

**From:** David Rounds  
**To:** [Carey Stone](#)  
**Subject:** Your Livermore "Hotel location"  
**Date:** Friday, May 26, 2017 10:43:19 PM

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From: David Rounds  
Subject: Hotel location

Message Body:

Comments to the steering committee at the May 25th meeting

Thank you all for devoting the time and energy necessary to participate in this committee. Your commitment is testament to the importance you place on getting the downtown development done right. Many of you including the chamber, the downtown association, the wine growers, LVPAC and others understand the need and importance for the prosperity of Livermore of putting a quality hotel downtown.

A hotel can be a collection of rooms and some restaurants and meeting places or it can become a cornerstone for downtown. And while a collection of rooms might accomplish many of the needs of the stakeholders, there is a bigger opportunity here. Earlier in the process I spoke to the City Council about the importance of looking at the hotel in the context of the entire 8-acre development and I encourage you all to do the same. Do we tuck the hotel into a corner on the East side because it is convenient, easier, quicker or cheaper or do we leverage the hotel into becoming the cornerstone of downtown and the hub of pedestrian traffic and commerce?

The control and drive for this vision starts with you, this committee, and how expansive and flexible are the options you send to the public for comment. Tonight Presidio is making a presentation and now is your opportunity to question this developer on their vision so you can determine if that vision is in line with yours.

Thank you again

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This e-mail was sent from a contact form on Your Livermore (<http://yourlivermore.org>)

**From:** Ruth Gasten  
**To:** [Carey Stone](#)  
**Subject:** Your Livermore "Open Space and amenities"  
**Date:** Sunday, May 28, 2017 5:08:04 PM

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From: Ruth Gasten  
Subject: Open Space and amenities

Message Body:

I would like to see open space where people can stroll around with small clusters of seating areas. I envision curved walkways with grass and shrubbery around them. A sculpture garden on which kids could climb would add to the mix. Since Livermore is a center for science and wine growing, a building that serves as a wine and science museum would attract out of town visitors. I think the hotel should be in the middle of the town center on Railroad Avenue, with its entrance on Railroad Avenue. It would serve as the main attraction on the west side of Livermore Avenue. Guests could walk behind the hotel and be in the town center. I see so much housing being built in Livermore. I would hope that we could do without housing in our town center.

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This e-mail was sent from a contact form on Your Livermore (<http://yourlivermore.org>)

May 14, 2017

Dear Livermore Downtown Steering Committee,

I am writing to supplement my previous letter to city staff concerning the best parking option with an additional consideration about long-term use of the property at the NE corner of Livermore and Railroad Avenues for use a conference center associated with a hotel on the SE corner of that intersection. The convention center would be connected with a pedestrian bridge that would enable the hotel kitchen to service the convention center, and moving the convention center across the street would allow a larger conference center. The space freed on the SE corner would enable most hotel guests to park at the hotel to mitigate traffic concerns, and people attending the conference center only would park in the garage next to that center.

My initial suggestion was that Option 2 with one level removed would be the long-term parking increment for that area and additional temporary parking would be supplied in gravel lots between Railroad Avenue and the parking structure until other parking became available as part of other downtown development. The temporary parking land would then be made available for other development and its cost recovered.

I have done some approximate calculations to show the short and long term costs of such a strategy. Obviously, they need to be refined by the Livermore City Engineering Department, because I don't have access to all the required cost information.

I start with the assumption that the acquisition cost of the DeSousa and Ising properties are \$1 million each. The removal of the underground parking in Option 2 would decrease the design and construction costs by 25%. This leads to a revised cost estimate of \$12.5 million plus half of the DeSousa land acquisition cost, for a total cost of \$13 million for 315 spaces, or \$41,300 per space. This is competitive with Option 3, especially if one considers the extra costs of eminent domain for that option. The Ising property might house 80 spaces on a gravel lot, which means \$12,000 per space. The average cost for the near term would therefore be \$35,500 per space. These calculations have assumed that the required street improvements are costed separately. If not, the savings would not be as great, but I suspect that the near-term cost per space (including temporary gravel spaces) would be significantly less than any other option presented to the council.

If and when construction occurs elsewhere, it should include a few hundred spaces that will eliminate the need for the temporary lot. This would free up the Ising property and half the DeSousa property for other development. The city property could be the basis for a conference center with some surface parking, depending on the size of the center. The south portion of the DeSousa property may be sufficient, although some creativity would be required due to the property shape. It would also provide the basis for the pedestrian bridge across Railroad Avenue. If Tech Transmissions were ultimately interested in selling, a more comprehensive development could take place.

