

RIVERSIDE NORTH

PROGRESS UPDATE | 12.06.2018
LA CROSSE, WI

Mission Statement

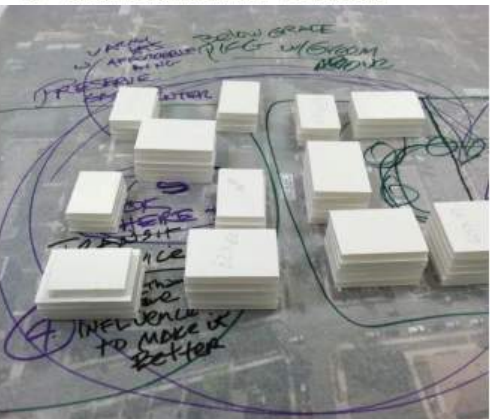
Riverside North is intended to embody principles of sustainable urban design, be realistically developable in the current market, and reflect the values and priorities of key stakeholders and the broader community.



T3 - Vegetative Purification Bed - Portland, OR



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Consensus Master Plan

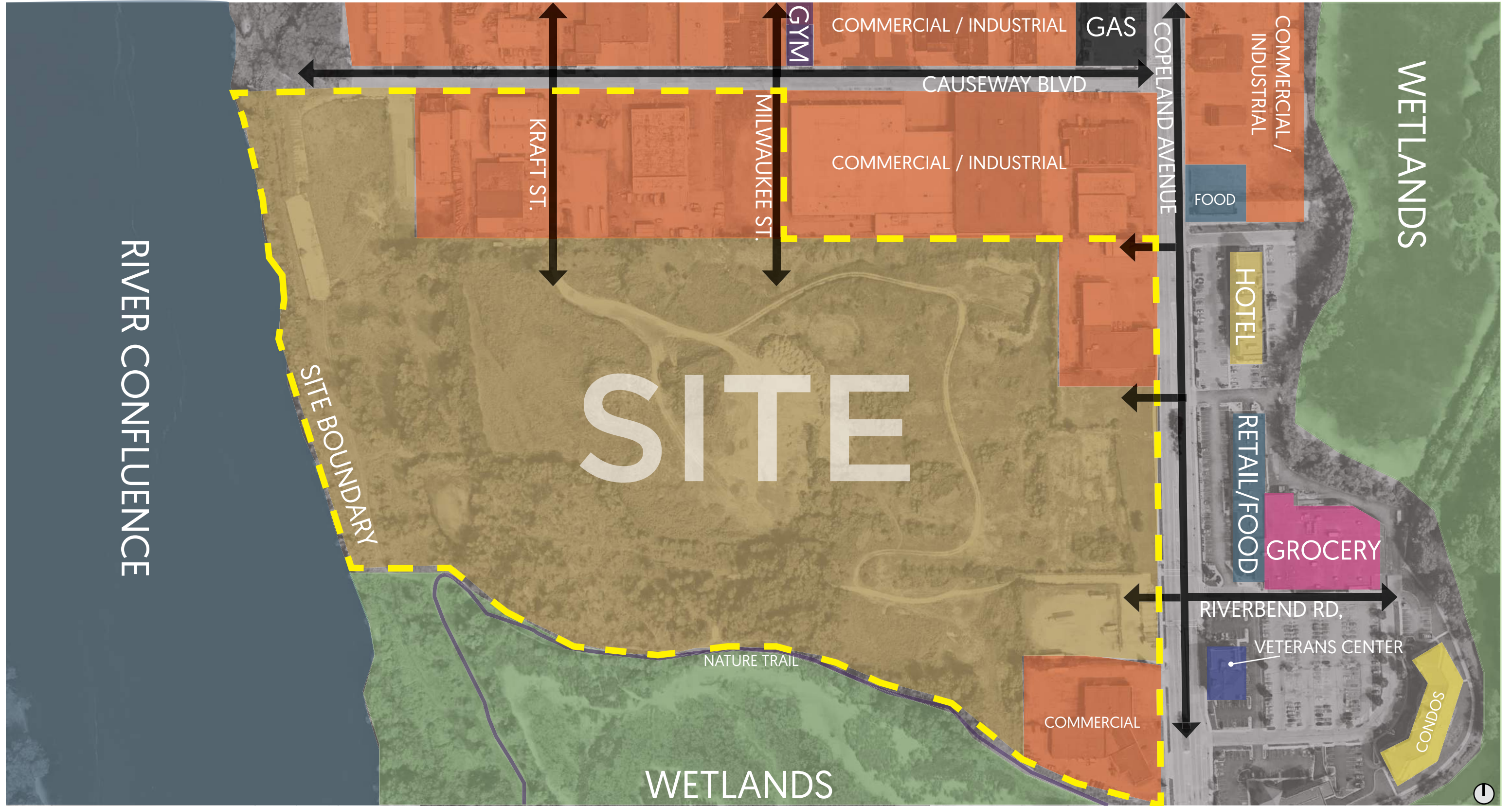
Guiding Principles

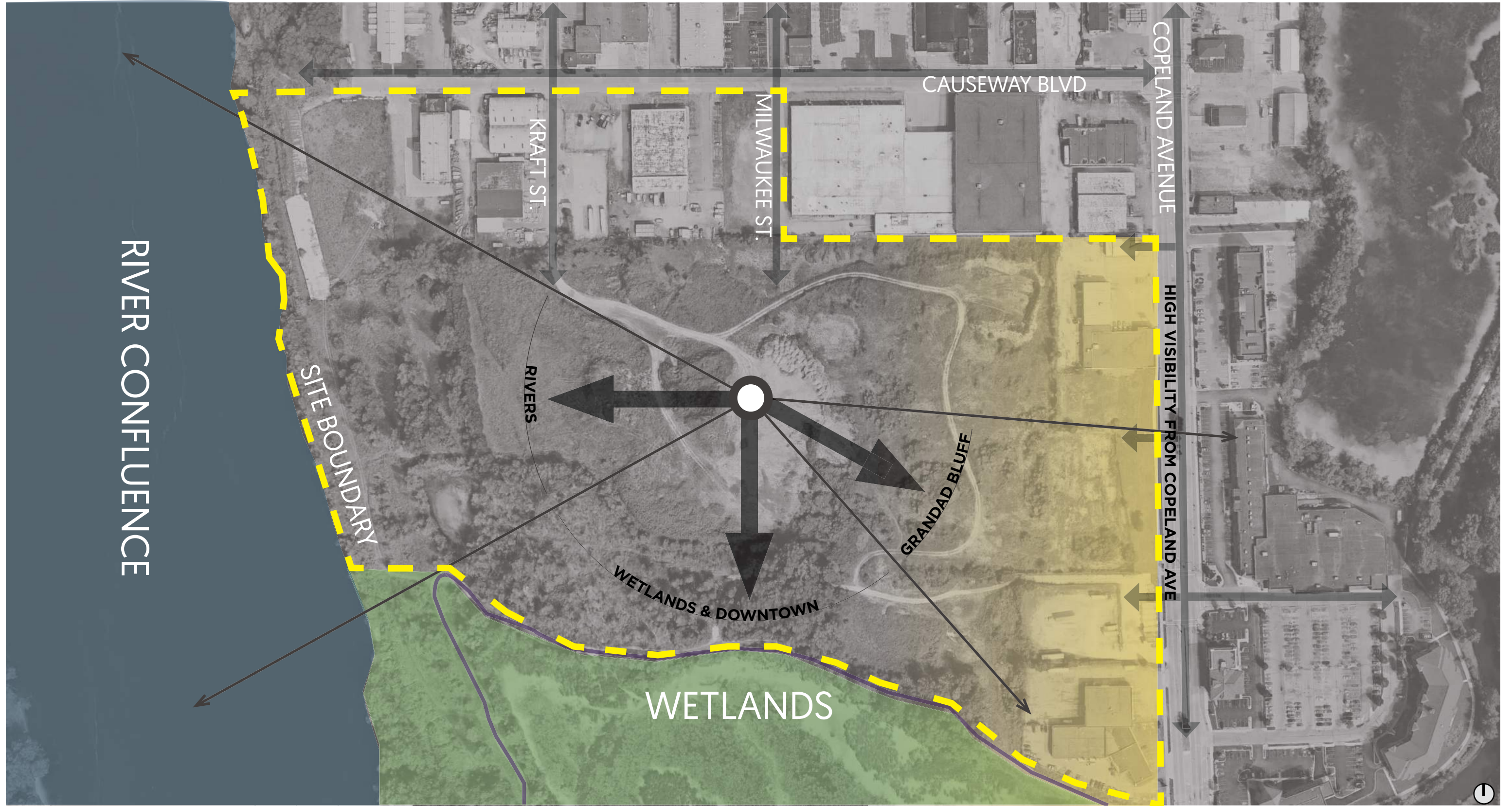
1. Celebrate the Spirit of the Place
2. Embrace the Confluence of the Rivers
3. Promote Community Well-Being
4. Address the Edges
5. Provide Connections
6. Find the Niche
7. Promote Environmental Consciousness
8. A Continuum of Community Engagement
9. Achieve International Significance
10. Embrace Resiliency



