



The Derby Sub-Area Plan: Strategies for Successful, Sustainable Redevelopment

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Blending Public Health with Land Use Planning

- Close association between Tri-County Health Department and the City
- Thriving Communities Grant from Kaiser Permanente awarded to Tri-County in 2006
- Initial focus on Derby and the redevelopment process

Derby, 1970-2004

- Three plans for redevelopment over the last 30+ years have yielded no measurable changes
- Struggling commercial and quasi-residential district with crumbling tax base
- Aging architecture and infrastructure



Derby 2005-Present

- Dana Crawford & Kemp Will began process of evaluation:
 - Environmental Hazards
 - Economic Conditions
 - Community Concerns

The Process

- Determine needs/desires/fears of community
- Land & business owner input and feedback
- Expertise from Glatting Jackson for infrastructure changes
 - Walkability
 - Multi-modal opportunities



The Feedback

- Clean & Safe
- Pedestrian & vehicle friendly
- Community center
- Diversity of uses
- Restaurants & coffee shops
- Usable parks
- Cohesive architecture & signage
- Landscaping

The Outcome

- Community center
- Ample parking
- Redesigned intersections
- Wide sidewalks
- The Derby “Core”
- Pedestrian pathways
- Park improvements



Downtown Derby
Master Plan





The Delivery

- Sub-Area Plan
 - To City Council in April 2007
- PUD Zoning
- Design Standards
- URA
 - Summer 2007
- Architectural Review Committee



Questions/Comments

“Quality Community for a Lifetime”

