



**Piedmont  
is Home**

# **MORAGA CANYON SPECIFIC PLAN**

**PROJECT UPDATE  
NOVEMBER 1, 2023**

PROJECT BACKGROUND

PROGRAM ELEMENTS

EXISTING CONDITIONS

VISIONING SURVEY

PARK COMMISSION ROLE

DISCUSSION



# CONSULTING TEAM



TEAM LEAD: ARCHITECTURE, URBAN DESIGN & PLANNING



PUBLIC ENGAGEMENT



ENVIRONMENTAL PLANNING



CIVIL ENGINEERING



ECONOMIC DEVELOPMENT



TRANSPORTATION



WILDFIRE

The image features a landscape of Moraga Canyon, showing a valley with green fields and a town in the distance, surrounded by hills with sparse vegetation. A solid green vertical bar is on the left side. The text 'WHY MORAGA CANYON?' is centered in a large, dark, sans-serif font.

# WHY MORAGA CANYON?



# MORAGA CANYON SPECIFIC PLAN

- March 20, 2023: Piedmont City Council adopts 6th Cycle Housing Element
- Accommodate 132 new housing units (22.5% of total needed)
- Include recreational uses and the Public Works Corporation Yard
- Planning work began in Summer 2023, to be completed by the end of 2025.
- Affordable housing program is expected to secure Alameda County Measure A-1 (2016) funding.



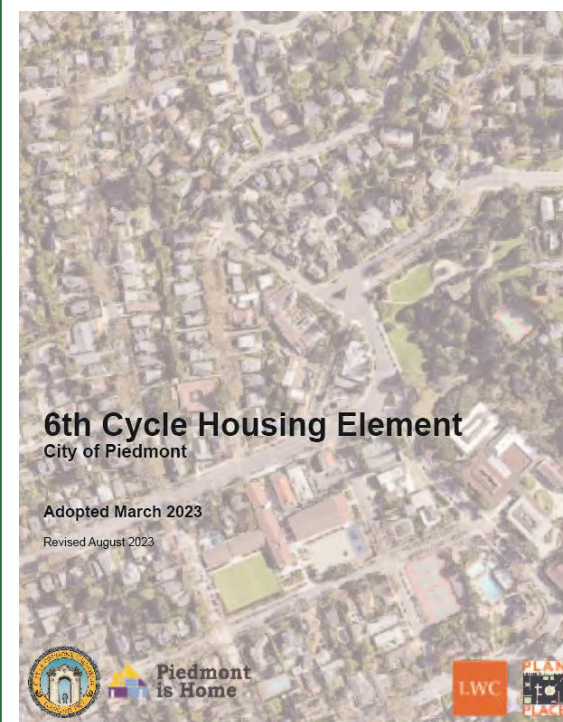
CITY OF PIEDMONT  
GENERAL PLAN

Adopted  
April 6, 2009

Amended February 18, 2020

General Plan  
(4/2009)

6th Cycle  
Housing  
Element  
(3/2023)



6th Cycle Housing Element  
City of Piedmont

Adopted March 2023  
Revised August 2023



Piedmont is Home

LWC



MORAGA CANYON  
SPECIFIC PLAN

ADMINISTRATIVE DRAFT

Program 1.L  
Moraga Canyon  
Specific Plan



# WHAT IS A SPECIFIC PLAN?

A “Specific Plan” is a comprehensive, action-oriented planning and zoning document for a defined geographic area. Specific Plans bridge the gap between the general policy-oriented language of a City’s “General Plan” by providing detailed criteria for the development of specific sites.

- A Specific Plan includes text, maps, and diagrams that describe:
- The location of land uses, including open space, within the study area
- The location of major infrastructure needed to support the land uses in the plan
- Standards and criteria for development in the plan area
- Implementation and financing measures necessary to carry out the items above



# GOALS

This project will study all City-owned land in Moraga Canyon, including Blair Park, Coaches Field, Kennelly Skate Park, and the City's Corporation Yard, with the end goal of creating a detailed plan that:

- Develops from a robust public engagement process.
- Results in the subdivision of parcels and development standards that are attractive to builders of housing at all income levels, and providing at least 60 units of affordable housing and at least 72 units of market-rate housing.
- Results in the identification of a site for the development of at least one affordable housing project that qualifies for Piedmont's allocation of \$2.2 million from the Alameda County Measure A1 low-interest loan program, by December 2024;
- Improves public safety in regards to design standards for structures in an Wildland Urban Interface Area;
- Improves pedestrian, bicycle and vehicular safety in the Moraga Canyon roadway, and design for safe evacuation routes in developed areas;





# GOALS

- Includes recreation facilities including but not limited to: a) sports field(s) sized for under-14 soccer and youth baseball/softball with batting cages, artificial field turf, and ballfield seating; b) a skate spot; c) a picnic area; and d) parking for these facilities;
- Provides a modern Public Works corporation yard;
- Addresses the supply of all public utilities to new housing and City facilities;
- Provides a comprehensive landscape plan prioritizing to the extent practicable fire safety, open space, native trees, hiking trails and significant viewsheds;
- Provides a program for implementation including General Plan amendments, regulations, design standards, infrastructure projects, and financing measures necessary to implement the specific plan;
- Provides an evaluation of the economic feasibility of the plan;
- Provides a fiscal analysis of potential expenses and revenues (both one-time and ongoing).

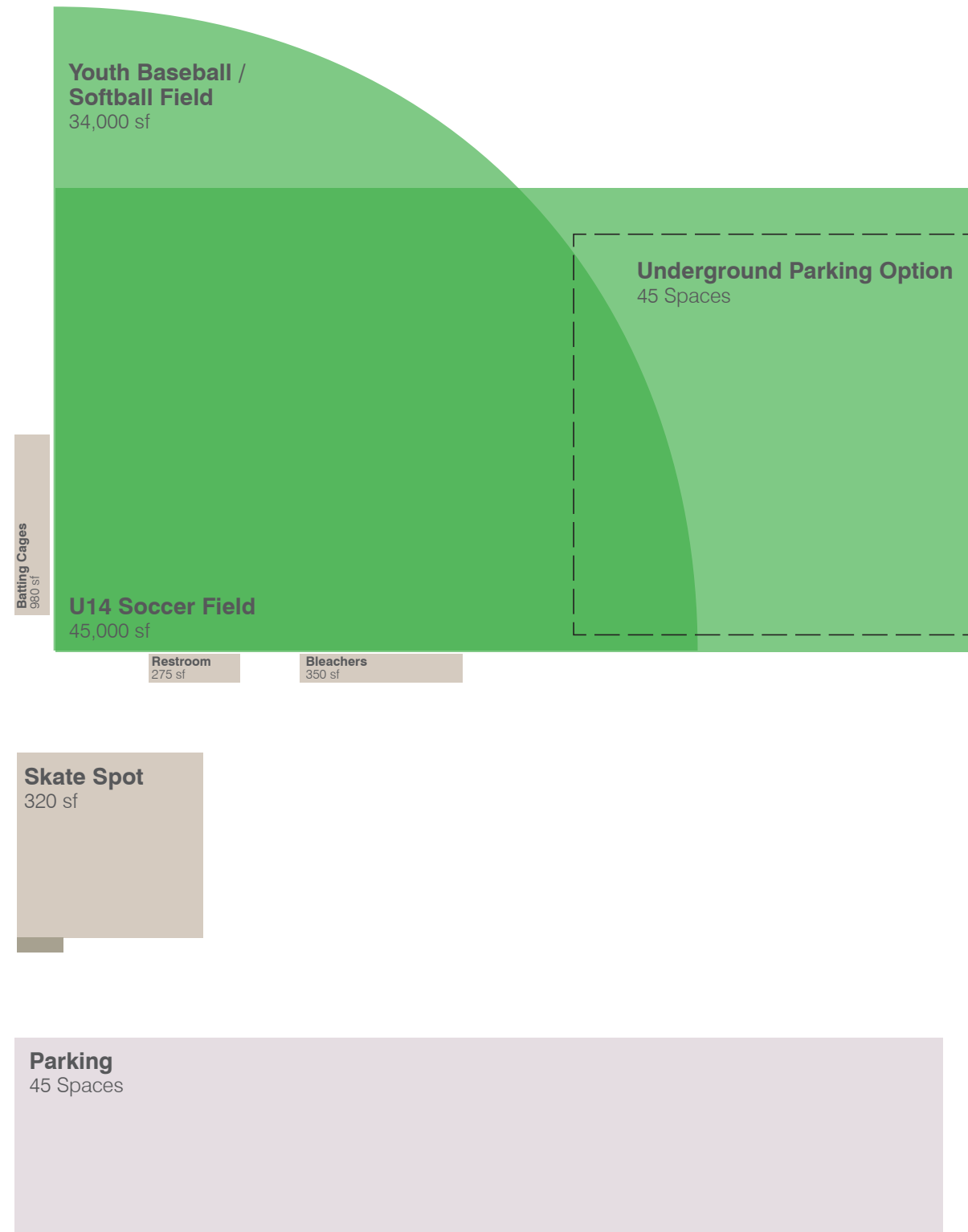




WHAT'S  
INCLUDED?



