

City of Piedmont  
PLANNING COMMISSION AGENDA REPORT

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DATE: January 8, 2024

TO: Planning Commission

FROM: Kevin Jackson, Director of Planning & Building

SUBJECT: Informational Report and Study Session for the preparation of a Moraga Canyon Specific Plan

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AGENDA ITEM NUMBER 4

RECOMMENDATION

This is an informational report for a study session for the preparation of a Moraga Canyon Specific Plan (MCSP). This study session is being held as a preliminary step prior to the completion of a draft specific plan. Staff recommends the Commission receive staff's report and a presentation from the JZMK Partners consulting team, followed by a discussion about the Commission's priorities related to goals set forth by the City Council.

EXECUTIVE SUMMARY

On March 20, 2023, the City Council adopted Piedmont's 6<sup>th</sup> Cycle Housing Element (Housing Element), comprised of 7 goals, 56 policies and 77 programs that the City will deliver to advance the development of a Regional Housing Needs Allocation of 587 housing units at all income levels during the 2023-2031 cycle. On November 9, 2023, the California Department of Housing and Community Development (HCD) found that Piedmont's adopted housing element is in substantial compliance with State Housing Element Law. One of the more significant programs in the Housing Element is Program 1.L, which calls for the preparation of a Moraga Canyon Specific Plan for City-owned parcels that total an estimated 18 acres in the Moraga Canyon area and the Moraga Avenue roadway that intersects them ("Study Area").

On July 17, 2023, the City Council approved an agreement with JZMK Partners (JZMK) for services related to the preparation of a Moraga Canyon Specific Plan, and staff and the consulting team met the following week to launch the project. The first steps in the process have commenced, including existing conditions analysis, neighborhood and stakeholder engagement, an online survey, and a November 30<sup>th</sup> community workshop.

At this stage of the process the intent of this report is to introduce the City Council's goals and objectives for the project; present the project schedule; clarify the Planning Commission's role; and glean any priorities the Commission may have related to the City Council's goals for the study area. The report also provides information on the community workshop held on November 30<sup>th</sup> and a summary of public comments received during the workshop and afterwards.

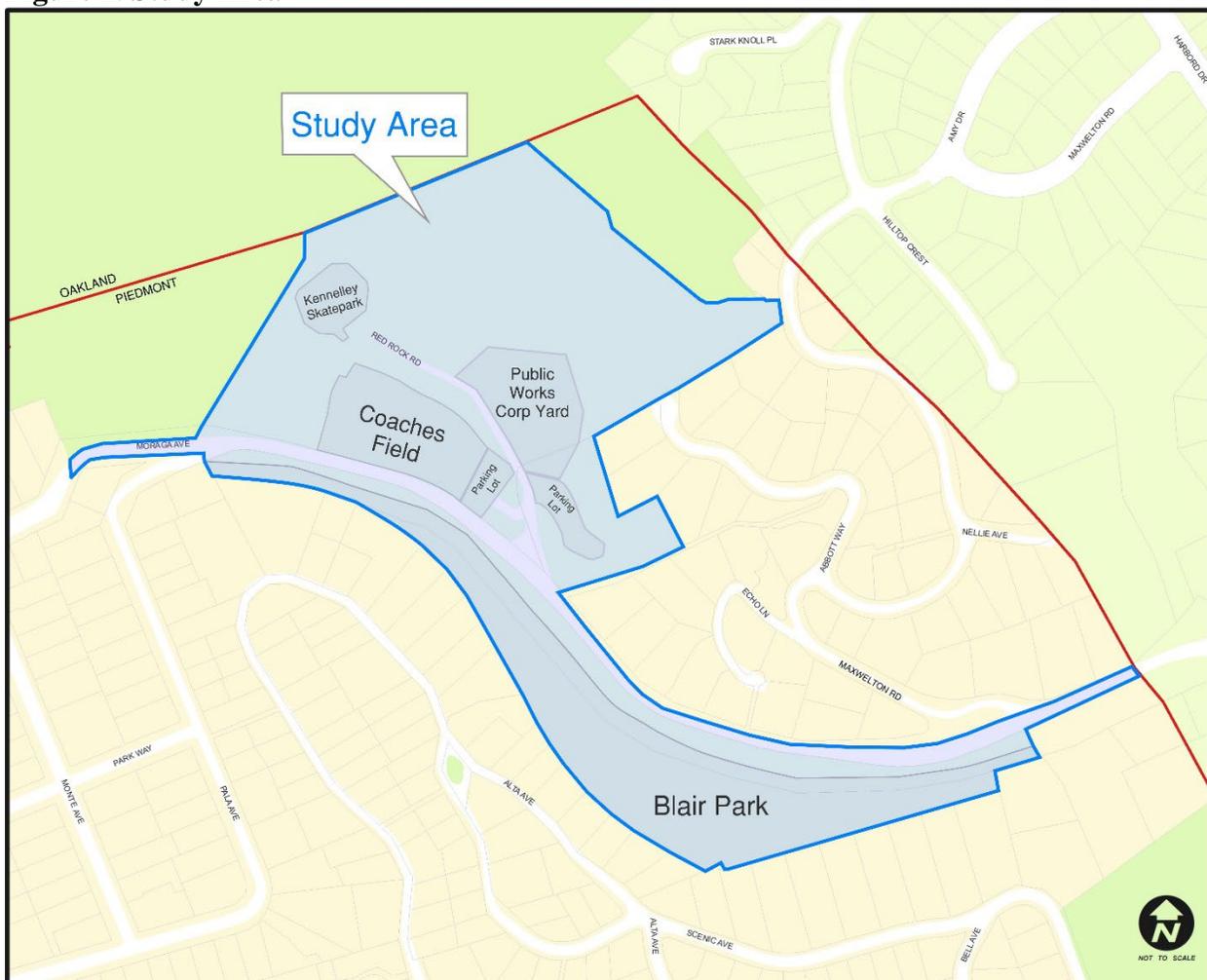
During the Commission’s meeting, JZMK Partners will also provide a slide presentation consisting of a summary of the information in this report. In addition, the slide presentation will include early findings of site conditions and results of an online survey.

