

# Town Center Project still on track

*Scotts Valley - 2000*  
 City officials express confidence in time line for long-awaited development

**By Calvin Men**

calvinmen@santacruzsentinel.com  
 @calvinmenatwork on Twitter

**SCOTTS VALLEY »** Plans for the proposed Scotts Valley Town Center are still on track, despite new leadership for the project's developer.

On Dec. 23, Safeway Inc. announced the sale of Property Development Centers LLC, a branch of the company which develops shopping center areas, to Teramar Retail Centers LLC based in Carlsbad.

The sale did not surprise city officials, who discussed it with PDC officials when the development company went on sale in March 2014.

"We've known they've been on the market and we thought the sale was fairly imminent," said Scotts Valley Mayor Dene Bustichi. "So, with that, said I think we're still cautiously optimistic."

Safeway will likely anchor

the shopping center since the grocery giant signed an agreement with the development company, Bustichi said.

Bustichi speculated the change in PDC's ownership could stall the project but added the development company already had a significant amount of property for the project.

City Manager Steve Ando reiterated confidence in Safeway still being a part of the development.

"As far as I'm concerned, nothing's changed," Ando said. "Yes, they've been bought out but as far as I know, the project is still moving forward."

Thomas Fitzpatrick, development manager for PDC and a familiar face at all community meetings about the Town Center, declined to comment about the project.

For decades, city officials pushed various versions of the project forward and, for various reasons, each it-

eration fell apart. Bustichi ticked off a handful of the reasons, which include the economic downfall in 2008, the uncooperative landowners and developers unwilling to spend money.

Those factors with the current project, he said.

PDC and the city entered into an exclusive negotiating contract in December 2012. In 2014, PDC officials hosted community development meetings to garner suggestions from residents about what should be included in the project. At the most recent meeting in November, PDC officials unveiled an updated design for the Town Center and were optimistic about submitting plans to the city in 2015.

"We're further along than we've ever been before," Bustichi said. "I think that's a reason to feel optimistic."

But he said many longtime residents of the city were likely dubious about any hiccup in the process.

"If there are folks out there that feel that this isn't going to happen, I can understand their feelings," Bustichi said.

## TOWN CENTER TIME LINE

**2004-07:** City of Scotts Valley holds design meeting for Town Center Project and begins land acquisitions.

**2006-07:** Development companies express interest in the project

**December 2008:** City approves specific plans, including concept designs, for the Town Center.

**2010-11:** Other development companies express interest in project.

**December 2012:** Property Development Centers enter into exclusive negotiating contract with City of Scotts Valley.

**January 2013:** PDC negotiates with City of Santa Cruz for property purchase and holds first community meeting.

**February 2014:** Santa Cruz City Council approves sale of 8.15 acres to PDC.

**Summer 2014:** PDC officials hosts kick-off meeting for residents.

**Fall 2014:** PDC officials host second series of meetings showcasing concept designs for Town Center.