



AGENDA

City Commission Workshop

5:30 PM - Monday, January 24, 2022 - City Hall

PLEASE NOTE THAT THIS MEETING WILL NOT BE LIVESTREAMED DUE TO
TECHNICAL LIMITATIONS

CALL TO ORDER

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

1. WORKSHOP ITEM

- 1.1 Presentation by Randall Arendt regarding "Designing Greenspaces First for
Neighborhoods with Greater Livability"

[Staff Report #22-0013 - Html](#)

[CNU - Greenway Design - Eustis FL 1.21.22 Latest](#)

2. COMMISSION DISCUSSION AND DIRECTION

3. ADJOURNMENT

This Agenda is provided to the Commission only as a guide, and in no way limits their consideration to the items contained hereon. The Commission has the sole right to determine those items they will discuss, consider, act upon, or fail to act upon. Changes or amendments to this Agenda may occur at any time prior to, or during the scheduled meeting. It is recommended that if you have an interest in the meeting, you make every attempt to attend the meeting. This Agenda is provided only as a courtesy, and such provision in no way infers or conveys that the Agenda appearing here is, or will be the Agenda considered at the meeting.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (Florida Statutes, 286.0105). In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk 48 hours prior to any meeting so arrangements can be made. Telephone (352) 483-5430 for assistance.



City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

Staff Report

TO: Eustis City Commission
FROM: Tom Carrino, Interim City Manager
DATE: January 24, 2022
RE: PRESENTATION BY RANDALL ARENDT REGARDING "DESIGNING GREENSPACES FIRST FOR NEIGHBORHOODS WITH GREATER LIVABILITY"

Introduction:

At the request of the Lake County Commission, Randall Arendt will provide a presentation to the City Commission regarding "Designing Greenspaces First". Mr. Arendt is currently located in Maine; therefore, his presentation will be provided via Zoom.

Attachments:

[CNU - Greenway Design - Eustis FL 1.21.22 Latest](#)

Reviewed by:

Tom Carrino, Interim City
Manager
Mary Montez, City Clerk

Approved - 21 Jan 2022

Approved - 21 Jan 2022

Designing Greenspaces First: for Neighborhoods with Greater Livability in Eustis, Florida



ENVISIONING BETTER COMMUNITIES



SEEING MORE OPTIONS, MAKING WISER CHOICES

RANDALL ARENDT

Second Edition

RURAL BY DESIGN

PLANNING FOR TOWN AND COUNTRY



RANDALL ARENDT

This “Twice-Green” Approach is
Green Environmentally *and*
Green Economically
with multiple benefits to developers.
Density bonuses are therefore
not needed.

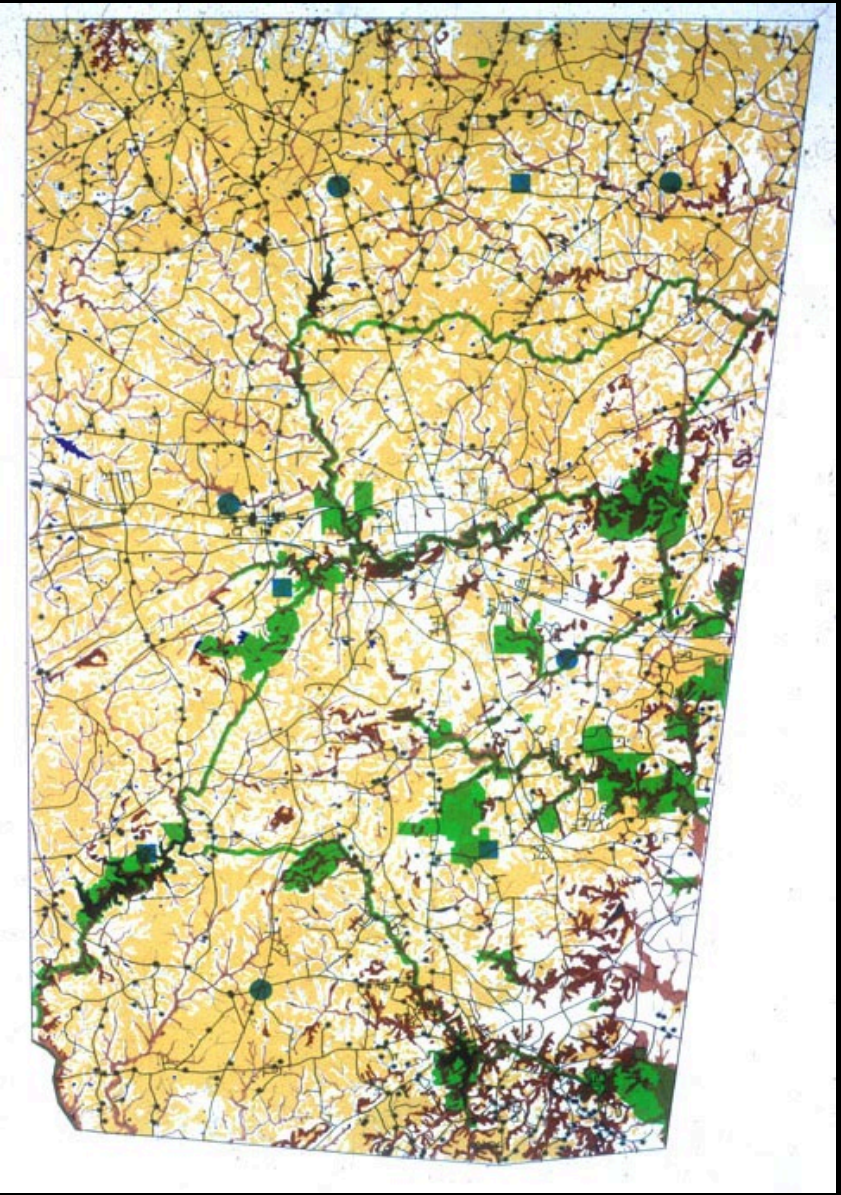
Benefits to developers:

Lower costs for site grading,
streets, and utilities.

Faster sales and lot premiums for
open space views and accessibility.

:

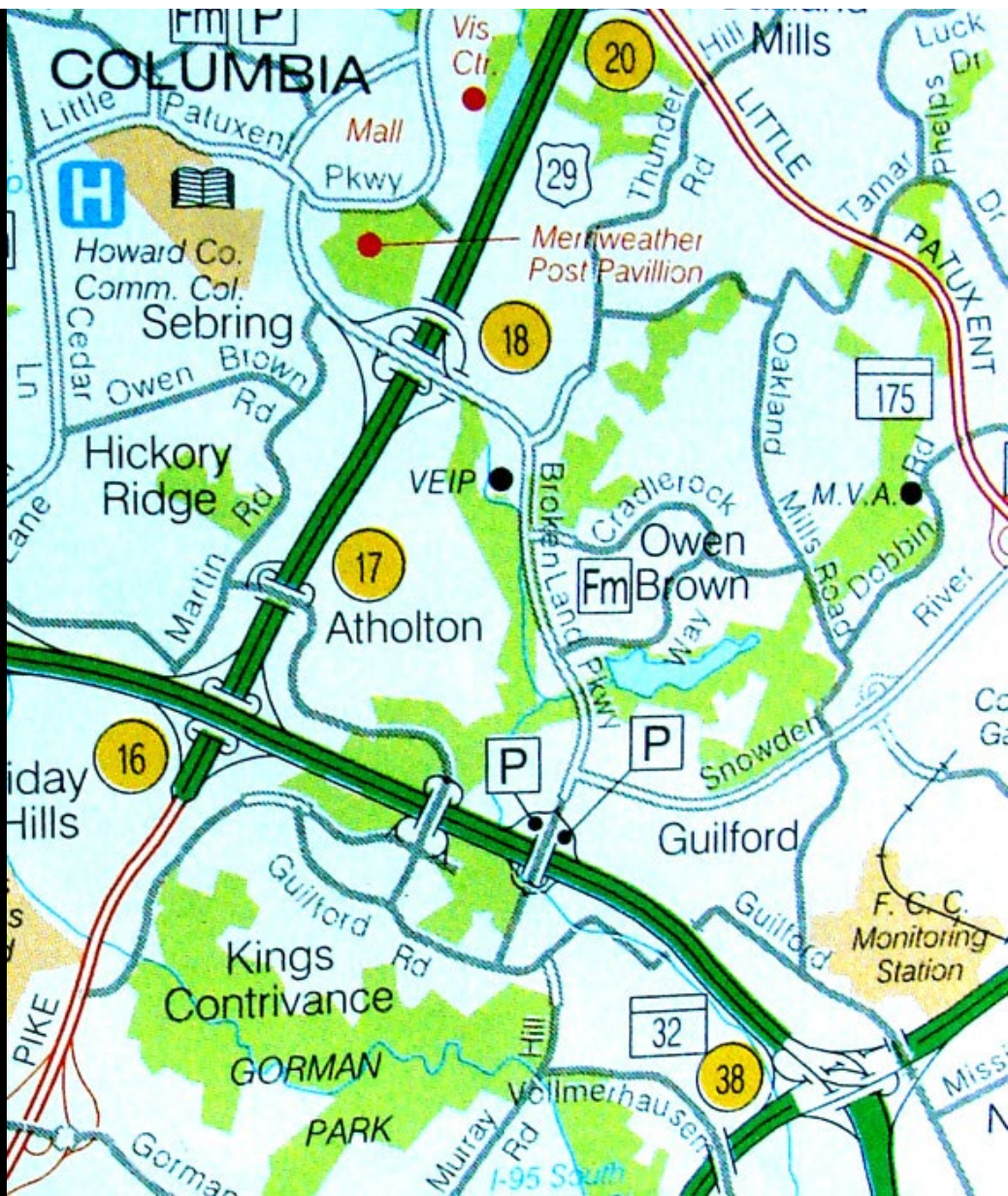
Greenway Mapping at the County and City Levels











Omaha Greenway Network

Pre-planned with Sewer Extensions in *Suburban Park System Master Plan*

130 miles of paved trails

140 neighborhood parks

40 more miles of planned trails

Paid for with Sewer Improvement District bonds







Subdivision Regulation

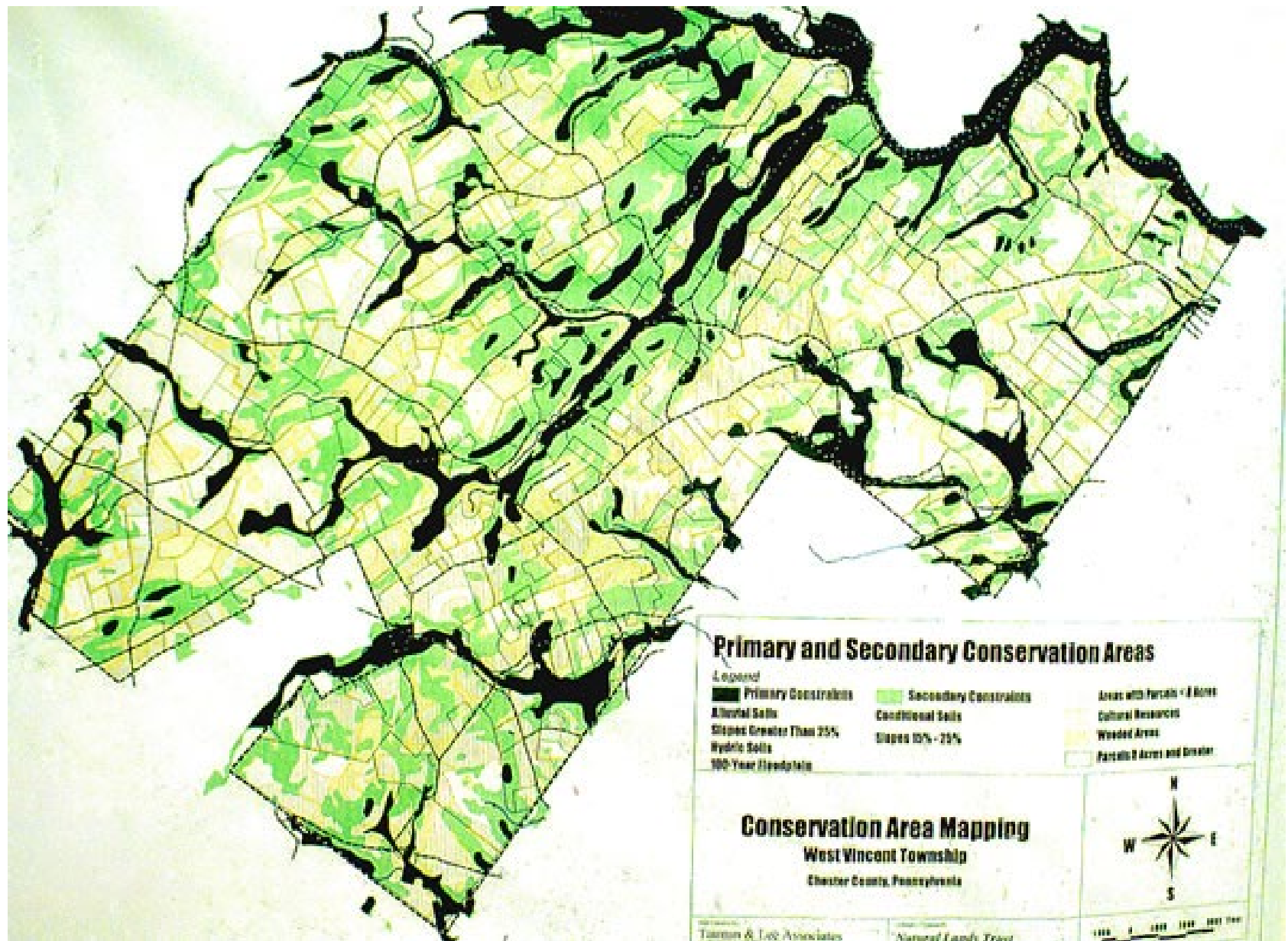


Virginia Citizens Planning Association and
Virginia Department of Housing and Community Development

Subdivision Regulation



Virginia Citizens Planning Association and
Virginia Department of Housing and Community Development







