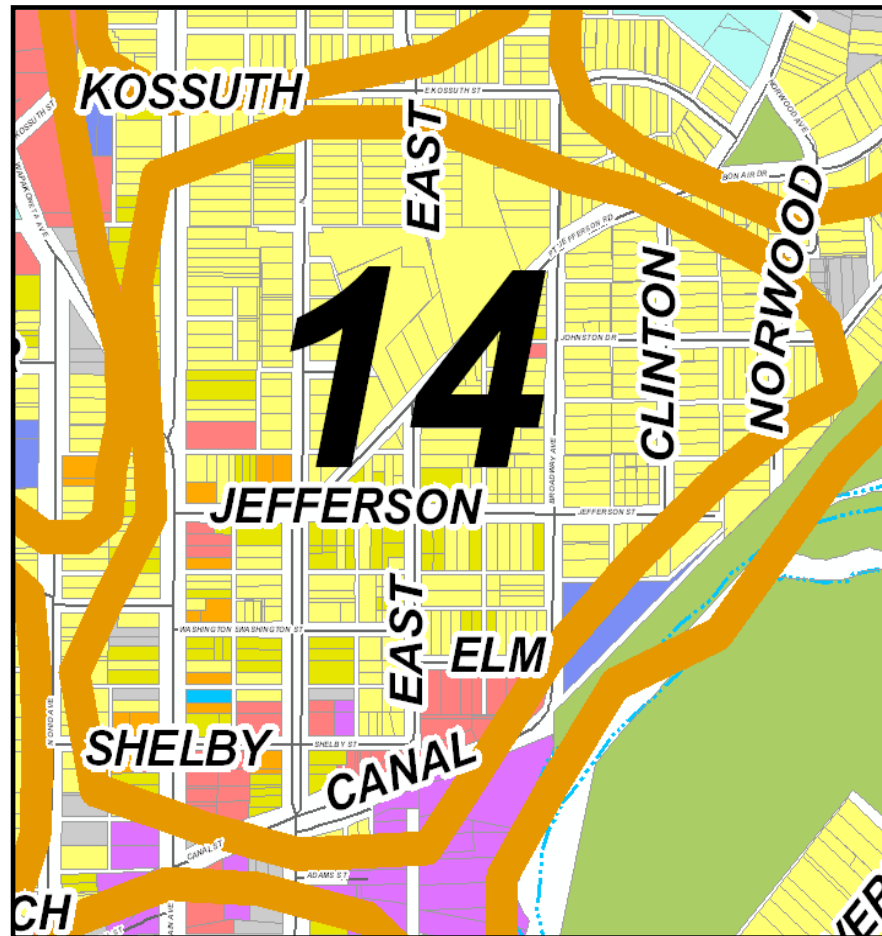


Policy Area 14



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 in decline. Common themes include property neglect,

code violations, low property values, deterioration, blight and the perception of an unsafe environment.

A 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).

Recommendations

1. Aggressively enforce property maintenance requirements. Consider neighborhood sweeps where city departments (health, fire, police, zoning) visit individual neighborhoods collectively to cite code offenders.
2. Use the Land Bank and strategically remove eligible properties for removal. Infill development should reflect the designs and character of the surrounding properties and strive to meet market demand.
3. Master plan the area along Canal Street near the crossing at the Great Miami River to 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.

4. Develop a trail or pedestrian connection 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 multi-use path that exists in a quiet and visually appealing environment.

Appropriate Land Uses

- 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