

RIVERSIDE NORTH

RDA PROGRESS UPDATE | 4.17.2019
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



T5 - Vegetative Purification Bed - Portland, OR



Consensus Master Plan

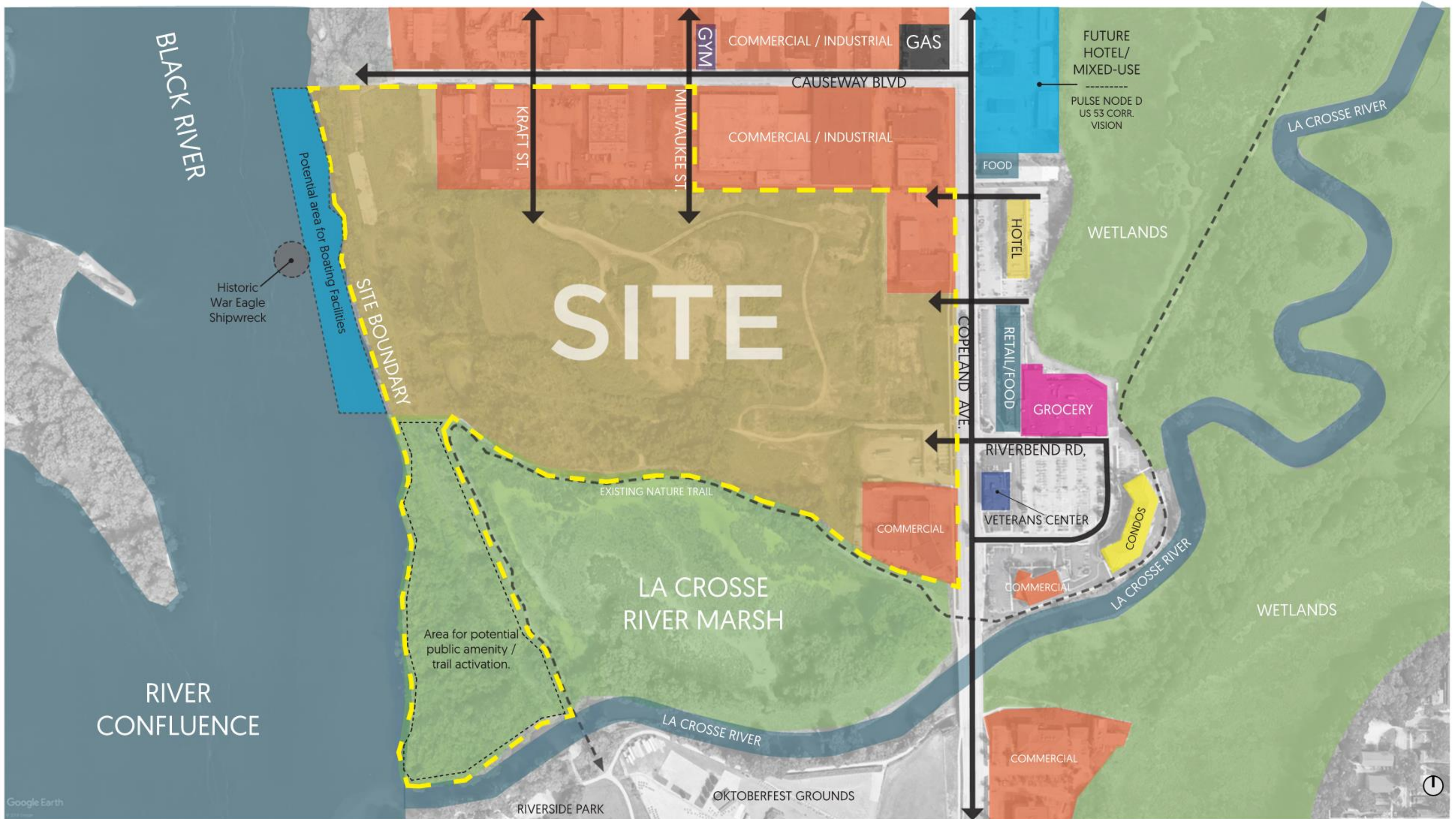
Guiding Principles

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

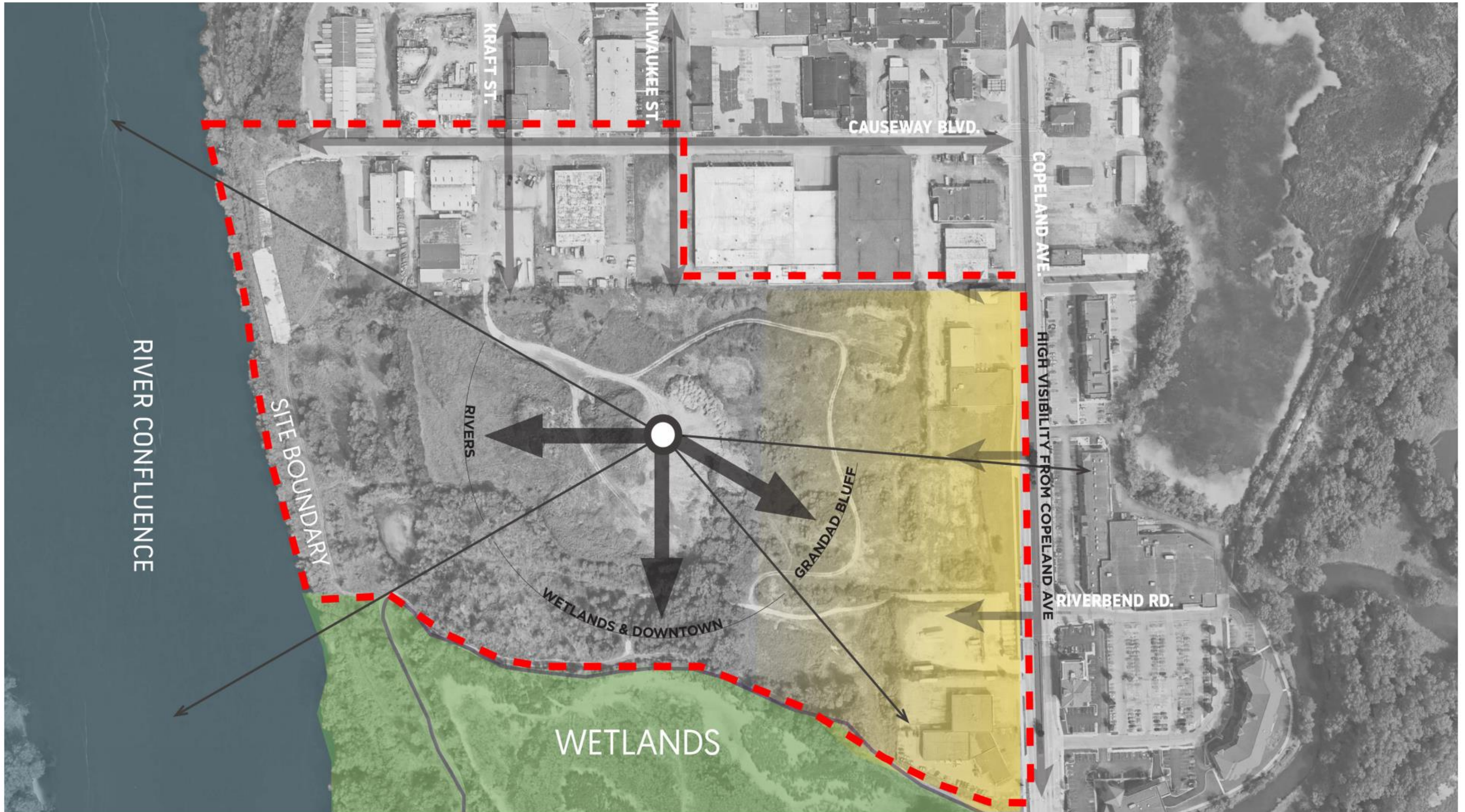


Google Earth

