



River East Neighborhood Plan

October, 2017

A plan to enhance the quality of life in the River East Neighborhood

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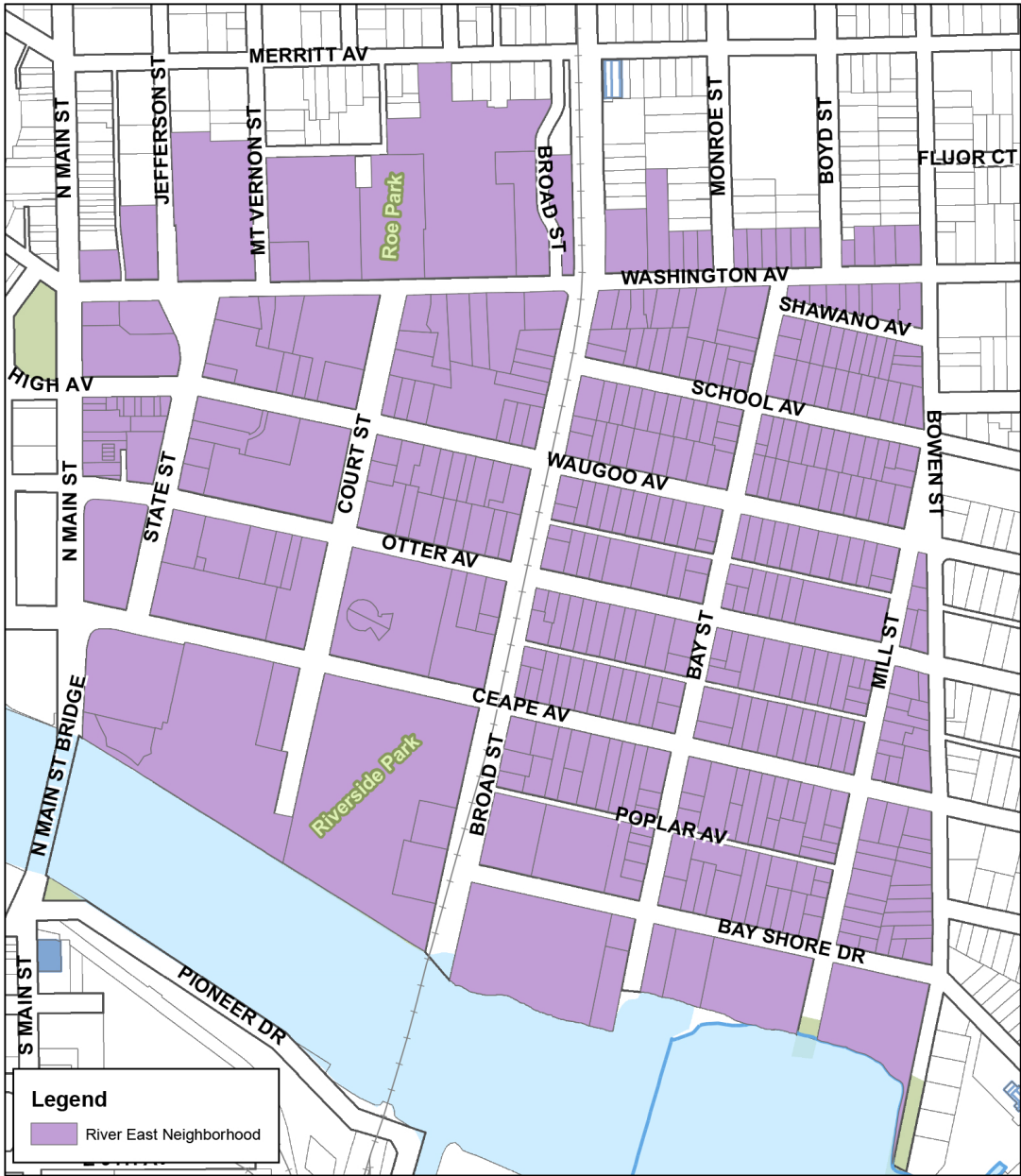
Oshkosh Public Library

Lisa Voss

River East Neighborhood - Vision Statement

The River East Neighborhood is a safe attractive place characterized by unique affordable homes, friendly residents and a variety of cultural and recreational opportunities for our diverse population. Our active neighborhood invites others to enjoy our unique destinations. Conveniently located near downtown and the beautiful Fox River. The River East Neighborhood is city living at its finest.





River East Neighborhood

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Partner with a
Neighborhood
Association

Survey
Neighborhood
Interest

Kick Off Event

Visioning
Workshops

Plan
Development
Working Group

Neighborhood Planning Process

Neighborhood Planning Process

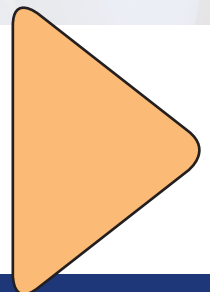
The neighborhood planning process is a component of the City of Oshkosh's Healthy Neighborhood Initiative (OHNI) and established in the ONE Oshkosh Strategic Plan. The process was developed to identify the needs of the residents and establish plans that serve as frameworks to guide the neighborhood organizations long-term. This plan contains a clear set of needs, priorities, and goals for the River East neighborhood. It also includes action items that the residents can employ to respond to their needs and accomplish their goals. The process leading to the creation of this plan was resident-led, ensuring the plan's relevance to the residents. Healthy neighborhoods are essential to the well being of the city at large and are recognized as priorities by the Common Council. This neighborhood plan, like earlier plans, seeks to eliminate elements that erode the neighborhood's character while enhancing elements that contribute positively to the quality of life for current and future residents. Image, Market, Physical Conditions, and Neighborhood Management are the four focus categories of new neighborhood plans in Oshkosh. Strategies were created to address neighborhood needs in these categories. Below are the steps of the neighborhood planning process.

Plan Open
House

Plan Commission
and Common
Council Adoption

Plan
Implementation
and Monitoring

Reassess Goals
and Objectives





Executive Summary

The River East Neighborhood Plan concentrates on the area bounded by Washington Avenue on the north (both sides), the Fox River on the south, Bowen Street on the east, and Main Street on the west. Currently only about 1 in 4 housing units is owner-occupied. The neighborhood has experienced a decline in the percentage of owner-occupied housing units since 2000. This could occur due to a variety of factors such as the older ages of the housing stock, the proximity of the neighborhood to Downtown and the Center City, and its location relatively close to the University of Wisconsin-Oshkosh. Collaborative efforts by the River East Neighborhood Association, the City of Oshkosh, the Public Library, and other partners have worked to encourage homeownership and investment in the neighborhood.

In 2013, the City of Oshkosh recognized River East as a neighborhood association. Since 2013, the River East Neighborhood Association (RENA) has worked to serve the residents of the neighborhood. The Association does so in various capacities such as social events, clean up days, walking exercise program, and neighborhood outreach efforts. The neighborhood partners with the City of Oshkosh, the non-profit GO-HNI, and various other stakeholders. In 2016, the River East Planning Team was formed to conduct the planning process and improve the stability of the neighborhood going forward.

This document was prepared for the RENA with the aim of guiding the efforts of the neighborhood, preserve the strengths of the neighborhood, and ensure the neighborhood's attractiveness to existing and new residents. The plan was created during a six month resident-led process and allows for use by the RENA, City of Oshkosh, and other community partners to ensure the implementation of neighborhood improvements and projects that meet the needs of River East residents.

The plan includes a history section, information on the neighborhood's demographics, and assets / opportunities determined during the planning process. This plan then focuses on four key areas: Image, Market, Physical Conditions, and Neighborhood Management. Each key area has a section that examines the area, current conditions pertinent to the area, and lists goals and action items that will help the neighborhood achieve the goals outlined in the plan.

Neighborhood planning involves key stakeholders - residents, businesses, and property owners. River East leadership provided guidance and direction during the research and draft stages of this plan. Recommendations were presented at public input sessions where resident input was captured and later used to sculpt the final recommendations. Upon approval of this plan, the RENA will create an implementation plan to continue progress towards the goals in this document. The implementation plan will involve performance measures to gauge the progress of neighborhood efforts.



Introduction

In 2013 the City of Oshkosh officially recognized the area bounded by Washington Avenue, the Fox River, Bowen Street, and Main Street as the River East Neighborhood Association. The residents in this area formed with the purpose of enhancing the quality of life. They sought to accomplish this through “a spirit of community, learning and addressing the needs of the residents, and providing a safe environment and restoring home values.” The neighborhood held its first general membership meeting in May of 2013 and residents in attendance voted on the neighborhood boundaries, name, purpose, and bylaws.

Since 2013, the River East association has hosted annual general membership meetings in May and October which are announced by social media and flyers. The neighborhood has a Facebook page and a volunteer website that was created by a resident of the neighborhood. The Core Leadership Team was established and focuses on helping the neighborhood reach its goals.

The neighborhood has engaged in various initiatives such as the annual Neighborhood Night Out, flower plantings and maintenance in William Waters Plaza, Riverside Park plantings, Bird house painting projects in May, and others. The neighborhood also hosts weekly walking tours in Riverside Park. These initiatives are volunteer efforts and are possible because of the commitment of the residents and leaders.

In 2016, the RENA applied for grant funding through the City of Oshkosh to renovate the existing William Waters Plaza across from the library. The neighborhood obtained funding to create a plan for the renovation of the plaza and subsequently renovate the space. The neighborhood association played a major role in the creation of the vision and plans for the space. The neighborhood worked with various organizations, city departments, and MSA during the design process.



1

Neighborhood History

This chapter explains the history of the area now known as the River East Neighborhood. Much of the information in the chapter draws from the knowledge of long-time neighborhood residents. River East is part of Oshkosh's Center City and is one of the older parts of town. The residents take great pride in their historical architecture and associations with significant Oshkosh history.



Significant Architecture

The River East Neighborhood is home to several of Oshkosh's most significant buildings, many designed by famed local architect William Waters and Henry Auler.

Business & Industry

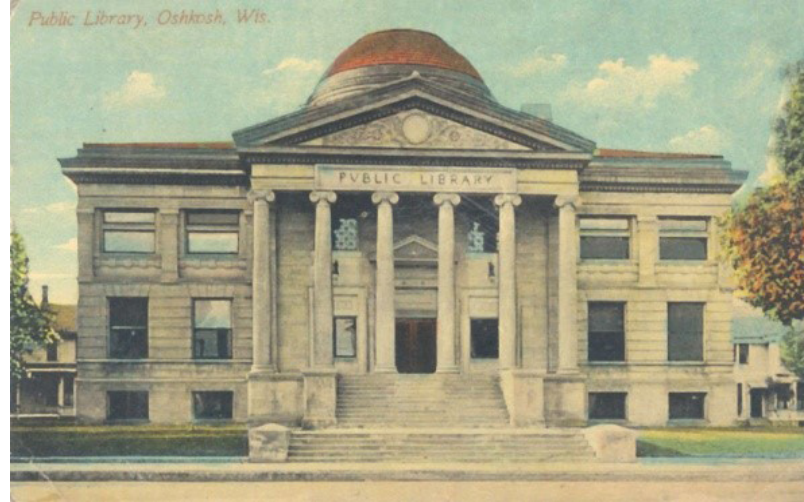
Brands such as Oshkosh B' Gosh, the Hafner-Lothman Manufacturing Firm, and the building that would become the Mercy Hospital were originally located here.

Railroad

The Chicago and Northwestern Railroad Depot, located on Broad Street, was an important connection between the City of Oshkosh and the rest of the world for 112 years.

Community Amenities

The Fraternal Order of Eagles was originally located here and the Downtown YMCA and Leach Amphitheater serve as modern amenities to the neighborhood and community.



The River East Neighborhood Association was officially recognized by the city in 2013. The name was chosen because of the neighborhood's location near the Fox River. The neighborhood is believed to have been first settled sometime around 1846-1850. At this time the population of the area was only about 500. Most of the River East Neighborhood was originally located in the Second Ward.

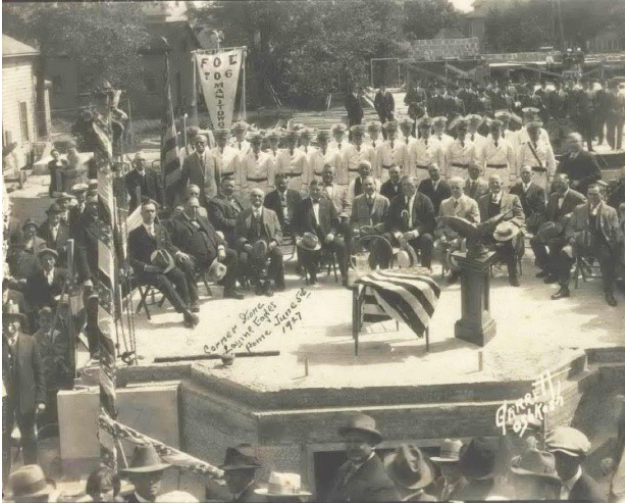
River East has been home to some of the city's finest architectural examples. The neighborhood has had several stunning buildings designed by the famous local architect William Waters. Waters was one of the best known architects in Northeastern Wisconsin, and many of Oshkosh's most historic buildings were designed by Waters. The Oshkosh Public Library, Oshkosh Post Office, Second Ward School, Oshkosh City Hall, and several houses were all noteworthy architectural examples in the neighborhood. Unfortunately, the library is the only public building designed by Waters that is still currently in use in River East.

River East is also home to the Neo-Classical Historical District. This district consists of six buildings located on Washington Avenue. The six buildings include: Oshkosh Public Library, Masonic Center, Wisconsin National Life Insurance Company, Fraternal Reserve Association, Goettmann Printing Company, and the United States Post Office building. The preservation of these buildings is an essential element in maintaining the historical significance of the River East neighborhood's role in the city's history.

The Oshkosh Public Library, which is located on Washington Avenue, opened in 1900. The City of Oshkosh received the estate of Mr. and Mrs. Marshall Harris after the death of Mrs. Harris in 1895. Mrs. Harris requested in her will that the estate, worth \$75,000, would be used for a public library and that the community must match the amount in order to build a spectacular library. As mentioned earlier, the building was designed in a Neo-Classical style.

The famous Oshkosh B' Gosh brand was born on the west side of the River East Neighborhood. The company's name has changed multiple times before becoming the Oshkosh Overall Company. In 1911, the company began labeling their bibs "Oshkosh B' Gosh," which would later become a famous outfit for children. Unfortunately, the Oshkosh manufacturing plant was closed in 1997 due to outsourcing.

The River East Neighborhood was home to the fraternal Order of Eagles. The Eagles Club building was home to many social gathering events throughout the 20th century. Numerous sporting events, concerts, banquets, and bowling tournaments were sponsored by the club. The Oshkosh chapter left the historic building in 2002. The building was recently purchased by the Johnson family and is now undergoing renovations. The building is currently known as Washington Hall and is located at 495 Washington Avenue.



The River East Neighborhood was the home of several prominent members of the local Fox Valley region. These members were typically successful businessmen, doctors, or educators. The neighborhood was also once a popular place for lawyers to live due to its close proximity to the courthouse.

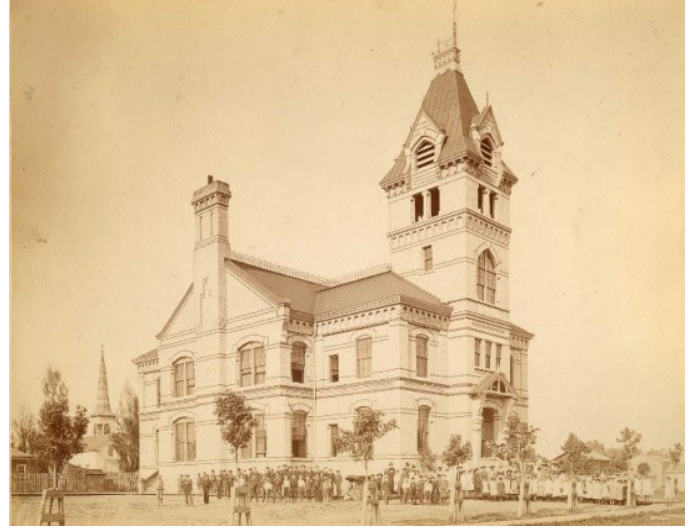
Carlton Foster, prominent businessman and politician, first moved to Oshkosh in 1855 and was originally from Essex County, New York. In 1859, Foster started his business by purchasing a sawmill for \$3,000 and then expanded his business by buying several other lumber companies over the years. Foster eventually went into business with his friend, Joseph Hafner, and they created the Hafner-Lothman Manufacturing Company firm. The company was headquartered in St. Louis, but Foster built a plant on 6th Avenue. Foster, who was also an active politician, was elected as mayor of Oshkosh in 1863, 1866, and 1886. Foster was also elected to the Wisconsin State Legislature in 1873, 1874, and 1883.

Perhaps one of the most influential residents of this neighborhood was Dr. Michael Corbett. Dr. Corbett converted the house at 1200 Washington into a sanatorium in 1906. He then built a new building for hospital purposes further north on Hazel Street and this building would later be the nucleus of Mercy Hospital. Corbett lived at 303 Washington, which was designed by William Waters, and the house is still in use today. Dr. Corbett was also an active member of the Fraternal Order of Eagles.

The Chicago and Northwestern Railroad Depot located on Broad Street played an important role for the residents of River East and the City of Oshkosh as a whole. This passenger station made medium to long distance travel easy for residents and the railroad passenger service lasted for 112 years in Oshkosh. During this time, many new immigrants arrived in Oshkosh at this train depot waiting to be greeted by family members. During the two world wars, hundreds gathered to send off the draftees and welcomed their soldiers upon their arrival.

The River East neighborhood received a small dose of Hollywood in 2008. Famous actor Johnny Depp and the crew of *Public Enemies* came into town to shoot a few scenes for the new gangster film. The Masonic Temple, located on Washington Avenue, was used to shoot the bank robbery in "Racine" scene. The downtown area was also transformed to depict the 1930's in Sioux Falls, South Dakota. Many residents will recall when Depp took time after a long day of filming to personally greet hundreds of fans. This was an experience that many people in this city will never forget.

Riverside Park, Oshkosh, Wis.

