



**Piedmont  
is Home**

# **MORAGA CANYON SPECIFIC PLAN**

**NEIGHBORHOOD MEETING**

**OCTOBER 11, 2023**



**PROJECT BACKGROUND**

**PROGRAM ELEMENTS**

**EXISTING CONDITIONS**

**PRECEDENTS**

**ACTIVITIES**



**WHO ARE WE?**



# OUR TEAM



**TEAM LEAD: ARCHITECTURE, URBAN DESIGN & PLANNING**



**PUBLIC ENGAGEMENT**



**ENVIRONMENTAL PLANNING**



**CIVIL ENGINEERING**



**ECONOMIC DEVELOPMENT**



**TRANSPORTATION**



**WILDFIRE**



The image features a scenic view 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 bold, dark grey font.

# WHY MORAGA CANYON?



# MORAGA CANYON SPECIFIC PLAN

- Certifying 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.





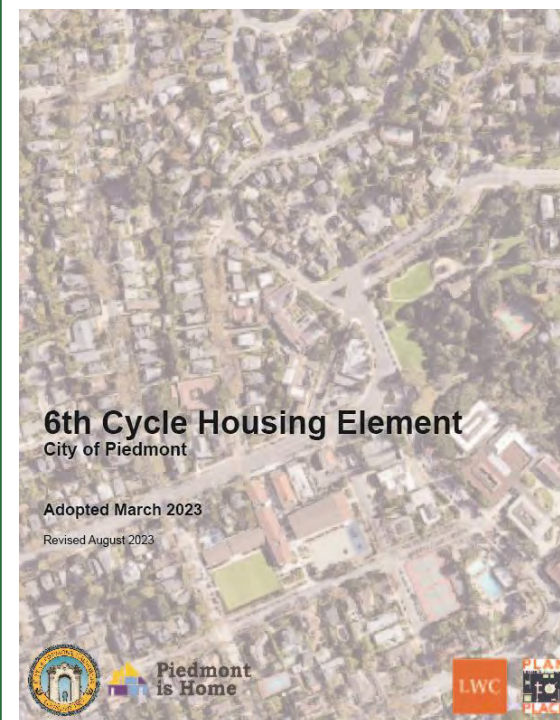
CITY OF PIEDMONT  
GENERAL PLAN

Adopted  
April 6, 2009

Amended February 18, 2020

General  
Plan  
(4/2009)

6th Cycle  
Housing  
Element  
(3/2023)



**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 for how to:

- Incorporate 132 units of new housing, 60 of which would be reserved for households with lower income;
- Maintain and improve existing City facilities (Corp Yard), open space, and recreational amenities; and
- Improving traffic as well as pedestrian, bicycle and wildfire safety.



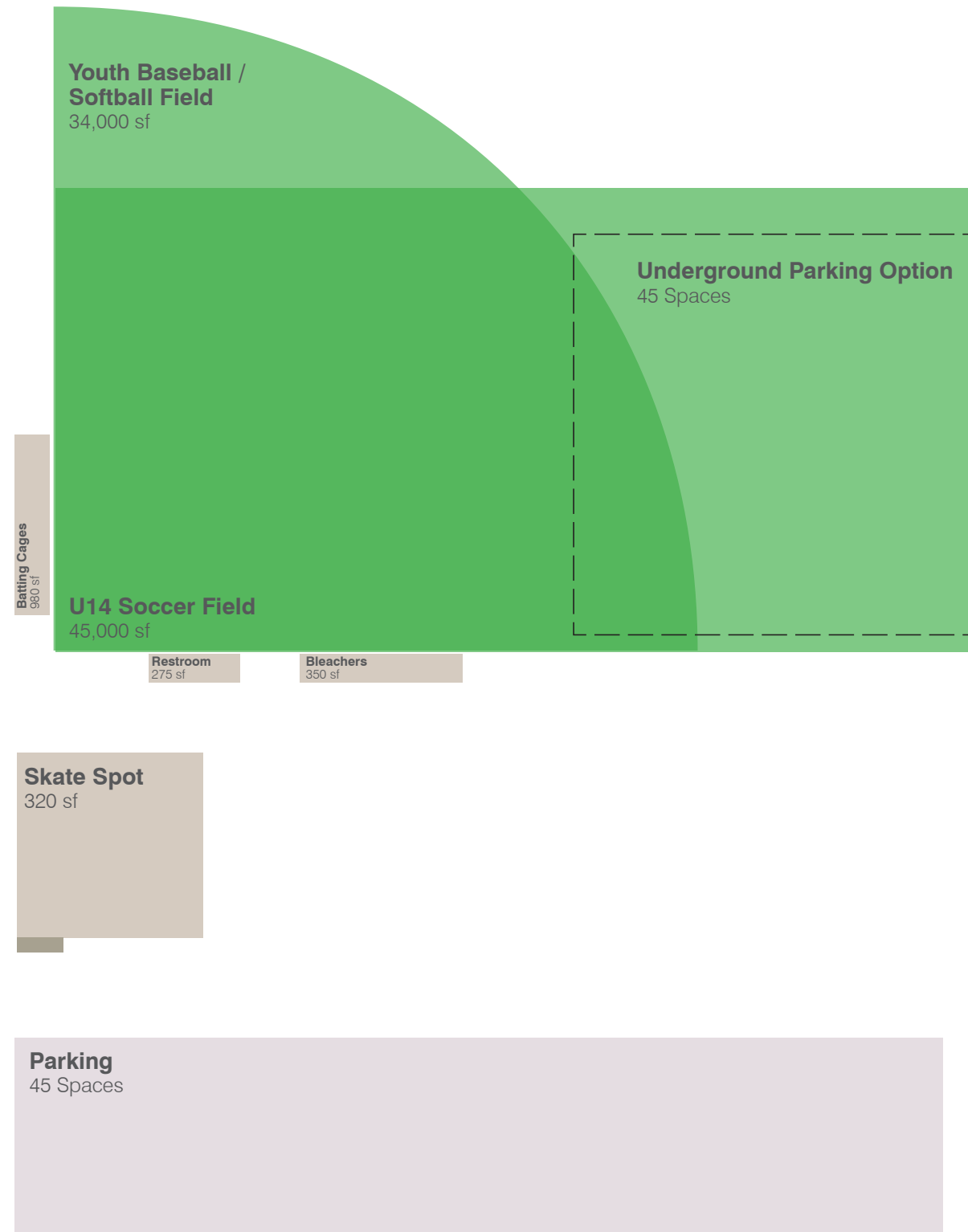


**WHAT'S  
INCLUDED?**





# RECREATION

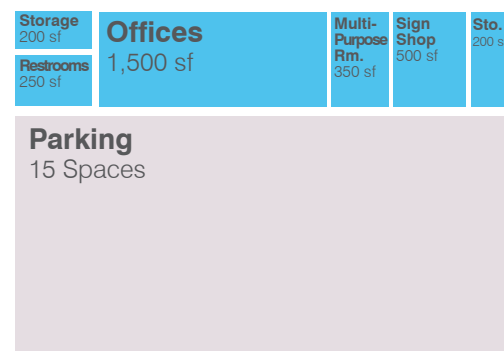
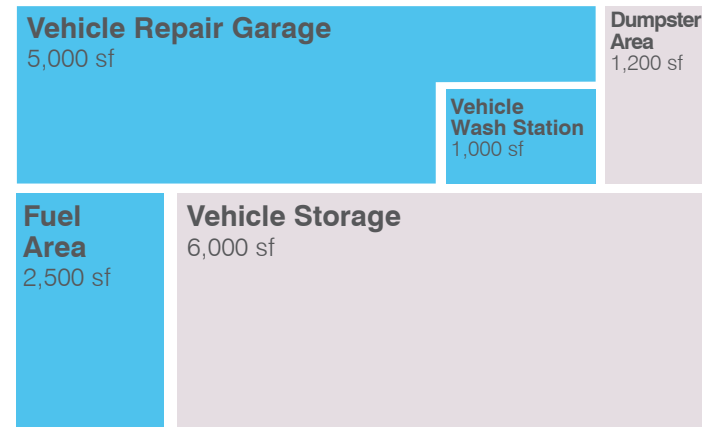


Skate Spot							
Location	Description	Size	Quantity	Total SF	Parking Required	Land Area (sf)	Land Area (ac)
Outdoor	Skate Spot (ramps, rails, boxes, etc.) (35' x 100')	3,500	1	3,500	4	3,500	0.08
	Open Space / Landscaping / Staging Area (5' -15' apron)	1,200	1	1,200	N/A	1,200	0.03
	Parking (Garage, Surface,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

