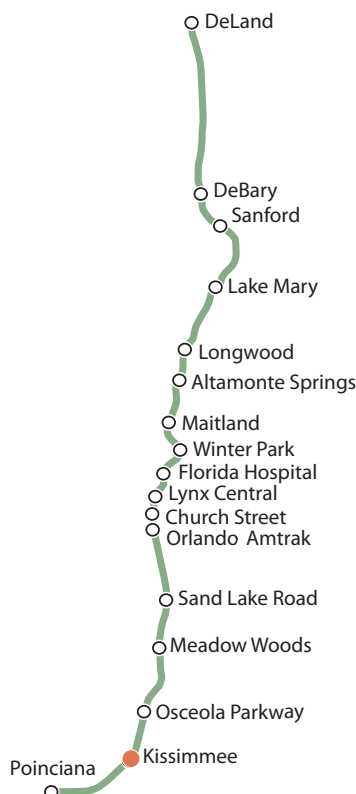


# KISSIMMEE TOD CONCEPT



Artist's rendering looking southwest towards station.



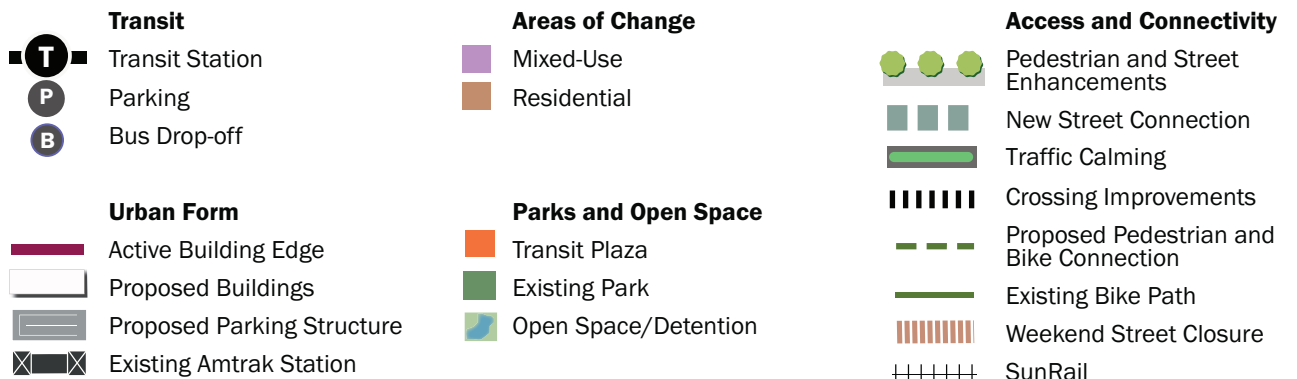
**This Town Center station is one part of a comprehensive community vision for revitalizing the city's historic downtown, supporting the variety of civic and existing uses – including Osceola Regional Medical Center - stimulating job creation and investment, and strengthening connections between downtown neighborhoods.**

Co-locating the Kissimmee Station alongside the historic Amtrak station, the area vision preserves what is best about Kissimmee – the traditional grid of streets, “Main Street” shopping district along E. Broadway Avenue, and connections to Lake Tohopekaliga. Desired new development, such as mixed-use downtown infill and redevelopment, and uses supporting the medical and civic facilities, will be complemented by the activity associated with SunRail.

Transit users will benefit from the current emphasis on high-quality streetscape and pedestrian improvements taking place throughout the area. Transit parking will be set back from the station to allow development closer to the platform. The historic grid of streets will be augmented by a new connection linking E. Dakin Avenue to Tohopekaliga Avenue. A direct pedestrian connection is envisioned from the station to the park on Lakeshore Boulevard.

Potential next steps include continued focus on facilitating and providing incentives for transit-supportive development within ½ mile of the station, and marketing/promoting the Kissimmee “brand”.

# KISSIMMEE TOD STATION CONCEPT





# KISSIMMEE TOD NEXT STEPS



Aerial photo of existing conditions.

The coming of SunRail provides Kissimmee another tool to further the revitalization of this historic downtown. TOD needs to be understood as one piece of a broader downtown strategy. The physical ‘bones,’ planning and implementation tools are already in place for the station area to continue to grow and evolve as a relatively dense, very walkable, mixed-use transit friendly Town Center. Kissimmee’s approach to density, stormwater, housing investments and traffic calming warrants attention from other communities in the corridor. In addition to the information presented earlier in the report, next steps in TOD planning for Kissimmee might include:

- Partnering with the Community Development Agency, which already has many of the tools and skills necessary, to leverage SunRail as a catalyst to enhance downtown growth and attract new investment.
- Paying special attention to crafting an integrated strategy for the five redevelopment parcels located southeast of the station.
- Assuring good pedestrian connections to the planned lakefront improvements. This amenity, combined with the large park, provides opportunities for creating a high value residential TOD precinct near the station.
- Marketing and promoting the advantages of easy SunRail connections as part of the fresh “branding” approach being undertaken by the city.
- Working to further calm traffic on Broadway Avenue through downtown to help extend the walkable area of the station.