**BACKGROUND**

**Moraga Canyon Specific Plan Study Area**

As shown in Figure 1, the City owns five parcels (comprised of APN 050457901900, 050457902100, 050457908000, 048A700200303, and 050457906100) totaling roughly 18 acres on both the north and south sides of Moraga Avenue near Red Rock Road. North of Moraga Avenue are two parcels totaling approximately 12.8 acres that contain Coaches Field and Kennelly Skate Park recreational facilities, the Public Works corporation yard, two small parking lots, and open space on sloping terrain. South of Moraga Avenue are three parcels totaling approximately 5 acres that provide an open space area known as Blair Park. The study area abuts Mountain View Cemetery to the north, and single-family residential neighborhoods to the east, south and west.

**Figure 1. Study Area**



**Housing Element Program 1.L**

As provided in the 6<sup>th</sup> Cycle Housing Element adopted by the City Council, the primary objective of Program 1.L is to accommodate at least 132 dwelling units. The full text of Program

1.L Specific Plan is provided in Attachment 1 to this report.

### **Goals of the Moraga Canyon Specific Plan**

When adopting Piedmont's 6<sup>th</sup> Cycle Housing Element the City Council included a set of goals in Program 1.L for the Moraga Canyon Specific Plan. As summarized below, the goals will lead to a plan that would:

- a. Develop from a robust public engagement process that might include surveys, flyers, media posts, open houses, design charettes, study sessions, stakeholder meetings, and other methods of engagement;
- b. Result 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 housing affordable to households earning less than 80 percent of the area median income (AMI) (i.e., 20 low-income units, 20 very low-income units, and 20 extremely low-income units), and at least 72 units of housing affordable to households earning more than 80 percent of the AMI;
- c. Result 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, and that leads to the County's approval of the funds for an affordable housing project on the site by December 2024;
- d. Improve public safety in regards to design standards for structures in an Wildland Urban Interface Area;
- e. Improve pedestrian, bicycle and vehicular safety in the Moraga Canyon roadway, and design for safe evacuation routes in developed areas;
- f. Include 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;
- g. Provide a modern Public Works corporation yard;
- h. Address the supply of all public utilities to new housing and City facilities in a manner consistent with public safety standards and Piedmont Climate Action Plan goals and programs;
- i. Provide a comprehensive landscape plan prioritizing to the extent practicable fire safety, open space, native trees, hiking trails and significant viewsheds;
- j. Provide a program for implementation including General Plan amendments, regulations, design standards, infrastructure projects, and financing measures necessary to implement the specific plan;
- k. Provide an evaluation of the economic feasibility of the plan; and
- l. Provide a fiscal analysis of potential expenses and revenues (both one-time and ongoing) for the consideration of the City of Piedmont and Piedmont Unified School District. Potential revenue sources include but are not limited to property tax, sales tax, capital facilities fees, school impact fees, traffic impact fees, affordable housing fees and park fees. Revenue sources to (re)cover the cost of preparing the Specific Plan should be considered.

### **Specific Plan Preparation and Benefits**

Several benefits are anticipated with the preparation of a specific plan for the study area at this time. The Governor's Office of Planning and Research has published [\*The Planner's Guide to Specific Plans\*](#), which provides detailed information about the requirements and content of specific plans, but in sum, a specific plan includes text, maps and diagrams which specify the following:

- 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 by which development will proceed.
- Implementation and financing measures necessary to carry out the items listed above.

A specific plan is a tool the City of Piedmont can use to maintain local control in a geographical area and ensure that the design of this development is consistent with community expectations.