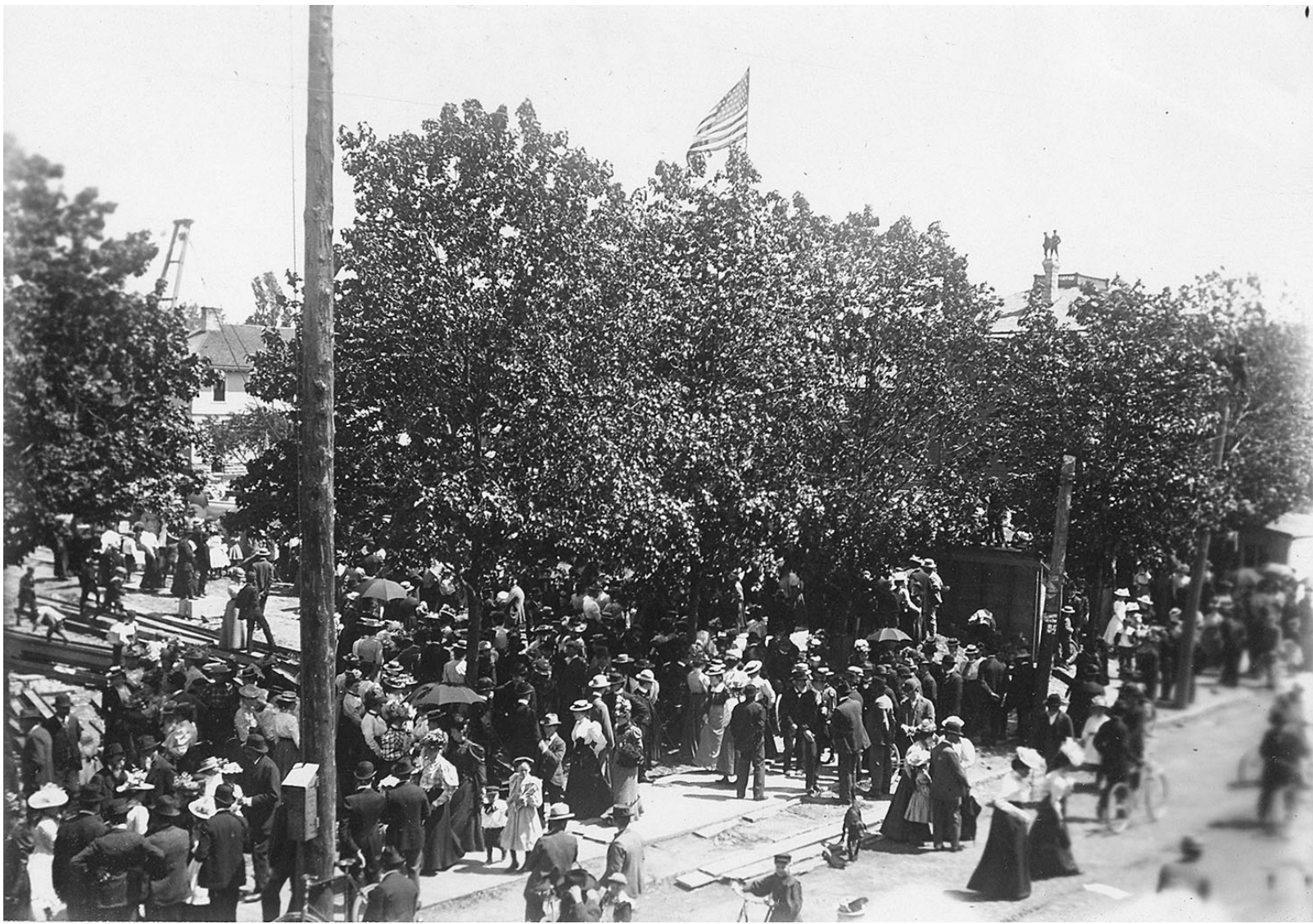


Riverside Park and the Leach Amphitheater attract thousands of visitors each year and provide beautiful open space to the residents of River East. Riverside Park, however, required extensive work in order to clean up the land because the land was previously used by the Wisconsin Public Service Manufacturing Gas Plant. With help from the Environmental Protection Agency, the city was able to recreate this land into valuable park space. Cleaning Riverside Park and building the Leach Amphitheater was essential for the economic growth of Downtown Oshkosh.

The construction of the Downtown YMCA was also an essential project for the economic growth of the Downtown area. The YMCA, located on Washington Avenue, was built in 1962 and served as a great place for residents to exercise and gather as a community. The Downtown YMCA started a renovation and expansion project in the summer of 2016 and is expected to be completed in 2017. This expansion will result in the building consisting of 78,000 square feet and will add an indoor track, aquatics center, exercise studios and a teen center for community programs.

In recent years, the River East neighborhood has been busy maintaining and restoring its rich history. The well-known Washington Building is currently undergoing remodeling in order to serve as high-end residential apartments. The building was completed in 1914, and was originally used by the Fraternal Reserve Association until 1930. The apartments will be known as the Washington Place Historic Flats. Next to the Washington Building, the William Waters Plaza will be redesigned in the near future by the River East Neighborhood Association. In 2016, the association received \$88,550 from the City of Oshkosh in order to redesign the plaza and provide trash receptacles in Riverside Park. The neighborhood association was given this award during the annual Neighborhood Night Out event. Every year, neighborhood members get together to spend time as a community and to build relations with their neighbors.

The River East neighborhood would not be the great community it is today without its enthusiastic and dedicated leaders and volunteers. The River East Neighborhood Association, and its volunteers, continue to work hard to build a stronger sense of place in the community, thus resulting in a better place to live and to come together.





2

Demographic Profile

Demographic information was obtained from the ESRI Community Analyst and allows policy makers to compare how the River East population compares to the rest of the Oshkosh population. These data include information on housing, race, education, and employment.



River East Population

Data captured for the River East planning process provide an overview of the neighborhood population. The demographics tell the story of the people that call the neighborhood home and allow us to understand their needs. These demographics enable comparisons between different years to see how the population has changed.

Population Count

According to the ESRI data, 1,361 people lived in the River East neighborhood in 2016. ESRI estimates that by 2021 the population of the neighborhood will grow to 1,402. A slight growth is expected in the River East neighborhood over the next 5 years. Approximately 2 percent of the 66,500 residents of Oshkosh reside in the River East neighborhood.

Key Characteristics

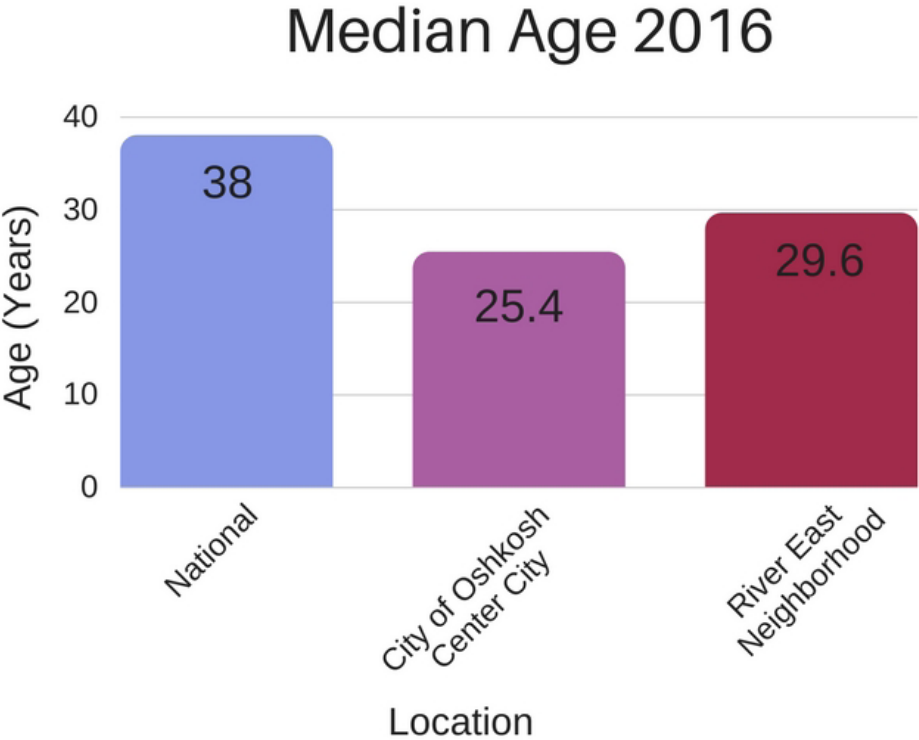
High Percentage of White Residents - The ESRI shows that as of 2016, 89.3% of the River East residents were white, followed by 4.5% Hispanic, 3.2% African American, 2.2% Asian, 2.2% Two or more races, 1.6% American Indian, and 1.5% other race. According to the Imagine Oshkosh report, the high percentage of white residents is consistent with the SMA (89.9% white).

Income - The median income of River East residents is \$36,670. This is significantly higher than the median of \$21,101 for the Center City of Oshkosh, but significantly lower than the median income for the SMA (\$45,916). The River East median is expected to rise very slightly over the next 5 years.

Education level - Approximately 16% of the population holds at least a Bachelor's degree and this is lower than the SMA figure of 28.1%.

Population Tables & Figures

Median Age - The 2016 ESRI lists the median age of River East residents at 29.6 years old. This is slightly greater than the median age of Oshkosh’s Center City residents (25.4 years) according to the Imagine Oshkosh report. However, the River East population is significantly younger than the national average which is 38.0 years. The 15-24 year and 25-34 year age brackets comprise the two largest percentages of the population at 23.9% and 16.6%, respectively. Over the next few years, the population median age is expected to increase slightly, but these young age brackets are expected to remain the largest population segments. This could remain the case due to the close proximity of the neighborhood to the UW-Oshkosh campus and a number of young adults choosing to reside here.



KEY FACTS

1,432

Population

29.3

Median Age



2.0

Average Household Size

\$28,146

Median Household Income

EDUCATION

15%

No High School Diploma



45%

High School Graduate



30%

Some College



10%

Bachelor's/Grad/Prof Degree

BUSINESS



134

Total Businesses



1,780

Total Employees

EMPLOYMENT

52%



White Collar

23%



Blue Collar

25%



Services

4.9%

Unemployment Rate

INCOME



\$28,146

Median Household Income



\$18,177

Per Capita Income



\$11,366

Median Net Worth

Households By Income

The largest group: <\$15,000 (23.5%)

The smallest group: \$200,000+ (0.1%)

Indicator	Value	Difference
<\$15,000	23.5%	+14.6%
\$15,000 - \$24,999	20.6%	+9.9%
\$25,000 - \$34,999	15.0%	+3.8%
\$35,000 - \$49,999	11.2%	-3.2%
\$50,000 - \$74,999	20.1%	-1.2%
\$75,000 - \$99,999	5.1%	-9.0%
\$100,000 - \$149,999	3.9%	-8.5%
\$150,000 - \$199,999	0.4%	-3.2%
\$200,000+	0.1%	-3.3%

Bars show deviation from

Winnebago County



3

Assets and Opportunities

During the planning process, River East residents worked to identify several strengths of their neighborhood. Visioning sessions were held and residents noted several areas where their neighborhood currently excels. The residents also examined areas where their neighborhood had room to improve.

Opportunity for Improvement

Assets

- Sense of Heritage & Culture
- Affordable Homes / Rent
- Older Homes w/ charm & Diversity
- Sense of Community / Neighbors that care
- Proactive
- Cleanliness
- Proximity to Downtown & Services
- River / Riverwalk
- Parks
- Schools
- Diversity of Residents
- Potential

Opportunities

- Police
- Crime
- Schools
- Vacant Properties
- More Art
- Grocery Store
- Less Renters / More Homeowners
- Rental Property Maintenance
- Roads
- Image and Brand
- Litter - Riverside Park
- Yard Care
- Snow
- House Rehab / Maintenance
- Use park more
- More helpful neighbors
- Less traffic

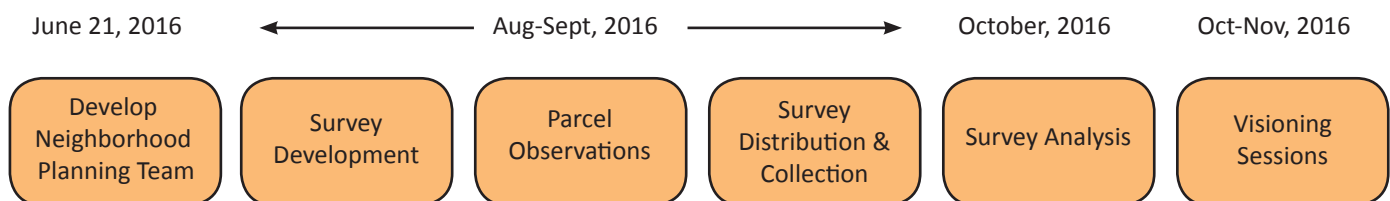


Plan Development

The development of the River East neighborhood plan began in summer of 2016. On June 21st, 2016, the neighborhood planning team was developed. A neighborhood survey was developed in August of that year. Data collection on the existing physical conditions of the parcels occurred from September to October of 2016. Analysis of survey results occurred in October of 2016.

In October of 2016, city staff and residents met to start creating a plan for River East. A Visioning session was scheduled for October 4, 2016. Residents began to identify what they valued most about the River East neighborhood (Assets) and Opportunities for improvement in the neighborhood. Residents worked to answer the question of where they wanted to see their neighborhood go over the next 10 years. After this, residents worked collaboratively to develop a vision statement for River East. Finally, residents had the opportunity to present these statements to the larger group and City staff then worked with them to develop a process for creating the neighborhood plan going forward.

Goals and Action items for the plan were developed from November, 2016 - May, 2017 at a series of monthly neighborhood meetings where neighbors provided input to city staff. As each of the four main plan categories (Image, Market, Physical Conditions, and Neighborhood Management) were completed, city staff sought comments from the neighborhood group. The Spring General Membership Meeting served as a forum through which the planning team was able to present the progress of the plan's creation to the neighborhood at large. City staff explained the function of a neighborhood plan. The residents then had the opportunity to present the four chapters to their fellow neighbors at the meeting.





Neighborhood's Role

- Form a Neighborhood Planning Team that is representative of the neighborhood
- Work with City staff to develop meeting and workshop agendas and determine a regular meeting place
- Determine the plan's goals, objectives, and action items
- Take an active role in the implementation of the plan
- Help City staff with periodic updates to the plan

City Staff's Role

- Demographic, land use, and zoning data
- Research and analysis
- Maps
- Field Data
- Tools to identify, clarify, and prioritize issues
- Methods to determine foals, objectives, and action items
- Coordination with other departments and city services
- Assistance with plan implementation
- Final plan development or creation
- Aid in updating adopted plans

Nov 2016 -
May, 2017

Feb-May, 2017

May 2, 2017

June, 2017

September, 2017

October, 2017

Goal and
Action Items
Development

Plan Review and
Open House
Preparation

Neighborhood
Plan Presentation

Plan Revisions

Plan Commission
Recommendation

Common Council
Approval





4

Image



Washington Place
Historic Flats
LEASING INFORMATION CALL
920-230-3802





The River East neighborhood is home to a unique combination of resources that can allow you to enjoy lively or quiet environments. Cultural resources include historic buildings and monuments as well as ancient and historic archeological sites. The River East neighborhood is near three historic districts including the Neoclassical Historic District, Washington Avenue Historic District and the North Main Street Historic District. The Neo-Classical Historic District, located directly in the neighborhood, is the central area where many of the cultural amenities are located.

With direct access to downtown, residents enjoy a variety of amenities including live music, recreation, nightlife, dining options and cultural experiences. The planning process revealed that residents take pride in the close proximity to urban amenities, while maintaining a quiet residential quality. The Fox River provides year round access to recreational opportunities and events, not to mention the beautiful vistas offered throughout the neighborhood, particularly at Riverside Park. The following are the current strategies identified to help further the image of the River East Neighborhood.

Goal: Create a sense of place in the River East Neighborhood.

Objective 1: Improve the perception of the River East Neighborhood in the greater Oshkosh community.

Action 1: Using the resources provided by Greater Oshkosh – Healthy Neighborhoods Incorporated (GO-HNI), create a neighborhood brand.

Action 2: Create a marketing plan to promote River East as a neighborhood of choice.

Action 3: Develop a Welcome Committee and distribute welcome packets to new residents as they move into the neighborhood.



Objective 2: Collaborate with community agencies to promote the River East neighborhood as a great place to live, work and play.

Action 1: Host booths at the Oshkosh Farmers Market or local events to promote the River East neighborhood.

Action 2: Coordinate with the Oshkosh Police Department to implement safety strategies.

Action 3: Market and promote the neighborhood Walking Group and Walking School Bus to increase resident involvement.

Objective 3: Maintain a desirable environment for current and future residents.

Action 1: Promote educational opportunities to enhance the value of quality of life assets in the neighborhood.

Action 2: Promote available tax credit incentives to preserve historic architecture.

Action 3: Encourage collaboration to plan neighborhood events (i.e. Neighborhood Night Out, seasonal cleanup day, Growing Oshkosh).

Action 4: Sponsor activities to celebrate the Neoclassical and North Main Street Historic District.

Action 5: Encourage property owners to participate in the Landmarks Commission Historic Plaque Program.

Objective 4: Ensure preservation of existing river access and public spaces located throughout the neighborhood.

Action 1: Promote maintenance of existing infrastructure.

Action 2: Sponsor beautification projects to enhance William Waters Plaza and Riverside Park.

Action 3: Promote and advocate for public art and beautification projects.



5

Market





Proximity to Downtown Oshkosh, access to recreation and employment opportunities, diverse residents, and affordable housing options, the River East neighborhood has been described as a “hub” which offers current and future residents urban living at its finest. The neighborhood contains approximately 691 housing units which are occupied by a diverse array of people of all ages, who crave the convenience of an urban lifestyle and choose to call the River East neighborhood home for a variety of reasons. At the end of 2016, the average household income in the River East neighborhood was \$36,670 and the median home value was approximately \$99,684. The average age of residents living in the River East neighborhood was 29.6 years old which is slightly below the average age of Oshkosh residents city-wide which is approximately 34.7 years old.

Based on conversations during the planning process, neighborhood representatives felt the River East neighborhood has experienced a resurgence in the last five years and properties that have once been vacant are now being purchased by young professionals and families who are investing in property improvements. Additionally, much investment has taken place within the North Main Street Business Improvement District (BID) and public spaces such as the Leach Amphitheater, Roe Park, and Riverside Park. Additionally, private organizations have also started to reinvest in the River East neighborhood. For example, the Downtown YMCA located on Washington Avenue is currently undergoing a \$15 million renovation. Meanwhile, a local developer converted a former office building at 105 Washington Avenue into a new apartment complex called The Washington Place Historic Flats. This historic project converted a nearly 90 percent vacant commercial office building into a 20-unit high end urban apartment building. This adaptive reuse project will have a projected value of \$2.8 million. As investment continues to occur in the River East neighborhood it will be important to ensure long term residents are able to continue to afford the neighborhood.



Additional opportunities to improve the residential and commercial markets within the River East neighborhood were identified throughout the planning process. Some examples include:

1. Promote the future use for the Eagles Club, which is currently being renovated, located at 405 Washington Avenue.
2. Redevelopment of housing along Broad Street and the railroad tracks.
3. Encouraging commercial façade improvement projects throughout the neighborhood to portray pride of place.
4. Identifying safe locations for children to play and residents to run their dogs.
5. Restoration of William Waters Plaza located at the intersection of State Street and Washington Avenue.