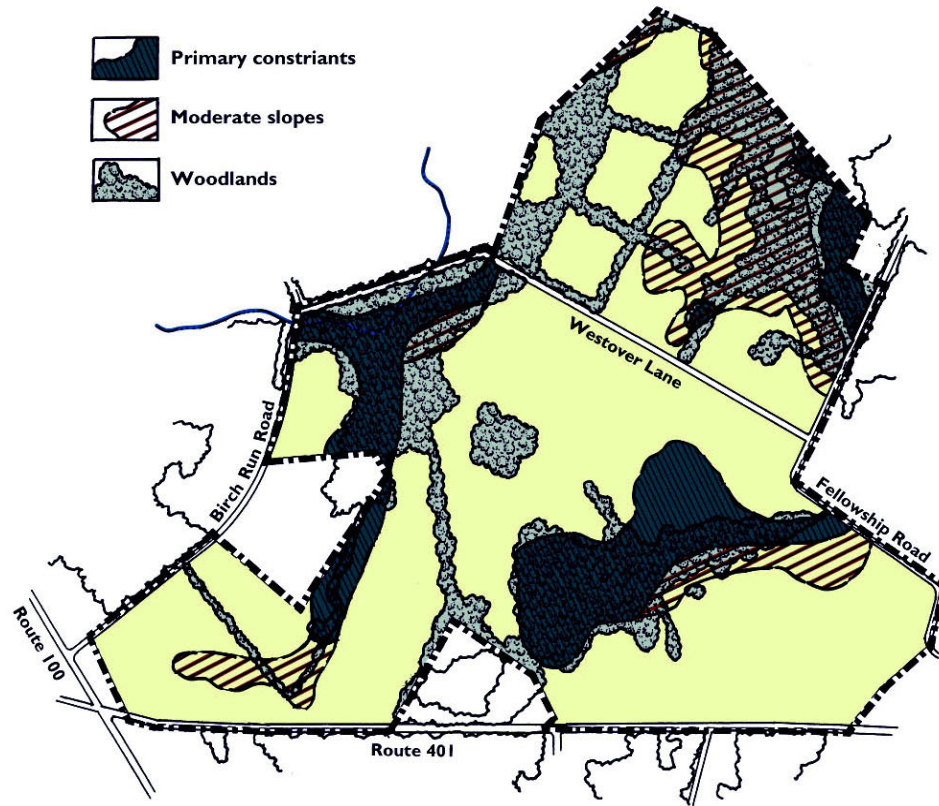
WeatherstoneSM

Location: West Vincent Township,
Chester County, PA

Size: 300 acres

Developer: Hankin Group, Exton, PA

Development Period: 2002 – present



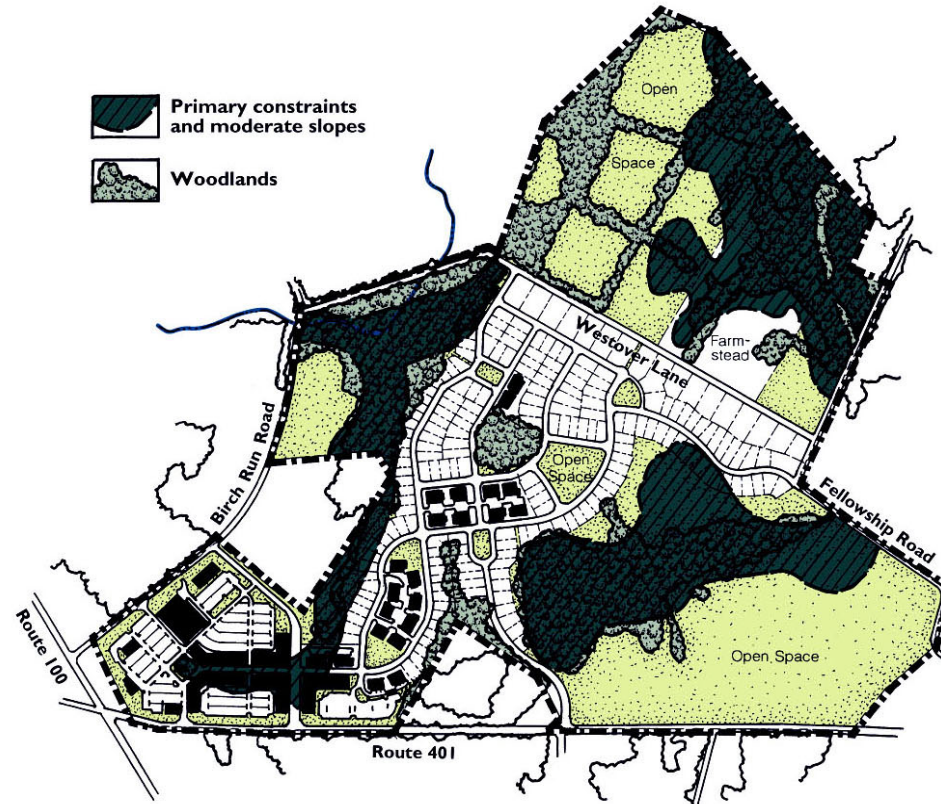
WeatherstoneSM

Location: West Vincent Township,
Chester County, PA

Size: 300 acres

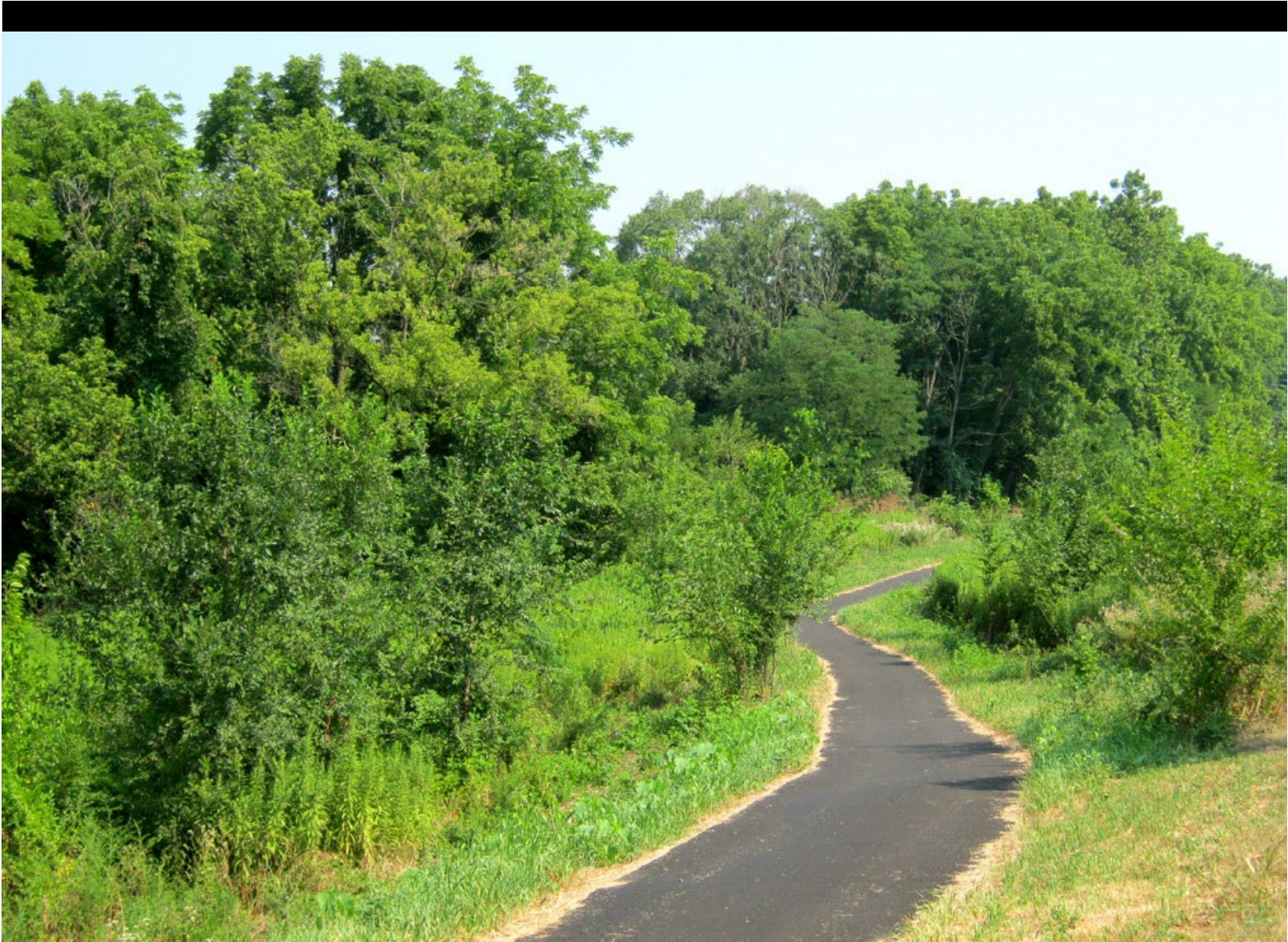
Developer: Hankin Group, Exton, PA

Development Period: 2002 – present









Site Analysis Maps
and Site Walks
to Design Greenspaces First

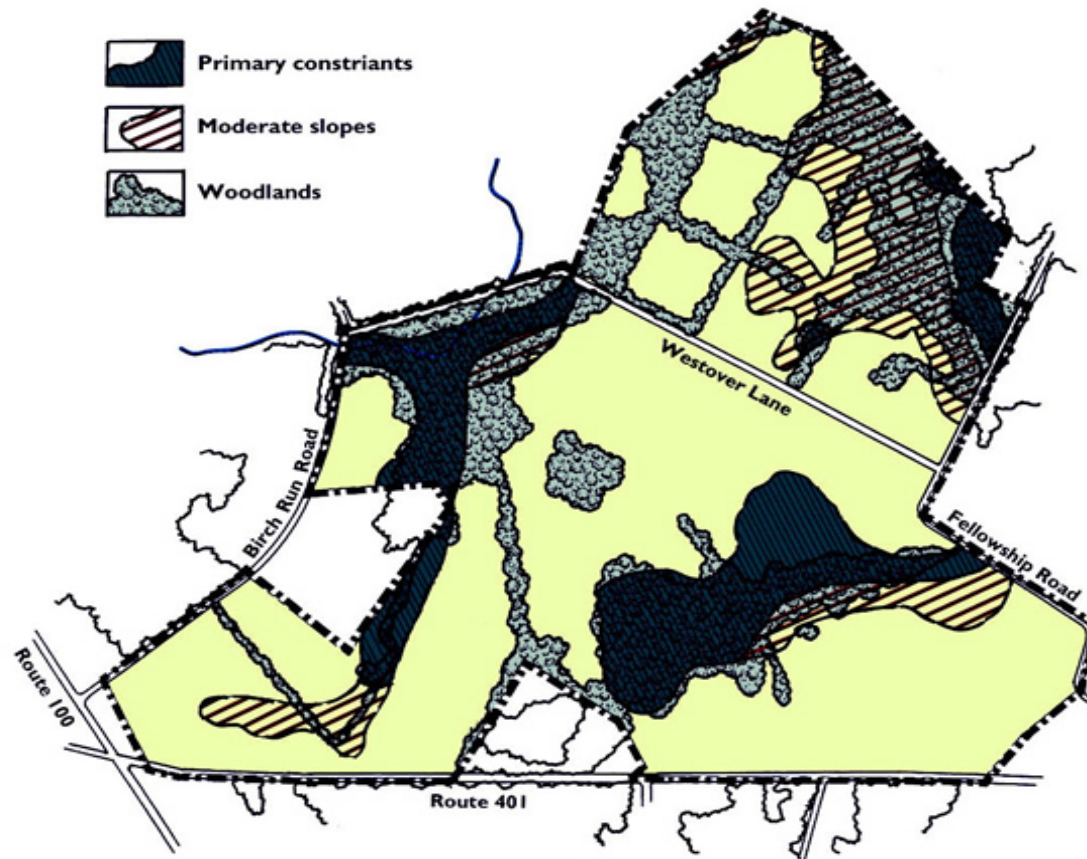
WeatherstoneSM

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Four-Step Design Process