Proceeding with the preparation of the Moraga Canyon Specific plan now provides several benefits, including:

- Maximizing opportunities for community and stakeholder input throughout the process;
- Ensuring that the project meets the timeline approved by the City Council and thereby demonstrate the City’s compliance with State law;
- Enabling the City to meet the deadline of December 31, 2024, to secure approval by the Alameda County Board of Supervisors for the use of up to \$2,100,000 of Measure A-1 Bond funding for an affordable housing project. Failure to meet the deadline will result in the diversion of the funds to other jurisdictions.

**Tentative Moraga Canyon Specific Plan Schedule**

Provided below is a tentative schedule for the MCSP. Staff expects modifications to be made to the schedule as the plan develops, including the addition of public engagement events.

July 2023	Project Kick-off
Aug-Sep 2023	Existing Conditions Analysis
Sep-Oct 2023	Online Survey
Oct 2023	Neighborhood Engagement
Oct-Nov 2023	Alternatives Development
November 30, 2023	Community Workshop (review of alternatives)
Jan-Feb 2024	Study Sessions of the Planning Commission & City Council
Feb-May 2024	Development of a Draft Specific Plan
Jun-Jul 2024	Presentation of Draft Specific Plan to City Council and Park, Recreation and Planning Commissions
Jun-Sep 2024	Environmental Impact Report Completed
Oct-Nov 2024	Recommendations by Park, Recreation and Planning Commissions; Consideration for Adoption by City Council

**DISCUSSION**

**Role of the Planning Commission During the MCSP Planning Process**

Piedmont City Code Section 25.3, Powers and Duties of the Planning Commission, states:

It shall be the duty of the planning commission to investigate and make recommendations to the City Council concerning real property, subdivisions, lot building restrictions, planning and zoning matters as may be in the best interest of the City, and to grant or disapprove design review and variance applications. In addition, the commission shall have the following powers and duties:

- (a) To consider and make recommendations to the Council on matters affecting the design and aesthetics of buildings, structures and other improvements within the City;

- (b) To consider and make recommendations to the Council regarding methods of encouraging and promoting good design in construction within the City in order to maintain the high quality of aesthetic values which make the City unique.

In addition, California Government Code Sections 65450-65457 sets forth requirements for the preparation and implementation of specific plans. The City Code and State law require that upon the completion of a draft specific plan the Planning Commission must hold at least one public hearing prior to forwarding its recommendation for approval or denial to the City Council. *Please note that this study session precedes the completion of a draft specific plan and does not serve as a public hearing at which the Commission is asked to make a recommendation to the City Council.*

The City Council has committed to the preparation of a Moraga Canyon Specific Plan as described above. During this initial information-gathering stage of the planning process, prior to the development of a draft specific plan, 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 the project in conformance with City Code Section 25.3. During the Commission's discussion, staff will take note of priorities and concerns articulated by the Commissioners to help inform the draft alternatives to be presented at a subsequent City Council study session tentatively scheduled for January 22, 2024.

As noted above, the Planning Commission also has a role once a draft MCSP is completed. After the City Council has selected a concept plan to be developed into a draft specific plan, the Planning Commission has the responsibility of reviewing the draft specific plan and make a recommendation for approval or denial to the City Council as provided in City Code Section 25.7.

### COMMUNITY WORKSHOP

On November 30, 2023, a Community Workshop was held to provide information on the status of the drafting of a Moraga Canyon Specific Plan and to receive comments from members of the public. The workshop began with a presentation by Drew Watkins of JZMK Partners that included information on existing conditions, community engagement and survey results, site improvements, plan element options and alternatives, and feasibility and fiscal studies. After the presentation, attendees were encouraged to participate in an "open house" in which they could engage with staff and the consulting team at several exhibit boards placed around Veterans Hall to ask questions and place written comments on the boards.

Four alternative concept plans were presented and discussed. As noted above, the concept plans were informed by the existing site conditions, the results from the online survey, information gathered during the neighborhood meeting, stakeholder interviews, and the November meetings of the Park and Recreation Commissions. Provided as attachments to this report are a summary of the community workshop and comments received, a spreadsheet of comments received after the workshop, and thumbnail images of the open house presentation boards. The slide presentation and the presentation boards are provided under "Past Events" on the [Moraga Canyon Specific Plan webpage](#) at PiedmontisHome.org.

### NEXT STEPS

Ultimately, the information gathered, the results of the community engagement, and the remarks of the Planning, Park and Recreation Commissions will be considered by the City Council when

it holds a study session in January 2024 and directs staff and the consulting team to develop a Moraga Canyon Specific Plan based on a selected concept plan.

A final draft MCSP is expected to be completed and considered for adoption during the second half of 2024.

