

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
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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

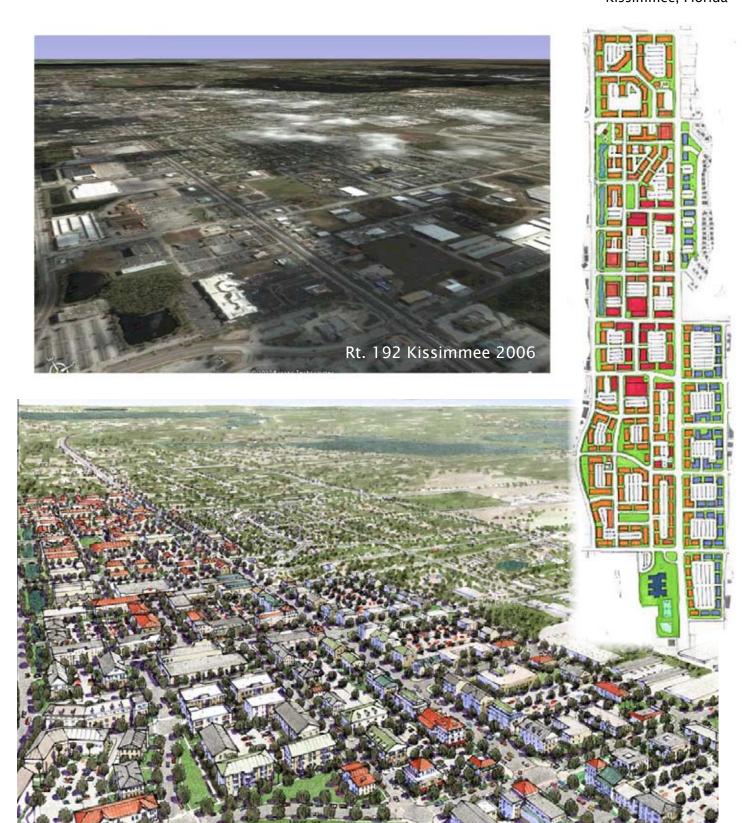
of the overall environment. The City realizes that bold moves are needed to achieve such a massive change—from the road itself to transformation of blocks on either side.

Project Description

Running east-west from Kissimmee to Melbourne fiftymiles 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 longrange 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 and open residential, space.



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.