Sincerely,  
Alan Burnham

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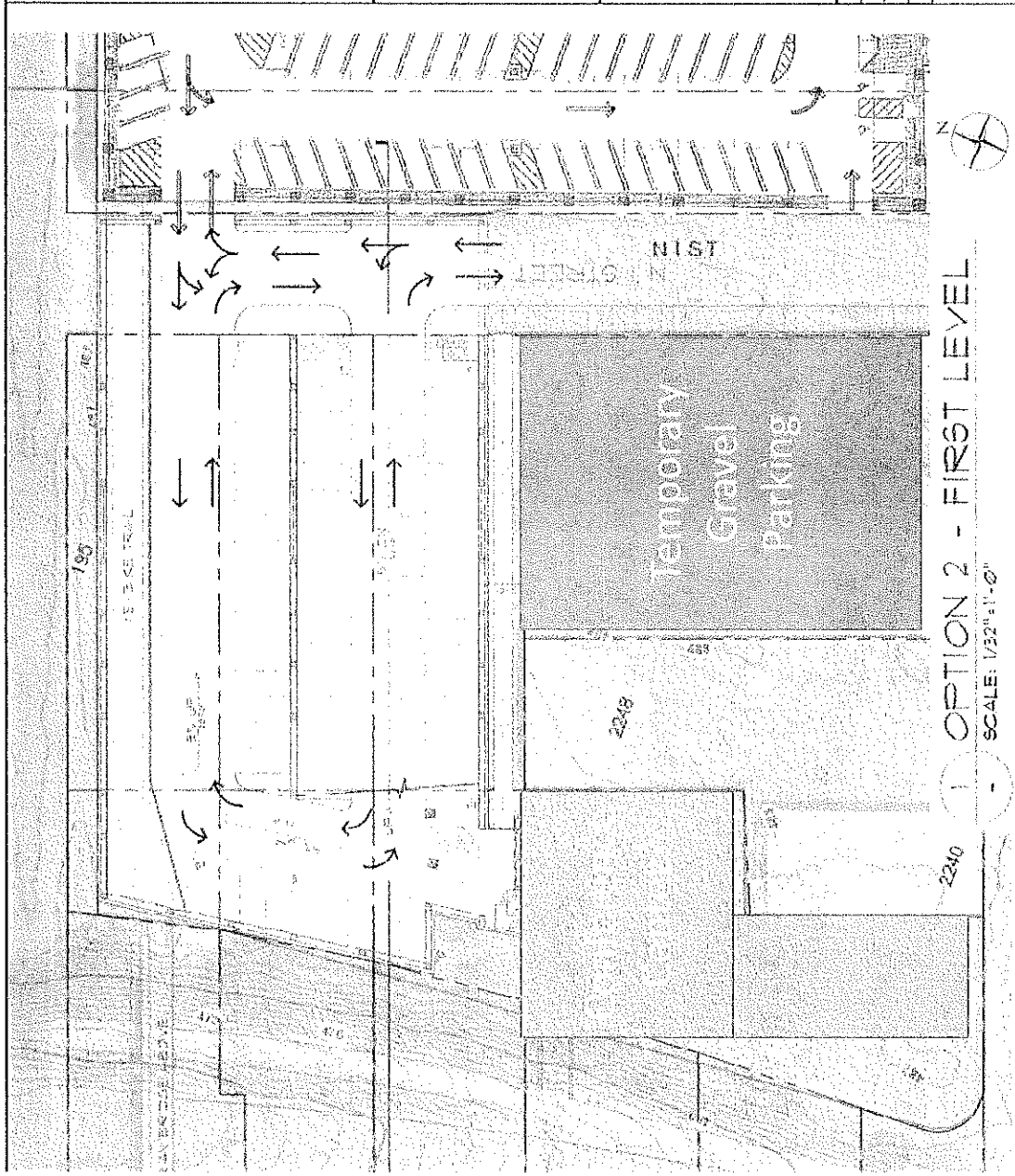


LANDSCAPE ARCHITECTURE  
 LANDSCAPE ARCHITECTURE  
 LANDSCAPE ARCHITECTURE

LIVERMORE VILLAGE PARKING  
 LIVERMORE, CALIFORNIA

DATE: 08/20/07
PROJECT: PARKING
PREPARED BY: JAC
APP'D BY: JAC

OPTION 2  
 LEVEL



OPTION 2 - FIRST LEVEL  
 SCALE: 1/32" = 1'-0"