The next page provides a snap shot of the River East neighborhood market profile compared to the City of Oshkosh as a whole:



	River East Neighborhood	City of Oshkosh
PEOPLE		
Population	1,360	66,327
Male	705	33,875
Female	655	32,449
Households	646	26,642
Average Household Size	2.03	2.23
Families	229	14,118
Average Family Size	2.92	2.88
Median Age	29.6	34.7
Per Capita Income	\$17,283	\$23,314
Median Income	\$27,568	\$44,218
HOUSING		
Housing Units	691	28,771
Owner Occupied Housing Units	30.8%	51.1%
Renter Occupied Housing Units	61.3%	41.5%
Vacant Housing Units	7.9%	7.4%
Median Home Value	\$99,684	\$129,360
RACE		
White	89.3%	89.1%
African American	3.2%	3.2%
American Indian	1.6%	0.8%
Asian	2.2%	3.9%
Pacific Islander	0.0%	0.1%
Other*	3.7%	2.9%
EDUCATIONAL ATTAINMENT		
Total Population 25+	804	42,839
Less than 9th Grade	2.6%	2.8%
9th – 12th Grade, No Diploma	12.6%	7.9%
High School Graduate	31.8%	29.7%
GED/Alternative Credential	4.5%	5.6%
Some College, No Degree	23.1%	21.2%
Associate Degree	9.5%	7.7%
Bachelor's Degree	9.5%	17.0%
Graduate/Professional Degree	6.5%	8.1%
EMPLOYMENT		
Total Population 16+	697	33,076
Agriculture/Mining	0.0%	0.7%
Construction	1.4%	2.3%
Manufacturing	19.7%	21.1%
Wholesale Trade	5.9%	2.4%
Retail Trade	16.6%	14.8%
Transportation/Utilities	0.7%	3.4%
Information	1.0%	1.4%
Finance/Insurance/Real Estate	1.6%	4.3%
Services	52.2%	45.7%
Public Administration	1.3%	3.9%
Population 25+ Unemployed	6.7%	4.5%

Source: ESRI Community Analyst, Market Profile, February, 2017.



In order to strengthen the River East neighborhood, stabilization efforts need to do more than restore the housing stock - they also need to make the case for investment by current and future residents, businesses and stakeholders. Below are the strategies that have been developed by the neighborhood planning team throughout the planning process to further this aim:

Goal: Encourage private and public partnerships within the River East neighborhood to enhance market conditions.

Objective: Promote reinvestment in the residential real estate market.

Action 1: Market available homebuyer assistance programs to encourage homeownership (City, Habitat for Humanity-Oshkosh, ADVOCAP & Housing Authority).

Action 2: Identify key residential properties and encourage community partners to acquire and rehabilitate (GO-HNI, Housing Authority, Habitat for Humanity-Oshkosh, City and local developers).

Action 3: Market available housing improvement programs to encourage owner and rental housing reinvestment.

Action 4: Explore developing a “good neighbor” contest / award to recognize property owners that invest in their homes.

Action 5: Collaborate with local real estate firm to organize a neighborhood tour of homes or host an open house.



Objective: Encourage (re)development that enhances the residential and commercial real estate market.

Action 1: Identify opportunities for blight elimination and work with developers and agencies to promote (re)development.

Action 2: Encourage residential real estate development of vacant land available in the neighborhood (GO-HNI, Habitat for Humanity-Oshkosh, local developers).

Action 3: Support implementation of the Imagine Oshkosh: A Master Plan for our Central City.

Action 4: Promote available facade improvements incentives available through the Downtown Business Improvement District (BID).

Action 5: Collaborate with local commercial business owners to encourage reinvestment in curb appeal enhancements.

Action 6: Maintain diverse residential housing options to meet the needs of current and future residents.

Action 7: Preserve residential housing options that are affordable to current and future residents.

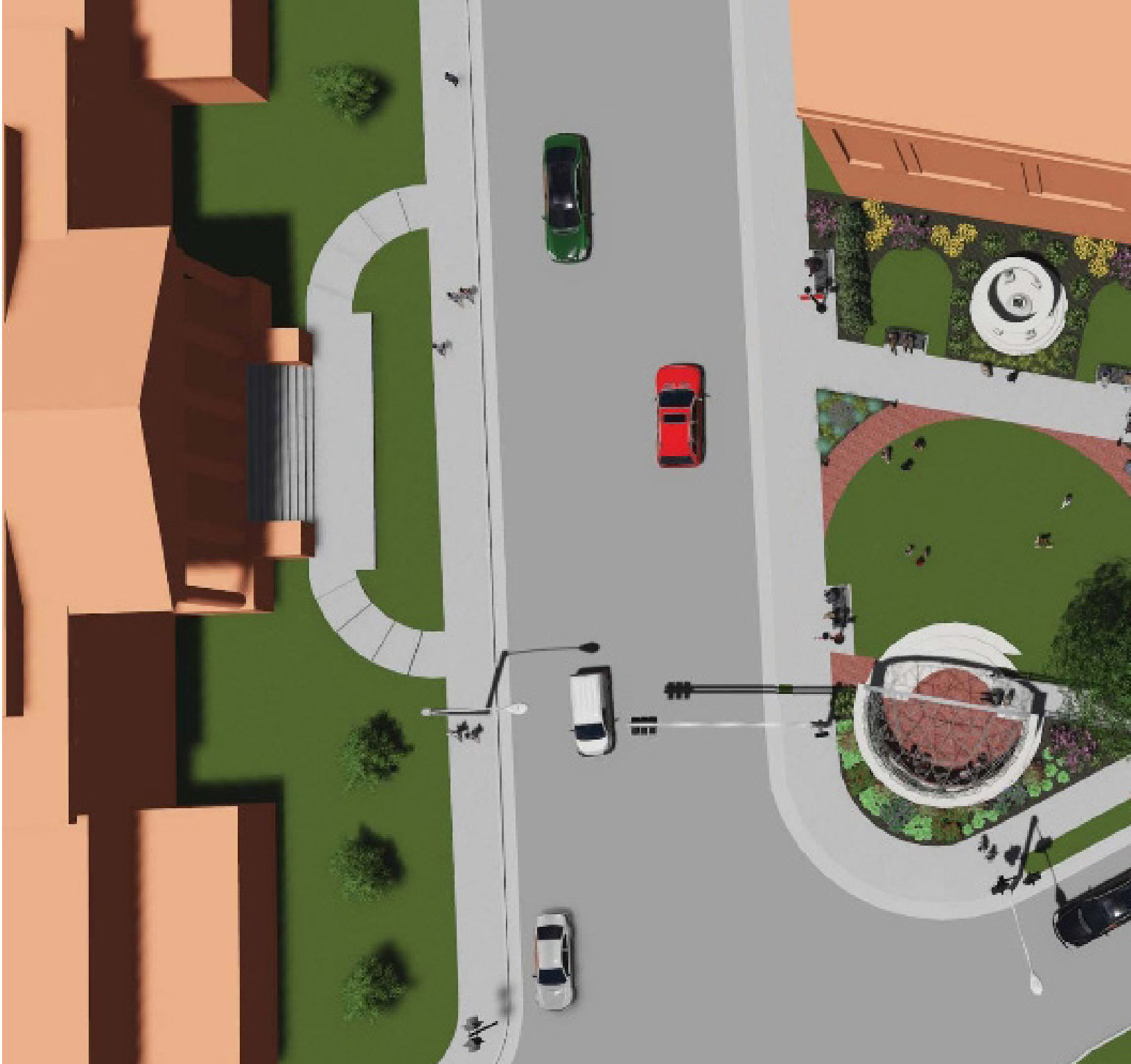
Objective: Maintain access to a diverse set of local commercial, service, and retail uses.

Action 1: Work with the Downtown Business Improvement District (BID) to promote available business recruitment incentives.

Action 2: Promote neighborhood businesses at neighborhood events, newsletters, and marketing materials.

Action 3: Explore collaboration with Shop Local - Oshkosh to develop resident incentives for shopping at neighborhood businesses.





6

Physical Conditions





Throughout the planning process there were many conversations surrounding the quality of existing streets and sidewalks within the River East neighborhood. Survey respondents reported that quality streets and sidewalks were important opportunities to address moving forward. The desire to provide a high level of both public and private utilities is consistent with the City of Oshkosh Comprehensive plan.

The City's proposed 5 year Capital Improvement Program included a number of public projects within the River East neighborhood. Existing underground utilities will be upgraded as a result of many of the proposed projects, which will positively impact the identified goals below. Many of the concerns will be addressed by these reconstruction projects, however it will be important that residents are engaged as improvements move forward. Opportunities to incorporate traffic calming measures would address concerns raised with speeding in the neighborhood.

Another topic discussed during the planning process was the quality of service provided to residents who use the GO-Transit bus network. GO-Transit manages ten different bus routes city-wide, two of them go directly through the neighborhood. The Market Street bus station, located just outside the neighborhood boundary, accommodates six of the ten routes. Bus trips originating in the River East neighborhood have access to the entire bus network throughout the city. Residents have expressed an interest in improving the experience of using GO-Transit in the neighborhood.

The City of Oshkosh Pedestrian and Bicycle Circulation Plan was approved in 2011 and recommends strategies for improving bicycle and pedestrian transportation throughout the Oshkosh area. River East residents indicated a strong desire for a safe, efficient and diverse transportation network within the neighborhood to support the active residents that live there. The Pedestrian and Bicycle Circulation Plan recommends Court Street, Ceape Avenue, Bowen Avenue, Bay Shore Drive and Washington Avenue to incorporate bike routes in the neighborhood. In the surrounding neighborhoods additional bicycle infrastructure is proposed on Frankfort Street, Rosalia Street, and School Avenue. The recommended type of bike facility to be installed is indicated on the Pedestrian and Bicycle Plan Recommended Facilities map in Appendix D.

The following objectives were developed to ensure residents are informed of strategies available to improve the physical conditions of their neighborhood.



Goal: Attract public and private investment in the River East Neighborhood to improve physical conditions.

Objective 1: Ensure Maintenance of public spaces including Riverside Park and William Waters Plaza.

Action 1: Continue to coordinate park maintenance with the City of Oshkosh Parks Department and Police Department

Action 2: Schedule Clean up events.

Objective 2: Encourage well maintained multi-modal transportation facilities.

Action 1: Advocate implementation of facility recommendations based on the Bicycle and Pedestrians Circulation Plan.

Action 2: Monitor continued access to public transportation.

Action 3: Work with the Department of Public Works to ensure residents are aware of future road construction projects.

Objective 3: Support safe and accessible pedestrian and traffic routes.

Action 1: Coordinate with the Oshkosh Police Department to determine tactics to reduce speeding.

Action 2: Identify areas that offer safety improvement opportunities.

Action 3: Explore opportunities to install bus shelters at high use locations.

Action 4: Pursue the development of a Rail Road Mitigation Plan.

Objective 4: Pursure opportunities to enhance public infrastructure.

Action 1: Advocate for sidewalk and street improvements

Action 2: Coordinate with the City of Oshkosh Public Works Department to ensure neighborhood understanding of the current Capital Improvement Program and input prior to implementation.

Action 3: Promote and advocate the development of public art and beautification projects.

Objective 5: Utilize a Proactive Approach to Storm Water Concerns

Action 1: Inform residents about storm water mitigation options and incentives for rain barrels, rain gardens and pervious materials.

Action 2: Host a workshop or event to build rain barrels.



7

Neighborhood Management





Many factors can contribute towards retaining neighborhood residents in a community. Many residents in the Oshkosh community recognize the benefits of community-building and engagement. Consequently, the goal of facilitating a strong sense of community is outlined in the ONE Oshkosh Strategic Plan. The Strategic Plan includes an entire section called “Strengthen Neighborhoods.” The plan reflects the city’s increased focus on community building and engagement in the past few years. Neighborhood associations provide several benefits such as coordinating and hosting community events, community service efforts, and providing a mediating role between neighborhood residents and city staff.

The River East Neighborhood is one of the most active associations in the City of Oshkosh. The neighborhood hosts frequent walking programs around the Riverwalk area and participates in bi-annual clean-up days at Riverside Park. The neighborhood also partners with the University of Wisconsin Oshkosh - Hands on Oshkosh volunteer program twice per year. River East is very active in the annual Neighborhood Night Out and at the Oshkosh State of the City every year. Leaders from the neighborhood maintain an active presence at monthly Oshkosh Healthy Neighborhoods Alliance meetings. Additionally, they have supported and worked with other neighborhood leaders in the city.

The neighborhood already engages in outreach efforts to residents with the annual River East Newsletter. This newsletter is distributed by volunteers in print form to all of the neighborhood residents. It contains information on a series of events occurring in the River East neighborhood each year. Additionally, neighborhood meetings allow residents to increase their awareness and voice their opinions of pertinent issues and events. Neighborhood leaders are connected with other area stakeholders such as representatives at the Public Library and local businesses.

Though River East is one of the more active neighborhoods in the city, the potential for improvement does exist. Leadership efforts could expand with the introduction of neighborhood block connectors. Block connectors work to ensure communication between area residents and neighborhood leadership. They provide outreach and welcoming efforts for new residents. Connectors link people and assist in building the connections that ensure strong community-building. Other cities such as Edmonton, Canada exist as precedents successful in the use of block connectors. A group of block connectors can often reach more residents than the association leaders can by themselves. The goal and objectives in this plan encourage the River East neighborhood to take the next level in community engagement. Each objective includes a



series of actions that explain how the neighborhood may work towards the objective. Some objectives and actions are entirely new, but others encourage the neighborhood to capitalize on what efforts already occur. In implementing the actions suggested in this chapter, River East will remain at the forefront of community engagement efforts in Oshkosh.

Goal: Foster the ability of River East residents to manage the day to day neighborhood affairs.

Objective: Promote the development and retention of a core neighborhood leadership team in River East.

Action 1: Explore and pursue the educational options available to neighborhood leaders to increase their knowledge and effectiveness in their respective roles.

Action 2: Partner with GO-HNI to develop a set of criteria for determining ideal candidates to recruit for neighborhood leadership roles.

Action 3: Engage in active recruitment and support efforts for block connectors.

Action 4: Develop a succession plan for the smooth transfer of leadership roles from one leader to the next upon stepping down.

Objective: Facilitate effective communication and outreach efforts to reach the broadest possible audience regarding neighborhood issues.

Action 1: Create a communications committee for River East.

Action 2: Distribute the River East Newsletter via print and electronic modes of communication.

Action 3: Expand the River East Neighborhood newsletter with additional information on codes, safety, and homes for sale.

Action 4: Develop and provide a welcome packet of pertinent neighborhood information containing events, resources, and incentives available to new residents.

Action 5: Work with GO-HNI and Oshkosh Media Services to create a series of videos, radio messages with testimonials and covering news and / or events pertinent to the River East Neighborhood that could be aired on the local channel.

Action 6: Explore the feasibility of further developing and adding to the volunteer River East website.



Objective: Deepen resident social connections and involvement in the River East neighborhood.

Action 1: Partner with GO-HNI to conduct a neighborhood survey to gauge resident interest levels for potential events, groups, and hobbies.

Action 2: Explore the potential to create neighborhood groups between people of common interests (chess, reading, art, music, knitting, etc.)

Action 3: Further examine the potential of partnerships between the neighborhood association and area venues / businesses to host joint events for entertainment, service, and social interaction.

Action 4: In addition to Neighborhood Night Out, host additional River East block parties or outdoor events year round.

Action 5: Explore the potential for residents to volunteer as a group to address the needs of residents (Raking, snow shoveling, house painting, etc.)

Action 6: Ensure that the neighborhood hosts social events that cater to all age groups.

Action 7: Consider seeking opportunities to engage with other neighborhoods for events and projects.

Objective: Increase synergy between River East residents and their local amenities

Action 1: Make efforts to hold concerts, dance performances, etc. featuring local talent at neighborhood parks, businesses, etc.

Action 2: Continue to work with Growing Oshkosh to engage in community gardening efforts.

Action 3: Partner with the Library, BID, Visitor and Convention Bureau, and other stakeholders to help create and distribute an event schedule for the River East Neighborhood.



Appendices

Appendix A - Neighborhood Assessment

Appendix B - Survey Data

Appendix C - Crime Data

Appendix D - Transportation Resources

Appendix A

Neighborhood Assessment

During the year long planning process, Planning Services Division staff began tracking neighborhood-wide assessment data to better understand existing conditions within the River East neighborhood. The neighborhood assessment is an important baseline inventory that will continue to be tracked to measure the success of programming in the neighborhood. Below are multiple maps showing available data on existing conditions within the River East neighborhood.

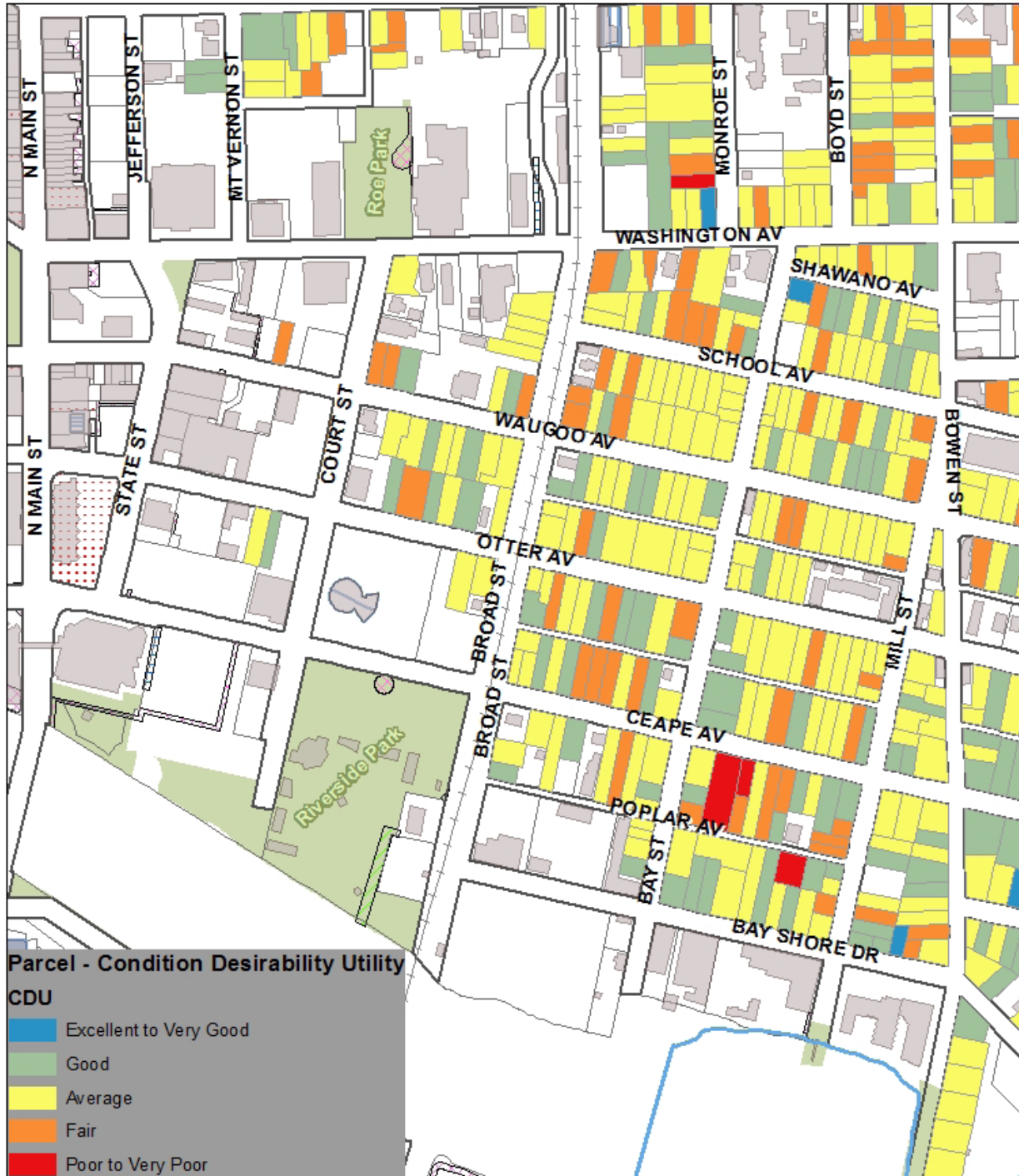
Number of Housing Units by Parcel

Homes located within the River East neighborhood are predominately single and two family structures that contain one or two housing units per property which is consistent with the zoning and land use designation for the area.



