



Public Input Needed for Moraga Specific Plan

By Sophie Braccini

On March 27th the Town of Moraga is holding a public meeting to get input on the proposed Moraga Center Specific Plan. The plan addresses the area located at Moraga Way and Moraga Road, and also encompasses the pear orchard located to the south of Camino Ricardo.

For years, the Town has been working with the property owner, the Bruzzone family. Recently the Dahlin Group was hired to create a visual rendition of what the Center could become. They have met with the

property owner, and with the Town; now it is time to have the people of Moraga contribute ideas.

The meeting will be held from 7:00-9:00pm at the Moraga Valley Presbyterian Church, 10 Moraga Valley Lane in Moraga. The process of adopting the Specific Plan, including the environmental report, will continue during the spring, summer and fall of 2008. At the moment, the tentative date for adoption of a plan is late October, 2008.



Key opportunities and a possible configuration of land uses in the Moraga Center Area: (see map above)

1. Shopping Center – potential redevelopment, redesign, intensification or site improvements to create stronger pedestrian orientation.
2. Under-utilized land-potential for medium and medium-high density housing and/or commercial development.
3. Potential extension of School Street.
4. Proposed Town Center Facility Site.
5. Creek and Moraga Ranch historic structures-development setbacks and potential linear park.
6. Orchard Area – mixed density housing, clustered to protect some of the orchard areas.
7. Residential Area
(3 units per acre; transition to existing neighborhoods)
8. Commercial/office areas (including existing assisted care facility, Moraga Barn, etc.)-some infill potential (small offices and/or housing)
9. Limited commercial Area – some infill housing potential.