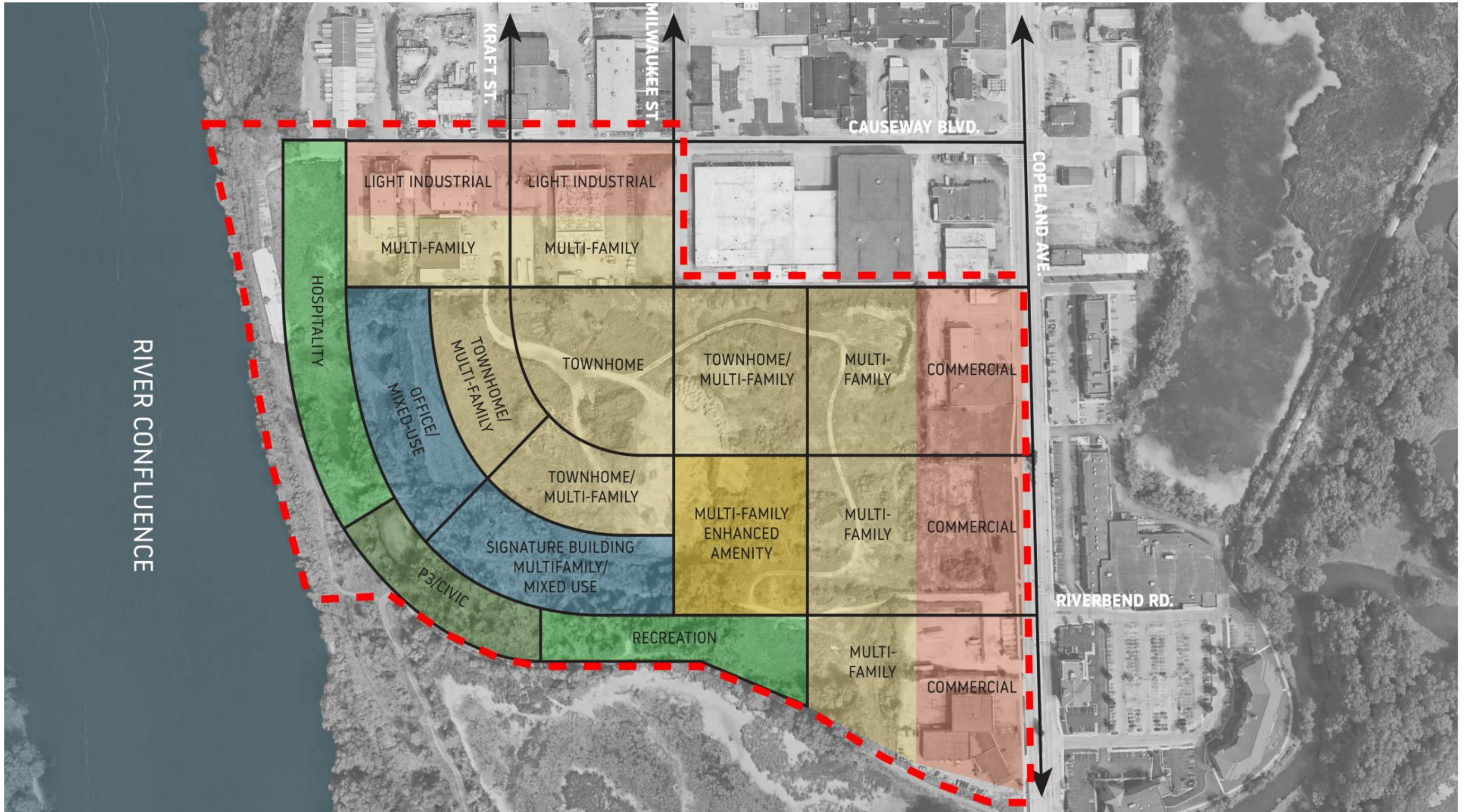


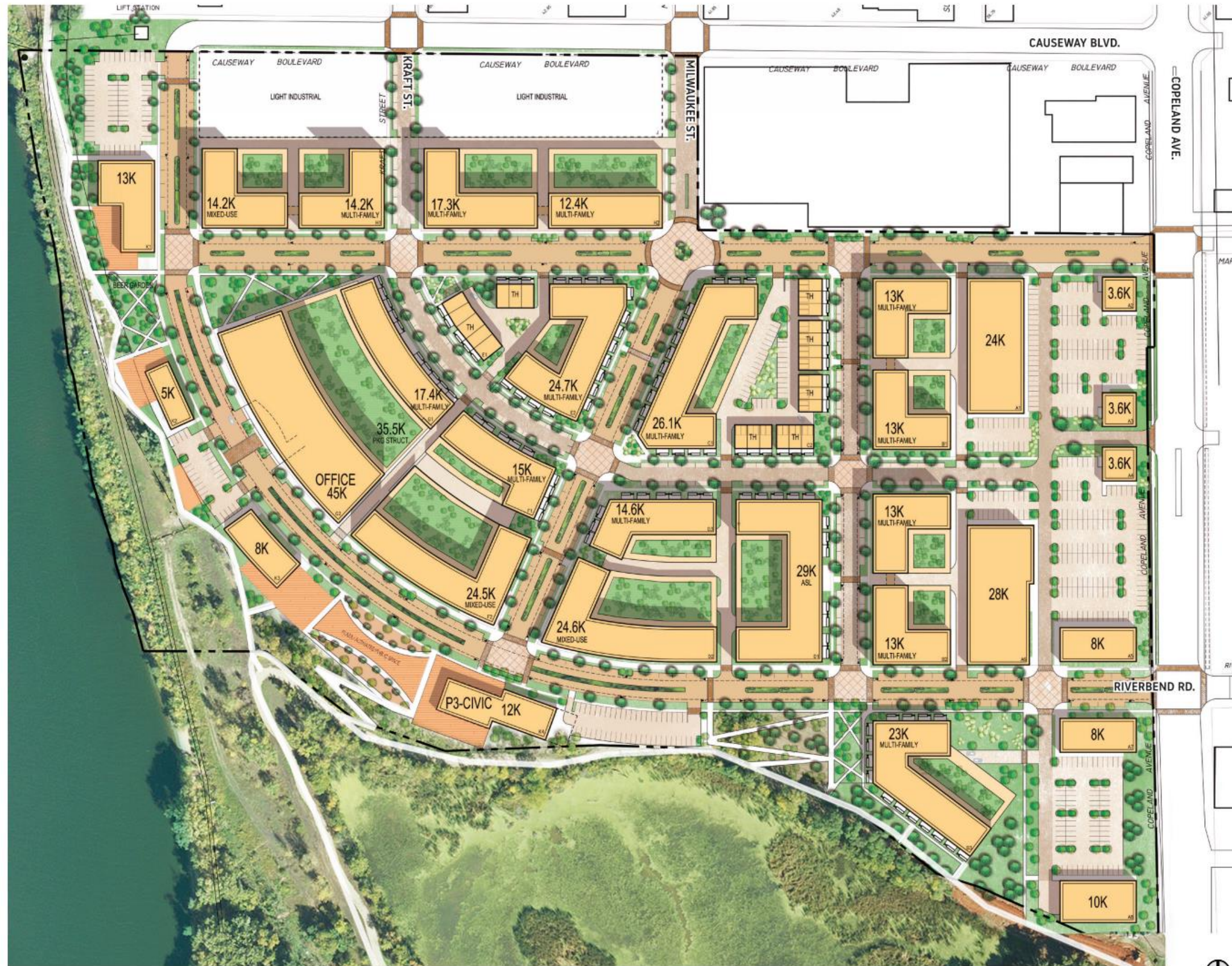


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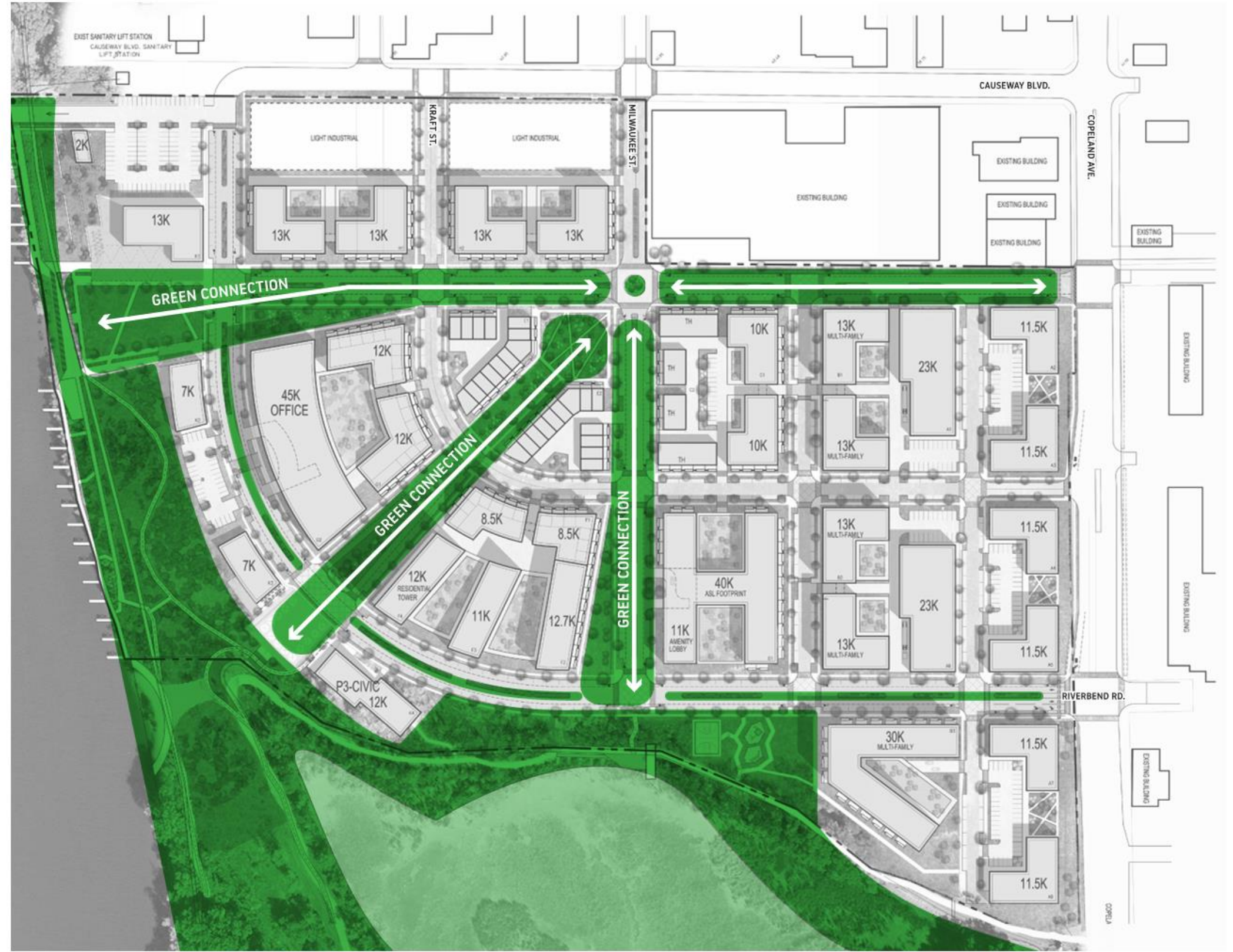








