

Moraga Center Specific Plan Implementation



Steering Committee #1

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Project Introduction

Project Goals

Steering Committee Roles and Responsibilities

Schedule, Meetings, & Products

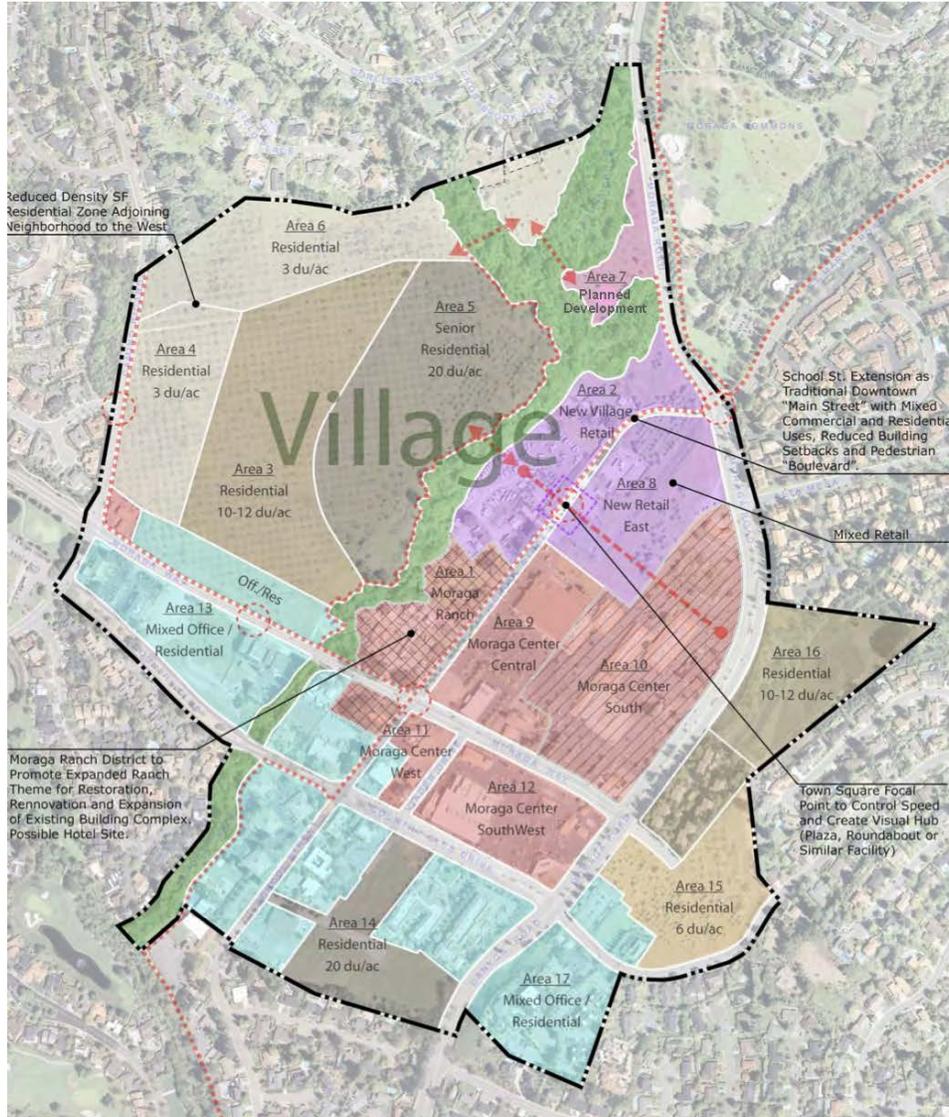
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2010 Moraga Center Specific Plan

“The MCSP is the result of a **seven year planning process** involving Moraga residents, Town leaders, neighboring communities, property owners, consultants and interested persons. As designed, the plan is an economically viable, environmentally sensitive approach to development that calls for the creation of a mixed-use village with local serving commercial development and a range of residential opportunities. **Essential to the plan are the revitalization of the existing shopping center and Moraga Ranch complex, construction of new residential units and preservation of the creek corridor.**”

Specific Plan Program



- Up to 630 units of housing
- 90,000sf retail
- 50,000sf office
- Hotel/Bed & Breakfast
- Assisted Living/Congregate Care

Form-Based Coding: Zoning's Ongoing Evolution

Conventional Use-Based Zoning



Segregated densities and uses

Specific Uses allowed

Higher parking requirements
(Less walking and access to transit)

Larger public and private open space
typically required



Form-Based Zones/ Transect



Mixed use environments with
Blended Density (variety of types)

Uses more flexible based on
operational characteristics

Opportunity for flexible parking
requirements
(More walking, access to transit)

Public realm = Public space



Form-Based Codes - Definition

"Form-Based Codes foster predictable built results and a high-quality public realm by **using physical form (rather than separation of uses) as the organizing principle for the code.** They are regulations, not mere guidelines. They are adopted into city or county law. Form-Based Codes are an alternative to conventional zoning."

