



Kass Circle Revitalization Project: A Vision for Community Growth and Development

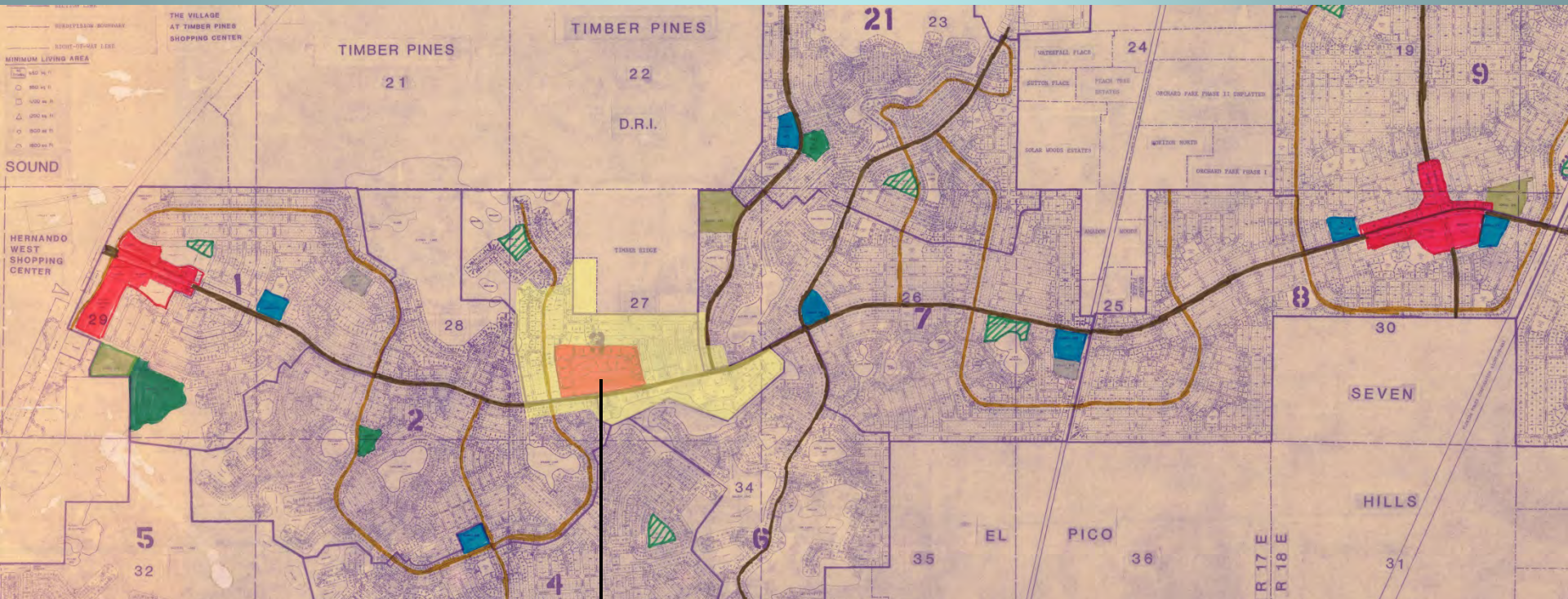


Planning Department



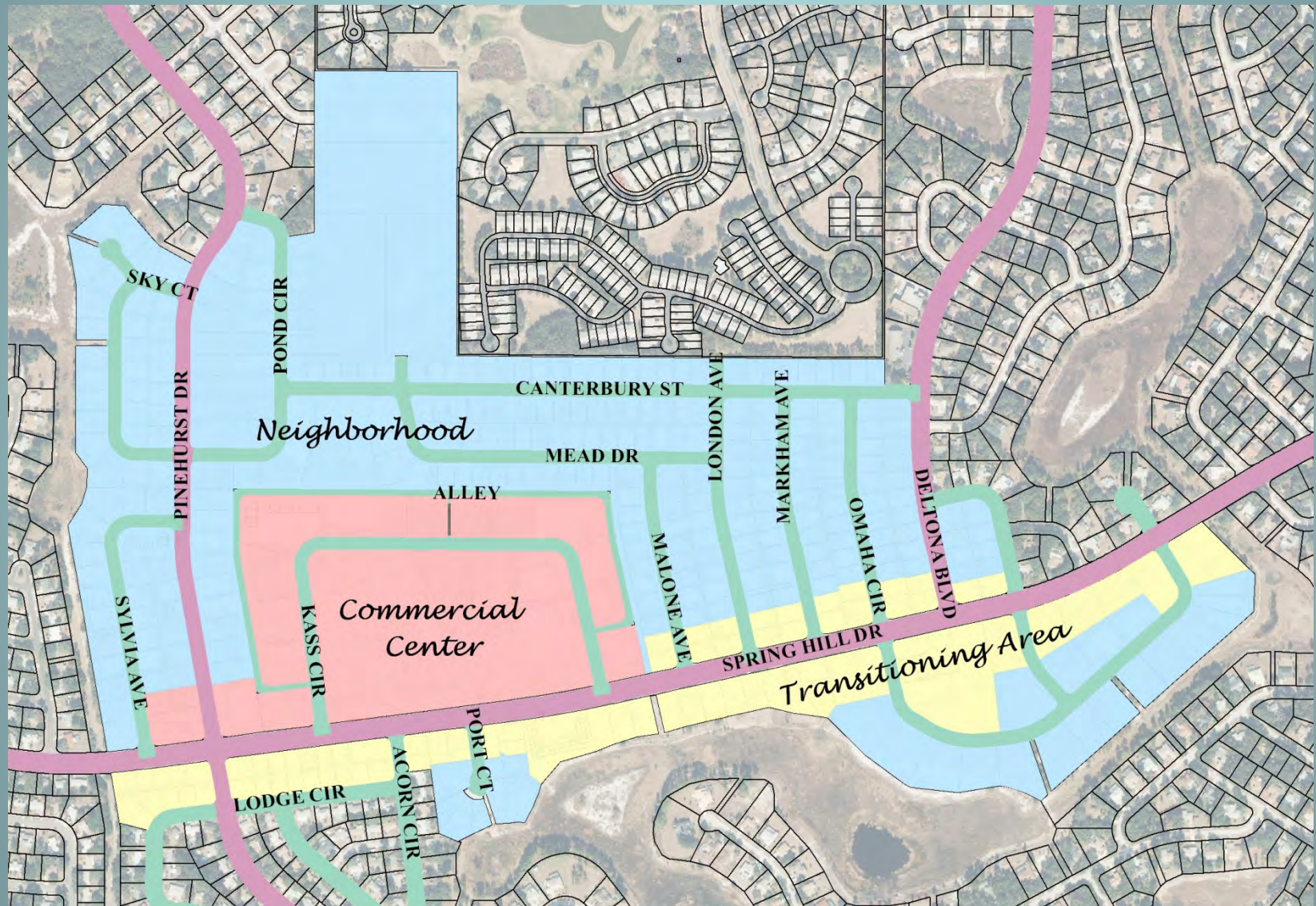
Florida Center for Community
Design + Research