Identify Potential Conservation Areas

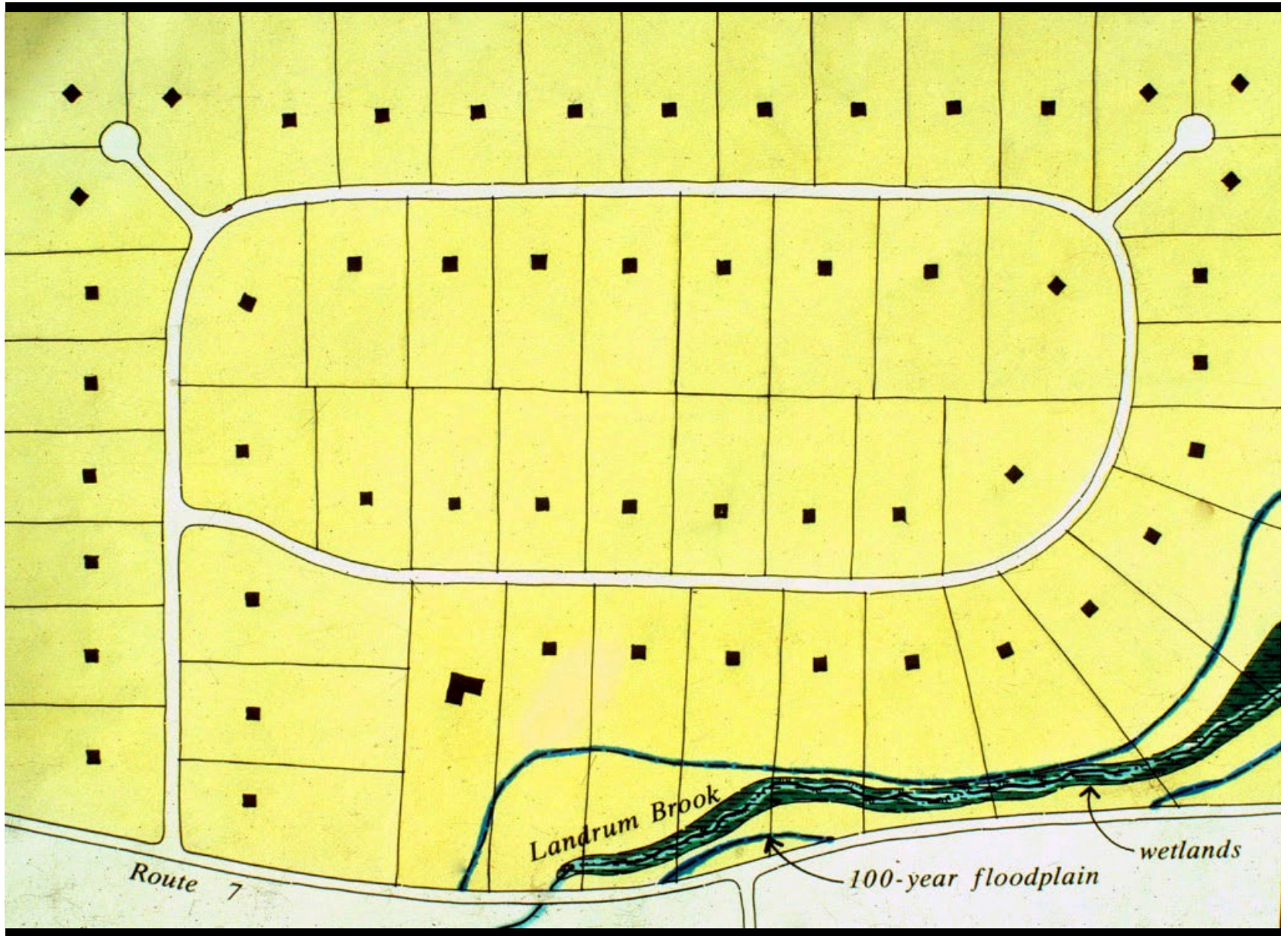
Locate House Sites

Connect Homes with Streets

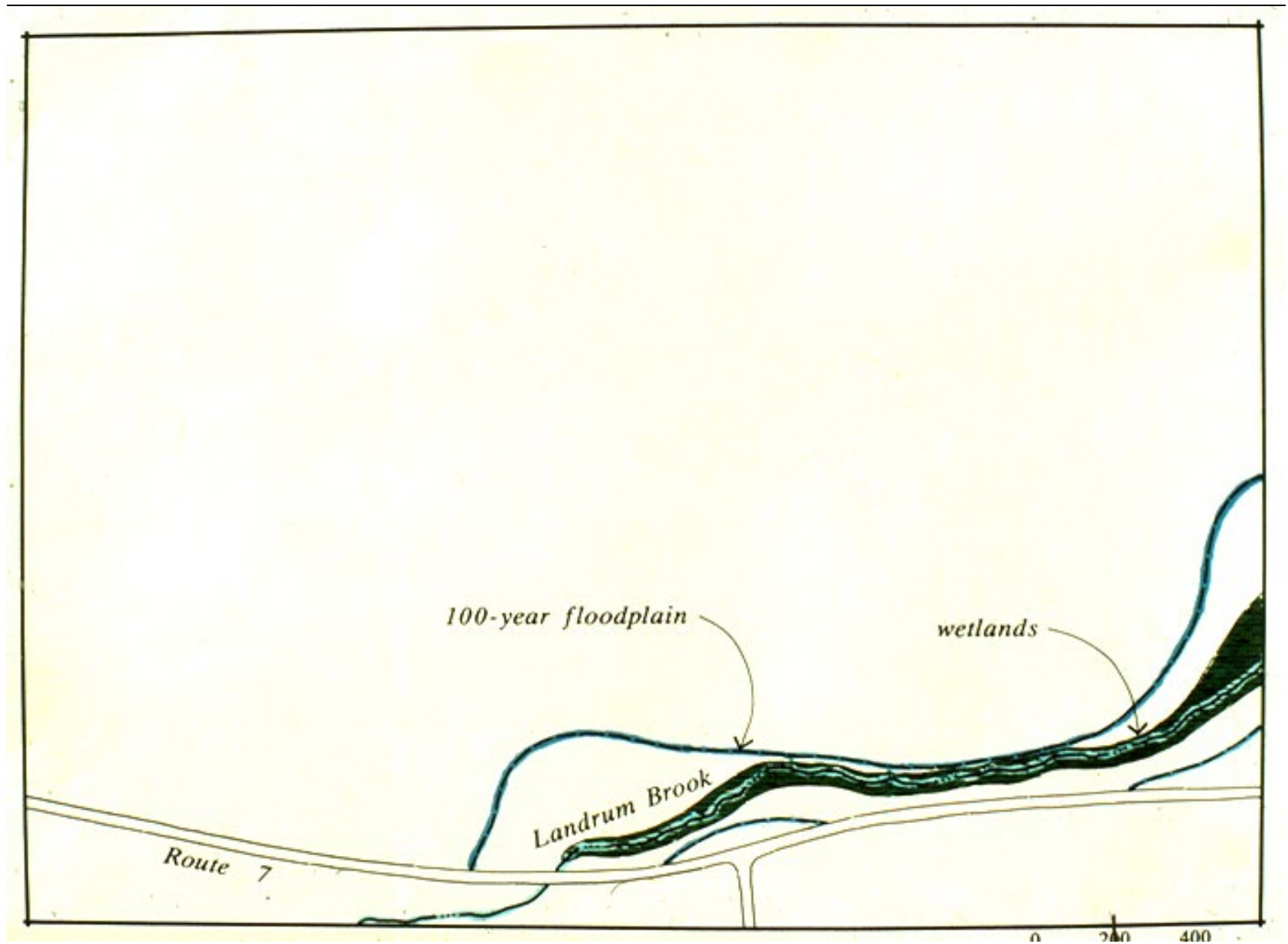
Draw in the Lot –Lines

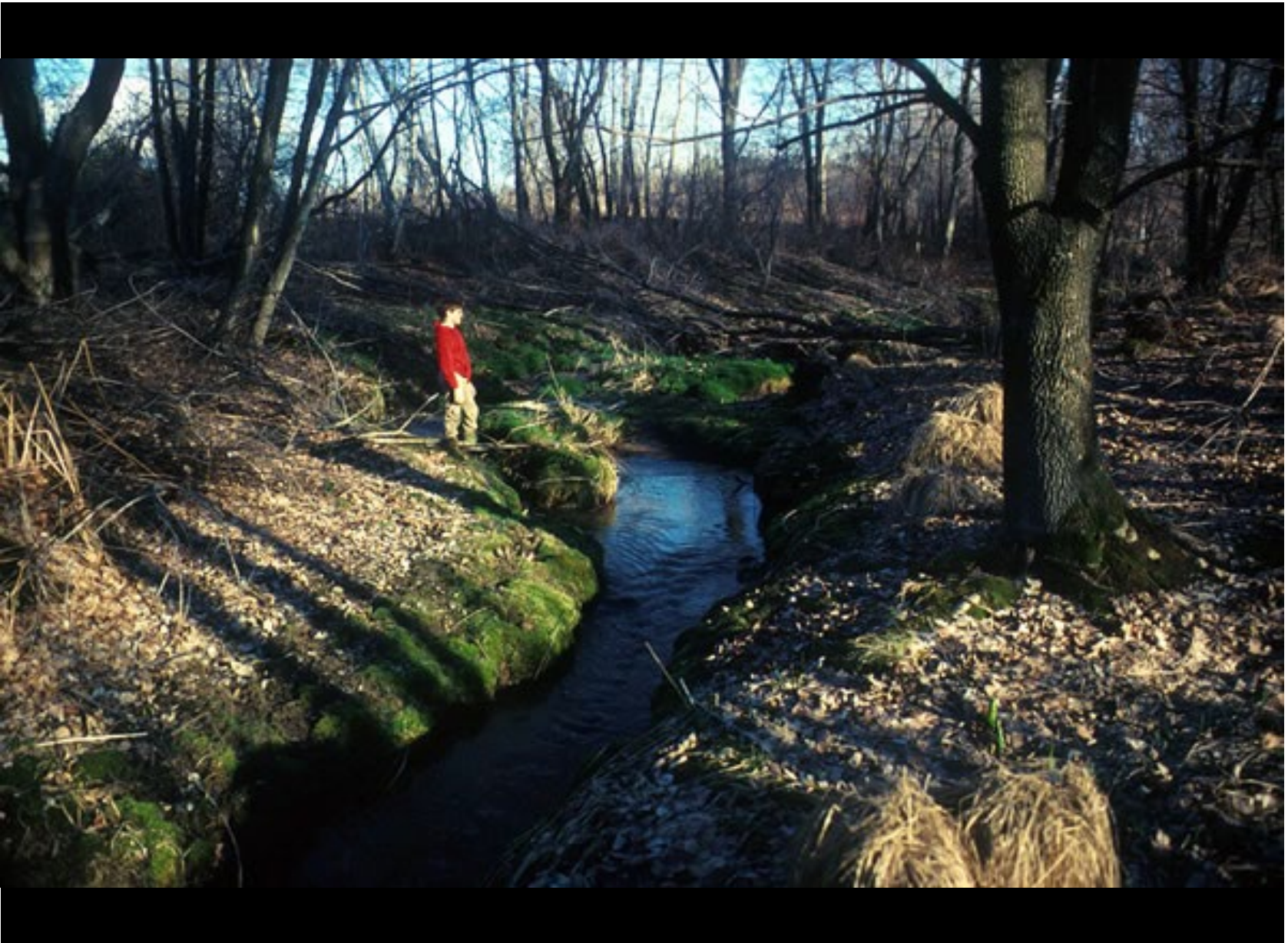
Performed on an individual site basis,

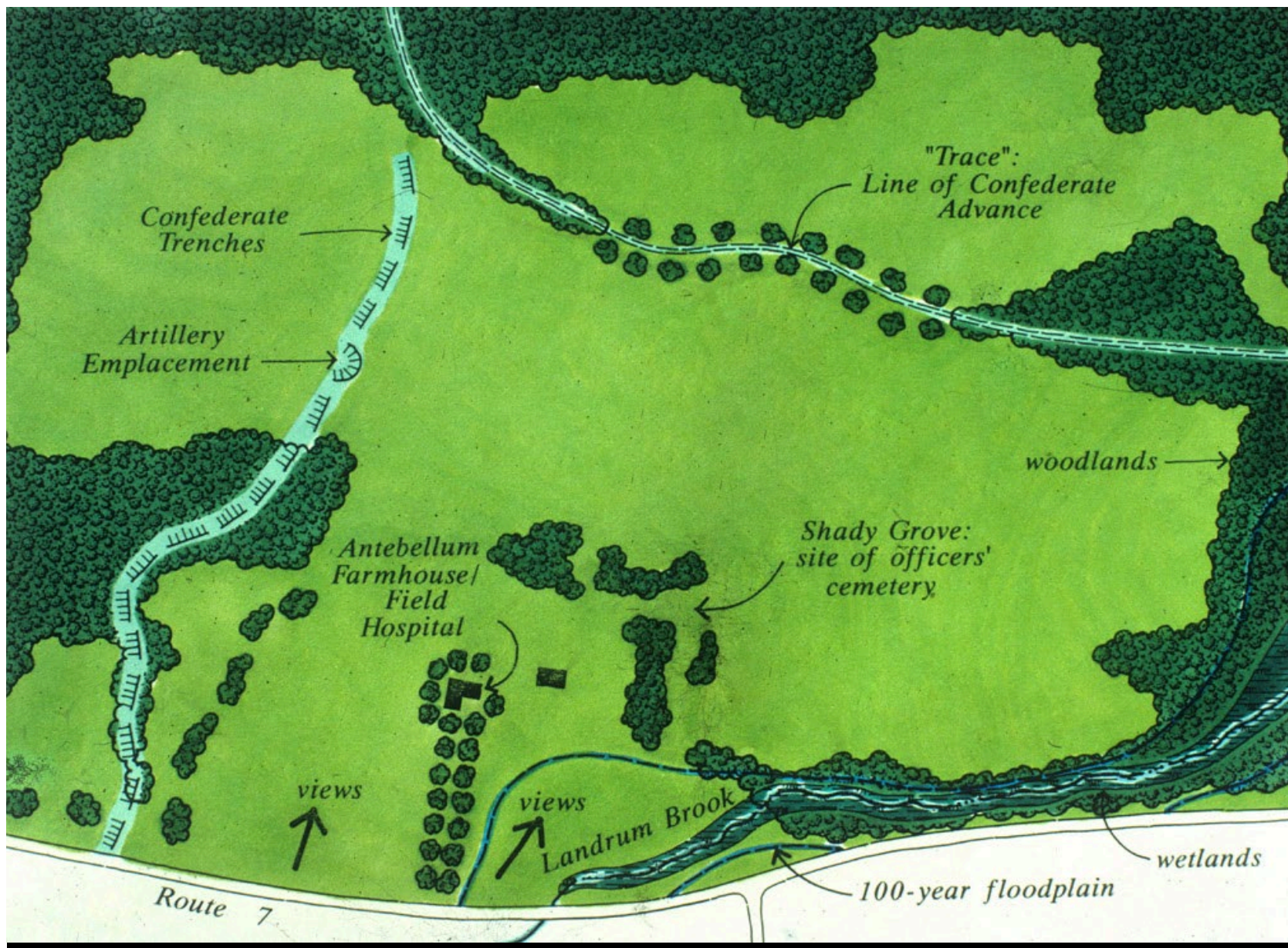
Not on an area-wide basis



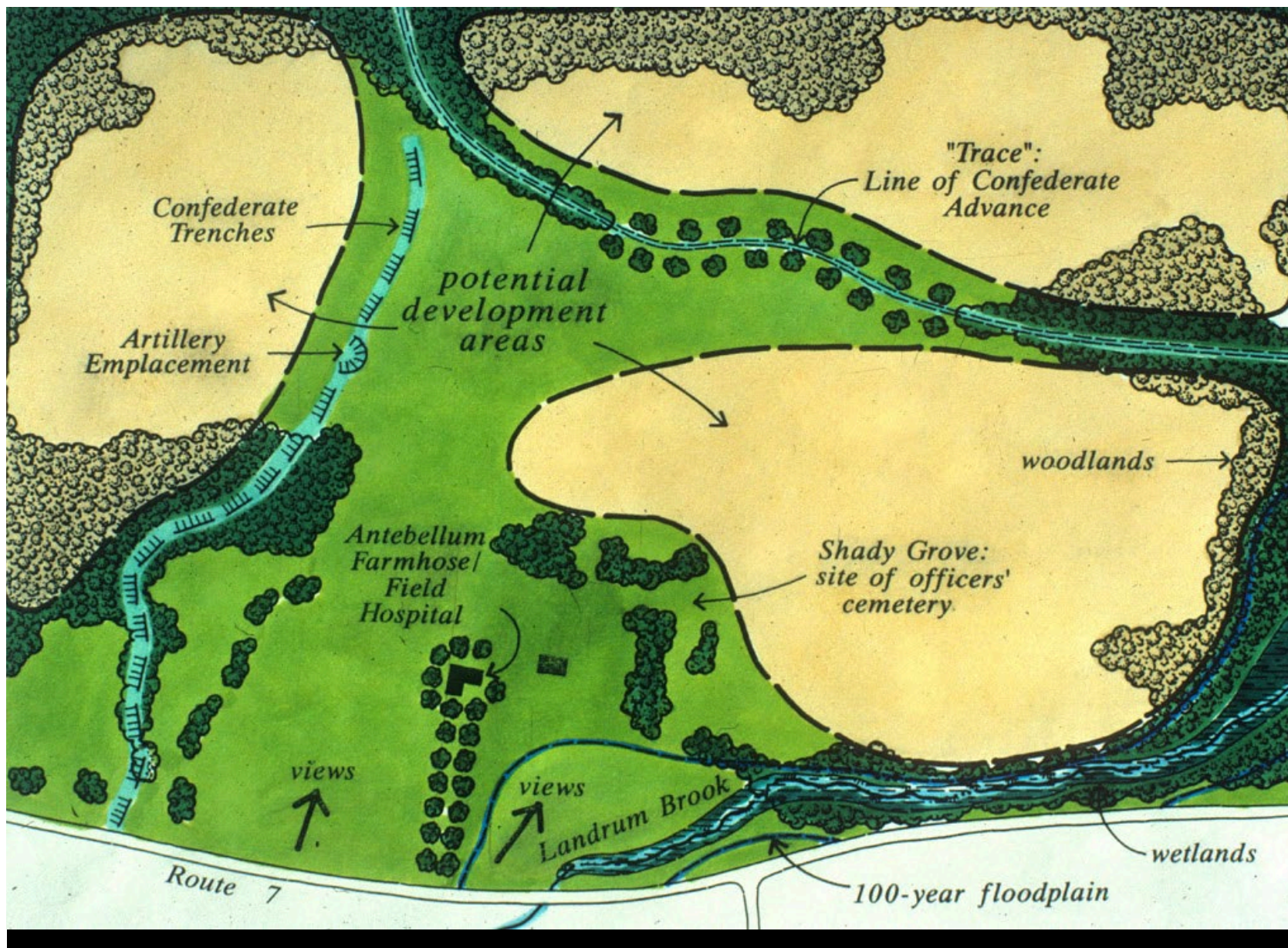


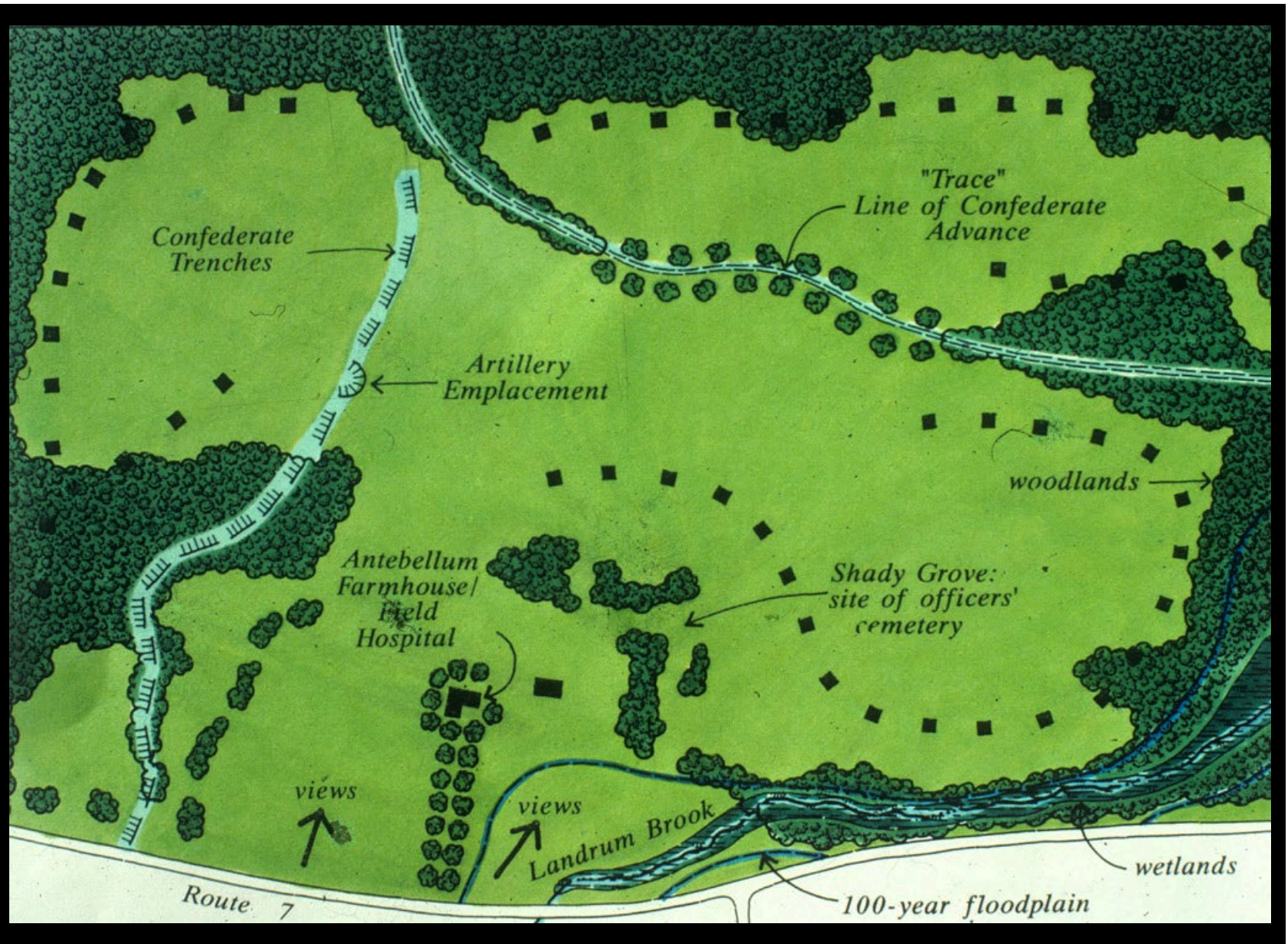






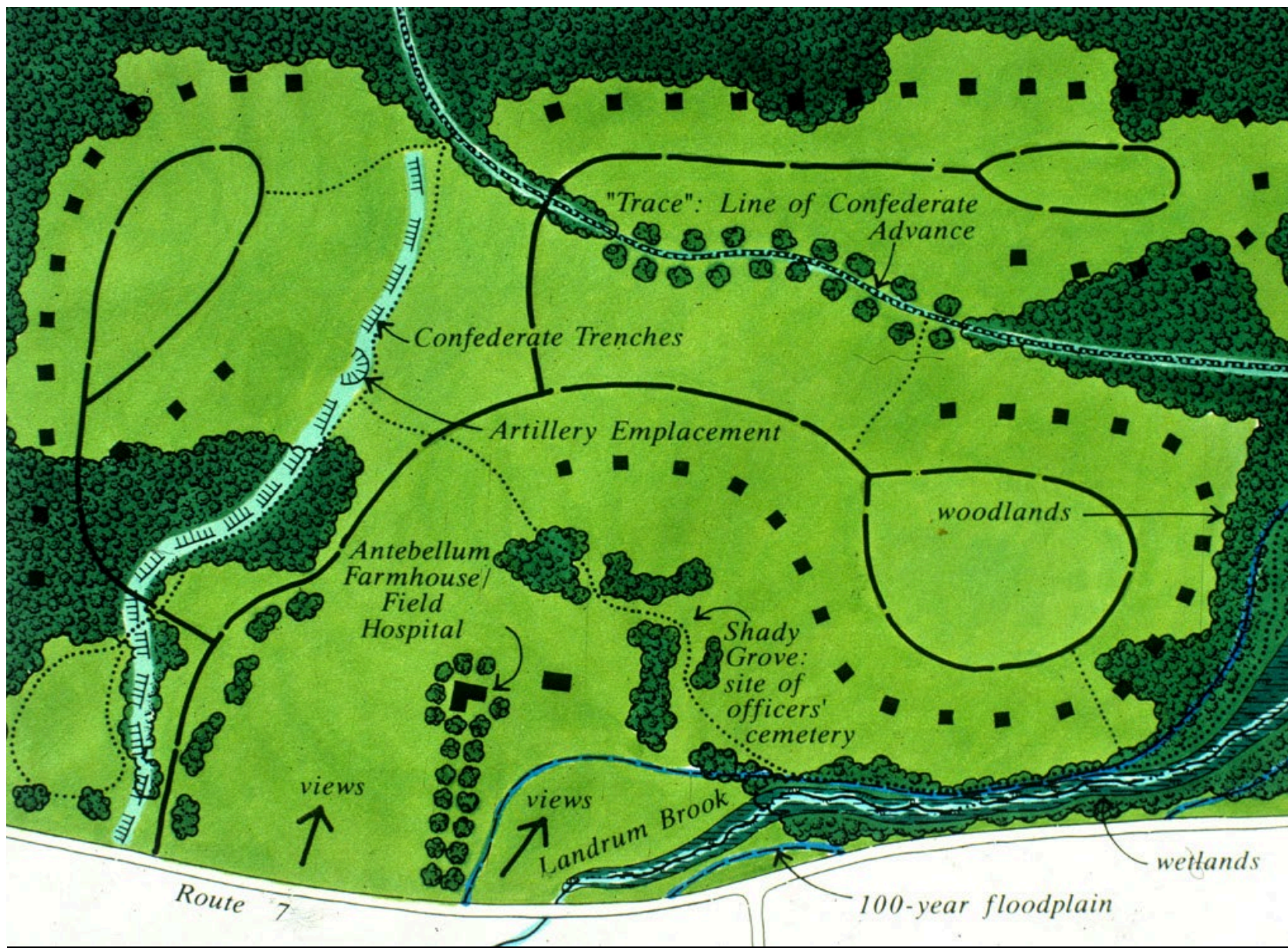










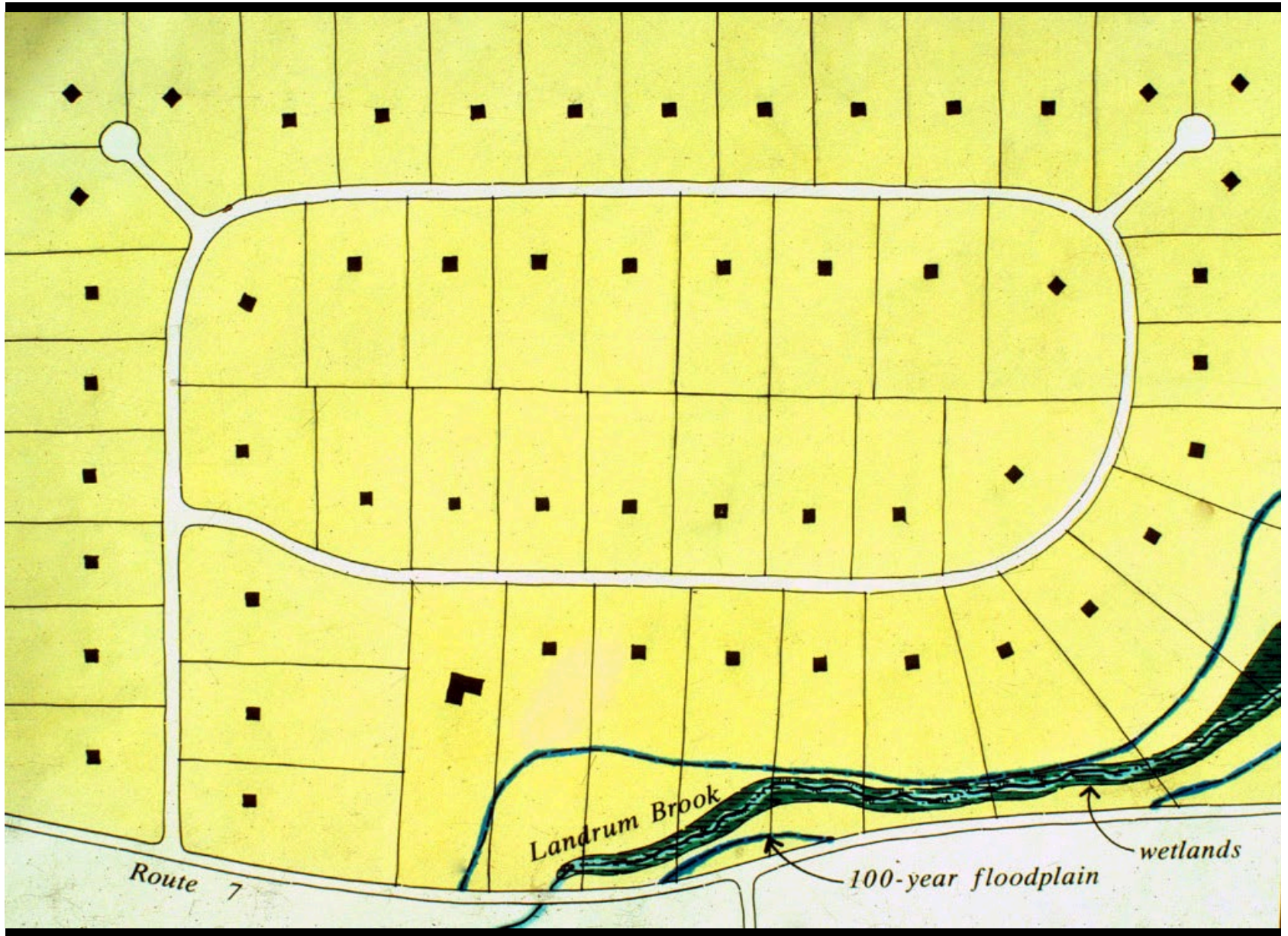




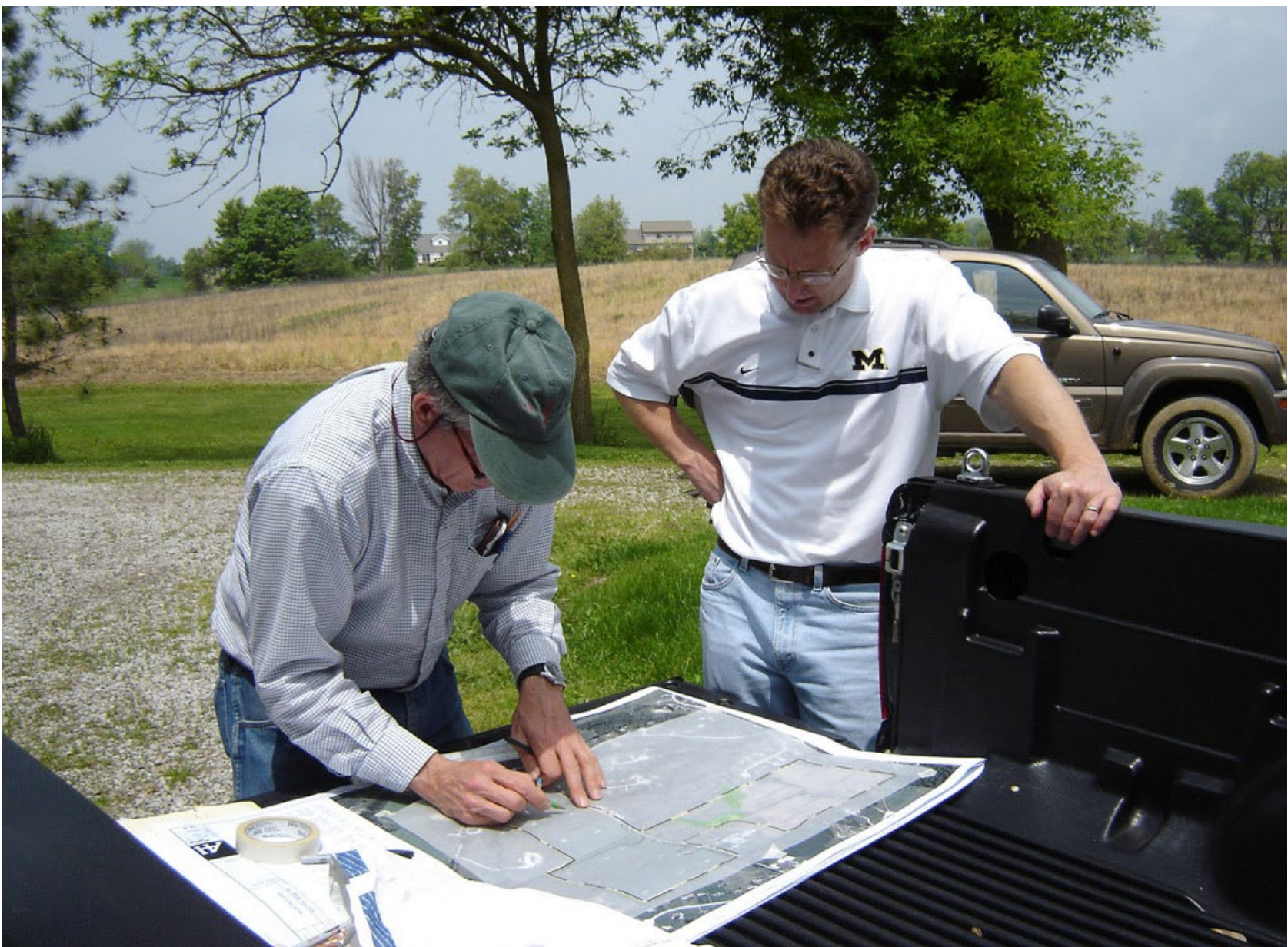














Compare Two Sketch Plans

(prepared by a LA or Planner)

