

# It's too tall, neighbors say



Two signature towers are the focus of complaints from neighboring condo owners who say Number One Beale, Gene Carlisle's planned \$175 million office, condo and hotel project, blocks their views.

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## 30-day delay for Number One Beale; Waterford Plaza says views blocked

By Amos Maki

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Gene Carlisle will have to wait at least 30 days to get his proposed \$175 million hotel, condo and office project called Number One Beale approved.

The Memphis and Shelby County Land Use Control Board delayed the development for 30 days because some neighbors objected to the project's height.

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Some residents of Waterford Plaza, the 16-story condo tower just north of the Number One Beale site, said the project would obstruct their views.

"I live in Waterford Plaza and I am on the board there, and I am very aware of the amount of opposition there is because of views being blocked," said Pat Kerr Tigrett. "Before this gets sent to City Council, I would respectfully ask that you consider Mr. Carlisle meeting with me and other occupants of Waterford Plaza so we can discuss other alternatives of what might be done in the positioning of the project so there isn't so much blockage.

"We do want to be good neighbors."

Chance Carlisle of Carlisle Corp. said, "It's a momentum killer, not a deal killer."

The project includes two soaring towers at Beale Street and Riverside Drive. At 435 feet, the north tower would be one of the city's tallest buildings.

"It's blocking the views," said Lauren Peek, manager of Waterford Plaza. "We have a nice building, and our units are not cheap. We want to hold that value."

According to renderings of the Number One Beale project shown during the meeting, Waterford Plaza residents appeared to have unobstructed western and northern views, including the Mississippi River. However, it also appeared that residents living in the southwestern corner of Waterford Plaza would have views obstructed.

The project will include 240 to 250 luxury hotel rooms.

In all, Number One Beale will have 70,000 square feet of Class A office space and 70,000 square feet of

retail, commercial and meeting space.

The project will also have 120 to 150 luxury condos. Prices will start from about \$550,000.

Carlisle officials say the condos would produce \$2.2 million annually in property taxes, and that the project would serve as a citywide point of pride.

"This project will provide a sophisticated metropolitan experience unlike anything the city has ever seen," Chance Carlisle said. "One Beale would become an iconic building, one that reflects where the city has been and where the city's future lies. One Beale would deliver major economic benefits to Downtown Memphis and support the ongoing redevelopment efforts of the city."

Memphis and Shelby County Office of Planning Development staff recommended approving the project. Andy Kitsinger, director of planning and development at the Center City Commission, also supported the project.

The board did approve the plan by developers Brian Thomson of Boston and Geoffrey LePlastrier of California to build a \$85 million, 28-story luxury housing complex next to St. Mary's Catholic Church Downtown.

The developers have an option to buy the land for an undisclosed amount from the Catholic Diocese of Memphis.

The land -- about half a city block -- is adjacent to St. Mary's, which is at North Third and Market near the Memphis Cook Convention Center and Downtown Marriott.

The high-rise would include 200 housing units, and an additional low-rise building would include 40 units, according to a plan submitted to the Memphis and Shelby County Office of Planning and Development.

Plans for the residential development include 12,570 square feet of retail and 2,087 square feet of restaurant space on the ground floor. The project would have a total of 370,905 square feet of residential space.

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