



**L A K E W A L E S**

---

**ENVISIONED**

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

[lakewalesenvisioned.com](http://lakewalesenvisioned.com)

A scenic view of a vineyard with a tall tower in the background. The vineyard is lush green and covers a hillside. In the distance, a tall, slender tower stands on a hill. The sky is clear and blue.

LAKE WALES

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ENVISIONED

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

[lakewalesenvisioned.com](http://lakewalesenvisioned.com)







What makes them special?

10





**L A K E W A L E S**

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**ENVISIONED**

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

[lakewalesenvisioned.com](http://lakewalesenvisioned.com)

# What's Your Vision for Lake Wales?

lakewalesenvision.com







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 wearing a dark blue long-sleeved shirt and black leggings, and the child is wearing 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 structures. The overall scene is peaceful and scenic.

LAKE WALES  
ENVISIONED

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

[lakewalesenvisioned.com](http://lakewalesenvisioned.com)



# WORK IN PROGRESS REVIEW

APRIL 20, 2023

[lakewalesenvisioned.com](http://lakewalesenvisioned.com)

# PARTNERS & CO-SPONSORS



**LAKE WALES**  
AREA CHAMBER of COMMERCE & EDC



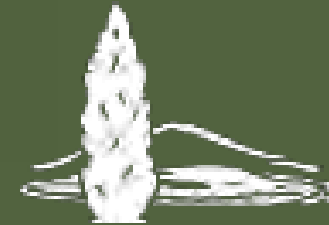
**BOK TOWER  
GARDENS**



**LAKE  
WALES  
NEWS.NET**



**Lake Wales  
Heritage**  
An Olmsted Conservancy



**MOUNTAIN LAKE**

**U** | UNIVERSITY  
OF MIAMI

**Rollins**  
EST. 1885

[lakewalesenvisioned.com](http://lakewalesenvisioned.com)



# LAKE WALES ENVISIONED

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

## ASPIRATIONS

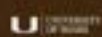
- ① We will seek to assemble an enduring green network of open spaces and conservation lands.
- ② We will partner with landowners, investors, and the community to encourage input, collaboration, and respect property rights.
- ③ We will make infill development and revitalization a priority.
- ④ We will 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.



DOVER, KOHL & PARTNERS  
town planning

LAKE WALES ENVISIONED CHARRETTE

APRIL 14-20, 2023



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.

Photo: Clarence J. Bar's Dream. Circa 1949, oil painting, Bell Tower Gardens, Lake Wales.

# TONIGHT:

- Introductions
- Recap: The Process So Far
- Draft Ideas
- **Your feedback**

# THE TEAM

DOVER, KOHL & PARTNERS  
town planning

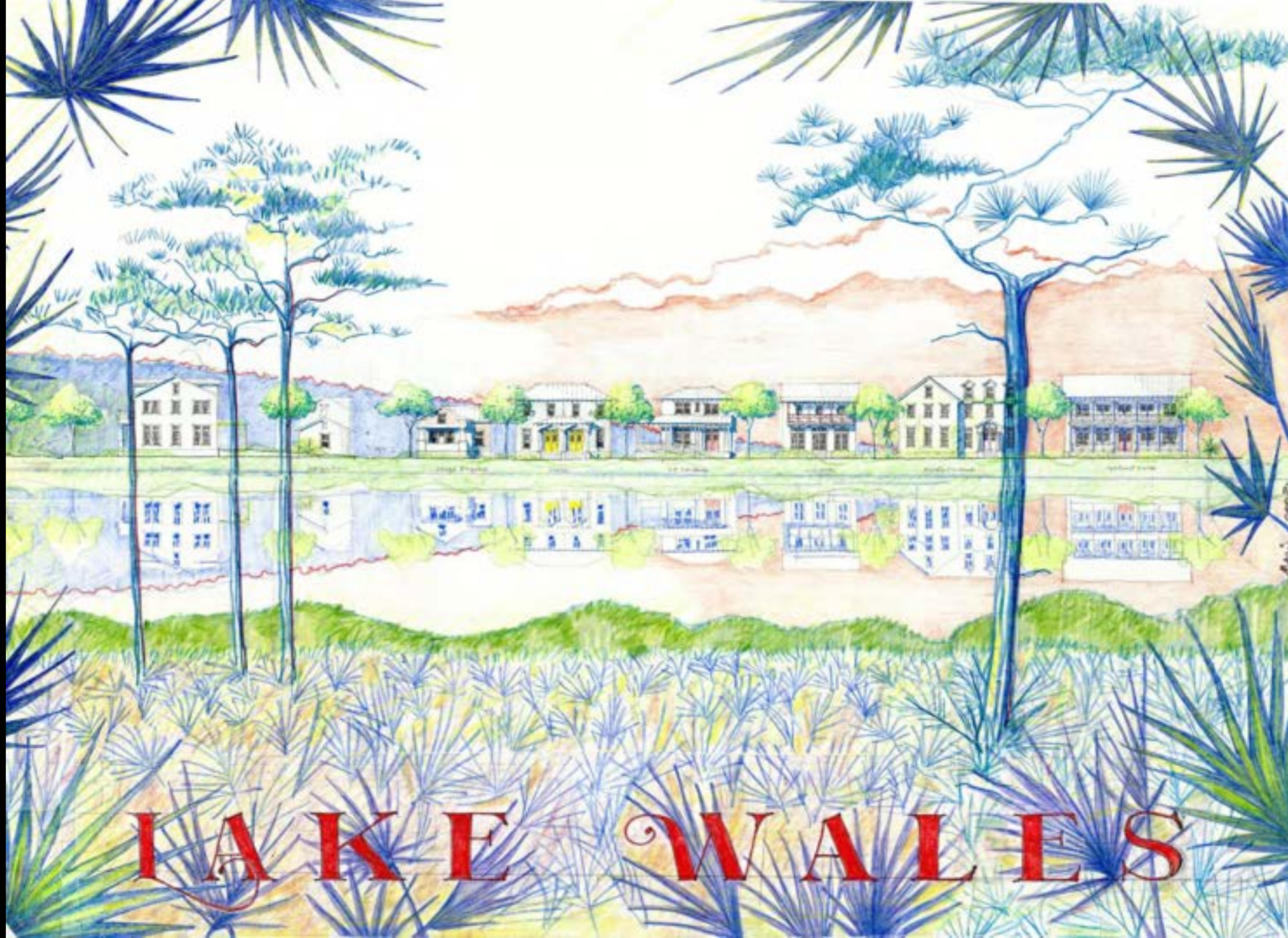
 **KITTELSON**  
& ASSOCIATES



EXUM ASSOCIATES, INC.

  
**Inspire**  
PLACEMAKING COLLECTIVE

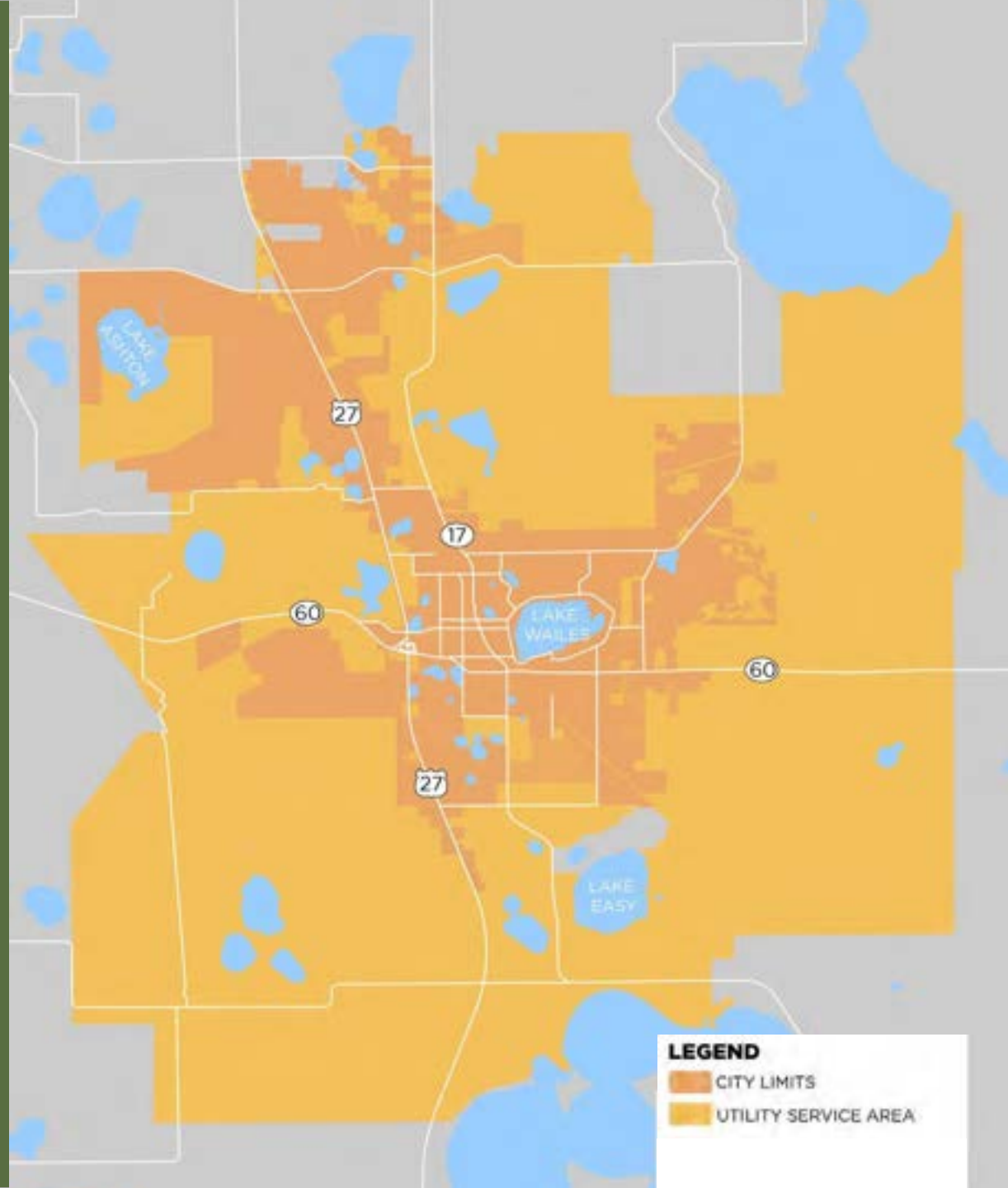




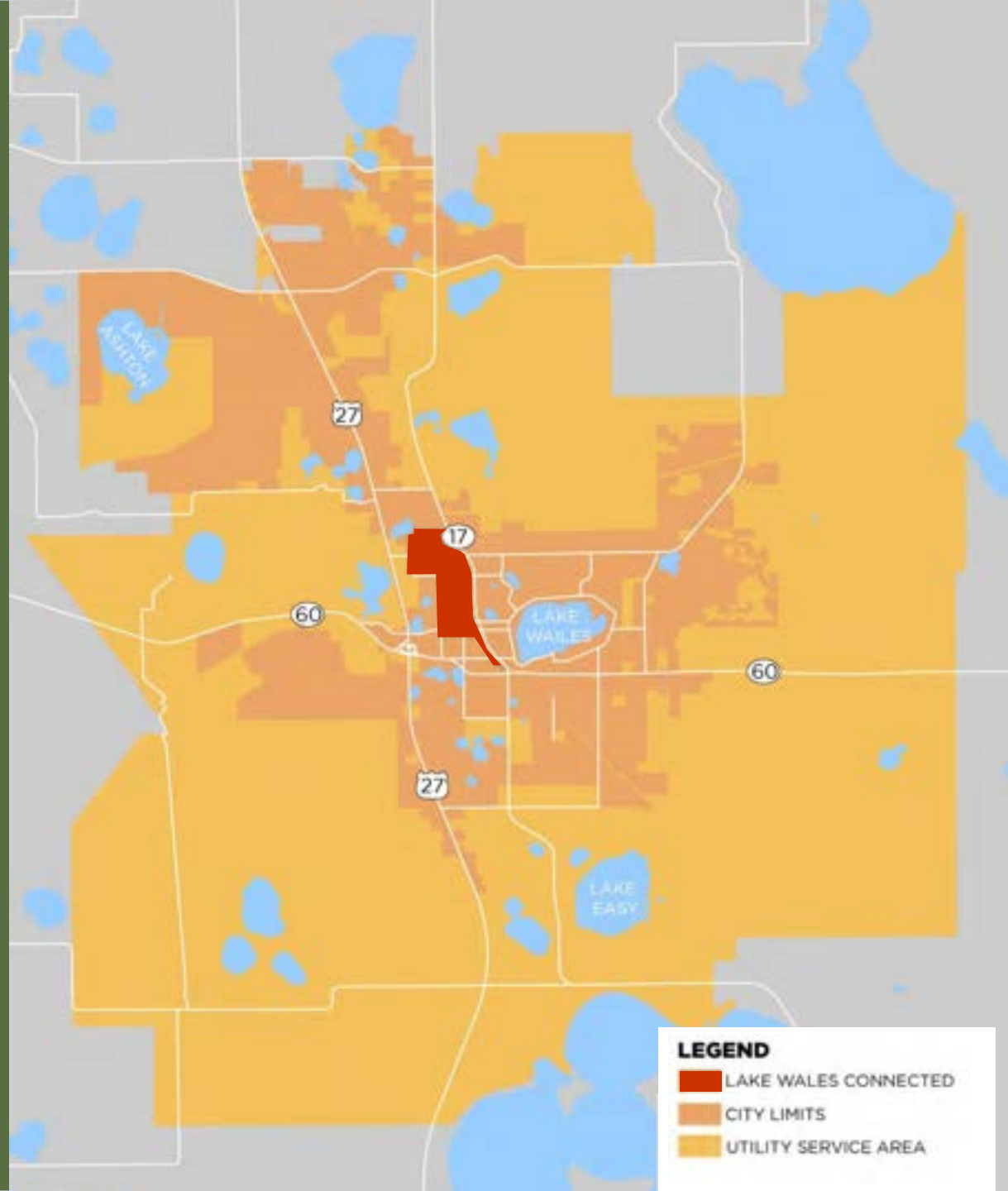
LAKE WALES



# STUDY AREA



# STUDY AREA



# MARCH 20: KICK-OFF & BEST PRACTICES

View recordings: [lakewalesenvisioned.com/resources](http://lakewalesenvisioned.com/resources)



SESSION 1:  
Livable  
Community  
Design

SESSION 2:  
Community  
Development  
that Builds  
Lasting Value

SESSION 3:  
The Big Green  
Network

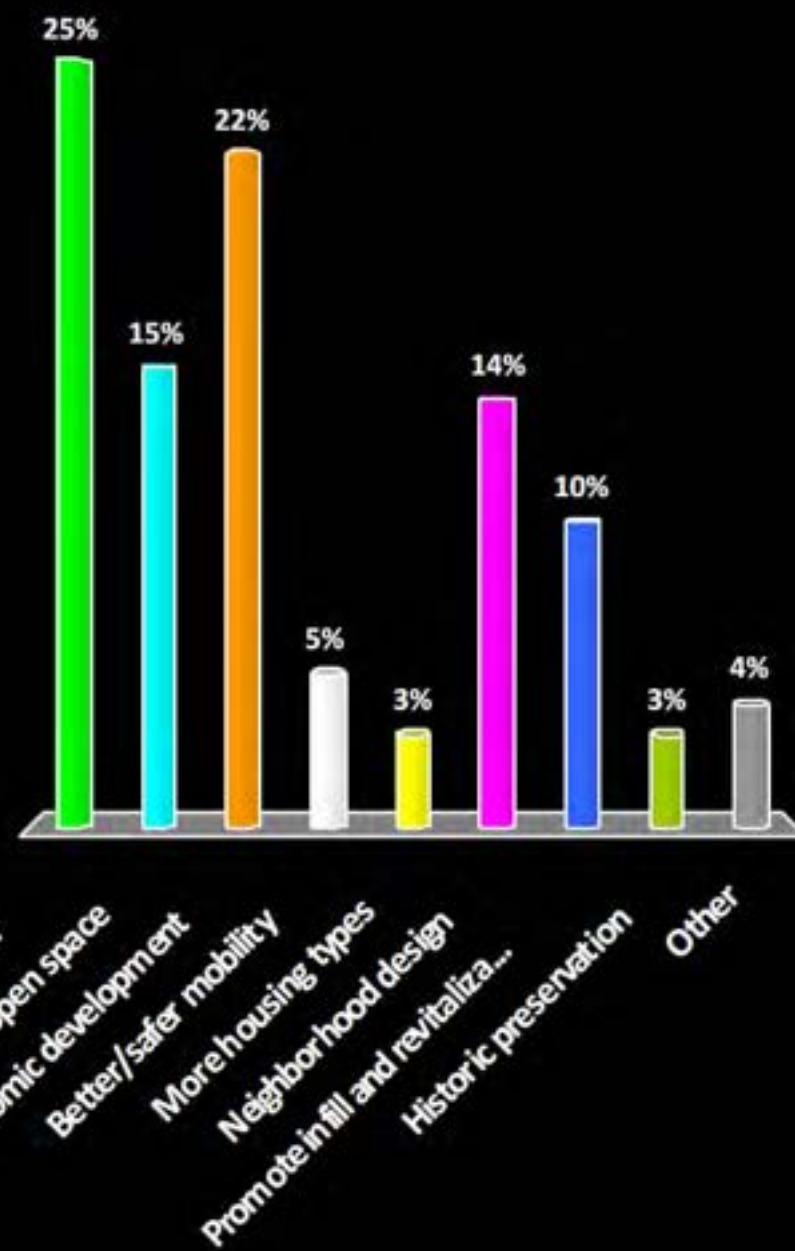
# MARCH 20: KICK-OFF & BEST PRACTICES

View recordings: [lakewalesenvisioned.com/resources](http://lakewalesenvisioned.com/resources)



# 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



# 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](http://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)

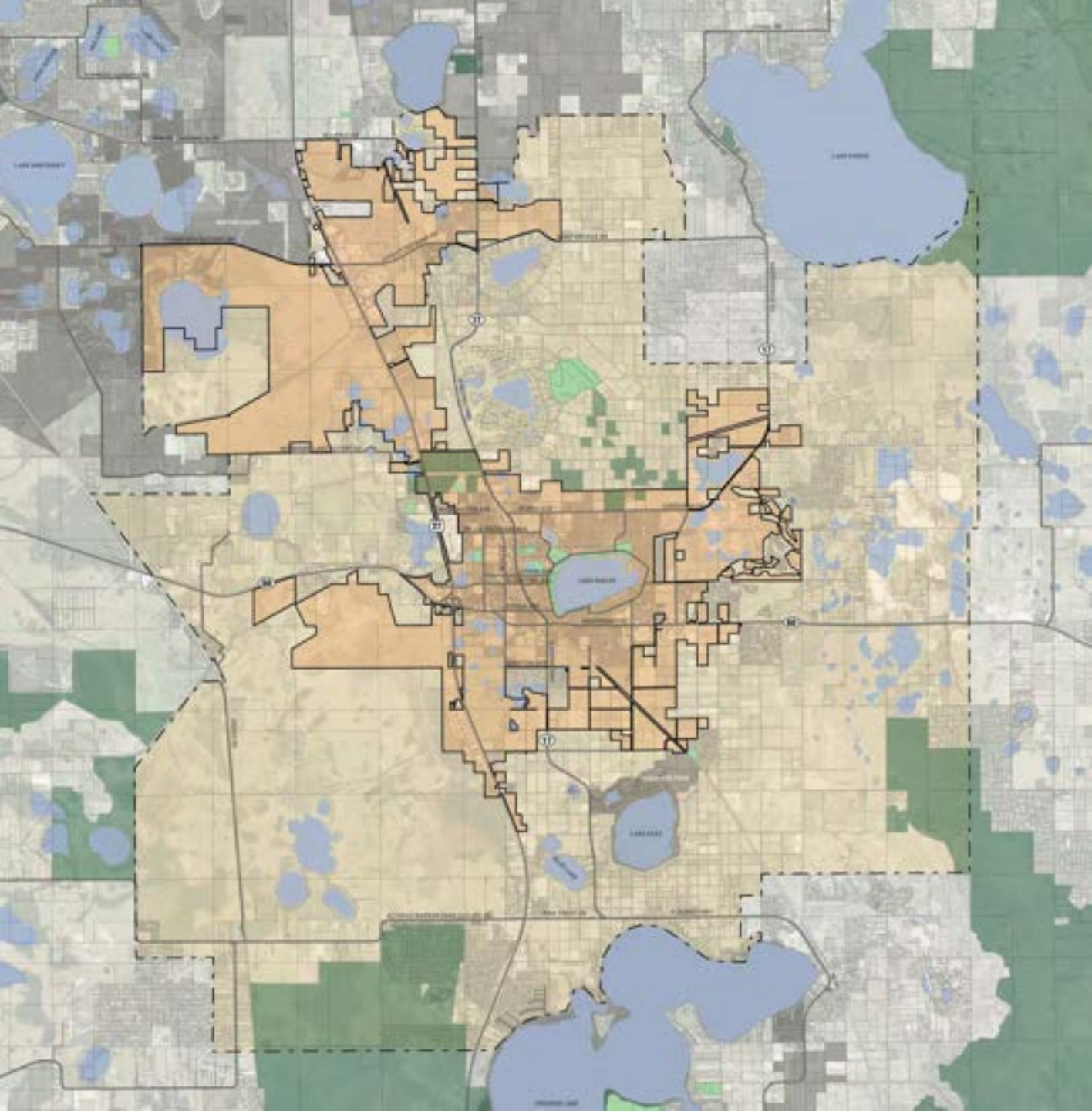
5:29 / 1:04:53

CC HD YouTube

The video player shows a 3D visualization of land value per acre in Auckland, New Zealand. The visualization consists of numerous vertical bars of varying heights and colors (ranging from green to red) representing different areas. The bars are set against a background of green foliage. 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 player interface includes a play button, a progress bar, and a timestamp of 5:29 / 1:04:53. The video is in HD and has a Creative Commons license. The video is part of a series of 'MORE VIDEOS' and is available on YouTube.

# STUDY AREA

Review the maps:  
[lakewalesenvisioned.com/  
resources](http://lakewalesenvisioned.com/resources)

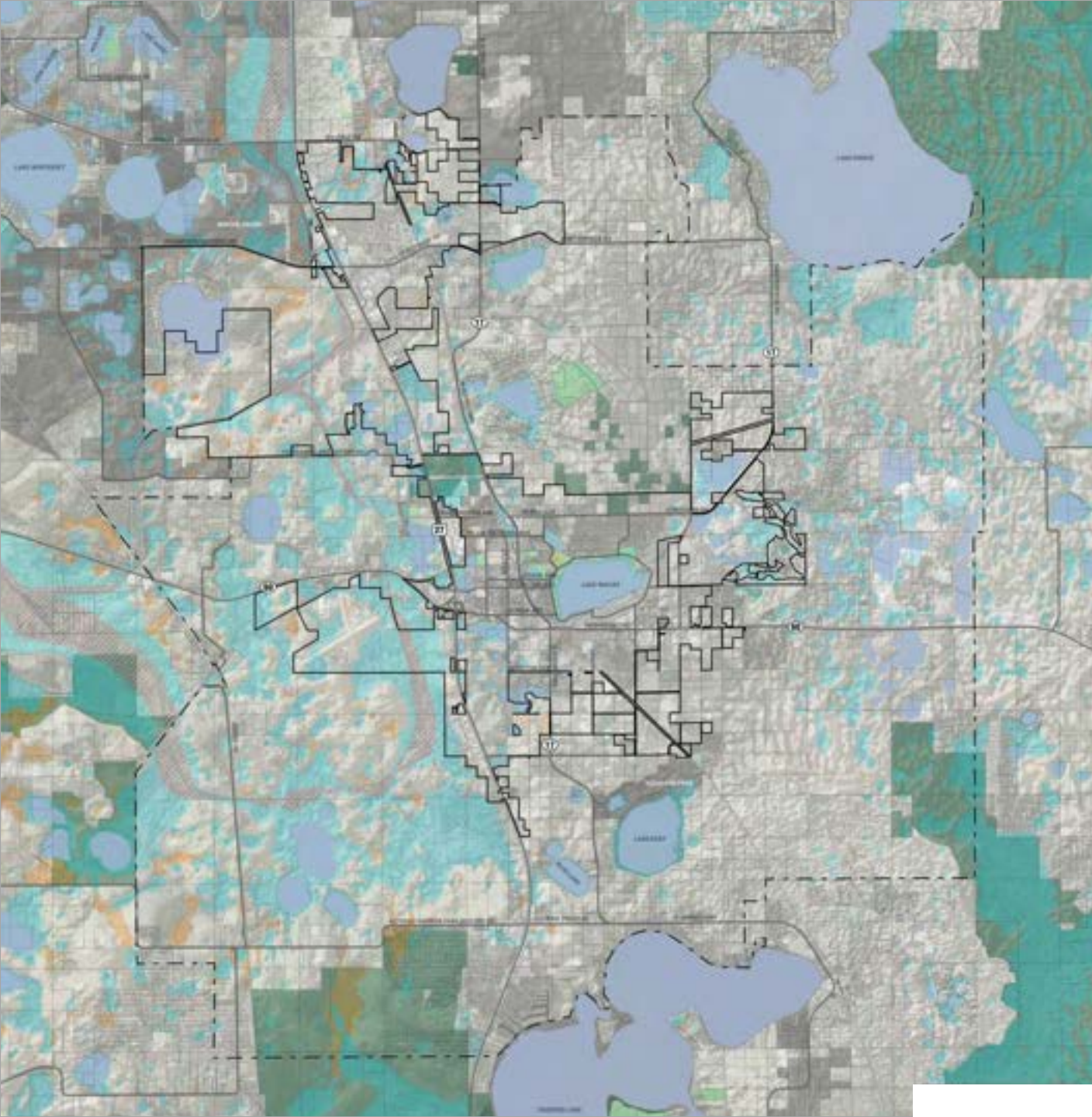


## LEGEND

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

# NATURAL FEATURES

Review the maps:  
[lakewalesenvisioned.com/  
resources](http://lakewalesenvisioned.com/resources)

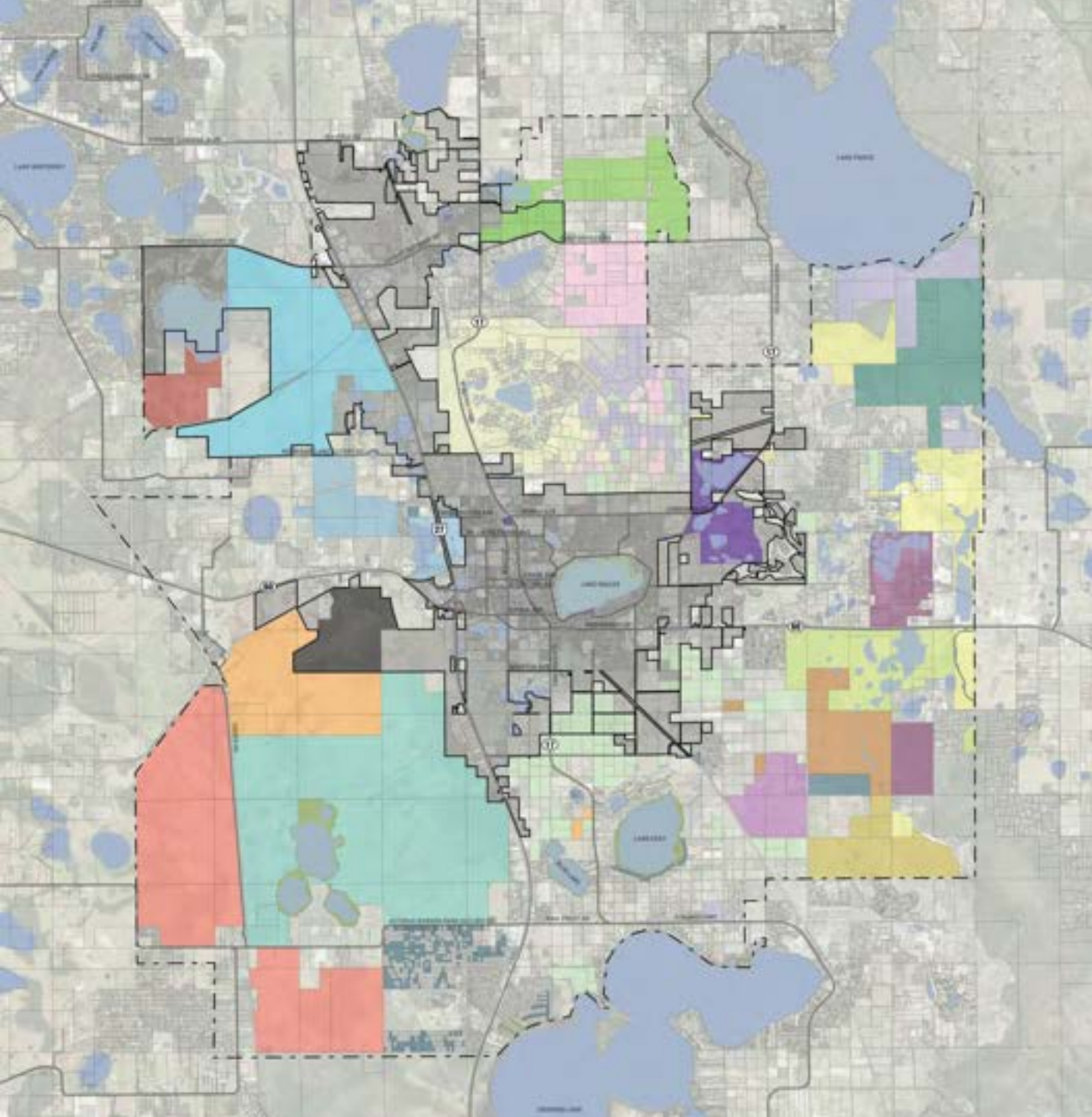


## LEGEND

- 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

# LANDOWNERS

Review the maps:  
[lakewalesenvisioned.com/  
resources](http://lakewalesenvisioned.com/resources)

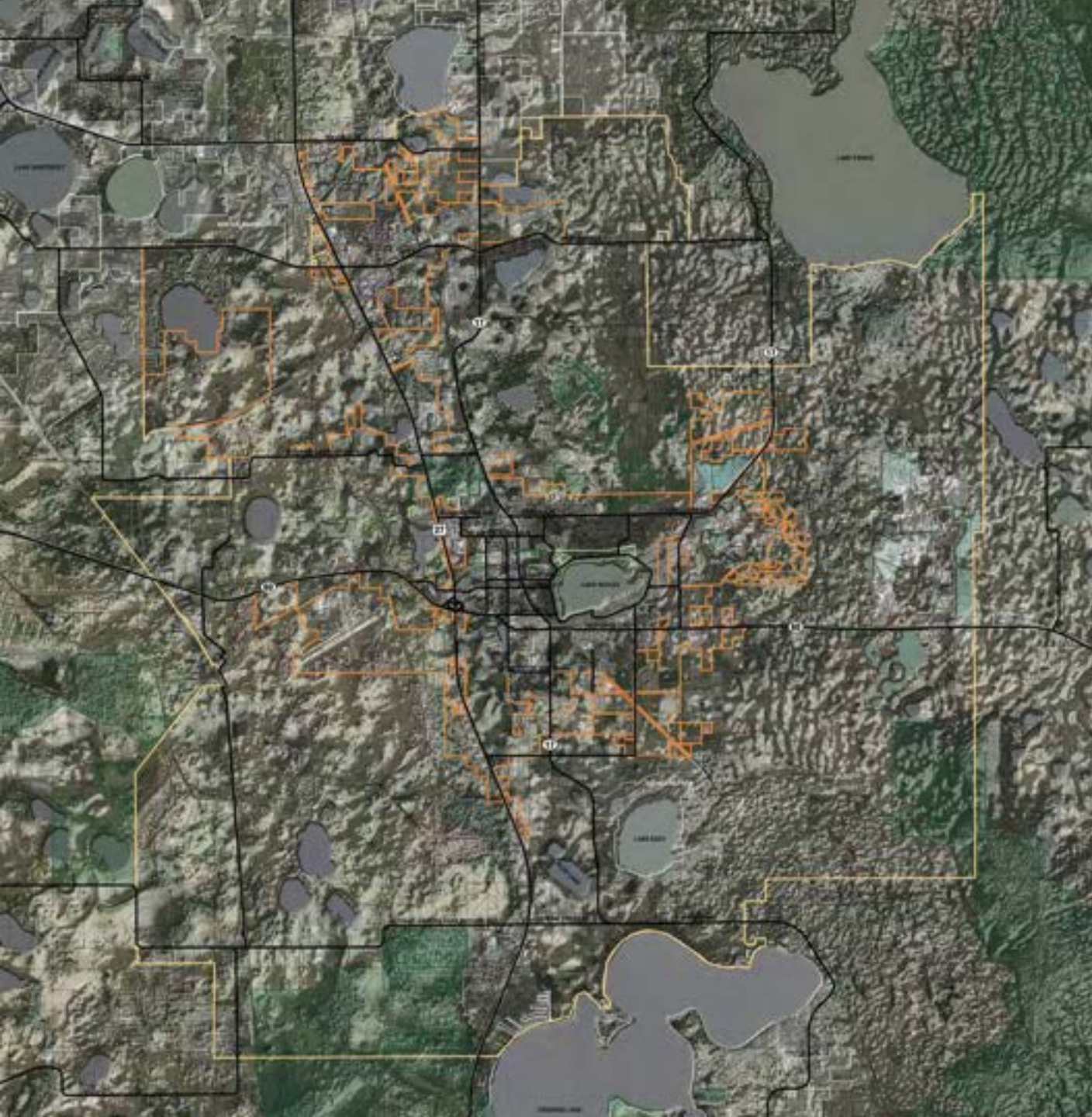


## LEGEND

- Parcel Boundaries
- Major Roadways
- ▭ Lake Wales City Boundary
- ▭ Utility Service Area
- Waterbodies
- Large Landowners

# TOPOGRAPHY

Review the maps:  
[lakewalesenvisioned.com/  
resources](http://lakewalesenvisioned.com/resources)



## LEGEND

- Parcel Boundaries
- Major Roadway
- Topography
- Lake Wales City Boundary  
(as of 10-04-2022)
- Utility Service Area
- Neighboring Municipalities
- Conservation Areas
- Parks and Open Space

# THIS WEEK

See full schedule at: [lakewalesenvisioned.com](http://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](http://lakewalesenvisioned.com))