Original Deltona Corporation Spring Hill Plat (ca.1960's)



Kass Circle Project Area

Project Focus Area Map



Project Objectives

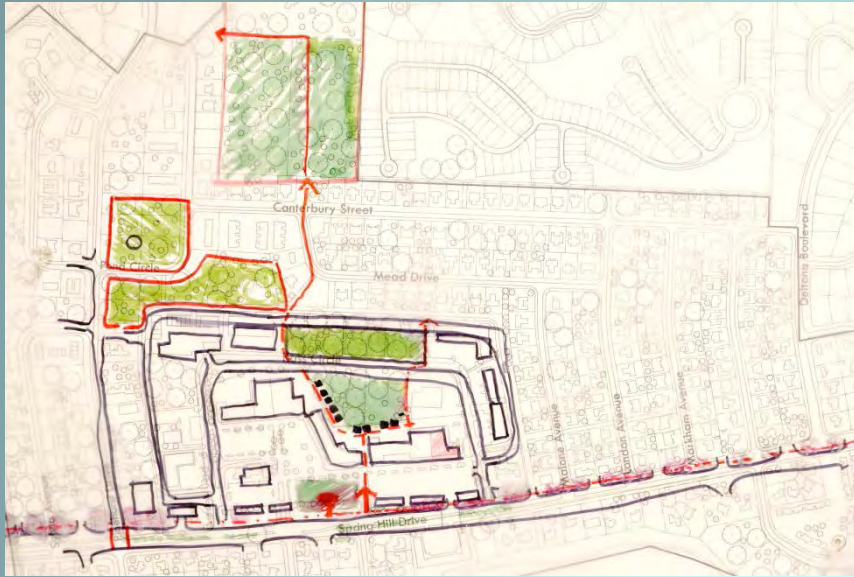
Engage community residents, business and property owners and local officials in exploring ideas for: creating a vision for the area's future that reflect desired conditions.

- Enhancing local economic development
- Creation of a community center and “sense of place”
- Improving public safety, access and walkability
- Enhancing neighborhood visual character and identity
- Addressing public realm and infrastructure deficiencies
- Enhancing community livability standards

Community Workshop #1 - Feb. 15, 2014



Community Design Process: Generating Initial Ideas and Concepts



Recurring Issues

- Increased security/law enforcement
- Address vacant/dilapidated property and code enforcement
- Need for public realm enhancements and open space (parks, community center, etc)
- Safe pedestrian access and connections to desired locations (sidewalks and trails)
- Desire for healthy community conditions and community gardens
- Roadway improvements along Spring Hill Drive (lighting; sidewalks; intersections improvements)

Recurring Issues (cont.)









- Enhanced neighborhood visual character and image (new name and brand)
- Redevelop Spring Hill Plaza shopping center-reposition in the market; new image/facelift; consider additional stores with neighborhood serving uses
- Create a “neighborhood or village center” that functions as a destination and defines a unique condition
- Increase public transportation in the area
- Identify opportunities for more market rate housing; protect existing inventory of affordable homes

