



*Progress on River Bend Drive in River Point District, May, 2023*

# River Point District

## Project Management Report, May 2023

**JBG Planning LLC**

# Contents

## Project Management Update-May, 2023

### Section 1.

A. Monthly activity summary divided into categories; public infrastructure, investor/developer activity, partnerships activity, financial highlights, design or PDD reviews

### Section 2.

- A. Analysis of challenges and opportunities narrative
- B. Future/existing potential funding solutions and strategies
- C. Partnership solutions and strategies
- D. Ongoing investor/developer contacts/communications
- E. Public/media relations and communications updates
- F. Map panel showing investor activity and Architectural Imagery

### Section 3.

A. Map Panel showing future infrastructure phasing

### Section 4.

A. Metrics tracking and project impact per phase/project

# Monthly Activity Summary

## **Public Infrastructure Design, Planning:**

### 1. Right-of-Way and plat update

- Subdivision plat – State review received, awaiting review and approval by WisDOT on 40' setback along Copeland
- Right of way plat (Marsh Lane; McDowell Property) – plat submitted to the City for review
- Noted MSP schedule: Would like to start their project in July (multiple areas off coordination needed on construction access, timing of utility availability and completion of environmental review)
- Easement for Xcel Energy Switching Equipment will need to be negotiated on Lot 9. RyKey's architect was informed.

### Parks Department update:

Working with Planning and have held meetings with Friends of the Marsh, International Gardens, Arts Board, now looking for funding strategies

### Phase 3 design a. Schedule – assuming notice to proceed is provided by June 1 for design, anticipate a February 2024 bid opening

- Kick-off mtg – anticipated for June
- Start thinking about what to do in outlots 1,3,4
- Coordination with developers; utility stubs and driveway access
- Outlot 3 and 4 were to be maintained as view corridors
- Area in Outlot 6 where Milwaukee Street extends is not developable
- Importance of mapping trail and leaving it in city ownership along Outlot 6 past 360's sites
- Preliminary site plans for sanitary/River Bend Drive coordination-sent to Caleb and Torey the concept site plans for everything along River Bend Drive

### Phase 2 – River Bend Road Construction

#### Construction update :

- Utility Coordination: Cost estimate and design – Xcel electric, Updates from Xcel gas; Charter; BrightSpeed
- Moving into laterals, water main from Copeland, making connections at the bend on River Bend, this week and next, storm water tanks-1/3 done, wall and floor work, it will take most of July to finish the tank.
- Hoping to start paving end of July early August and joint trench with Xcel, Charter, Brightspeed, Poellinger
- SEH considering Milwaukee Street being constructed a little farther in Phase 2 to accommodate MSP's development. Water and sanitary are served off River Bend Drive for MSP so may need to extend storm too for their line off Milwaukee.
- Gas is going on both sides. Xcel on the South Side. Metronet (need coordination) Brightspeed anywhere. Charter unresponsive to SEH.

### Causeway Blvd. Update

- Street design
- Lift Station
- Schedule – Bid September 1, 2023; construction completion date late Fall 2024
- Construction estimate update(s)
- 60% plans done, getting ready for permitting, City under review (Matt and Woody need to get together on it.)
- Consideration for driveway access to lots on Causeway

Next General Infrastructure Update Meeting: June 15th at 2pm.

# Monthly Activity Summary

## Investor/developer activity

**Since last RDA Meeting:** Outreach with Merge, RyKey, 360 Real Estate, Red Earth, Premier Hotel, MSP and several others who remain confidential.