Appendix:

Initial message sent to Cheri Sheets with copy to Paul Spence on May 11, 2017

Dear Cheri,

I am the person who talked at the April 24 council meeting and to you after the meeting about whether incorporating the DeSousa property into an alternate proposal that might be more cost competitive with Options 3 and 6, particularly because of potential cost and schedule delays related to eminent domain. I was prompted in part by a letter by Glenn Stewart in the May 4 Independent, who strongly recommends a pedestrian overpass and offstreet "vehicle stacking" capacity to speed cars in and out of the garage. I also note that all the options have more spaces than the perceived 350 (?) stall limit due to traffic but less than the 550 places to be lost at the old Lucky site.

I propose that multiple objectives might be met by taking aspects from these various plans for a more optimal solution. First, I do not know how much impact the pedestrian crossing has on the 45 second objective, but my experience is that it has a huge effect. I think it must be an essential aspect of any new construction, and I had made that statement long before the Bankhead was built. You mentioned an overpass from the current structure being compatible its design, and I know there has been discussion now and then about some type of public building on the other side of the street next to the Bankhead, so could that be a synergistic construction? If the new parking garage were towards the back of the combined lots, but shorter and still accommodate 350 spaces, might the portion next to the street be a "temporary" gravel parking lot to meet needs until more parking is built off L street as part of a larger development to help distribute traffic across the downtown. At the same time, it would help the "stacking" issue, especially if the entrance to the gravel parking were as far north from the street as possible.

In rough numbers, if option 2 were reduced to 4 levels (320 spaces) at a 15% savings (or more if the eliminated level is underground) to \$15 million or less, and then a gravel lot (80 spaces) be put in over the Ising property (and maybe over the rest of the DeSousa property, also) for basically the land acquisition cost, one might get a cheaper cost per space. Further, it is debatable whether the Ising property acquisition cost really counts, in that the long term fate of that property (i.e., after other parking is developed) may be for other development under which the acquisition cost (or more) would be recovered. If and when Tech Transmission property goes up for sale, owning the land on both sides would give the city huge leverage over how it is developed.

Sincerely,

Alan Burnham

**From:** Maryann Brent  
**To:** [Carey Stone](#)  
**Subject:** Your Livermore "Downtown hotel"  
**Date:** Monday, May 29, 2017 6:05:11 AM

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From: Maryann Brent  
Subject: Downtown hotel

Message Body:

The City has transformed Livermore in the past 10 years. I am a relative newcomer, a 16-year resident. When I arrived, Livermore was a cowboy town that went dark at 6PM. There was no "there" here.

I am so proud of the changes that the City has made and happy to see people, families outside downtown enjoying themselves after dark at tables that spill out onto sidewalks from restaurants of so many cultures and children laughing and playing in fountains. The people are mostly the same. The difference is that now Livermore is "there"; it has an identity.

Can you imagine that now we want a wonderful downtown hotel that contributes to that identity of National Laboratory, winegrowing, performing arts, and our heritage? We are not L.A. We are not New York. We are not Walnut Creek and heaven forbid, we are not Dublin! We are Livermore – multi-cultural, educated, entrepreneurial Livermore.

Can you build us a beautiful hotel on the west side of Livermore Avenue? Can you build it so that there is space for a small park? Can you build it so there is space for smart retail? Like, for example, fine chocolates, hand-crafted jewelry, fancy shoes and accessories, a gentleman's store, an independent book store, a fine arts store with paintings, art glass, ceramics and perhaps even small sculptures, and a store just for perfume? You can think of more...

But do not build our hotel on the east side of Livermore Avenue because that location is awkward. It would say that the hotel was just an afterthought. Let us see the hotel in the context of the complete plan. We need to see the plan. Design this hotel for Livermore, please.

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This e-mail was sent from a contact form on Your Livermore (<http://yourlivermore.org>)

**From:** Jenn brand  
**To:** [Carey Stone](#)  
**Subject:** Your Livermore "Improving downtown"  
**Date:** Monday, May 29, 2017 2:40:39 PM

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From: Jenn brand  
Subject: Improving downtown

Message Body:

It would be great to have more upscale restaurants (uncke yus is the best thing we have)more live music, small jazz ensembles that aren't loud, more trees, less concrete, a Whole Foods, bed and breakfasts or boutique hotels.

