

River Point District

RDA Monthly Report, March, 2023

JBG Planning LLC

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Project Management Update-March, 2023

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Monthly Activity Summary

Public infrastructure

Chippewa Concrete and Gerke Excavating are under contract for phase 1 improvements which are expected to require the 2023 construction season for installation. SEH is coordinating private utility (Xcel) installation as part of this phase of construction (Xcel), for which the cost is expected to be born by the City/RDA. Additionally, the ownership of the public infrastructure by the RDA should be considered for its maintenance and lifecycle costs.

Additional notes from the March SEH Update:

- All site environmental testing for private investment parcels should be coordinated with Torey Leonard at SEH
- The City is still working through requirements by the state to impose a 40 foot setback along Copeland due to the platting protocols
- Current progress on River Bend Dr/First Phase of infrastructure-pile driving taking place for large stormwater facility, dewatering moving along faster than expected, 10-12 piles driven a day, then concrete fill, 2-3 more weeks of pile driving, Lunda will our tank floor, Gerke working on sanitary lines at Causeway.
- Phase 3 and 4 design, May RDA meeting cycle for review.
- Contractors encountered some contaminated soil (50 yards which is about \$100 per yard to dispose of at landfill (petroleum)

Investor/developer activity

Since last RDA Meeting: Meetings with MSP, F Street, Red Earth, and several others who remain confidential.

Option Extensions to be Considered:

- Red Earth (9 Months)
- F Street
- Merge (Pending Meeting March 24)
- Unnamed in negotiations requiring closed session discussion

Planned private investment construction schedule:

MSP: July-August, 2023

F Street: Target: June, 2024

Red Earth: Pending TIF and Land Transfer Consideration

Merge: Update after March 24

[See Smartsheet Tool.](#)

Parking Analysis

JBG has conducted a parking analysis for the site which will be discussed in a staff meeting this week. The analysis shows all planned public and private parking investment, discusses city policies such as transportation demand management and the trade-offs of public private partnerships to facilitate density and investment.

Partnership Activity

JBG Planning LLC has met with several partnering organizations in the last two weeks including the International Gardens representatives, energy interests, City officials, architects and consultants and have several meetings scheduled with additional partners, NLBA, University Student Group, Oktoberfest Representatives and others. JBG Planning has met with the following since the last RDA Meeting: Energy Interests, Chamber Panel at the Main, Several pending developers, Kristen Lueth (City PR), R Gundersen, International Gardens, others wishing to remain confidential.

Financial Highlights

JBG Planning LLC has prepared and is expanding a P-5 Funding Database to assist investors in discovering sources for projects. [See Smartsheet Resource.](#)

Design and PDD reviews

JBG Planning LLC met with City staff and RINKA architects to evaluate the current PDD, adjust for current needs and establish a PDD Final Implementation Plan. Generally, the document is being amended to promote density and mixed use in accordance with the vision of the River Point Master Plan and current market conditions. Specific details such as parking flexibility are also being considered.

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. Investigate third party funding opportunities (grants) or potential utility participation based on the projected investment and utility user profile.
3. Unclassified excavation (contaminated soil) is always a potential cost challenge. Soil disposal costs \$100/cy at the La Crosse County Landfill.
4. Update expired or near-expired option agreements with extensions where feasible. A list of current option agreements is available in Smartsheet.
5. Anticipate the investment in the relocation and costs of the large electrical distribution line along the Black River frontage.
6. Inflation costs are still substantial, long lead times on pipe material, bid early and anticipate delays

Opportunities:

1. Review 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.
2. Continue to market the development opportunity with prospective investors
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.

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

Pending WEDC and MRRPC and others having delegation authority for federal funding in economic development/infrastructure investment in the US to determine if there are emerging or existing funding opportunities. JBG is developing an e-mail list for RDA reports to keep transparent communications open to major stakeholders. New RDA reports will include an "Immediate Release" section to facilitate ongoing project updates with city PIO.

