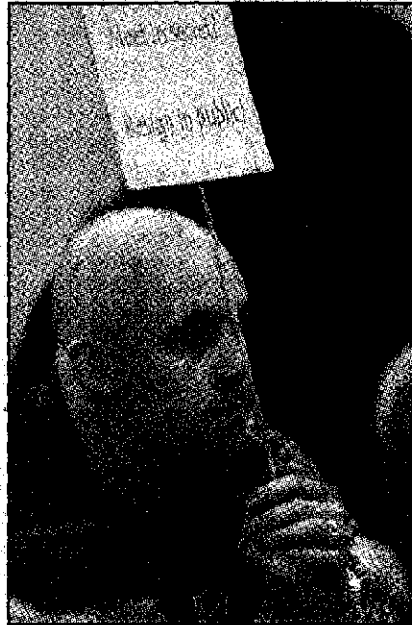




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Wednesday, June 9, 2004

Seabrook gaining momentum

BY KAITLIN MANRY
DAILY WORLD WRITER

PACIFIC BEACH — On a misty May afternoon, a dozen people stood among the trees, 100 feet from a sandy bluff overlooking Pacific Beach.

Casey Roloff, a 32-year-old Oregon developer wearing jeans and a Helly Hanson rain coat, jogged some 50 feet away from the others and stomped on a rotting log.

On the spongy, moss-covered spot, he planned to build a stylish New England inspired home. Where the crowd stood, a path would wind through the forest, down to the beach near Elk Creek, a marshy area Roloff refers to as "the garden." The path would connect people living in some 400 units —

homes, apartments, town houses -- to the ocean and to each other.

This connection, neighbor to neighbor, resident to nature, is a central component of Roloff's plan to transform this rugged stretch of trees, rocks and salal, into Seabrook development, a trendy resort community, complete with pedestrian bridges, a storm watch tower and a main street with shops and restaurants.

"The people who are buying in the beginning definitely have to have a lot of vision," Roloff said, as he stood in the forest and looked out at the ocean. "This is not about building on the ocean or having an ocean view. This is about the town."

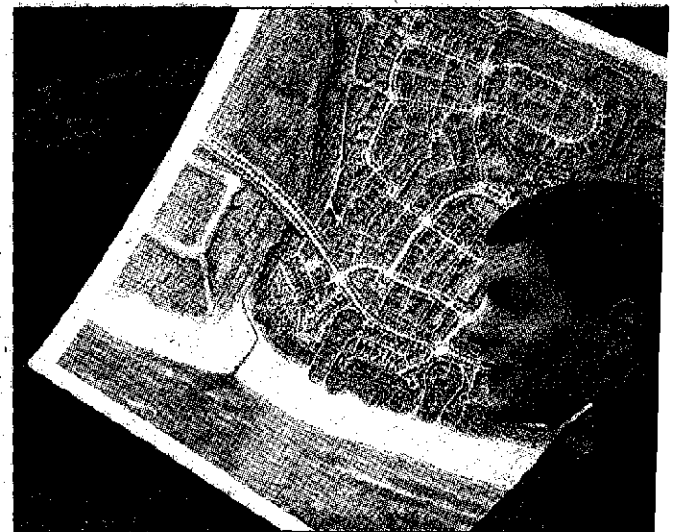
Roloff first envisioned Seabrook in 2002, after completing a smaller but

similar town-oriented community called Bella Beach, south of Lincoln City on the Oregon Coast. He was looking for a bigger patch of undeveloped coastline to build another village and hired a local real estate agent.

"I told him I wanted a palette, a fresh palette," Roloff says in a promotional video about Seabrook. "... When I drove up to the property I was awestruck because it was exactly what I was looking for."

He invested in land and consulted with architects, town planners and designers to create a blueprint for his dream community. But the development was put on hold in January, when Pacific Beach home owners Jim

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Casey Roloff, the Oregon developer who is planning to build the development in Pacific Beach, shows prospective residents around month. Roloff is holding a sketch of the 400-unit development.

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SEABROOK

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and Evelyn Chumbley asked a state court to overturn a development permit issued by the Grays Harbor County Commissioners. The Chumbleys contend that the county violated state and county law in granting the permit. Both Roloff and Jim Chumbley said this week that they've been working toward a settlement and are within a few days of reaching an agreement. In the meantime, Roloff's rolling ahead.

Though Seabrook will occupy just 88 acres, 33 of which will be reserved for parks and natural vegetation, Roloff says he's already purchased some 200 acres and is in the process of closing on 40 more. The extra land will act as a buffer between Seabrook and the surrounding communities and may eventually be used for a Lake Quinault Lodge style hotel or a golf course.

