

CONCLUSION

Part One: Assessments has revealed the current and projected population growth rate, existing conditions, land developability based on natural conditions and entitlements, existing and expected transportation and circulation conditions, and existing and projected infrastructure capacity; all of which present opportunities and constraints for the Town of Westlake. The following key items are considered as the Planning Team presents the Framework Plan, or Phase 2 of the Planning Process:

Population and Demographics

- The projected population potential of around 7,500 people.
- The population capacity of only 6,927 people at build-out.
- A mostly older (40-84 years of age) population demographic will continue to dominate Westlake, creating the "Grandparent Effect" at Westlake Academy.

Existing Conditions

- There exists two different development patterns: North/South and East/West as a result of development history.
- There exists two cities: one more residential and one more commercial. There exists two road systems: one serving mainly residential development and one serving mainly commercial development, both with distinctly different character.
- Commercial development is essential to closing the tax gap at current tax rates.
- There is potential for future home value diversification.
- Westlake appears to be in the center of an economic region, an area much

larger than its political Town boundaries.

Development Suitability

- Waterways, lowlands, and steep slopes are very sensitive to development.
- There is around 18 million square feet of commercial entitlements in PDs that could significantly change the functionality and character of the Town.
- There is much potential to accommodate both entitlements and natural systems in land located within PDs.

Transportation and Circulation

- There is an estimated 300,000 internal trips per day.
- Traffic from the south into Westlake has the current option of Dove Road, which has low capacity.
- Streets in the 2004 Land Use Plan suggest choke points and serious congestion at build-out.

Infrastructure Capacity

- Water usage is at an unsustainable rate.
- Detention capacity needs to be examined with consideration of current entitlements.
- Timing of non-Town suppliers must be addressed.

The assessments set forth in this report provide a foundation upon which the Planning Team and the Westlake community will manifest the Framework Plan. Among the most challenging of goals in the next phase is the need to reconcile the implications of inevitable growth and the clearly expressed desire to maintain the current pastoral setting of Westlake. It will be with great agility that such a reconciliation is made, and from which, a useable Comprehensive Plan will emerge.