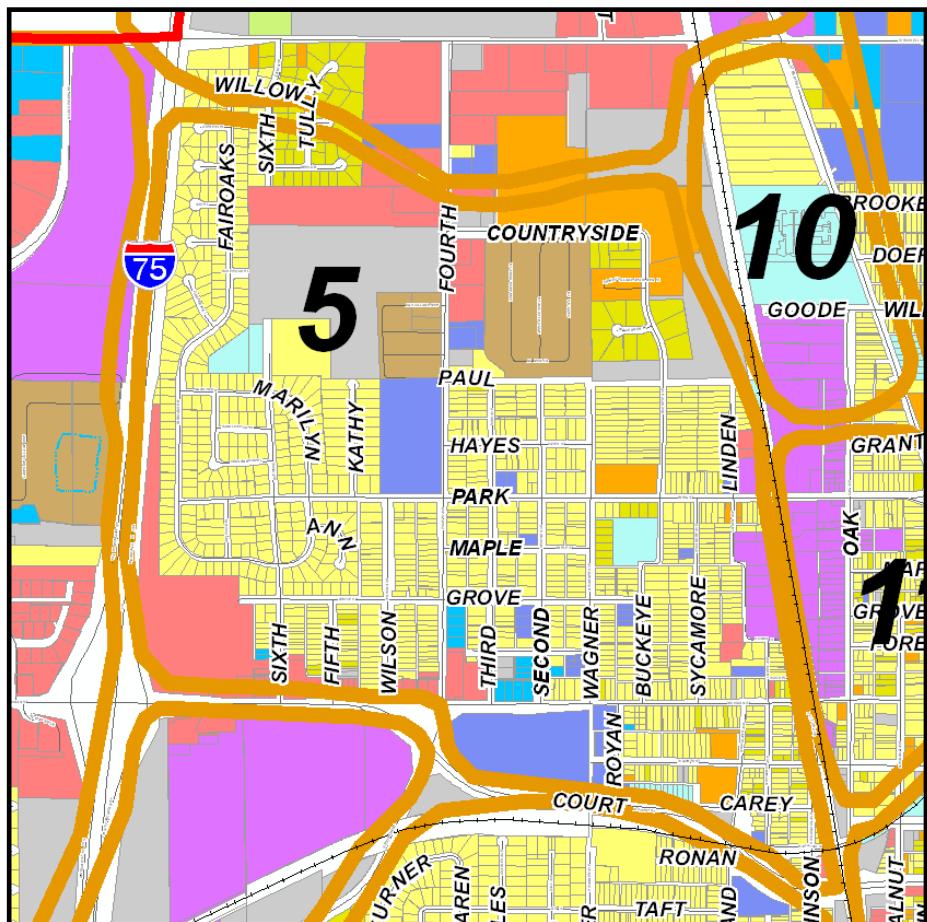


Policy Area 5



Existing Character

Located east of I-75 and west of the CSX rail line, Policy Area 5 is a mix of single family detached residential dwellings, multi-family dwelling units, manufactured housing/trailers, commercial, small light industrial and office uses. Small areas of undeveloped land exist along 4th Avenue and along the rail line. Neighborhoods are a mix of older streets and alleys

and newer subdivisions with curvilinear streets. Residential uses in the southern part of this area abut commercial uses along Michigan Street (SR 47). The Wilson Memorial Hospital and Longfellow Elementary are located in this area.

