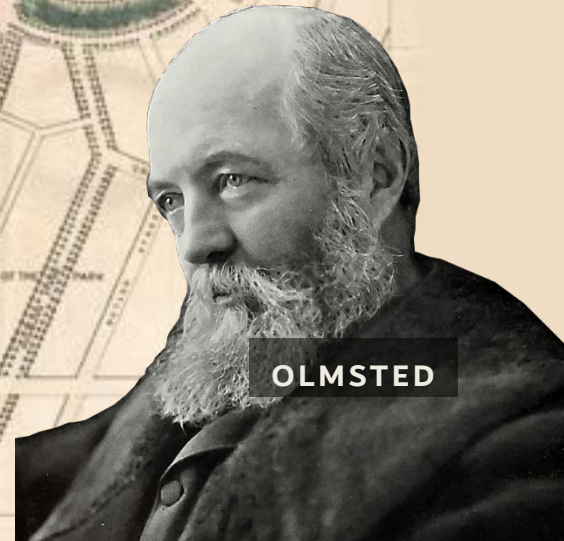


PROSPECT PARK, BROOKLYN



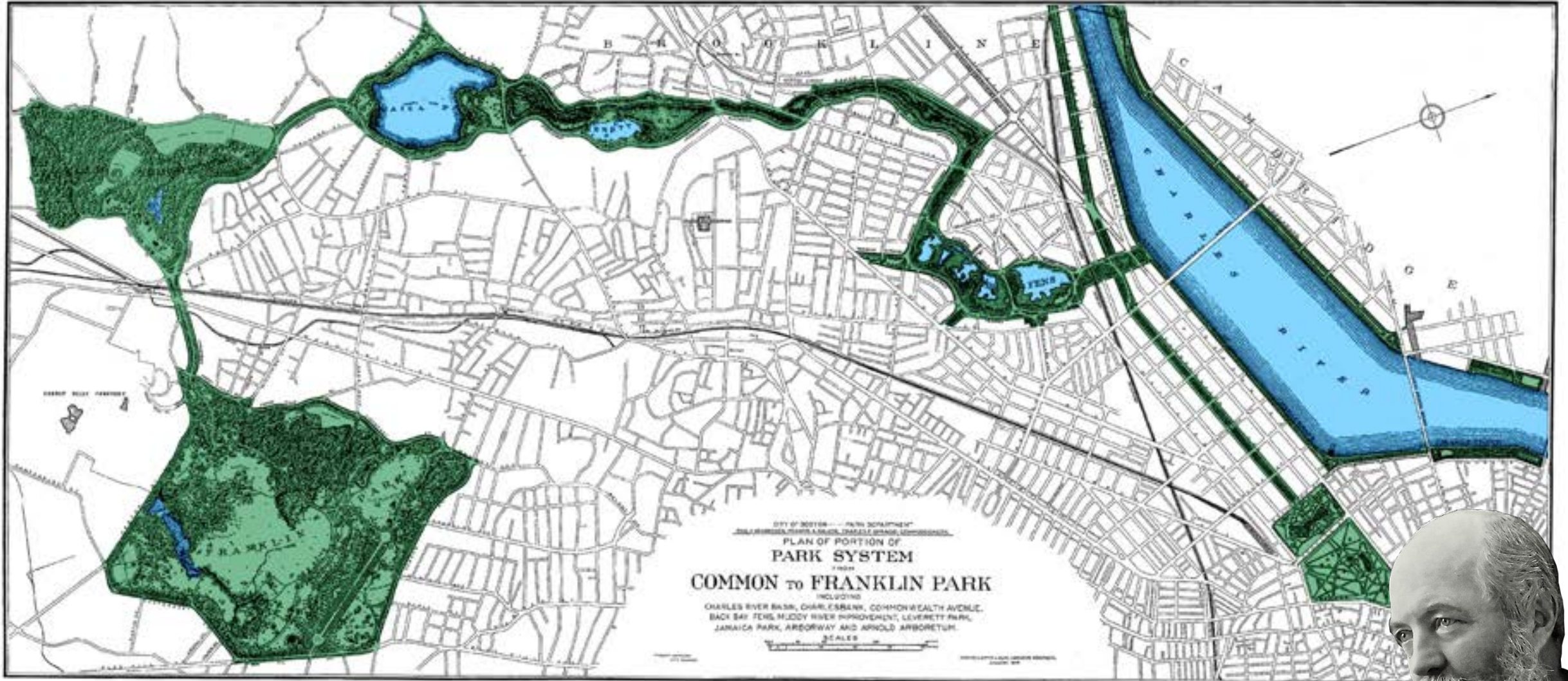
DESIGN FOR
PROSPECT PARK
AS PROPOSED TO BE LAID OUT FOR
THE CITY OF BROOKLYN.

DESIGNED BY
LANDSCAPE ARCHITECTS OF BROOKLYN
1858

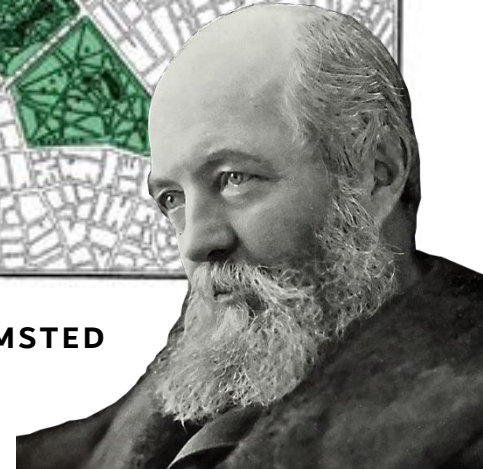


OLMSTED

EMERALD NECKLACE, BOSTON



OLMSTED



FREDERICK LAW OLMSTED, SR.

Subordination: The whole matters most, not the parts

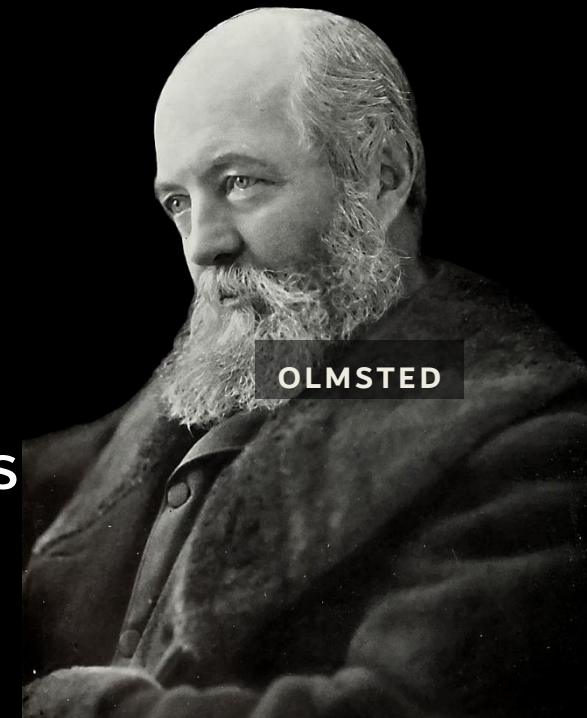
Scenery Heals: It is necessary to repair & restore us from stress & artificiality