### ATTACHMENTS

#### Pages

- A 7-9 Program 1.L Specific Plan, from City of Piedmont 6<sup>th</sup> Cycle Housing Element
- B 11-18 MCSP Community Workshop summary and comments, by Civic Edge Consulting
- C 19-24 MCSP Community Workshop – Images of Presentation Boards
- D 25 Public comments received after the MCSP Community Workshop

### Related Document

[\*City of Piedmont 6<sup>th</sup> Cycle Housing Element, Adopted March 2023, Revised August 2023\*](#)

Excerpted from the City of Piedmont 6<sup>th</sup> Cycle Housing Element

**“Program 1.L: Specific Plan**

As described in Appendix B, Section B.3.1, the City owns four sites (comprised of APN 050457901900, 050457908000, 048A700200303, and 050457906100) totaling about 18.25 acres on both the north and south sides of Moraga Avenue near Red Rock Road. The City of Piedmont has the ability to subdivide the parcels and declare them to be surplus under the Surplus Land Act (SLA- California Government Code §54222 et seq.). The intent of this process would be to facilitate the development of below-market-rate housing to help meet the demand for affordable housing in the City. In order for the City to meet its RHNA requirements, these sites need to accommodate at least 132 housing units at all income levels. Given the size of the site, existing constraints, and the desire to preserve the existing public uses (open space, recreation, and City Corporation Yard), the area will be planned using the specific plan process outlined in Government Code §65450 et seq. This process requires the orderly development of the area, including the following: phasing; subdivision; adequate infrastructure; identification of financing; protection of amenities and City facilities; and production of affordable housing. The goals of the specific plan are as follows.

The first goal is to enable construction of housing at a minimum of 132 units, on portions of the site, totaling approximately 3.5 acres of land, yielding a minimum of 60 units of housing affordable to households earning less than 80 percent of the area median income (AMI) and a minimum of 72 units affordable to households earning more than 80 percent of the AMI.

In addition, specific plan goals include improved safety. New habitable structures shall be built to meet fire code requirements for Wildland Urban Interface Areas.

The specific plan must include replacement and/or modernization of existing Public Works Department facilities, offices, storage areas, vehicle storage areas, etc., so that service capacity is maintained or increased, and so that the facilities meet current building and fire code requirements.

The specific plan must include recreation facilities, including but not limited to an under-14 soccer field, youth baseball/softball field, batting cages, artificial field turf, ballfield seating, a skate spot, a picnic area, and parking for these facilities.

The specific plan must provide all public utilities to new housing and all City facilities to be constructed within the specific plan area in a manner consistent with public safety standards and Piedmont Climate Action Plan goals and programs.

The specific plan must include improvements to pedestrian and vehicular circulation, as determined necessary by the City Engineer, to provide safe pedestrian, bicycle, and motor vehicle movements, ensure safe evacuation routes, and provide optimal emergency response.

The goals of the specific plan include a comprehensive landscape plan for areas planned for development. The landscape plan shall prioritize to the extent practicable: fire safety and the preservation of significant open space, scenic views, and native and heritage trees.

Density in the plan area will be determined at the time of plan development and could range from 40 to 60 dwelling units per acre, including housing for seniors, disabled persons, single-parents, low-income families, and/or people requiring supportive services. This program requires an amendment to the City’s General Plan and the preparation of a specific plan to accommodate the density and create development standards for the unique site conditions. The

required amendments would be reviewed by the City Attorney for conformance with the City Charter and other legal requirements. If it is determined that it is infeasible to develop this site during the planning process, the City will consider utilizing other City-owned properties as alternative sites (See Appendix B).

The City will apply for grants and other funding sources to help fund the planning and development of affordable housing in this area. The City could also leverage local, State, and federal affordable housing funding sources.

The City issued a request for proposals (RFP) seeking professional services for the preparation of a Moraga Canyon Specific Plan on January 23, 2023. Proposals were received on March 13, 2023 and contract execution and project kick-off are expected to occur by the end of July 2023. There are no known impediments to the development of housing within the study area. The scope of services detailed in the RFP include but are not limited to the following:

- Detailed guidance on phasing and subdivision that accommodates the 60 units of lower-income housing and 72 units of above moderate-income housing identified for the study area in Housing Element program 1.L and the Sites Inventory (Housing Element Appendix B), and that prioritizes and expedites the identification of a site for the development of affordable housing that meets the criteria and timelines to secure Alameda County Measure A-1 funding. (The due date for the City to gain County approval of a project using Measure A-1 funding is December 31, 2024.);
- The preparation of a surplus land declaration;
- A program of implementation measures including regulations, programs, infrastructure projects, and financing measures necessary to implement the Specific Plan; and
- An evaluation of the economic feasibility of the Specific Plan.

Necessary entitlements and the issuance of building permits will occur during the planning period and will be specified through the Specific Plan process. As noted in Appendix F, any new housing in Piedmont represents increased access to opportunity and housing mobility, as the City is considered to be “highest resource” throughout. The Specific Plan will promote housing choice and affordability, given that it includes measures to provide housing for below-market rate households, which will help overcome existing patterns of income segregation within the Bay Area and East Bay region.

