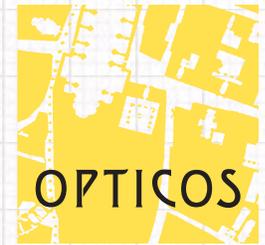


# Moraga Center Specific Plan Implementation



Vision Design Package

Steering Committee #3

September 3 2015

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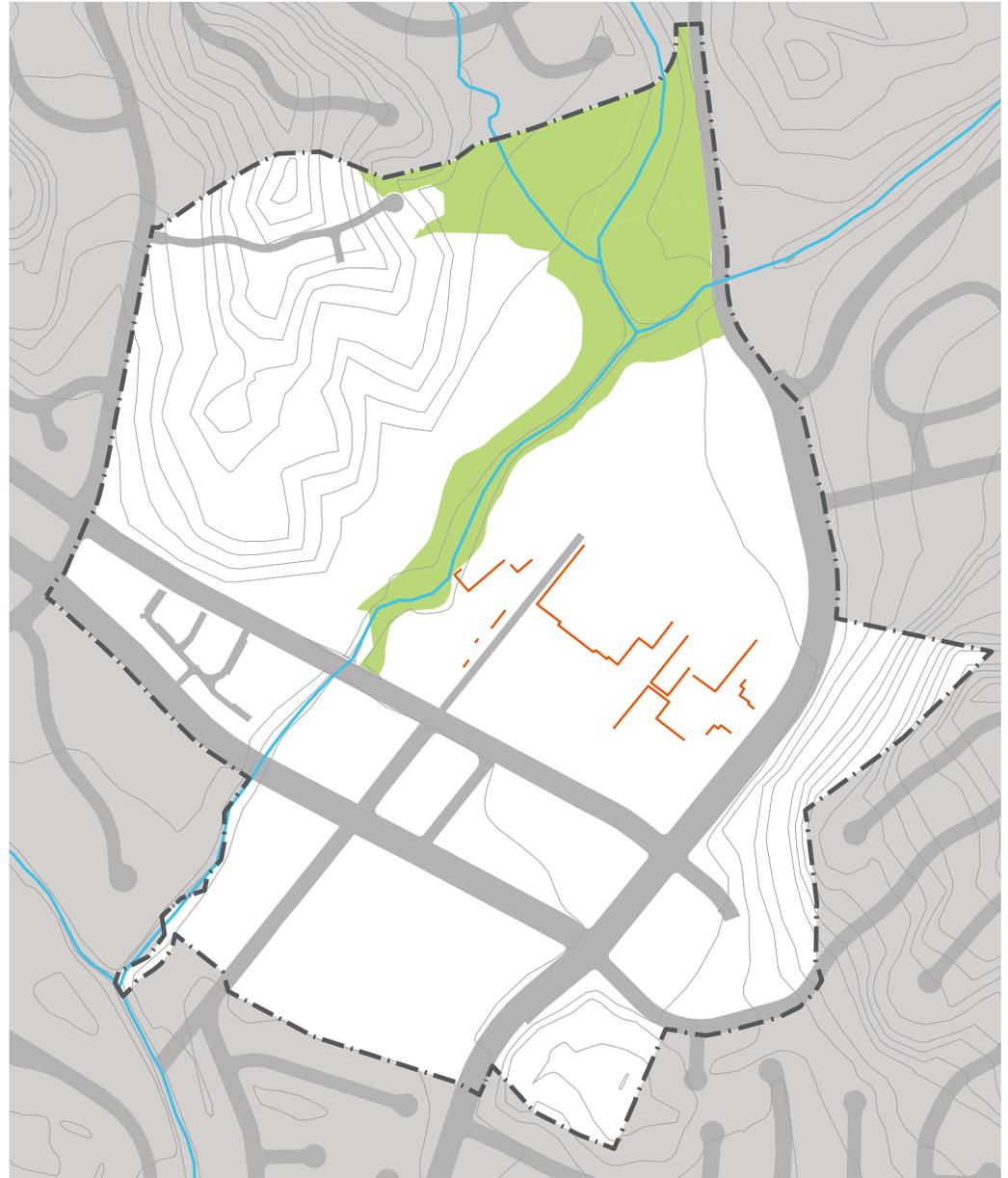
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## Guiding Design Principles

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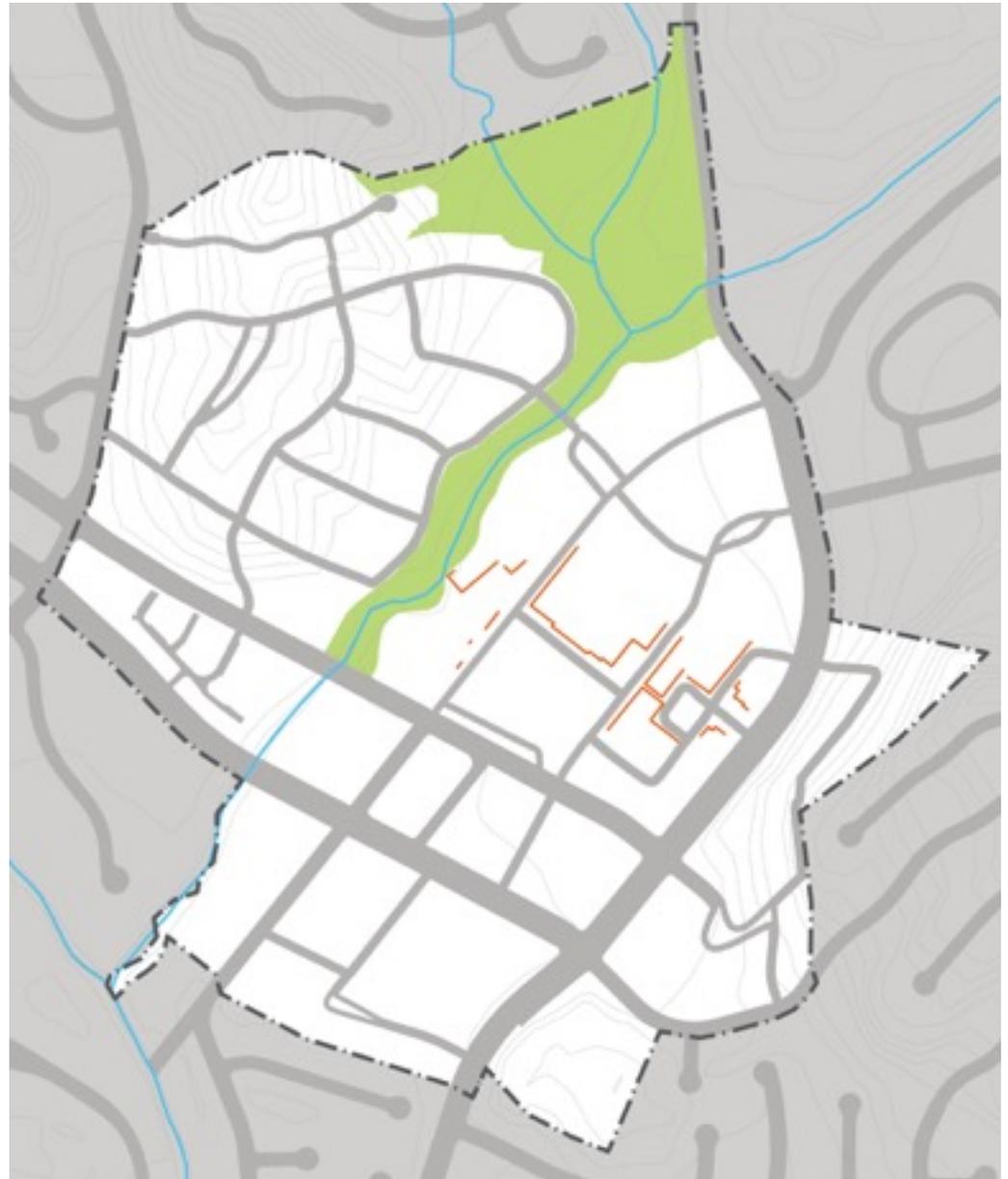
# Existing Conditions of MCSP Area