Utilitarianism: Start with service, not ornament

The “Sanitary”: Build the healthful city

“Communitiveness”: Power of art
& common ground to improve society

Composition: Concentrating visual layers for heightened effects



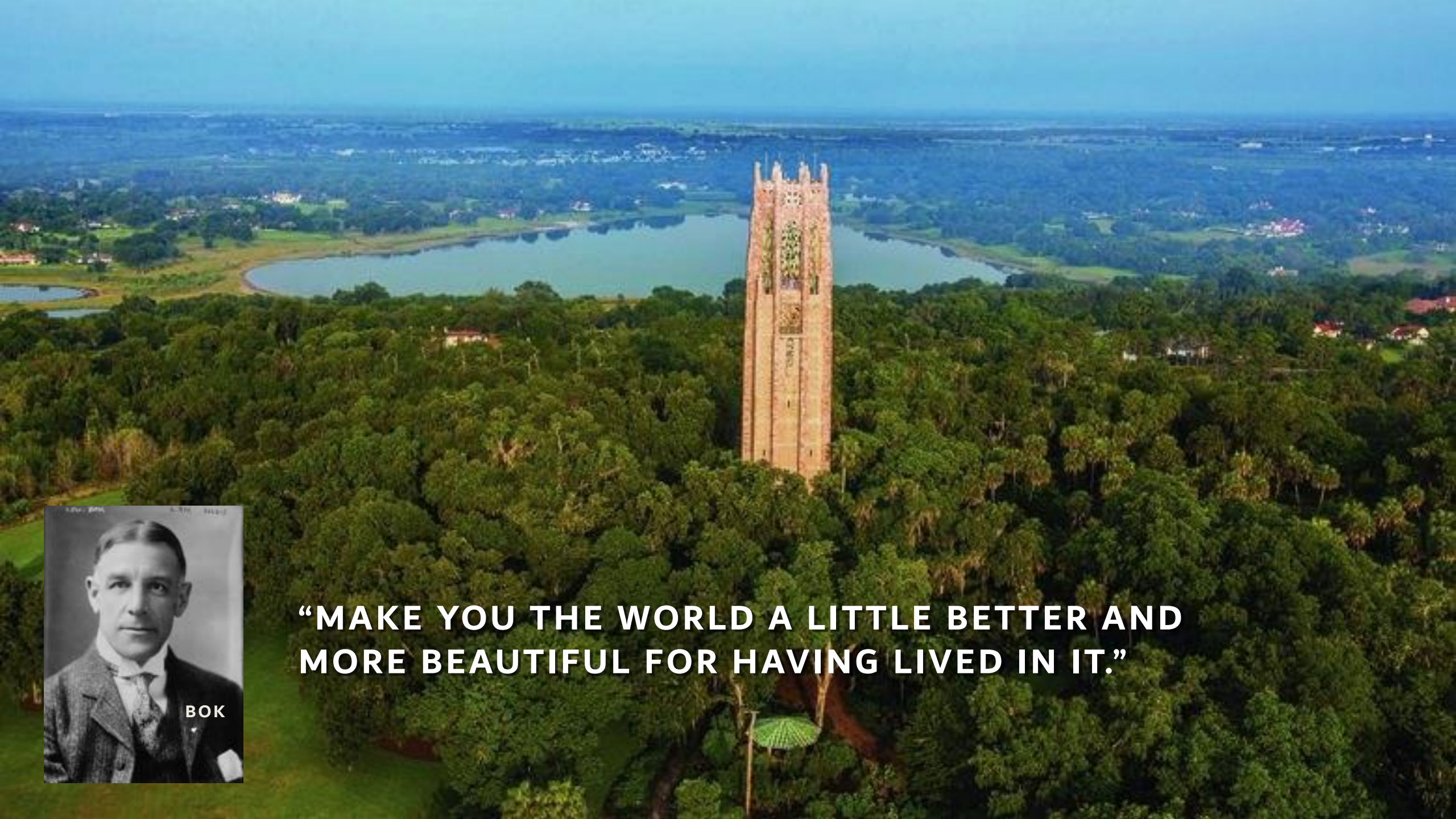
OLMSTED

“Other places have good citrus lands, though none have better; other places have good climactic and health conditions, though none have better; other places have the same opportunities for growth of tropical vegetation,”
F. L. Olmsted Jr. in *Tampa Tribune*. Feb. 7, 1915

"But nowhere else in Florida are such outlooks to be had as from Iron Mountain, and nowhere else is a systematic effort being made to **conserve and develop the landscape beauty of a tract to its fullest extent** in connection with its economic development."