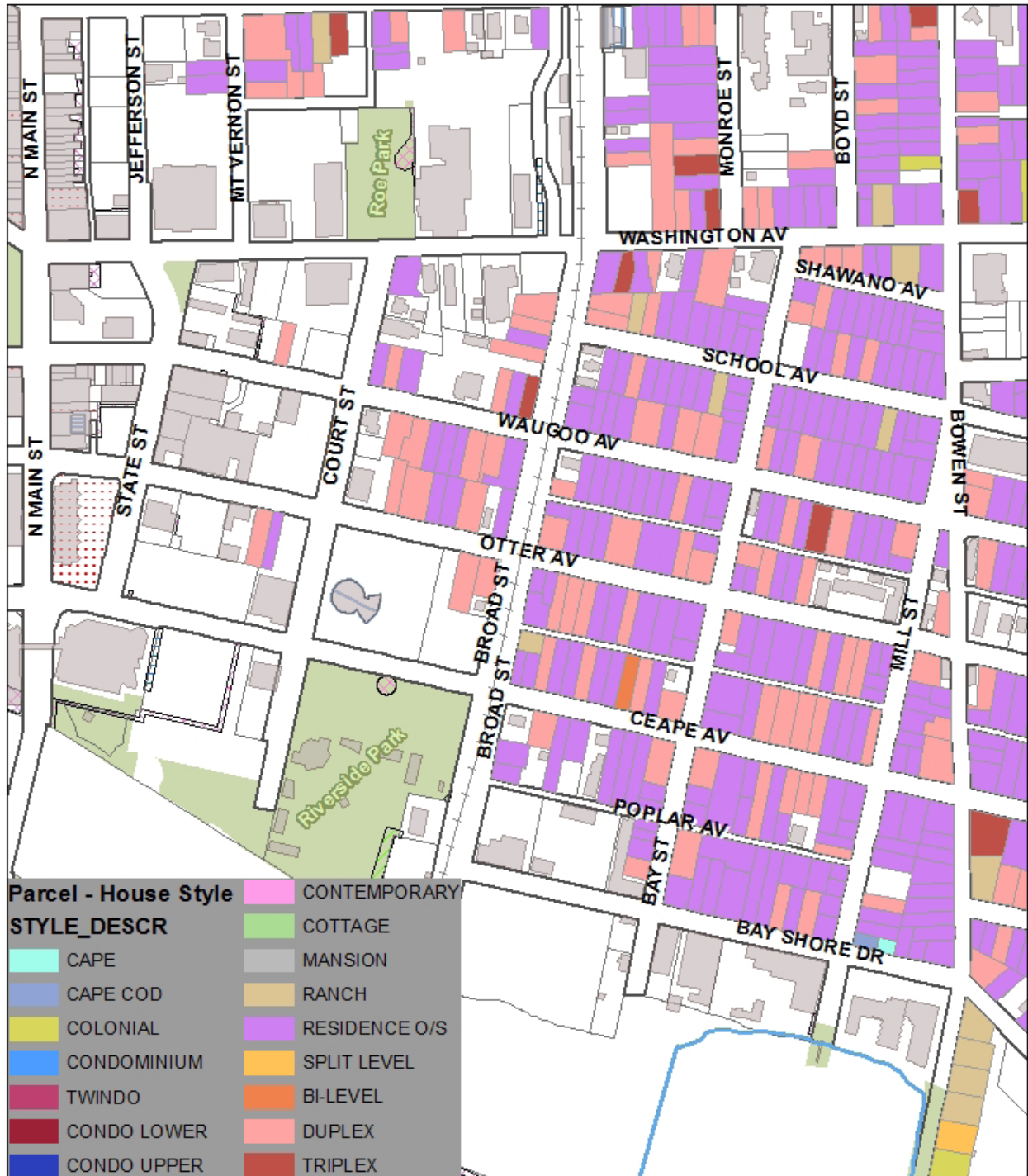
CDU by Parcel

CDU stands for “Condition – Desirability – Utility”. The code denotes a composite rating of the overall condition, desirability and usefulness of a property. A property’s rating is established by the City Assessor Division and is one of the factors used to determine the assessed value of a property.



Housing Style by Parcel

Housing styles in the River East neighborhood are primarily classified as “Residence O/S” which is used for homes that were built prior to 1920. More specifically there are examples of Queen Anne and Colonial Revival architectural style, as well as Prairie-influenced and European Revival styles and also Italianate, and Tudor Revival.



Grade by Parcel

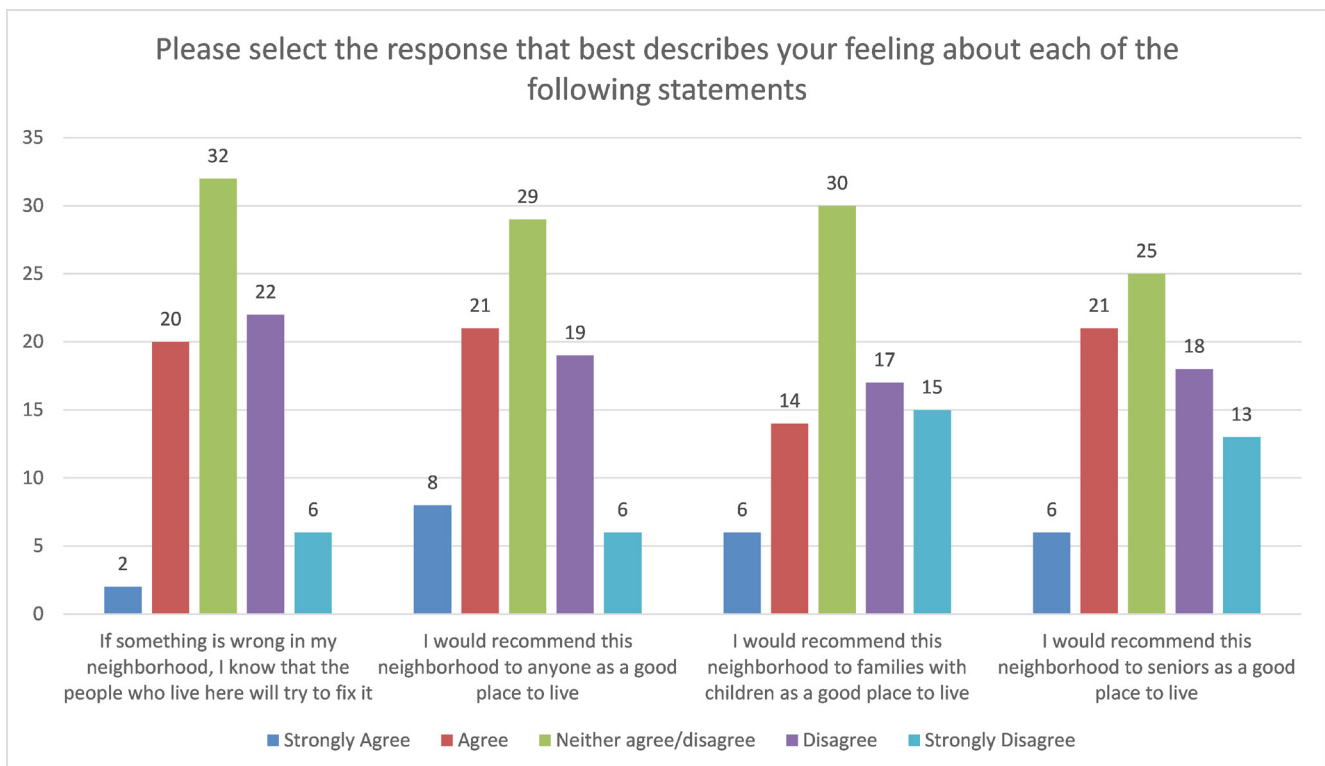
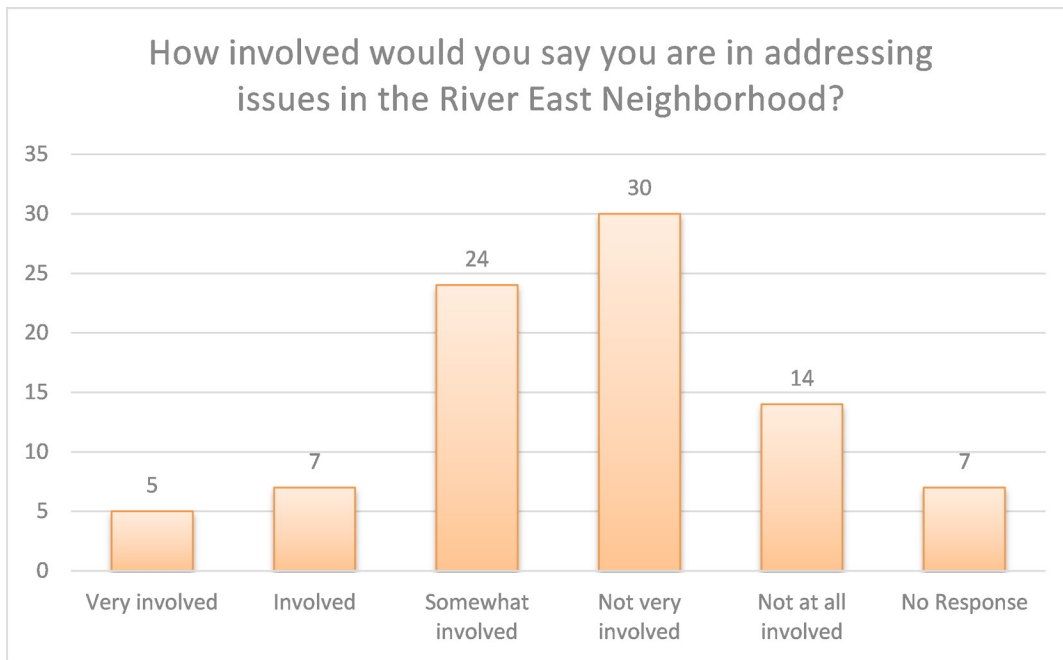
Grade describes the cumulative effects of workmanship, the costliness of materials and the individuality of design used in constructing a home. The grade of a home rarely changes unless elements from the original construction are removed or deteriorate beyond repair. The grade is established by the City Assessor Division.

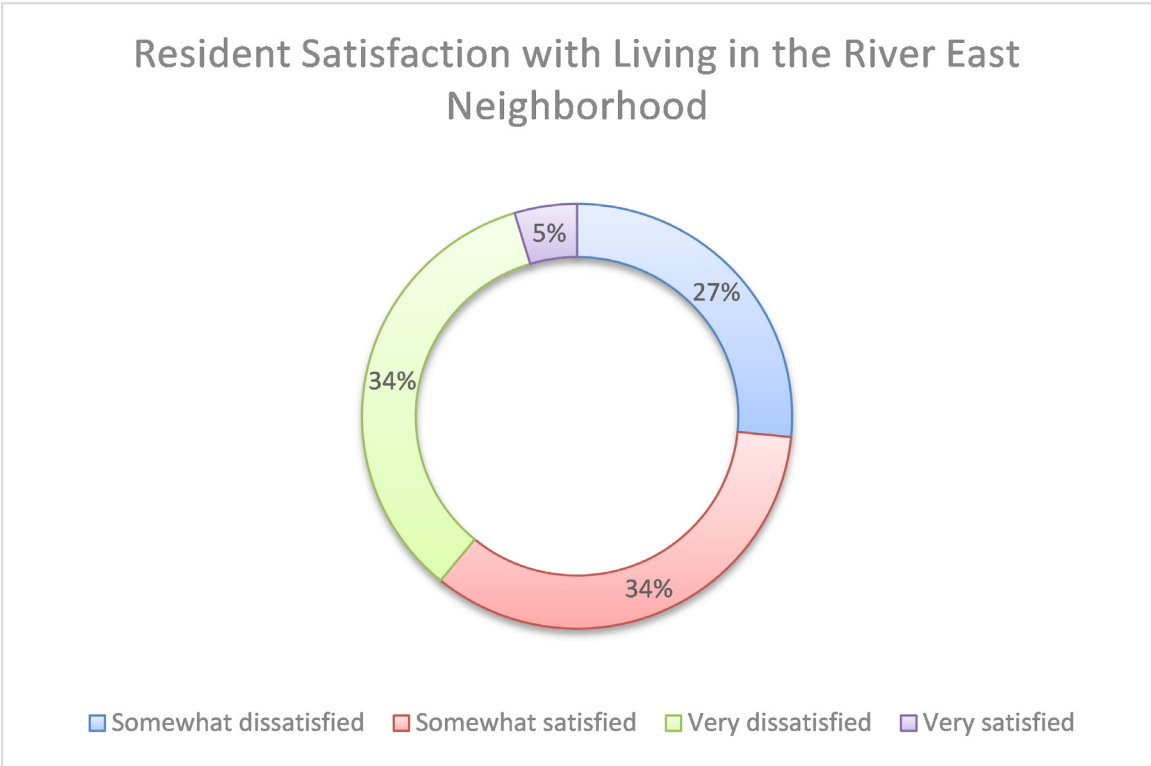
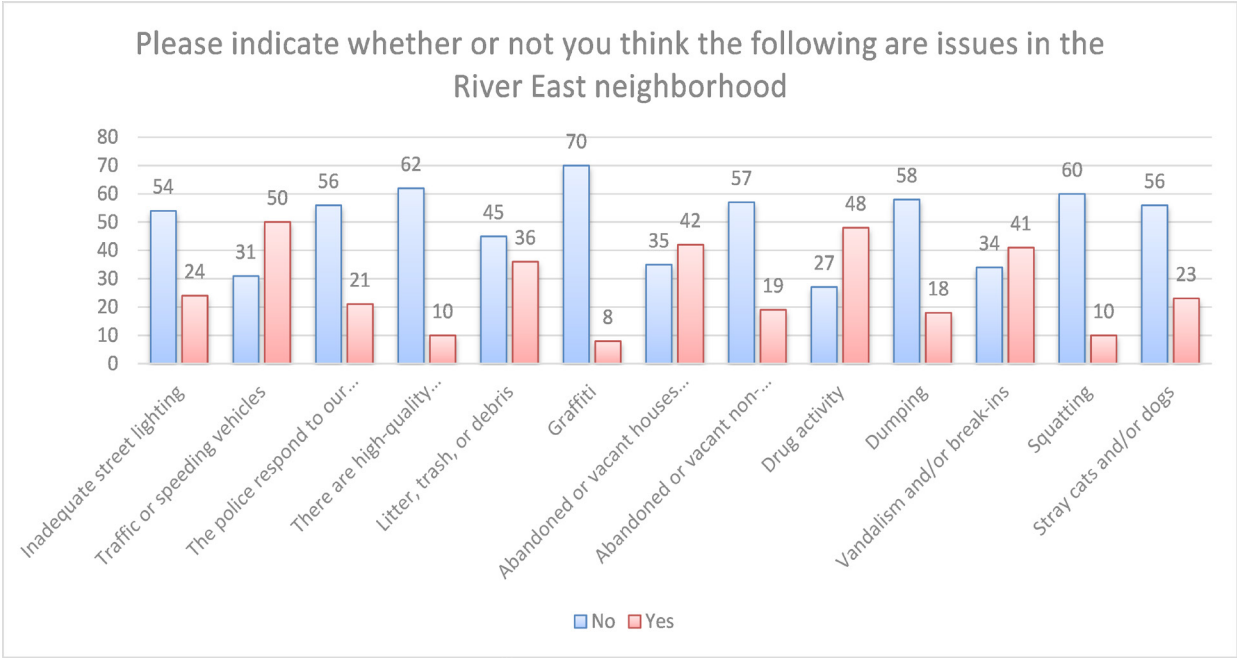


Appendix B

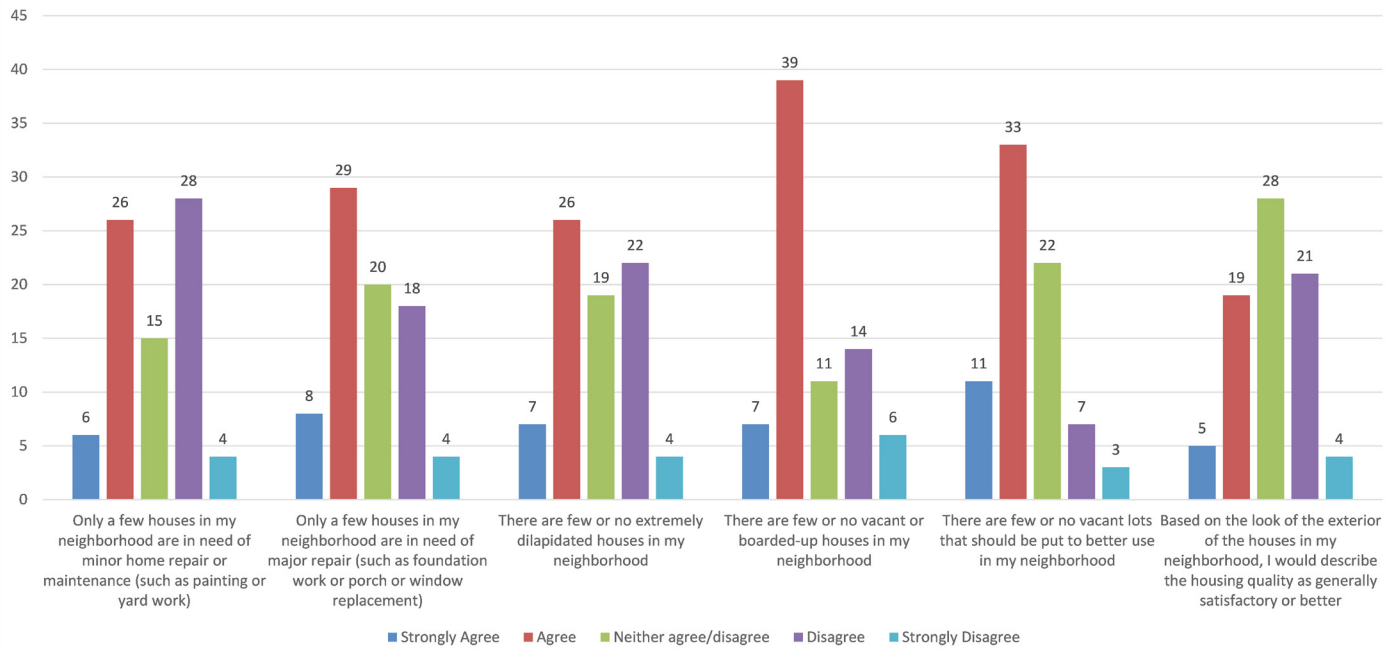
Survey Data

In fall of 2016, members of the River East Planning Team worked with city staff to survey residents living in the neighborhood. The survey asked residents to identify assets they valued and concerns they felt should be addressed within the neighborhood. Each property within the neighborhood received a postcard with a link to an online version of the survey. Property owners and tenants could also contact City staff to obtain a paper copy of the survey. Staff also sent out approximately 400 paper copies of the survey which could be returned via a self-addressed envelope. A total of 87 surveys were collected and the following graphs provide an overview of the results.