# RECREATION

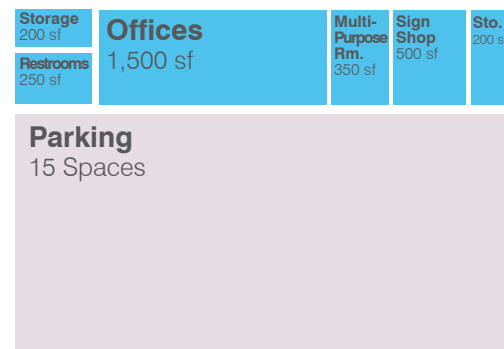
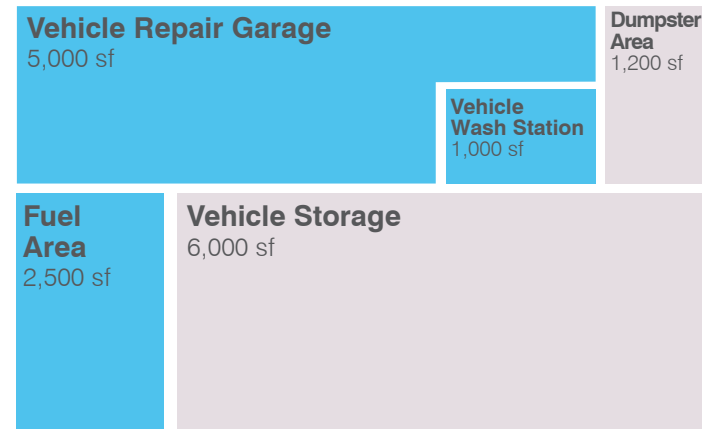


Skate Spot							
Location	Description	Size	Quantity	Total SF	Parking Required	Land Area (sf)	Land Area (ac)
Outdoor	Skate Spot (ramps, rails, boxes, etc.) (35' x 100')	3,500	1	3,500	4	3,500	0.08
	Open Space / Landscaping / Staging Area (5' -15' apron)	1,200	1	1,200	N/A	1,200	0.03
	Parking (Garage, Surface, Podium) (320 sf per space)	320	4	1,280	N/A	1,280	0.03
<b>Subtotal</b>				<b>5,980</b>	<b>4</b>	<b>4,700</b>	<b>0.14</b>

Recreation Field							
Location	Description	Size	Quantity	Total SF	Parking Required	Land Area (sf)	Land Area (ac)
Indoor	Restrooms (25' x 11')	275	1	275	N/A	275	0.01
	Equipment Storage Room(s)	100	1	100	N/A	100	0.00
Outdoor	Under 14 Soccer Field (50y - 100y x 80y x 130y )	45,000	1	45,000	45	45,000	1.03
	Youth Baseball/Softball Field (60' basepath x 200' field)	34,000	1	34,000	34	34,000	0.78
	Ballfield Seating/Bleachers	350	1	350	N/A	350	0.01
	Batting Cages (14'W x 70'L x 12'H ea.)	980	4	3,920	4	3,920	0.09
	Field Lighting (necessary?)	N/A	N/A	N/A	N/A	N/A	N/A
Parking (Garage, Surface) (320 sf per space)		320	45	14,400	N/A	14,400	0.33
<b>Subtotal</b>				<b>64,045</b>	<b>49</b>	<b>83,645</b>	<b>2.25</b>



# PUBLIC WORKS



Public Works Dept. Corporation Yard							
Location	Description	Size	Quantity	Total SF	Parking Required	Land Area (sf)	Land Area (ac)
Indoor	Offices ( desks for 12 permanent staff + additional space for intermittent staff visits, trainings or other events)	1,500	1	1,500	15	3,000	0.07
	Storage Areas	200	2	400			
	Restrooms with Showers	250	1	250			
	Multi-Purpose Room (Lunchroom w/ Small Kitchen, meeting space, etc.)	350	1	350			
	Sign shop	500	1	500			
<b>Buildings' Subtotal</b>				<b>3,000</b>	<b>15</b>	<b>3,000</b>	<b>0.07</b>
Outdoor (garage or covered if possible)	Vehicle storage (Vac Truck, Rod Truck, Sweepers, Backhoe, Skidsteer, Dump Trucks, Tree Chipper, Pick-up Trucks, Fire Department Fire Engine)	6,000	1	6,000	N/A	6,000	0.14
	Landscape Material Storage (Asphalt Cold Patch, Rock, Soil, Compost, Mulch, Gravel, etc.)	3,000	1	3,000		3,000	0.07
	Landscape Equipment Storage (Pipe, Poles, Tools, Generators, Fencing, Sawhorses, Buckets, Small Equipment, Manhole Barrels and Cones, Traffic Control Barricades, Palettes, Trash bins,	3,000	1	3,000		3,000	0.07
	Fuel Area (incl. tank and fueling station) (Services all city vehicles; PD, FD, Rec. and PW)	2,500	1	2,500		2,500	0.06
	Vehicle repair garage (minor maintenance)	5,000	1	5,000		5,000	0.11
	Vehicle Wash Station	1,000	1	1,000		1,000	0.02
	Plant Nursery	3,000	1	3,000		3,000	0.07
	Dumpster area	1,500	1	1,500		1,500	0.03
	Open Space / Landscaping	2,500	1	2,500		2,500	0.06
	Parking (Garage, Surface, Podium) (320 sf per space)	320	15	4,800		4,800	0.11
	Circulation	25,000	1	25,000		25,000	0.57
	<b>Subtotal</b>					<b>57,300</b>	<b>15</b>
<b>TOTAL</b>						<b>41,300</b>	<b>0.95</b>



# HOUSING

### Building 1

42 Units  
4 stories over podium parking  
11 units per floor (2nd to 4th)  
9 units + amenities on ground floor

Podium Parking - 56 spaces - 1 level

### Building 2

48 Units  
4 stories over podium parking  
13 units per floor (2nd to 4th)  
9 units + amenities on ground floor

Podium Parking - 64 spaces - 1 level

### Building 3

42 Units  
4 stories over podium parking  
11 units per floor (2nd to 4th)  
9 units + amenities on ground floor

Podium Parking - 56 spaces - 1 level

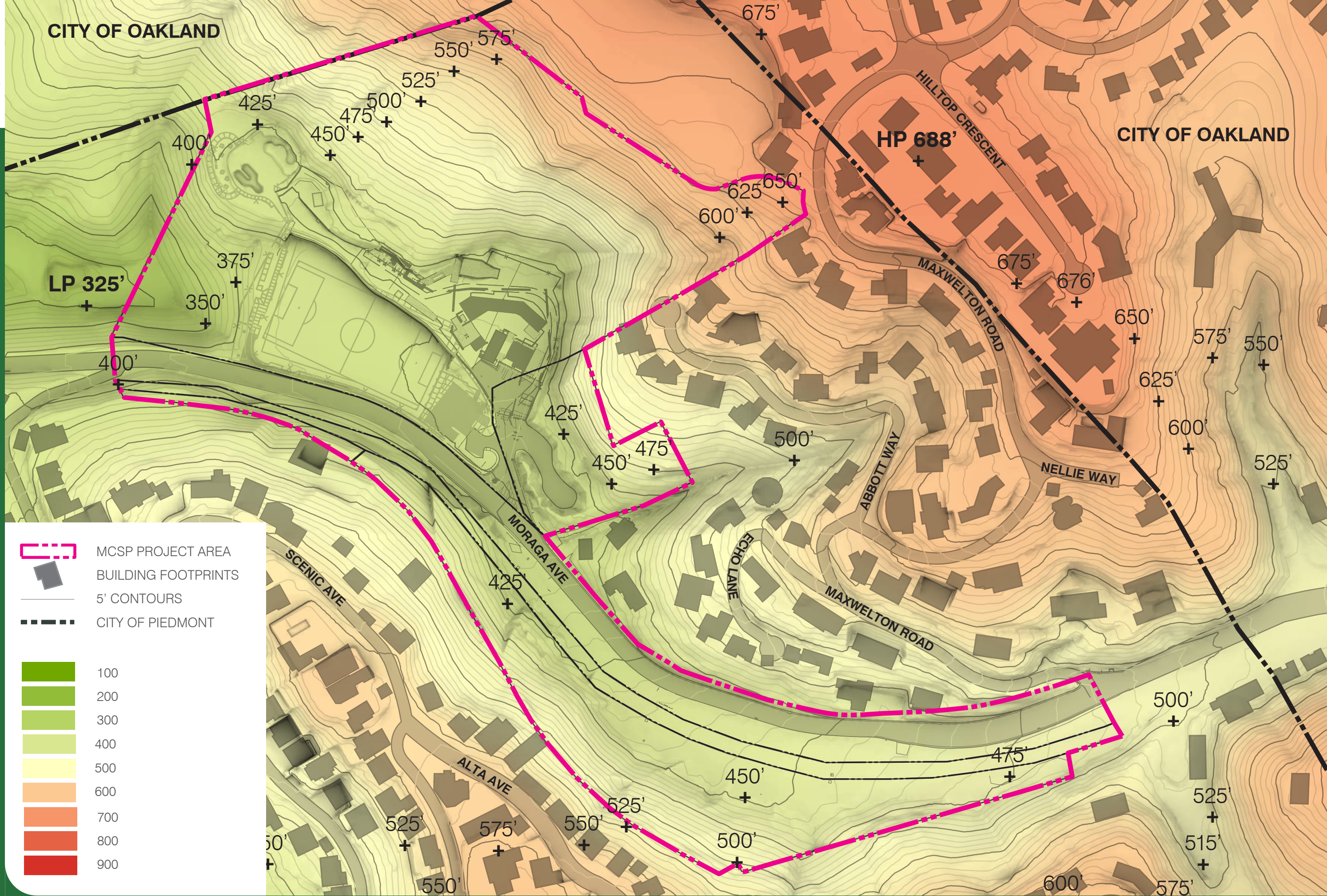
Residential Development							
Location	Description	Size (sf)	Quantity	Total (sf)	Parking Required	Land Area (sf)	Land Area (ac)
Residential Development (4 Stories)	72 Units (Market Rate Residential)	1,000	72	72,000	101	41,938	0.96
	60 Units (Affordable Residential)	1,000	60	60,000	75		
	Restrooms	100	2	200	N/A		
	Event Room / Social Hall	800	1	800	N/A		
	Fitness Center (cardio & strength equipment, group exercise/multi-purpose area)	600	1	600	N/A		
	Leasing Center	500	1	500	8		
	Mail Room	100	1	100	N/A		
	Circulation	33,550	25%	33,550	N/A		
<b>Buildings' Subtotal</b>				<b>167,750</b>	<b>101</b>	<b>41,938</b>	<b>0.96</b>
Outdoor	Open Space / Landscaping	60,000	1	60,000	N/A	60,000	1.38
	Parking (Garage, Surface, Podium) (320 sf per space)	320	176	56,320	N/A	56,320	1.29
<b>Subtotal</b>				<b>116,320</b>	<b>184</b>	<b>116,320</b>	<b>2.67</b>
<b>TOTAL</b>						<b>158,258</b>	<b>3.63</b>