New options to be Considered:

Red Earth: G-2 and 3

RyKey: G-2 and 3 (Pending)

Expecting presentation by Premier Hotels on Lot 2

RyKey's Architectural Team undertaking their emergent work this week/data collection/design considerations on Lot 9

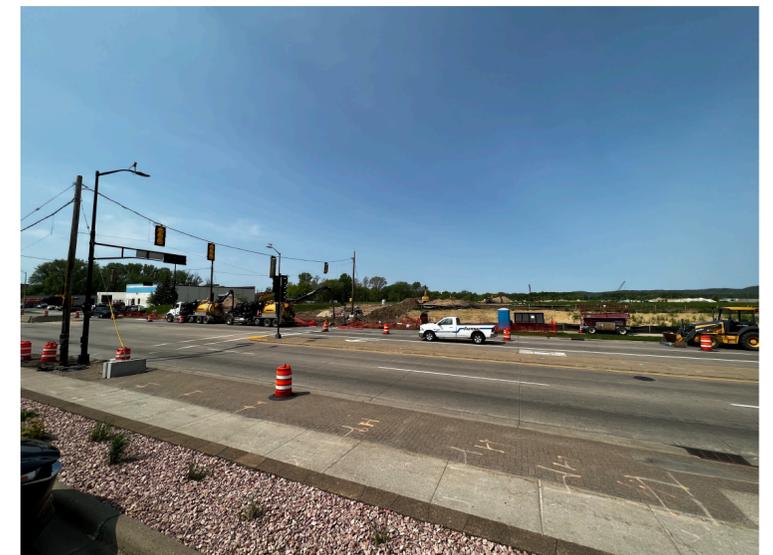
MSP working on their environmental/site work and construction coordination for a possible July start

F Street coordinating TIF review with Ehlers and City Economic Development

Additional developer activity includes the review of several updated financial statements and TIF requests including F Street

## Partnership Activity

JBG Planning LLC continues to meet with several stakeholder organizations including WEDC, The Economic Development Fund and a Public Relations Visit to the Landings at Three Rivers Plaza



# Project Challenges and Opportunities

## Analysis of challenges and opportunities narrative

### **Challenges:**

1. Review with City Engineering/Public Works the implications of infrastructure ownership by the Redevelopment Authority short and long term
2. Obtain the costs for the private infrastructure installation (Xcel) and plan for these costs-expected in April from Lori Gustafson, Design Eng. at Xcel.
3. Unclassified excavation (contaminated soil) is always a potential cost challenge. Soil disposal costs \$100/cy at the La Crosse County Landfill.
4. Anticipate the investment in the relocation and costs of the large electrical distribution line along the Black River frontage.
5. Inflation costs are still substantial, long lead times on pipe material, bid early and anticipate delays
6. Coordinating construction starts in 2023 (MSP) given timing of utility access including Xcel's energized lines.

### **Opportunities:**

1. Reviewing the potential for district energy and other forms of energy efficiency and the implications relative to cost, real estate and investor impact to determine if the concept will help the City achieve its affordable housing, climate and other goals. (White paper pending)
2. Continue to market the development opportunity with prospective investors (New contacts made in May)
3. Costs of parks/recreation improvements should be coordinated with grant application opportunities (JBG Planning has a pending meeting with City Parks/Jim Flottmeyer.)
4. Stormwater system could be a substantial public relations story-climate action related-JBG will Set up interview with SEH team-also follow up with transportation story.
5. WEDC's idle sites and community reinvestment grants
6. Inflation Reduction Act Funding

### **Future/existing potential funding solutions and strategies.** See

Smartsheet Funding Resource. Note: As the project is further evaluated, specific funding sources from this resource will be identified and pursued at the discretion of the RDA. Parks and Recreation improvements are a great candidate for third party funding. JBG also asked SEH to keep him abreast of funding challenges which may require gap funding.

### **Partnership solutions and strategies**

Met with WEDC representatives on funding economic development in the new Augmented Age and what it may mean to urban development like River Point District where hybrid work is commonplace.