- Little to no street network internal to the central portion of the site
- Fronts of shopping center buildings have no relationship to adjacent streets
- Shopping center buildings are set back to accommodate large surface parking lots along streets



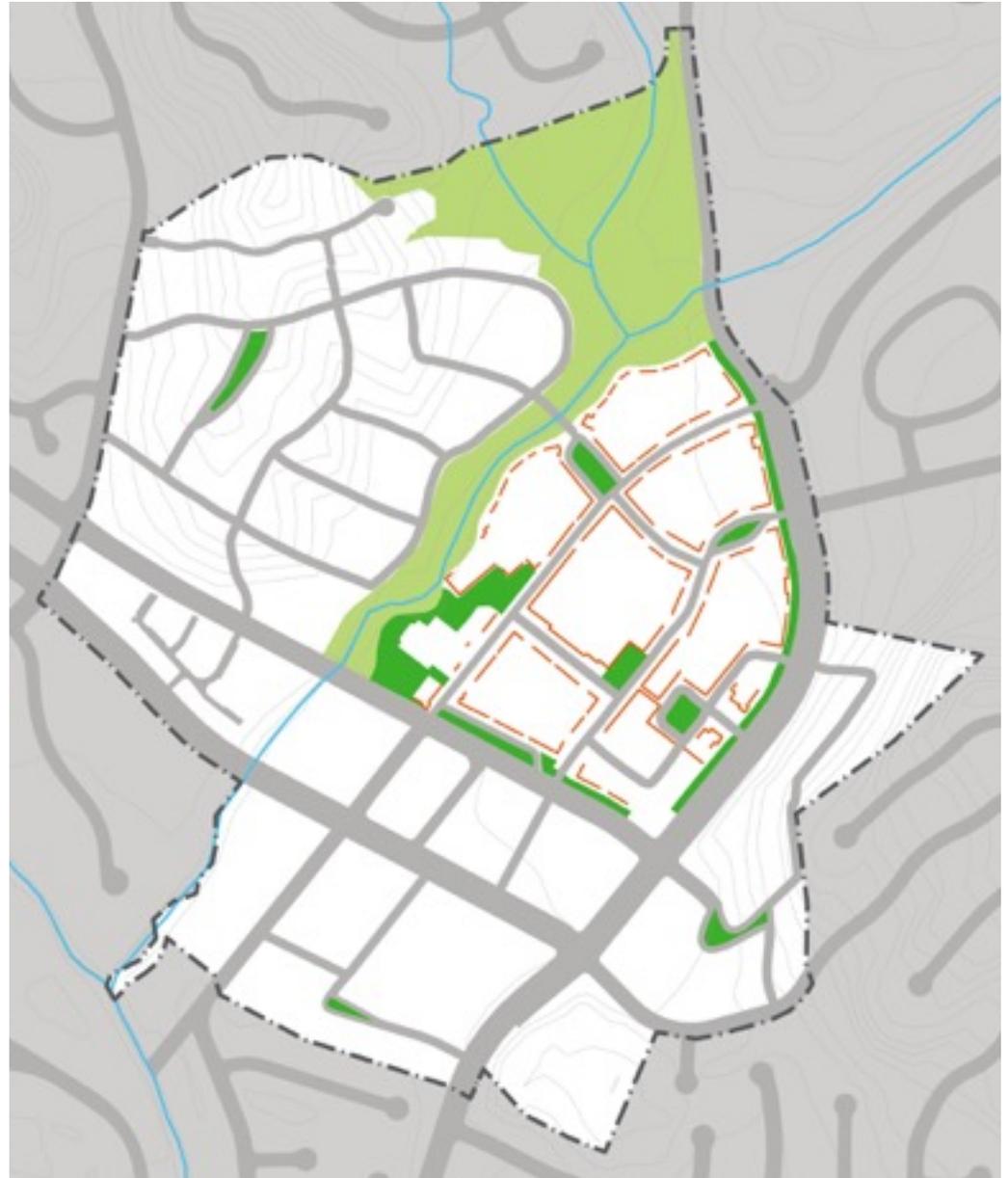
# Principle I: Create Connected Street Network

- Establish grid of new streets with good connectivity, to support ped/bike mobility
- Include multi-use bridge connection across creek
- Pull new streets through existing shopping center site, to help multi-use mobility and improve existing retail's viability through better street frontage