BEFORE

“Preliminary” Plan is Submitted

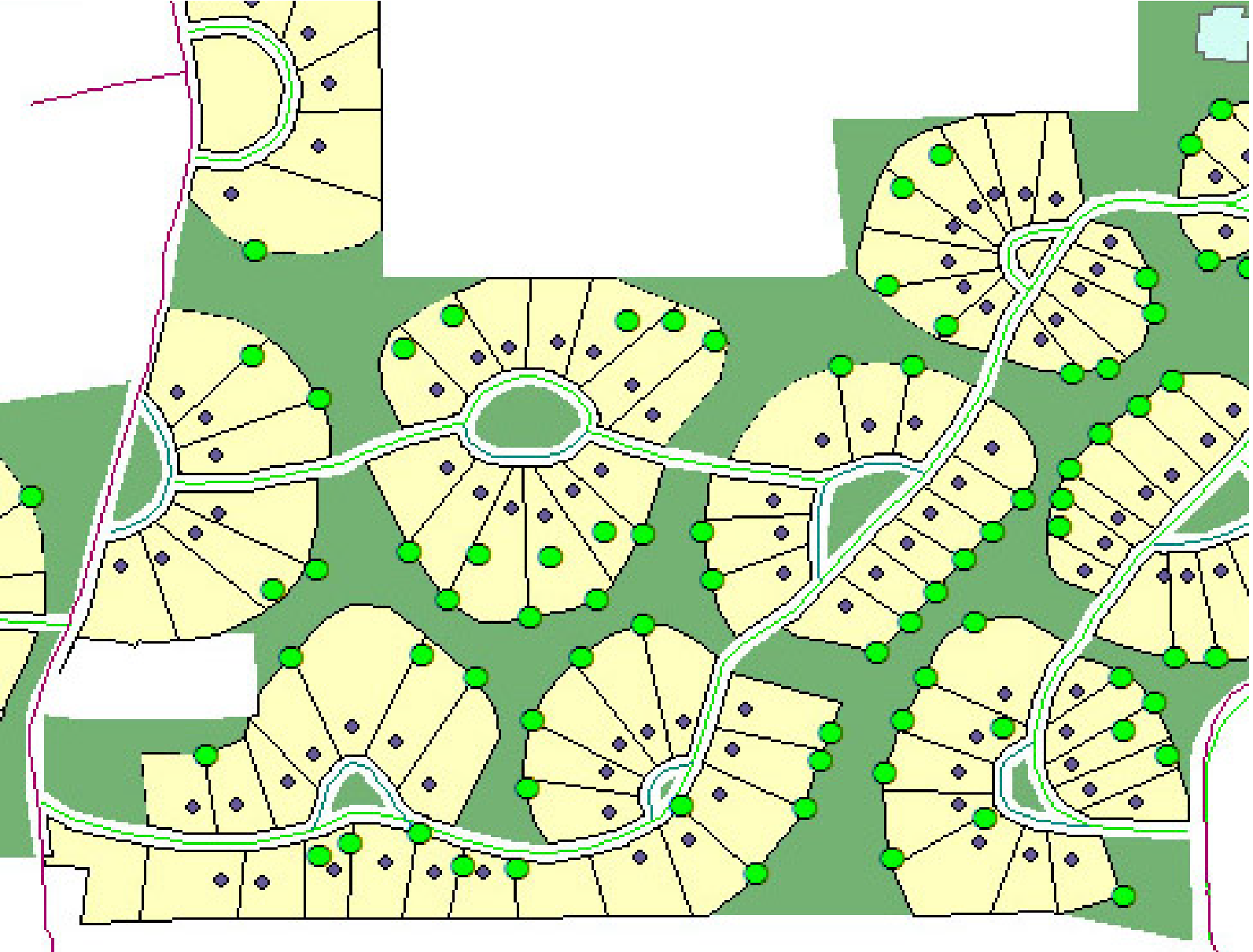


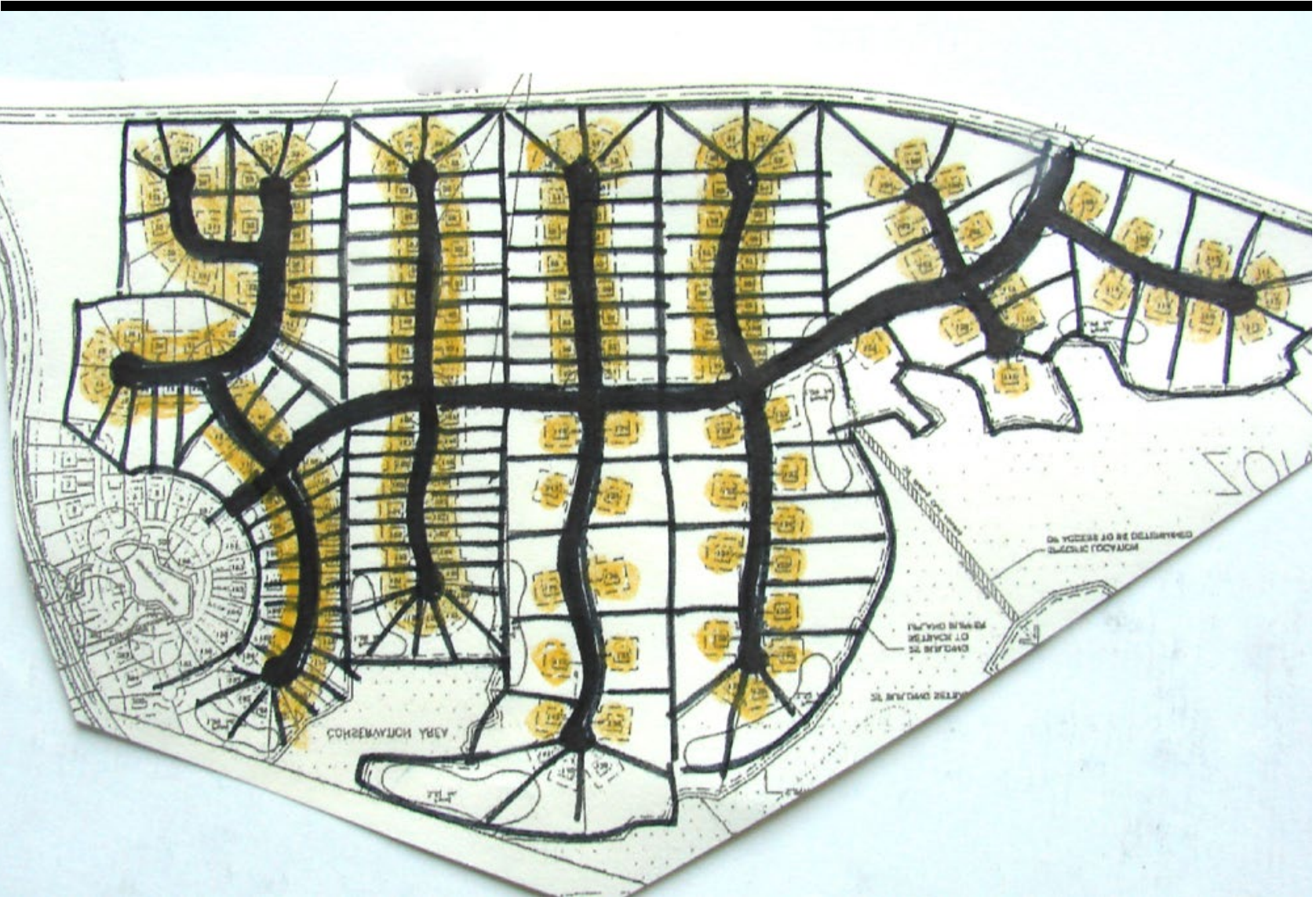


Four-Step Design Process

Always applied on a site-by-site basis, and
best when informed by an area-wide plan
showing potential greenway linkages
creating an interconnected network of
conservation lands, including woodland habitat
and productive farmland.

Examples of
“Clueless Clustering”
where the open space is largely
left-over, meaningless, fragments



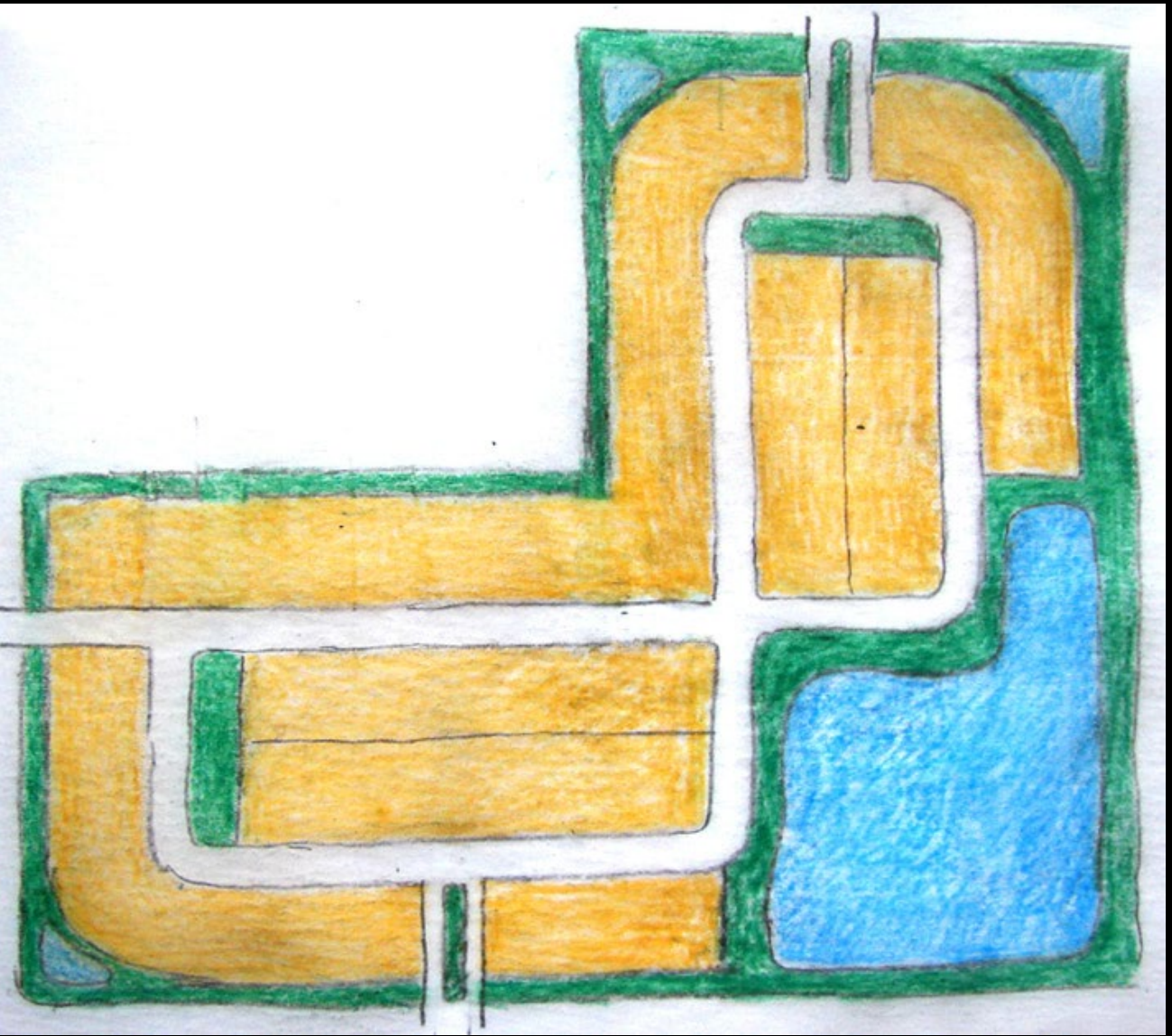


The preceding “Clueless Clustering” plans were all approved under regulations that required insufficient open space and that also allowed it consist of meaningless fragments. Those codes also did not require the layouts to be designed around the site’s important natural and cultural features as the first step in the design process.

Quick Litmus Test

QUESTION: How can a City determine if its codes need updating for conservation subdivision design (CSD)?

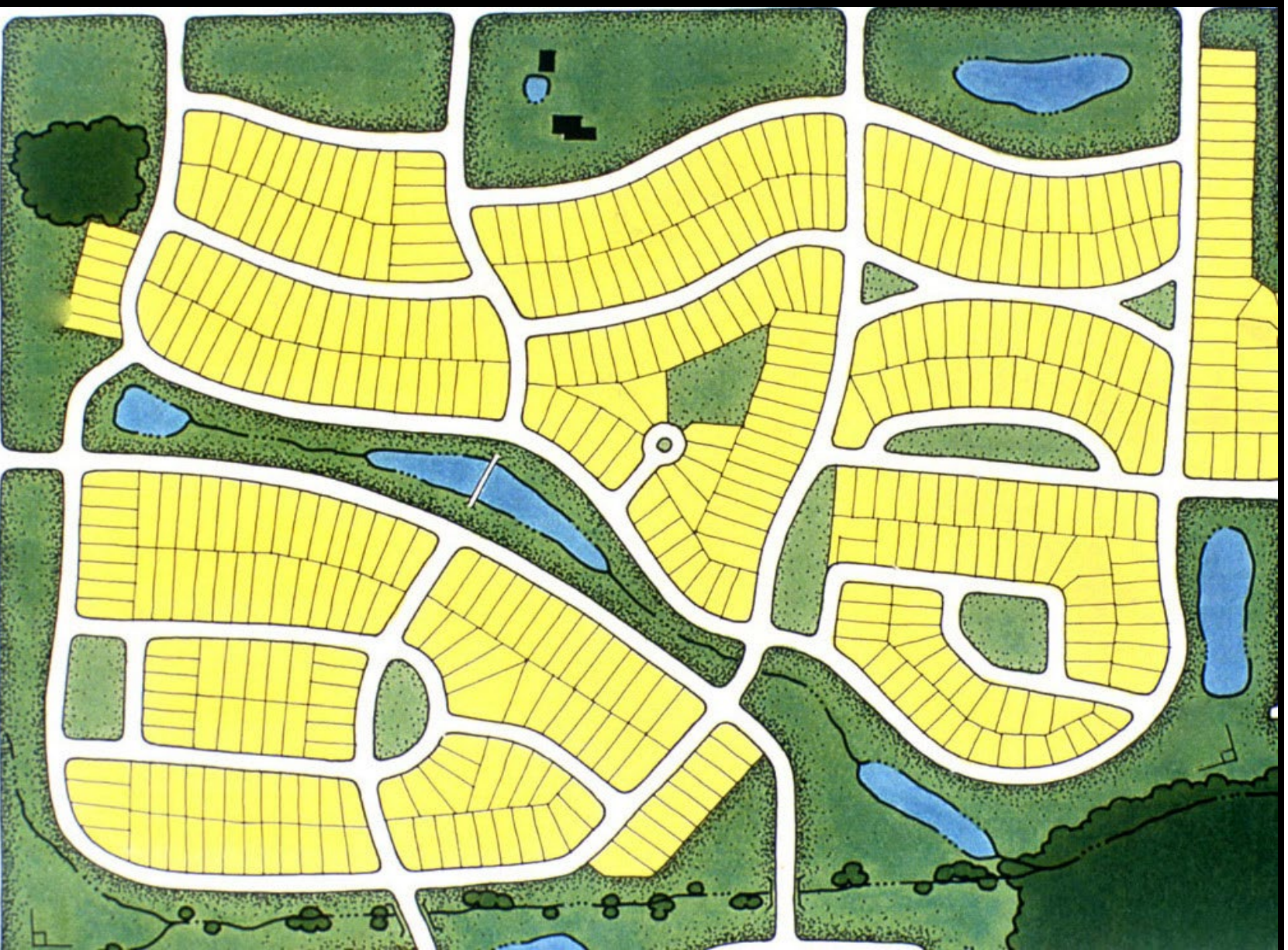
ANSWER: Critically examine the layouts of recent developments approved under these regulations. Do they more resemble the example of CSD in this program or in my seven books, OR do they more resemble the layouts in the preceding slides ? (The proof is in the pudding.)