The City will also determine appropriate partnership opportunities in order to ensure successful implementation of this program and adequate funding for the development of affordable housing. Proposals would be reviewed and approved by the City Council.

- Objective: Develop a specific plan to accommodate at least 132 dwelling units at a density of 40 to 60 dwelling units per acre affordable to a variety of households, including seniors, disabled persons, single-parents, low-income families, and people requiring supportive services.
- Timeframe:
  - Award contract for professional services for the preparation of the specific plan and kick off project by July 2023.
  - Apply for available grant funding by December 2024.
  - Begin subdivision of site and Surplus Land declaration timed to be completed concurrent with Specific Plan adoption.
  - Prepare specific plan with the goal of completion by the end of 2025.
  - Adopt specific plan, General Plan amendments (See Program 1.P), and associated development standards by 2025.
  - Pursue goal of entering into exclusive negotiating agreement with development partners by the end of 2026.

- Issue building permits by the end of 2027 (if an agreement is finalized with developers by 2026).
- Identify alternative site(s) by June 2027 (if no agreement is finalized by the end of 2026).
- Responsible Agency: Planning & Building Department, with direction of City Council and Planning Commission.”

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CIVIC EDGE CONSULTING

10 1A Clay Street # 267, Embarcadero Center 3, San Francisco, CA 94111

# MEMO

To: MCSP Team  
From: Civic Edge Consulting  
Date: November 2023  
RE: Moraga Canyon Specific Plan Community Workshop Report



## Community Workshop Overview

- Date: Thursday, November 30, 2023, 7:00-9:00 PM
- Location: Piedmont Veterans Memorial Building
- Meeting Purpose: Provide information about the Moraga Canyon Specific Plan to community members. Receive feedback from community members on the pros and cons of the presented alternatives, as well as overall improvement concepts (mobility, recreation/civic events, public works, and housing).

## Meeting Summary

The Moraga Canyon Specific Plan Community Workshop was the first time that the public was able to learn about and comment on potential land use alternatives for housing, Public Works corporation yard facilities, recreation facilities, mobility improvements, parking, and other amenities. Approximately 82 people attended the meeting, not including City staff and consultants.

## Feedback summary

Attendees left approximately 190 written comments on the exhibit boards, detailing their suggested additions to the existing conditions report and feedback on various alternatives for land use. Attendees were encouraged to comment on the specific features of each alternative, giving the project team and eventually the City Council insight into which features might be pulled from each alternative - and what could be left behind - to create a preferred option.

## **Key themes:**

- Attendees were broadly supportive of creating housing in Moraga Canyon. Comments expressed a strong concern that market-rate and affordable housing be combined in a meaningful way and questioned if there were other locations being considered for the two single-family home sites.
- Traffic and pedestrian and cyclist safety were key concerns for many attendees. Comments reiterated over and over the need for better pedestrian and cyclist access in Moraga Canyon. Similarly, a large number of attendees cited the need for traffic calming and congestion smoothing measures along Moraga Avenue. The addition of hiking trails received a lot of positive feedback, particularly if the trails could connect Maxwellton Road, Echo Lane, and/or Abbot Way to the Coaches Field area.
- Preserving both the recreation spaces, particularly Coaches Field, and the open space in Blair Park were priorities for many attendees. Option 4, which places all the housing and amenities on the North side of Moraga Avenue and leaves Blair Park undeveloped, received the most comments, with many people praising the preservation of open space in the canyon. Some

comments questioned the financial viability and impact of building a pedestal structure for the playfield.

### Meeting Structure

The MCSP Community Workshop began with a presentation about the project work thus far, including:

- Project background
- Existing conditions
- Community outreach and feedback
- Site improvements
- Plan element options and alternatives
- Feasibility and fiscal study

The purpose of the presentation was to provide attendees with background and context to orient them to the project and the options being presented for feedback.

Following the presentation, attendees were invited to engage in conversations with staff and consulting team representatives who were placed at stations around the room with exhibit boards showing key elements of the Moraga Canyon Specific Plan study. The intention of this open house or gallery walk format was to allow people with differing levels of knowledge about the Moraga Canyon Specific Plan to have meaningful conversations with staff and team representatives at the level of detail that best met their needs. This worked very well to meet the needs of most attendees. Those with a strong interest in project details could discuss them with staff, while those more interested in the big picture simultaneously had conversations with other staff members and representatives. There was concern expressed by a few attendees that would have preferred a public meeting format where all attendees would hear all of the questions asked and a few asked for the open house to be live-streamed and recorded. Overall, the November 30, 2023, Community Workshop resulted in many positive comments, including constructive feedback, and very little negative feedback about the Workshop event. As shown in the attached photographs of the feedback on the exhibit boards and comments listed below, Workshop attendees were thinking very constructively about how to configure the elements of the Moraga Canyon Specific Plan to address community members' goals.