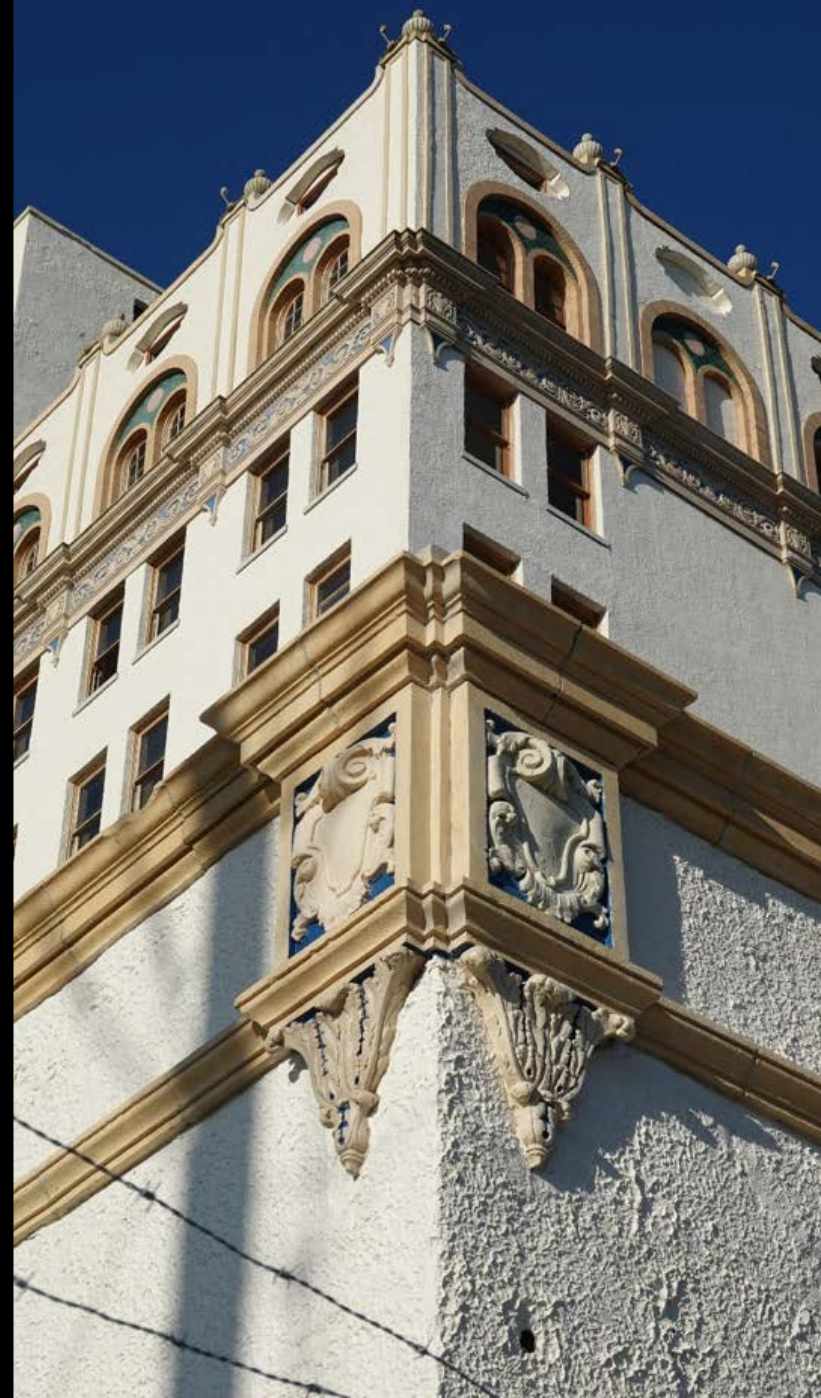


OLMSTED, JR

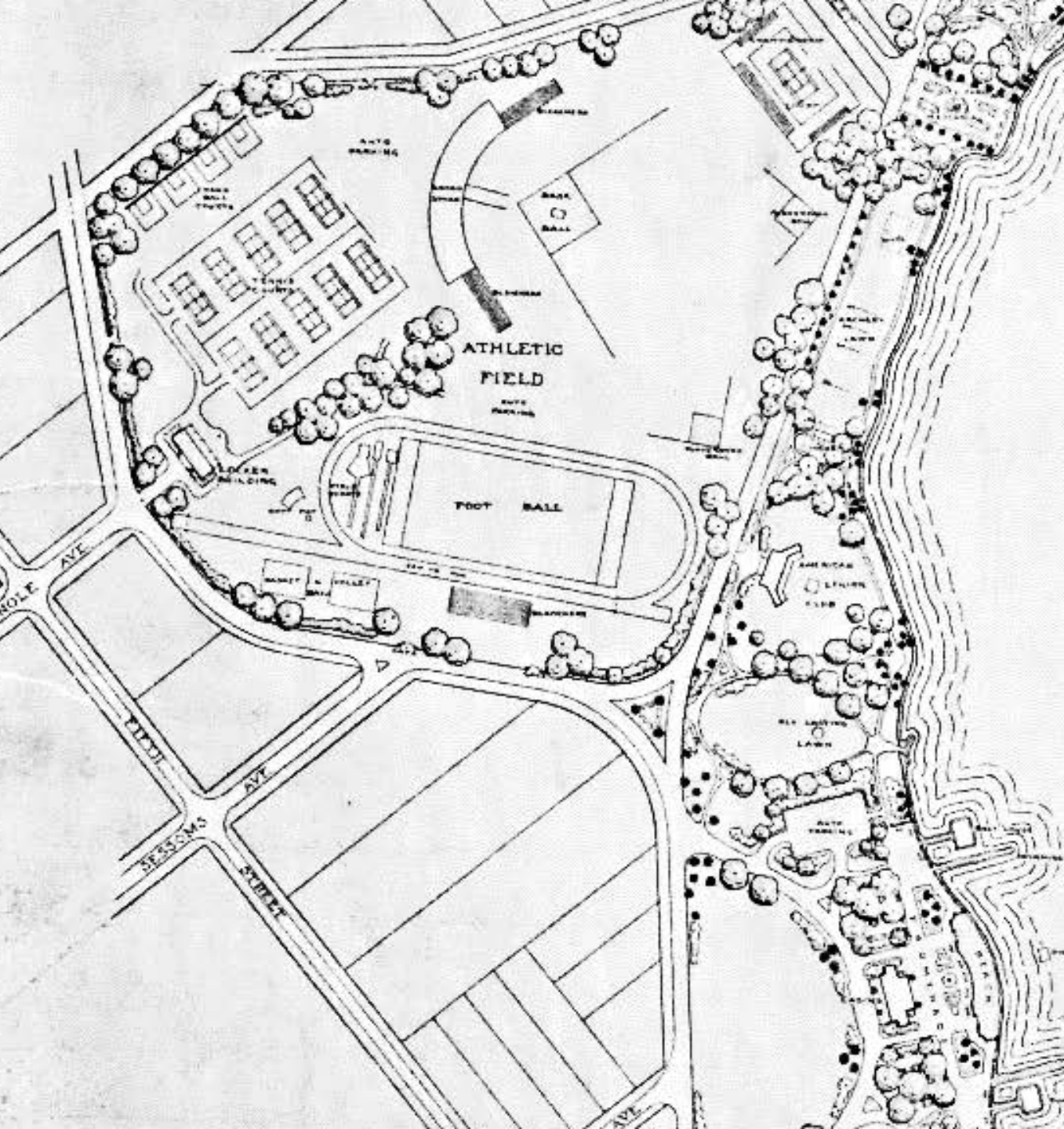


**“MAKE YOU THE WORLD A LITTLE BETTER AND
MORE BEAUTIFUL FOR HAVING LIVED IN IT.”**









LAKE WALES PARK.

LAKE WALES - FLORIDA.

GENERAL PLAN FOR DEVELOPMENT.

SCALE. 1"=100'.