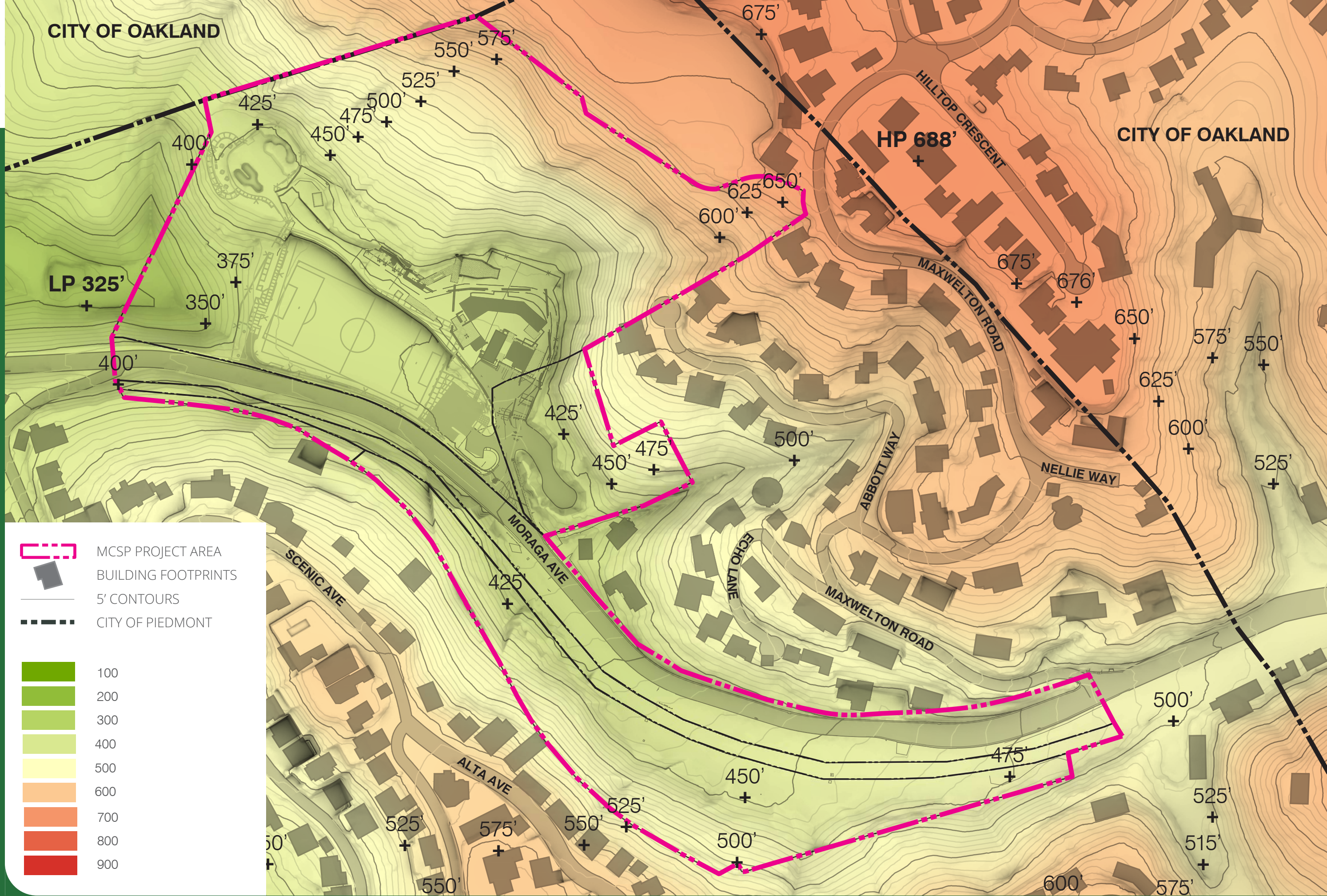






# EXISTING CONDITIONS
















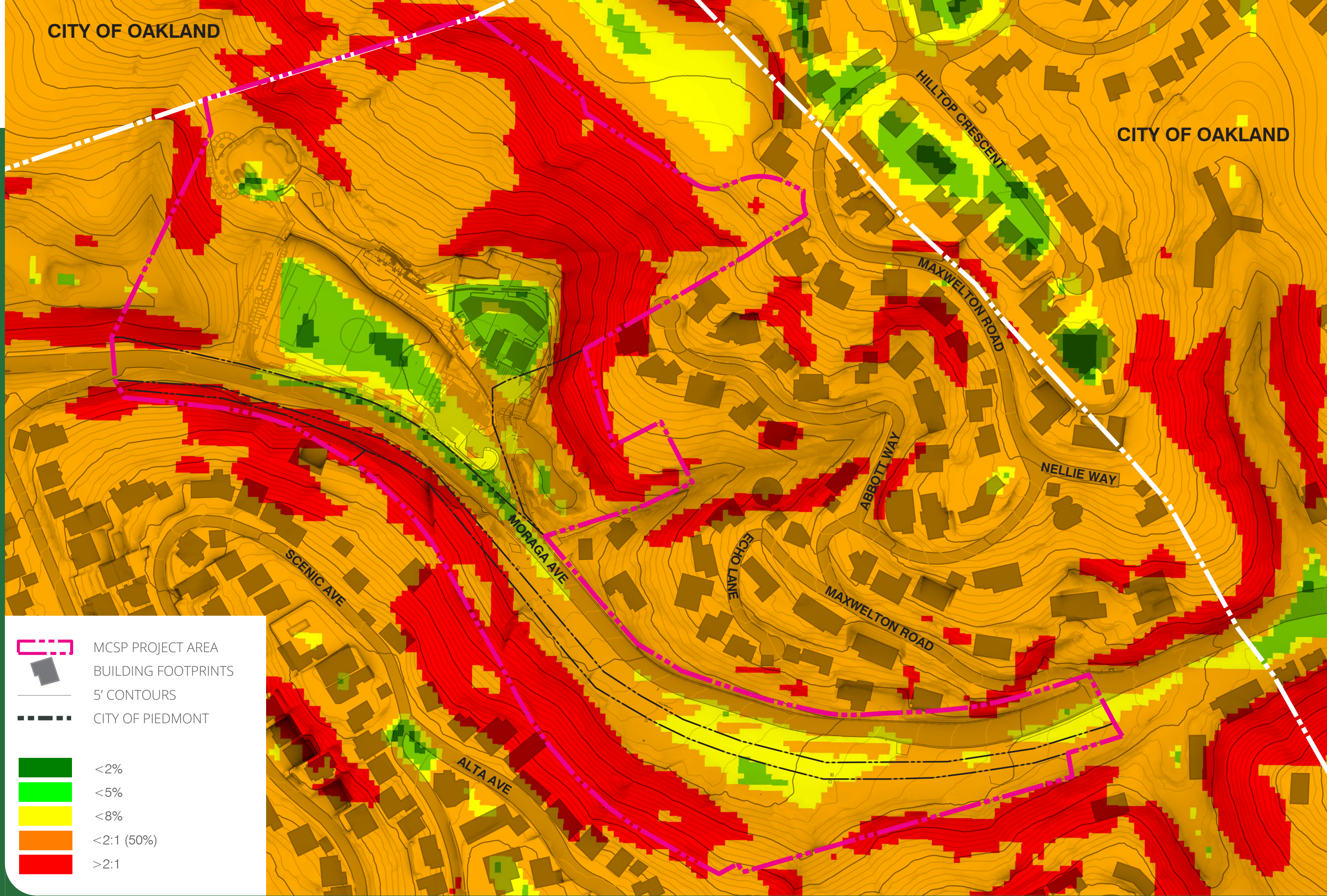











	MCSP PROJECT AREA
	BUILDING FOOTPRINTS
	5' CONTOURS
	CITY OF PIEDMONT

	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











Piedmont is Home

CITY OF OAKLAND

CITY OF OAKLAND



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