# EXISTING CONDITIONS












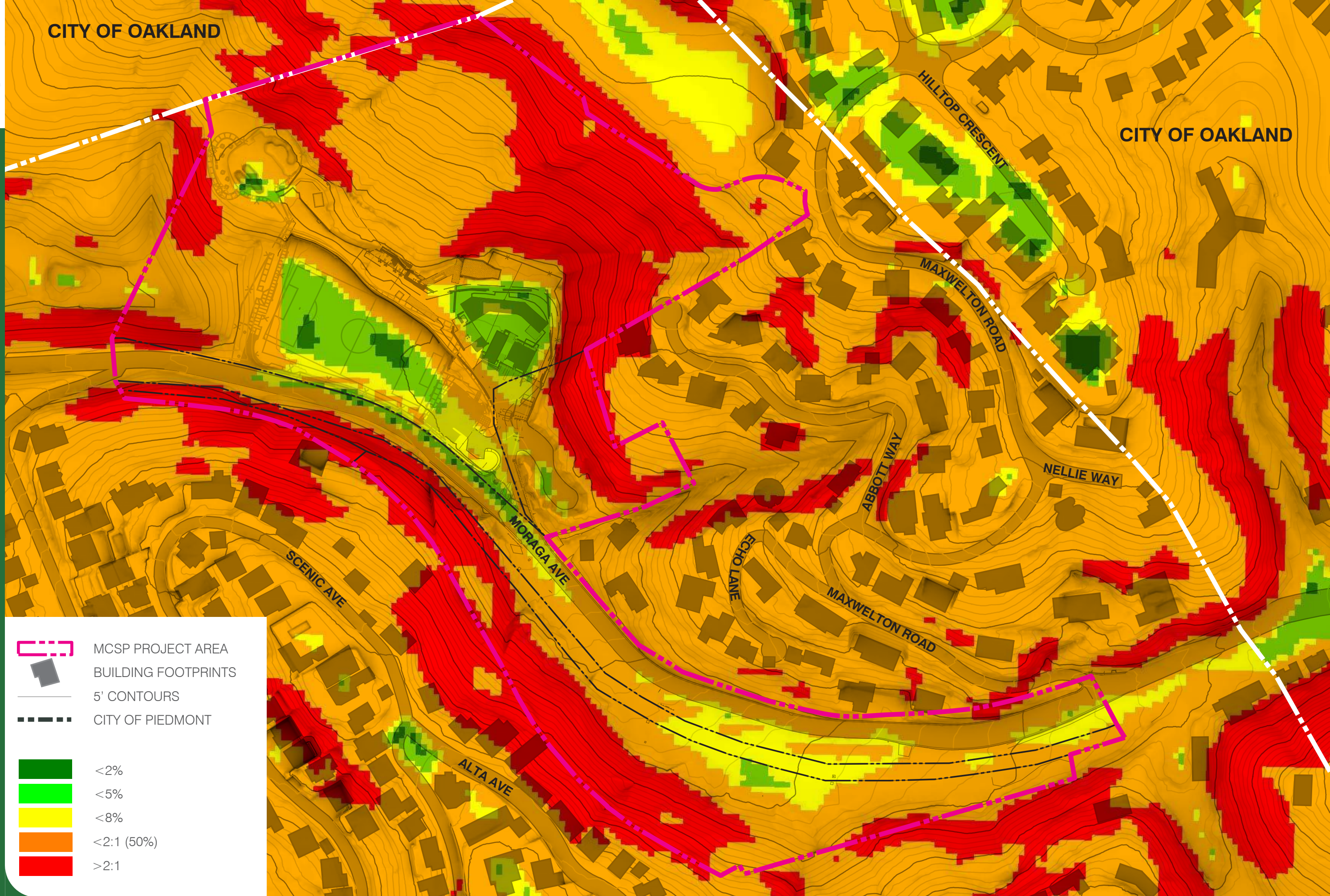













	MCSP PROJECT AREA
	BUILDING FOOTPRINTS
	5' CONTOURS
	CITY OF PIEDMONT







  

