

## THE STRATEGY FOR DOWNTOWN LAFAYETTE MOVES CLOSER TO COMPLETION

In 2007, facing development pressures and an antiquated 20-year old plan, Lafayette initiated an ambitious and visionary project to determine the future of our downtown. The “Lafayette Downtown Strategy and Specific Plan” provides a framework, design guidance, and an action plan to promote the community’s vision for Downtown Lafayette. This vision was developed after considering public opinions gathered via community surveys, a dozen meetings with a Citizens Advisory Committee (CAC) and several public workshops. The broad community vision describes downtown Lafayette as:

*A downtown that retains its small town charm, is vibrant with pedestrian activity, is safe and comfortable, offers a variety of unique shopping and dining choices, and has a unique combination of built form and landscape character that is in keeping with its surrounding natural environment – characterized by oak-studded hillsides and cool, shady creeks. It is a downtown that encourages economic activity beneficial to the community through the encouragement of small local businesses and the enhancement of its tax base – generating revenue that continues to enhance and maintain a high quality public space environment.*

The key recommendations of the Specific Plan can be summarized as follows:

### Establish Districts

The downtown is envisioned as a series of interconnected districts (see inside), each with its own special character and mix of functions and uses. The Plan defines and guides these districts so as to amplify and enhance their unique qualities, and to distinguish them from the other districts through land use regulations, public space improvements (i.e. streets and parks), and building form.

### Strengthen the Downtown Core Area

The Downtown Core – comprised of the Downtown Retail, Downtown Civic/Cultural and Downtown Residential Districts – is a priority zone. Within the Core, the Plan calls for new housing opportunities for seniors and young families, improved pedestrian and bike connections to BART, and new retail activity.

**LET YOUR VOICE  
BE HEARD**  
**Community Workshop on the  
Downtown Strategy**  
**Wed., February 25, 7:00pm**  
**Veterans Memorial Building**

### Create Downtown Parks and Creek Greenways

A series of new downtown parks and creek greenways are recommended in the Downtown Core. The highest priority is given to improvements near La Fiesta Square. Specifically, the Plan envisions a Town Green as an extension of the thriving La Fiesta Square area, strengthening the heart of downtown and providing public space for recreation activities. Retail and pedestrian activity will benefit significantly.

### Improve Streetscapes of Downtown Streets

The Plan gives priority to filling all downtown sidewalk discontinuities and gaps and to improving the landscaping and appearance of the east end of Mount Diablo Boulevard. The east end streetscape improvements call for a

landscaped center median, continuous street trees, landscaped setbacks, continuous sidewalks, bike lanes and more parallel on-street parking.

### Improve Downtown Parking

In order to provide convenient and adequate parking in the Downtown Core, the Plan recommends parking improvements that maximize on-street parking, better management of existing off-street parking supply, and at least one dedicated public parking facility, preferably in the vicinity of the Park Theater.

### Implement Private Development Regulations

The Plan makes a series of recommendations that will encourage market-feasible mixed use and residential infill while at the same time preserving the small town charm that is so important to Lafayette’s identity. The key recommendations include:

- Raise density caps from 35 dwelling units per acre (du/ac) to 45 du/ac in most areas of the Downtown Core while maintaining the current height limits.
- Raise density cap to 65 du/ac and the height limit to four levels of residential north of Mount Diablo Boulevard in blocks backing up to the freeway within the Downtown Core.
- Allow for height limits to rise from 35’ to 42.5’ for parcels fronting on Mount Diablo Boulevard if applicants provide certain minimum set-backs, step-backs or a combination of both. This will encourage variations in the street wall and maintain Lafayette’s more informal downtown character.

We hope that you will join us at the public workshop or send comments to [AMerideth@lovelafayette.org](mailto:AMerideth@lovelafayette.org) to let us know what you think.

## AROUND TOWN

**March 5-8** **LAFAYETTE JAZZ FESTIVAL** at the Acalanes High School Performing Arts Center featuring the Ray Brown Great Big Band, Stanley Middle School Jazz Messengers, Acalanes School Jazz Band and the Contra Costa County Honor Jazz Bands. Tickets: \$5-\$10, available at the Lafayette Chamber of Commerce, 925-284-7404 or [www.lafayettechamber.org](http://www.lafayettechamber.org).

**March 26 – April 25** **TOWN HALL THEATER** presents *The Odd Couple* (Female Version) Neil Simon’s famous update of his contemporary classic. Tickets can be purchased online at [thtc.org](http://thtc.org) or via the box office at 925-283-1557.

**March 28 & 29** **CELEBRATING CALIFORNIA’S BEAUTY IN DRY TIMES** • Two day symposium with talks, workshops, garden tours, book sales, seed sales and more! For more information, go to [www.nativeplants.org](http://www.nativeplants.org).

