

Lake Wales Connected Plan - Action Step Status

LWCP Near-term & Near-term to Mid-term

Status	DKP Action Step	Description	Action Step Owner(s)	Stakeholder Groups	Cost Range	Potential Funding Sources	Big Idea	Plan Areas
In Progress	1	Survey and produce construction ready design drawings for Park Avenue, from Scenic Highway to Wetmore Street (include plantings, lighting, sidewalks, parking, plaza, street furniture)	James Slaton Karen Thompson Mark Bennett Michael Manning	City, CRA, America in Bloom	\$	CRA CIP	Design	D
In Progress	2	Survey and produce construction ready design drawings for 1st Street, from Central Avenue to Wiltshire Avenue (include plantings, lighting, sidewalks, parking, plaza, street furniture)	James Slaton Karen Thompson Mark Bennett Michael Manning	City, CRA, America in Bloom	\$\$\$	CRA CIP	Connect Design	D & N
In Progress	3	Create a refined map and illustrations for connections between Downtown, Crystal Lake Park, and Lake Wales Park, based on the concepts in the Lake Wales Connected trails & bikeways map and the underlying research of the Olmsted Brothers history in planning for the region and its public open spaces. This effort should aim to integrate and connect Downtown, Crystal Lake, Lake Wales, and potentially other areas of the regional green/blue network	Michael Manning Stephanie Edwards	City, CRA	\$	CRA CIP	Connect	D & N
Not Started, Planned	4	Implement Park Avenue street improvements (from Scenic Highway to Wetmore Street), and one block of 1st Street improvements (from Park Avenue to Stuart Avenue)	James Slaton Karen Thompson Mark Bennett Michael Manning	City, CRA, America in Bloom	\$\$\$	CRA CIP	Design	D
In Progress	5	Improve Market Place Plaza in coordination with Park Avenue street design	James Slaton Mark Bennett Michael Manning	City, CRA, America in Bloom	\$\$\$	CRA CIP	Design	D
In Progress	6	Partner with Housing Authority to produce construction-ready design drawings for Grove Manor redevelopment as a walkable, mixed-income neighborhood	Mark Bennett Michael Manning	Housing Authority, City, CRA	\$\$\$	CRA CIP Housing Authority	Populate	D & N
In Progress	7	Support upgrades to Grove Manor public realm improvements	Mark Bennett	City, CRA	Varies	CRA CIP	Populate	D & N
In Progress	8	Pursue landscape design and training partnership with Bok Tower Gardens	James Slaton	CRA, America in Bloom	\$	CRA	Design	D & N
In Progress	9	Partner with housing contractor to build infill housing in the Northwest Neighborhood	James Slaton Mark Bennett	City, CRA	\$	CRA	Empower Populate	N
In Progress	10	Coordinate with CSX Corporation to allocate a portion of the rail right-of-way for a multi-use trail.	James Slaton Michael Manning	City, CSX Corporation	N/A		Connect	D & N
In Progress	11	Construct missing sidewalks in the Northwest Neighborhood: include a sidewalk on at least one side of each street; key connectors should have sidewalks on both sides.	James Slaton Mark Bennett Michael Manning	City, CRA	Varies	CRA CIP	Design	N
Not Started	12	Invest in public art		City, CRA	Varies	CRA CIP	Design	D & N
Not Started	13	Pursue funding/sponsorships for Olmsted streetscapes		City, CRA, America in Bloom	N/A		Design	D & N
In Progress	14	Adopt urban form and design guidelines for Downtown streets (Park, Lincoln, Stuart, Orange, Central Avenues; Scenic Highway; 1st Street), and for historic restoration and infill of new buildings, based on the urban design recommendations of the Lake Wales Connected plan	Mark Bennett	City	\$	City	Design	D & N
In Progress	15	Draft and adopt changes to zoning to implement Plan recommendations, in the form of strategic changes to the existing ordinance or a new Form-Based Code for the core of Lake Wales including: Revise local zoning restrictions on bars in Downtown, Update zoning requirements to permit infill buildings according to the plan vision. Reduce or eliminate minimum parking requirements in the core of Lake Wales, Streamline development approval process to reduce uncertainty.	Mark Bennett	City	\$	City	Connect Design Empower	D & N
In Progress	16	Establish FDOT context zones for Core Area streets; Work with FDOT to change posted speed limits on Scenic Highway	James Slaton Mark Bennett Michael Manning	City, FDOT	N/A		Connect	D & N
In Progress	17	Adopt historic preservation building code	Mark Bennett	City	N/A		Empower	D & N
In Progress	18	Enforce building codes to encourage redevelopment of abandoned properties	Mark Bennett Bill Nolen	City	\$	City	Empower	D & N
Not Started	19	Pursue a Parking Management Strategy for Downtown following the toolkit provided in Lake Wales Connected	Mark Bennett	City, CRA	\$	City	Connect	D
Not Started, Planned	20	Apply for Duke Energy Park & Plug Pilot Program for Downtown electric vehicle charging stations	James Slaton Michael Manning	City, CRA	N/A		Connect	D
In Progress	21	Recruit a coffee shop, brewpub, café and sports bar to Downtown.	Karen Thompson	CRA	\$	CRA	Activate	D
In Progress	22	Identify a site for a new multi-purpose events center. The facility could host plays, concerts, art installations, and private events, and could be managed by a third party	James Slaton	CRA	N/A		Activate	D
Not Started	23	Explore potentials for an outward-facing Polk State College student center to encourage students to spend more time Downtown.		CRA, Polk State College	N/A		Activate	D
Not Started	24	Encourage Downtown property owner to develop co-working space with shared access to conference rooms, etc		CRA	N/A		Activate Empower	D
Not Started	25	Work with Polk State College for Downtown expansion		City	N/A		Activate	D
Not Started, Planned	26	Explore potential for funding forgivable loans or grants for painting and other exterior improvements among nearby homes to enhance the appeal of close-in neighborhoods.	James Slaton Mark Bennett	City, CRA	\$	CRA CIP	Empower Populate	D & N
In Progress	27	Identify properties owned by CRA or the City and explore joint ventures for new housing	James Slaton Mark Bennett	City, CRA	\$	CRA CIP	Populate	D & N
Not Started	28	Work with developers to bring housing to Orange Avenue		City, CRA	N/A		Empower Populate	D
Not Started	29	Work with developers to build senior housing on/near Lincoln Avenue		City, CRA, Florida Housing Finance Agency	\$\$\$	Florida Housing F	Empower Populate	N
Not Started	30	Work with investors to develop a multi-tenant building on Lincoln Avenue		City, CRA	\$\$\$	CRA CIP	Activate Empower	N
Not Started	31	Recruit businesses to Northwest Neighborhood industrial properties		Economic Development Council, City, CRA	\$	City Econ. Dev. Council	Activate Empower	N
Not Started, Planned	32	Market and expand façade improvement funds, emphasizing historic restoration; Encourage property owners to restore historic facades	James Slaton Mark Bennett	CRA	\$	CRA	Empower	D & N
Not Started	33	Recruit a student intern to document people-made trails in the Northwest Neighborhood, and collect oral histories. Incorporate and celebrate as part of future infill development, where feasible		City, CRA	\$	CRA City	Design	N
Not Started	34	Establish an Alleys Enhancement Program in consultation with Downtown businesses and property owners to encourage implementation of a destination alley Downtown.		City, CRA	\$	CRA CIP	Design	D
Not Started	35	Educate property owners on clearing property title		City, CRA	\$	CRA City	Empower	N
Not Started	36	Fund/finance efforts to clear title for Northwest Neighborhood properties		City, CRA	\$	CRA City	Empower	N
Not Started	37	Consider adding local hiring requirements to infrastructure improvement contracts		City	N/A		Empower	D & N