	100
	200
	300
	400
	500
	600
	700
	800
	900




	MCSP PROJECT AREA
	BUILDING FOOTPRINTS
	5' CONTOURS
	CITY OF PIEDMONT
	<2%
	<5%
	<8%
	<2:1 (50%)
	>2:1

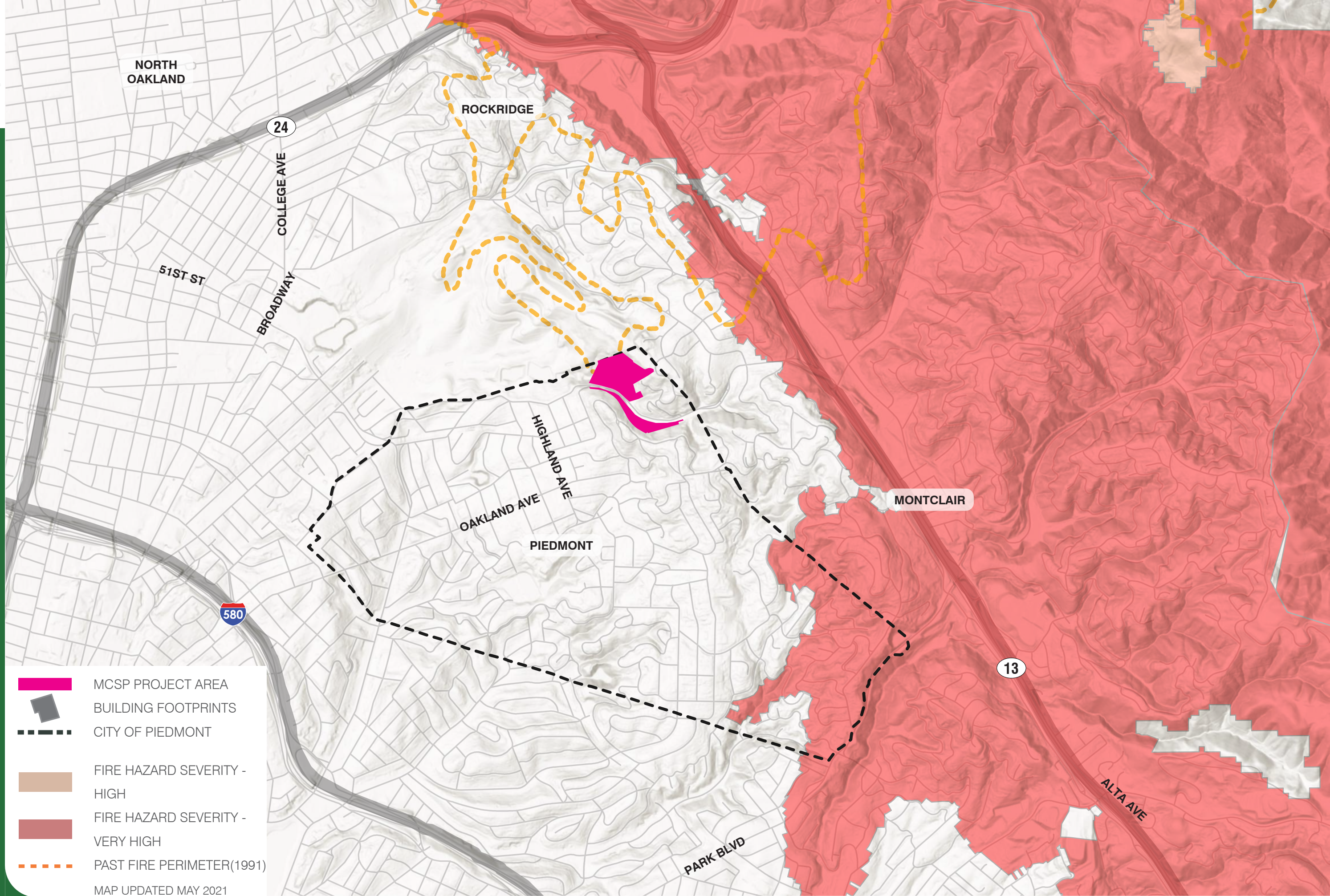


-  MCSP PROJECT AREA
-  BUILDING FOOTPRINTS
-  5' CONTOURS
-  CITY OF PIEDMONT
-  PARCEL BOUNDARY
-  STREAM FLOWS



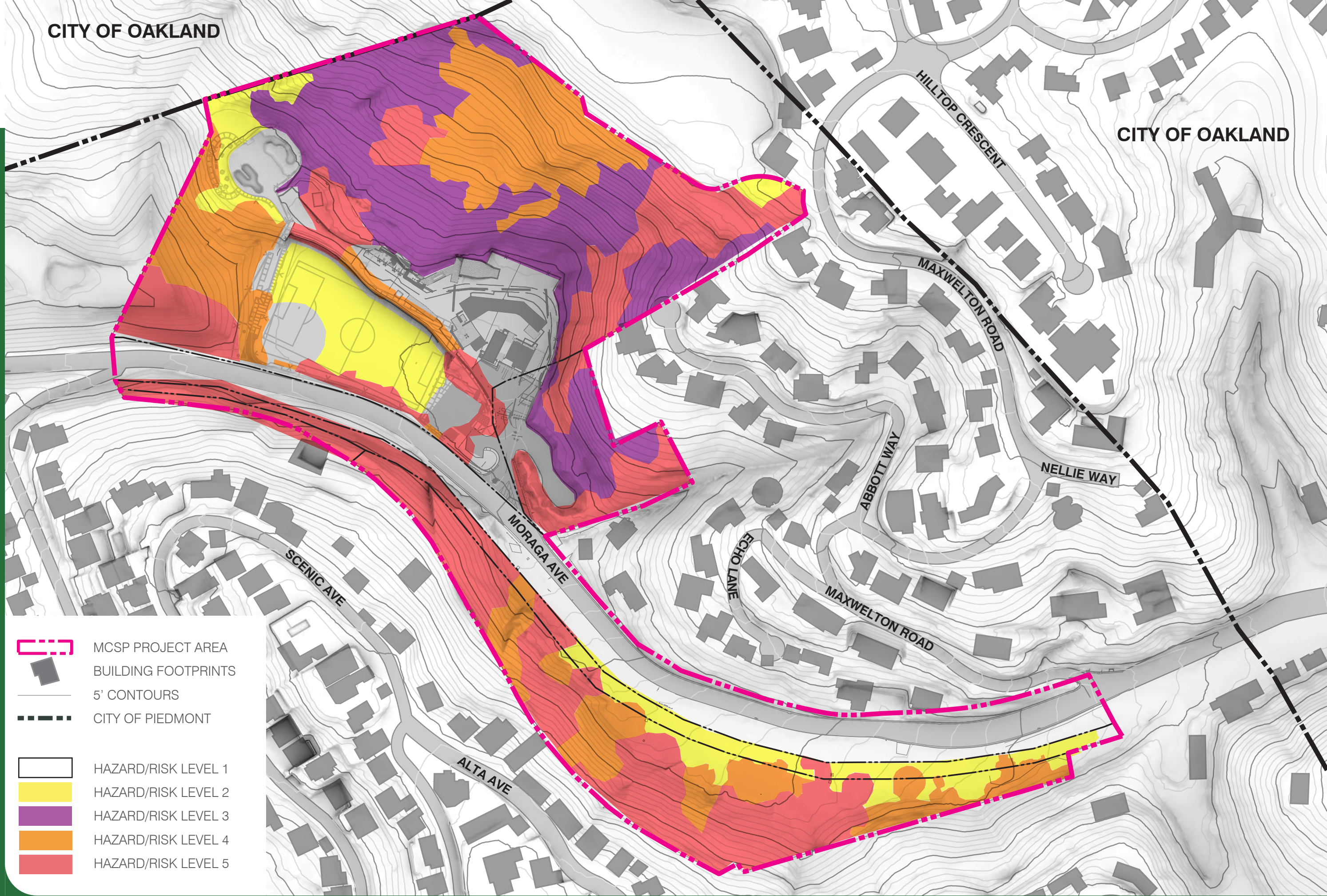
#19 California Bay Laurel










-  MCSP PROJECT AREA
-  BUILDING FOOTPRINTS
-  5' CONTOURS
-  CITY OF PIEDMONT
-  TREE COVERAGE
-  HERITAGE TREE #19

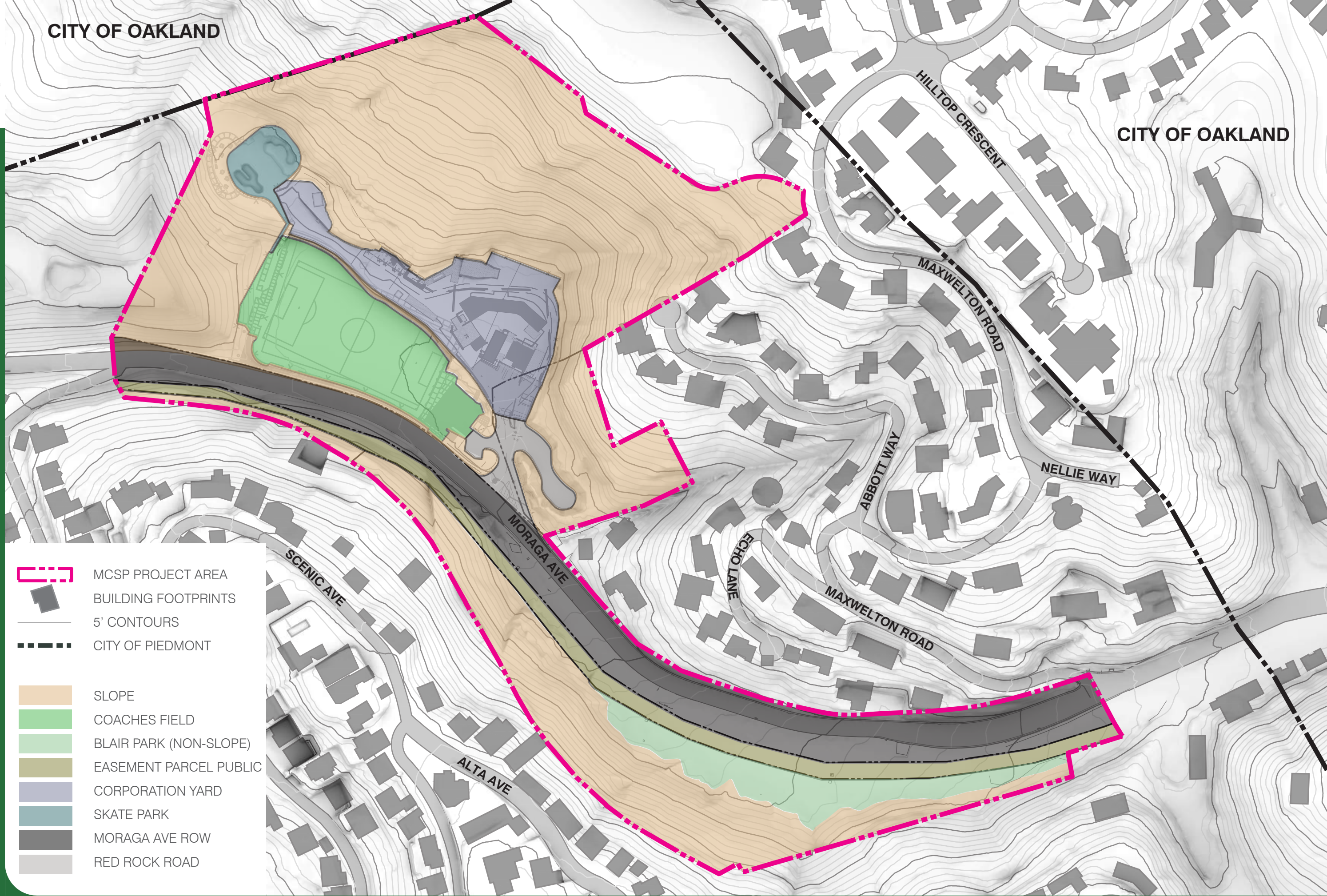














- MCSP PROJECT AREA
- BUILDING FOOTPRINTS
- CITY OF PIEDMONT
- FIRE HAZARD SEVERITY - HIGH
- FIRE HAZARD SEVERITY - VERY HIGH
- PAST FIRE PERIMETER(1991)

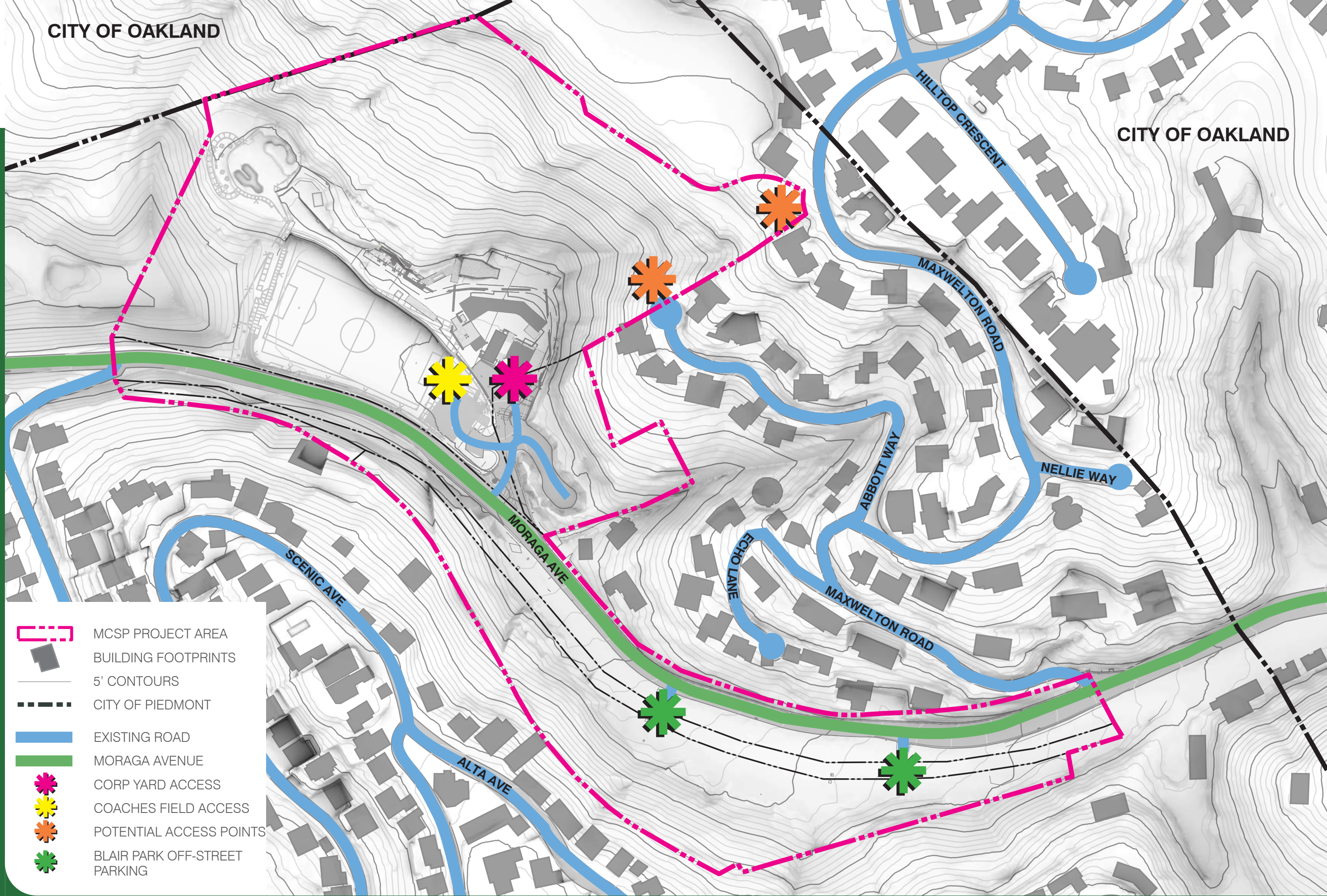
MAP UPDATED MAY 2021













-  MCSP PROJECT AREA
-  BUILDING FOOTPRINTS
-  5' CONTOURS
-  CITY OF PIEDMONT
-  HAZARD/RISK LEVEL 1
-  HAZARD/RISK LEVEL 2
-  HAZARD/RISK LEVEL 3
-  HAZARD/RISK LEVEL 4
-  HAZARD/RISK LEVEL 5