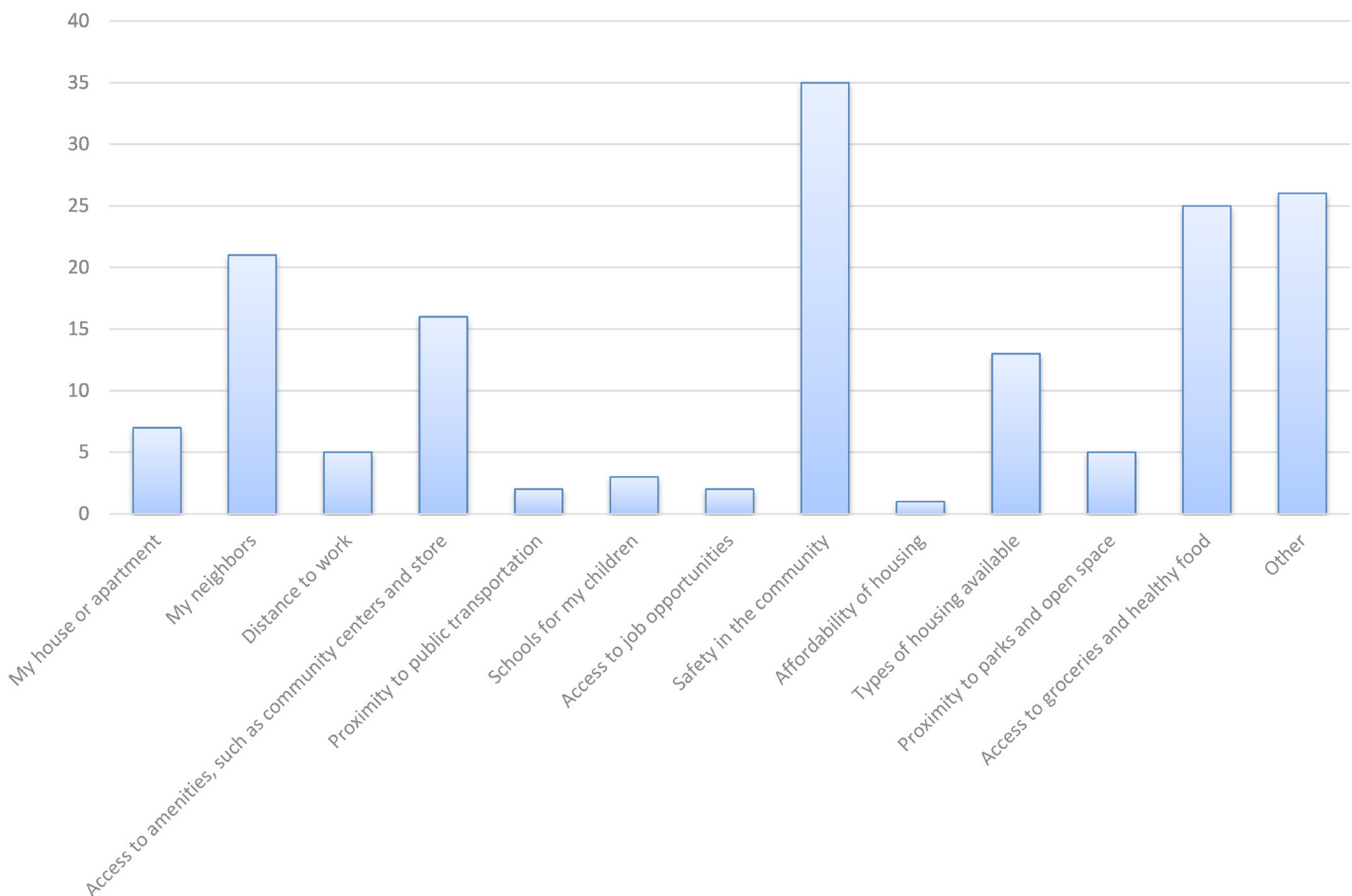


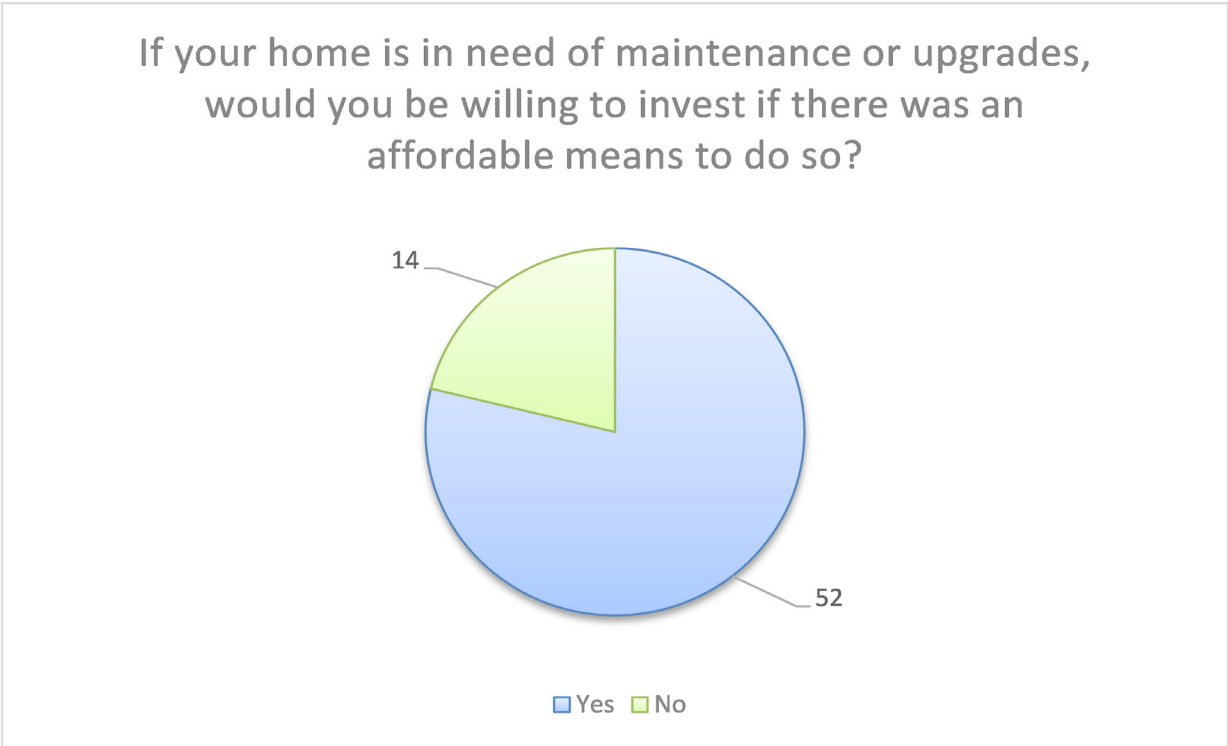
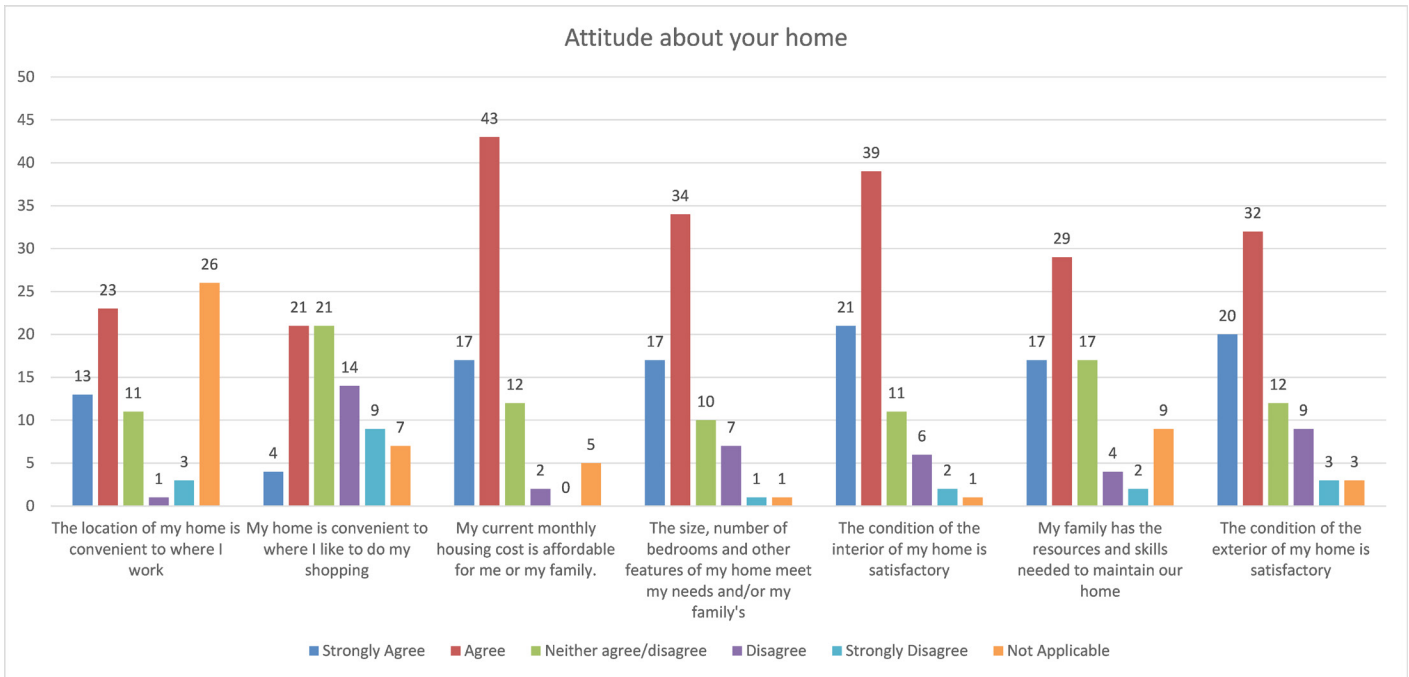


Think about the quality of housing in your neighborhood. Using the scale provided, please select the response that best describes your level of agreement for each of the following statements.

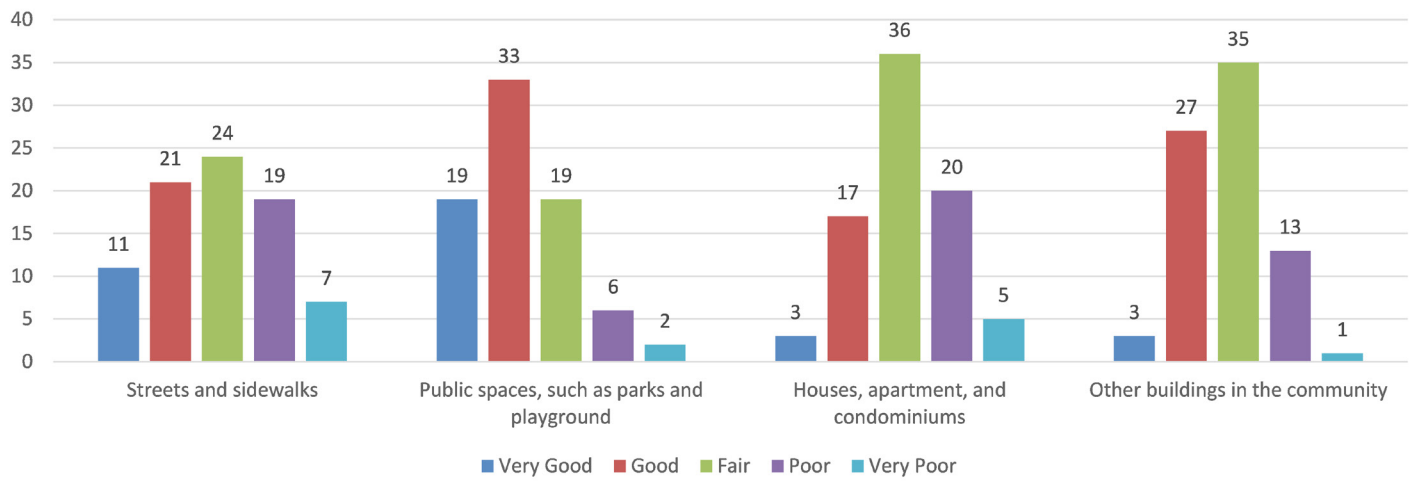


What are the things that you like least about living in the River East neighborhood? (Select top three)

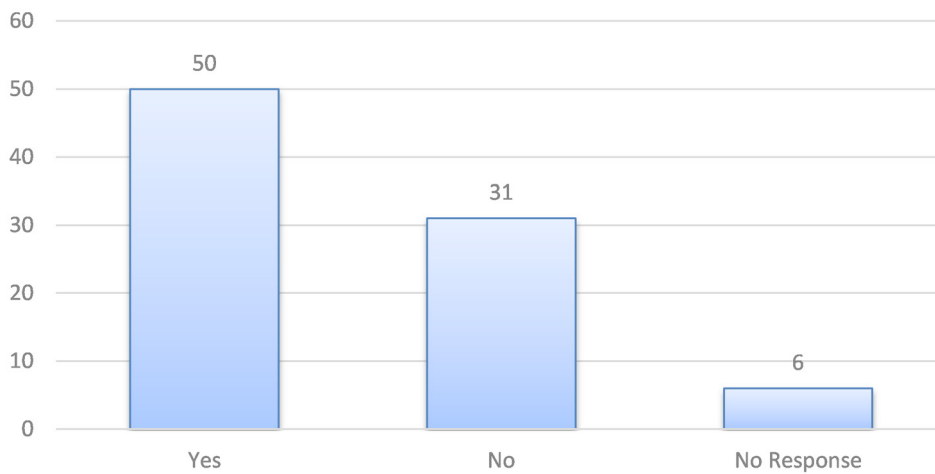




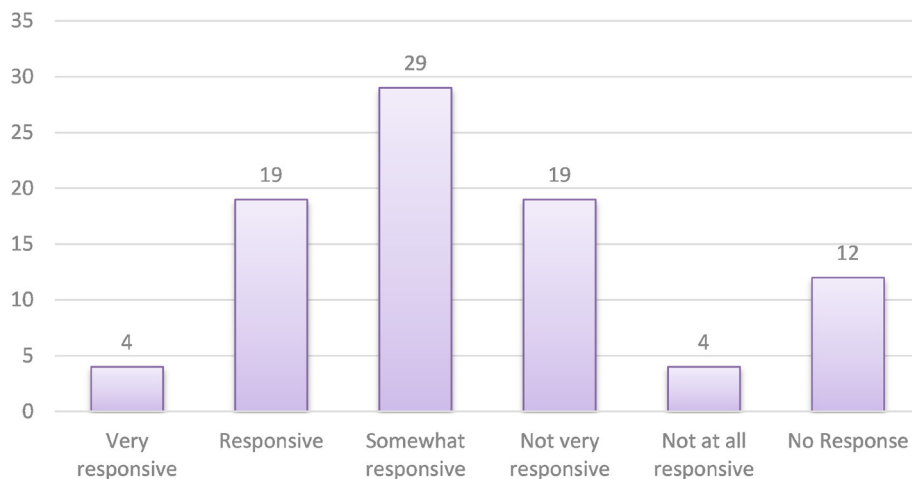
Rate the physical condition of each of the following aspects of the River East neighborhood