**May 16** **LAFAYETTE JUNIORS 10TH ANNUAL TOUR OF LAFAYETTE KITCHENS** • Tickets: \$35 (\$25 tax deductible) with an option to purchase a luncheon ticket (gourmet lunch box from Diablo Foods) for an additional fee. Proceeds will benefit Youth Homes, Inc. For more information on how to purchase tickets, go to [www.lafayettejuniors.org](http://www.lafayettejuniors.org).

## COUNCIL APPROVES SOLICITOR ORDINANCE

Inspired by the tragic murder of a 90-year old woman in 2005 by a door-to-door magazine salesman, the Lafayette City Council recently approved a more restrictive solicitor ordinance. The ordinance requires that anyone soliciting in the City must first obtain a permit from the police department and display that permit visibly when going door-to-door. Those who have previously been convicted of crimes involving trespassing, theft, drug crimes, violence or crimes of a sexual nature will not be able to get a permit. The ordinance does not apply to persons under age 15 or to those who are canvassing (e.g. political campaigners).

Due to time constraints, however, in-depth background checks on those who seek to obtain permits is not feasible, and not all past criminal history may be discovered, particularly for crimes committed out of state. Therefore, you should still remain vigilant about opening your doors to strangers, even to those who may have a City solicitor permit. If you do not want to be disturbed at all, we suggest that you hang a “No Solicitors” sign near your front door. If solicitors ignore the sign, they are in violation of the ordinance. Please call police dispatch at 284-5010 for assistance. You can purchase signs at the police department (3675 Mt. Diablo Blvd., Suite 120) or most hardware stores. In the meantime, you can cut out and tape this sign to a door or window:

# NO SOLICITORS

Municipal Code Title 4, Chapter 4



City of Lafayette  
3675 Mt. Diablo Blvd. #210  
Lafayette, CA 94549



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## CITY DIRECTORY

For Council Members call: 284-1968

### Council Members

Don Tatzin	<b>Mayor</b>
Brandt Andersson	<b>Vice Mayor</b>
Mike Anderson	<b>Council Member</b>
Carl Anduri	<b>Council Member</b>
Carol Federighi	<b>Council Member</b>

Messages to all Council Members:  
[cityhall@lovelafayette.org](mailto:cityhall@lovelafayette.org)

### Administration

<b>General Reception and</b>	<b>284-1968</b>
<b>Steven Falk, City Manager</b>	<b>Fax: 284-3169</b>
Tracy Robinson, Admin. Srv. Dir.	299-3227
Gonzalo Silva, Financial Srv. Mgr.	299-3213
Joanne Robbins, City Clerk	299-3210

### Community Development

Ann Merideth, Director	299-3218
Tony Coe, Engineering Srv. Mgr.	284-1951
Niroop Srivatsa, Planning Srv. Mgr.	284-1976
Ron Lefler, Public Works Srv. Mgr.	299-3214
P.W. Hotline (to report problems)	299-3259

*If you observe illegal dumping in creeks & storm drains or accidental spills on roads, call Contra Costa Hazardous Materials Division 646-2286.*

### Lamorinda School Bus Program

Juliet Hansen, Program Mgr.	299-3216
	Or 299-3215

### Parks, Trails and Recreation

Jennifer Russell, Director	284-2232
Senior Services	284-5050

### Police Services

Emergency: 24 Hours	911
Police Dispatch: 24 Hours	284-5010
Police Business Office:	283-3680

*Anonymous Tipline, Traffic Enforcement, Suggestions & LEARN (Laf. Emergency Action Response Network), 299-3232 X 2205*

<b>Fax</b>	<b>284-3169</b>
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<b>Address</b>	<b>3675 Mt. Diablo Blvd. #210 Lafayette, CA 94549</b>
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<b>Website</b>	<b>www.ci.lafayette.ca.us</b>
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**E-MAIL:** Council/staff members can be reached via e-mail using this address format:

**First Initial + Last Name @lovelafayette.org**  
**Example: SFalk@lovelafayette.org**

**Want more City news online? Subscribe to the City Manager’s Weekly Summary by sending an email to [sfalk@lovelafayette.org](mailto:sfalk@lovelafayette.org)**

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# Lafayette Downtown Specific Plan