Piedmont is Home

CITY OF OAKLAND

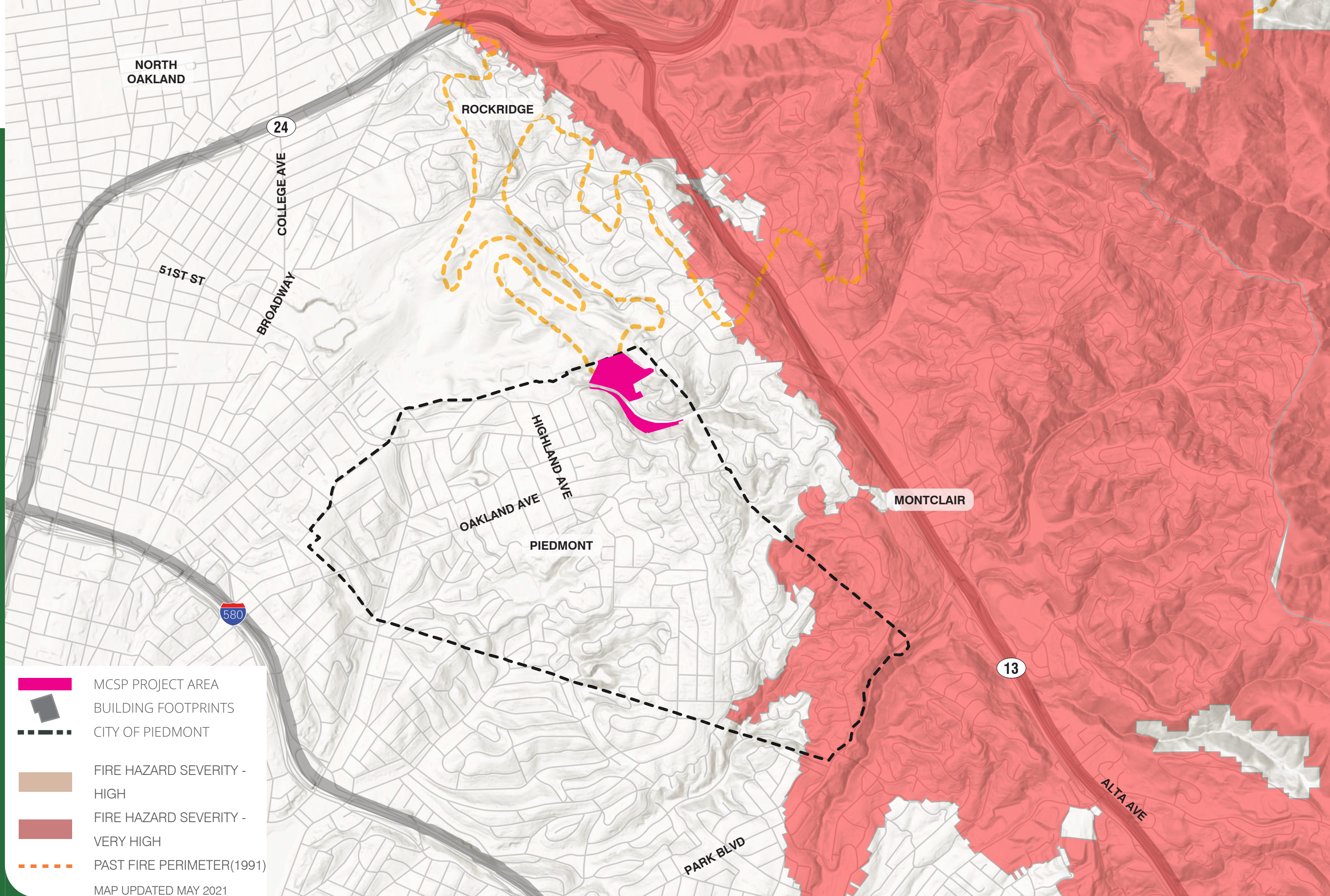
CITY OF OAKLAND



#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

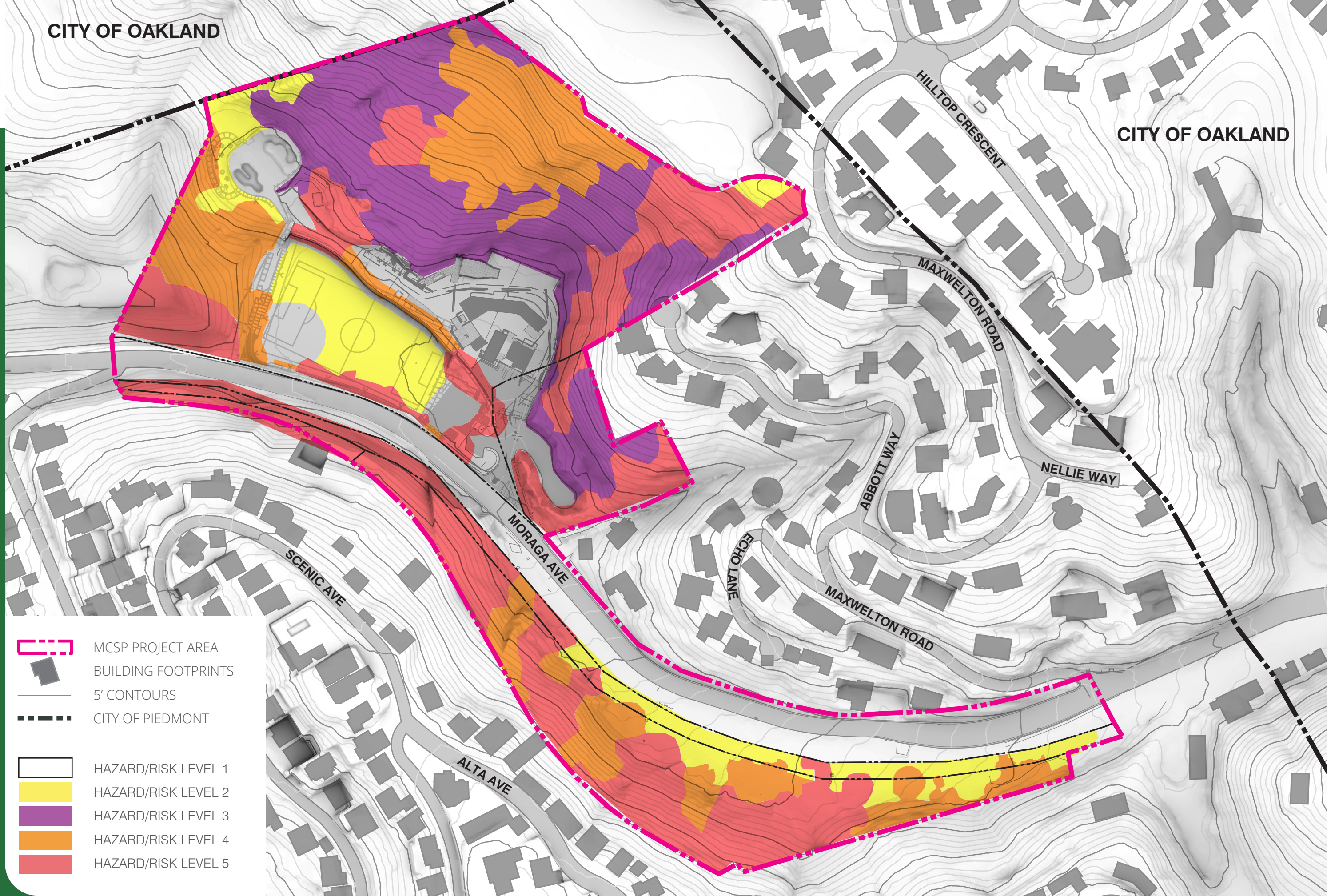













Piedmont is Home

CITY OF OAKLAND

CITY OF OAKLAND



-  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

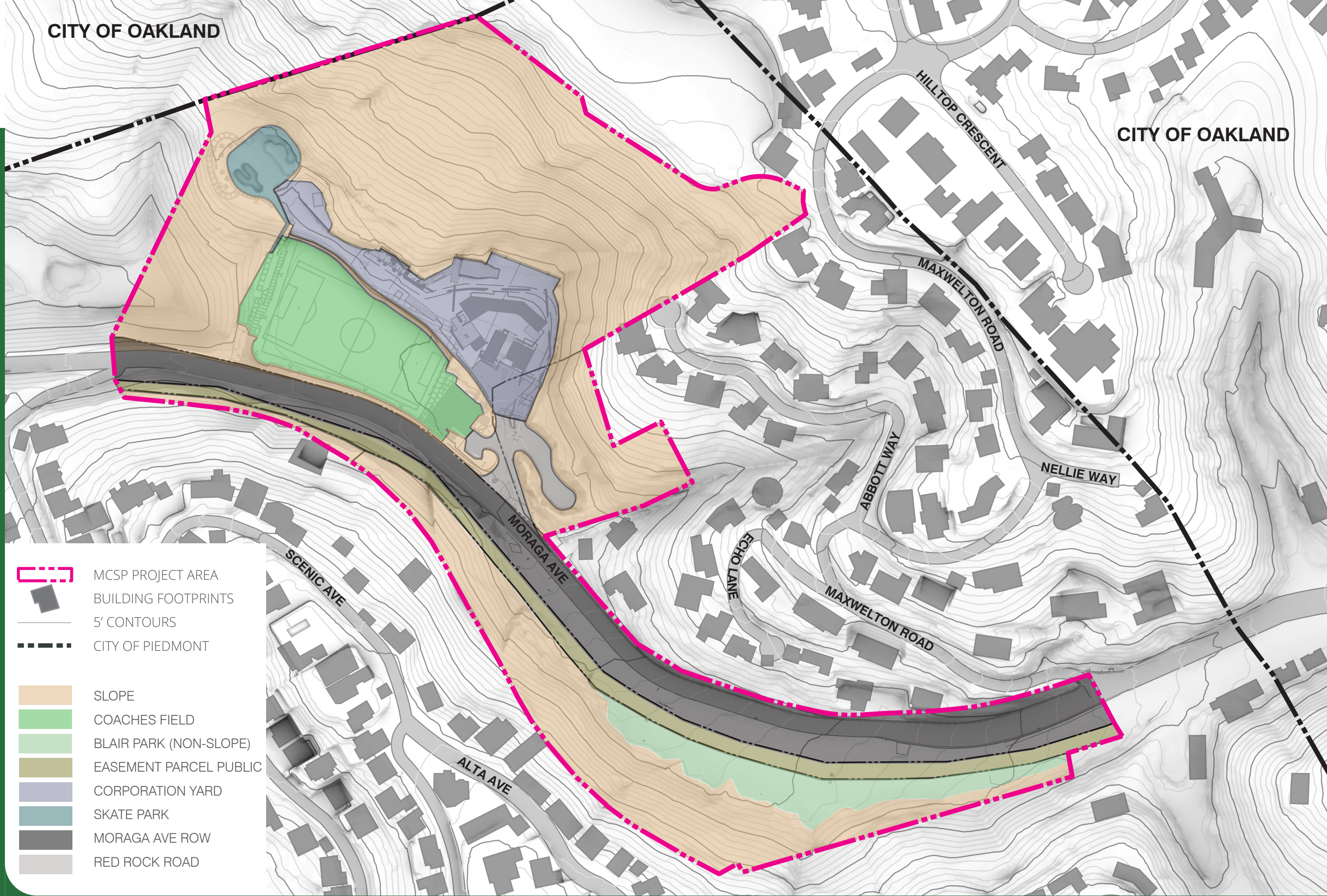




Piedmont is Home