Designing Around Natural & Cultural Features: The First Design Step





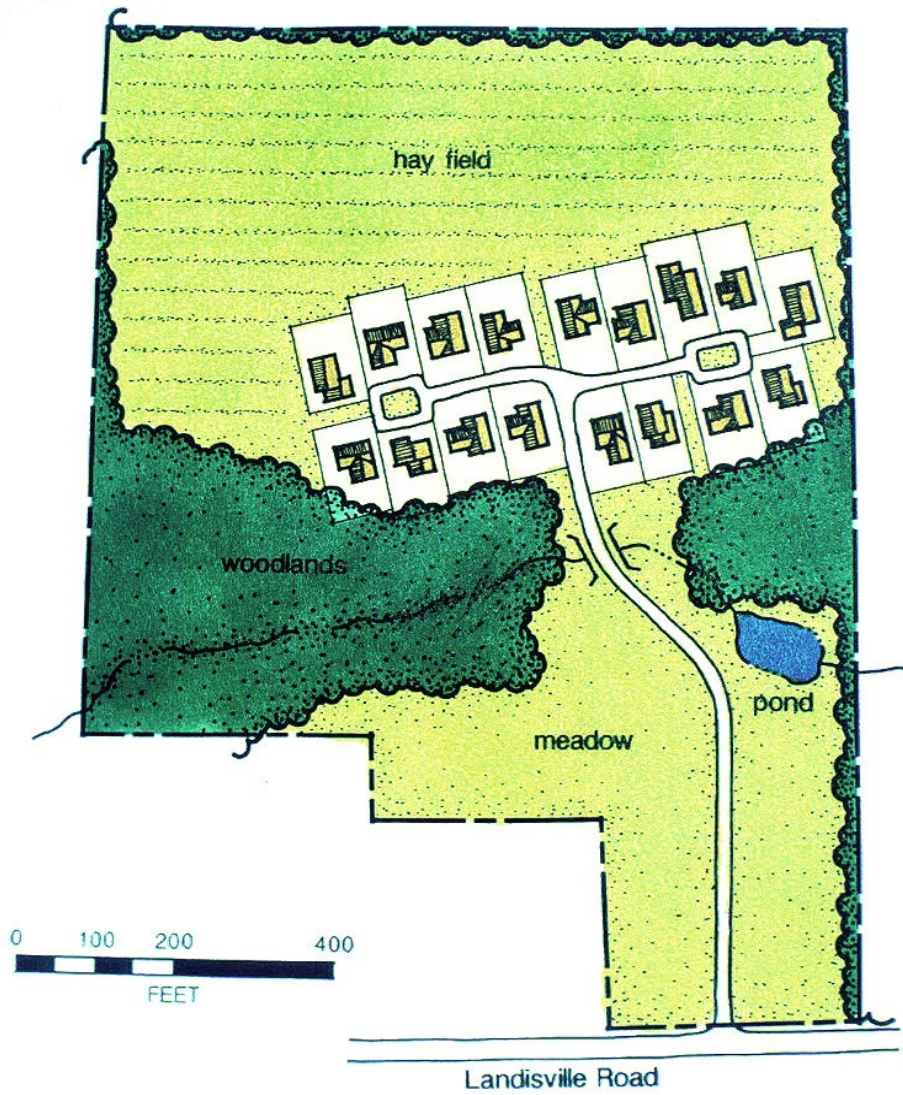


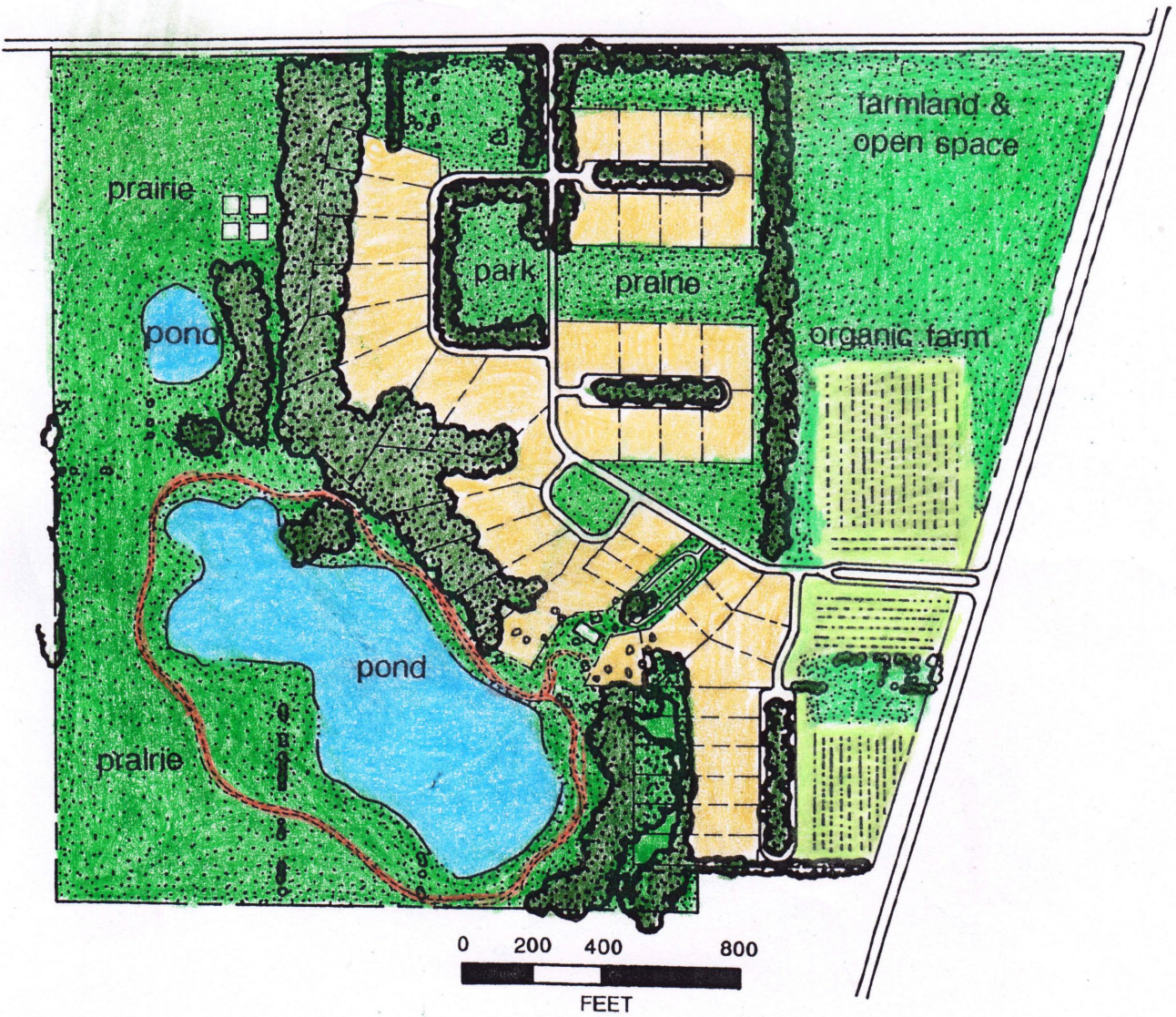


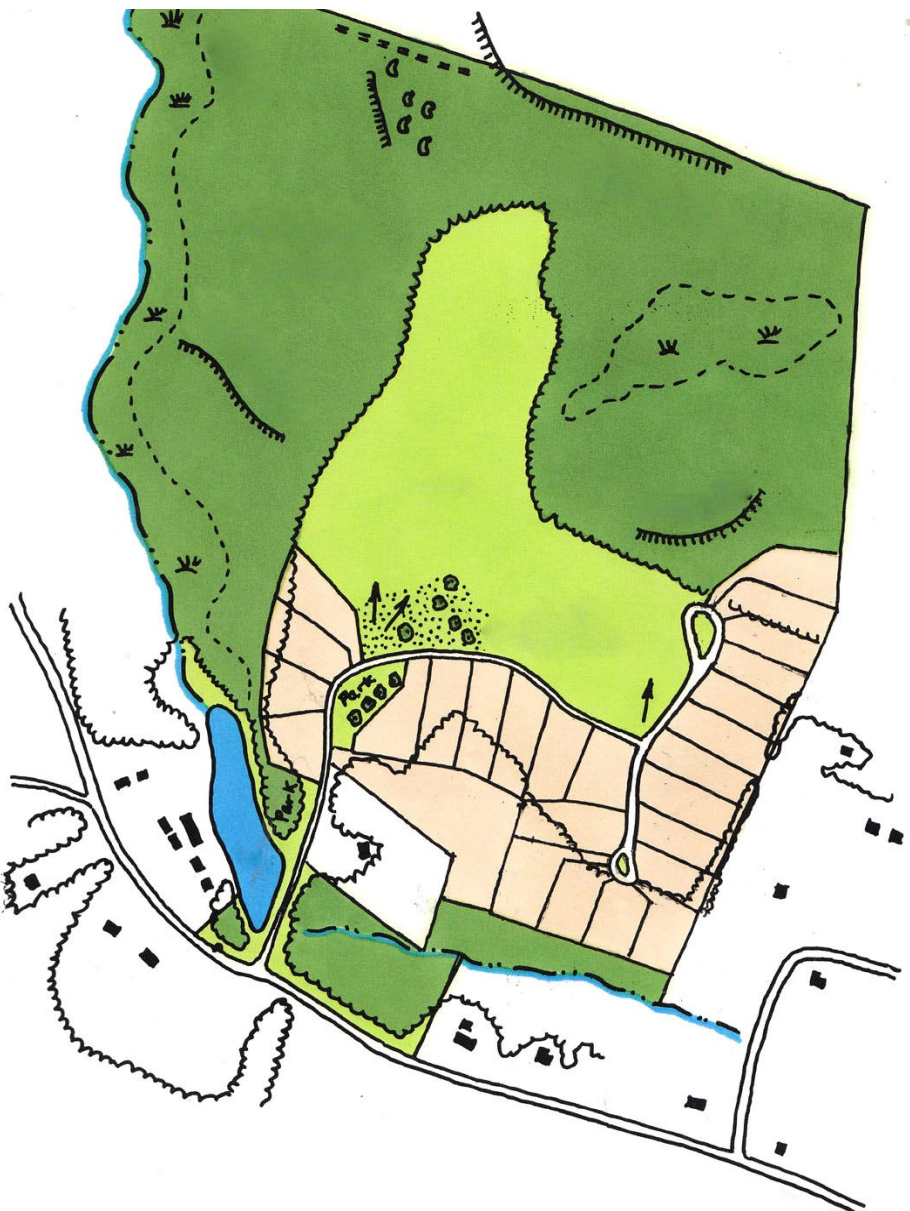


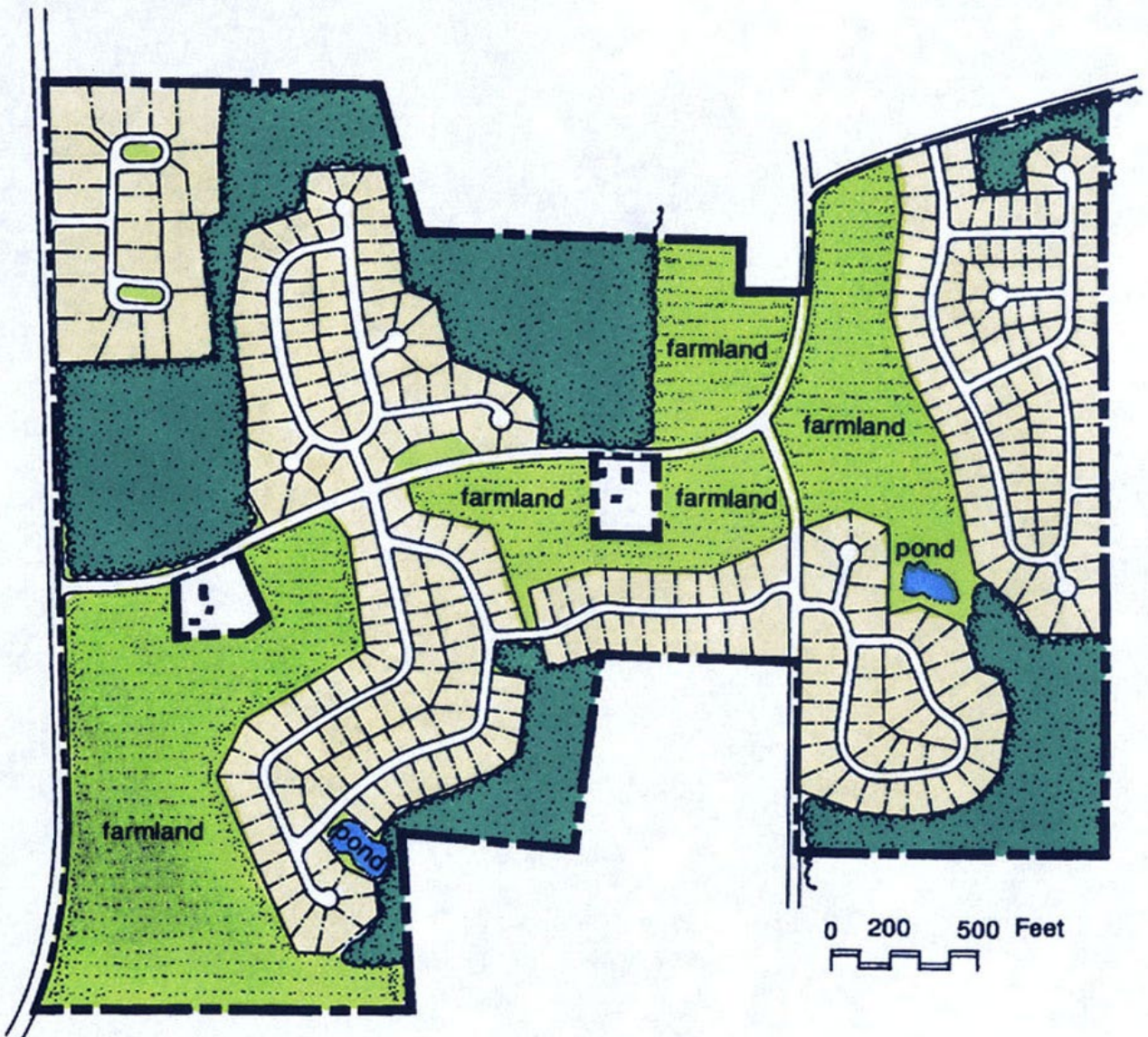
Usually the conservation lands
consist of a mixture of
high-quality woodlands
and
productive farmland











Maintaining Full Density
by Trimming Lot Widths & Area

to Create
Value-Adding Open Space

As Done in
Golf Course Communities
Where the Greens are Designed First



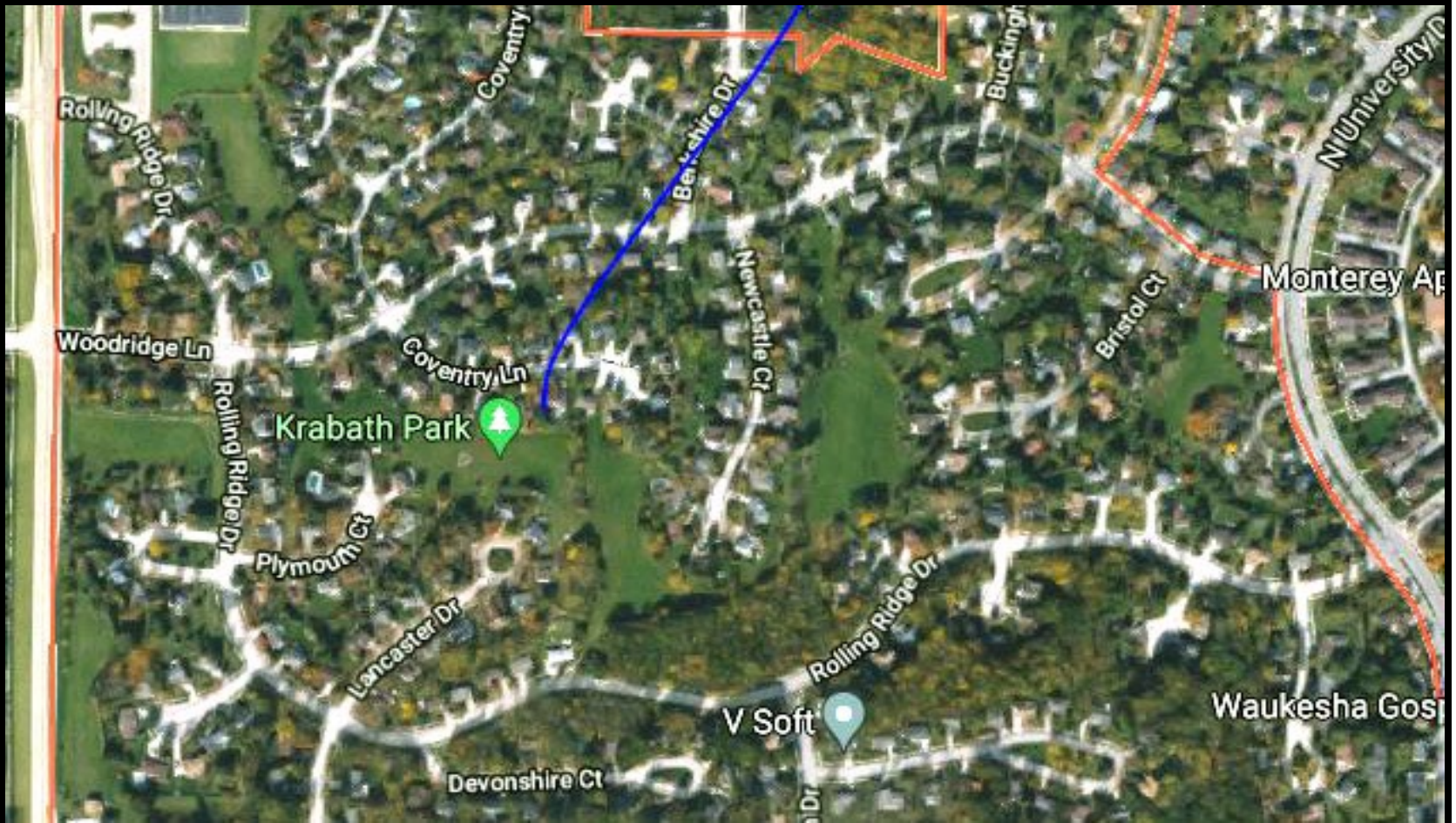


Early Cluster Design (1960)

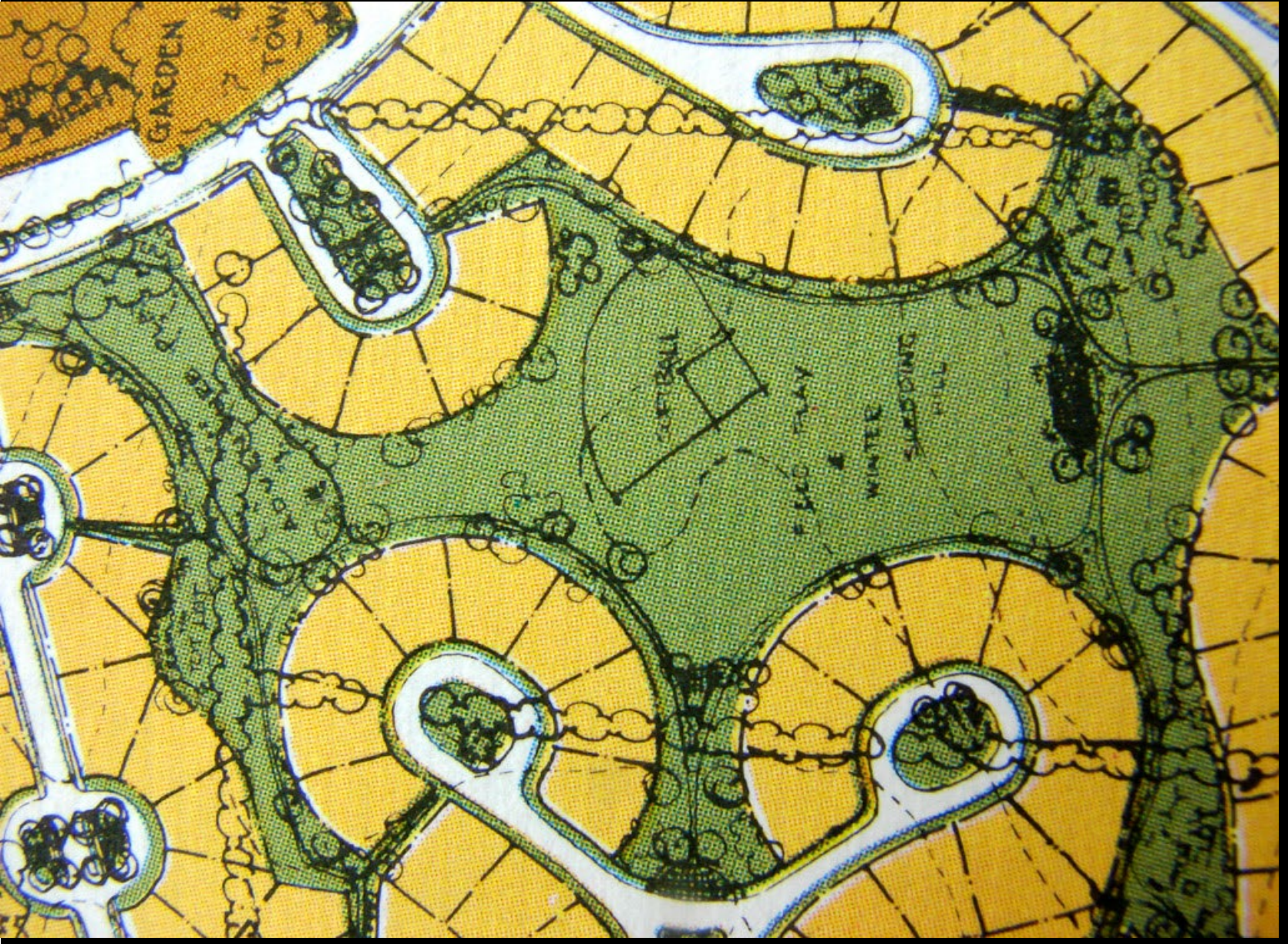
Pebble Valley

Waukesha, WI

(“A golf-course development without the golf
course”)











More Recent Examples

All profitable.

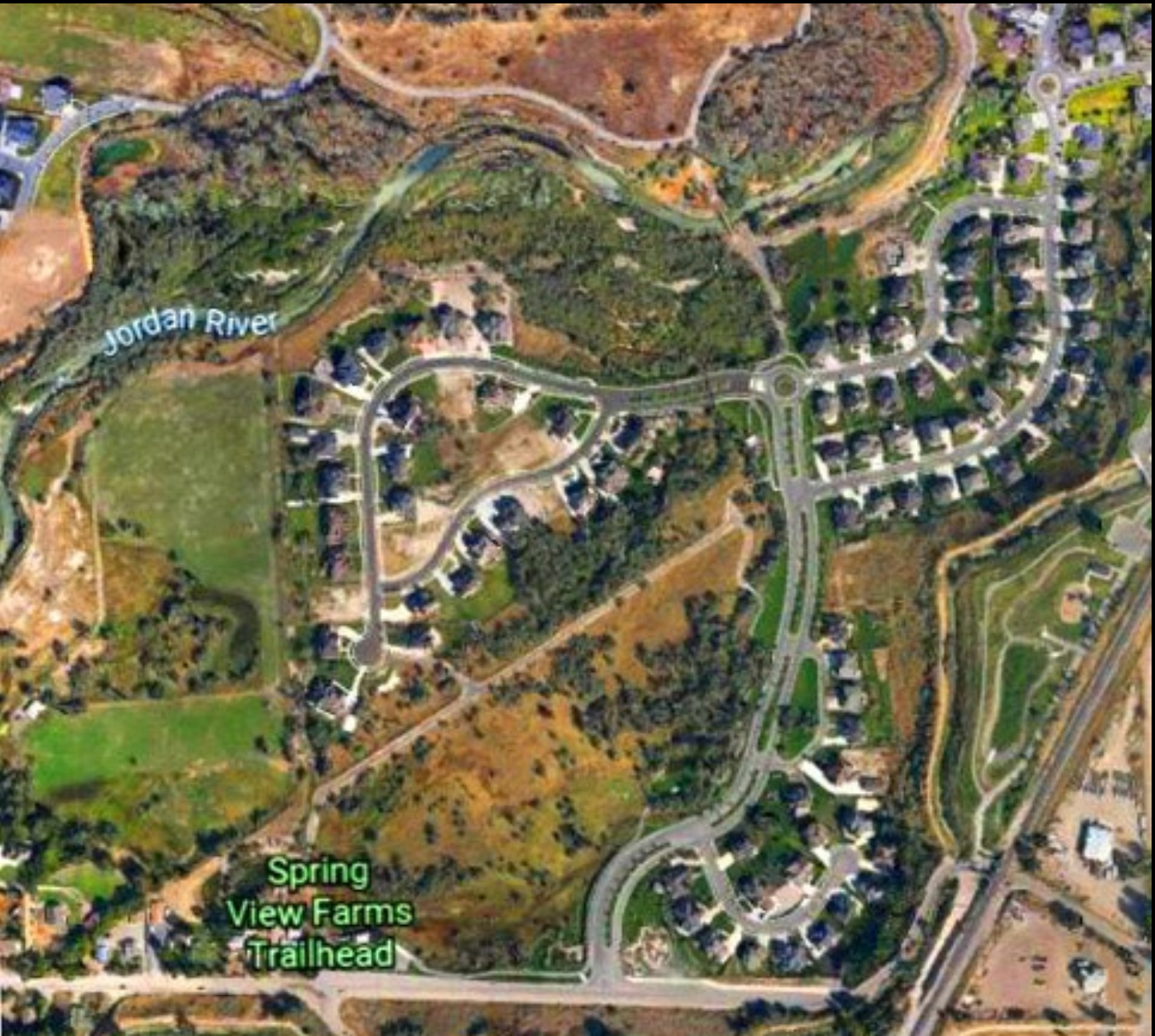
All successful.

All creative.

Spring View Farms Bluffdale, Utah

Public water and sewer

Three du/acre Density

















Summerfield

(2.3 du.ac)

Elverson Borough,
Chester County, PA



















Local Example:

The Park at Wolf Branch Oaks





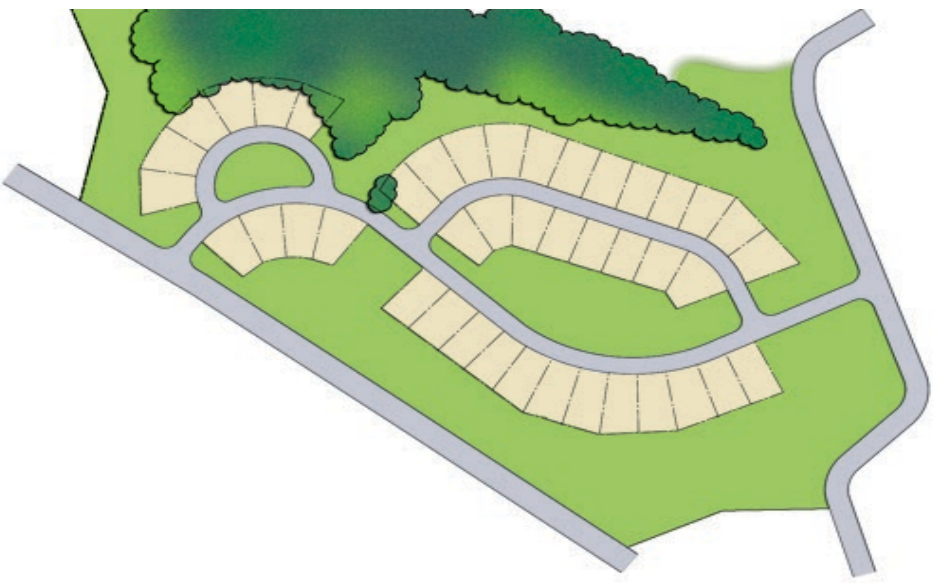
















Battle Road Farm

Lincoln, MA

120 dwellings on 24 acres (5 du/ac gross)

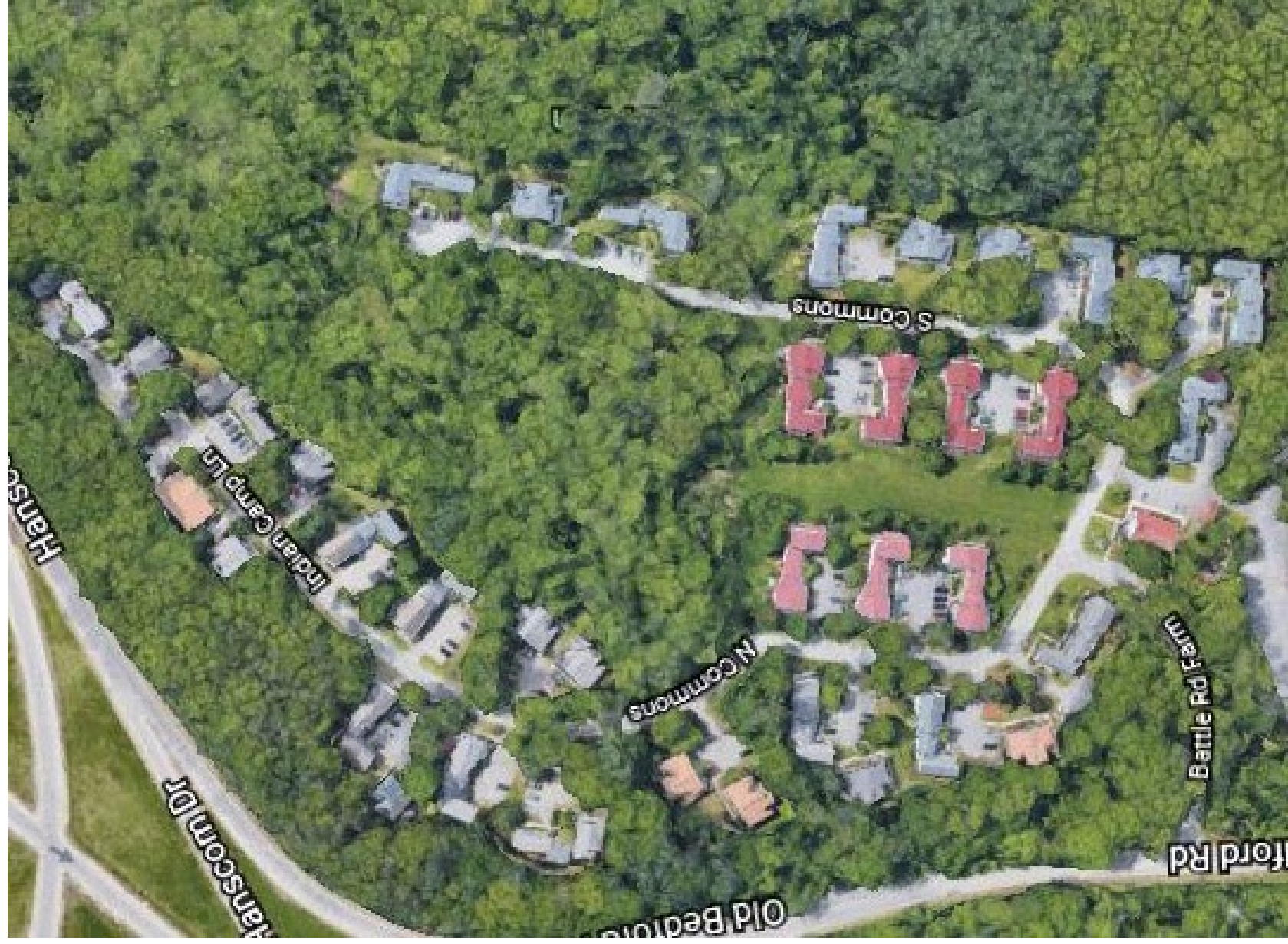
40% Affordable (48 units)

