



## INTEROFFICE MEMORANDUM

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Date: May 11, 2017

To: Downtown Steering Committee

From: Paul Spence, Community Development Director

Subject: DSC Meeting – May 11, 2017

Attached is correspondence received by the City for the Downtown Steering Committee after publication of the packet for May 11, 2017.

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**MAY 08 2017**

**COMMUNITY DEVELOPMENT DEPT.**

To: Downtown design steering committee

From: Gil Stratton

Subject: Multi use space for old Lucky parking lot

I suggest keeping the undeveloped dirt lot pretty much the same but make it usable in a variety of different modes.

1. completely resurface the lot with some material that is easily cleanable with a street sweeper yet durable, flat and attractive.
2. Sturdy structure at East and West end to support cables for an awning and the mechanism as well as a stage for performances.
3. Cables stretched from the two end structures provide support for an extremely large fabric roof which loosely attaches to the cable with rings so the fabric can be folded into the structures using winches and ropes.
4. Portable clusters of seats, playground equipment, booths, tables, benches and similar assessoreries to be added as needed.

Suggestions respectfully submitted by Gil S



PRESERVE LAND. CONNECT COMMUNITIES. ENRICH LIFE.



*Board of Directors*

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May 9, 2017

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PLANNING DIVISION

City of Livermore  
Downtown Steering Committee  
Steve Stewart, Planning Manager  
1052 S. Livermore Ave.  
Livermore, CA 94550

Dear Mr. Stewart,

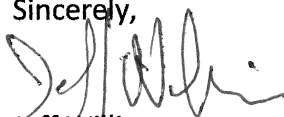
It is the founding purpose of Tri-Valley Conservancy to protect the Agricultural Preserve and keep it economically sustainable in the South Livermore Valley Area Plan. For more than 20 years a suitable Wine Country Hotel has been identified as the critical missing element in the Livermore Valley and there has been a long-held consensus that this hotel be built downtown. Appropriate food and lodging options are essential to attract the overnight tourism that forms the bedrock of most, if not all successful wine country destinations. The success of our local winegrowers has always been key to the preservation of the South Livermore Valley Area Plan since fallow, unproductive land has been and continues to be susceptible to urban growth pressures and annexation.

All easements held by TVC on properties suitable for agriculture are directly affected by any further delays to the completion of the long awaited downtown hotel. The lack of suitable lodging has restricted the ability and motivation of out-of-area wine enthusiasts from visiting our local wineries, allocating a portion of their significant wine budgets to our locally produced wines and spreading awareness and acceptance of our wine country beyond this region. This has conceivably depressed demand, thereby affecting prices for Livermore Valley wines, which in turn depresses grape prices. Adequate grower returns are necessary for agricultural lands under a conservation easement to be actively farmed in perpetuity by the families that own and often live on these lands.

A vibrant local wine country distinguishes the Tri Valley from other Bay Area regions that have long ago replaced their vineyards and orchards with urban sprawl. Protection of our vineyard lands preserves our unique quality of life, which attracts and retains the businesses and their employee families that support the overall economic health of this region.

TVC requests that the Livermore Downtown Steering Committee and Livermore City Council direct staff to prioritize and move forward on the Wine Country Hotel on the fastest possible timing prior to and separate from addressing, evaluating or implementing any other additional improvements downtown. This request is made with the understanding consensus already exists as to the need for a downtown hotel. Because it is a critical component of the economic viability of our Wine Country, we request the Wine Country Hotel proceed as a stand-alone opportunity not to be lost to politics or time. We believe this is vital to keep the South Livermore Valley Area Plan and Specific Plan economically sustainable, and the risks to these Plans are too great to tolerate any further delays.

Sincerely,

  
Jeff Williams  
Chair

  
Laura Mercier  
Executive Director