

Wellness Way Alternative Approach

January 21, 2014

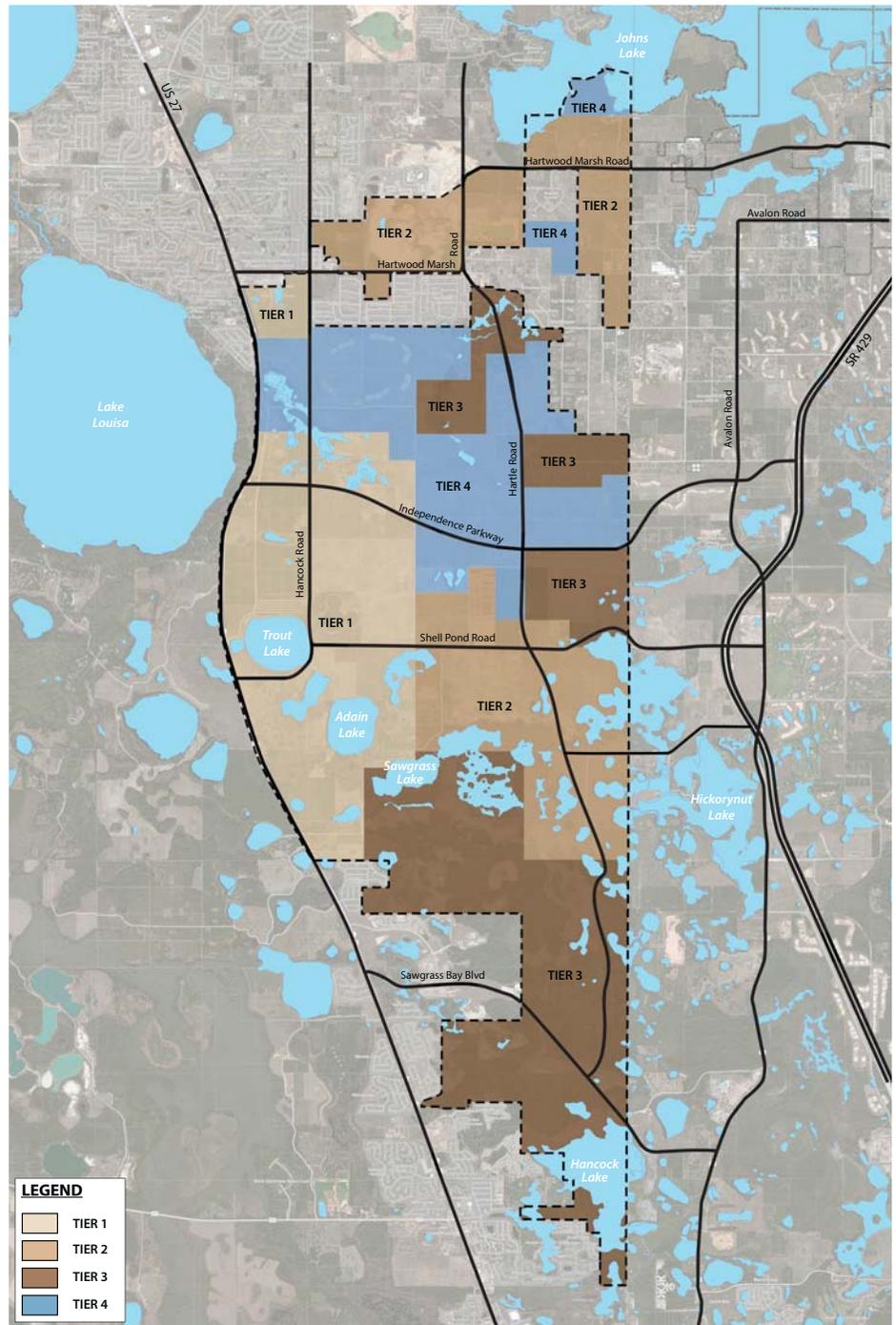
Sector Plan Scale

At 25 square miles, Wellness Way is a large area of vacant, underutilized land. The primary intent of the Sector Plan is to effectuate positive change for the following initiatives:

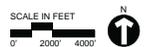
- Job creation and economic development
- Regional transportation connectivity
- Creation of the Wellness Corridor network
- Promotion of recreation and healthy living
- Water Smart approaches
- Preservation of scenic resources including topography
- Health and wellness community development

To achieve these initiatives, planning standards need to be adopted to specifically address the unique conditions of Wellness Way. It is paramount for these standards to be flexible for the long time horizon of development in Wellness Way. Further, to provide predictability to plan, there are only four land uses:

- Tier 1; most jobs
- Tier 2; 1.5 to 1 Ratio
- Tier 3; least jobs
- Tier 4; public lands



FUTURE LAND USE MAP
WELLNESS WAY SECTOR PLAN
SIMPLE • FLEXIBLE • PREDICTABLE



The plan is based upon reserving ample land to achieve at least a 1.5 to 1 Jobs-to-Housing Ratio (JTHR). Tier 1 designation is adjacent to US 27 and has the highest JTHR. Tier 2 designation is located adjacent the proposed primary roadways and Tier 3 (with the lowest JTHR) is located on land with less access to the primary roadways. The plan is also based on having more than 50% of Wellness Way in permanently dedicated open space to allow trails to connect all of Wellness Way together and to Lake Louisa State Park. The decisions on where the land uses occur is provided for in the Sector Plan but defined at the next required planning step; the DSAP.

Rational Approach to a Balanced and Healthy Wellness Way

Wellness Way is a balance of employment uses and open space systems with supporting residential uses. The balance refers to an equitable mix of land use types including a significant amount of open space as a model community for south Lake County.

The following land use standards apply to Wellness Way as a whole:

■ over 50% open space	9,635 acres approximately		
■ 1.5 JTHR	24,300 jobs	14,580,000 SF	1,458 acres
■ 1 du/gross acre	16,200 homes	4.3 du/net acre	3,757 acres

Based upon these preliminary acreage totals, it is estimated 59% of Wellness Way will be in an open space use.

The acreage breakdown is as follows:

■ Total Gross Acres	16,200 acres
■ Approved PUDs	<u>1,350 acres</u>
■ Subtotal	14,850 acres
■ Public land (Tier 4)	2,928 acres
■ Wetlands	3,343 acres
■ Water bodies	<u>910 acres</u>
■ Undevelopable	7,181 acres
■ 32% DSAP Open Space	2,454 acres
■ Job Hub	1,458 acres
■ Residential land	<u>3,757 acres</u>
■ DSAP subtotal	7,669 acres

These figures show less than one-third of Wellness Way will be subject to vertical development.

The Wellness Way/ Recreation/Open Space Network includes trails, parks, stormwater facilities and scenic and cultural resource protection while connecting the entire Sector Plan together.

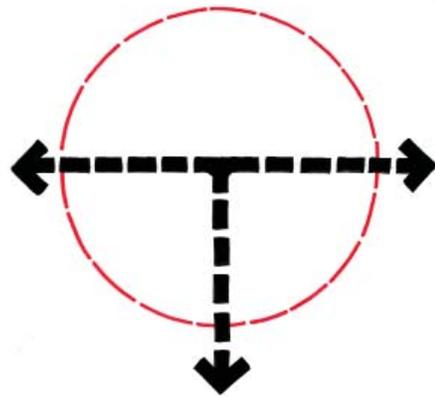
The approach is simple due to the net developable land allocation. Using net acres, it is a straight forward calculation for open space and residential allocation. The residential allocation provides the required number of jobs from the JTHR. The number of jobs then determines the land reserved for the employment uses.

The approach is also flexible. The Sector Plan creates the aspiration standards for significant employment uses and a substantial amount of open space. The DSAP process increases the flexibility by allowing the private property owners to organize the required Sector Plan features in a manner to best suit their own needs.

