



WELCOME!

The meeting will be starting soon.

You Have Joined: **Lake Wales Envisioned
Online Design Session**

A family consisting of a man, a woman, and a young child are walking away from the camera on a paved path. The man is wearing a green t-shirt and blue jeans, the woman is in a dark blue long-sleeved shirt and black leggings, and the child is in a dark hoodie and plaid shorts. They are surrounded by large, mature trees with dense green foliage. In the background, a calm lake is visible, with a grassy area and some distant buildings or structures. The overall scene is peaceful and scenic.

LAKE WALES
ENVISIONED

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

lakewalesenvisioned.com



ONLINE DESIGN SESSION

APRIL 17, 2023

lakewalesenvisioned.com

**This meeting is
being RECORDED**

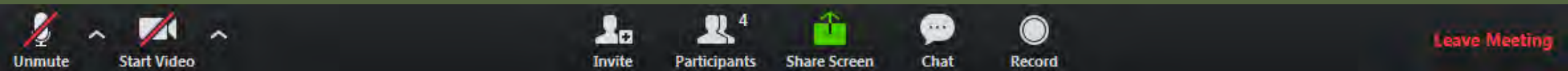


**Check out
lakesalesenvisioned.com
to watch later**

Share with those who couldn't join live!

Submit questions via the meeting chat

Click the chat button in your Zoom window toolbar:



PARTNERS & CO-SPONSORS



lakewalesenvisioned.com

TONIGHT:

- Introductions
- What we've been hearing so far
- Food-for-thought: city planning
- **Small group discussion**
- Report back: summary of your ideas

THE TEAM

DOVER, KOHL & PARTNERS
town planning

 **KITTELSON**
& ASSOCIATES



EXUM ASSOCIATES, INC.

 **Inspire**
PLACEMAKING COLLECTIVE



THIS WEEK: "WHAT IF?"



THIS WEEK: "WHAT IF?"



THIS WEEK: "WHAT IF?"



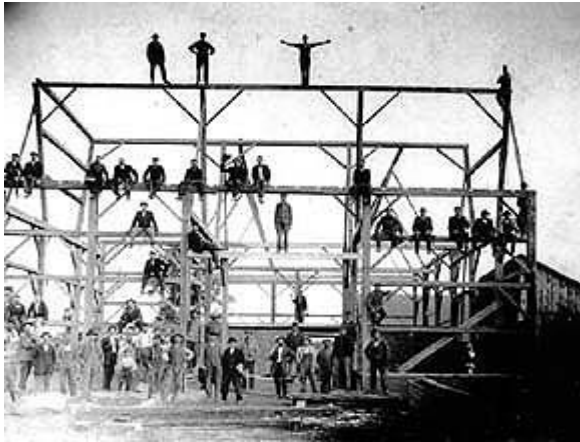
THIS WEEK: "WHAT IF?"



THIS WEEK: "WHAT IF?"



BARN-RAISING: NEIGHBORS HELPING EACH OTHER



THIS 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

MARCH 20: KICK-OFF & BEST PRACTICES

View recordings: lakewalesenvisioned.com/resources



SESSION 1:
Livable
Community
Design

SESSION 2:
Community
Development
that Builds
Lasting Value

SESSION 3:
The Big Green
Network

WHAT ARE YOUR FAVORITE PLACES IN LAKE WALES? WHAT MAKES THEM SPECIAL?

“Lake Wales
Arts Center /
Theater-
excellent plays”

“Historical
Society”

“Bok Tower-
beautiful and
welcoming; trails;
viewshed at Bok and
surrounding areas”

“Downtown- homey
and welcoming; bike
trail; the possibility of
downtown!”

“Crystal
Lake Park”

“Lake Wales
bike trail”

“Lake Wailes
Walking Trail-
sun reflecting
on the lake,
oak trees”

WHAT **OPPORTUNITIES** SHOULD LAKE WALES PURSUE IN THE NEXT 10, 25, AND 50 YEARS?

“Increase walking/biking opportunities”

“Use existing vacant buildings for new development of manufacturing companies”

“Green spaces-view sheds”

“Lake Wales emerald necklace”

“Lake Wales appeals to multigenerational families wanting to live closer”

“Revitalize existing resources, create a trail/greenway/blue way master plan to enhance connections”

WHAT ARE THE TOP **CHALLENGES** LAKE WALES SHOULD PREPARE FOR?

“Industrial development / economic development”

“Planning for education/schools for increased population”

“Traffic issues”

“Growth”

“Priority should be Quality with all aspects”

“Loss of habitat diversity and natural resource development”

WHAT OTHER CITIES AND NEIGHBORHOODS YOU HAVE VISITED COULD BE A **PRECEDENT** FOR NEW DEVELOPMENT IN LAKE WALES?

“Perry, NY-
Downtown
restoration”

“Chapel Hill, NC- Historic
active downtown
surrounded by planned
multipurpose development
communities”

“Communities that are
planned and have strict
guidelines for
development”

“Winter Garden,
Dunedin- bicycling,
good food, good
beer, vibrancy,
nature”

MARCH 29: DOLLARS AND SENSE (WITH JOE MINICOZZI)

View recording: lakewalesenvisioned.com/resources

DK&P Dollars and Sense: Why Well-Designed Neighborhoods Pay the Bills, By Joe ...

Watch later Share

Value per acre map of Auckland, New Zealand

URBAN3

The Dollars and \$ense of City Design

MORE VIDEOS

Play (k)

5:29 / 1:04:53

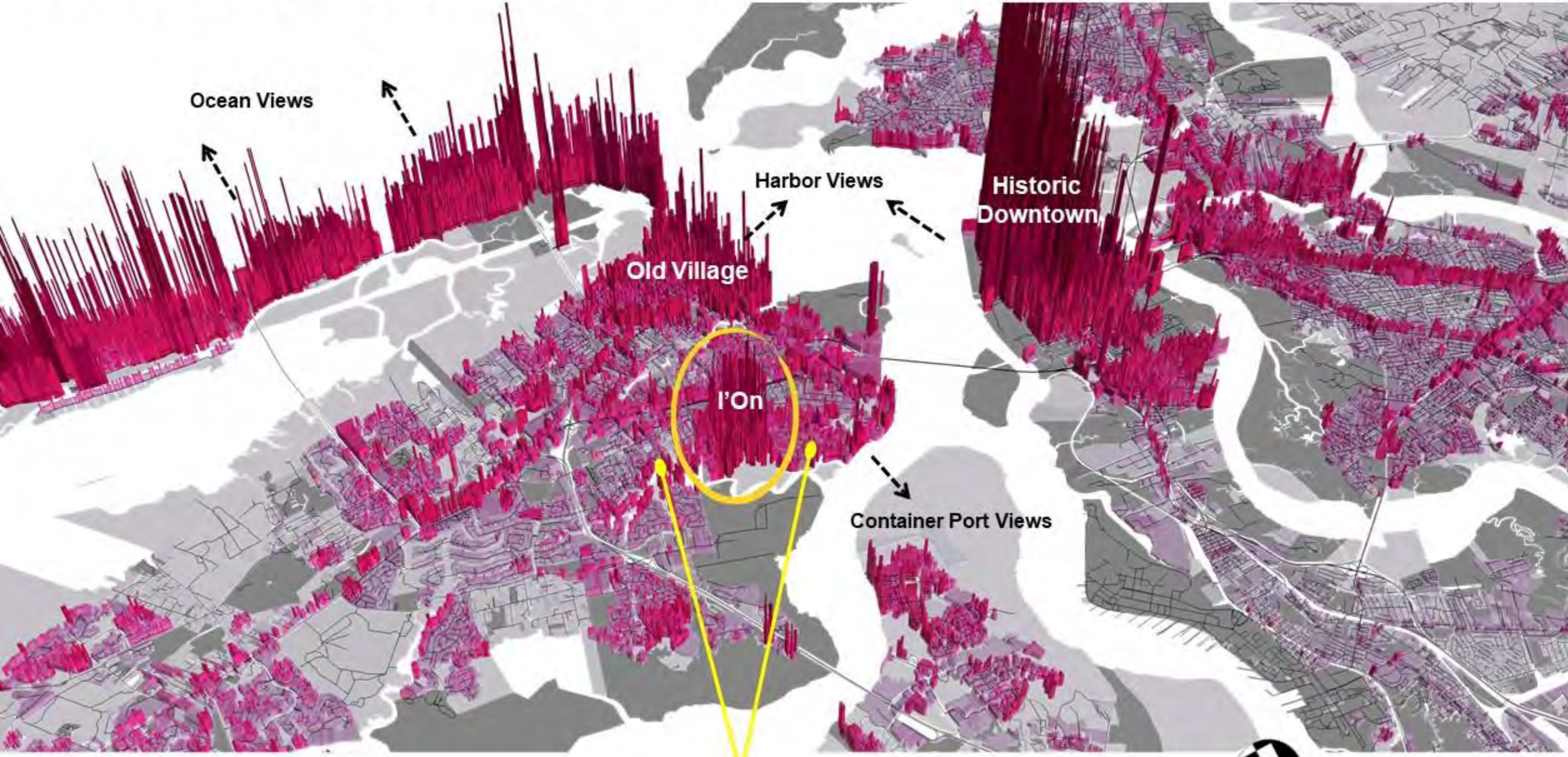
YouTube

The video player shows a 3D visualization of a city's value per acre. The terrain is represented by a grid of green blocks, with the height of each block indicating its value. The blocks are colored in a gradient from green to red, with the tallest blocks (highest value) in red and purple. The video title is 'Dollars and Sense: Why Well-Designed Neighborhoods Pay the Bills, By Joe ...'. The video is from the channel 'DK&P'. The video is 1:04:53 long and is currently at 5:29. The video is in HD and has a play button icon. The video is from the channel 'DK&P'. The video is 1:04:53 long and is currently at 5:29. The video is in HD and has a play button icon. The video is from the channel 'DK&P'. The video is 1:04:53 long and is currently at 5:29. The video is in HD and has a play button icon.