### Photos

- [Photos of Feedback Boards](#)
- [Photos of Community Workshop](#)

### Station Feedback Notes

Existing Conditions:

- It's very close to Oakland and will affect its residents. They need to be included.
- Moraga Rd is a main thoroughfare. Already carries a lot of traffic.
- Concern about building on Corp Yard. Specifically, the environmental soil contamination (plus expense of moving Corp Yard?)
- Please no single-family homes on Maxwellton - unfair impact on those that live there
- Please no use of fire road as access road - our home borders it

### **Recreation/Civic Events are important to you?**

- Even though field over parking is very space efficient, that type of structure seems very urban and out of place in this location
- Can recreation space be more used to satisfy the population
- I'm concerned about the expense of the field on top of structured parking
- Thanks for all the work that went into these 4 options
- Native landscaping for native plants & pollinators

### **What Public Works Improvements are important to you?**

- If it will be near housing, I would like to see nicer public works buildings
- Can solar panels be placed if the project is on the north side of Moraga
- I think there is a way of placing the Corp Yard on Blair Park that could be very nice. Thanks for the examples here!

### **What Housing features are important to you?**

- This is much needed housing. Thank you for planning so thoughtfully
- Integrate, don't segregate. It is better socially for all. Would really prefer one mixed income development - don't separate "Affordable"
- Be nicer for all if Corp Yard is not next to Housing except option 4 where it is integrated + improved
- Would love to see more than 132 homes
- Please phase the housing separately from public infrastructure so that phases can be independent
- I don't care as much about the style. Any style can be well designed
- Style is not important - good design is
- Spanish style seems to blend with existing aesthetic
- Other location ideas for single family homes
- Hillside Modern
- Ensuring the aesthetic of the housing matches the quality and standards of the rest of Piedmont
- Making sure low-income housing is not sub-standard
- Mix of housing affordability, high level of design aesthetics in all levels of housing
- I hope affordable housing is feasible. I hope you consider adding more density + reducing parking

### **What are your concerns regarding project feasibility or fiscal impact?**

- That the estimated costs are realistic + include projections for cost increases over time. City has history of underestimating project costs
- Separate phases - Please don't make housing reliant on public infrastructure
- Option1 seems the most affordable and safest
- I want to make sure that the housing can actually get built
- Option 1 is not financially feasible
- We need more ideas on single family house locations
- I hope the affordable housing is feasible I hope you consider adding more density + reduce parking
- Is there any way to get even more housing and some personal outdoor space for residents
- Option #3. The Corp Yard needs to be on the South Side. There's no feasible way to get pedestrians to the south side. The housing should be on the north side

### What features of Option 1 are important to you?

- I like the simplicity of the option 1
- Placing housing close to street probably declares attractiveness to buyers/renters
- Pedestrian access please!!
- Option 1 is best because it's the easiest to access to Moraga, least disruption to current infrastructure and natural open space
- Is there a way to have a single access/egress from the housing and circulation off of Moraga
- New affordable housing. I like seeing the new housing on the north side of Moraga and am very concerned about safe, multimodal access
- I like that the hills around the Coaches fields are not compromised. It seems safer. also, it seems like the most affordable
- This will bring a lot of extra traffic on a two lane road
- Traffic coming out of Maxwellton into Moraga - it will be very difficult to leave
- Preserves coaches yard minimal uses of underutilized Blair Dog/Park
- Access to sun/lighting for new units will be terrible in this option
- This is obscene
- I think this is the best use of space. There is completely unused space in Moraga that can be utilized
- Love this option. Minimal disruption, cost effective, preserves space
- These buildings are huge
- I worry about the implication on wildlife. This option seems to leave more open space for deer, turkeys, and coyotes
- Consider marking a senior community at market-rate. People might be willing to sell their homes and bring in more open space to the program
- Market units should maximize the land value on uphill + affordable should be on Blair Park to minimize cost
- The housing is in the least desirable location. Did you do sun/shade studies?
- What about an option that splits the units. ½ in the North and ½ in the South of Moraga

### What features of Option 1 are NOT important to you?

- In all plans the single-family homes are in same location - what about placing them on Blair Park
- Minimal disturbance to Coaches field area is a positive
- Loss of open space w/units south of Moraga. But the best to develop space on the level lot
- Dislike the 14 buildings right along Moraga. Better on the other side. Keep Blair Park
- I like the idea of keeping the larger lot
- It feels suboptimal to have 132 households right off/basically on top of one of the busiest fields in Piedmont
- Preserving location of Corp Yard
- These units on Moraga would eliminate a highly used open space and create an eyesore
- Isn't 1 a lower cost to develop a plan than the others?
- The skatepark is too unused and removed from its current location - we should move it
- Destroys precious open space
- Housing in Moraga feels cramped. Too close to traffic
- Very inefficient to waste space above ground for Corp Yard. Bury it and leave space open for future development
- The idea of two market-rate places on the north is offensive
- Best plan in terms of cost effectiveness, maintaining current sports field+ Corp Yard. Likely to be more cost effective, attractive to developers

