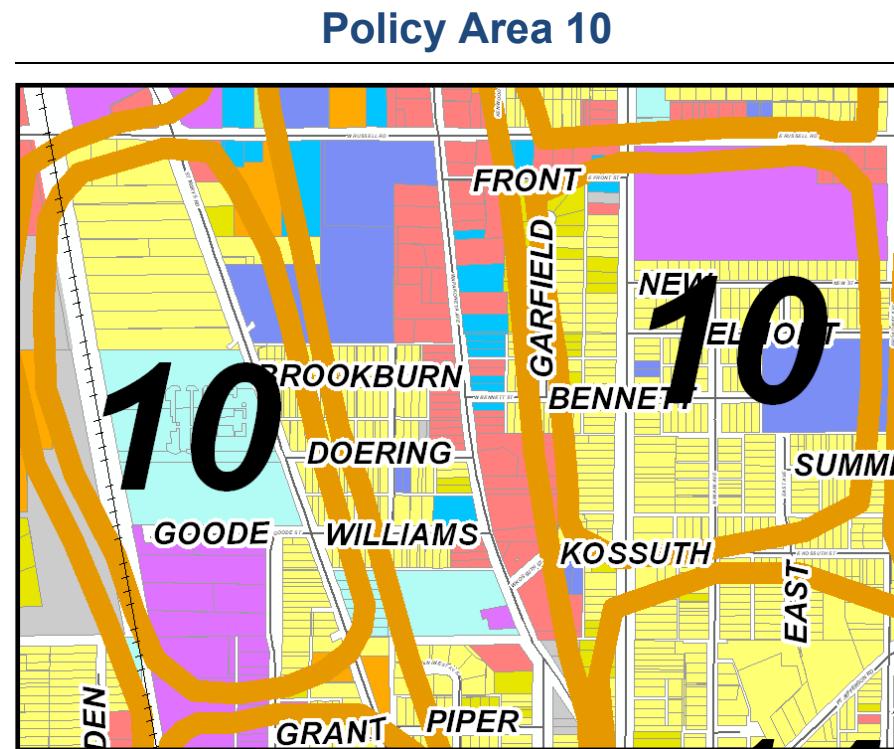


9. As plans for widening move forward, work closely with ODOT to implement access management strategies to reduce driveways and curb cuts to increase safety and traffic flow.
10. Develop a corridor overlay to aesthetically enhance the corridor.
11. Pockets of this Policy Area are LMI and eligible to target using Ohio DSA CDBG resources for neighborhood and critical infrastructure improvements.

Appropriate Land Uses

- Commercial and office uses along the frontage
- Single family detached residential in central part of corridor
- Planned mixed uses that could include multi-family residential as transition between commercial and existing neighborhoods.
- Public and semi-public uses



Existing Character

Established as two distinct areas located to the east and west of Policy Area 9 (Wapakoneta Avenue), Policy Area 10 is primarily comprised of small, two story, single family detached dwellings bordered by industrial, office, commercial and other residential uses. Single family detached residential dwelling densities average approximately 8 dwelling units per acre.

Residential areas in the western portion of this Policy Area are essentially an island between commercial

uses, multi-family attached dwellings and industrial uses. An active CSX rail line borders the western portion of the Policy Area. Maintenance of property and structures has not been identified as a major issue in this area.