THE CITY PLAN OF LAKE WALES

CITY OF LAKE WALES, POLK COUNTY, FLORIDA.
THE EXISTING PLAT WITH PROPOSED CHANGES AND ADDITIONS

SCALE OF FEET



OLMSTED BROTHERS
LANDSCAPE ARCHITECTS
BROOKLINE, MASS.
JUNE, 1931

LEGEND

EXISTING

STREETS

RAILROADS

PARKS

OTHER PUBLIC PROPERTIES

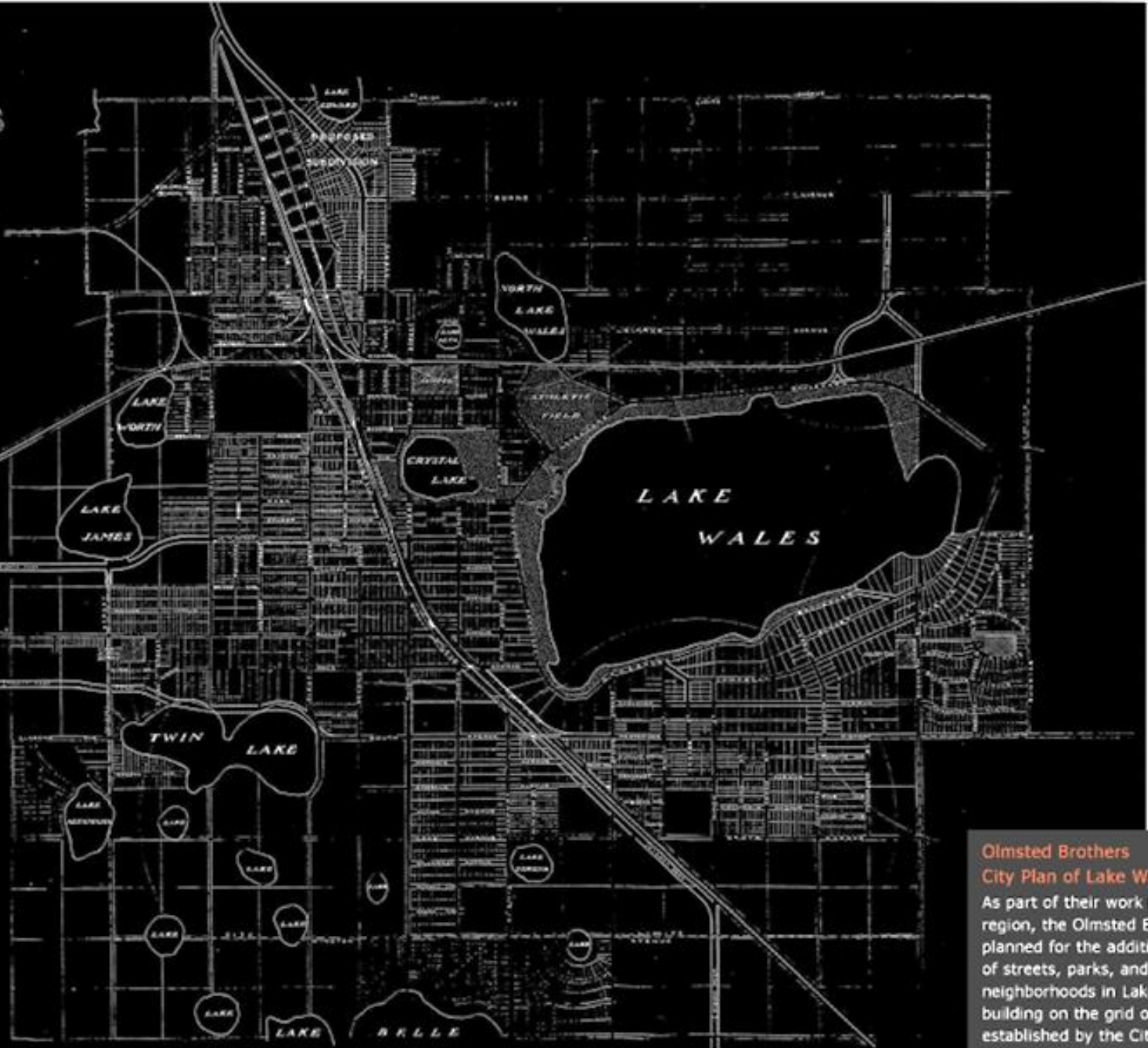
PROPOSED

NEW STREETS

STREET WIDENINGS

PARKS

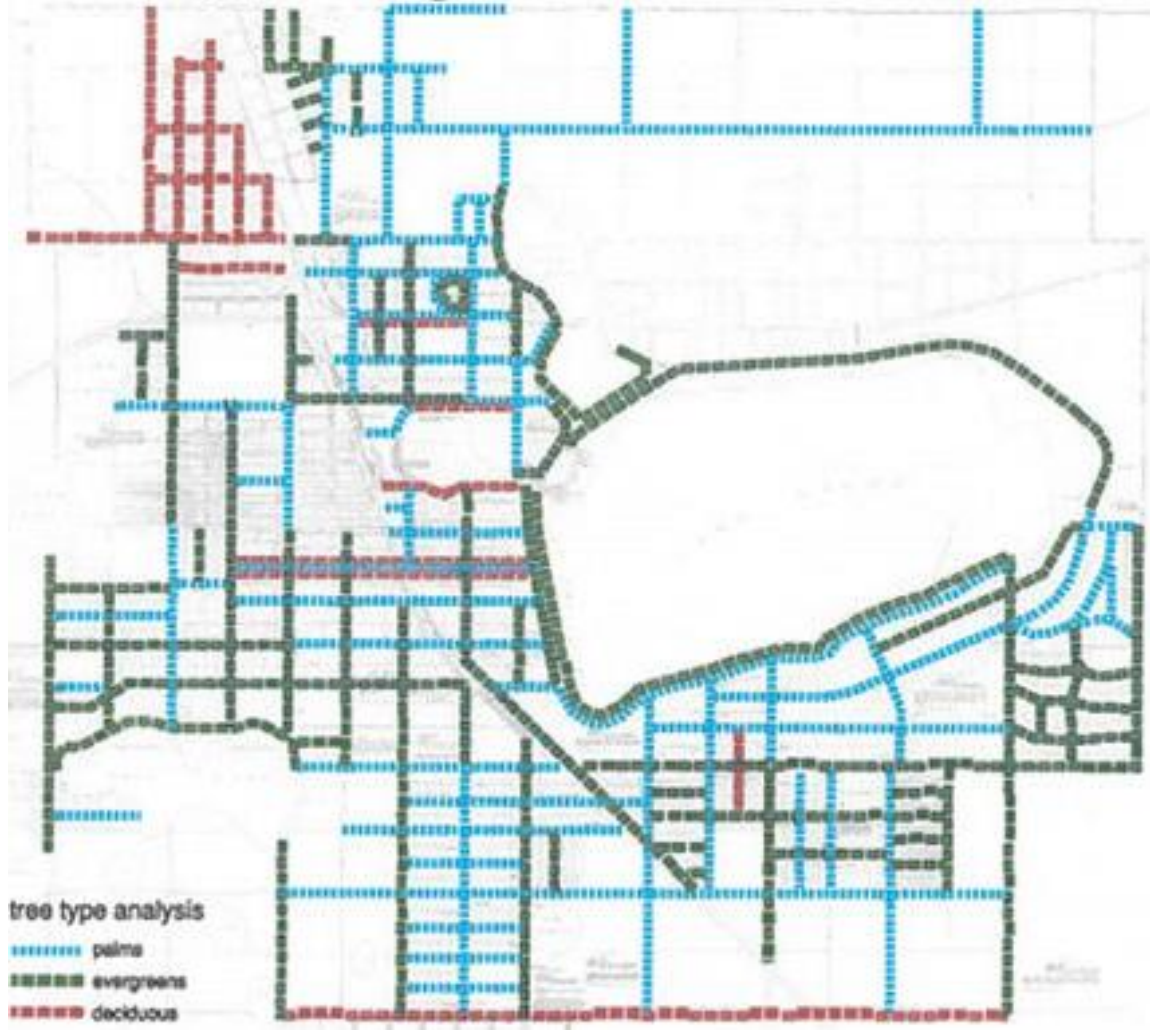
CHILDREN'S PLAYING DISTRICT INDICATED BY CIRCLE OF



**Olmsted Brothers
City Plan of Lake Wales**

As part of their work in the region, the Olmsted Brothers planned for the addition of streets, parks, and new neighborhoods in Lake Wales, building on the grid of streets established by the City's founders.

tree type diagram



OLMSTED REDISCOVERED:

Research & Proposal by Alexis Winters Wharem

PARK AVENUE & MARKET STREET



EXISTING CONDITIONS

PARK AVENUE & MARKET STREET



LINCOLN AVENUE & D STREET

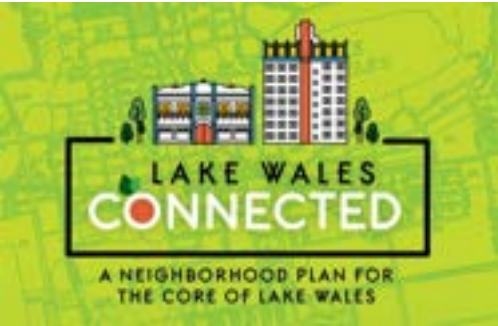
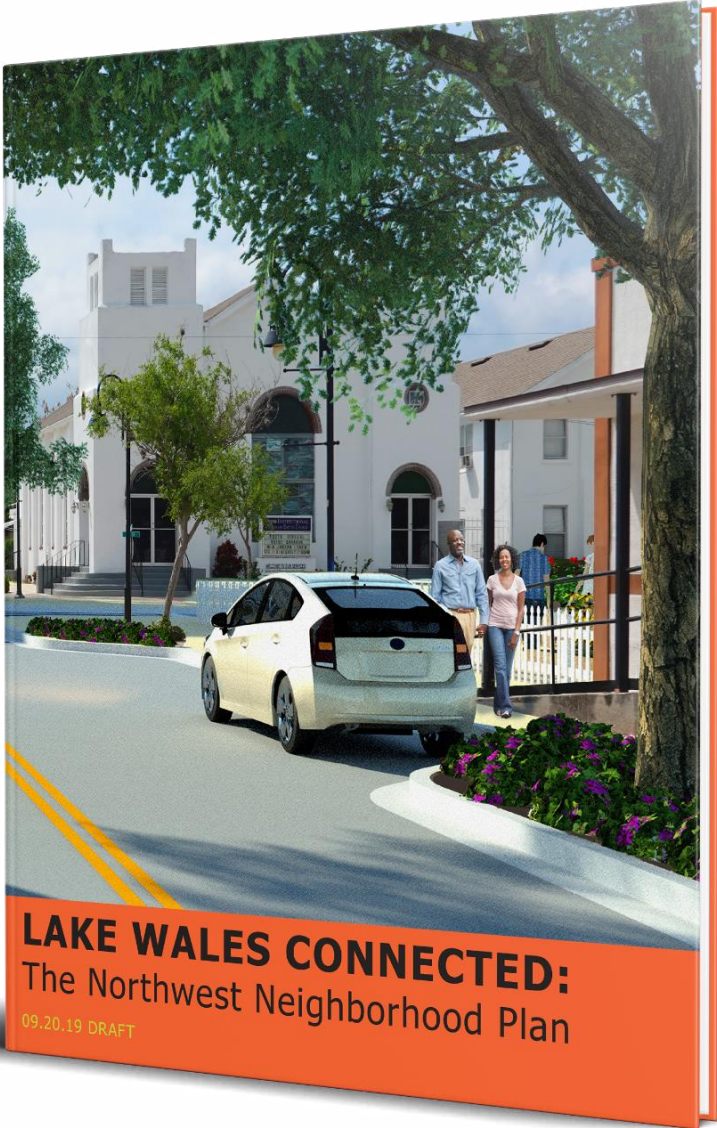
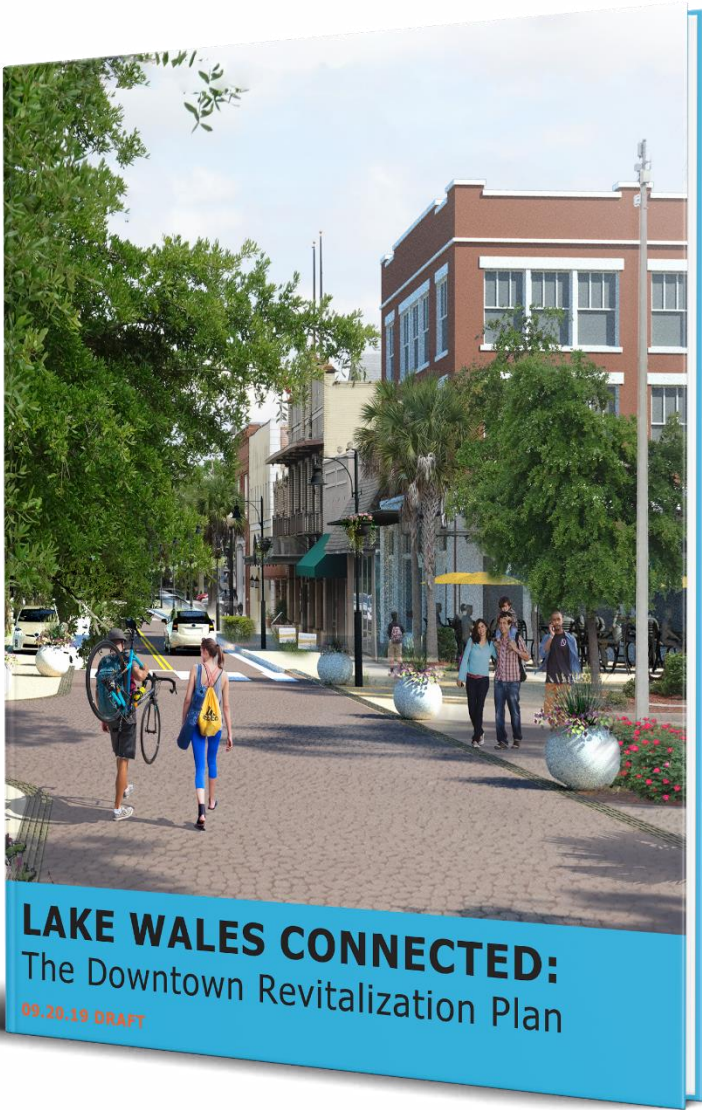


