

For Templeton residents, a trip to the grocery store means traveling to Atascadero or Paso Robles. But that could change when a new commercial center is built at the intersection of Vineyard Drive and Highway 101.

Semmes and Co. Builders of Atascadero will break ground on the Vineyard Center project in early February or March. The sustainable development, with its energy-efficient windows and doors, insulated concrete-form construction and stone roof, will consist of three structures -- a 13,000-square-foot building and two 6,000-square-foot buildings.

Although no tenants have signed on to the project, the developers hope the anchor store will be a gourmet grocery. The smaller buildings will be reserved for other retail uses, said Newlin Hastings, one of four partners developing the property. The project's estimated value is approximately \$3.5 million, Hastings

said. The architect is Garcia Architecture and Design of San Luis Obispo. The building is being designed by business partner Will Bateman of Interface Development Co. in Templeton. Developer Bryan Beckham is also part of the Vineyard Center team.

Turko Semmes, general manager of Semmes and Co. and a partner said the center will provide much-needed retail business in Templeton. "What we're hoping to do is provide a high-quality retail place for people living out there", he said. "Templeton has a real nice high-quality flavor to it". The next step in the project is to complete the building and construction permit process, according to Hastings. The group is also searching for tenants, he said. The Vineyard Center is expected to open by the end of the year.

--Written by Julie Lynem