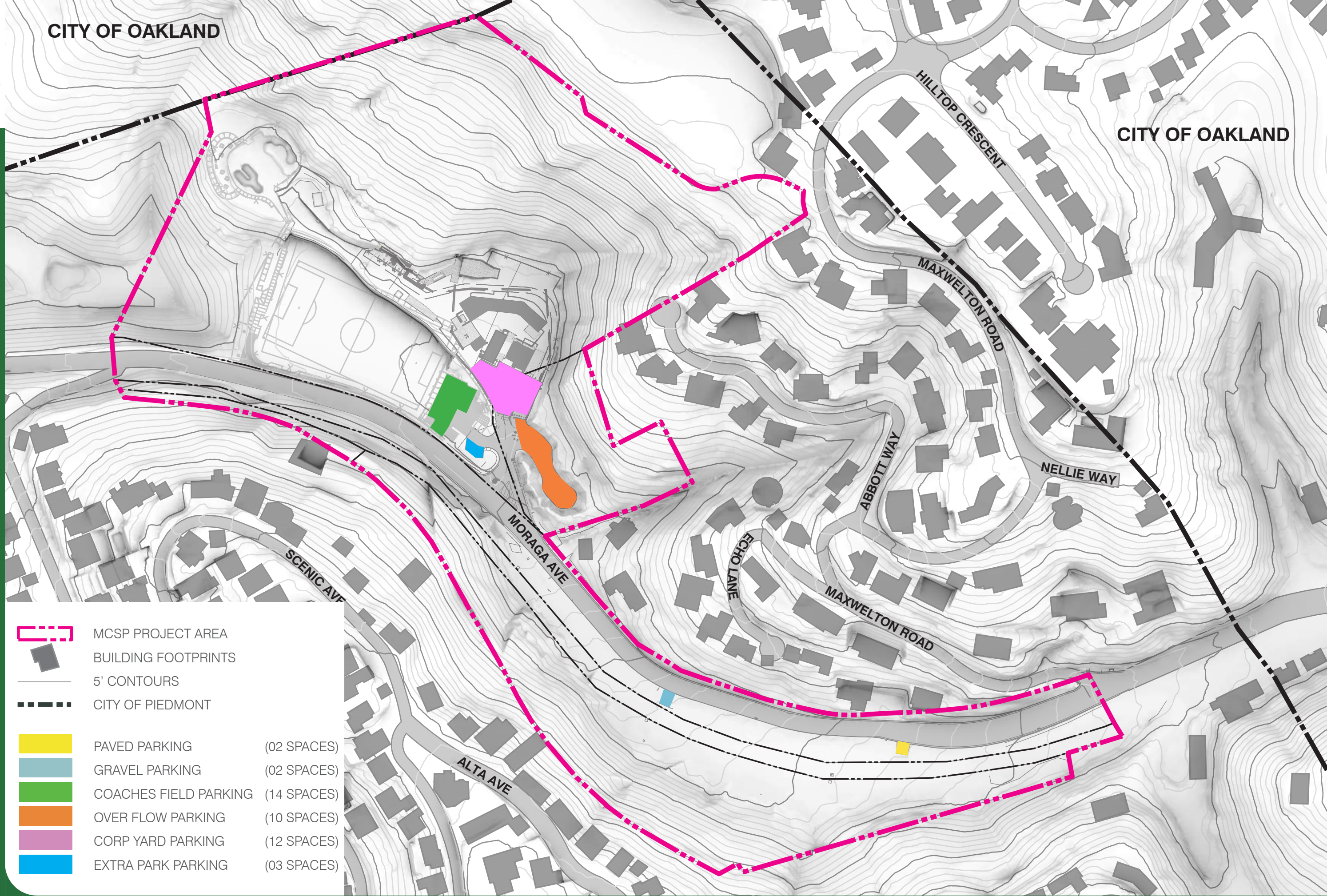











-  MCSP PROJECT AREA
-  BUILDING FOOTPRINTS
-  5' CONTOURS
-  CITY OF PIEDMONT
-  SLOPE
-  COACHES FIELD
-  BLAIR PARK (NON-SLOPE)
-  EASEMENT PARCEL PUBLIC
-  CORPORATION YARD
-  SKATE PARK
-  MORAGA AVE ROW
-  RED ROCK ROAD

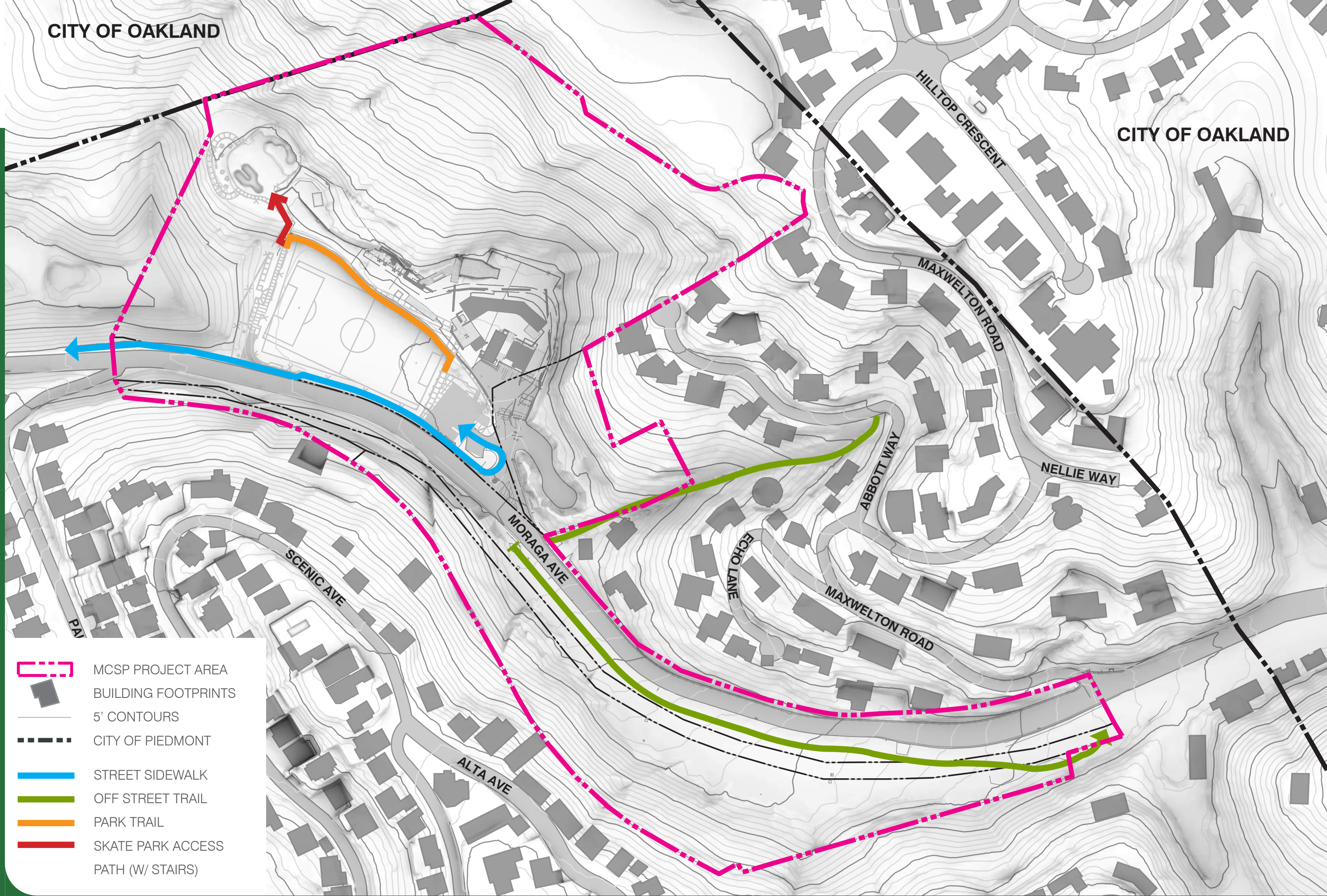










-  MCSP PROJECT AREA
-  BUILDING FOOTPRINTS
-  5' CONTOURS
-  CITY OF PIEDMONT
-  EXISTING ROAD
-  MORAGA AVENUE
-  CORP YARD ACCESS
-  COACHES FIELD ACCESS
-  POTENTIAL ACCESS POINTS
-  BLAIR PARK OFF-STREET PARKING

