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## Building booming again in Pleasanton

by Jeb Bing

Just 16 days into the new year, Pleasanton is looking for a year of a number of commercial, retail and residential developments totaling in the millions of dollars that will also produce more millions in terms of property and sales taxes coming back to the city.

In a report Wednesday to a Pleasanton Chamber of Commerce committee, Brian Dolan, the city's community development director, said developments are moving forward at a brisk pace in what could be one of the biggest building booms in recent years.

The projects represent multimillion-dollar developments from the city's far east end on El Charro Road to next to the West Dublin/Pleasanton BART station, where software company Workday plans to build its new six-story glass and steel headquarters on Stoneridge Mall Road. When completed, this architecturally striking, 430,000-square-foot office building will be Pleasanton's second tallest building at 87.5 feet tall, highly visible from I-580 and conveniently located across from Stoneridge Shopping Center. Workday has all the approvals it needs to start construction at anytime this year.

Just east on I-580 in Staples Ranch, work is starting on a CarMax superstore. CarMax is the country's largest retailer of used cars, with its new sales facility to be located on the Pleasanton side of El Charro Road, across from the Livermore Outlets. Next to CarMax, Stoneridge Chrysler-Jeep, a dealership now in Dublin, will soon start construction on a new 32,000-square-foot showroom and service building, relocating here along with the lucrative sales taxes car sales bring to the community.

Also on Staples, Pacific Pearl plans to build a 120,000-square-foot, Asian-focused community shopping center on 11.5 acres on the southwest corner of El Charro Road and Stoneridge Drive. The center will be anchored by Marina Food Grocery Store, and will include a variety of 20-30 restaurants, retail and service businesses. Developers plan to open the center in 2017.

Dolan said construction will be moving forward this year on a number of residential projects. St. Anton Partners already is under roof with its 168-unit, three- and four-story complex on West Las Positas Boulevard near Stoneridge Drive.

Also in the initial stages of construction is another multimillion-dollar development by Essex Properties. The project includes two sites with three- and four-story buildings, one consisting of eight apartment buildings with 250 units on Owens Drive across from the East Pleasanton BART station, and the second at Gibraltar and Hacienda drives, also with eight buildings with 247 units. As part of the development, Owens Drive will be narrowed from three to two lanes in front of one of the projects to allow for diagonal parking in front of the buildings.

Dolan said that eventually the BART parking lot across Owens Drive also will be used for another high-density apartment complex as projected use of the east BART station diminishes when a new station is opened at Isabel Road.

Also expected to start this year is development of part of the turf area of California Center, now re-named Rosewood Commons. This project will include two-, three- and four-story buildings and a two-building retail center at West Las Positas Boulevard and Rosewood Drive. Work has just started on improvements to the office center with the retail and apartment complex to start later this year. It will include five residential buildings with the two-story buildings facing the streets and the taller buildings in the back.

On Bernal Avenue at Stanley, across from McDonald's, Dolan said an already-approved apartment project also will get underway soon. This will have multi-story buildings with 345 high-end apartment units and a 39,000-square-foot retail center. "This will be a very nicely developed project that will be very popular, both for those who live there and those who stop to dine and shop there," Dolan said.

Construction of a controversial apartment complex on West Las Positas Boulevard across from Hart Middle School with 177 units and buildings as high as four stories has been delayed with developers apparently concerned about the rising cost of the project.

Construction is underway on another residential project, called Township Square. Located next to Safeway and Gateway Center on Valley Avenue, the development includes 62 three-story townhomes, similar to the brownstones found in New York City and Boston, and 35 more traditional two-story homes. Also planned for the site are 210 apartment units in buildings that will back onto I-680.

"It's all pretty exciting considering that we just went through a recession and now have all these projects ready to go," Dolan told the chamber committee. "It's somewhat surprising, but also encouraging."