### What features of Option 2 are important to you?

- What would be the minimum height of the structures
- Thanks for keeping and enhancing the sports fields as part of the project
- Massive wall necessitated by location is a huge negative impact
- Impact of building on a slope. What don't homes to side of and above slope
- Mixing housing + Cory yard use seems like bad combination
- Getting out of Maxwellton will be tricky
- I like that the housing is in a more private space with views
- How will Moraga Avenue be widened for traffic?
- No new road connecting to Maxwellton!
- How will people get to work, schools, and shops?
- Ugly to put housing on top of a parking structure
- I like the two single-family housing units. I wish they were affordable
- It'll block view on Abbott Way
- Erosion? Due to existing loss of vegetation on the slope.
- Noise studies needed. Significant impact on home on/above slopes
- This is the best housing option. The soccer field was rejected in this location 7 years ago

### What features of Option 2 are NOT important to you?

- Preserving the location of the Corp Yard
- Keeping the Corp Yard above ground is a shameful waste of open space. Better if the space is saved for future development
- The ball field is not a good fit south of Moraga
- Spectators will hate watching games here. Not enough room on the sidelines
- Soccer field next to busy road can be unsafe for the kids
- I like that new road because it helps reduce Red Rock traffic congestion
- How will the market rate and affordable folks interact
- Don't like cut into hill for soccer field
- I don't think we need a skate park. This trend has really died down
- Sports field on Blair Park is not safe for kids crossing Moraga
- Single family homes block fire road access
- The Blair Park may not be wide enough for the U14 soccer field. Please don't cut into the hillside to widen the flare area for safety reasons.
- This layout separates new residents from the field - introduces tons of risk for kids crossing the road to use it

### What features of Option 3 are important to you?

- Option 3 is the best for parking structure + great set back and light for units
- Public works will be an eyesore coming down from Moraga
- The housing units shouldn't be so close to the soccer/basketball field. It will be too loud for the new residents
- There should be noise studies to see how it will affect our neighbors on the slopes
- Concern about how the homes on the slope can be supported
- I like Corp Yard moving across to Blair - easier access
- Is having the soccer field so close to housing be a deterrent to filling housing?
- The housing units shouldn't be so close to the soccer/basketball fields. It will be too loud for the new residents
- Keeping Corp Yard separate is a huge plus for new residents
- I like that housing and recreation are together here. Creating a small neighborhood feeling

- Thanks for keeping and enhancing the sports fields
- The oak/forest is more protected on this scheme
- All pedestrian uses on one side of Moraga are great. We wouldn't need a sidewalk on the south side
- Erosion from loss of vegetation on slope
- The stop or lighted intersection allow people to walk across the street

**What features of Option 3 are NOT important to you?**

- Not a fan of Corp lot south of Moraga
- Why would we want to move the corp yard, which is an eye sore, to such a visible spot?!?!
- I like the use of Blair Park the least in this plan
- Plan 3 seems to make the best use of the space compared to Plans 1 +2
- Building on Blair Park sets a bad precedent! Parkland is open space
- Please no single-family home blocking fire road access
- The 4-story housing units seems too close to the field

**What features of Option 4 are important to you?**

- Safe multifunctional access for current and future residents
- Housing additions + affordability
- Where will Moraga traffic go? How do we protect our kids crossing the street
- This plan makes best use of the available space with the least disruption to space in Blair Park
- Can the Blair Park portion be made more attractive to users than just a dog park which we already have?
- All new traffic can be controlled by the new signals
- If this is the most expensive option, it could impact whether funds run out before project finishes
- I like preserving + improving Blair Park
- Smallest scale functions of corp yard lend themselves to discussion in Blair Park site
- Good plan to elevate spot field + create covered parking
- There should be no new road that connects to Maxwellton. It will create too much traffic!
- This plan seems to be the best all round but I'd like to make Blair Park nicer for everyone. Not just dog walkers
- Concern! Why are there two single family home sites added back? These were eliminated
- Loss of vegetation - erosion
- This configuration can maximize use of public transport since all residents and visitors would get on/off at a single nearby stop
- Blair Park is needed for the dogs. Otherwise they will crap on the kids' ball field! (I am not a dog owner)
- Most important to me is affordable & market value homes be completely integrated and mixed. These efforts to build community ongoing diverse groups
- I love all these options! Very creative. I like the housing set back
- I like the double use of the sports field
- Noise studies needed
- Placing the Corp Yard underneath is brilliant idea - very efficient use of space
- This option maintains the green space beauty of canyon
- What is the cost of undergrounding the parking
- This plan makes best use of available space with least disruption to open space in Blair Park
- What is the economic cost of this compared to the rest

