



IMPLEMENTATION





12. Implementation

A. Introduction

The Comprehensive a working document that results in concrete changes to the way Sidney manages growth.

In a sense, the Plan presents a **blueprint for action**, which provides direction and assists in decision-making processes over the next 10 to 15 years. The intent is to fulfill the goals, objectives and strategies embodying the civic contract. Implementation will involve a host of departments and agencies working individually, and in partnership. The primary responsibilities will fall to the City Council, Planning Commission, City Manager, Public Works Director and Community Services Director.

Specifically this chapter addresses the following topics:

- **How to Use the Comprehensive Plan**
- **Updating the Comprehensive Plan**
- **Summary of Strategies**

B. How to Use the Comprehensive Plan

The Comprehensive Plan is intended to be used on a daily basis, as public and private decisions are made concerning development, public improvements, land acquisition and other matters affecting the built environment. In addition, the Plan provides guidance to City departments regarding public services and programs.

1. Planning

The Comprehensive Plan recommends a number of follow-up planning efforts and studies that implement various objectives and strategies. The following is a list of these recommendations:

- a) Parks, recreation and open space master plan
- b) North end fire station feasibility study
- c) Technology master plan
- d) Update downtown strategic plan
- e) Residential market study
- f) Downtown streetscape standards
- g) Design standards for public places
- h) SR 47 landscape plan

2. Development Regulations and Guidelines

The City has recently updated portions of its development regulations. The Plan calls for further changes, and the addition of certain guidelines as implementation tools. These include the following:

- a) Revising mandatory land dedication requirements
- b) Strengthening site planning requirements
- c) Preparing downtown development guidelines
- d) Strengthening on-site lighting guidelines.
- e) Strengthening urban design components of zoning code.

3. Land Use Decisions

Decisions are made on a regular basis by property owners, businesses and government agencies. These decisions involve long term planning for the development of individual sites, consideration of market trends, arranging financing and preparing architectural and engineering designs. In all cases, individuals and organizations should use the Comprehensive Plan early in this process to provide guidance to the City for prioritizing development. All parties involved in the planning process, are strongly encouraged to meet with the City Administration early to review the Plan's recommendations, and discuss development proposals,



prior to formal submittal of an application for development approval. In particular, the extension of City water and sewer will be undertaken during the guidance of this planning document. If a proposal is contrary to, or conflicts, with a literal interpretation of the Plan, the proposer should clearly document the reasons why the City should take an action.

4. Capital Improvements

The City has an ongoing capital improvement planning process, and it is expected future plans and priorities will be established under the guidance of the Comprehensive Plan. An urban services boundary is proposed that defines the limit of City water and sewer services. This is an important public policy that defines the investment necessary to construct and maintain the City's key services.

5. Economic Incentives

The Economic Development Plan recommends strategies to encourage additional investment and expansion within the City. This includes retention of existing businesses, and attraction of new additions to the City's economic base, specifically in particular economic sectors. Incentives are identified in the plan to enhance the City's ability to encourage additional economic development.

6. Housing

The Housing Plan recommends strategies to expand Sidney's housing stock upon the City's successes, especially relative to State housing grants. Expanding the housing stock will provide opportunities for increased homeownership and will support further economic development, by ensuring future workers and managers can locate a home within the City (and within close commuting distance of their place of employment).

C. Updating the Comprehensive Plan

The Comprehensive Plan by its very definition is a "living" document, which must reflect current conditions and priorities. As part of the ongoing implementations, the mission statements, objectives and strategies of the Plan should be evaluated on an annual basis. When appropriate, existing conditions data should also be updated. City Council should also schedule a major update to the Plan every five years from its adoption.

D. Summary of Strategies

Recommended strategies, based on the timeframe indicated for individual strategies, are summarized in Table 13.1. This serves as a menu of actions and should be referenced to individual elements for details. Each strategy is listed by element and identifies lead responsible party, supporting parties, time frame and estimated costs.