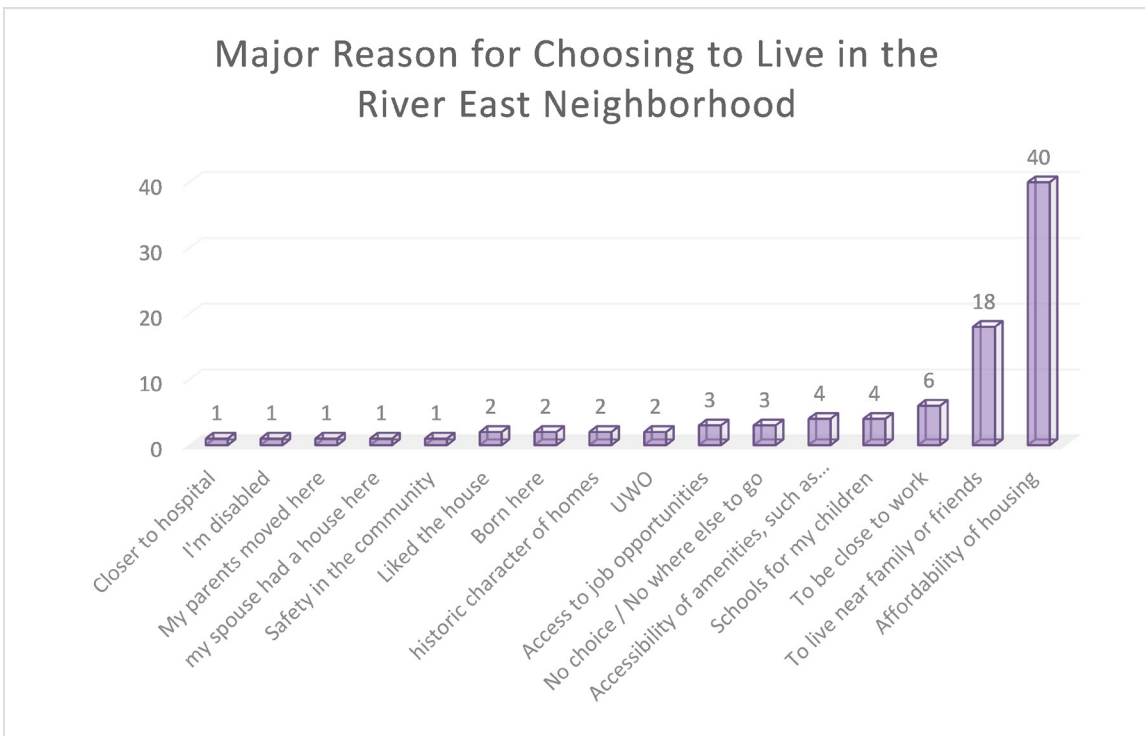
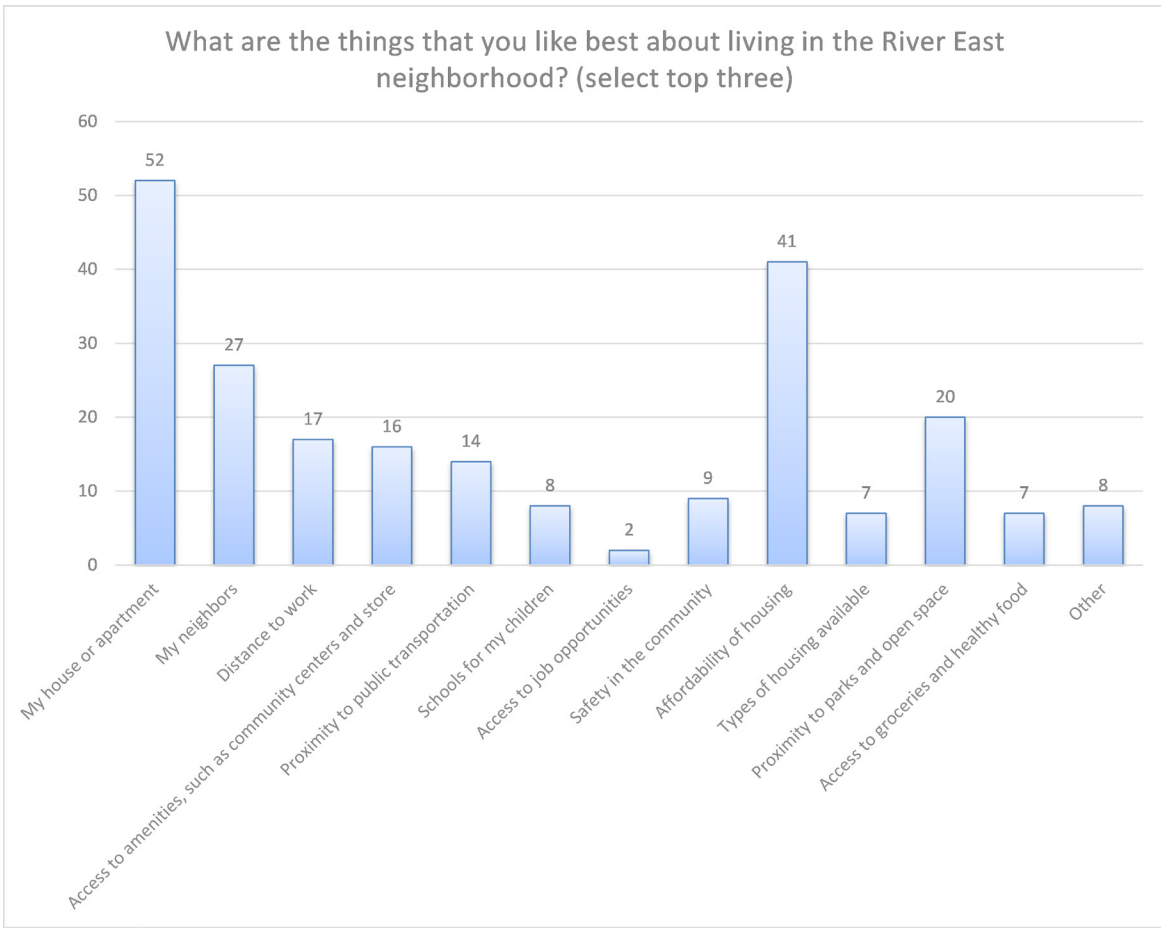


If you had a choice, would you continue to live in the River East Neighborhood?

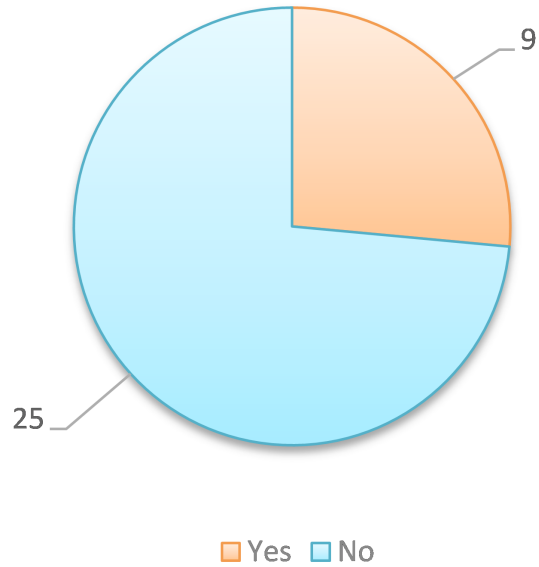


How responsive would you say local government is to the needs of the River East Neighborhood?

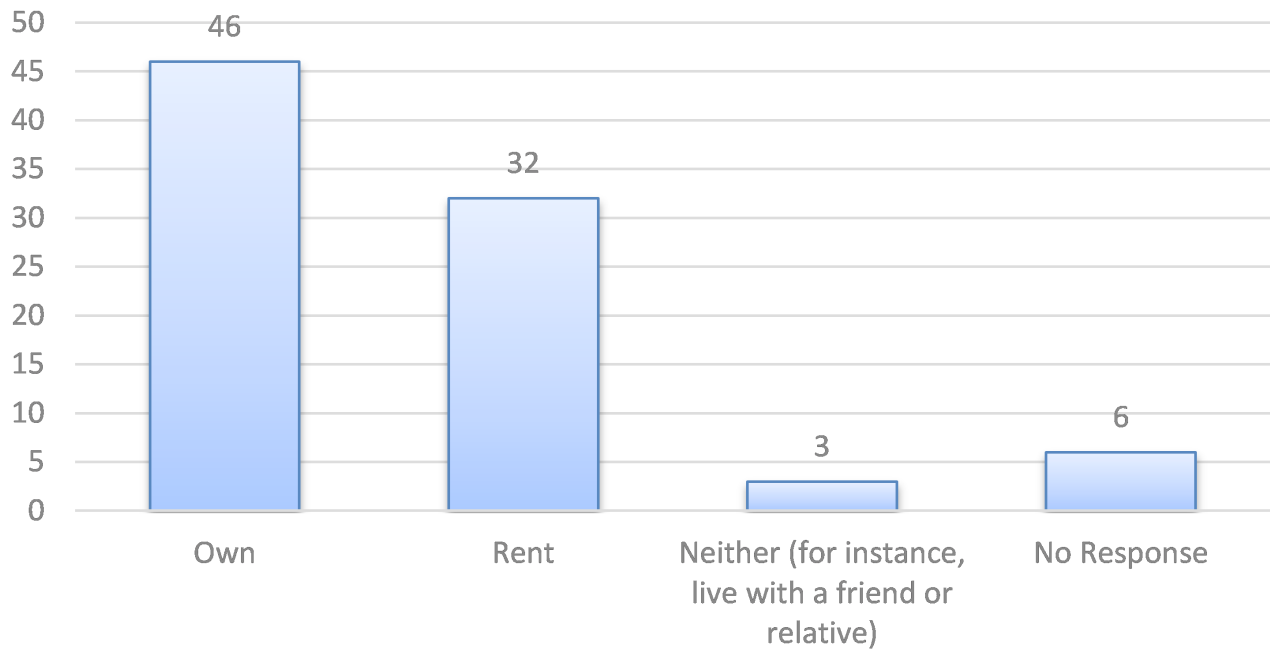




If you don't own your home, would you like to buy a home in the River East Neighborhood?



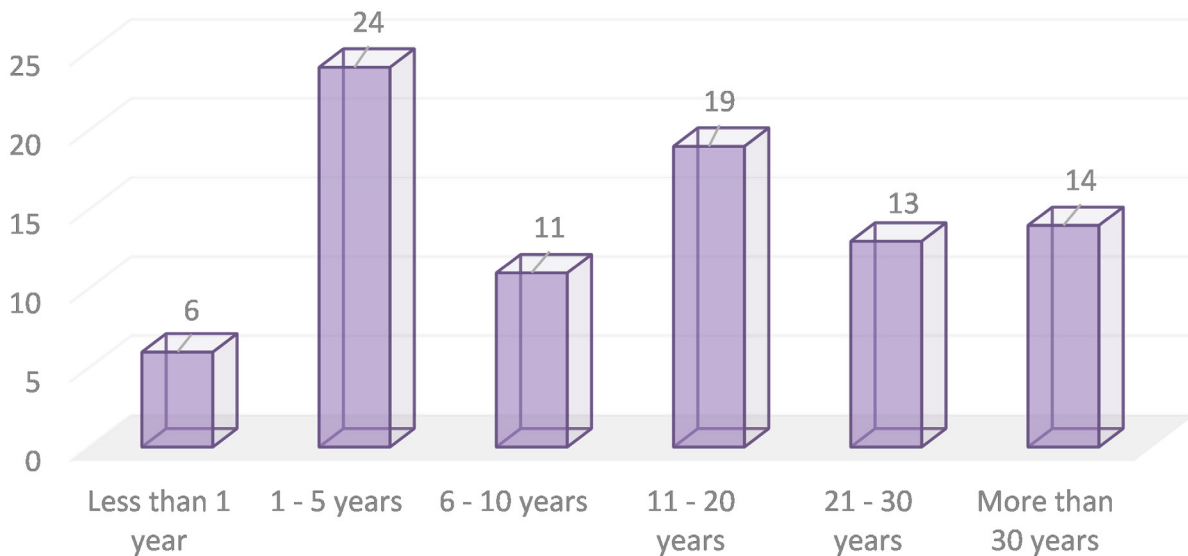
Do you own or rent your home?



How would you rate the following public services in the River East neighborhood?



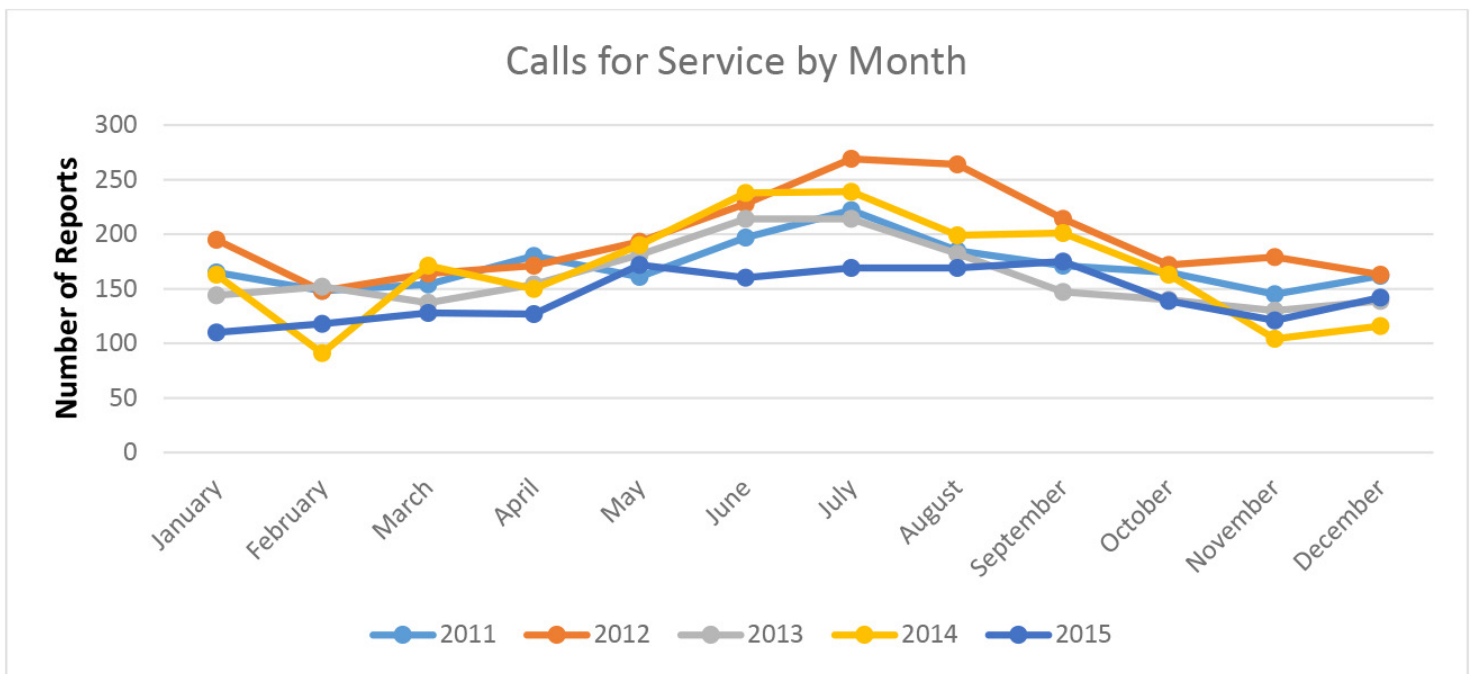
Length of Residency in the River East Neighborhood



Appendix C

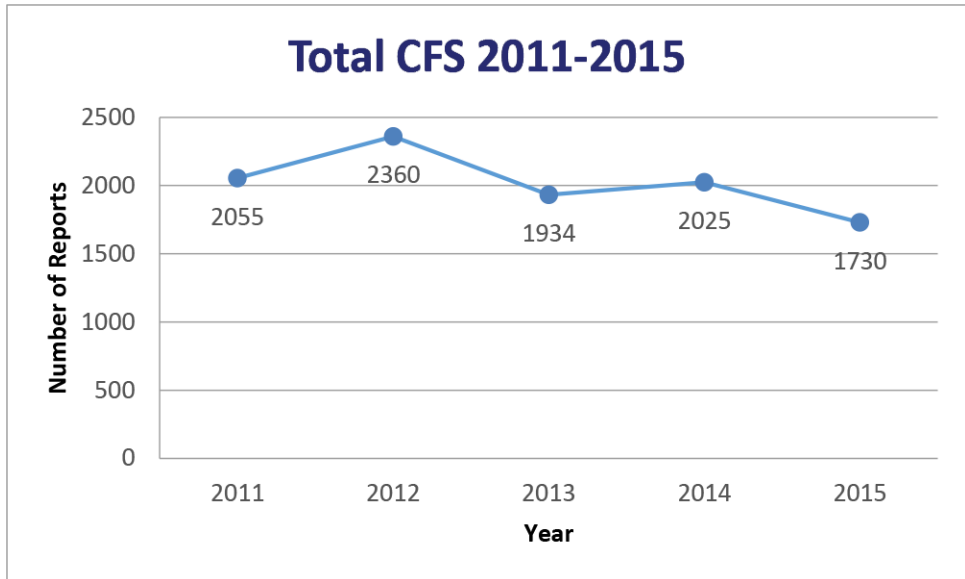
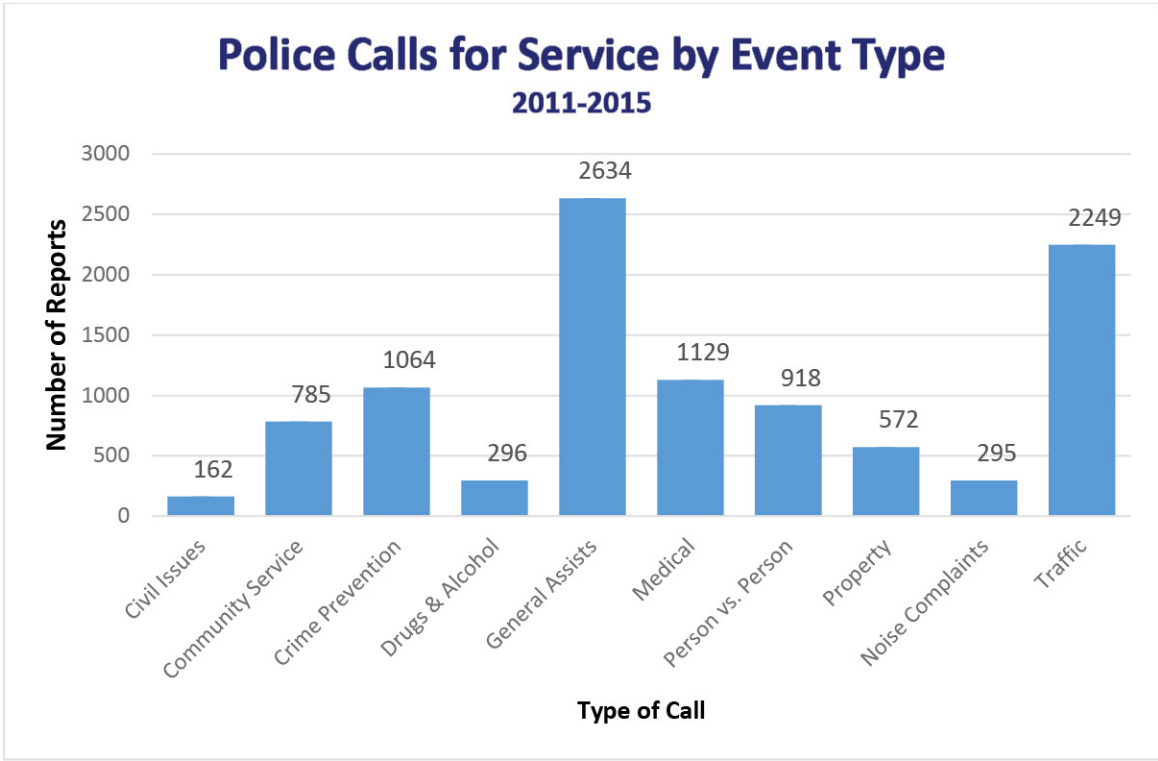
Crime Data

