

# Moraga Center Specific Plan Implementation Project

## Citizens Advisory Committee Meeting #2



*September 4, 2019*

# Presentation Overview

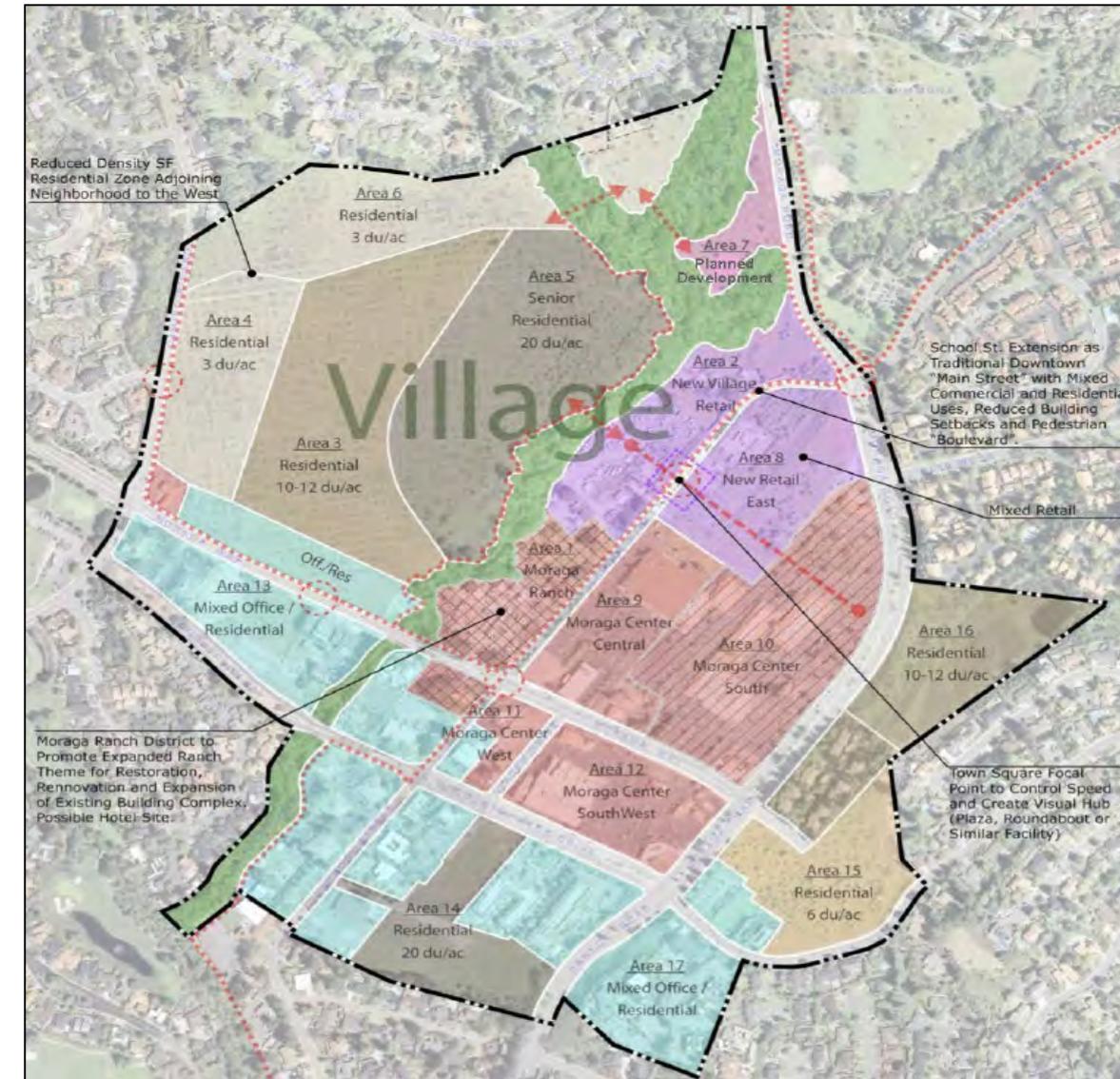
- » MCSP Overview, CAC Process and Next Steps
- » Design Scenarios
- » Discussion Topics
- » CAC Discussion



# MCSP Overview

# MCSP Overview

- » MCSP adopted by Council in 2010 after a 7-year community process
- » Council called for preparation of zoning regulations to implement MCSP
  - 2016: Draft Form-based Zoning Code released
  - 2018: Council calls for more traditional zoning regulations
  - 2019: CAC formed to advise and provide recommendations for zoning code provisions and development standards



# MCSP Development Potential

Land Use Category	Quantified Development Objective
Retail and Entertainment	90,000 square feet
Focused Office	50,000 square feet
Bed and Breakfast/Boutique Hotel	85 rooms
Assisted Living/Congregate Care (20-40/ac)	150 rooms
Housing	
Active Senior (12-20/ac)	300 units
Single-Family (3-6/ac)	65 units
Workforce Housing (12-20/ac)	100 units
Compact Single-Family (10-12/ac)	165 units
Housing Total	630 units
Source: 2010 Moraga Center Specific Plan, page 35.	