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This e-mail was sent from a contact form on Your Livermore (<http://yourlivermore.org>)

**From:** Vic Avila  
**To:** [Carey Stone](#)  
**Subject:** Your Livermore "Downtown Dev't."  
**Date:** Sunday, May 28, 2017 11:21:31 AM

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From: Vic Avila  
Subject: Downtown Dev't.

Message Body:

A design that's human-scale.....not tall buildings.....spacious open space.....not just open space.....that befits an old downtown to preserve the look and feel of a traditional old area.....walkability.....plenty of landscaping.....fewer buildings.....some surface parking.....not monolith parking structures.....Pleasanton has not lost its old traditional look.....Livermore should not violate the decades-old look and feel of the space.

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This e-mail was sent from a contact form on Your Livermore (<http://yourlivermore.org>)



**From:** Vince Barbera  
**To:** [Carey Stone](#)  
**Subject:** Your Livermore "downtown development"  
**Date:** Saturday, May 27, 2017 9:35:25 AM

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From: Vince Barbera <  
Subject: downtown development

Message Body:

It appears to me the object here is to force me to pay to park downtown to visit the First St. restaurants and businesses we visit. As a resident of Livermore I can see you're objective is to satisfy the private sector parking by taking away parking we utilize now. Yes I agree the parking limits aren't enforced. But since the Livermore P.D. doesn't seem to really exist for the most part what's the surprise? I don't see them ever enforcing parking laws including the constant illegal use of handicapped spaces by people who abuse this law.

You are obviously looking to increase tax revenue some changes I agree with but to put so many residences in downtown Livermore is absolutely insane and will change the main reason Livermore is such a beautiful place to live. You will increase the downtown population to the point of chaos. I see over crowding, a competition for even more limited parking outrageous fees for private parking and no reason or want to visit downtown Livermore. This town will join the ranks of Dublin and other sprawling cities with higher crime rates more taxes for losses due to the crime rate the city fathers need for ever increasing pay. I am here because I like small town Livermore and want to keep that flavor which you are so intent in changing.

I will however watch how this goes and who pushes this overly ambitious plan I will not only vote against that city official I will get out and urge my neighbors and on line contacts who live locally to do the same. There are times when too much progress isn't warranted. This I believe is one of them.

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This e-mail was sent from a contact form on Your Livermore (<http://yourlivermore.org>)

**From:** Russ Willmes  
**To:** [Carey Stone](#)  
**Subject:** Your Livermore "Bright ideas"  
**Date:** Sunday, May 28, 2017 10:59:05 AM

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From: Russ Willmes  
Subject: Bright ideas

Message Body:

Here's my bright idea, hopefully it's an enlightening one. The steering committee should take a field trip to Copperopolis, CA. Copperopolis has everything that the city, citizen groups and business people want. Parking, housing, retail business space and a central green area.

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This e-mail was sent from a contact form on Your Livermore (<http://yourlivermore.org>)

**From:** Susan Zarrinfa  
**To:** [Carey Stone](#)  
**Subject:** Your Livermore "Old Nob Hill Location"  
**Date:** Saturday, May 27, 2017 10:46:45 AM

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From: Susan Zarrinfa  
Subject: Old Nob Hill Location

Message Body:

While it's no secret that the Old Nob Hill Location is nothing but an eyesore, envision putting the Proposed Hotel there. It's a centralized location that would be perfect for housing the Wine Trolly's and offering easy access to the wineries, downtown, farmers market, Bankhead Theater. Tucked far enough away to not disturb normal traffic patterns. Located across from the beautifully treed lot where the old Library is located. I understand the old Library will become City council headquarters but what if it were multipurpose and also used for weddings, events and meetings; again making the old Nob Hill location perfect for the purposed hotel. Wouldn't it be lovely to have our beautiful wineries featured as this is what we are known for by having overnight lodging available so close by.

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This e-mail was sent from a contact form on Your Livermore (<http://yourlivermore.org>)

Susan Steinberg

June 2, 2017

It would be serious error for the city to rush into a separate premature plan for a downtown hotel before considering the entire area.

Commercial interests and Council Member Woerner seem intent on pushing for quick decision on this one element of the plan. When the sense of public comment through last summer's long meetings was to plan the whole layout, not just one item.

Placement of the hotel next to Bankhead was faulted as "crowded together" and "unbalanced" with "increased traffic congestion" Most speakers pointed out the better balance of the hotel on the Lucky site. This would also allow for graceful landscaping and setback, better access, and adjacent parking and dining options.

The hotel is a keystone element of the entire downtown, and should carefully planned as such. The quick fix is NOT in the city's best interest and would meet with another expensive voter revolt.