Ongoing investor/developer contacts/communications

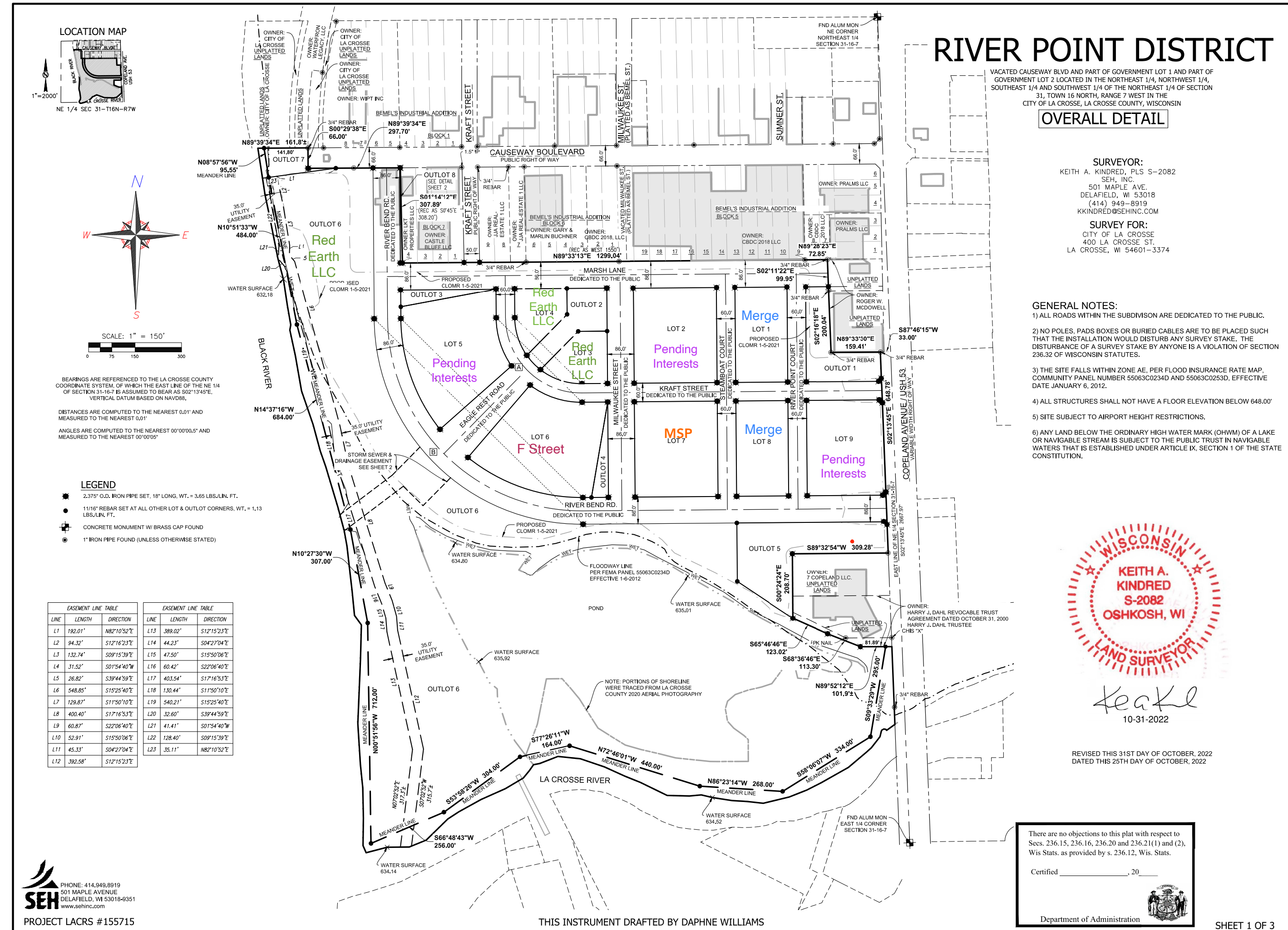
Meetings with both currently engaged investors and prospective investors are underway by JBG Planning LLC. Since some of these meetings involved RDA negotiations, communications on these meetings will need to be handled in closed session.

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.