CITY OF OAKLAND

CITY OF OAKLAND



-  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

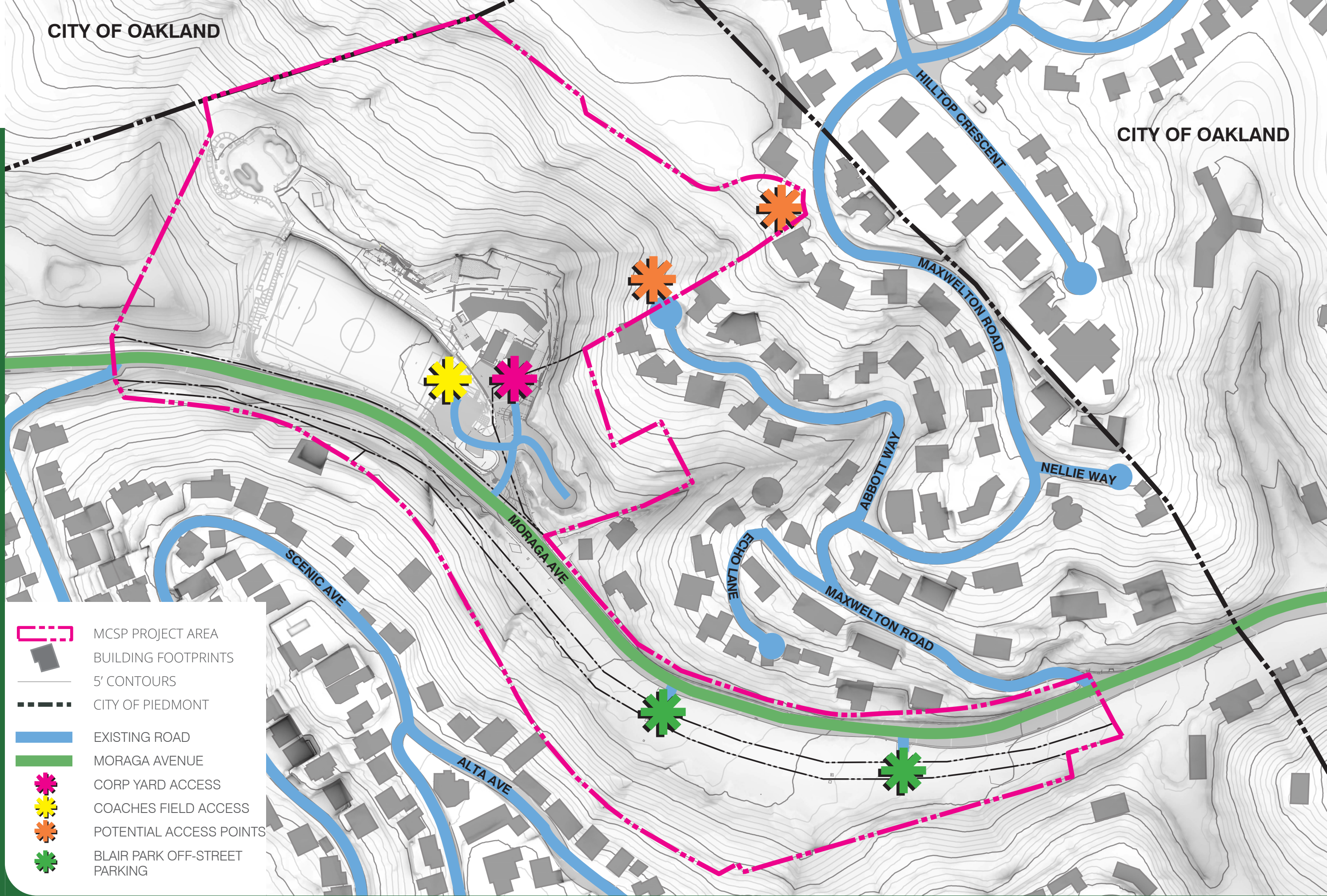




Piedmont is Home

CITY OF OAKLAND

CITY OF OAKLAND



-  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















Piedmont is Home

CITY OF OAKLAND

CITY OF OAKLAND



-  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)










