



The Miamisburg Downtown & Riverfront Master Plan

Miamisburg, Ohio

"Nobody wants a plan that will just sit on a shelf. We knew we would get the kind of information from our market consultant that would help us add credibility to our downtown master plan. We were certain that the direction and recommendations would enable us to begin a successful implementation process."

- Keith Johnson, Economic Development Director, City of Miamisburg, Ohio

The Challenge: The City of Miamisburg has a quaint, traditional downtown, and is located on the banks of the Great Miami River. The city needed to maximize its existing resources, and create a strategy to reverse disinvestment in its commercial district. Most importantly, the City needed a method for doing this, and an approach that the community could see and accept.

The Value of Experience: A market analyst was needed as a partner in the multi-disciplinary team that developed this vision and strategic redevelopment plan. The consultant brought a comprehensive understanding of the real estate market, trends and values, and market-based analytical skills. Working closely with the community and partnering with a land use planning firm, a comprehensive Downtown and Riverfront Master Plan was developed.



The Outcome: The Master Plan provides a land use document, and strategic visioning document, with market-based recommendations for the directions to be taken, specific actions, and the implementation strategy. To begin the implementation phase of this plan, the City has established a downtown redevelopment corporation and has begun implementation of various segments of the plan.

Project Staff: Douglas E. Harnish, MBA, conducted the analysis and prepared the market study portions of the overall plan document. Mr. Harnish has been involved in follow-up consultation and staff members of The Gem Real Estate Group, Inc. have completed appraisals of several properties as part of the riverfront park redevelopment project.

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