

Background on Eau Claire's Neighborhoods



Presentation will focus on ...

- Overview of the recently adopted Neighborhood Chapter of Comprehensive Plan
- Background and current conditions of the neighborhood study area
 - Demographics
 - Issues and problems
- Overview of the neighborhood plans and resulting changes and improvements
- Opportunities that the neighborhoods can capitalize on
- Recommendations from recent neighborhood plans



Neighborhood Chapter - Comprehensive Plan

- Eau Claire's 2015 Comprehensive Plan stressed the importance of our neighborhoods with a separate chapter to identify issues, set goals, and provide recommendations
- Neighborhoods are the basic building blocks of the community and it is essential that they provide a safe and stable environment where people want to live and are willing to reinvest



Neighborhood Chapter - Major Objectives

Achieve significant, continuous and lasting improvement to the physical, social, and economic conditions of the neighborhoods around downtown.

- Improve public facilities and services
- Enable land use change while protecting the character of the neighborhood
- Improve the housing stock and the rate of home ownership
- Focus the existing organizational resources to improve the social and economic conditions of the neighborhoods
- Empower residents to build neighborhood leadership

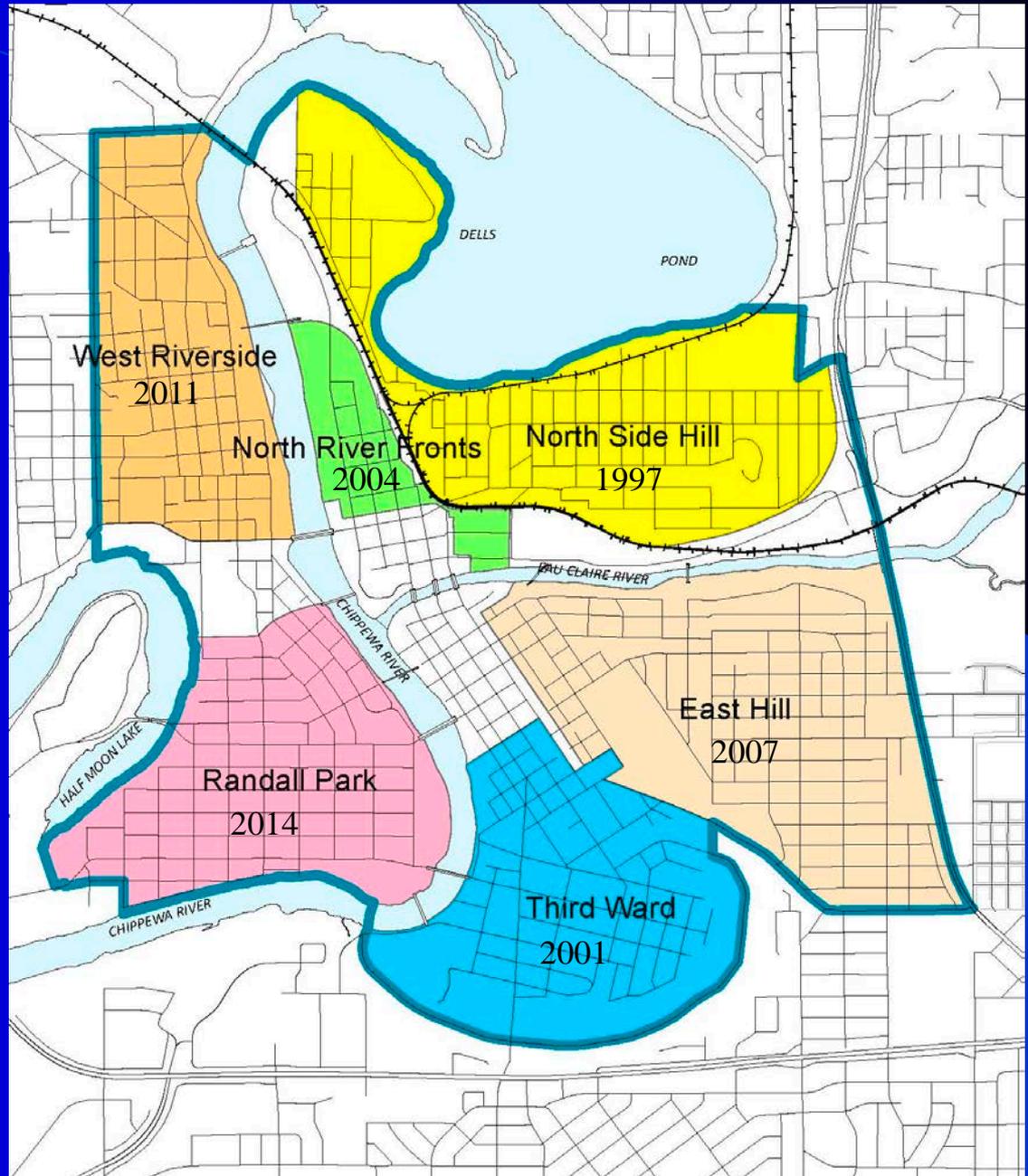


Neighborhood Planning Efforts

- Starting in the late 1970's, citizens began organizing to form neighborhood associations to address common problems and look at ways to improve their neighborhoods.
- This has led to cooperative efforts starting in 1978 with the City to address these problems and make improvements
- One of the tools has been the neighborhood plan.



Organized Neighborhoods with Adopted Plans



A Neighborhood Plan is ...



- Adopted by the City as an element of the Comprehensive Plan
- Generally has a 10 year timeframe
- Its primary goal:
 - To assist in identifying issues & problems
 - Provides recommendations to address the issues – focusing on City services and public infrastructure
 - Outlines who is responsible
- It is not a cure-all – but it is a tool to help engage its residents and start discussions of what needs to be fixed and how to build upon its strengths

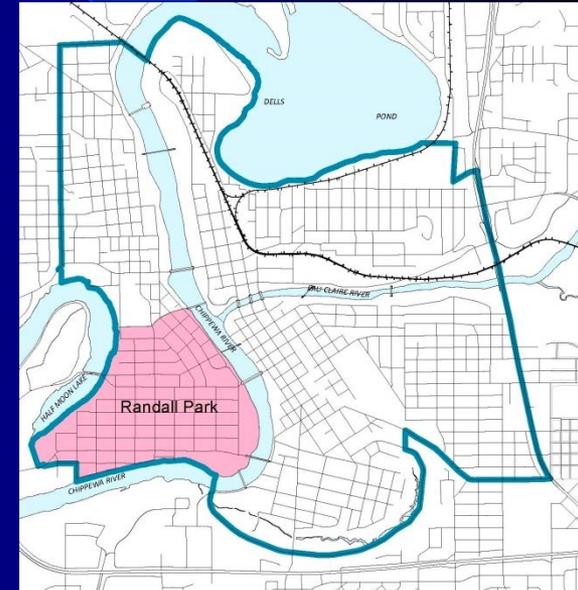
Major initiatives undertaken thru the neigh. plans

“Provide a stable, sustainable, safe and attractive neigh. that is an affordable place to live having a variety of housing choices.”

Randall Park Neighborhood

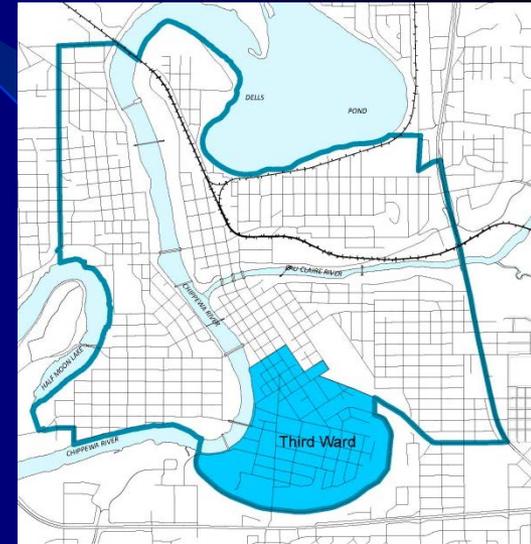
“Retain and attract home-owners”

- Residential downzoning changes
- Intensified Housing Enforcement Program
- Recreational trail development
- Lakeshore School and Neigh. Park
- Tavern limitations on Water Street
- Collaboration with UWEC, Police Dept. and Health Dept.
- Community garden
- Policy changes on alley maintenance