APR

20

## Work-In-Progress Review

6 – 8 PM

Lake Wales Arts Council Auditorium

# FRIDAY: CHARRETTE OPENING RECEPTION







# ONE WORD TO DESCRIBE LAKE WALES

NOW



# ONE WORD TO DESCRIBE LAKE WALES IN THE FUTURE



# SATURDAY: HANDS-ON DESIGN SESSION



# SATURDAY: HANDS-ON DESIGN SESSION



# SATURDAY: HANDS-ON DESIGN SESSION



# SATURDAY: HANDS-ON DESIGN SESSION





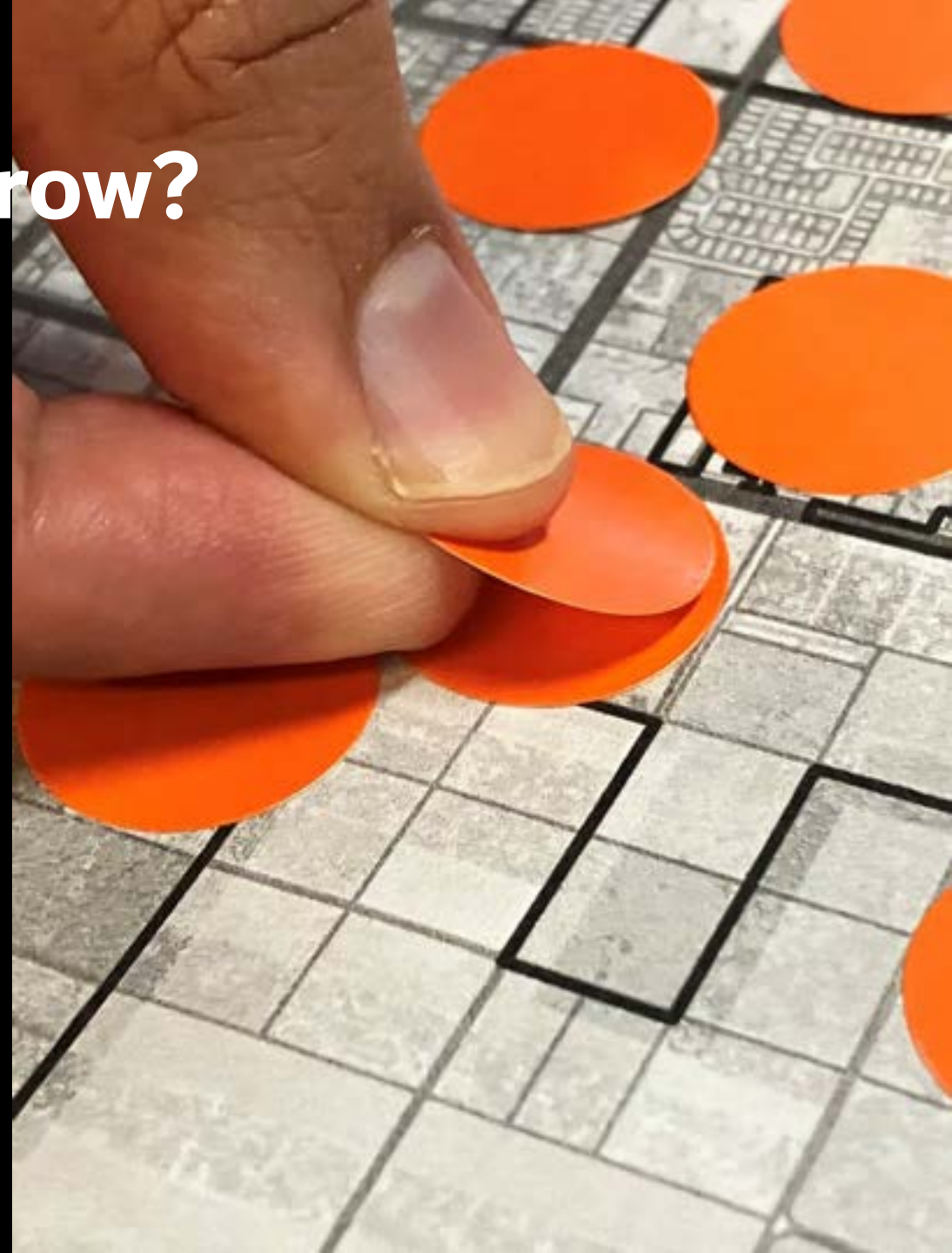




## EXERCISE 1:

# How will Lake Wales Grow?

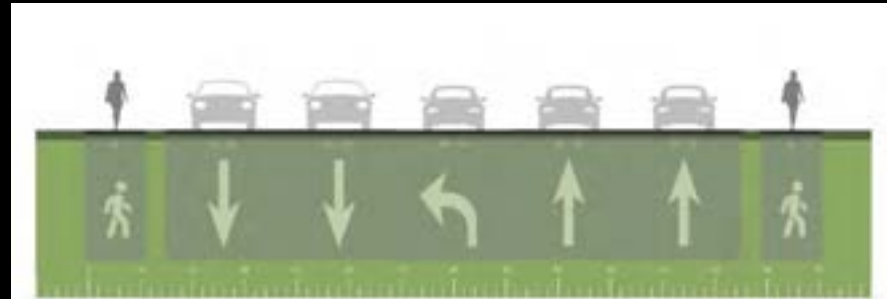
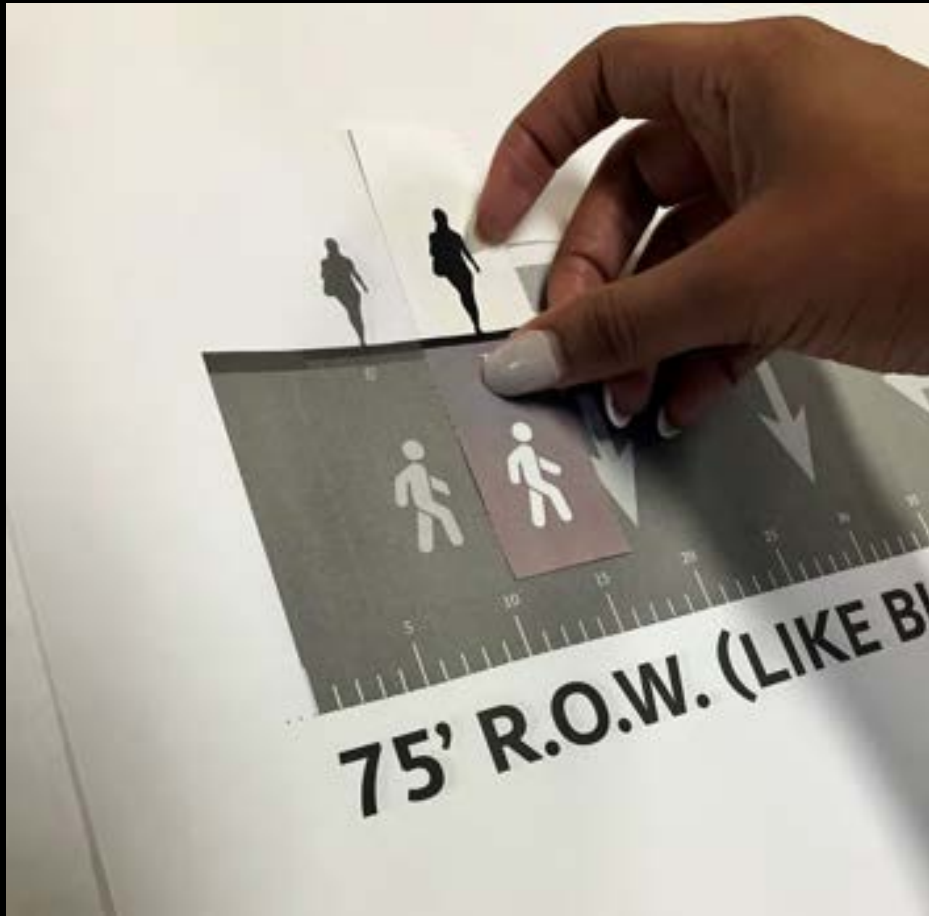
- 200 people (or 100 units) per sticker-dot
- Up to 33,000 more people by 2050
- May include new neighborhoods + infill + revitalization
- Consider inside city limits and in the utility service area
- **Must use *all 179 dots***
- **Stickers may be stacked**



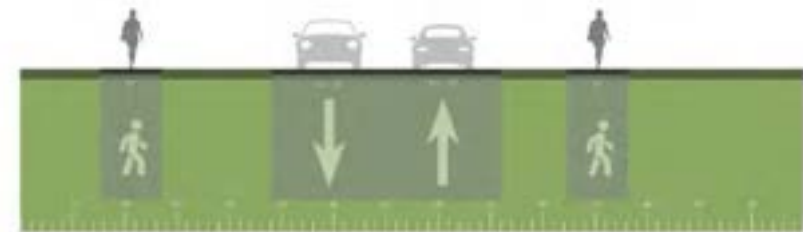


## EXERCISE 2:

# Design a Street, Your Way



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

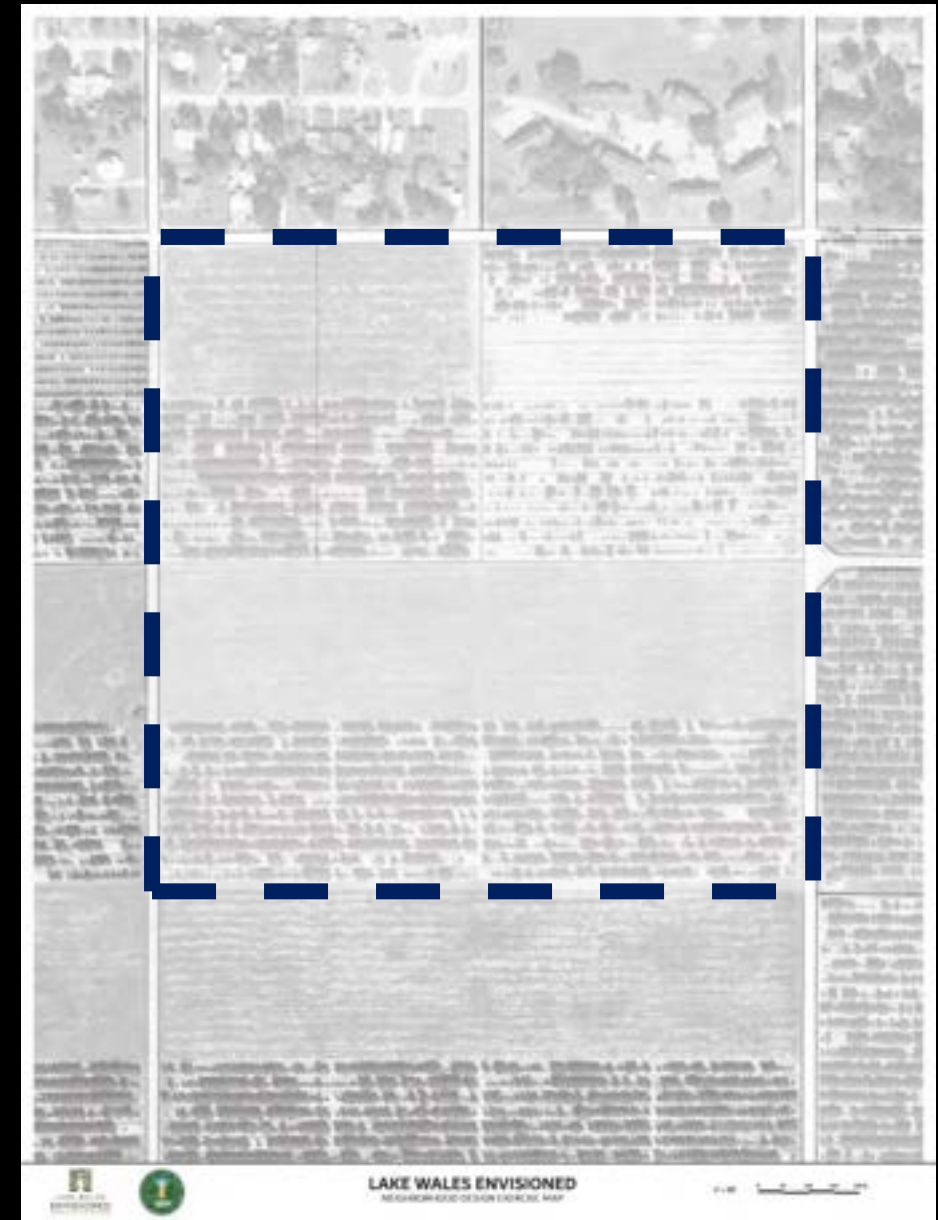


70' R.O.W. (LIKE BUCK MOORE RD)



## EXERCISE 2:

# Design a Neighborhood

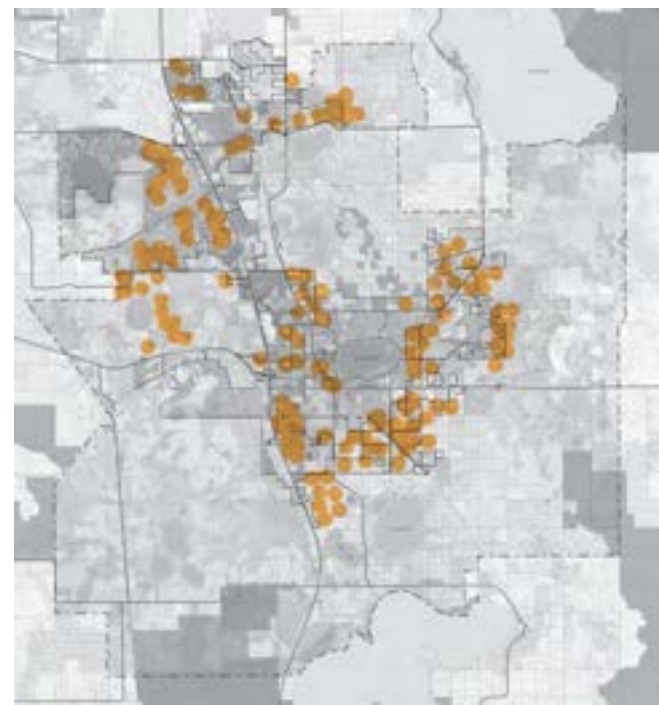
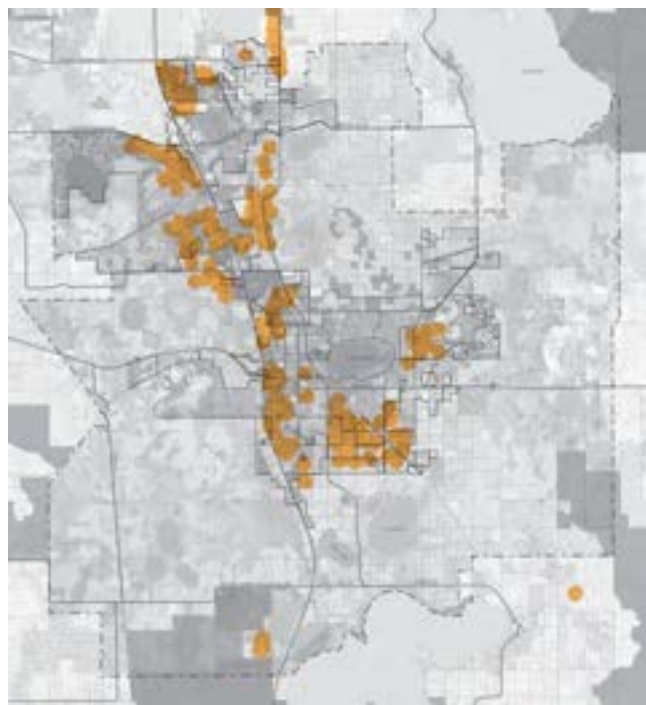
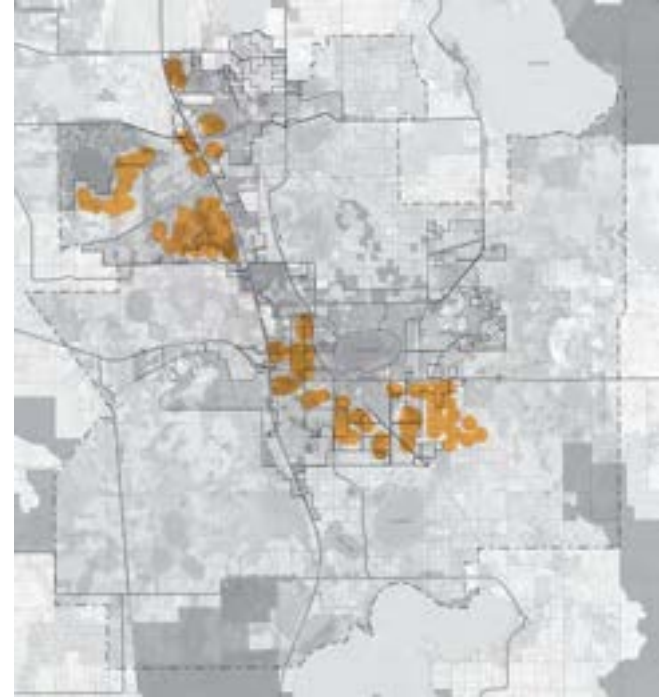
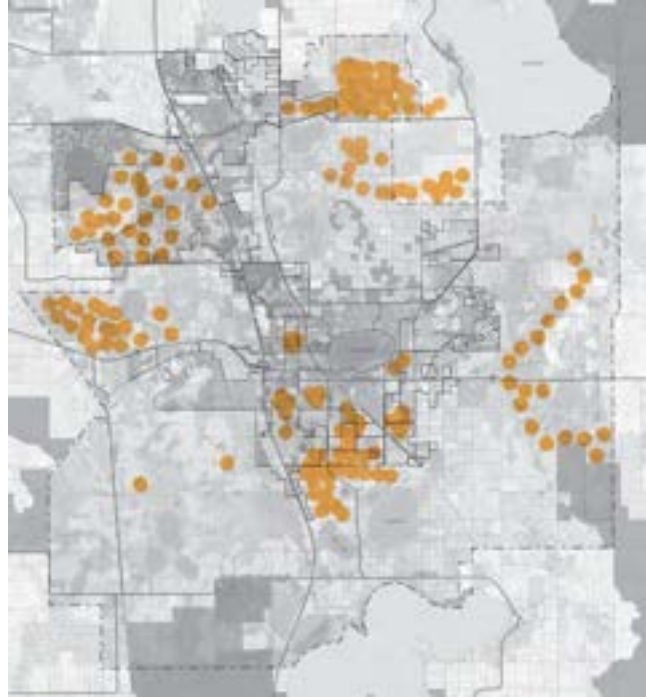
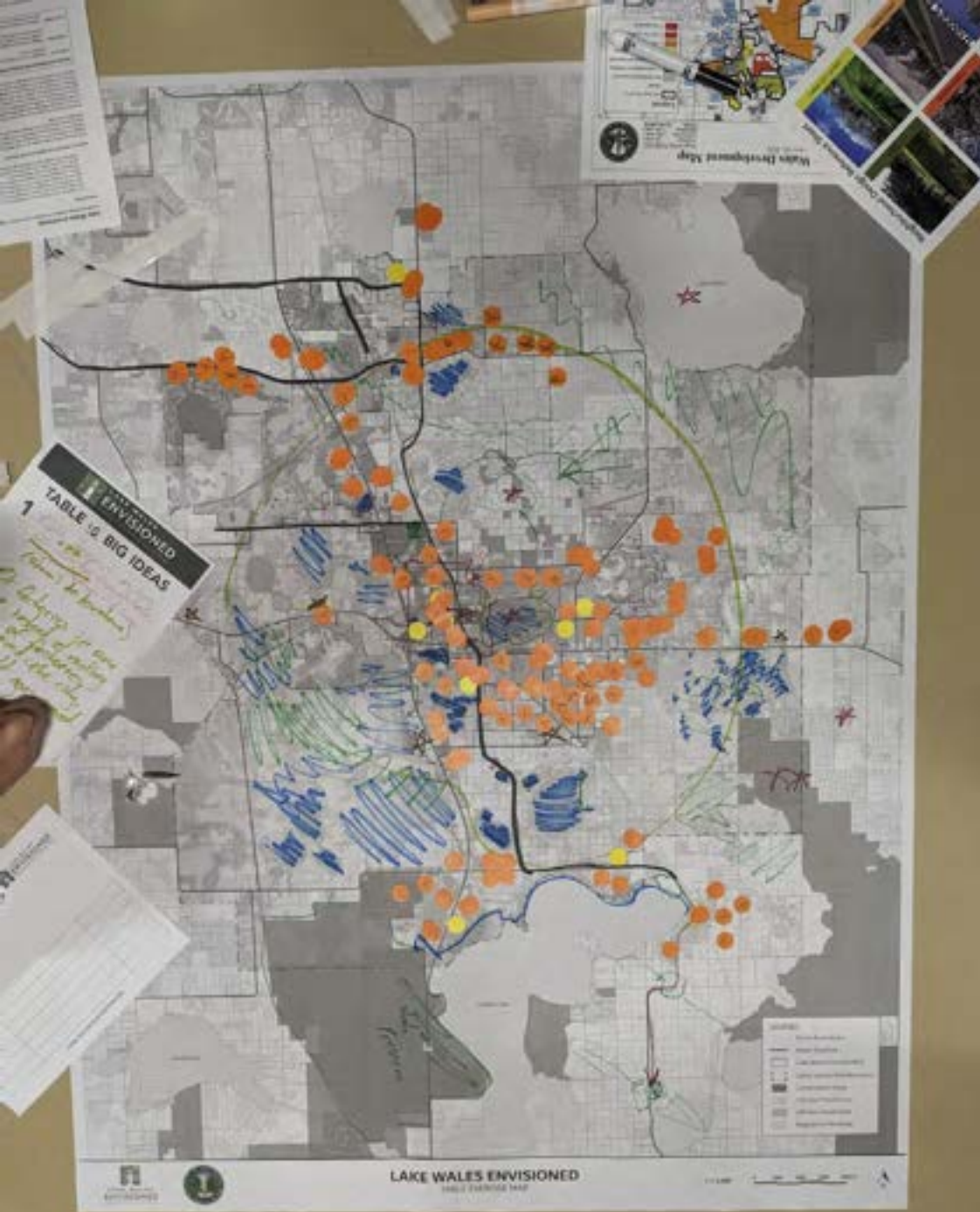


# SATURDAY: HANDS-ON DESIGN SESSION

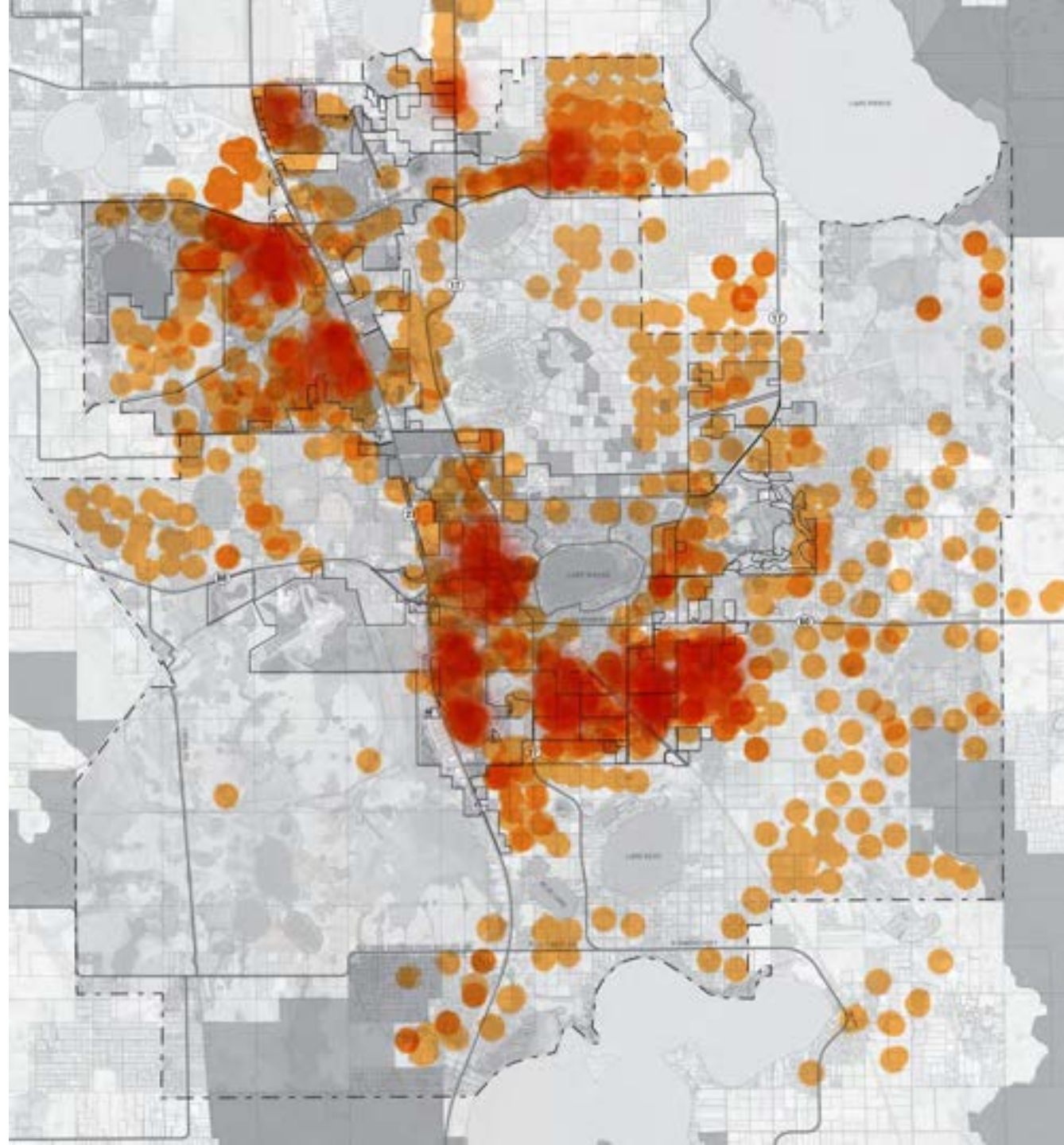


# SATURDAY: HANDS-ON DESIGN SESSION





**DRAFT**



## SOME OF WHAT WE'VE HEARD:

OPEN SPACE - CONNECT - CONCENTRATE

PREFER ORGANISED GEOMETRY

---

- INFILL IS THE MAIN THEME

---

MAINTAIN SCENIC VIEWSHEDS

Character of Lake Wales



## SOME OF WHAT WE'VE HEARD:

"BLUEWAY" — Sapphire Necklace:  
WE CAN ADD THE JEWEL

---

STREETS— SOME ARE OVER-WIDE  
===== RACEWAYS

SLOW DOWN: TRAFFIC CALMING

STREET TREES, SIDEWALKS, PARKING

## SOME OF WHAT WE'VE HEARD:

CONNECT NEW DEVELOPMENTS— TRAILS  
SIDEWALKS  
NEIGHBORHOODS "LIKE SMALL TOWNS"—  
INCL. WHAT THEY NEED (BANK ETC)

---

HIGHER DENSITY YES, BUT WITH HIGH STANDARDS  
↪ CONGESTION STRATEGY.

# SUNDAY: TIGER CREEK PRESERVE TOUR



The Nature Conservancy 

 CENTER FOR CONSERVATION INITIATIVES  
TIGER CREEK PRESERVE

# MONDAY: ONLINE DESIGN SESSION

**Copy of Lake Wales Envisioned A...**  
This map shows an overview of the Lake Wales area for the Hands-On Design Session of the Charrette.  
Last edit was seconds ago

Add layer Share Preview

**Your Input**

- Individual styles
- Point 2
- Parking
- Point 4

**Lake Wales Chapter Service Area**

- Individual styles
- Utility Service Area

**City Limits**

- Individual styles
- Lake Wales City Limits

Base map

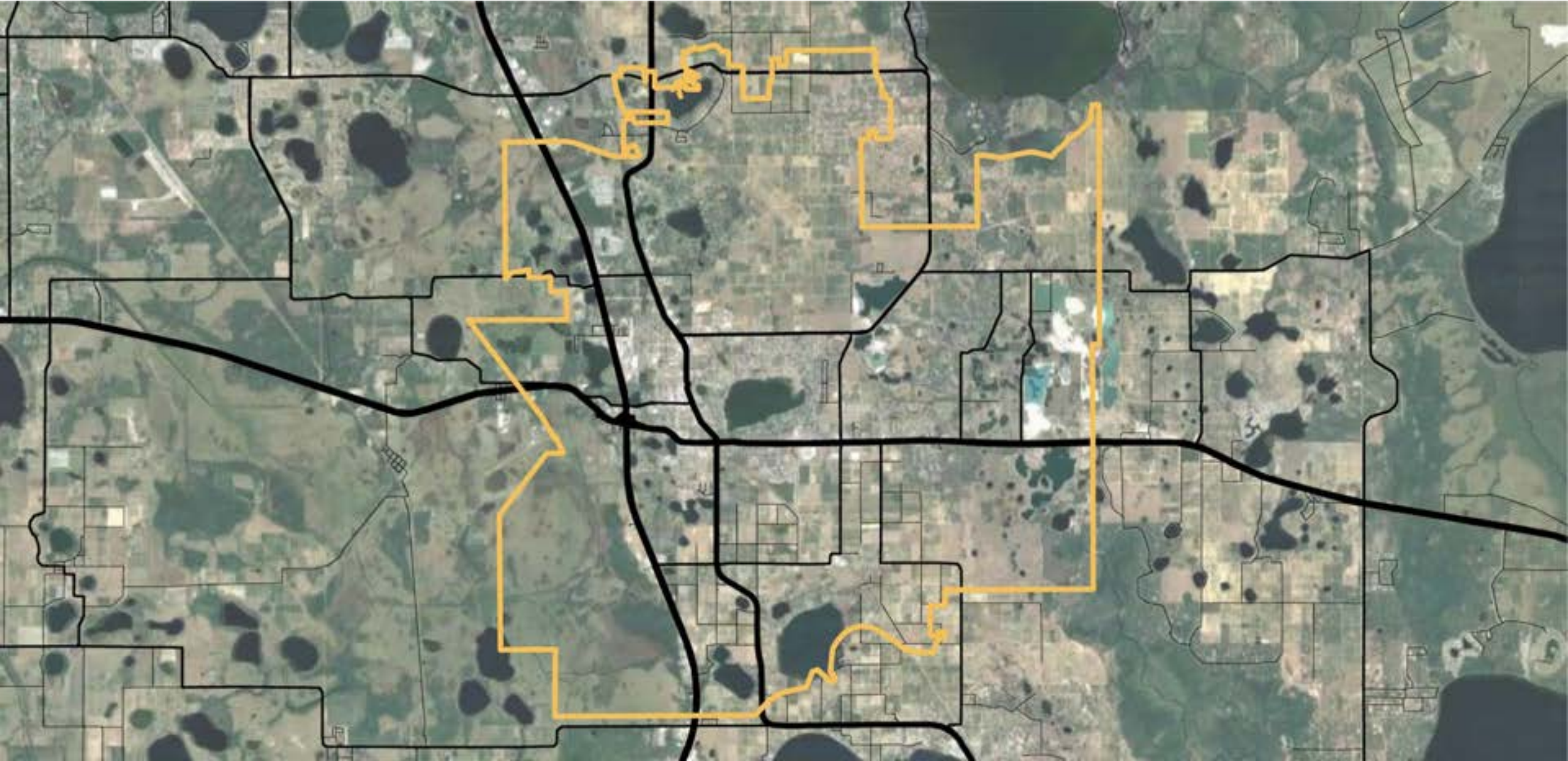
**Burns Ave**

4-5 lane road. Not sure why it is -- can it be more bikable

Save Cancel

Participants: Amy Groves, Terrye Howell, David Price, Tim Weaver, W. Walker

# LAKE WALES ENVISIONED STUDY AREA

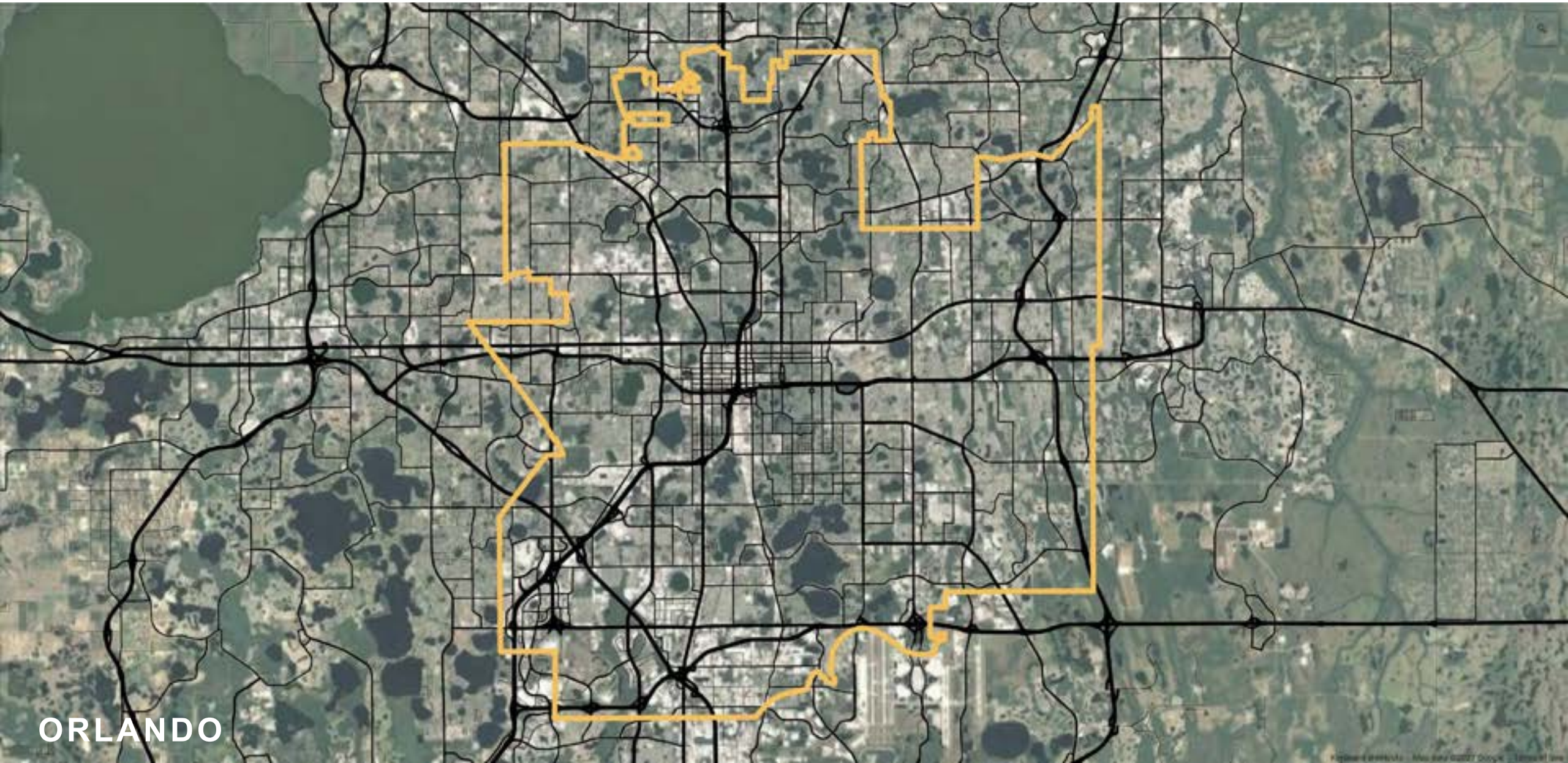


# AT THE SAME SCALE



JACKSONVILLE

# AT THE SAME SCALE



ORLANDO

# AT THE SAME SCALE



NEW YORK CITY



# 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

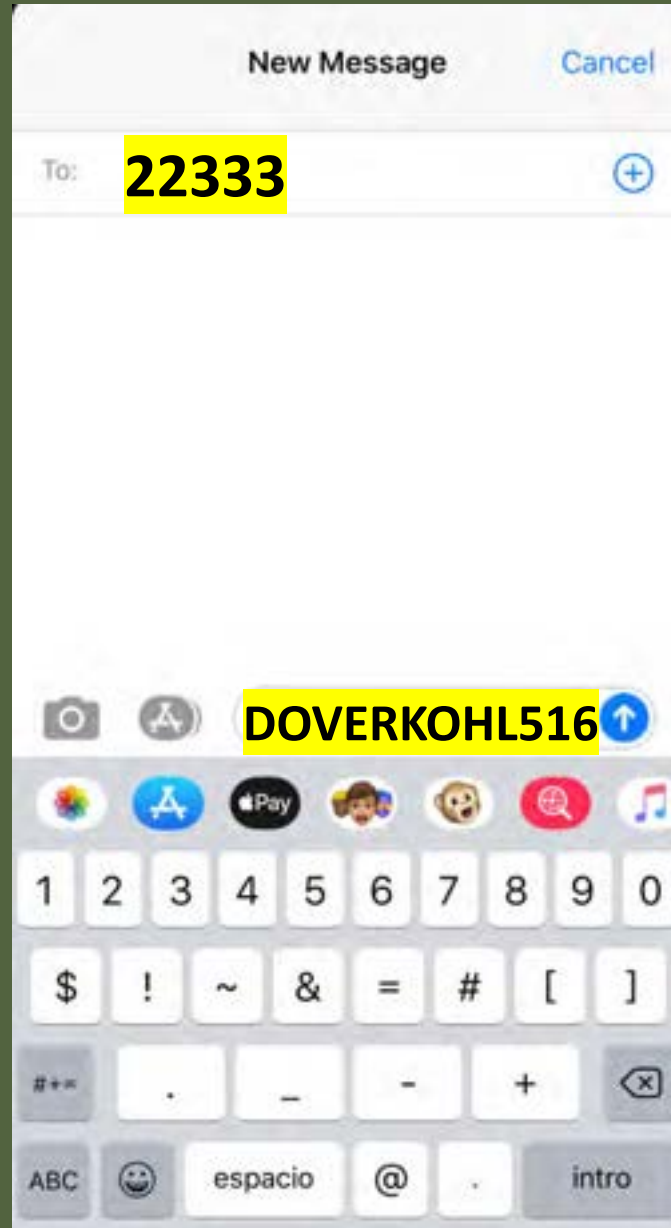
# THIS WEEK: OPEN PLANNING STUDIO



**quick poll**

# Quick Polling

Send answers through text messaging!



# First



Send a text to 22333



Send this message:  
**DOVERKOHL516**

# Quick Polling

Send answers through text messaging!



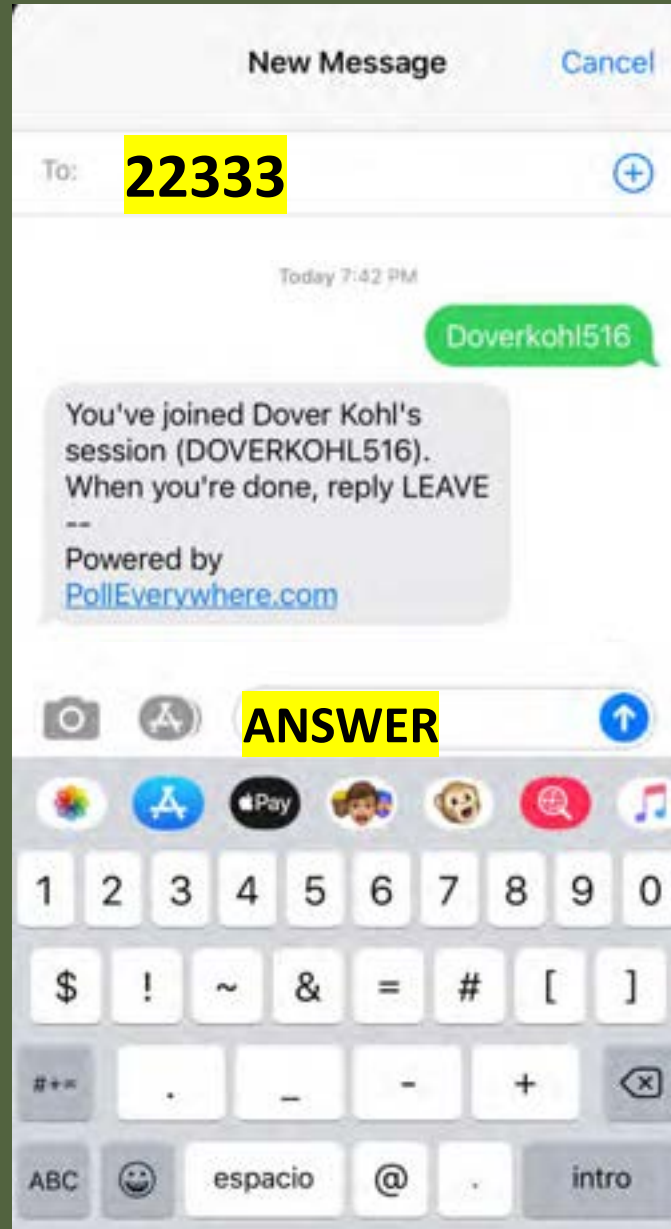
After



Confirmation

# Quick Polling

Send answers through text messaging!