Piedmont is Home

CITY OF OAKLAND

CITY OF OAKLAND



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

CIRCULATION: PEDESTRIAN ACCESS

NEIGHBORHOOD MEETING

Moraga Canyon Specific Plan

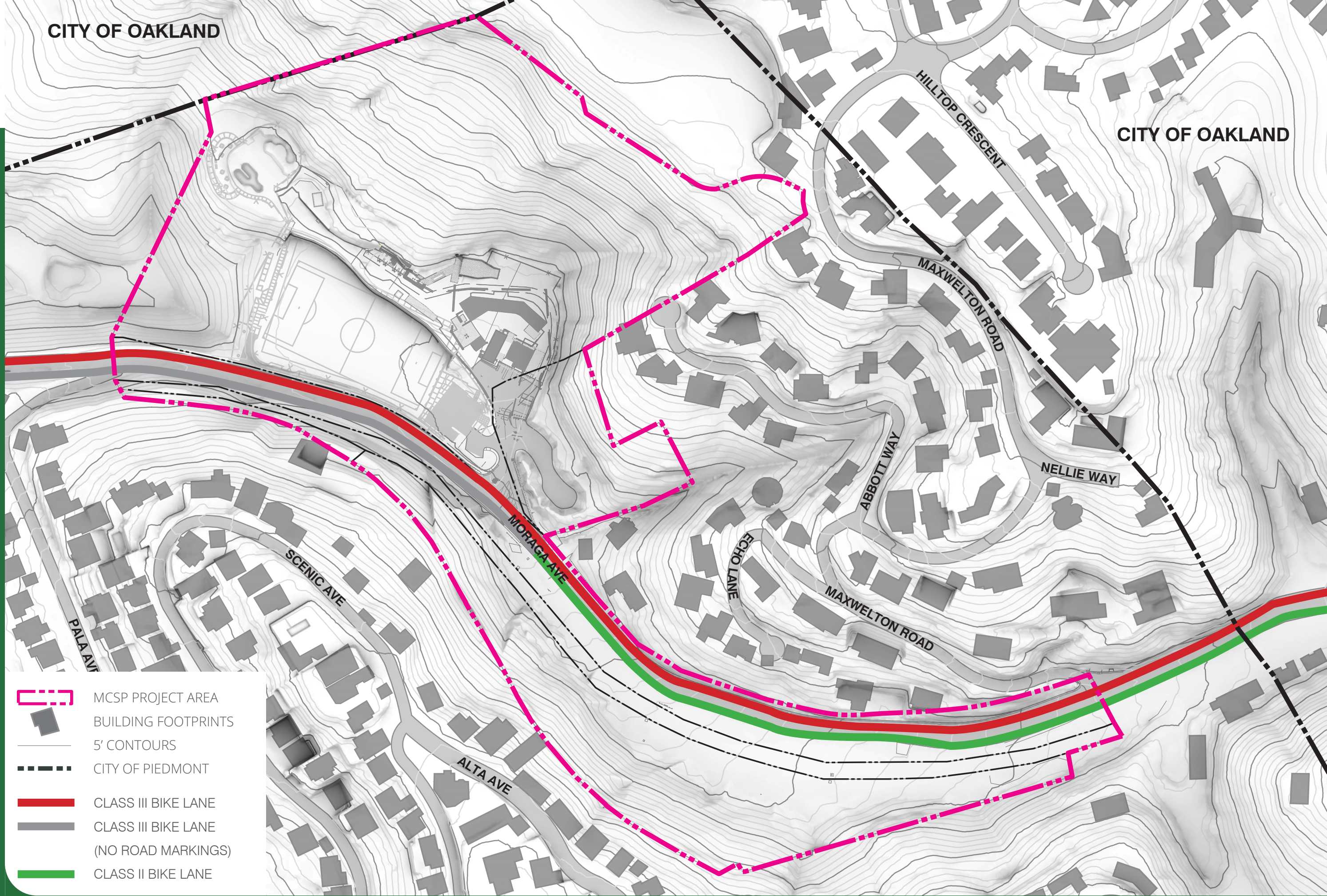











Piedmont is Home

CITY OF OAKLAND

CITY OF OAKLAND



-  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

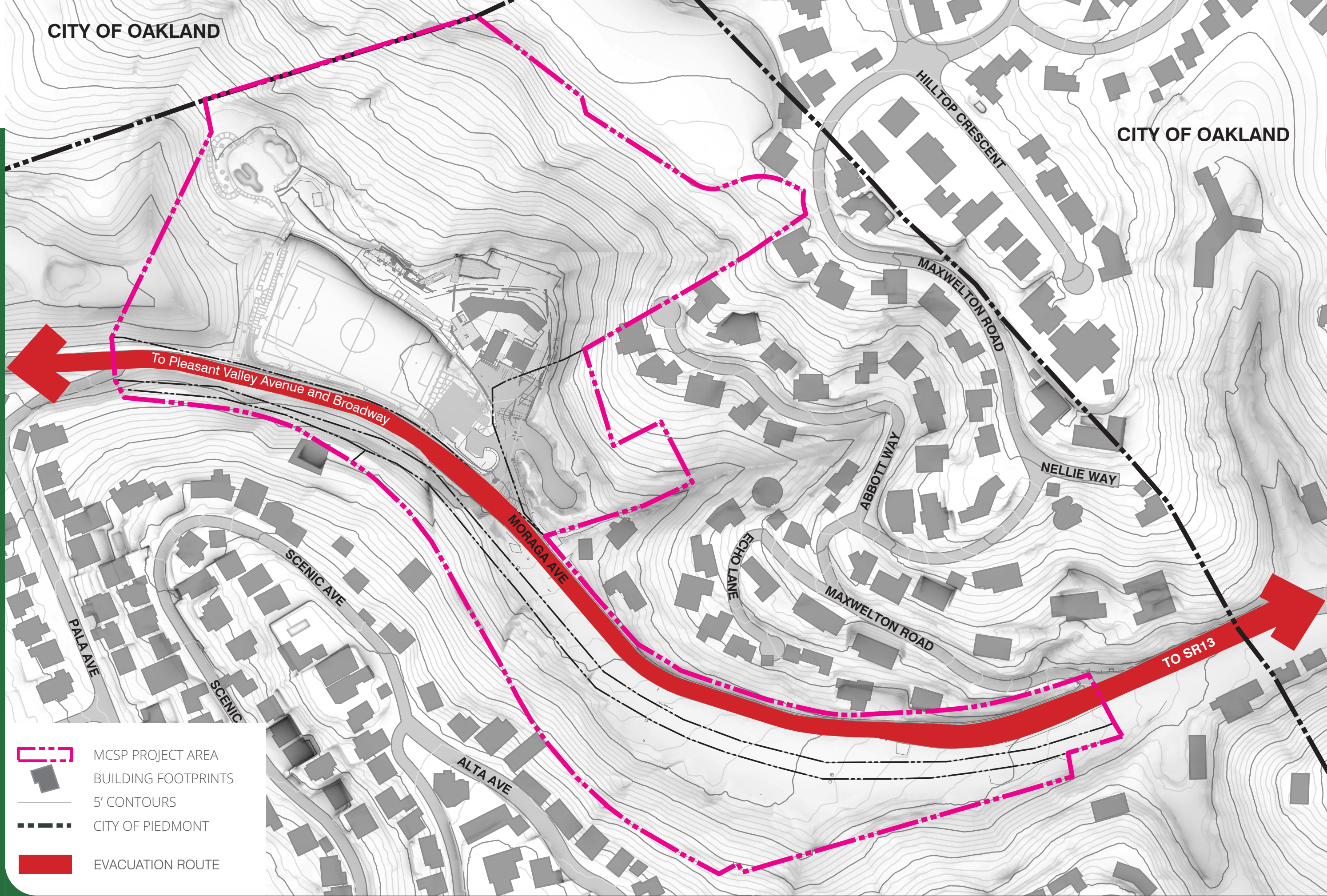




Piedmont is Home

CITY OF OAKLAND

CITY OF OAKLAND



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

To Pleasant Valley Avenue and Broadway

TO SR13

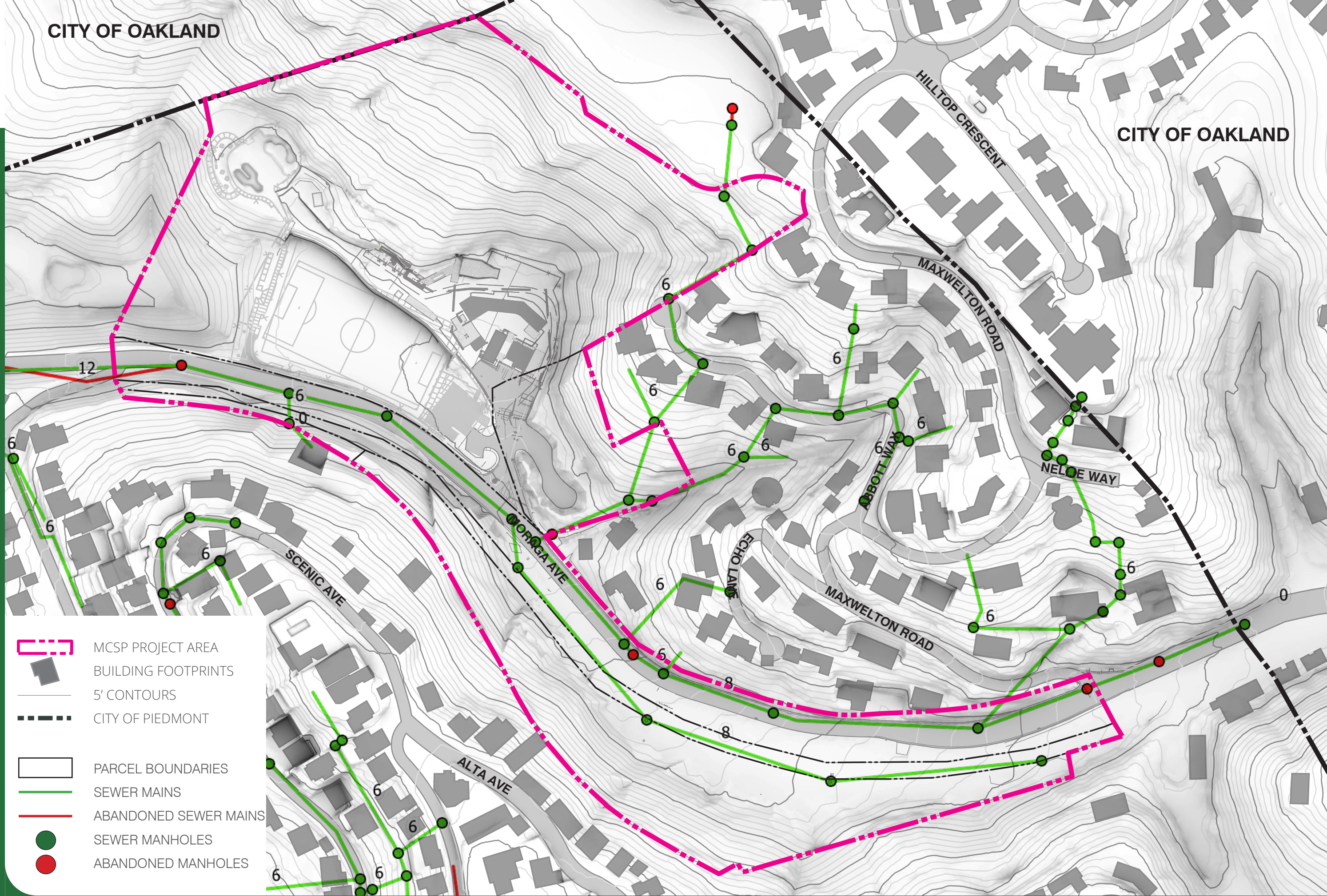













Piedmont is Home

CITY OF OAKLAND

CITY OF OAKLAND



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

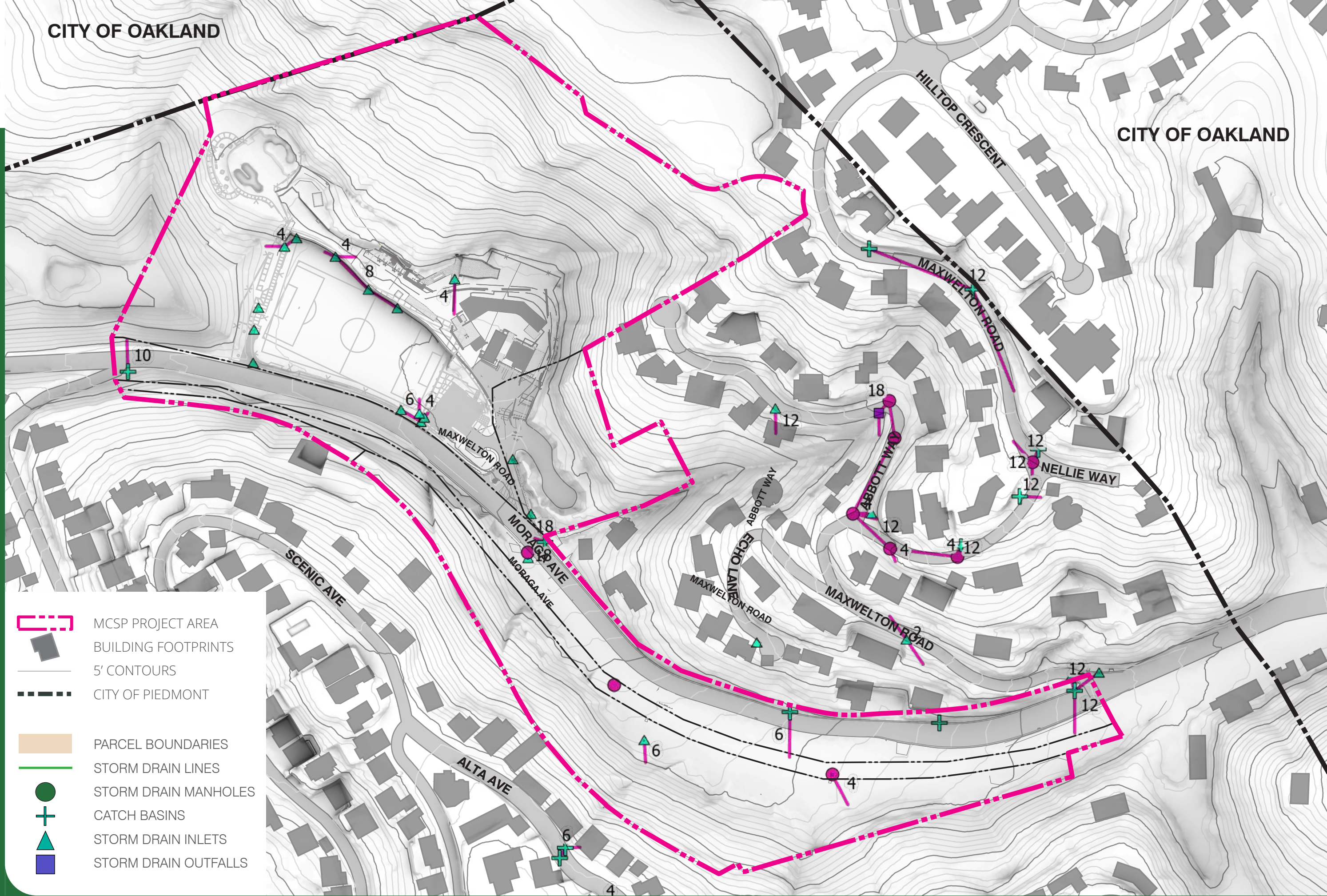














Piedmont is Home

CITY OF OAKLAND

CITY OF OAKLAND



-  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

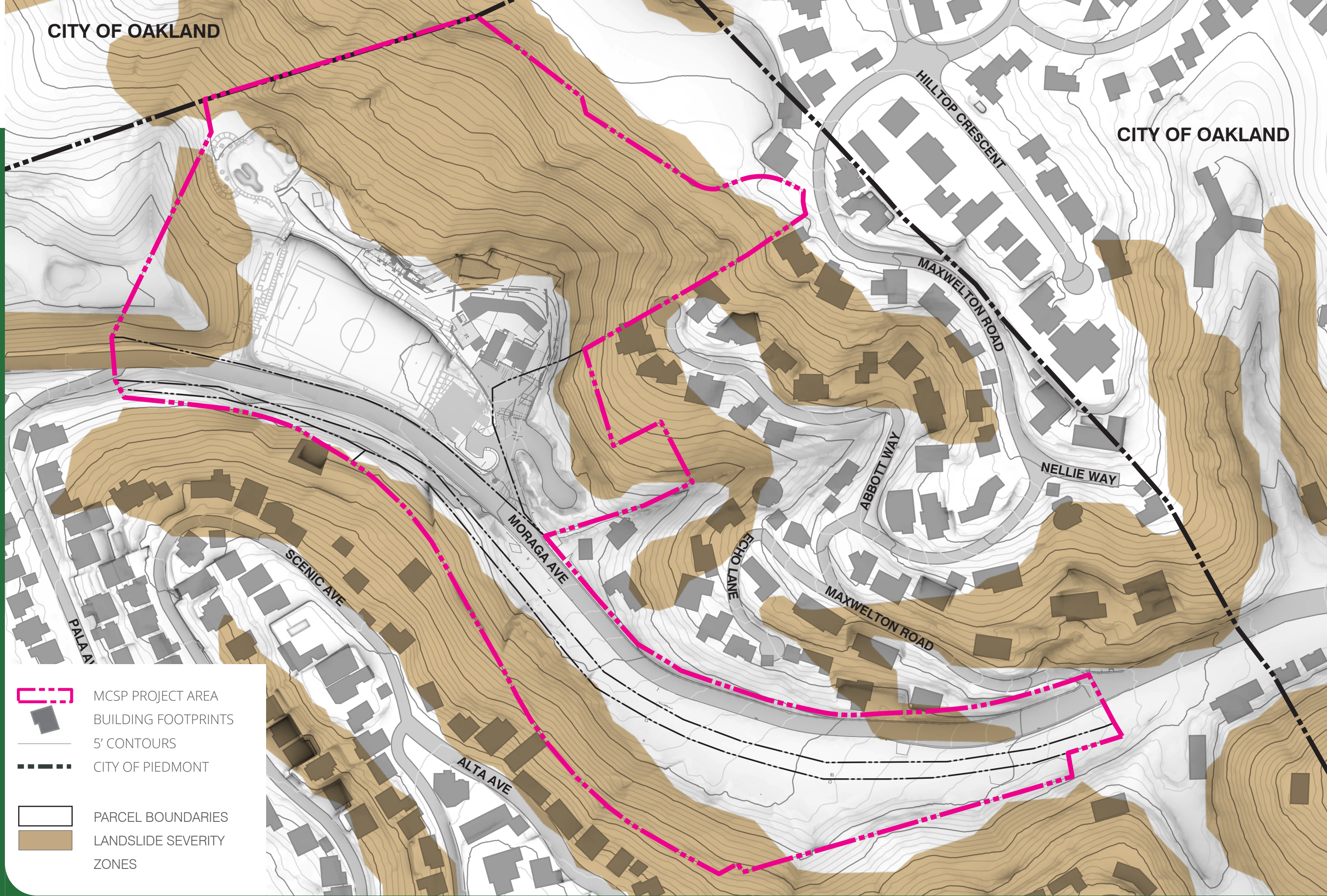










Piedmont is Home

CITY OF OAKLAND

CITY OF OAKLAND



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









Piedmont is Home

CITY OF OAKLAND

CITY OF OAKLAND

**TO UPDATE**

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





# PRECEDENTS



# UC BERKELEY UNDERHILL PARKING

## DESCRIPTION

The site for the proposed parking structure was previously occupied by a concrete parking structure with one level of on-grade parking, one elevated deck of parking and one elevated deck for an athletic field. Channing Way and Haste Street slope up from west to east and College Avenue is approximately 25' above the finished grade of the site. After the old parking structure was demolished in 1993, the site was used as an on grade parking lot with approximately 250 cars. The new structure has a 1,000 stall capacity with a multipurpose field on top.

## STATISTICS

Levels: 4 levels below  
 Parking: 950 spaces  
 Total Sq Ft: 385,000  
 Architect: Sasaki Associates  
 Contractor: C. Overaa & Co.  
 Owner: UC Berkeley

Project Status: Completed 2007



# POMONA COLLEGE CLAREMONT PARKING

## DESCRIPTION

Beginning with the master plan, this project was designed with sustainability goals in mind. Serving dual purposes by providing a playing field above parking, the structure also has many sustainable features. Nestled into the sloping campus, the structure includes the integration of a new campus entrance road. Pedestrians access the playing field at the northwest corner of the structure through walkways and will have a direct connection between the playing field and the Campus.

Bio-swales take the storm water collected from the playing field and filter it back into the ground. The swales are set within a detailed landscape pallet of native planting and trees providing a connection to the existing landscape. Stones found during excavation of the site are used on the facade of the structure and in the hard scape. The use of synthetic turf over natural grass reduces irrigation by 50,000 gallons of water per week and reduces discharge into the environment by eliminating fertilizers.