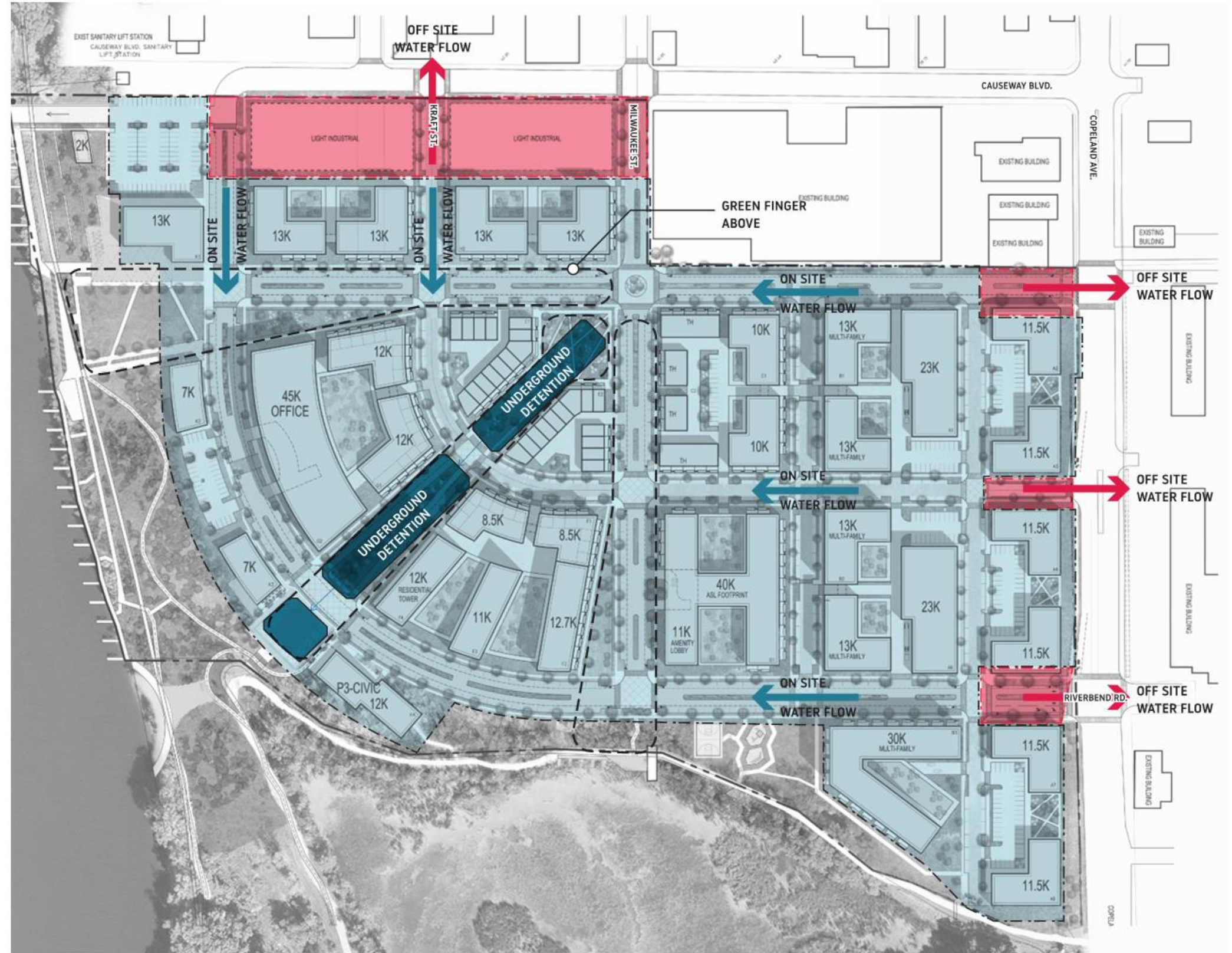
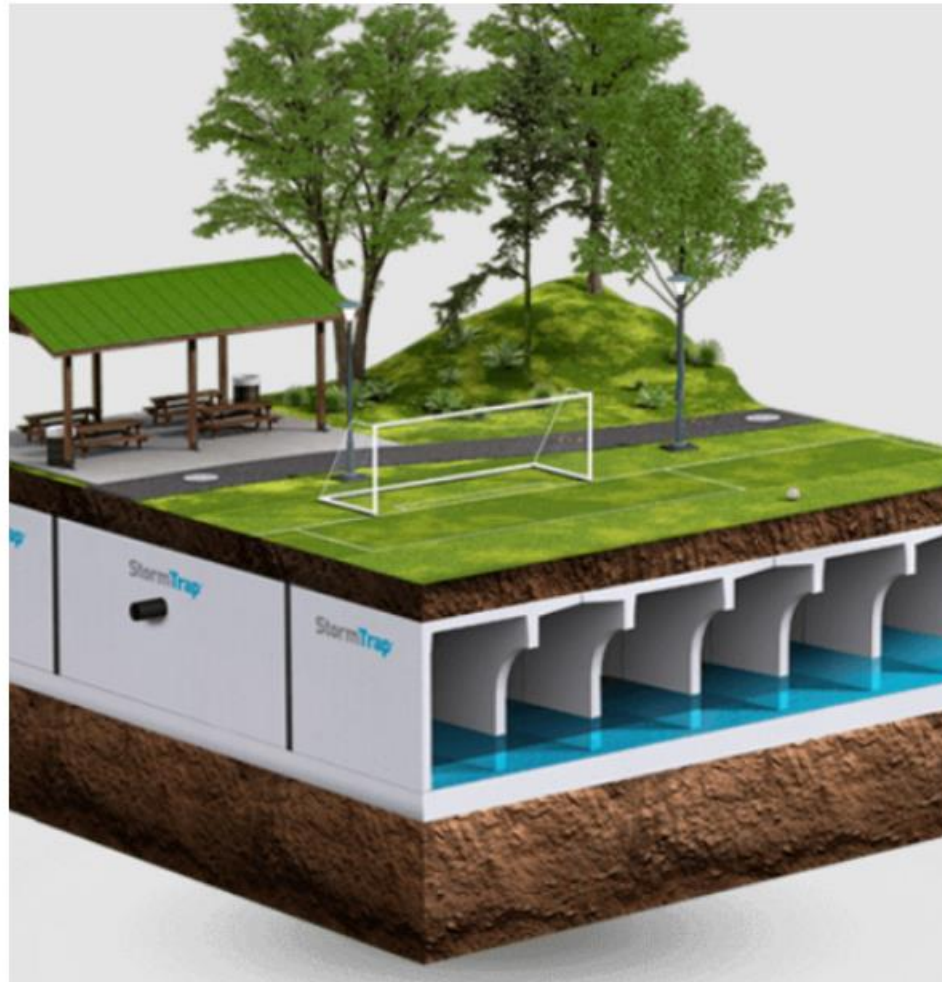
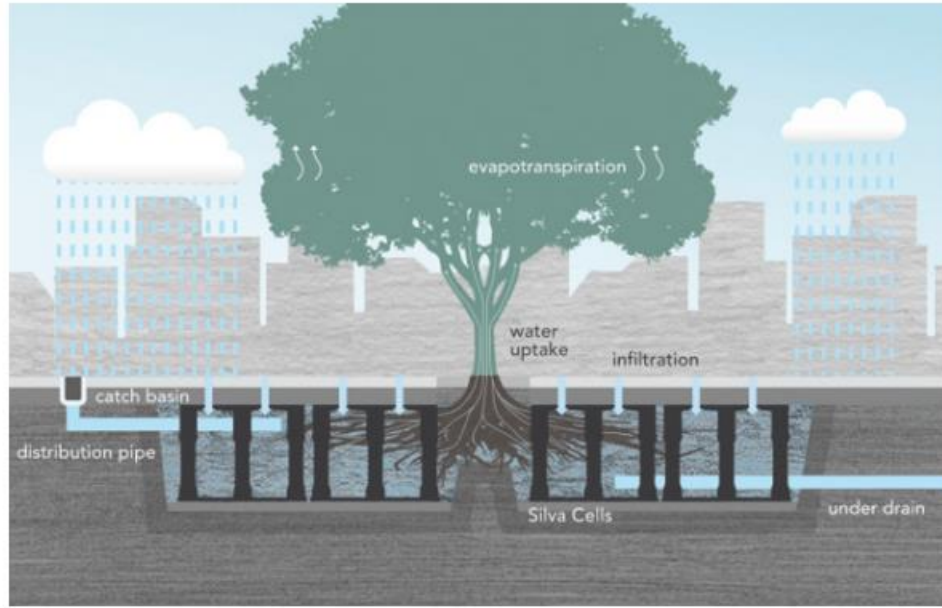






■ PUBLIC OPEN SPACE WITH ART OPPORTUNITY
 ■ ELEVATED GREEN SPACE, PUBLIC ACCESSIBLE OPTION





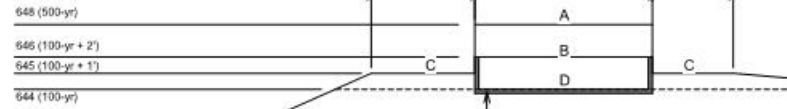
KEY

A. IT IS **RECOMMENDED** THAT ALL FIRST FLOOR ELEVATIONS ARE PLACED ABOVE THE 500-YEAR FLOOD LEVEL.

B. IT IS **REQUIRED** THAT ALL FIRST FLOOR ELEVATIONS ARE PLACED 2' ABOVE THE 100-YEAR FLOOD LEVEL.

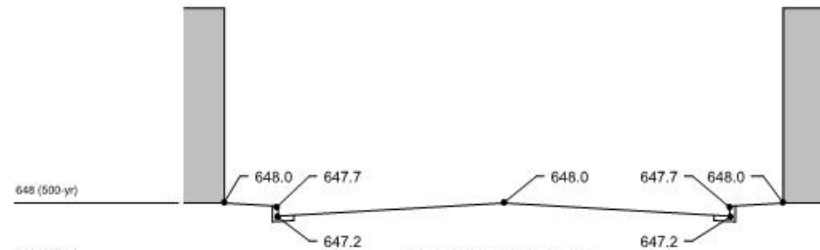
C. FILL WITHIN 15' OF ALL BUILDINGS **MUST** BE 1' ABOVE THE 100-YEAR FLOOD LEVEL.