# Then

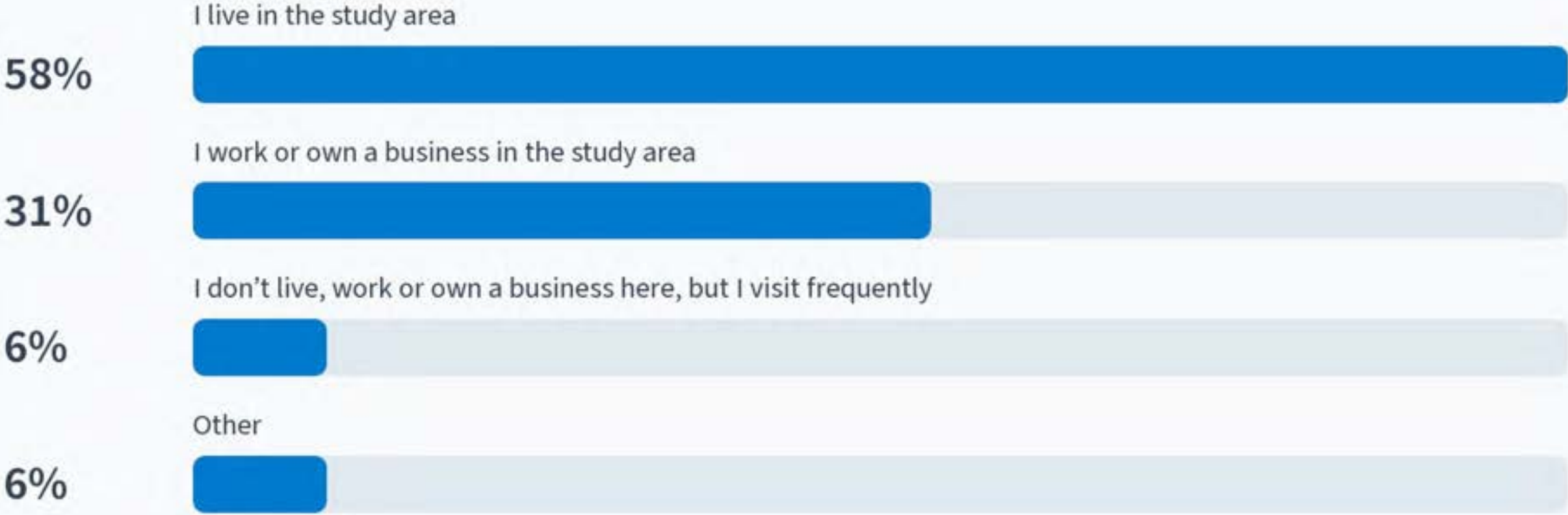


Send a text to 22333

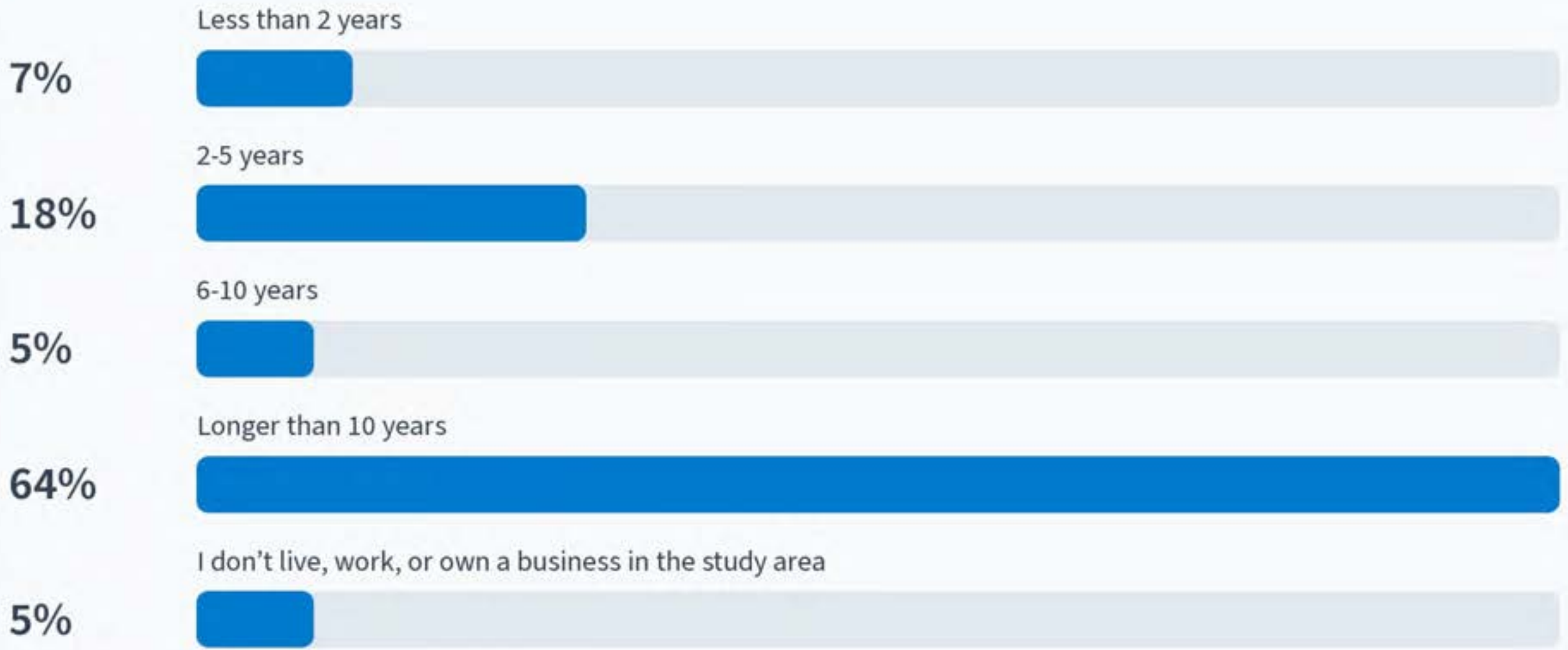


Then send your Answer

# What is your primary interest in the study area?

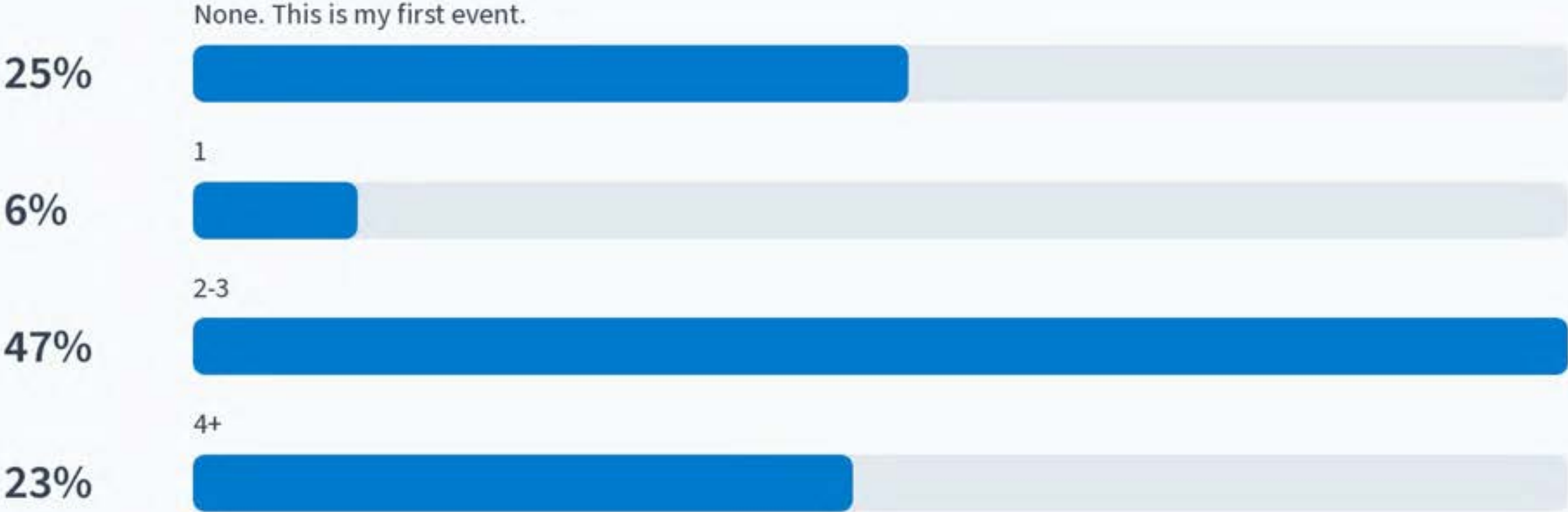


## How long have you lived, worked or owned a business in the study area?





How many Charrette events did you attend this week? (opening reception, hands-on session(s), tiger creek tour, planning studio, etc.)





# DRAFT

[lakewalesenvisioned.com](http://lakewalesenvisioned.com)

**JOBS**

A stylized sunburst graphic consisting of several white lines radiating outwards from the center, surrounding the word 'JOBS'.

**JOBS**

Workforce housing

incubators

sites

**JOBS**

tech

remote  
workers

incremental  
building

training

broadband

**GREEN**



**GREEN**

acquire

conservation

trails

incentives

**GREEN**

green  
building

science

parks

greenways

restoration



**NEIGHBORHOODS**



**NEIGHBORHOODS**

traditional  
neighborhood  
development

porch

garage

# NEIGHBORHOODS

ADU's

Zoning

incentives

complete  
streets

## THE BIG PICTURE:

1. Priority Conservation Areas
2. Priority Infill Areas
3. Priority Growth Areas
4. Controlled / Limited Growth Areas

# THE BIG PICTURE:

1. Priority Conservation Areas
2. Priority Infill Areas
3. Priority Growth Areas
4. Controlled / Limited Growth Areas

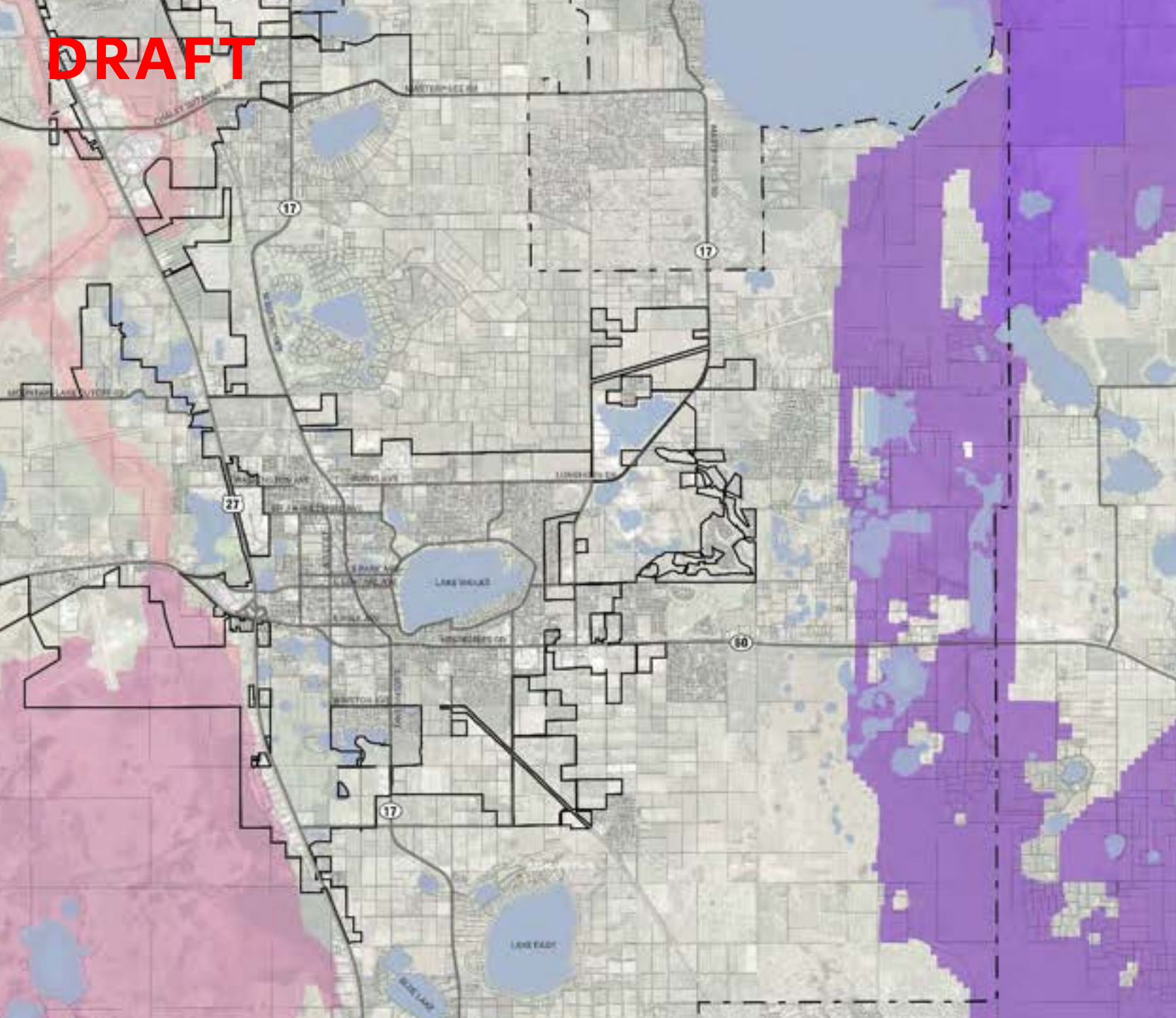




## **BIG GREEN NETWORK**

Protect large swaths of  
high value natural lands

**DRAFT**



# BIG GREEN NETWORK

Statewide Mapping Project:

Connect historic scrub and sandhill habitats with the Kissimmee River Corridor



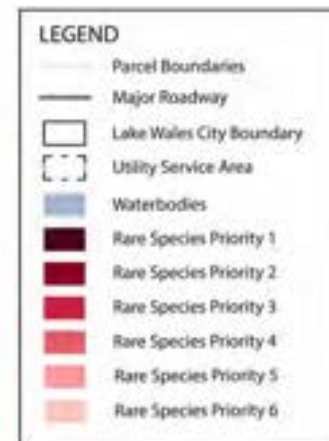
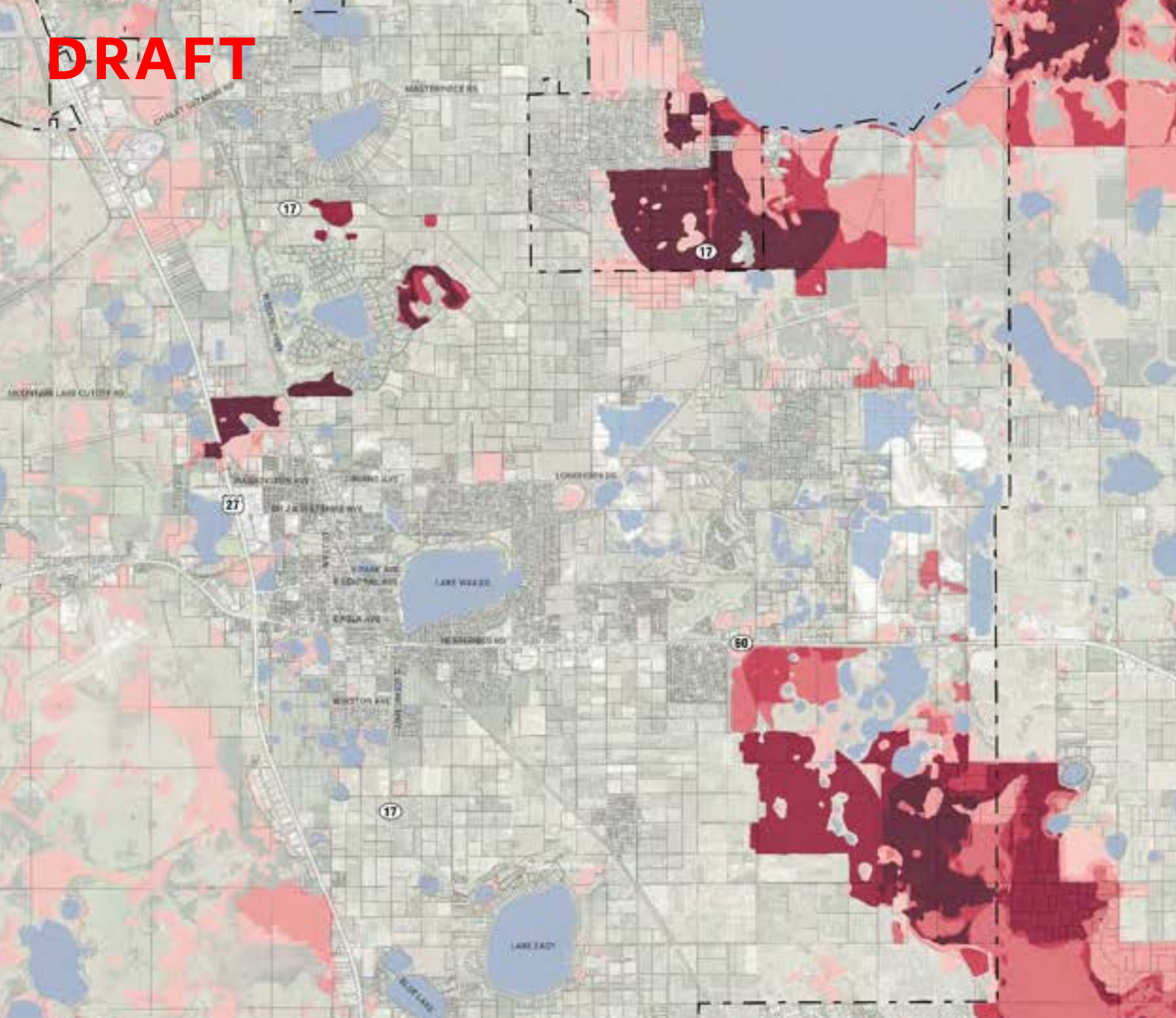


**DRAFT**

# BIG GREEN NETWORK

Statewide Mapping Project:

Connect historic scrub and sandhill habitats with the Kissimmee River Corridor

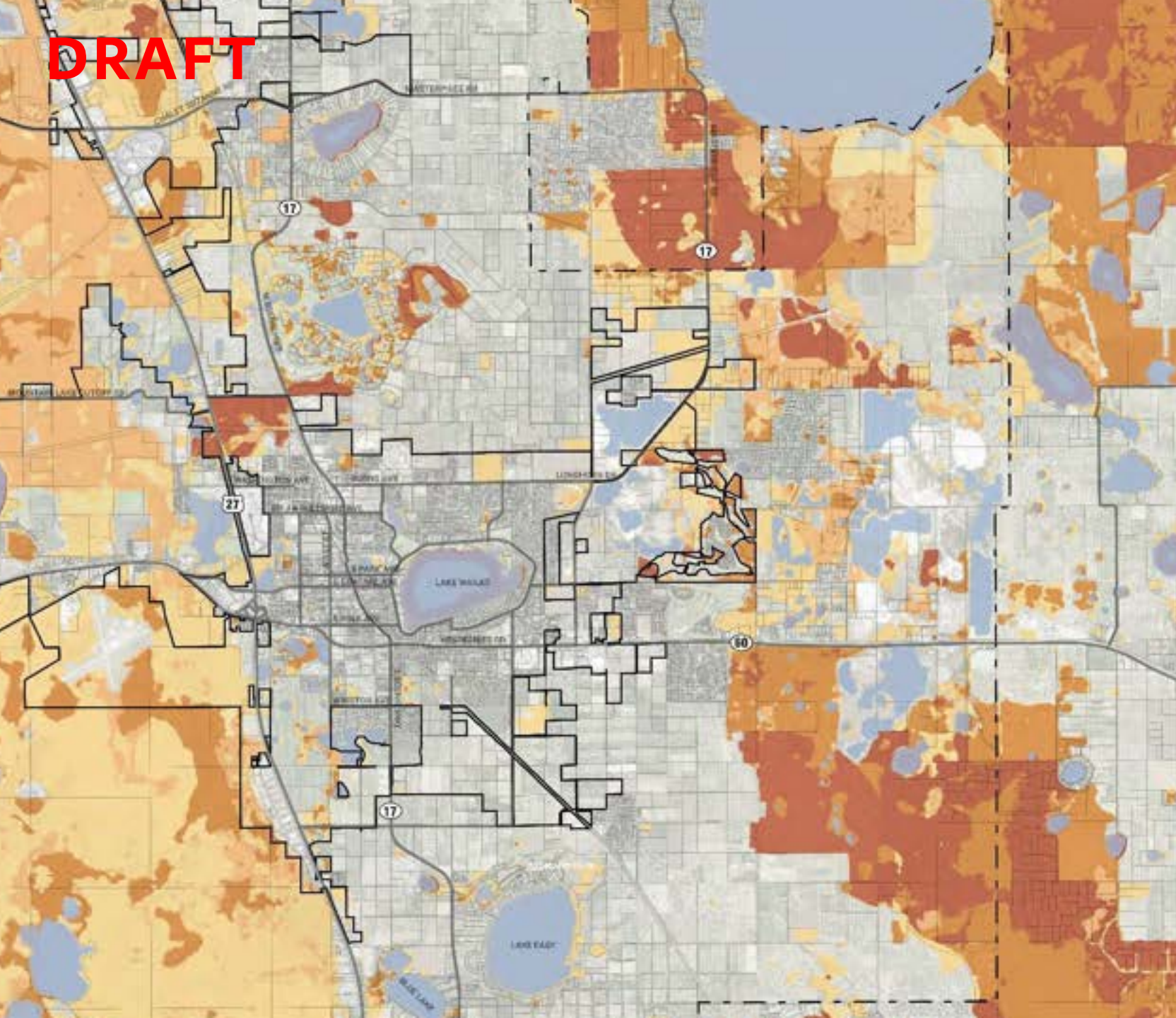


**DRAFT**

# BIG GREEN NETWORK

Statewide Mapping Project:

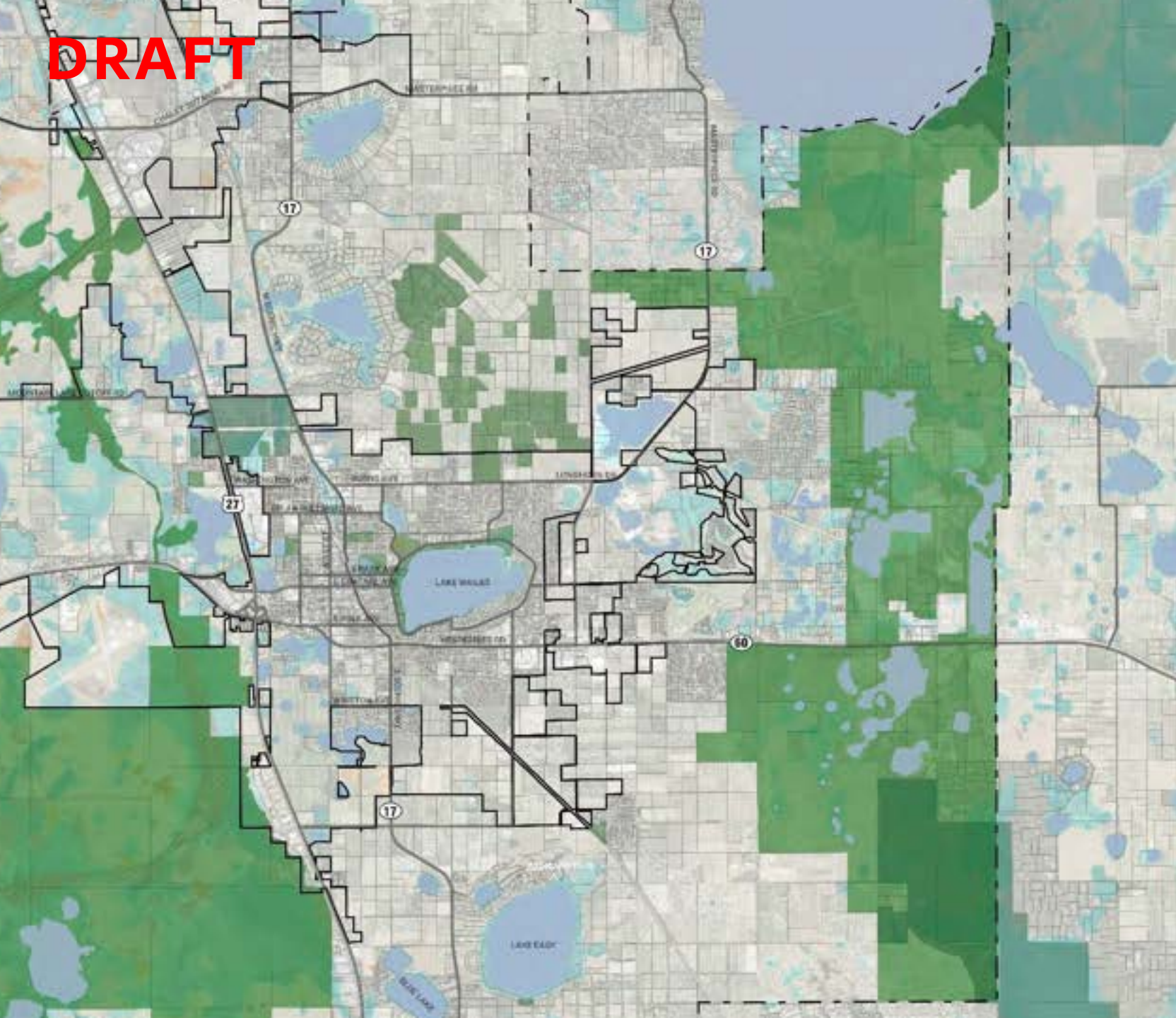
Connect historic scrub and sandhill habitats with the Kissimmee River Corridor



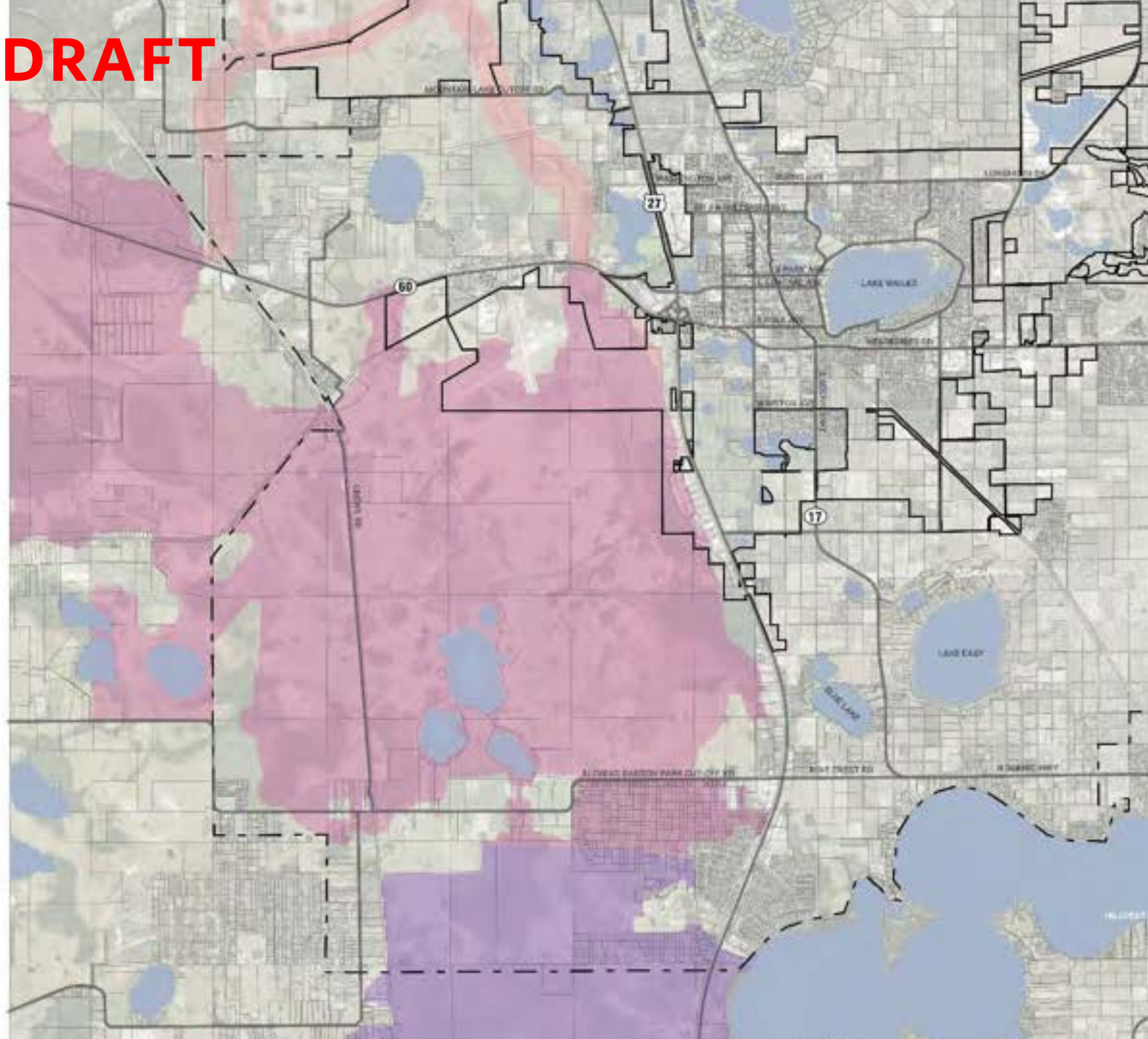
**DRAFT**

# BIG GREEN NETWORK

The Ridge to River Corridor



**DRAFT**



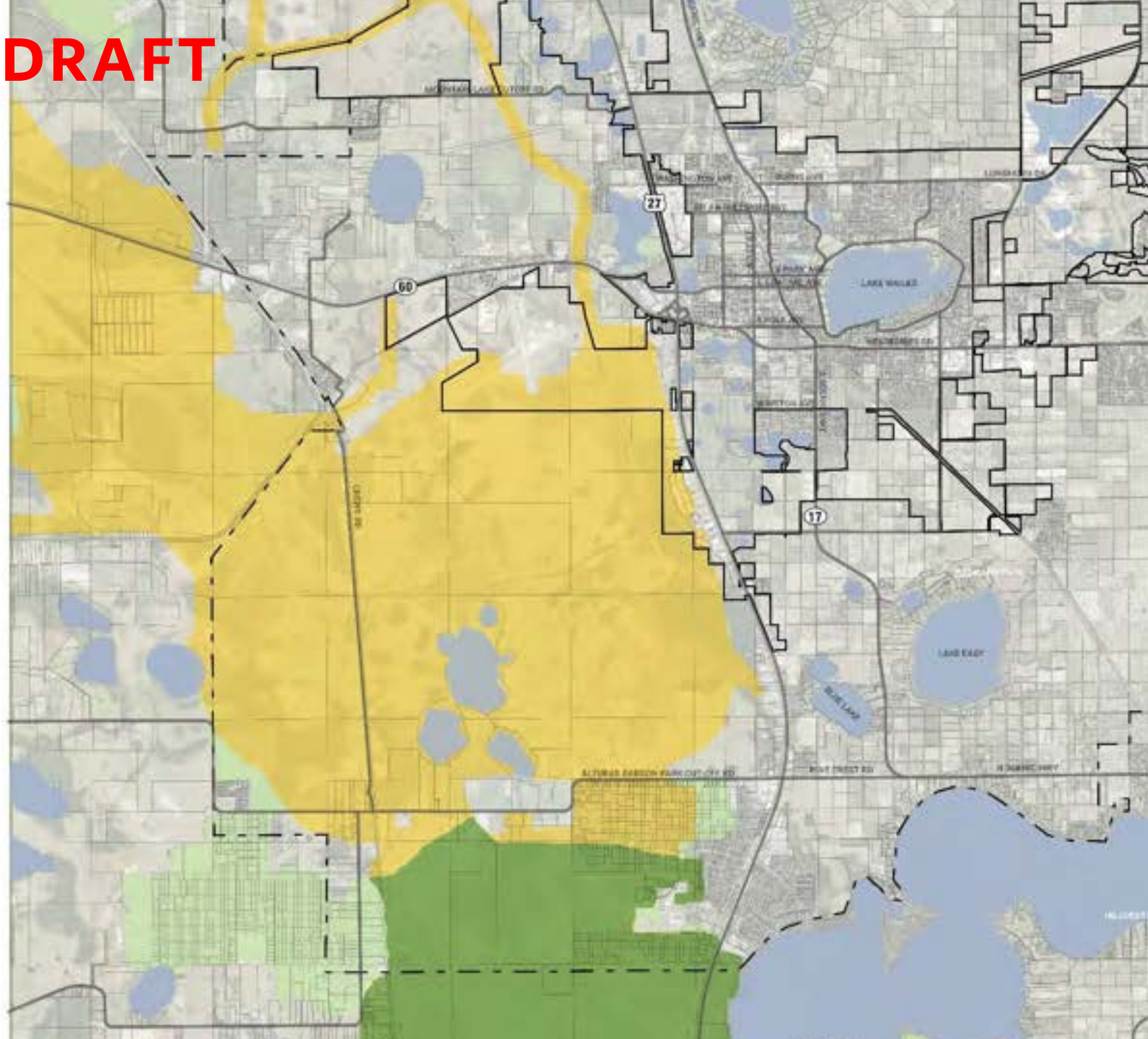
# BIG GREEN NETWORK

Statewide Mapping Project:

Protect water resources in the headwaters of the Peace River



**DRAFT**



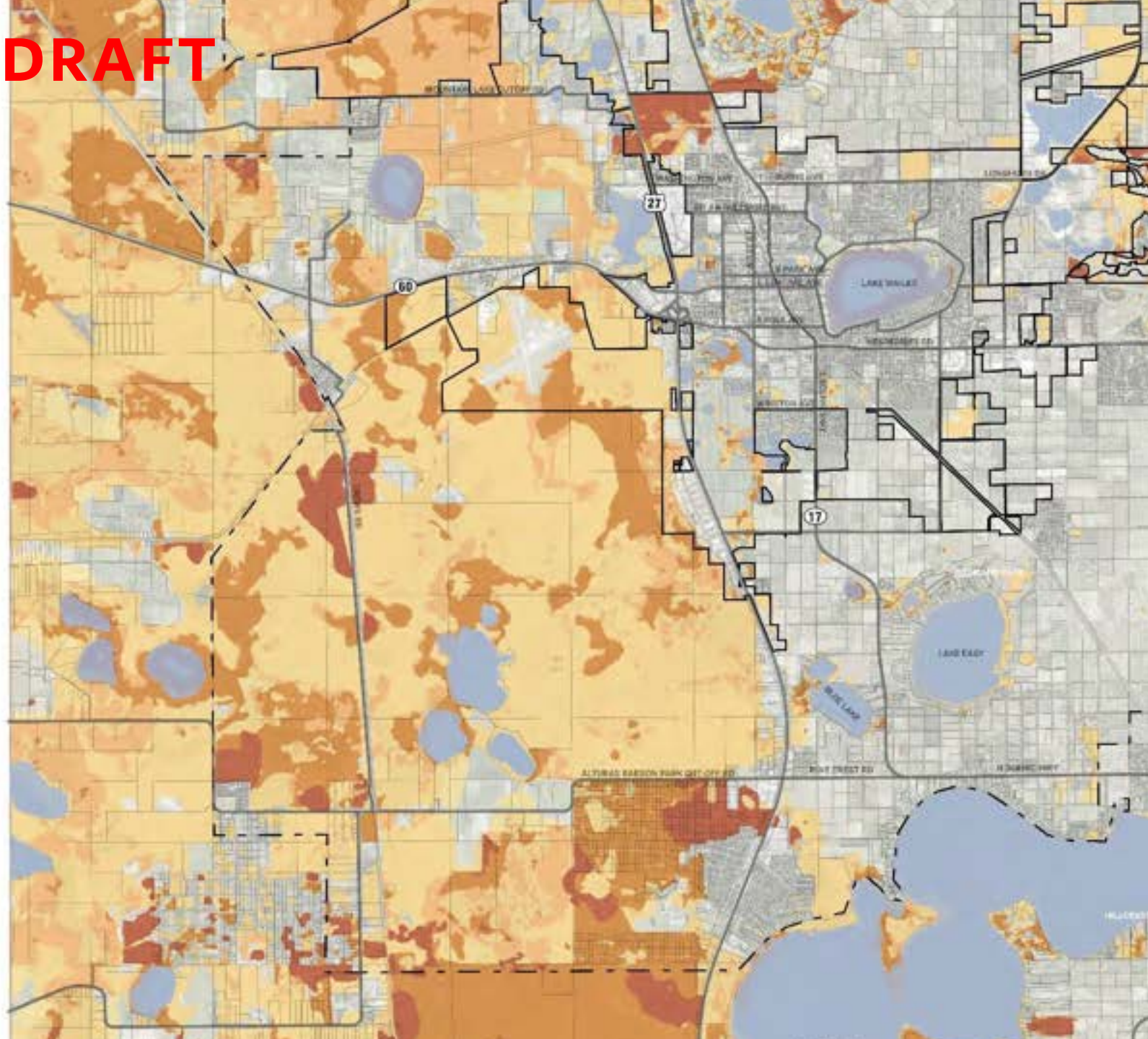
# BIG GREEN NETWORK

Statewide Mapping Project:

Protect water resources in the headwaters of the Peace River



**DRAFT**



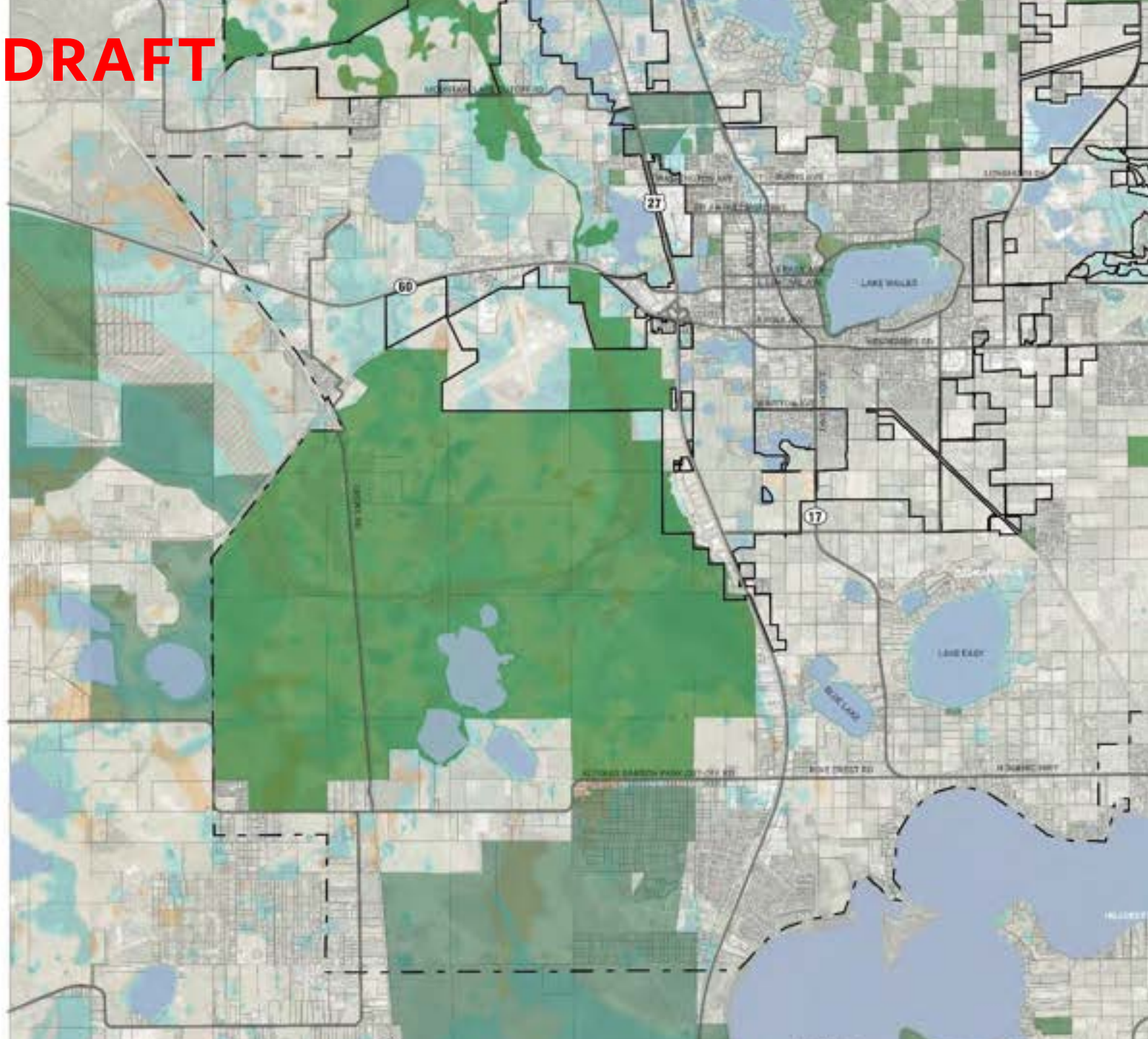
# BIG GREEN NETWORK

Statewide Mapping Project:

Protect water resources in the headwaters of the Peace River



**DRAFT**

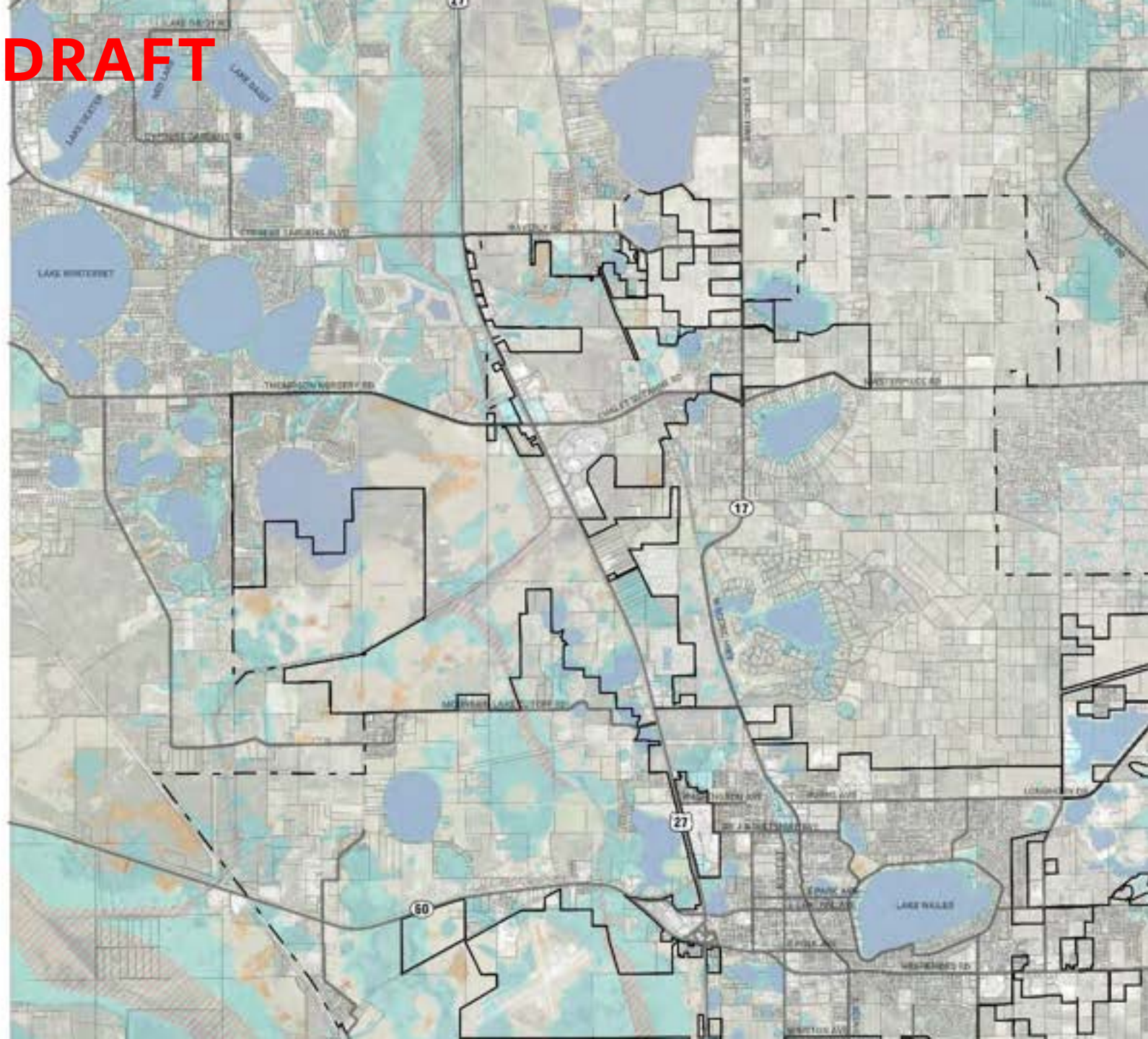


# **BIG GREEN NETWORK**

The Peace River Headwaters Corridor



**DRAFT**



# BIG GREEN NETWORK

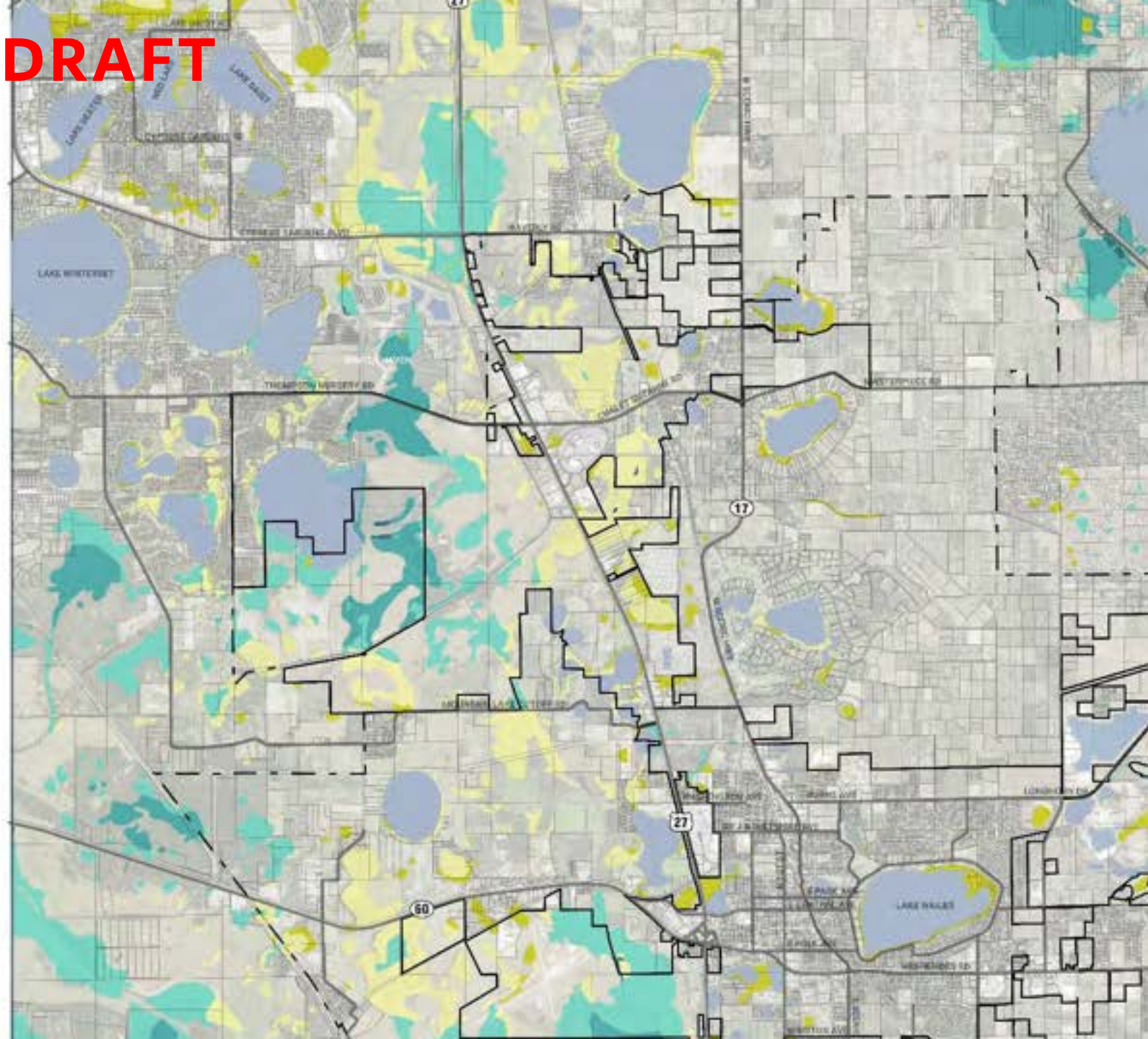
Statewide Mapping Project:

Protect water resources along the Peace Creek canal system





**DRAFT**



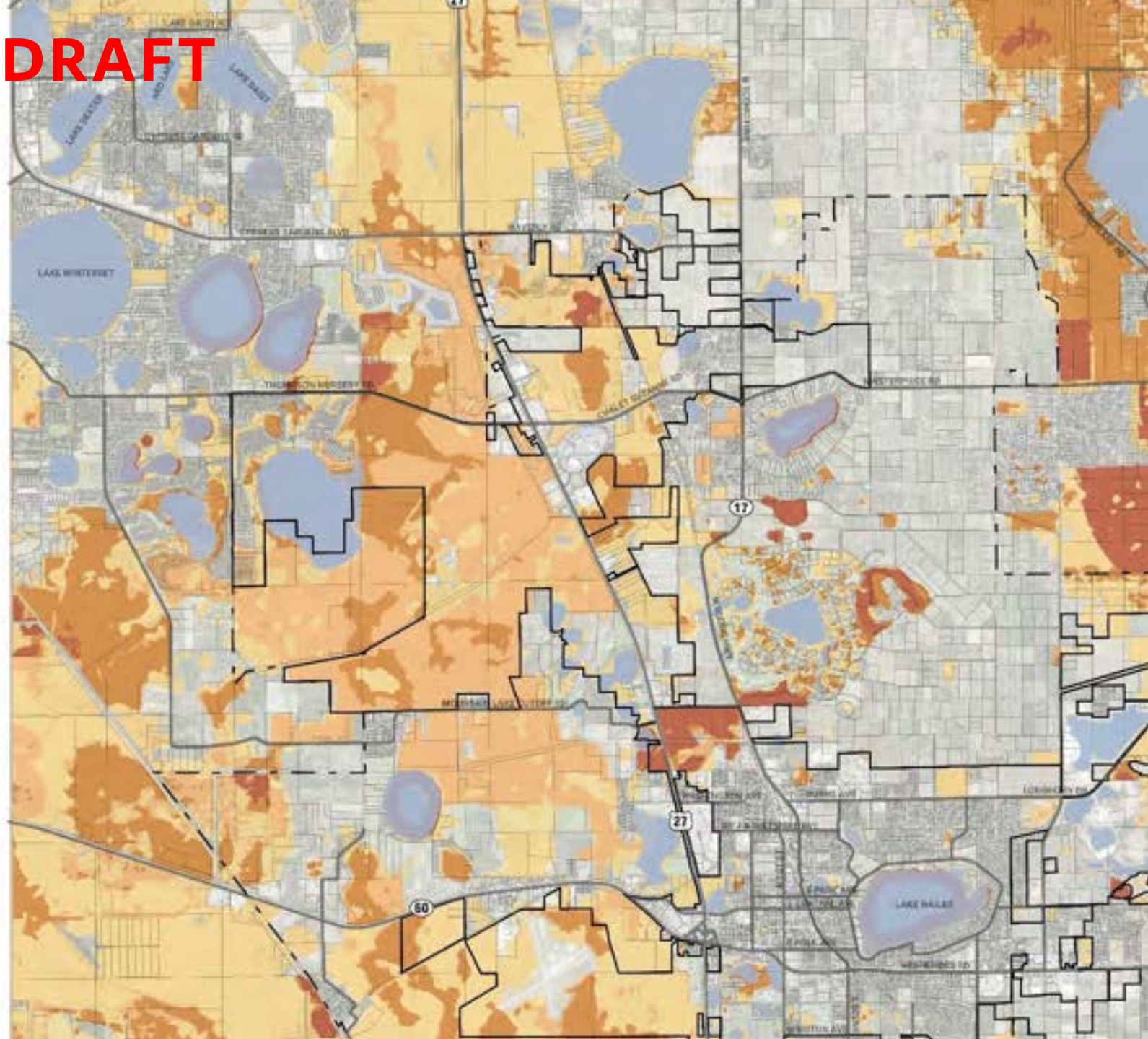
# BIG GREEN NETWORK

Statewide Mapping Project:

Protect water resources along the Peace Creek canal system



**DRAFT**



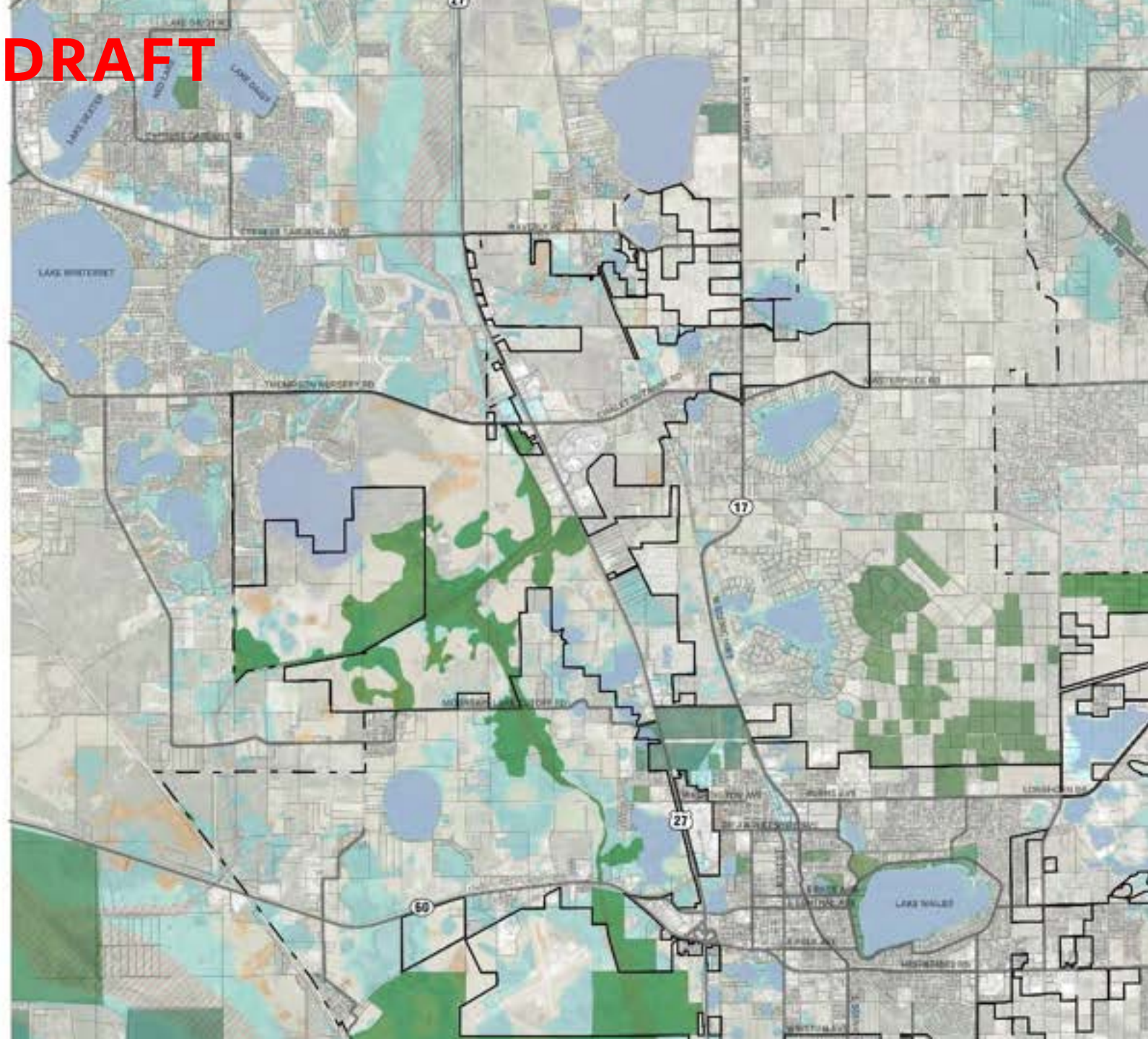
# BIG GREEN NETWORK

Statewide Mapping Project:

Protect water resources in the headwaters of the Peace River



**DRAFT**



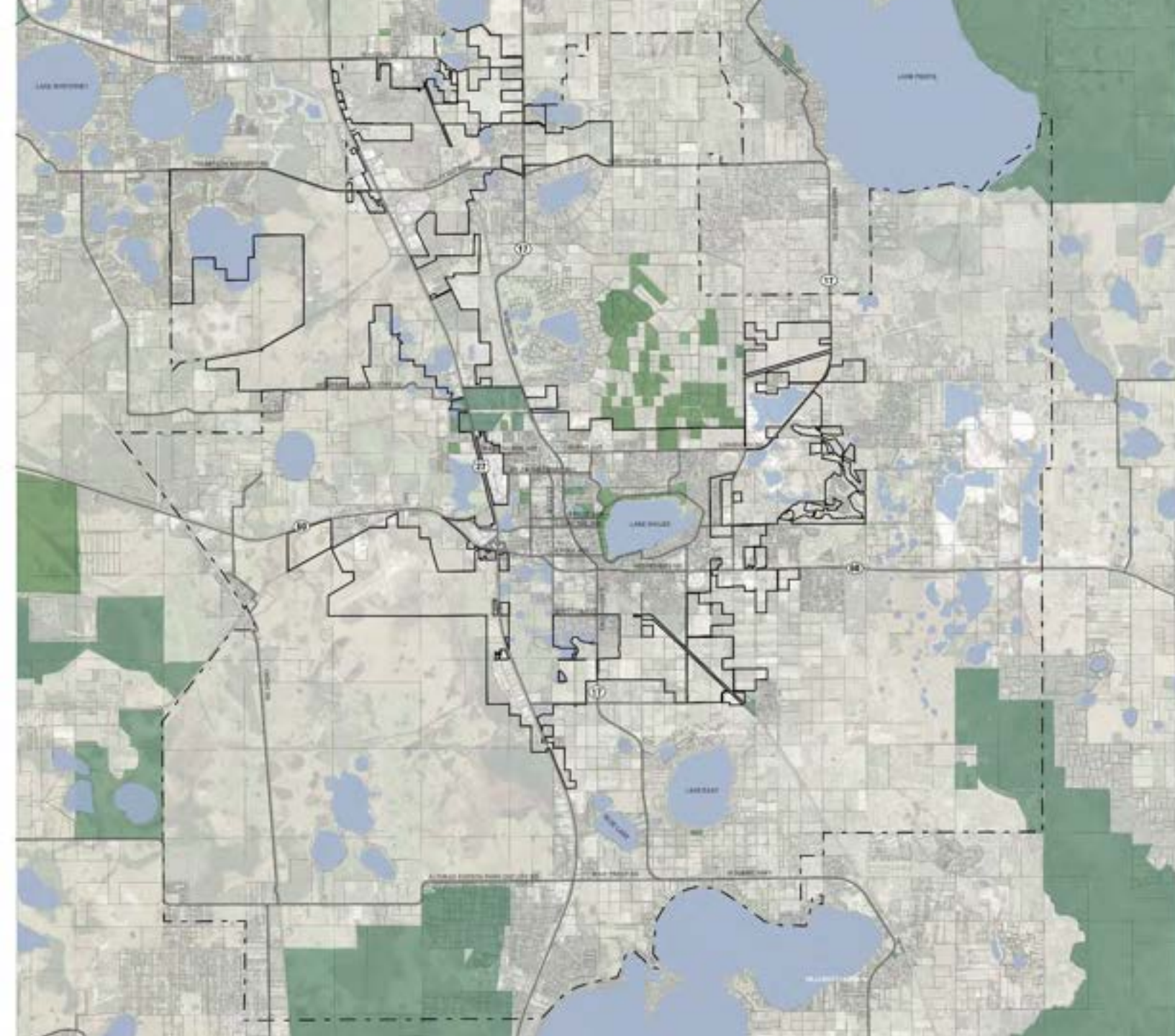
# BIG GREEN NETWORK

The Peace Creek Linkage



# BIG GREEN NETWORK

Existing Protected Lands



**DRAFT**

# BIG GREEN NETWORK

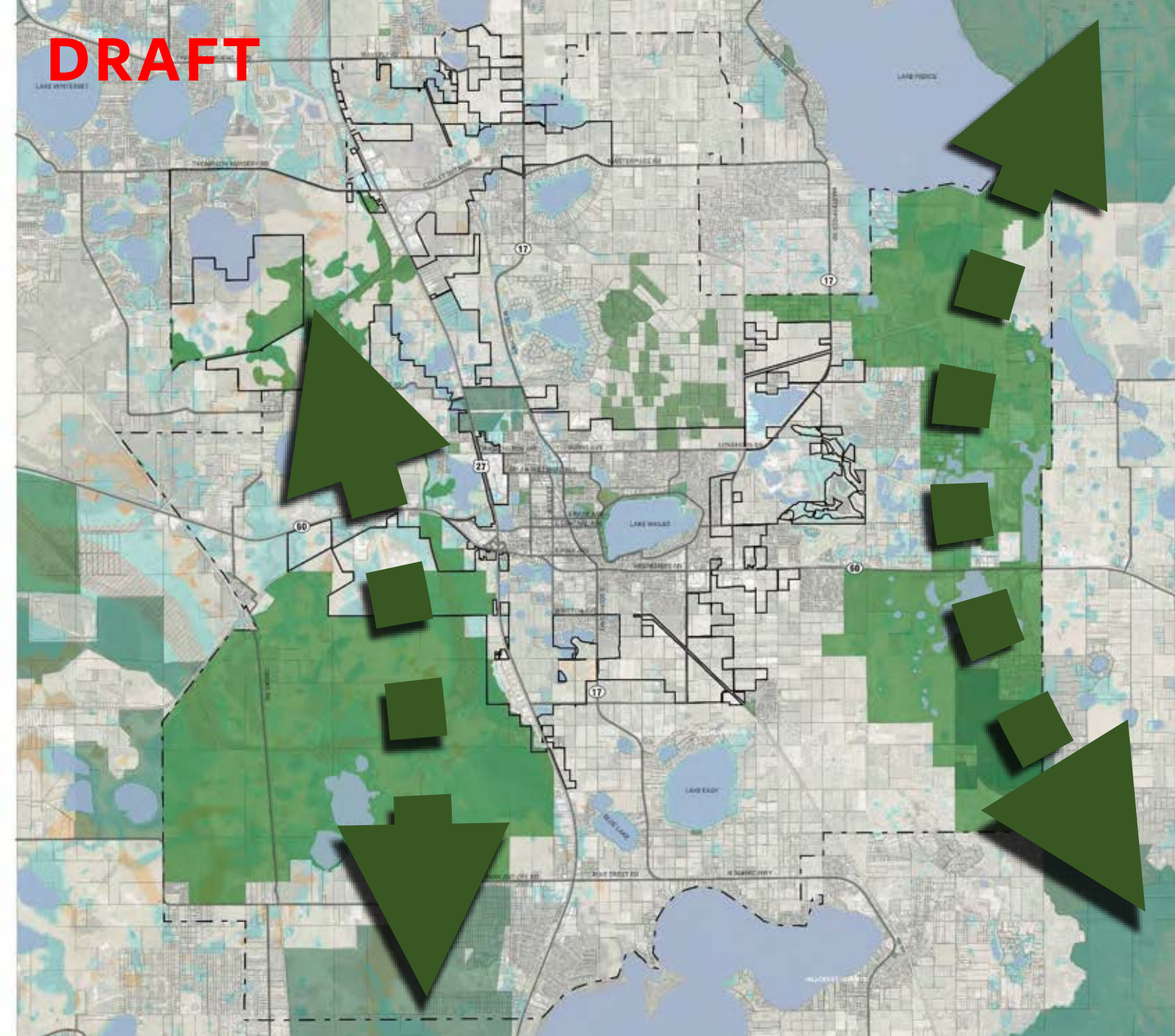
The Big Green Network of Lake Wales



**DRAFT**

# BIG GREEN NETWORK

The Big Green Network of Lake Wales





# **BIG GREEN NETWORK**

Bring the Green Network into the City with scrub and sandhill restoration, street trees, lush trails and greenways, parks used for stormwater treatment and backyard habitats

# THE BIG PICTURE:

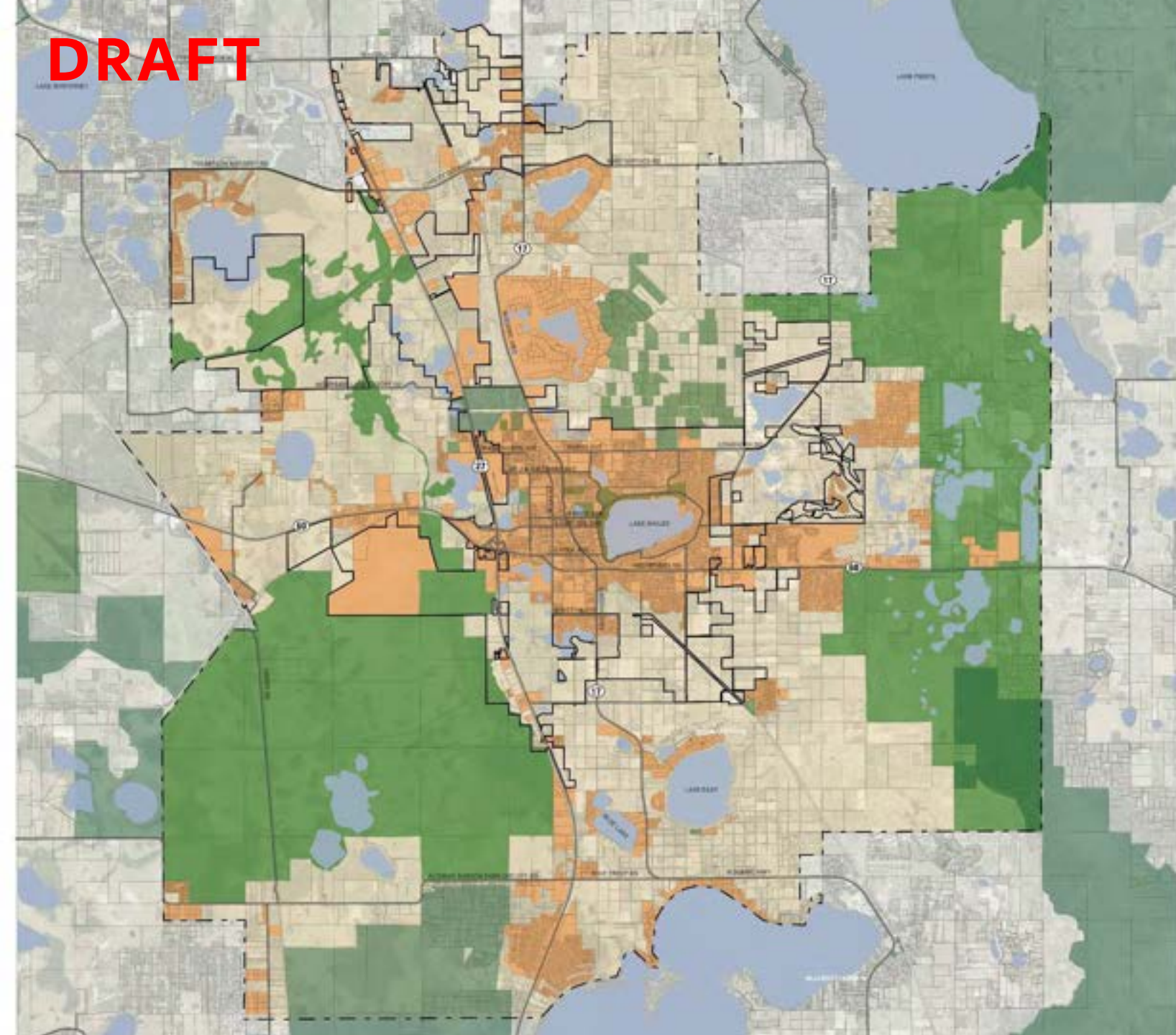
1. Priority Conservation Areas
- 2. Priority Infill Areas**
3. Priority Growth Areas
4. Controlled / Limited Growth Areas



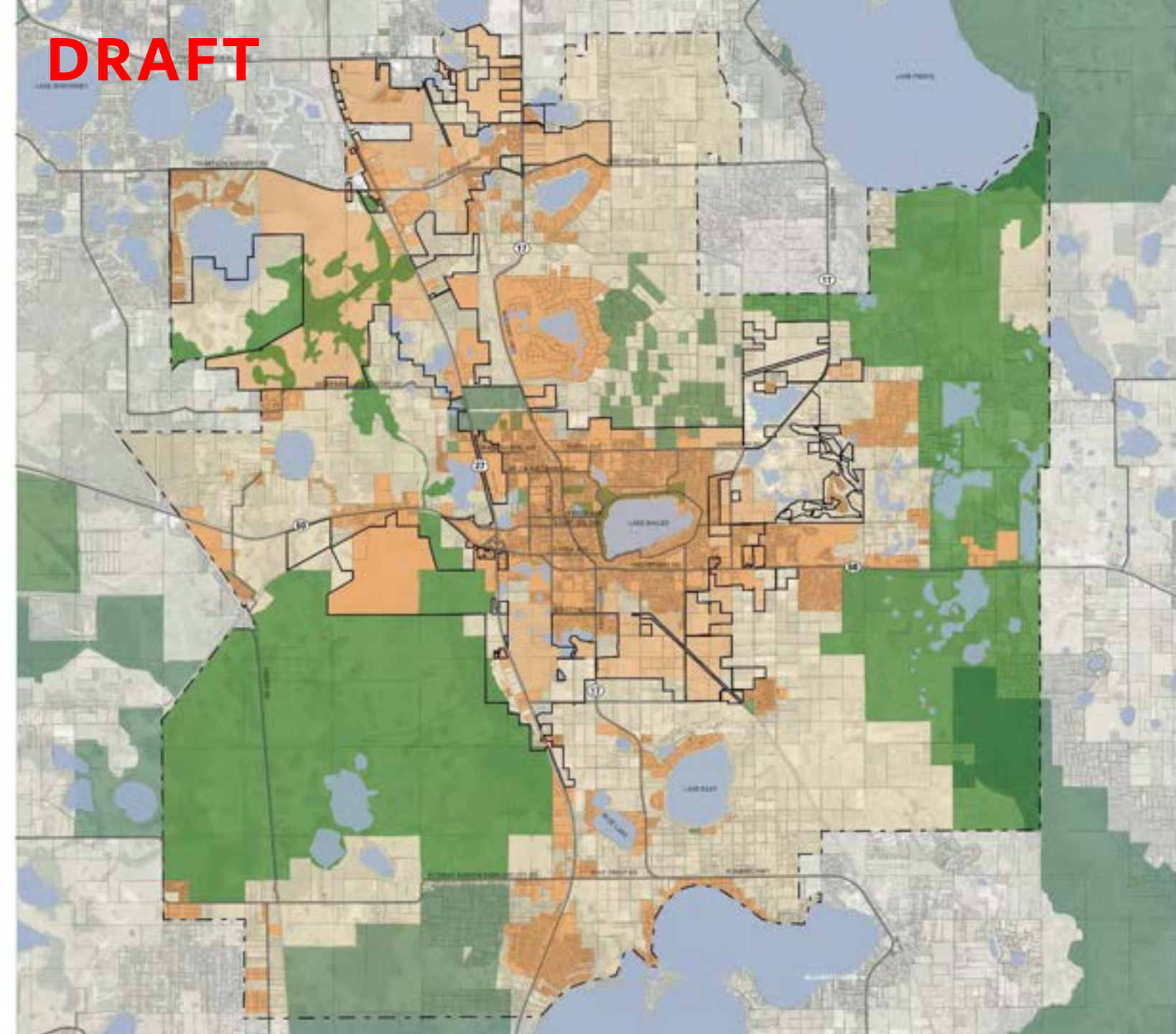


**DRAFT**

# EXISTING DEVELOPMENT

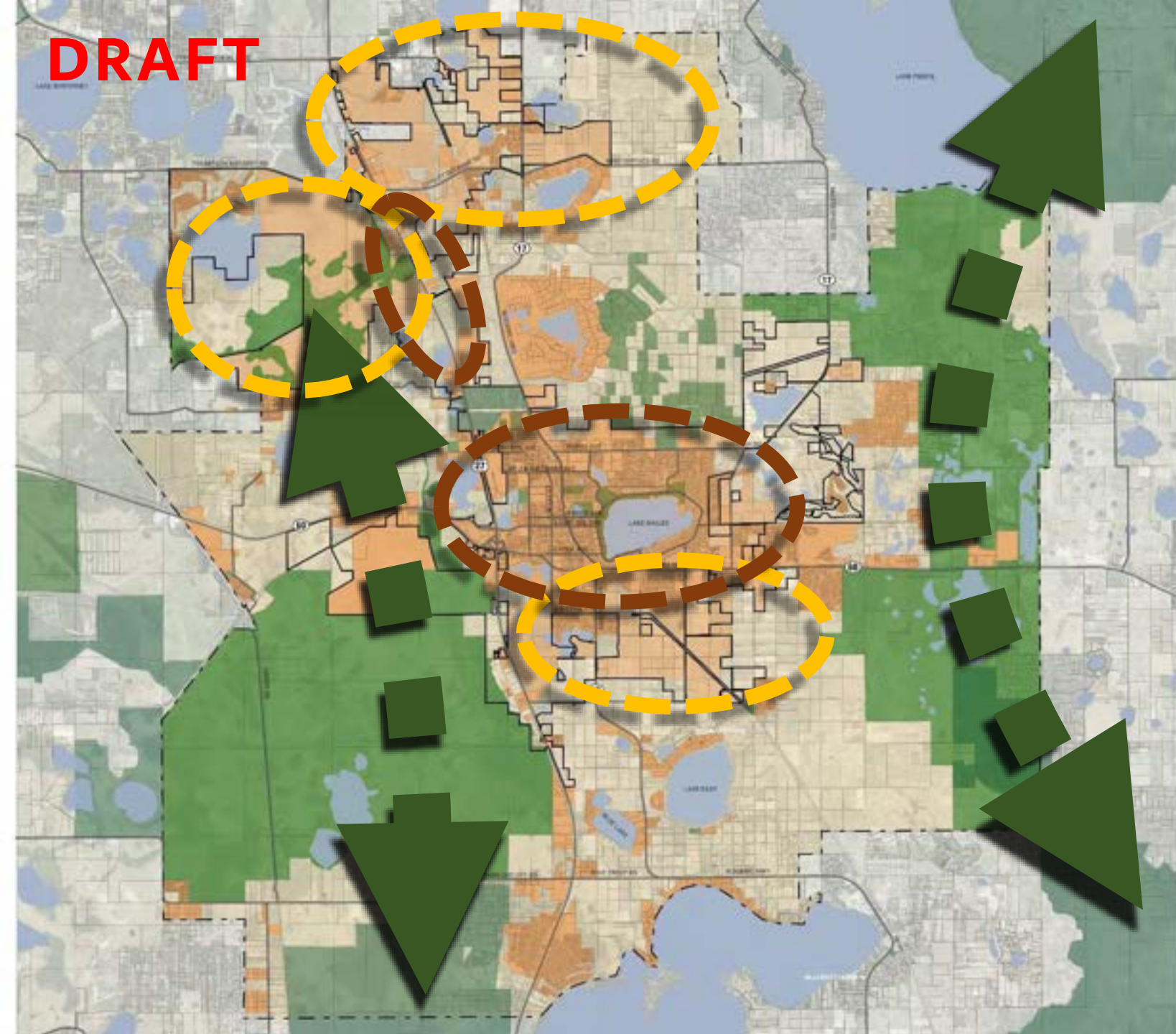


**DRAFT**



**EXISTING  
DEVELOPMENT  
+  
SUBMITTED  
AND/OR  
APPROVED  
FOR  
DEVELOPMENT**

**DRAFT**



**WHAT IF?**

**THE BIG GREEN  
NETWORK**

**+**

**AREAS FOR  
INFILL AND  
GROWTH**

WHAT IF?