Form-Based Code Institute

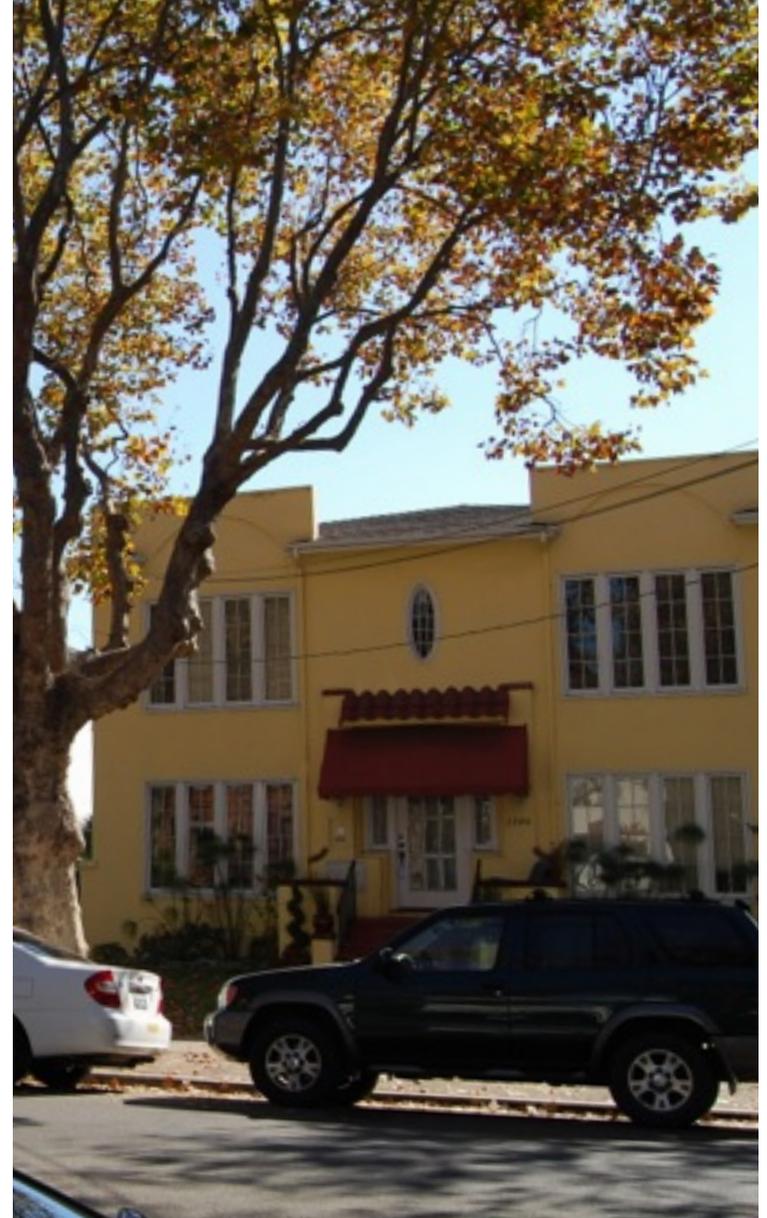
The logo for the Form-Based Code Institute (FBCI) is displayed within a dark green rectangular box. The acronym "FBCI" is written in large, white, serif capital letters. To the right of the acronym, the words "Form-Based Codes Institute" are written in a smaller, white, sans-serif font, stacked in two lines.