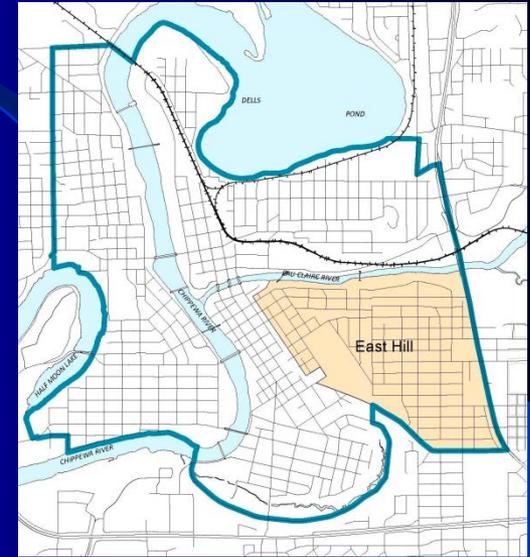
Third Ward Neighborhood

- Residential downzoning changes
- Intensified Housing Enforcement Program
- Collaboration with UWEC, Police Dept. and Health Dept.
- Demmler Neighborhood Park
- Historic District designations
- Coordination with UWEC on growth issues
- Street parking regulation changes
- Thorp Commons (woonerf)



Eastside Hill Neighborhood

- Residential downzoning changes
- Boyd Park renovations and winter activity center
- Construction of Flynn Elementary School
- Re-use of Boyd School
- Construction of new Boyd Pedestrian Bridge
- Conversion of Uniroyal parking lot to prairie/open space
- Safe routes to school program



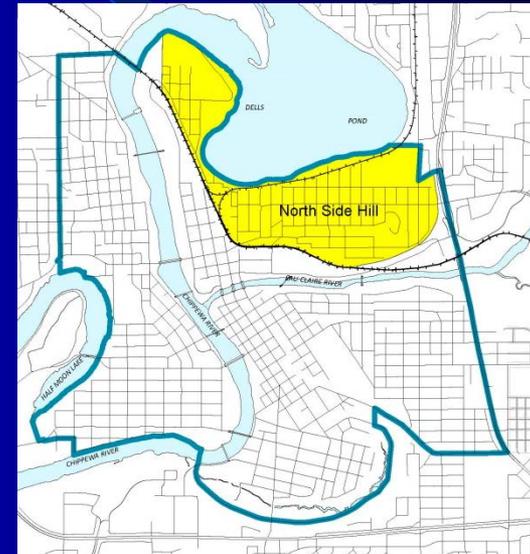
North River Fronts Neighborhood

- Residential downzoning changes
- Intensified Housing Enforcement Program
- Forest Street floodplain property acquisition – Forest St Recreation area
- New neighborhood park
- Removal of “Wayne’s Auto” contaminated site (nw corner of Madison and Forest)
- Community gardens
- Community policing program
- Youth and family services



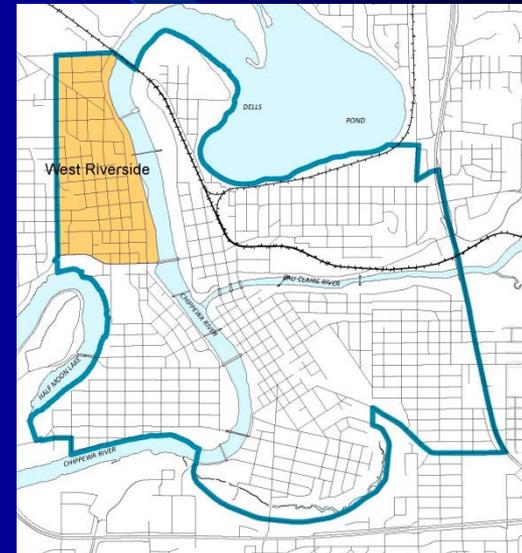
North Side Hill Neighborhood

- Residential downzoning changes
- Intensified Housing Enforcement Program
- Supporting efforts to retain Longfellow Elementary School
- McDonough Park improvements
- Birch Street reconstruction and traffic changes



West River Side Neighborhood

- Residential downzoning changes
- Cannery Redevelopment District
- Recreational trail extensions
- High bridge conversion



Our Objective ...

- Look at **new strategies** for the revitalization of Eau Claire's central neighborhoods.
- The goal is to achieve results that benefit the physical, social, and economic fabric of the central neighborhoods with an emphasis on housing improvements.

Why are we doing this?

- Recent neighborhood plans note a general sense that conditions are not improving:
 - Structural deterioration of housing with age
 - Home ownership declining
 - Lower household incomes
- Individual neighborhood plans lack an overall coordinated approach
- Plans have focused on public infrastructure and City services and have had success – but; specific initiatives for existing and new home-ownership housing have been lacking
- 30% of the City's population live in the central neighborhoods

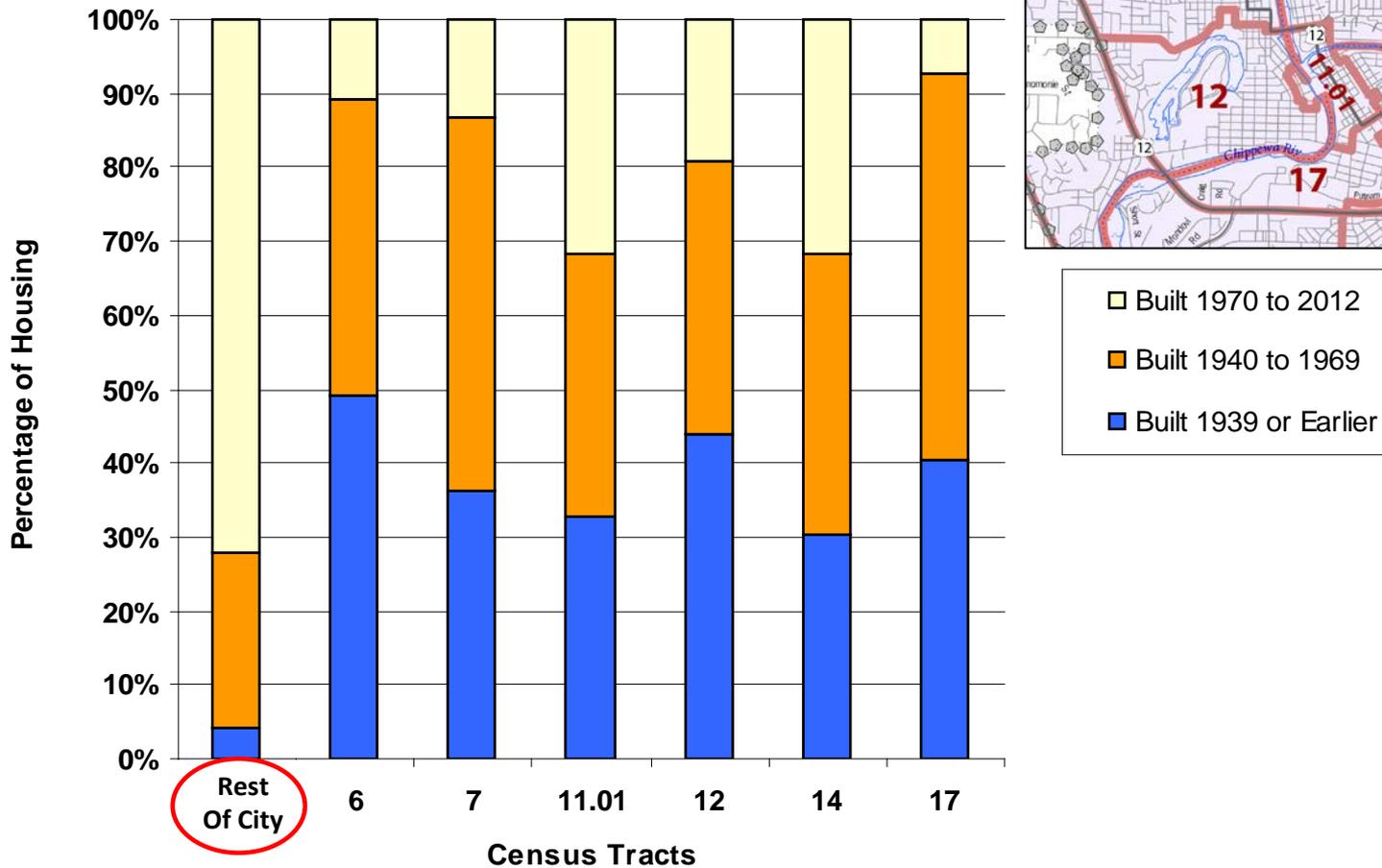
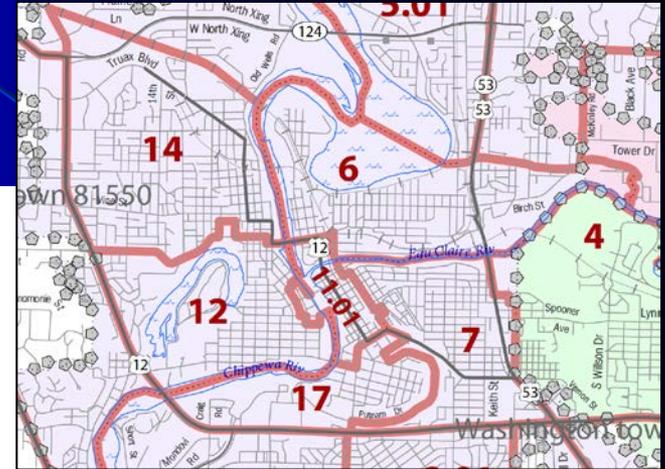
What is the Central Neighborhood?



