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Joint Facilities Planning Subcommittee

Notes of Meeting
October 6, 2014

Mosaic Room,
Hacienda de las Flores,
Moraga

Attendees

Members Present

- Campolindo High School (CHS): John Walker
- Moraga School District (MSD): Charles MacNulty
- Moraga Sports Alliance (MSA): Harry Crouch, Chris Maher, Judy McNeil, Ken Towers
- Town of Moraga (TOM): Shirley DeFrancisci, Mike Metcalf, Dave Trotter

Staff Present

- Town of Moraga: Jill Keimach, Jay Ingram

Members Absent

- Moraga School District (MSD): Shari Simon
- St Mary's College (SMC): Tim Farley

Meeting Notes Approval

- The notes of the September 30, 2014 meeting were accepted as final. Mike Metcalf pointed out there had been a number of typographical error reported by reviewers. These were all corrected. The notes were accepted on faith that changes to the initial review draft were insignificant.

Joint Usage Agreements

St Mary's College (SMC)

- Jay Ingram reported that discussion with St Mary's College have progressed (Tim Farley representing SMC). As Tim has explained in previous meetings, the College is in the midst of a major strategic planning exercise, and follow-on development of an updated master plan for facilities. These planning exercises will be coming to fruition mid-2015. Jay reported at this meeting the College does not wish to develop a joint usage agreement right away. Instead, the College would like to consider re-instituting a revised version of

the 1991 joint usage agreement with the Town. Tim and Jay will be working on this approach in the coming month. The revised version being discussed currently addresses shared use of facilities at no cost to either party, excluding further discussions regarding maintenance/janitorial considerations. Specifics on what facilities will be available to each party require further discussion. Jay indicated that he would make the 1991 agreement available to subcommittee members if they ask for it.

- It was clarified that the Alioto recreation facility, presently under construction, is scheduled to open in Spring of 2015. It is unknown just how popular the facility will be within the St Mary's community. College officials expect they will not fully understand the level of demand for the facility for about a year of operation.
- For those interested, drawings for the facility showing functional features of the facility are available in the Town Planning Department. Tim Farley has offered to conduct tours for interested subcommittee members. Those interested should contact Tim directly.

Campolindo (CHS)

- John Walker reported that the District (AUHSD) is not interested in a joint use agreement with the Town. The District is concerned for wear and tear on their fields resulting from extensive community use. Also, the District feels that if a JUA is initiated with Moraga, the cities of Orinda and Lafayette will ask the same, and this isn't something AUHSD is interested in promoting. However, the District has no objections to prioritized usage of CHS fields and facilities by various Town of Moraga groups. While all CHS fields and facilities are used heavily when school is in session, fields and facilities are open for community use on weekends and during holiday periods.
- The main issue is user fees for custodians, which CHS require when non-school groups use their fields and facilities. John and Jay will continue to work on suitable arrangements. MSA representatives will be involved.

Projects for New Facilities

Project Concepts

- Jay Ingram led a group exercise in which pairs of subcommittee members discussed with each other what kinds of facilities they believed were desired by the community. Some important comments were reported out:

- A community center must be multi-generational. A community center should include banquet-size room, small dining rooms, full kitchen, meeting rooms, computer lab, and restroom facilities.
- A community center should be capable of functioning as a senior center. A senior center must be accessible to senior citizens all day.
- The community center at Tice Valley is a good example of what could work for Moraga
- A gymnasium must be multi-generational. That is, the facility must cater to both organized and casual sports activities in all age groups, including senior citizens. A gym should include 2-3 full-size basketball/volleyball courts, exercise spaces, and restroom facilities. Adequate parking must be provided.
- A gymnasium at a school (namely JM) could be operated under a shared use arrangement such as at Wagner Ranch Elementary School in Orinda.
- Common interests were a gym type facility and a multi-generational type facility that meet the needs of all stakeholders.
- To the extent possible, new facilities should be sited close to either of the two commercial centers in town.
- To the extent possible, sites should be those which minimize infringement on private property, church property, or the properties of schools.
- The Hacienda is an attractive choice for a community center/senior center. Major renovation of the buildings should be expected. If it is necessary or more practical to tear down the main building and rebuild, then that should be pursued. Any rebuilding of the main building must retain similar architectural theme of the existing building. Effort should be made to enhance/preserve the historical character of the Hacienda buildings and grounds.
- Current studies by the Hacienda Foundation (namely, structural analysis) should proceed in parallel with concept studies initiated by the subcommittee. The Hacienda Foundation should be partners in whatever is proposed for the Hacienda.
- Jay conducted a second group exercise in which each subcommittee member nominated three sites for siting of new facilities. The chip-votes were tallied as shown in the table on the following page. Clearly, the group preference was for three sites: Hacienda, JMIS, and MTSC.