DRAFT



State Rd 60

11th Street S

WHAT IF?

DRAFT



State Rd 60

11th Street S

WHAT IF?

DRAFT



State Rd 60

11th Street S

WHAT IF?

DRAFT



State Rd 60

11th Street S



WHAT IF?

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State Rd 60

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State Rd 60

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State Rd 60

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**WHAT IF?**

State Rd 60

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11th Street S

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**WHAT IF?**

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State Rd 60

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**WHAT IF?**

State Rd 60

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**WHAT IF?**

State Rd 60

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State Rd 60



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State Rd 60





WHAT IF?

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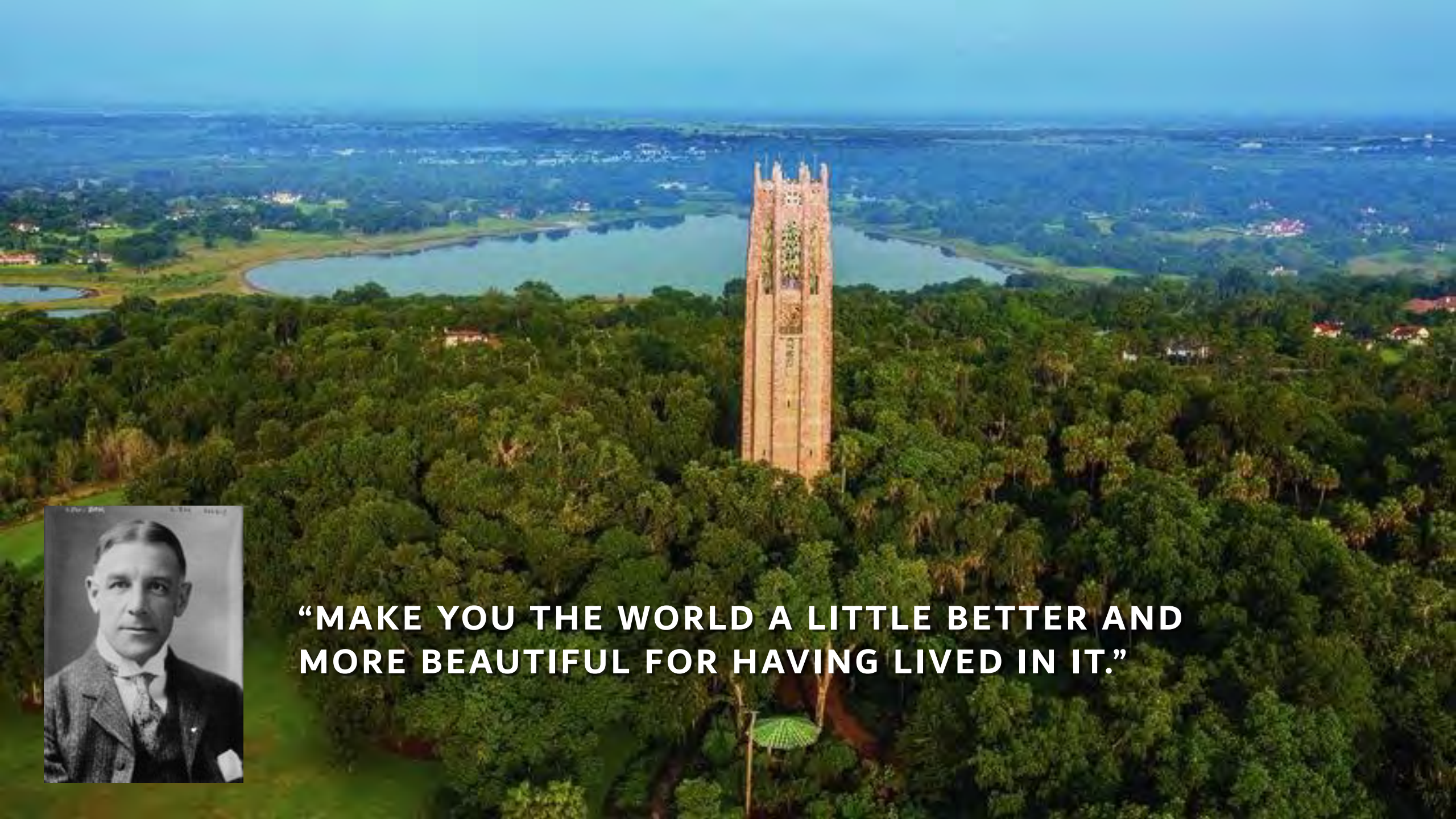
11<sup>th</sup> Street S

State Rd 60

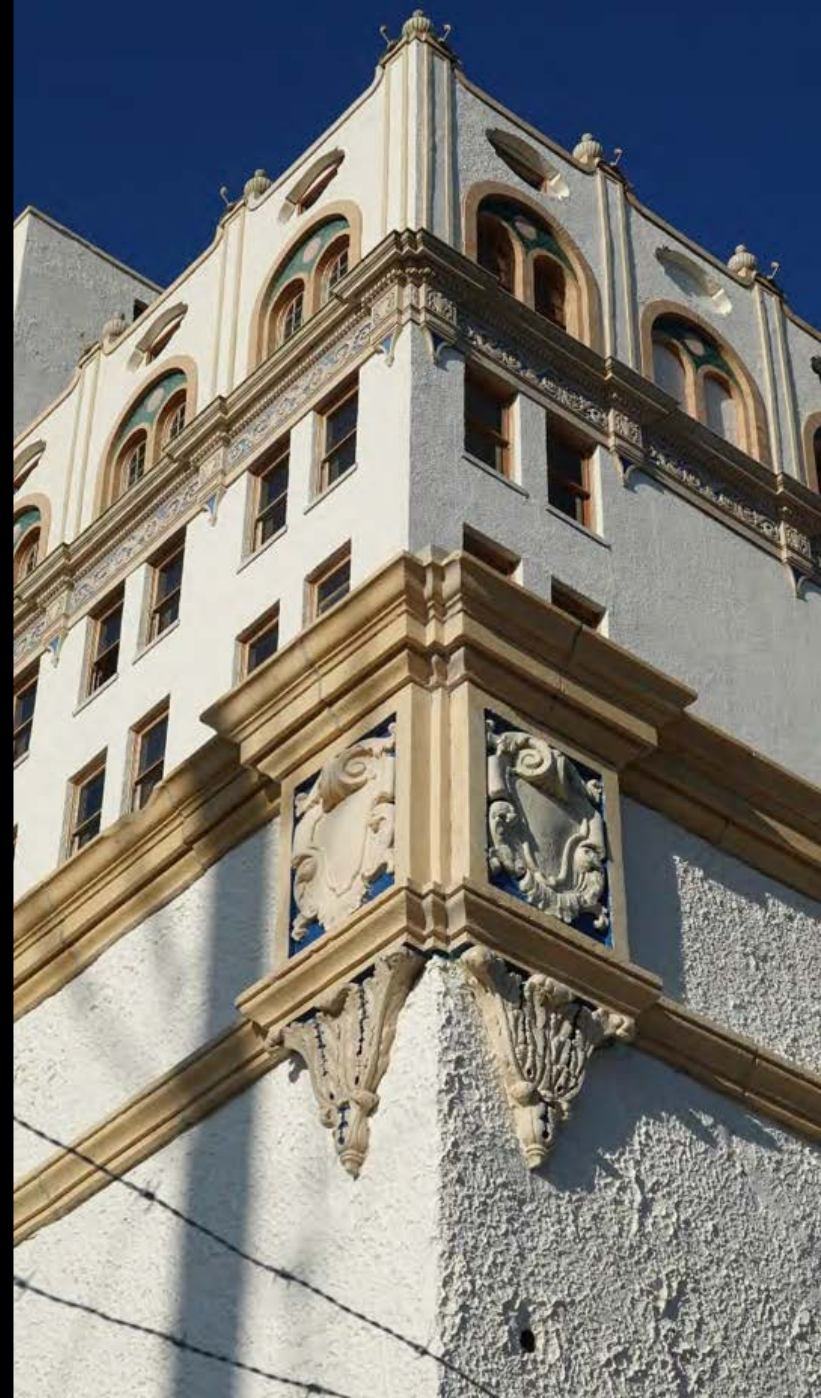


# THE BIG PICTURE:

1. Priority Conservation Areas
2. Priority Infill Areas
- 3. Priority Growth Areas**
4. Controlled / Limited Growth Areas

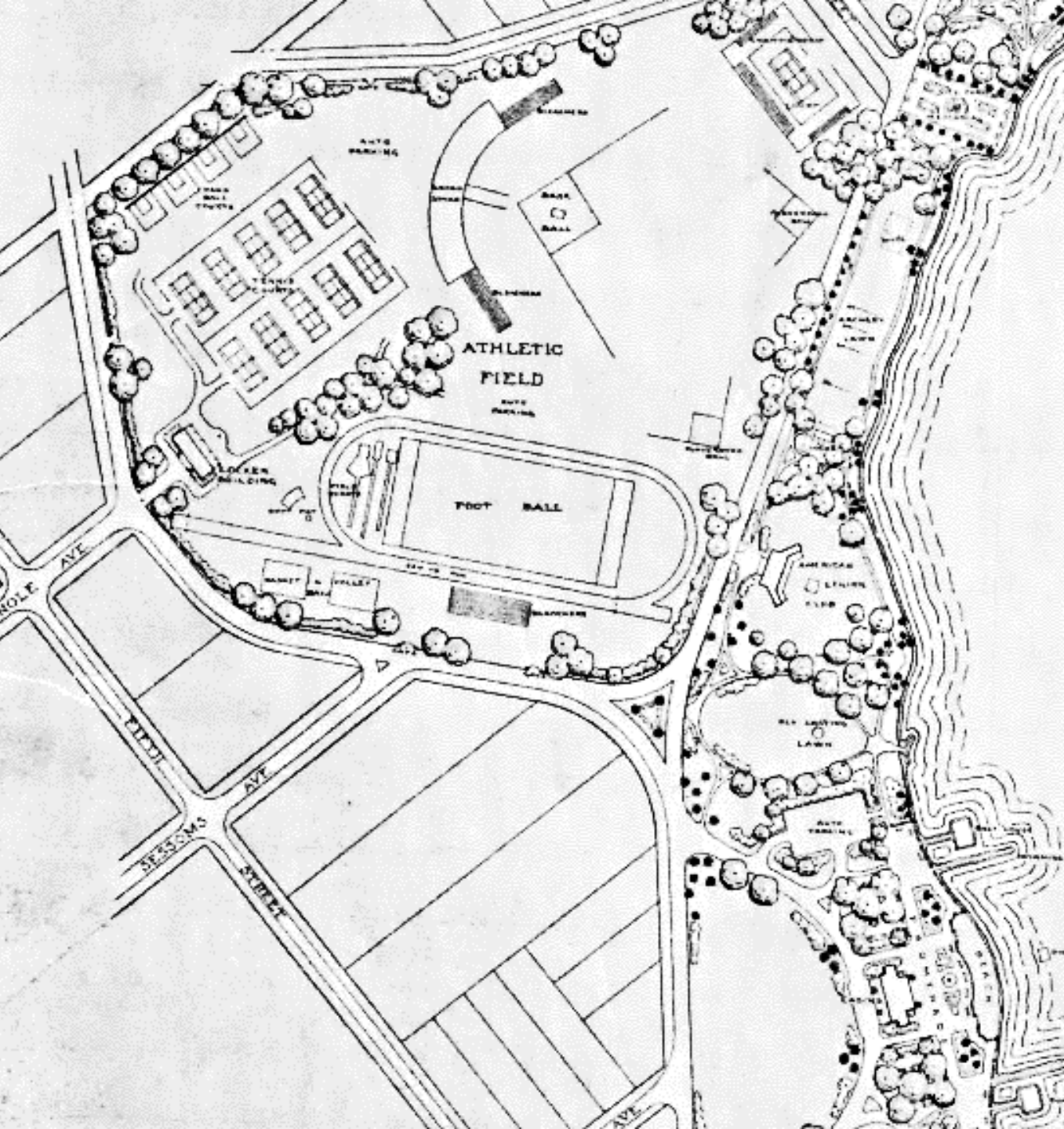


**“MAKE YOU THE WORLD A LITTLE BETTER AND  
MORE BEAUTIFUL FOR HAVING LIVED IN IT.”**









# LAKE WALES PARK.

LAKE WALES - FLORIDA.

## GENERAL PLAN FOR DEVELOPMENT.

SCALE. 1"=100'.



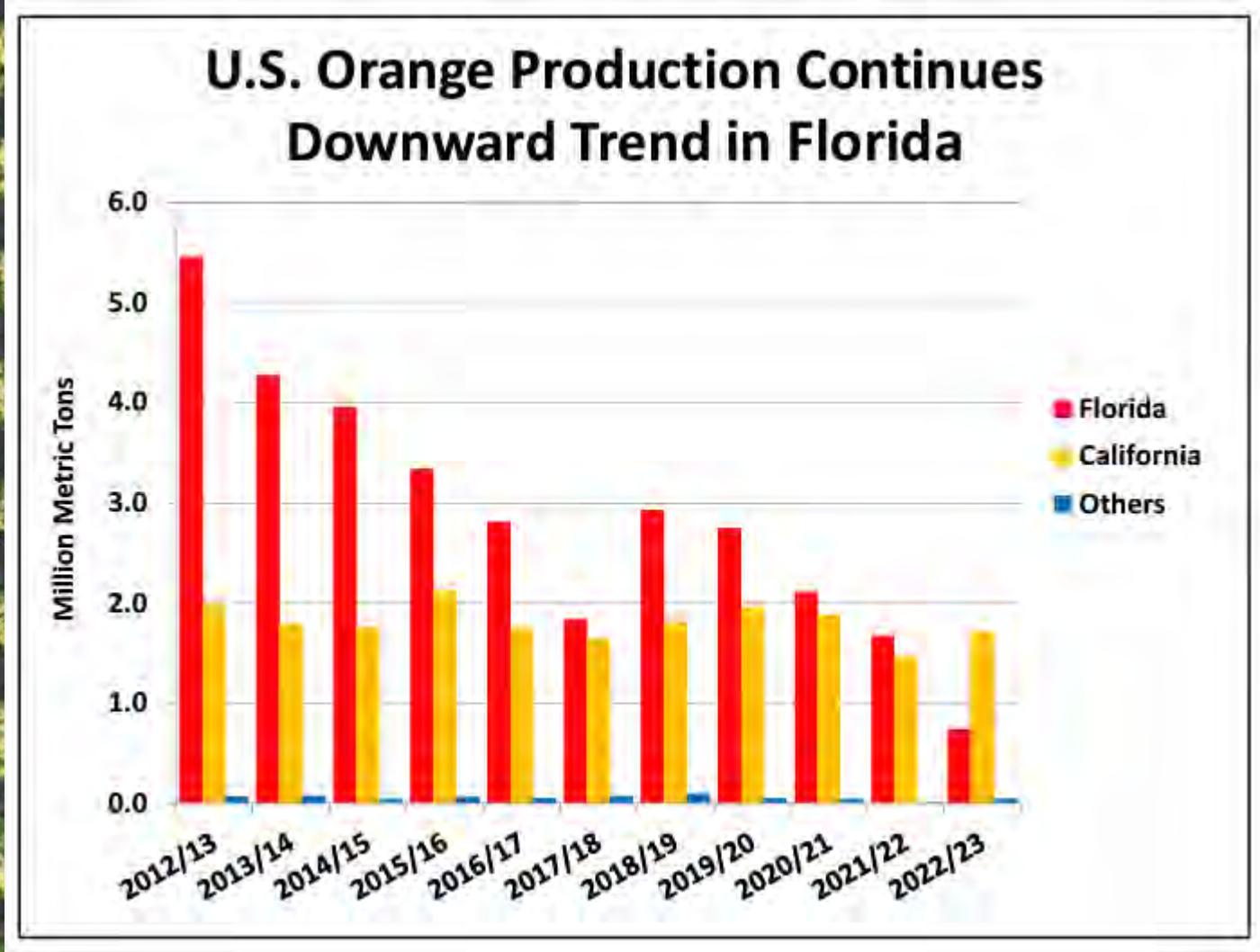


## Metros With Big Shortages That Once Had Enough Housing

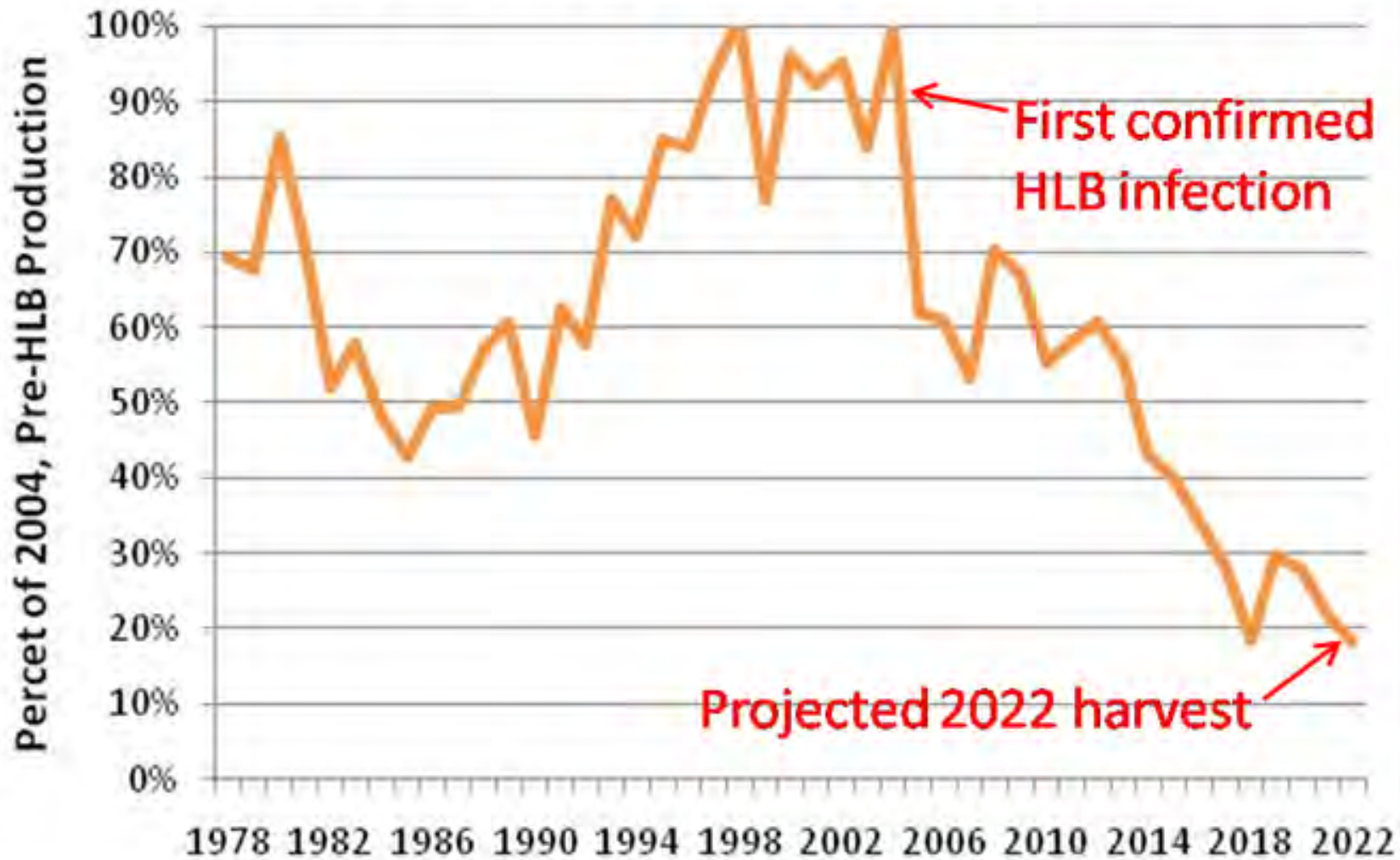
Estimated surplus or shortage of housing units, as a share of existing units.

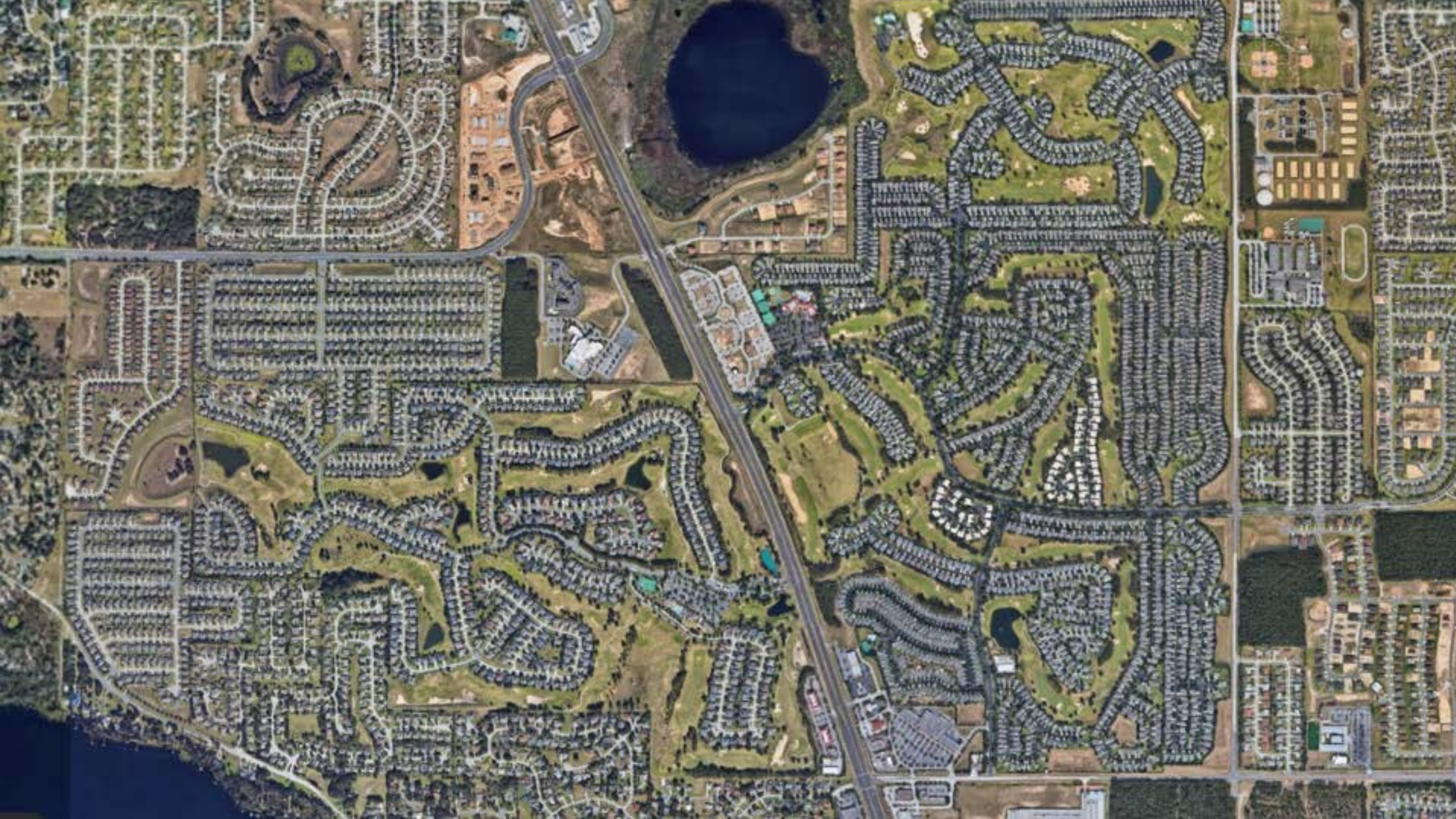
Metro area	2012	2019
Merced, Calif.	+1.9%	-8.7%
Bend, Ore.	+2.1%	-8.2%
Lakeland-Winter Haven, Fla.	+3.3%	-7.8%
Stockton, Calif.	+0.0%	-6.6%
Phoenix-Mesa-Chandler, Ariz.	+1.9%	-5.8%
Vallejo, Calif.	+0.8%	-5.4%
Coeur d'Alene, Idaho	+0.3%	-5.3%
Fresno, Calif.	+0.1%	-5.2%
Appleton, Wis.	+0.5%	-5.2%





# Utilized Florida Orange Production











# THE “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?



## #6: Walkable Neighborhoods

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





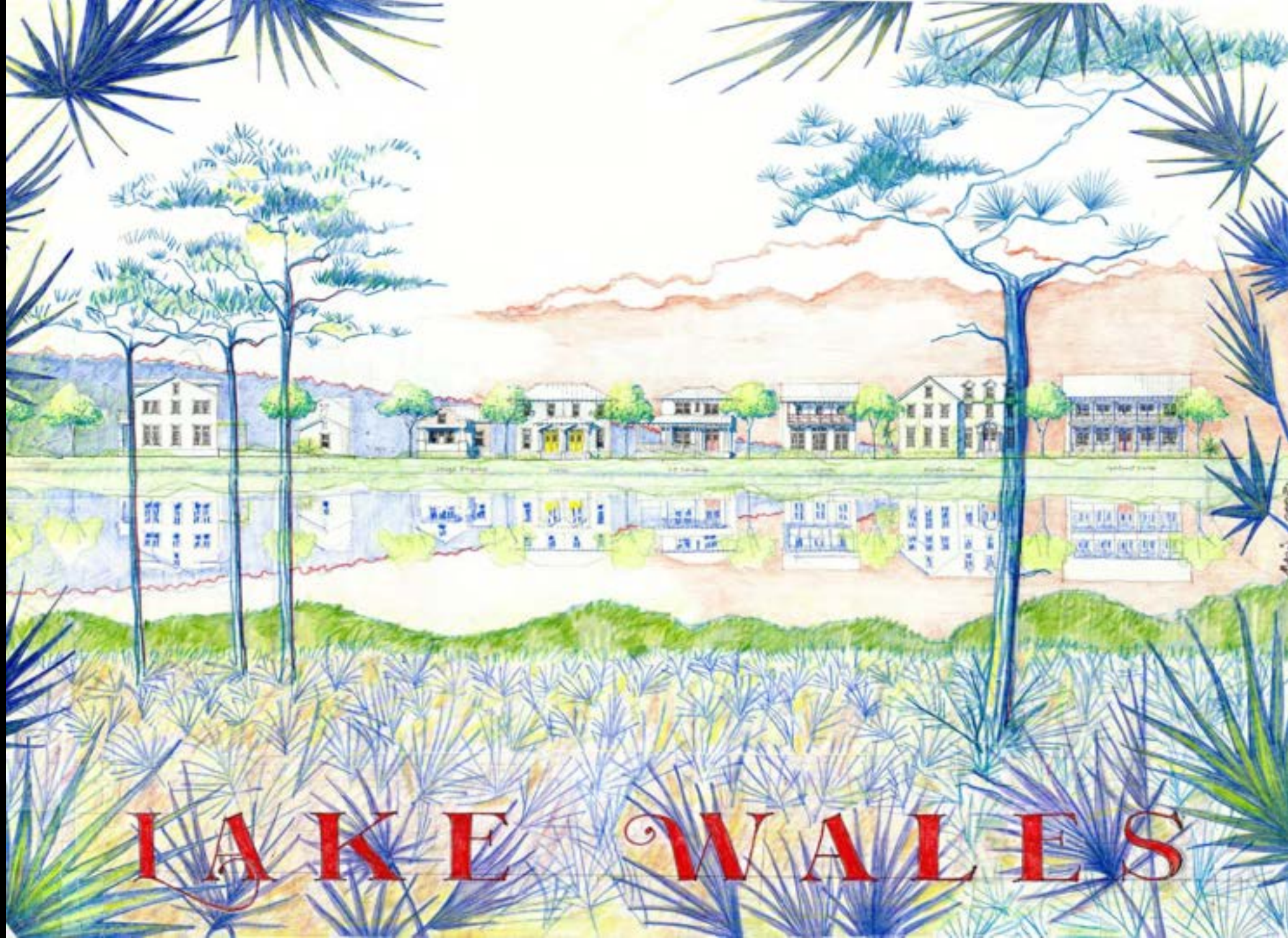








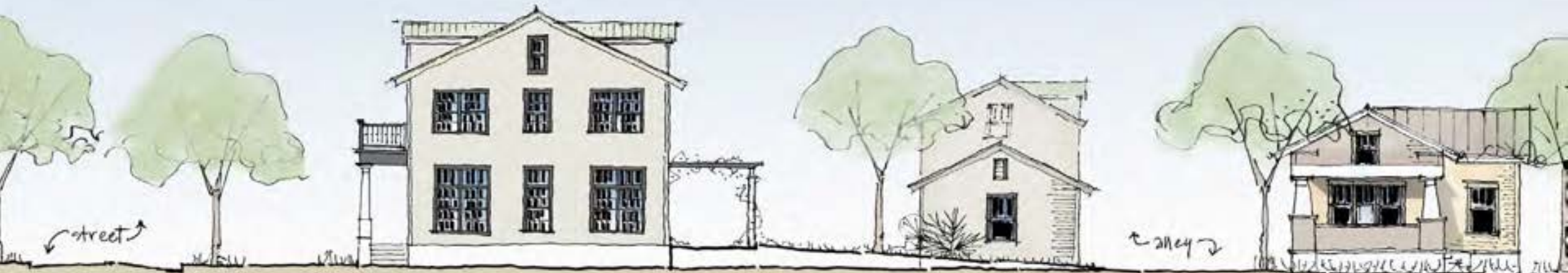




LAKE WALES







↔ street ↔

Townhouse

↔ alley ↔

Garage/A.D.U.

