



BIG DARBY MASTER PLAN IMPLEMENTATION

COLUMBUS, OHIO

- CHALLENGE** Several Columbus Ohio area jurisdictions had worked prior to and through the 2008-11 recession assembling a Big Darby Town Center Master Plan for the environmentally sensitive Big Darby Watershed. They feared that a dramatically changed economic and market climate may have under minded the original assumptions on which the Town Center Master Plan was based. There was a need to determine if the Plan was still viable and what, if any, revisions were in required.
- PROCESS** DCI assembled a team to re-assess regional markets, test key real estate assumptions and restructure the development program given the updated findings. DCI worked closely with a local leadership team to assure that updated information and required Master Plan changes were understood and accepted at each step along the way.
- SOLUTION** The Town Center development assumptions were re-engineered given a dramatically changed local commercial and residential market. Innovative and sustainable infrastructure modifications were incorporated into the project's updated development program. A "Conservation Community" concept was established to highlight the unique features of the Big Darby Watershed and thereby attracting an important residential niche market to the Town Center.
- RESULTS** An updated master plan and implementation program was recommended and accepted by the multiple jurisdictions.

Year
2013 - Ongoing

Services
Housing Market Analysis
Capacity Building
Webinars
Development Consultation
Development Programming
Implementation Strategies
Funding & Financing Tools
Public-Private Partnership

Client
Prairie Township Board of Trustees