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## Orinda gears up for first commercial development since Theatre Square

By Sora O'Doherty



Construction site on Orinda Way across from the Orinda Library Image courtesy city of Orinda, modified by Lamorinda Weekly

After standing vacant for decades, 25A Orinda Way will finally become a construction site. The retail development named "The Station" is scheduled to break ground this fall. In one of his last official acts, departing Assistant City Manager/Director of Public Works Larry Theis presented the city council with a staff report on Sept. 7 outlining the steps that will be necessary to complete the mixed-use project. ZCON Builders will be the primary construction contractor to erect the new building and make new utility connections.

Developer Paul Ugenti and Charles Zaskorn, owner of ZCON Builders attended the meeting. They assured the city that if there was a requirement to name the city as an "also insured," there would be no problem doing that. Zaskorn is an Orinda resident and ZCON Builders has built over a billion dollars of projects, including high-density housing, mixed-use developments, residential, commercial, industrial, and community projects in the Bay Area and Northern California.

The construction work will require closure of the sidewalk and street parking for the duration of the project, estimated to require 18 months. The construction site will be fenced off, including the sidewalk and parking spaces as well as extending into the adjoining property, 25 Orinda Way.

Although both lanes of traffic on Orinda Way will be largely unaffected, there will be a need to close the southbound lane of traffic on about 70 individual days for a partial or whole shift. This will allow for material deliveries, concrete pumping, and crane-related activities. The contractor will use flaggers to direct traffic for alternating use of the northbound lane during the closures.

Theis presented the council with a detailed, comprehensive list of traffic controls and a logistics narrative, which were prepared by the developer and construction contractor and which can be viewed in the agenda packet on the Orinda website. Lane closures will be limited to weekdays, but ending early on Thursday to accommodate the food truck event held at the Community Center, across the street from the construction site.

Since Orinda Way was recently repaved, the construction will occur under a moratorium that requires the builder to restore the road after any construction disruption. Council Member Nick Kosla expressed gratitude to the developer for bringing Orinda its first commercial project in decades. Mayor Amy Worth noted that Orinda Intermediate School students are already doing a project on the new development, and have been inquiring what kind of food will be served there. "They are ready to come in," Worth proclaimed. The development will be situated directly across the street from the Orinda Library and Community Center.

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