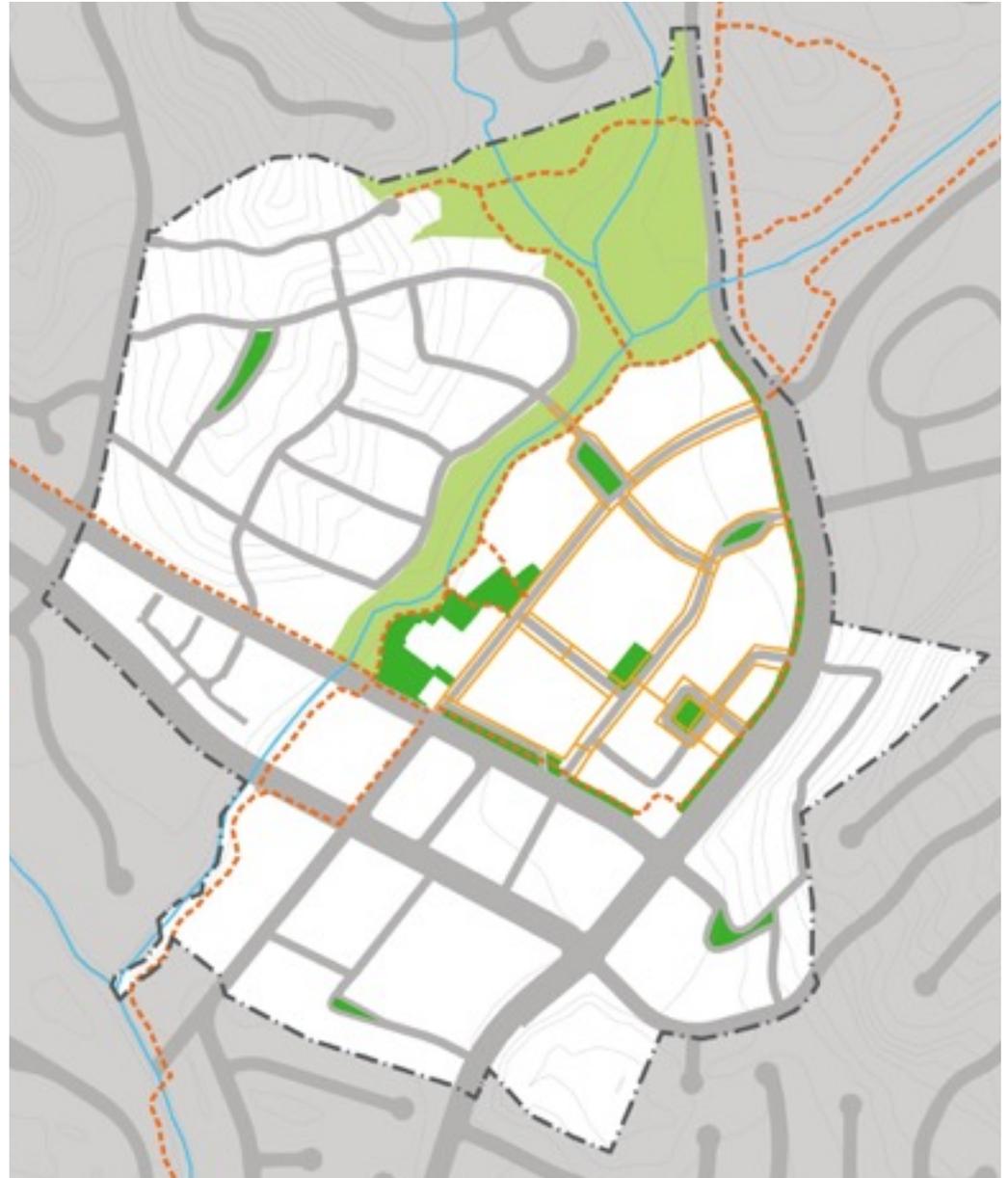
## Principle II: Support New Public Spaces Through Active Block Frontages

- Integrate variety of new public spaces within new street network
- Ensure “success” of new public spaces, by requiring building fronts to face streets and public spaces
- Where possible, locate new streets along fronts of the existing retail (e.g. Safeway) to create more walkable block network



## Principle III: Create Fine-Grain Pedestrian and Bicycle Routes Through Site

- Street network can be further broken down with ped/bike access through larger blocks, and regional trail connections
- Important locations to emphasize connections: between creek and School Street, through shopping center blocks



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## Site Plan Alternatives

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# Short- to Mid-Term Implementation Strategy



- Complete School Street
- Central public square
- Pedestrian creek access
- Good building frontage along School Street and creek
- Bridge connection to residential neighborhoods
- Establish street network in existing shopping center, and integrate public space amenities
- Improve frontage along Moraga Rd and Moraga Way

# Town Square



- Key to success: Focus all new commercial and mixed-use here first, to create “contained,” comfortable scale of the public space
- Square could make strong connection point between activity on School Street and along creek

# Town Square



# Town Square: Other Ideas



# Creating an Active Space Along the Creek

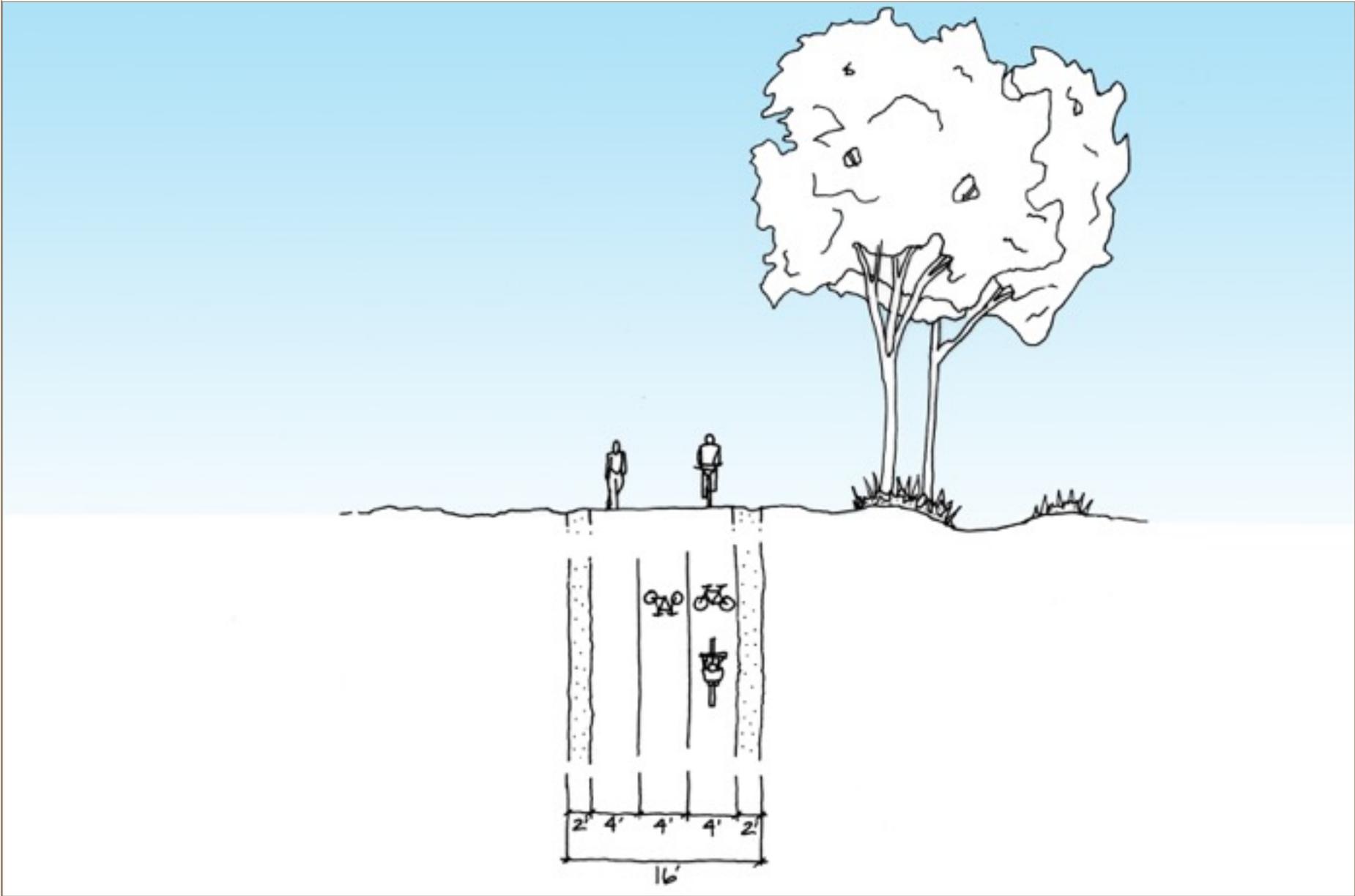


- Path or trail along creek (either multi-use trail, or pedestrian-only)
- Regular pedestrian connection points between creek path and School Street
- House-scale commercial, live-work, and townhouses along creek path to create active environment and complement activity along School Street