I'ON VILLAGE, MOUNT PLEASANT SC

PROPERTY TAX PER ACRE



Ocean Views

Harbor Views

Historic
Downtown

Old Village

I'On

Container Port Views

Comparable Subdivisions



ONE WORD TO DESCRIBE LAKE WALES

NOW



ONE WORD TO DESCRIBE LAKE WALES IN THE FUTURE



A word cloud of various adjectives and nouns in shades of green, arranged in a roughly circular pattern. The words vary in size, with 'community', 'welcoming', 'quaint', 'home', and 'vibrant' being the largest. Other words include 'cohesive', 'collaboration', 'trendy parks', 'changed', 'thriving', 'progressing', 'beautiful', 'unique', 'ahead', 'citrus', 'cultured', 'open', 'natural trees', 'open-minded', 'amazing', 'inclusive', 'visionary', 'crownjewel', 'connected', 'planned', 'charming', and 'distinctive'.

cohesive collaboration
trendy parks changed thriving
progressing beautiful unique
community ahead
open natural trees citrus cultured
welcoming
open-minded
amazing inclusive
visionary crownjewel connected
home vibrant
distinctive planned charming

FRIDAY: CHARRETTE OPENING RECEPTION



SATURDAY: HANDS-ON DESIGN SESSION



SATURDAY: HANDS-ON DESIGN SESSION



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SATURDAY: HANDS-ON DESIGN SESSION

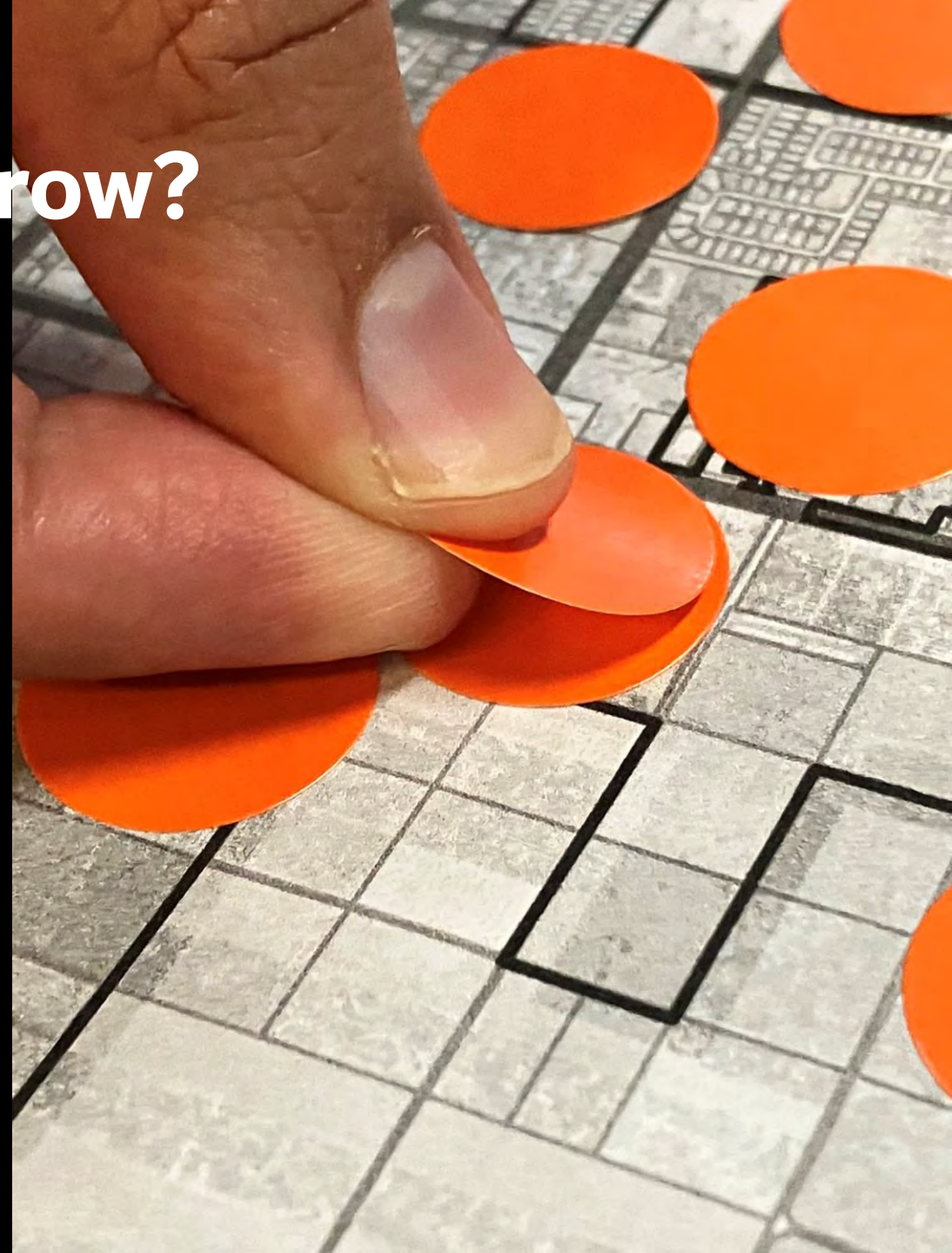




EXERCISE 1:

How will Lake Wales Grow?

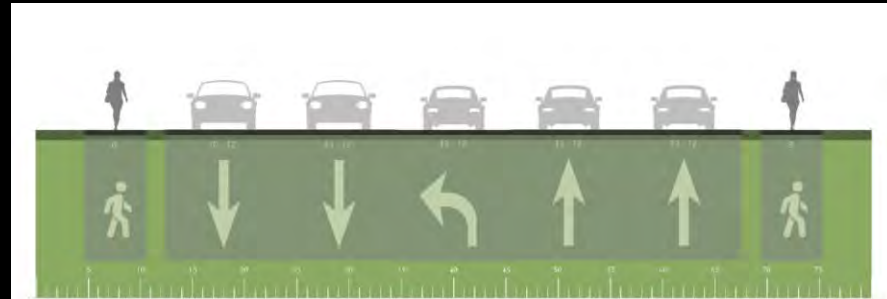
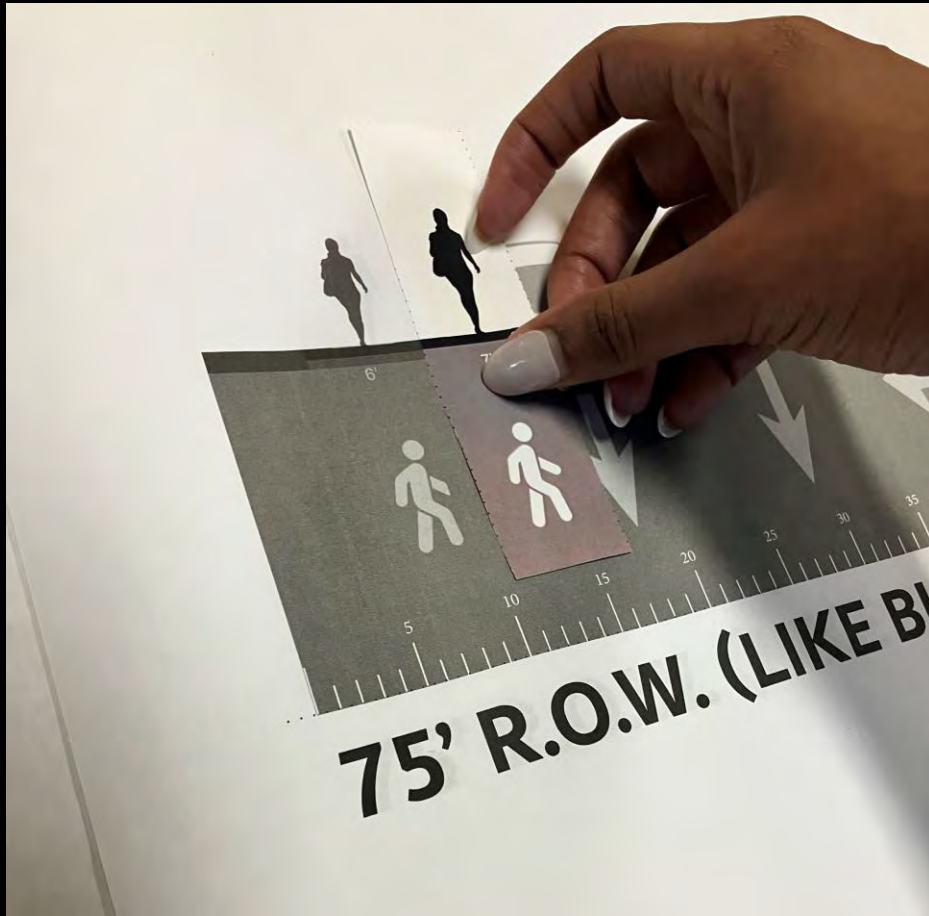
- 200 people (or 100 units) per sticker-dot
- Up to 33,000 more people by 2050
- May include new neighborhoods + infill + revitalization
- Consider inside city limits and in the utility service area
- **Must use *all 179 dots***
- **Stickers may be stacked**



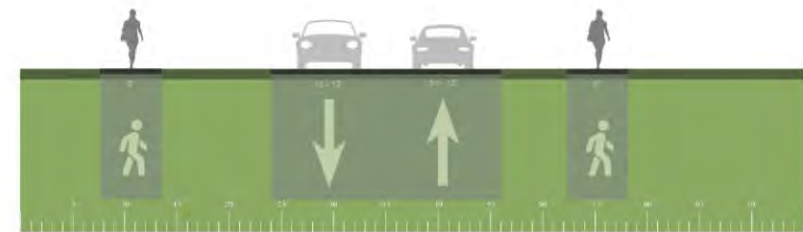


EXERCISE 2:

Design a Street, Your Way



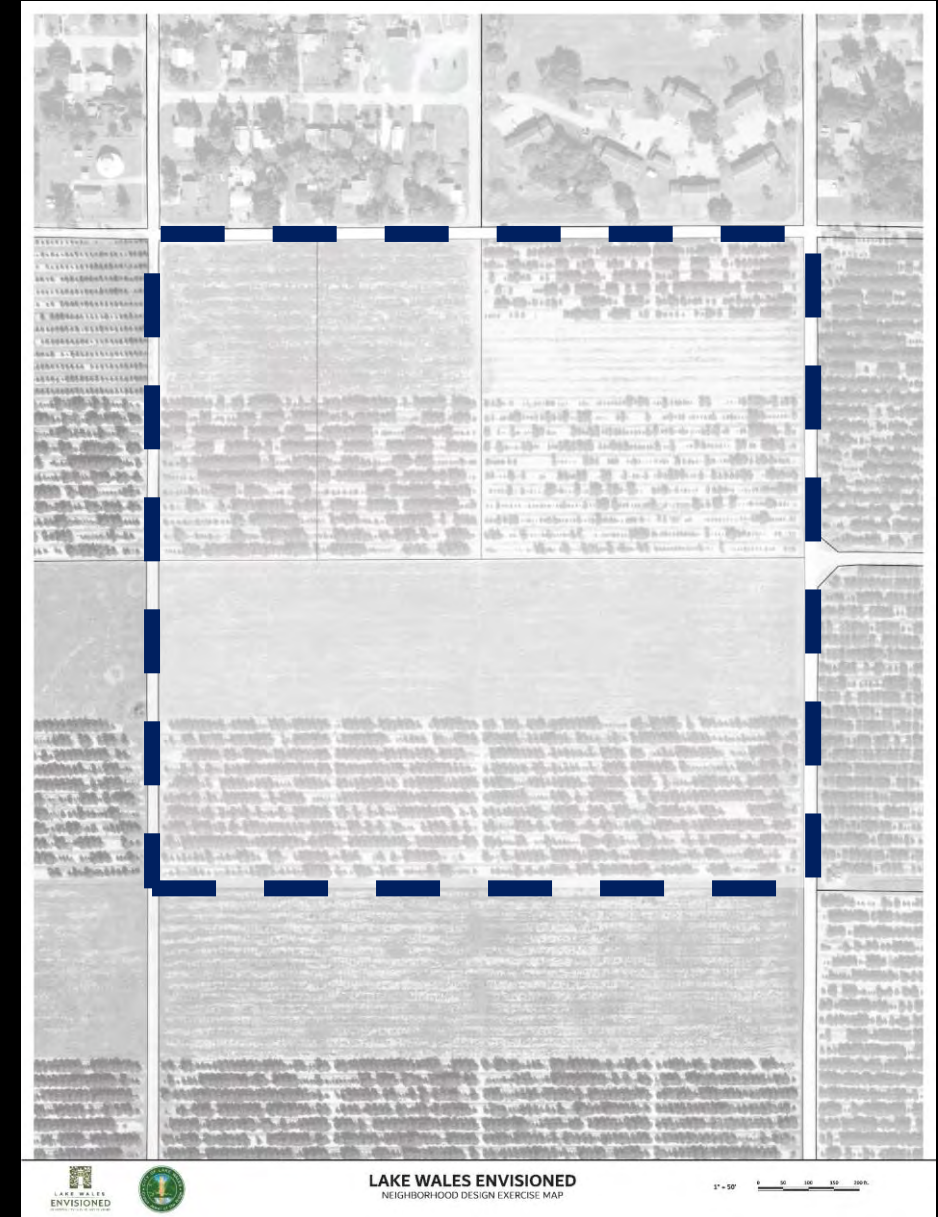
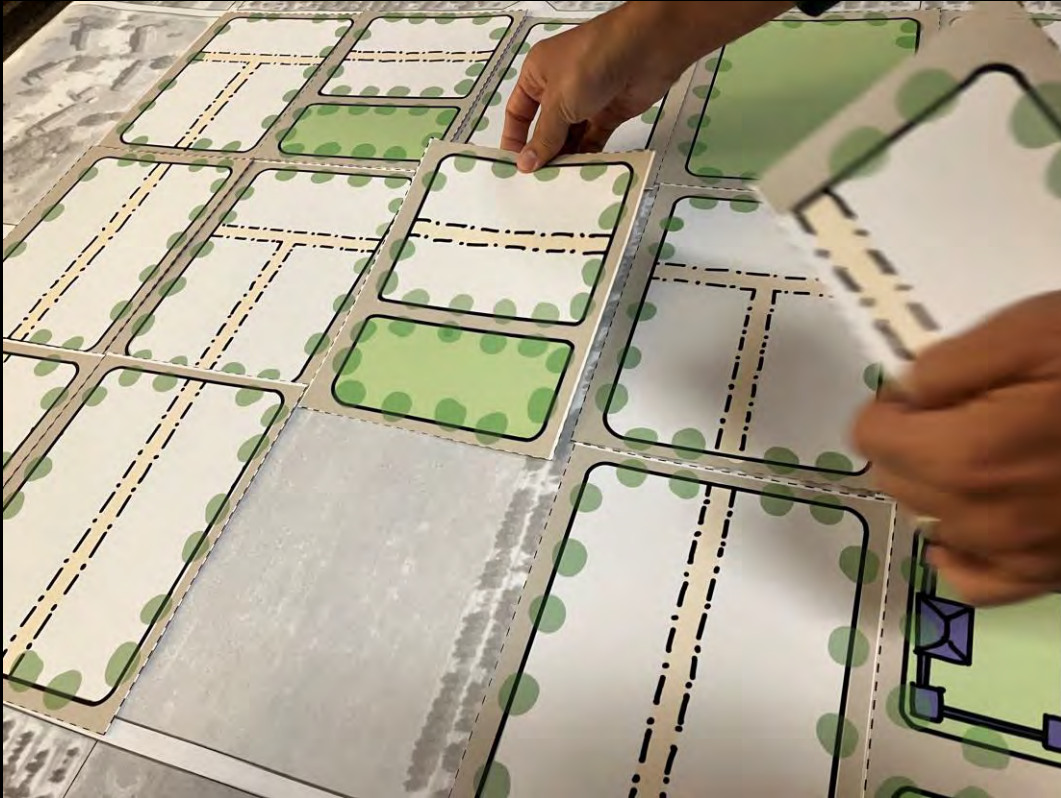
75' R.O.W. (LIKE BURNS AVE)



70' R.O.W. (LIKE BUCK MOORE RD)



EXERCISE 2: Design a Neighborhood

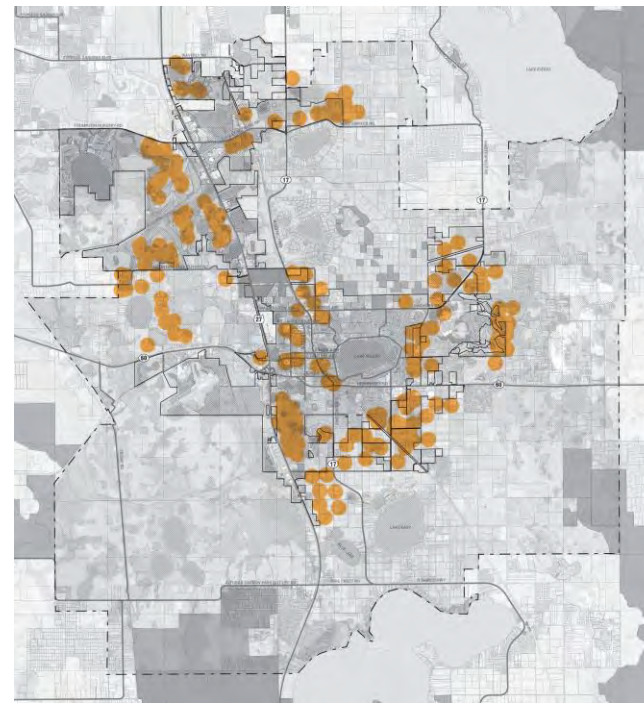
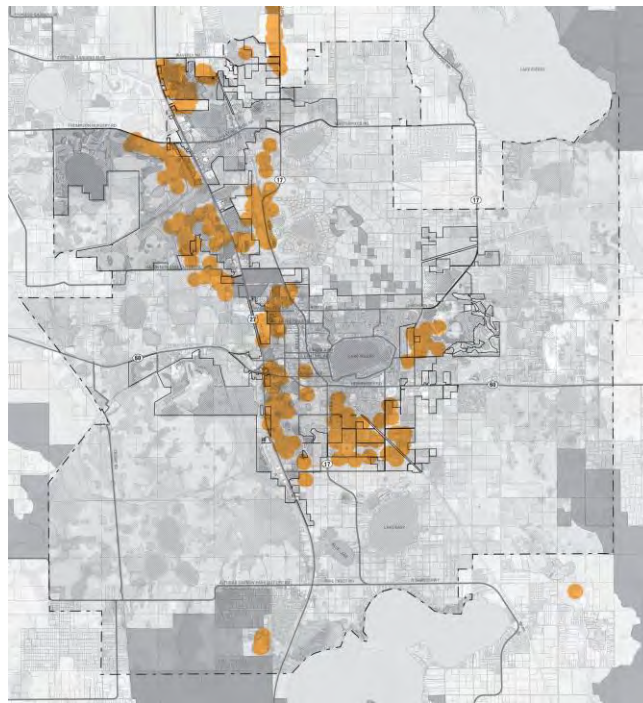
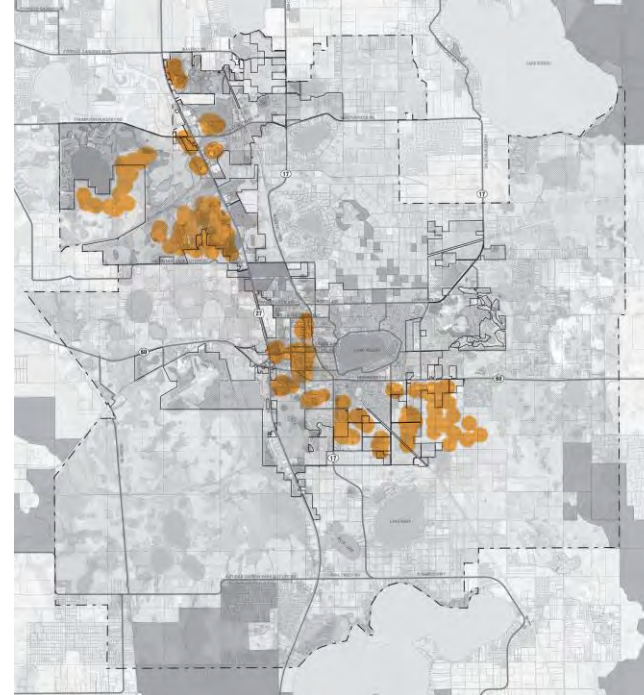
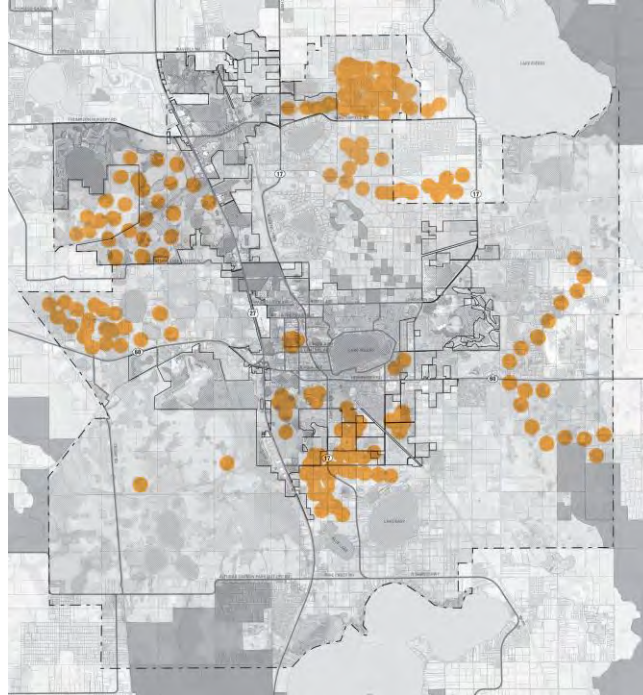
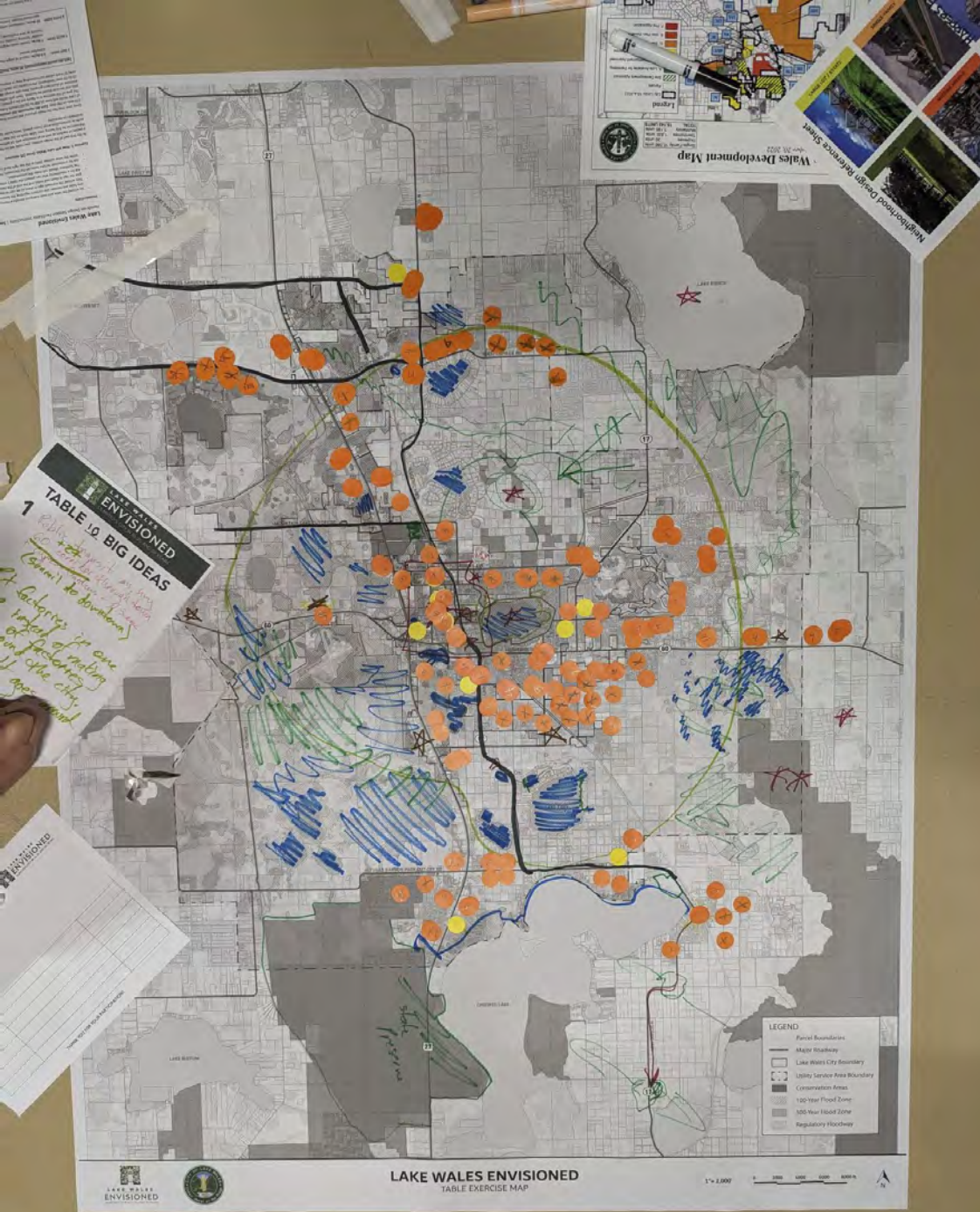


