

Winslow tries to unravel waterfront

By Julie McCormick
Sun Staff Writer

The city of Winslow is trying to free itself from a web of official missteps that has some residents — especially members of its parks board — raising uncomfortable questions.

At issue is an office building proposed by local real estate agent Carol King for her waterfront property at the end of Madison Avenue overlooking Eagle Harbor, just steps from downtown.

Despite criticism by parks commission members and at least one planning agency member, the city council approved the King plans, only to have them invalidated by the State Department of Ecology. The DOE, with jurisdiction over shoreline development, was alerted by a private citizen, said environmental planner Barry Wenger.

There were three troublesome aspects to the King proposal:

- The land originally was part of what later became Winslow Wharf development. Permit approval was requested under extension of an expired permit issued five years ago for the Winslow Wharf development.

- Several months of sorting by various city departments and officials ended with unanimous City Council approval in February under the old permit.

- Mrs. King also asked for and got council approval to place four needed parking spaces on adjacent city property in exchange for her development and maintenance of a small park at the edges of the same city property.

- The city's unofficial but long-envisioned waterfront trail system, to run from the state ferry dock all along the city side of Eagle Harbor would be altered by her plans, which routed the trail away from the waterfront.

City uncertainty over the legality of extending the old permit was compounded by two conflicting opinions of its former city attorney, Wayne Tanaka, and later confirmation of Tanaka's final OK by present city attorney Robert Conoley.

In a carefully worded letter, Richard Wilson, chairman of the citizen advisory planning agency, warned the council in January that "the community may have lost legitimate opportunities for a more public waterfront."

Wilson abstained from voting when the planning agency reviewed and approved Mrs. King's proposal so that he could express his personal opinion.

In an interview, Wilson said the group was never asked to review the shoreline aspects of the plan by the city's land use department, suggesting "faulty process managing."

State regulations administered by the DOE demand water dependent uses or public access for shoreline development. The King office building would not be water dependent and limits direct public access.

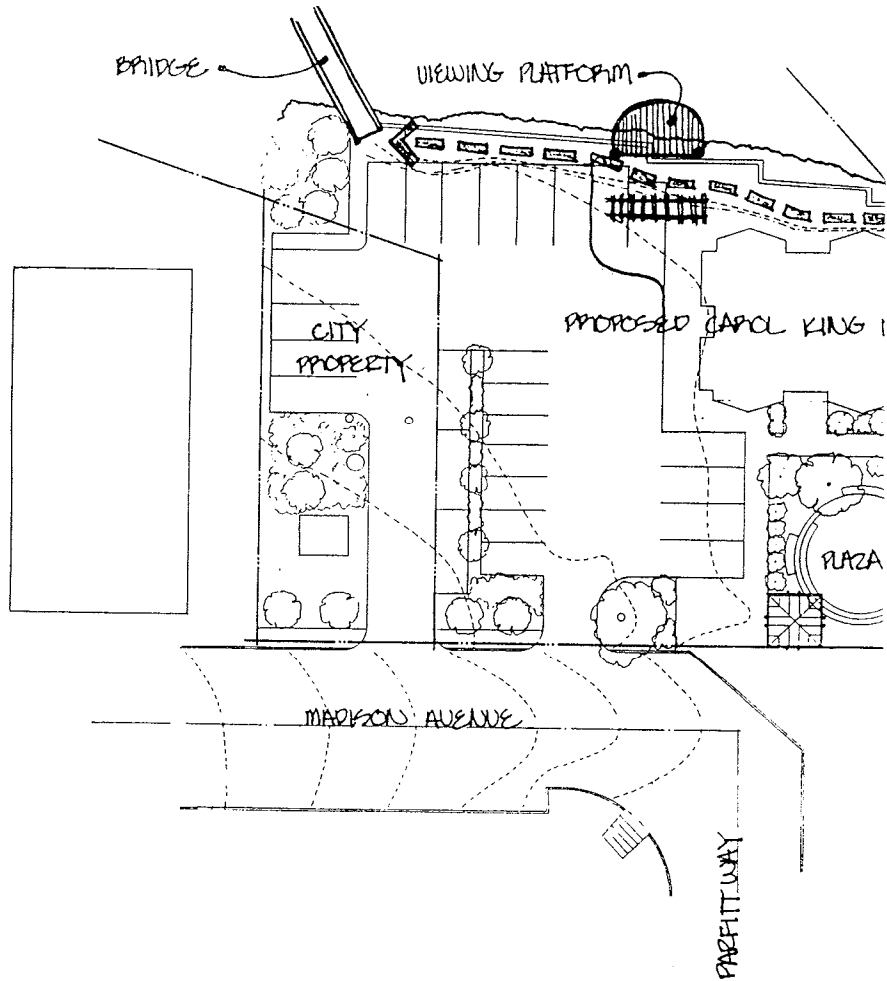
The identical project has since been resubmitted after DOE turned thumbs down last month because approval under the old permit violated state regulations.