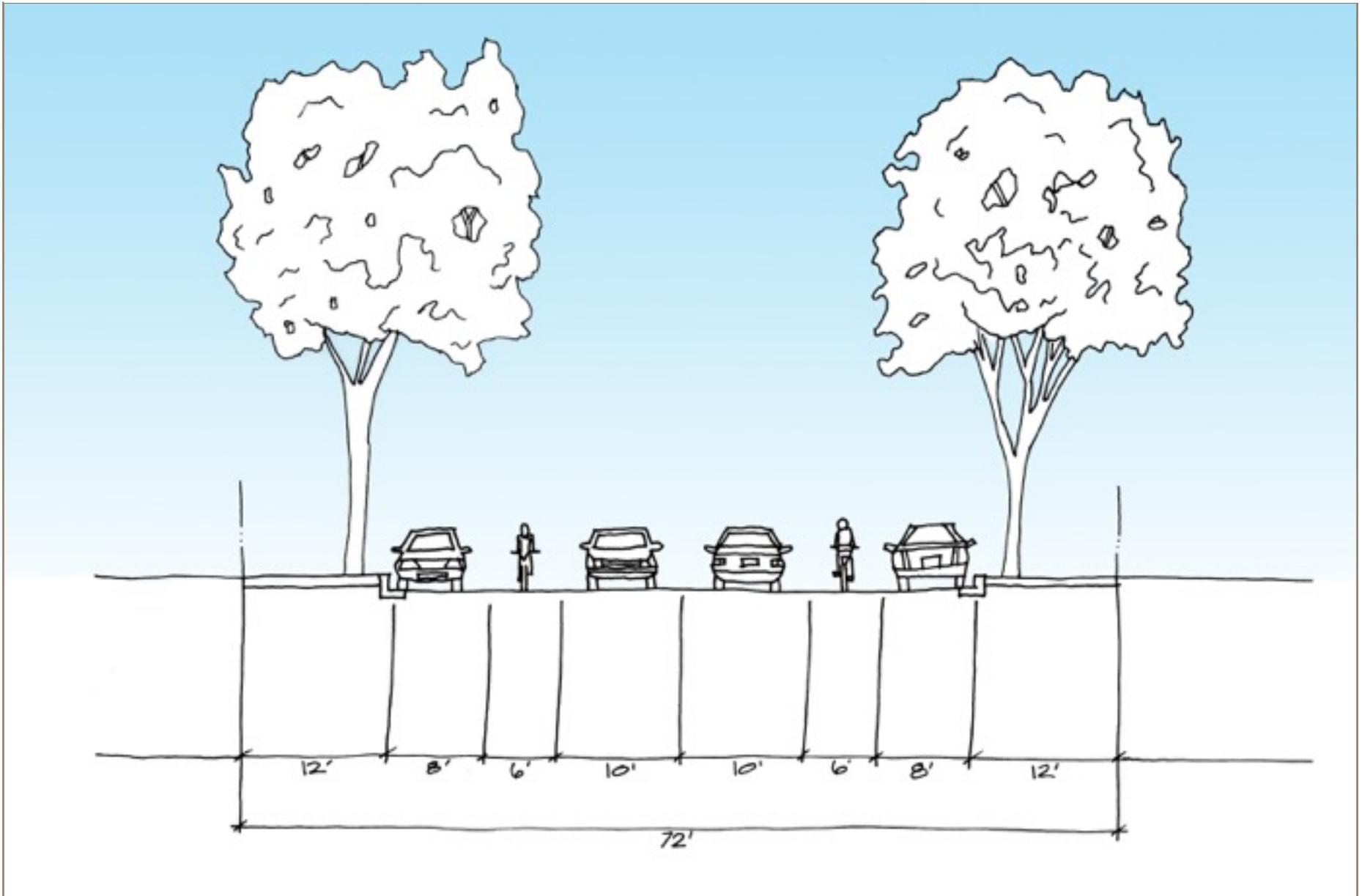
# Creating an Active Space Along the Creek