- The facilities and fields were nominated for the top three most preferred sites. See table at right.
- The MTSC site is questionable, since it is privately owned and is reputed to be on the market. Moreover, the site presents grading challenges owing to its hilly topography.
- The three remaining sites were dropped owing to low vote tallies.

Project Studies

- Jay Ingram then proposed that the top three potential projects be studied further:
 - A multi-generational community/senior center on the Hacienda grounds.
 - A multi-generational gymnasium at JMIS, with major improvements to the existing complex of playing field; include the Pear Orchard as necessary in overall development concept.
 - A multi-generational gymnasium and/or community/senior center on the site of the Moraga Tennis & Swim Club.
- Jay will engage architects who are experienced in development of gymnasiums and community centers. He will ask for quotations on facilities at both Hacienda and JM, plus a complex of playing fields at JM.
- Jay will ask the architectural firms for a separate quotation for facilities on the MTSC site.
- All quotations will be brought back to the subcommittee for discussion at the November meeting.
- The intention is to proceed with concept developments at the first two sites. Pending separate staff analysis of the MTSC site, concept development for that site might proceed. No work can proceed on any site without Town Council approval of a professional services contract.
- The target completion of concept studies will be April-May. A joint meeting, for a status report on the Joint Facilities Planning Subcommittee work to date, of MSD board and Town Council could follow in March.

Site	Description	Use	Votes
Hacienda	Grounds of the town-owned Hacienda de las Flores. Nine acres, developed. Four buildings with parking facilities. Access to Donald Dr, Moraga Rd, and (potentially) Devin Dr. Town owned.	Community/Senior Center	8
JMIS	Grounds of Joaquin Moraga Intermediate School, including Pear Orchard. Total two acres, all flat, partially developed. Includes blacktop area behind existing gym, existing playing fields (6 baseball diamonds). Limited parking facilities. MSD property	Gymnasium Playing Fields	5
MTSC	Grounds of defunct Moraga Tennis & Swim Club. 3.5 acres developed in hilly terrain. Includes seven tennis courts, old club house, swimming pool (emptied), sand volley ball courts, group picnic area, parking with access to Larch Ave. Privately owned.	Gymnasium Community/Senior Center	4
MCSP Site A	Preferred site of a community center/gymnasium within Moraga Center Specific Plan Area. Can be combined with current marquee parcel on NE corner. 1.3 acres all flat and undeveloped. Privately owned. Marquee parcel owned by Town. Major portion of this parcel is privately owned.	Gymnasium Community/Senior Center	3
Commons Park	Moraga Commons., one acre, flat. Owned by Town	None	2
Rheem/St Mary's Road	Area from Rheem Blvd (on E side), to Stafford Dr (on W border), bordering St Mary's Rd (on S border). Town Owned	None	1
Library	Site of existing Library. Town Owned	None	1

Next Meetings

- Monday, November 3, 6-7:30 pm, Hacienda: Discuss conceptual site plans. Provide input to staff on study objectives and scope.
- December: Review concept study proposals.
- January: Review concept studies and refine as necessary.
- March: Joint MSD Board -Town Council meeting to approve concept studies awards.

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