# MCSP Completed/Under Construction Projects

## » Completed

- Camino Ricardo Subdivision – 26 single family homes

## » Under Construction

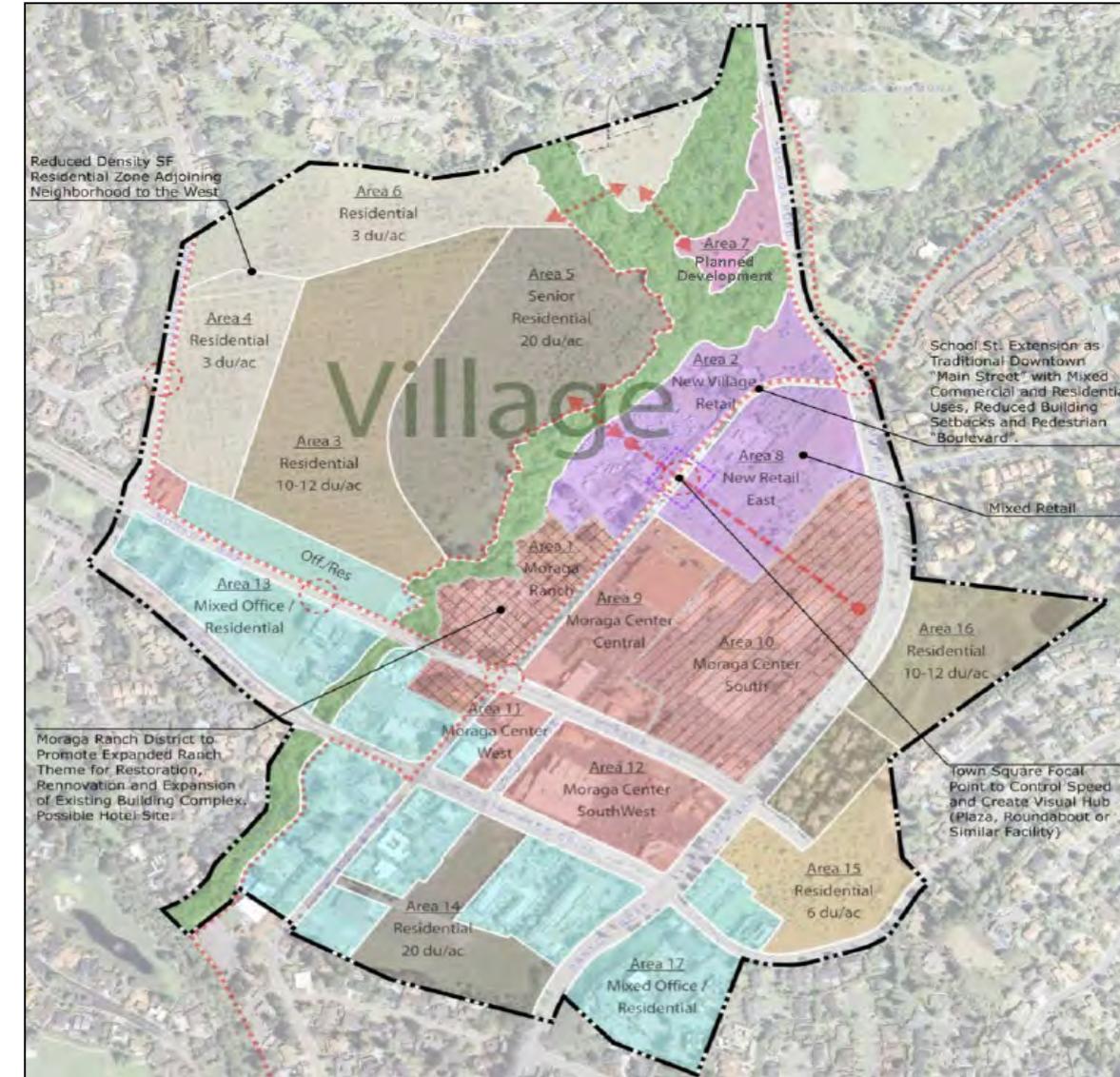
- Chase Bank – approx. 3,500 square feet
- Moraga Town Center Homes – 36 townhomes