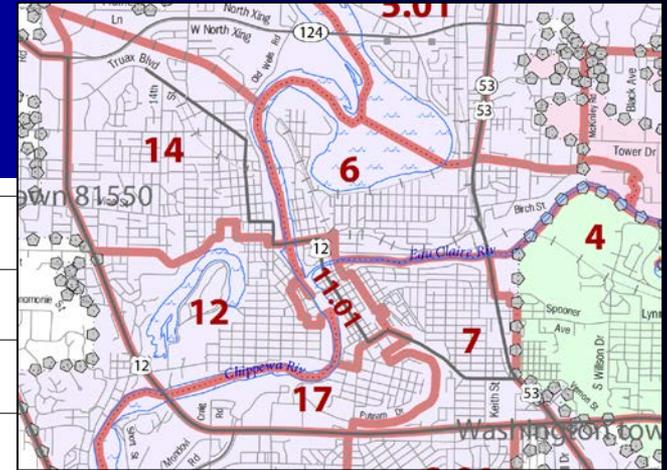
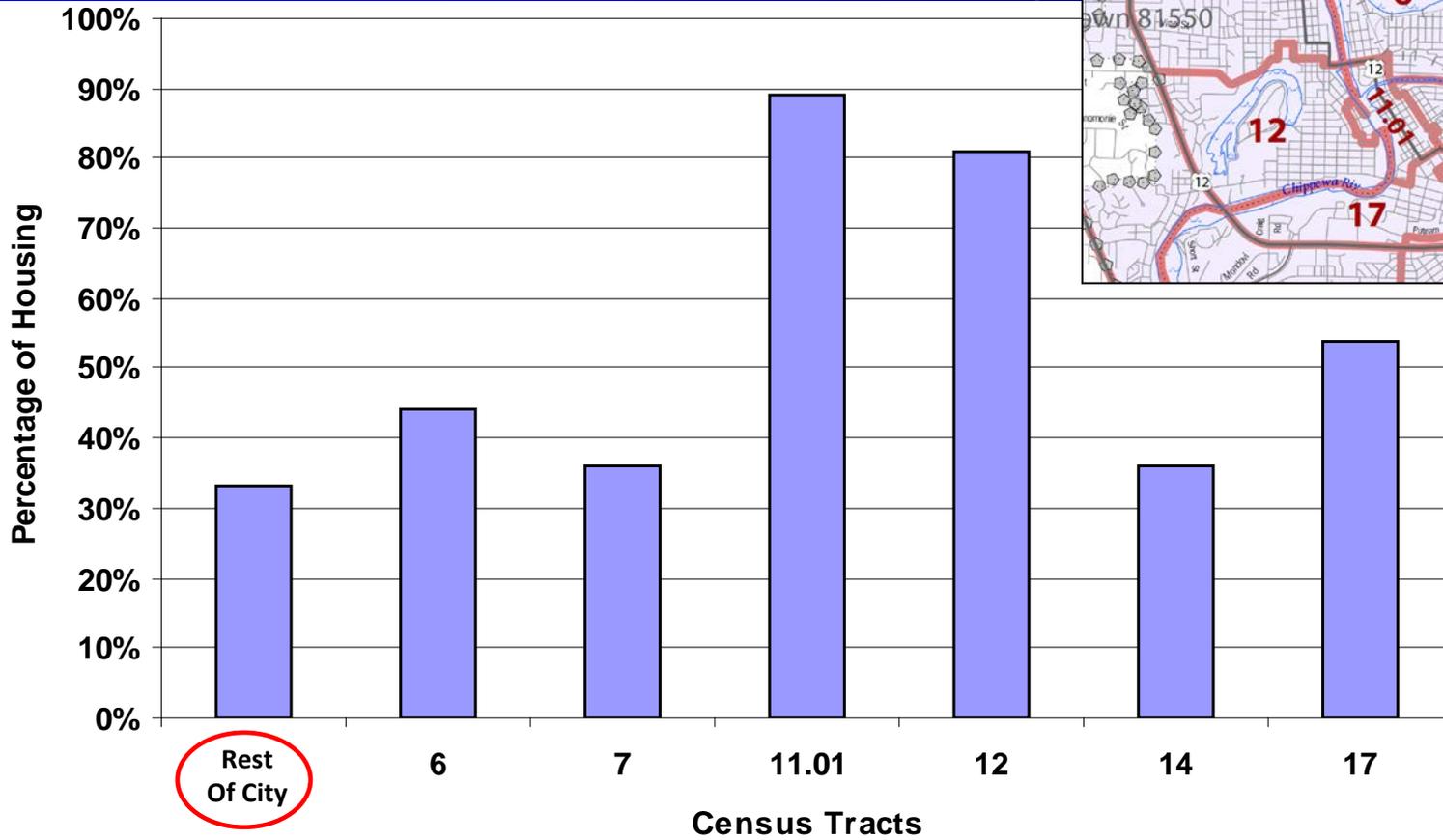
- 18,833 people
- 8,427 households
- 4.49 sq. miles

Background about the study area...

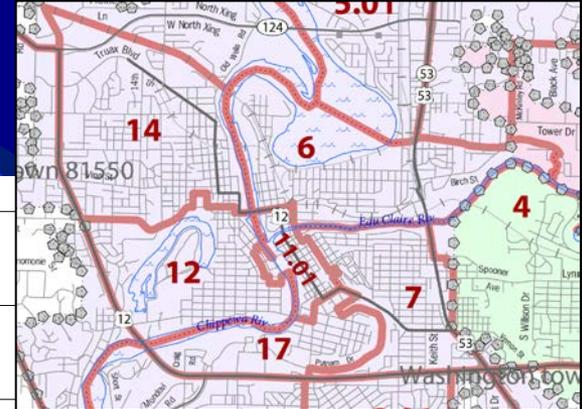
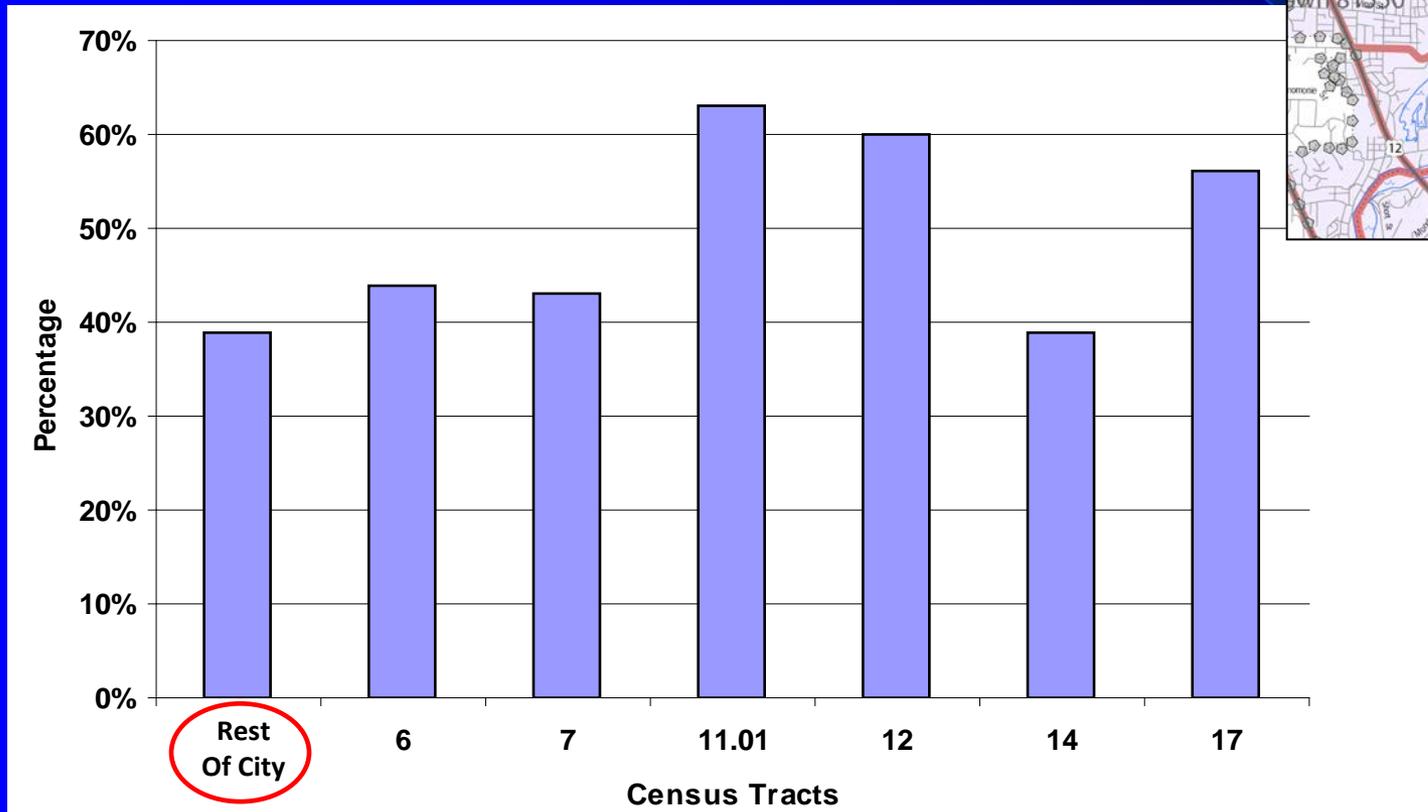
Year of Construction - Housing