FBCI Form-Based
Codes Institute

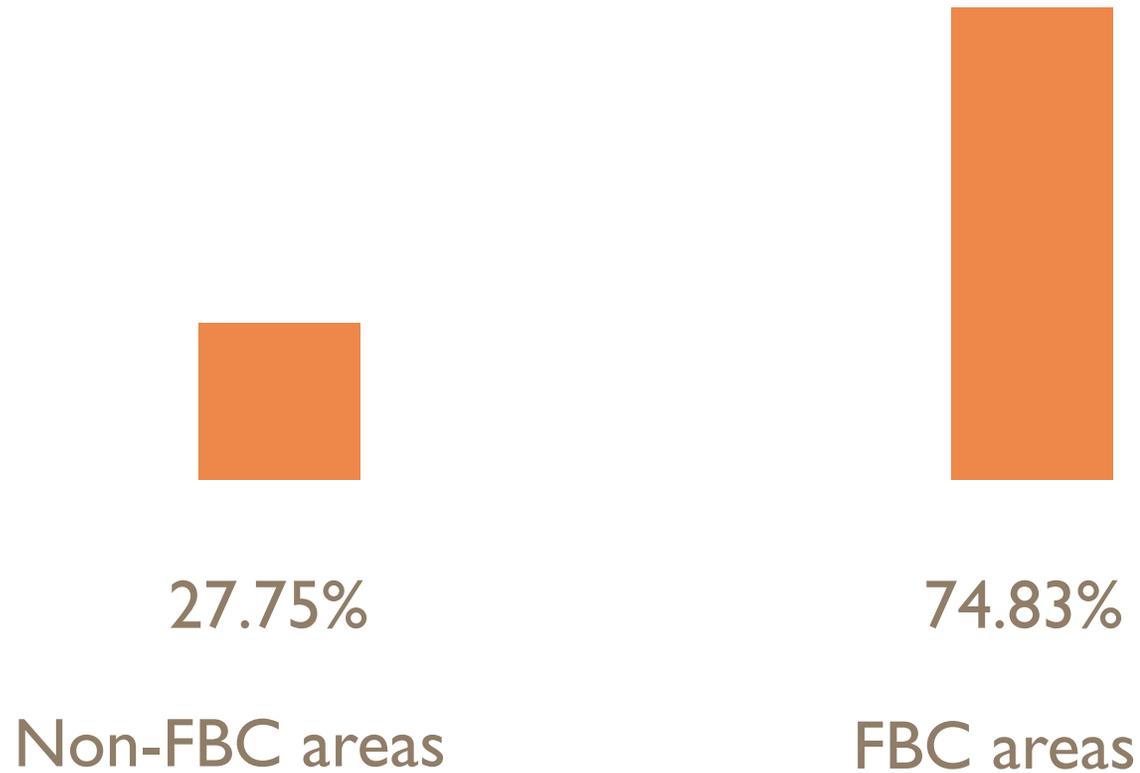
www.formbasedcodes.org

Why Form-Based Codes? Walkable Urbanism

1. Current demand for small lot and attached housing exceeds the current supply by 35 million units (C. Nelson).
2. 30-40% of buyers want to live in walkable urban places and only 5-10% is being provided in any given market (C. Leinberger).
3. By 2025, 75-85% of households will not have children.