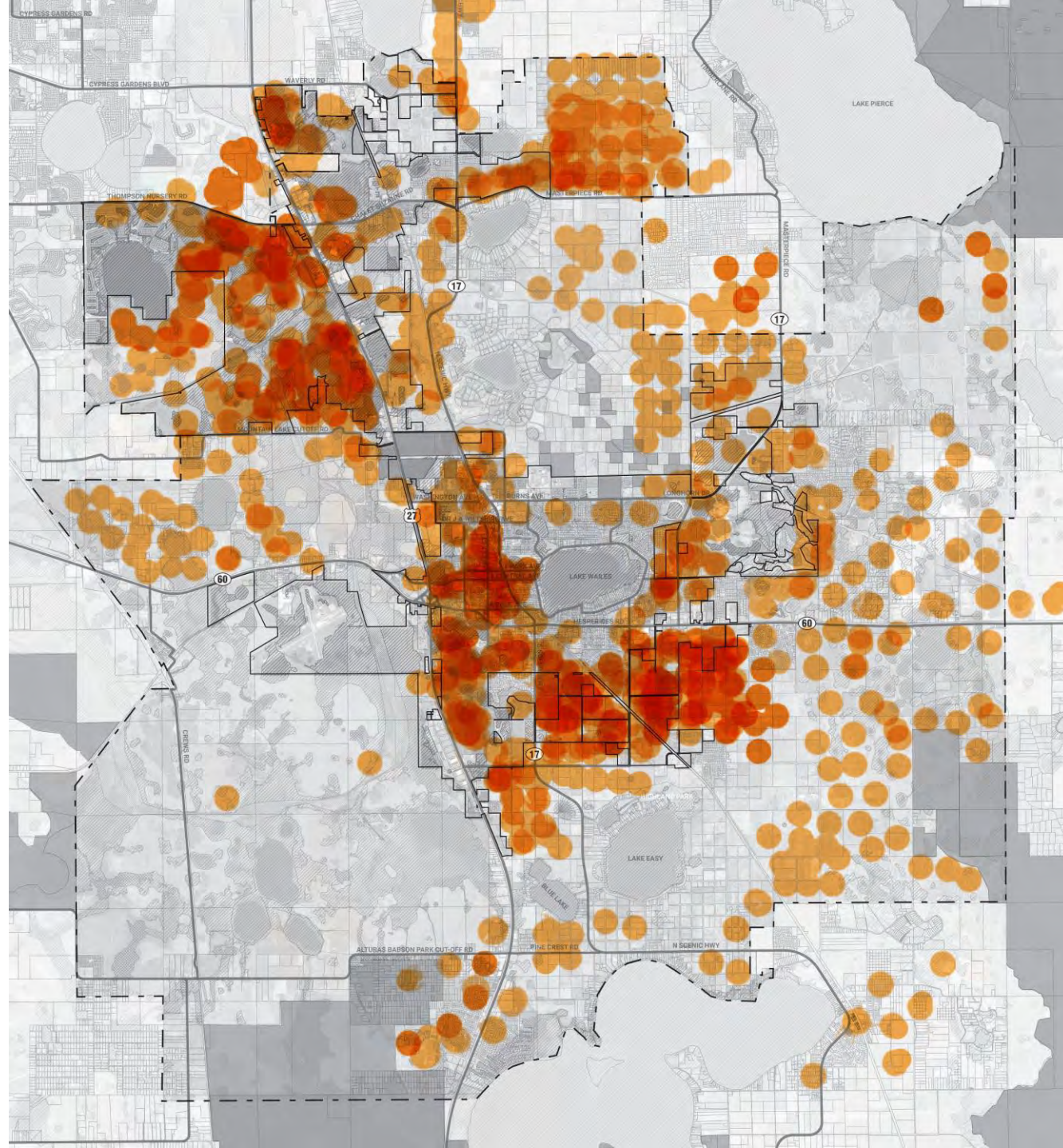
SATURDAY: HANDS-ON DESIGN SESSION



SATURDAY: HANDS-ON DESIGN SESSION







THIS WEEK: OPEN PLANNING STUDIO



APR
16

APR
19

Sun 12 – 6 PM
@ 253 E Stuart Ave

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

THIS WEEK: OPEN PLANNING STUDIO



THURSDAY: WORK-IN-PROGRESS REVIEW

See details: lakewalesenvisioned.com



APR
