

## Wingspread 'Plan C' unveiled by Kelley

A third development alternative is being proposed for the controversial Porter Sesnon property next to New Brighton Beach State Park.

It calls for turning over more than one third of the property to the state for public recreation, reducing the number of residential units by more than half and virtually eliminating the commercial district.

The proposal was made public this morning by Ryland Kelley, president of Conference Associates, the limited partnership that holds a 99-year lease from the University of California on the 66-acre parcel between the freeway and Monterey Bay.

Kelley has been warring with the county and ad hoc groups over his initial proposal to build 630 residential units on the property along with a performing arts complex and a commercial center.

The state has set aside \$4 million to buy all or part of the property, but Kelley says the land is worth much more and won't sell. The state has said it won't use its condemnation powers to acquire the land.

Meanwhile, the county has zoned the property to allow no more than 200 residential units.

Kelley says he could make money by following the county's limitations.

"The ... zoning limitation," he said in a prepared statement, "while it drastically reduces Wingspread, is nonetheless an economically feasible basis for development. Without the theater complex, a 200-room resort and conference center can be profitable and is an attractive and feasible private development but will not provide any

benefit to the performing arts of the community."

However, Kelley's latest plan would preserve the performing arts complex, which includes 500- and 1,000-seat theaters and three 100-seat mini-theaters. It sets the stage for a new battle with county officials over the total land use.

His plan would turn 40 percent of the land and all of the beach over to the state for campsites and public access. Uses could include playing fields for community youth soccer and Little League programs, Kelley said.

The cultural center and all of the performing arts theaters would be built as originally planned, but with the commercial theater district reduced to a small areas for restaurants.

The number of residential units at Wingspread would be reduced from the original 630 to 295, with an average of 1,275 square feet per unit.

That still far exceeds the limits placed on the property by the county's land use regulations. "The effect of this new proposal in terms of the EIR," Kelley continued, "would be to reduce the traffic by one-half, but yet would produce new net county revenues of over \$1.3 million per year; plus the value of the theaters to be held by the Wingspread Foundation and the benefit of community use of the beach and playing fields."

Approval of Kelley's latest plan lies with the county Board of Supervisors, and Kelley is targeting Midcounty Supervisor Robley Levy for a public opinion campaign.

He quotes Mrs. Levy as saying she would reconsider her stand to limit Wingspread to 200 units "if a careful environmental review establishment that a larger project would not adversely impact resources."

Kelley said the EIR, now awaiting final approval by the board, supports higher residential density and the performing arts complex.

"We ask you to join an effort to gain Ms. Levy's support of this new joint-use plan and to carry out the plan in a timely, positive manner," Kelley said in his statement.

"It is really up to you to decide if the facts justify political citizen action to achieve the cultural center."

Mrs. Levy was out of the county today, attending a meeting of the County Supervisors Association of California.

Kelley also announced a 14-member board of trustees for the Wingspread Foundation, which would own and operate the theaters after their construction by Kelley.

Trustees are Howard Burman, Diane Cooley, E. Reese Davis, Roy Folger Jr., Gary Garmann, Edward Houghton, E.T. "Bud" Kretschmer, Norman Lezin, Barbara Lingafelter, Rowland Rebele, Linda Schmit-Cohen, Colette Seiple, Sue Struck, and Robert E. Swenson.