EXISTING CONDITIONS

LINCOLN AVENUE & D STREET



PLAN VOLUMES



City History and the Olmsted Legacy

The first settlers arrived to Lake Wales in 1911; the town was incorporated in 1917. The center of commercial and civic life was the area that now comprises the Lake Wales Downtown Historic Business District, which includes properties on both sides of Park Avenue and Stuart Avenue, from Scenic Highway to the west side of 1st Street (including the Walesbilt Hotel site). A collection of historic buildings that remain in this core area provides a unique resource that sets the City apart from others in the region.

The design expertise of the Olmsted Brothers in the 1920s left a permanent imprint on the region, evident in the master planning and landscapes of Bok Tower Gardens and Mountain Lake. They also planned for the addition of streets and new neighborhoods in Lake Wales, building on the grid of streets established by the founders. Most of the new streets were implemented; however, the planting of streets documented in their drawings was left largely undone. The City streets, together with parks and lakes, were meant to join together in a connected "green-and-blue" network. The City now has an opportunity to pick back up on the Olmsted legacy and realize their vision, to connect the missing linkages in the open space network, and make public space landscapes a spectacular and defining feature of Lake Wales.



Left: This watercolor painting, created during the charrette week, highlights the connectivity of Lake Wales and its immediate neighbors. Downtown, the Northwest Neighborhood, Mountain Lake, and Bok Tower were all designed to be part of one cohesive environment. Psychological connections exist between Bok Tower and the City's dock tower. City founders had a vision for garden city planning, as if the city was rising out of a garden. Stronger physical connections through tree-lined streets and landscaping throughout the area will reinforce this vision.

Right (top two rows): Historic photos of Lake Wales

Right (bottom two rows): The Olmsted Brothers legacy in the region is evident in the design of Bok Tower Gardens and Mountain Lake.





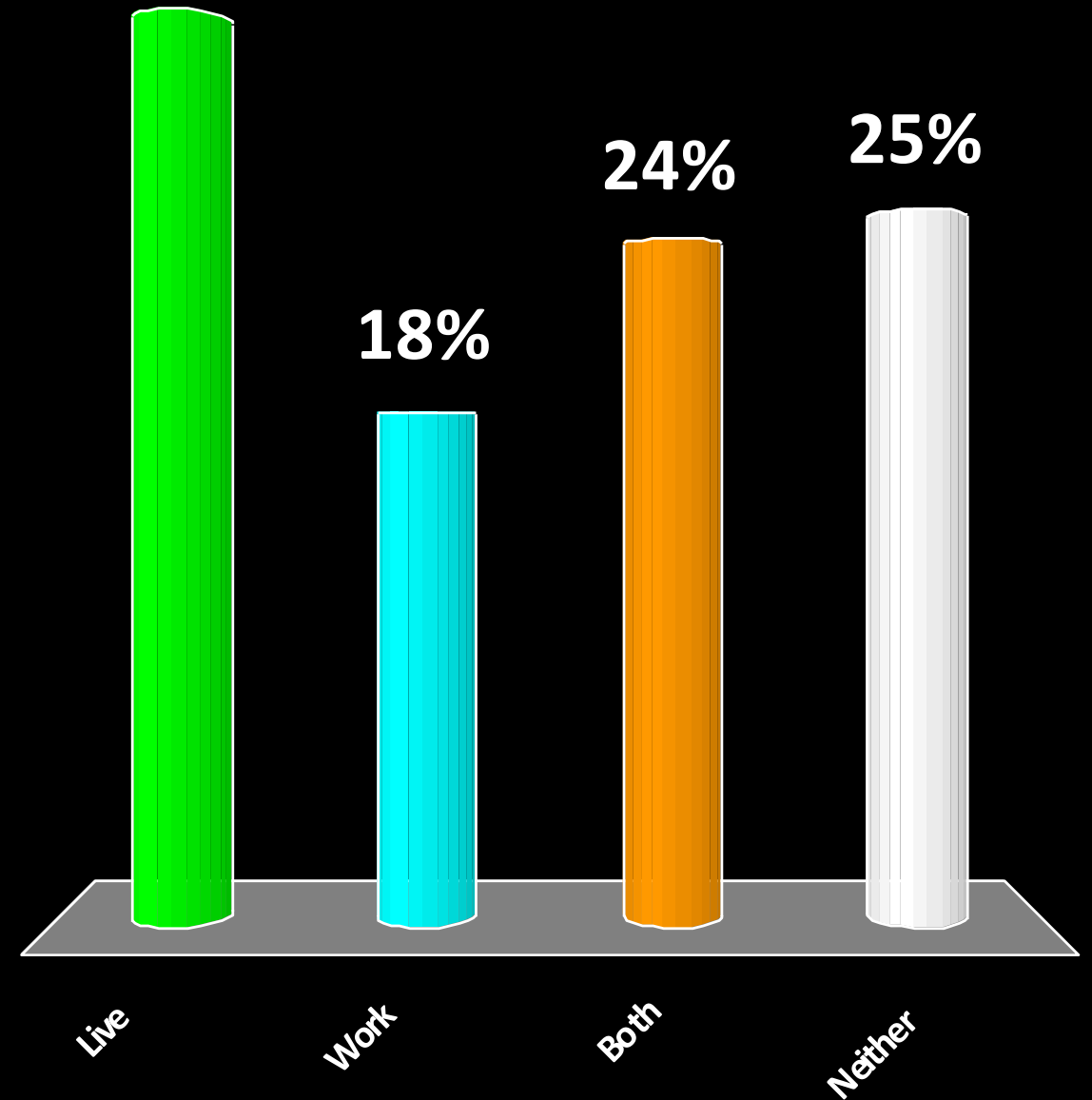
LET'S HEAR FROM YOU...