# Committee Charge

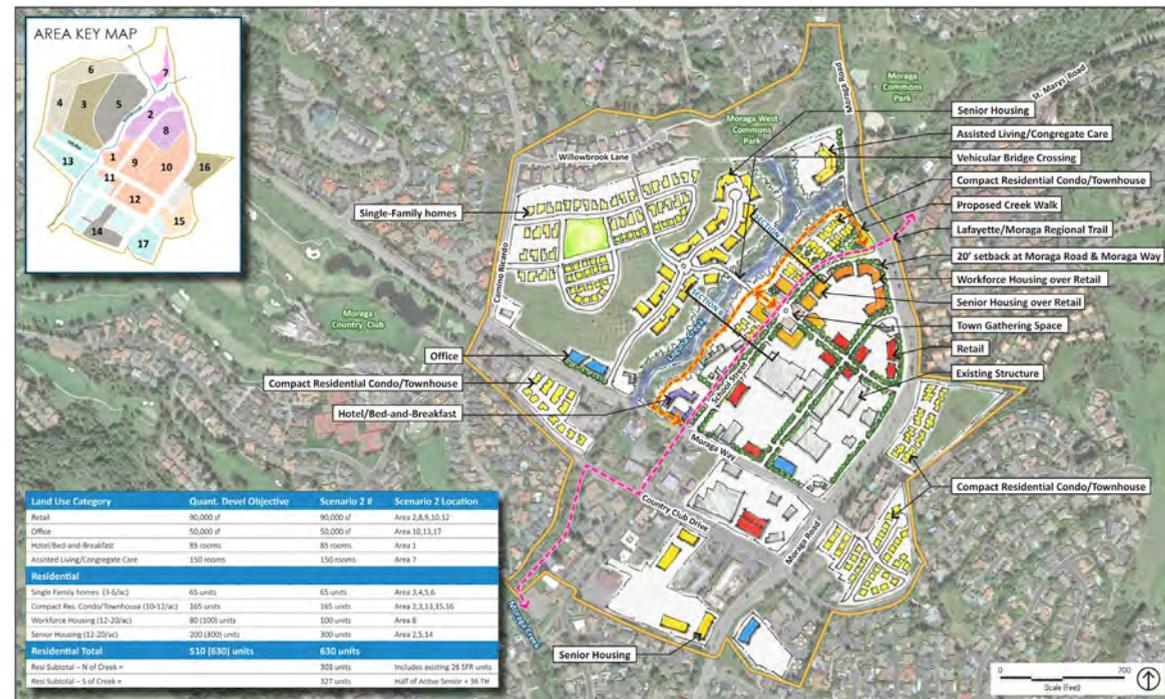
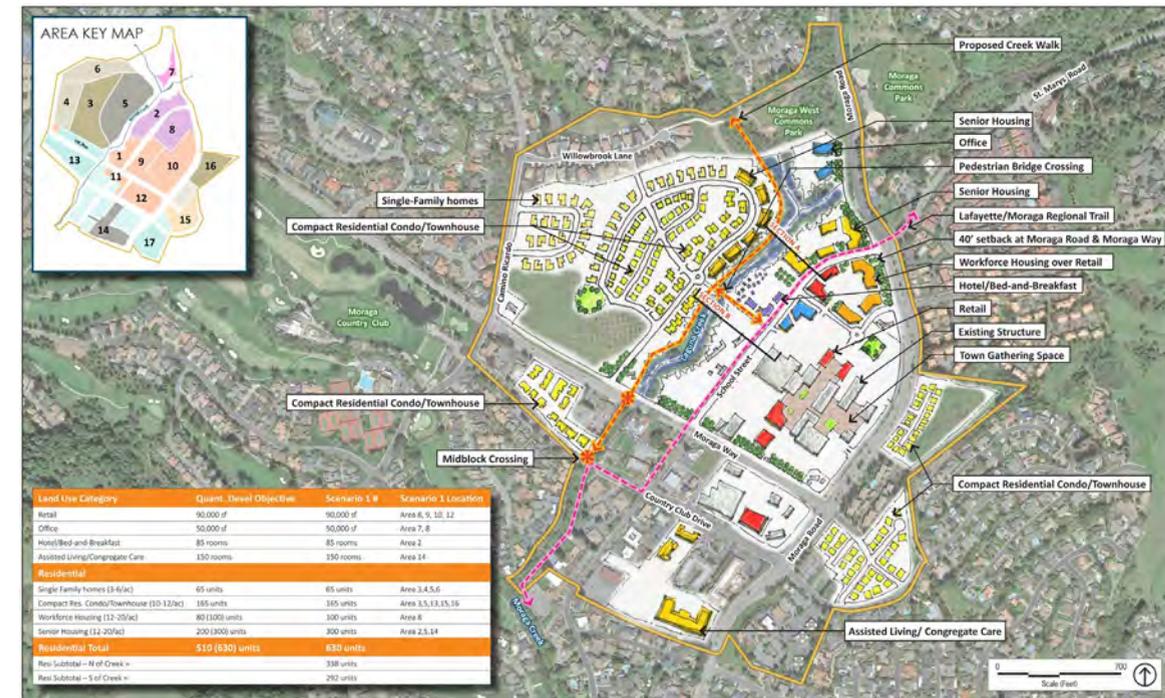
As per Town Council:

- » CAC is to advise solely on issues about zoning and development standards
- » Project does NOT include revisiting the development parameters in the Specific Plan
- » CAC role is advisory only
- » Formal review by Planning Commission and Town Council



# Two Draft Scenarios

- » Represent possible futures allowed under MCSP
- » Allow community to understand MCSP potential
- » Identify issues the Zoning Code should address
- » NOT intended as development proposals, so no specific review is needed



# Upcoming Meetings and Next Steps

- » **Tonight – CAC Meeting #2**
  - Review draft scenarios and vis sims
  - Questions and initial discussion
- » **September 19, 2019 - CAC Meeting #3**
  - Detailed, small group conversations on five discussion topics
- » **October 1, 2019 - CAC Meeting #4**
  - Conversation wrap-up and final input
- » **Fall 2019 – Draft created by PlaceWorks**
- » **Early 2020 – Review Draft Zoning Code**
  - Planning Commission Review
  - Town Council Review