20

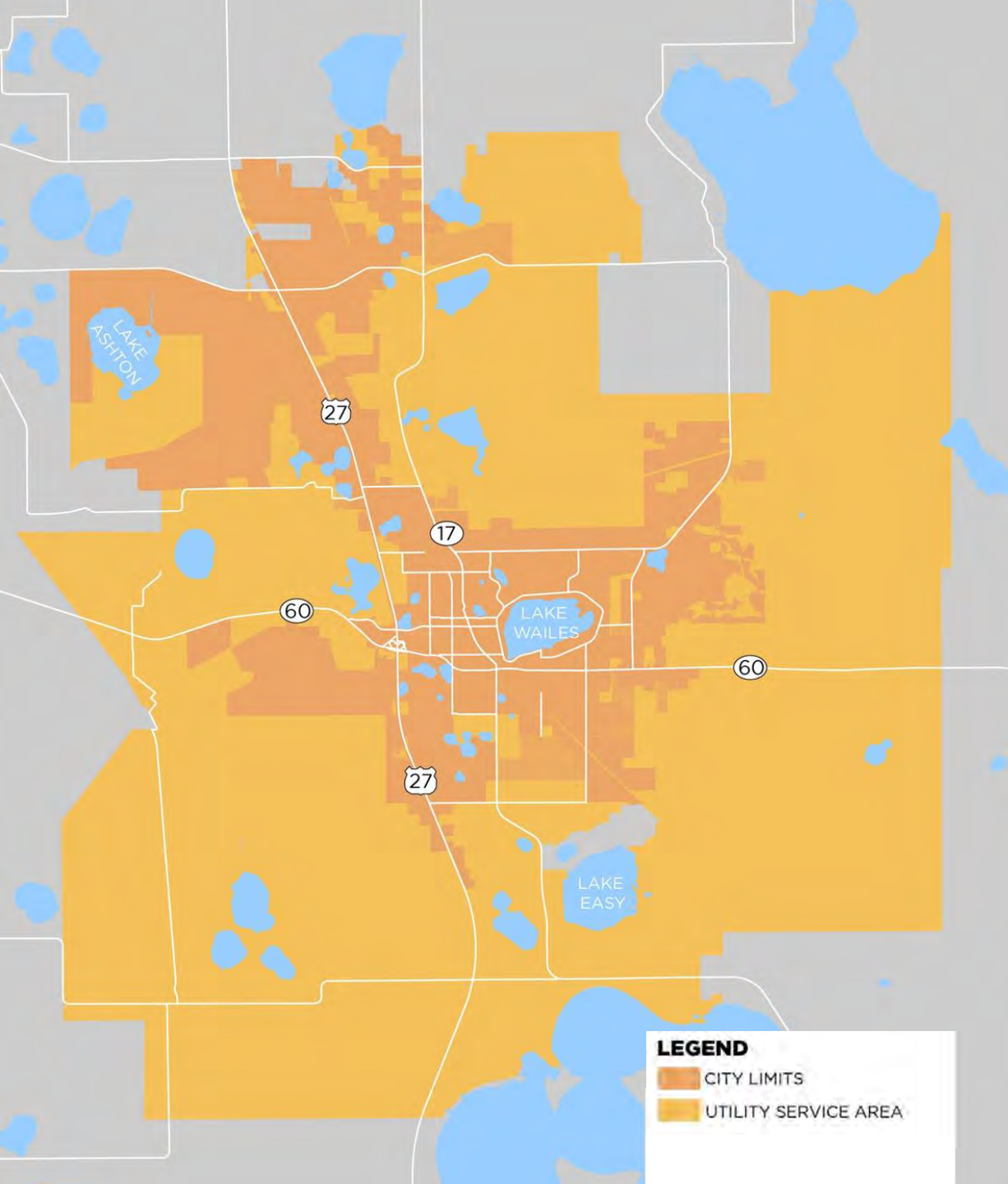
6 – 8 PM

Lake Wales Arts
Council Auditorium

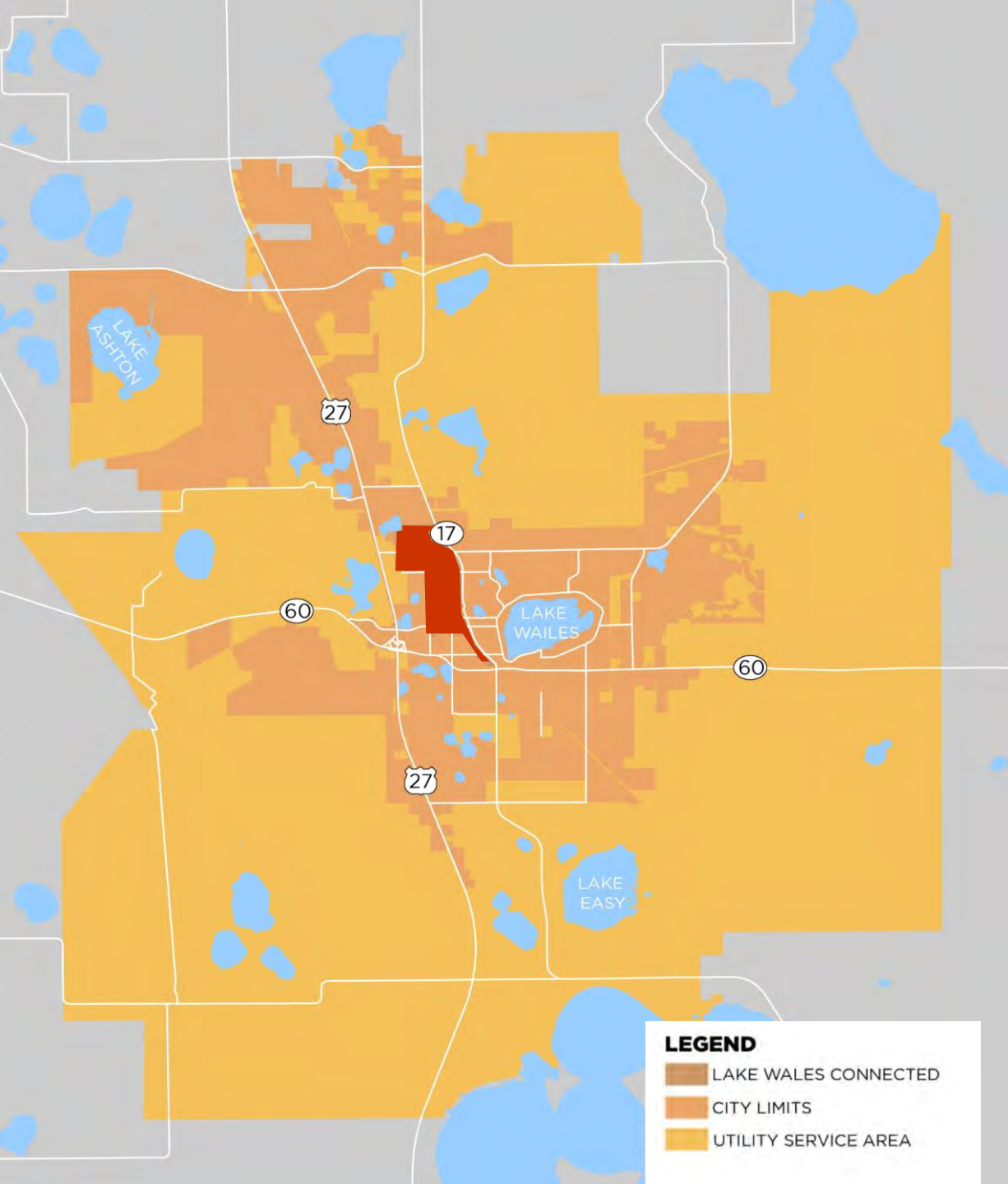


lakewalesenvisioned.com

STUDY AREA



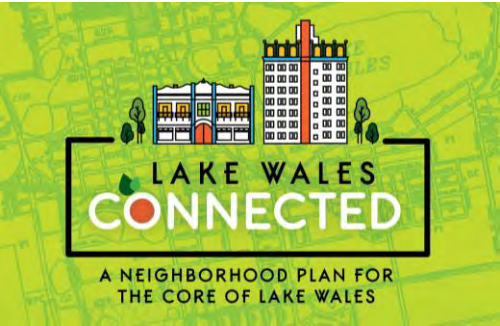
STUDY AREA



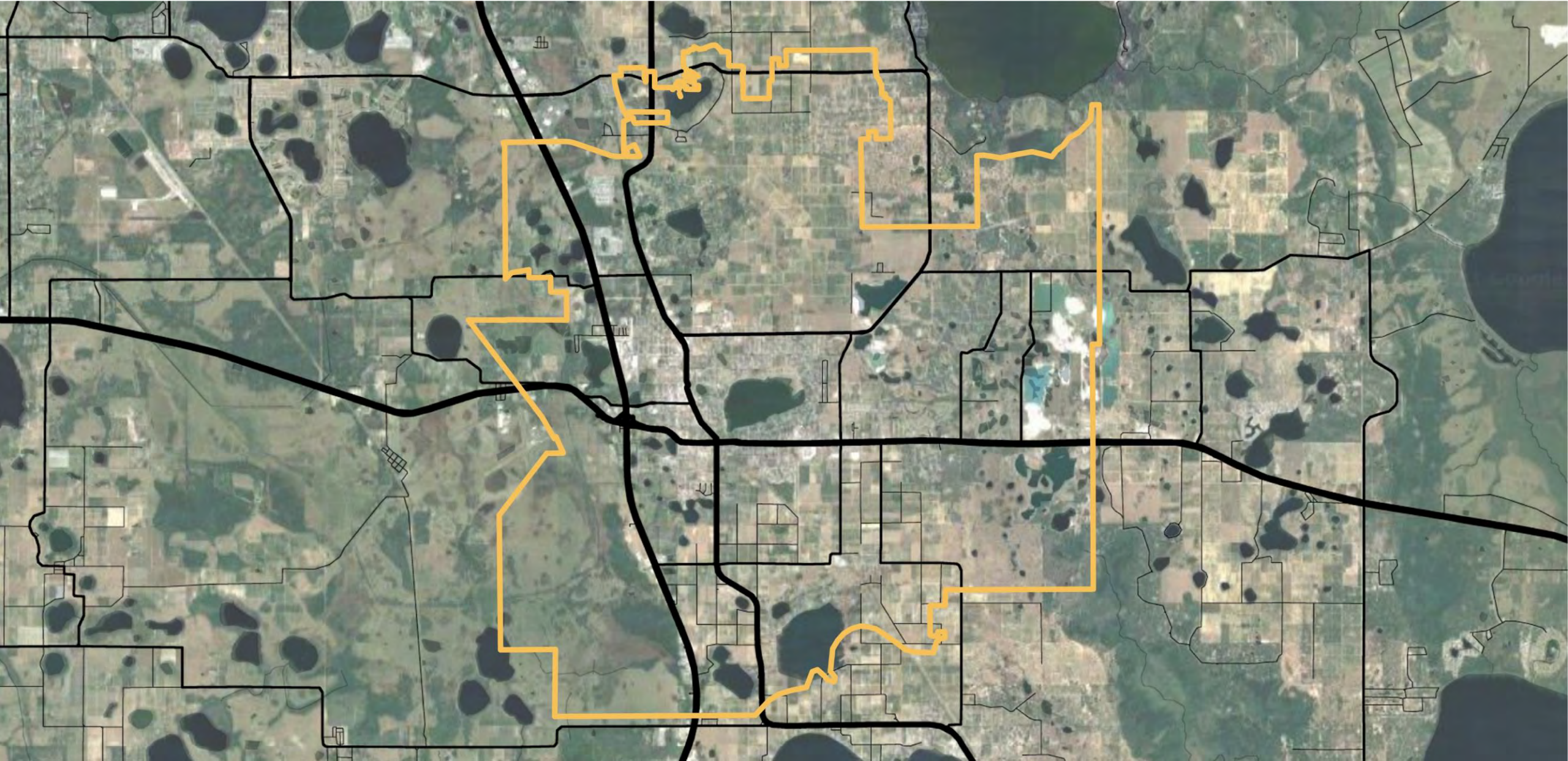
LEGEND

- LAKE WALES CONNECTED
- CITY LIMITS
- UTILITY SERVICE AREA

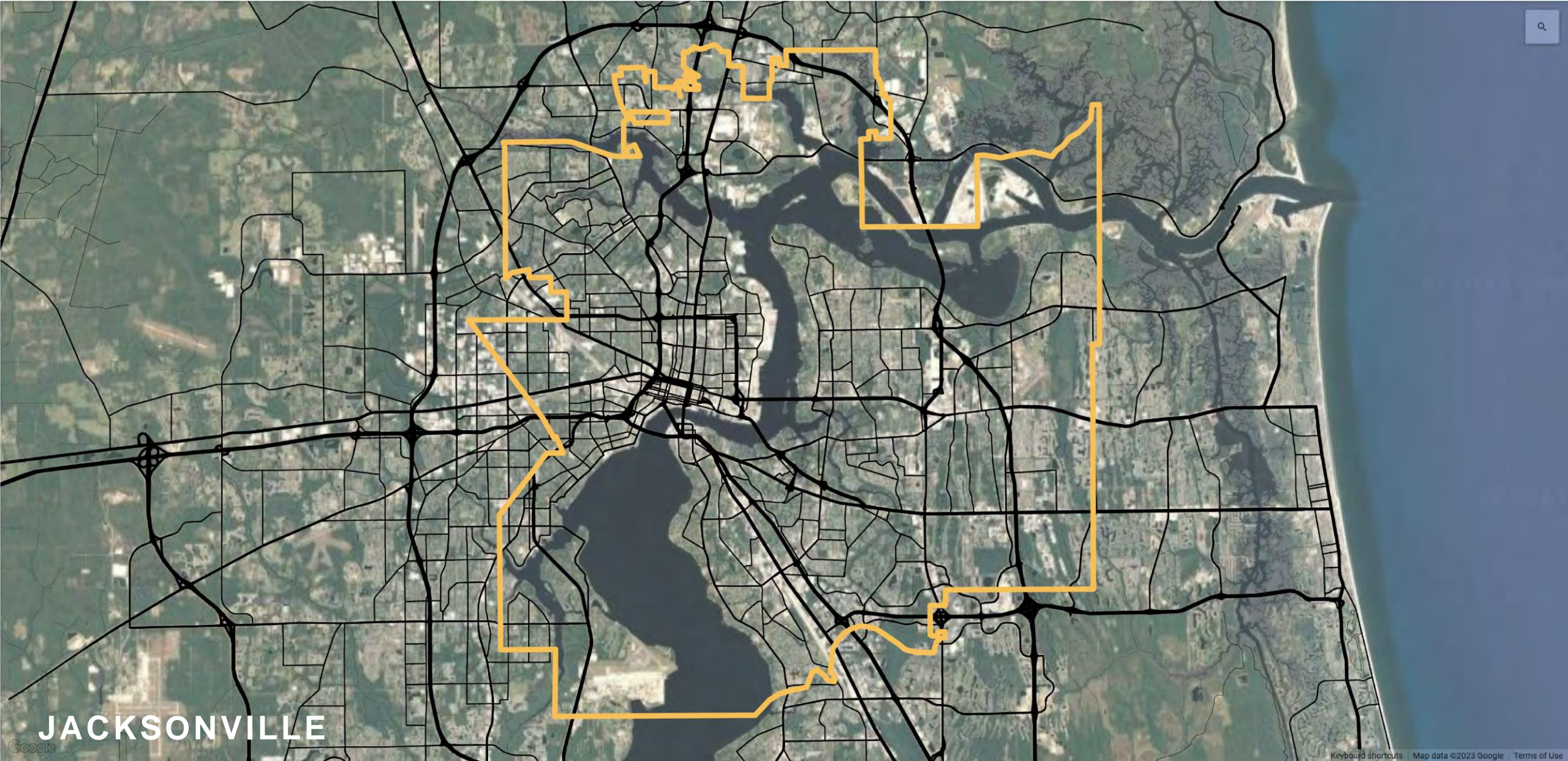