D. IT IS **REQUIRED** THAT ALL BASEMENTS ARE PLACED ABOVE THE 100-YEAR FLOOD LEVEL AND FLOODPROOFED TO 2' ABOVE.

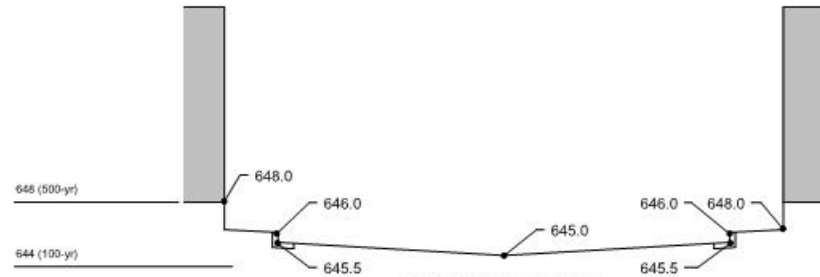


FLOODPROOFING
NOTE:
500-YR FLOOD HAS 0.2% CHANCE OF OCCURRING IN ANY GIVEN YEAR. 100-YR FLOOD HAS 1% CHANCE OF OCCURRING IN ANY GIVEN YEAR

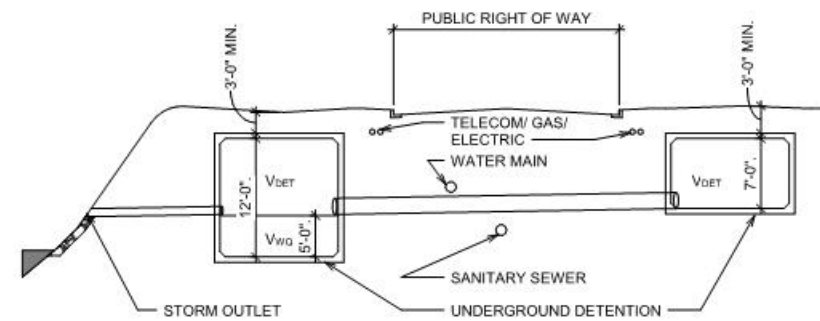
DEVELOPMENT ELEVATION CRITERIA
(NOT TO SCALE)



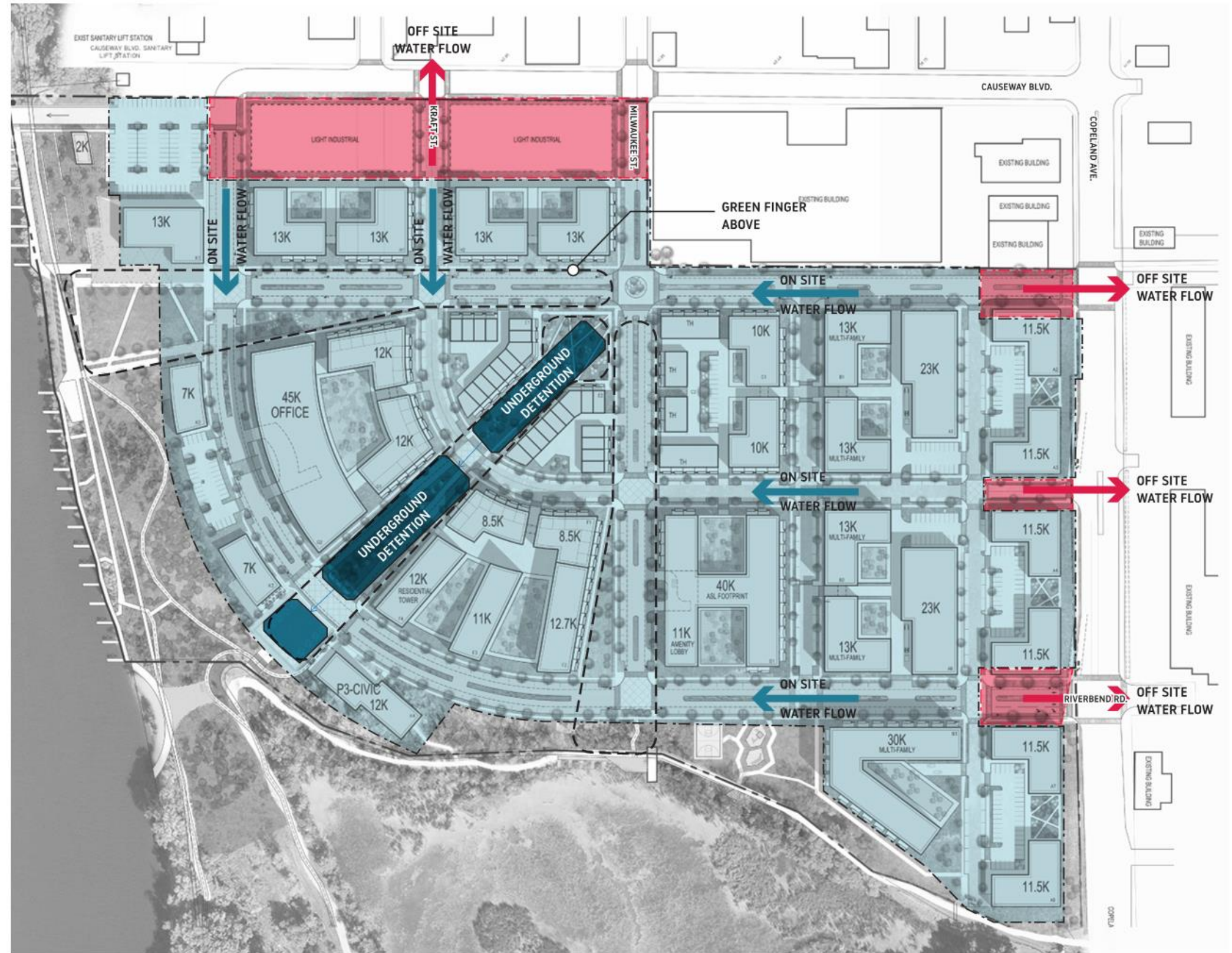
HIGHEST CROSS SECTION
(NOT TO SCALE)