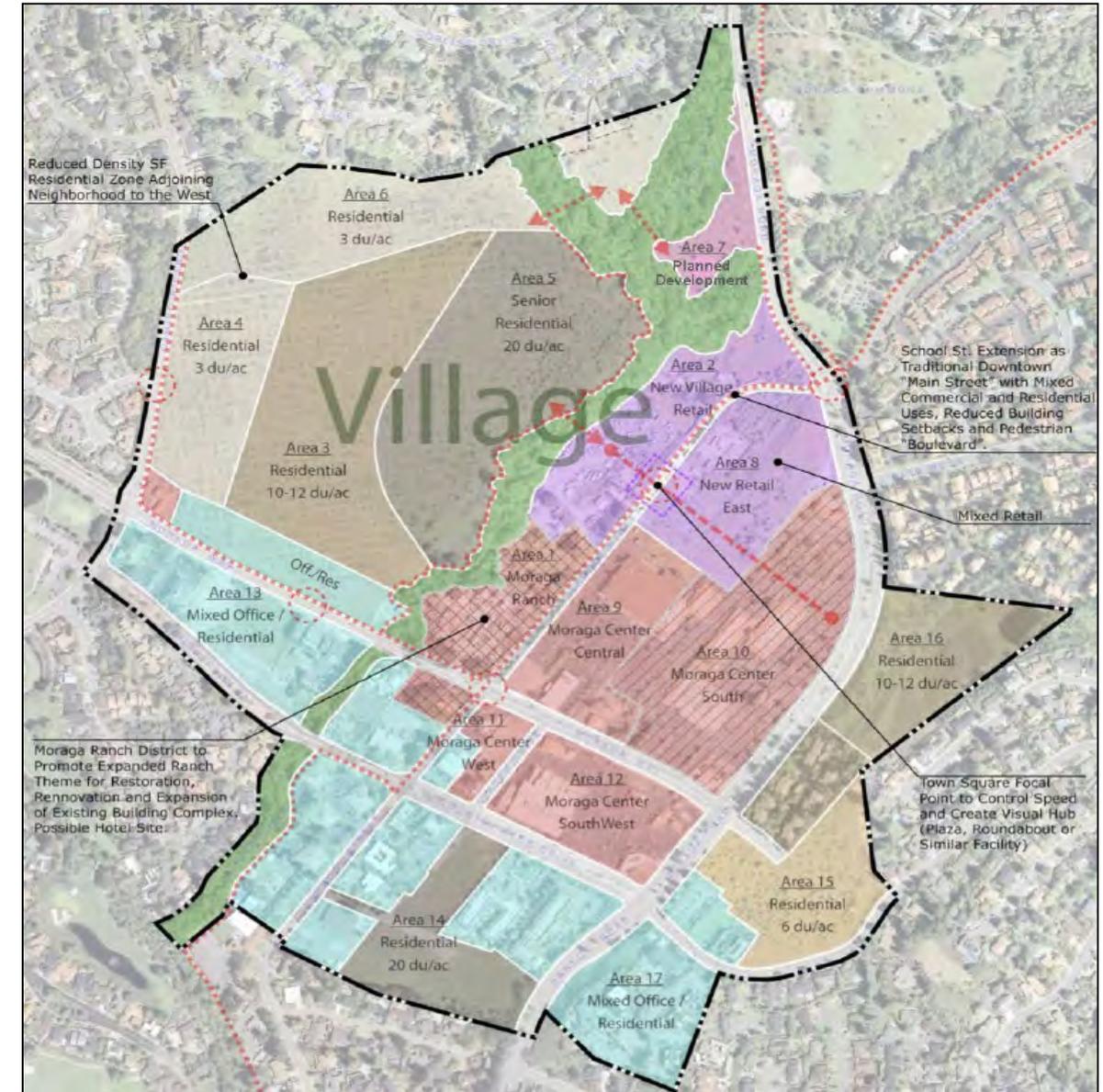


# Questions?

Draft Scenarios

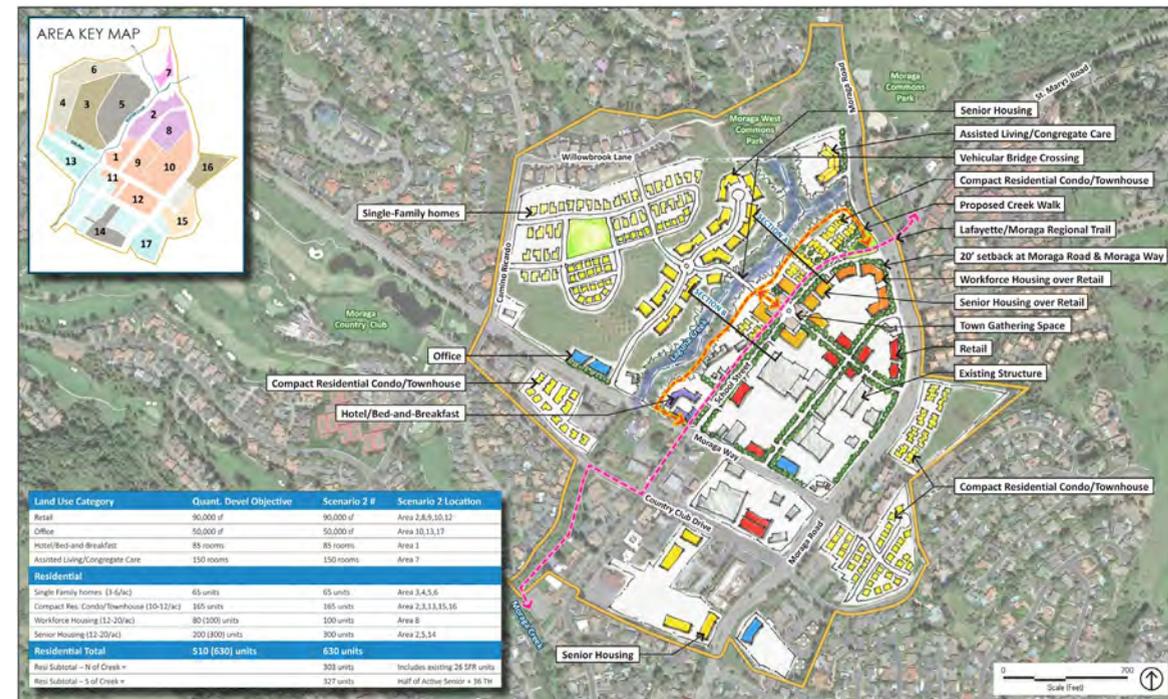
# Draft Scenarios Purpose

- » *Represent possible futures under MCSP*
- » *Allow community to understand MCSP potential*
- » *Identify issues the Zoning Code should address*
- » **Some issues may not require zoning regulation**



# Commonalities

- » Portray full buildout allowed under the Specific Plan
- » Retain Moraga Ranch as focus for hotel
- » Extend School Street to Saint Mary's Road
- » Include Lafayette Moraga Regional Trail along School Street



