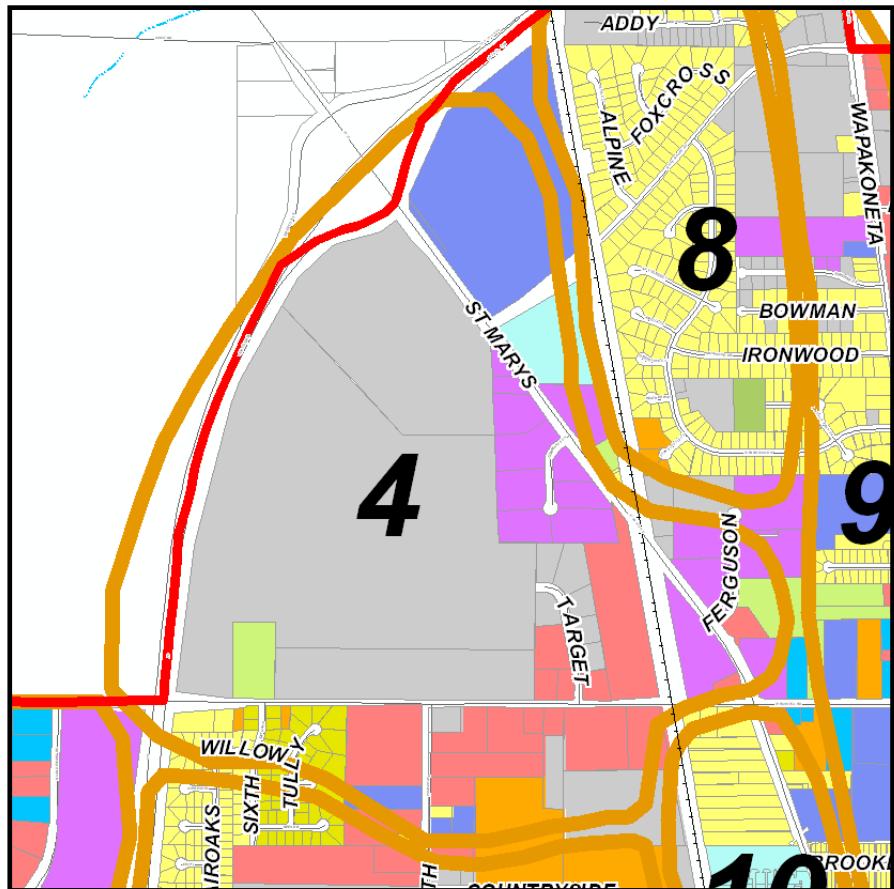


## Policy Area 4



### Existing Character

Located primarily between St. Marys Avenue to the north and Russell Road to the south, Policy Area 4 contains approximately 200 acres of industrially-zoned land that was recently certified by DP&L as "development ready". Visibility and access to this parcel is excellent from I-75 and the St. Marys interchange. The Lehman Catholic High School is

situated directly north of this undeveloped parcel on St. Marys Avenue. Industrial uses including warehousing and distribution, trucking companies and small manufacturing facilities are present in this area primarily off of St. Marys Avenue.

### Recommendations

1. Extend 4th Avenue north at W. Russell to link up with St. Marys to promote economic development and improve connectivity linkages.
2. The commercial and light industrial oriented land use pattern should continue in this area to support the tax base of the City.
3. Development of the shovel ready site could be aided by Ohio DSA 629 Roadway funds if a prospect creating jobs is identified.
4. Improve the streetscape along St. Marys, W. Russell and 4th Street to include as include (where needed) street lighting, sidewalk or pedestrian improvements, public signage, and street trees to create a visually appealing atmosphere.
5. Review and revise, as necessary, the City's adopted access management plan for the Russell Road and St. Marys Road corridors to control the number of driveways and curb cuts. Driveway

consolidation, access or frontage roads, shared parking and cross easements are a few of the policies that should be reviewed and incorporated.

6. The City should aggressively use the CRA abatement program and other incentives to help promote reinvestment in this Policy Area.
7. It is recommended that City officials could reinvest in this Policy Area using Ohio DSA CDBG resources for neighborhood and critical infrastructure as it is LMI-Eligible.
8. As the one of the key entrances to Sidney, this area would make a great location for a gateway and additional beautification efforts. Visual enhancements to the bridge and within the right-of-way may be possible with ODOT coordination.

### Appropriate Land Uses

- Residential
- Commercial
- Light industrial
- Office in a campus type environment
- Mixed uses
- Public and semi-public uses