PLAN VOLUMES



LAKE WALES ENVISIONED STUDY AREA

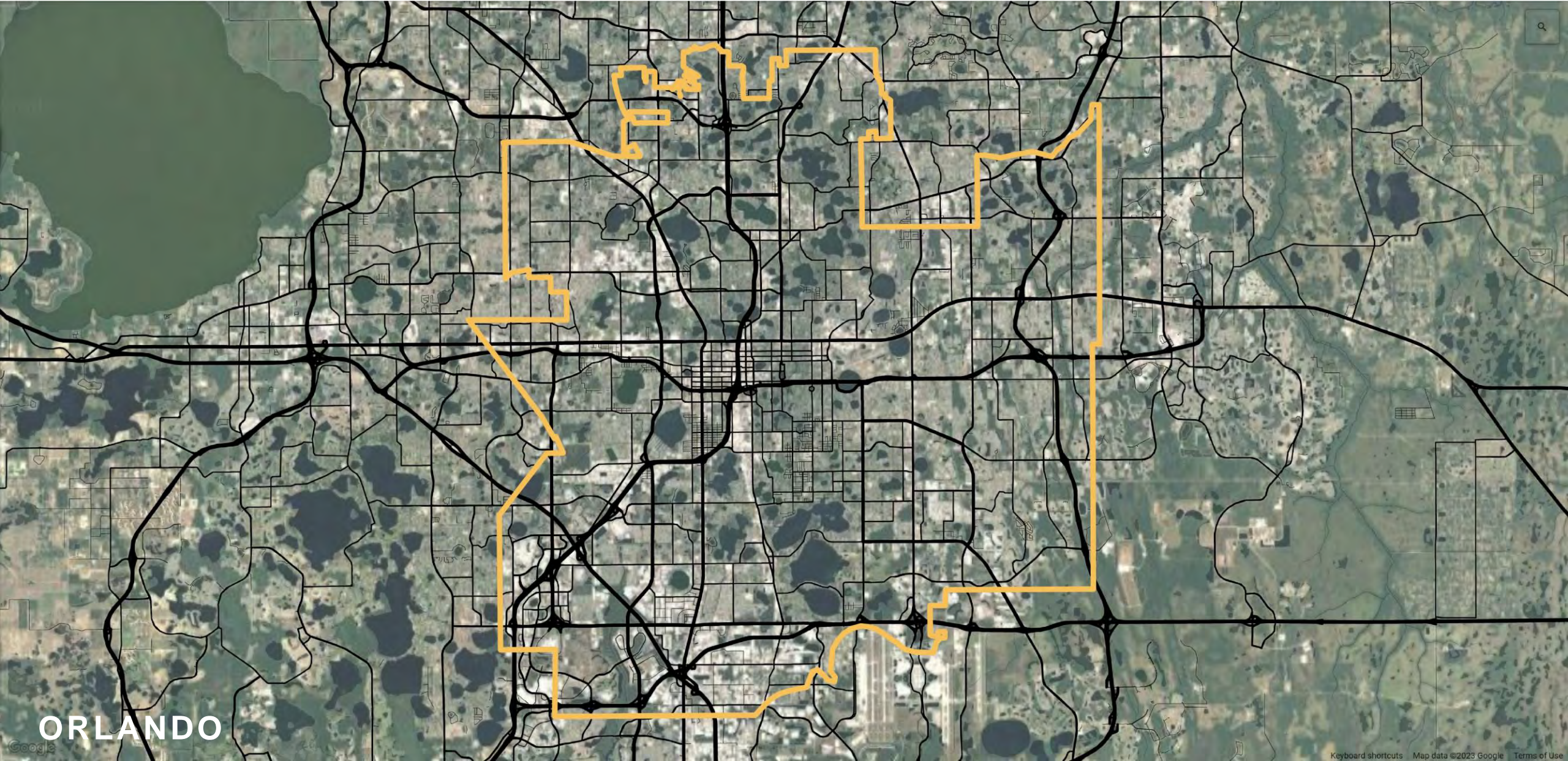


AT THE SAME SCALE



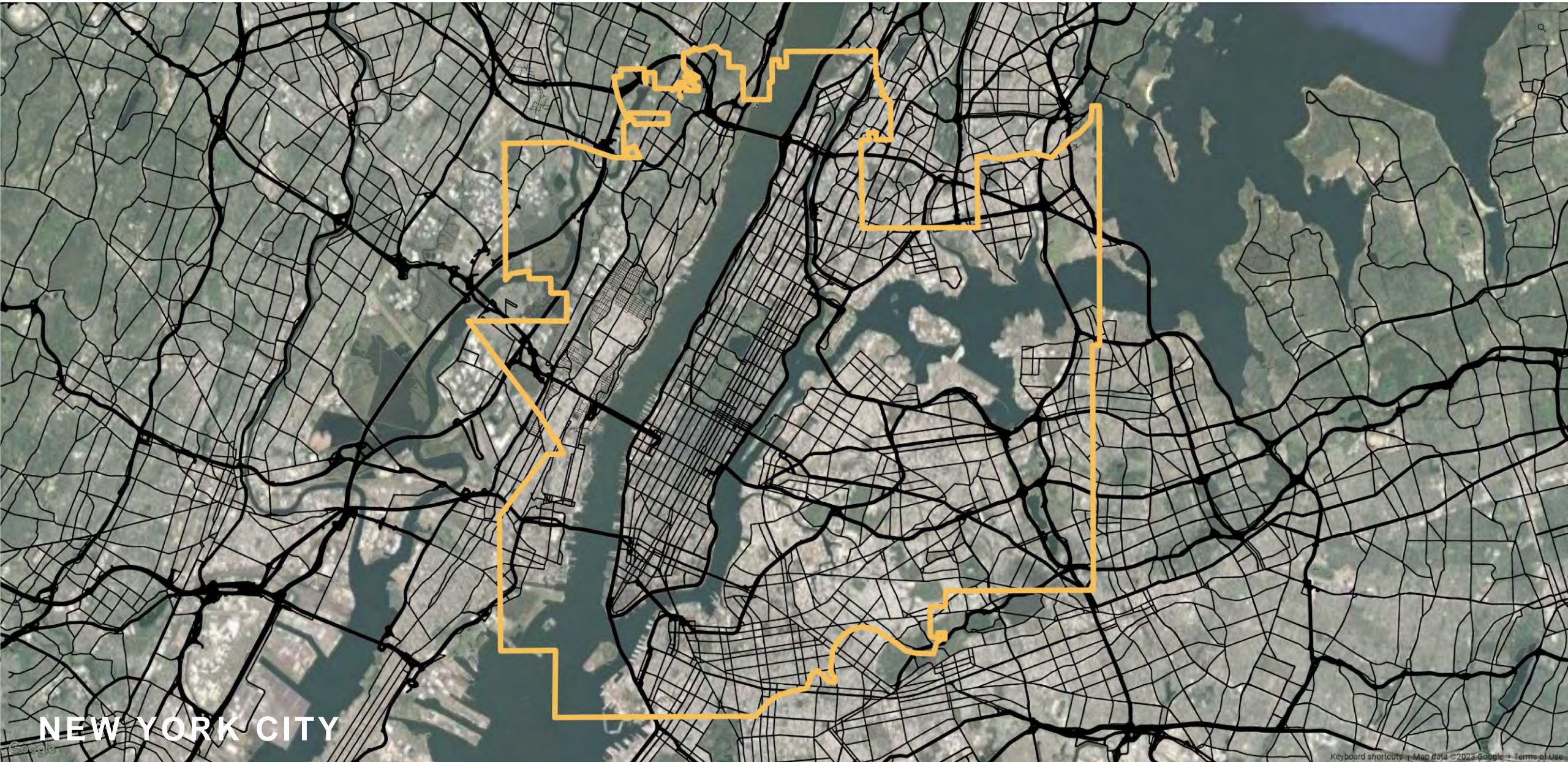
JACKSONVILLE

AT THE SAME SCALE



ORLANDO

AT THE SAME SCALE



NEW YORK CITY

AN AMERICAN TRADITION: PLANNING TOWNS



The L'Enfant / Banneker / Ellicott Plan for Washington

7—Park Avenue, Lake Wales, Fla.