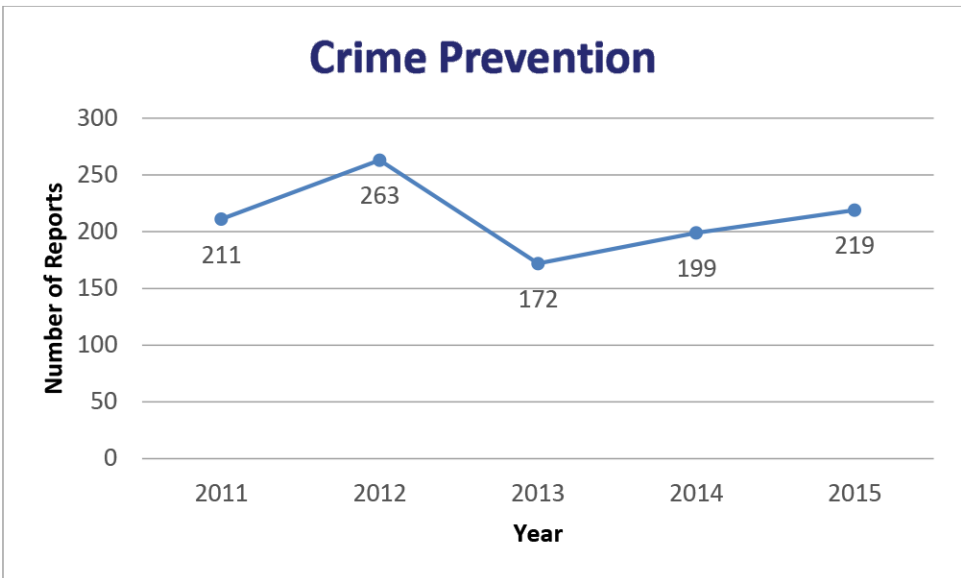
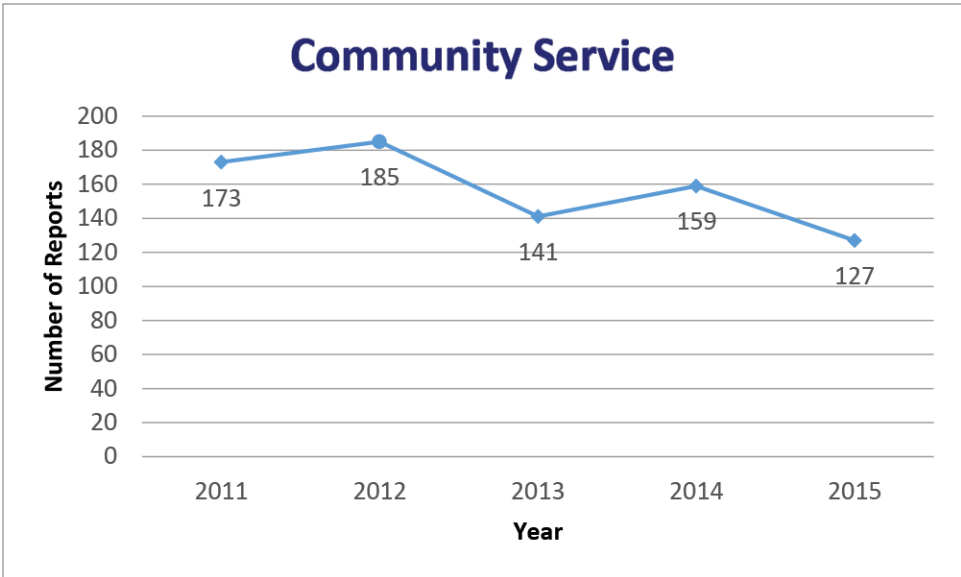
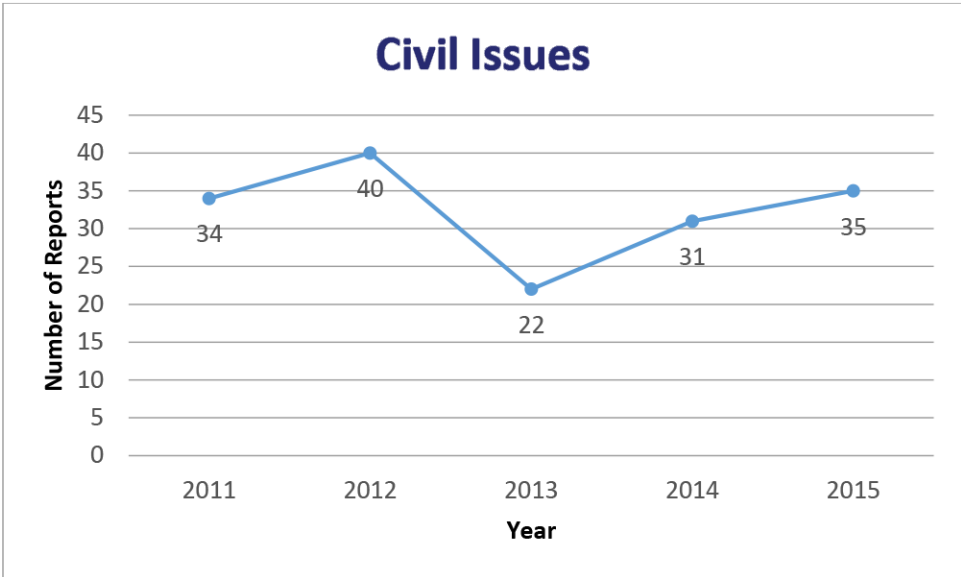
Between January 1, 2011 and December 31, 2015 there was minimal change in police calls for service within the River East neighborhood (includes both field initiated and dispatched calls). There was a slight spike in calls during 2012, which is consistent with the city's overall crime rate trend. In 2015 there was a total of 919 field initiated and dispatched calls within the River East neighborhood.

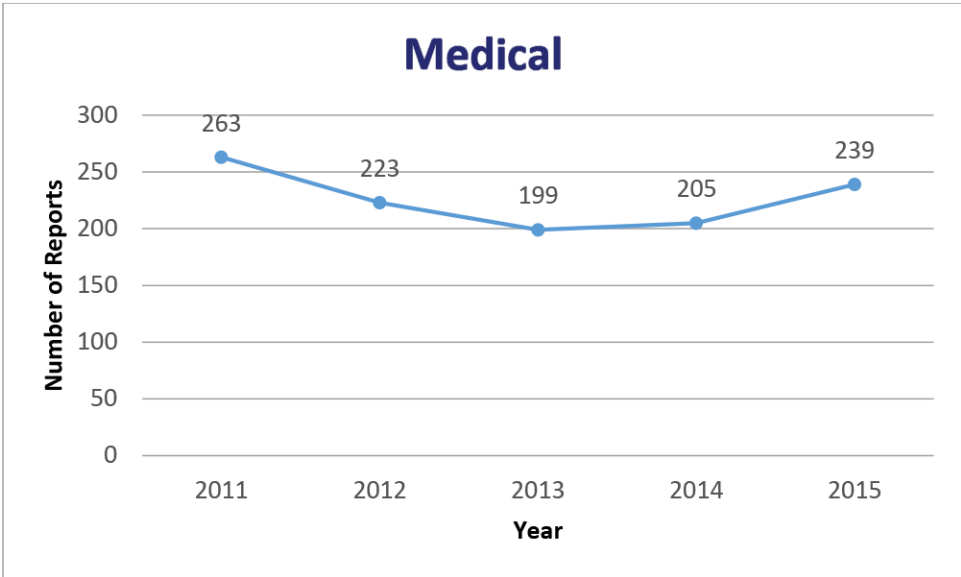
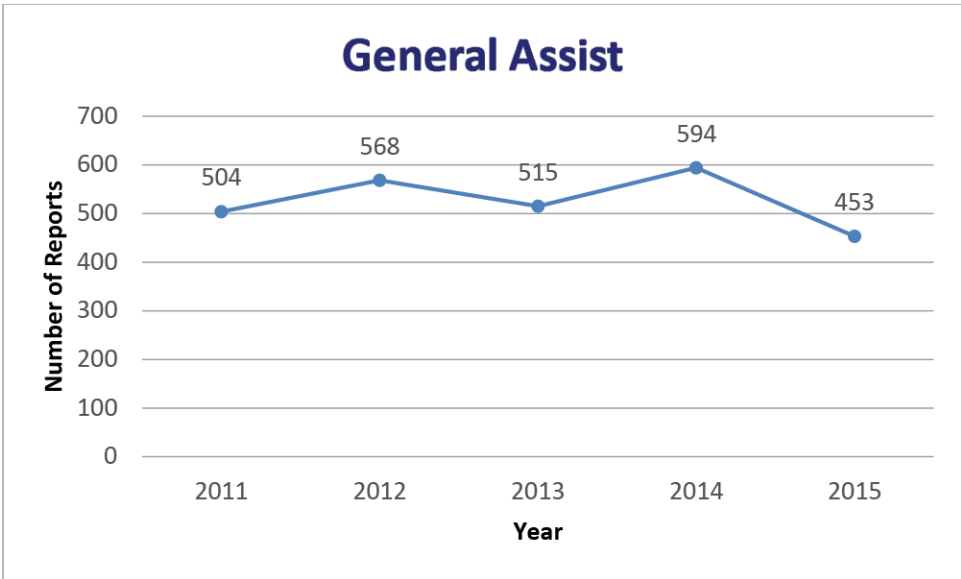
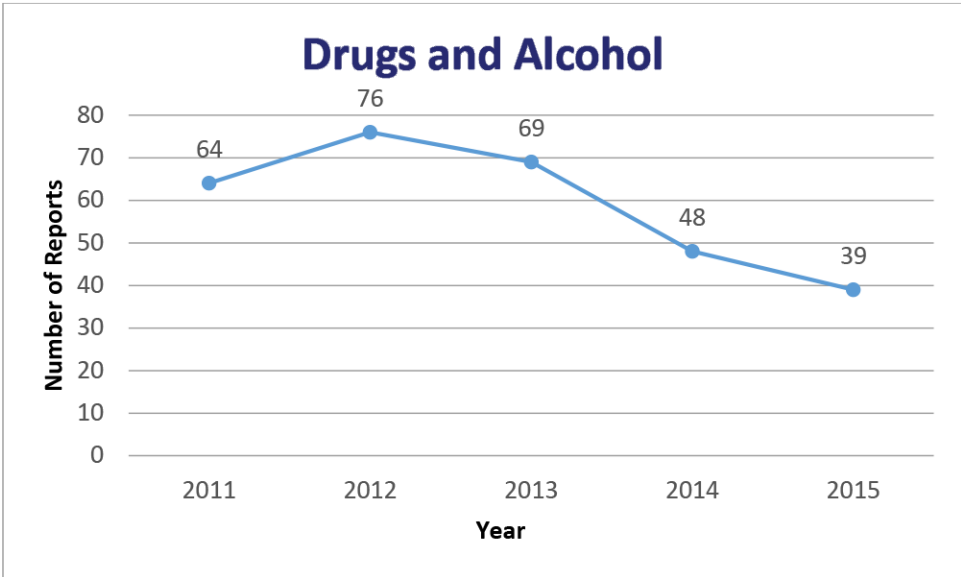


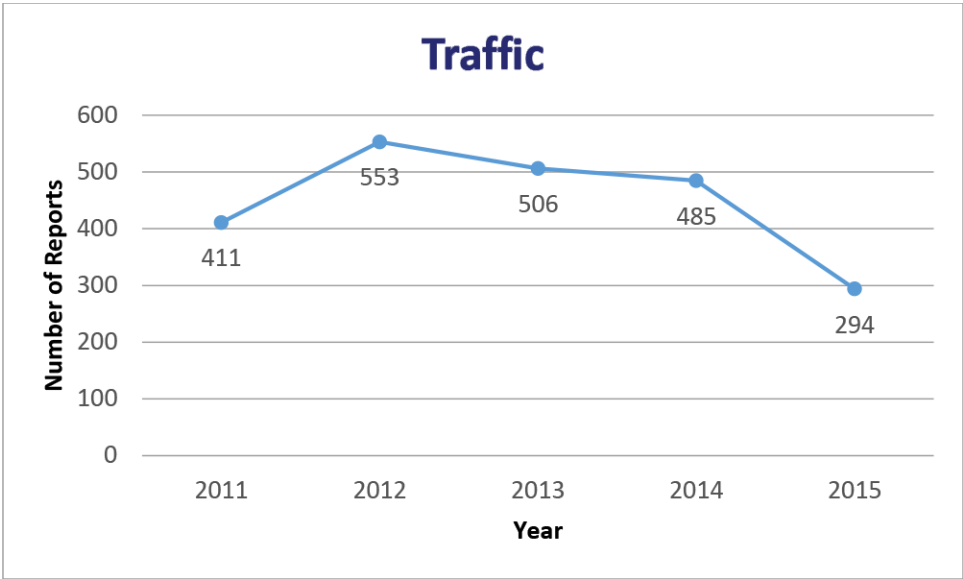
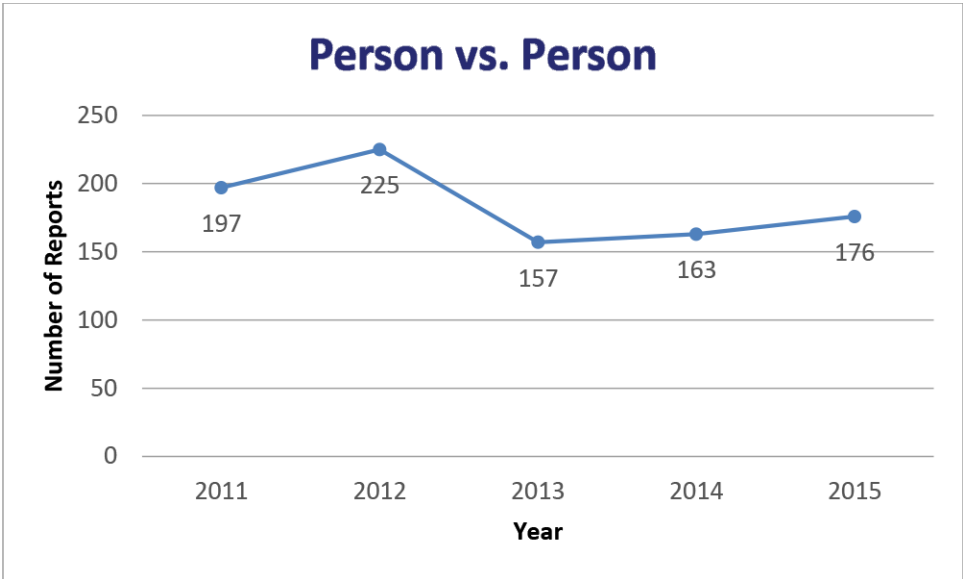
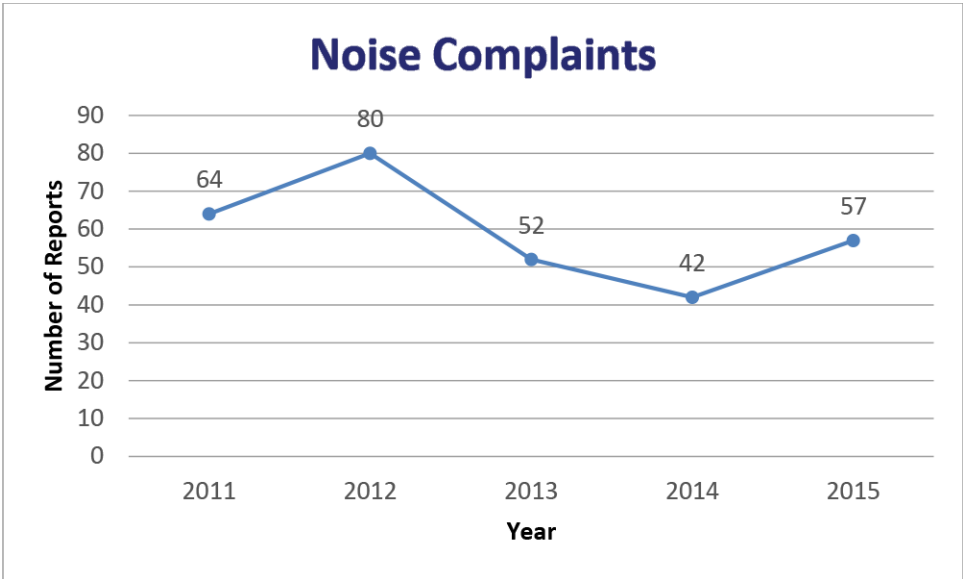
A summary of field initiated and dispatched calls by event type during the same time period is included below. The data shows there were more general assist calls than person vs. person crimes (battery, domestics, robbery, sex offenses, harassment, etc) and property crimes (damage to property, theft, auto theft, burglary) combined. General assist and crime prevention calls are likely a result of proactive crime watch efforts and resident's willingness to report suspicious activity. The neighborhood-wide survey results supports this by finding that 83% of respondents felt they could rely on their neighbor to watch their home while they were away.

Trends in crime data for each event type listed above can be found on the pages that follow.









Appendix D

Transportation Resources

The Pedestrian and Bicycle Circulation Plan – adopted in 2011

The plan recommends Bay Shore Drive and Washington Avenue incorporate bike lanes in the neighborhood. Additional bicycle infrastructure is proposed on Bay Shore Drive, Frankfort Street, Rosalia Street, Ceape Avenue and School Avenue.

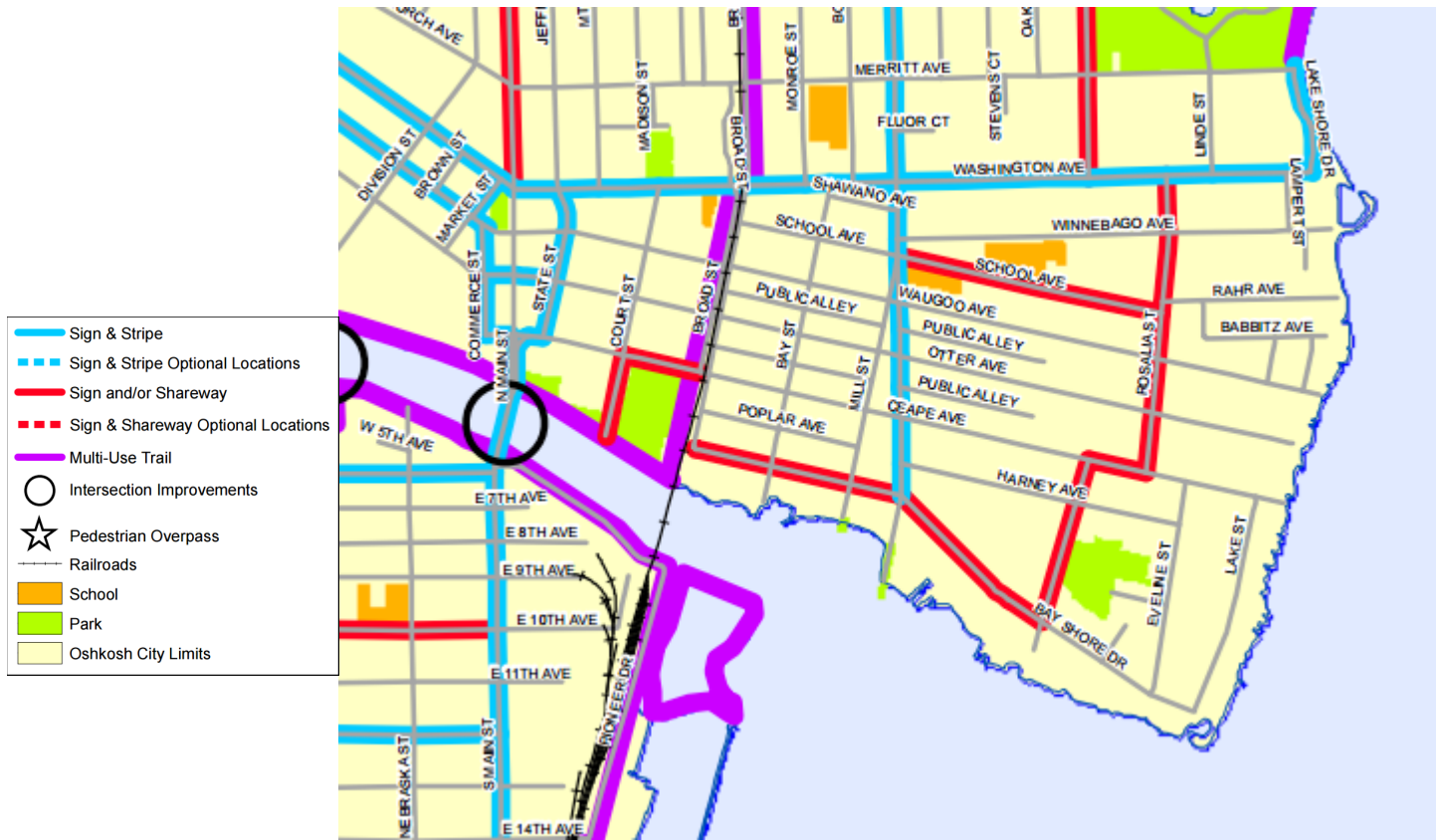
Go-Transit

9 Routes total. 6 of the 9 stop at the Market Street Station. Routes 1 and 3 go directly through River East ultimately connecting to the entire network including Neenah.