"It has cost me enormous amounts of money because of the delays," Mrs. King said.

The city's parks commission, officially re-established after its successful shepherding of the new city waterfront park and public dock, stopped all work it was doing on a comprehensive parks plan — including a waterfront trail — to deal with the King park/parking proposal following council approval.

After a meeting with Mrs. King and weeks of deliberations, the commission sent a report to the city council highly critical of the "precedent of leasing city-owned land for use as a parking lot when such a lease benefits a single private developer."

The commission report also ignored a memo from Mayor



Plans for the Carol King Winslow office building project with waterside trail and public viewing platforms added by the city.

Alice Tawresay directing members to stick to the parking/park issue. "It is our belief and understanding that the city's waterfront trail system properly falls within the purview of the Park Commission," the report states. "We feel that the citizens of Winslow are in the process of losing a critical section of the waterfront trail," it commented.

Mrs. King, who was unaware of the parks commission report, said she fully supports a waterfront trail system, but for security reasons wants public access away from the bulkhead portion of her property.

She has agreed to deed portions of her land to the city to tie in with the proposed trail and provide public viewing points.

Mike Regis, the city's planning administrator, said the parks commission's report went beyond its authority and jeopardized the public process.

As for the parking/park trade-off, Regis could think of no other similar arrangement in town. But Mrs. King is convinced the city is getting a good deal from her given the poor condition of its property and limited city funds for park development.

Jessie Hay, head of the parks commission, defended the report. Issues beyond the parking/park trade were raised

during the meeting the report because of not benefiting," she said.