### **Ongoing investor/developer contacts/communications**

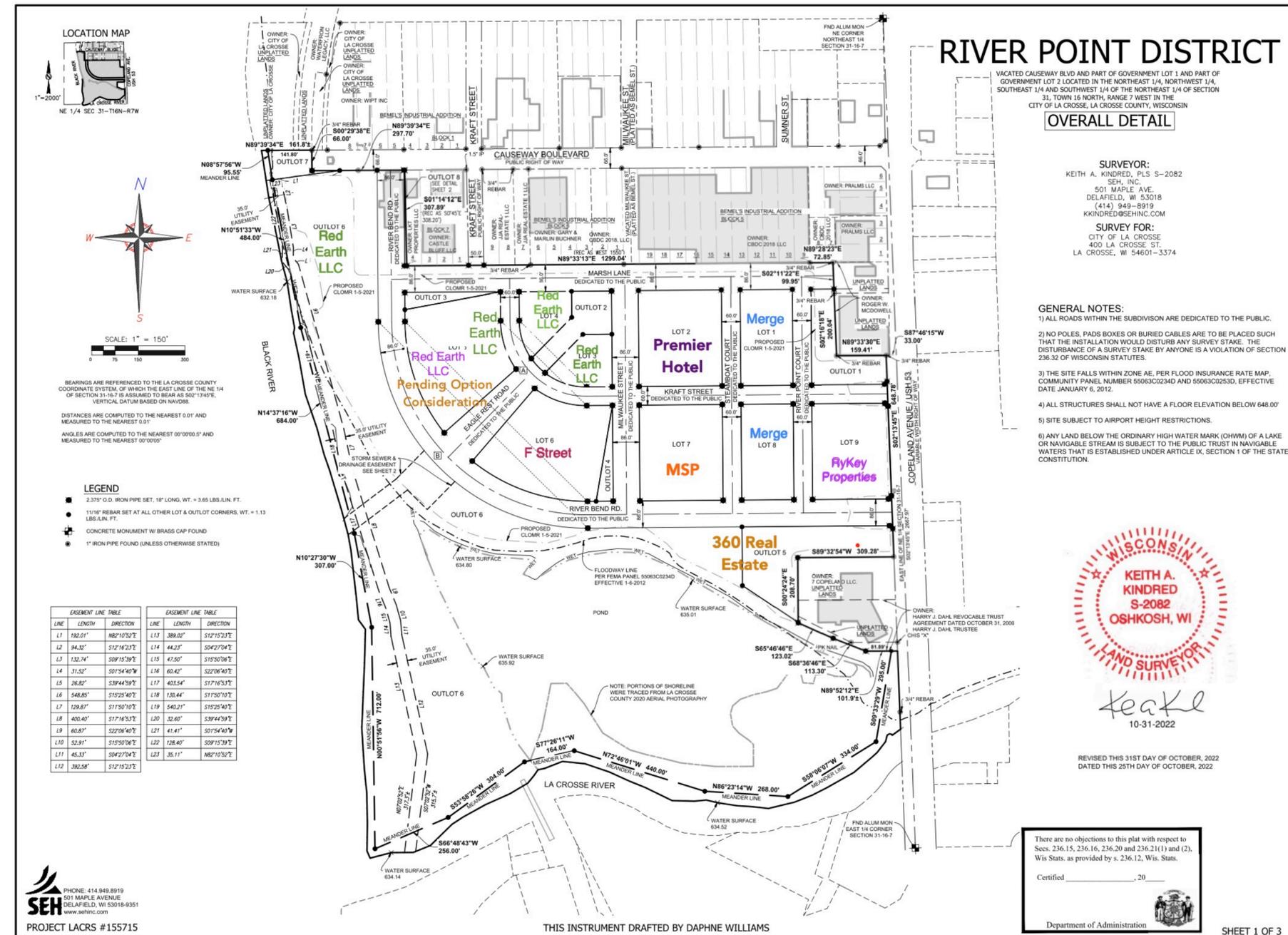
Meetings with both currently engaged investors and prospective investors are underway by JBG Planning LLC. Since some of these meetings involved RDA negotiations, communications on these meetings will need to be handled in closed session.

### **Public/media relations and communications updates**

JBG Planning LLC is working with the City's PIO to address media inquiries and update media, which will include an immediate release section in each RDA report.

# Investment Phases Map

## Anticipated Private Investment Based on Current Option Agreements



Note: Some option Agreements require extensions and/or updating. JBG Planning LLC will be meeting with the developers listed and making Arrangements for extensions where applicable.