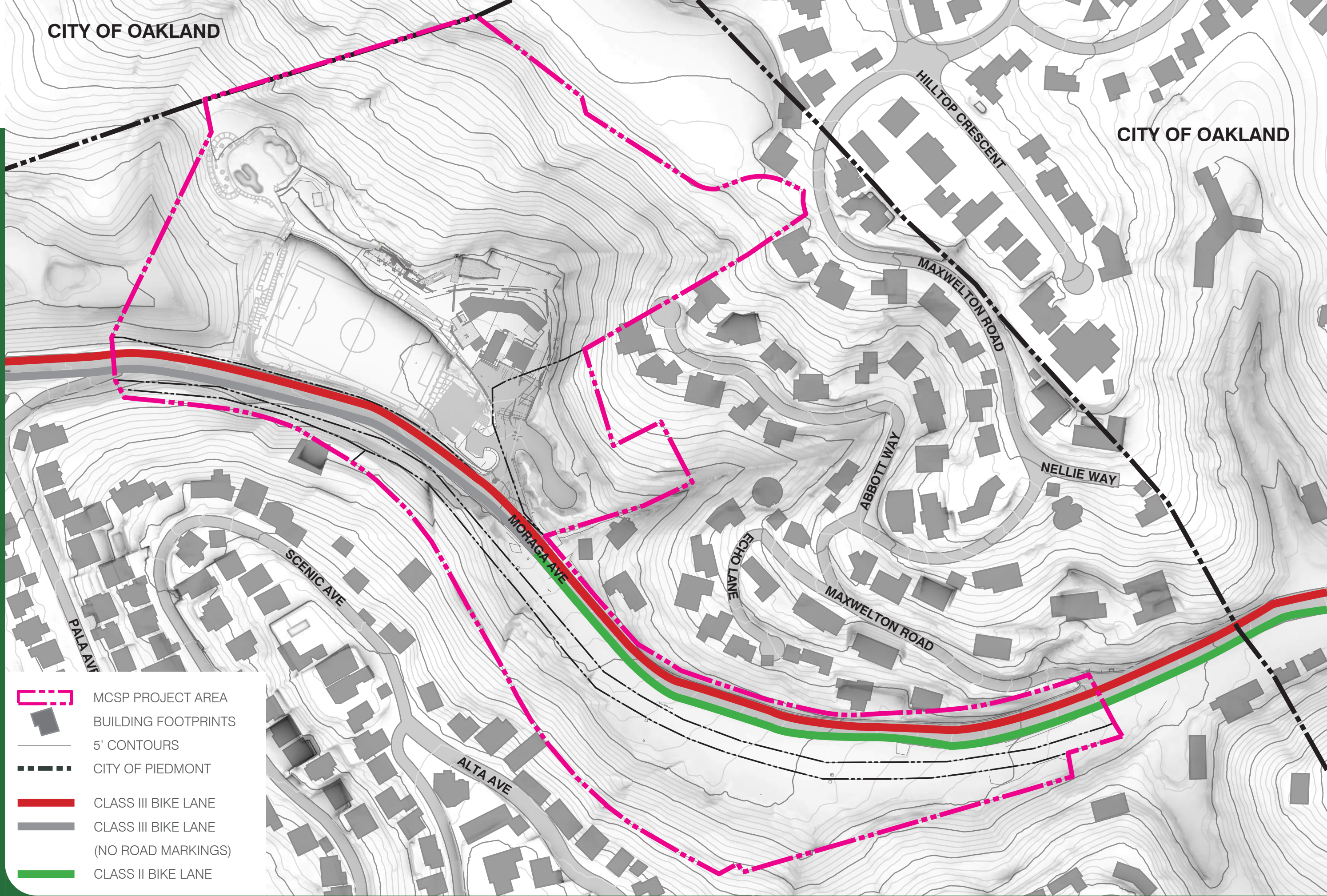











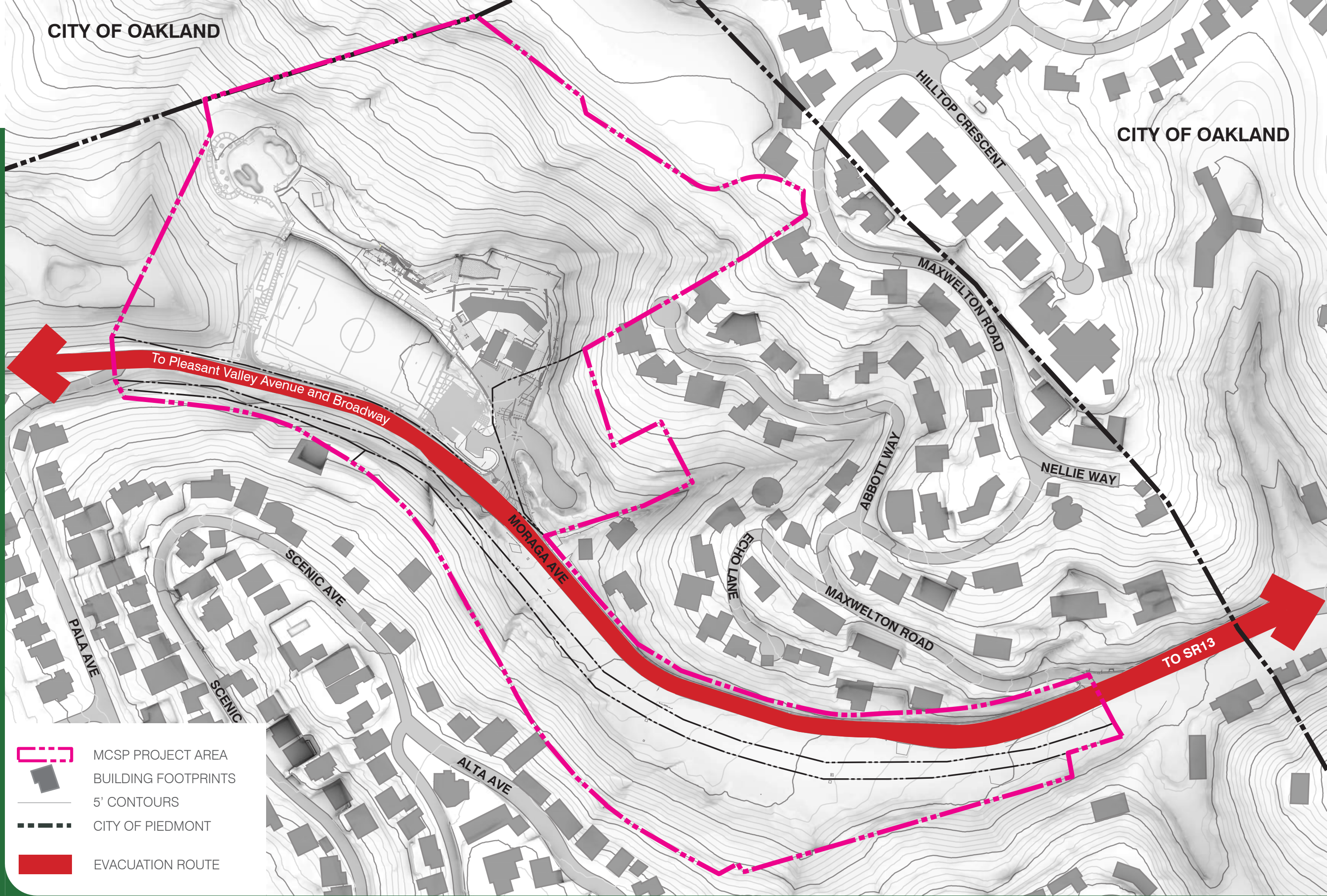
-  MCSP PROJECT AREA
-  BUILDING FOOTPRINTS
-  5' CONTOURS
-  CITY OF PIEDMONT
-  PAVED PARKING (02 SPACES)
-  GRAVEL PARKING (02 SPACES)
-  COACHES FIELD PARKING (14 SPACES)
-  OVER FLOW PARKING (10 SPACES)
-  CORP YARD PARKING (12 SPACES)
-  EXTRA PARK PARKING (03 SPACES)



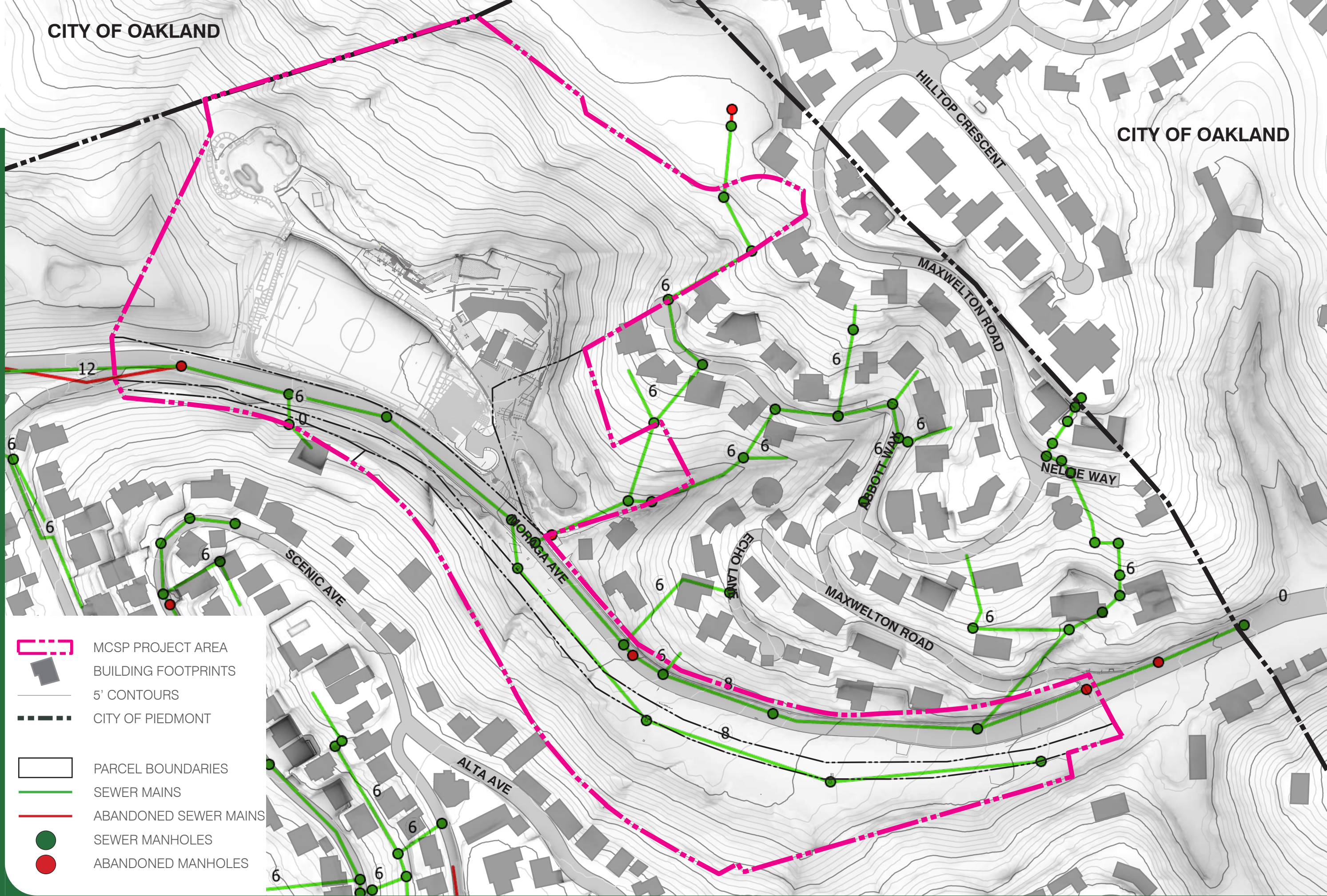
-  MCSP PROJECT AREA
-  BUILDING FOOTPRINTS
-  5' CONTOURS
-  CITY OF PIEDMONT
-  STREET SIDEWALK
-  OFF STREET TRAIL
-  PARK TRAIL
-  SKATE PARK ACCESS PATH (W/ STAIRS)