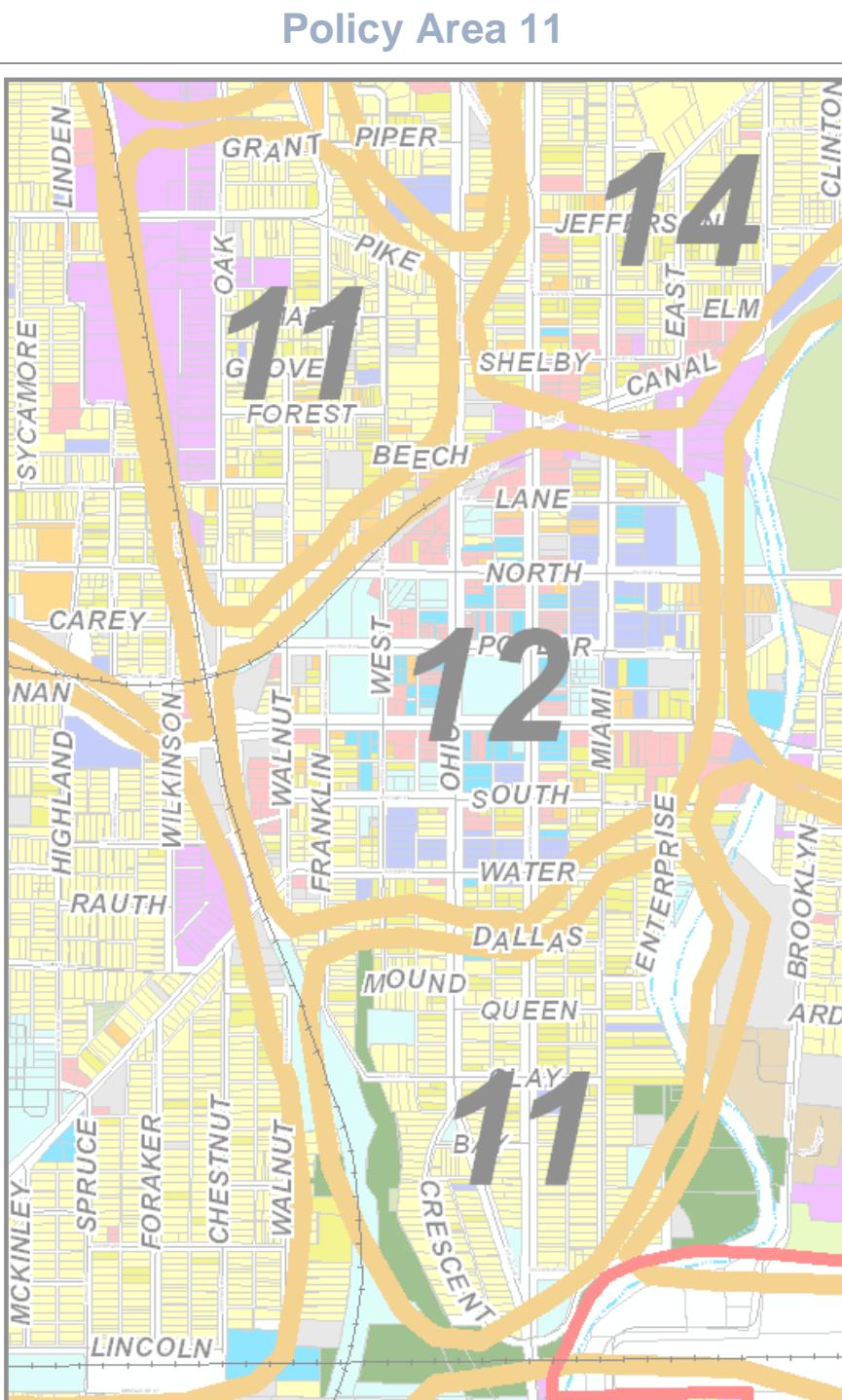
Recommendations

1. Infill development should reflect the designs and character of the surrounding properties and strive to meet market demand.
2. Investigate minimum foot candle standards for street lighting to provide for a better lit neighborhood.
3. Continue to enforce property maintenance and zoning codes to prevent blighting and deteriorating conditions.
4. Limit industrial uses in the eastern part of this Policy Area to ensure the continuance of a viable residential area.
5. Pockets of this Policy Area are LMI and eligible to target using Ohio DSA CDBG resources for neighborhood and critical infrastructure improvements.

6. The City should expand the existing CRA in this area to help promote reinvestment in this Policy Area.

Appropriate Land Uses

- Single-family detached residential dwellings
- Multi-family attached residential dwellings where industrial properties are redeveloped and along the western side of St. Marys Avenue, south of Russell Road
- Commercial along the Russell Road Corridor
- Public and semi-public uses



Existing Character

Located to the north and south of Policy Area 12 (downtown), these two sections of Policy Area 11 largely encompass the older, turn of the century historic homes (e.g. Walnut Street Historic Area) in Sidney directly adjacent to downtown. Many of these single family dwellings are moderate in value and range from the larger 2 story Victorian style home to the smaller single story infill homes. Neighborhoods are established on a grid street and alley system with small front yard setbacks and sidewalks at the street. Densities for detached single family residential uses range from 6 to 7 dwelling units per acre. There is a perception that the number of vacancies seem to be an issue in this Policy Area more so than in any of the other Policy Areas in the City. There is no sizeable undeveloped land in this area.

Some light industrial uses exist in the northwestern portion of this area along Oak Street between Michigan and Grant Streets. The Lowell Elementary School is located in the southern portion of this area on South Main Street. Scattered small scale retail and office uses are located in these neighborhoods, primarily as