lakewalesenvisioned.com

QUICK POLL

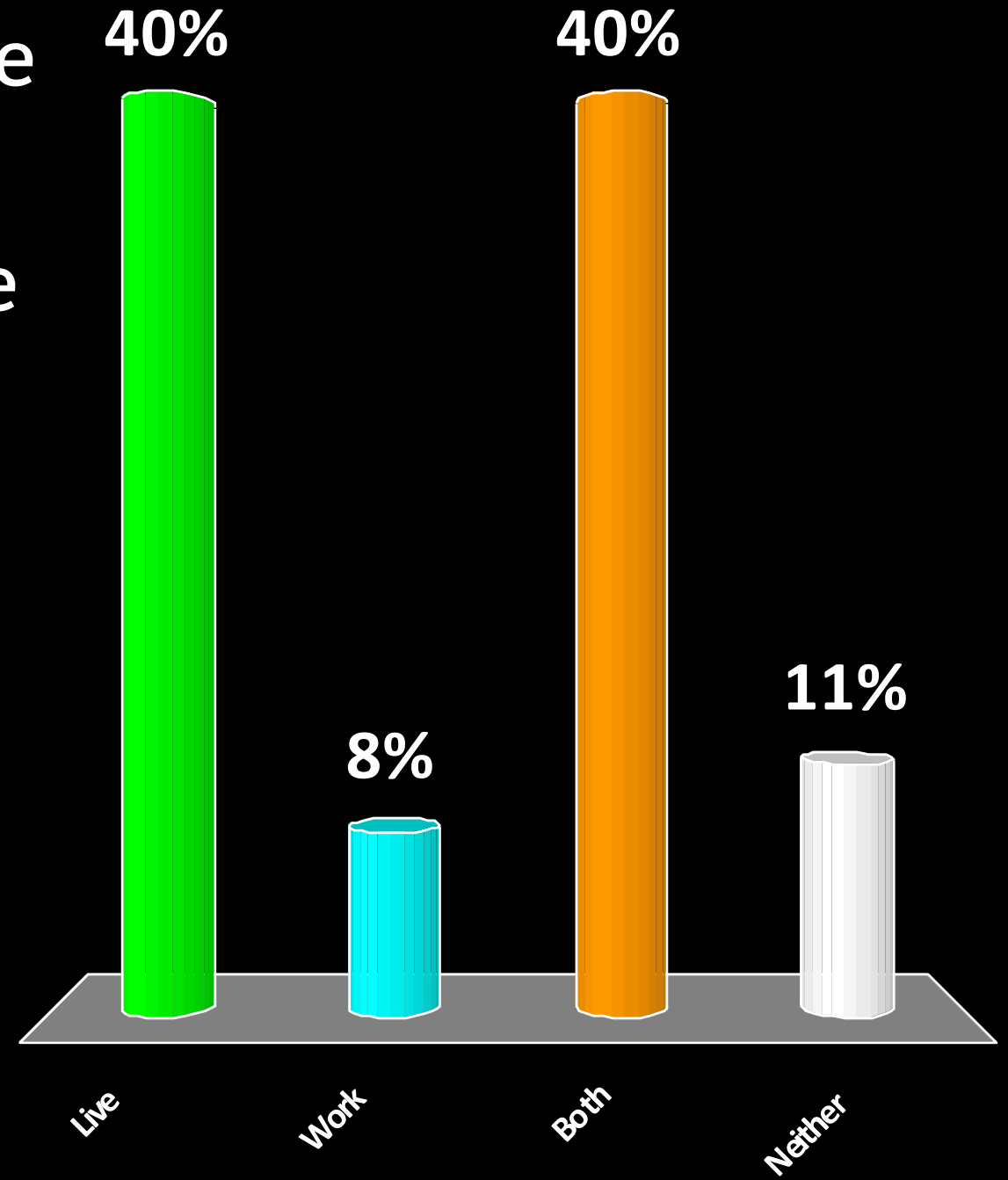
Do you live or work in the City of Lake Wales?

1. Live
2. Work
3. Both
4. Neither



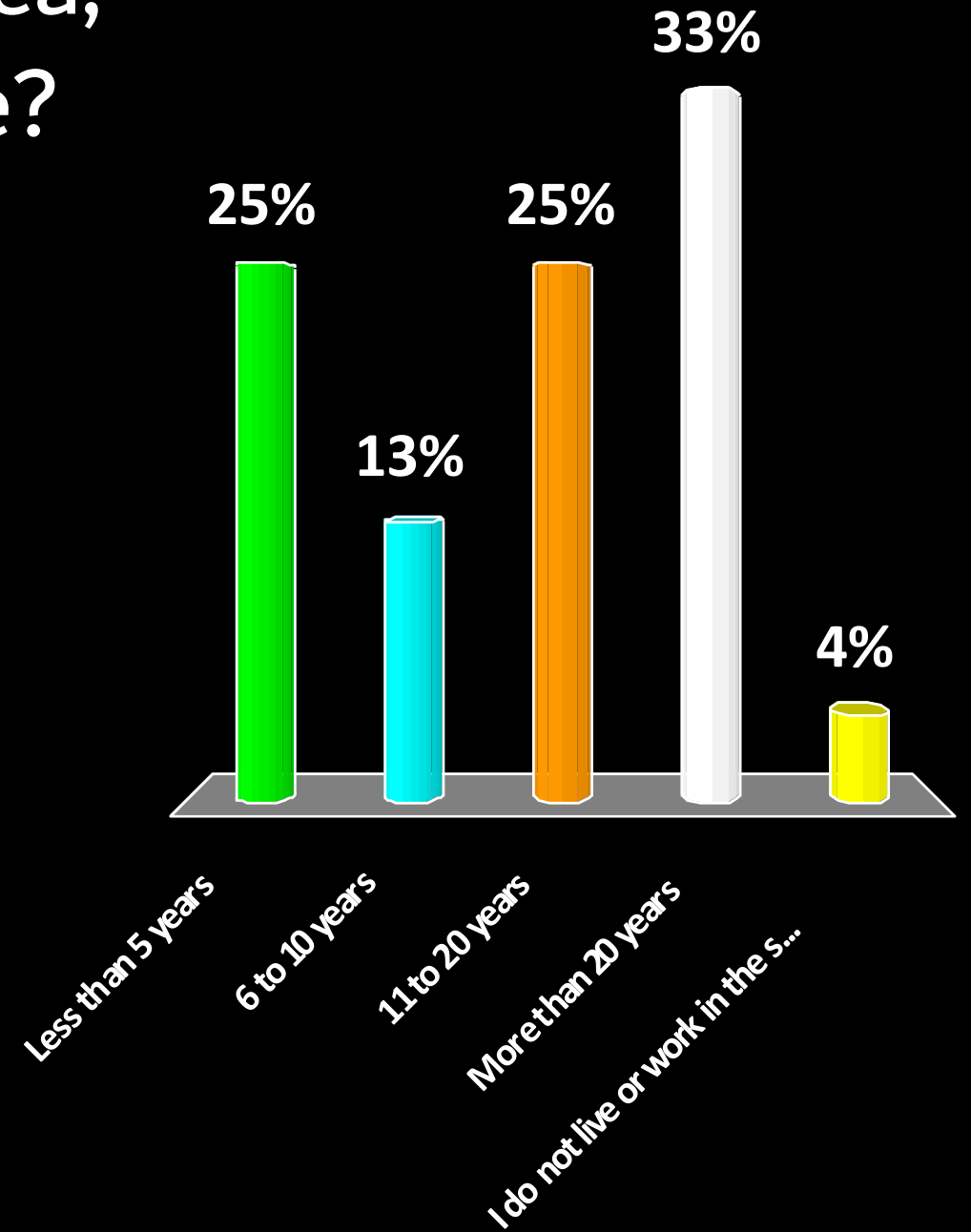
Do you live or work in the Lake Wales Envisioned study area (within City Limits and/or the utility service area)?