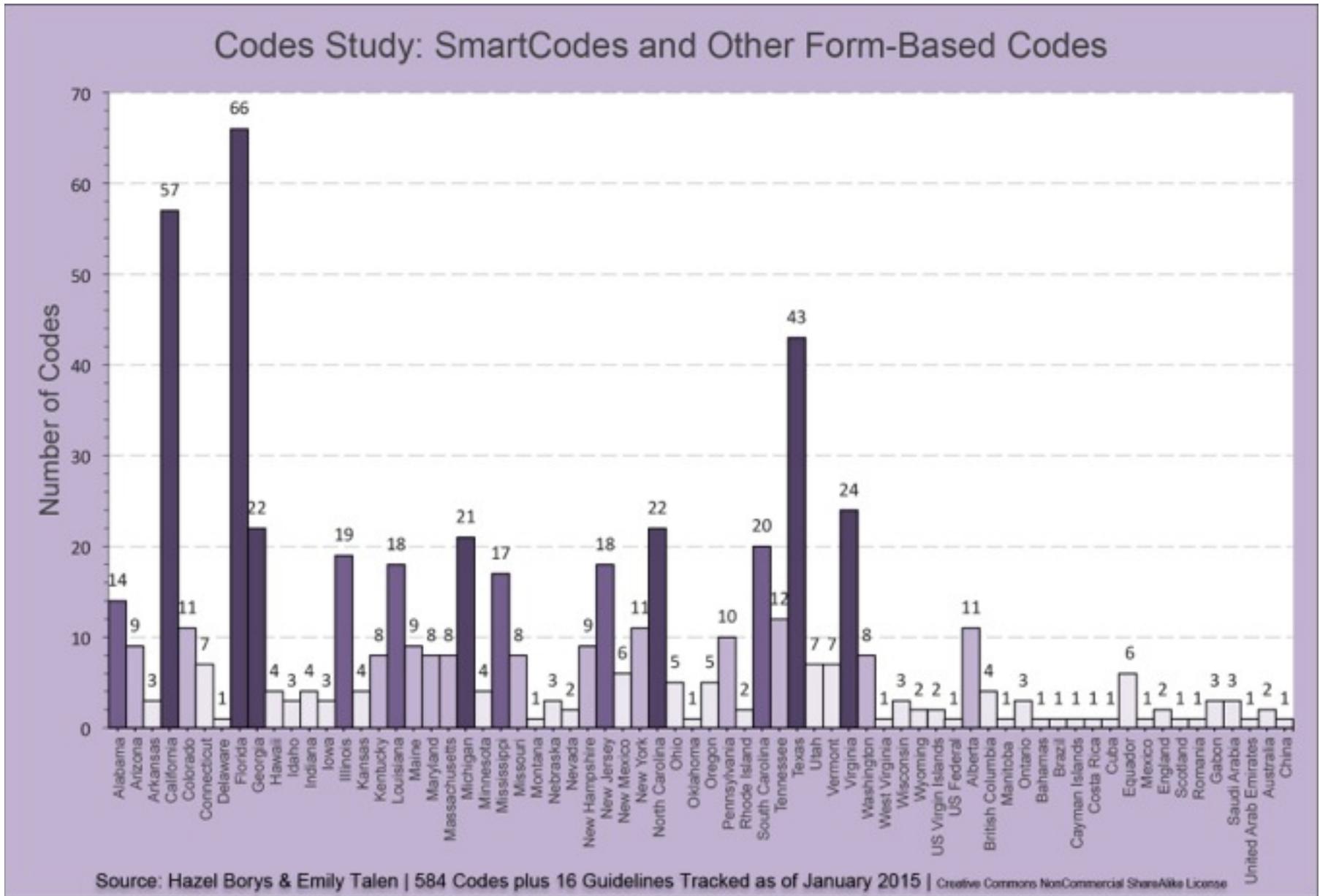


Why Form Based Codes? Economic Benefits

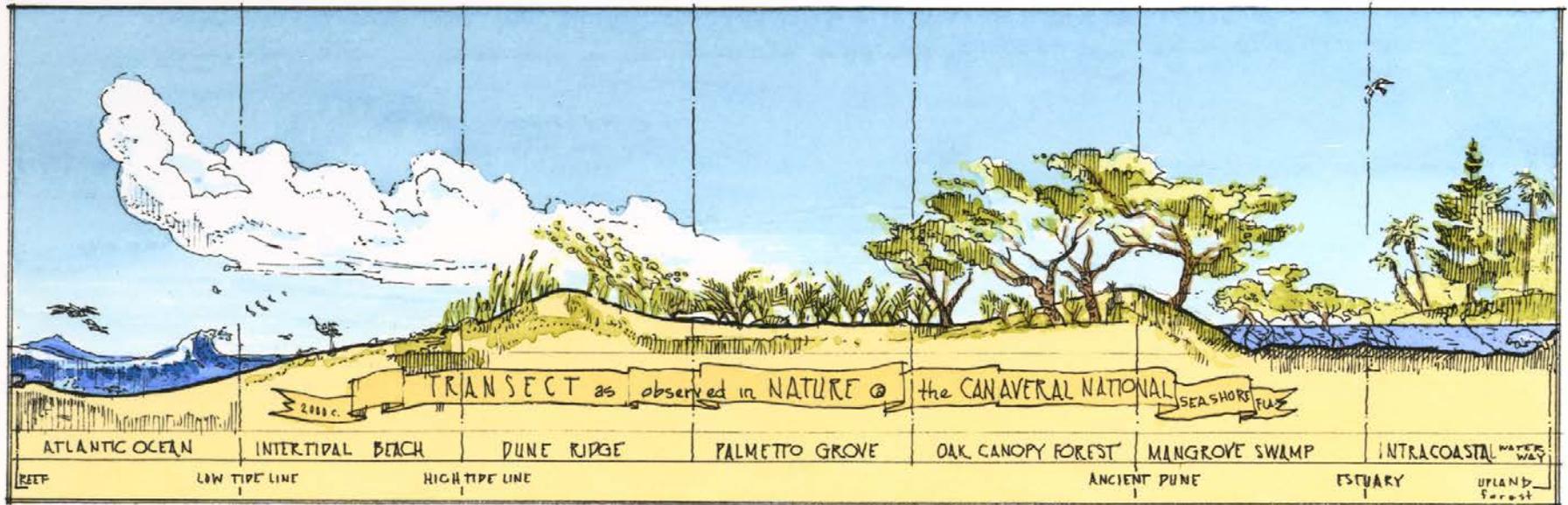


Nashville – Davidson County region