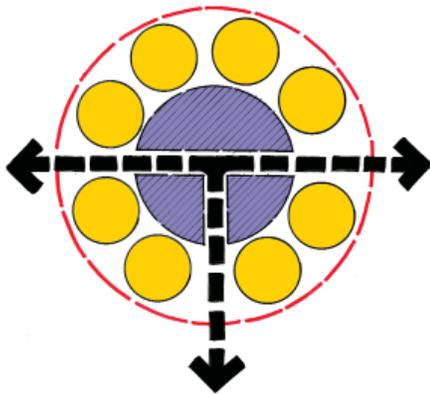
The approach is predictable in that Sector Plan expectations are clear and strong. Further, processing a DSAP as PUD application based upon the County Land Development Code is a known process familiar to staff and applicants.

DSAP Framework Map and Hierarchy of Place Diagram

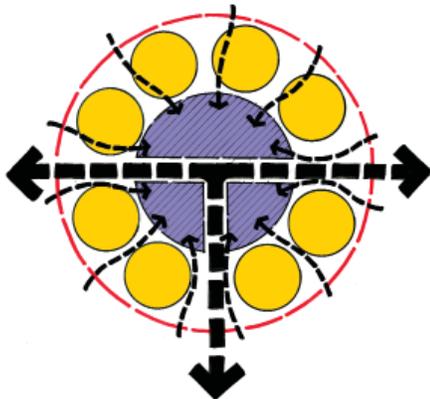
Scale is important in determining development details. The bigger the scale, the more aspirational the initiatives and less detailed the plan. As the scale gets smaller, the initiatives break down into implementation actions and details increase. The second scale of planning in Wellness Way after the Sector Plan scale is a Detailed Specific Area Plan (DSAP) with approximately 1,000 acres. The DSAP begins the refined urban design process to allow Wellness Way to successfully meet the Sector Plan initiatives. The Sector Plan Goals, Objectives and Policies in the comprehensive plan guide the planning of the DSAP to include the following principles:



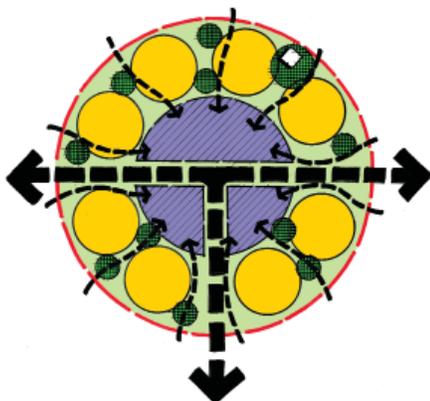
A. REGIONAL ROAD



B. JOB HUB & NEIGHBORHOODS



C. WELLNESS CORRIDORS



D. SCHOOL & COMMUNITY PARKS

- A. DSAPs are generally 1,000 acres or more with access to the regional roadway network.
- B. DSAPs must determine the size of the Job Hub based upon the Jobs-to-Housing Ratio established by the Tier future land use designation. The location of a Job Hub is adjacent to the regional roadway network which includes US 27 and the five proposed primary roadway.
- C. Residential neighborhoods cluster beyond the Job Hub. Each neighborhood is adjacent to an interconnected open space system. This helps define neighborhoods and provides the opportunity for trail use to the residents to reach other neighborhoods, Job Hubs, other DSAPs, Clermont and the State Park.
- D. Along with the Job Hub(s), neighborhoods and open space system, there is a required elementary school and community park. A financially feasible funding plan for infrastructure shall be submitted and reviewed as a part of the DSAP process.

Prototypical DSAP

Using approximately 1,100 acres of land designated Tier 1 adjacent to US 27 and north of Trout Lake from the Sector Plan, a prototypical DSAP demonstrates the Wellness Way Goals, Objectives and Policies as well as the DSAP Framework Map organizational diagram. **Step One**, calculate 32% open space of the DSAP to go along with the 18% open space found in Tier 4 to reach 50% open space. **Step Two**, calculate net developable land area. **Step Three**, allocate the residential density to determine the maximum number of homes. **Step Four**, calculate the number of jobs based upon the Tier JTHR and then calculate the job number into Job Hub land area. **Step Five**, locate the Job Hub, the neighborhoods, the Wellness Corridor, the school, the park and the internal collector roads. This Five Step process provides a development framework emphasizing healthy communities with a Wellness Corridor orientation, a distinct employment/activity center Job Hub and a neighborhood pattern based upon biking and walking.