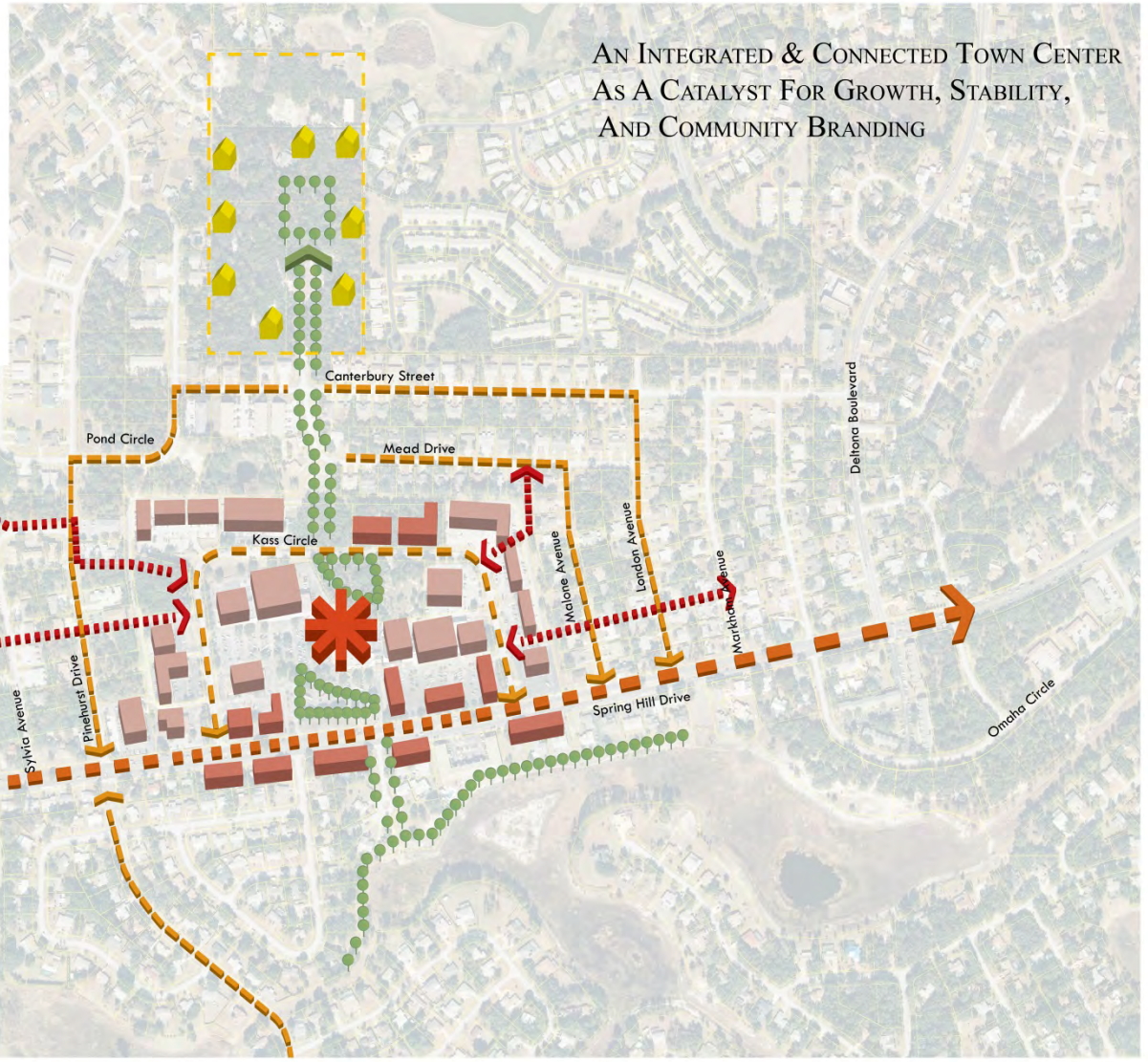
Identified Community Priorities



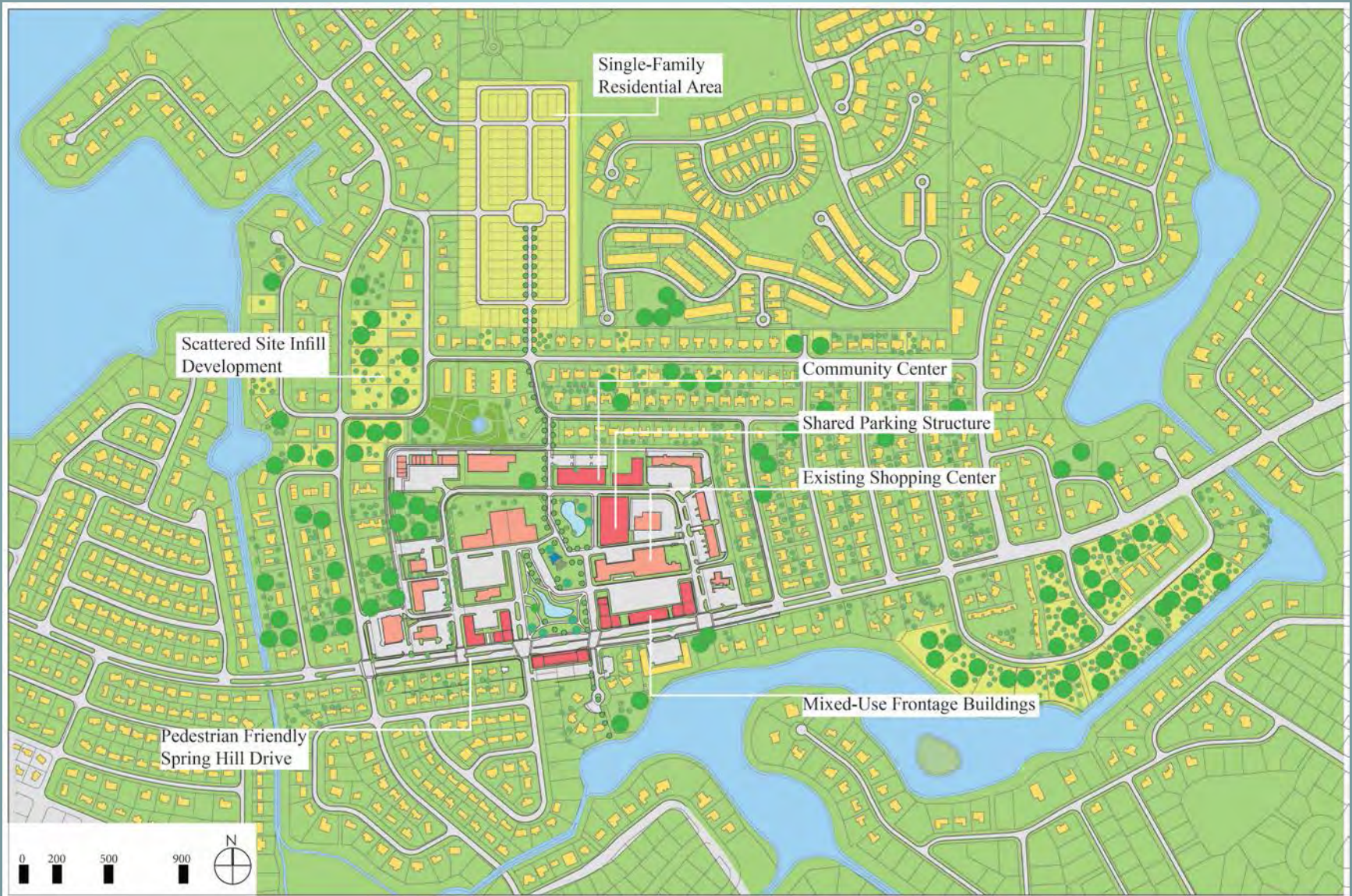
Community Design Concept

AN INTEGRATED & CONNECTED TOWN CENTER
AS A CATALYST FOR GROWTH, STABILITY,
AND COMMUNITY BRANDING

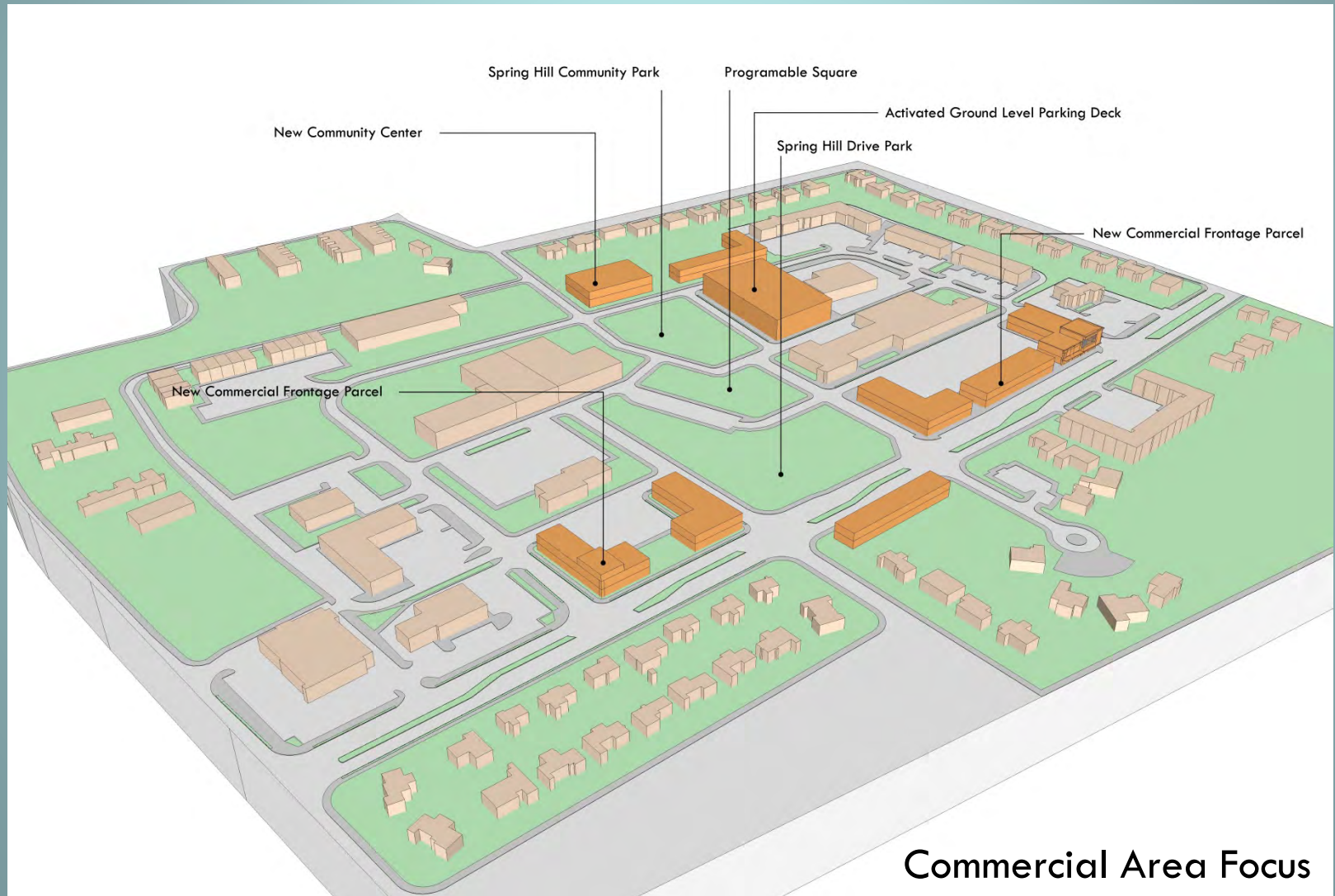
-  Spring Hill Town Center
-  Spring Hill Drive - Community Main Street