# Overview of Scenarios

Scenario Components	Scenario 1	Scenario 2
Land Use Allocation - Housing	Focuses housing northwest of creek	Focuses housing in mixed-use core
Land Use Allocation - Retail	Revitalized shopping center w/new gathering spots	New retail and gathering spots along School St
Upper Story Stepbacks	2' to 3' upper story stepbacks	8' upper story stepbacks
Creek Corridor/ Public Access	Pedestrian trail northwest of creek	Pedestrian trail southeast of creek
Creek Bridge	Pedestrian-Only	Mixed Vehicle and Pedestrian Bridge
Scenic Corridor Setbacks	40' setback on Moraga Way and Moraga Rd	20' setback on Moraga Way and Moraga Rd
Hotel Location	Hotel at Moraga Ranch and along interior of site on School Street	Hotel at intersection of School Street and Moraga Way extending into Moraga Ranch

# Scenario 1 – Hillside Residential Focus



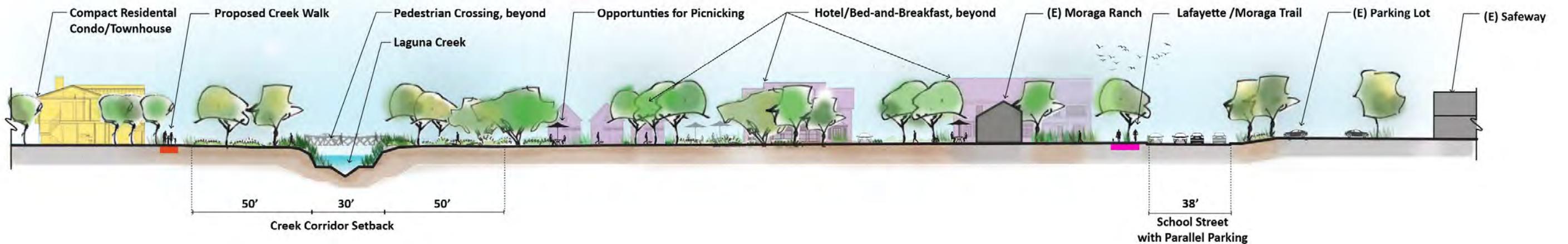
- Focuses housing northwest of creek
- Revitalized shopping center w/new gathering spots
- Pedestrian trail northwest of creek
- Pedestrian-only bridge
- 40' setback on Moraga Way and Moraga Rd
- Hotel at Moraga Ranch and along interior of site on School Street