# Regional Trail Option: Along Creek



# Regional Trail Option: Move to Bike Lanes Through Site



# Revitalizing Existing Shopping Center

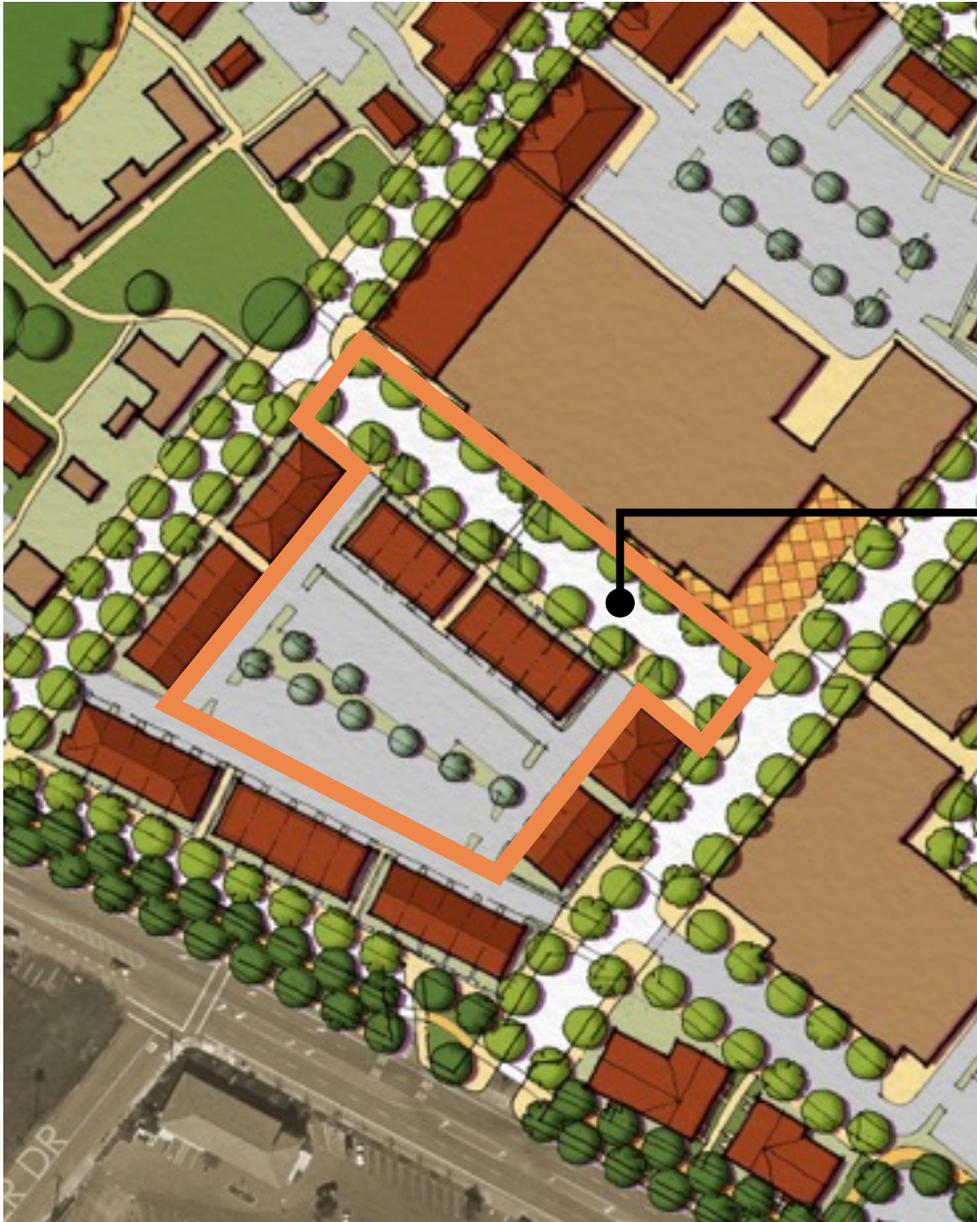


Create street network (with diagonal parking) to improve pedestrian and bike connectivity through the site

Convert small pockets of existing parking into public spaces, to add value to existing retail spaces

As site redevelops, “hide” parking within deep blocks

# Accommodating Parking



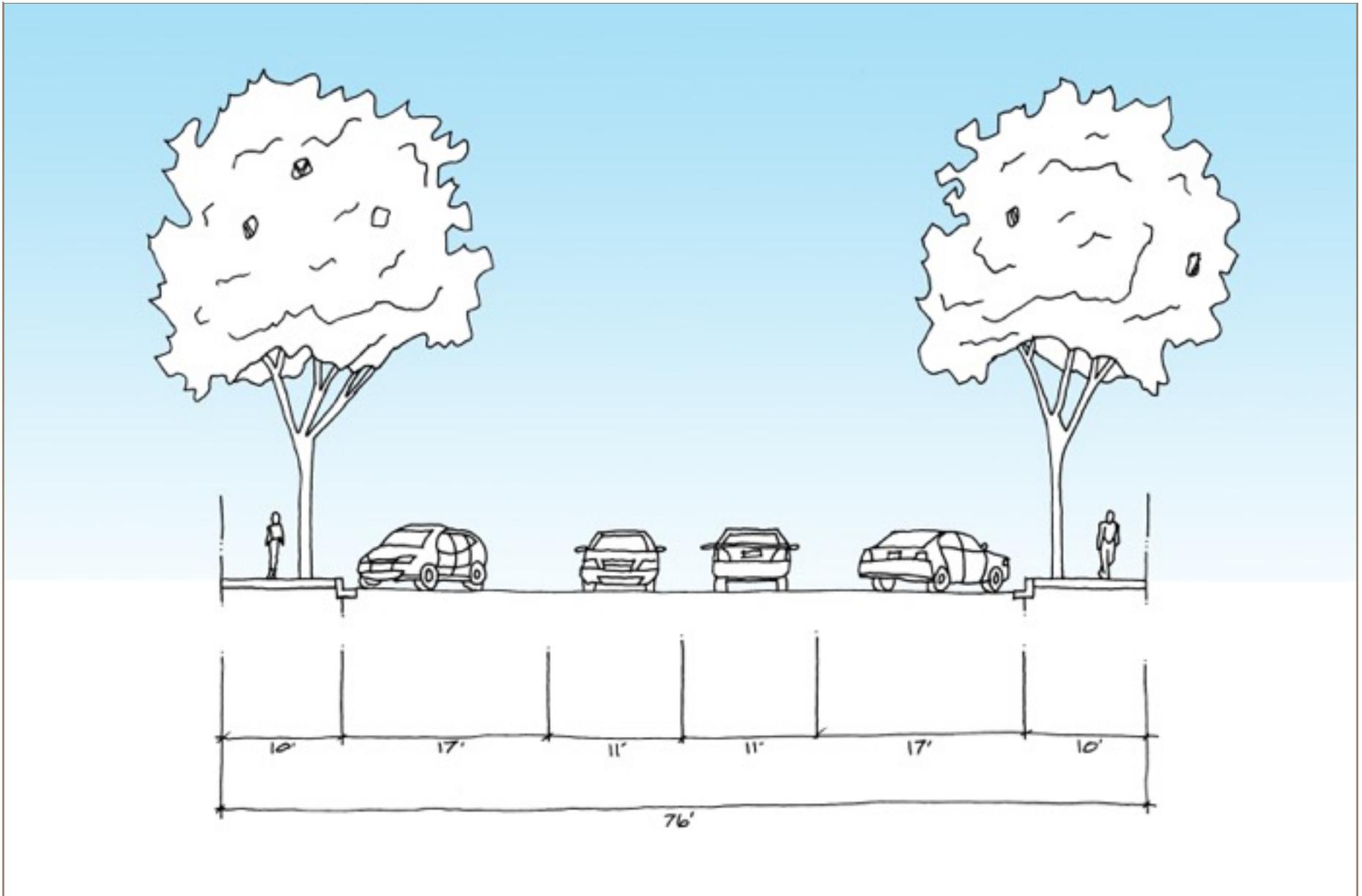
Safeway's existing parking:

≈212 spaces  
(4.8 sp/1,000 sf)