Rental Housing



Renter-Households Paying more that 35% of Income for Rent

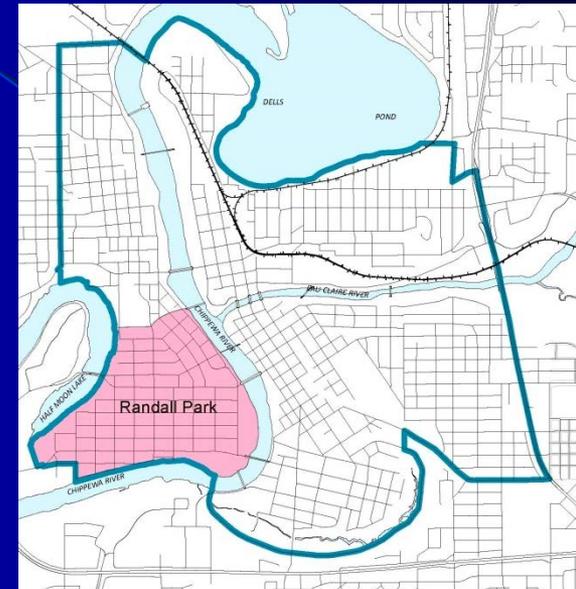


Demographic info.

	<u>Study Area</u>	<u>City</u>	<u>State</u>
-Population	18,833	66,551	
-Average Hshd. Income	\$38,812	\$55,598	\$67,448
-Per Capita Income	\$17,117	\$23,338	\$27,523
-% Hshds. Below Poverty Status	33.9%	18.7%	12.3%
% Rental Housing Units			
2000	54.7%	39.3%	28.4%
2010	55.6%	42.7%	27.7%
2015	58.1%	43.0%	29.1%
% Housing Units Constructed Prior to 1940	48.4%	19.8%	20.9%

Randall Park Neighborhood

	1990	2000	2010
4 & under	227	109	77
5-14	301	195	121
15-19	299	287	291
20-24	2,595	2,847	3,135
25-59	1,167	1,014	881
60 & older	617	428	332
Total	5,206	4,880	4,837



# of Units		
Year	Owner-occupied	Renter-occupied
1990	430 (23%)	1,440 (77%)
2000	340 (18.9%)	1,455 (81.1%)
2010	275 (15.2%)	1,529 (84.8%)

Third Ward Neighborhood

Renter-occupied Housing Units

1980

Percent

57.1%

1990

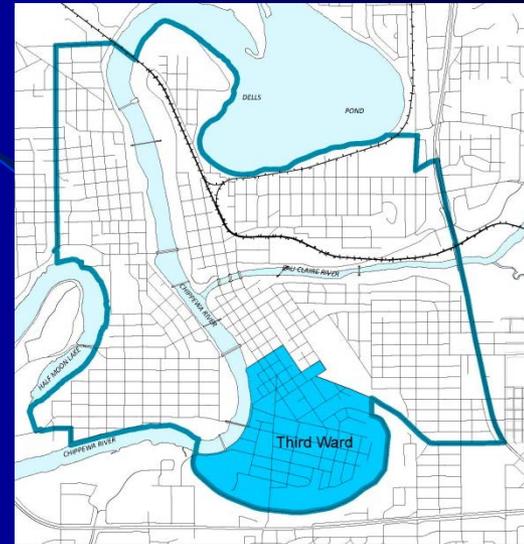
59.5%

2000

na

2010

61.5%



Approx. 1,227 housing units in neighborhood

North River Fronts Neighborhood

Renter-occupied Housing Units

1970

Percent

65%

1980

74%

1990

na

2000

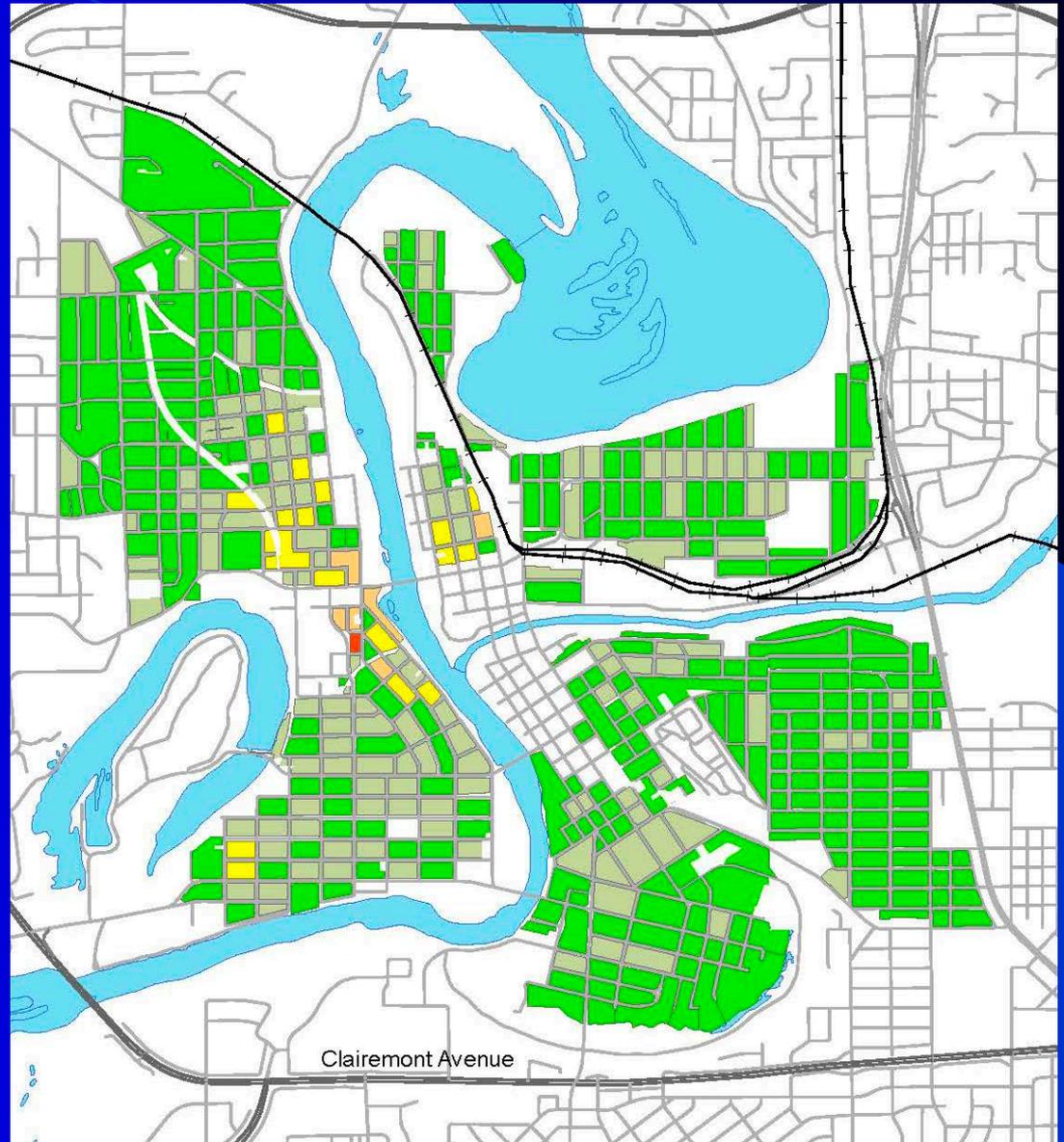
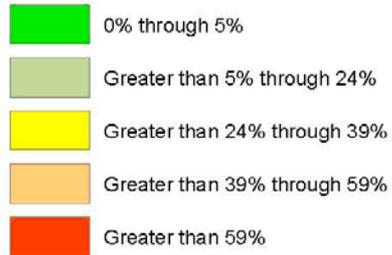
82%