Cottage Bungalow



Cottage Bungalow

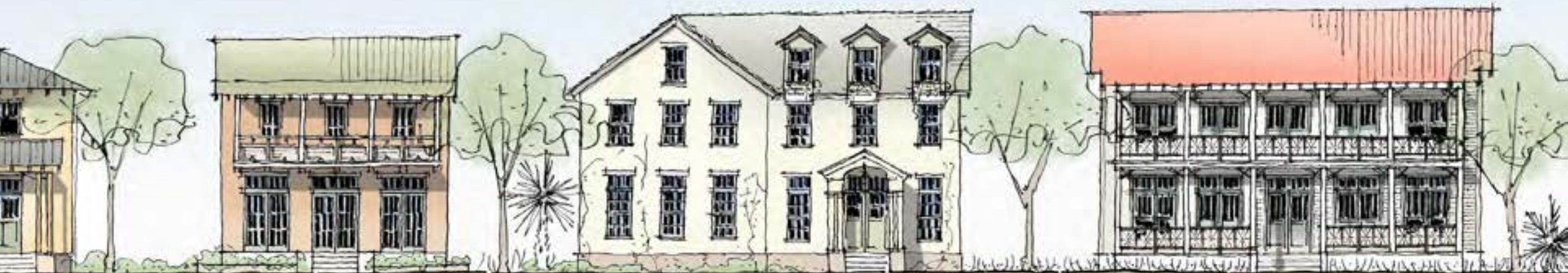
Duplex

S.F. Residence

Live/Work

STREET ELEVATION



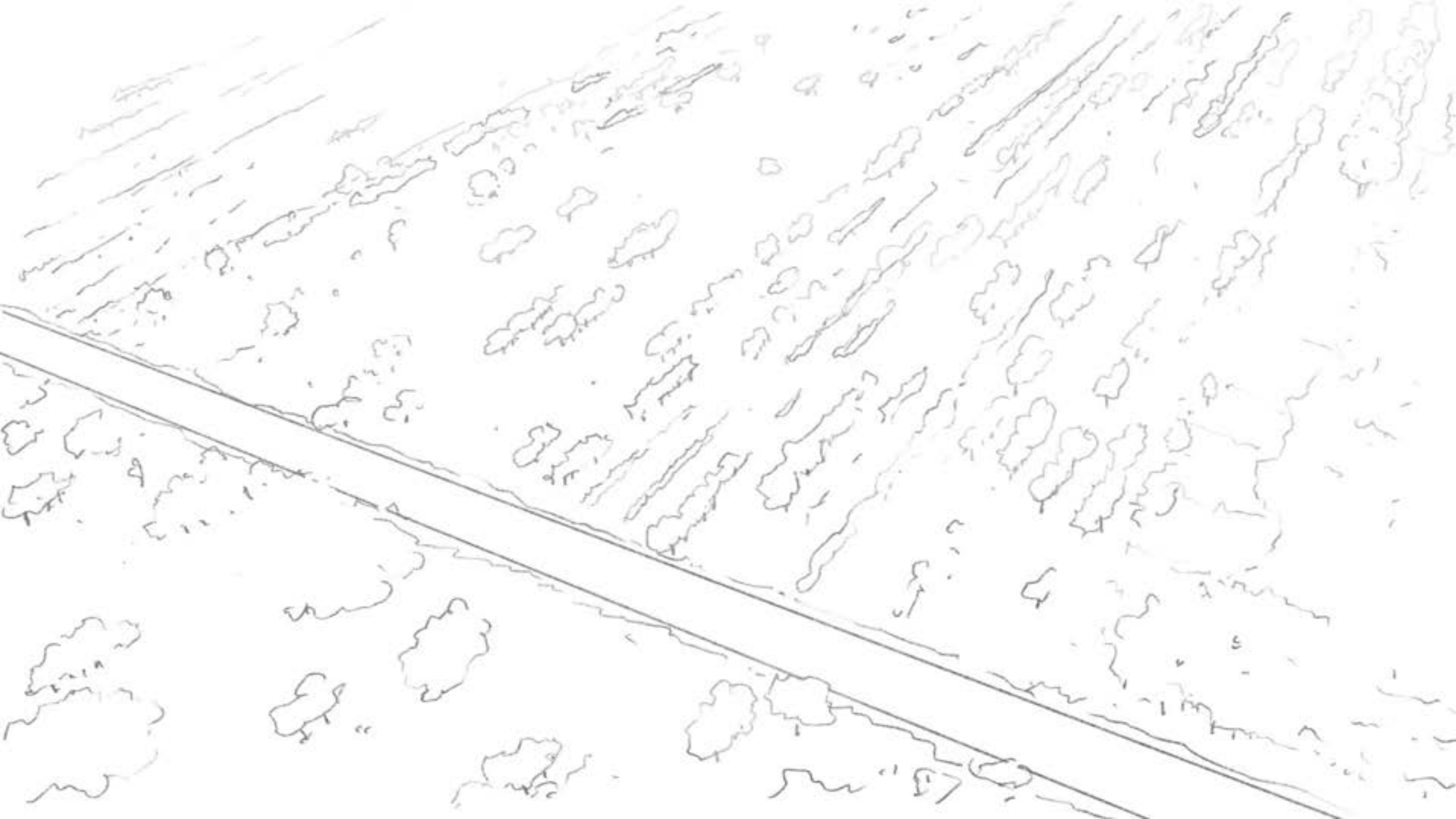


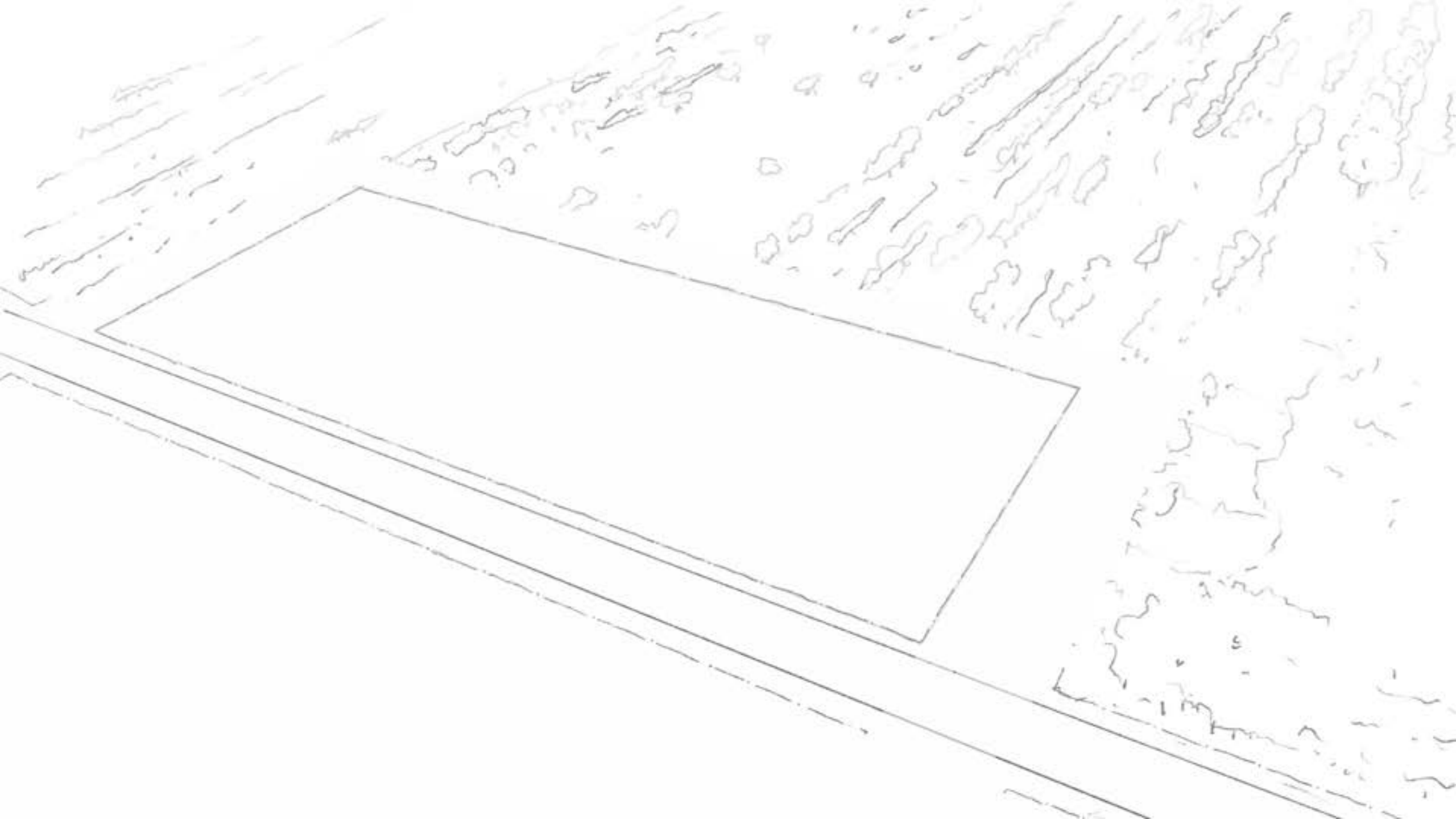
Live/Work

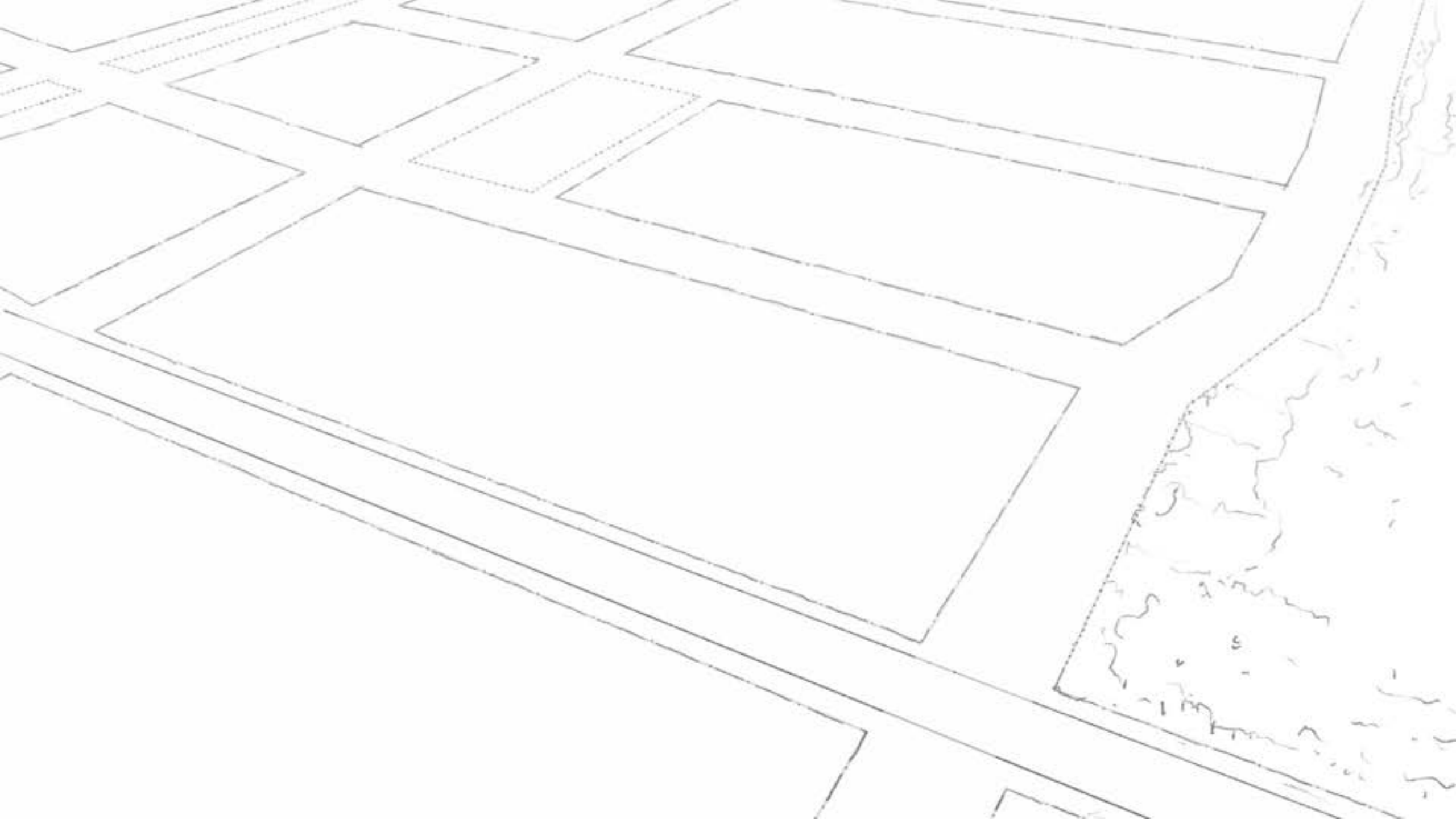
Estate Residence

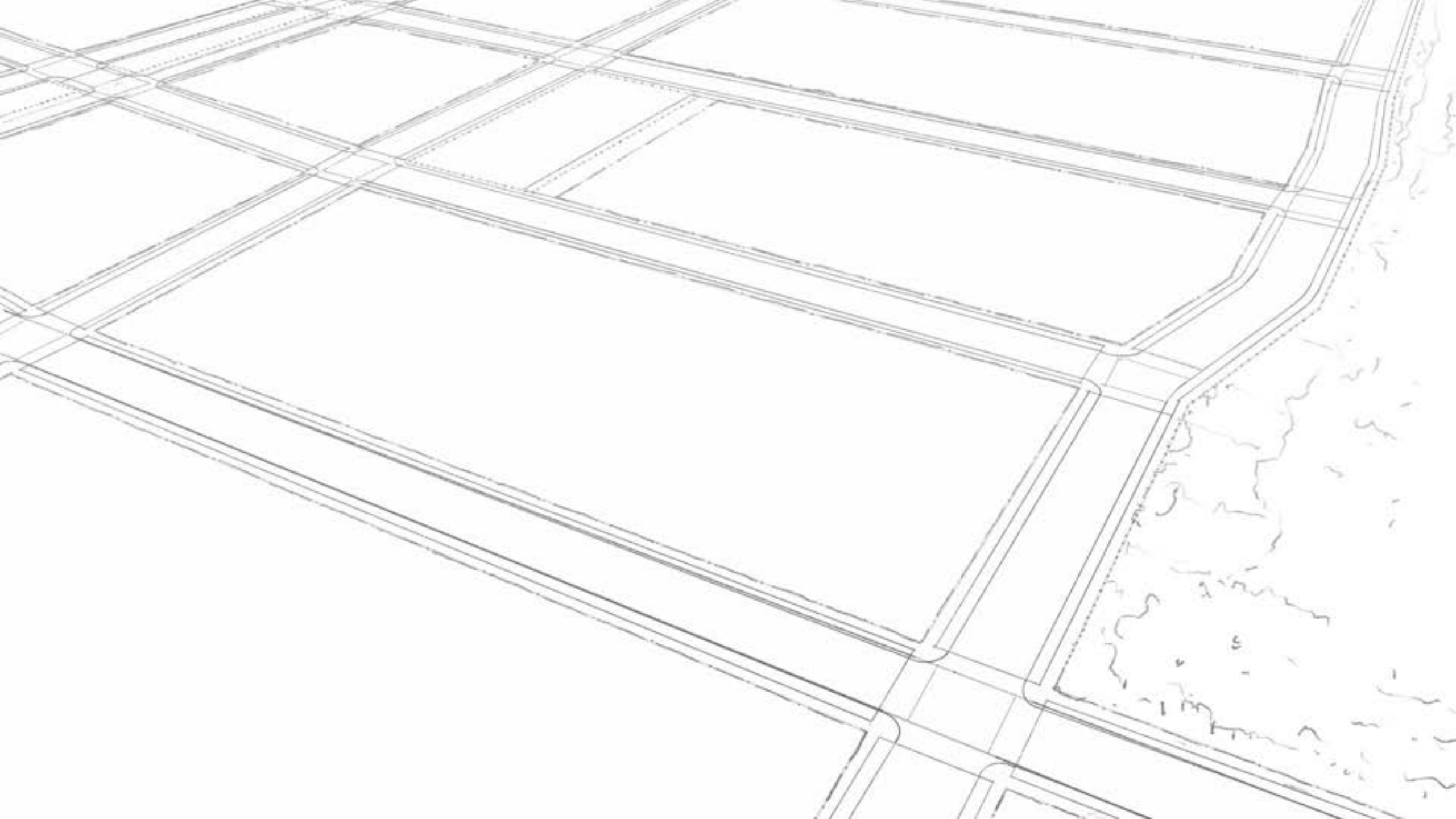
Apartment House

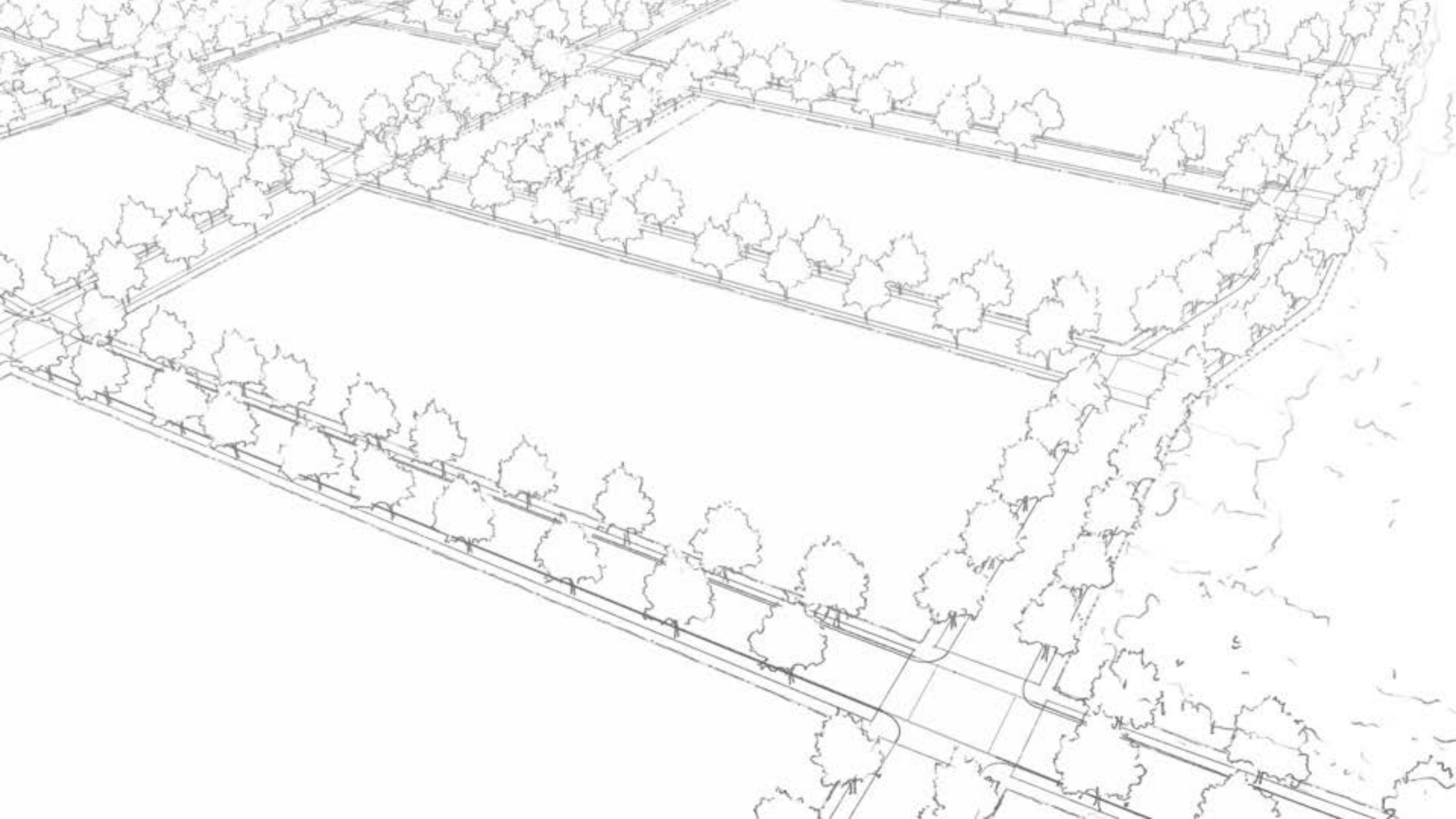




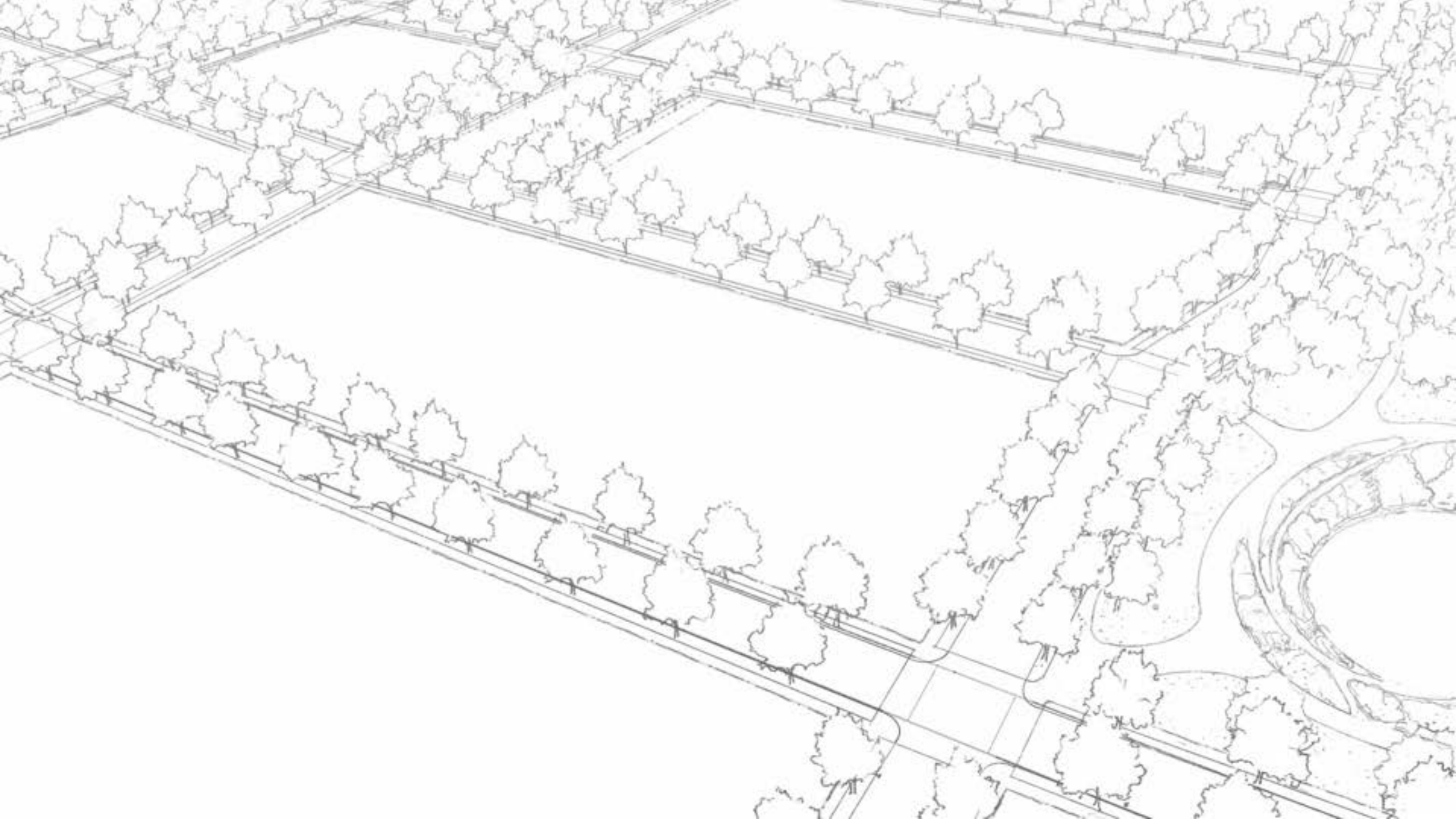


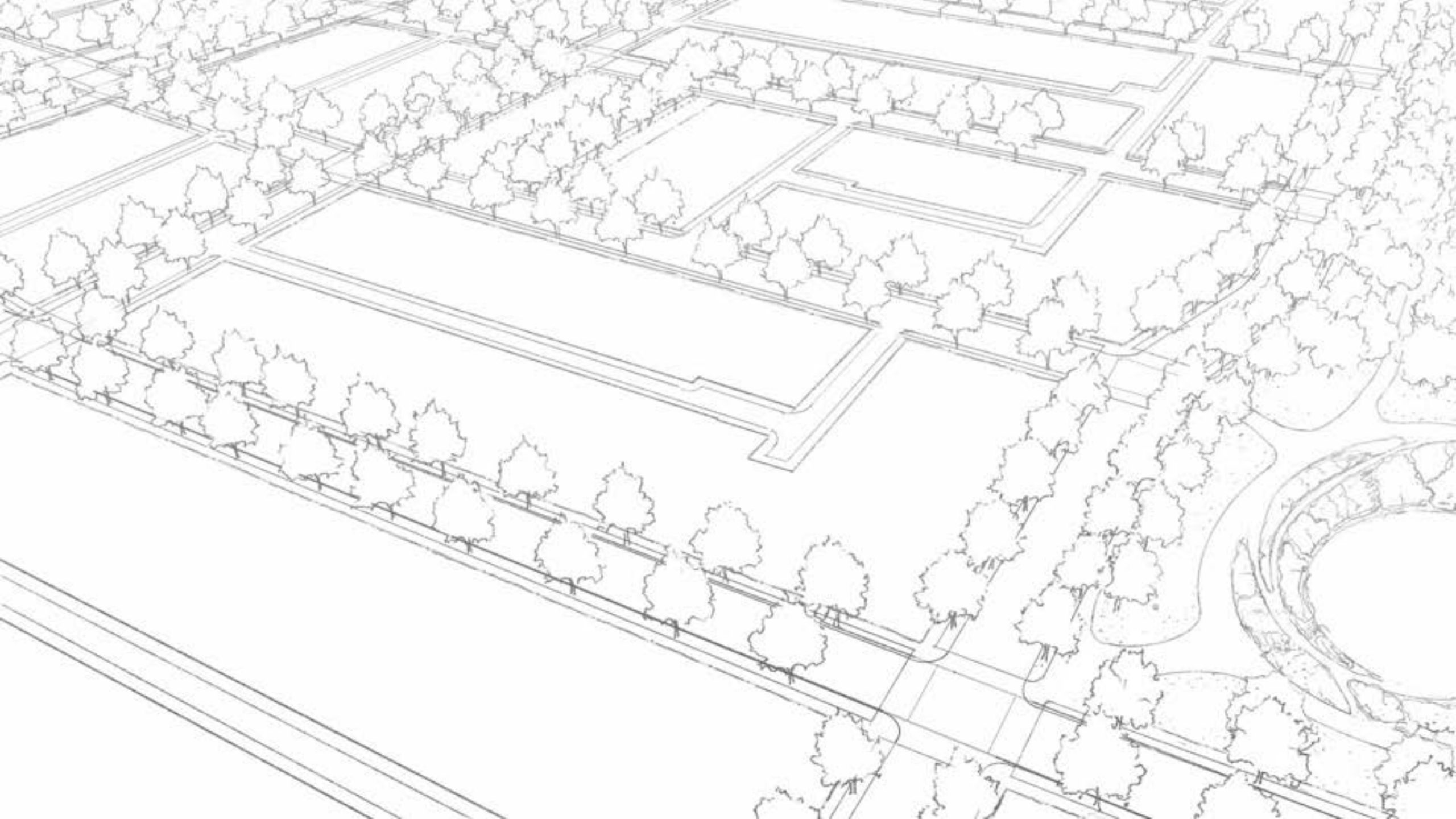


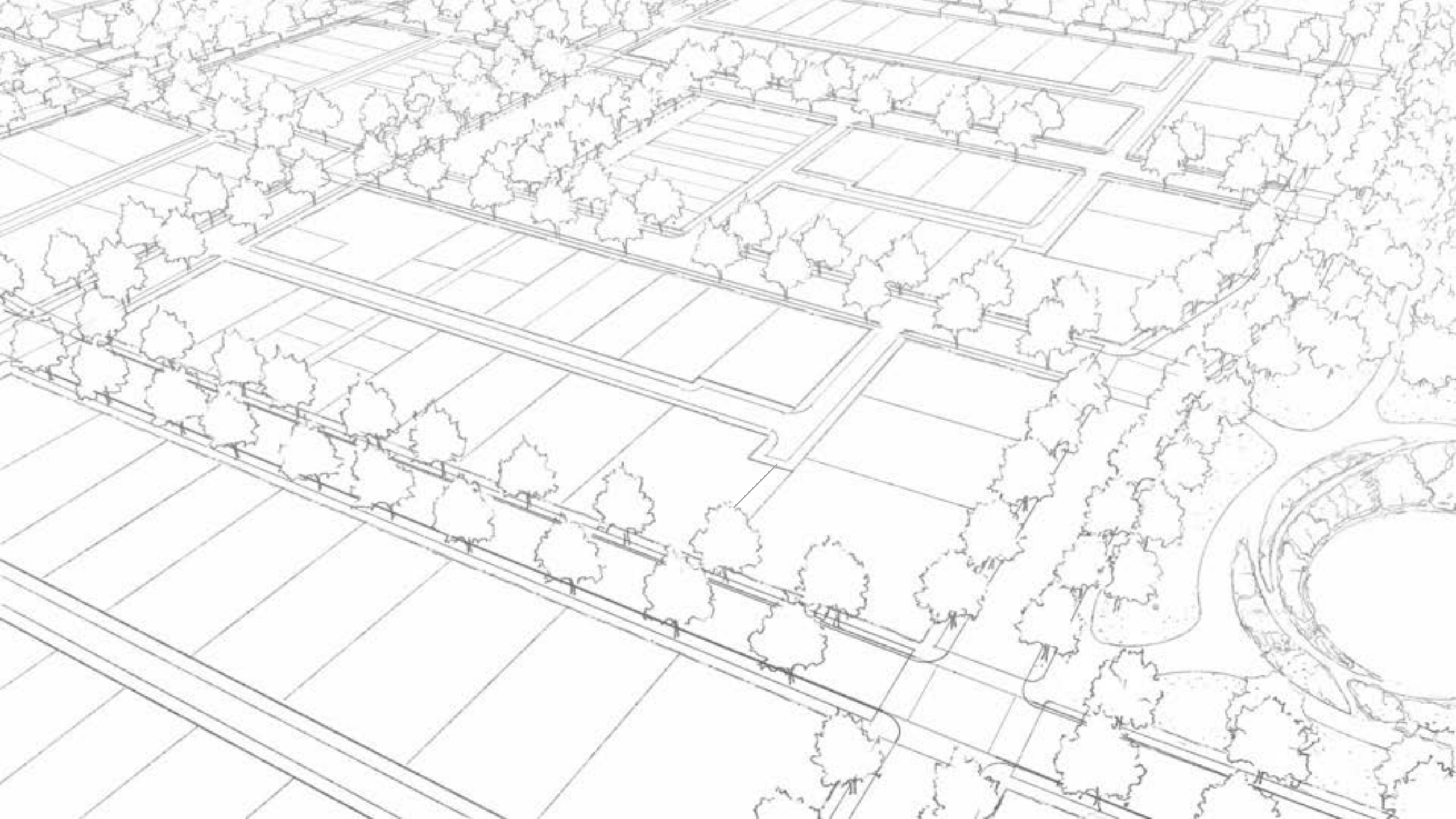


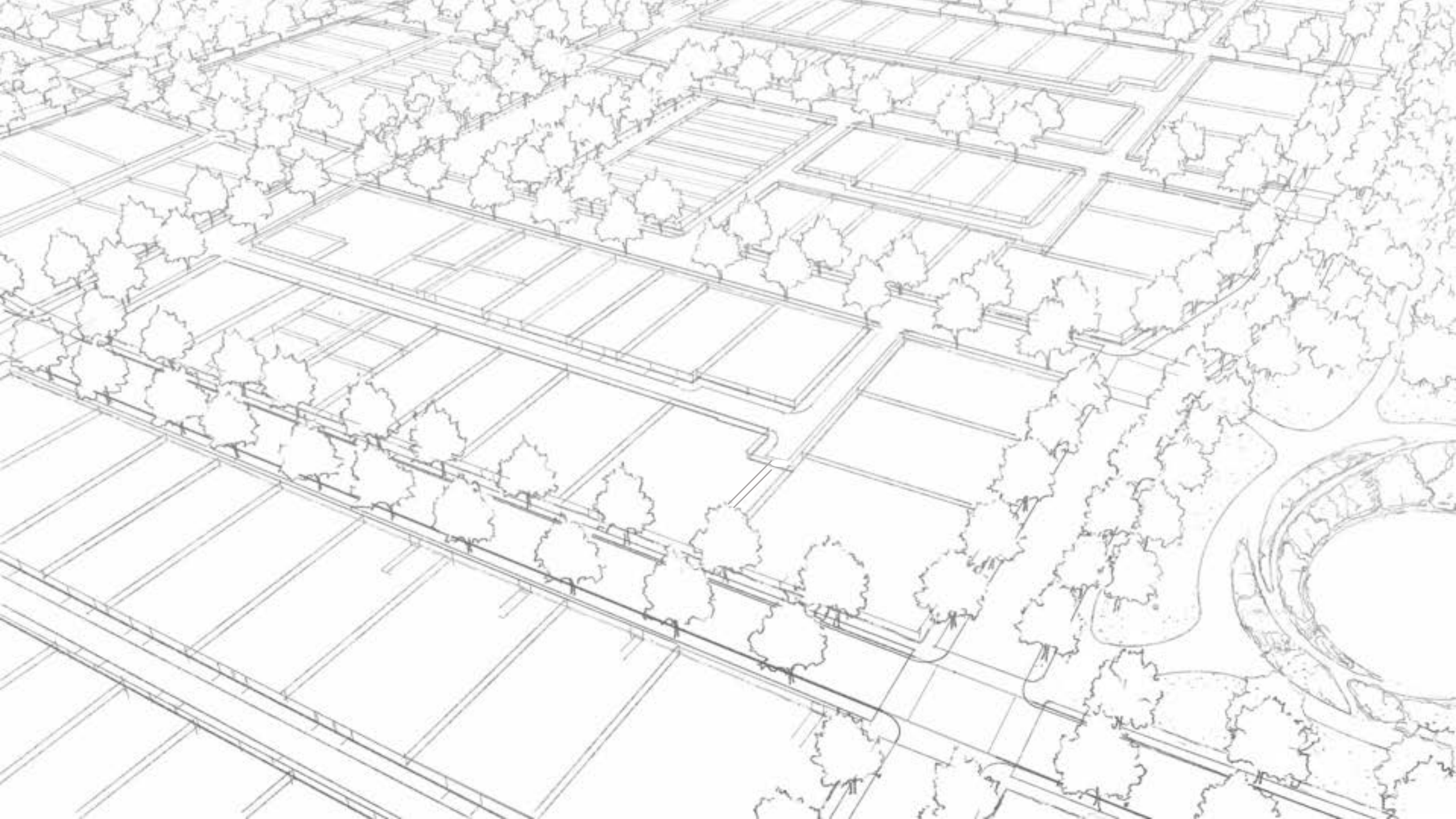


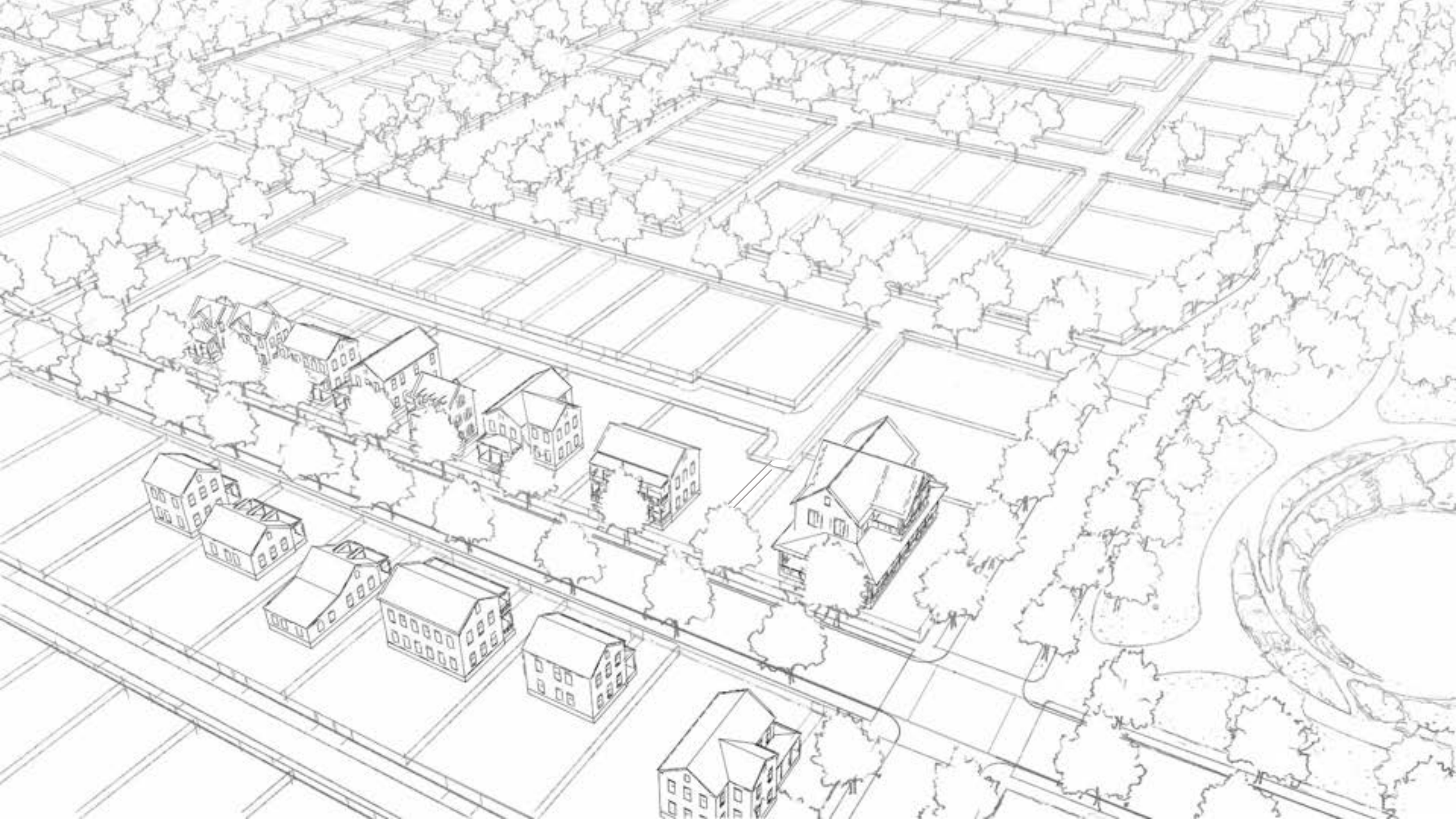


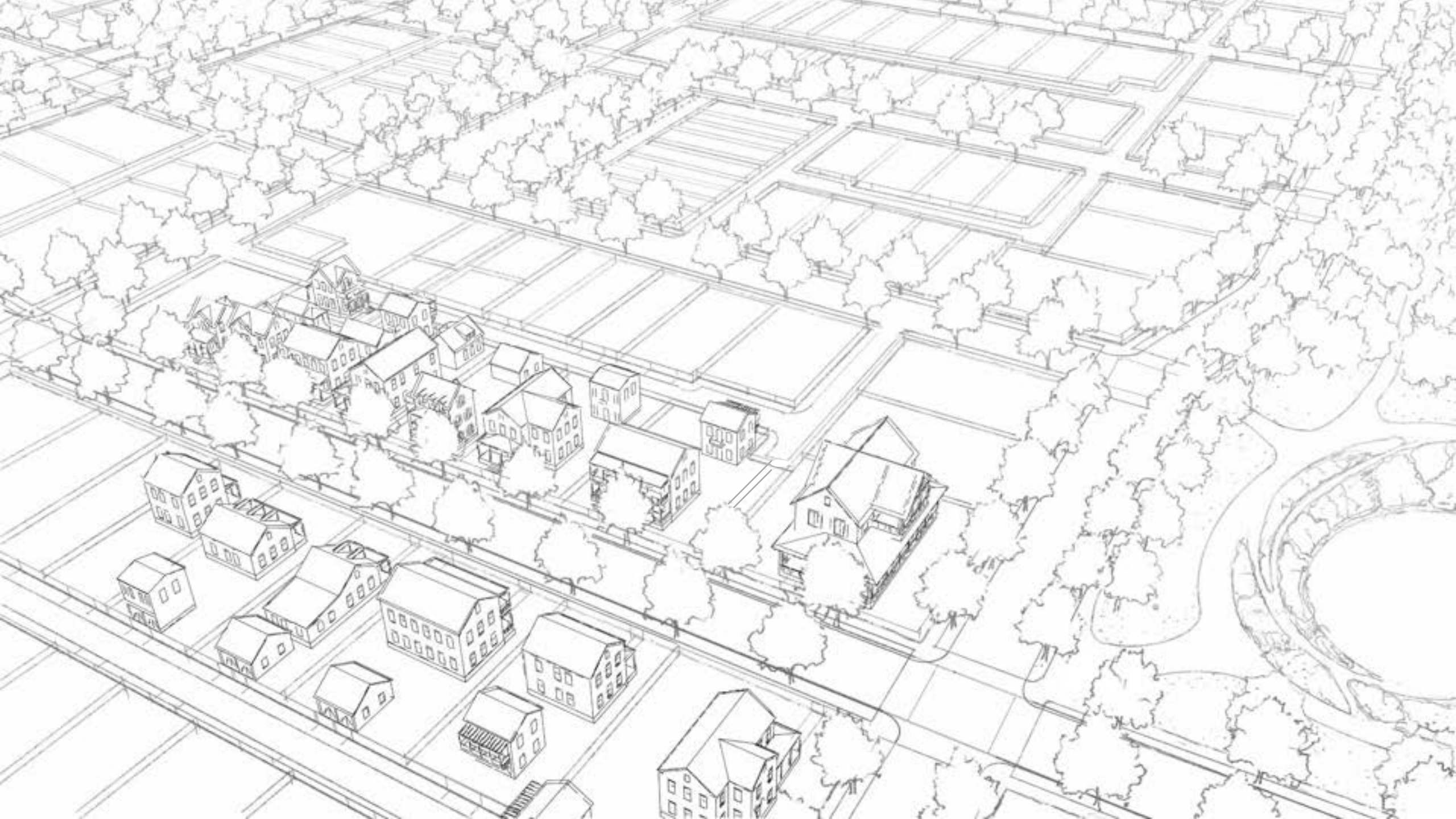


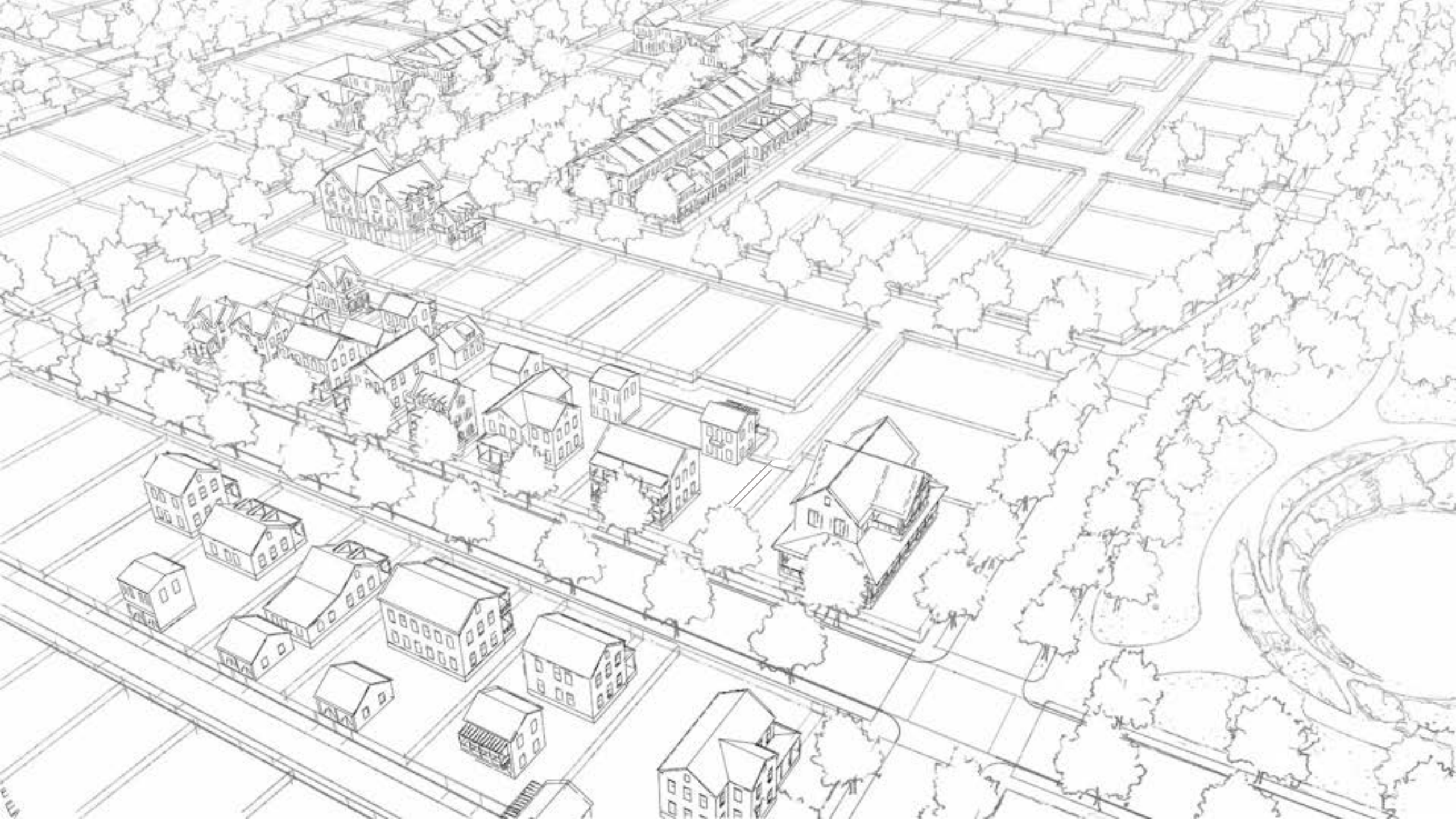


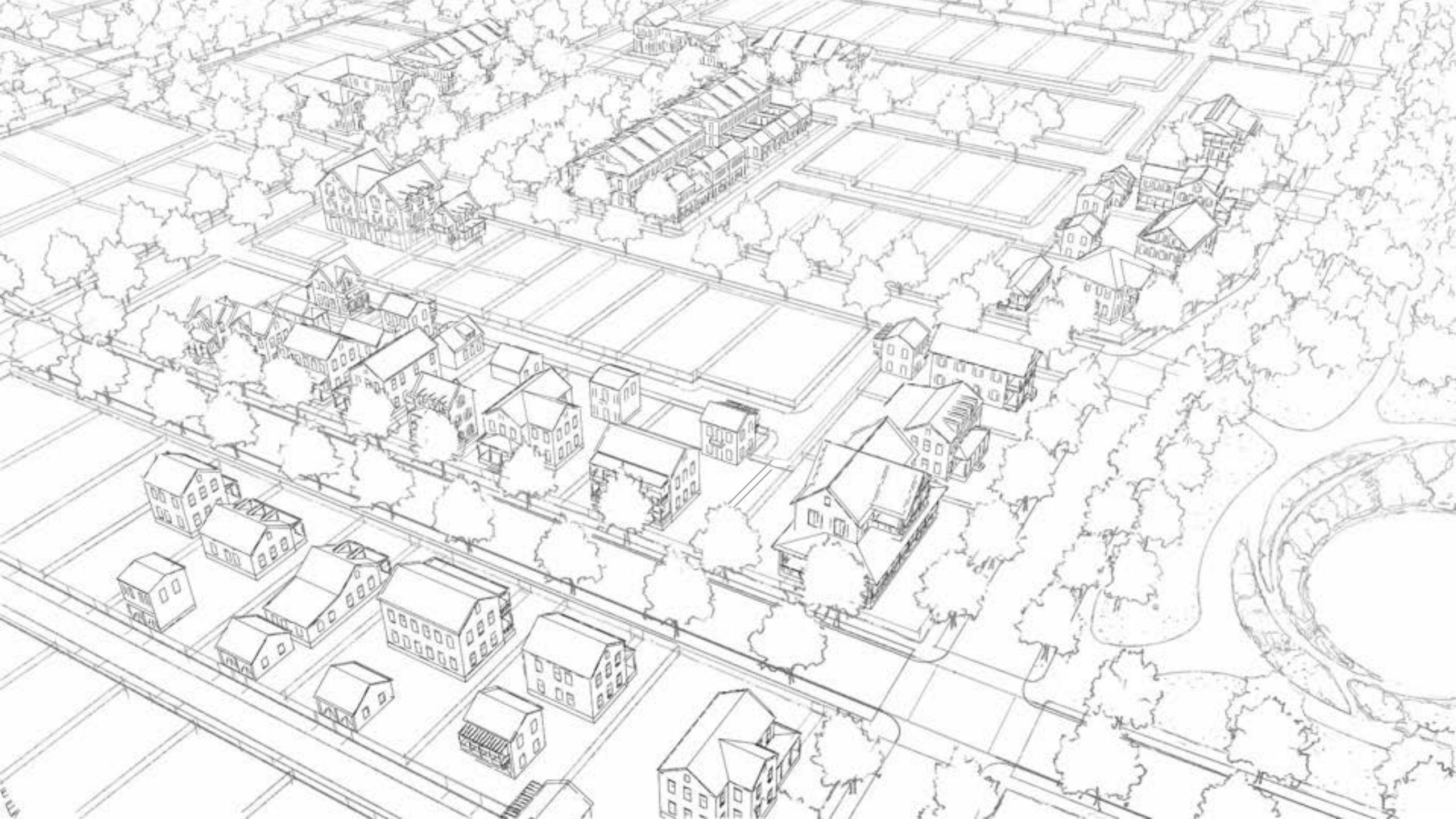






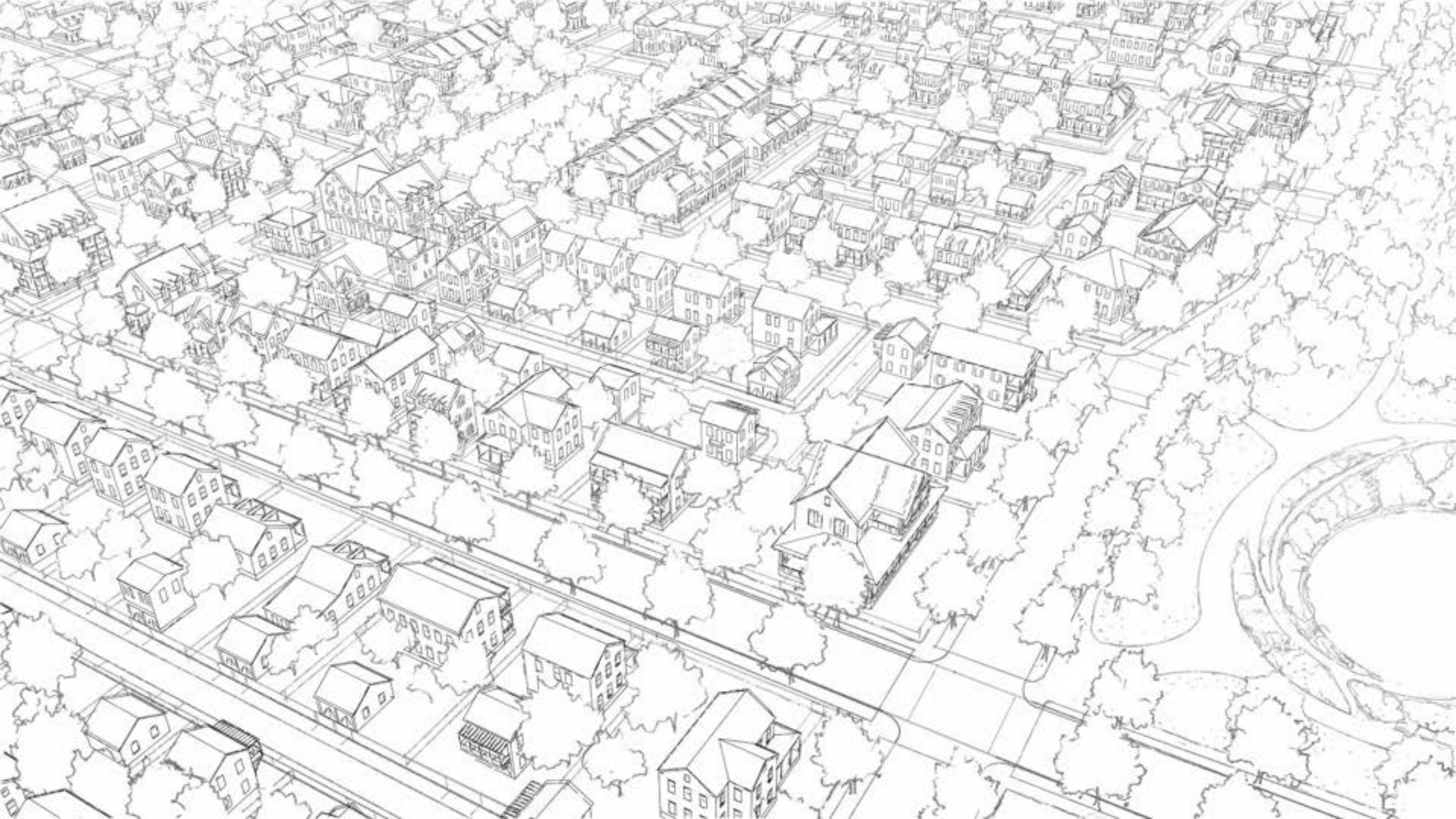


















**STREETS**



**ALLEYS**



**PARKS AND SQUARES**



**CIVIC BUILDING**





**COURTYARD APARTMENT BUILDING**



**ROWHOUSES**



**MANSION APARTMENT BUILDINGS**



**LARGER HOUSES**



**MEDIUM HOUSES**



**COTTAGES**



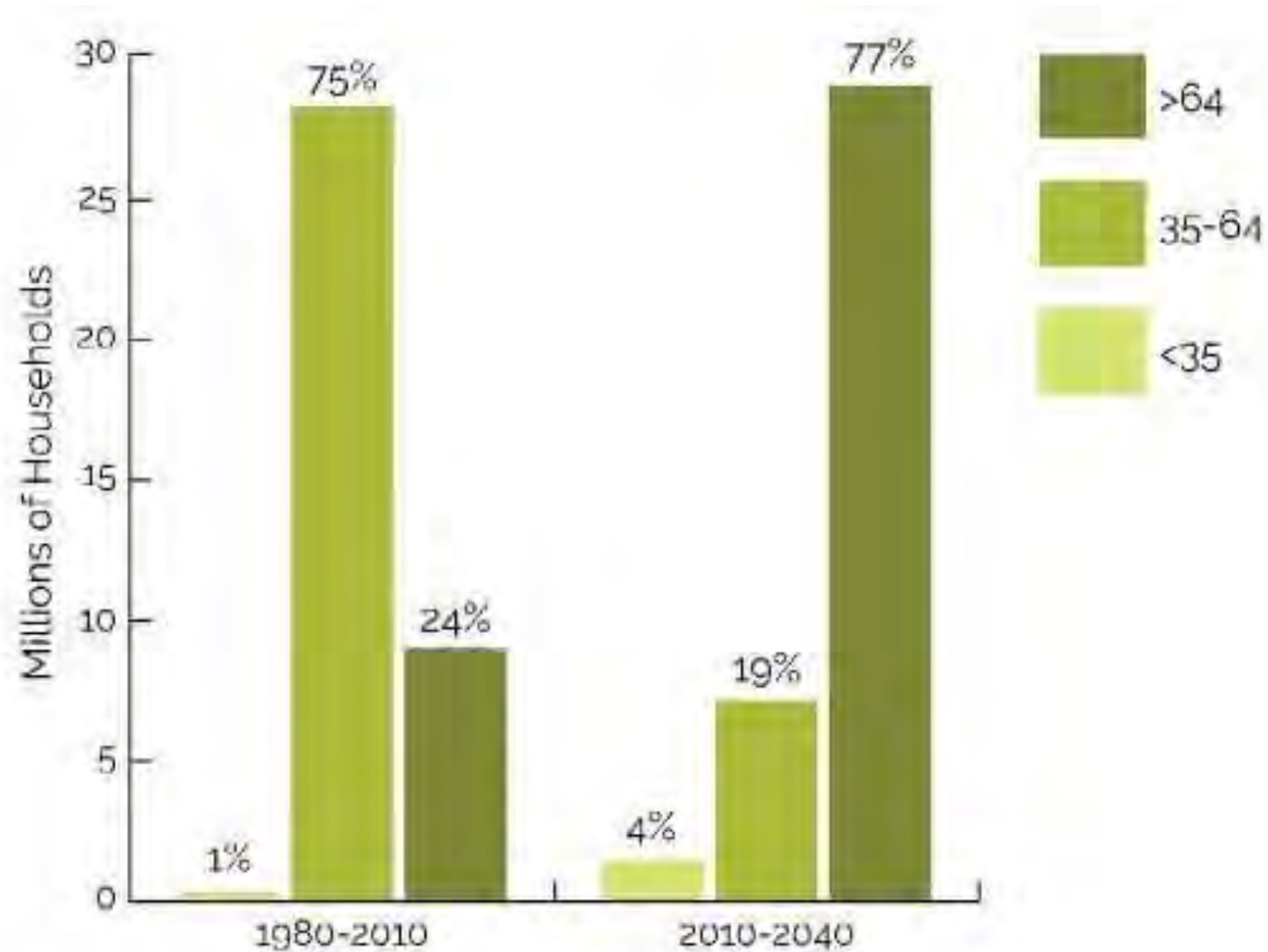
# UPDATE ON HOUSING ANALYSIS



**MEETING WITH ZIMMERMAN/VOLK ASSOCIATES**



# POPULATION TRENDS

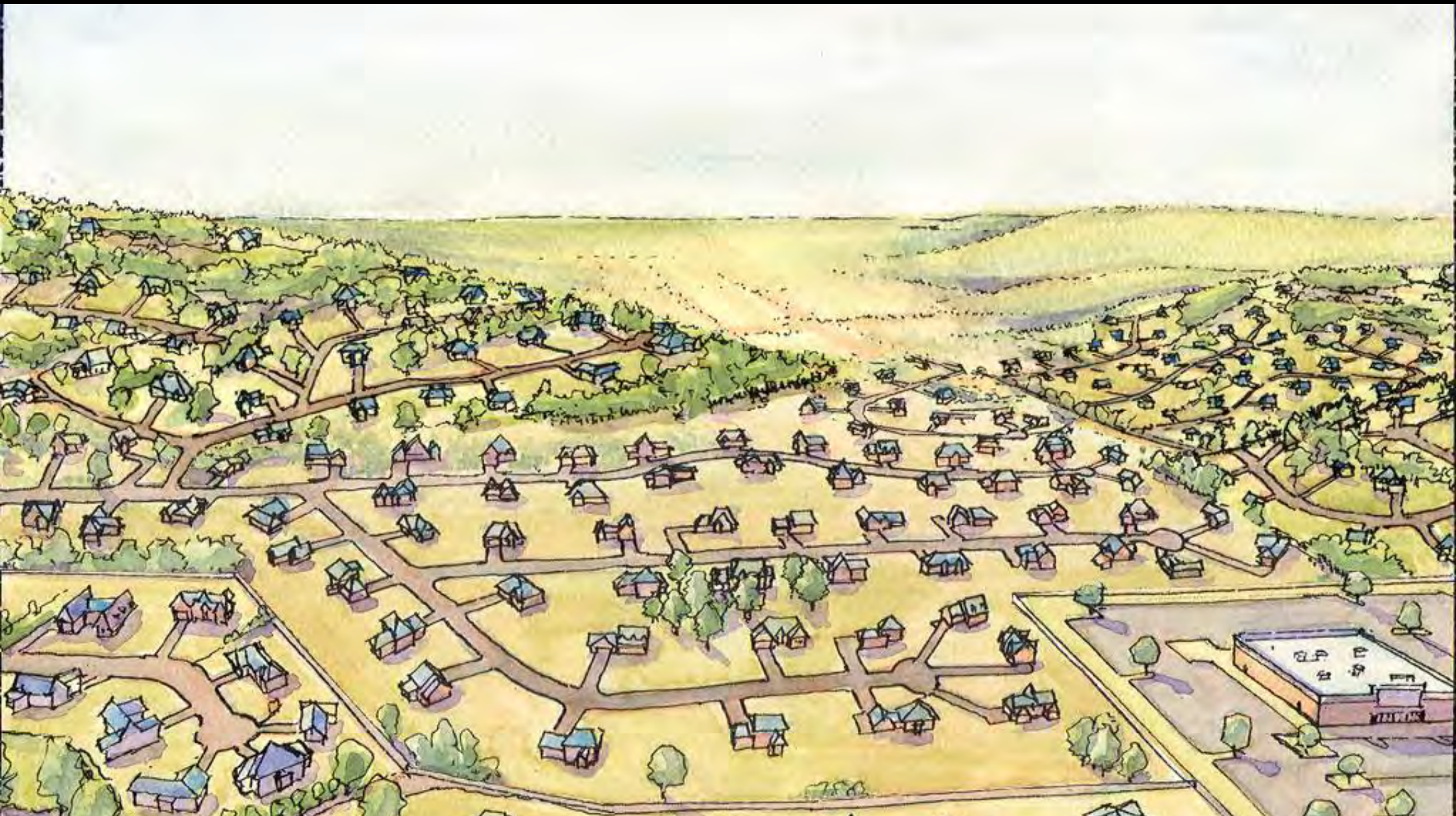


**SOURCE: CENSUS / HARVARD JOINT CENTER FOR HOUSING STUDIES**

# THE BIG PICTURE:

1. Priority Conservation Areas
2. Priority Infill Areas
3. Priority Growth Areas
4. Controlled / Limited Growth Areas

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



sprawl vs. compact development

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



sprawl vs. compact development

