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## Lafayette Large Lennar Project



Since the Lennar project was officially proposed over two years ago, after a number of informal study sessions, the design has changed significantly. Although the development was given a green light in March, the Planning Commission had lingering concerns, so it set forth conditions of approval.

Responding at a recent design review commission meeting, architect Chek Tang of Studio T-Square explained the changes made to ar-

chitectural plans to address those concerns, and after some discussion, this particular condition of approval, Phase I Design Plans, was satisfied.

The developer still needs to complete much more detailed plans to satisfy Phase II Design Plans, which will include building materials and colors, windows and doors, balcony design, chimney design, outdoor furniture and more. Those items are slated to be reviewed over four more design review meetings.

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For example, one of the Planning Commission's requests is to maintain a transitional feel between the downtown core and west end districts, while avoiding uniformity.

The current design response from the architect is a "coherent timeless application maintains the integrity of high-quality design," transcending time and style. Architecturally, the west and east building should be related in proportion, elements and materials, yet clearly distinguished in their overall appearance.

For non-design professionals who may be unfamiliar with some of the architectural lingo, it's worth checking out the project plans on the city website that illustrate previous and current designs. Visit [www.lovelafayette.com](http://www.lovelafayette.com), click on public meetings, and click on the July 25 Design Review Commission meeting.

## Moraga Commons Upgrades

Commissioners remarked that the same amount of youth were on the back of the park, a.k.a. the back 40, is mostly unused if not for two holes of the Frisbee golf course. Commission chair Jeanette Fritzy noted that when she recently visited the park, over 10 people were playing the Frisbee course and about

the same amount of youth were on their phone playing Pokémon Go. She noted that this may be a fad, but it was nonetheless a new use of the park.

Ingram added to the list of projects the recent council's request to look into placing the all-access

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playground that the Rotary Club has pledged to give the town at the Commons. RHAA will also be looking into that.

Public outreach meetings will be announced in the coming weeks to get the largest community input on the topic.

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