**2003 Comprehensive Plan
Strategy Assessment**

	<i>Specific Strategies*</i>	<i>Completed</i>	<i>Underway</i>	<i>Ongoing</i>	<i>Not Started</i>	<i>Strategy Requested for Removal</i>
Community Facilities and Services	20	3	3	14	0	2
Downtown	21	0	2	13	6	0
Economic Development	4	0	1	1	2	0
Housing	7	0	1	4	2	0
Land Use	17	0	0	14	3	0
Natural Resources	11	0	6	4	1	0
Transportation	27	2	5	10	10	5
Urban Design	13	0	0	7	6	0
Wastewater	8	0	0	7	1	0
Water	13	0	0	9	4	1
Totals	141	5	18	83	35	8
Percent of Total	100%	4%	13%	59%	25%	6%

* Strategies were classified as Short Term (1997-2001), Mid Term (2002-2006) and Long Term (2007-2011)



CH.	Pg	#	STRATEGY	LEAD	TIME FRAME	ESTIMATED COST	
Community Facilities	3-24	1a	Implement Parks and Recreation Master Plan	Parks Director	O	In-House	
	3-24	1b	Studying the City's parkland dedication requirements in the Subdiv. Regs.	Community Services Director	O	In-House	
	3-24	1c	Improving Linkages between parks and neighborhoods	Parks Director	O	Project Specific	
	3-25	2a	Implement Parks and Recreation Master Plan	See Community Facilities Objective 1 a.1			
	3-25	3a	Providing teen/older youth activities	Parks Director	IP	In-House	
	3-25	3b	Expanding summer and winter activities	Parks Director	IP	In-House	
	3-26	4a	Expand community based policing	Police Chief	O	In-House	
	3-26	4b	Improving police technology through on-board computers in police vehicles.	Police Chief	O	\$210,000 for data terminals	
	3-26	4c	Complete a hazard analysis & standard of coverage response	Fire Chief	IP		
	3-26	4d	Build a fire station to serve City's northend (contingent upon result of 1d3.1)	Fire Chief	MT	\$1 million	
	3-27	5a	Maintaining and operating the senior center	Parks Director	O	Annual Budget	
	3-27	6a	Continuing the street tree program and studying its expansion	Public Works Director	O	Annual Budget	
	3-27	6b	Improving enforcement of trash and litter regulations	Community Services Director	O	In-House	
	3-27	6c	Continue to evaluate the property maintenance code and boosting enforcement	Community Services Director	O	In-House	
	3-28	7a	Preparing technology master plan	IT Manager	IP	In-House	
	3-28	8a	Supporting historical landmarks and cultural sites	Community Services Director	O	In-House	
	4-4	1a	Continue revitalization efforts	City Manager	ST	In-House	
	4-5	2a	Encouraging off-street parking	Community Services Director	ST	Project Specific \$10,000-15,000 for basic study	
	Downtown	4-5	2b	Addressing tax delinquent, deteriorated properties.	Community Services Director	O	Project Specific
		4-5	2c	Retaining and attracting government offices in downtown and providing parking	City Council	O	Project Specific
4-5		2d	Maintaining the number and duration of community activities downtown	Downtown Sidney	O	Project Specific	
4-6		2e	Expanding the library	Library Board	IP	Project Specific	
4-6		2f	Visually connecting downtown to I-75 through streetscape improvements and decorative signage	see Urban Design chapter			
4-6		2g	Continuing the river corridor project through the downtown with pedestrian connections	see Downtown Objective 1a.1			
4-6		3a	Maintaining Downtown Sidney's role in promoting and utilizing coordinated retail marketing	Downtown Sidney	ST-IP	Project Specific	

Key: ST = Short Term (2010 - 2015); MT = Mid Term (2016 - 2020); LT = Long Term (2021 - 2025); O = Ongoing; IP = In Progress



