

5.4 E 9th Avenue and Pioneer Drive Development Zone

The E 9th Avenue/Pioneer Drive area is one of the primary development/redevelopment sites within the study area. The site's boundaries are defined by S. Main Street, Fox River, Pioneer Drive, and E 10th Avenue. Its proximity to downtown and its adjacency to the Fox River create an ideal setting for residential, commercial, and office development opportunities. Due to this development/redevelopment potential, the "Oshkosh Partnership Committee" and the consultant team created the following development recommendations:

- Maximize development along the riverfront by abandoning that portion of Pioneer Drive immediately adjacent to the Fox River to facilitate development and redevelopment opportunities (e.g. a mix of residential, commercial and office uses).
- Enhance riverfront pedestrian accessibility by constructing a public promenade along the river's edge. The promenade should serve as a link between the N. Main Street bridge and Pioneer Inn.
- Enhance pedestrian access along the N. Main Street Bridge to link south side development / redevelopment to downtown.
- Provide alternative access to the Pioneer Inn (perhaps through an extension of Ninth Avenue east to reconnect with a remaining portion of the existing Pioneer Drive).
- Explore the feasibility of expanding the Pioneer Resort Marina to attract more boaters to downtown Oshkosh.



*E 9th Avenue and Pioneer Drive
Development Zone*