ASHEVILLE NORTH CAROLINA

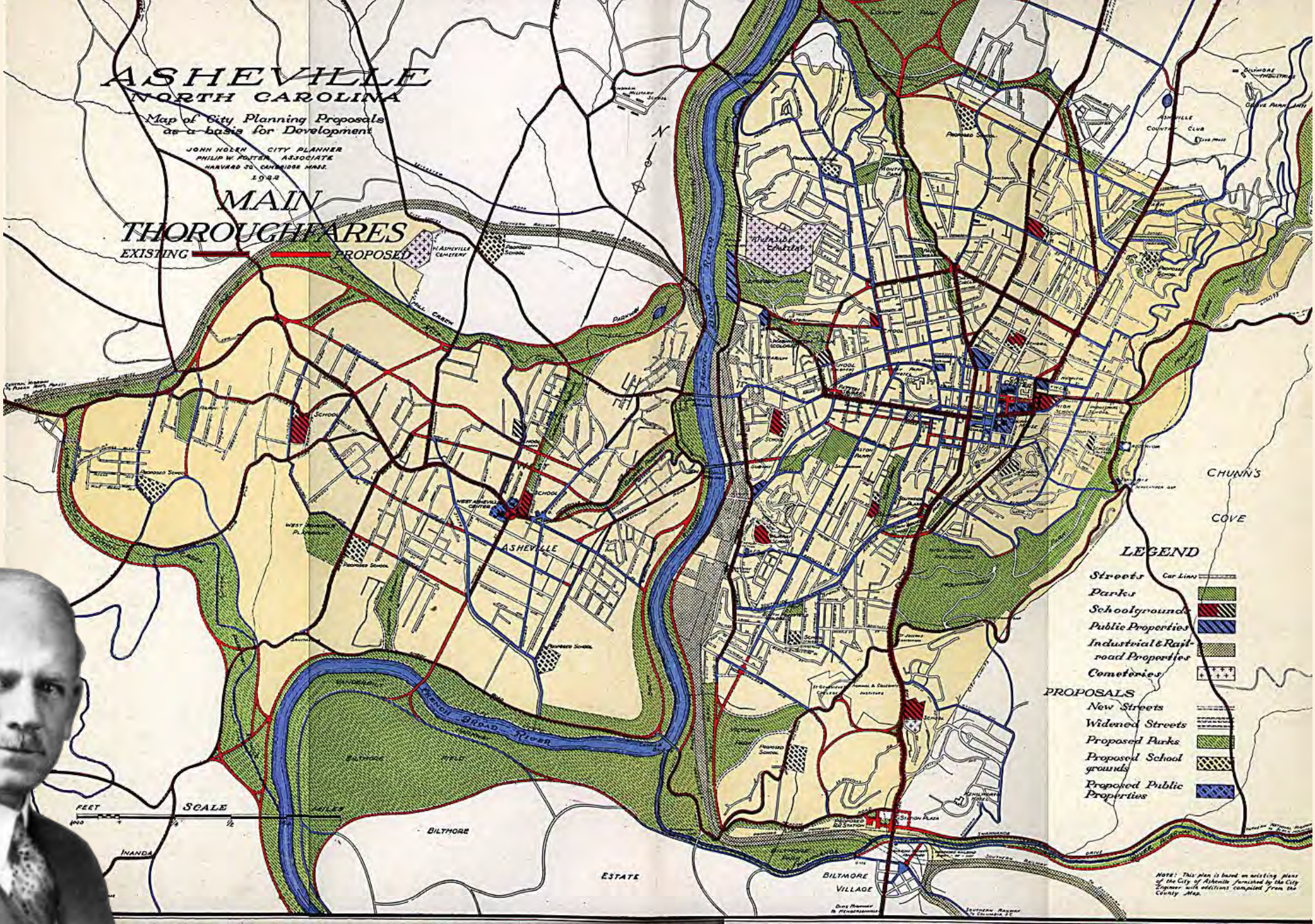
Map of City Planning Proposals
as a basis for Development

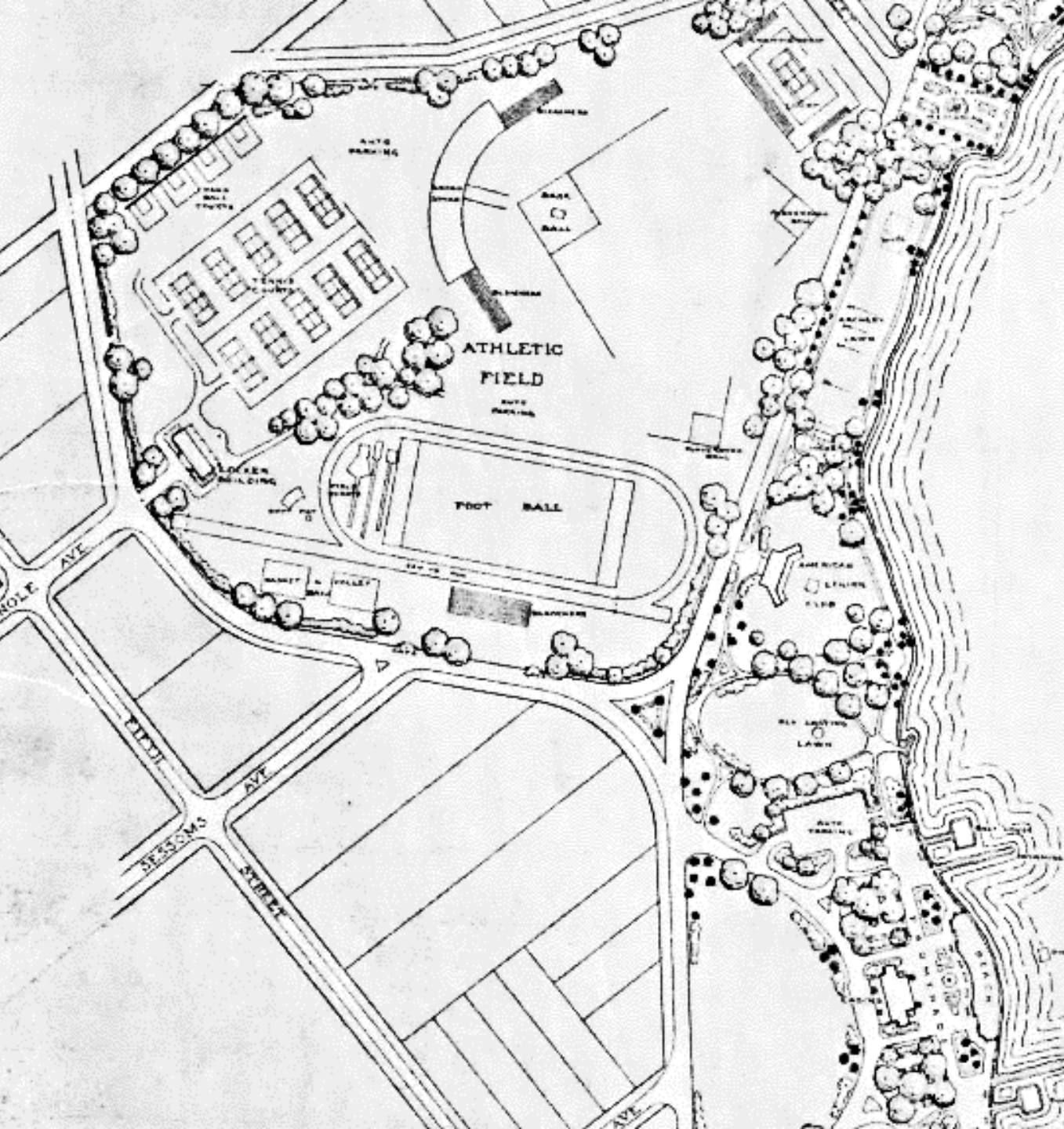
JOHN NOLEN CITY PLANNER
PHILIP W. POTTER ASSOCIATE
HARVARD SC. CAMBRIDGE MASS.
1924

**MAIN
THOROUGHFARES**
EXISTING ——— PROPOSED ———



NOLEN





LAKE WALES PARK.

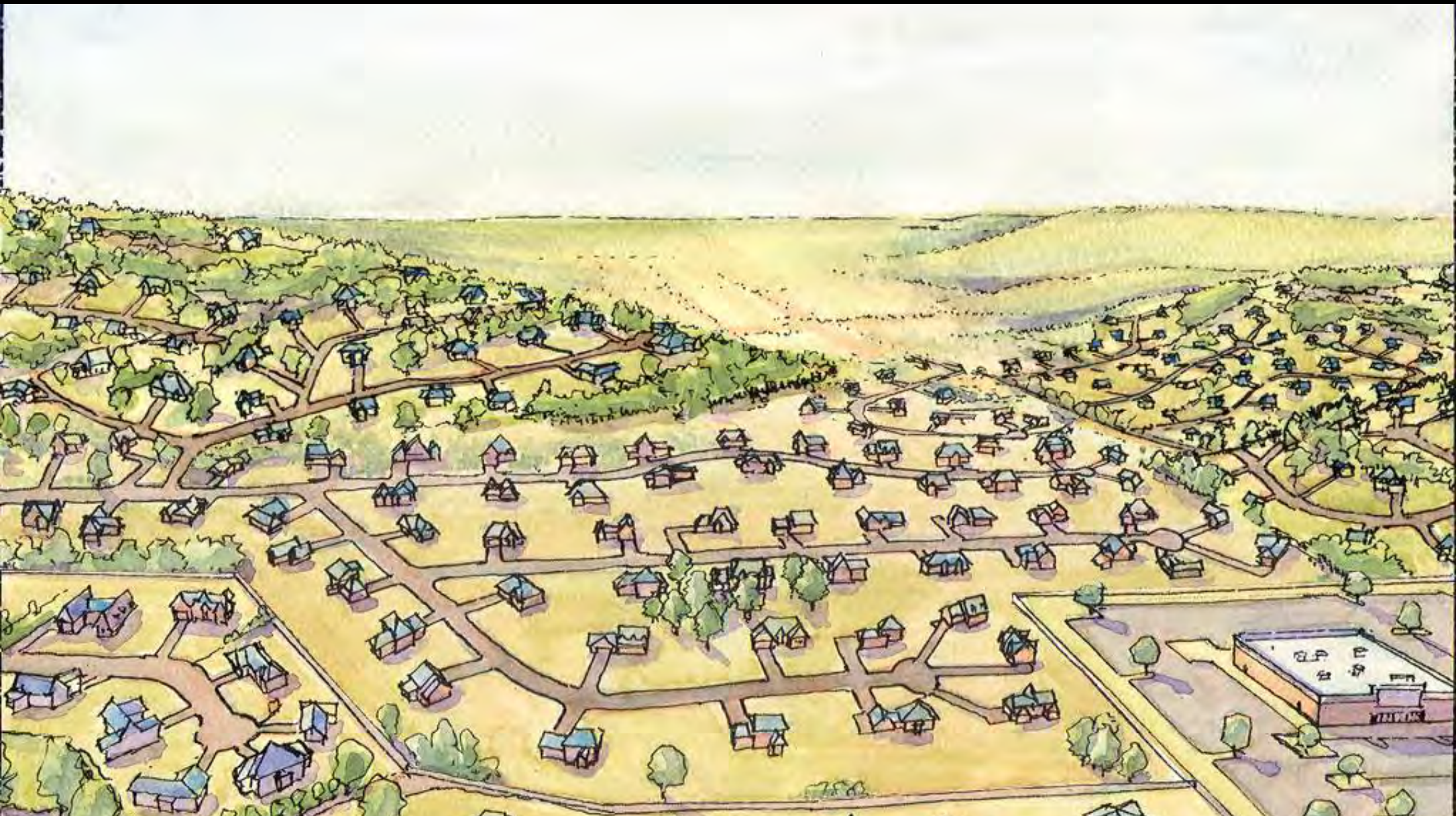
LAKE WALES - FLORIDA.

GENERAL PLAN FOR DEVELOPMENT.

SCALE. 1"=100'.