CH.	Pg	#	STRATEGY	LEAD	TIME FRAME	ESTIMATED COST
Downtown	4-6	3b	Attracting specialty shops and small businesses and tourism-related attractions.	Community Services Director	O	In-House
	4-7	3c	Encouraging quality downtown housing	Community Services Director	O	In-House
	4-7	3d	Expanding incentives for downtown businesses	Community Services Director	MT	In-House
	4-7	3e	Increasing safety downtown	see Community Facilities Objective 1d.1		
	4-7	3f	Encouraging owner's responsibility for maintaining buildings	see Community Facilities Objective 1f.3		
	4-7	3g	Developing civic multi-purpose facility	City Manager	MT	Project Specific
	4-8	3h	Creating meeting or conference venue	Downtown Sidney	MT	Project Specific
	4-8	3i	Increasing number of restaurants	Downtown Sidney	O	In-House
	4-8	3j	Enhancing tourist attraction/entertainment	Downtown Sidney	O	Project Specific
	4-9	3k	Developing family entertainment center	Downtown Sidney	ST	Project Specific
	4-9	4a	Capital rehabilitation & equipment program	Chamber of Commerce and Sidney Visitor Bureau	ST	In-House
	4-9	4b	Developing tourism	City Manager and Downtown Sidney	ST	In-House
4-9	4c	Implementing Tax increment financing (TIF) district	Asst City Manager	ST	In-House	
Economic Development	5-17	1a	Create Sidney Business Competitiveness Initiative (SBCI)	WODC	ST	In-House
	5-17	1b	Implementing Tourism Marketing Strategy	Visitors Bureau & Community Services Director	O	\$27,500
	5-17	1c	Implementing New Business Recruitment	WODC	O	\$40,000
	5-17	1d	Implementing Entrepreneurial Development Strategy	Community Services Director	MT	\$25,000 annually
Housing	6-9	1a	Encouraging rehabilitation and maintenance of existing housing and target existing, depressed neighborhoods with incentive package to encourage reinvestment and homeownership.	Community Services Director	O	In-House
	6-10	1b	Preparing a residential market study to identify current and future gaps in housing stock, and targeting the State average on affordability	Community Services Director	O	In-House
	6-10	1c	Pursuing Comprehensive Housing Improvement Program (CHIP) grants	Community Services Director	O	In-House
	6-10	1d	Implement Housing Marketing Plan to ensure an adequate supply of move-up housing	City Manager	O	\$20,000 marketing budget and In-House
	6-10	2a	Developing an education program that promotes current affordable housing incentives	Community Services Director	ST	In-House
	6-11	2b	Studying the role of the City's development regulations	Community Services Director	MT	In-House
	6-11	2c	Implementing the Comprehensive Housing Improvement Strategy	Community Services Director	O	In-House

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Land Use	7-69	1a	Establish an urban services area.	Utilities Director	ST	In-House	
	7-69	1b	Encouraging the positive and sensitive integration of new non-residential development with existing neighborhoods and business areas	Community Services Director	O	In-House	
	7-69	1c	Encouraging infill development and mixed-use development in the downtown with strong pedestrian linkages	Community Services Director	O	In-House	
	7-70	1d	Adopting a capital improvements plan that complies with the urban services area.	Utilities Director & Community Services Director	O	In-House	
	7-70	1e	Assisting developers where needed to extend utilities to difficult areas in order to promote growth in those areas	Utilities Director	O	In-House	
	7-70	1f	Timing infrastructure to support moderate growth rate.	Utilities Director	O	In-House	
	7-70	1g	Preserving Agriculture	City Manager	O	In-House	
	7-71	2a	Protecting residential development from industrial encroachment	Community Services Director	O	In-House	
	7-71	2b	Designating sufficient undeveloped property for new residential development	Community Services Director	O	In-House	
	7-71	3a	Designating sufficient undeveloped property for new commercial development.	Community Services Director	O	In-House	
	7-71	3b	Continuing downtown revitalization	See Downtown Objective 1a			
	7-71	3c	Encouraging redevelopment and reinvestment for business	See Economic Development Plan			
	7-71	3d	Being a pro-business community	See Economic Development Plan			
	7-72	4a	Designating sufficient undeveloped property for new industrial development	Community Services Director	O	In-House	
	7-72	4b	Strengthening role of airport.	City Manager	O	Project Specific	
	7-72	5a	Revise Zoning Code to create new Planned Mixed-Use District	Community Services Director	ST	In-House	
	7-72	5b	Prepare set of design guidelines for Planned Mixed-Use District	Community Services Director	ST	In-House	
	Natural Resources	8-6	1a	Minimizing environmental impacts of new development	Community Services Director	MT	In-House
		8-7	2a	Improving traffic flow and reducing congestion, and encouraging car pooling and Shelby Public Transit participation	Transit Manager	O	Project Specific
		8-7	2b	Reviewing and amending if necessary on-site lighting guidelines and signage stds	Public Works Director	O	In-House
		8-7	2c	Focusing economic incentive on light manufacturers and research & develop.	City Manager	O	In-House