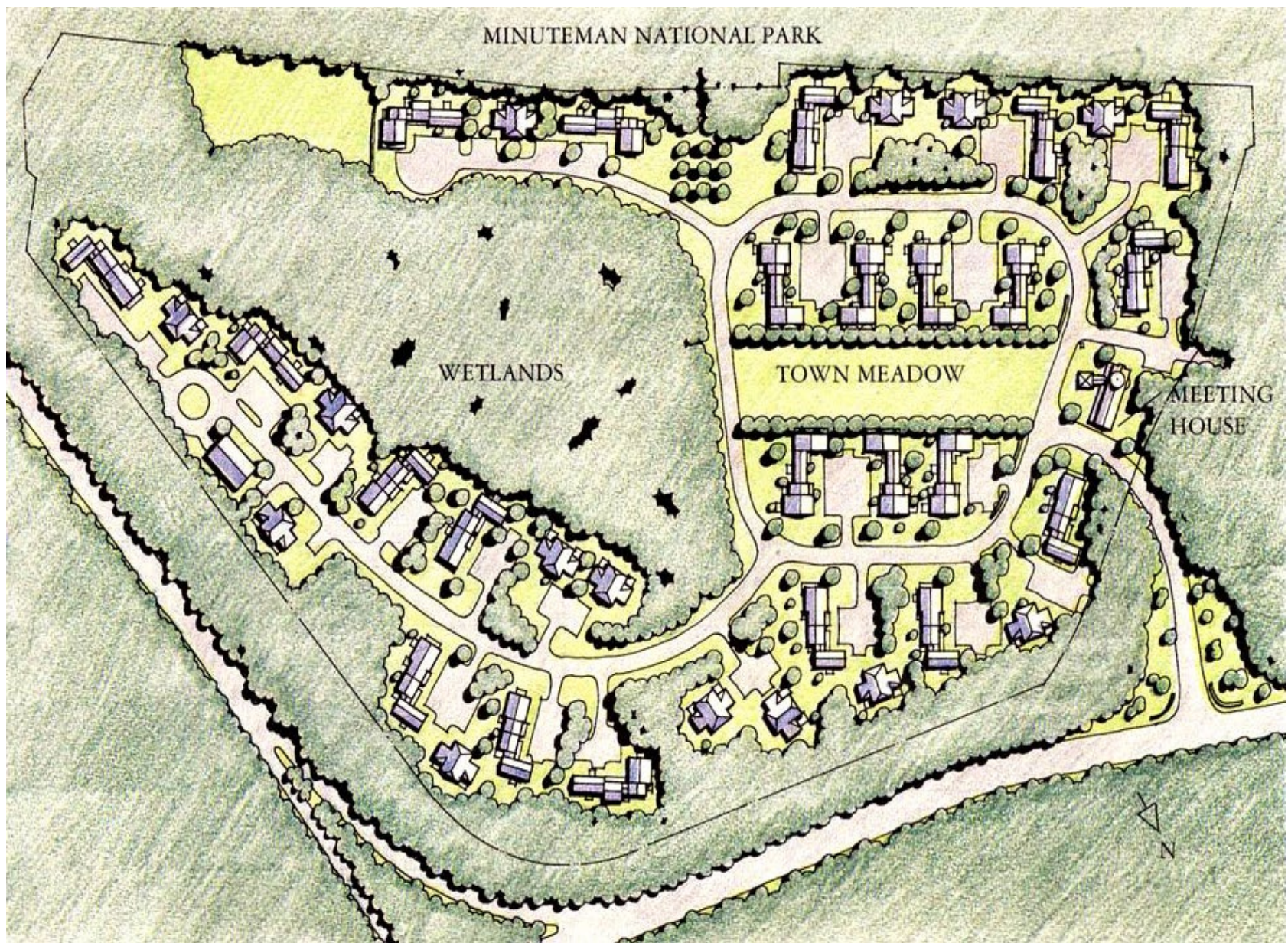
60% are 1) Senior and 2) Unrestricted

59 % Permanent Open Space

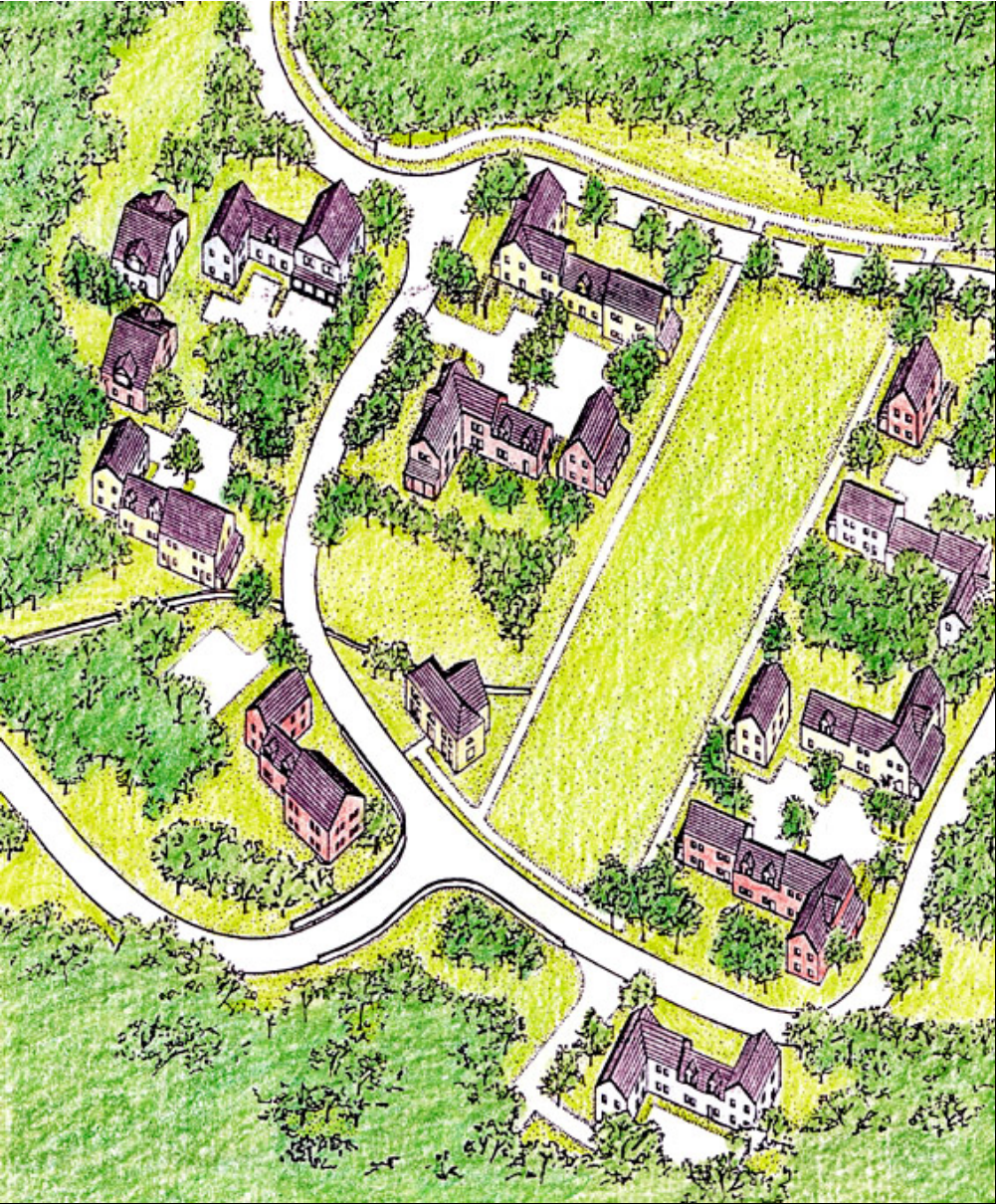
Layout designed like a golf course development
without the golf course.

Example of a density bonus to encourage a mix of
house prices and types.















Greenway Design in “New Urban” Developments









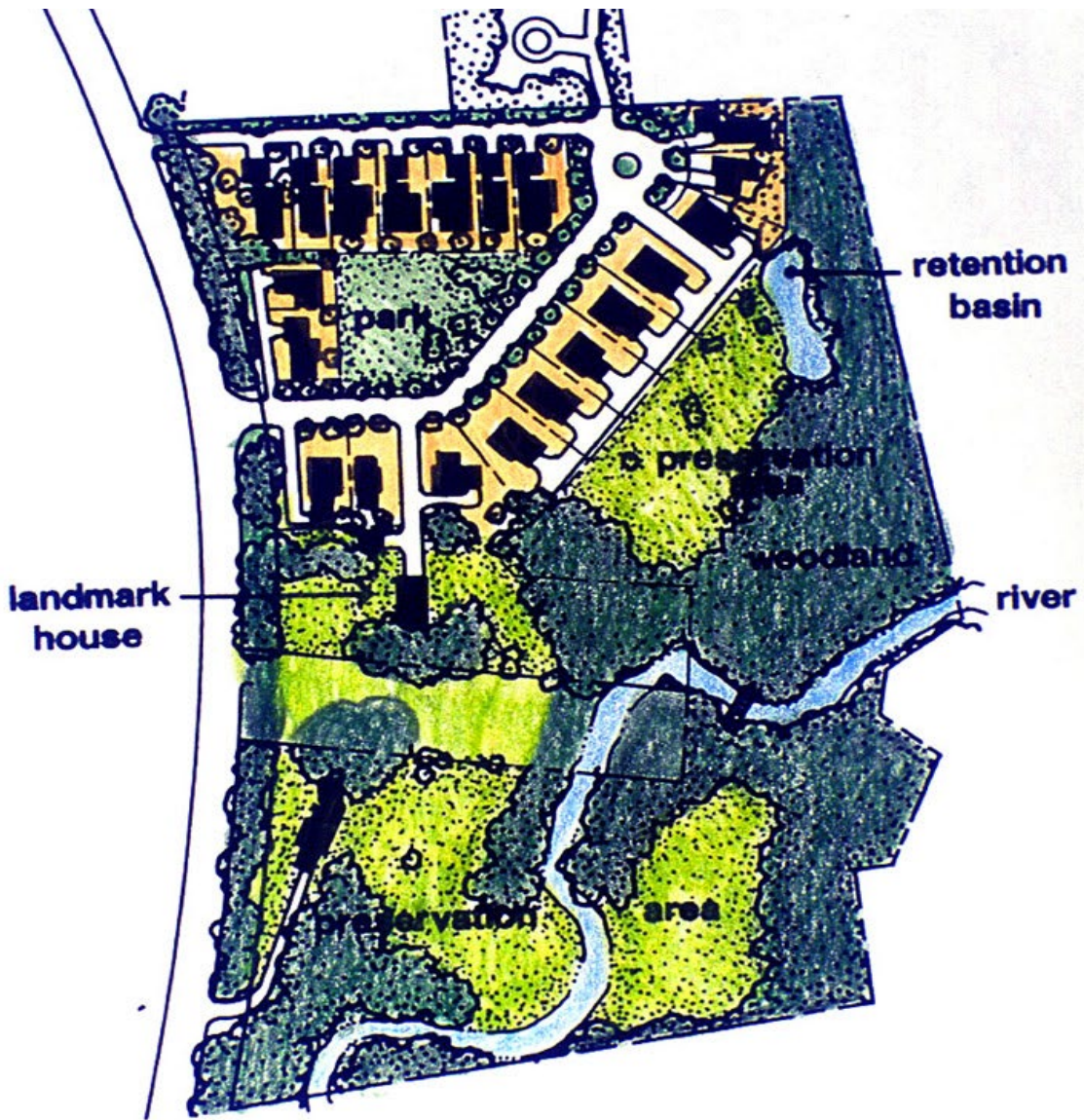








Westwood Common, Beverly Hills, Michigan

















This design approach can be *required*.

The City can take charge of its future, with new development done on its own terms.

Status-quo developers can be replaced with more progressive ones.

Eustis can be in the driver's seat and determine exactly how it wants to develop.