-  Primary Neighborhood Streets/Connectivity
-  Pedestrian Connectivity
-  Open Space and Pedestrian System Definition
-  Infill Housing
-  Existing Commercial Buildings
-  Expanded Commercial Presence



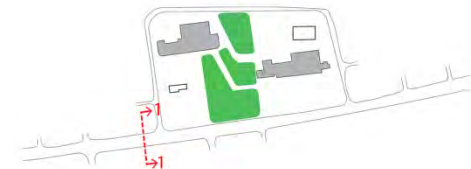
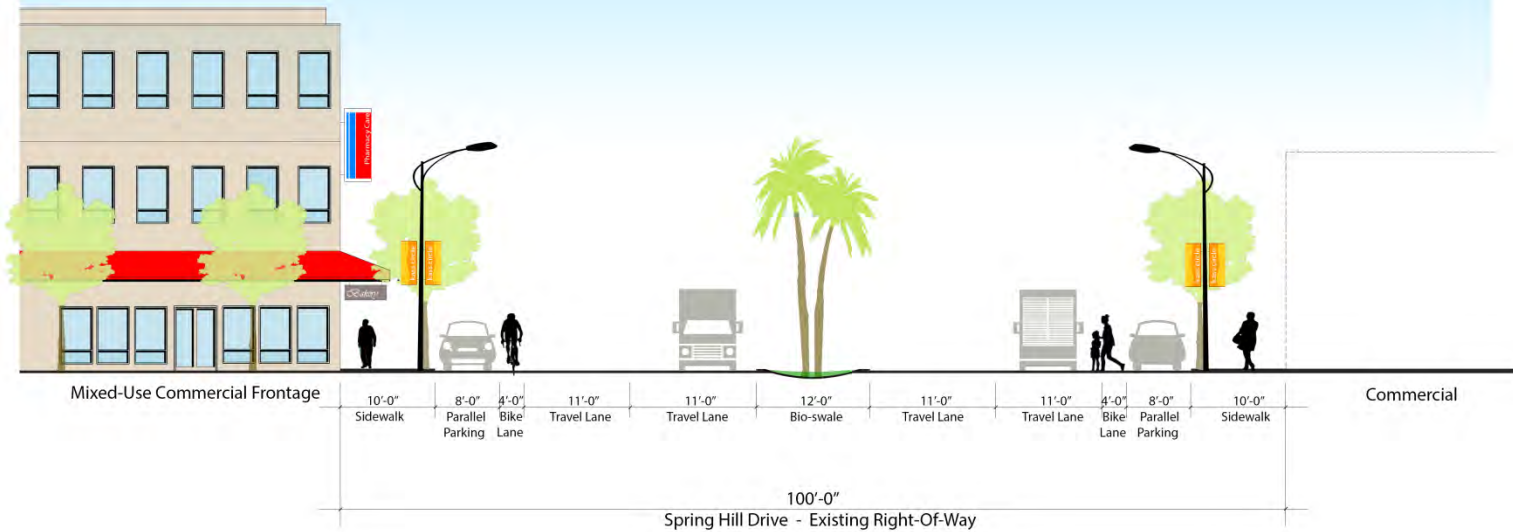
Urban Design Vision Plan



