

Levy Holds Wingspread Stand Before CofC

By KEITH MURAOKA
Sentinel Staff Writer

Nobody changed their mind this morning at an informal debate concerning the controversial Wingspread Beach development on the Porter-Sesnon property as Second (Aptos) District Supervisor Robley Levy and Aptos Chamber of Commerce directors locked horns.

Levy has been a prominent factor in the majority of the county Board of Supervisors getting a park designation for the 67-acre parcel in the county's proposed Local Coastal Plan. The chamber, meanwhile, has come out strongly in support of the Wingspread concept proposed by developers Hare, Brewer and Kelley.

That concept shows an \$80 million, 630-unit visitor-serving development on the oceanside parcel south of Cabrillo College. It would include a performing arts center, three mini-theaters and other visitor and commercial facilities.

Levy reiterated her support of a park designation in pointing to the "intensity of use restraints" in the mid-county — namely traffic on the surrounding neighborhood's roads and sewer and water capacity.

"I do not believe that responsibly the county can allow the intensity of uses (that would occur with Wingspread) without providing appropriate public improvements," said Levy. "You have to have a balance and make sure whatever you allow doesn't put too much pressure on existing uses."

Chamber director Lucile Aldrich, however, garnered applause when she based the chamber's support of the Wingspread concept on the large Aptos business base and a lack of visitor-serving facilities.

Wingspread's proposed 630 units would

be run as so-called "horizontal hotels" in order to serve visitors.

Chamber President Glenn Specht added that Wingspread is "the kind of proposal that is financially desirable for the entire county.

"We'd like them (Hare, Brewer and Kelley) at least not be hampered by the county," she said. "The county can still cut them off later if traffic and water is not resolved."

Director Russ Van Deren agreed and questioned if the county was creating a "useless" piece of property with its park designation.

Levy replied that the Board of Supervisors' position did not preclude private development. Besides the park designation, a private development alternative was designated, she said.

Like the park designation, which allows between 115 and 130 campsites, the private development option would allow the same range of building units.

"We haven't excluded them (private developers), Levy said. "They still have an option, but the land use designation reflects public service capacities."

CofC Vice President Brewster Burns also questioned how Levy obtained input on which to base her stand.

"The vast majority of public input supported less intensity of use," Levy explained. "While I don't necessarily do exactly what the majority of people say, I had to put together what the community was saying, and the facts.

"The real reason," she repeated, "has to do with public service capacities."

The supervisors' land use recommendation will come before the Central Coastal Commission on June 29.