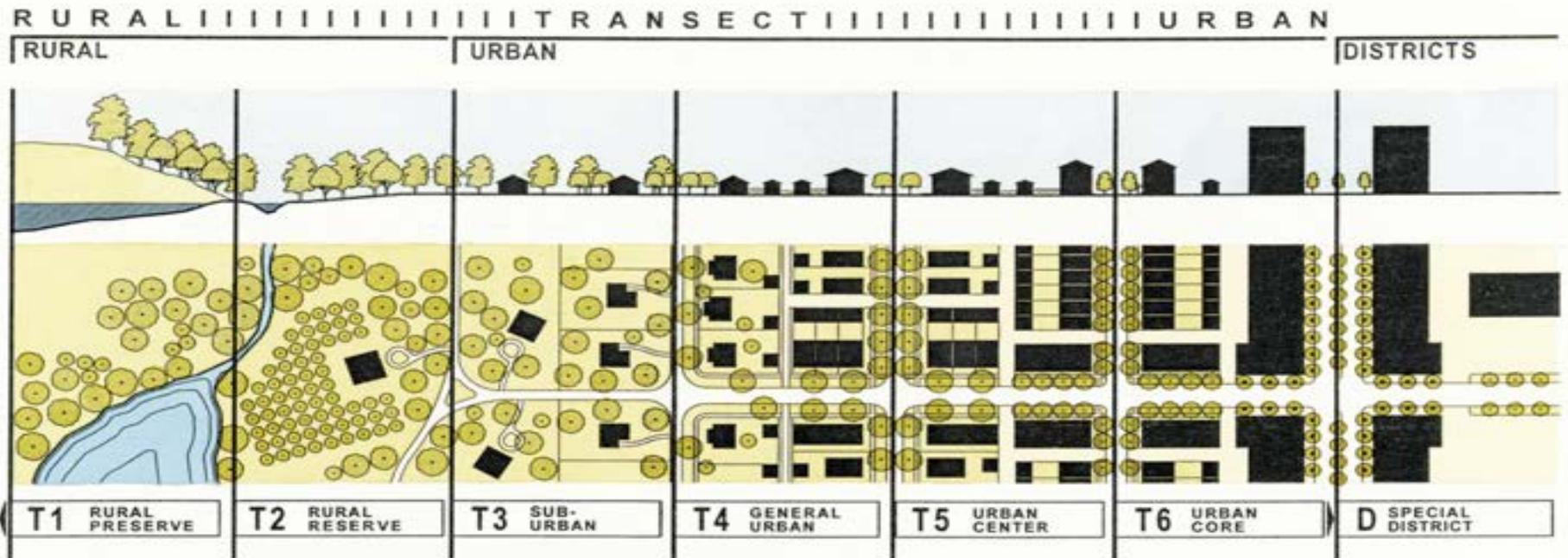
Form-Based Codes Worldwide



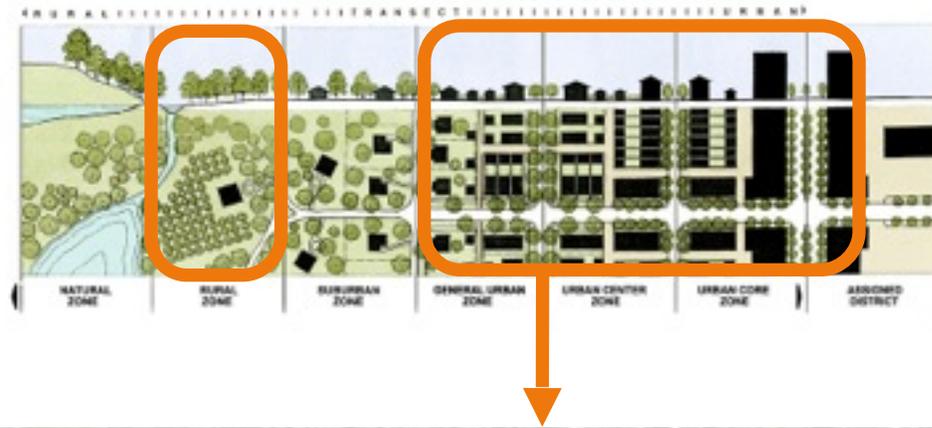
Rural-to-Urban Transect