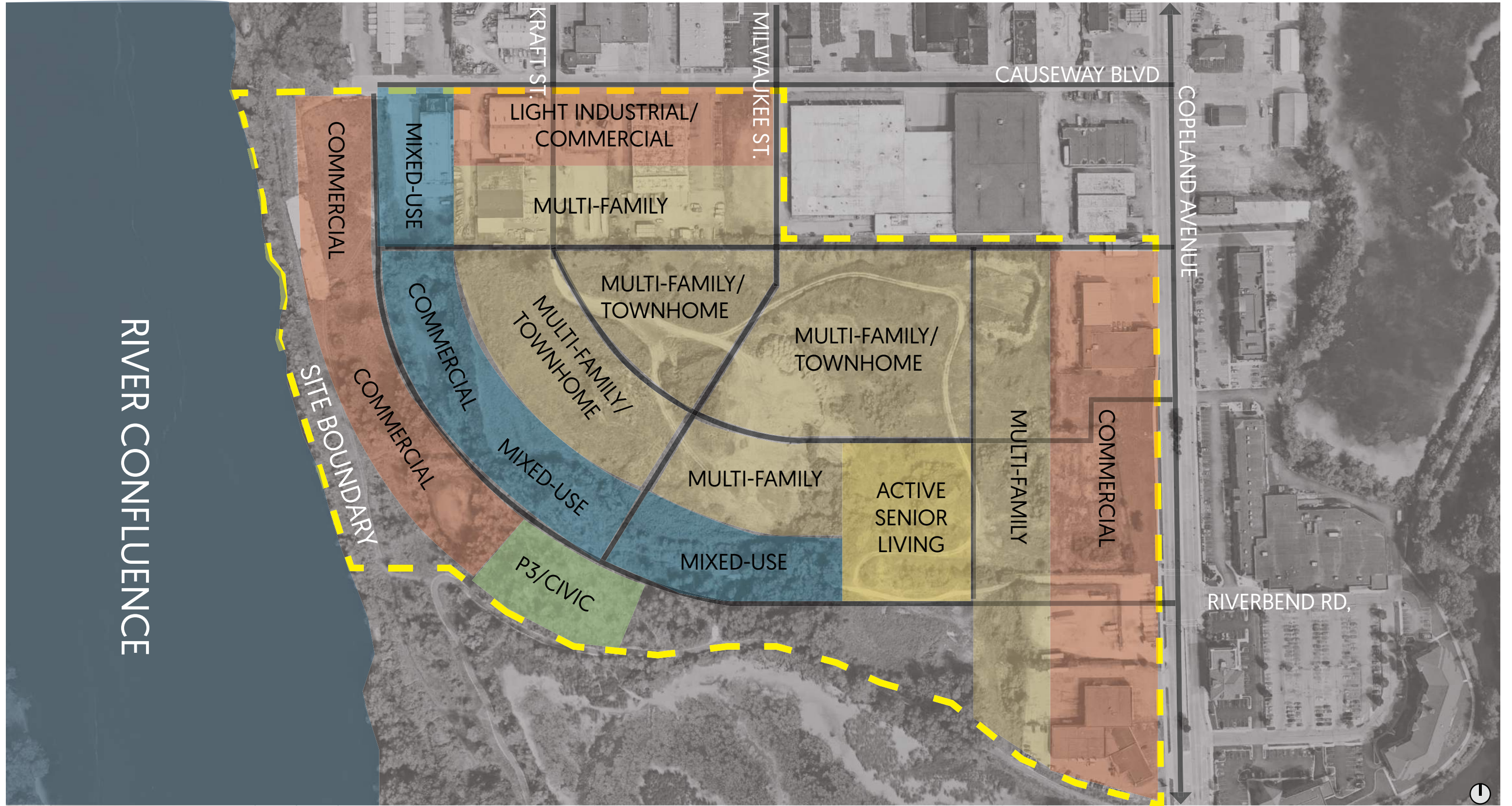
Google Earth



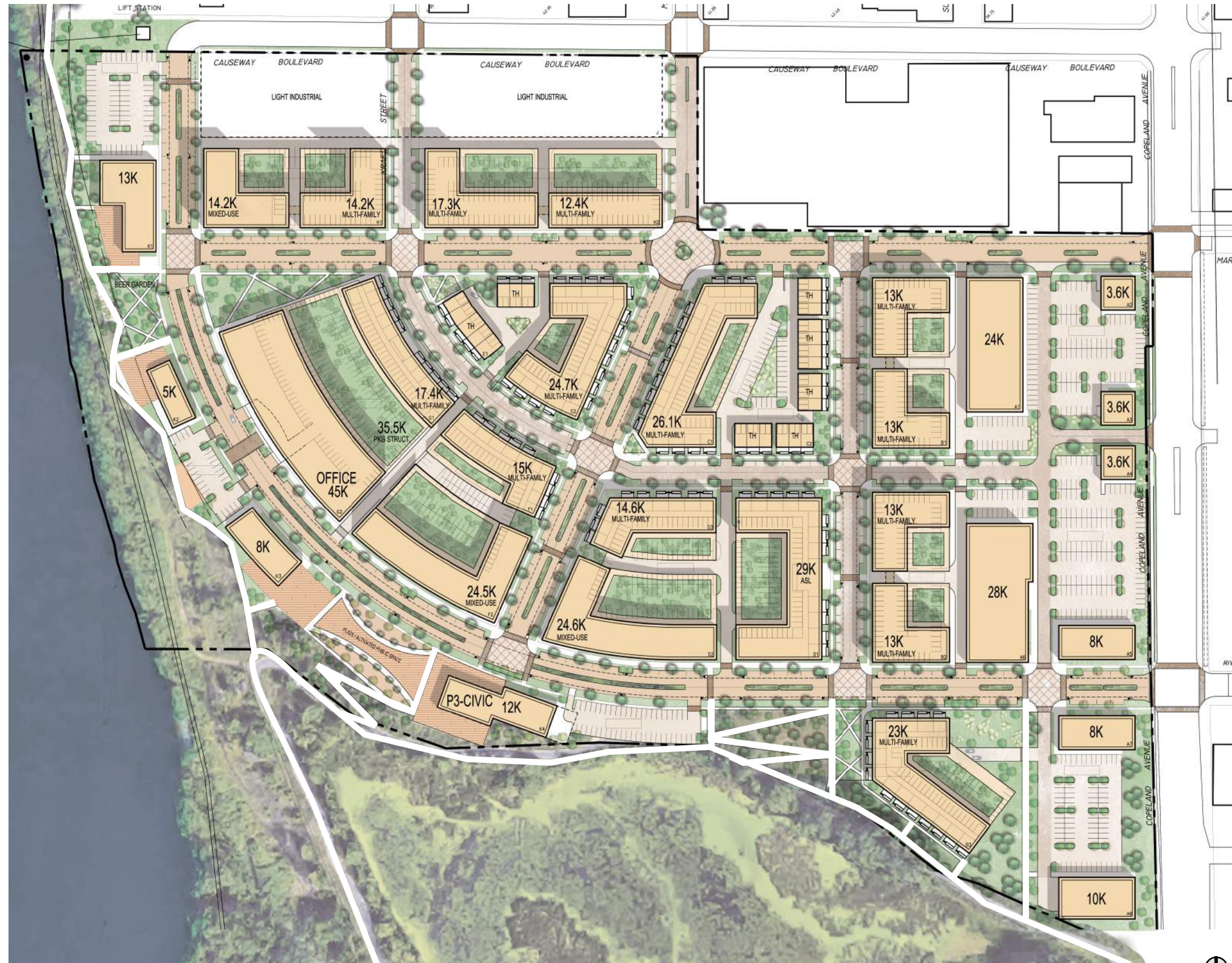