Approx. 383 housing units in neighborhood

Housing Condition Survey

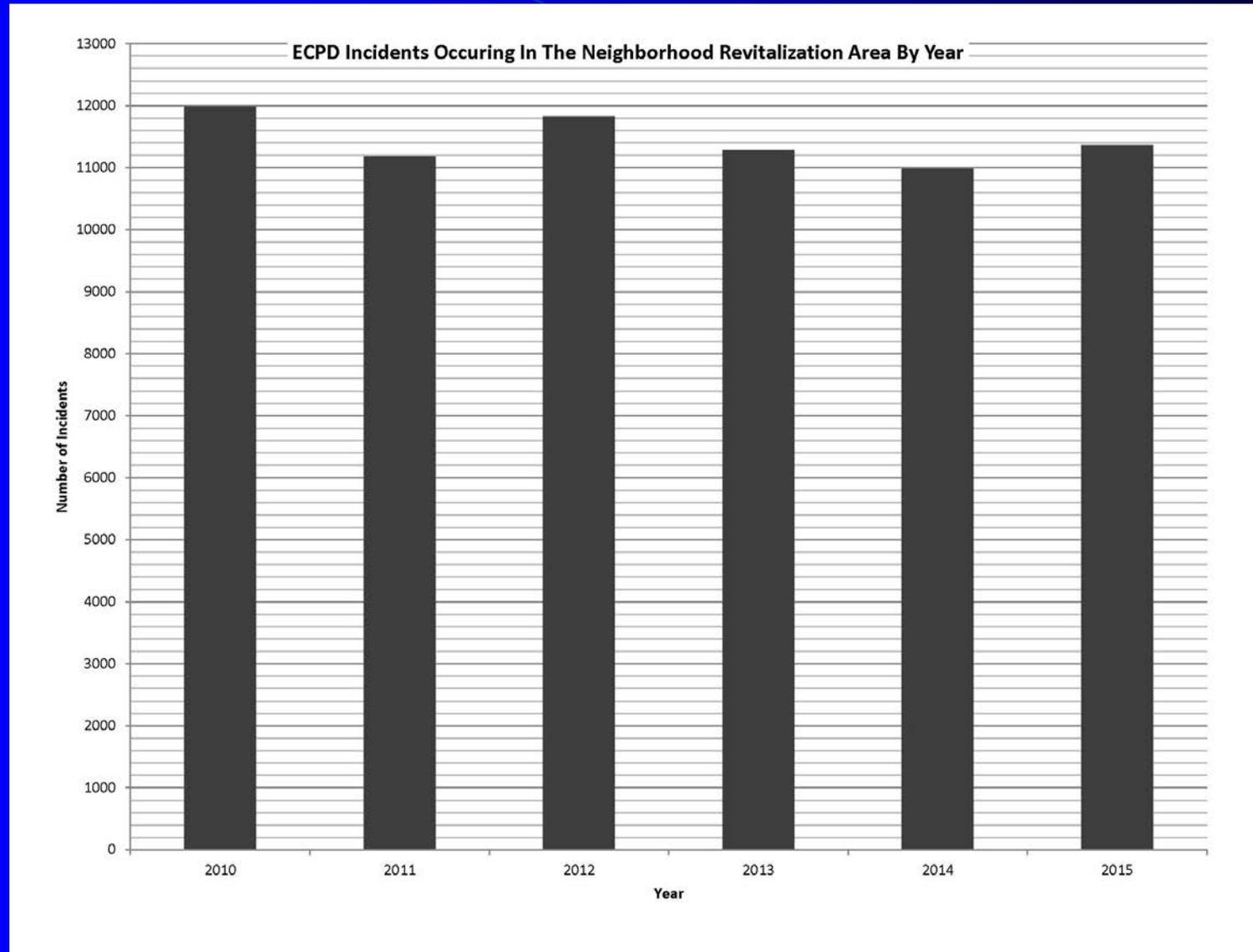
By Block, % Structures with
More than 4 Defect Points
(accessory buildings not included)



