



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: August 18, 2014

TOWN OF MORAGA

STAFF REPORT

To: Joint Ad Hoc Facilities Planning Subcommittee Members

From: Jay Ingram, Parks and Recreation Director

Subject: August Joint Ad Hoc Facilities Planning Subcommittee

Item VI. A.

List of Remaining Potential Projects – (discussion/action – 40 minutes)

Results from July 23, 2014 Subcommittee Meeting

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
	Tent structure on JM blacktop and repurpose JM gym	Look at Hacienda property – replace Casita Building						
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 9pm 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	Parking on Pear Orchard	Ped. / EVA bridge over creek at JM	Community Use Restrooms on JM					

Options from the May 5 brainstorming session were presented at the July 23 subcommittee meeting. The table presented above represents a reduced project list from 29 to 23. The subcommittee went one step further and had an opportunity to vote

1 for their top three choices, given the list of 23 possibilities within facilities, fields, and
 2 other selections. The numbers in red show the frequency of votes for each
 3 improvement.
 4

5 By popular vote, the top four improvements were, 1) Community gym large enough for
 6 two full-size basketball courts, 2) Multi-generational community center for families, 3)
 7 40,000 sf gym/multi-generational community center on JM blacktop, shift uses, and 4)
 8 Synthetic turf a portion of lower Campolindo High School.
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10 If the subcommittee is to narrow the selection, working towards a more focused
 11 recommended project, focusing on the boxes that received four or more votes would be
 12 a good approach for additional discussion.
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14 **Recommendation**

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 16 Reduce the “Facilities, Fields and Other” table to three or four projects. Doing this will
 17 enable the subcommittee to further identify improvement project that will work with
 18 potential locations proposed for community facilities (next agenda item). Provide
 19 direction to staff.
 20

21 **Item VI. B.**

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 23 **Potential Locations for Community Facilities – (discussion/action) – 40 minutes**
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25 In conjunction with the previous item, the subcommittee should begin the process to
 26 identify three to four sites that have the most potential for selected facility
 27 improvements. Through a facilitated process of elimination, the subcommittee will
 28 hopefully be able to recommend a few sites that require further study.
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Site	Opportunity	Constraint
Commons Park – Back 40	<ul style="list-style-type: none"> • Town owned • Relatively flat • Centrally located • Zoned MOSO Moraga Open Space Ordinance • Current parkland • Additional parking across street from Moraga Library 	<ul style="list-style-type: none"> • Power line adjacent to property • Holes 6 and 7 for disc golf course • Accessible through park or over a bridge • Limited parking • Bordered by creek and homes • Small parcel
Commons Park– Front Corner, St. Mary’s & Moraga Rd.	<ul style="list-style-type: none"> • Town owned • Relatively flat • Centrally located • Zoned MOSO Moraga Open Space • Current parkland • Reconfigure old parking lot 	<ul style="list-style-type: none"> • Existing trees • Going north, slopes down towards creek • Picnic area and tot play area need to be relocated • Small parcel
Across Street from Skate Park, Marquee property	<ul style="list-style-type: none"> • Town owned 	<ul style="list-style-type: none"> • Across the street from Commons Park

	<ul style="list-style-type: none"> • Relatively flat • Centrally located • Zoned MOSO Moraga Open Space Ordinance • Across a bridge from Camino Ricardo Park 	<ul style="list-style-type: none"> • 1.2 acre parcel • Environmentally constrained because of creek
Moraga Center Specific Plan (MCSP) – Site A, and towards RV storage	<ul style="list-style-type: none"> • Centrally located • Flat • Close to Commons 	<ul style="list-style-type: none"> • Land privately owned • Zoned Community Commercial • Designated New Village Retail in MCSP
Joaquin Moraga Campus	<ul style="list-style-type: none"> • Recreational facilities currently exist • Potentially room to expand • Pear Orchard parcel 	<ul style="list-style-type: none"> • Land owned by Moraga School District • Community use only after school hours • Adjacent creek • Zoned 3 Dwelling Units per Acre • Not central • Additional neighborhood impacts
Moraga Tennis and Swim Club	<ul style="list-style-type: none"> • 24 acre parcel with approx. 3 flat acres • Zoned MOSO Moraga Open Space Ordinance • Most recent use was recreational including 7 lit tennis courts, basketball and sand volleyball courts, clubhouse, pool, splash pad and hot tub 	<ul style="list-style-type: none"> • Land privately owned • Larch Avenue entry/exit • Not centrally located • Old facilities, empty pool
Undeveloped private property east of Moraga Road, opposite Campolindo HS	<ul style="list-style-type: none"> • Approximately 4.5 acres 	<ul style="list-style-type: none"> • Terrain too steep
Hacienda de las Flores	<ul style="list-style-type: none"> • Already a community use facility • Opportunity to expand and/or reconfigure • Centrally located • Adequate space, 9 acres 	<ul style="list-style-type: none"> • Hidden parcel • Constrained by creek and areas of steep slopes • Facilities represent a connection to our past
Moraga Library	<ul style="list-style-type: none"> • Already a community use facility • Opportunity to expand and/or reconfigure • Opportunity to house two uses under one roof (library and community facility) 	<ul style="list-style-type: none"> • Easy access • Parking may be limited • 2.3 acres of flat area • Partner with the Contra Costa County Library system

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1 **Recommendation**

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3 Reduce the “Potential Locations for Future Facilities” table to three or four sites. Doing
4 this will enable the subcommittee to further identify sites that will work with potential
5 improvement projects. Provide direction to staff.

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7 **Item VI. C.**

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9 **Combining potential project concepts with potential locations** – (discussion – 10 minutes)

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11 This item will likely take the subcommittee beyond the 90 time limit set for meetings.
12 However, as the subcommittee gets ready for the tour of Pleasant Hill Recreation and
13 Park District facilities, individuals are encouraged to visualize possibilities in Moraga.
14 Be prepared to proactively share ideas at the September subcommittee meeting.
15 Combining projects and locations will enable the subcommittee to further define 2-3
16 projects.