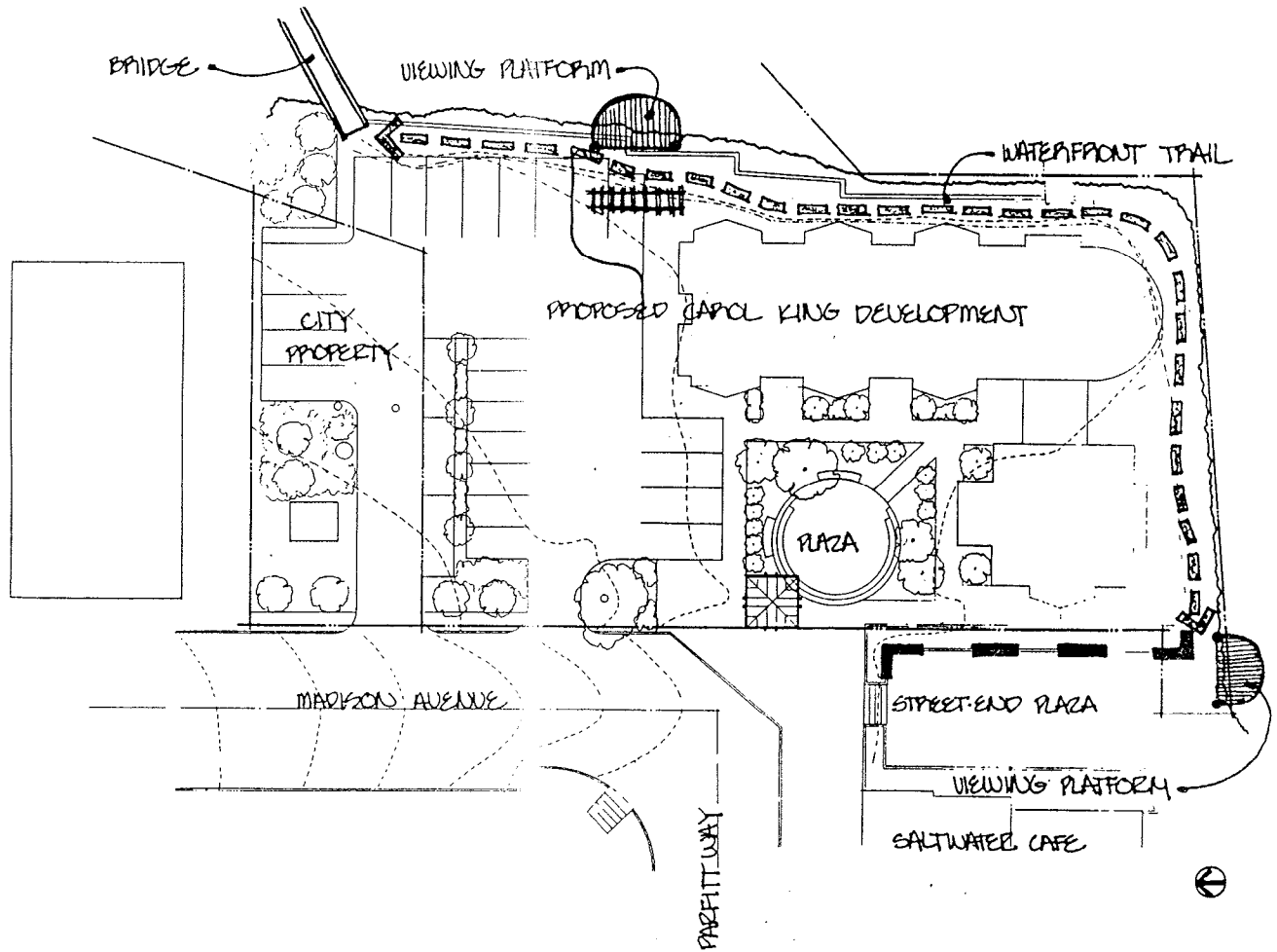
The DOE will restate standards that future in which Mr. Wenger said. One question is what it wants to happen.

Does it want to do things that could be department - must be could not discuss the kind of shoreline access state determination: public access, somewhat.

Mrs. King's new report the previous one, which expects final council approval.

This time, "we want the best damned permit possible. The mistakes came because of

Plans to unravel waterfront issue



Plans for the Carol King Winslow office building project with suggested additions of a waterside trail and public viewing platforms added by the local Park Commission.

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during the meeting with Mrs. King, she said, and included in the report because of that. "We felt that the city definitely was not benefiting," she said.

The DOE will review the new application under stringent state standards that take into consideration the theoretical future in which more similar projects could be proposed, Wenger said. One question the city and state must consider is what it wants to happen to its shoreline.

Does it want to "tie up that finite resource... using it for things that could easily be located upland?" Because department must review the new King application, they could not discuss the project's specifics. But he noted that kind of shoreline access preferences shown in state determinations shows a strong preference for public access, something the King project lacks.

Mrs. King's new application will follow the previous one, which started last year. She expects final council action by mid-1987.

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carol king and associates, inc.

328 MADISON AVE. NO. • BAINBRIDGE ISLAND 98110 • 842-6681

Received by Robert
June 25 or 26

October 23, 1985

Mayor Tawresey
Winslow City Hall
Winslow, WA 98110

Dear Alice:

In reference to our conversation last week with Mike Regis regarding the proposed Winslow foot bridge. I want to reiterate that I am more than pleased to give an easement over my property to the present Winslow sewer property, or to work out a trade with the City, in return for use or trade of the property east of the sewer manhole for use for my proposed buildings. You assured me this was in the best interests of the City and I have informed my architect Ed Weinstein to design the site plan to include this piece of land, as you indicated I should.

