

## Senior Housing Coming to Lafayette

By Cathy Tyson



Architectural drawing from Van Meter Williams Pollack, LLP

After one false start, it's full speed ahead for a potential senior housing project in downtown Lafayette. Eden Housing, a Hayward based developer of quality affordable housing communities was recommended by the Senior Housing Task Force and approved by the City Council as their recommended senior housing provider after extensive interviews with a number of developers.

Because of rising land values and a lack of available properties within the downtown area, it has been challenging finding a site for the project.

Back in November of 2007, the Butler Conti site was in negotiations with Eden but the two parties were unable to seal the deal. Luckily right next door, a 0.8 acre site owned by the Lemos Family Trust at 3426 Mount Diablo Boulevard became available and in late January of this year Eden entered into a purchase agreement.

"Currently they are in a due diligence research period with an option to purchase," said Glenda Warmoth Assistant Planner on the project. Recently there was a Study Session with Design Review Commission which comes before the formal application to the city. "This is an opportunity to get design related feedback. The DRC weighed the pros and cons of two possible design options of the building." She continued, "We would definitely like to see more senior housing in town."

A 53,619 square foot structure is proposed with approximately 47 units for seniors. The site has a few challenges that were discovered during the due diligence period, namely two storm drain lines, one electrical line and a portion of an EBMUD aqueduct. These utilities necessitated some adjustments, especially the 6'6" buried water line.