## STATISTICS

Total Sq Ft: 12,000 ft<sup>2</sup>  
 Levels: 3 levels below  
 Parking: 608 parking spaces  
 Architect: Waltry Design, Inc.  
 Pre-caster: StructureCast.  
 Location: 295 E 1st St,  
 Claremont,  
 CA 91711, USA

Project Status: Completed 2011  
 Project Cost: \$19,441,096





# JOSEPH EMERY SKATE SPOT

## DESCRIPTION

Located between Park and 45th street on a narrow strip of freshly poured concrete parallel to San Pablo, Joseph Emery Park lies in wait. Unofficially open for the past month, we will finally see its grand opening this weekend—an event more than five years in the making. In 2011, the City of Emeryville in conjunction with Caltrans demolished a do-it-yourself skateboard park, colloquially known simply as “The Spot.” This DIY spot under the 580 interchange was a hub for like-minded enthusiasts in the years it was open, and even the city had to concede it did more harm than good—the skaters were known to clean up piles of refuse dumped illegally in the area, as well as clean up graffiti and deter homeless encampments. A nearby DIY spot known as “Boarder-town” was demolished later the same year. The City of Emeryville almost immediately agreed to put up a legitimate skateboard park in its stead, and contacted Wormholdt Inc, a skate park manufacturer that has designed and built scores of well-respected parks all over the world, which won the bid for the job at a price tag of \$500,000.

## STATISTICS

Total Sq Ft: 30,000 ft<sup>2</sup>  
 Architect: Wormholdt Incorporated  
 Location: Emeryville, CA 94608

Project Status: Completed 2016



# STRICKLAND PARK SKATE PARK

## DESCRIPTION

This skate park features a track that loops behind the skate park with an infill of vegetation in between. The skate park offers an array of features that cater to skateboarding enthusiasts of all skill levels. It has rails and grind ledges, ramps, quarter pipes, and half pipe. This consist of two hubba ledges, two bank ramps, two bump-to-rails, and a pump track. It's laid out like a 'V' with two runways, one end is completely symmetrical, another end has a bank ledge to one side and the other has a rail and pole-jam. It is adjacent to the playground and located near the restroom facility.

## STATISTICS

Total Sq Ft: 6,000 ft<sup>2</sup>  
 Architect: Sphon Ranch Skateparks  
 Location: 423 N Main St,  
 Stillwater, OK 74075  
 Project Status: Completed 2019







# THE LANDING

## DESCRIPTION

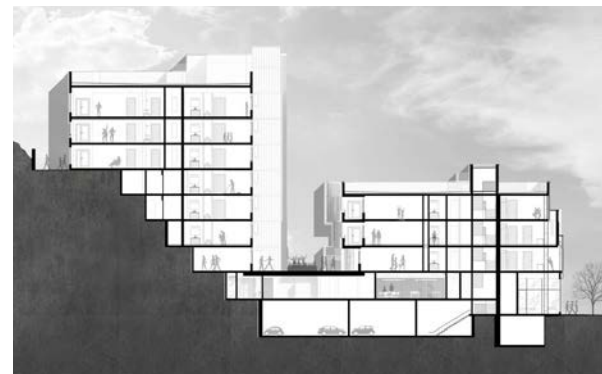
