### GARDEN STYLE DEVELOPMENT

La Crosse River Point District

F Block







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PROJECT DESCRIPTION

#### Building Program

- Four 17-unit garden style buildings
- 68 Total Units
- 28 Private & Attached Garage Units
- Additional Outdoor Slab Parking Stalls

#### Amenities

- Private Ingress & Egress
- Green Space & Central Park
- Activated Street-Scapes
- In-Unit Washer & Dryer
- Private Attached Garages





## GARDEN STYLE CONCEPT

#### Separate Entrances

- No shared corridors and each resident has a private ingress and egress, providing residents with an increased sense of privacy and autonomy.
- Many units have private attached garage spaces

#### • Enhanced Green Space

 This style of building provides additional and more accessible green space for tenants, enhancing the single-family home feel.

#### Resident-Focused Community

 Delivering units at a lower per-unit cost drives potential rents down for tenants.

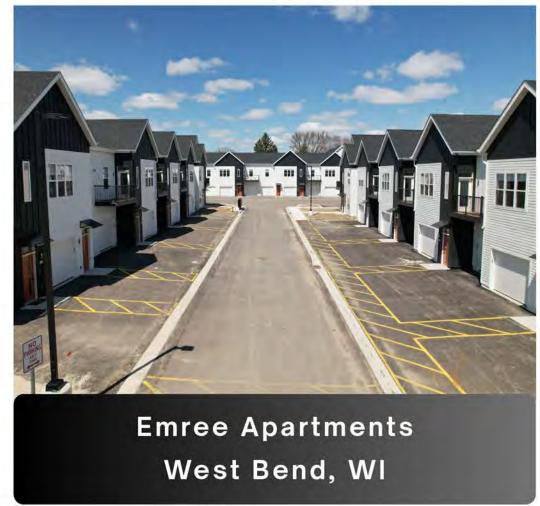


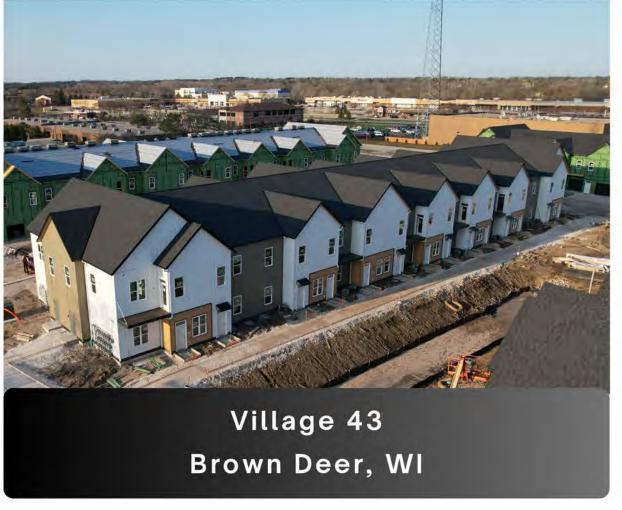
## NEIGHBORHOOD FOCUSED





Real life examples and renderings of this style of building that highlight F Street's two projects under construction in West Bend and Brown Deer. Both developments have at least one building currently open with additional buildings coming online throughout 2025.







# PROJECTIMEINE





### Thank You

We appreciate the consideration and look forward to helping develop the River Point District.

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