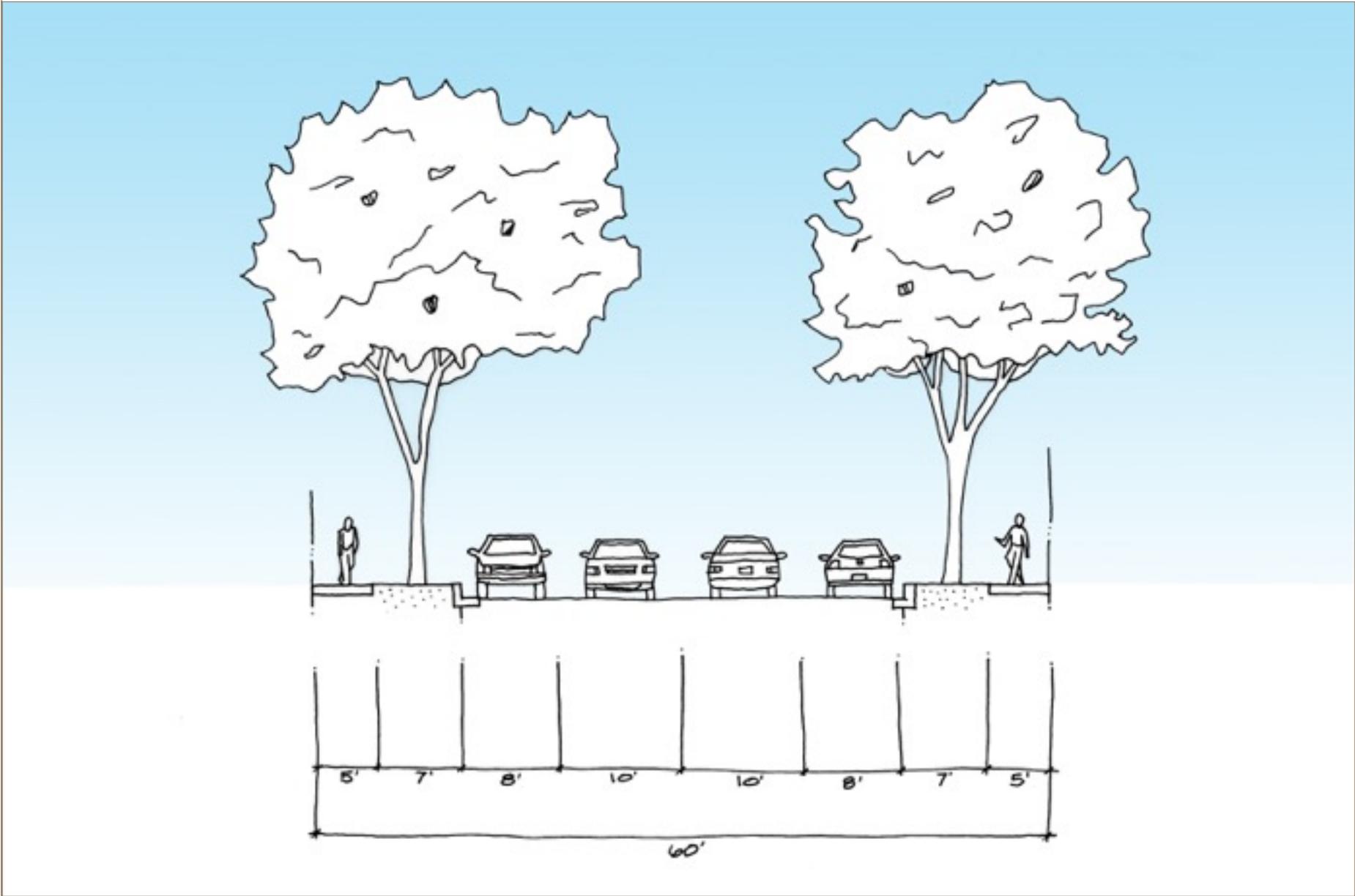
Parking accommodated by  
lot internal to block and  
new diagonal-parked street:

≈158 spaces  
(3.5 sp/1,000 sf)

# Community Commercial Street with Diagonal Parking



# New Typical Residential Street



# Other Opportunities



Lamorinda Transit Study:  
Park n' Ride



Community recreation center  
at School St and Moraga Rd  
(across from Moraga  
Commons)