January 2009



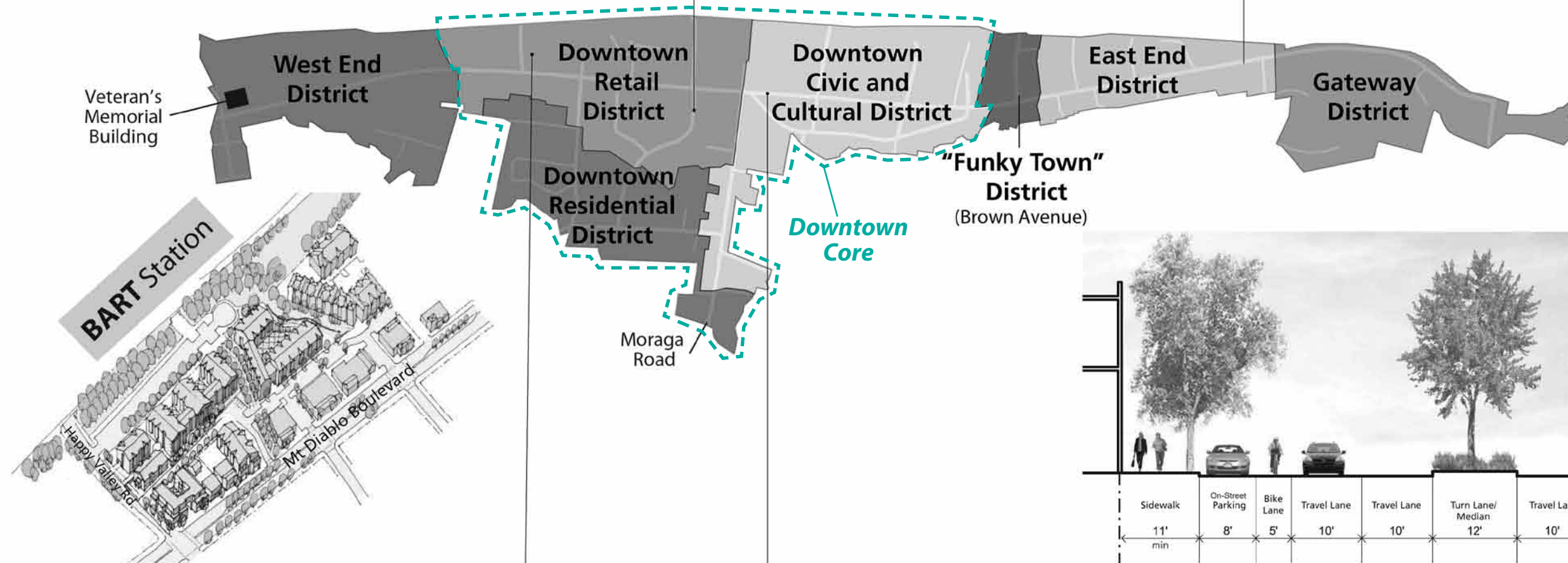
## New Parks

Conceptual rendering of a new "Town Green" near La Fiesta Square.



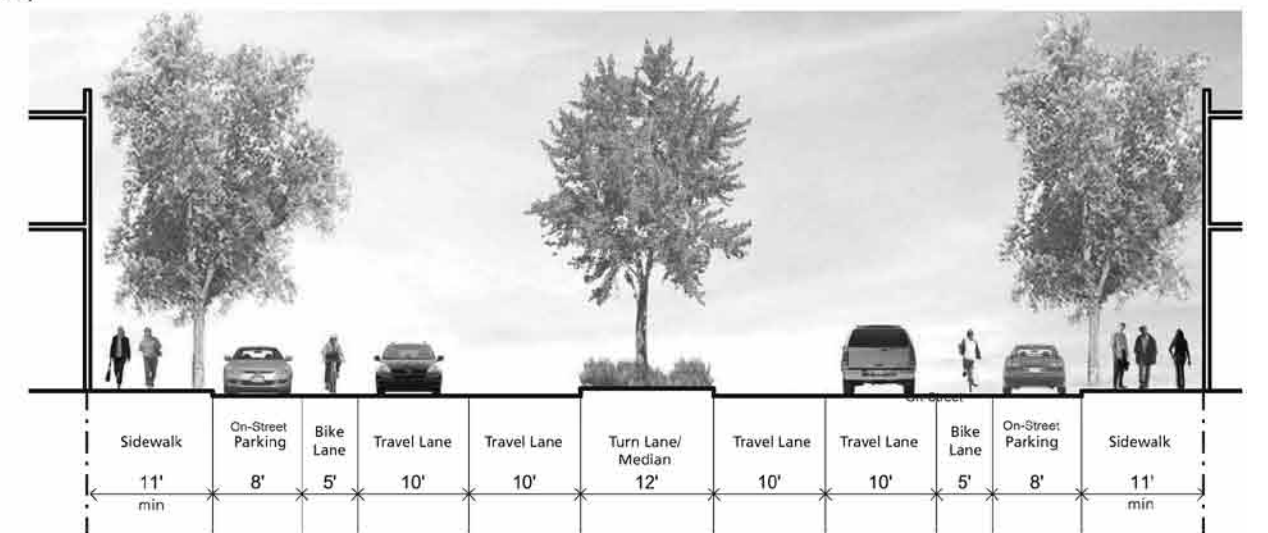
## Mt Diablo Boulevard Beautification

Conceptual rendering of Mt. Diablo Boulevard improvements on the East End.



## New Housing Near BART

Conceptual example of infill housing near BART.



## Enhanced Parking, Bicycle, and Pedestrian Facilities

Proposed Mt. Diablo Boulevard street improvements.