- 1. Live
- 2. Work
- 3. Both
- 4. Neither



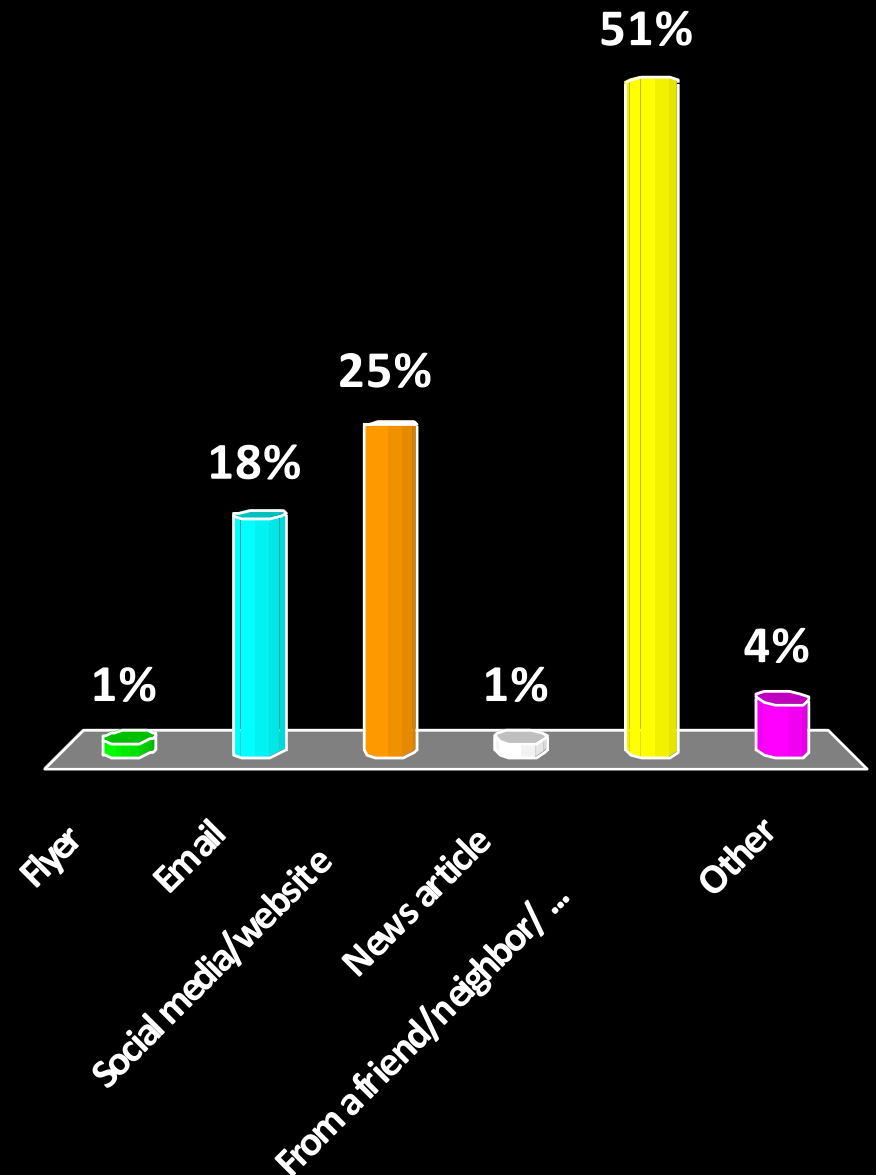
If you live or work in the study area,
for how long have you been here?

1. Less than 5 years
2. 6 to 10 years
3. 11 to 20 years
4. More than 20 years
5. I do not live or work in the study area



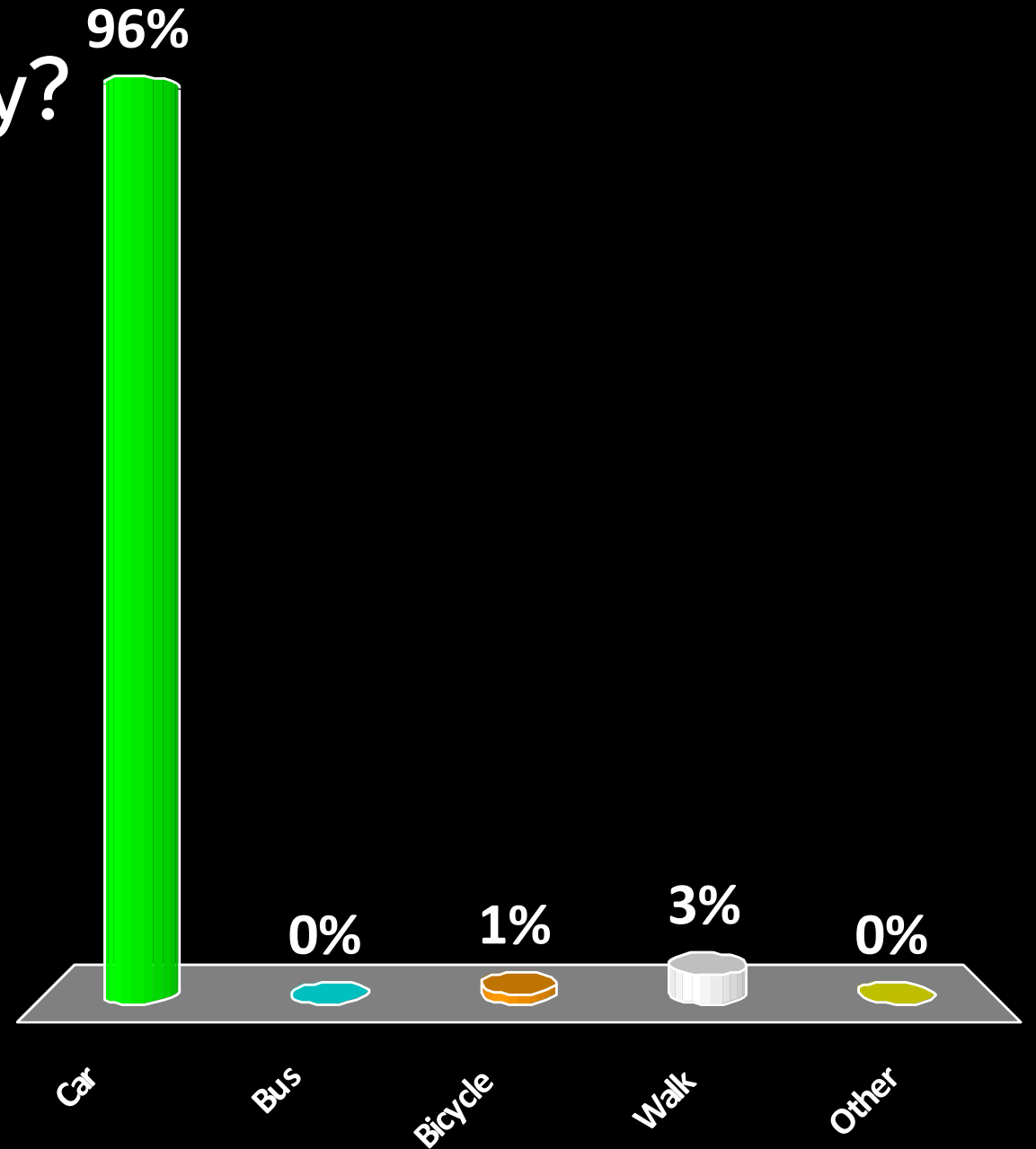
How did you hear about today's meeting?