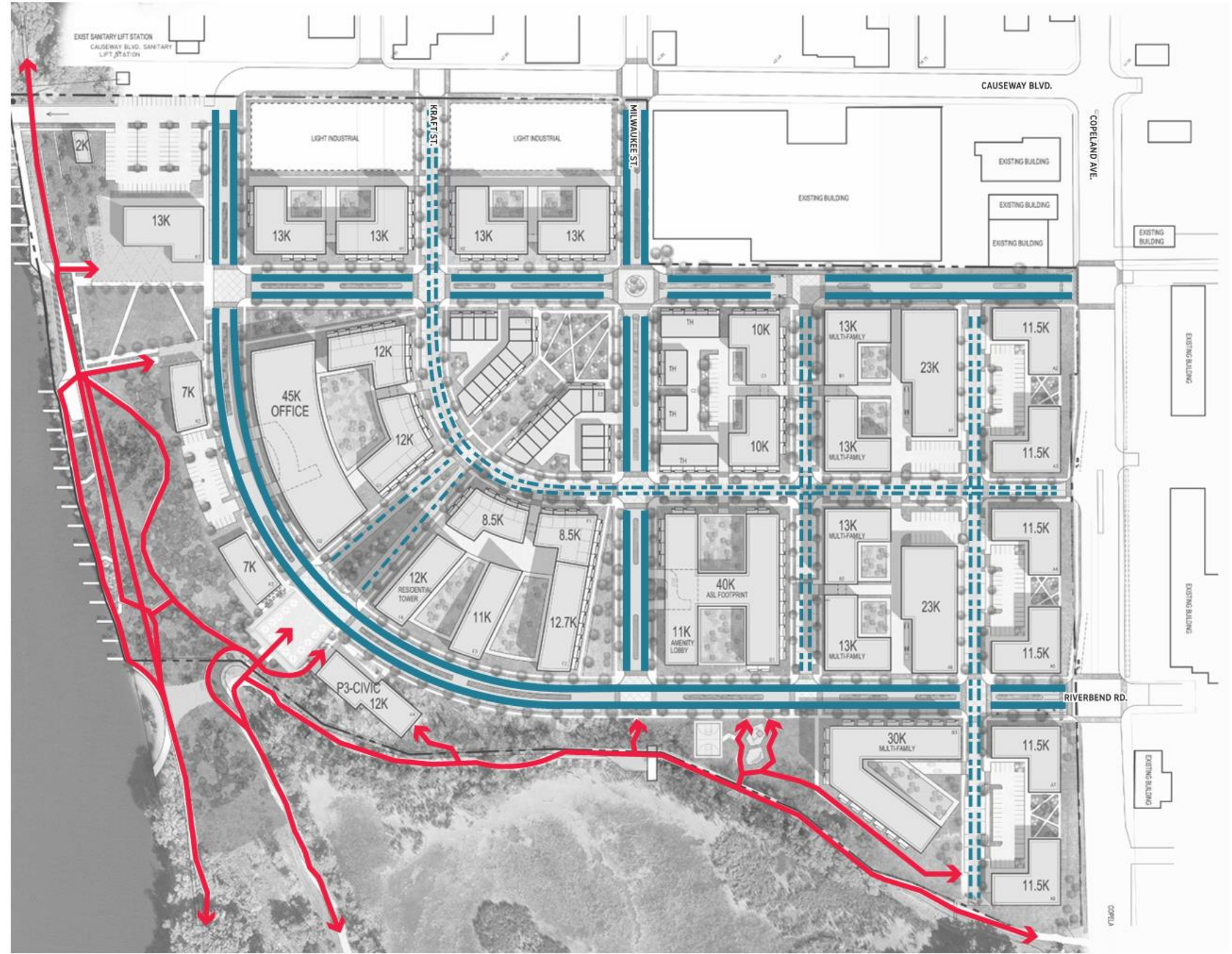


LOWEST CROSS SECTION
(NOT TO SCALE)



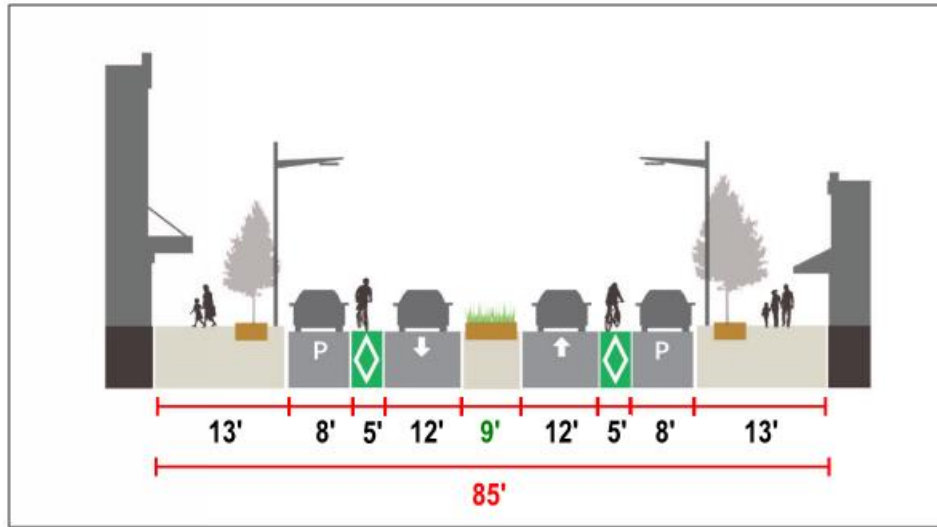
UNDERGROUND DETENTION CROSS SECTION
(NOT TO SCALE)