Capital Improvement Program

Identifies multiple streets within the River East neighborhood proposed for reconstruction over the next five years. The attachments below indicate projects that are scheduled through 2020 for street improvements.

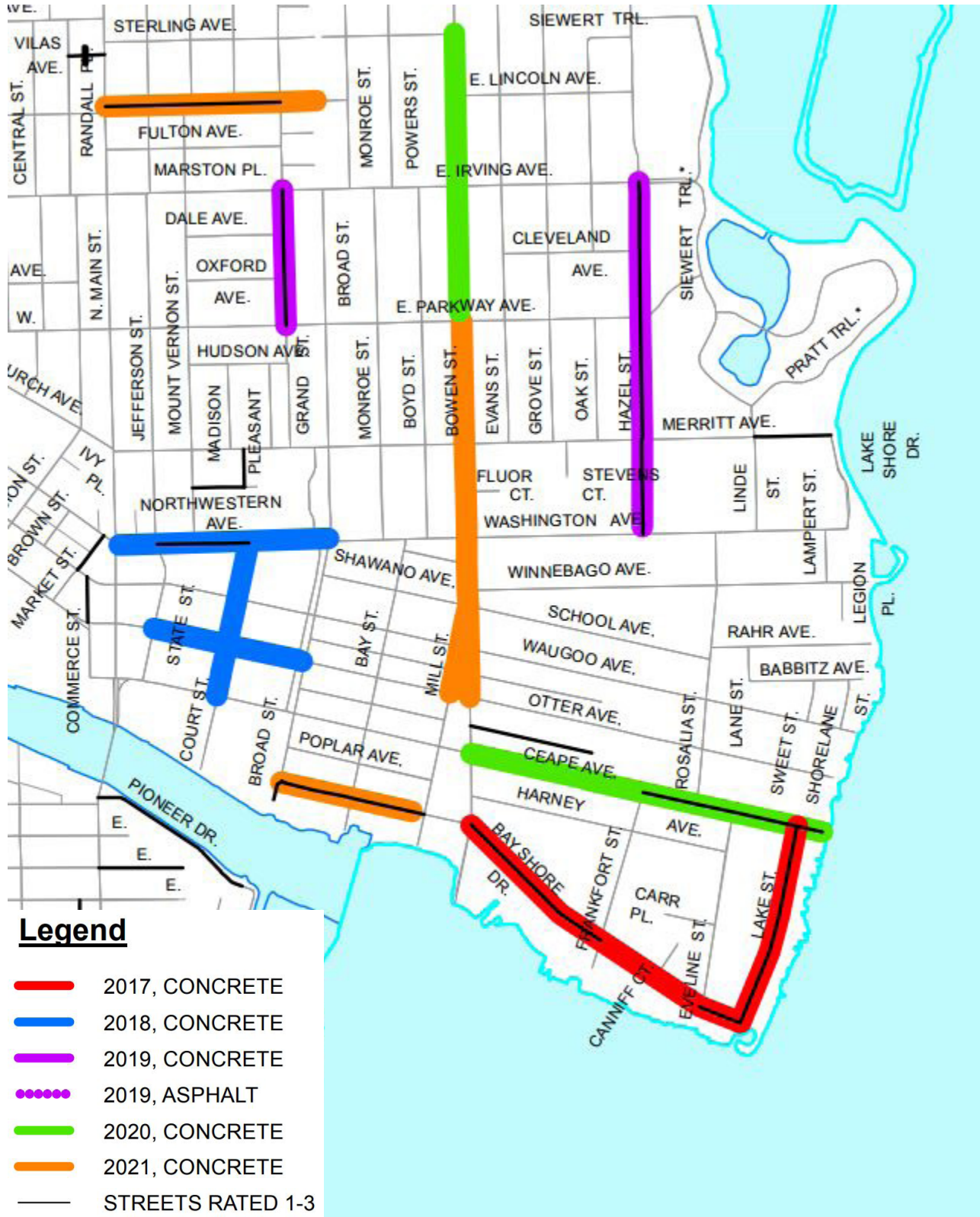
Oshkosh Bicycle and Pedestrian Plan 2011



GO Transit Oshkosh Bus Routes



City of Oshkosh 2017-2021 Comprehensive Paving Capital Improvement Program



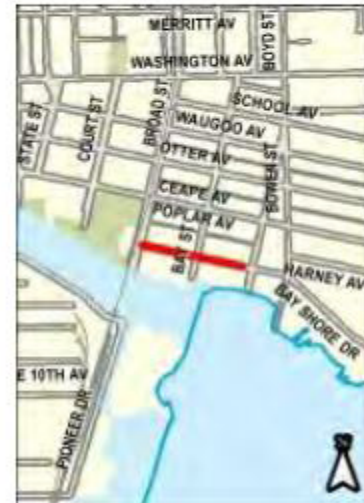
Bay Shore Drive Reconstruction

\$ 1,673,200

Document/Study/Planning Document: 2011 Pedestrian and Bicycle PASER Rating: 3
Circulation Plan

Full reconstruction of the street, including public utilities and laterals, **from Broad Street to Mill Street**. Proposed 32' concrete pavement in 60' right-of-way. Sidewalk sections will be repaired, as needed. 2011 Pedestrian and Bicycle Circulation Plan recommends bike sign and/or shareway facility.

Age of Infrastructure:
Sanitary - 1936 and 1938
Water - Pre-1920's
Storm - 2002



CIP Section	Assessment	Other	City	Total
Street	\$ 217,800	\$ -	\$ 252,000	\$ 469,800
Storm	\$ 18,800	\$ -	\$ 243,200	\$ 262,000
Wastewater	\$ 45,200	\$ -	\$ 336,900	\$ 382,100
Water	\$ 5,400	\$ -	\$ 501,700	\$ 507,100
Sidewalk	\$ 31,300	\$ -	\$ 20,900	\$ 52,200
Total	\$ 318,500	\$ -	\$ 1,354,700	\$ 1,673,200

Bowen Street Reconstruction

\$ 4,312,700

Document/Study/Planning Document: 2011 Pedestrian and Bicycle PASER Rating: 4, 6
Circulation Plan

Full reconstruction of the street, including public utilities and laterals, **from Otter Avenue to East Parkway Avenue**. Proposed 34' concrete pavement in 49.5' right-of-way. Sidewalk sections will be repaired, as needed. 2011 Pedestrian and Bicycle Circulation Plan recommends bike sign and stripe facility.

Age of Infrastructure:
Sanitary - 1986
Water - Pre-1920's and 1968
Storm - 1958, 1969, 1991, 1992, 2001, 2009, and 2012



CIP Section	Assessment	Other	City	Total
Street	\$ 389,300	\$ -	\$ 814,700	\$ 1,204,000
Storm	\$ 54,000	\$ -	\$ 1,427,000	\$ 1,481,000
Wastewater	\$ 19,200	\$ -	\$ 32,700	\$ 51,900
Water	\$ -	\$ -	\$ 1,274,800	\$ 1,274,800
Sidewalk	\$ 75,600	\$ -	\$ 50,400	\$ 126,000
Traffic	\$ -	\$ -	\$ 175,000	\$ 175,000
Total	\$ 538,100	\$ -	\$ 3,774,600	\$ 4,312,700

Bay Shore Drive Reconstruction

\$ 1,569,400

Document/Study/Planning Document: 2011 Pedestrian and Bicycle PASER Rating: 2
Circulation Plan

Full reconstruction of the street, including public utilities and laterals, **from Broad Street to Mill Street**.
Proposed 32' concrete pavement in 60' right-of-way. Sidewalk sections will be repaired, as needed.
2011 Pedestrian and Bicycle Circulation Plan recommends bike sign and/or shareway facility.

Age of Infrastructure:

Sanitary - 1986

Water - Pre-1920's

Storm - 1968



CIP Section	Assessment	Other	City	Total
Street	\$ 184,500	\$ -	\$ 232,400	\$ 416,900
Storm	\$ 18,800	\$ -	\$ 192,300	\$ 211,100
Wastewater	\$ 45,200	\$ -	\$ 336,900	\$ 382,100
Water	\$ 5,400	\$ -	\$ 501,700	\$ 507,100
Sidewalk	\$ 20,900	\$ -	\$ 31,300	\$ 52,200
Total	\$ 274,800	\$ -	\$ 1,294,600	\$ 1,569,400

Otter Avenue Reconstruction

\$ 1,402,700

Document/Study/Planning Document: N/A PASER Rating: 3

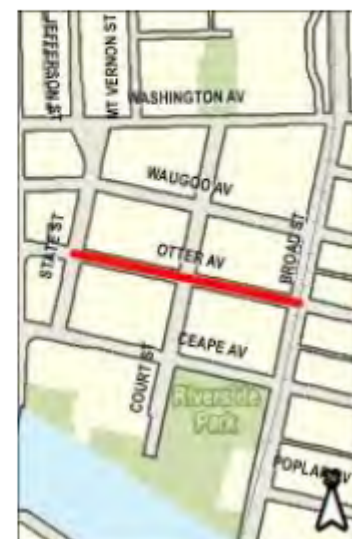
Full reconstruction of the street, including public utilities and laterals, from **State Street to the railroad tracks**. Proposed 36'-44' concrete pavement in 64' right-of-way.
Sidewalk sections will be repaired, as needed.

Age of Infrastructure:

Sanitary - 1886 and 1959

Water - Pre-1920's

Storm - 1977 and 1978



CIP Section	Assessment	Other	City	Total
Street	\$ 154,200	\$ -	\$ 365,000	\$ 519,200
Storm	\$ 18,800	\$ -	\$ 192,300	\$ 211,100
Wastewater	\$ 11,900	\$ -	\$ 220,300	\$ 232,200
Water	\$ 15,000	\$ -	\$ 374,400	\$ 389,400
Sidewalk	\$ 20,300	\$ -	\$ 30,500	\$ 50,800
Total	\$ 220,200	\$ -	\$ 1,182,500	\$ 1,402,700

Washington Avenue Reconstruction

\$ 3,550,700

Document/Study/Planning Document: 2011 Pedestrian and Bicycle PASER Rating: 3, 4, 5
Circulation Plan

Full reconstruction of the street, including public utilities and laterals, **from North Main Street to Broad Street**. Proposed 32'-48' concrete pavement in 60'-67.5' right-of-way. Sidewalk sections will be repaired, as needed. **Water main will be installed from water treatment plant to Hazel Street**. 2011 Pedestrian and Bicycle Circulation Plan recommends bike sign and stripe facility.

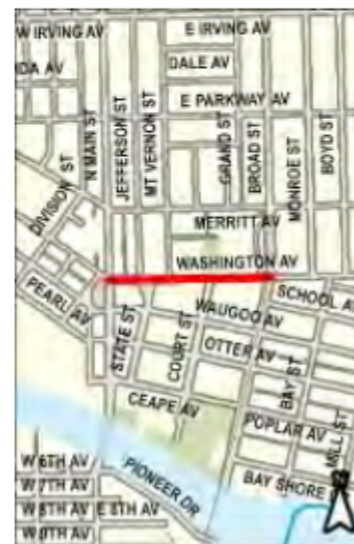
Age of Infrastructure:

Sanitary - 1884 and 1902

Water - Pre-1920's

Storm - 1959, 1969, and 1978

CIP Section	Assessment	Other	City	Total
Street	\$ 140,100	\$ -	\$ 461,900	\$ 602,000
Storm	\$ 31,500	\$ -	\$ 379,500	\$ 411,000
Wastewater	\$ 46,600	\$ -	\$ 423,800	\$ 470,400
Water	\$ 24,000	\$ -	\$ 1,671,300	\$ 1,695,300
Sidewalk	\$ 28,800	\$ -	\$ 43,200	\$ 72,000
Traffic	\$ -	\$ -	\$ 300,000	\$ 300,000
Total	\$ 271,000	\$ -	\$ 3,279,700	\$ 3,550,700



Ceape Avenue Water Main Relays

\$ 283,000

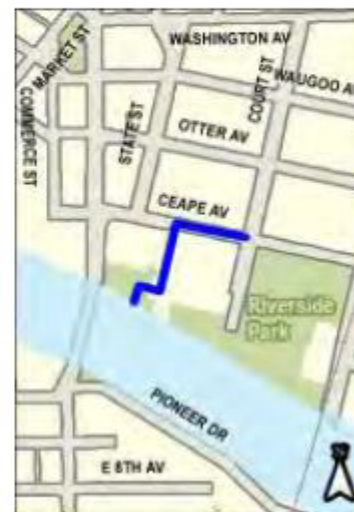
Document/Study/Planning Document: N/A PASER Rating: N/A

Replace existing 8" water main with 16" water main, **from the Fox River Crossing to Court Street**, for a new distribution main.

Age of Infrastructure:

Water: Pre-1920's

CIP Section	Assessment	Other	City	Total
Street	\$ -	\$ -	\$ -	\$ -
Storm	\$ -	\$ -	\$ -	\$ -
Wastewater	\$ -	\$ -	\$ -	\$ -
Water	\$ 3,000	\$ -	\$ 280,000	\$ 283,000
Sidewalk	\$ -	\$ -	\$ -	\$ -
Total	\$ 3,000	\$ -	\$ 280,000	\$ 283,000



Court Street Reconstruction

\$ 2,331,300

Document/Study/Planning Document: 2011 Pedestrian and Bicycle Circulation Plan PASER Rating: 4

Full reconstruction of the street, including public utilities and laterals, **from Ceape Avenue to Washington Avenue**. Proposed 36'-50' concrete pavement in 80' right-of-way. Sidewalk sections will be repaired, as needed. **Project includes storm sewer from the Fox River to Ceape Avenue**. 2011 Pedestrian and Bicycle Circulation Plan recommends bike sign and/or shareway facility.

Age of Infrastructure:

Sanitary - 1886

Water - Pre-1920's

Storm - 1959

CIP Section	Assessment	Other	City	Total
Street	\$ 113,300	\$ -	\$ 600,700	\$ 714,000
Storm	\$ 20,300	\$ -	\$ 652,700	\$ 673,000
Wastewater	\$ 18,100	\$ -	\$ 215,100	\$ 233,200
Water	\$ 14,400	\$ -	\$ 642,700	\$ 657,100
Sidewalk	\$ 21,600	\$ -	\$ 32,400	\$ 54,000
Total	\$ 187,700	\$ -	\$ 2,143,600	\$ 2,331,300



Mill Street Reconstruction

\$ 2,324,100

Document/Study/Planning Document: N/A PASER Rating: 4, 8

Full reconstruction of the street, including public utilities and laterals, **from Bowen Street to Otter Avenue**. Proposed 32' concrete pavement in 56.5'-60' right-of-way. Sidewalk sections will be repaired, as needed.

Age of Infrastructure:

Sanitary - 1968 and 1986

Water - None Present

Storm - None Present

CIP Section	Assessment	Other	City	Total
Street	\$ 49,500	\$ -	\$ 193,500	\$ 243,000
Storm	\$ 6,000	\$ -	\$ 145,000	\$ 151,000
Wastewater	\$ 157,800	\$ -	\$ 1,617,400	\$ 1,775,200
Water	\$ -	\$ -	\$ 127,900	\$ 127,900
Sidewalk	\$ 16,200	\$ -	\$ 10,800	\$ 27,000
Total	\$ 229,500	\$ -	\$ 2,094,600	\$ 2,324,100



Otter Avenue Reconstruction

\$ 1,811,900

Document/Study/Planning Document: N/A

PASER Rating: 4

Full reconstruction of the street, including public utilities and laterals, from **State Street to the railroad tracks**. Proposed 36'-44' concrete pavement in 64' right-of-way. **16" water main will be installed, from Court Street to Broad Street**. Sidewalk sections will be repaired, as needed.

Age of Infrastructure:
 Sanitary - 1886 and 1959
 Water - Pre-1920's
 Storm - 1977

CIP Section	Assessment	Other	City	Total
Street	\$ 190,400	\$ -	\$ 408,500	\$ 598,900
Storm	\$ 18,800	\$ -	\$ 270,200	\$ 289,000
Wastewater	\$ 11,400	\$ -	\$ 220,800	\$ 232,200
Water	\$ 15,000	\$ -	\$ 626,000	\$ 641,000
Sidewalk	\$ 20,300	\$ -	\$ 30,500	\$ 50,800
Total	\$ 255,900	\$ -	\$ 1,556,000	\$ 1,811,900



Washington Avenue Reconstruction

\$ 3,593,100

Document/Study/Planning Document: 2011 Pedestrian and Bicycle Circulation Plan PASER Rating: 3, 4, 5

Full reconstruction of the street, including public utilities and laterals, **from North Main Street to Broad Street**. Proposed 32'-48' concrete pavement in 60'-67.5' right-of-way. Sidewalk sections will be repaired, as needed. **Water main will be installed from water treatment plant to Hazel Street**. 2011 Pedestrian and Bicycle Circulation Plan recommends bike sign and stripe facility.

Age of Infrastructure:
 Sanitary - 1884 and 1902
 Water - Pre-1920's
 Storm - 1959, 1969, and 1978

CIP Section	Assessment	Other	City	Total
Street	\$ 160,200	\$ -	\$ 647,800	\$ 808,000
Storm	\$ 15,800	\$ -	\$ 534,200	\$ 550,000
Wastewater	\$ 39,500	\$ -	\$ 369,300	\$ 408,800
Water	\$ 24,000	\$ -	\$ 1,430,300	\$ 1,454,300
Sidewalk	\$ 28,800	\$ -	\$ 43,200	\$ 72,000
Traffic	\$ -	\$ -	\$ 300,000	\$ 300,000
Total	\$ 268,300	\$ -	\$ 3,324,800	\$ 3,593,100



Waugoo Avenue Reconstruction

\$ 130,600

Document/Study/Planning Document: N/A

PASER Rating: 5

Full reconstruction of the street, including public utilities and laterals, **from Bowen Street to Mill Street**. Proposed 32' concrete pavement in 60' right-of-way. Sidewalk sections will be repaired, as needed.

Age of Infrastructure:

Sanitary - 1969

Water - Pre-1920's

Storm - None Present

CIP Section	Assessment	Other	City	Total
Street	\$ 2,100	\$ -	\$ 18,200	\$ 20,300
Storm	\$ -	\$ -	\$ 19,000	\$ 19,000
Wastewater	\$ -	\$ -	\$ 58,600	\$ 58,600
Water	\$ -	\$ -	\$ 30,400	\$ 30,400
Sidewalk	\$ 1,400	\$ -	\$ 900	\$ 2,300
Total	\$ 3,500	\$ -	\$ 127,100	\$ 130,600

