



## Project Challenge

Route 192 in Kissimmee is the typical multi-lane, auto-oriented arterial thoroughfare consisting of both old and new retail and commercial uses of various sizes and state of repair. As one of the gateways to Disneyworld, streetscape improvements alone will not answer the question of how to not only change the character and perception of this road, but the long-term function of the overall environment. The City realizes that bold moves are needed to achieve such a massive change—from the road itself to transformation of blocks on either side.

## Project Description

Running east-west from Kissimmee to Melbourne fifty-miles away on the Atlantic, Rt 192 functions as connecting the east coast of Florida to the south side of Orlando. As seen in the aerial photo right, the character of Rt 192 in Kissimmee is not one of neighborhoods and community. Rather, big box retail is set back from the road, with smaller uses such as fuel stations and fast food drive-thrus. Providing a long-range plan that transforms the road into a transit corridor, and also reconfigures many of the large-format retail blocks into more flexible and vital contributors to adjacent neighborhoods begins to articulate the City's desired image for the dismal corridor. Acknowledging that a great amount of concentrated retail will continue to thrive in this location, the plan strategically adds uses found in thriving communities such as office, residential, and open space.



## Client

City of Kissimmee  
Renaissance Planning Group, *Lead Planner*

## Dates

June 2006

## Program

Mixed-Use Buildings  
Commercial Revitalization

## Relevance

Transit and Circulation  
Grayfield  
Town Planning  
New Urbanism

## Services

Urban Design  
Town Planning  
Project Graphics

## Team

MASTER PLANNER  
Renaissance Planning Group  
Rettew Associates  
PLANNER/ILLUSTRATOR  
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# Rt. 192/Vine Street

Kissimmee, Florida



Redevelopment of the many large-lot paved retail blocks into an integrated fine-grained street network contain many mixed use blocks that connect adjacent neighborhoods to Vine Street.