Title: A natural Transect Illustration
Source: James Wassell



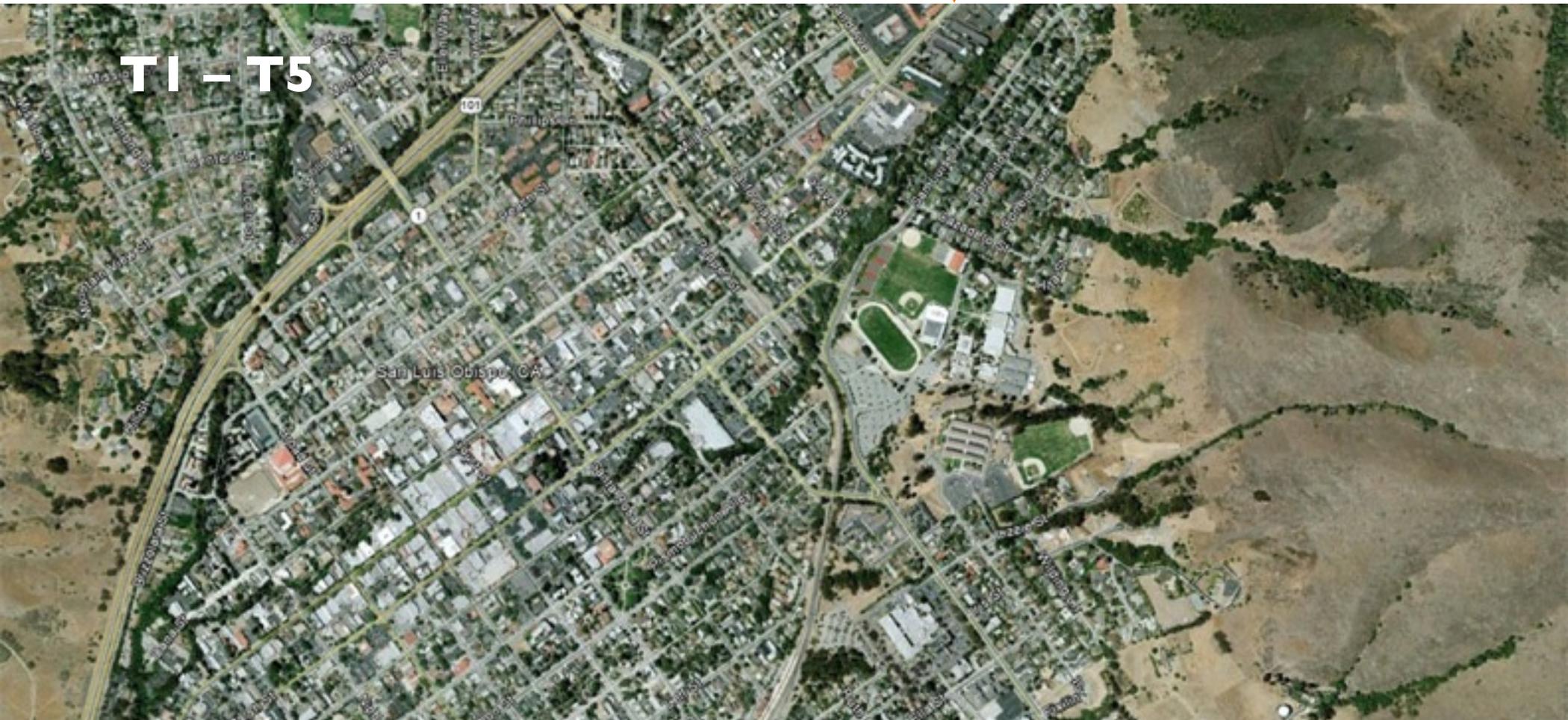
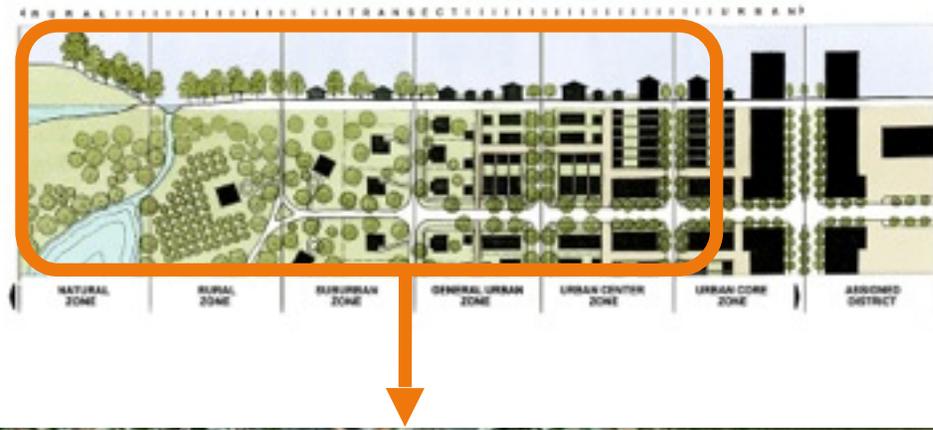
New York, NY 4 Environments