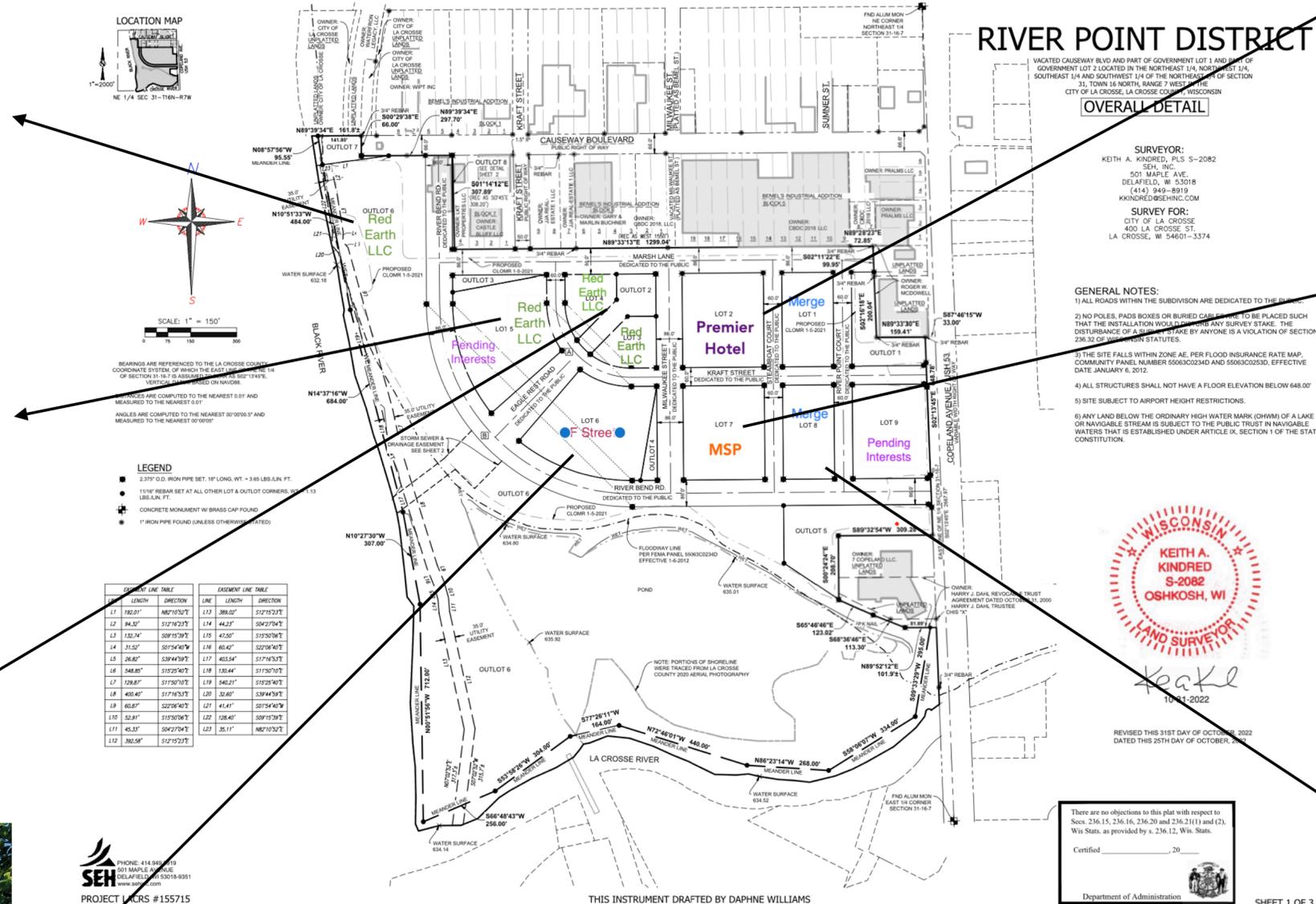
REVISED THIS 31ST DAY OF OCTOBER, 2022  
DATED THIS 28TH DAY OF OCTOBER, 2022

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration

# Investment Character Reference-Current Options



# Infrastructure Phasing Map



## RIVER POINT DISTRICT - PHASING PLAN

- RIVER POINT - PHASE 2
- RIVER POINT - PHASE 3
- RIVER POINT - PHASE 4
- RIVER POINT - CAUSEWAY BLVD

This map depicts the planned infrastructure phasing as of February, 2023, however, these phases are subject to alteration depending on the action of the Redevelopment Authority of the City of La Crosse which may be precipitated by investment activity, funding opportunities or constraints, the contracting and construction climate, environmental variables, partnerships and general economic conditions.

