



EXPERIENCE MATTERS

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Pear & Wine Festival
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Two scenarios for town development offered at MCSP meeting



Moraga Center Specific Plan Citizen Advisory Committee Meeting No. 2

Photo Vera Kochan

By Vera Kochan

The Citizens Advisory Committee held its second meeting concerning the Moraga Center Specific Plan on Sept. 4 at Saint Mary's College. The Orinda Room at the Soda Center was chosen in order to accommodate an anti-

ipated large public crowd, due to the amount of chatter on social media, but the large crowd never materialized.

David Early from Placeworks, a community design firm, took the helm for the evening's presentation of two scenarios. He once again reminded CAC members,

"The job here is to advise only. The property owners are not bound by any scenarios."

The MCSP has a wide variety of developmental potential: retail and entertainment space of 90,000 square feet; focused office space of 50,000 square feet; bed and

breakfast/boutique hotel with 85 rooms; assisted living/congregate care with 150 rooms; active senior with 300 units; single-family dwellings of 65 units; workforce housing with 100 units and compact single-family dwellings of 165 units.

Placeworks made it clear that the two scenarios represent possibilities and are not actual development proposals. Scenario No.1 has a hillside residential focus. Housing would be developed northwest of Laguna Creek. Moraga Center would see a revitalization with new gathering spots. Buildings would see a 2- to 3-foot upper story setback. A pedestrian trail would be located northwest of the creek with the creek bridge being pedestrian-only. Scenic corridor setbacks on Moraga Way and Moraga Road come in at 40 feet and a hotel would be located at Moraga Ranch and along the interior of the site on School Street.

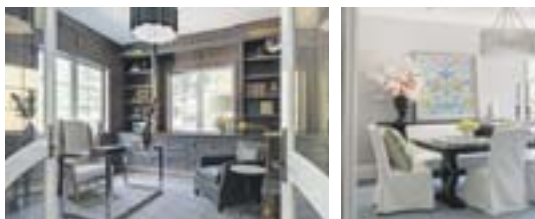
Scenario No. 2 focuses housing in a mixed-use core with new retail shops and gathering spots along School Street. Buildings would see 8-foot upper story setbacks. A pedestrian trail would run

southeast of the creek with a mixed vehicle and pedestrian bridge. The scenic corridor setbacks along Moraga Way and Moraga Road would be 20 feet and a hotel would be located at the intersection of School Street and Moraga Way extending into Moraga Ranch.

There were concerns from CAC members regarding the preservation of old buildings such as Moraga Ranch; and while there is no historic landmark classification attributed to the ranch, many said they would hate to see its demise.

Another suggestion was whether these or comparable scenarios were successful in similar communities and if it would be possible to list the pros and cons of each scenario.

The third CAC meeting, scheduled at 6:30 p.m. at the SMC Rheem Campus, 380 Moraga Rd., will have the members working in groups to explore the discussion topics in greater detail and report back areas of agreement and differences. Additional groups for members of the public will also be formed.



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