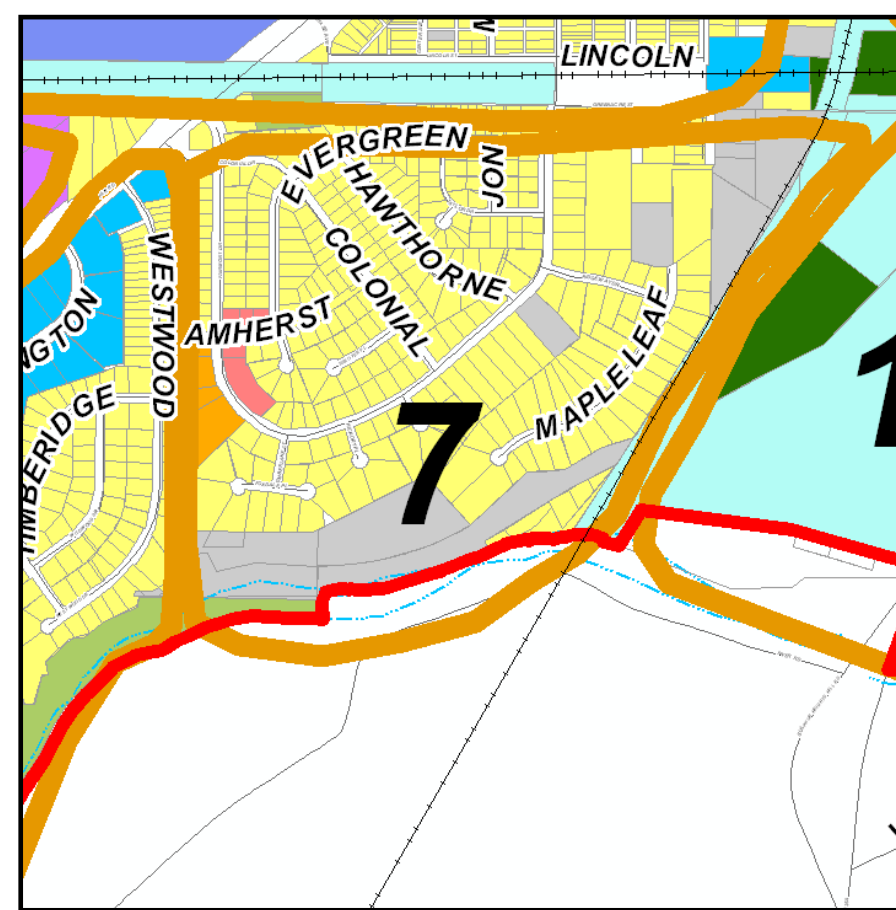


3. Residential infill development, as it occurs, should be of the same massing and size as the surrounding dwellings.
4. Promote additional pedestrian connectivity with the installation of sidewalks or walking/bike paths.
5. If the County Fairgrounds relocates, recommended potential reuse includes use 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

Policy Area 7



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

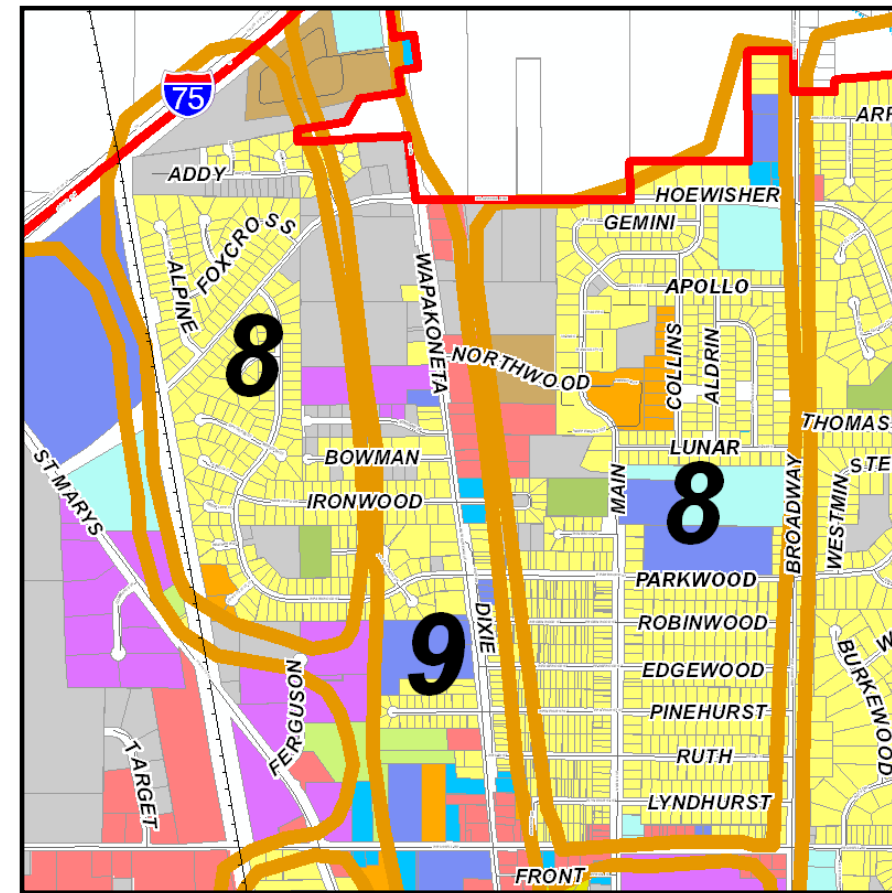
1. Continued maintenance in the residential neighborhoods to prevent deterioration is of paramount importance in this area.

2. Residential infill development, as it occurs, should be of the same massing and size as the surrounding dwellings.
3. Promote additional pedestrian connectivity with the installation of sidewalks or walking/bike paths. The outlet to the Canal Feeder Trail in the Westlake subdivision should be improved to provide better access.

Appropriate Land Uses

- Single family detached dwellings
- Multi-family dwellings
- Public and semi-public uses

Policy Area 8



Existing Character

Divided east/west by Wapakoneta Avenue (Policy Area 9), Policy Area 8 is comprised of single family detached residential developments. The subdivisions west of Wapakoneta Avenue were generally constructed in the 1990's and are generally at a density of 4 dwelling units per acre. Subdivisions east of Wapakoneta Avenue are predominately older homes and were generally

constructed in two phases; the older areas in the 1950's and the newer areas in the mid 1970's. These dwellings are generally at a density of 5 dwelling units per acre. This area also contains a trailer park and multi-family buildings on Northwood Drive and several multi-family buildings on North Main and Collins Drive.

A significant amount of undeveloped land exists at the northern end of this Policy Area between Hoewisher Road and Northwood and Sunshine Drives. This acreage fronts on Wapakoneta Avenue and Hoewisher Road. A small commercial area exists at the intersection of Main Avenue and Russell Road.

The Sidney-Shelby County YMCA is located in this Policy Area on Parkwood and serves as a community center for the region. A Residential Planned Unit Development (RPUD) is established along Main Avenue between Lunar and Apollo.

Recommendations

1. Development and redevelopment activities in the northern portion of the corridor in the Policy Area should focus on non-residential or transitional residential uses, like public and semi-public land