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Natural Resources	8-7	2d	Expanding the urban forest			
	8-8	3a	Purchasing additional public parkland within the Great Miami River corridor.	Parks Director	O	Project Specific
	8-8	3b	Obtaining conservation easements for private land within the 100-year floodplain	Parks Director	O	Project Specific
	8-8	3c	Maintaining and reforesting public lands along the Great Miami River and its tributaries	Parks Director	O	Project Specific
	8-8	3d	Encouraging residential development along the river corridor through an incentive package	Community Services Director	LT	In-House
	8-8	3e	Preparing and implementing an open space master plan for the Great Miami River and its major tributaries			
Transportation	8-8	3f	Providing strong pedestrian linkages between the public river corridor and the downtown			
	9-9	1a	Extending Hoewisher Road	Public Works Director	IP	\$4.5 million
	9-9	1b	Improving intersections at SR 47-Fourth Ave and Russell Road - Wapakoneta Avenue	Public Works Director	IP	Project Specific
	9-9	1c	Extending Stolle Avenue	Public Works Director	MT	\$80/lane-ft
	9-9	1d	Extending McCloskey School Road	Public Works Director	LT	\$80/lane-ft
	9-10	1e	Extending Fourth Avenue	Public Works Director	LT	Project Specific
	9-10	2a	Enforcing truck weight limits	Police Chief	O	In-House
	9-10	2b	Providing alternate truck routes	City Engineer	IP	Project Specific
	9-10	2c	Reducing number of turns	City Engineer	IP	\$210,700
	9-10	3a	Providing transportation needs for elderly	Transportation Director	MT	Project Specific
	9-11	4a	Developing parking garage	Public Works Director	MT	Project Specific
	9-11	5a	Restoring and maintaining alleys	Public Works Director	O-IP	Project Specific
	9-11	5b	Requiring the implementation of road infrastructure (new or improvement to existing) concurrent with development	Public Works Director	O	Project Specific
	9-11	5c	Establishing alternative funding sources	City Manager	O	In-House
	9-11	5d	Implementing roadway standards for development	City Engineer	O	In-House
	9-12	6a	Preparing and implementing a bike master plan.	Parks Director	O	In-House
	9-12	6b	Extending the Great Miami River bike path (Veteran's Memorial Walkway).			
	9-12	6c	Requiring bike racks and on-site connections to bike paths in major developments	Parks Director	LT	In-House
	9-12	7a	Construct new arterial roadway to join Michigan St. and Russell Rd.	City Engineer	MT	TBD
	9-12	7b	Extend and improve Hoewisher Road	City Engineer	MT	TBD

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Trans	9-12	7c	Extend and improve the above arterial from Russell Rd. to St. Mary's Ave.	City Engineer	MT	TBD
	9-13	7d	Extend and improve the above arterial from St. Mary's Ave. to the intersection of Mason Rd.	City Engineer	LT	TBD
	9-13	7e	Provide a additions off the Hoewisher Rd extension	City Engineer Chamber of Commerce	LT	TBD
Urban Design	10-9	1a	Continuing the annual award for commercial beautification	Community Services Director	O	In-House
	10-9	1b	Establishing an annual award for single-family residential beautification	Community Services Director	ST-O	In-House
	10-9	1c	Strengthening urban design components of the City's zoning code.	Community Services Director	ST	In-House
	10-10	1d	Requiring the landscaping of new industry, businesses & off-street parking areas along major arterials and I-75	Community Services Director	O	In-House
	10-10	1e	Establishing design standards for public spaces	City Manager	MT	\$25,000-\$35,000
	10-10	1f	Linking the downtown and I-75 through beautification of the major roadway corridors, i.e. SR 47, 25A, SR 29 and Fair Rd	Public Works Director	LT	Project Specific
	10-10	1g	Adopting and enforcing residential maintenance standards			See Community Facilities Objective 1f.3
	10-10	1h	Expanding the City's urban forestry program			See Community Facilities Objective 1f.1
	10-11	2a	Adopting an incentive package to encourage historic rehabilitation adaptive reuse in targeted neighborhoods and the downtown			See Downtown Objective 3
	Utilities - Sanitary Sewer	10-11	3a	Adopt design standards for residential neighborhoods	Community Services Director	ST
10-11		3b	Adopt design standards for commercial corridors	Community Services Director	ST	In-House
10-11		3c	Adopt standards for key gateways	Community Services Director	ST	In-House
10-11		3d	Adopt standards to incorporate native landscaping	Community Services Director	ST	In-House
11-11		1a	Maintaining a high level of awareness in community of critical nature of the wastewater system	Utilities Director	O	In-House
11-11		1b	Issuing annual technical report to the City administration on wastewater system performance versus Land Use Plan	Utilities Director	O	In-House
11-11		2a	Enforcing "clean water ordinances" for inflow/infiltration (I/I) containment on a homeowner basis	Utilities Director	O	\$3,000/house I/I reduction
11-11		2b	Managing and/or eliminating system inflow/infiltration (I/I)	Utilities Director	O	\$75,000+ per year
11-12		3a	Supporting the sewer improvement fund through adequate customer fees	Utilities Director	O	Increased user fees