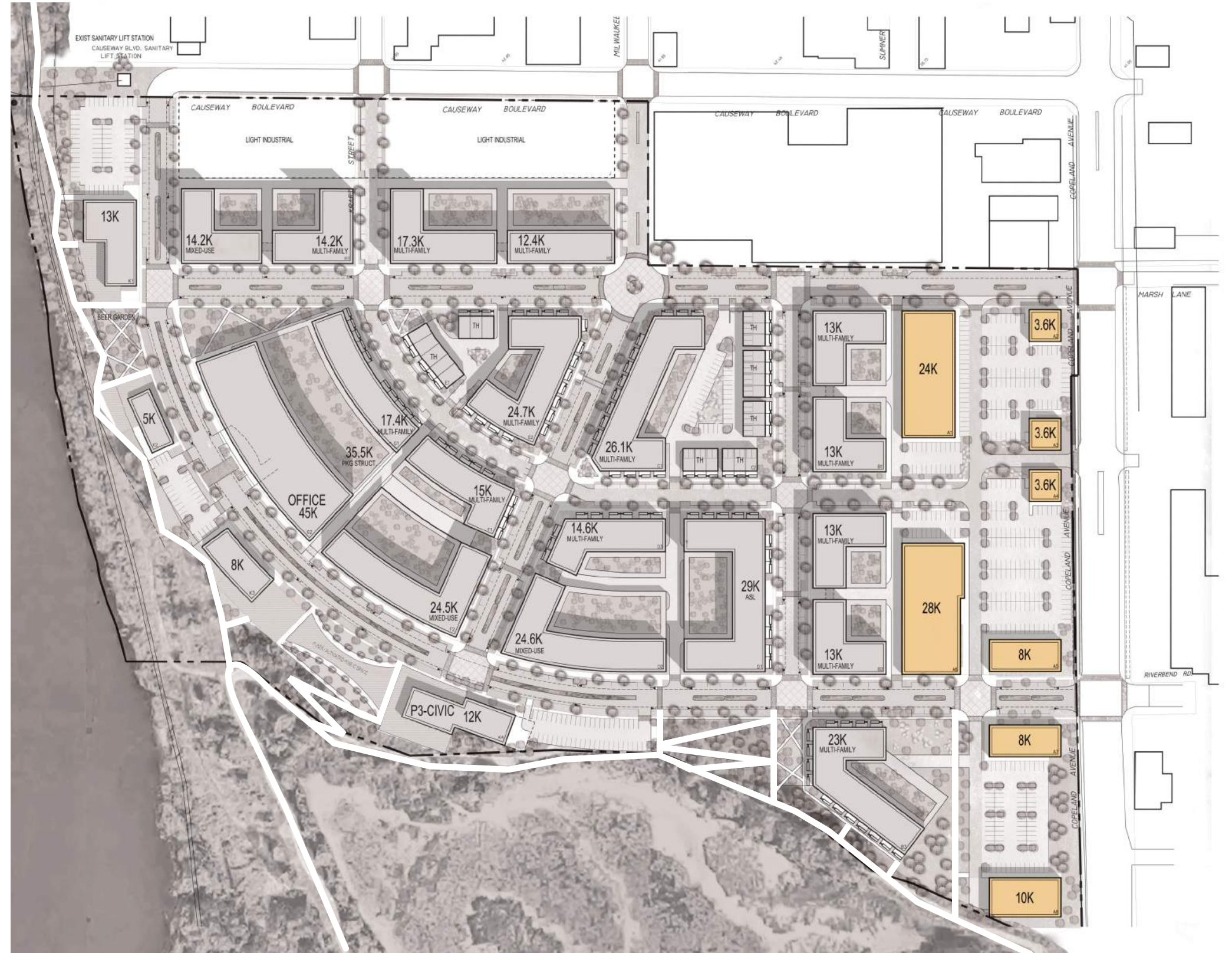


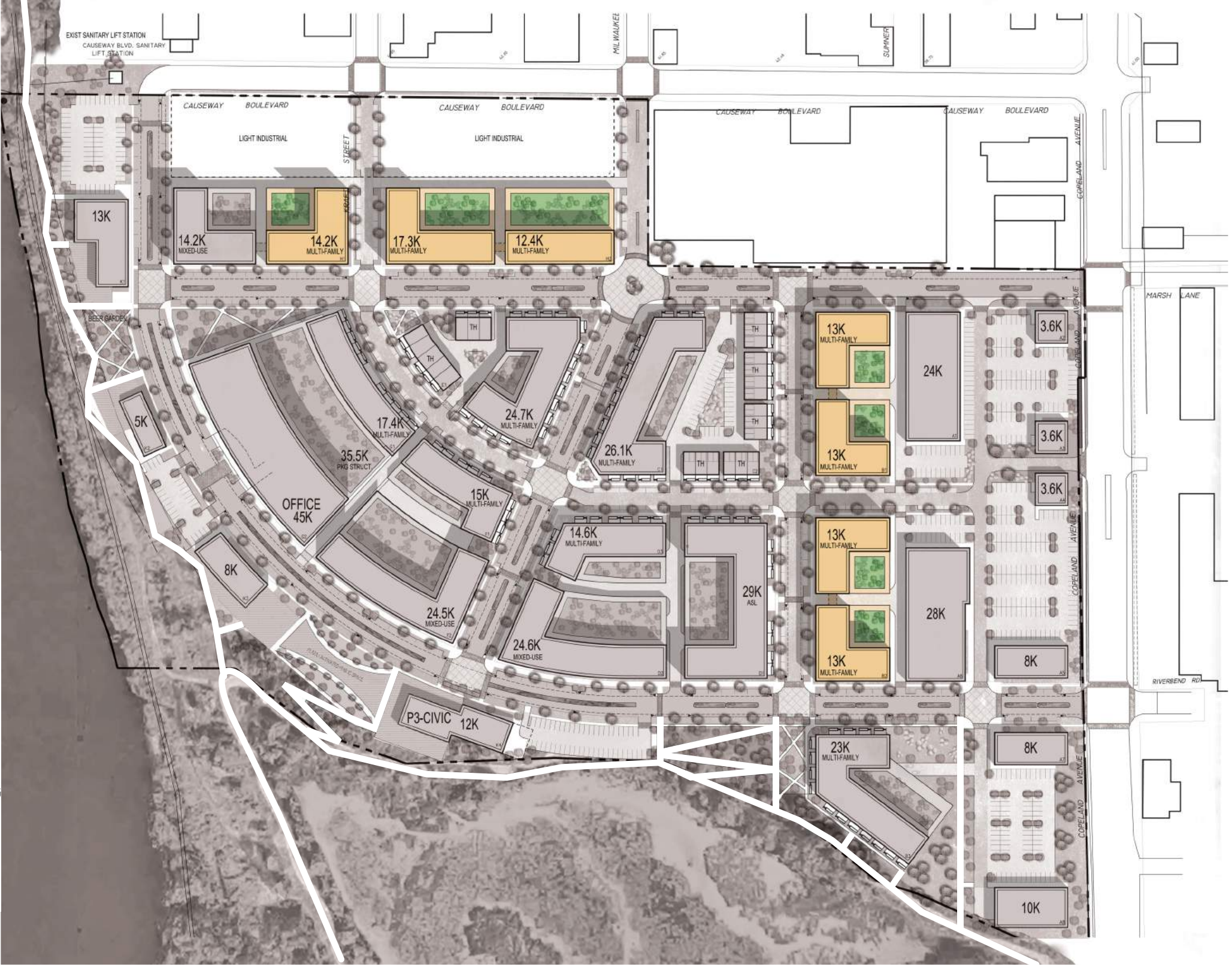
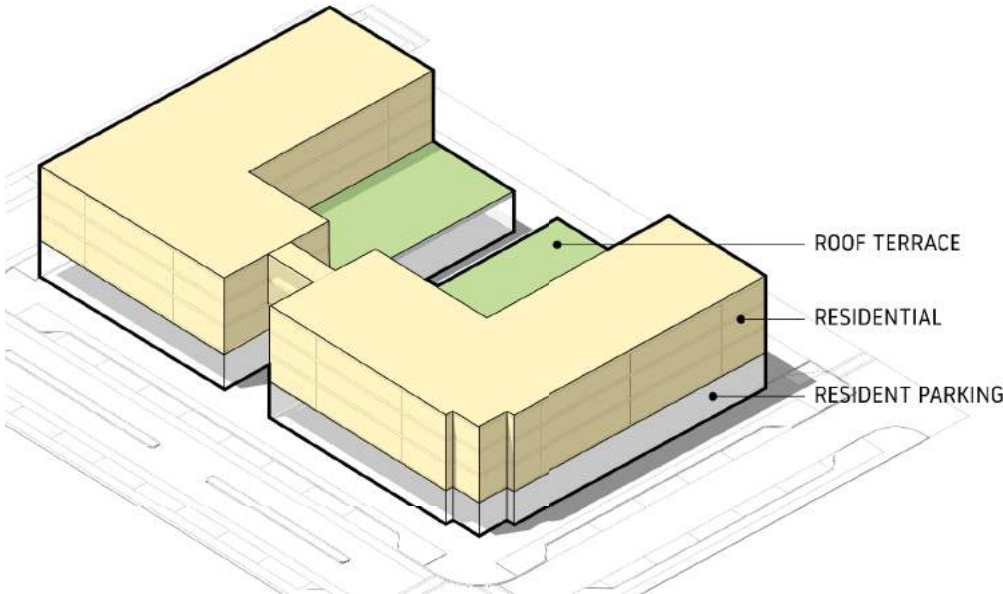




