



## PLANNING AND DEVELOPMENT

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### Summary of Request for Expressions of Interest for the Riverside North Development

In early April, the Planning Department released a Request for Expressions of Interest (RFEI) for the Riverside North Development to gather information from interested developers and investors. The purpose of the RFEI was to determine the scale and scope of private development interest, development markets and ultimately to develop a relationship between the City and a developer team to develop the 70 acre site into one of La Crosse's most well designed, innovative and impactful projects in the City's history.

Aside from the publicly driven design process and resulting master plan, the City's preconceived requirements of the site are fairly simple:

- To encourage sustainable urban investment and density that extends the City's downtown northward
- To fully and sensitively integrate the sites natural assets with the built environment
- To limit risk through a trusted partnership and carefully crafted development strategy
- To elevate the architectural aesthetic of the City
- To provide for inclusive housing, commercial and mixed use strategies

The results of the letters of interest received are encouraging. The following is a summary of responses:

1. River Architects and Authenticom: Corporate Headquarters and State of the Art Work Environment
2. Gerrard Hoeschler and Shelter Development: A mixed use housing, commercial, recreational and concert hall and performance space
3. Joe Van Aelstyn: Phased Mixed use/ waterfront development
4. The Weber Group and Kubala Washatko: Mixed use, urban waterfront development
5. Americon-Three Amigos Development: Mixed use, urban waterfront development
6. Nicolai Development: Multifamily, condominium office development
7. Wired Properties: Mixed use, recreation urban waterfront development
8. MSP Companies: Elderly housing, tax credit housing
9. Rosewood Development of Holmen, LLC

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