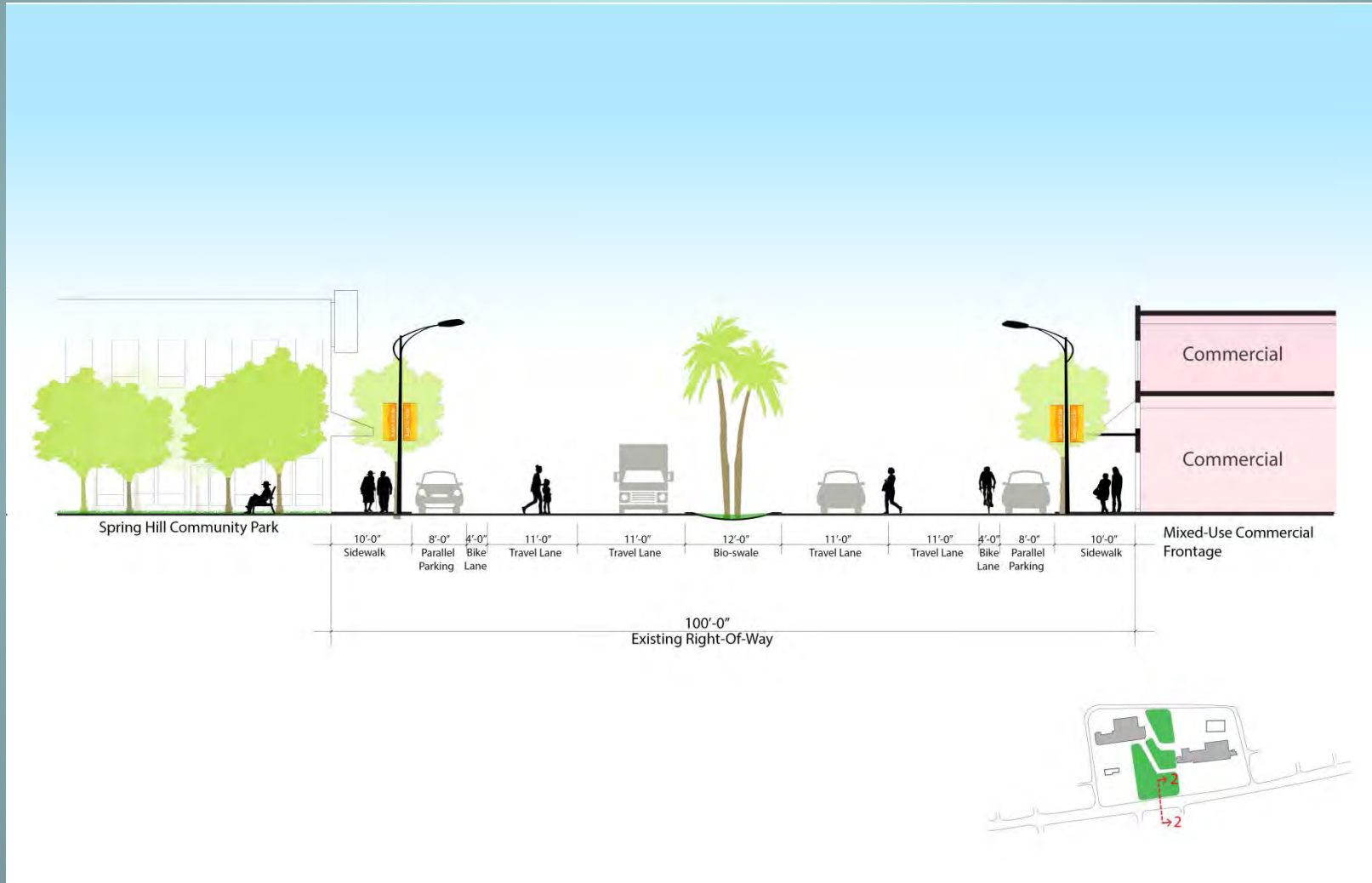
Conceptual Urban Design Plan



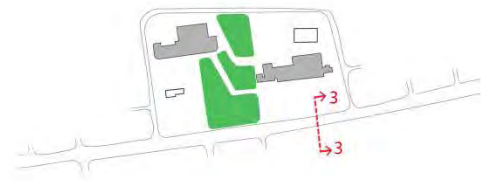
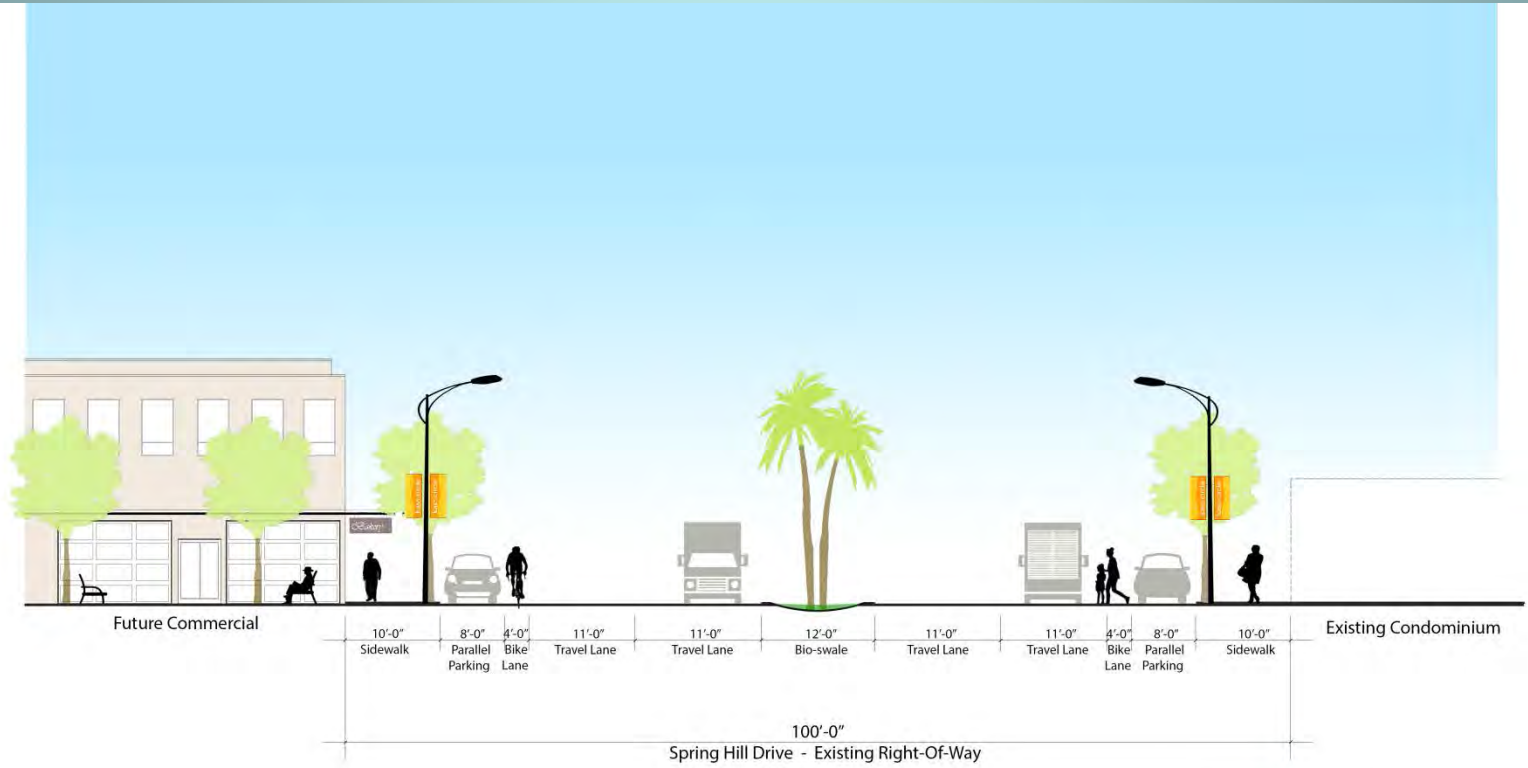
Spring Hill Drive Street Section 1-1 at Kass Circle (looking east)



Spring Hill Drive Street Section 2-2 at Kass Circle (looking east)