█ PUBLIC TRAIL
 █ BIKE LANES

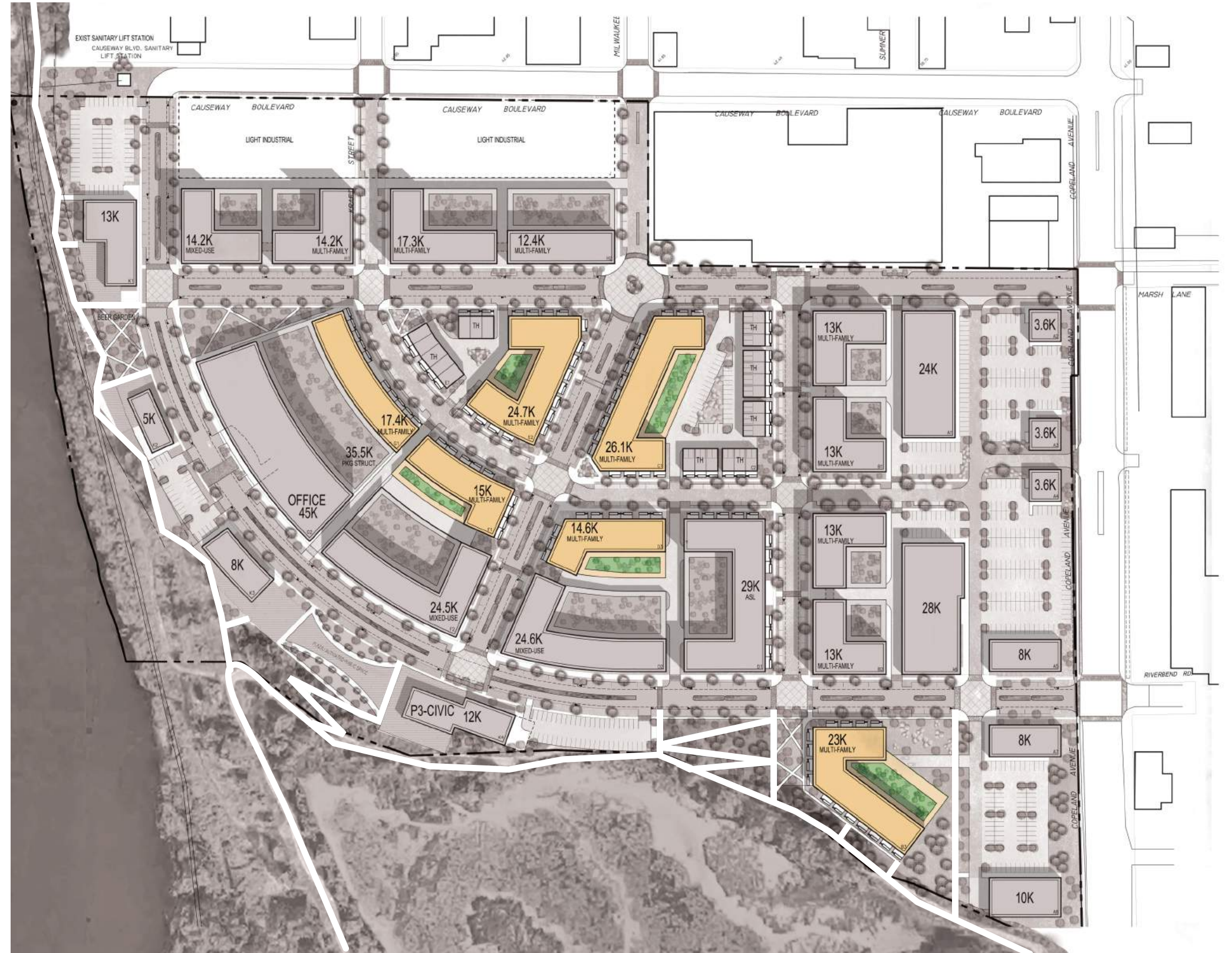
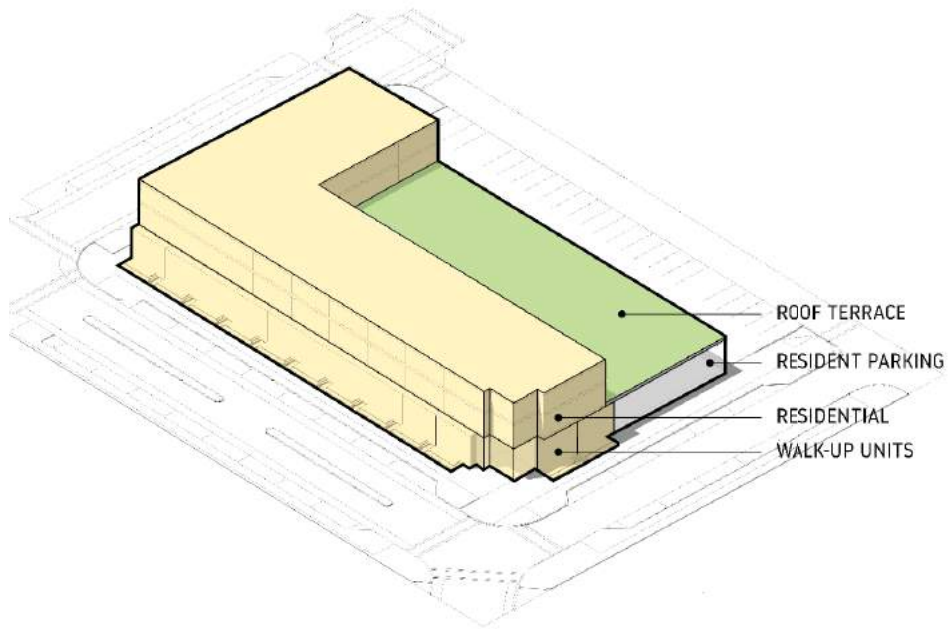