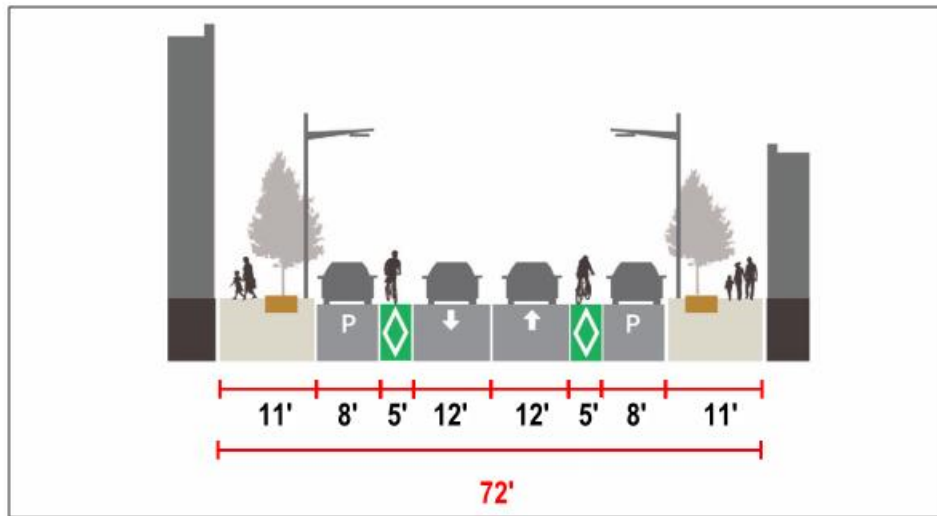


— PUBLIC RECREATION TRAILS
 — DEMARCATED BIKE LANES
 - - - BIKE ACCOMMODATING LANES





A. TYPICAL PRIMARY (BOULEVARD) STREET



B. TYPICAL SECONDARY STREET

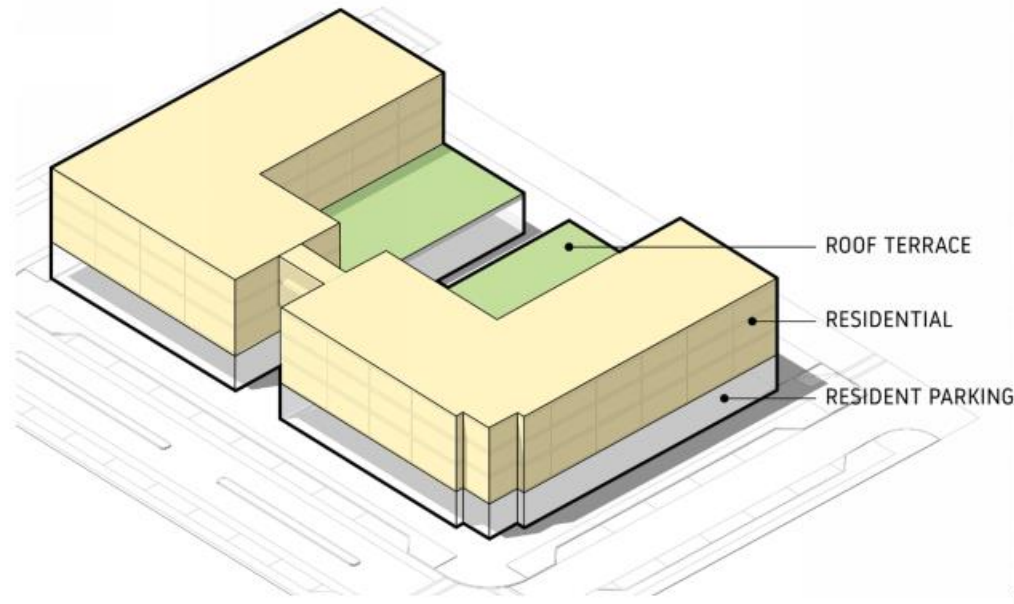


C. TABLE-TOP INTERSECTION

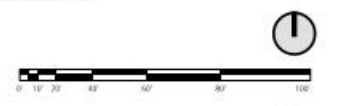


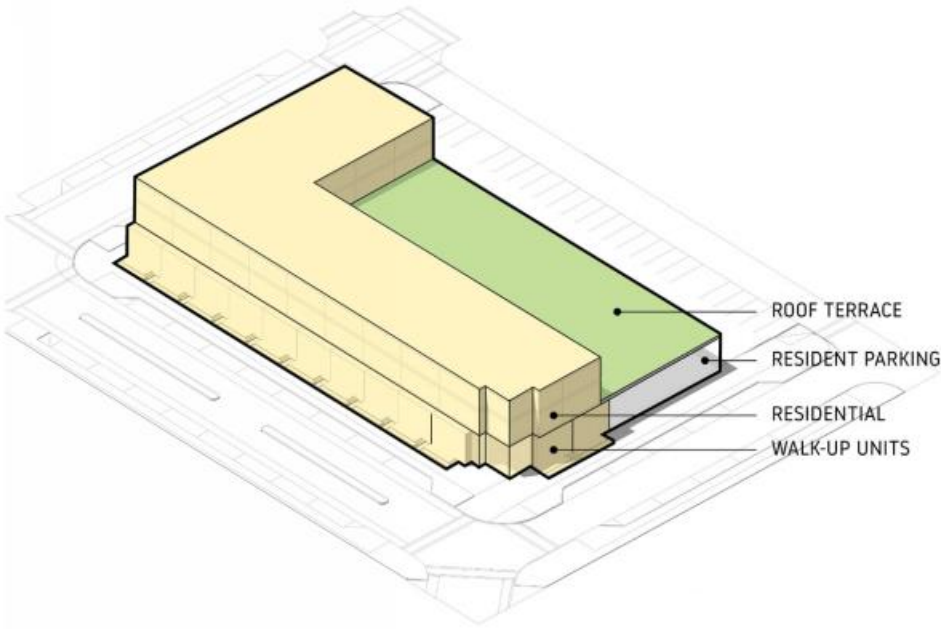






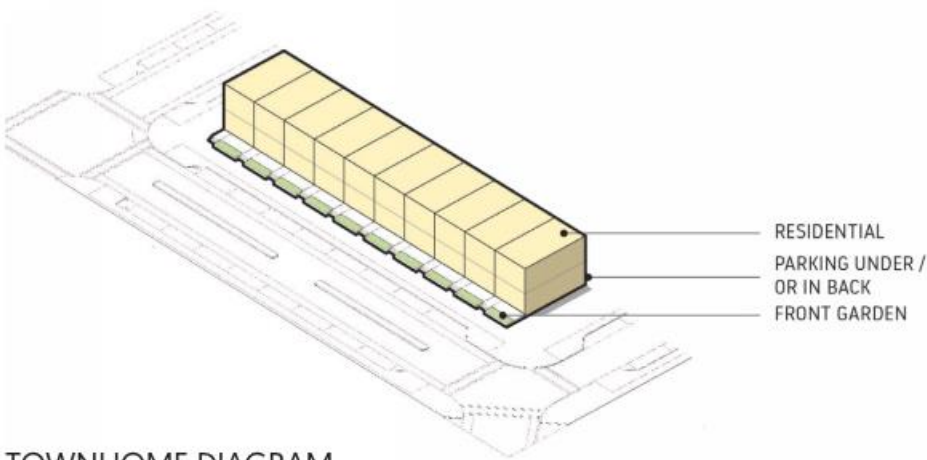
MULTIFAMILY DIAGRAMS



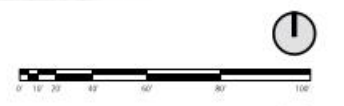


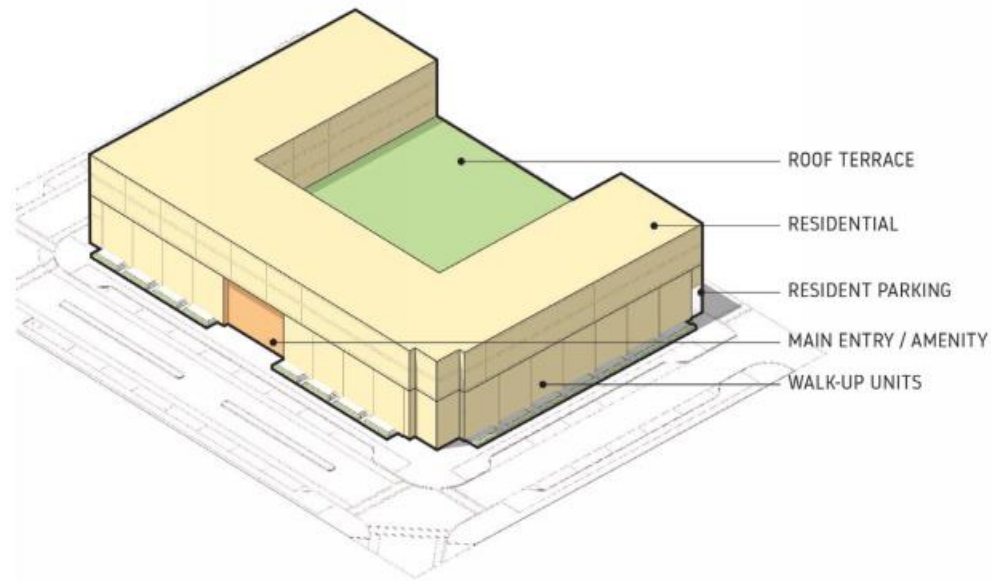
MULTIFAMILY DIAGRAM





TOWNHOME DIAGRAM

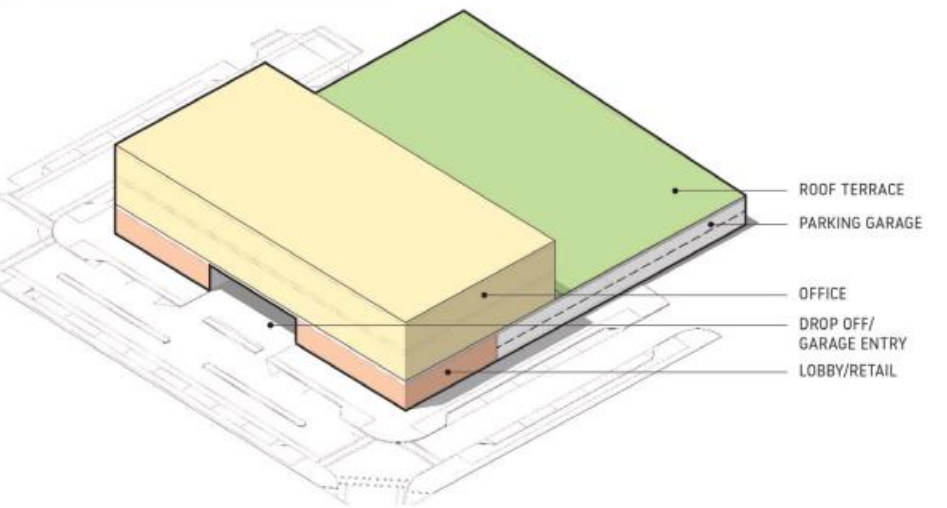




ENHANCED AMENITY MULTIFAMILY



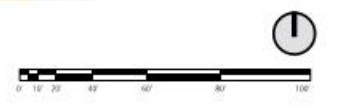




OFFICE DIAGRAM



















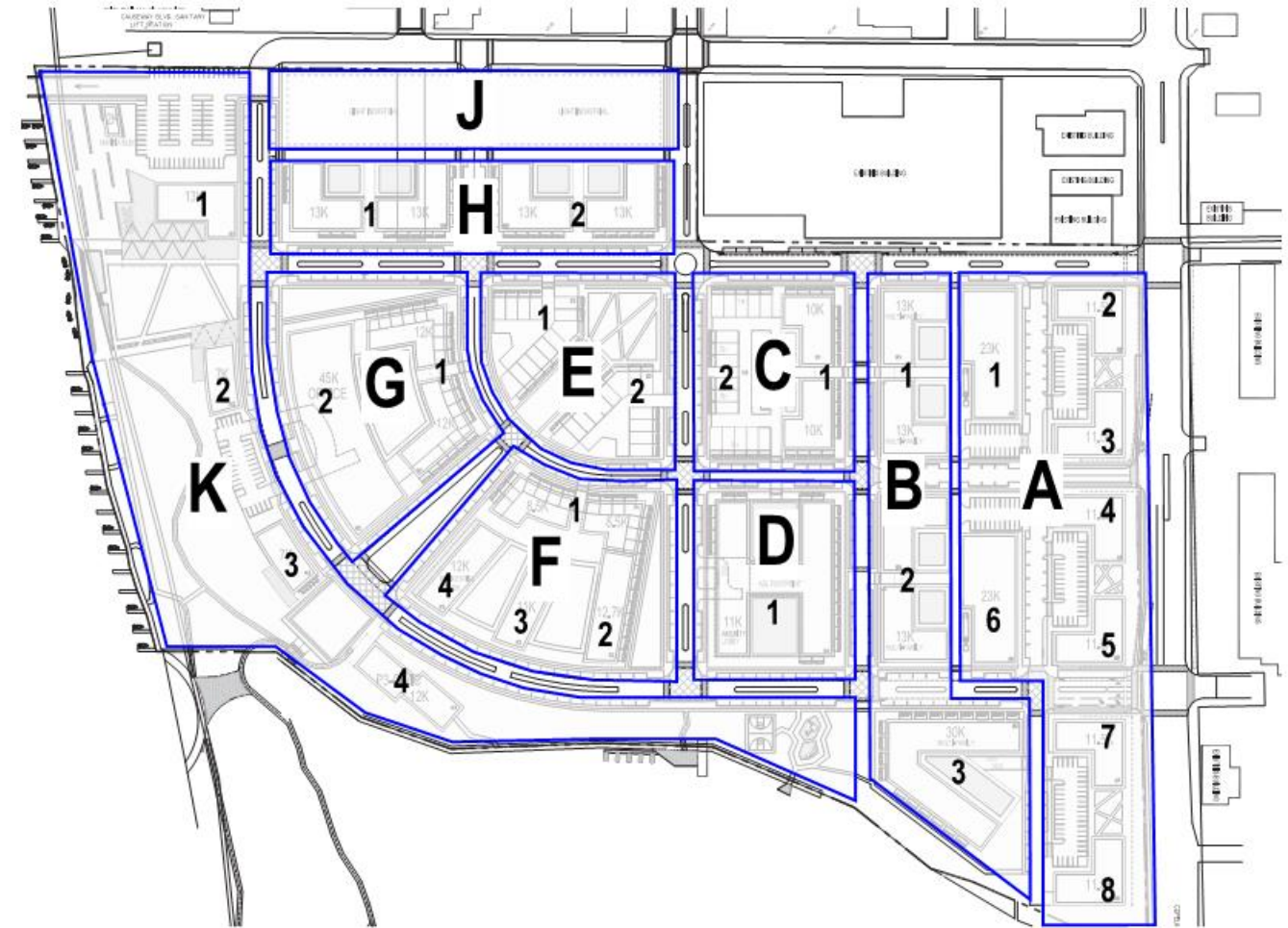
DEVELOPMENT SUMMARY

RIVERSIDE NORTH

Riverside North Development Summary

April 17, 2019

	Square Footage	Use	Approx. Units	Levels	Parking Required	Parking Provided	Street Parking Provided	Notes
ZONE A - (6.9 acres +/-)								
A1	23,000	Retail	-	1	92			1:4 Single story
A2	3,600	Retail	-	1	14	112		1:4 Single story
A3	3,600	Retail	-	1	14			1:4 Single story
A4	3,600	Retail	-	1	14			1:4 Single story
A5	8,000	Retail	-	1	32	112	11	1:4 Single story
A6	23,000	Retail	-	1	92			1:4 Single story
A7	8,000	Retail	-	1	32			1:4 Single story
A8	10,000	Retail	-	1	40	86		1:4 Single story
ZONE B - (3.5 acres +/-)								
B1	78,000	Multi-Family	78	4	117	INCL.	18	1:1.5 Multi-story Residences above Parking
B2	78,000	Multi-Family	78	4	117	INCL.	18	1:1.5 Multi-story Residences above Parking
B3	105,000	Multi-Family	105	4	158	INCL.	21	1:1.5 Multi-story Residences above Parking
ZONE C - (1.8 acres +/-)								