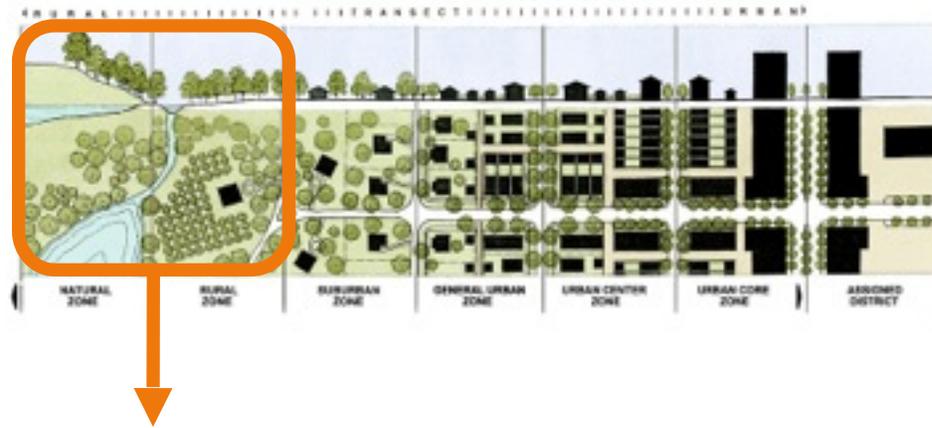
T2, T4 – T6



San Luis Obispo, CA 5 Environments



St. Helena, SC 2 Environments

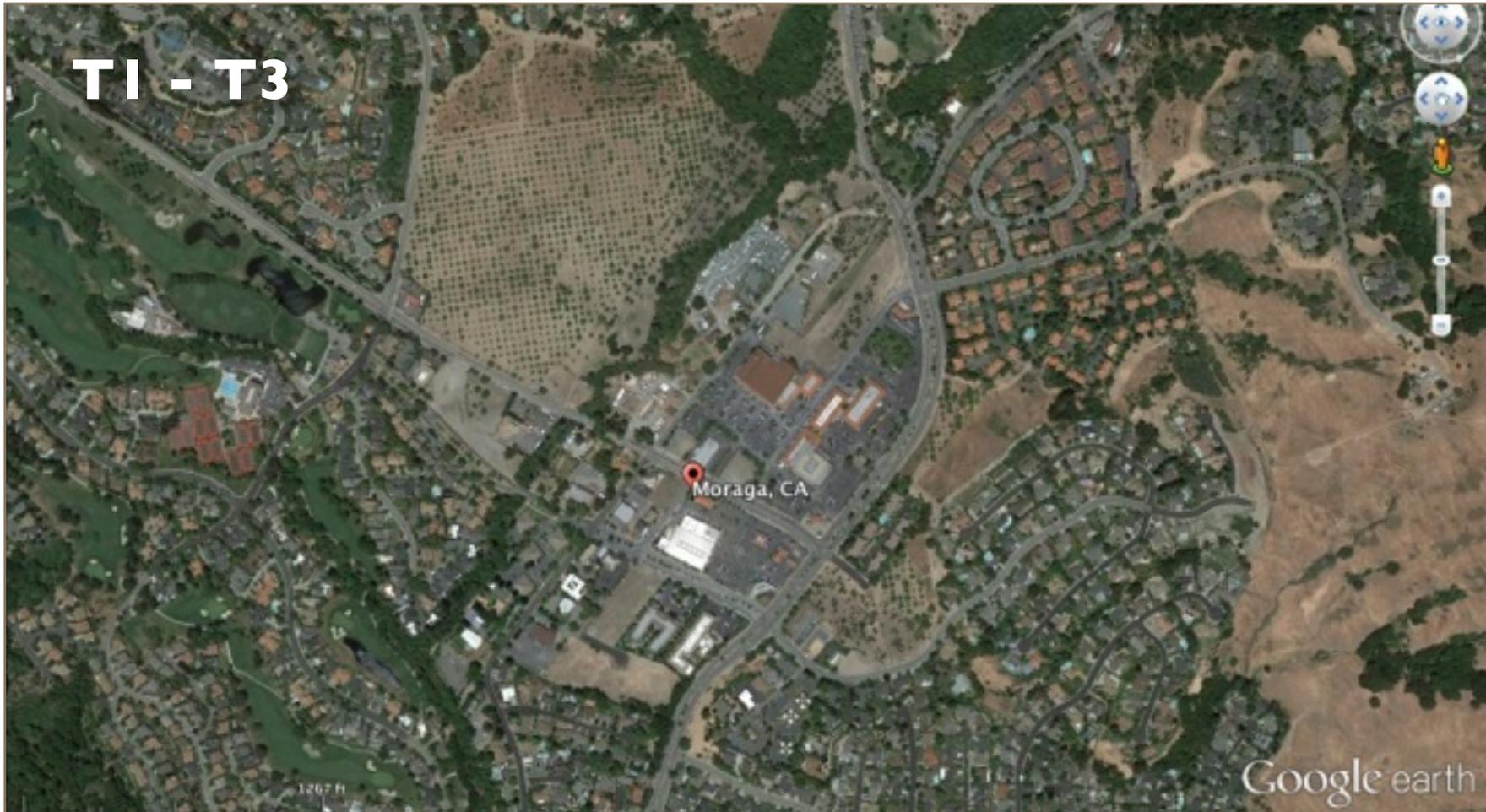
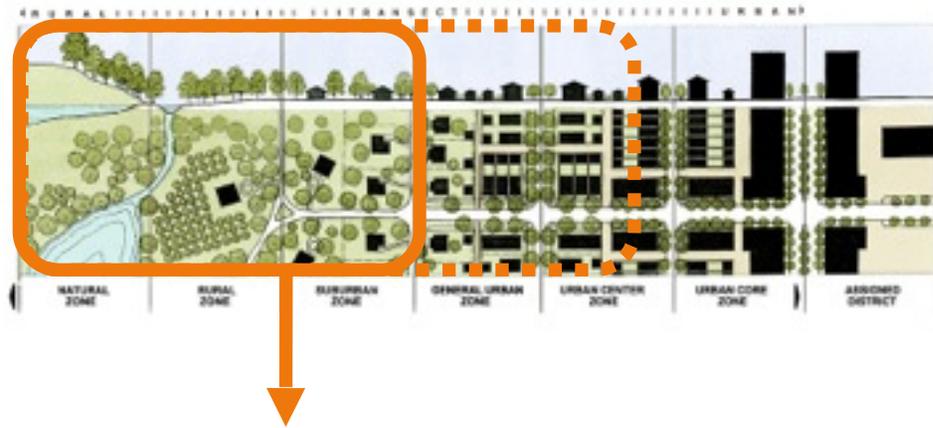


