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**More retail en route near Forum**

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Shoppers near The **Forum** at Olympia Parkway will have even **more** shopping choices in another year: Construction begins in December on a new **retail** center at the northwest corner of Loop 1604 and Interstate 35.

The Fountains at Live Oak is slated to be an 850,000-square-foot **retail** project. Construction of the first phase, or about 400,000 square feet, will begin in December, said developer Mark Granados of Hill-Granados **Retail** Partners LP.

Granados said the first store openings would happen about a year from now. When the project is complete in a few years, he said, it could have up to 70 stores and eight anchor tenants.

Like The **Forum**, Granados said, the retailers would serve the middle-class market.

"This is **more** of a value center," he said. "If you look at The **Forum**, it's a good cross-section of the middle-income market. It has a lot of density and a lot of traffic, and we are playing off the fact that Walzem Road is experiencing an exodus of retailers."

But unlike The **Forum**, The Fountains is striving to have a South Beach type of design. With the help of MDN Architects, Granados said, the buildings will feature pastel colors, fountains throughout the center and a central public area.

"The Hill Country look is getting overworked and we are going for something different and taking a leap with the design, but at the same time making it practical and affordable to build," he said.

Adjacent to the project, 600 apartment units will be developed on a tract of land Granados is trying to sell to another developer.

Granados didn't want to reveal the cost of the project or release the names of some of the retailers yet. But he said the project is already 50 percent preleased.

This is one of several large-scale **retail** projects that Hill-Granados is developing here. The other projects include the City Base Landing center on the South Side, Park North at the former Central Park Mall, and a 350,000-square-foot **retail** project at Loop 1604 and Northwest Military Highway.

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