Spring Hill Drive Street Section 3-3 at Kass Circle (looking east)



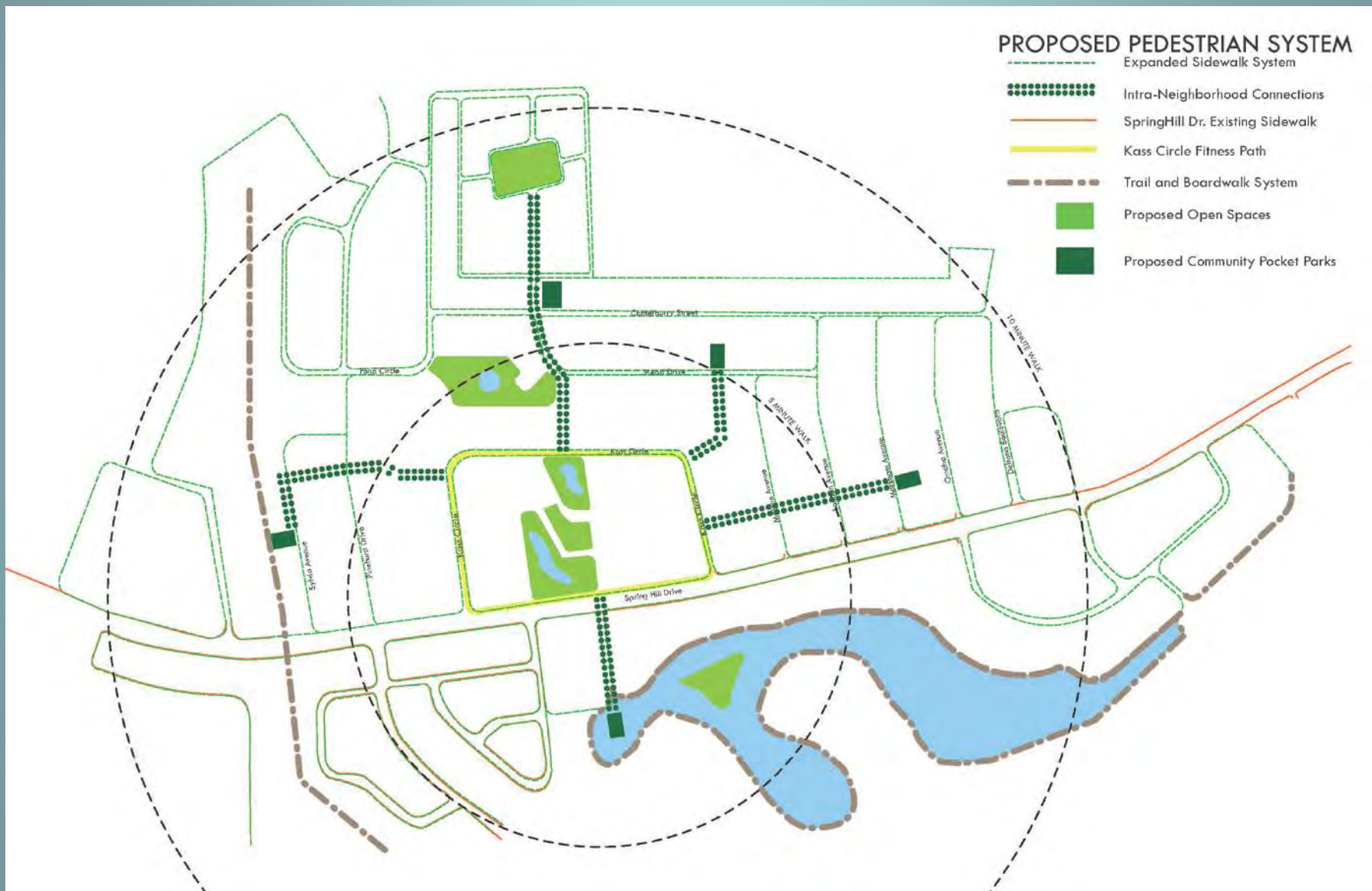
Existing Commercial Area Parking

EXISTING COMMERCIAL AREA PARKING

-  Surface Parking
-  Existing Buildings

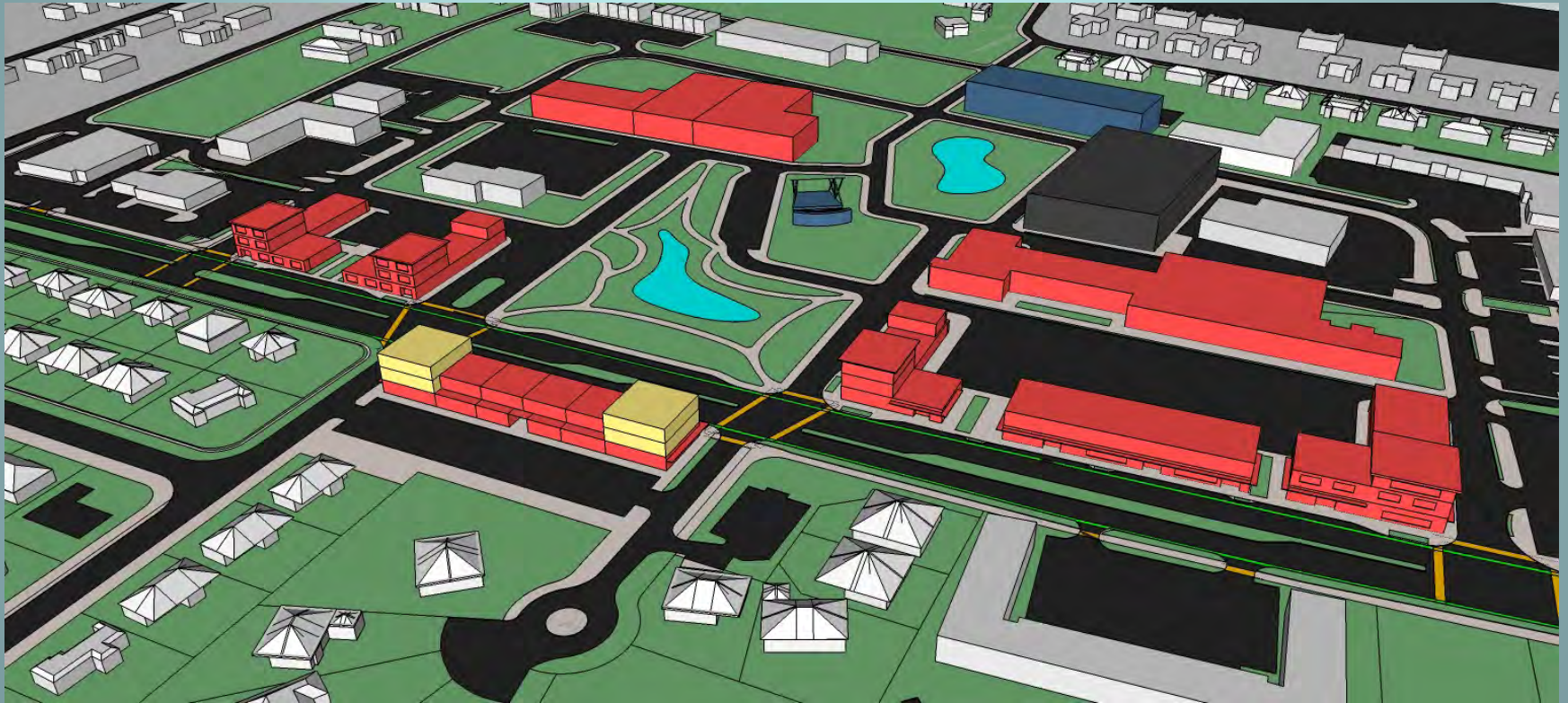


Proposed Pedestrian System