T1 - T2



Moraga, CA

3 Environments...



Steering Committee - Roles and Responsibilities

- Act in an advisory capacity to balance stakeholder interests and Specific Plan implementation objectives
- Balanced with Targeted Stakeholder Outreach
 - Public Open House after Steering Committee Meeting #3
 - Check in with Design Review Board, Planning Commission, City Council

Steering Committee - Meeting Schedule

- 5 Anticipated Meetings
 - 3 June: Project Introduction
 - 25/29 June: Analysis, Key Issues, Key Strategies
 - 16 July: Vision Design Package, Guiding Design Principles
 - 22 October: Review and discuss draft Code components
 - 19 November: Review and discuss draft Code components
- Followed by Planning Commission and Council Hearings

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Basemap & Areas of Focus



MORAGA CENTER SP AREA

Moraga Center Specific Plan Implementation Project
 Moraga, California
 June 2015

Key

- Specific Plan Boundary
- Creek
- Lafayette Moraga Regional Trail
- Senior Residential (20 du/ac)
- Residential (10-12 du/ac)
- Residential (6 du/ac)
- Residential (3 du/ac)
- Mixed Retail/Residential (12-20 du/ac)
- Mixed Office/Residential (10-20 du/ac)
- Community Commercial
- Planned Development



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Community
Commercial:
Areas 1, 9-12;
Commercial
Uses
FAR .6

Mixed Retail/
Residential:
Areas 2, 8;
Retail and
Residential Uses
FAR .85
12-20 du/ac



Mixed Office/
Residential:
Areas 13,17
Office and
Residential Uses
FAR .85
12-20 du/ac



Existing Standards

Table 4-9: Development Standards: Community Commercial, Office, Mixed Retail/Residential and Mixed Office/Residential

Development Requirement	Community Commercial and Office	Mixed Retail-Residential and Mixed Office-Residential
Minimum Lot Area (sq. ft.)	10,000	10,000
Minimum Lot Frontage (feet)	100	100
Minimum Lot Depth (feet)	100	100
Maximum Residential Density ⁶	N/A.	20
Maximum Building Height (Primary)	35	45
Maximum Building Height (Accessory)	N/A.	12
Maximum Stories	2	3
Minimum Front Yard Setback (feet)	0	0
Minimum Side Yard Setback (feet)		
- Interior	0	0
- Corner	0	0
Minimum Rear Yard Setback (feet)	0	0
Minimum Building Separation (ft.) (a)		
- 2 stories	N/A.	25
- 3 stories	N/A.	35
Maximum Floor Area Ratio Factor (FAR)	0.6	0.85
Maximum Lot Coverage (%)	60	60

Table Notes:

(a) Where two different building heights are adjacent, taller building controls separation.

Summary - Moraga Center Specific Plan

The Specific Plan DOES establish land use mix and program

The Specific Plan DOES NOT articulate a predictable vision

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Key Deliverables

- Analysis, Key Issues, Key Strategies
- Vision Design Package, Guiding Design Principles
- Review and discuss draft Code components
- Review and discuss draft Code components

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Constraints & Opportunities

Discussion

Thank You

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