

See public meetings schedule on this pages and check online for agendas, meeting notes and announcements

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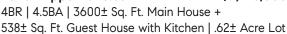
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Traffic concerns at heart of residents' objections to 315-unit development



homes, and amenities includ-

playing fields and a car park.

ing a dog park, playground,

Proposed Deer Hill Rd./Pleasant Hill Rd. intersection

By Pippa Fisher

The Planning Commission held a joint meeting with the Transportation and Circulation Commission on Jan. 21 as a first look at the results of the traffic impact study report for the proposed Terraces development on Deer

No decision was reached at this meeting but the commissions had a chance to hear not only from traffic consultants TJKM as they presented their report, but also from members of the public who were overwhelmingly critical of the report's findings.

The Terraces, which would sit on a 22-acre parcel on Deer Hill Road, was first proposed in March 2011 but its application was suspended in 2014 in favor of alternative plans for a scaled back development of 44 single-family

Save Lafayette sued the city, resulting in a referendum on the future of the revised project. With the defeat of Measure L in 2018, the developer O'Brien Homes resumed the original application for the 315-unit apartment project under the process agreement.

Planning Director Greg Wolff introduced Renee Powell and Chris Kinzel of TJKM, explaining that the company prepared both the initial 2012 study for the apartments and also the 2015 study for the

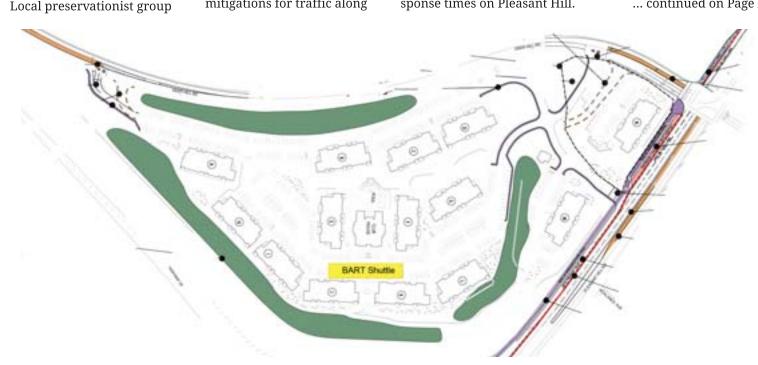
Powell presented the company's key findings and mitigations for traffic along

the Deer Hill/Pleasant Hill Road corridor. She said they looked at changes added since 2011, including plans regarding access to the development and driveways to improve sight lines, improved frontage with a bus dugout, sidewalks, and plans for an additional southbound "trap" lane that would begin north of the Deer Hill Road intersection – a lane dedicated to feed traffic onto the westbound entrance ramp for Highway 24. Powell said they looked at passenger loading and parking especially around the high school and at emergency vehicle response times on Pleasant Hill.

Powell addressed traffic mitigation on Deer Hill Road at Brown Avenue with signalization, and mitigation for emergency vehicle response times along Pleasant Hill Road by adding emergency vehicle signal preemption. She explained a construction management plan would address timing of construction work, and a BART shuttle would be added to address the impact on parking at the BART station.

"The bottom line of our findings is that there were no new significant traffic impacts," said Powell.

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City Council

Monday, Feb. 10, 7 p.m. Lafayette Library & Learning Center, Community Hall, 3491 Mt. Diablo Blvd.

Coming Soor

Planning Commission Meeting

Tuesday, Feb. 18, 7 p.m. Lafayette Library & Learning Center, Community Hall, 3491 Mt.

Coming Soor

Available

Design Review

COMPASS

Monday, Feb. 10, 7 p.m. Lafayette Library & Learning Center, Arts & Science Discovery Center, 3491 Mt. Diablo Blvd.

School Board Meetings Acalanes Union High School District

Wednesday, Feb. 5, 7 p.m. **AUHSD Board Room** 1212 Pleasant Hill Road, Laf. www.acalanes.k12.ca.us

Lafayette School District

Wednesday, Feb. 12, 7 p.m. Regular Board Meeting Stanley M.S. Library 3477 School St., Lafayette www.lafsd.k12.ca.us



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