C1	50,000	Multi-Family	50	3	75	INCL.	35	1:1.5 Multi-story Residences above Parking
C2	29,440	Townhomes	16	3	44	INCL.		1:1.5 Multi-story Townhomes
ZONE D - (1.8 acres +/-)								
D1	94,500	Senior Housing	95	3	142	INCL.	31	1:1.5 Multi-Story above Parking & Amenity
ZONE E - (2.0 acres +/-)								
E1	22,080	Townhomes	12	2	33	INCL.	16	1:1.5 Multi-story Townhomes
E2	22,080	Townhomes	12	2	33	INCL.	16	1:1.5 Multi-story Townhomes
ZONE F - (2.8 acres +/-)								
F1	25,500	Multi-Family	26	3	38			1:1.5 Multi-story Residences above Parking
F2	38,100	Residential Tower	38	4	57			1:1.5 Multi-story Residences above Retail/Parking (3 level)
F3	55,000	Residential Tower	55	6	83	INCL.	48	
F4*	132,000	Residential Tower	132	11	198			*Less than 120' to top of floor plate, 11 stories on top of plinth
ZONE G - (2.8 acres +/-)								
G1	36,000	Multi-Family	36	3	54			1:1.5 Multi-story Residences above Parking
G2	108,000	Office	-	4	432	420	36	1:4 Two or three story office over podium
ZONE H - (2.2 acres +/-)								
H1	52,000	Mixed-Use	52	4	78	INCL.	26	1:1.5 Multi-story Residences above Retail/Parking
H2	52,000	Multi-Family	52	4	78	INCL.	16	1:1.5 Multi-story Residences above Parking
ZONE J - (2.1 acres +/-)								
J		Light Industrial / Commercial						
ZONE K - (7.1 acres +/-)								
K1	13,000	Restaurant	-	1	52	85		1:4 Restaurant/Retail
K2*	7,000	Restaurant	-	1	28	28	51	1:4 Restaurant/Retail *shared parking with parking struc.
K3*	7,000	Restaurant	-	1	28			1:4 Restaurant/Retail *shared parking with parking struc.
K4*	12,000	P3- Civic	-	1	48			1:4 P-3 - Civic/Community *shared parking with parking struc.
TOTAL	1,099,500	-	837					



SITE PLAN - PARCELS