HOUSING + TRANSPORTATION + ENVIRONMENT + ECONOMY + LOCATION + DENSITY + DESIGN + FOOD +



sprawl vs. compact development

HOUSING + TRANSPORTATION + ENVIRONMENT + ECONOMY + LOCATION + DENSITY + DESIGN + FOOD +



sprawl vs. compact development



1009

COMPARE:

- ✓ LAND USE
- ✓ DENSITY
- ✓ LOT SIZE
- ✓ PARKING
- ✓ HOUSE SIZE

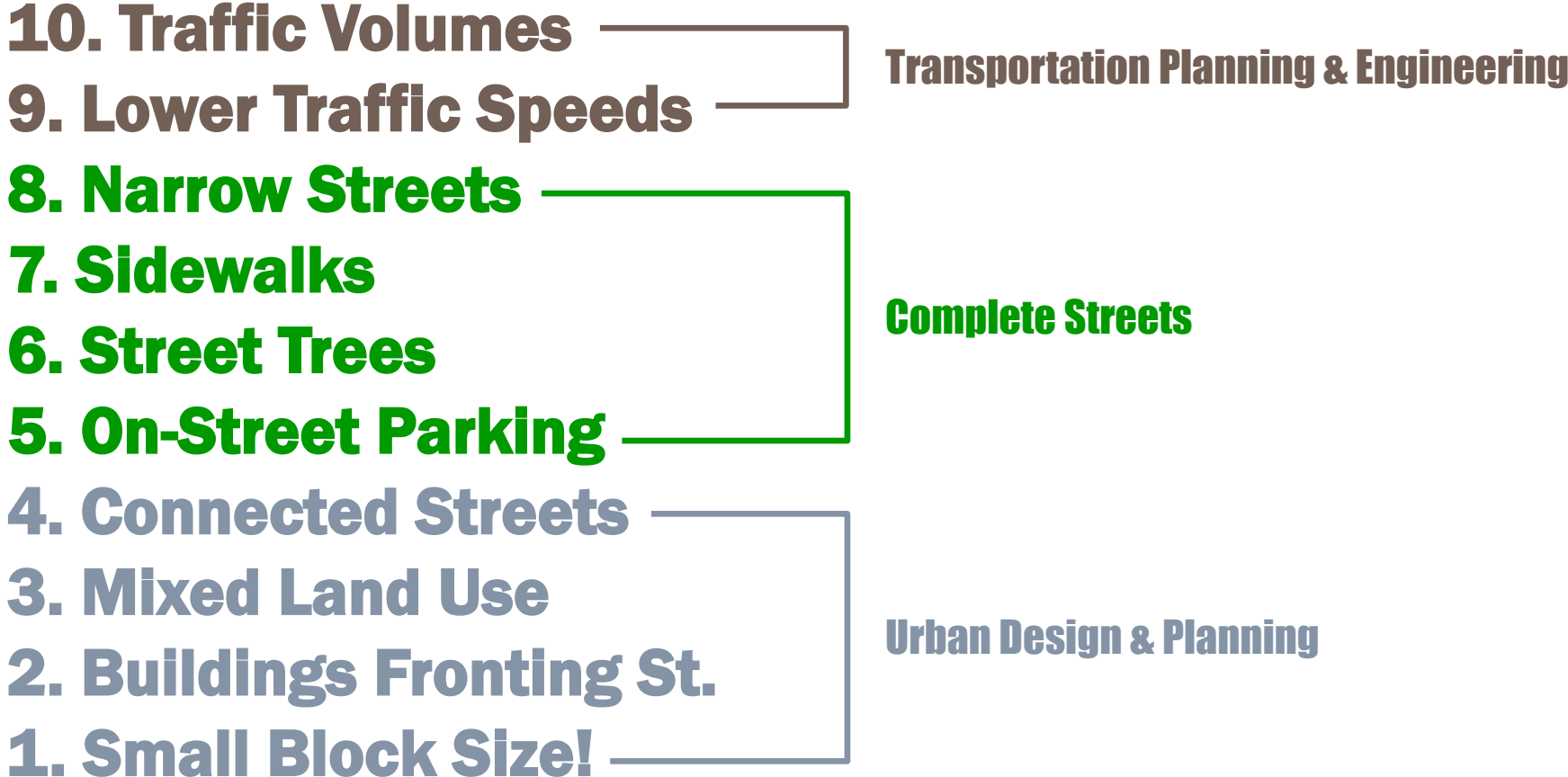
COMPARE:

- ✓ LAND USE
- ✓ DENSITY
- ✓ LOT SIZE
- ✓ PARKING
- ✓ HOUSE SIZE





TOP 10 FACTORS FOR CREATING WALKABLE PLACES



COMPLETE STREETS



COMPLETE STREETS





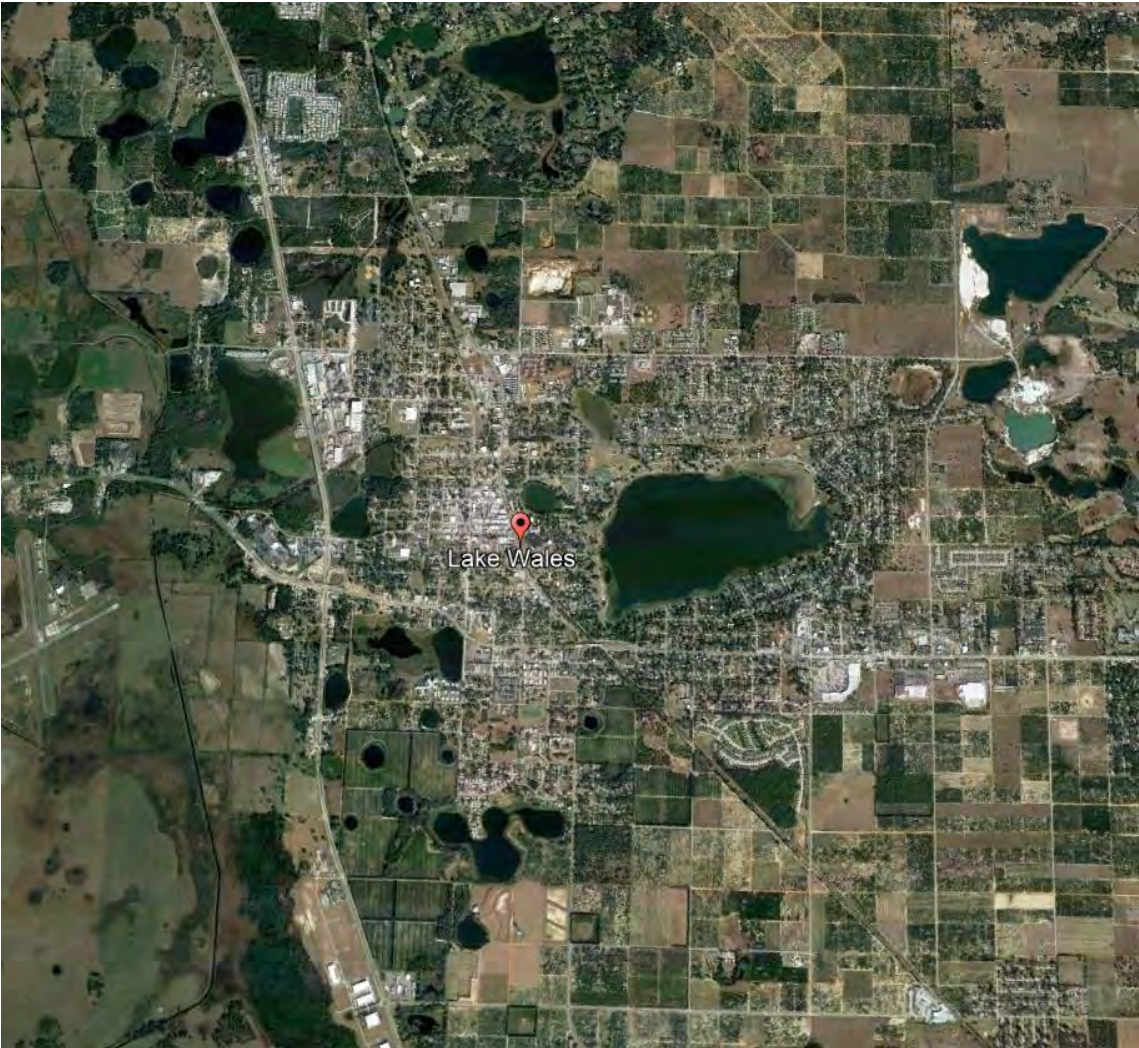
**What is your vision for the future
of Lake Wales?**

**Now it's time to
hear YOUR ideas!**

SMALL GROUP VISIONING EXERCISE

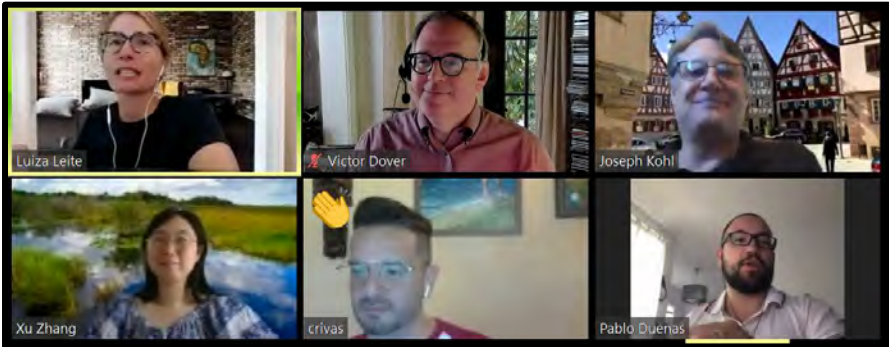
Visioning exercise & report back

Group Visioning Exercise



Report Back

YOUR 3 BIG IDEAS



Questions to get started:

- What do you think of the areas identified for growth at the hands-on session? Are there any that you would add or subtract, in your vision?
- In your vision, what are the essential elements of a great neighborhood? What kind of streets/buildings/public spaces?
- Where are the opportunities for change / improvements? And where are there opportunities for preservation? Mark these on the map

3 BIG IDEAS SURVEY

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

TABLE ___ BIG IDEAS

1

2

3

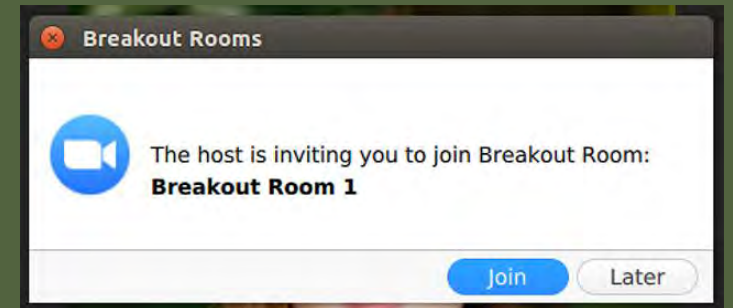
(Please print in large letters)

Pick the top 3 ideas discussed in your group

A COUPLE OF GROUND RULES

1. Each breakout room will have a facilitator, able to mark the map and fill in the 3 Big Ideas survey; tell them your ideas!
2. Focus on what, not just how
3. Add notes in “chat” area
4. If there is a lot of background noise where you are, please mute your mic when you are not speaking
5. Be open and courteous to everyone’s ideas. The host has the ability to remove those who don’t listen to the facilitator.
6. Have fun!

You will now be sorted into Breakout Rooms



See you back here soon!

WELCOME BACK

let's hear from

YOU!



L A K E W A L E S

ENVISIONED

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

SEE YOU THIS WEEK!