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November 1, 2007

Ms. Christine Sinnette  
City of Lafayette  
3675 Mt. Diablo Boulevard  
Lafayette, CA 94549

**Re: Deer Hill Road Design Studies**

Dear Christine:

Thank you for requesting a proposal from DC&E to conduct the design studies for the two parcels strategically located along Deer Hill Road. We understand the significant role these parcels play in conveying the City's unique rural character. DC&E looks forward to developing the design studies for these parcels that build upon the *Eastern Deer Hill Opportunities and Constraints Analysis* in coordination with existing goals and policies.

After reviewing the scope of work prepared by the City and the *Eastern Deer Hill Opportunities and Constraints Analysis* we have prepared the scope of work, schedule and cost proposal, as detailed below.

**I SCOPE OF WORK**

We propose a series of tasks that will provide the City with a better understanding of the development potential of Parcels 27 and 28. In Tasks A, B, and C, DC&E will study development prototypes for specific sites on these parcels. Each of the studies outlined in these tasks will include the number of assumed dwelling units, the square footage of office/institutional space, the number of parking spaces, and points of ingress and egress in relation to site constraints. Deliverables for each task will include a site plan, building elevations, massing diagrams and the appropriate number of cross-sectional drawings to illustrate potential cut and fill required of specific development concepts. DC&E will also prepare 15-degree declination studies for development concepts on any parcels or areas of parcels within the City's Ridgeline Setback.

The design studies will use the existing topographical base map and *Eastern Deer Hill Opportunities and Constraints Analysis*. DC&E assumes that the City will provide digital copies of these files.

**Task A. Northeast Parcel 27 Design Studies**

Northeast Parcel 27 is a 1.76-acre site located northeast of the drainage channel in parcel 27. DC&E will study the following development prototypes for this site:

- ◆ Single-story office uses
- ◆ Low-density single-family residential (2 dwelling units/acre)
- ◆ Two-story low density multi-family residential (maximum 17 dwelling units/acre)
- ◆ Three-story low density multi-family residential (maximum 17 dwelling units/acre)

**Task B. Southwest Parcel 27 Design Studies**

Southwest Parcel 27 is an approximately 20.49-acre site located southwest of the drainage channel in Parcel 27. As a portion of this site is within a Class I Ridgeline Setback, 15-degree declination studies will be included as appropriate. The development prototypes for this site include:

- ◆ Two-story office/institutional uses
- ◆ Clustered low density single-family residential (17 dwelling units/acres)
- ◆ Two-story low density multi-family residential (17 dwelling units/acre)
- ◆ Three-story low density multifamily residential (17 dwelling units/acre)

**Task C. Parcel 28 Design Studies**

Parcel 28 is an approximately 1.91-acre site. As the entire site falls within Class I Ridgeline Setback area, this task will include 15-degree declination studies. Due to its parcel size and topography, the site is constrained. Therefore, variances to existing setback ordinances may need to be studied with appropriate mitigations. The development prototypes for this site include:

- ◆ Single-story office use
- ◆ Two-story office use
- ◆ Two-story low density multifamily residential (17 dwelling units/acre)

**Task D. Planning Commission Hearing (optional task)**

If desired by the City, DC&E will attend one Planning Commission hearing to present an overview of the Design Studies and answer questions.

## II SCHEDULE

DC&E is able to commence work on any of the tasks listed above as soon as we receive the City's authorization to proceed, and obtain a digital copy of the topographic base drawing for the sites. The design studies will be submitted to City staff in advance of the Planning Commission hearing scheduled for February, 2008.

## III COST

DC&E has developed the series of tasks detailed in Section I based on the City's RFP. The costs for each of the tasks are shown below.

Task A Northeast Parcel 27 Design Studies	\$7,500
Task B Southwest Parcel 27 Design Studies	\$8,500
Task C Parcel 28 Design Studies	\$8,500
Task D Planning Commission Hearing (Optional Task)	\$500

DC&E will complete the tasks in this scope of work for fixed fees not to exceed these amounts. DC&E guarantees that it will complete a contracted scope of work for the contracted cost. Any in-contract overruns are absorbed by the firm and are not passed on to the client.

If you should desire, we can refine or adjust the scope of work detailed in Section I.