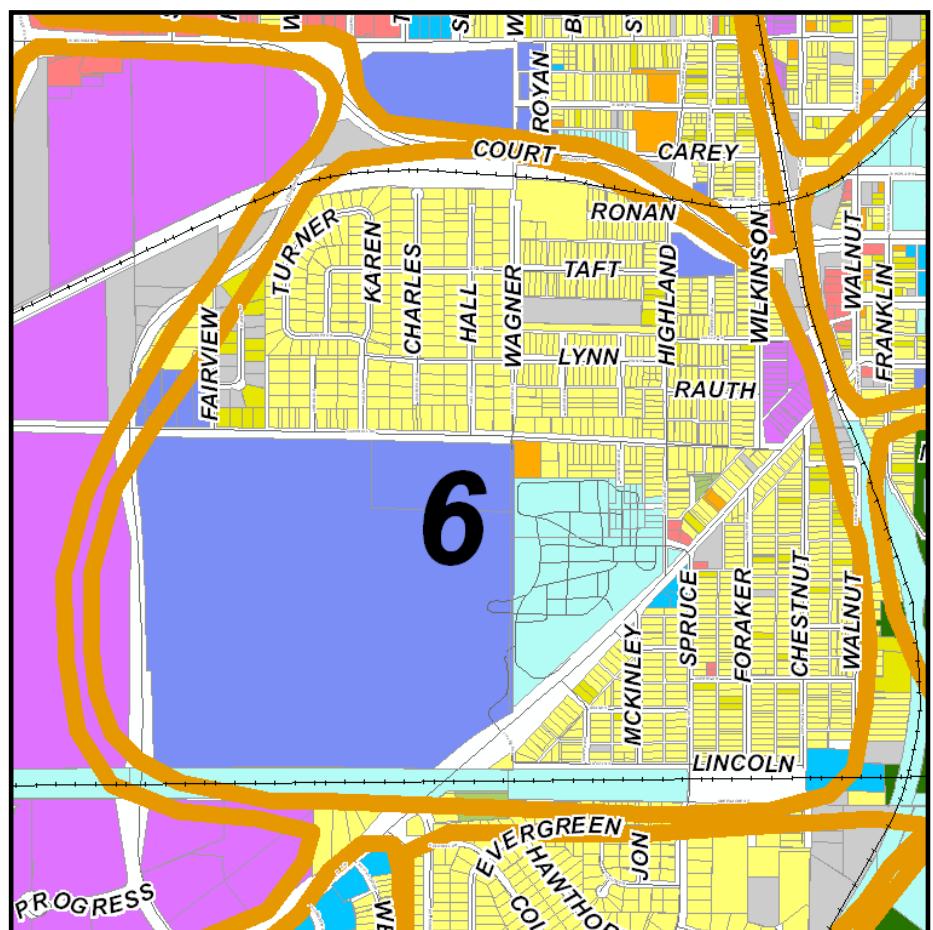
Recommendations

1. Development and redevelopment efforts in this area should focus on property maintenance, especially closest to commercial areas and public facilities.
2. Encourage existing commercial developments to invest in their properties to visually enhance and modernize their look.
3. The City should aggressively use the CRA abatement program and other incentives to incentivize reinvestment in this Policy Area, especially along the segment of the SR 47 being improved.
4. Infill development should occur that transitions the higher intensity uses to the north (commercial and multi-family dwellings) to the lower intensity single family dwellings to the south. Consider rezoning the vacant lands north of Green Tree Park to R-1 to better coexist with the adjacent neighborhood.
5. Connect and improve the existing pedestrian connectivity infrastructure to the new bike lanes and multi-modal systems being planned on SR 47. Construction on these improvements will begin in 2017 to include a roundabout at SR 47 and S. Wilkinson Avenue.
6. Work with the Wilson Memorial Hospital to discuss future expansion needs. In December 2016, the board of trustees of Wilson Hospital announced expansion plans to develop a cancer treatment center with a partnership with OSU's comprehensive cancer center in Columbus "The James" that would provide immediate access to world-class cancer care services, including patient access to a network of clinical trials and total cancer care.
7. Pockets of this Policy Area are LMI and eligible to target using Ohio DSA CDBG resources for neighborhood and critical infrastructure improvements.
8. Although not specifically listed in the Thoroughfare Plan, city officials are desirous of connecting Sixth Street in order to provide the appropriate access to the undeveloped areas in this Policy Area.

Appropriate Land Uses

- Single family residential
- Multi-family residential
- Commercial along Michigan Street
- Public and semi-public uses

Policy Area 6



Existing Character

Located between three active rail lines to the north, east and south, Policy Area 6 is home to the Shelby County Fairgrounds, Emerson Elementary School, the Sidney Middle School (grades 6-8) and the Sidney High School (grades 9-12) as well as many older residential dwellings both north and south of Fair Road.

Because of the age of the dwellings, dilapidation, deterioration and maintenance issues exist throughout the area. Several smaller businesses exist in the area including banks, carry outs, doctors and personal services. A small abandoned industrial area exists on the northeastern edge of this area at Fair Road and Wilkinson. The Elementary, Middle School and High School bring approximately 2500 students into and out of this area during the school week via pedestrian, bus and car access. This area is also home to the former Wagner Manufacturing Company which now sits vacant and its remediation a major priority for city leaders. Pedestrian access is well established with a sidewalk system. Public water and sanitary sewer are readily available.

There has been some recent discussion about the Fairgrounds moving to another location in the City, west of its current location in this Policy Area. If this move eventually occurs, significant land, adjacent to the Middle and High School, will be available for redevelopment.

Current zoning consists primarily of R-1 Single Family Residence and S-1 Suburban Residence (County Fairground and schools), and Small pockets of R-2 and R-3 near the fair ground and between Highland and Wilkinson in the northern portion of the area. B-1 Local Business zoning exists at the intersection of Spruce and Fair Road and I-2 General Industrial exists along the eastern side of the Policy Area between Wilkinson and the railroad.

Recommendations

1. The removal of the former Wagner building and clean-up of the existing complex should be a priority for this area. Potential reuse includes higher density land uses.
2. Continued maintenance in the residential neighborhoods to prevent deterioration is of paramount importance in this area.