Not Started	38	Provide first-time homebuyer counseling and education		City	\$	Florida Housing F Housing non-profi	Empower Populate	D & N
Not Started	39	Provide down payment assistance and low-interest mortgages for infill housing		CRA, Florida Housing Finance Agency	\$\$	Florida Housing F	Empower Populate	D & N
Not Started	40	Support training programs for local residents to develop skills in construction, historic restoration, and landscape installation/maintenance		City/Main Street, Roosevelt Academy, CareerSource Polk, potential partnership with Bok Tower, America in Bloom	\$	CRA City	Empower	D & N
Not Started	41	Explore opportunities for a Culinary Arts program at Polk State College		Polk State College, CRA	\$\$	PSC	Activate Empower	D
Not Started	42	Organize mentors and training for entrepreneurs hoping to open businesses in the core of Lake Wales. Explore their space and assistance needs to determine whether a business incubator is needed.		City, CRA, Polk State College, Florida Small Business Development Center	\$	CRA CIP	Empower	D & N
Not Started	43	Link local entrepreneurs to services through the Florida Small Business Development Center		City, CRA, Florida Small Business Development Center	N/A		Empower	D & N
Not Started	59	Continue to pursue funding/sponsorships for Olmsted streetscapes		City, CRA, America in Bloom	N/A		Design	D & N
Not Started	61	Continue to market and expand façade improvement funds, emphasizing historic restoration; Encourage property owners to restore historic facades		CRA	\$\$	CRA	Empower	D & N