



March 7, 2014

Chair Andre Ptaszynski and Members of the Design Review Commission
City of Lafayette
3675 Mt. Diablo Boulevard, Suite #210
Lafayette, CA 94549

RE: 3666, 3672, and 3682 Mt. Diablo Boulevard

Dear Chair Ptaszynski and Members of the Design Review Commission:

As you are aware from our recent Study Sessions at the City of Lafayette, Lennar Homes is proposing to develop the above noted properties, with the hope of creating a new community that will be a complement and welcome addition to the existing fabric of Downtown Lafayette.

At this point in time, Lennar has not formally submitted its development applications for the proposed development, but is in the process of doing so. However, it is our understanding that members of the existing community are concerned about the effects of Lennar's traffic generation.

As a matter of background, Lennar first proposed its conceptual plans for a 47 unit townhome plan at a September 23, 2013, Joint Study Session of the City of Lafayette City Council, Planning Commission, and Design Review Commission. The joint attendees raised several concerns relating to Lennar's proposal.

Responding directly to feedback the company received at this first Study Session, Lennar proposed revised plans at a December 16, 2013, Study Session of the Planning Commission and Design Review Commission that included 70 condominiums, in addition to a subterranean parking garage and restaurant / retail space along Mt. Diablo Boulevard. It was apparent that the Commissioners were appreciative of Lennar's willingness to listen to feedback and to revise its vision for the property, accordingly.

Lennar is now in the process of responding to the feedback it received at this second Study Session and is working towards further revisions. These revisions are in response to not only the comments made by the Commissioners, but also the comments of the greater neighborhood.

Lennar stated at the December 16th meeting that it was proposing ingress and egress solely off of Dolores Drive in order to have uninterrupted frontage along Mt. Diablo Boulevard, thereby optimizing the goal of "activating" the boulevard. This goal of activation was one that was brought up repeatedly at the September 23rd meeting and Lennar felt the desire to respond accordingly.

However, it was clear to Lennar at this meeting that the neighboring community has concerns with traffic and access to the proposed community. **As such, Lennar is now in the process of compiling a traffic analysis, one that will examine both 1) access strictly off of Dolores Drive and 2) adding a second access point off of Mt. Diablo Boulevard.** Lennar understands the concerns of the neighbors and is willing to examine the potential for a secondary access point.

6111 Bollinger Canyon Road • Suite 550 • San Ramon, CA 94583 • Phone: 925-242-0811 • Fax: 925-242-0837

LENNAR.COM

We look forward to seeing the results of the traffic analysis as we continue to refine our development plans. Thank you again for your time and consideration, and we look forward to sharing our latest vision for the property in the near future.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CK', with a stylized flourish extending to the right.

Chad Kiltz
Director of Land Acquisitions