

REVITALIZATION PLAN

Delaware County contains a variety of central places or downtowns, which are districts of concentrated activity containing a mix of shops, businesses, residences, and institutions. They are often walkable destinations integrated with surrounding neighborhoods, containing public spaces and amenities encouraging social interaction and creating a unique character and sense of identity. Central places comprise mid to large-sized towns and urban centers, smaller rural villages and crossroads areas, and commercial activity corridors.

The central places of Delaware County generally developed around transit hubs or the intersections of major roadways. This historical development patterns give these communities a distinct advantage in a market with current demand for walkable downtowns. Moreover, recent real estate trends indicate an increased desire for homes within or near a vibrant and walkable downtown area.



Why Create a Revitalization Plan?

- Spur redevelopment that meets your community vision
- Understand your economic and demographic profile
- Know which market opportunities will work for your community
- Identify priority projects to target
- Plan your implementation to maximize internal and grant funding

However, this trend follows decades of change in downtowns and surrounding neighborhoods, some of which experienced population declines, loss of businesses, and the closures of institutions as suburban growth continued to expand farther from central places with new housing and large-scale commercial developments.

For communities looking to revive and restore aging downtowns, activity corridors, or mature neighborhoods, a revitalization plan is the first step in setting a direction and identifying strategies and approaches to begin the process of renewal. Revitalization plans are individually tailored to the needs and challenges of their study areas, but all will identify and assist in acquiring resources for implementation.

Revitalization Plan Process



The Delaware County Planning Department is able to work with municipalities to develop plans for downtowns that have experienced some degree of downturn and loss of vibrancy. The department can work with your community to prepare a downtown revitalization and action plan that can chart a course for improvement and revitalization of your local downtown.