# Scenario 1 – Laguna Creek Cross Sections

## SECTION A (Looking Northeast)



## SECTION B (Looking Northeast)



# Scenario 1 Viewpoints



# Scenario 1 – View 1

Looking Southeast on Moraga Way from Saint Andrews/Camino Ricardo



From 19

# Scenario 1 – View 2

Looking Northwest on Moraga Way  
from Moraga Road



# Scenario 1 – View 3

Looking South on Moraga Road  
Towards Saint Mary's Road

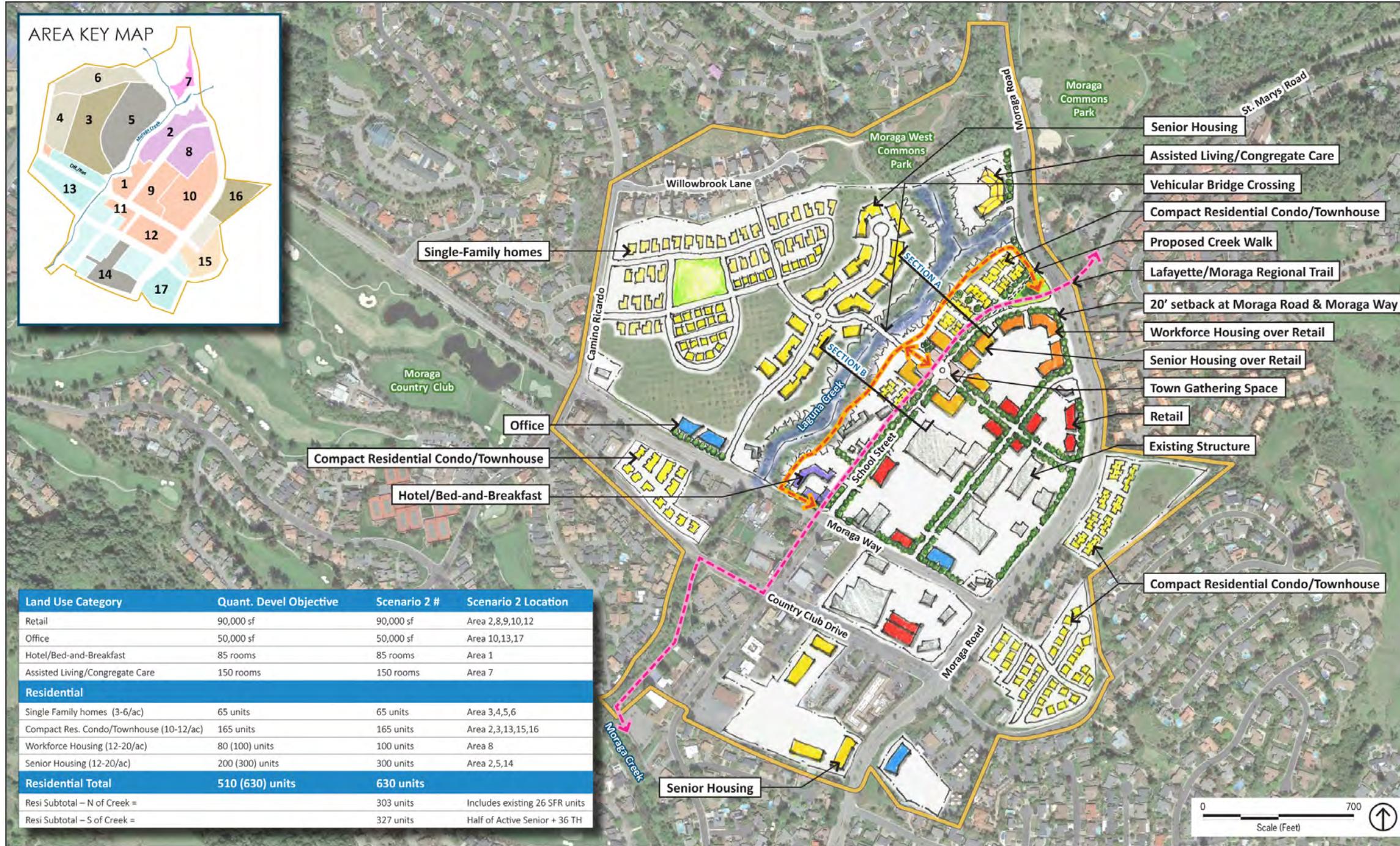


# Scenario 1 – View 4

Looking West on School Street from Moraga Road and Saint Mary's Intersection



# Scenario 2 – Mixed Use Core



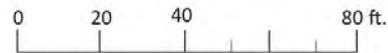
- Focuses housing in mixed-use core
- New retail and gathering spots along School Street
- Pedestrian trail southeast of creek
- Mixed Vehicle and Pedestrian Bridge
- 20' setback on Moraga Way and Moraga Rd
- Hotel at intersection of School Street and Moraga Way extending into Moraga Ranch

# Scenario 2 – Laguna Creek Cross Sections

## SECTION A (Looking Northeast)



Scale : 1" = 40'



## SECTION B (Looking Northeast)



# Scenario 2 Viewpoints



# Scenario 2 – View 1

Looking Southeast on Moraga Way from Saint Andrews/Camino Ricardo



# Scenario 2 – View 2A

Looking Northwest on Moraga Way  
from Moraga Road



# Scenario 2 – View 2B

Looking Northwest on Moraga Way  
from Moraga Road

(without allowed Office Building)



TRAVIS 19

# Scenario 2 – View 3

Looking South on Moraga Road  
Towards Saint Mary's Road



# Scenario 2 – View 4

Looking West on School Street from Moraga Road and Saint Mary's Intersection



# Discussion Questions

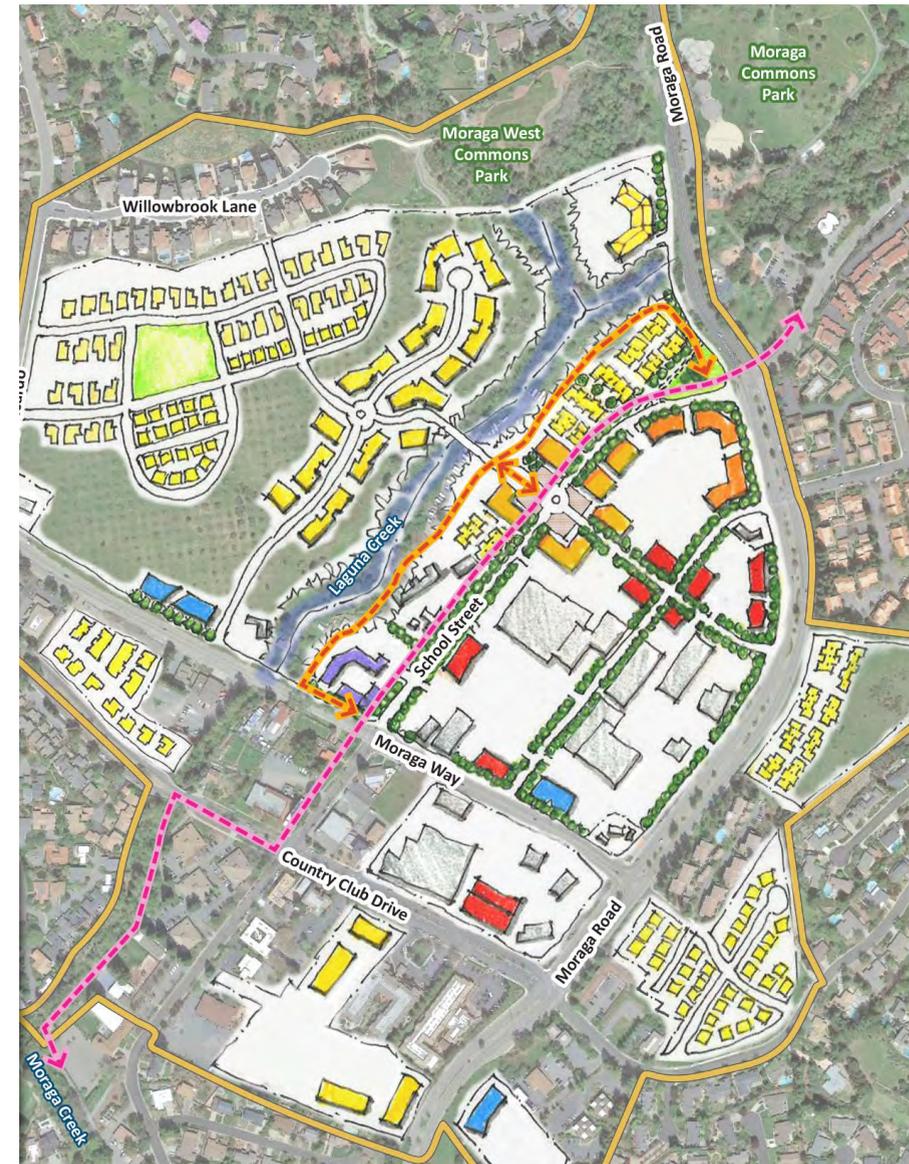
# Focus of Discussion

- 1. Town Center Land Use Allocation, Density and Design (Upper Story Stepbacks)**
- 2. Residential Development in the Hillside Area vs. Town Center**
- 3. Creek Corridor/Public Access**
- 4. Scenic Corridors/Setbacks**
- 5. Moraga Ranch**