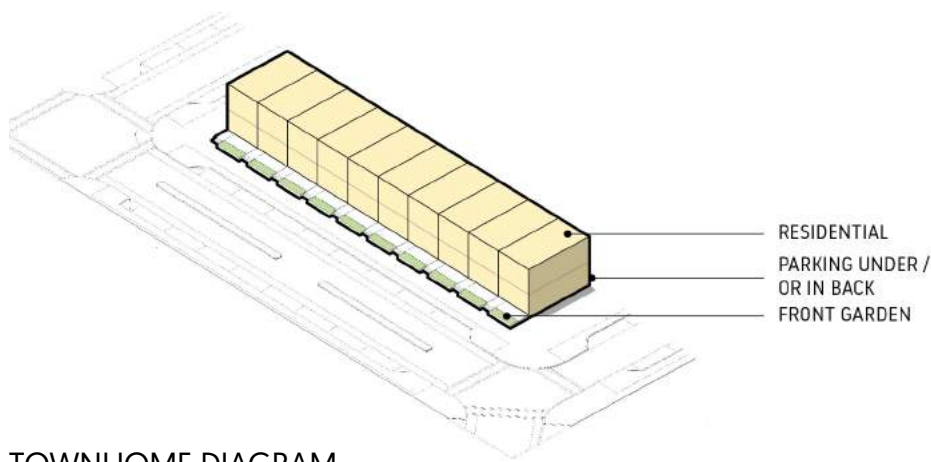
MULTIFAMILY DIAGRAMS



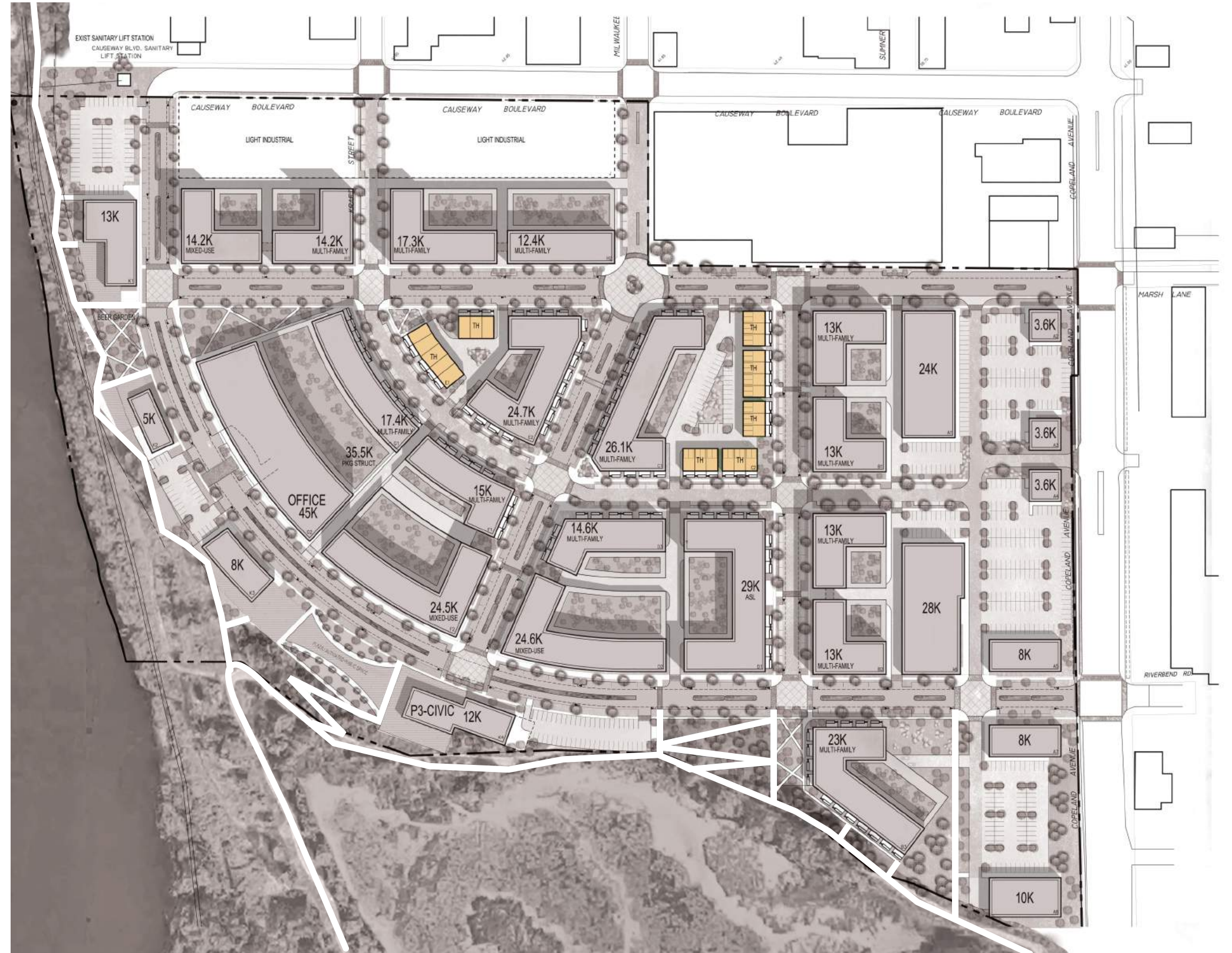


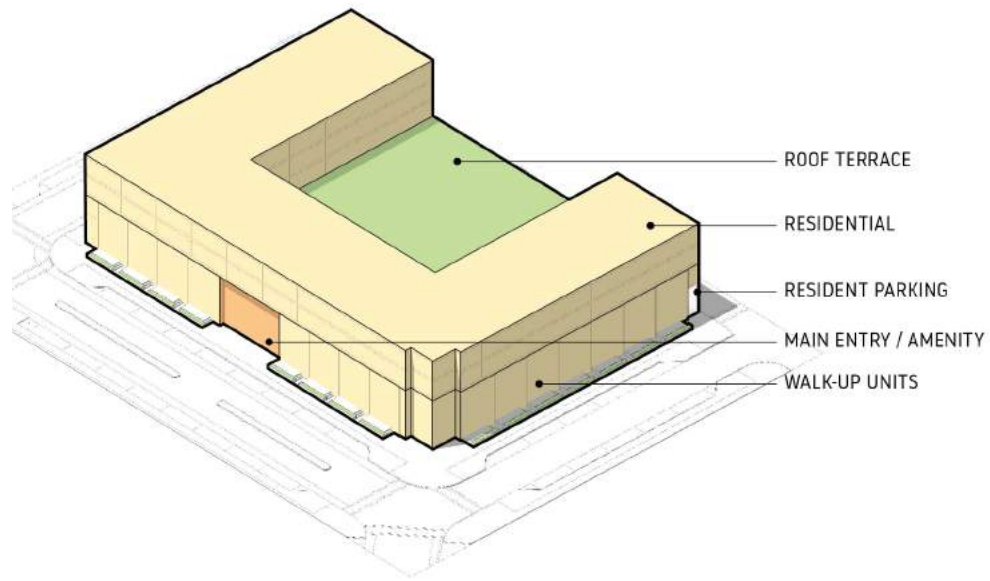
MULTIFAMILY DIAGRAM



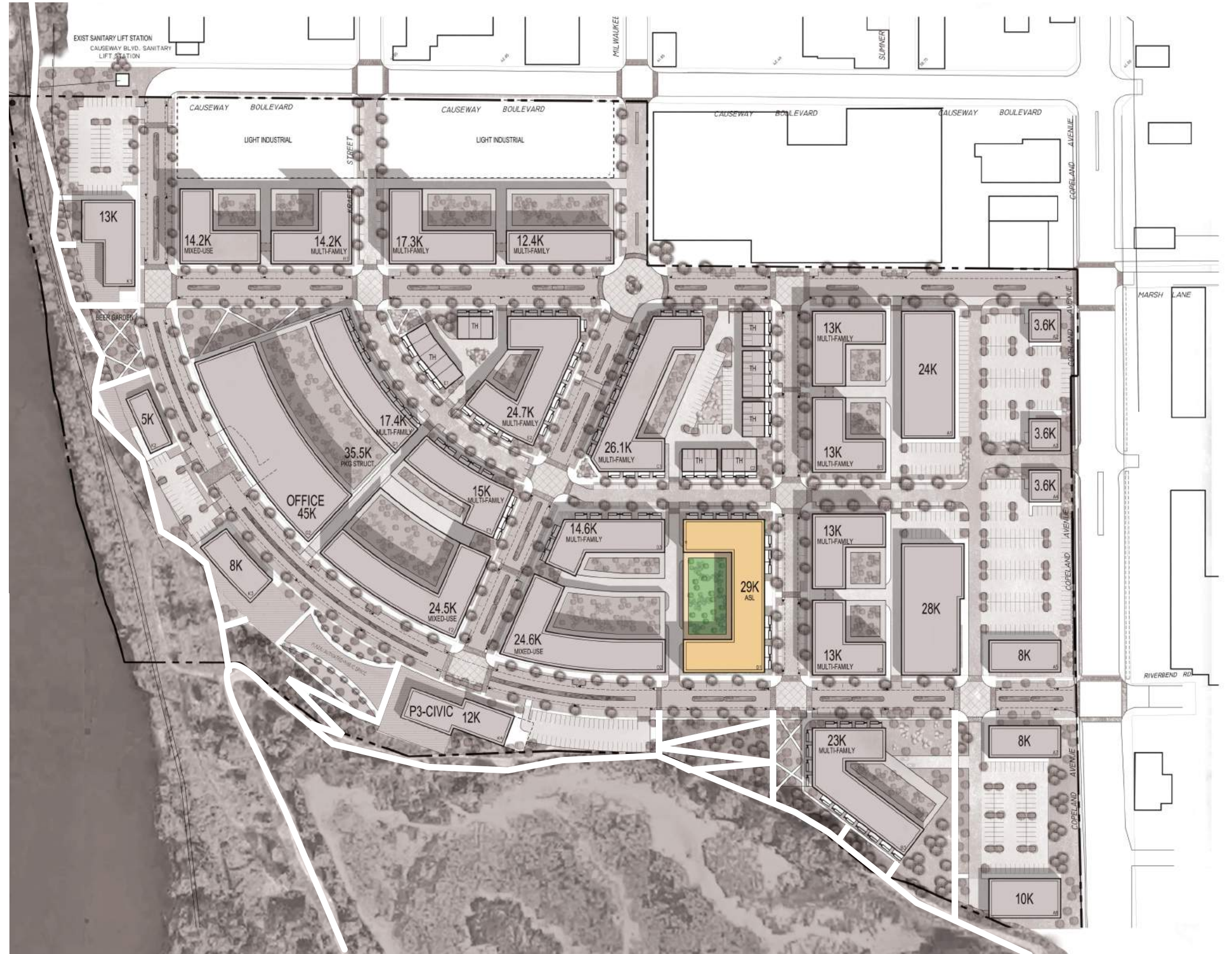


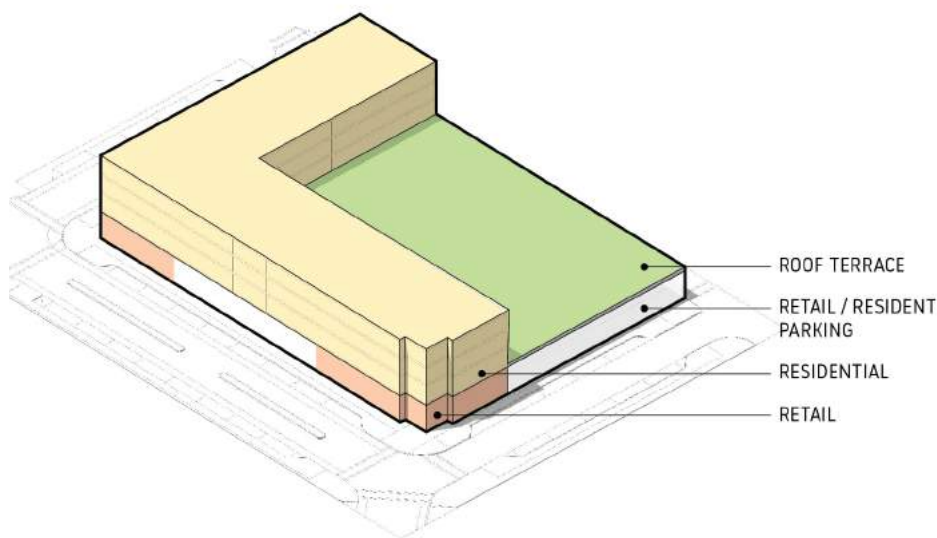
TOWNHOME DIAGRAM



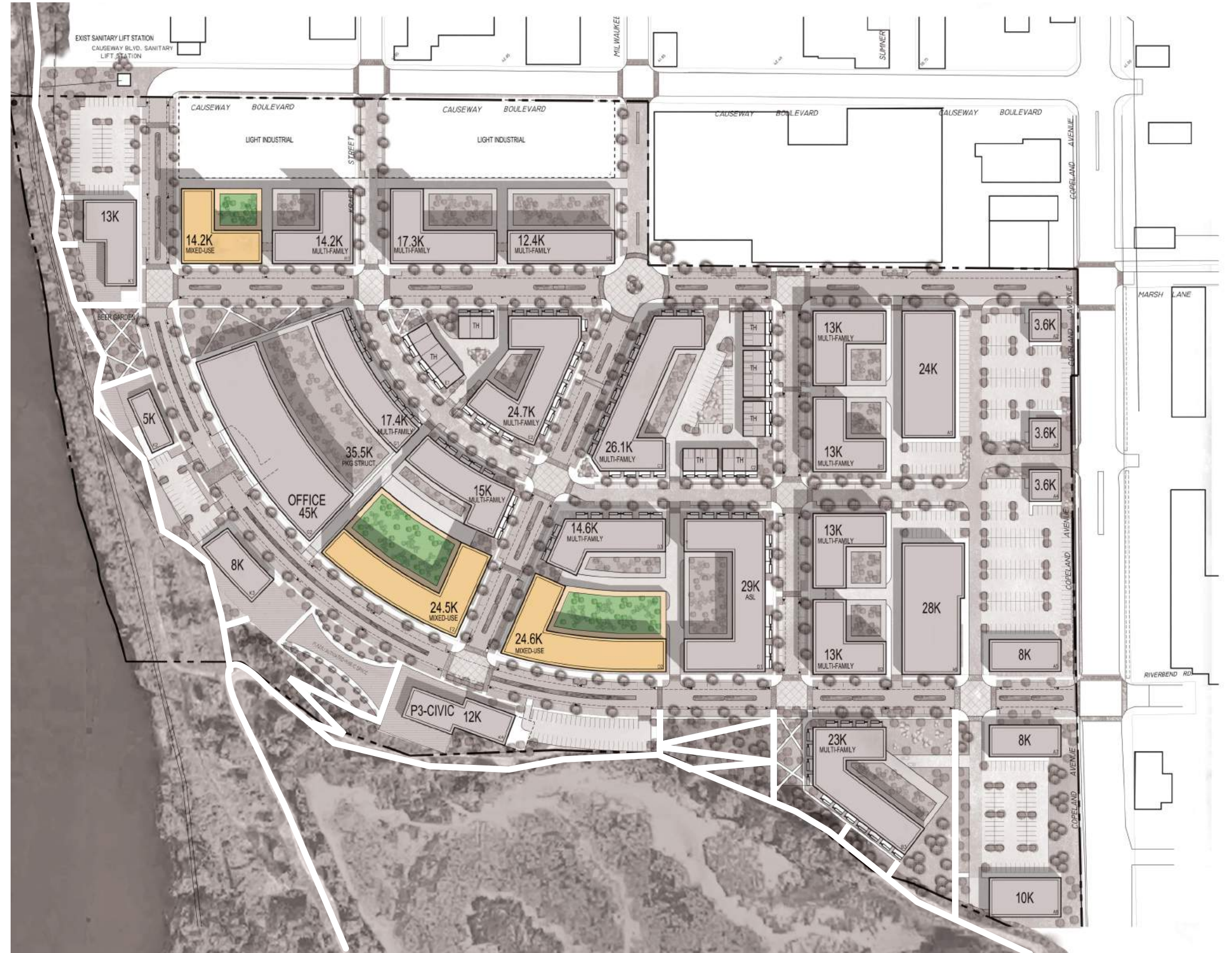


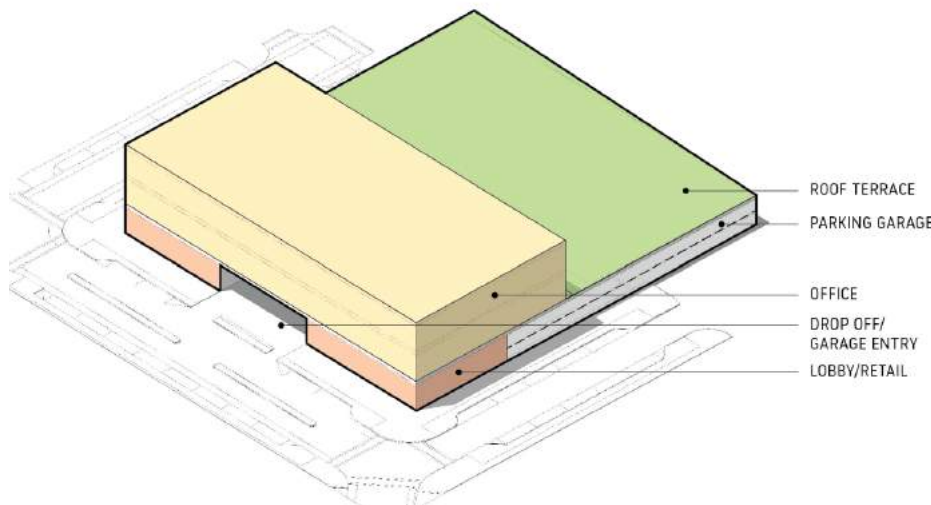
SENIOR HOUSING DIAGRAM



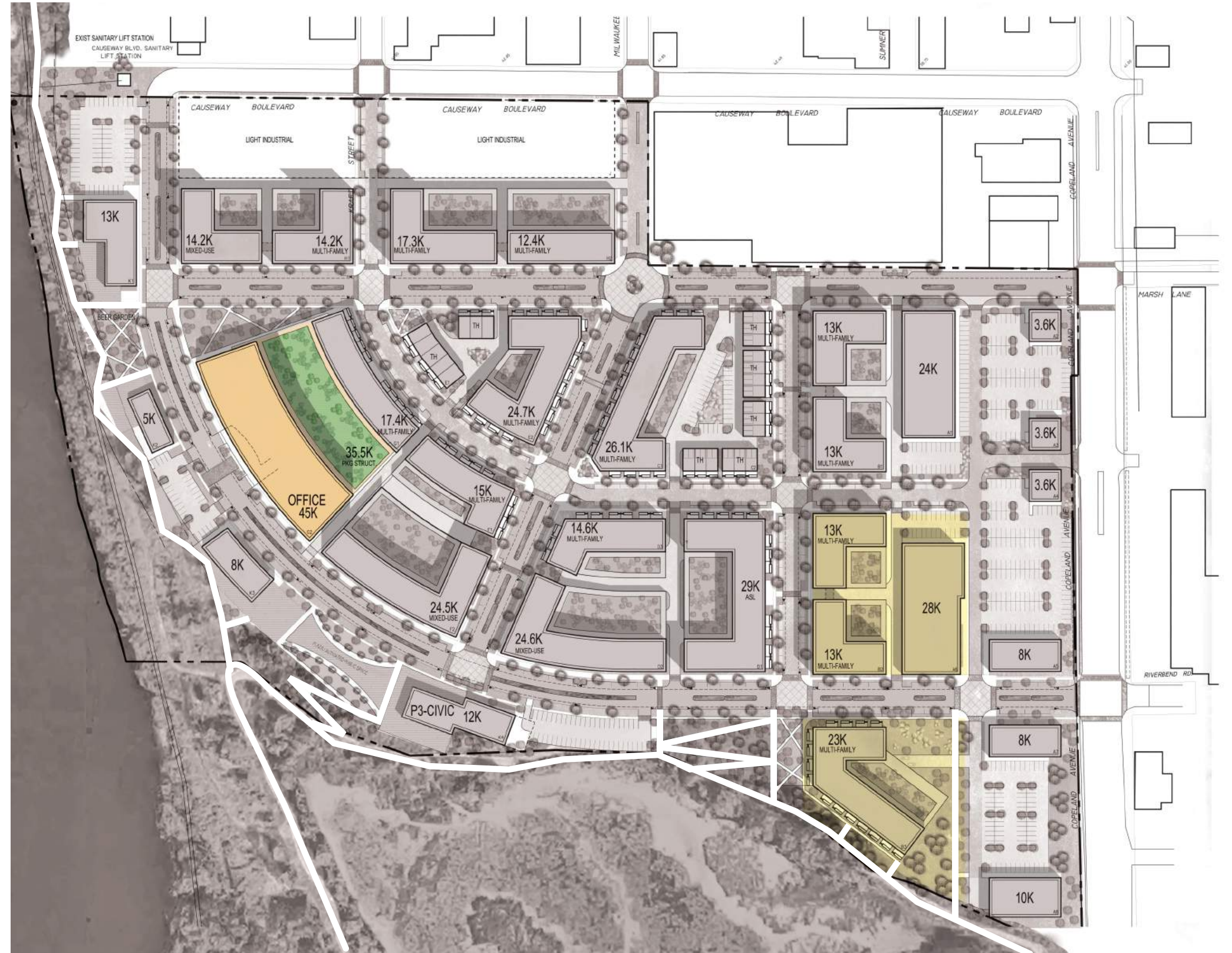


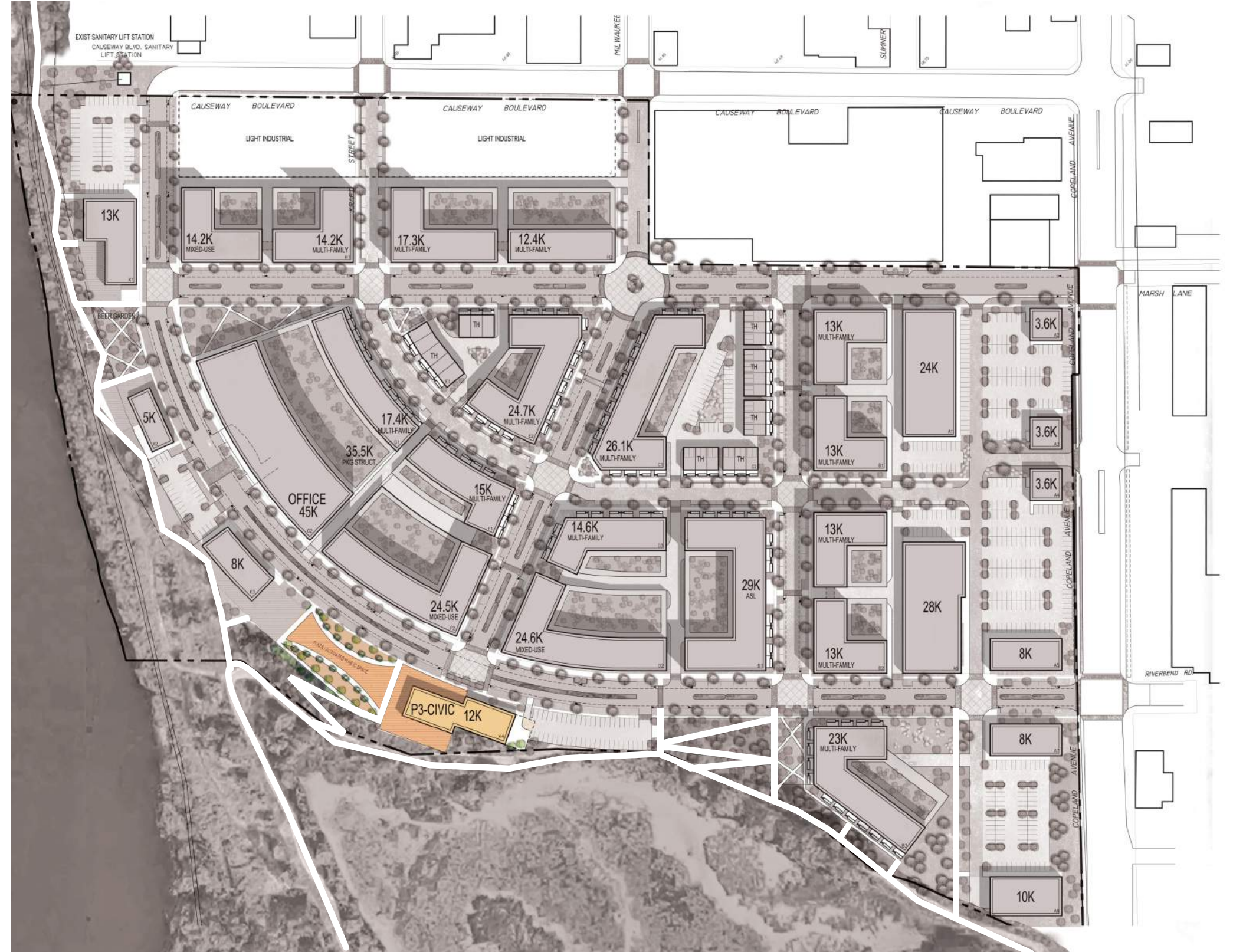
MIXED-USE DIAGRAM





OFFICE DIAGRAM







DEVELOPMENT SUMMARY

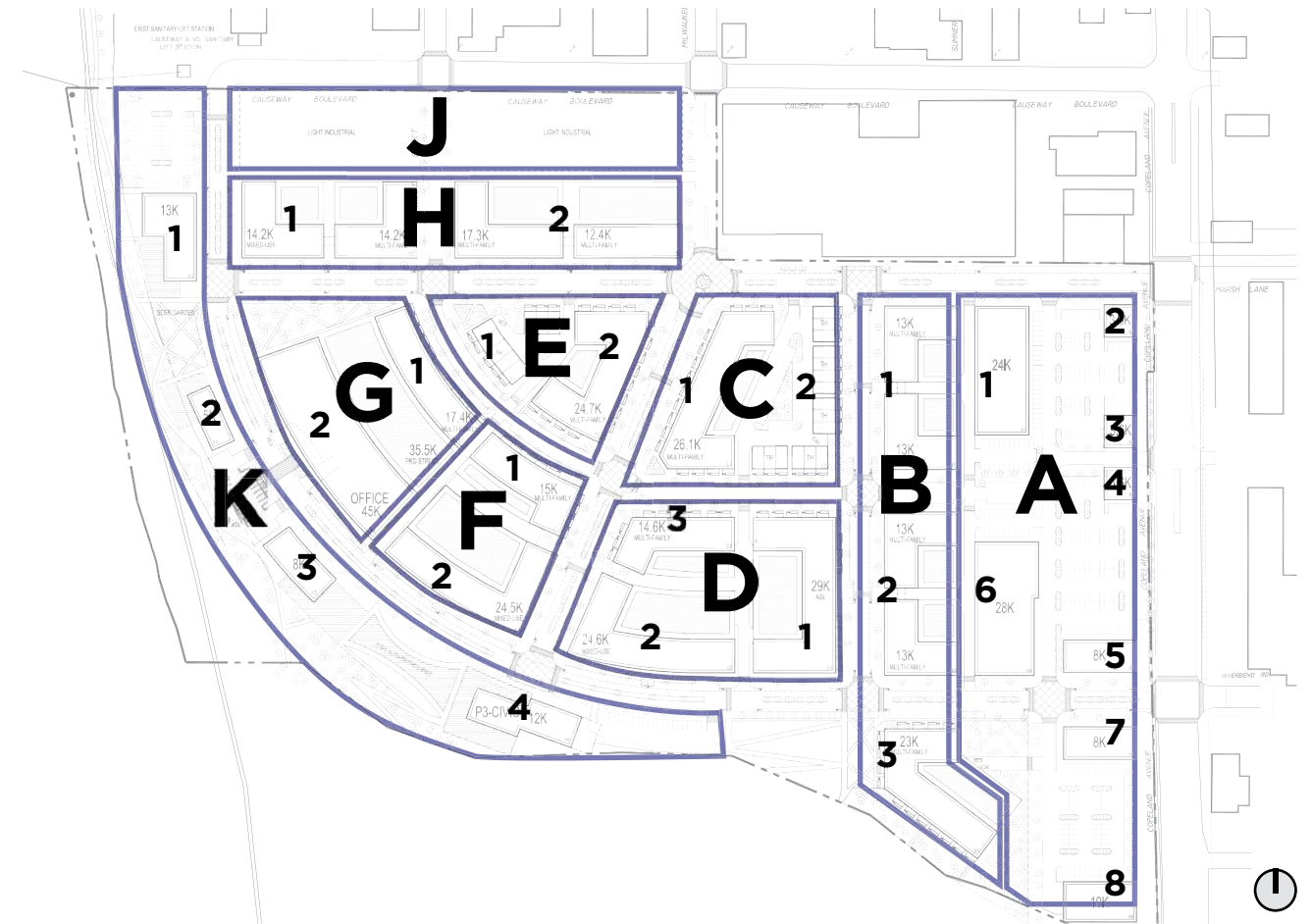
RIVERSIDE NORTH

Riverside North Development Summary

December 06, 2018

	Square Footage	Use	Approx. Units	Levels	Parking Required	Parking Provided	Street Parking Provided	Notes