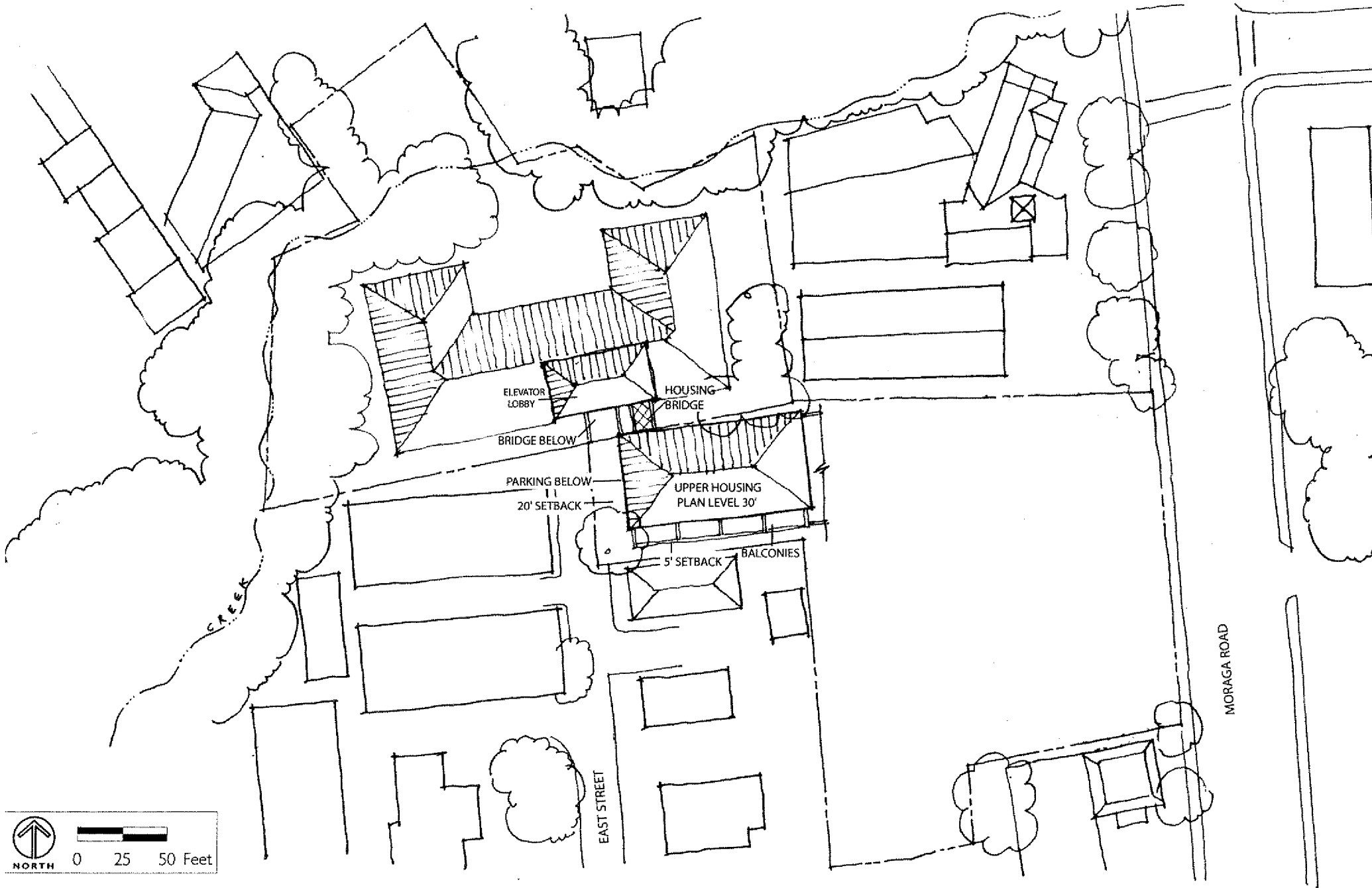
Please do not hesitate to contact me if you need more information. DC&E looks forward to working with you on these exciting and strategic studies for Lafayette.

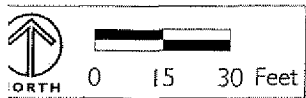
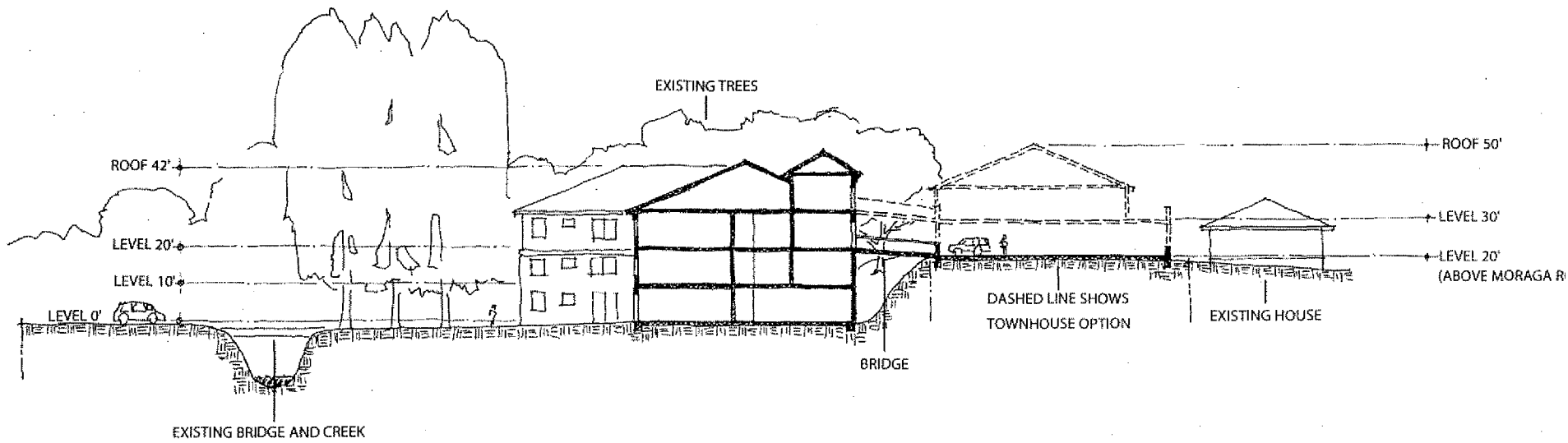
Sincerely,