**Eau Claire City - County
Health Department**
720 Second Avenue, Eau Claire, WI 54703-5497

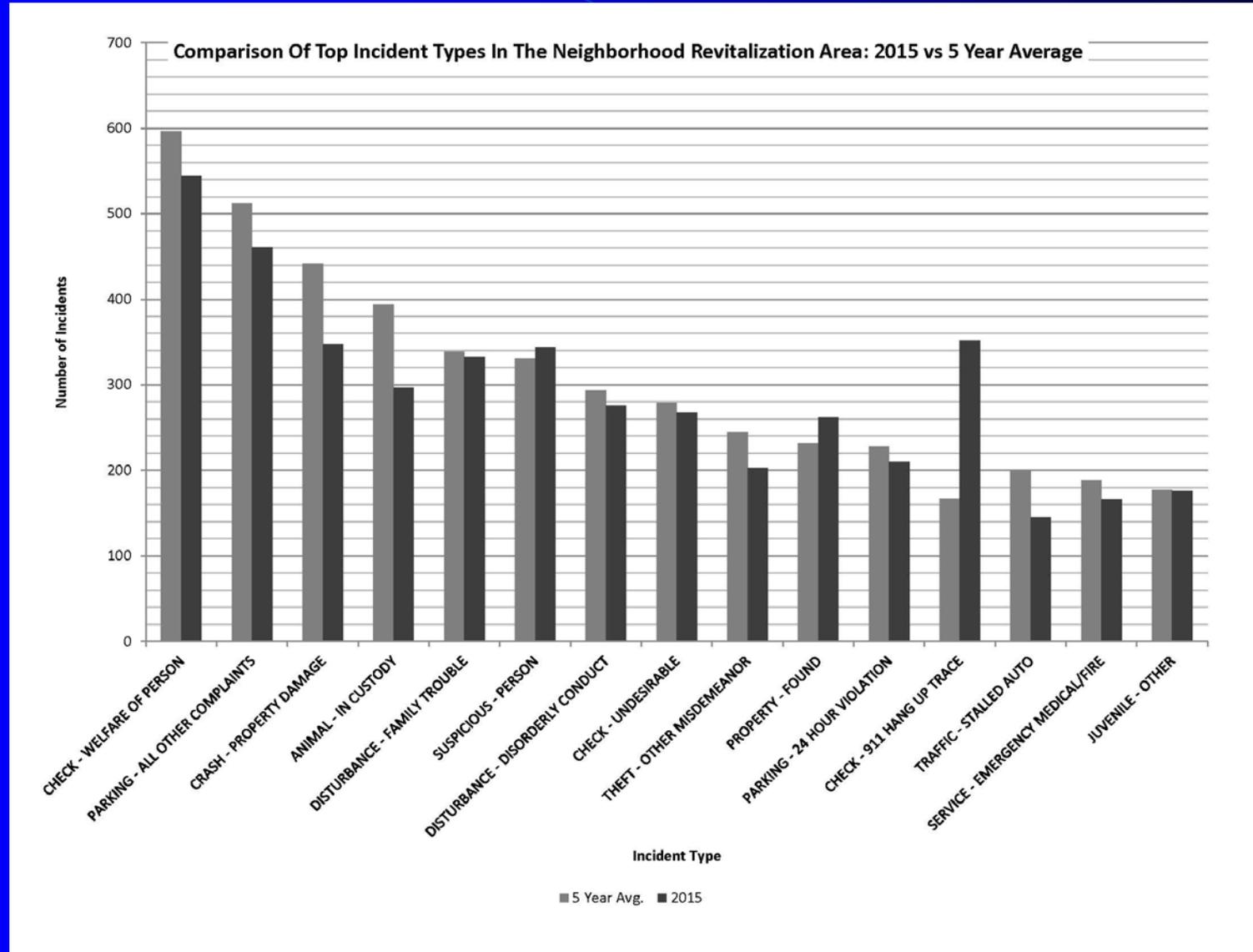
2010 Survey

Police-related information

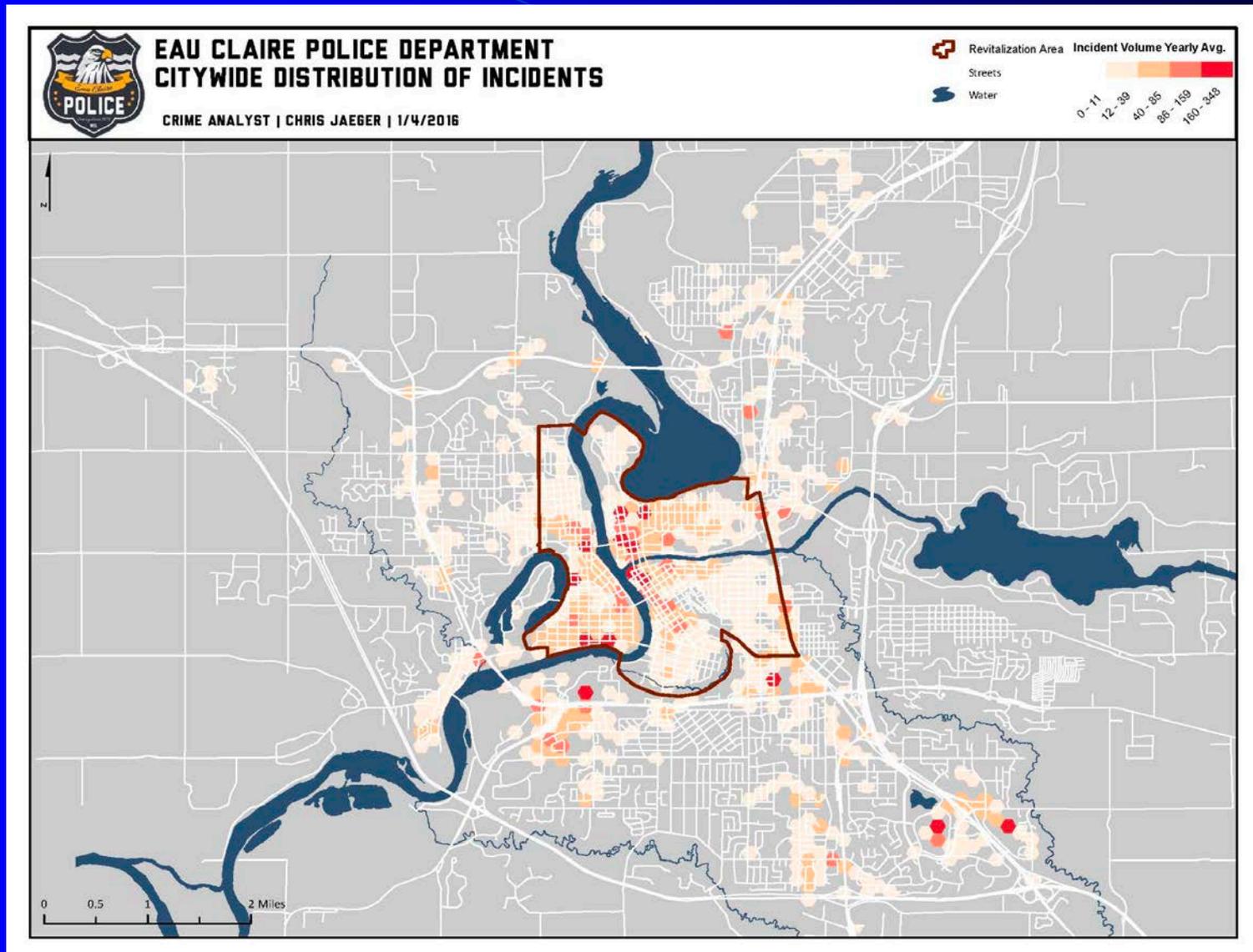


Approx. half the annual ECPD incidents come from the revitalization study area

Police-related information

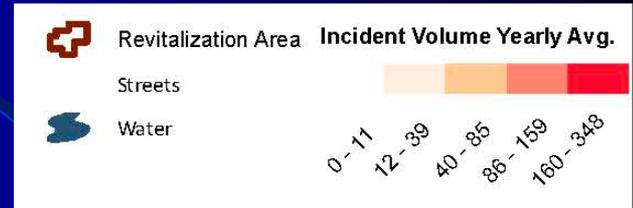
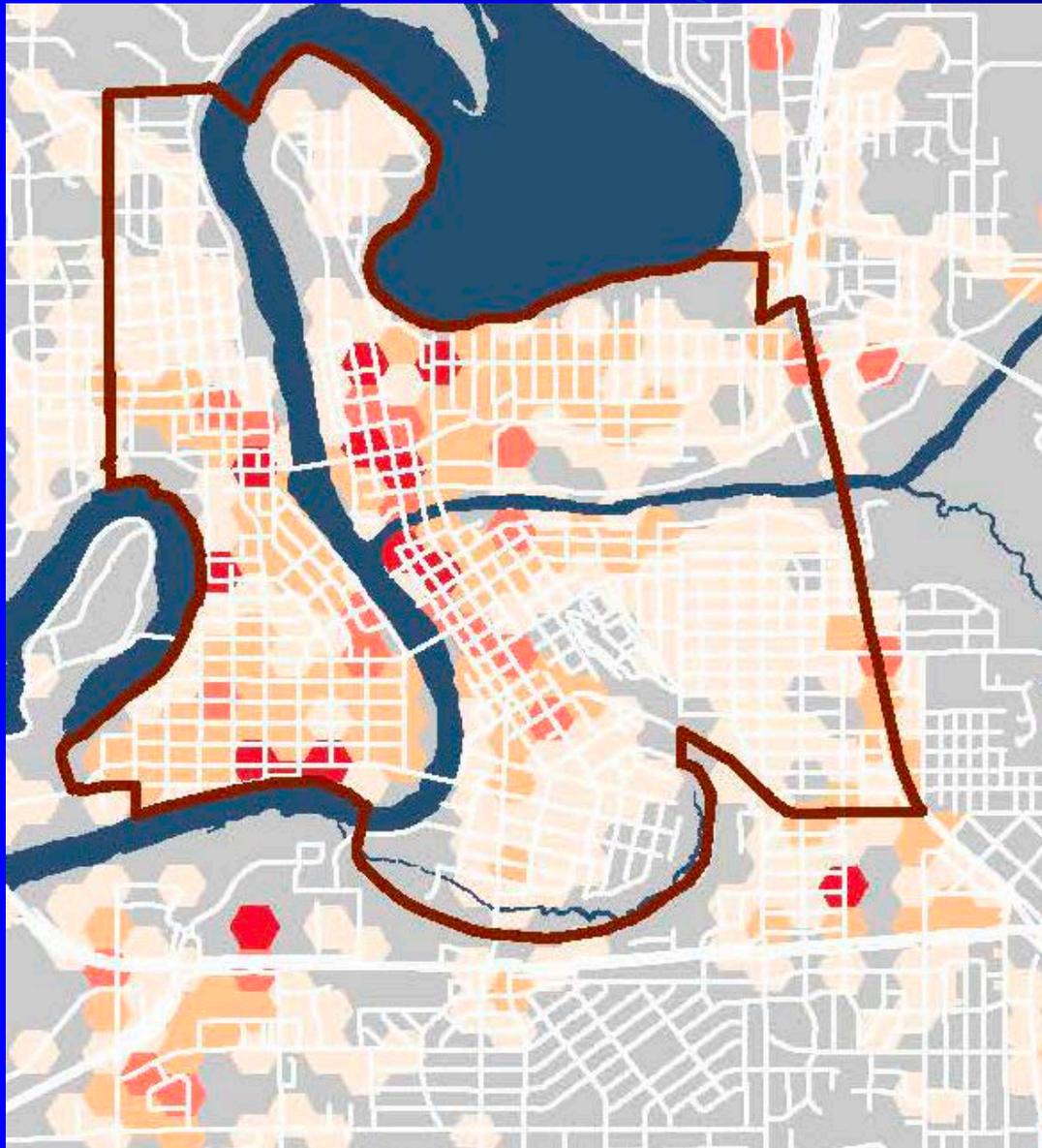


