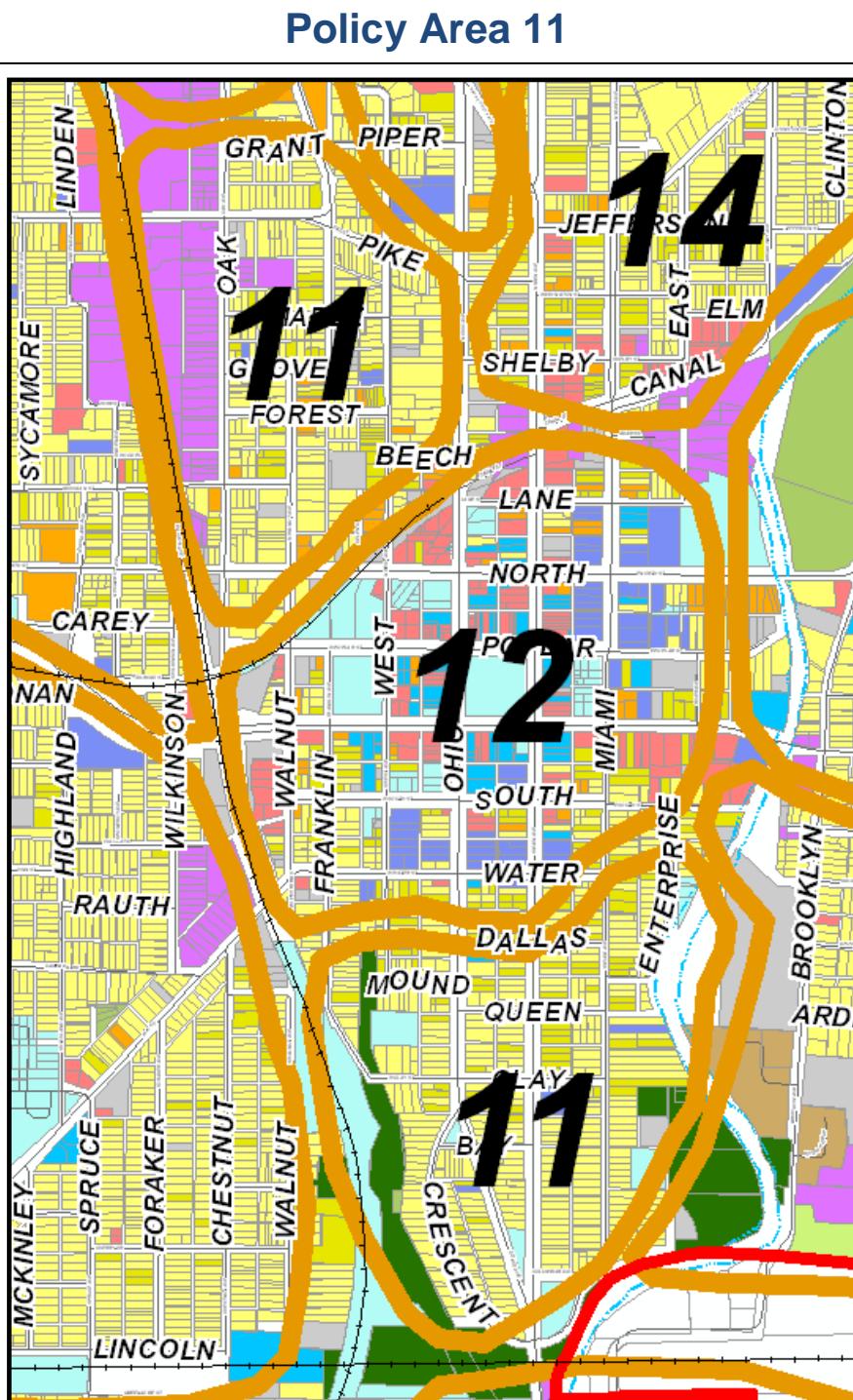


6. The City should expand the existing CRA in this area to help promote reinvestment in this Policy Area.

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

the area transitions from the downtown core to the residential neighborhoods.

While these areas are generally well maintained, there are pockets of properties where maintenance has become an issue with trash and other debris being left in yards and dwellings that are poorly maintained. Some of these units are occupied, while others remain vacant as the housing crises hit this area hard with foreclosures.

