

CITY OF LIVERMORE & LIVERMORE REDEVELOPMENT AGENCY
WHAT'S NEW IN ECONOMIC DEVELOPMENT

January 2007

Livermore is still a hot bed of economic development activities even with the slow down of new housing starts. New developments that are either under construction or in the planning pipeline will surely enhance shopping opportunities and business services and provide housing opportunities for all household income levels. The following is a listing of public and some high-profile private development projects that are underway in the community.

BIG PICTURE PROJECTS

- **Trader Joe's is coming to town!!!** Trader Joe's will be locating a 12,000 square foot store in the Brickyard Shopping Center off Stanley Boulevard in the former K-Mart store. The store is expected to open in **SPRING 2007**. The City is as excited as many of its residents with this news. The City has been trying to get Trader Joe's to come to our fine community for years.
- **Toyota will be opening a new vehicle dealership in Livermore on Northfront Road east of Vasco Road.** The project is still in the early design stages. However, construction is expected to start in **2007** with the dealership opening in **2008**.
- **Groth Bros Chevrolet has announced that it will be moving its vehicle dealership to Northfront Road across from the new Toyota dealership.** The construction of the new dealership and opening is consistent with Toyota's time lines.
- **Housing – 2,800 dwelling units are either under construction, or in a planning and entitlement stage.** Of this amount, **800 +** are in the downtown area.
- **Commercial & Industrial – 933,000 square feet are under construction or in an entitlement stage.**

- **Oaks Subdivision (near Livermore Airport and Golf Course) approved with entitlements but no tenant applications yet – can support 2.9 million square feet of commercial and industrial development. Widening improvements to Isabel Avenue are under construction.**
- **Catholic High School (boys & girls) – 122-acre site on the north side of I-580. A new Catholic High School, named Pope John Paul II, will be built in the near future. No construction timeline is yet available.**
- **500,000 square foot Upscale Regional Outlet Shopping Center is in the planning stage. It will be located at the El Charro / I-580 Interchange. The new shopping center could have outlet stores such as, Saks, Neiman Marcus, Adrienne Ferrigamo, Coach, and Gucci. The shopping center is planned to be open in late 2008.**
- **Kohl’s Department Store is expected to be under construction in 2007. The new store will be located off Las Positas Road between Wal-Mart and Kaiser Hospital. The I-580 exits to the store will be S. Livermore Avenue and First Street.**

DOWNTOWN PROJECTS

- **First Street Streetscape Improvements (Redevelopment Agency Project) –** If you have not yet visited downtown Livermore then you’re in for a real treat. Downtown looks fantastic. First Street between Maple and L Street has been narrowed to one lane in each direction. More on-street parking has been added and more outside dining has been added. These changes have created a more pedestrian friendly atmosphere (less traffic and noise), with lots of trees, landscaping, street furniture, fountains, and trellises. We believe it will be a fun place to shop and visit and a great setting for restaurants and entertainment venues.
- **Movie Theater –** ten-screen cinema at the corner of Railroad Avenue/First St & Maple. The theater will open on December 15, 2006. Happy Holidays Livermore!

- **First Street Retail & Office Developments** – 75,000 square feet - located between Livermore Avenue and Railroad Avenue. This project is well underway and construction is scheduled to be complete by the end of the year with new tenants opening businesses in spring 2007. It's too early to announce the names of tenants except for Fire & Ice a Mongolian Grill style upbeat restaurant. In addition to FiRE + iCE (yes, that's how the name is spelled), there will be a few more new restaurants and shops.
- **Public Plaza with water features & Amphitheater** – another Redevelopment Agency project will be located between the two retail & office projects. The Plaza should be a wonderful space for community events, a performance or just eating a bag lunch. In addition, you will be able to enjoy an indoor or an outdoor meal at one of the new restaurants that will be bordering the new Plaza. The construction of this project is being coordinated with the movie theater, performing arts theater and the office and retail developments that are under construction. Even with all this work under way, the Plaza Project will be completed in early 2007 weather permitting.
- **500-Seat Performing Arts Theater** – Construction has started on this magnificent structure. This project will certainly be a gem for attracting visitors to downtown and help serve as an economic engine for downtown. The non-profit organization, Livermore Valley Performing Arts Center is continuing to raising funds for capital and operating needs. The live theater is scheduled to be opened for performances in September 2007. If you would like to contribute towards the theater, you can contact the Livermore Valley Performing Arts Center at (925) 373-6100.
- **Livermore Valley Center Parking Structure** (Railroad Ave.) – This 525 spaces, 3-level RDA project has been open for about two years. The structure was a statement by the City that we are open for business and we welcome new downtown developments. The parking structure serves, ACE, Bus Depot and the businesses that will be locating in the Livermore Valley Center (500-seat Performing Arts Theater and movie theater site).