Phase 1 (2023 Construction Season) is expected to require the entire 2023 construction season to complete.

SEH Project	LACRS163627	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	SFA	1	RELEASED FOR PERMITTING	03.17.2022			
Designed By	CMR	2	RELEASED FOR BIDDING	06.03.2022			
Checked By	DAS	3	RELEASED FOR REBID	07.29.2022			



RIVER POINT DISTRICT  
8 LA CROSSE, WISCONSIN

PROJECT OVERVIEW

C0.02



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# Project Metrics

## Social, Environmental, Economic and Cultural Outcomes by Project

JBG Planning LLC has developed a tool to assist the RDA in its decision making process for both public and private investment within the development. This tool provides guidance on quantifying project impacts using social, environmental, economic and cultural metrics.

**See the Smartsheet tool.**

Here are some examples of Metrics outlined by various developers proposing investment in River Point District:

### **1. How does the project relate to social investment in the City**

The Merge River Point District development project meets several social sustainable performance indicators. The project will be a short walking distance of public parks, multiple greenspace areas, opportunities for water recreation, and will provide easy accessibility to the public recreation trail system. Throughout the River Point District bike lanes are included on the master plan which will serve as additional pathways to the above listed destinations. A designated tenant fitness area within the project which is currently a planned amenity. Lastly, the main level commercial space will allow for a multiple to socially beneficial businesses a place to operate.

### **2. How does the project achieve economic investment in the City**

The Merge River Point District development project will increase the number of rentable units available to new and current residents of La Crosse. The project would have a direct positive effect on the jobs to housing ratio. Additionally, the ground floor commercial spaces will add locations for new or relocating businesses. The adding of jobs and housing will only benefit the future economic growth of La Crosse. Lastly, All Merge projects strive to provide high speed internet access to all tenants by partnering with local ISP providers.

### **3. How the project achieve environmental metrics in the City**

All planned construction will meet and exceed minimum energy efficiency standards. Merge partners with 3rd pattern consultants to use Focus On Energy initiatives to ensure the highest level of building efficiencies. These upgrades in building insulation modeling, appliances, and mechanical systems all work cohesively to lower energy consumption and lower tenant utility costs. The development will incorporate mindful planning for stormwater runoff. Additional onsite detention and green spaces help alleviate the burden of added non-permeable surfaces. Adding new housing opportunities closer to residents' employment will allow for a reduction in greenhouse emissions.

### **4. Are there cultural offerings or metrics associated with the project?**

The commercial space would be available to any and all potential businesses. These could include cultural focused companies that could provide additional services to the area.

# For Immediate Release

1. The Redevelopment Authority of the City of La Crosse is considering several new option agreements with developers and one extension in the month of April. These agreements become public once the agreements are executed and will likely produce more concept imagery so residents and other stakeholders can see what is being planned on the site. New Option Agreements with RyKey Properties, 360 Real Estate and an extension with Merge Development.
2. Infrastructure work is well underway on the site with utilities now in place between Causeway Blvd and the new cutting edge underground stormwater system. See infrastructure progress summary on page 3.
3. The Parks Department has managed several public meetings with UW La Crosse students to better understand public interest in the future parks investment work. The data will become the basis for future planning and a report will be released this month.
4. WEDC secretary Missy Hughes too visit River Point District in June
5. JBG Planning conducted a BiZ News podcast on the project with host Vicki Markussen

# Appendix

## PDD General Land Use Map-Soon to Be Revised

Land Use Diagram



FIGURE 2.1.5: Land Use Diagram

# Appendix

## PDD Master Plan-Reference Parcel Map

FIGURE 2.3.1: Site plan with labeled zones corresponding to the development summary.



# Appendix-Plat Lot Size Map