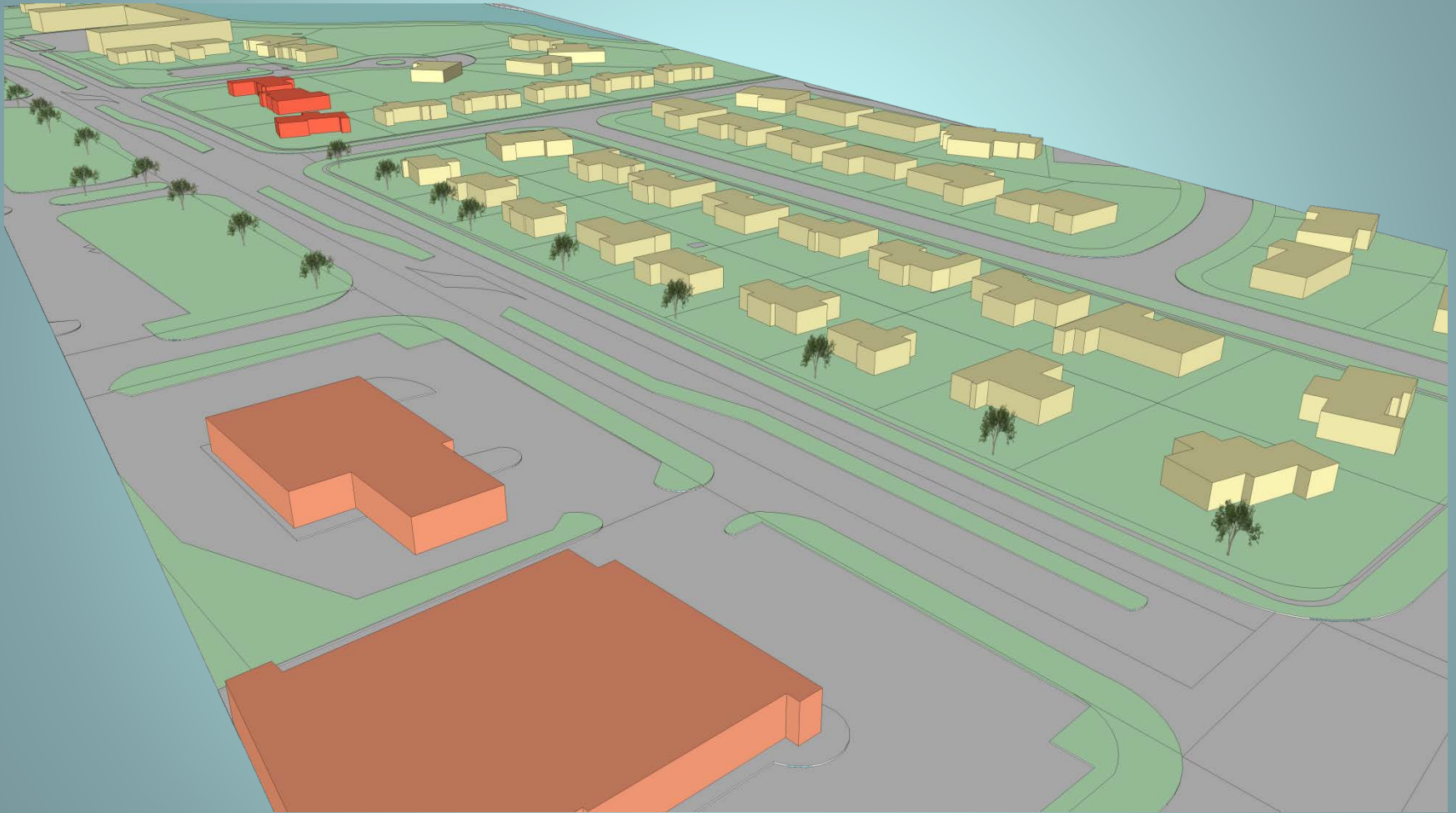


- PROPOSED PEDESTRIAN SYSTEM**
-  Expanded Sidewalk System
 -  Intra-Neighborhood Connections
 -  Spring Hill Dr. Existing Sidewalk
 -  Kass Circle Fitness Path
 -  Trail and Boardwalk System
 -  Proposed Open Spaces
 -  Proposed Community Pocket Parks