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Utilities - Sanitary Sewer	11-12	3b	Expanding the Wastewater Treatment Plant	Utilities Director	O	\$3-\$4.50 per gallon of sewage flow
	11-12	3c	Determine fiscal impact of extending utility lines north and west of the City per the Land Use Plan	Utilities Director	ST - LT	\$3-\$4.50 per gallon of sewage flow
	11-12	4a	Continuing to require developer participation in utility improvements	City Manager & Utilities Director	O	Project Specific
	11-13	5a	Identify potential areas west of I-75 for development into industrial parks	Utilities Director	O	Project Specific
	11-13	5b	Apply for state and federal grants for the development of industrial parks	City Manager & Utilities Director	O	Project Specific
	11-21	1a	Maintain a high level of awareness in community of critical nature of the water system	Utilities Director	O	In-House
	11-21	1b	Issue technical report to the City administration on water system performance versus Land Use Plan	Utilities Director	O	In-House
	11-22	2a	Complete a water source expansion and distribution improvements	Utilities Director	ST	Project Specific
	11-22	2b	Aggressively protect the Tawawa Creek and Great Miami River water sources	Utilities Director	O	Project Specific
	11-23	2c	Plan and build above ground storage tanks	Utilities Director	O	\$2 - 3/gal
Utilities - Water	11-23	2d	Continue with in-house water modeling capability	Utilities Director	ST	\$12,000 for training, hardware & software \$1,000 annually for system upgrades and maintenance
	11-23	2e	Aggressively loop existing dead end mains and require new developments to loop water mains	Utilities Director	O	Project Specific
	11-23	3a	Adequately support the reserve water improvement fund through adequate customer fees	Utilities Director & Finance Officer	O	Increased user fees
	11-23	3b	Seek alternative water source	Utilities Director	LT	\$15-18 million
	11-24	3c	Water system build-out	Utilities Director	MT	In-house
	11-24	3d	Determine fiscal impact of extending utility lines north and west of the City per the Land Use Plan	Utilities Director	O	In-house
	11-24	4a	Continue to require developer participation in utility improvements.	City Manager, Utilities Director, Finance Officer	O	Project Specific
	11-24	4b	Adequately support the reserve water improvement fund with annual appropriations	City Council	O	\$150,000 annually

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				Utilities Director	O	In-house
	11-31	1a	Maintain a high level of awareness in community of critical nature of the storm water system	Utilities Director	O	In-house
	11-31	1b	Issue annual technical report to the City administration on storm water system performance vs Land Use Plan	Utilities Director	O	In-house
	11-31	2a	Enforce clean water ordinances for elimination of pollutant runoff	Utilities Director	O	In-house
	11-31	2b	Continue to monitor and inspect all storm water mains	Utilities Director	O	In-house
	11-31	3a	Support the storm sewer improvement fund through adequate customer fees	Utilities Director, Finance Officer	O	Increased user fees
	11-32	3b	Expand the storm sewer system	Utilities Director, Finance Officer	O	Project Specific
	11-32	3c	Determine fiscal impact of extending utility lines north and west of the City per the land use plan	Utilities Director, Finance Officer	ST - LT	\$3.00 - \$4.50 / gallon of sewage flow
	11-32	4a	Continue to require developer participation in utility improvements.	Utilities Director, Finance Officer	O	Project Specific
	11-32	5a	Identify potential areas west of I-75 for development of industrial park	City Manager, Utilities Director, Finance Officer	O	Project Specific
	11-32	5b	Apply for state and federal grants for the development of industrial parks	City Manager, Utilities Director, Finance Officer	O	Project Specific

Utilities - Storm Water

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