ZONE A								
A1	24,000	Retail	-	1	96			1:4 Single story
A2	3,600	Retail	-	1	14	131		1:4 Single story
A3	3,600	Retail	-	1	14		12	1:4 Single story
A4	3,600	Retail	-	1	14			1:4 Single story
A5	8,000	Retail	-	1	32	157		1:4 Single story
A6	28,000	Retail	-	1	112			1:4 Single story
A7	8,000	Retail	-	1	32		4	1:4 Single story
A8	10,000	Retail	-	1	40	72		1:4 Single story
ZONE B								
B1	78,000	Multi-Family	78	4	117	110	20	1:1.5 Multi-story Residences above Parking
B2	78,000	Multi-Family	78	4	117	110	20	1:1.5 Multi-story Residences above Parking
B3	80,500	Multi-Family	81	4	81	72	8	1:1.5 Multi-story Residences above Parking
ZONE C								
C1	53,400	Multi-Family	53	3	80	82	37	1:1.5 Multi-story Residences above Parking
C2	29,440	Townhomes	16	3	44	49		1:1.5 Multi-story Townhomes
ZONE D								
D1	67,000	Senior Housing	67	3	101	78	21	1:1.5 Multi-Story above Parking & Amenity
D2	49,200	Mixed-Use	49	3	74		26	1:1.5 Multi-story above Retail
D3	35,400	Multi-Family	35	3	53	127		1:1.5 Multi-story Residences above Parking
ZONE E								
E1	14,720	Townhomes	8	3	22	16	15	1:1.5 Multi-story Townhomes
E2	61,200	Multi-Family	61	3	92	72	24	1:1.5 Multi-story Residences above Parking
ZONE F								
F1	36,500	Multi-Family	37	3	55		26	1:1.5 Multi-story Residences above Parking
F2	73,800	Mixed-Use	74	4	111	116		1:1.5 Multi-story Residences above Retail/Parking
ZONE G								
G1	37,800	Multi-Family	38	3	57		20	1:1.5 Multi-story Residences above Parking
G2	90,000	Office	-	3	360	550		1:4 Two-Story Office over podium
ZONE H								
H1	56,800	Mixed-Use	57	4	85	106	31	1:1.5 Multi-story Residences above Retail/Parking
H2	89,100	Multi-Family	89	4	134	143	31	1:1.5 Multi-story Residences above Parking
ZONE I								
I								
ZONE J								
J		Light Industrial / Commercial						
ZONE K								
K1	13,000	Restaurant	-	1	52	64	9	1:4 Restaurant/Retail
K2	5,000	Restaurant	-	1	20	25	-	1:4 Restaurant/Retail
K3	8,000	Restaurant	-	1	32			1:4 Restaurant/Retail
K4	12,000	P3- Civic	-	1	48	48	-	1:4 P-3 - Civic/Community
TOTAL	1,057,660	-	425		2088	2128	304	-

2431.9 *Total site Parking combined



SITE PLAN - PARCELS