Police-related information

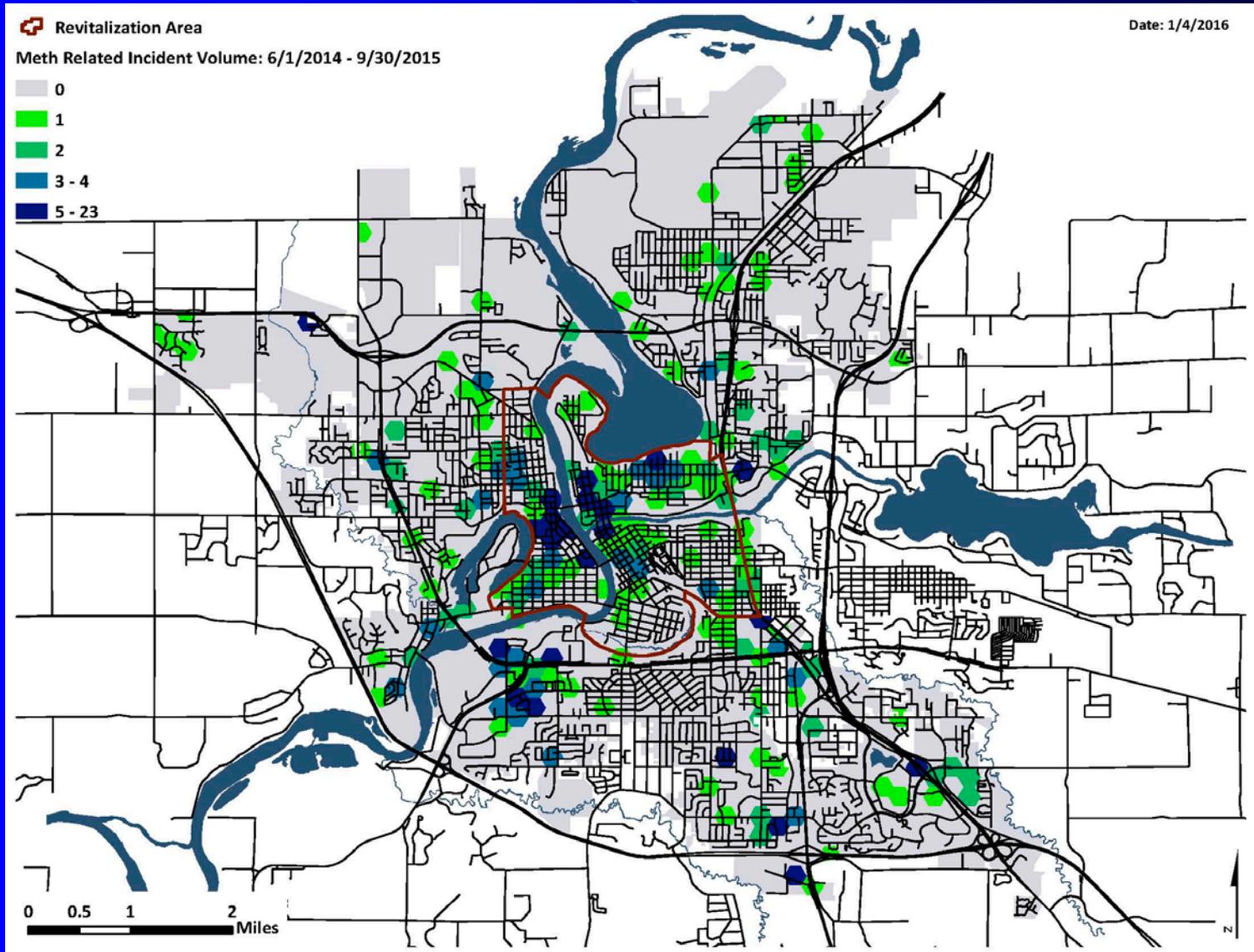


Average annual figures compiled from 2011-2015 data

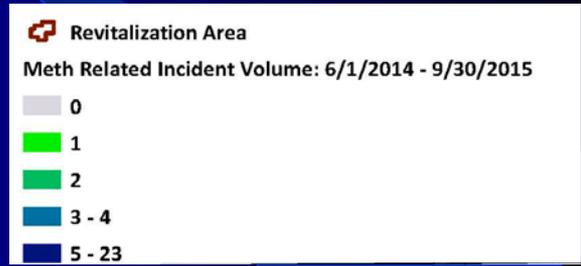
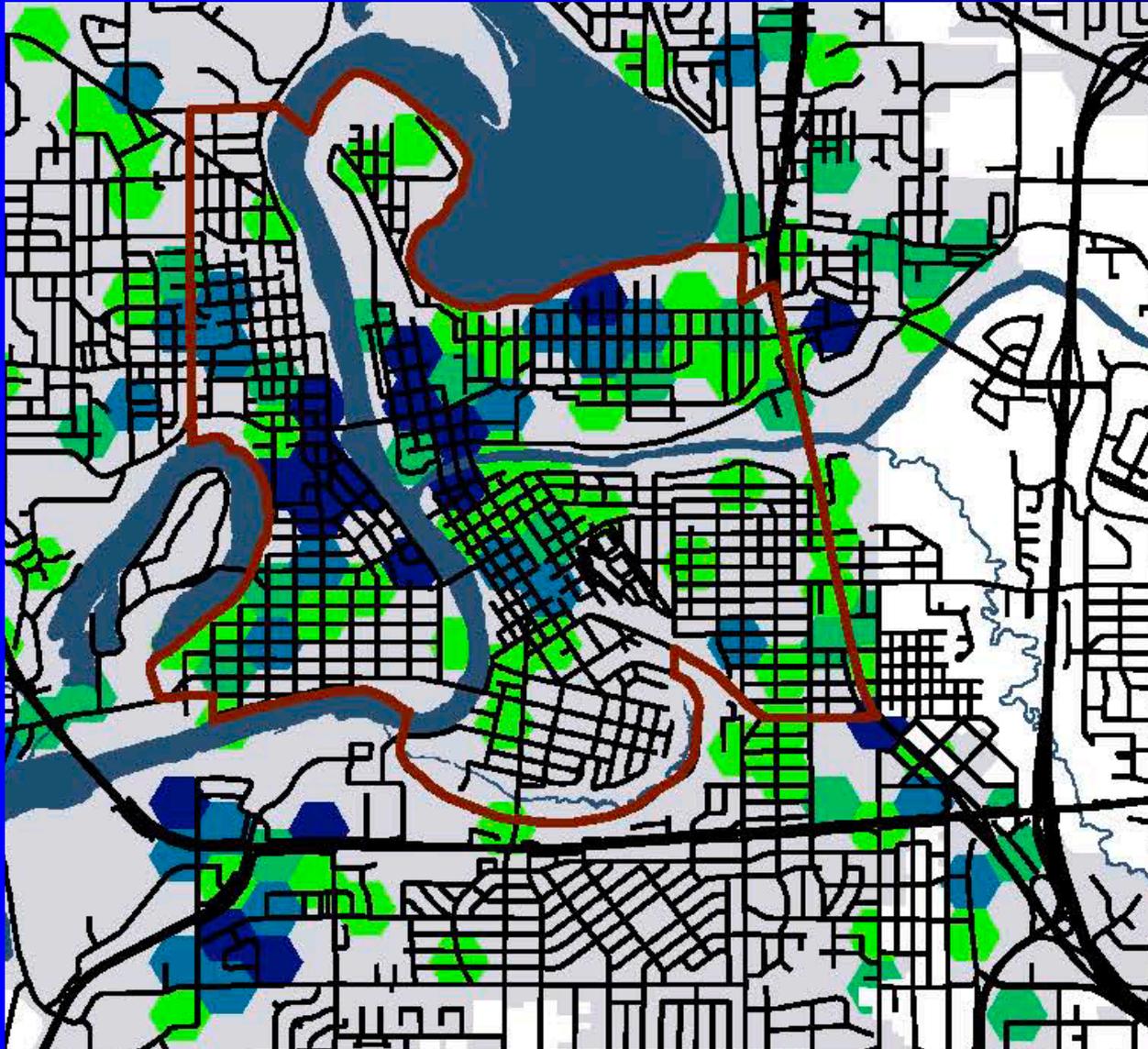
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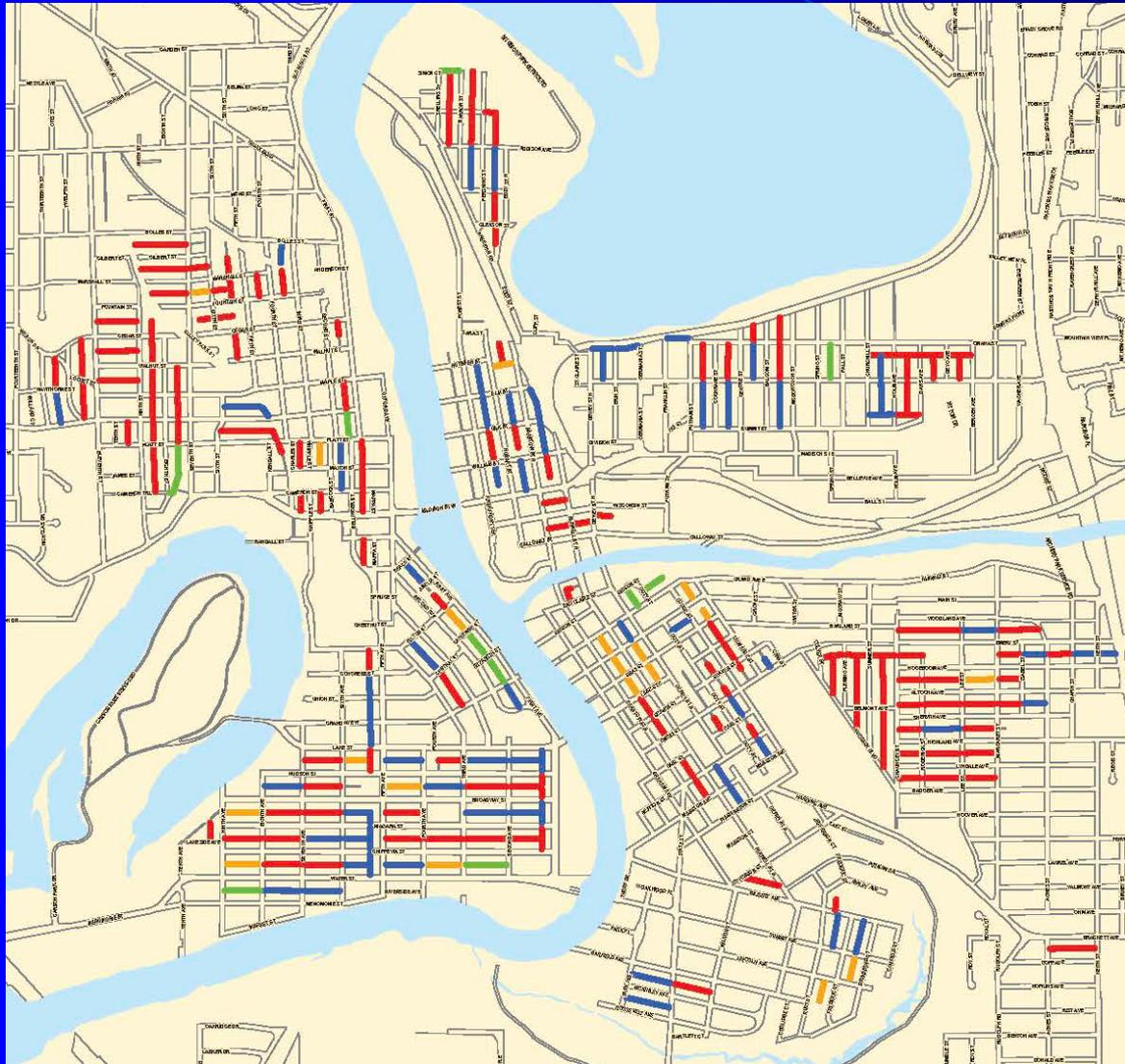
Police-related information



