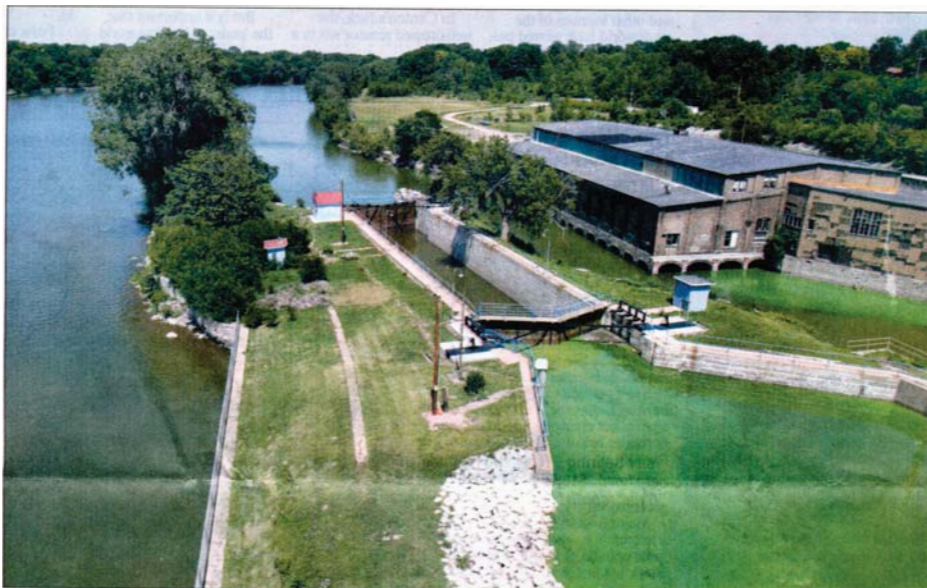


THE POST-CRESCENT'S OPINION

Get involved with riverfront project



THE SITE OF THE PROPOSED RIVERHEATH DEVELOPMENT is a brownfield area owned by Kaukauna Utilities just north of the College Avenue bridge.

Post-Crescent photo by Kirk Wagner

Developers want public input on how to use land

Waterfront development is not a foreign concept to the Fox Cities. With a river coursing through and a lake at the south edge of the area, residents are familiar with the benefits and pitfalls of construction on a waterway.

Which is why Mark Geall and Tanesay Development should be both encouraged and cautioned about their proposal for a 15-acre project on a brownfield site on the Fox River.

More than 100 people appeared at Tuesday's public meeting on the plans for Riverheath, a complex that would include 75 condominiums, a restaurant and perhaps retail shops built with an open-air, environmental philosophy underneath the College Avenue bridge in Appleton.

That turnout indicates a strong interest in Riverheath. This meeting was a great first step in the process, and it would be encouraging to see similar openness as the project moves forward. In fact, other developers should take note of Tanesay's inclusive approach.

There are probably a few reasons why people want to keep tabs on



Post-Crescent graphic by Jim Rosenbick

How to offer your input

■ You can contact developer Mark Geall of Tanesay Development of Denver at www.riverheath.com/contact.php.

■ You can comment about this editorial by clicking on it at www.postcrescent.com and adding your thoughts at the end. We'll pass along your input to Geall.

Riverheath. There is only so much waterfront in the Fox Cities, and public access to the river, ecological impact, aesthetics and economics all factor into the equation each time another piece of that land is developed.

Local citizens deserve to be kept informed on these issues and more, and it appears Geall and Tanesay are well aware of this.



Submitted photo

THE RIVERHEATH PROJECT'S ARCHITECTS worked on this project with Alterra Coffee in Milwaukee. Developer Mark Geall said he hopes for a similar feel — "open, natural and accessible" in Appleton.

Also, Riverheath sounds a bit different from most development proposals in its heavy reliance on greenspace and environmental synergy.

Hydroelectric power is slated for the complex, and roofs will host a variety of flora. It sounds like more than just a boxy building with windows in it — i.e., Richmond Terrace — and that's intriguing.

Yet we've seen a number

of condo projects in the Fox Cities lately, and the success rate has been lackluster. Add in the amount of taxpayer dollars used to help bankroll them through tax credits, TIF districts and other civic enticements, and citizens are understandably wary of another condo development turned white elephant, particularly when the starting price is \$200,000.

Geall believes the river-

front location makes Riverheath a different animal, and he's right, to a degree. But that site also raises unique concerns Tanesay must continue to address.

However, the group has made a bold introduction and is aggressively seeking public input, an approach we wholeheartedly support. Now it's time for Appleton residents to speak up and tell Geall and Tanesay what they think.