# FORMER GROVE



**DRAFT**

# FORMER GROVE



**DRAFT**

# CONVENTIONAL SUBDIVISION

Continuous low-density sprawl consumes the landscape

Wasted opportunities for parks

Broken street network

Pods separated by high speed thoroughfares

**DRAFT**

# FORMER GROVE



**DRAFT**





# CONSERVATION VILLAGE

Celebrated and restored landscape

Continuous parkway

Cohesive neighborhoods

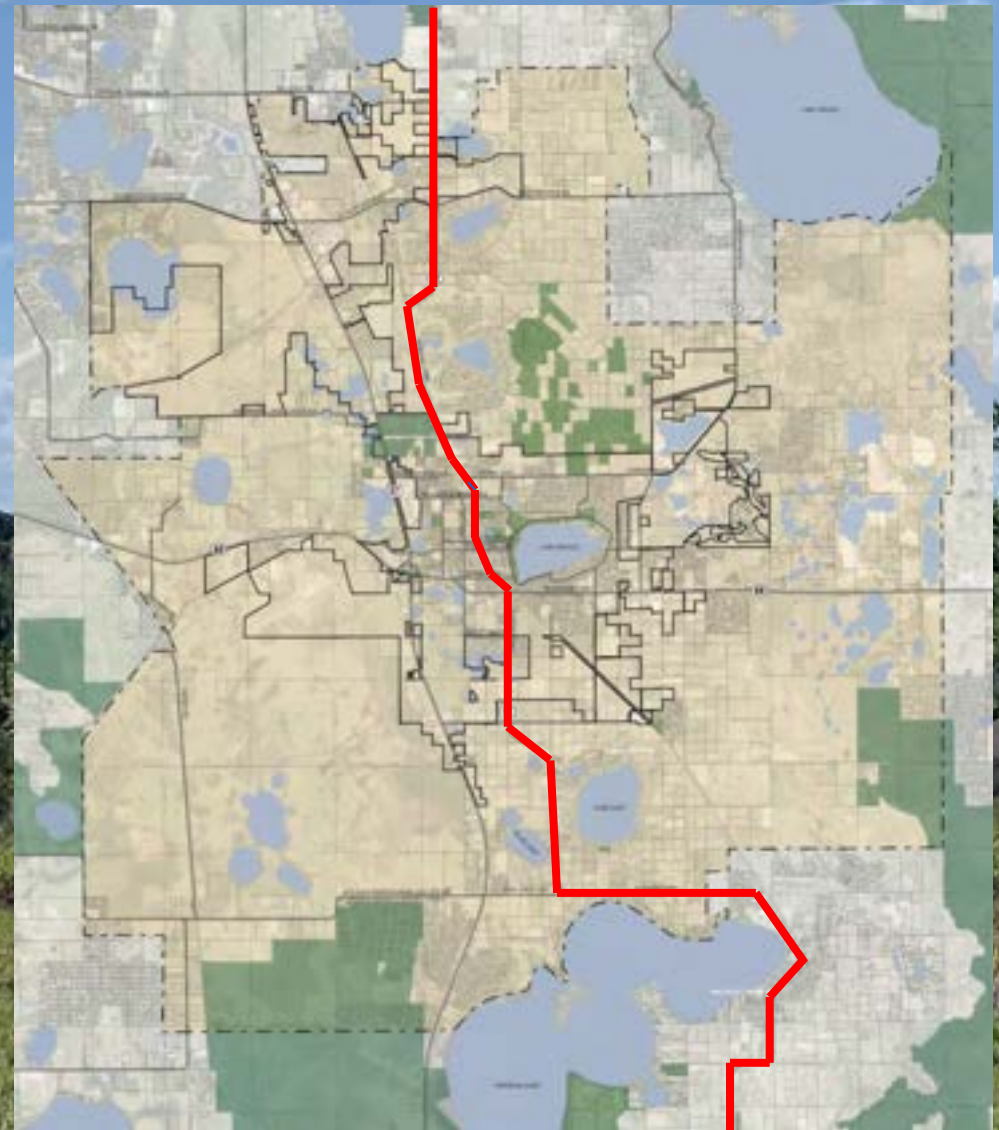
Comfortable shady and walkable neighborhood streets

**DRAFT**

# SCENIC HIGHWAY - PROTECT THE VIEWSHED



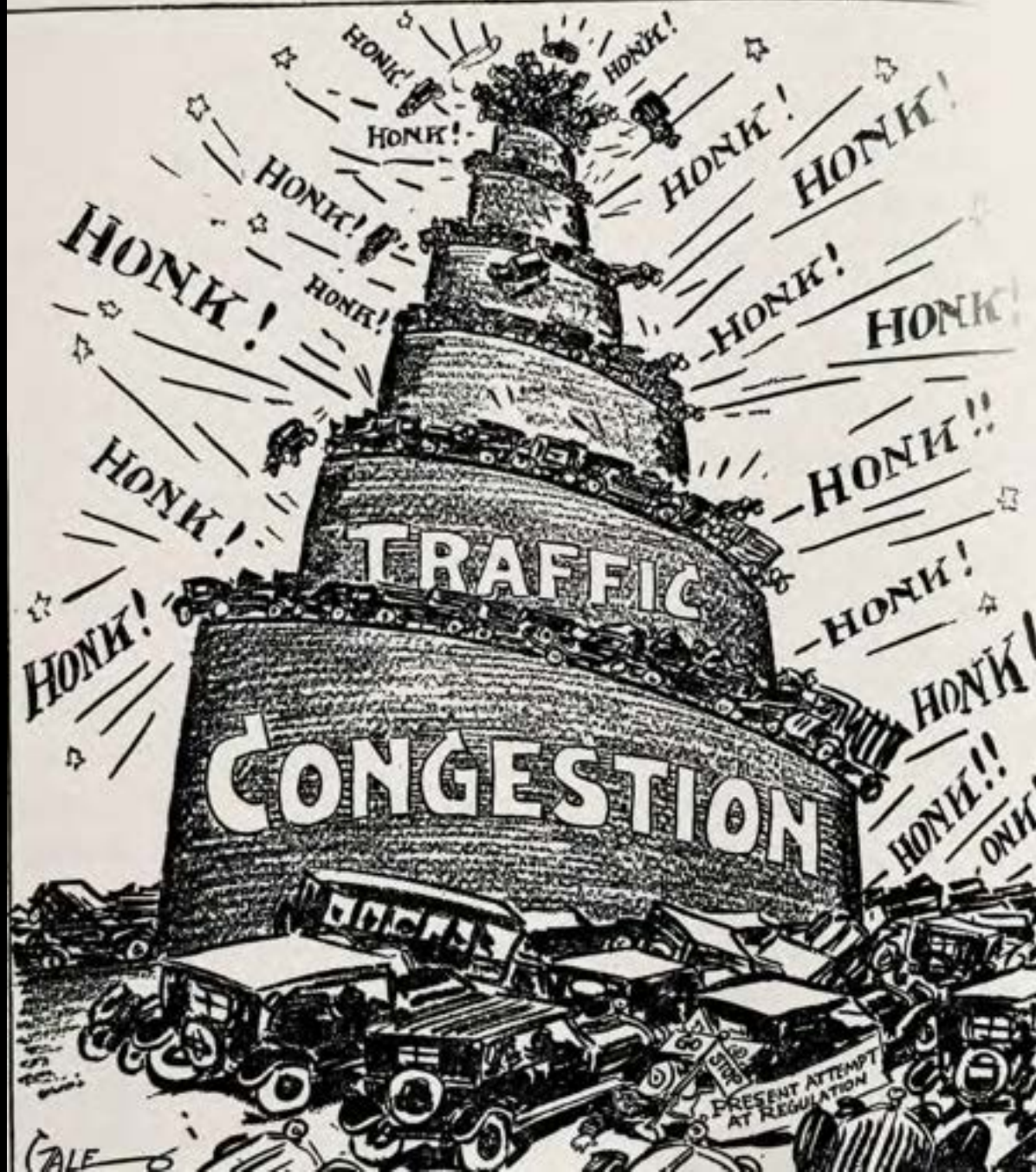
# SCENIC HIGHWAY - PROTECT THE VIEWSHED



# SCENIC HIGHWAY - CONSTRAINED AREAS



*The Modern Tower of Babel*



# TREES, SIDEWALKS, PARKING

On Accessibility Investigate



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

BUCK MOORE RD)

- Accommodate EV (even energy) options
- Roundabouts
- Too many "highways"

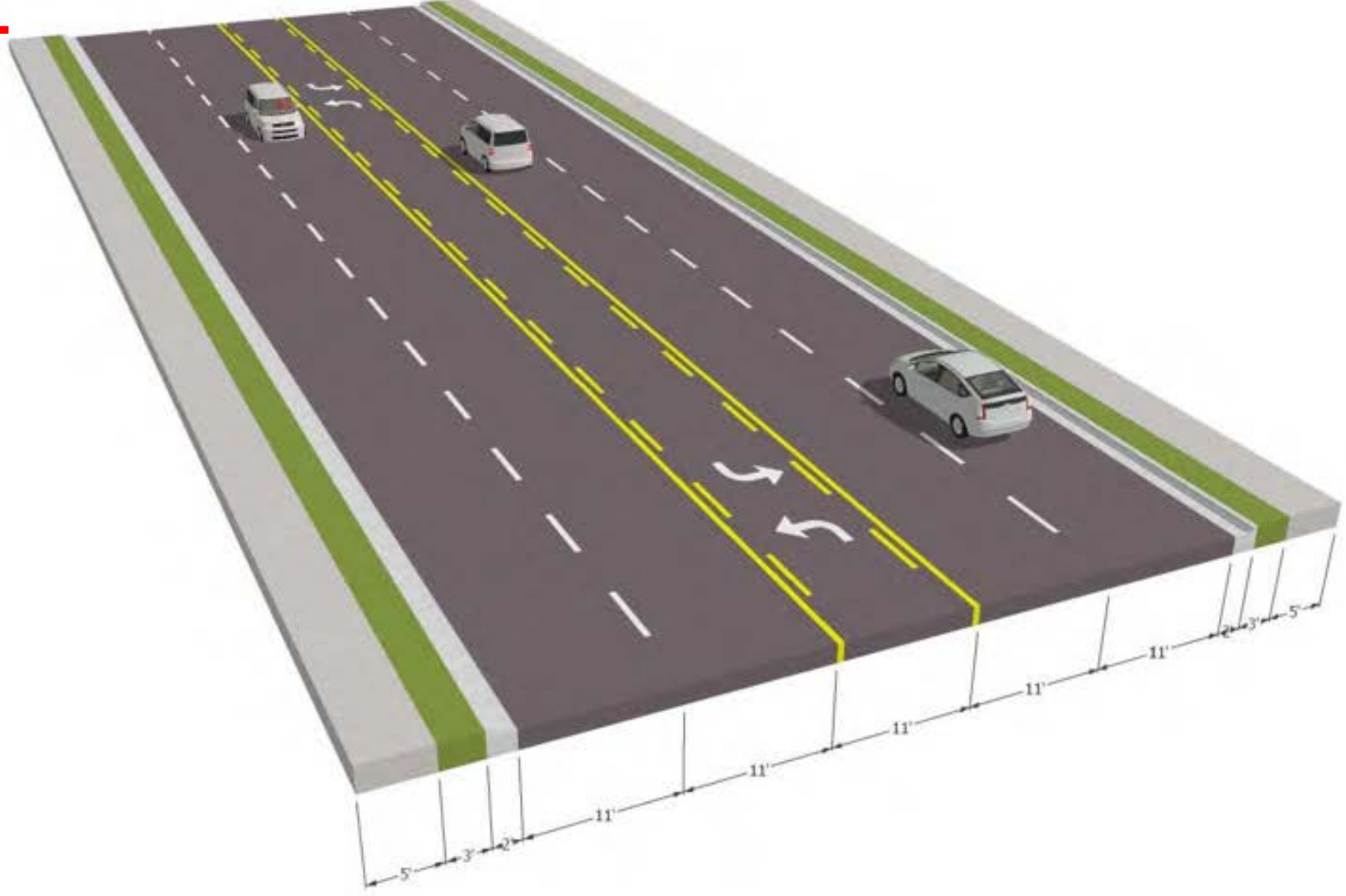
The display board features two diagrams of street cross-sections. The top diagram, labeled "75' R.O.W. (LIKE BURNS AVE)", shows a street with trees, a sidewalk, a bike lane, a travel lane with a downward arrow, a travel lane with an upward arrow, a parking area with a 'P' sign, another bike lane, and another sidewalk. The bottom diagram, labeled "BUCK MOORE RD)", shows a similar cross-section but with a different arrangement of lanes and a different tree placement. To the right of the diagrams is a list of notes. A map is partially visible on the right side of the board.

TABLE

5

A map showing a street layout with a blue line indicating a route. The map is partially obscured by the display board.