Police-related information



Neighborhood infrastructure



ALLEYWAYS- PCI (PAVEMENT CONDITION INDEX)

- 0 - 25 (Poor)
- 26 - 50 (Fair)
- 51 - 75 (Good)
- 76 - 100 (Excellent)

Strengths and assets to build on ...

- Proximity to:
 - Downtown and Water Street
 - Employment
 - Parks
 - Recreational trail
 - Churches
 - Courthouse & its services
 - UWEC
 - Elementary schools
- Affordable housing
- Convenient bus service
- General feeling of safety and security
- Diversity of residents
- Vibrant Downtown
- Rivers and Half Moon Lake
- Pedestrian friendly
- Good street and sidewalk system
- Unique character of housing



Source: Existing neighborhood plans

Overview of problems from neigh plans ...

- Decline in home ownership
- Aging housing stock and its condition
- Limited new initiatives for new construction for home ownership
- Lower household incomes
- Property upkeep
- Nuisance – behavior issues related to binge drinking
- Parking availability in residential areas
- Lack of grocery store
- Code enforcement reductions
- Alley snow removal
- Re-use of sites such as the former Walter's Brewery



Examples of programs/activities in place to assist the neighborhoods ...

- Intensified Housing Enforcement Program
- Housing Authority:
 - Housing rehab programs
 - Home-ownership programs
- Western Dairyland
 - Housing rehab programs
 - Weatherization programs
 - Homeless assistance
- Monthly UWEC-Police-City Meetings
- UWEC clean-ups
- UWEC-Police programs to address binge drinking
- UWEC-Police attendance at neigh. meetings
- Enhanced police patrols and citations (party patrols)
- Proactive neighborhood code enforcement
- Alley maintenance & reconstruction
- Sidewalk snow removal
- Lawn upkeep regulations
- Zoning amendment addressing obsolescent bldgs.

Bright future! Things we can build on ...

- Downtown Performing Arts Center
- Haymarket Landing mixed use building
- Confluence Plaza Park



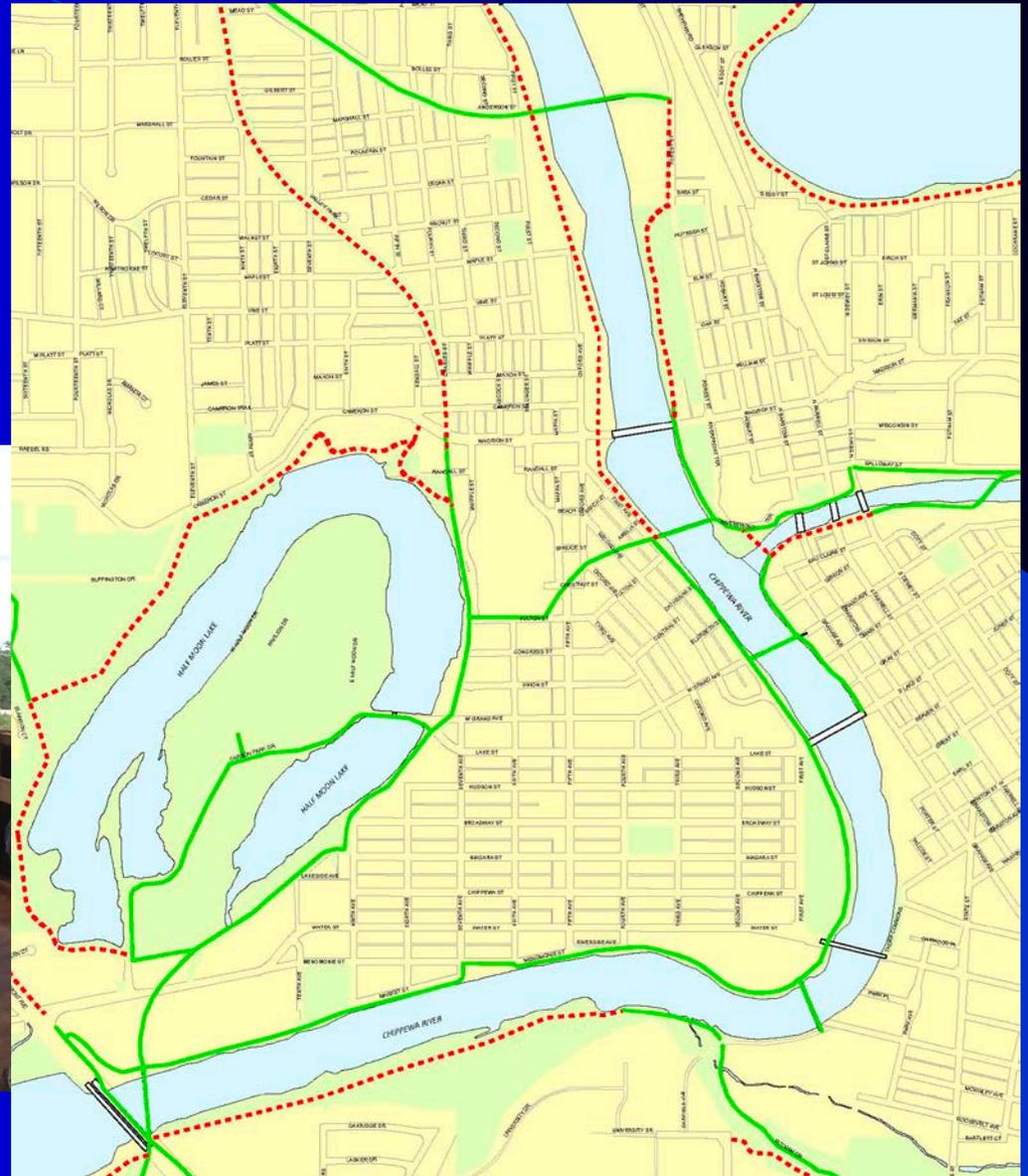
- Cannery Redevelopment District
- Lazy Monk Brew Pub
- The Brewing Projekt Brewery
- Biscuit Loft Apartments



UWEC-YMCA Event and Recreation Center



The High Bridge and trail extensions



Mayo Hospital Growth



UWEC Master Planning and Improvements



Downtown

- Two newly remodeled hotels
- New transit center
- Potential Public Market
- River-oriented recreation
- Continued North Barstow Redevelopment



Issues to consider ...

- How do we encourage reinvestment in these areas?
- How do we encourage home ownership?
- How do we protect neighborhood character as reinvestment occurs?
- What are the roles of the City and private sector?
- What level of support should the City be involved?
- Should the City provide a higher level of service to these older areas?

Considerations as we move forward...

- Study the feasibility of a Rental Registration Program
- Creation of a non-profit neighborhood development corporation
- Create programs from funding through the Invest in Wisconsin Grant program
- Develop an organization/program to coordinate neighborhood activities
- Hire full-time code enforcement position
- Address on-street parking problems in residential areas



Source: Existing neighborhood plans

Questions?

