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Joint Facilities Planning Subcommittee

Notes of Meeting
July 23, 2014

Mosaic Room,
Hacienda de las Flores,
Moraga

Attendees

Members Present

- Campolindo High School (CHS): John Walker
- Moraga School District (MSD): Charles MacNulty, Shari Simon
- Moraga Sports Alliance (MSA): Harry Crouch, Judy McNeil
- St. Mary's College (SMC): Tim Farley
- Town of Moraga (TOM): Mike Metcalf, Dave Trotter

Staff Present

- Town of Moraga: Jill Keimach, Jay Ingram

Members Absent

- Moraga Sport Alliance: Chris Maher, Ken Towers
- St Mary's College: Jim Donahue
- Town of Moraga: Phil Crosby

Meeting Notes Approval

- The notes of the June 23rd meeting were accepted as final. No revisions had been proposed since the time of the June 23rd meeting.

Staff Activities Since June Meeting

- Jay Ingram reported that he has been engaged in further discussions with John Walker (CHS) on the matter of a joint usage agreement. John commented that he has opened discussions with AUHSD business affairs staff on the matter of usage agreements.
- Jay has had similar continuing discussions with Tim Farley (SMC) on usage agreements with the college.

Field/Facility Visioning Process

- At the May 5th meeting, Jay Ingram conducted a brainstorming exercise in which the group generated ideas of improvements to the Town's inventory of recreation facilities. A summary of the session is shown in tabular format on the following page.
- At the present meeting, Jay suggested that the program options be reduced to a more manageable number in the table below. Jay offered five that could be eliminated from the list, as indicated in the table. Several of these items were not within the control of the Subcommittee (eg, SMC Library); some involve real property which is under contract for sale (eg, property adjacent to Rheem Theater); some others did not promise delivery of wide community recreational benefits (eg, improving school playgrounds).
- In order to further narrow the focus to a manageable number of ideas, each subcommittee member was asked to "chip vote" their three most preferred items. The results of the voting are shown in the nearby table. The numbers in bold red indicate the number of votes

tallied for each item. A pattern of preferences is evident. Three general desires/needs are apparent: (1) improved playing fields for organized sports; (2) gymnasium for basketball and volley, and other sports best performed indoors; and (3) multi-generational community center.

- Some of the preferred items could be combined (eg, the items relating to resurfacing JM playing fields). Several of the items which did not attract votes could potentially be components of some other project which did attract votes (eg, parking at Pear Orchard might be a component of a JM fields/gymnasium projects). It was also noted that at least one item (NCAA water polo venue /aquatic center) could already be satisfied at Cam-polindo (Soda Aquatic Center); it could be dropped from the table.

- Jay Ingram reported on his analysis of the five potential development sites identified in the notes of the June 23rd meeting plus two additional sites for analysis: (1) the town-owned marque property on the west side of Moraga Rd, opposite the Skate Park; and (2) the front triangular portion of Moraga Commons at the intersection of Moraga Rd

Results from May 5, 2014 Subcommittee Brainstorming Exercise (Numbers in Red indicate tally of chip votes for each project.)								
Facility	Gym on Town Property – Back 40	Community Gym large enough for two full-size Bball (mentioned twice) 6	Multi-generational Community Center for families 5	Multi-generational Community Center/gym at JM w/ 2 full size BB courts	New 2 nd gym / multi-generational community center at JM	40,000 sf. Gym on JM blacktop, shift uses (mentioned twice) 4	Multi-generational community center on Pear Orchard	Upgrade JM existing gym to include 2 courts
	NCAA Waterpolo Venue / Aquatic Center	New Library at SMC	Look at Hacienda property – replace Casita Building	Upgrade Campo Small Gym	Tent structure on JM blacktop and repurpose JM gym			
Field	Synthetic turf portion of lower Campo (mentioned twice) 4	Major field upgrades at JM (synthetic or natural) (mentioned twice) 3	Synthetic turf JM (mentioned twice)	Renovate natural turf at JM (2)	Improve all school fields, include lights at JM until 9 pm 2	Well maintained running track	6 ft. minimum track around JM fields	Move JM Field 6 to make room for 40,000 sf facility 1
	Renovate lower LP fields	Enclose JM fields with fencing						
Other	21st Century Classroom Environment	Improve school playgrounds	Research parcel next to Rheem Theater	Parking on Pear Orchard	Ped. / EVA bridge over creek at JM	Community Use Restrooms on JM		

and St. Mary's Rd. The staff report for the present meeting contained a table which identified for each of the seven (7) sites both opportunities and constraints, as assessed by staff.¹ (The sites are shown as sites 1-7 in the chart at right.)

- During the meeting but not included in the staff report, Jay proposed two additional sites for consideration: (1) a privately-owned undeveloped area immediately to the east side of Moraga Rd opposite Campolindo HS campus; and (2) a Town-owned parcel at the corner of St Mary's Rd and Rheem Blvd, stretching westward toward the Moraga Commons along the north side of St, Mary's Road. (These additional sites are shown as sites 8-9 in the nearby chart.)
- Considerable subcommittee discussion developed around the sites. No conclusions were reached. However, it was decided to hold over each site for further discussion at the next meeting.
- An additional site was mentioned: As noted in earlier subcommittee meetings (and shown in the facilities section of the table on a previous page), the grounds of the Hacienda de las Flores have potential for holding some recreational facilities, either new or refurbished. The Hacienda grounds are therefore added as site 10.
- Jay Ingram proposed that as preparation for the next meeting, each subcommittee member consider, for each site, scenarios in which each site could potentially meet any, some, or all of the recreation needs identified the previous exercise. The goal of this subcommittee will be to narrow the facility improvement options (table) and the facility location options (list of potential sites). The specific objective would be to describe and further define 3-4 potential projects.
- Staff proposes that these potential projects be subjected to study by design professional accustomed to programing and analyzing the feasibility of recreational projects. This effort could be funded by the organizations represented on the Subcommittee, or conversely, by the Town. Town contributions in part or whole would require Town Council authorize expenditure of funds to accomplish a well-defined work program. The results of this work program would yield a number of projects, which could be advanced further.

Potential Sites For Community Recreation Facilities

1. Moraga Center Specific Plan- Site A (between Moraga Rd and RV storage yard)
2. Moraga Center Specific Plan – Moraga Royale/Aegis vicinity
3. JMIS Fields/Gym including Pear Orchard
4. Moraga Commons Park-Back 40
5. Moraga Tennis and Swim Club
6. Moraga Commons Park-Front Corner (St. Mary's Rd/Moraga Rd)
7. Town-owned marquee property opposite Skate Park (west side Moraga Rd)
8. Undeveloped property east of Moraga Rd, opposite Campolindo HS
9. Town-owned property north of St Mary's Rd, from Rheem Blvd toward Moraga Commons, east side
10. Haciends de las Flores property

¹ See staff report dated July 23, 2014.

Next Meetings

- Monday, August 18, 6-7:30pm, Hacienda – regular meeting.
- Tuesday, August 26, 6-7:30pm, tour of Pleasant Hill Community Facilities. Further information is forthcoming from staff.
- Monday, September 8, 6-7:30pm, Hacienda – regular meeting: Presentation by Michael Harris regarding Pleasant Hill experience.
- Wednesday, September 17, 7-8pm, Hacienda – Focus Group Meetings. Subcommittee member participation is encouraged.