Building Masses

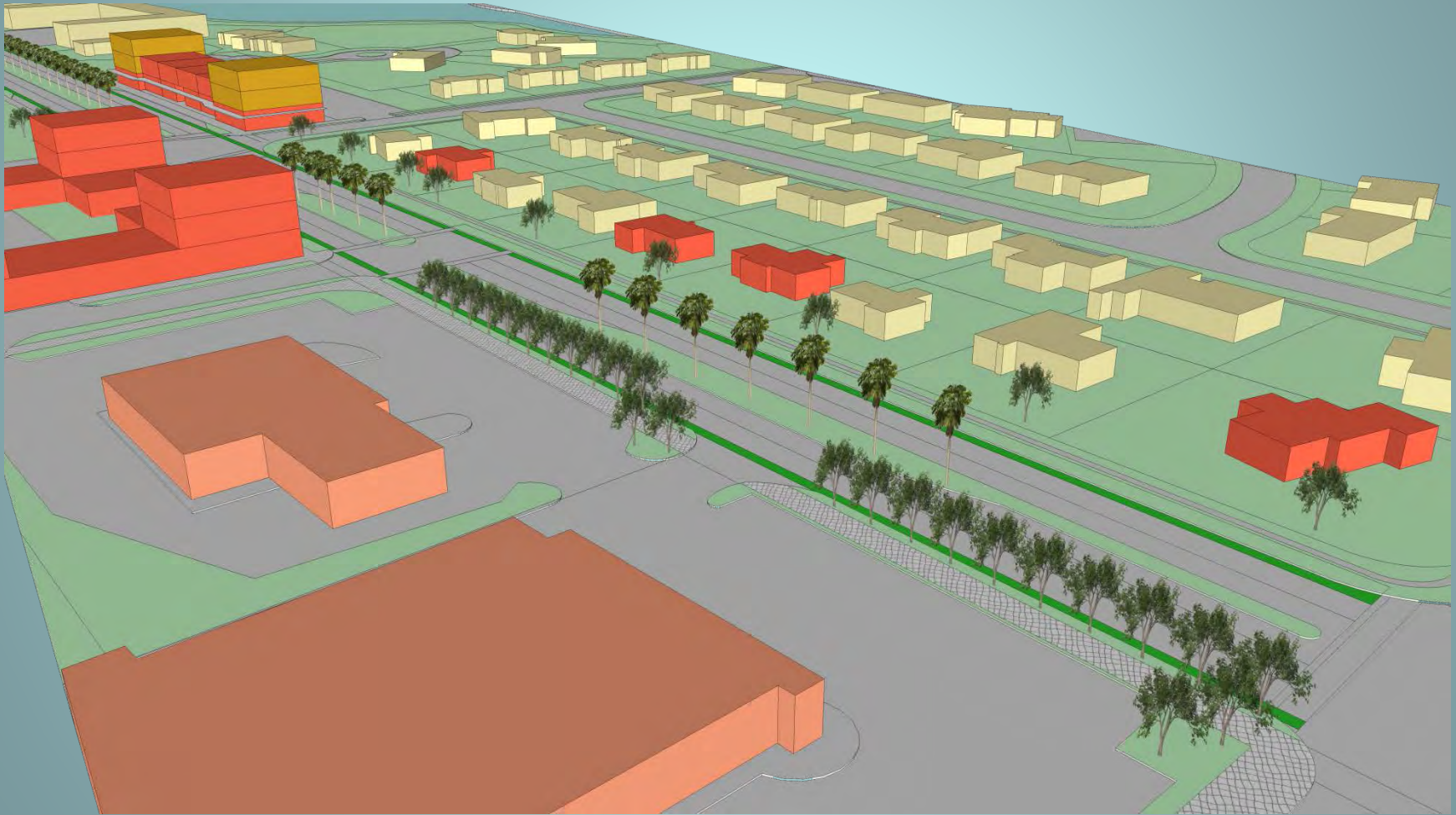


South Side of Spring Hill Drive Commercial Evolution



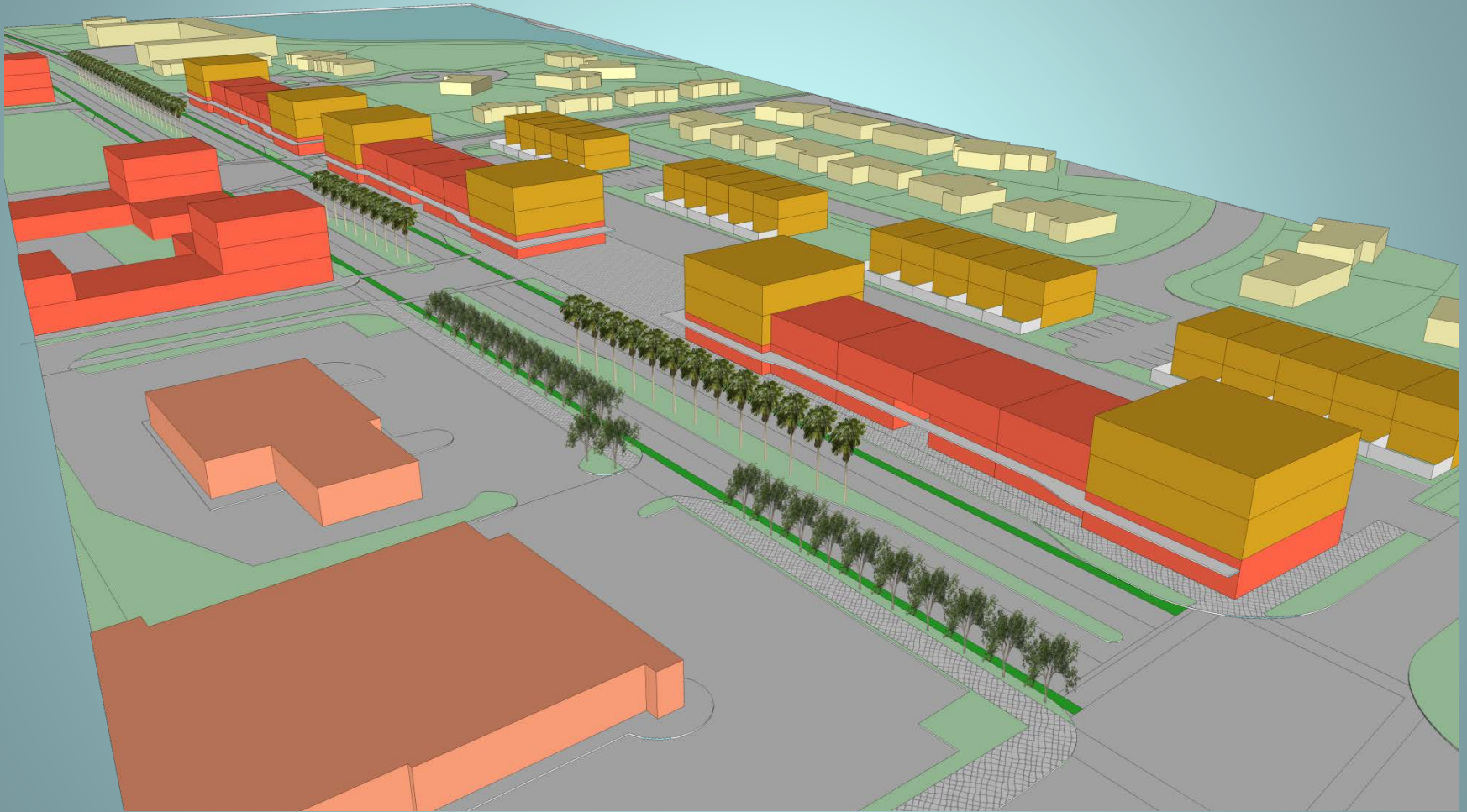
Phase 1 Transition

South Side of Spring Hill Drive Commercial Evolution



Phase 2 Transition

South Side of Spring Hill Drive Commercial Evolution



Phase 3 Transition

View of Spring Hill Drive at Kass Circle

(looking west)