Roloff and his team have completed design sketches of homes, streets and parks. They have a Web site — www.seabrookwa.com — that features photos and layouts of Seabrook and testimonials from Bella Beach owners. Prospective Seabrook residents are signing intent-to-purchase agreements and putting down money on houses, which will begin in the mid \$200,000s and go up to the \$500,000s, Roloff said.

"Just to get in on the ground floor of this is pretty exciting," said Karen Huffines, as she sat on a couch with her husband at the Pacific Beach Fire Hall on May 29, before a presentation about Seabrook. "The whole idea of this kind of community thing is very intriguing to us. We're kind of looking for the next step and this has potential — a different kind of suburbia."

Huffines, a 48-year-old California teacher, said she's fed up with urban sprawl and was drawn to Seabrook's pedestrian friendly nature and its new urbanism design, which is based on the belief that a return to traditional neighborhood patterns is essential to restoring functional, sustainable communities. Her hus-

CHALLENGES

If Casey Roloff builds his proposed 400-unit Seabrook Development, it will forever change Pacific Beach.

Where a forest once stood, an 88-acre development, complete with houses, apartments, stores and pedestrian bridges, will emerge. Roads will be paved and paths created. New residents will move in — and for the most part, old ones couldn't be more thrilled about the proposition.

"We've been waiting for everything to build back up and trying to get people to move back in," said Roggio Riekkola, who's spent most of his life in Pacific Beach. "This community, it needs the shot in the arm Casey's development is going to give us."

Riekkola is among the 300 plus residents and business owners who have signed a petition supporting Seabrook, which has the potential to double the population of this tiny beach community.

Two Pacific Beach home owners have challenged the development permit, but a settlement may be emerging, and those who signed the petition are excited about Seabrook and the opportunities new residents and construction will bring to the area.

hand, Ben, a landscape contractor, says he's tired of living in a concrete community with "at least 20 Starbucks and two HomeDepots."

Mary Kay Jones, a Seattle medical technologist, and her partner, Dr. Anne Buccì, were in Pacific Beach two weekends ago attending the session and scoping out their potential future home. They first heard about the development last year in an article in a Seattle newspaper and have since signed an intent-to-purchase form and put \$2,000 in escrow.

Jones says she likes "the fact that it's on the ocean. That's one attraction. I like the style of the homes and the community concept and the fact you can walk to a central town."

Buccì says she appreciates the way Roloff plans to incorporate already existing trees and green space into Seabrook. And like many of the people gathered in the Pacific Beach Fire Hall, Jones and Buccì live in Seattle and like the idea of having a second home, three

hours away on the ocean.

Thirty-eight Bella Beach home-owners have already decided to reserve homes in Roloff's newest development, and a lottery was held on June 5 giving them first dibs, Roloff said. In all, 120 reservations have been made, he said.

On June 12, Roloff and his company, Current Development, will release a "priority list," giving people who don't own homes in Bella Beach but have already signed intent-to-purchase agreements for Seabrook an advantage over those who choose to buy into the development later. According to Roloff's tentative schedule, on July 1 Roloff and his team, which is led by Town Planner Laurence Qamar, will start staking out streets, alleys and lots. On Aug. 1, they'll start utility work for Seabrook's first phase, which will include 30 homes. Later in the month, home and lot selection will commence and in October, construction is scheduled to begin.

Roloff expects to build around



DAILY WORLD / KATHY QUIGG

Tom Rasmussen, left, talks with other business leaders, including Michael Tacy, center, and Miriam Grosse, about the benefits of the Seabrook development last month.

"This is an incredibly positive thing to have happen for our community — and I truly believe it's a world class development," said Tom Rasmussen, owner of the Sand Dollar Inn in Pacific Beach. "There probably aren't five like it in the U.S. and we're lucky enough to have one in Grays Harbor County."

60 homes a year and have 90 to 100 completed by fall of 2005. He said he wants to make Seabrook the most environmentally progressive development in the Northwest — maybe even the country by preserving as much of the natural habitat as possible and using materials from sustainable forests. He's planning to place homes between trees and include "a necklace of parks" that feature basically untouched wilderness.

"We have to balance," Roloff said, standing near the ocean, holding up a map of his proposed development for potential investors. "I mean, the most environmentally sensitive thing we could do is not do anything and leave it all alone, but what we're trying to do is balance this natural environment with human (development) in the best way possible."

Jones and Buccì, the Huffines and several other couples gathered around Roloff, eager to see his dream in the Pacific Beach forest and anxious to make it their own.