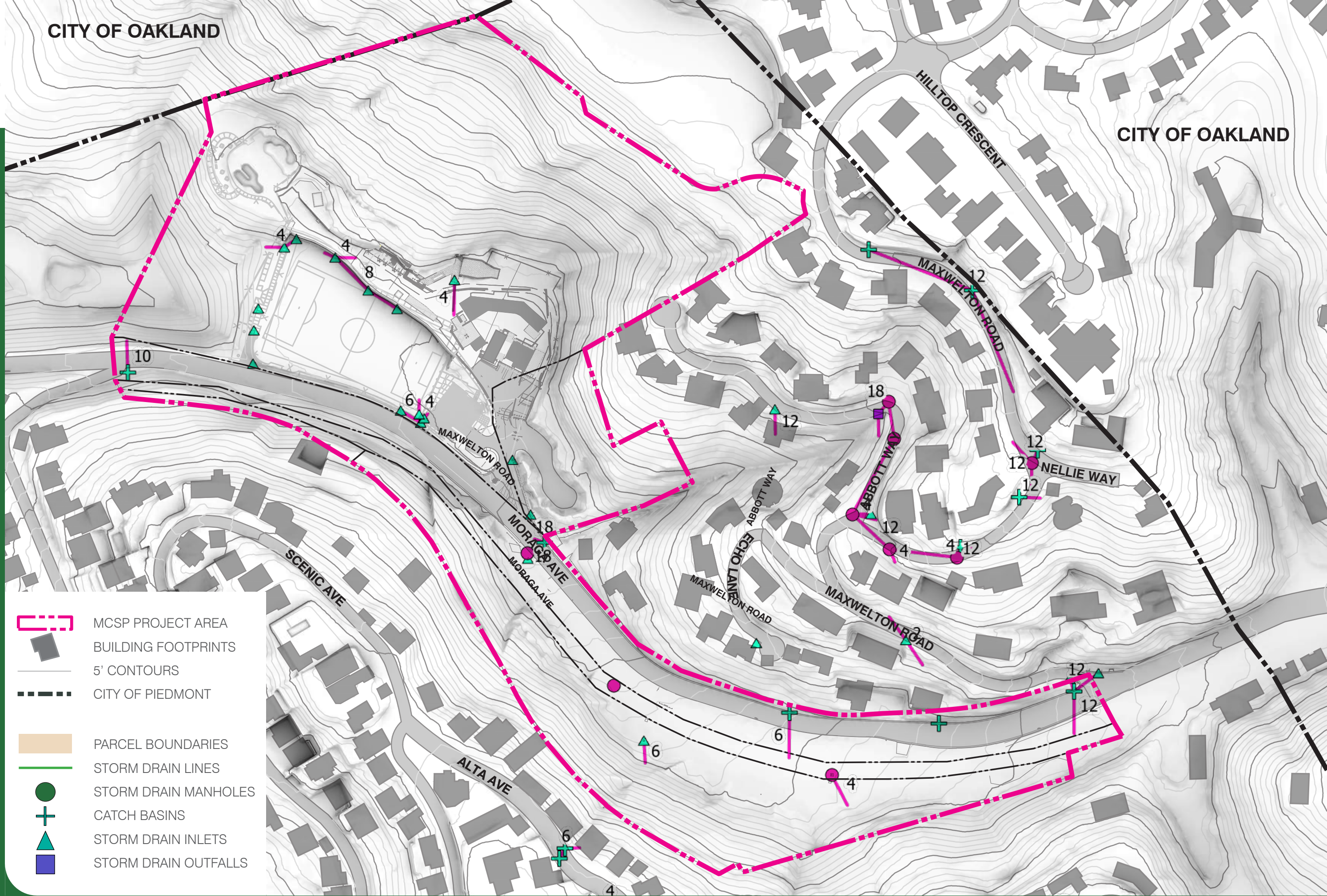
-  MCSP PROJECT AREA
-  BUILDING FOOTPRINTS
-  5' CONTOURS
-  CITY OF PIEDMONT
-  CLASS III BIKE LANE
-  CLASS III BIKE LANE  
(NO ROAD MARKINGS)
-  CLASS II BIKE LANE













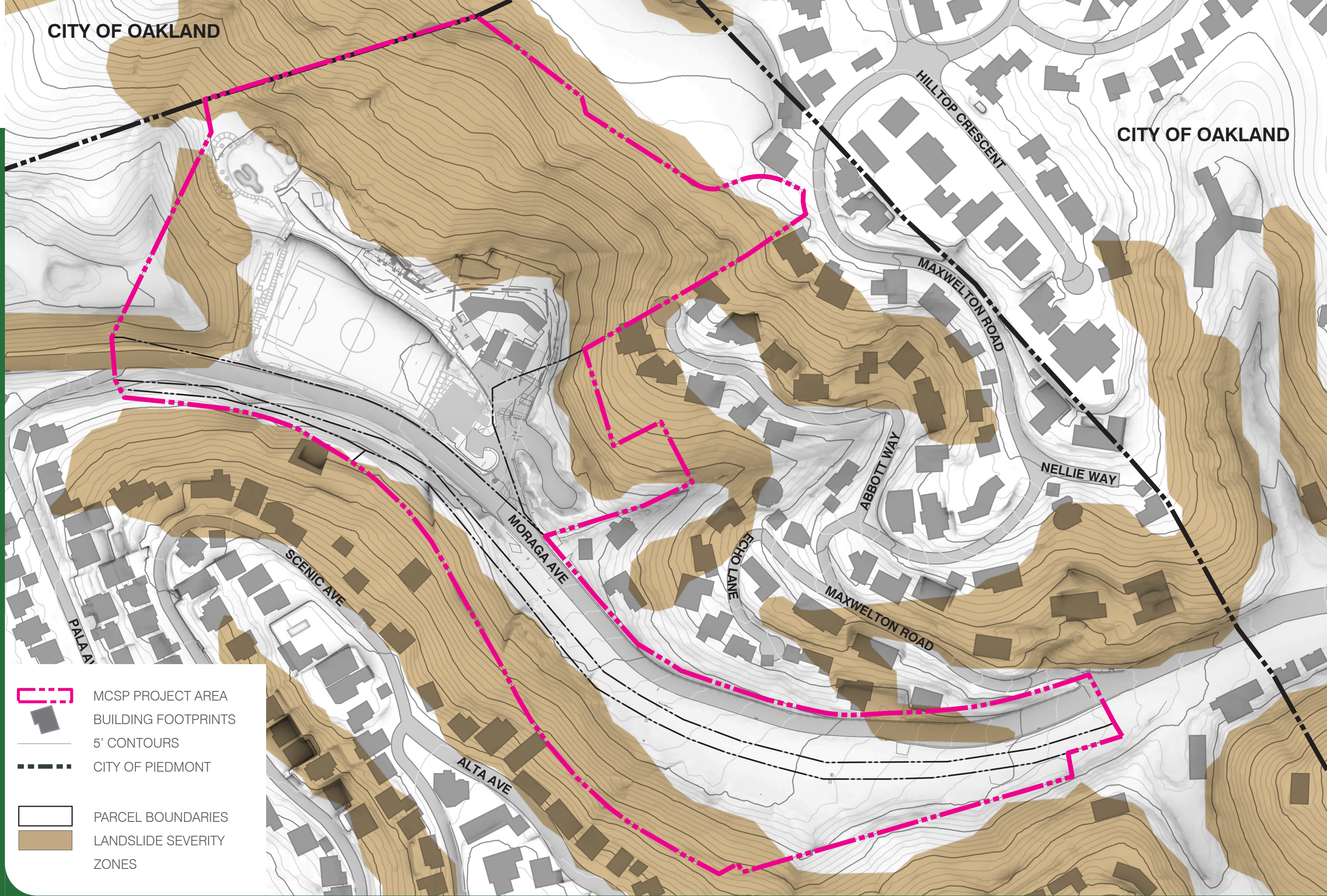
-  MCSP PROJECT AREA
-  BUILDING FOOTPRINTS
-  5' CONTOURS
-  CITY OF PIEDMONT
-  EVACUATION ROUTE










-  MCSP PROJECT AREA
-  BUILDING FOOTPRINTS
-  5' CONTOURS
-  CITY OF PIEDMONT
-  PARCEL BOUNDARIES
-  SEWER MAINS
-  ABANDONED SEWER MAINS
-  SEWER MANHOLES
-  ABANDONED MANHOLES



-  MCSP PROJECT AREA
-  BUILDING FOOTPRINTS
-  5' CONTOURS
-  CITY OF PIEDMONT
-  PARCEL BOUNDARIES
-  STORM DRAIN LINES
-  STORM DRAIN MANHOLES
-  CATCH BASINS
-  STORM DRAIN INLETS
-  STORM DRAIN OUTFALLS



-  MCSP PROJECT AREA
-  BUILDING FOOTPRINTS
-  5' CONTOURS
-  CITY OF PIEDMONT
-  PARCEL BOUNDARIES
-  LANDSLIDE SEVERITY ZONES