I look forward to the building of the bridge as an asset to the entire community.

Sincerely,

Carol King

CAK:kb

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BEA BEATTY RINKER
Director



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Mail Stop PV-11 • Olympia, Washington 98504-8711 • (206) 459-6000

November 19, 1987

The Honorable Alice B. Tawresey
Mayor, City of Winslow
P. O. Box 10100
Winslow, WA 98110

Carol King
Carol King and Associates, Inc.
328 Madison Avenue North
Bainbridge Island, WA 98110

Dear Mayor Tawresey and Ms. King:

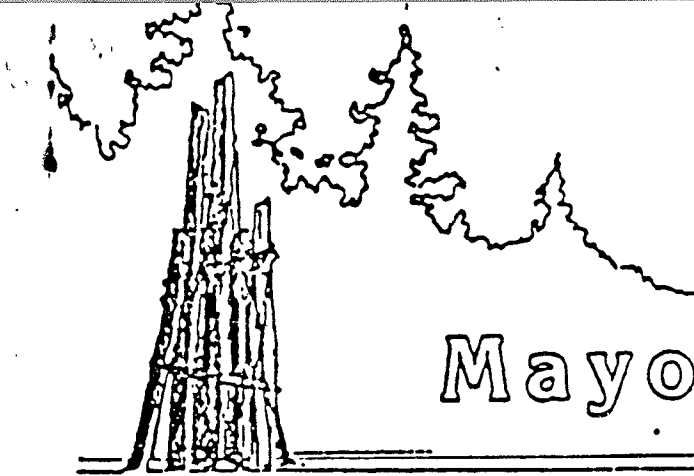
Re: City of Winslow Permit #87-26
Carol King - Applicant
Shoreline Conditional Use Permit #590-14-7262

The Department of Ecology has reviewed the above referenced conditional use permit to construct a 9,000 square foot commercial building on Eagle Harbor.

We find this proposal to be inconsistent with the policies of RCW 90.58.020, the Winslow Shoreline Master Program and the criteria set forth in WAC 173-14-140 for granting a conditional use. Specifically, we find that inadequate public access has been provided for the location of a non-water-dependent use on this shoreline parcel. We find that approval would result in piecemeal and uncoordinated development of the shoreline because the proposal is not compatible with the surrounding permitted use.

For the above reasons, the permit is hereby denied.

The Shoreline Management Act of 1971 provides that a request for review before the Shorelines Hearings Board may be filed within thirty days from the transmittal date of this denial and enclosed permit. Guidelines for filing of a request for review are also enclosed.



Mayor memo

March 25, 1987

To: Park Commission

Re: Carol King Project

The issue of whether Carol King's proposal is substantially different from the Shoreline Permit issued to the Winslow Wharf is not a matter for review and discussion by the Park Commission. Further, ~~the~~ City attorney has been asked for his opinion on the matter and has determined that her proposed development fits within the original permit. Thus, the matter went to the City Council and her development stands as proposed.

What the City Council referred to the Park Commission was to discuss the type of public improvements she will make to the area shown on her plan as park and trail. In other words, landscaping, paths, furniture, lighting, water for drinking etc. Please stick to that subject with Mrs. King when you meet with her. Your report on the matter should respond to the ~~Council's~~ request and not the other issues the commission minutes of March 17 indicate.

Please see me if you have questions about this memo.

Sincerely,

Mayor Alice Tawresey *MA*

Mayor Alice Tawresey

AT:to

People's picnic protests proposed property use

City-owned land just north of a proposed development on Madison and Parfitt was the subject of protest last Saturday.

The 2,500 square foot lot in question may become landscaped parking spaces and egress for proposed office space by Carol King.