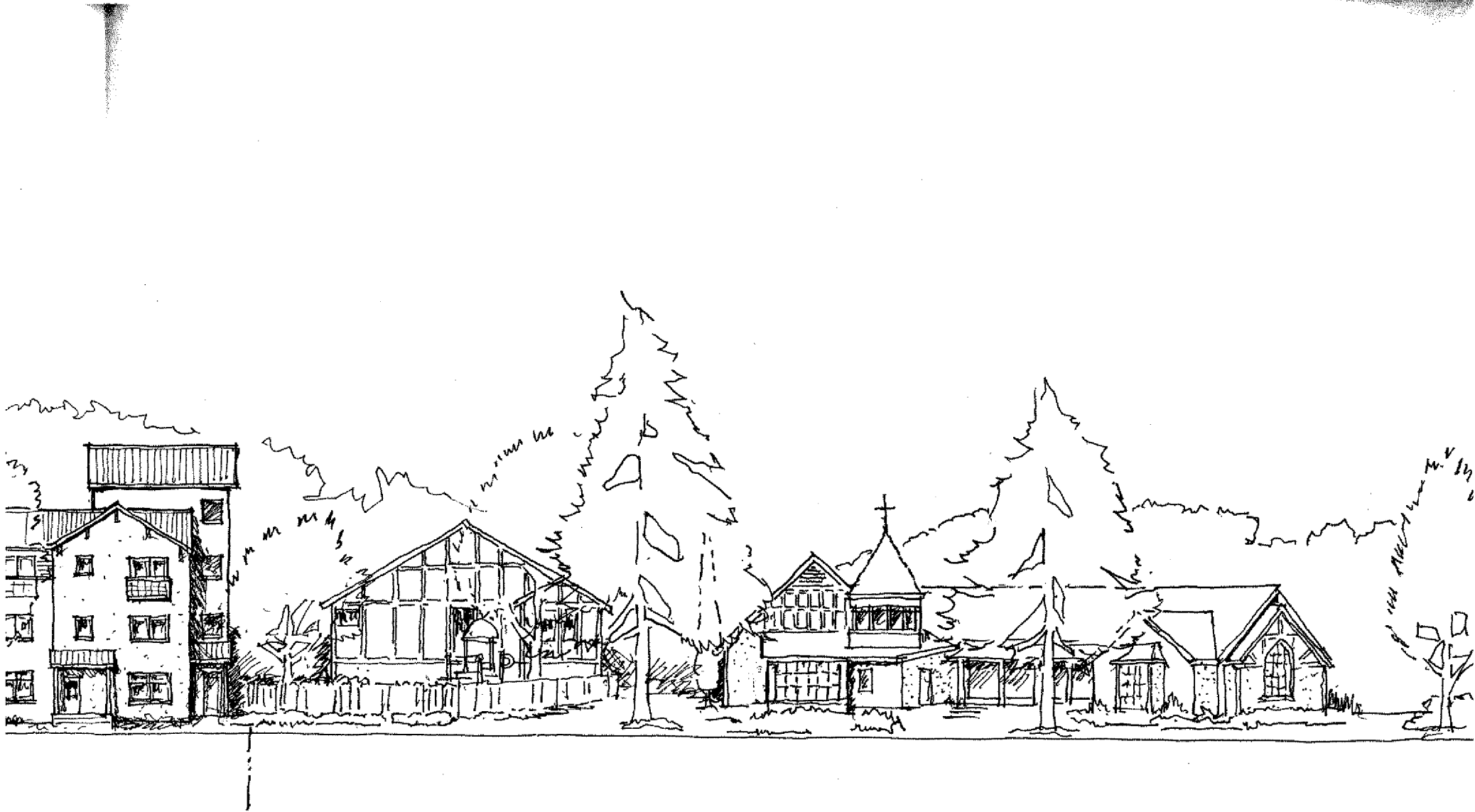


Tom Ford, AICP  
Principal









TOWNHOUSE ALTERNATIVE

FEBRUARY 16, 2006

Design, Community & Environment  
Berkeley, California