

## Maintaining Saint Edward State Park in the Public Domain

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4 **WHEREAS**, for the past year or more, the Washington State Parks Department has  
5 been in behind-the-scenes negotiations with The Kirkbride Group, Inc, authorizing  
6 them to seek investors whom might potentially privatize some 10 - 12 State Parks;  
7 and

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9 **WHEREAS**, a plan to privatize at least a portion of Saint Edward State Park was  
10 unexpectedly released to the public; and

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12 **WHEREAS**, it appears to the Friends of Saint Edward Park that negotiations with  
13 Kirkbride have been intentionally hidden from public view; and

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15 **WHEREAS**, The Kirkbride Group has found an interested party in McMenamins, an  
16 out-of-state company proposing a long-term lease and renovation of the Seminary  
17 Building at Saint Edward. This project is to include, "A McMenamins full service  
18 restaurant, conference, and recreational and lodging facility, and a pub/theater to be  
19 commercially open to the public." McMenamins proposes not only lease of the  
20 Seminary building, but includes approximately 20 acres of the immediate  
21 surrounding lands from within St. Edward State Park; and

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23 **WHEREAS**, worst-case rumor states that this new Hotel/Brewpub/Conference  
24 Center Complex will take over not only the Seminary Building, but will also control  
25 the Gymnasium; the Swimming Pool; and the new playground. McMenamins  
26 proposes a roadway to the beach to service a marina on the shore of Lake  
27 Washington that will be built to compliment this facility. Indeed, in a letter from  
28 McMenamins Pubs and Breweries Chief Financial Officer, dated January 6, 2005, one  
29 of several issues needing resolution was McMenamins desire to have the WSPRC (at  
30 State expense) upgrade the Park Trail System and grounds including installing an  
31 irrigation system. Moreover, on the last undeveloped shoreline on Lake  
32 Washington, they requested construction of a public dock and moorage; proposed to  
33 put in a parking lot over the entire grassy knoll where the children run and roll in  
34 the grass where the 32nd District Democrats had their picnic; and immediately  
35 adjacent to the children's playground equipment proposed parking space for the  
36 visitors to the pub;

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38 **BE IT THEREFORE RESOLVED:** The WSDCC supports the Friends of St Edwards  
39 in seeking an open, community based planning process to decide whether any  
40 changes to St Edward Park are necessary. There must be other, better opportunities  
41 for Park development that should be explored. A Community Center is an option  
42 that might be considered. There are substantial grants to seek in this regard. With  
43 study, The Friends of St Edward believe other options would be open to us for better

44 use of the Park assets than a brewpub and hotel. The WSDCC joins the Friends in  
45 the belief that in a matter so important and with such impact on so beautiful a public  
46 asset as Saint Edward State Park, there should be open dialogue between the parties  
47 and the public. Factual information must be shared from both sides and input  
48 presented for evaluation before any contract is signed; and  
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50 **BE IT FURTHER RESOLVED THAT:** The WSDCC, The Friends of St. Edward  
51 Park and the public need to have more details about this proposal and equal time to  
52 provide better alternatives prior to State expenditure of even more tax dollars in  
53 pursuance of this controversial project. We call upon State Parks to fully and frankly  
54 explain their reasoning not only for the belief that St. Edward Park should be  
55 privatized, but also, why the public has not been included in seeking solutions, and,  
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58 Submitted to the WSDCC for consideration at its September 17, 2005 meeting in  
59 Everett by the 32<sup>nd</sup> Legislative District Democrats (9/15/05)  
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61 Referred to the WSDCC with a recommendation of "Pass" by the Resolutions  
62 Committee at its September 17, 2005 meeting in Everett.  
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64 Passed by the WSDCC at its September 17, 2005 meeting in Everett.  
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## 66 **Follow Up Information**

### 67 **Brokered Partnership List**

#### 68 **DEVELOPED PROPERTY**

69 Green River Gorge  
70 Iron Horse/Lake Easton  
71 Manchester  
72 Olallie  
73 St. Edward  
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#### 75 **UNDEVELOPED PROPERTY**

76 Elbow Lake (320 acres) Thurston County  
77 Haley Property (179 acres) Pierce County  
78 Hartstine Island (310 acres) Mason County  
79 Lake Newport (164 acres) Spokane County  
80 Nisqually Mashel (800 acres) Thurston County  
81 Packwood property (175 acres) Lewis County  
82 Wolfe property (134 acres) Jefferson County  
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87 Here is the list of parks where private investment has been solicited. We contracted  
88 with The Kirkbride Group Inc., asking them to seek firms that might want to invest in  
89 the parks on the list. To date the sole proposal received is one by McMenamins to use  
90 the seminary building at St. Edward State Parks for a conference center, lodging and  
91 restaurant.

92 At its August 4 meeting the Parks and Recreation Commission directed staff to assess  
93 the proposal made by McMenamins. We initiated a comprehensive planning process for  
94 the entire park to ascertain whether the proposal is one that merits approval, or not, by  
95 the Commission. The Commission has not approved any private investment at Saint  
96 Edward. We expect to complete the planning process in mid-2006 at which time the  
97 Commission will have a basis for addressing the specific McMenamins proposal.

98 As background I'd like to identify several other parks with private investment in place.  
99 At Blake Island State Park  
100 <http://www.parks.wa.gov/parkpage.asp?selectedpark=Blake%20Island> Tillicum  
101 Village <http://www.tillicumvillage.com/> is privately owned and operated facility. At  
102 Mount Spokane  
103 <http://www.parks.wa.gov/parkpage.asp?selectedpark=Mount%20Spokane> a  
104 concessionaire operates a ski facility <http://www.mtspokane.com/>. At Sun Lakes-Dry  
105 Falls State Park  
106 <http://www.parks.wa.gov/parkpage.asp?selectedpark=Sun%20Lakes> a concessionaire  
107 operates the Sun Lakes Resort <http://www.sunlakesparkresort.com/>. At Fort Worden  
108 State  
109 Park <http://www.parks.wa.gov/parkpage.asp?selectedpark=Fort%20Worden> Centru  
110 m <http://www.centrum.org/> brings in entertainment and schedule a variety of  
111 activities within the park. Without these examples of private investment within state  
112 parks the array of activities and facilities would be less that we currently make available  
113 to the public.

114 Please do not hesitate to contact me if you have any questions.

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