**ONLINE  
SURVEY  
PRELIMINARY  
RESULTS**





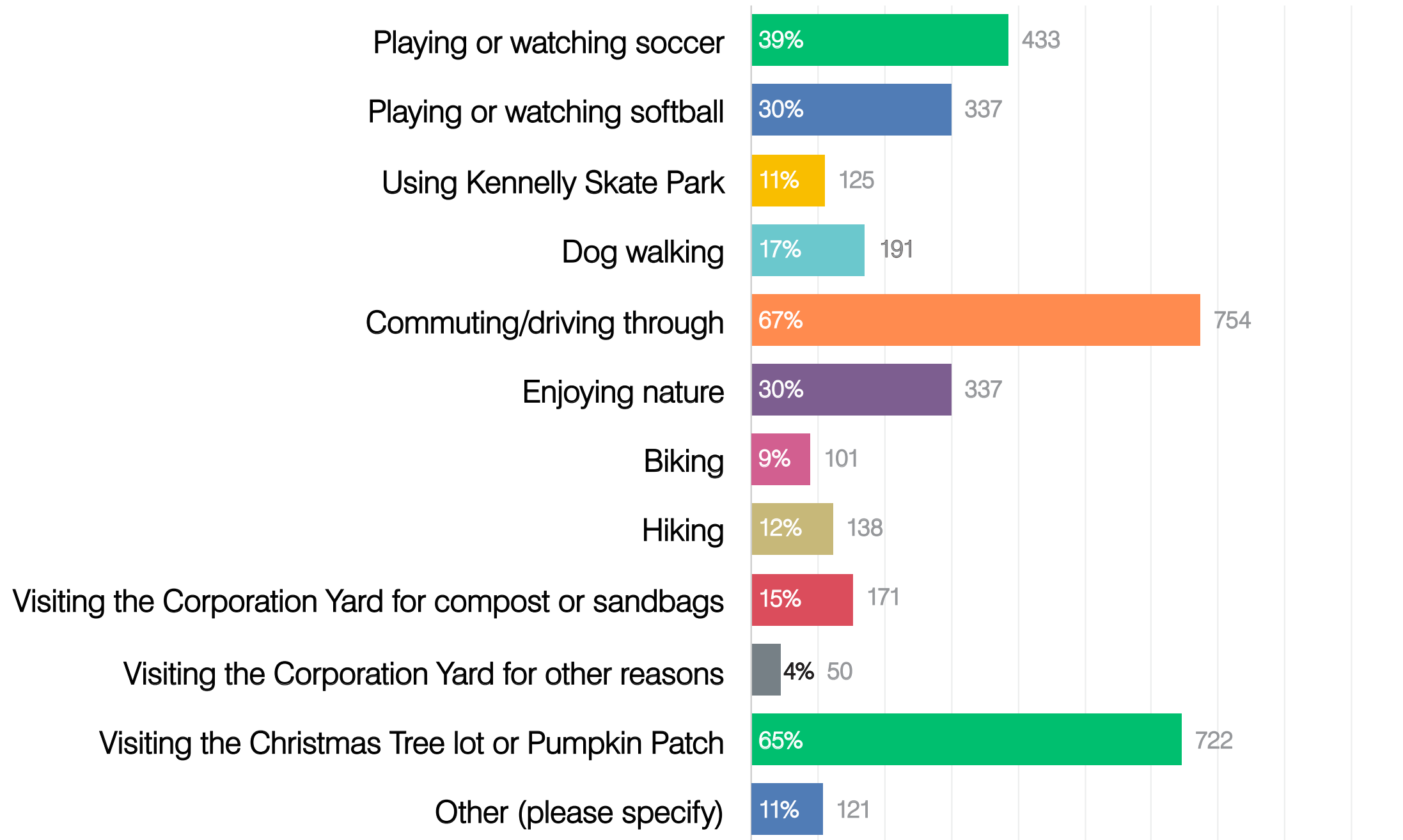
# SURVEY OVERVIEW

The Moraga Canyon Specific Plan Community Survey ran from September 20 – October 20, 2023. More than 1,100 community members participated in the survey. Each participant had the opportunity to be entered to win a \$100 Mulberry's gift certificate. The survey was promoted broadly, via digital, print, and in-person platforms, including:

- City of Piedmont eNewsletter
- The Piedmont Post
- Piedmont Civic Association
- The Voter (LWV Piedmont Newsletter)
- Moraga Canyon Specific Plan Project Email List: Survey deadline reminder
- PUSD Piedmont Pulse (Superintendent Dr. Jennifer Hawn's newsletter)
- Piedmont Recreation Department eNewsletter
- Piedmont Planning & Building Department eNewsletter
- Piedmont Harvest Festival
- Moraga Canyon Specific Plan Neighborhood Meeting + Door Hangers
- Posters at Coaches Field, Pumpkin Patch, Blair Park, City Hall + Handouts at the Public Works and City Clerk counters, Veteran's Hall, Wells Fargo, Mulberry's Market, Valero, Shell, and Ace Hardware

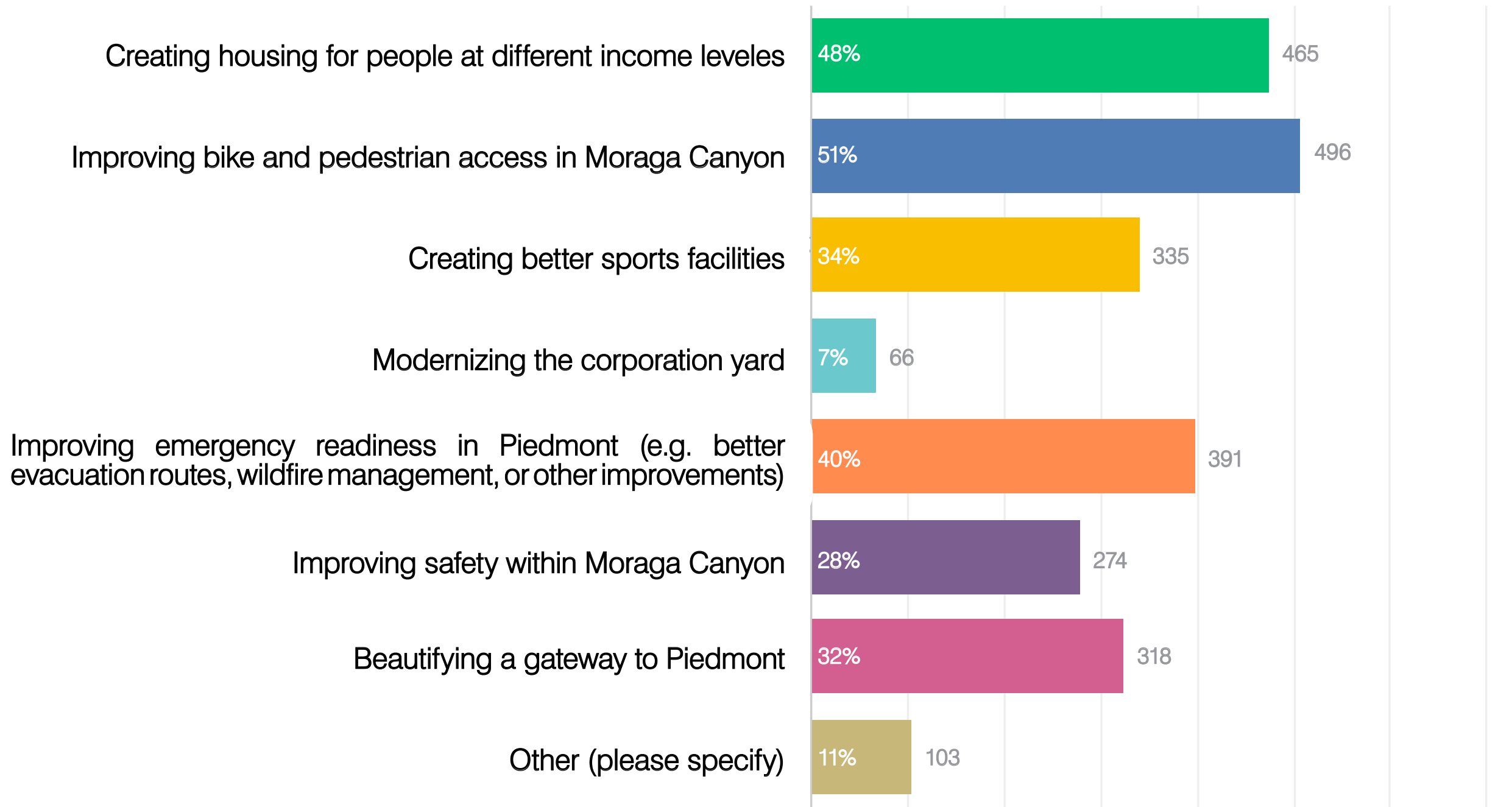


# When you visit Moraga Canyon how do you and/or your family typically spend time there? (Check all that apply)





# The Moraga Canyon Specific Plan will make recommendations that could bring a number of improvements to the area. Which of the benefits of the Moraga Canyon Specific Plan are most important to you? (Choose up to three benefits)





# What qualities of Moraga Canyon do you and your family value the most?

“

Coaches Field is a great space for families to play on the field or for kids to play on a team or go to summer camps through the Piedmont Rec Dept.”

“

View of the cemetery, trees and surroundings. Relative peace and serenity for an urban environment.”

“

We appreciate the Christmas Tree Lot and Pumpkin Patch - these community activities make Piedmont special.”

“

Having the Corporation Yard nearby is a good escape plan because we are in a high fire zone.”



# ROLE OF THE PARK COMMISSION

## GENERALLY

Piedmont City Code Section 25.5, Powers and Duties of the Park Commission, states that the Commission shall:

Consider and make recommendations to the City Council on matters affecting the beautification, planting, litter control, development, uses, acquisition and disposal and maintenance of all parks, park improvements, park memorials, street trees, parking strips (i.e., the portion of the street right-of-way between the sidewalk and curb) and other planted areas owned or controlled by the City.



# ROLE OF THE PARK COMMISSION

## RELATIVE TO THE MORAGA CANYON SPECIFIC PLAN

During this initial information-gathering stage of the planning process the Commissioners have the opportunity to consider the goals and objectives the Council has established and informally indicate any priorities related to the goals for landscaping and park improvements in conformance with City Code Section 25.5.

The Park Commission also has a role as the MCSP nears completion. After the City Council has selected a concept plan to be developed into a specific plan and all the objectives and elements of a final Moraga Canyon Specific Plan are nearing completion, the Park Commission has the responsibility of reviewing the Plan and make a recommendation to the City Council as provided in City Code Section 25.5.



# NEXT STEPS

## **November 30, 2023**

### **Community Workshop at Veterans Hall from 7:00 to 9:00 p.m.**

Alternative concept plans will be presented and discussed.

## **January-February 2024**

### **Study Session of the Planning Commission and City Council**

The results of the Community Workshop will be presented to the Planning Commission and City Council. The anticipated outcome is direction to develop a Moraga Canyon Specific Plan based on a selected concept plan.

## **Spring through Fall 2024**

A final draft MCSP is expected to be completed and considered for adoption later in 2024.



# CONTACT

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Visit

**[Piedmontishome.org](http://Piedmontishome.org)**