

Request for Proposals
Development of a Downtown Enhancement Plan for Camden, OH

Client: Village of Camden
Client Contact: Kelly Doran, Village Councilor

Introduction

[Camden](#) is an incorporated village in Preble County in southwestern Ohio. It is located in the Seven Mile Creek Valley at the intersection of US 127 and Ohio 725. Downtown Camden developed as the traditional economic, civic, and cultural heart of the community, characterized by a mix of commercial and residential uses, linked by road and rail. Economic and technological changes have challenged such rural small towns, however, and created the need for downtown revitalization. While most residents are now employed outside the community, Camden's downtown remains an attractive and historic destination for locals and has potential to attract visitors.

Recent celebration of Camden's bicentennial and improvements like the renovation of Village Hall have created enthusiasm for continued revitalization of downtown. But the town does not have zoning, and area planning is limited to the Preble County Land Use Plan. A downtown plan is needed to help the community articulate its goals; study existing conditions and applicable best-practices; create a vision of future land uses and streetscape; and help guide and attract public and private investment and other implementation techniques.

Scope of Work and Deliverables

The Village of Camden seeks to develop a Downtown Enhancement Plan to guide public investments and community development/redevelopment. The focus will be Main Street (from Hendricks Street to Cottage Street) and Central Avenue (from Seven Mile Creek to US 127).

- site analysis and mapping inventory of existing conditions, including land use and occupancy, property maintenance, and streetscape elements;
- stakeholder input and visioning to specify community goals and objectives;
- best practices and aspirational peer research on downtown revitalization and corridor enhancement in small-town and village contexts;
- proposal and analysis of alternative strategies for streetscape improvement, public and private investments, and possible land use regulations.

Workflow and timeline will include:

1. February 2019: Pre-proposal meeting with Camden village officials
2. On or about March 7, 2018: Proposal delivery and stakeholder visioning session
3. late April 2018: Presentation of draft plan to Camden officials and stakeholders
4. May 14, 2018: Delivery of completed plan and supporting documentation

Contact

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