Former members of the Winslow Park Board Jessie Hey and Bob Chapel were present to discuss the issue with visitors. Also present were documents and diagrams concerning the proposed development.

Supporters of the demonstration were asked to sign a petition objecting to the proposed use, supporting its use as a mini-park and demanding a footbridge across the slough and access to the waterfront perimeter for a proposed waterfront trail. As of Monday, 88 people had signed the petition.

Chapel said the petition will be presented to the city when the issue is placed on council agenda.

While visiting the lot, several people made written suggestions on how the land could be used. Some of the ideas include:

- Trading land with the developer. This suggestion would move the two-story building northward and a mini-park on the waterfront.

What the developer would do with the existing sewer lift and generator shed on the lot was not mentioned.

- Installing benches and picnic tables.

- Making the area a playground for children and a "sitting spot" for seniors.

Once the plan is approved by the city council, it will be forwarded to the Department of Ecology.

The plan recently went before Hearing Examiner Robin Hunt; her finding of facts were completed July 16.

She recommends approving the development permit. Her conditions for use include:

- Permanent public access to the waterfront by way of a trail along the waterfront perimeter of the property or moving the interior courtyard to the waterfront side.

The purpose is to increase public access.

However, Hunt states that King was not favorable to moving the courtyard next to the water. Her findings state that King wants to have the courtyard visible from Madison Avenue and wants to reserve the space for additional parking in case leasing the city lot doesn't work out.

- Grant of an easement across the slough tidelands for possible future installation of a footbridge, an integral part of the proposed waterfront trail.

- Dedicating to the city the 200 square foot lot at the end of Madison that is in the public courtyard.

- Parking lot landscaping in compliance with city code.



Protesters meet in what they would like to see as a mini-park at the base of Madison, but what city officials...

If you're concerned, get involved

To the Editor:

This is an important time in the development of the character of Winslow for a long time to come, as far as land use issues are concerned.

To anyone who is unhappy with the impending demise of the waterfront trail system, who doesn't like the idea of tall buildings right at the water's edge blocking the visual link between the harbor and Winslow, or who doesn't think land paid for by the taxpayers of Winslow ought to be used for a private parking lot — I would like to invite you to attend the Winslow City Council meeting tomorrow night, Thursday, Aug. 20, at 7 p.m. at City Hall. At issue is the disposition of the Carol King property next to the Saltwater Cafe.

There is a conspicuous lack of representation of the public's interest in our current local government, which is being demonstrated clearly in the handling of this issue. Great efforts are being expended to bend or circumvent existing regulations to accommodate the Carol King project.

If you were to read the City's ineffectual Planning Agency's report on the project, and then read the review given by the Hearing Examiner, you would think they were discussing two different projects. (The public is fortunate to have Hearing Examiners whose unbiased, well-researched, and well-thought-out reports can intelligently bring out the facts and the issues.)

The Hearing Examiner's report is worth reading for its careful review of facts and issues around this project; however, there are two important issues on the Carol King project that have surfaced since the Hearing Examiner reviewed the project. These issues need to be brought up at the upcoming City Council meeting for public awareness and discussion:

1. Carol King owns property next to the Winslow Wharf parking lot, across the street from her proposed building, which could be used for the extra parking she needs in order to build a bigger building on the property currently under discussion. The City's property is not her only alternative; and although it is easy to see that use of her second property might restrict her future development of it, those are the choices of a land developer. The City should not be providing a taxpayer ex-

pense, development opportunities for individual land developers.

2. There are efforts being made to try to disprove the official existence of the waterfront trail system itself (despite the fact that several property owners along the waterfront have had to accommodate it in their planning). The City has not to date found the documents which clearly establish the waterfront trail system, and there is no reference to it in the Hearing Examiner's report. However, a copy of an official study commissioned by the City concerning the waterfront trail system *has* surfaced in the community which clearly shows many aspects of the trail system.

The waterfront trail system and the Winslow parks are a vital part of the future of Winslow, and one answer to the often-asked question, "What is there to do in Winslow?"