Dealing Creatively with Tree Lines and Drainages





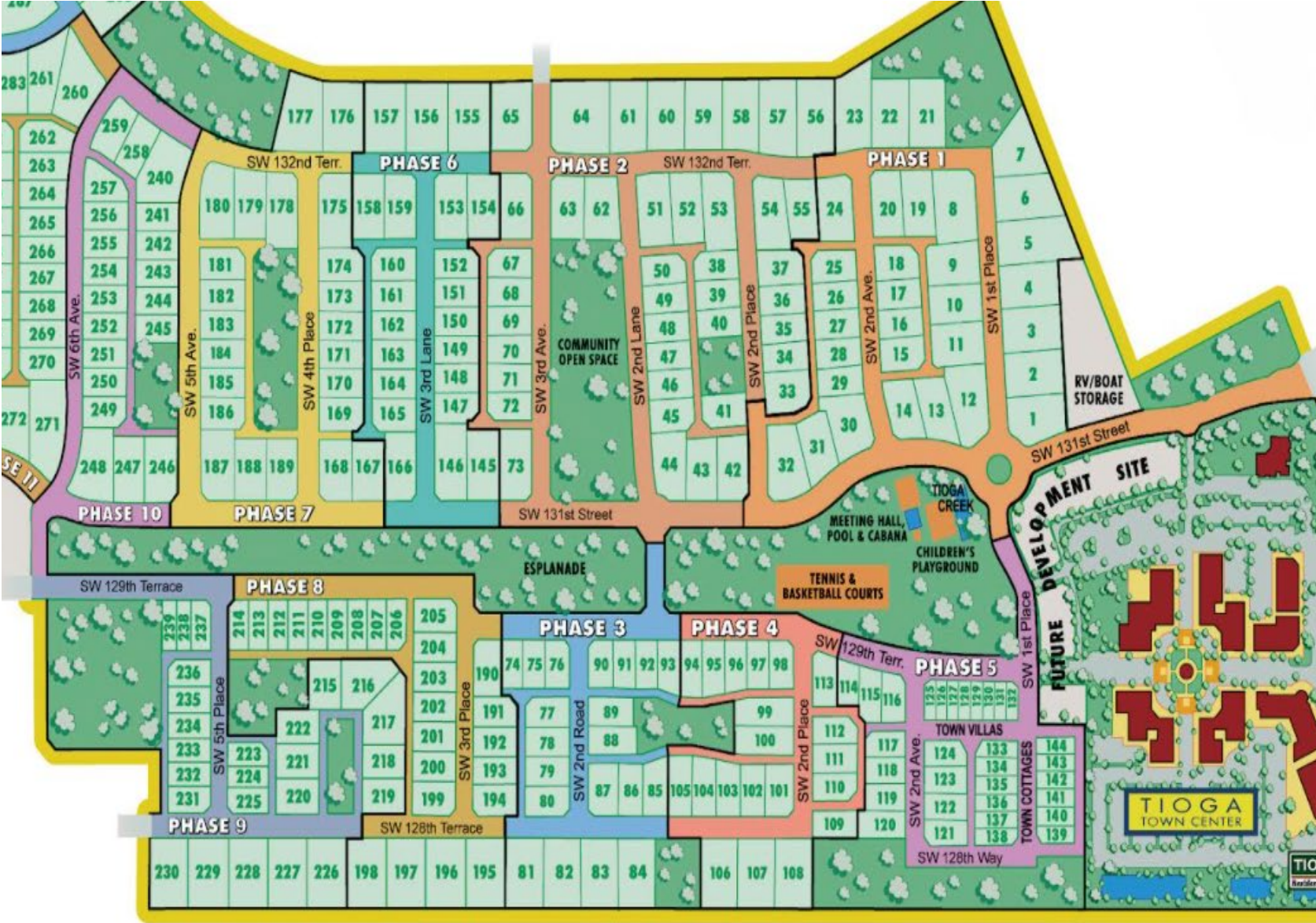










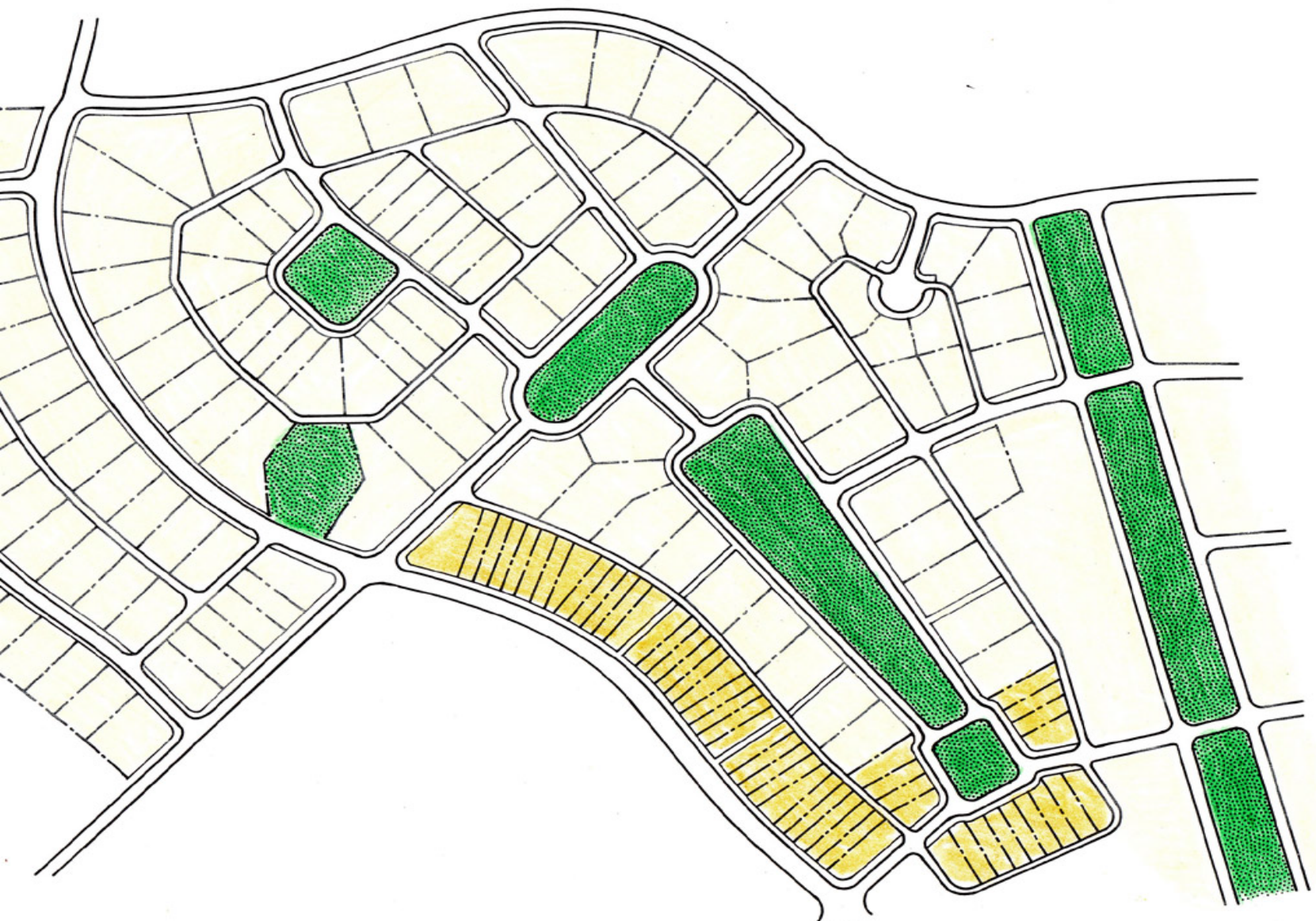




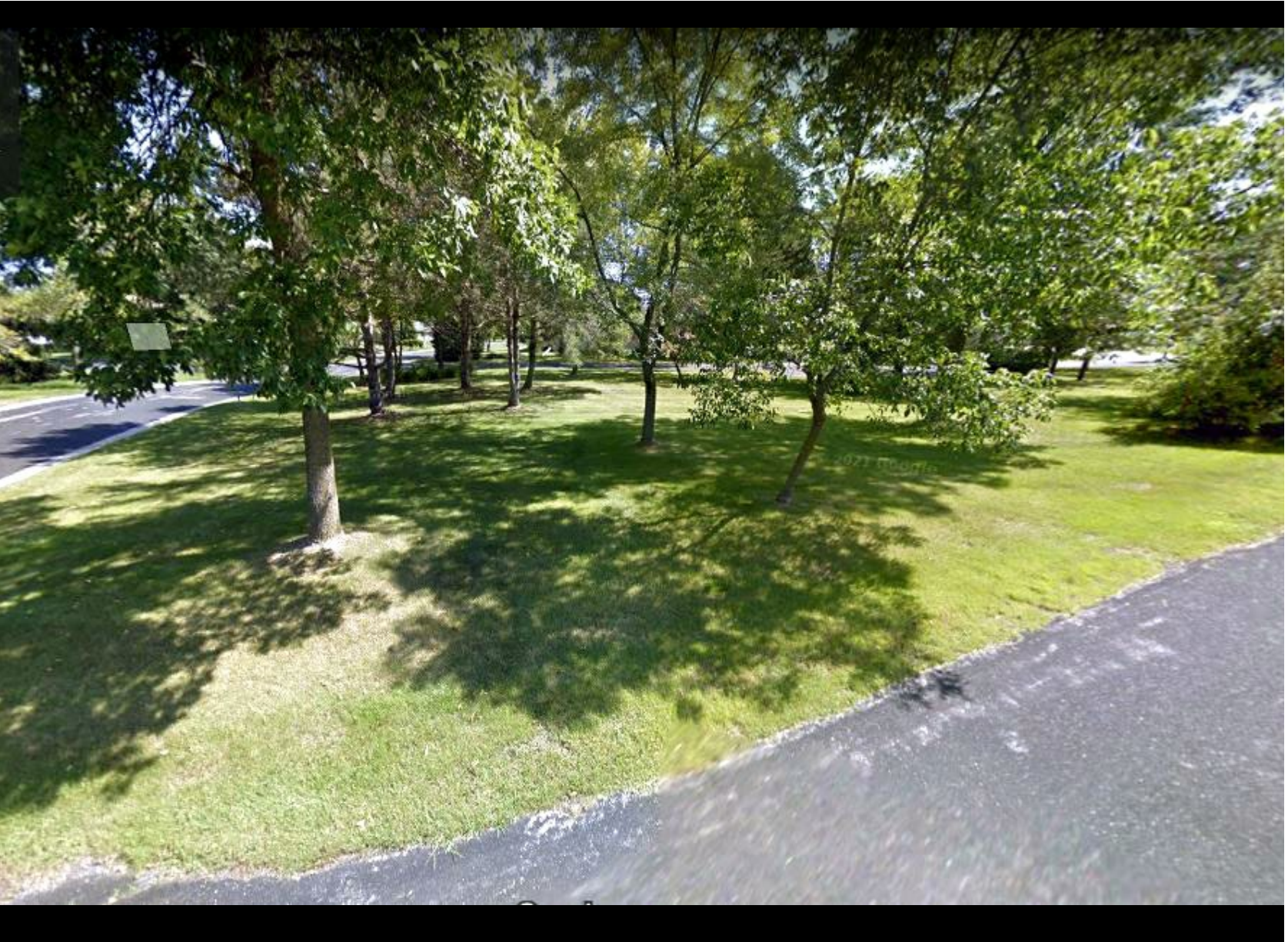




Multiple Neighborhood Greens





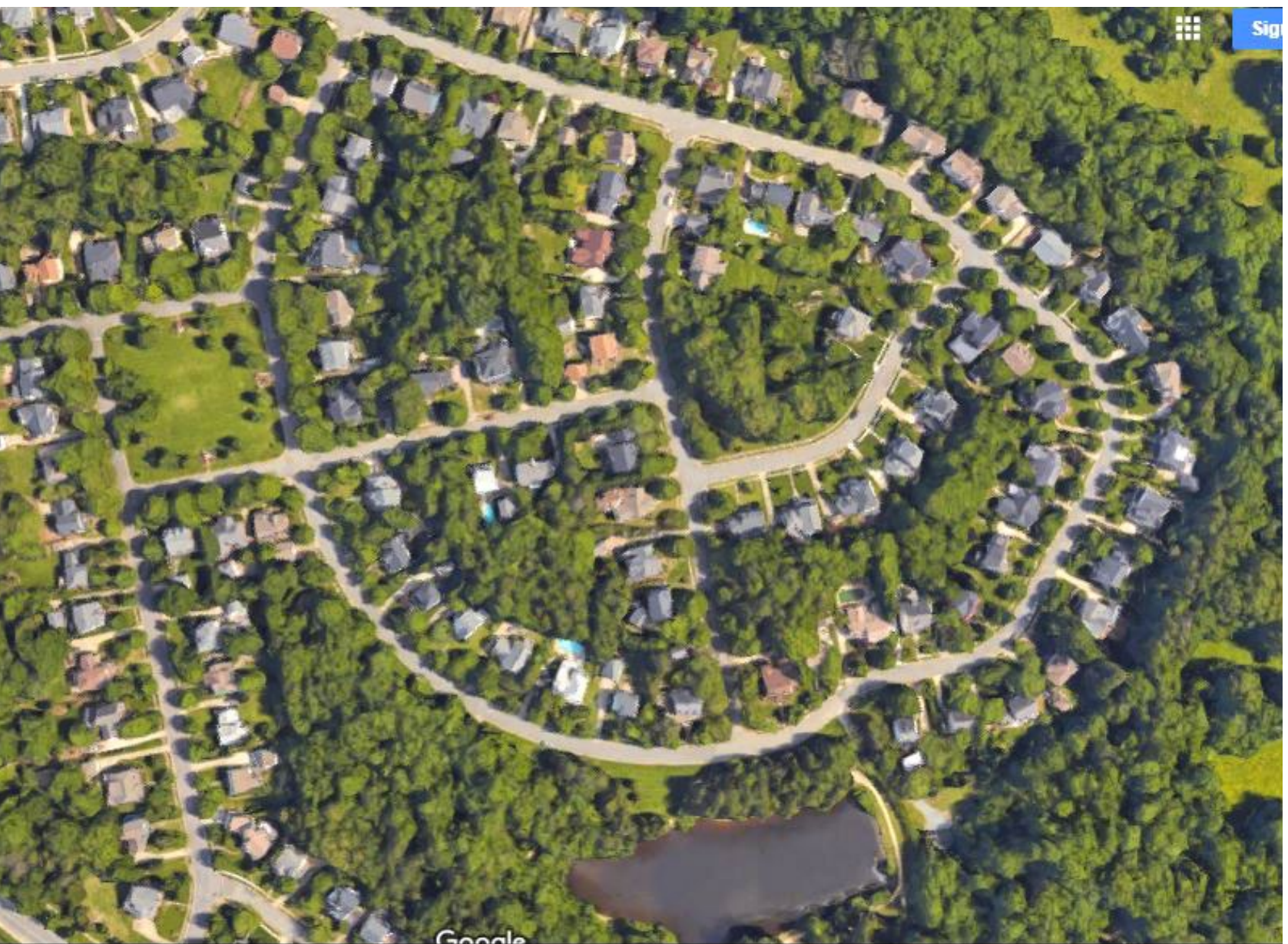






Situating Greens and Parks as Terminal Vistas



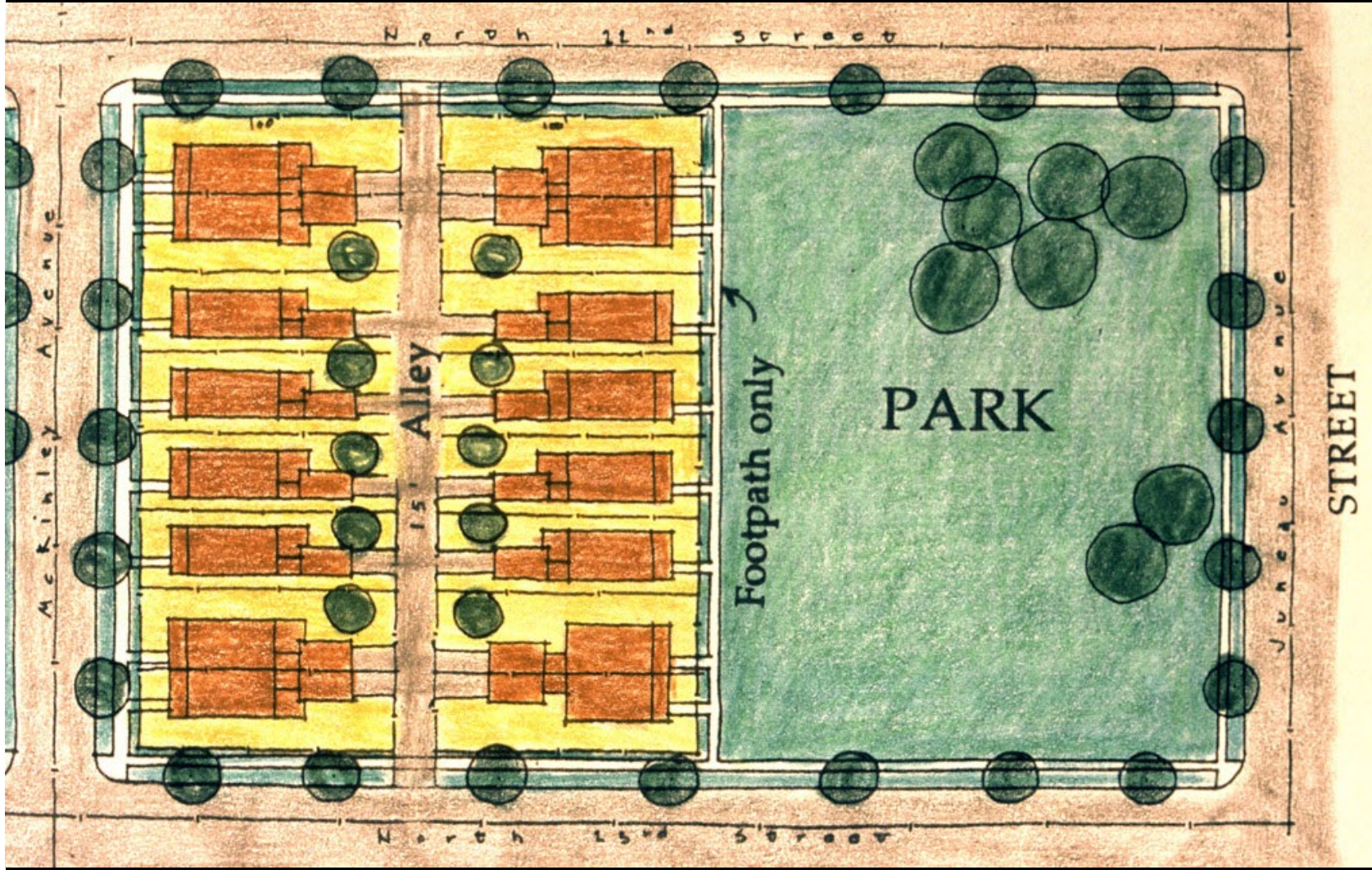








“Attached Greens”
(lots abutting one or more sides)

















Back Lanes not always needed:

Side-Entry Garages

allow lot width to be trimmed
without alleys or rear driveways







Lots less than 55 feet wide need rear garages with alley-access.

Front-entry garages on narrow lots dominate streetscapes with protruding garage doors







Tree-planting along Alleys

Just as important as planting trees
along the streets









Closes

(short, boulevarded cul-de-sacs)

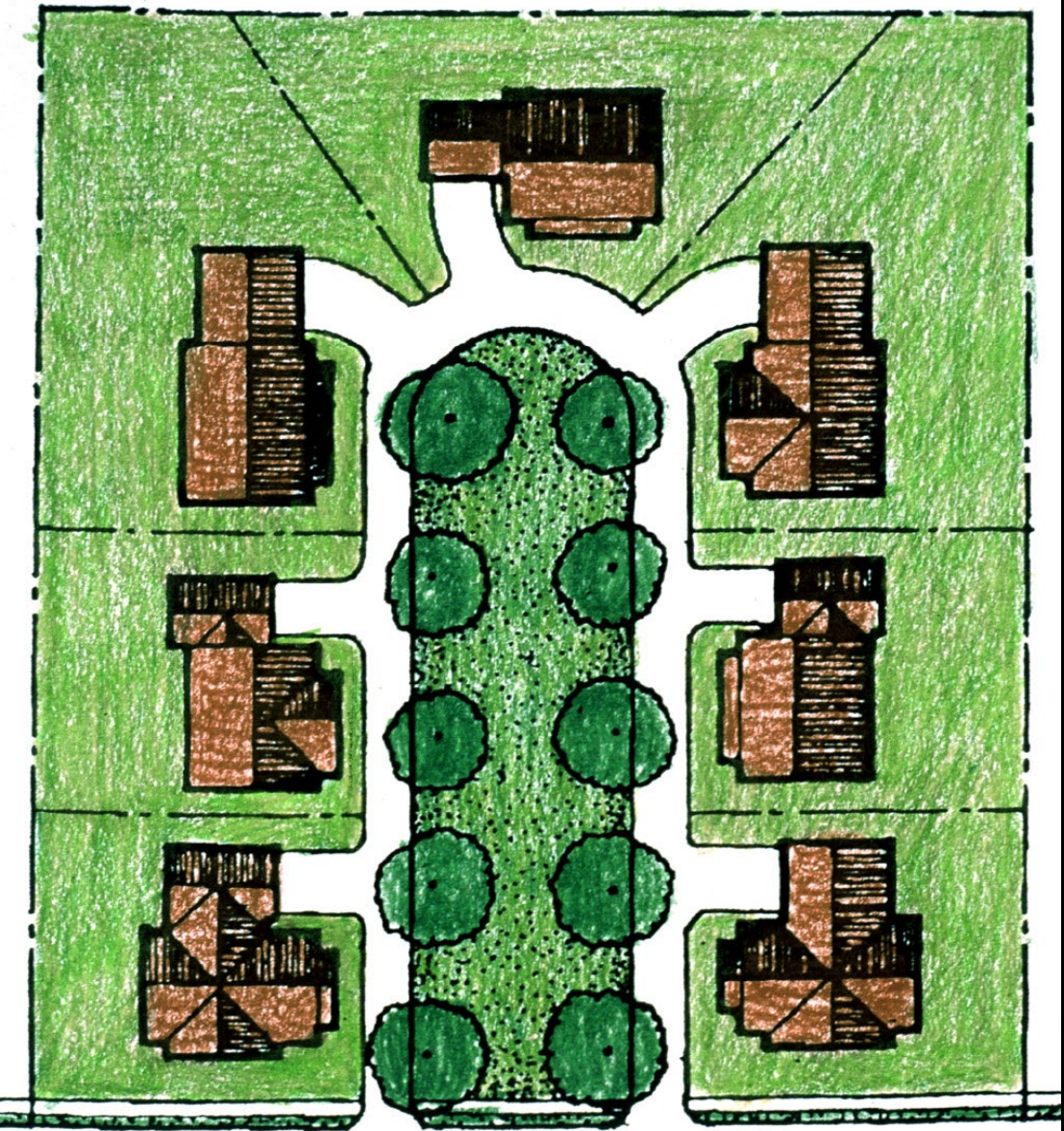








Image capture: Aug 2014 © 20

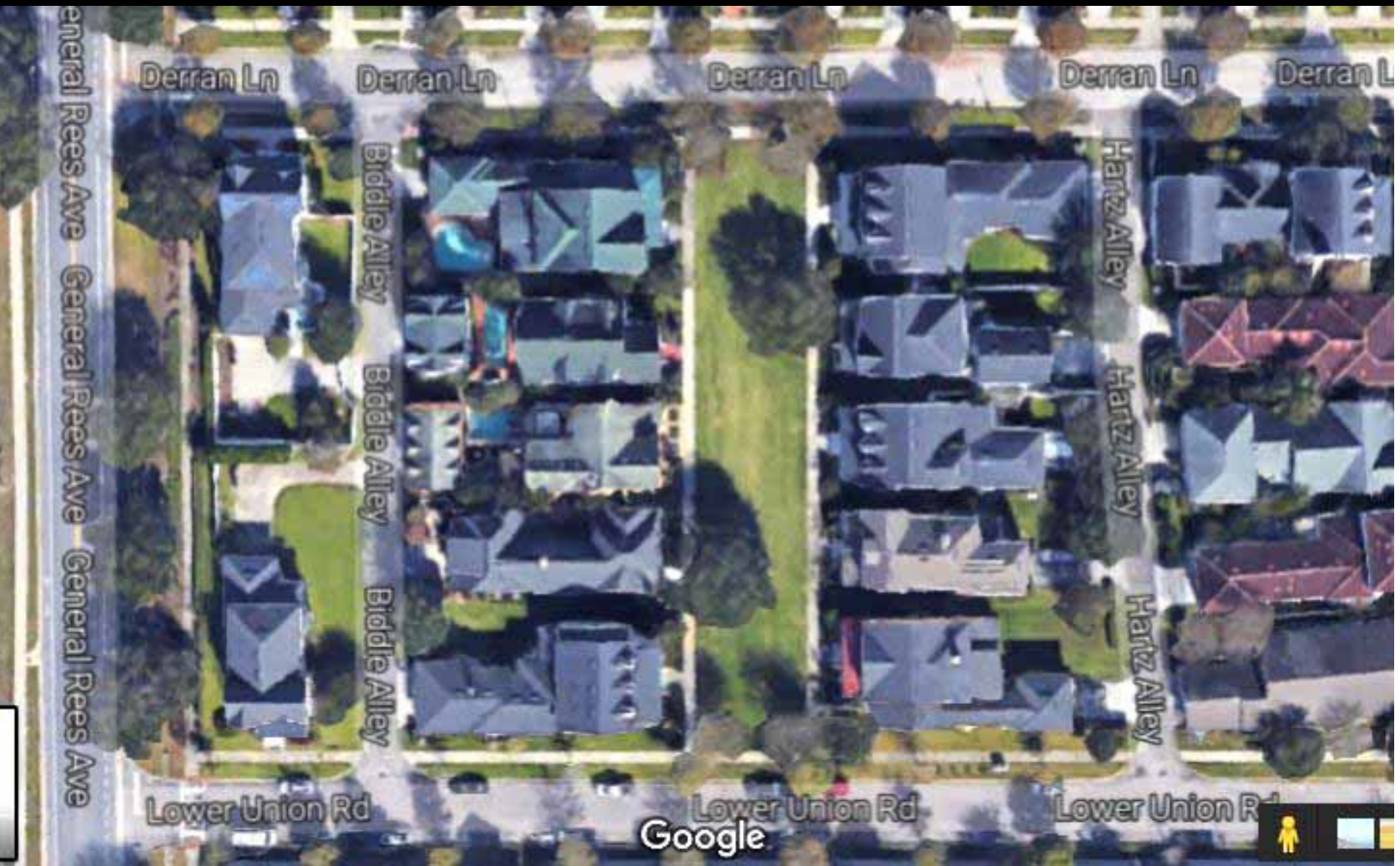


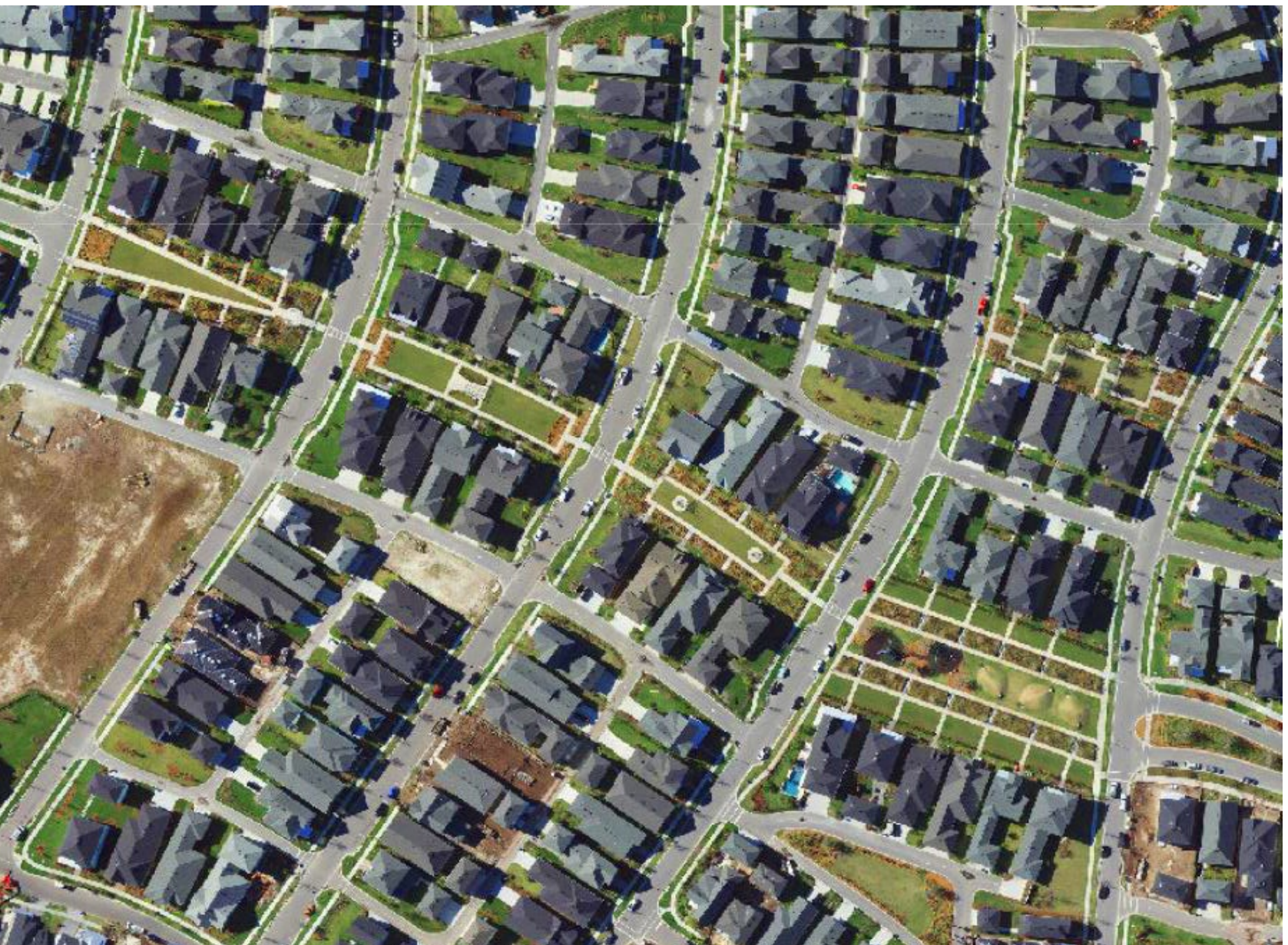


“Green Streets” (or Mews)