# 1. Land Use Allocation and Density



Scenario 1



Scenario 2

# 1. Upper Story Stepbacks

Scenario 1 shows 2' to 3' step back on upper stories



Scenario 2 shows approximately an 8' step back on upper stories

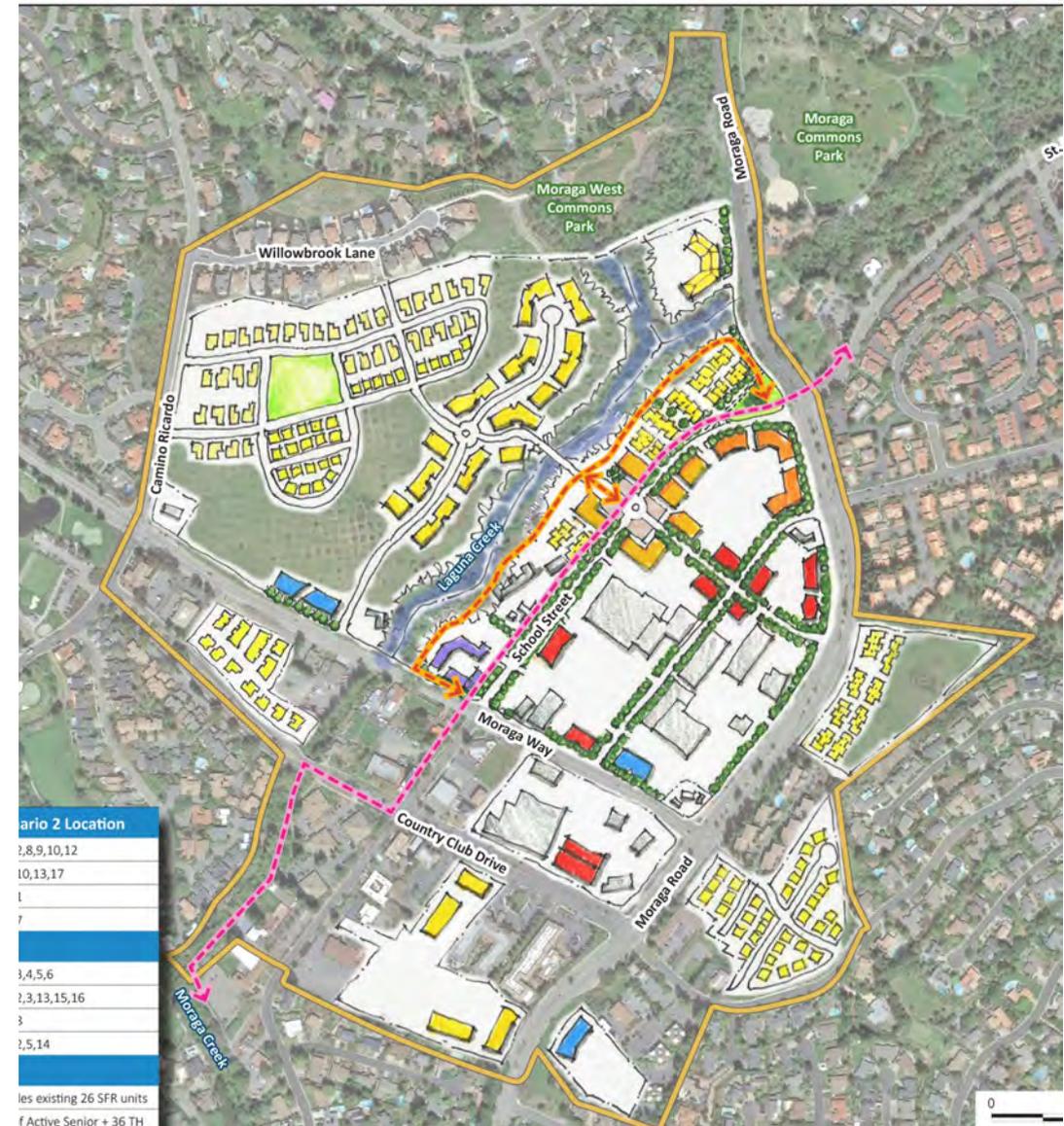


# 2. Residential Development

Housing Location	S1	S2
Units North of Creek	338	303
Units South of Creek	292	327



Scenario 1



Scenario 2

# 3. Creek Corridor/ Public Access

Both scenarios include Lafayette Moraga Regional Trail on School Street



Scenario 1: North side of Creek



Scenario 2: South side of Creek