The trail and the Winslow city park are an attraction in themselves; and they can also bring people from the ferry to the business areas of town. A walk along the water could bring people to the west end of town, to the Saltwater Cafe and other businesses that develop in that area. They could continue the walk up Madison or Wood Avenue and circle back through the downtown business district.

If you have an interest in what is taking place, either for now or for what it suggests for the future, take this opportunity to become informed.

Attend the City Council meeting tomorrow night and insist on a public hearing for this project, where all the facts can be heard. This may be the last chance for public influence on the direction of Carol King's project is allowed to take. Your presence and your participation are important.

David Henry
Winslow

Kindness will return many fold

To the Editor:

Recently, through my own carelessness, I lost a small purse containing my driver's license and other valuables while waiting in the small patio adjacent to the ferry. Fortunately,

I discovered the loss quickly and returned to the Winslow ferry terminal.

When the office door opened and I explained my concern, ferry employees greeted me by name which assured me instantly that my purse had not only been found, but turned in by some honest person.

"Are you going to hit us?" inquired one of the employees.

"Hit you?" I said, puzzled. "I was thinking about hugging you."

They went on to explain that earlier that week, they had found a valuable brief case filled with business papers and placed it in the safety of the office only to be accosted verbally by its owner, who had left the terminal for several hours.

She was angered that they had moved her property, which she had left unattended and, in these less-than-ideal times, in possible peril.

Their response to me was, "We feel like just letting the stuff sit there and doing nothing rather than to risk this kind of response."

I don't blame them a bit, but I would say, on behalf of, I am sure, 99 percent of the public: Keep up the good work.

Don't let the rest of us, or yourselves, suffer for the lack of courtesy and appreciation of the minority. Do what's right and in due course, it will come back to you many fold.

And I am reminded that my good intentions to thank another ferry employee are belated but nonetheless sincere. When I lost a pair of valuable glasses some months ago, in trying to retrace my steps of the evening before, I called the Seattle terminal lost and found. So sensitive was the ferry employee on duty that during her lunch hour — on her own time — she searched the street in front of the terminal and later called to say the search had been in vain. I am sure that's not in her job description, but she did it without being asked.

Thank you, ferry personnel, for your professionalism and your kindness. And thank you, honest person, for returning my small purse. It saved me money and a lot of time, hassle and worry.

Kathleen V. Nelson
Bainbridge Island

Poet writes war in Nicaragua

To the Editor:

Salman Rushdie, a India who lives in London, returned to Nicaragua in the fall of 1986 to attend a writer's conference. He went to that country to witness the feelings.

He interviewed people who were on the walks of life and high society, including the owner of La Prensa press shut down by the government.

After a three week sojourn, he took him from east to west, through a beleaguered country, to write a book: "The Jaguar and the Sun: A Nicaraguan Journey."

The title was inspired by a limerick that haunted him throughout his journey:

*There was a young
Nic'ragua, who smiled
on a jaguar. They returned
ride, with the young girl
the smile on the face of*

Everywhere Rushdie went, he lived with a sense of the reality of instant death from the made on transit buses, and the national and medical facilities people pursuing their daily lives, forces known as the Contras was war, not as known from the armies, but from ambulances, civilians and terrorists.

Abhorrence to terrorism was continuously exhorted by the state, yet obviously ignored. Funds are being solicited from forces that make it a crime to commit crimes in the name of a devious policy was reached an accord on the five central American countries under the terms of the required the suspension of aid to the contras.

There may still be a young girl riding on the

Heato
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MAY 19 1987

ON THE SQUARE · BAINBRIDGE ISLAND · WASHINGTON 98110 · 206-842-5951
CITY OF WINSLOW

BY: _____

May 19, 1987

City of Winslow

This is to advise that the American Marine Bank parking lots are available for public parking on non-banking days.

We hope this will serve to ease the shortage of parking in the city on Saturdays, Sundays and Holidays.

Respectfully,

Edward Rollins

Edward Rollins
Customer Service Officer