



**Deliverables/Scope:** Inventory existing resources and recommend short-term (ways to partner through joint facilities usage) and long-term facilities planning (ways to improve and enhance sports fields/facilities) within the Town of Moraga

Meeting Date: July 23, 2014

**TOWN OF MORAGA**

**STAFF REPORT**

**To: Joint Ad Hoc Facilities Planning Subcommittee Members**

**From: Jay Ingram, Parks and Recreation Director**

**Subject: July Joint Ad Hoc Facilities Planning Subcommittee**

Item VI. A.

**Prioritize Potential Projects – (discussion – 40 minutes)**

This process was continued from the June 23 meeting. As part of the item, the subcommittee was asked to expand on what they envisioned for long-term planning (ways to improve and enhance sports fields/facilities in Moraga). The following table, read horizontally, represents the results.

**Results from May 5, 2014 Subcommittee Brainstorming Exercise**

<b>Facility</b>	Gym on Town Property – Back 40	Community Gym large enough for two full-size BBall (mentioned twice)	Multi-generational Community Center for families	Multi-generational Community Center/gym at JM w/ 2 full size BB courts	New 2 <sup>nd</sup> gym / multi generational community center at JM	40,000 sf. Gym on JM blacktop, shift uses (mentioned twice)	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			
<b>Field</b>	Synthetic turf portion of lower Campo & (mentioned twice)	Major field upgrades at JM (synthetic or natural) (mentioned twice)	Synthetic turf JM (mentioned twice)	Renovate natural turf at JM (2)	Improve all school fields, include lights at JM until 9pm	Well maintained running track	6 ft. minimum track around JM fields	Move JM Field 6 to make room for 40,000 sf facility
	Renovate lower LP fields	Enclose JM fields with fencing						
<b>Other</b>	21 <sup>st</sup> 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		

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 2 The Joint Facilities Planning Subcommittee is scheduled to provide a recommendation  
 3 to the Town Council and Moraga School District Governing Board this fall. The last  
 4 remaining task is to complete the facility planning process, ending with a  
 5 recommendation to both governing bodies. The process kicked-off by brainstorming  
 6 projects that could be completed within 2-3 years and with a budget of 3 – 13 million  
 7 dollars.

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 9 After reviewing the results from the May 5 exercise, as displayed in the table on the  
 10 previous page, it appears that two larger themes emerge;

- 11
- 12 • Gym/Multi-generational community center facility
- 13 • Field improvements
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15 Staff suggests the subcommittee begin to identify some of the results from the table  
 16 above where the subcommittee does not have much control and begin to reduce the  
 17 number of potential project ideas.

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 19 **Recommendation**

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 21 Review the information, provide input/suggestions/feedback and give direction to staff in  
 22 order to prepare for the August/September Joint Facilities Planning Subcommittee  
 23 meeting. Remove from further discussion at least five potential project ideas.

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 25 Item VI. B.

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 27 **Potential Locations for Community Facilities – (discussion – 40 minutes)**

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 29 At the June 23 Subcommittee meeting, five sites were identified for further study.  
 30 Further discussion is necessary in order to provide direction to staff for a more in depth  
 31 site review. The table below represents opportunities and constraints for the five sites  
 32 discussed. Since June 23, other potential options have been presented and are part of  
 33 the Commons Park site as well as adjacent areas. Attachment A of the meeting packet  
 34 shows the areas highlighted in blue. Also, two additional properties are identified as  
 35 Attachment B, one parcel is privately owned and the other is owned by the Town.

