The Derby Sub-Area Plan: Strategies for Successful, Sustainable Redevelopment
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“Quality Community for a Lifetime”
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

“Quality Community for a Lifetime”
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
The Delivery

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