The 22nd Street Building is part of a 263-unit residential development known collectively as The Landing. On a lot once occupied by the Ocean Shore Railroad, the 22nd Street Building and public stair project (Serpentine Stairs) reconnects two San Francisco neighborhoods through a mediation of the city grid, the steep hill, and the historic rail line. At the confluence of the post-industrial Dogpatch and residential Potrero Hill neighborhoods, the architecture and landscape project affords a pedestrian continuation of 22nd street at a location once interrupted by the railway. The private residential development offers land back to the city in order to provide for the public reconnection of neighborhoods following the tradition of public stairs connecting hillside streets throughout San Francisco.

## STATISTICS

Area: 2.3 acres  
Units: 263 units  
Density: 114 du/ac  
Architect: Min | Day  
Fletcher Studio (Landscape Architect)  
Perry Architects (Architect of Record)

Location: 1395 22nd St  
San Francisco, CA 94107

Project Status: completed 2019  
Project Cost: \$138.4 million



# HUNTERS VIEW HOUSING

## DESCRIPTION

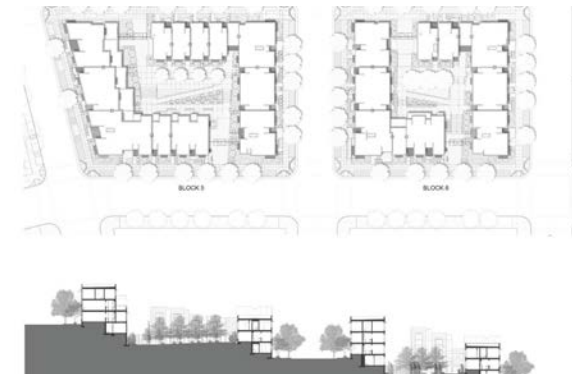
These two new blocks of affordable family housing at Hunters View are part of the first phase of San Francisco's ambitious HOPE SF program to rebuild the worst of San Francisco's deteriorated, crime-ridden public housing. With a mix of affordable and market-rate housing, the Hunters View Redevelopment is being completed in three phases in order to allow the existing tenants to remain in the neighborhood. Our design for two city blocks organizes 53 units into two L-shaped buildings per block to form continuous street frontages and surround two secure shared courtyards. Each building contains stacked multi-level townhouses that step down with the street's slope and reflect the scale, rhythm, and texture of San Francisco.

## STATISTICS

Area: 1.5 acres  
Units: 53 units  
Density: 35 du/ac  
Architect: Paulett Taggart Architects

Location: 901 Fairfax Ave,  
San Francisco, CA  
94124

Project Status: completed 2015  
Project Cost: \$189.6 million





# CITY OF SALEM PUBLIC WORKS

## DESCRIPTION

Unite multiple public works departments together in a light, bright, and open atmosphere where both administrative and field workers are welcomed and valued. Promote employee health and well being through materiality, movement and biophilia. Respond to their essential role as an emergency response facility by focusing on functionality, resiliency, and durability. Scattered across a campus of aging buildings that were below the floodplain and unprepared for the area's seismic future, Salem's public works employees sought to collocate in a modest building that would embrace the industrial character of their site while offering a new way of working and welcoming the public. Three gabled structures, dubbed "The Triplets", abut and shift to optimize indoor program adjacencies and outdoor rooms for visitors and employees alike. The building's mass timber structure provides a warm backdrop to the mix of private office, open office, shared workspace, conference rooms, communal kitchen and public foyer set to function as the new all-electric backbone for the city's infrastructure.

