



Images courtesy of Tanesay Development

RIVERHEATH is planned to be a mixture of shops, cafes, restaurants, offices and residences along the Fox River in Appleton.

Developer offers an update on RiverHeath project

The Post-Crescent

On the site of one of the few available locations on the Fox River in Appleton, the RiverHeath development stands to play a big role in the city's riverfront development.

The 15-acre site just east of the College Avenue bridge will contain a mix of condominiums, retail shops and restaurants. It's also a pilot project of "green" design by the U.S. Green Building Council.

With construction scheduled to start this summer, we had a few questions for Mark Geall, a former Fox Cities resident who's a principal in Tanesay Development of Denver, which is undertaking the project:

Can you give readers a



THE DEVELOPMENT, outlined in yellow in the above image, is located just below Telulah Park and east of the College Avenue bridge on 15 acres of riverfront.

brief overview of what the project will be?

RiverHeath is one of

Appleton's oldest and now newest neighborhoods. Located right on the Fox River

On the Web

Learn more about Tanesay Development's RiverHeath project at www.riverheath.com.

just below Telulah Park, RiverHeath will be a mixture of shops, coffee houses, restaurants, offices and residences nestled into the hill below the park. Walking trails will wind from the park along the water connecting to the Newberry Trail.

Imagine a place where you can get home from work, park your car, walk around the neighborhood, pick up something to eat at the market or go out to eat at one of several restaurants right on the water.

I'm restraining myself

See **RIVERHEATH**, C-3

RIVERHEATH: Construction expected in summer, condos complete in '09

From C-1

from announcing other amenities here, but we will have other exciting news to announce within a month or two.

Do you have commitments for the commercial space?

We have been overwhelmed by the response to the office and retail space. We're designing five free-standing buildings, and of those five, we have one 1,500 square feet space left in one building. Three of those are restaurants, and the rest we will announce soon.

In the larger residential structure, the ground floor retail space went so fast that we've taken several ground floor residences and turned them into retail/office space.

The project has a good energy and I think the downtown riverfront location, combined with the U.S. Green Building Council pilot program, makes the space compelling, particularly for growing young businesses.

We're trying to get the mixture of businesses just right so we're thinking of everything that residents might want in the neighborhood.

How's the progress on selling the condos?

We're not sold out yet, but sales are brisk. We took deposits on two more condos last week; one was a couple who loved the views, and the other was a kayaker who liked the riverfront access.

We have a large number of people who are interested in living at RiverHeath, and I think some of them want to wait until they can walk into their new living rooms. I understand that.

It's similar to building a new house — people who get on board now can choose their own finishes, like granite colors for their countertops, different wood for floors and cabinets and the rest.

Short story, we're not sold out, and riverfront views are still available.

What's new to the project in recent months?

The design has changed a bit. We knew that the neighborhood would be alive in the spring, summer and fall, with all the leaves and waterfront, but we wondered what would happen in the winter. We began to think about other towns and how residents there entertain themselves during the cold months.

I grew up right on Lake Winnebago, so I know how much fun it is to be outside on the ice, skating, playing broomball or even ice-boating, so we thought about how to embrace that at RiverHeath.

The most enchanting winter spaces often revolve around ice. It didn't take us long to find inspiration in places like Chicago, New York, London, and ski towns like Sun Valley and Beaver Creek. They all have squares with ice rinks that

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The skating rink is a part of that. We've been talking with the Valley Figure Skating Club and other organizations about a holiday show. Our rink designer, skater Lucinda Ruh, may even have a few of her skating friends show up.

There will be a restaurant overlooking the rink, so people can have a skate, then relax over lunch or dinner.

You can imagine all kinds of groups that would want to use the ice, from curling and broomball teams to birthday parties and corporate events. We're looking forward to opening the rink in November 2009.

What's the latest on community access to the river?

The community access to the river remains wide open. We're planning a small pond near the north end of the neighborhood, adjacent to Telulah Park. The pond will be a good launching area for canoes and kayaks.

People will have a place to either launch their own kayak or rent one on site; limited storage for kayaks will also be available.

A riverfront trail will connect the pond area with the trail farther south, and the entire length of waterfront will be open to the public.

Of course, residents will have private gardens in certain areas, but the river access will be open.

The entire area will be very woodsy. Our landscaping goal is to plant so many trees that people walking from Telulah Park into RiverHeath won't know when Telulah Park ends and RiverHeath begins.

What kind of timetable are you looking at?

We'd like to start work this summer and have people moving in by summer 2009.