



Policy Area 14

Existing Character

Bounded by Canal Street to the south, Main Avenue to the west, Kossuth Street to the north and Norwood Drive to the east, Policy Area 14 is a residential area in transition between a stable neighborhood and one of decline. Residential uses include single family detached, duplex and multi-family units in a grid street and alley system with sidewalks which is an extension of the downtown core to the south. Common themes include property neglect, code violations, low property values, deterioration, blight and the perception of an unsafe environment. Many of these dwellings were constructed at the turn of the century with infill occurring in subsequent decades. Habitat for Humanity has completed a project within the last 10 years. A cursory review of the Shelby County Auditor records identifies a substantial amount of rental housing (absentee landlords) in this area which may be contributing to the issue of decline of the neighborhood (lack of owner occupied dwellings). Densities in this area are generally between 6-8 dwelling units per acre.

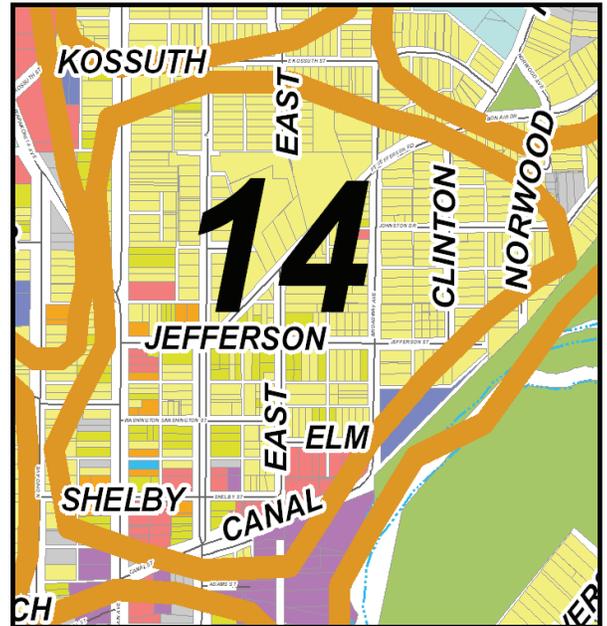
One anomaly in this Policy Area is a collection of 8 parcels along Port Jefferson Road which comprises approximately 8 acres of relatively undeveloped land (large parcels with one or no dwellings). The largest two parcels are about 2 acres in size each. A majority of the land is forested. Redevelopment potential exists for housing or other non-commercial use.

Public sewer and water is readily available in this area, providing the necessary utilities for development and redevelopment efforts. Street lighting is described as inadequate for safety purposes in this area. One public park is partially located in this area, Johnston Park, which parallels the Great Miami River.

Five zoning districts comprise this Policy Area. The primary zoning districts are the R-1 Single Family Residence and R-2 Single and Two-Family Residence district. Other districts in this Policy Area include the B-1 Local Business and B-2 Community Business districts. An I-2 General Industrial district is established in the southeastern portion of this area south of Elm and Shelby Streets.

Preferred Future Characteristics, Actions and Needs

- First and foremost, this area must be “cleaned up” in order to provide for a better neighborhood atmosphere from both a factual and perception point of view. Property maintenance enforcement must be increased, crime must be reduced and code violations remediated. Promote and enforce property maintenance requirements, including removal of weeds, trash, and debris, clean-up of outdoor storage, painting, replacement of broken items, etc. Consider neighborhood sweeps where code officials from various departments (health, fire, police, zoning) visit individual neighborhoods collectively to cite code offenders. This type of action typically catches the attention of property owners who resolve outstanding maintenance, health, safety or zoning issues.





- Where teardowns are absolutely necessary, encourage infill development as a means to provide new housing options to attract new residents. Infill development should reflect the designs and character of the surrounding properties and strive to meet market demand. Discussion with residential developers and real estate agents will help to validate the types of housing that Sidney lacks and what can be successfully marketed in the City.
- Consider a master plan for properties along Canal Street near the crossing at the Great Miami River (Clean All Property) which would create an inviting entrance to the parks on the east side of the River including Custenborder Fields and Tawawa Park. Promoting shops or restaurants would serve as an activity node on the western side of the River.
- Provide a connection from this Policy Area, along the Great Miami River, to the downtown area via a riverwalk path. This would permit individuals from northern neighborhoods and park users to utilize a pedestrian or multi-use path (pedestrians or bicycles) that exists in a quiet and visually appealing environment.
- Implement a Citywide community pride program. Under such a program, the City acknowledges property owners for exceptional landscaping, exceptional property maintenance, maintenance of historic character, etc. This acknowledgement can occur via a yard sign, highlighting in the community newsletter, announcement on the City website, or other type of recognition.
- In order to promote continuity and character, expand the brick sidewalk/decorative streetlight concept established in the downtown area to this Policy Area.
- Once change has commenced in cleaning up the neighborhood, work with local Realtors to market these neighborhoods as pedestrian-oriented, family friendly neighborhoods with convenient access to neighborhood schools, shopping and City parks.

Preferred Land Uses

The following land uses are preferred in this area in order to ensure the proper reuse or development of available land:

- Single family detached residential dwellings
- Multi-family attached residential dwellings where industrial properties are redeveloped
- Public and semi-public uses
- Limited retail uses at the Clean All property

Recommended Density and Open Space Requirement

- Infill density for single family detached residential dwellings should be conducive to the character of the existing neighborhood at 6-8 dwelling units per acre.
- To promote green spaces and reduce surface water runoff, the maximum coverage for lots with non-residential uses should strive for a maximum coverage of 85% of the total lot considering existing site conditions. Lot coverage includes building footprints and all paved areas. All other areas should be landscaped, seeded with grass or left in its natural state.

Implementation Recommendations

In communities where neighborhoods have been in decline, experienced a lack of maintenance, seen an increase in crime activity, and are nearing or have become deteriorated or blighted, a "Weed and Seed" program has been implemented where the neighborhood has been targeted for a sweep by all City departments during a period of one to several days. Police, Fire, Health and Zoning Departments converge on the neighborhood and cite for violations and reduce crime activity in the area. This sweep tends to put the neighborhood on notice that the City knows of issues in the neighborhood and that changes are needed and must be made. *Operation Weed and Seed*, a U.S. Department of Justice community-based initiative, is an innovative and comprehensive multi-agency approach to law enforcement, crime prevention, and community revitalization. Many Weed and Seed sites have received support from federal, state, and local agencies, and the private sector (both non-profit and for-profit). Nationwide, 300 communities have used this program with 8 Cities participating in Ohio (a total of 12 neighborhoods).