Recommendations

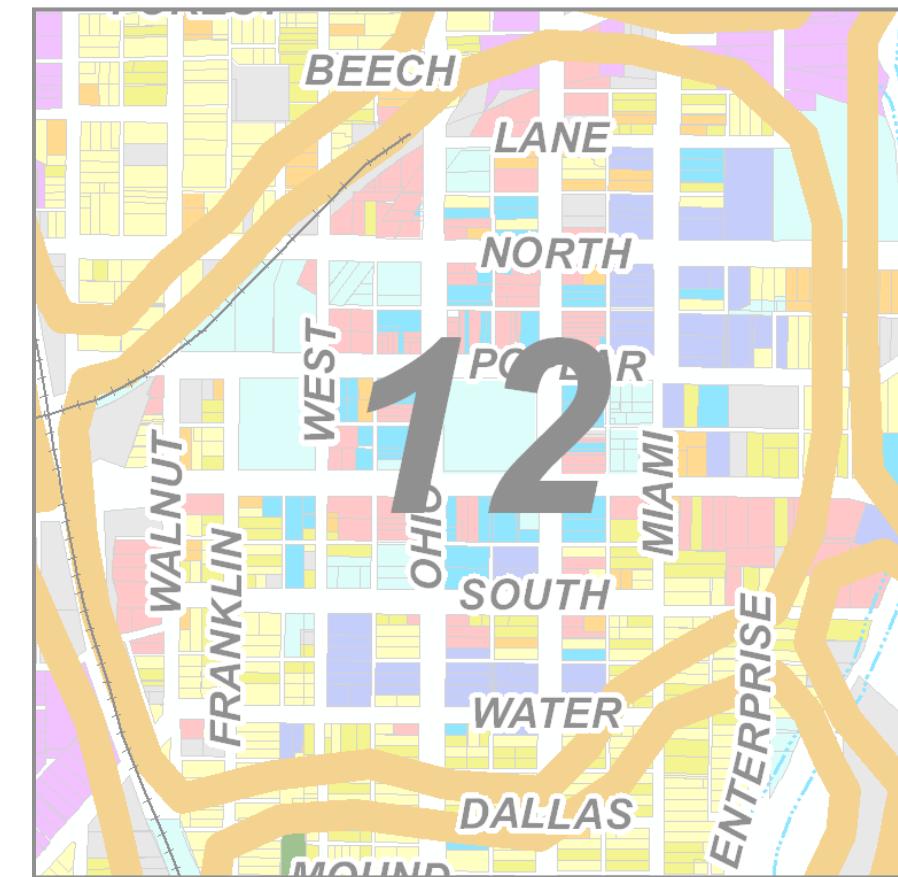
1. These neighborhoods play a vital role in the heightened use and revitalization of the downtown and should continue to be promoted and preserved by the City as historic, well maintained, residential areas of the City.
2. Aggressively enforce property maintenance requirements. Consider neighborhood sweeps where city departments (health, fire, police, zoning) visit individual neighborhoods collectively to cite code offenders.
3. Develop a CRA to help with housing reinvestment.
4. Improve street lighting and street trees to improve the visual quality of the neighborhoods.

5. Where teardowns are absolutely necessary, infill development should reflect the character of the surrounding properties and strive to meet market demand.
6. In order to promote continuity and character, expand the brick sidewalk/decorative streetlight concept established in select parts of this Policy Area to all areas of this Policy Area.
7. Pursue CDBG grants to revitalize neighborhood infrastructure. Although not defined by HUD to be LMI, income surveys could be developed locally to certify the area as such. Also, CDBG resources could be used to repair infrastructure designated as "blighted" by city council.

Appropriate Land Uses

- Single-family detached residential dwellings
- Office in former residential dwelling in areas of transition between the downtown core and residential neighborhoods to north and south
- Retail in former residential dwelling in areas of transition between the downtown core and residential neighborhoods to north and south
- Public and semi-public uses

Policy Area 12



Existing Character

Characterized by beautiful turn of the century and older multi-story buildings, Policy Area 12 provides a distinct economic resource and a center for community activities and identity, and is also the County seat of Shelby County. The area is generally established by Lane Street in the north, the Great Miami River to the east, Dallas Street to the south and Walnut Street to