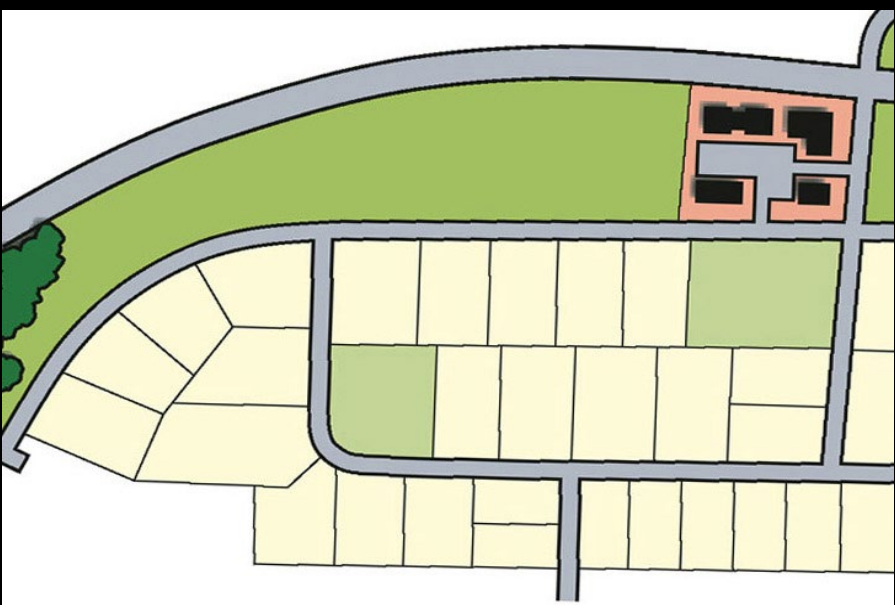
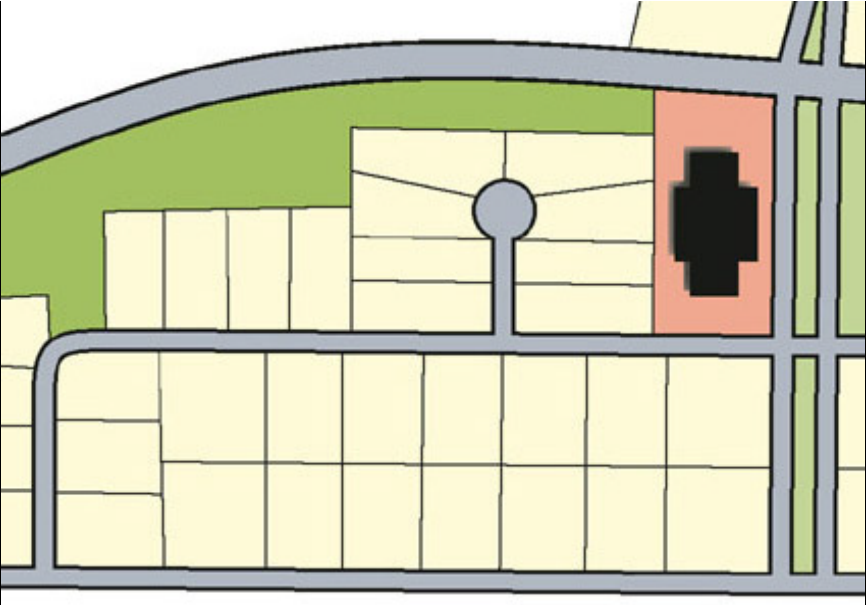






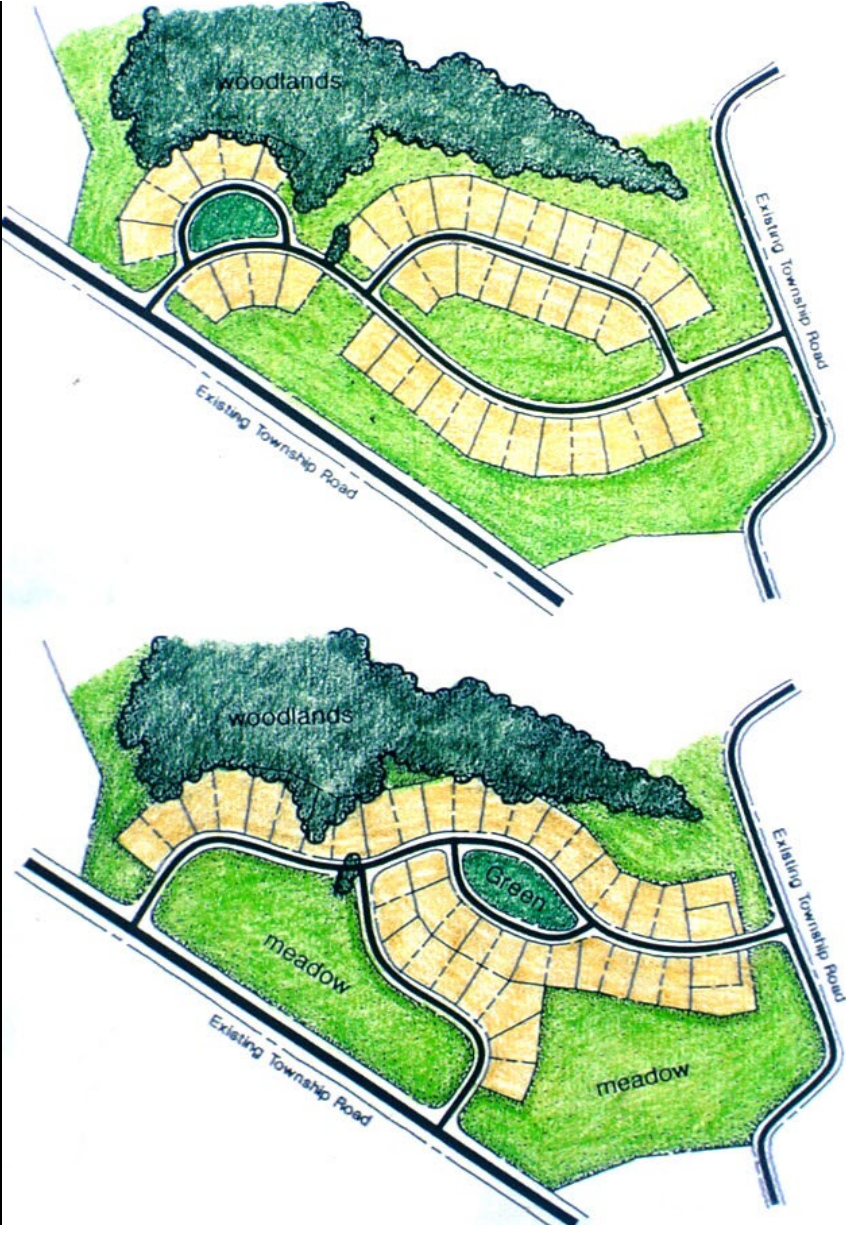


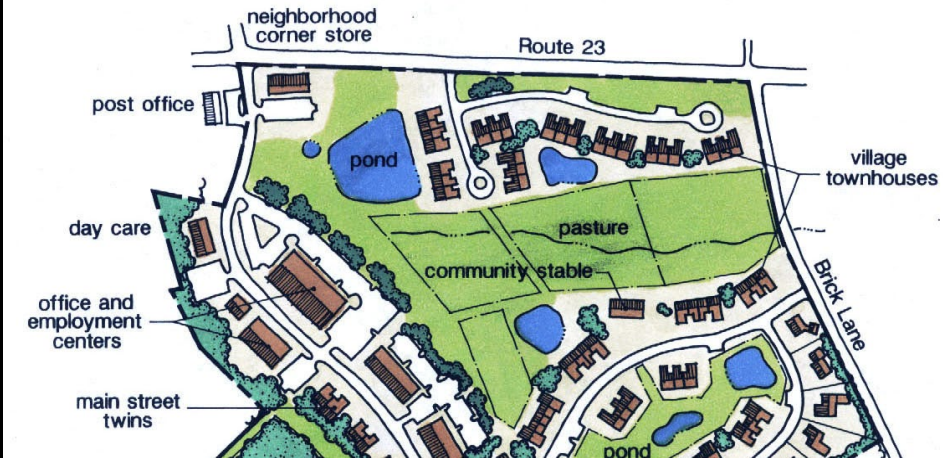
Foreground Open Space
vs.
House-backs Facing Streets











Pocket Neighborhoods (or “Bungalow Courts”)

















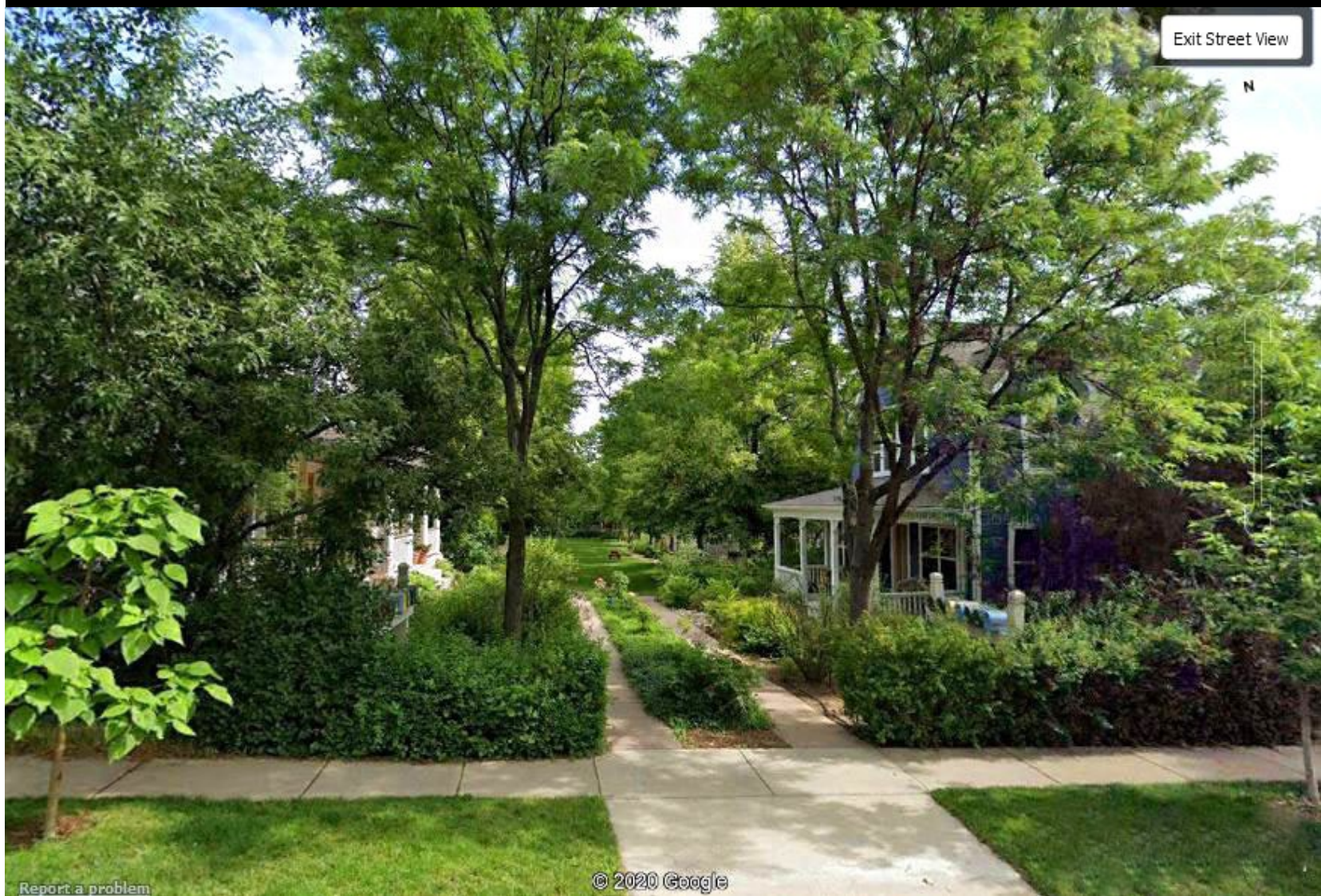




Pocket Neighborhoods: An Affordable Example

Poplar Gardens, Boulder CO
(10 du/ac)

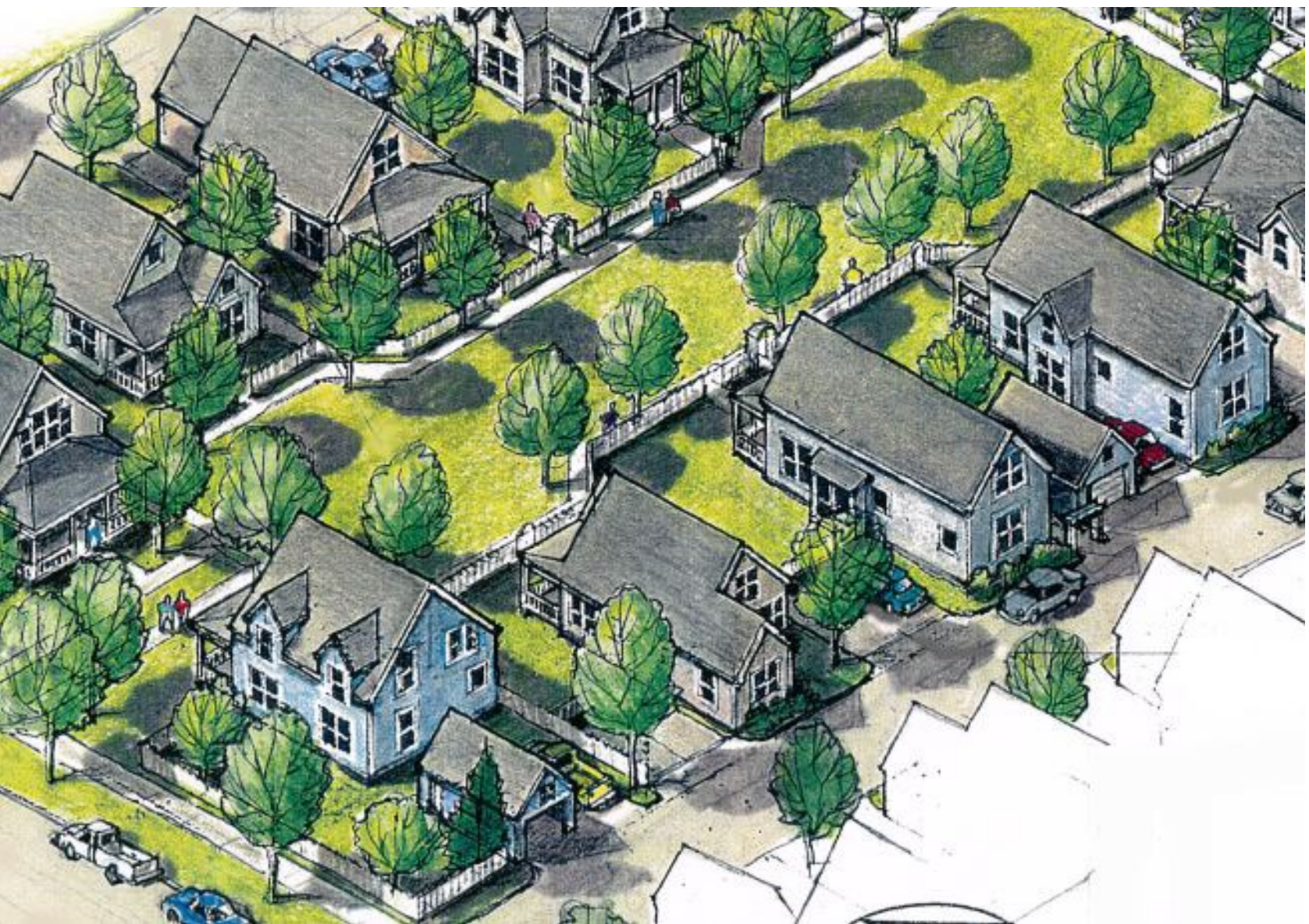


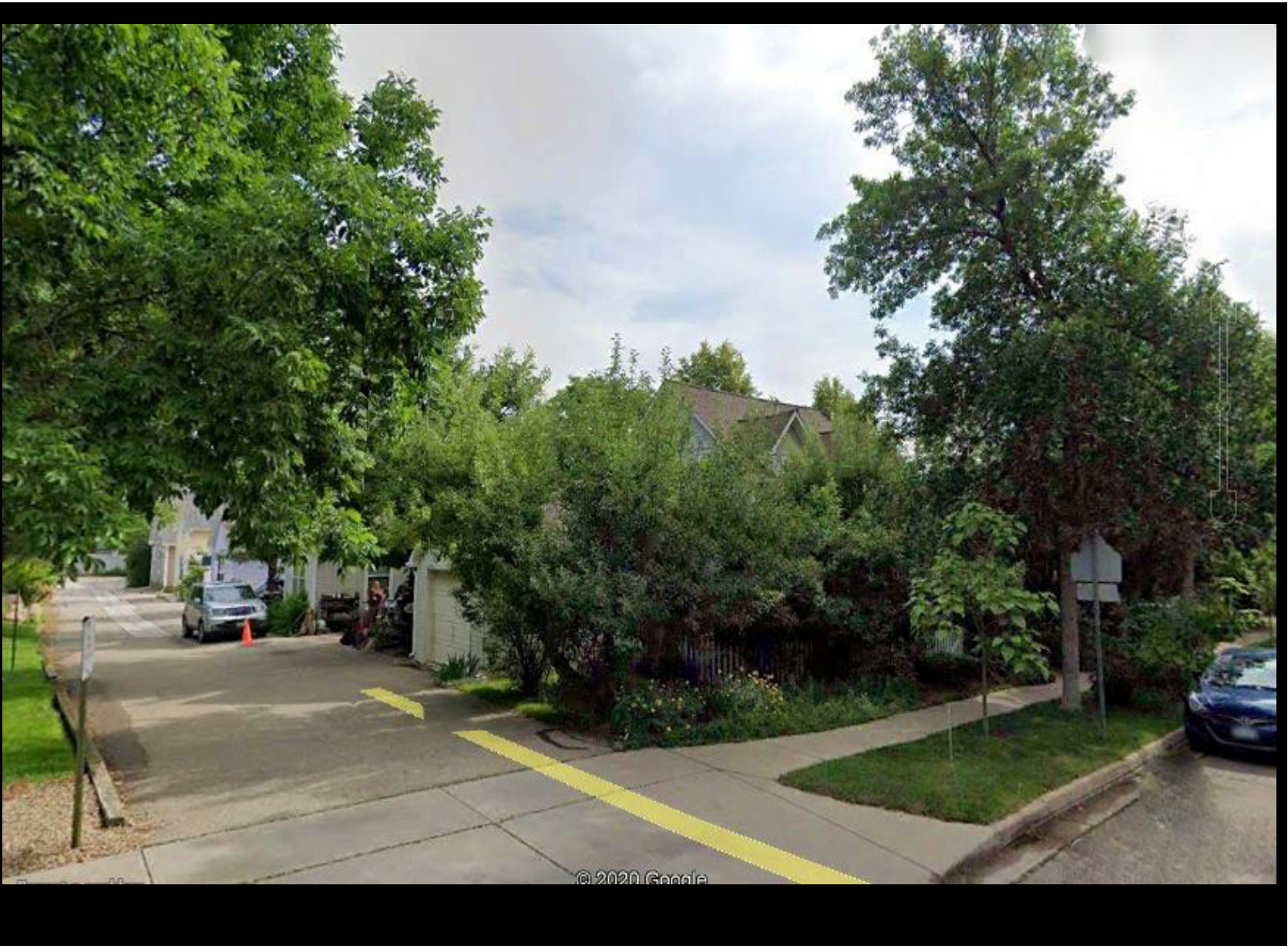












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www.greenerprospects.com