HOUSING DEVELOPMENTS

Projects under construction or have been completed:

- **Station Square - 110-unit Townhouse development at Railroad and 'L' Street** (RDA project). The Signature Properties Townhouse development is under construction.
- **Pala Sage** - Pinn Bros. 100-unit townhouse development on First Street is complete.
- **ValleyCare Hospital's Heritage Estates** (250-unit continuum care facility on Stanley Blvd. The City provided the land for the development and the Agency provided funding assistance for the project. This beautiful facility has been opened about two years.
- **ValleyCare Hospital Senior Housing Development** - 140-unit senior only apartments at the northeast corner of Stanley and Murrieta Boulevards. The City paid for the land and the Agency provided funding assistance. This housing development is well underway and should be complete by the end of the year or early next year.

DOWNTOWN PROJECTS THAT ARE IN THE PLANNING STAGES

- **Redevelopment of Key Downtown Sites** – City and Agency staff have been working with developers interested in redeveloping the **Groth Bros. Auto Dealership** property and the **former Lucky/Albertson's shopping center** (Depot Shopping Center) off Railroad Avenue. Both these sites are planned for mixed-land use developments that would include high-density residential units and retail space.
 - Livermore Village – 281-condominium project on the Depot Shopping Center site has been approved. Construction is likely to start in mid to late 2007.
 - A mixed-use residential and commercial project is the preferred project for the Groth Site. No conceptual development plans have yet been submitted to the City for redevelopment of the Groth Bros. property.
- **80 to 150-room Boutique Hotel** – Livermore Valley Center (LVC) site – Future project but there has been interest from hotel developers in the project site. The Redevelopment Agency owns the property.

- **8-Unit Condo – former Shell Station** at the corner of S. Livermore and 3rd Street. City/Agency initiated project. This project is currently out for bids from developers.
- **First Street Site** - Another site in downtown that could be redeveloped with Agency assistance is the vacant lot on First Street next to Cal Bikes and Cleo's antique store. The City & Agency are looking to have constructed a three-story building that would include ground floor retail and two levels of apartments or condos. No date yet on when we would send out request for proposals.
- **The City & Agency obtained a \$400,000 Brownfield Grant** to prepare Phase 1 & 2 Environmental Reports for sites that could potentially be contaminated with hazardous materials such as gasoline service stations. The Agency will be seeking a clean-up grant from the EPA.

FREEWAY ORIENTED DEVELOPMENT & OTHER CITY LOCATIONS

- **El Charro Specific Plan (southeast quadrant of the Interchange)** - One million square feet of regional commercial space and support services on 150 acres. Includes a 500,000 sf regional up-scale outlet shopping center. (Sak's, Neiman Marcus, Coach, Gucci, Ferrigamo, etc) – Hearings on the Specific Plans will start around the end of 2006 with entitlements expected in 2007. Construction in 2007/2008.

Other possible developments at the El Charro site – auto dealerships and big box retail.

Livermore still has a few remaining freeway sites that are very attractive to developers. Livermore has gotten a lot of interest lately from new car dealerships and retail developers.

- **Airway Interchange Area** – Motorcycle and Equipment dealers have shown interest in properties along North Canyon Parkway (that is the street adjacent to Waxie and Hotan). Restaurants are showing some interest in this area too. All projects along I-580 are subject to the conditions of the Scenic Corridor.

- **20 Acre site at Jack London and Isabel Avenue (near the Airport)** – Wal-Mart has submitted an application to develop a Super Wal-Mart on this site. Also included are two to three pads for restaurants or other complimentary uses. This project is still in the early planning stages.
- **The Oaks Subdivision – 178 acres** near the corner of Jack London and Isabel – 36 parcels available for commercial and industrial developments. Infrastructure improvements are under construction.
- **Penn Con Construction Company – building its headquarters on Doolan Drive just north of North Canyons Parkway – 30,000 sf.** Construction will be complete this year.

Residential Developments that are either: under construction, been approved or are currently in the development review processed: Total Units = 1,750±

- **Former First Street Honda Site** (corner of Portola and First Street) – Pinn Bros. will be constructing 70 condominiums in 14 two and three story buildings. Project approved.
- **Shea Homes – 566 units:** a mix of single-family detached, townhouse, and condominium units; north side of I-580 below Las Positas College.
- **Centex Homes – Seven Vines – Laughlin Road** – 147 Single Family Homes
- **The O’Brien Group – Arroyo Crossings** (Arroyo Road) 150 Single Family Homes
- **The De Silva Group – The Grove, Phase 1,** West side of N. Mines and Sonia – 49 SFH under construction
- **Meritage Homes** – East of S. Vasco Road and south of East Avenue 44 SFH under construction
- **Signature Properties** – Cooperage, South of East Avenue and west of South Vasco Road – 61 SFH – under construction
- **Signature Properties,** southwest side of Charlotte, 59 SFH – under construction
- **Brisa Neighborhood Plan 550-650** townhomes, flats and duet homes. 38 acres at Vasco & Brisa – Collier’s International represents the property owners.