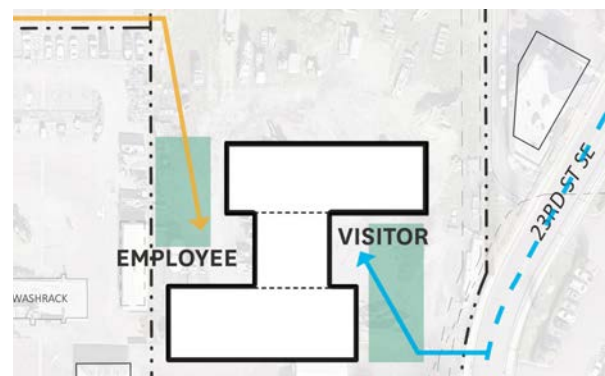
## STATISTICS

Type: Civic  
Size: 34,000 ft<sup>2</sup>  
Architect: Hacker Architects

Location: 21233 20th Ave SE, Bothell, WA  
98021

Project Status: Under construction.  
Anticipated completion July 2023

Cost: \$39 million



# IOWA CITY PUBLIC WORKS

## DESCRIPTION

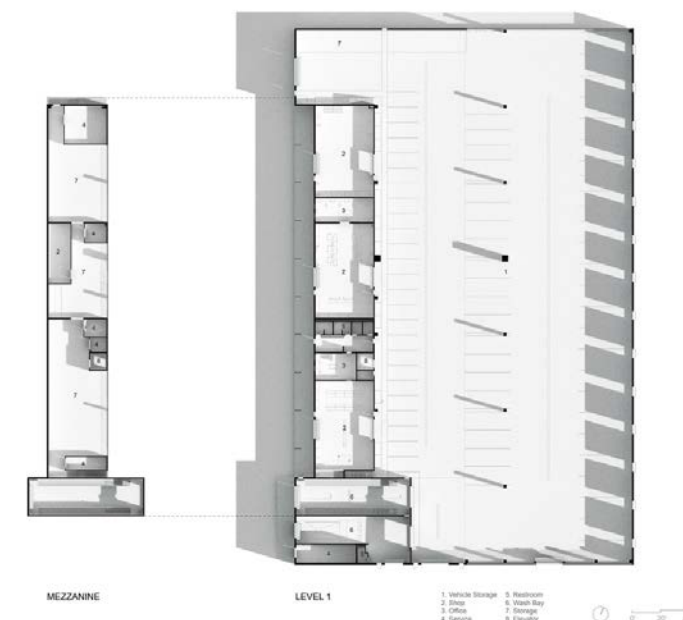
This project represents the ambitious first step in a 14-acre master plan to consolidate and upgrade a scattered set of aging municipal operations. The predominately concrete structure houses the Streets and Water Departments along with their associated vehicles and equipment. Program includes shop space, large-scale storage, mezzanine storage with elevator and forklift access, a fire training tower, fire pump truck training, police and fire storage, and vehicle/equipment wash bays.

## STATISTICS

Type: Civic  
Size: 2.3 acres  
Architect: Neumann Monson Architects

Location: 3810 Napoleon Ln, Iowa City, IA  
52240

Project Status: completed 2019







**ONLINE  
VISIONING  
PROGRESS  
UPDATE**





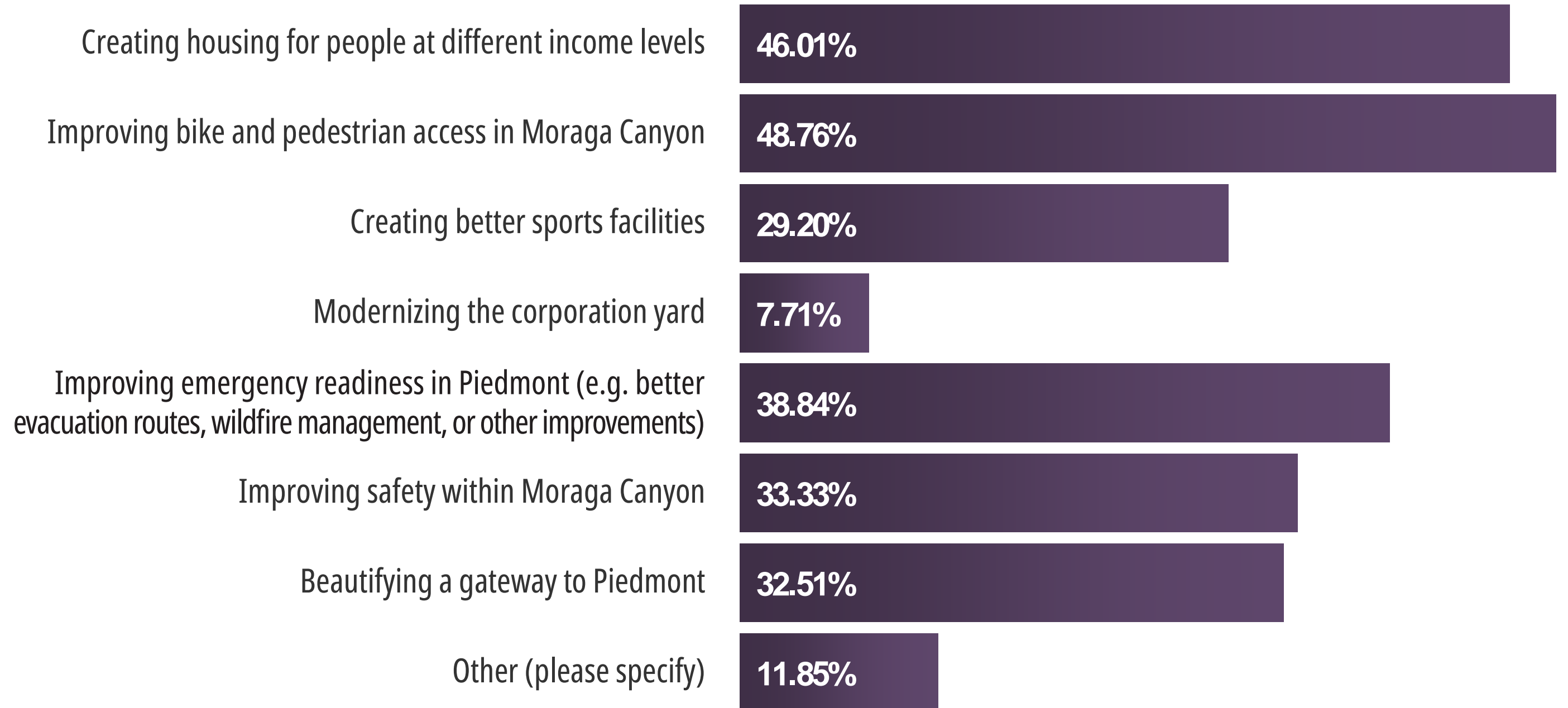
# When you visit Moraga Canyon how do you and/or your family typically spend time there? (Check all that apply)







## 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.”





# **VISIONING ACTIVITY 1**



# POP QUIZ!!!

1. Write your answer to each question on a sticky note
2. There are no wrong answers





**WHAT THREE QUALITIES  
DO YOU VALUE MOST  
ABOUT THE MORAGA  
CANYON SITE?**





# **WHAT IMPROVEMENT ARE YOU MOST EXCITED ABOUT?**





# **WHAT WOULD MAKE THE SITE FEEL MORE CONNECTED TO THE COMMUNITY?**





# HOW DO YOU MOST OFTEN EXPERIENCE THE SITE?





# **WHAT IS YOUR TOP CONCERN ABOUT THE PROJECT?**





# **VISIONING ACTIVITY 2**





# WHAT IS YOUR MORAGA CANYON VISION FOR:



**RECREATION**



**PUBLIC WORKS**



**RESIDENTIAL**

**PLEASE DIVIDE INTO GROUPS OF 4-8 TO DISCUSS.  
ASSIGN A SCRIBE TO RECORD AND A SPEAKER TO  
PRESENT YOUR THOUGHTS.**