

## Wingspread developer to go ahead on 200 units

The land development firm of Hare, Brewer and Kelley is going ahead with plans to build a 200-unit condominium-hotel on Wingspread Beach while the community debates an alternative that includes a performing arts complex.

Wingspread spokesman Tim Welch told the Rio del Mar Improvement Assn. board of directors Monday afternoon that the company has asked for an appointment with county planning department officials on the steps necessary to build a 200 unit project on the property, as now allowed by the county Local Coastal Plan and the county general plan.

If the project is built to the present county limits, Welch said, it will consist of 200 units, each with approximately 600 square feet of floor space — "a deluxe Del Monte Lodge."

Welch indicated that time is running out for the company and the community involved in the Wingspread debate.

"We are now beginning our fifth year of the project and, internally, we now have to reach a decision.

The 200 unit project is a money-making proposal for the firm, Welch said, although there wouldn't be the theater complex that makes the other proposals attractive, he said.

The Palo Alto-based development company, which built Pajaro Dunes, originally proposed a 630-unit resort condominium-hotel and performing arts complex on the 66-acre Porter Sesnon property next to New Brighton Beach State Park.

The proposal has generated a controversy within the county.

"It has failed to elicit the degree of enthusiasm that we had hoped for," Welch conceded to the board Monday afternoon.

The company has recently proposed a compromise. It would sell 40 percent of the land and all of the beach to the state parks department for campsites and public access.

The number of residential units there would be cut to a maximum of 295 units, with each one averaging 1,275 square feet in size.

The theater complex would be built as planned and turned over to a non-profit foundation to operate, but plans for an adjacent commercial district and low income housing for complex employees would be reduced to just a few restaurants.

Plans now call for a 1,000-seat and a 500-seat theater and an experimental theater.

Approximately 40 percent of the available time would be for use of local groups, Welch said.

REFERENCE