# 4. Scenic Corridors/Setbacks: Moraga Way

Scenario 1

Scenario 2



40' Setback along Moraga Way



20' Setback along Moraga Way

# 4. Scenic Corridors/Setbacks: Moraga Road

Scenario 1



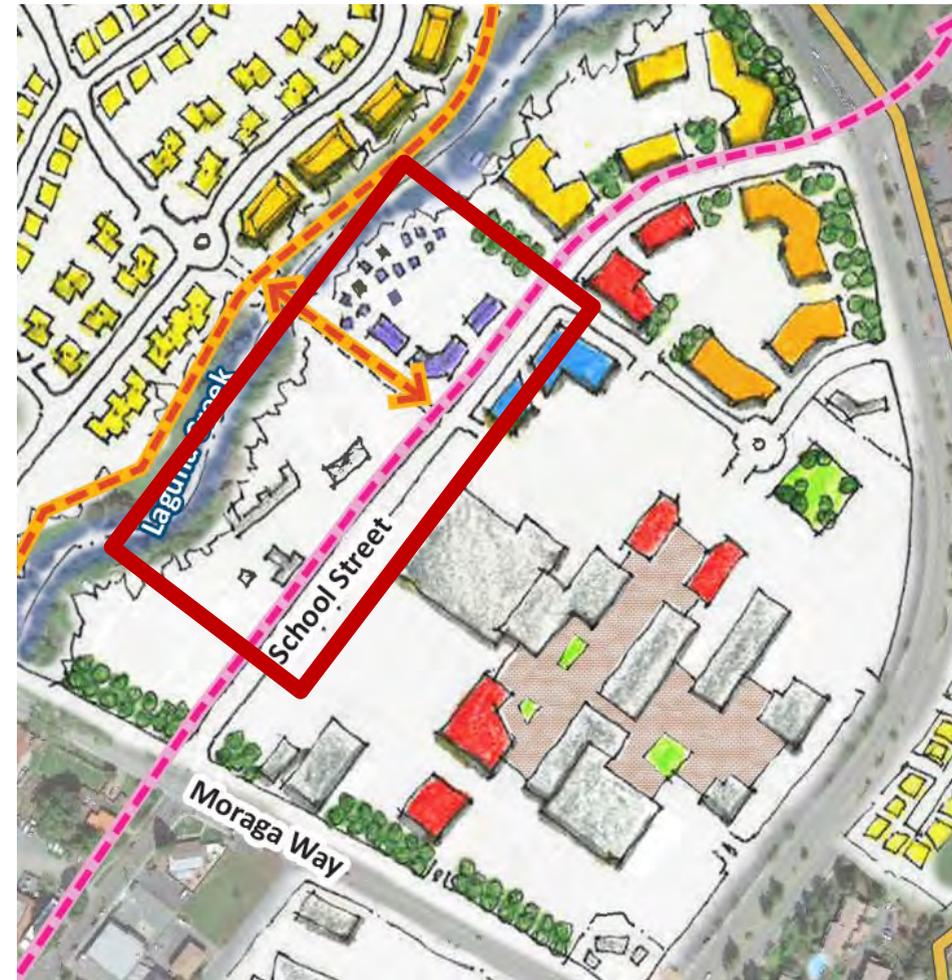
40' Setback along Moraga Road

Scenario 2

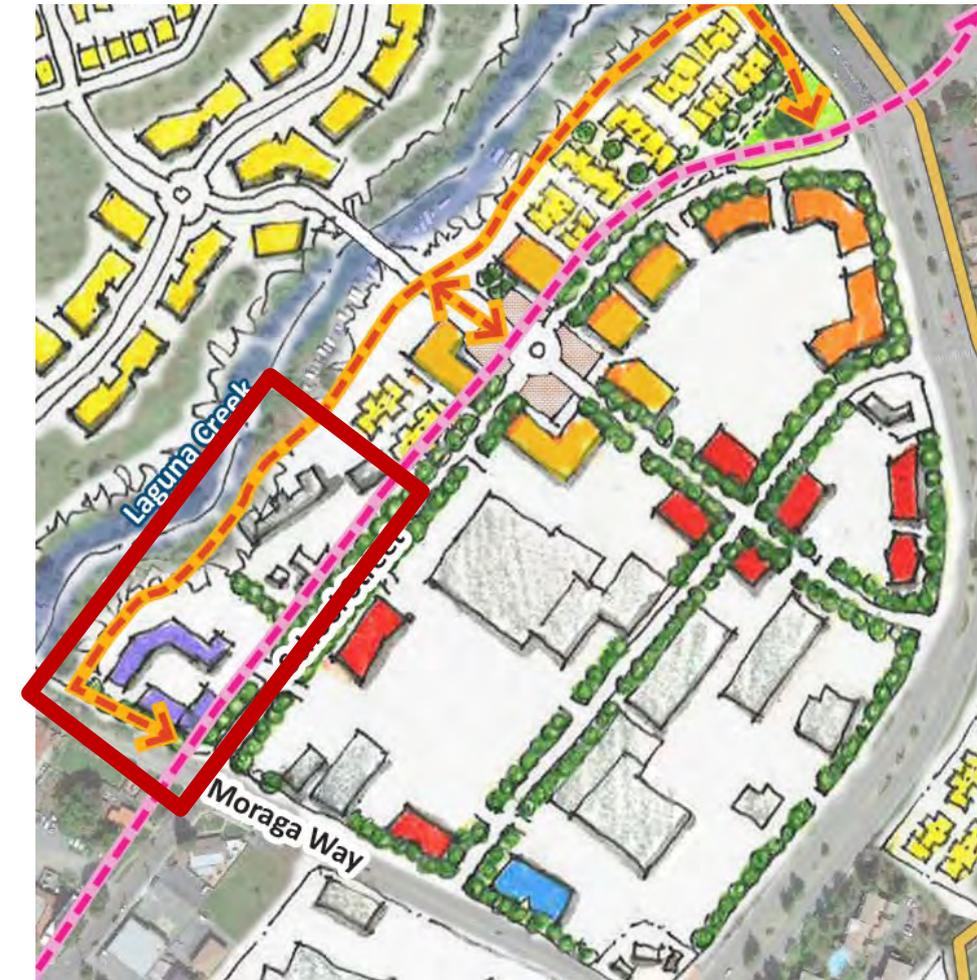


20' Setback along Moraga Road

# 5. Hotel at Moraga Ranch



Scenario 1: Interior of Site



Scenario 2: Moraga Way / School Street Intersection

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# Scenario 1 – Hillside Residential Focus



# Scenario 2 – Mixed Use Core

