

A New Face for Lafayette's West End?

By Andy Scheck

Lafayette's Planning Commission tackled yet another Planned Unit Development at its meeting last Thursday evening. This time it's an eighty unit residential condominium development at the city's west end, at 3758 Mt. Diablo Blvd., behind the new Veterans Memorial Building.

Acting on behalf of The Woodbury LLC, KO Architects proposed five buildings incorporating 80 new homes as a "Dramandes Architectural Improvement." Commissioner Will Lovitt said the project is, "Under the radar of the town. . .It will change the west end of town dynamically."

In order to approve the project, the Commission would have to be willing to permit a rezoning of the property, and to make exceptions to the General Plan which would include accepting buildings that are higher than currently allowed, with a much higher Floor Area Ratio (54% instead of the current max 35%).

The development plan also includes 2% less open space than is currently required. However, on the south side between the project and the street, lies property owned by the East Bay Municipal Utility District which can't be sold to the developer and includes EBMUD right of ways. An agreement was reached between the developer and EBMUD under which the developer would plant, landscape and maintain this property, building a bicycle path and a pedestrian walkway. This would be a visual improvement to the existing area and would be accessible to residents, but because the land belongs to EBMUD, Woodbury is not legally allowed to include it in the open space calculation.

In a session that ran nearly two hours, the Commissioners and City Staff addressed many issues with the developer and heard from representatives of the developer and consultants who explained in detail how they had integrated the recommendations of the Design Review Commission and how the complaints of neighbors were resolved.

The Commission decided to go forward and continue discussions at its next meeting on July 12th. The Woodbury development at the West End of Lafayette could set the mark for future developments in and around downtown Lafayette.



The Woodbury development area from Risa Road to the Indian Palace Restaurant today



Veterans Memorial Building at the corner of Risa Road and Mt. Diablo Blvd with a future projection of The Woodbury development, provided by Matt Branagh, at Branagh Development, Inc. Danville



Site plan provided by Matt Branagh, at Branagh Development, Inc. Danville
Marked in red is the extended walking, biking and recreation area landscaped by the developer

Get your Grill on!

**Largest  selection in CC County
On display & in Stock**

★ ★ see ad page 3 ★ ★



Free popcorn every Sat/Sun 10-3



MON-FRI:
7:30AM-6PM
SAT: 8AM-6PM
SUN: 9AM-5PM
(925) 376-3600
1409 MORAGA WAY
MORAGA SHOPPING CENTER

MORAGA HARDWARE AND LUMBER

Hardware, Software & Internet

Home & Office Visits
24 Hour Emergency
Service

Over 30 Years
Experience

Windows • Mac
Linux • Unix



www.DiabloLink.net

located in
Moraga

925-465-9567

FREE

Computer Repair or Service

Buy 1st 1/2 hr at \$49
Get 2nd 1/2 hr free!

Did You Know That Your Eyelashes Age?



Age Intervention® Eyelash Conditioner

A stunning new eyelash technology from Jan Marini Skin Research gives you the lashes of your dreams. Fuller, thicker and noticeably lusher-looking lashes. Lashes like never before from the company that delivers amazing looking skin. Now get amazing eyelashes.

Remarkable Products . . . Amazing Results

Jan Marini Skin Research

One of the hottest products of the year!

For information contact:
Shelby Sexton Salon
33 Lafayette Circle, Lafayette
(925) 962-1900

The Shelby Sexton Salon
would like to thank the
Acalanes Cheerleaders
for their continued support.