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Site	Opportunity	Constraint
Commons Park – Back 40	<ul style="list-style-type: none"> <li>• Town owned</li> <li>• Relatively flat</li> <li>• Centrally located</li> <li>• Zoned MOSO Moraga Open Space Ordinance</li> <li>• Current parkland</li> <li>• Additional parking across street from Moraga Library</li> </ul>	<ul style="list-style-type: none"> <li>• Power line adjacent to property</li> <li>• Holes 6 and 7 for disc golf course</li> <li>• Accessible through park or over a bridge</li> <li>• Limited parking</li> <li>• Bordered by creek and homes</li> <li>• Small parcel</li> </ul>

<p>Commons Park– Front Corner, St. Mary’s &amp; Moraga Rd.</p>	<ul style="list-style-type: none"> <li>• Town owned</li> <li>• Relatively flat</li> <li>• Centrally located</li> <li>• Zoned MOSA Moraga Open Space</li> <li>• Current parkland</li> <li>• Reconfigure old parking lot</li> </ul>	<ul style="list-style-type: none"> <li>• Existing trees</li> <li>• Going north, slopes down towards creek</li> <li>• Picnic area and tot play area need to be relocated</li> <li>• Small parcel</li> </ul>
<p>Across Street from Skate Park, Marquee property</p>	<ul style="list-style-type: none"> <li>• Town owned</li> <li>• Relatively flat</li> <li>• Centrally located</li> <li>• Zoned MOSO Moraga Open Space Ordinance</li> <li>• Across a bridge from Camino Ricardo Park</li> </ul>	<ul style="list-style-type: none"> <li>• Across the street from Commons Park</li> <li>• 1.2 acre parcel</li> <li>• Environmentally constrained because of creek</li> </ul>
<p>Moraga Center Specific Plan (MCSP) – Site A, and towards RV storage</p>	<ul style="list-style-type: none"> <li>• Centrally located</li> <li>• Flat</li> <li>• Close to Commons</li> </ul>	<ul style="list-style-type: none"> <li>• Land privately owned</li> <li>• Zoned Community Commercial</li> <li>• Designated New Village Retail in MCSP</li> </ul>
<p>Joaquin Moraga Campus</p>	<ul style="list-style-type: none"> <li>• Recreational facilities currently exist</li> <li>• Potentially room to expand</li> <li>• Pear Orchard parcel</li> </ul>	<ul style="list-style-type: none"> <li>• Land owned by Moraga School District</li> <li>• Community use only after school hours</li> <li>• Adjacent creek</li> <li>• Zoned 3 Dwelling Units per Acre</li> <li>• Not central</li> <li>• Additional neighborhood impacts</li> </ul>
<p>Moraga Tennis and Swim Club</p>	<ul style="list-style-type: none"> <li>• 24 acre parcel with approx. 3 flat acres</li> <li>• Zoned MOSA Moraga Open Space Ordinance</li> <li>• Most recent use was recreational including 7 lit tennis courts, basketball and sand volleyball courts, clubhouse,</li> </ul>	<ul style="list-style-type: none"> <li>• Land privately owned</li> <li>• Larch Avenue entry/exit</li> <li>• Not centrally located</li> <li>• Old facilities, empty pool</li> </ul>

	pool, splash pad and hot tub	
MCSP behind Aegis and Moraga Royale, between Hazelwood Place and Country Club Drive	<ul style="list-style-type: none"> <li>• Centrally located</li> <li>• Flat</li> <li>• Large parcel, approx. 5 acres</li> </ul>	<ul style="list-style-type: none"> <li>• Land Privately owned</li> <li>• "L" shape</li> <li>• Zoned R-20, (20 dwelling units per acre)</li> <li>• Not consistent with MCSP or General Plan</li> </ul>

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2 **Recommendation**  
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4 Review the information, provide input/suggestions/feedback and give direction to staff in  
5 order to prepare for future Joint Facilities Planning Subcommittee meetings. Narrow the  
6 scope of review to a maximum of three parcels and consider engaging an architect for  
7 further, and more in depth study.

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9 **Item VI. C.**

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11 **August/September Meeting Dates - (discussion – 10 minutes)**

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13 Suggested dates:  
14 Monthly meeting – Monday, August 18, 6:00 – 7:30 pm  
15 Tour of Pleasant Hill facilities – Tuesday, August 26, 6:00 – 7:30 pm  
16 Monthly meeting – Monday, September 8, 6:00-7:30 pm  
17 Focus group meeting - Wednesday, September 17, 7:00 – 8:00 pm