# Scenic Corridors Through MSCP Site: Two Options

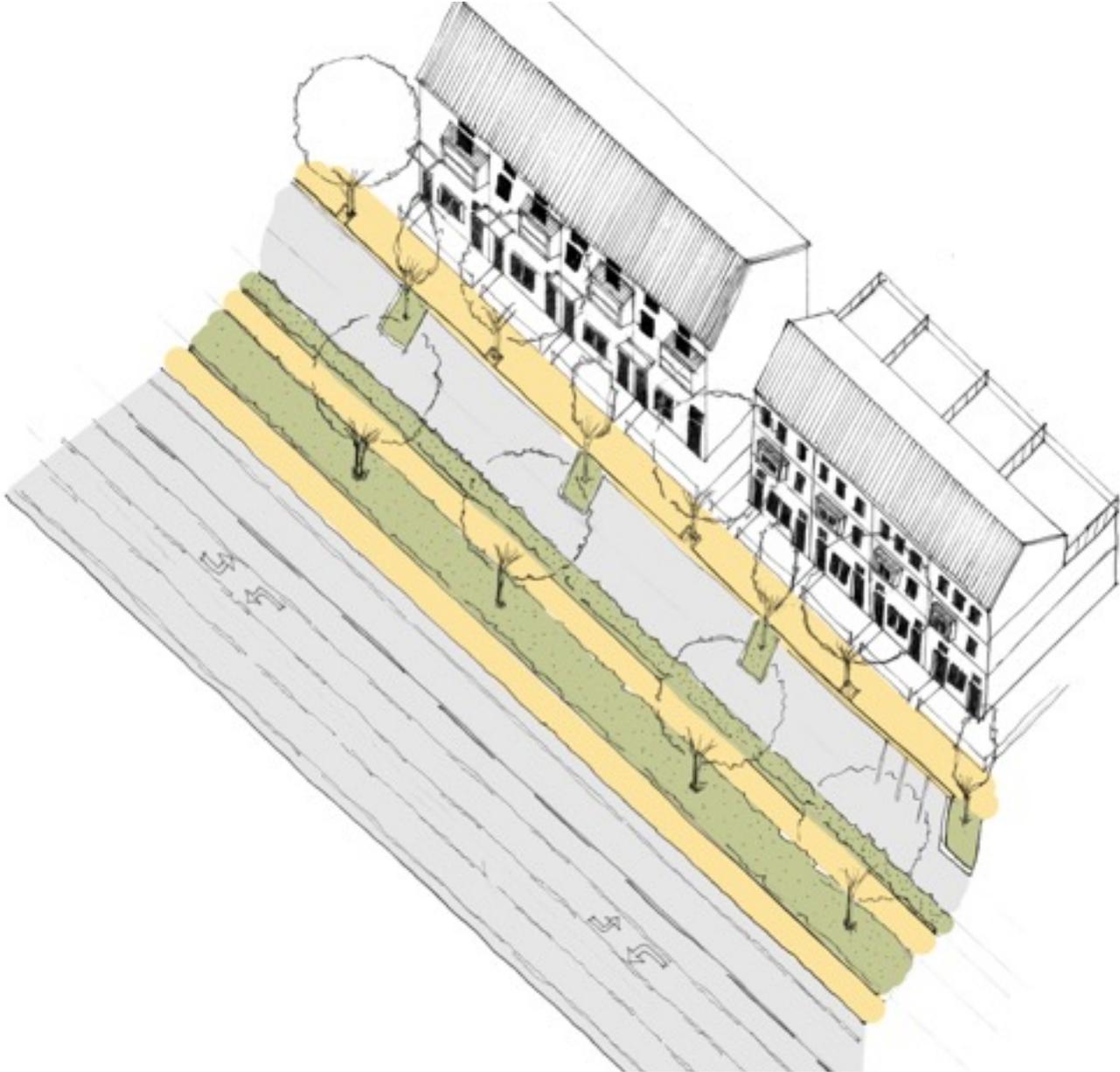
Frontage Road



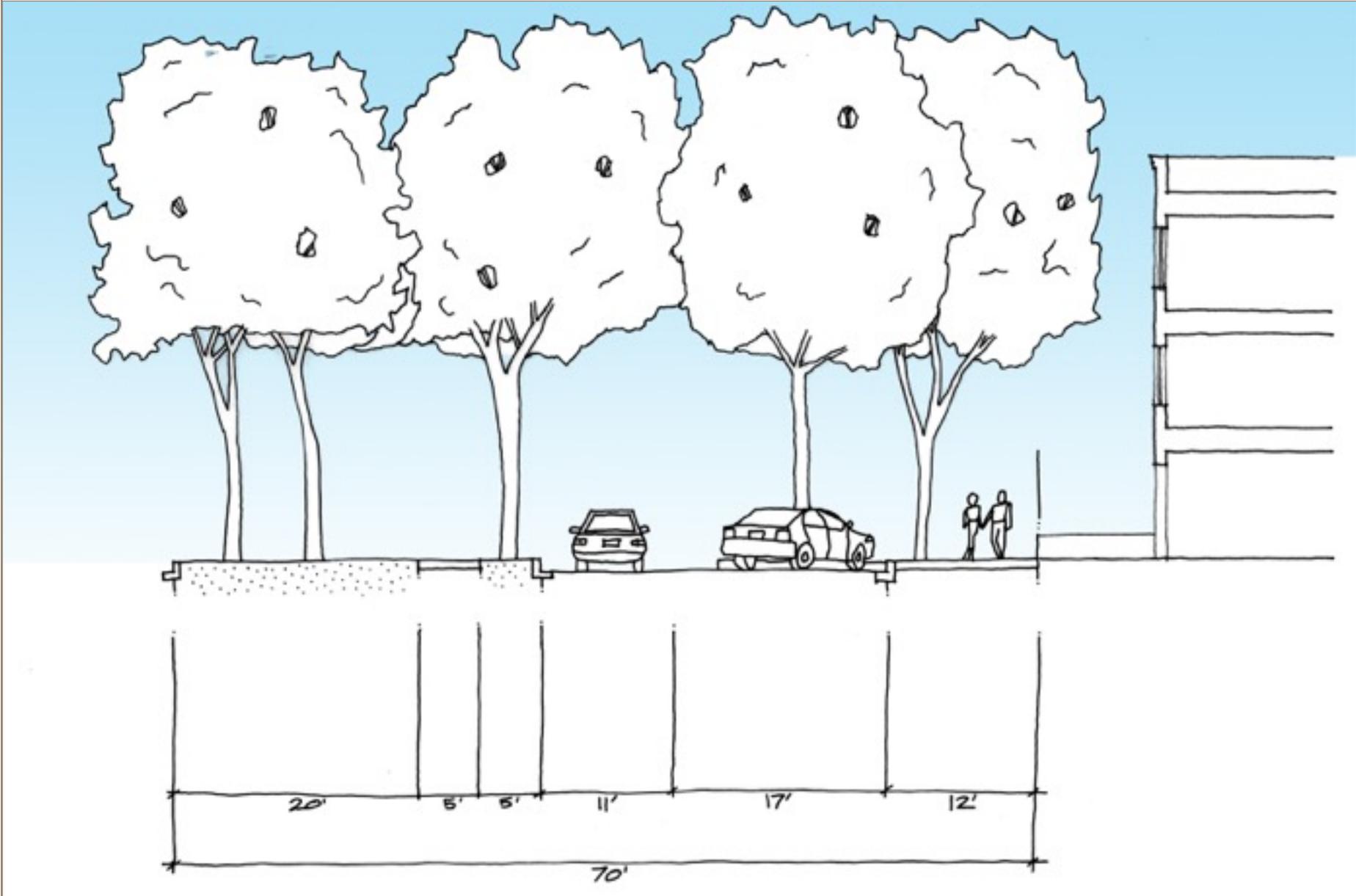
Attached Green



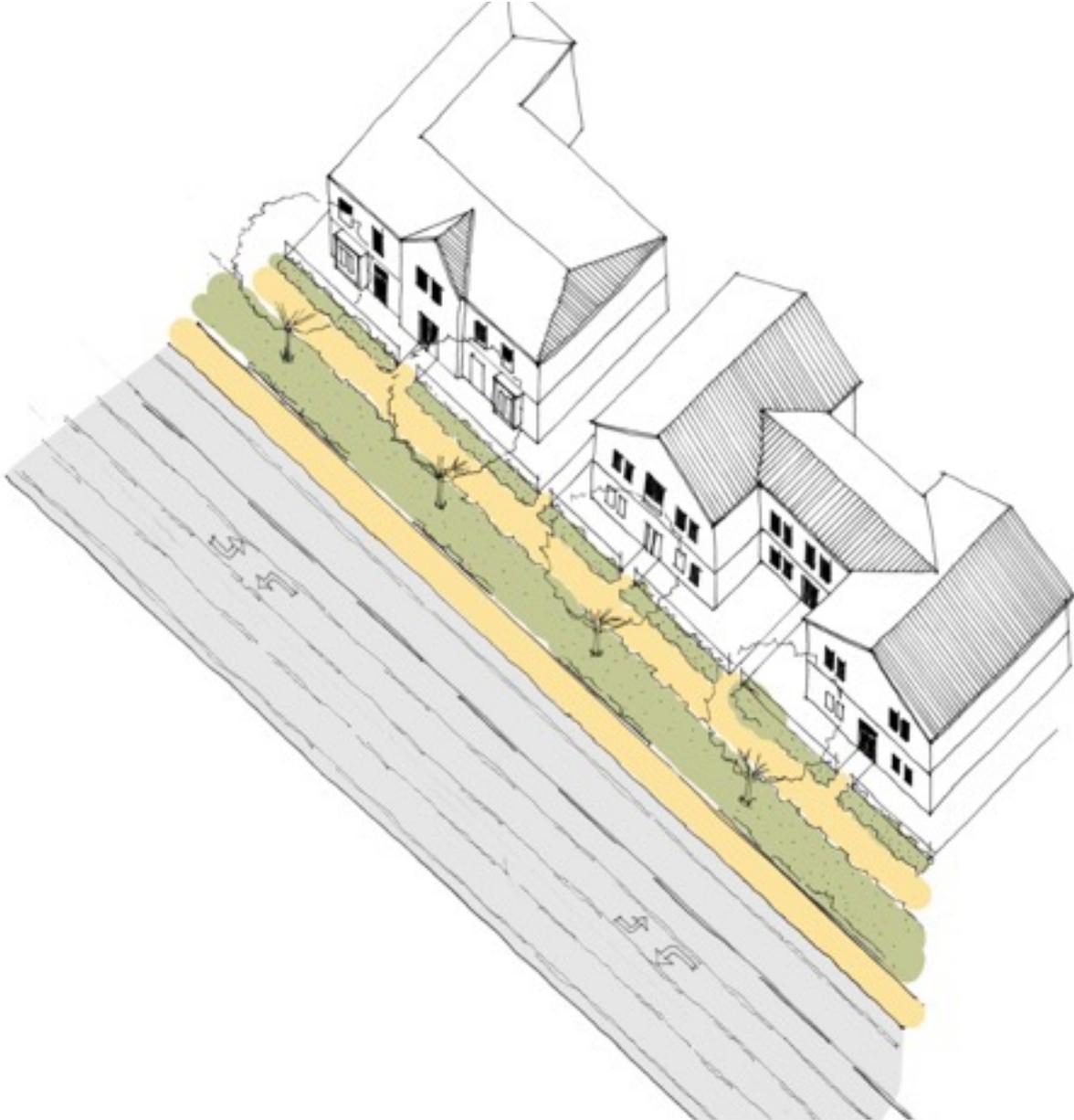
# Scenic Corridors: Frontage Road



# Scenic Corridors: Frontage Road



# Scenic Corridors: Attached Green



# Long-Term Implementation Strategy



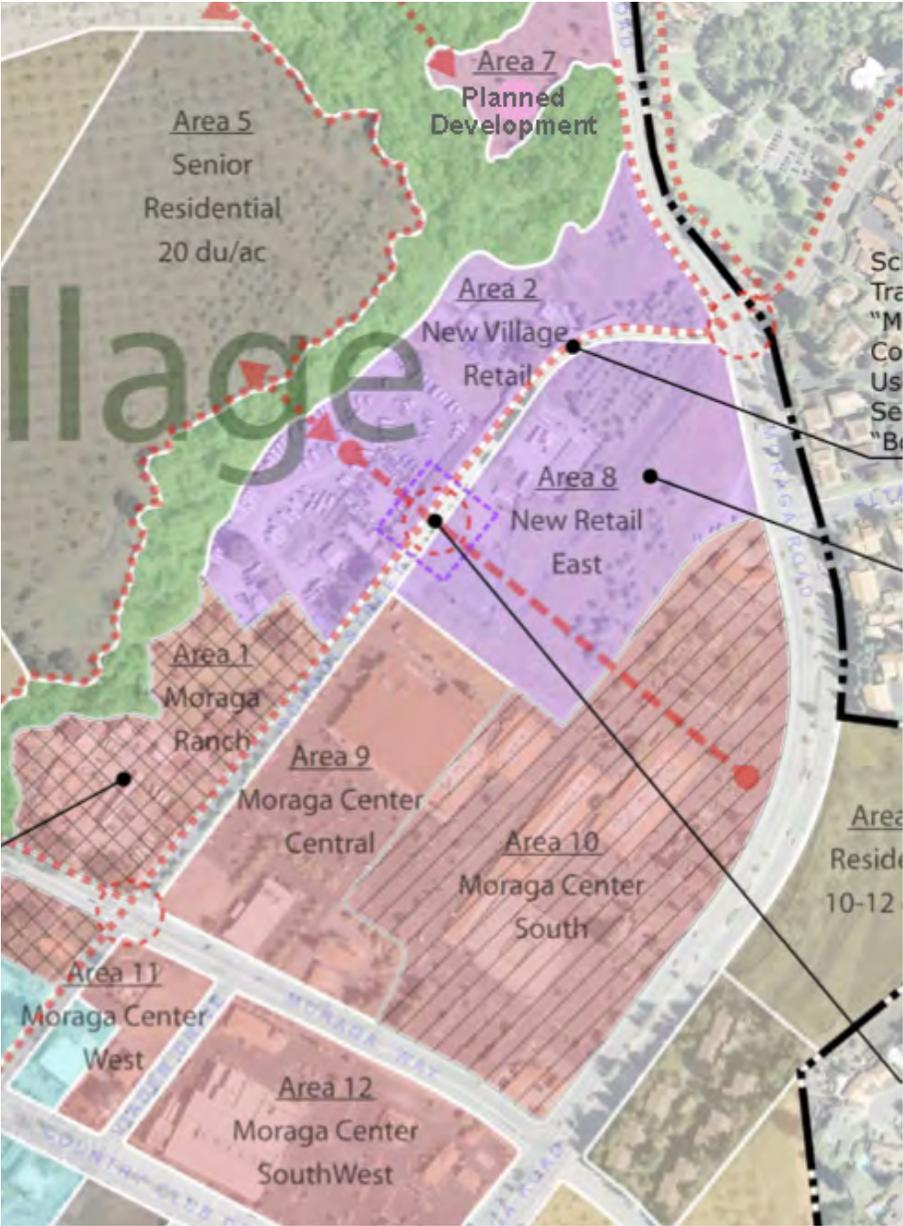
- Fill out street/block network, using building types:
  - Townhouses on internal streets near central square;
  - live/work around shopping center;
  - apts/flats along scenic green on Moraga Road)
- Scenic corridor trail to improve access to shopping center and new housing

# Moraga Center - Zoning Implementation



- Core
- General
- ▨ General-Open
- Edge
- ▨ Edge-Open
- Moraga Ranch-Special Planning Area
- Civic Space

# Zoning/Land Use Correlation



# Moraga Center - Intent

	<b>Moraga Center - Core</b>	<b>Moraga Center - General</b>	<b>Moraga Center - Edge</b>	<b>Moraga Ranch - Special Planning Area</b>
<b>Intent</b>	To provide a vibrant, pedestrian-oriented, mixed-use environment	To provide neighborhood serving retail and services in a mixed-use, pedestrian-oriented environment	To provide a mix of buildings and services uniformly placed along the Scenic Corridor	To provide a unique, destination-oriented setting on the historic Moraga Ranch
		The “Open” Zone allows residential uses in addition to retail and services, with similar form	The “Open” Zone allows residential uses in addition to retail and services, with similar form	

