

Meeting Notes – HVHIA Lennar Townhall

May 10, 10 a.m. – 11:30 a.m., Lafayette Library

Listed below is a summary of the meeting with Lennar held on Saturday May 10, 10 a.m. – 11:30 a.m., at the Lafayette Library. About 25 residents were in attendance.

Residents were vocal, yet professional. Everyone got ample opportunity, and used it well, to voice their opinion. Clearly there was opposition, in particular to any increase in traffic on Dolores which would affect emergency access or cause delays during normal circumstances. Lennar took note and will no doubt be asking their consultants to look at options.

The Lennar team included:

- Chad Kiltz, Lennar Director of Land Acquisitions
- Adam Tennant, Westgate Ventures – Developer/Principal, (consultant to Lennar, handles entitlements and application process)
- Chek Tang, Studio T-SQ, Inc. – Partner/Architect

- 1) Lennar presented the plans as provided on the website. Note: The application is submitted but yet to be deemed complete by the City. Some particular items noted by Lennar:
 - Pull out on Dolores is 9 ft. x 35 ft. intended for routine delivery trucks, including trash hauling. The CC&R's will have terms which prohibit moving trucks (e.g. tractor trailer rigs) from using the pullout, as they should use Mt. Diablo curb
 - Project does not include building crosswalk at future trail on EBMUD easement
- 2) The majority of the community comments focused on Dolores traffic. The community made it clear that the Lennar would impact Dolores traffic and safety. There was a strong resident message to remove the Dolores access, to the extent that there would be in effect very little opposition to project in such case.
- 3) Major concerns, comments and themes:
 - a) Extreme congestion is anticipated due to traffic entering the Dolores garage.
 - b) If there is a Dolores entrance, prohibit residents from transiting guest to resident parking e.g. replace the gate between restaurant and resident parking with permanent barrier (would therefore limit Dolores traffic to retail only)
 - c) Overflow parking going up the hill.
 - d) Safety concerns due to cross traffic.
 - e) Safety concerns due to emergencies: too many cars leaving from the garage as a line of cars is trying to leave due to fire. Abnormal conditions should be considered, such as when Hwy. 24 accidents result in detours along Mt. Diablo blvd. which creates a gridlock at Mt. D/Dolores intersection.
 - f) Safety of the planned future crosswalk right after the highway overpass.
 - g) Safety of back-in parking.
 - h) Provisions for garbage and delivery trucks parking.
 - i) Provisions for garbage and delivery trucks turn-around (do not use Dolores-Via Roble intersection).
 - j) The need for two lanes to exit to expedite traffic out.

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- k) Lennar states that “City Study Sessions” influenced their plans and changed the design from a ground-level 47 “Row Homes” work-live concept to the current configuration- “66 home-underground parking “Podium” construction.
 - l) Lennar provided a resident entrance / exit on Mt. Dolores after hearing resident concerns.
 - m) Lennar said they hadn't considered the impact and community disapproval of making a U-turn at Dolores and Via Roble.
 - n) Lennar said that back-in parking came from the City input.
 - o) Lennar has a copy of the Salmon position paper.
 - p) A City priority was placing large plaza in front of the restaurant.
 - q) Lennar has pull out (as noted above) where garbage and delivery trucks could pull in, so as not to block Dolores traffic, but City did not want that to be a lane or cut into the plaza.
 - r) Lennar says that the traffic study concludes that a Dolores-only entrance would yield acceptable conditions. Residents refuted the study based on bad sampling.
 - s) Lennar is open to ideas on the plaza sculpture which would need to be approved by city art committee. It was requested that as an alternative to the metal sculpture shown, a fountain be shown
 - t) Architecture concerns: the western most building was noted as being less attractive, as was the treatment of the top of the stairway shafts (all buildings). It was also suggested that developer consider a more terraced building to allow some preservation of views and a less wall like feel. Chek indicated he could produce a concept drawing which would show more angles of the current proposal’s street side view
- 4) Some suggestions the community made:
- a) Use one garage entrance located on Mt. Diablo.
 - b) Use the proposed garage entrance on Dolores as a loading dock / trash / etc.
 - c) Add a perimeter access road, for garbage and moving trucks to avoid a Dolores-Via Roble turnaround.
 - d) Add a right hand turn lane from Dolores to MDB to facilitate traffic flow and emergency exiting
 - e) Condition approval on adding covenant (via deed or equivalent) that requires restaurant utilize validated parking
 - f) The city could issue parking stickers for Dolores and other residents to control street side parking