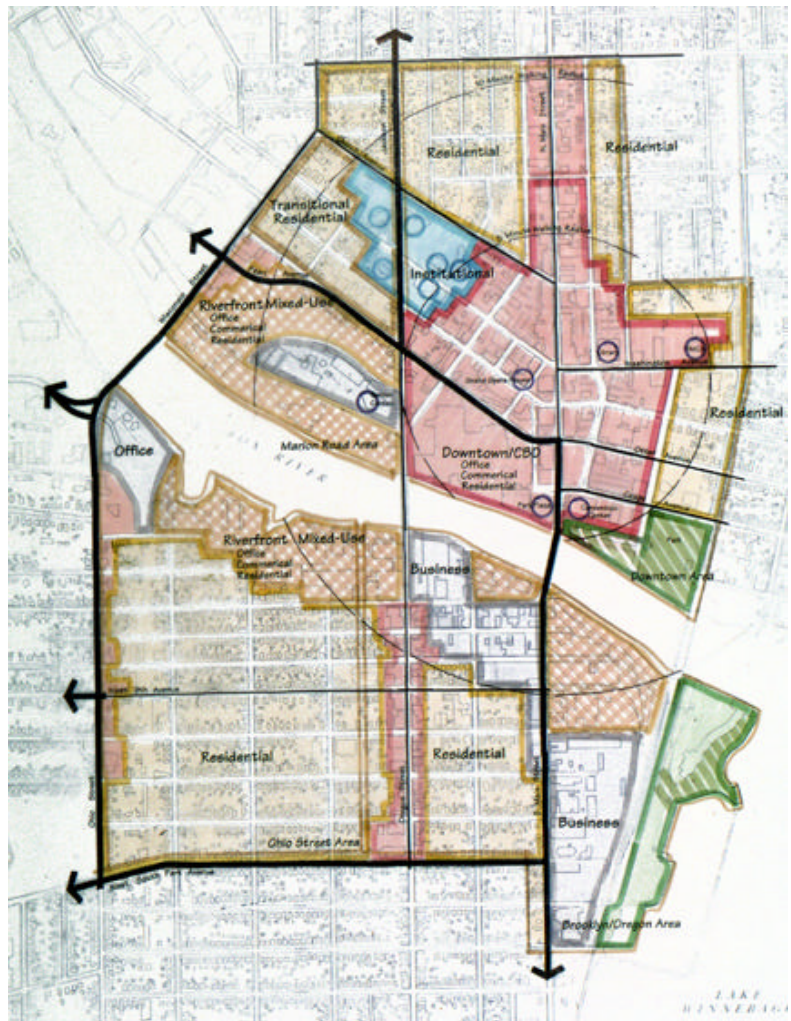


## 3.2 Downtown Districts

The Downtown Districts exhibit revisits the 1993 Comprehensive Plan and compares it to current market activity within Downtown Oshkosh. The 1993 Plan divided Downtown Oshkosh into four sub-areas: Ohio Street, Brooklyn/Oregon Streets, Marion Road and Downtown/CBD. These sub-areas are indicated on the exhibit along with additional sub-areas that expand upon the 1993 plan. The additional sub-areas are:

- The Bridgeview Center office development that is occurring along the east side of Ohio Street at the intersection of Ohio and Wisconsin Streets
- The transitional residential area located between the current City Hall and Wisconsin Street
- The Government/ Institutional center that flanks both sides of Jackson Street.
- The industrial area adjacent to the Fox River and potential riverfront mixed-use development district

In analyzing the different sub-areas, the consultant team observed that the area south of the Fox River is fairly stable. The Oregon Street commercial area has seen reinvestment with new streetscape, lighting, banners, and façade improvements. Commercial activity along Ohio Street also appears to be stable. Similarly, the residential areas that surround both commercial streets are stable.



*Downtown Districts Diagram*