# Moraga Center - Implementing MCSP Land Use

	<b>Moraga Center - Core</b>	<b>Moraga Center - General</b>	<b>Moraga Center - Edge</b>	<b>Moraga Ranch - Special Planning Area</b>
<b>Implementing MCSP Land Use</b>	Mixed Retail/ Residential	Mixed Retail/ Residential, Community Commercial	Mixed Retail/ Residential, Community Commercial	Community Commercial

# Moraga Center - General Use

	Moraga Center - Core	Moraga Center - General	Moraga Center - Edge	Moraga Ranch - Special Planning Area
General Use	Primarily Ground Floor Commercial with residential and/or office on upper stories	Commercial and Service	Commercial, and Service	Commercial, Service, and Civic Uses
		The "Open" Zone allows residential uses in addition	The "Open" Zone allows residential uses in addition	

# Moraga Center - Desired Form

	Moraga Center - Core	Moraga Center - General	Moraga Center - Edge	Moraga Ranch - Special Planning Area
Desired Form	Primarily Attached Buildings	Mix of Attached and Detached Buildings	Primarily Detached Buildings	Primarily Detached Buildings
	Buildings at Back of Sidewalk	Buildings at or near Back of Sidewalk	Buildings uniformly set back from sidewalk	Buildings arranged in a parklike setting
	Up to 3.5 Stories/45 feet	Up to 2 Stories/35 feet	Up to 2 Stories/35 feet	Up to 2 Stories/35 feet
	Gallery and Shopfront Frontage	Shopfront, Dooryard, Stoop, and Porch Frontage	Porch and Common Yard Frontage	All Frontage Types

# Comments & Questions

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