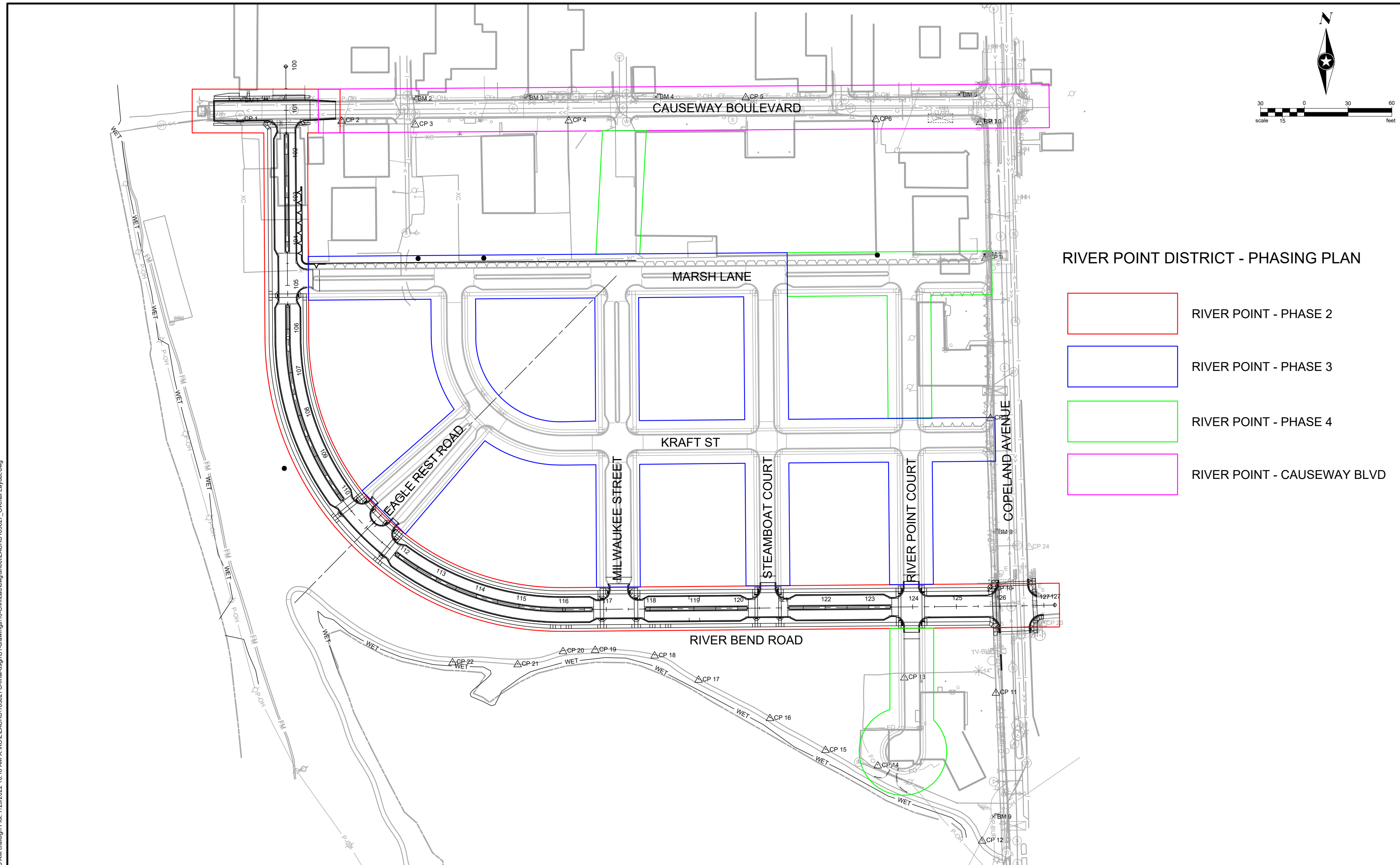
Investment Phases Map

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.

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.

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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
LA CROSSE, WISCONSIN

PROJECT OVERVIEW

C0.02



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.](#)

For Immediate Release

1. Private investment schedules-current timeline subject to change:
 1. MSP, late summer, 2023 pending lateral and access availability
 2. F Street, June 2024)
2. City currently installing a cutting edge urban storm sewer system on site (metrics and narrative to be gathered from interview with SEH)
3. City working to automate data gathering for interested future residents at RPD
4. City working to update the Planned Development District document with a more performance based approach rather than regulatory for both land use types and parking.

