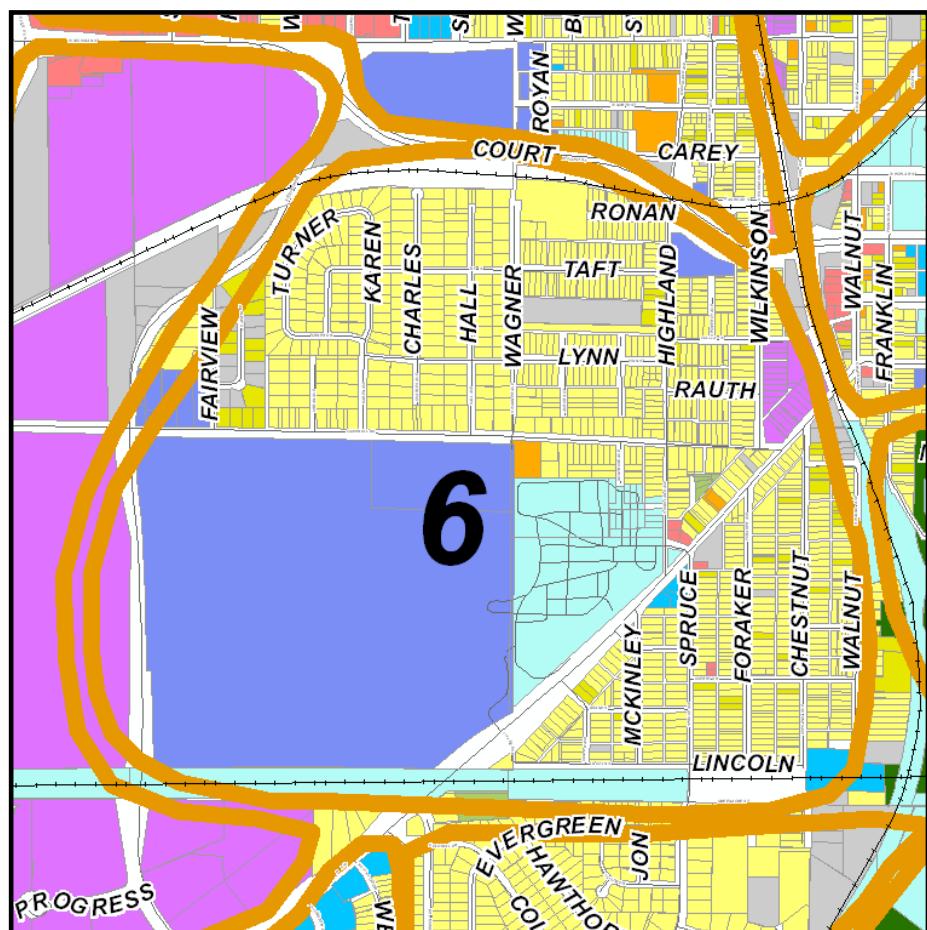


Appropriate Land Uses

- 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.

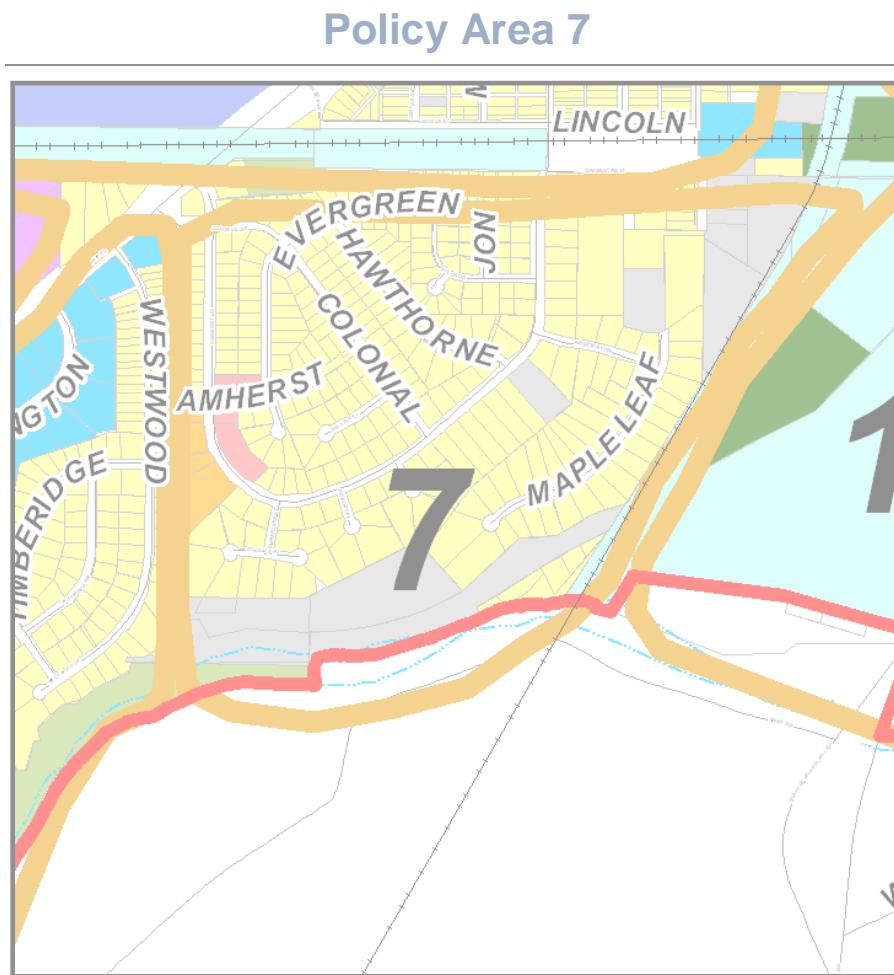
Recommendations

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.

3. Residential infill development, as it occurs, should be of the same massing and size as the surrounding dwellings.
4. Promote additional pedestrian connectivity with the installation of sidewalks or walking/bike paths.
5. If the County Fairgrounds relocates, recommended potential reuse includes use by the school system or for a logical expansion of the residential uses north of this area. Other appropriate options include public or institutional uses compatible with the school campus and residential uses.
6. The City should aggressively use the CRA abatement program and other incentives to help promote reinvestment in this Policy Area.
7. Sections of this Policy Area are LMI and eligible to target using Ohio DSA CDBG resources for neighborhood and critical infrastructure improvements.

Appropriate Land Uses

- Single family detached dwellings
- Multi-family dwellings
- Public and semi-public uses
- Neighborhood service uses, where appropriate



Existing Character

Comprised of the neighborhood streets of Amherst, Colonial, Hawthorne, Fairmont, Spruce, Evergreen, Jon and Mapleleaf, Policy Area 7 is relatively isolated in the southern portion of the City by an active rail line on the northern and eastern sides of this Policy Area. The Great Miami River and its riparian area are located directly south of this Policy Area. Significant stands of

woodland exist to the south along the river and to the east that provides a buffer from the north/south rail line running parallel to the eastern edge of this area.

Pedestrian access is through an extensive sidewalk system throughout the neighborhood. A bike/hike trail exists in the southern part of this area that connects Policy Area 3 to the west to Policy Area 6 in the east (Graceland Cemetery area). Sherman Park is located in the Policy Area. Public water and sanitary sewer are also readily available.

One previous access to this area was the Chestnut Street Bridge over the CSX Railroad that connected this Policy Area to points north in Sidney. Because of structural deterioration, the bridge was closed. There are no plans to reopen this bridge because of costs.

Recommendations

1. Continued maintenance in the residential neighborhoods to prevent deterioration is of paramount importance in this area.