



Meeting Date: May 19, 2009

TOWN OF MORAGA

STAFF REPORT

To: Parks and Recreation Commission
From: Jay Ingram, Parks and Recreation Director
Subject: May Agenda Items

Unfinished Business

None

New Business

Additional direction for Town Council on location of Moraga Community Center within the Moraga Center Specific Plan (MCSP) – At the April 30, 2009 Park and Recreation Commission meeting Commissioners made unanimous recommendations regarding size and location of a community center, parks, trails, green building practices and community garden.

The Town Council, at their regular meeting, heard both Planning and Park and Recreation Commission recommendations on Wednesday, May 13, 2009. At that meeting, the Town Council recommended the Park and Recreation Commission reconsider only the community center location including a newly proposed site C. A Google aerial map of all three community center site locations is included as attachment A. Site C is the small white block in the middle of the attachment. The community center superimposed as the suggested site C is not to scale. The Safeway building is just over 40,000 square feet. The McCaulous building is 17,345 for the department store and 4,964 for the stock room, for a total square footage of 22,309. If I shrunk the superimposed community center on site C closer to the correct scale, it would be smaller.

Parking for site C is proposed to be located to the right of the building as you go towards Moraga Road. Sites A and B remain as they always have.

On April 21 we began our discussion about site A versus site B. As a commission we have discussed those pretty extensively. What we have not discussed is a new option of site C. Site C does present a number of options that need to be discussed and deliberated.

Benefits of site C:

1. Not in the heart of retail area.
2. Parking could be located across the street from the Commons (could serve as Park and Ride parking lot during the day).
3. Site A may not be buildable because of the EBMUD underground aqueduct and CCCSD pipeline. (Attachment B)
4. Could allow site B and the Town of Moraga owned land to remain as a large open space/park area, connected with the Commons.
5. Could provide separate “below street level” pedestrian access between site C and the Commons Park. Moraga road dips as you travel northbound from St. Mary’s Road. For a relatively low cost, a pedestrian tunnel could be installed to cross from the site C parking lot to the Commons Park. People would be able to access the Commons Park from the MCSP area without crossing at St. Mary’s and Moraga Road.

Attachment B shows a conceptual plan for a community center located on site B, with site C suggestions very roughly “penciled” in. This attachment shows the School Street extension making a four way stop with Moraga Road and St. Mary’s Road, the riparian corridor and a pedestrian tunnel crossing Moraga Road into the Commons Park.

The Parks and Recreation Commission is being asked by Town Council to reconsider their April 30, 2009 recommendation, including equal discussion about the merit of a community center located on site C. If the Park and Recreation Commission wishes to provide a recommendation, this meeting will be the last opportunity.

Recommendation

Provide the Town Council with a recommended site, A, B or C.