Appendix

PDD General Land Use Map

Land Use Diagram



FIGURE 2.1.5: Land Use Diagram

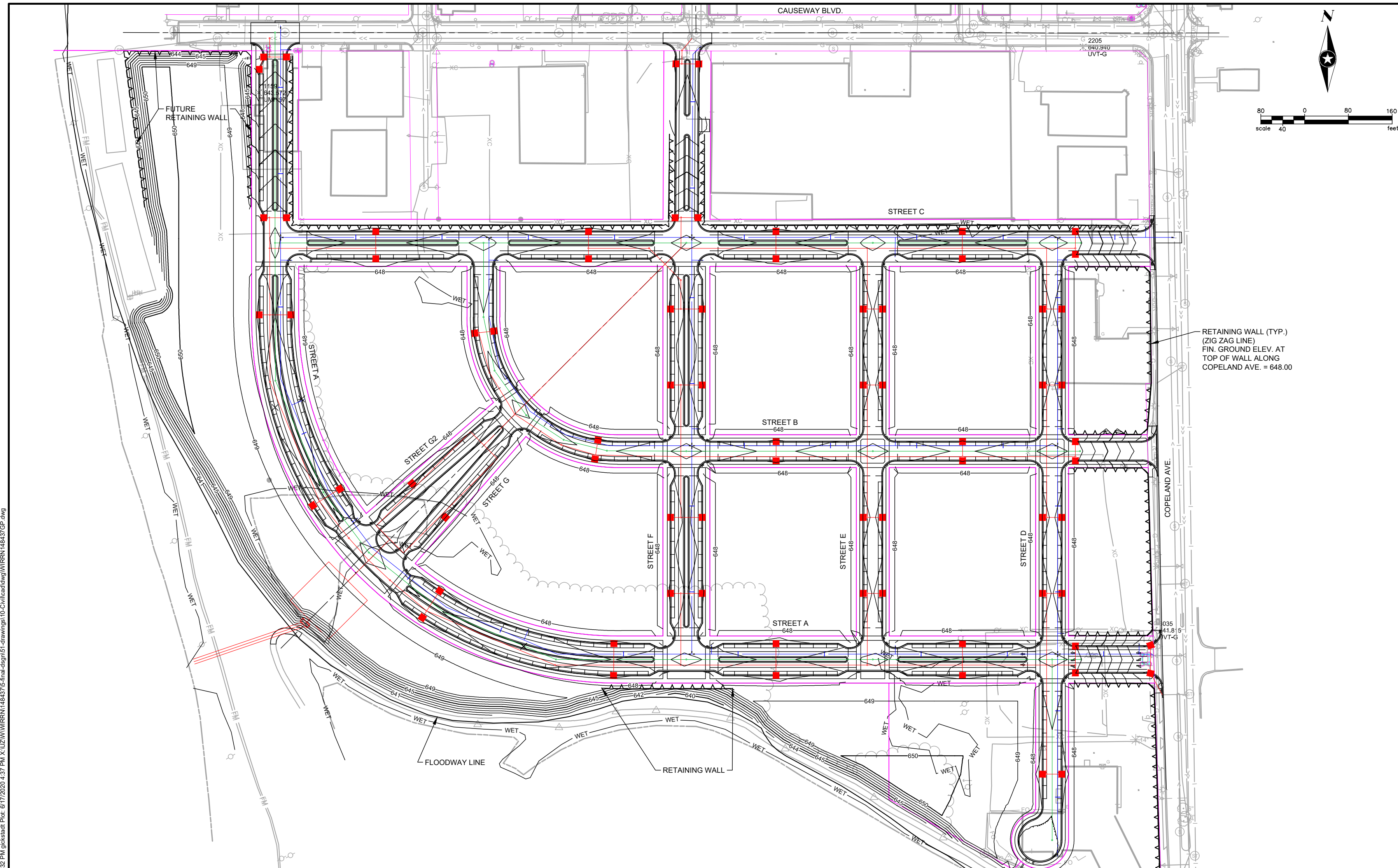
Appendix

PDD Master Plan-Reference Parcel Map

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



Appendix-Planned On-Street Parking Map



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RIVER POINT DISTRICT
 CITY OF LA CROSSE, WISCONSIN

GRADING PLAN
 FINISHED GROUND

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