1. Flyer
2. Email
3. Social media/website
4. News article
5. From a friend/neighbor/
community leader
6. Other



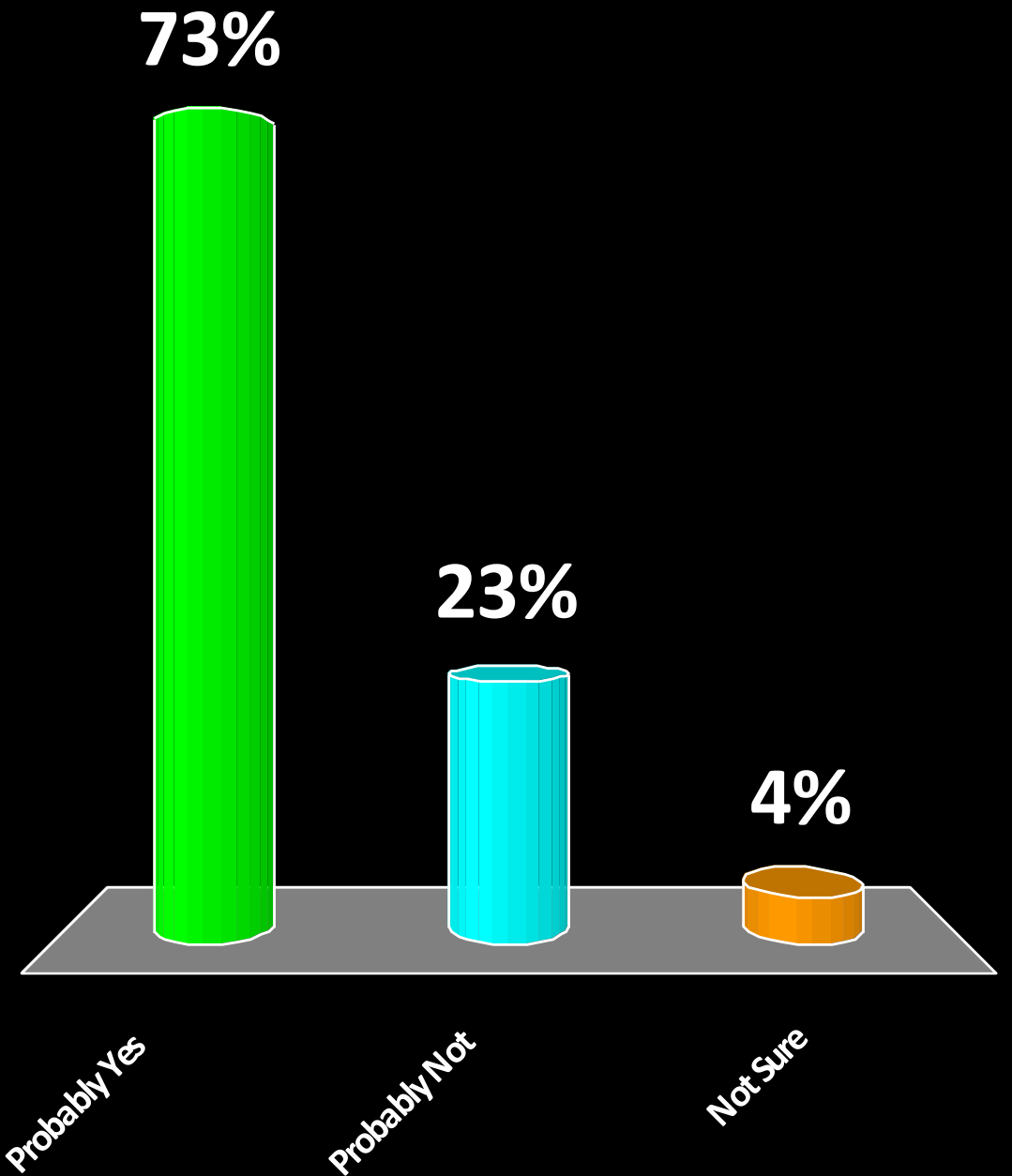
How do you typically move around in the study area today?

1. Car
2. Bus
3. Bicycle
4. Walk
5. Other



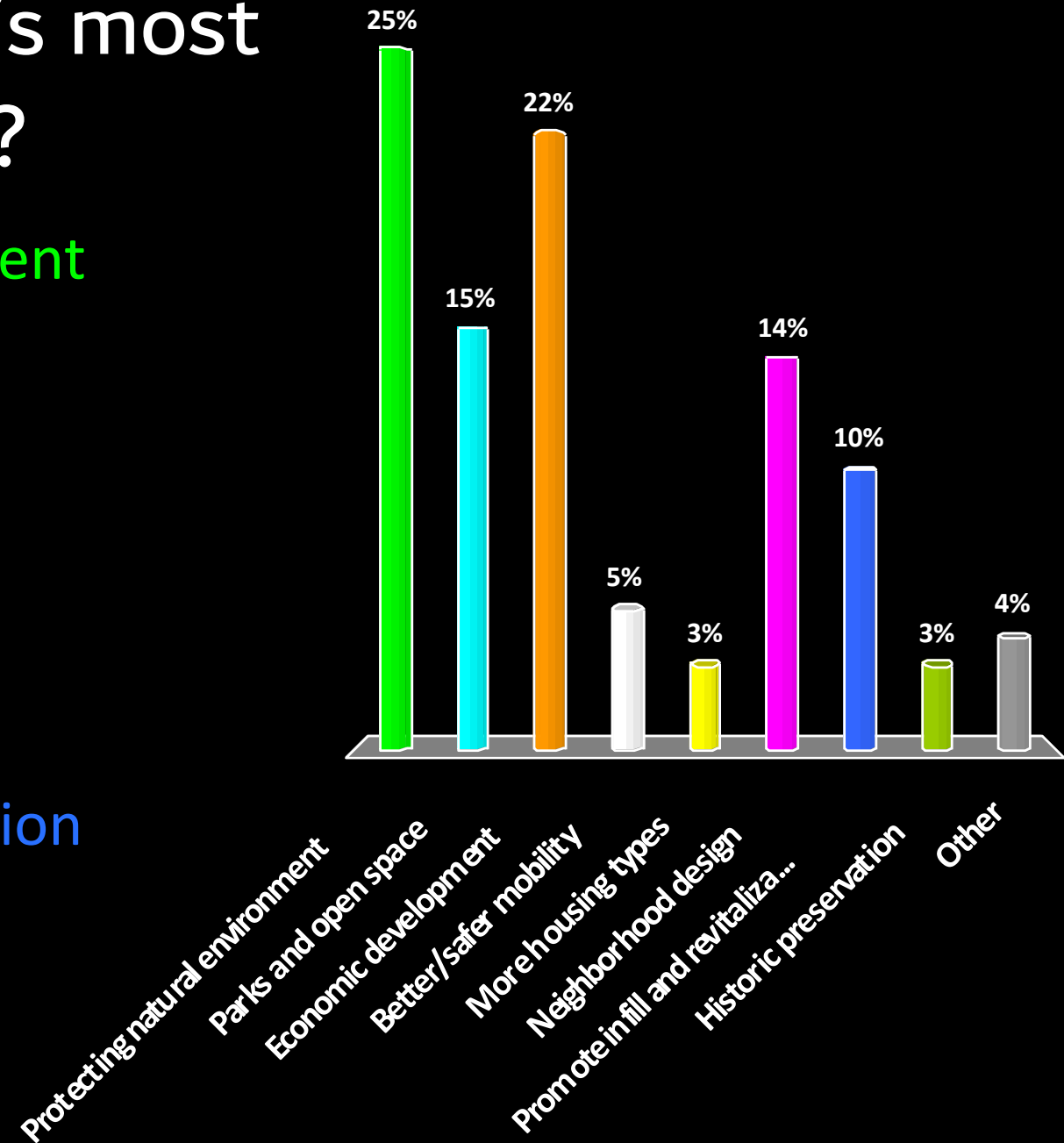
Are there any car trips that you would rather walk, bike, or use transit for, if improved options were available?

1. Probably Yes
2. Probably Not
3. Not Sure



Which of the following is most important to you?

1. Protecting natural environment
2. Parks and open space
3. Economic development
4. Better/safer mobility
5. More housing types
6. Neighborhood design
7. Promote infill and revitalization
8. Historic preservation
9. Other



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DOLLARS AND SENSE:
WHY WELL-DESIGNED
NEIGHBORHOODS
PAY THE BILLS

ZOOM WEBINAR
WITH JOE MINICOZZI

WEDNESDAY
MARCH 29

6 - 7 PM



REGISTER: lakewalesenvisioned.com

Save the dates!

VISION CHARRETTE

**APR
14**

OPENING RECEPTION

6PM, Downtown Lake Wales

**APR
15**

HANDS-ON DESIGN SESSION

9am-12pm
Austin Community Center

**APR
17**

ONLINE DESIGN SESSION

6PM (Zoom)

**APR
20**

WORK-IN-PROGRESS REVIEW

6PM, Lake Wales Arts Council

MORE INFORMATION: lakewalesenvisioned.com





L A K E W A L E S

ENVISIONED

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

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