**DRAFT**



**BURNS AVE TODAY**

**DRAFT**



**BURNS AVE – WHAT IF?**



**DRAFT**

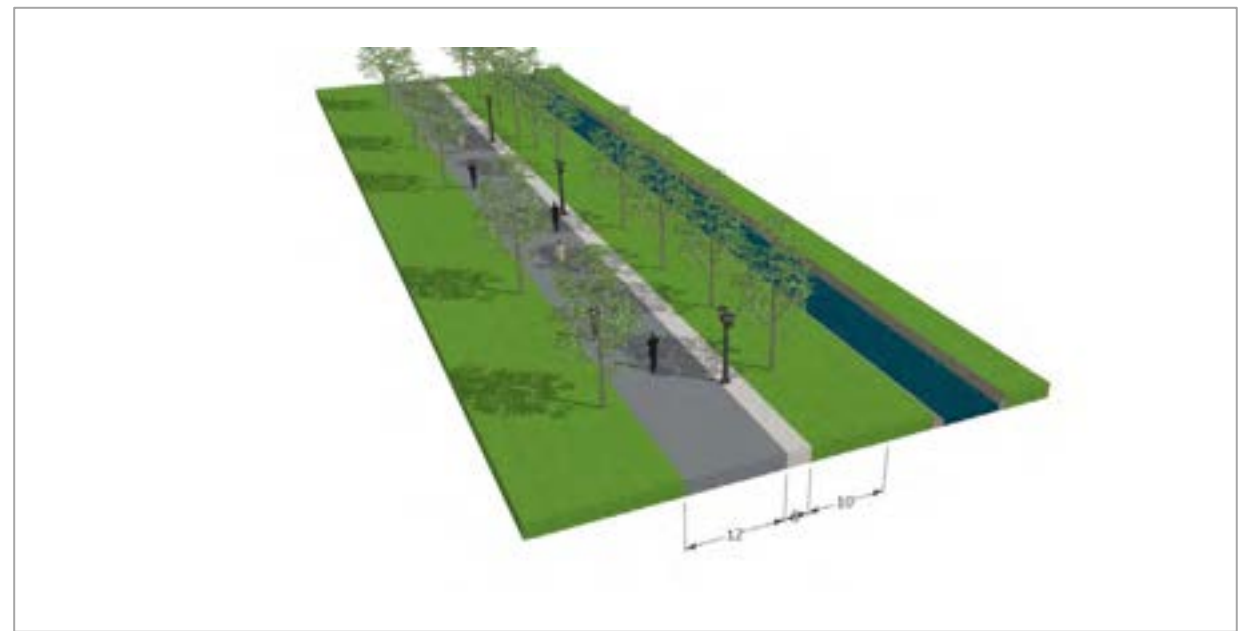


**US 27/ SR 25 – TODAY**

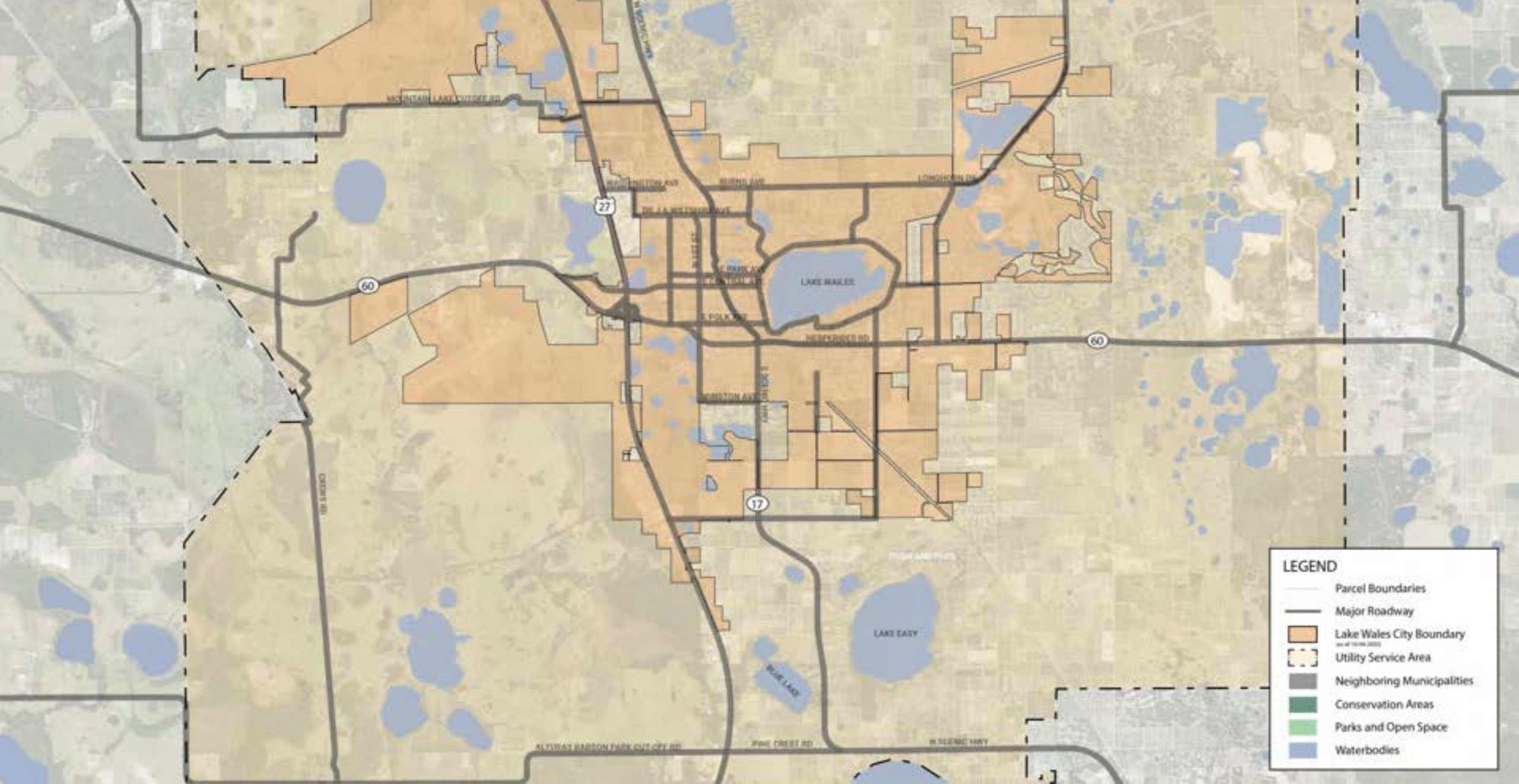
**DRAFT**



**US 27/ SR 25 – WHAT IF?**




**PALETTE OF STREET TYPES**



# STREET CONNECTIVITY

**DRAFT**

City of Lake Wales  
**MOBILITY PLAN & MULTIMODAL  
TRANSPORTATION IMPACT FEE  
TECHNICAL REPORT**  
JULY 2022

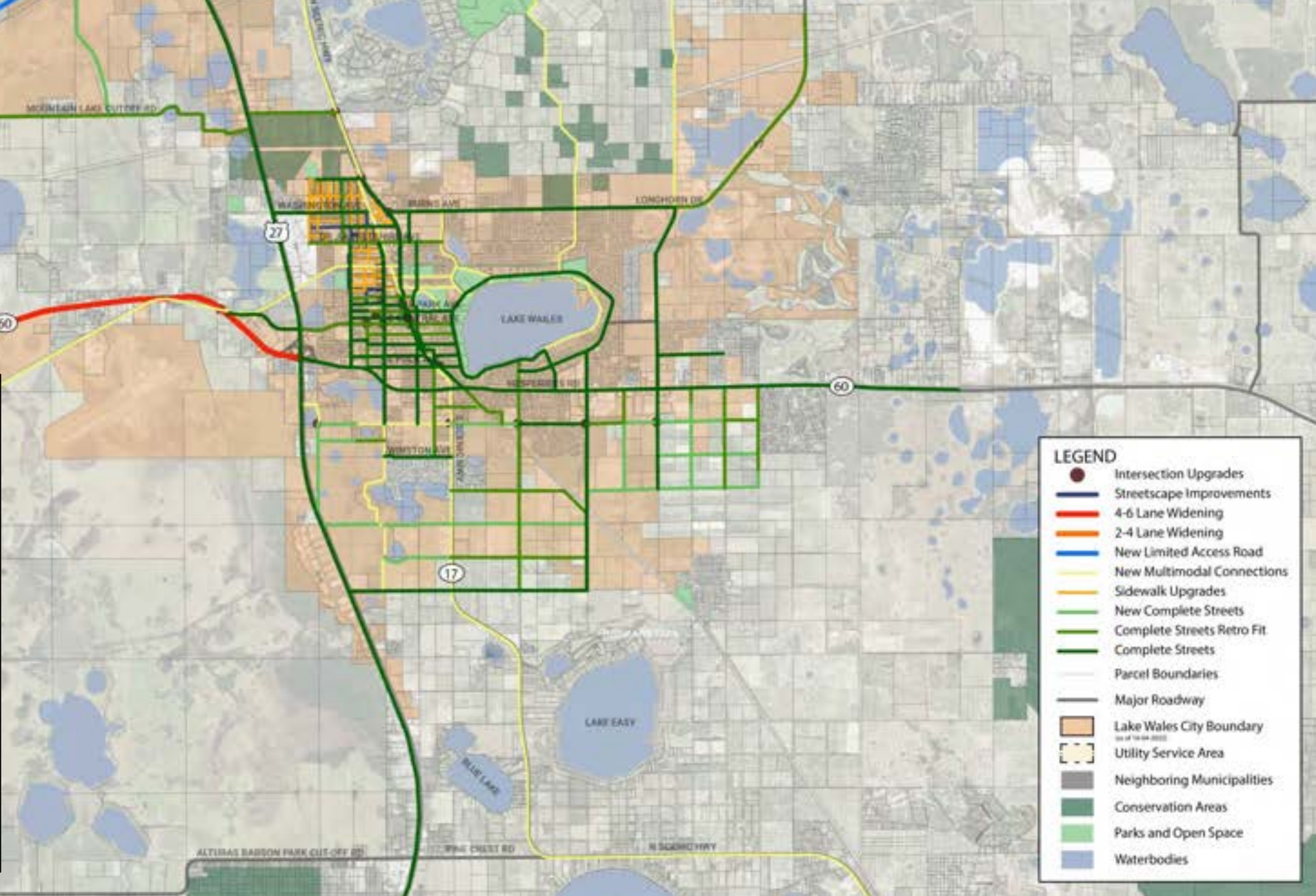


City of Lake Wales  
STATE OF FLORIDA  
COUNTY OF POLK

NUÉ URBAN CONCEPTS  
LAND USE • MOBILITY • PARKING • FEE

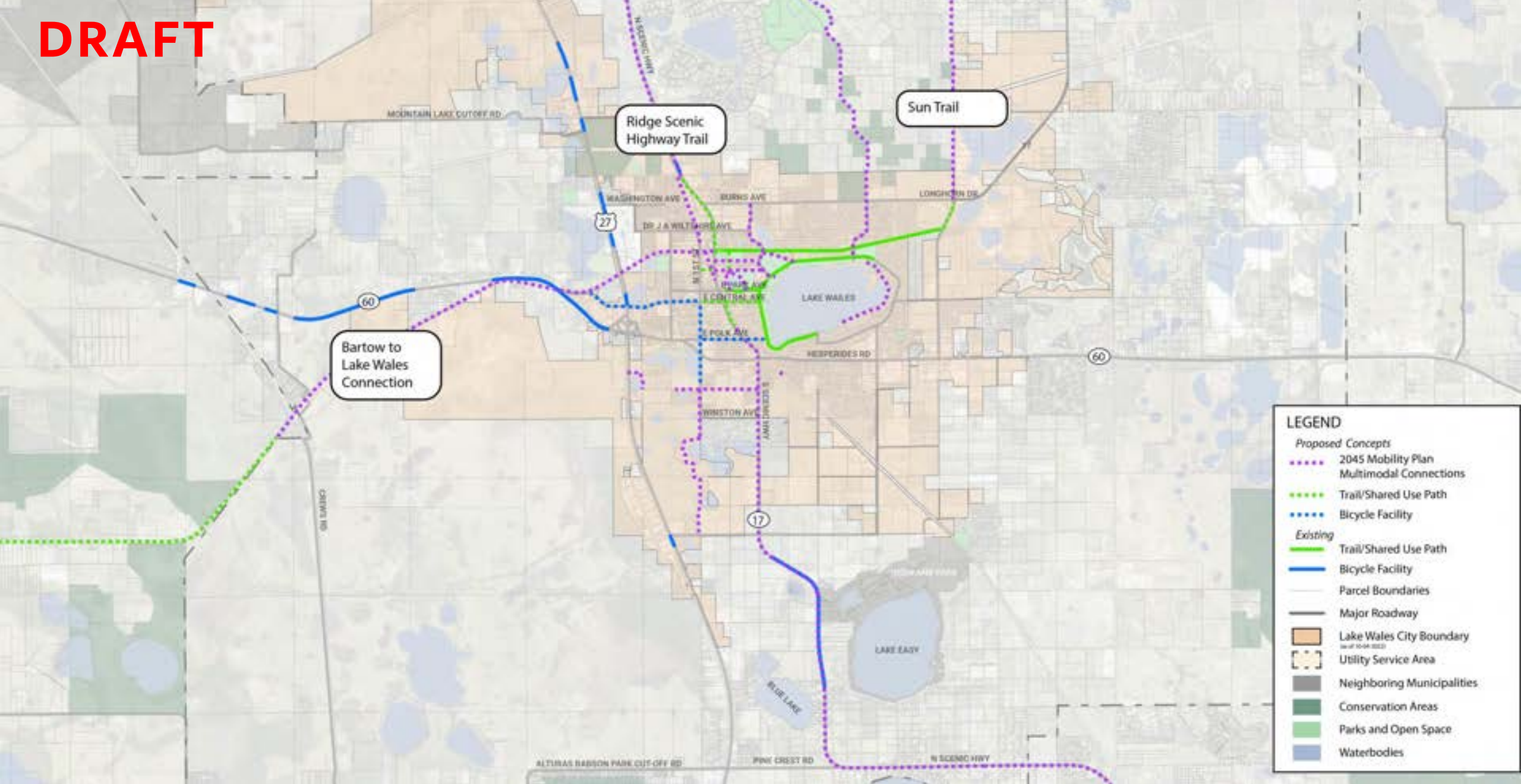
futureplan

MOBILITY COHORT



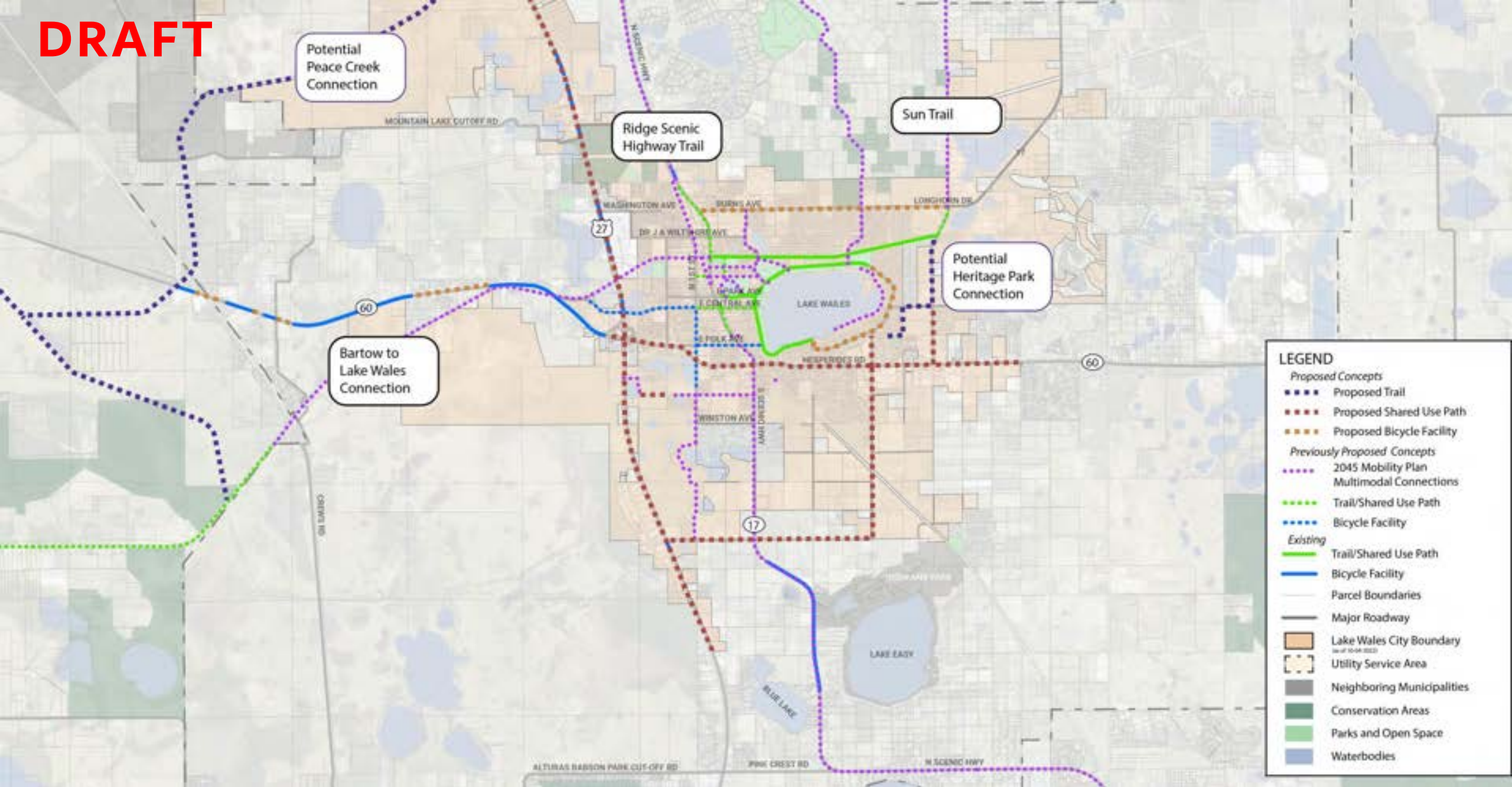
**MOBILITY PLAN RECOMMENDATIONS**

**DRAFT**



**EXISTING AND PREVIOUSLY PLANNED MULTIMODAL NETWORK**

**DRAFT**



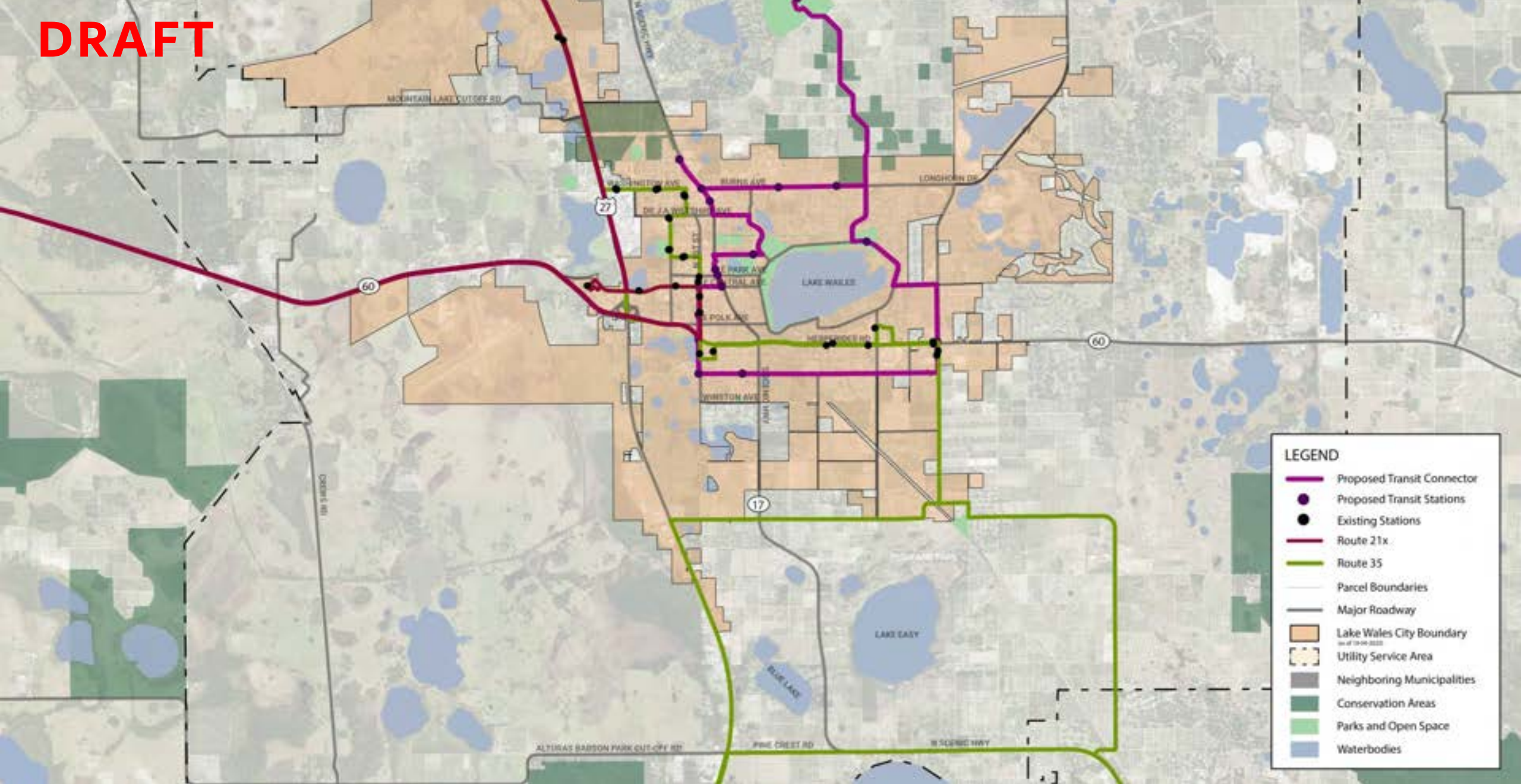
**WHAT IF? MULTIMODAL NETWORK**



TRAILS



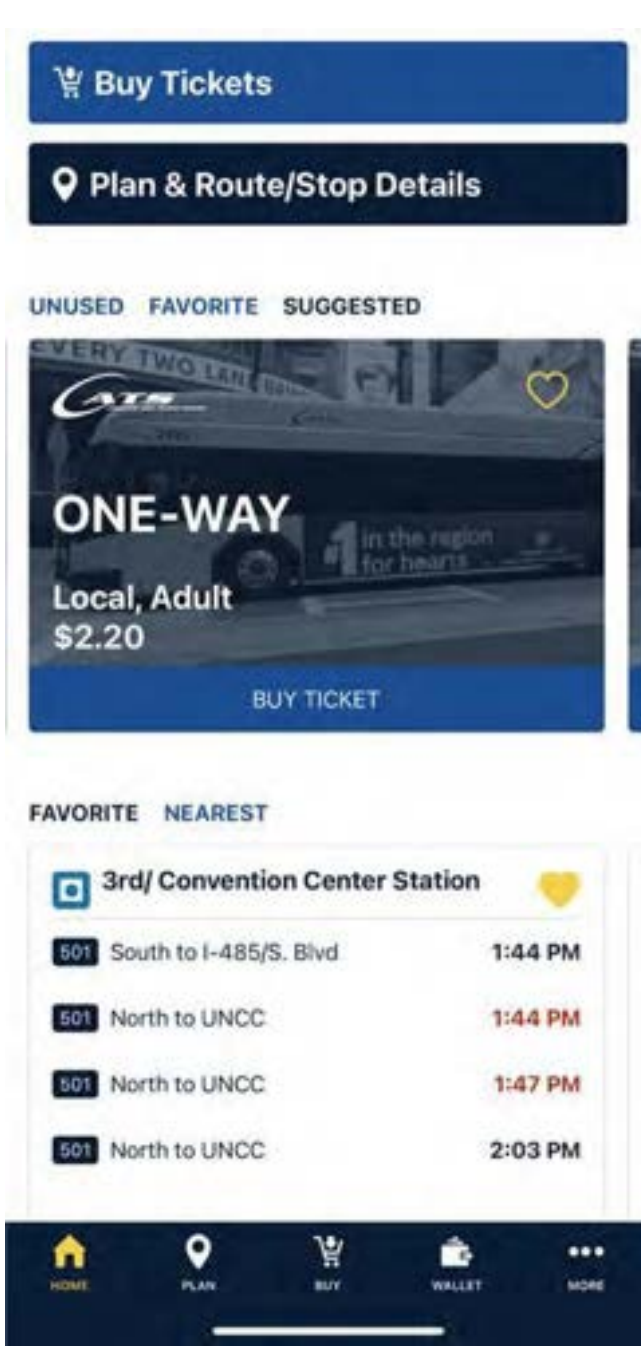
**DRAFT**



**LEGEND**

- Proposed Transit Connector
- Proposed Transit Stations
- Existing Stations
- Route 21x
- Route 35
- Parcel Boundaries
- Major Roadway
- Lake Wales City Boundary
- Utility Service Area
- Neighboring Municipalities
- Conservation Areas
- Parks and Open Space
- Waterbodies

**TRANSIT NETWORK**



**TRANSIT VEHICLE, MOBILITY HUB**

**JOBS**

**GREEN**

**NEIGHBORHOODS**

## **JOBS ACTION STEPS:**

1. Provide job incubators / training programs
2. Invest in technology
3. Identify new sites for industry
4. Provide a variety of housing to attract employees and industry
5. Concentrate on employee quality of life; promote LW for remote workers

## **GREEN ACTION STEPS:**

1. Pursue conservation funds; acquire lands and conservation easements
2. Incentivize / require conservation
3. Adopt “Green Building” incentives
4. Update parks & rec plan, anticipating growth

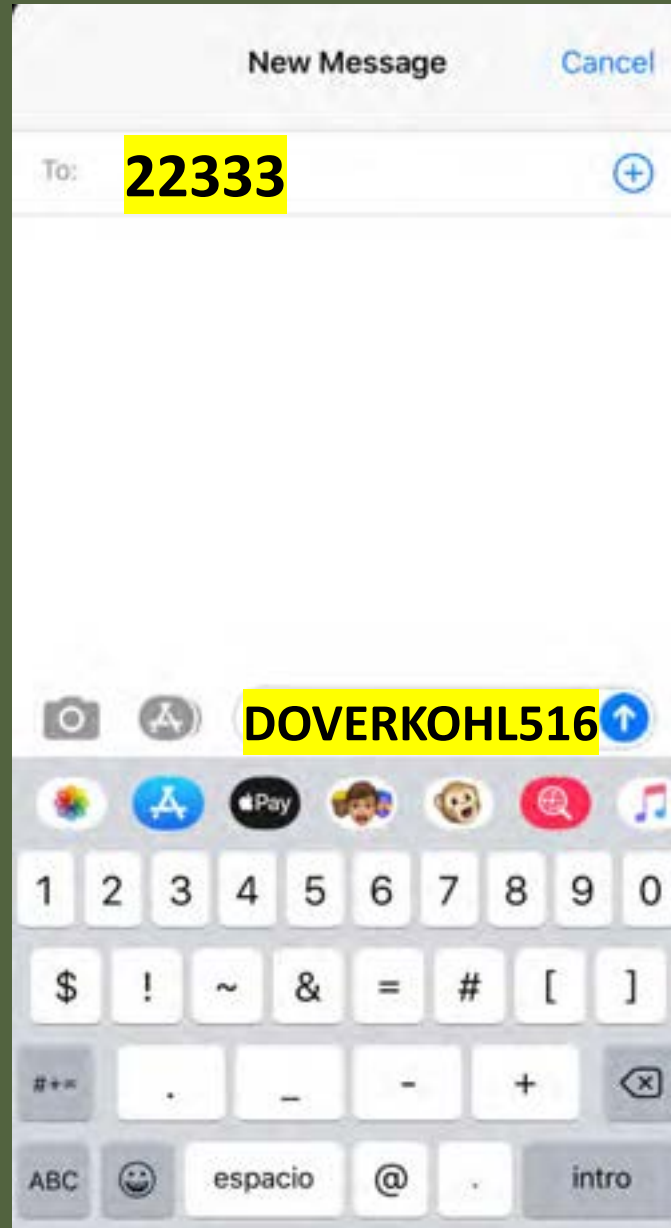
## NEIGHBORHOOD ACTION STEPS:

1. Make traditional neighborhood development by-right; ease approvals
2. Fix the zoning
3. Adopt Complete Street standards
4. Establish incentives
5. Promote the vision

**quick poll**

# Quick Polling

Send answers through text messaging!



# First



Send a text to 22333



Send this message:  
**DOVERKOHL516**



# Quick Polling

Send answers through text messaging!



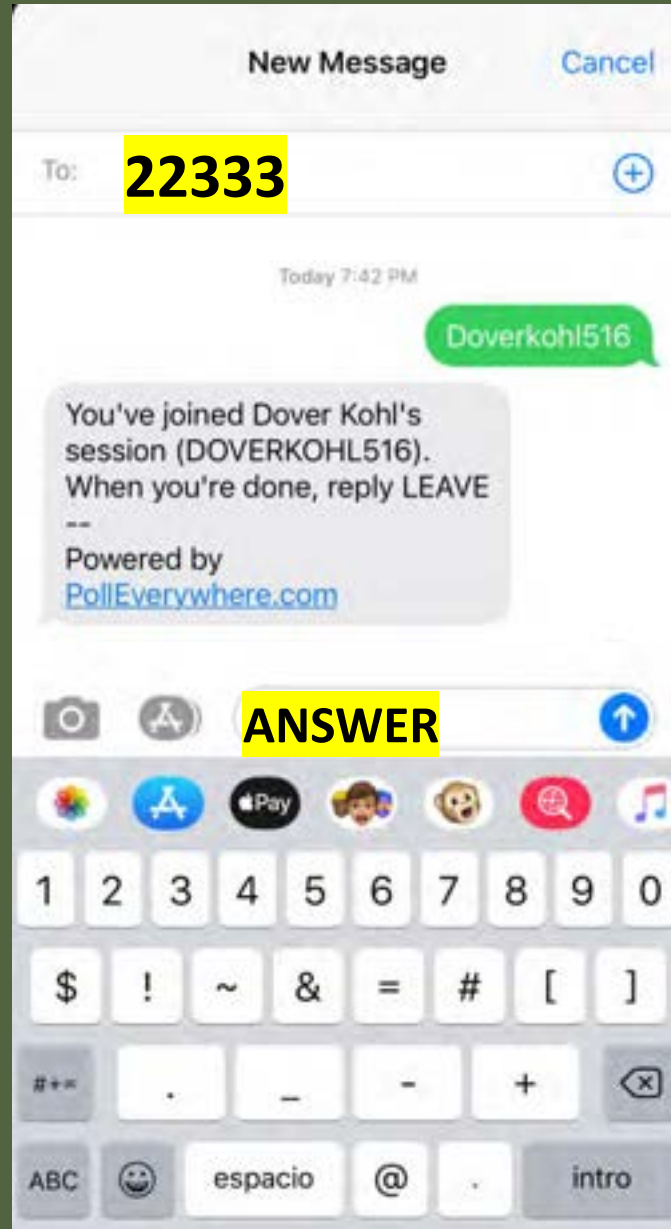
After



Confirmation

# Quick Polling

Send answers through text messaging!



# Then



Send a text to 22333



Then send your Answer

**DRAFT**

# BIG GREEN NETWORK

The Big Green Network of Lake Wales



## What do you think of the ideas for the big green network?

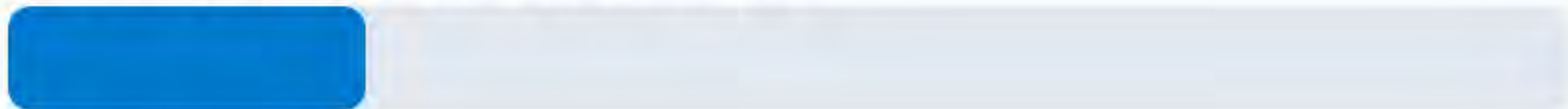
Like It!

81%



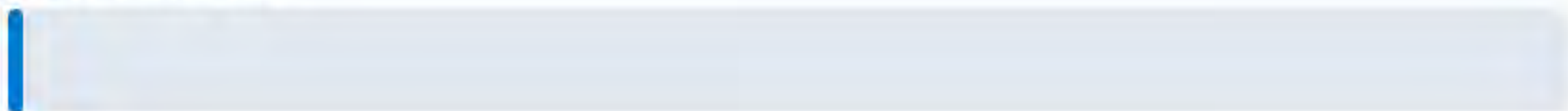
Not sure yet. Need more information

19%



Don't like it!

0%



WHAT IF?

DRAFT

11<sup>th</sup> Street S

State Rd 60



## What do you think of the ideas for the Health District on Hwy 60?

Like It!

79%



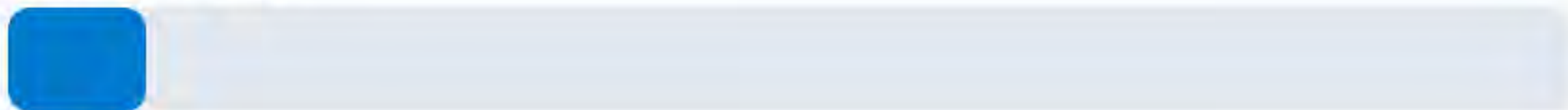
Not sure yet. Need more information

14%



Don't like it!

7%





## What do you think of the ideas for neighborhood design?

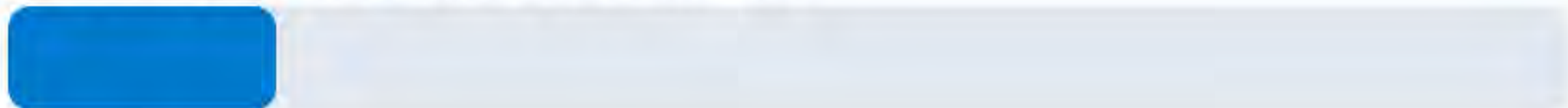
Like It!

81%



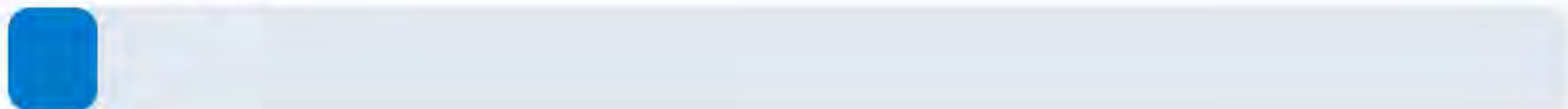
Not sure yet. Need more information

14%

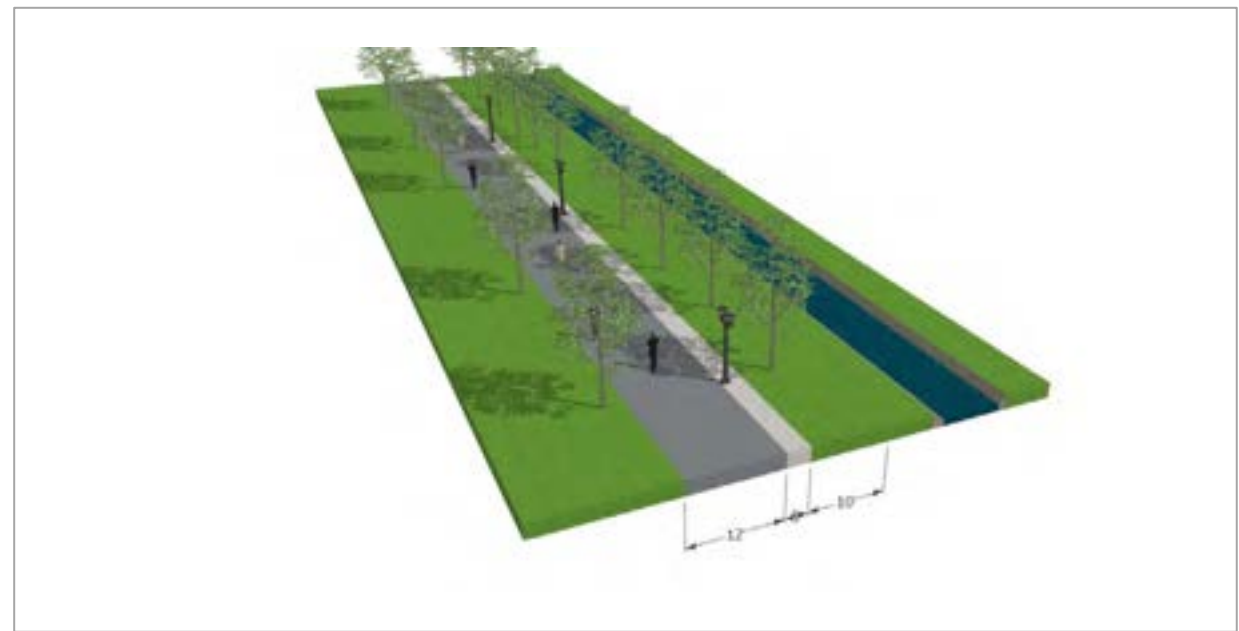


Don't like it!

5%







**PALETTE OF STREET TYPES**

## What do you think of the ideas for complete streets?

Like It!

79%



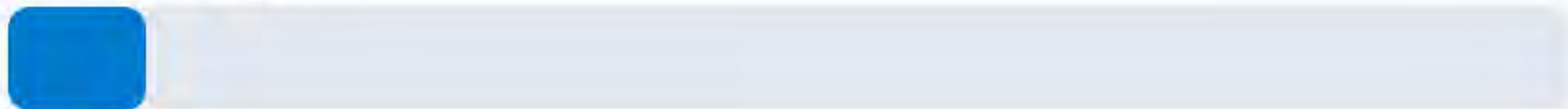
Not sure yet. Need more information

14%



Don't like it!

7%



## Which ideas discussed tonight were most exciting to you?

Is NW a serious concern???

Alleys

Transfer development rights

Rear garages

Economic opportunities and ecotourism

Green areas/improvement of transportation network/calming traffic

Green spaces, neighborhood design

More dense housing...what about roads

Burns Avenue redesign

Bike trails

Infilled project

Safe spaces for pedestrians and bikers

Complete streets

Burns ave

Green space

Where is affordable housing

Jobs

Hiding garages

Retrofitting existing, underutilized properties

Green network

Neighborhood near Hillcrest, hospital and arts center.

Green network

Filling in unused spaces

Land Development

New configuration of neighborhoods

Town with MORE trees and walkways

I heard a lot of contradictory ideas.

our city as a destination for remote workers

Used spaces

Burns Ave

Traditional neighborhood design with alley

Green network

New neighbor hood design

Hi Victor good job!

Filling in the unused spaces

Viewshed protection for scenic highway

Neighbors that are "green" net zero energy ready homes.

Traditional neighborhood design

Redevelopment of underused lands

Neighborhood Design

Traditional neighborhood design

Green areas

Conservation

Focus on green areas! Multi generational living spaces. Potential green transportation

## Which ideas discussed tonight were most exciting to you?

Traditional neighborhood design

Connected trailways

Redevelopment of the Orange Development center

Green spaces by the LW Way

The green network.

Traditional neighborhood design

Infill development in poorly utilized areas!

Green space

Traditional neighborhood design

The parking lot turning in to a living complex

Traditional neighborhood design

Utilizing empty parking space for residential apartments and housing

Watershed protection

Roads

Green network

Filling in the unused spaces.

Traditional neighborhood design

Green areas

Green space

## Are there any issues not discussed tonight, that you would like the planning team to investigate for the vision?

Maintaining streets in historic district

mixes of land uses

Infrastructure, NW area, connecting to neighborhoods outside of current city limits

Caring for new ideas

What if County approved development inconsistent with the Lake Wales way?

Keeping the friendly vibe

Where will future industries fit in growth?

Rooftop solar

We need to move away from heavy industry! Invest in a wide variety of jobs

Streets that look to public transport

Where does the pipe factory fit in?

Historic preservation!

Infrastructure

What about infrastructure?

How do we address properties that have been approved that do not lineup with our aspirations?

Athletic fields

Equity and opportunity

Remove of urban blight

Matching the vision to an aging population

Historic awareness to citizens

Sustainable homes Net Zero Energy Ready

Resources to fund the design

Getting rid of lanes does not get rid of traffic

Orange grove change to native habitats are very hard to do in a short term development phase

Limit to growth thru infrastructure

Low income affordable housing

Upstairs of existing buildings for apartments

Infrastructure

Existing economic strengths

Best types of industry to provide jobs and opportunities

Reuse of historic buildings

Park system

Where will you put the additional hospital, schools and police stations? Where are the stores?

Over populating natural land

Green energy to go along with green development

Focusing on education at a city level for STEM and Technology

Green area perpendicular to the other green areas for animals

Schools

How does this get paid for?

Conservation lands buffer around Bok tower

Let's discuss sustainability.

## Based on what you heard tonight, is the vision on the right track?



## **NEXT STEPS:**

- Review information / send your questions and feedback:

**[lakewalesenvisioned.com](http://lakewalesenvisioned.com)**

- Updates coming this summer



**L A K E W A L E S**

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

**THANK YOU!**



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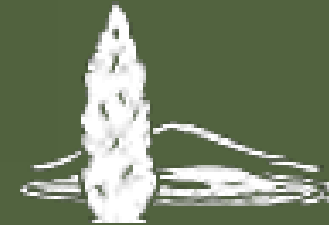
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