

# The News Press

November 3, 2015

## New Vue design raises old concerns

By Patricia Borns

<http://www.news-press.com/story/news/2015/11/02/new-vue-design-raises-old-concerns/75066098/>



(Photo: Courtesy Jenna Persons, Esq.)

The Vue's developer says his new condo plan will offer more public benefits than the old plan. Opponents say it will crowd the public's only downtown green space and create parking and traffic congestion.

They'll all get an airing Wednesday when the Vue's new design is unveiled with 18-stories and 133 units sitting on 1.3 riverfront acres, directly on the property line of Centennial Park.

Steve Israel of SMI Properties Group is asking to be freed from the original 5-parcel Vue planned unit development, which bound the owners to provide many public amenities, from a sailing school building to a river walk.

McGregor/US 41 Investment Land Trust, which owns the remaining Vue property, wants out, too. At the same meeting, it will ask that its parcels be returned to their underlying zoning. "The original PUD was for a lot of development rights that are no longer in play," City Planning Manager Nicole DeVaughn said. "The requirements are going away because they no longer own the property."

But community groups think Israel is getting it both ways – the density of the old PUD, without the public promises.

"It's shoehorning the original five-parcel development into the two he now owns," Riverwatch head Gene Gibson said. "He should come with a new plan, not an adjustment."

Israel's attorney Jenna Persons said while there won't be a river walk – her client, who specializes in marinas, wants to make dock access private -- the design includes a 7,000 square foot public sunset plaza.

"You would walk from the park onto the sunset plaza at the property's edge," she said. *The Planning Board review will be held 1 p.m. Wednesday at City Hall, 2200 Second St. From there, the design goes to the City Council for a vote.*



THE NEW VUE  
WATERFRONT LIVING  
KATYRN CONCEPTUAL, POOL, AND LANDSCAPE DESIGN

A concept plan of the new Vue to be presented at Wednesday's planning meeting shows the backside of the condos facing Centennial Park. Not shown, a 7,000 sqf sunset viewing pavilion is reportedly being proposed in exchange for privatizing the dock and its waterfront. (Photo: Courtesy Jenna Persons, Esq.)