

Published June 3rd, 2015

Launch of Long-Awaited Luxury Condominiums

By Cathy Tyson



The first of six Woodbury luxury condominiums in Lafayette. Photo Andy Scheck

with plenty of storage in the garage and within the condominium.

Although there are multiple units in each building, the developer went over and above the call on "sound attenuation," as Thomsen calls it, to ensure quiet from neighbors. The sloping site and generous patios also help orient the views to a wall of lush greenery on the hillside of the Lafayette Reservoir. While there is a feeling of seclusion within the roomy units, the buildings, now under construction, seem shoulder to shoulder on the parcel.

For those who would like to check it out, a model will be open daily at the development behind the Veterans Memorial Center on Mt. Diablo Boulevard. There was a level of excitement at the first official open house with many positive comments from viewers who came from as far away as Pleasanton and San Francisco, along with potential buyers from Lafayette.

When the project is complete there will be a total of seven buildings; six three-story buildings will have six units each for a total of 36 luxury "Garden Flats" ranging from 1,457 to 3,000 square feet, with up to three bedrooms and three bathrooms priced in the low million dollar range. The 20 "Terrace Flats" condominiums will be located in a single three-story building over a podium garage, are all two-bedroom and two-bathroom units that are a bit smaller, 1,111 to 1,700 square feet, than the Garden flats, with a slightly more modest price tag, starting around \$800,000. A number have already been pre-sold.

Originally the project was proposed in 2007, by Branagh Development, but it was purchased by New Home in March of 2013. The site includes a major challenge for architects with the large East Bay Municipal Utility District underground water pipe and the associated easement for the utility. The two-and-a-half acre parcel was formerly home to an aging apartment complex and restaurant.

The Woodbury is part of a building trend that has some residents concerned. Other projects coming soon, or in the review stages include KB Homes' 69 units on Dewing Avenue behind the Panda Express, and Lennar Corporation's 66-unit development on the site of Celia's, that is still going through review. Two senior-oriented projects were recently completed: Eden Housing and Merrill Gardens, both located on Mt. Diablo Boulevard.

Adding to the construction on the west end of town is a two-story medical office building just

One building is mostly done, with six more to go. The Woodbury, Lafayette's largest housing project in more than a decade is officially open, although only one building is complete. The remaining six structures are slated to be finished in the next year, adding 56 luxury residential flats to the local housing market.

Visitors to the VIP open house May 28 were impressed with the thoughtful spacious overall design and attention to detail at the two units which were open, featuring generous, tricked-out kitchens that feature quartz countertops, quality cabinetry and high-end Thermidor stainless steel appliances, and the unique private garage situation.

"We wanted these units to live like single family homes," said Scott Thomsen of Lafayette-based Ward Young Architecture, "with a lock and go concept." Residents will be able to drive into their garden flat garage and have a private entry elevator to their home activated with a key card,

across the street from the Woodbury at the corner of Risa Road and Mt. Diablo Boulevard - a Branagh Development project, also by Ward Young Architecture, a thoughtful amenity for future condo owners.



Photo Cathy Tyson

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