- Not sure why someone said the dog park isn't used. It's used constantly. I see it all day from my home office
- How will noise be for units next to the field
- Can Red Rock handle all of the traffic?
- What's the impact of the building sitting on a slope? I'm worried for the homes currently on the hills
- Option 4 sounds expensive, artificial turf vs natural grass is bad for kids, too concentrated on the north side
- This is the best car/pedestrian parking spot. Best building aesthetics for all incomes. It leaves Blair Park available for needed rec space
- Move single family homes to different neighborhoods
- Please no single-family home blocking fire road access

**What features of Option 4 are not important to you?**

- This plan serves Blair Park for future housing requirements from the state
- Keeping Blair as is not important to my mind
- All meetings must be on zoom for the elderly folks traveling. Thank you
- The opinions of seniors in their 90's should be ignored as they will be gone before this is all built
- The dog run never seems well utilized
- Be there to convert like in options 1-3
- I like ball fields over parking
- Option 4 feels like it unevenly spreads the development with it very weighted away from Blair Park. A more even-handed distribution of the improvements would be less impactful in the aggregate

**What else should the project team know about the site?**

- The hill behind the corp yard seems underutilized. Is there a way to get more housing up behind the current state park
- Duplex at upper sites
- Native oak trees on Blair Park site
- The two sides of the street on Moraga should be better connected for pedestrians safety
- Traffic on Moraga is dangerous for pedestrians currently
- Housing in Blair Park area seems most appropriate for fire safety

**Additional Questions/Comments:**

- Erosion? Due to existing loss of vegetation on the slope here
- Could the Corp Yard program be located elsewhere in the city?
- How will Moraga Avenue be widened for traffic?
- Did you do sun/shade studies?

**What Mobility features are important to you?**

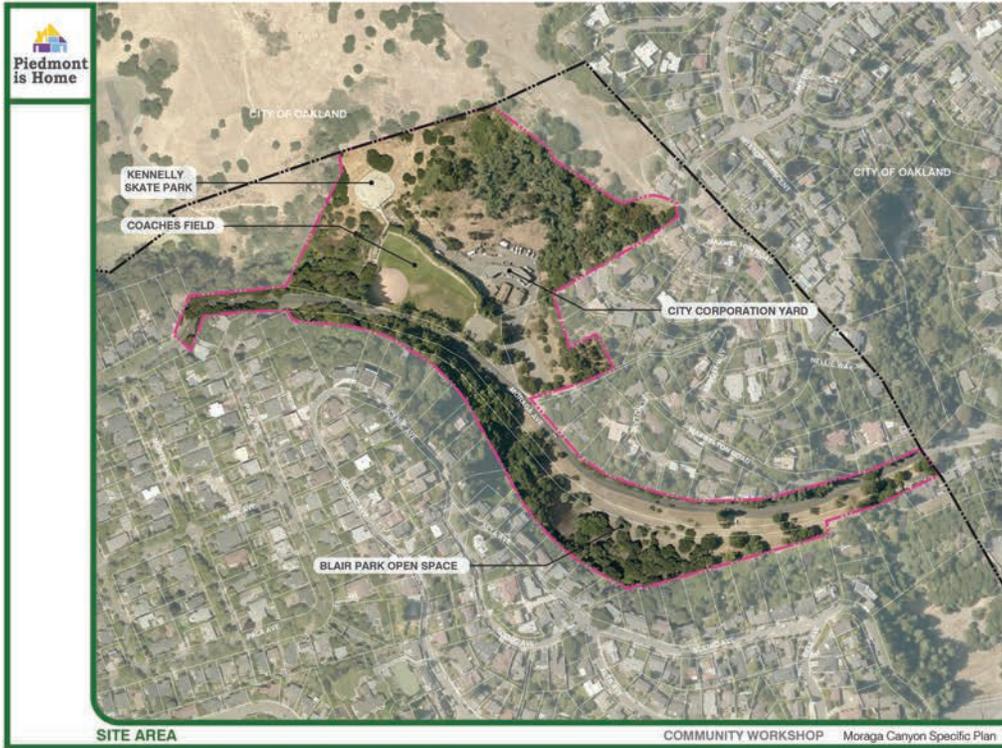
- Pedestrian access to/from the west end of the plan area and vehicular access too if possible
- Sidewalk safety from traffic. We need a light at Harbord + Moraga
- Slow traffic speed on Moraga - too many speeders
- Signals create safety challenges. Add roundabouts instead
- Better designed sidewalks for higher safety for kids
- Add transit down Moraga heading directly to Bart
- Pedestrians need to feel safe walking Moraga and crossing Moraga
- Better bus service to Montclair and Bart

- Not sure a bike path can be safe on Moraga unless traffic was already slow
- Hiking/walking path trails
- Uphill biking path
- Walking paths are important!

What Road Improvements are Important to you?

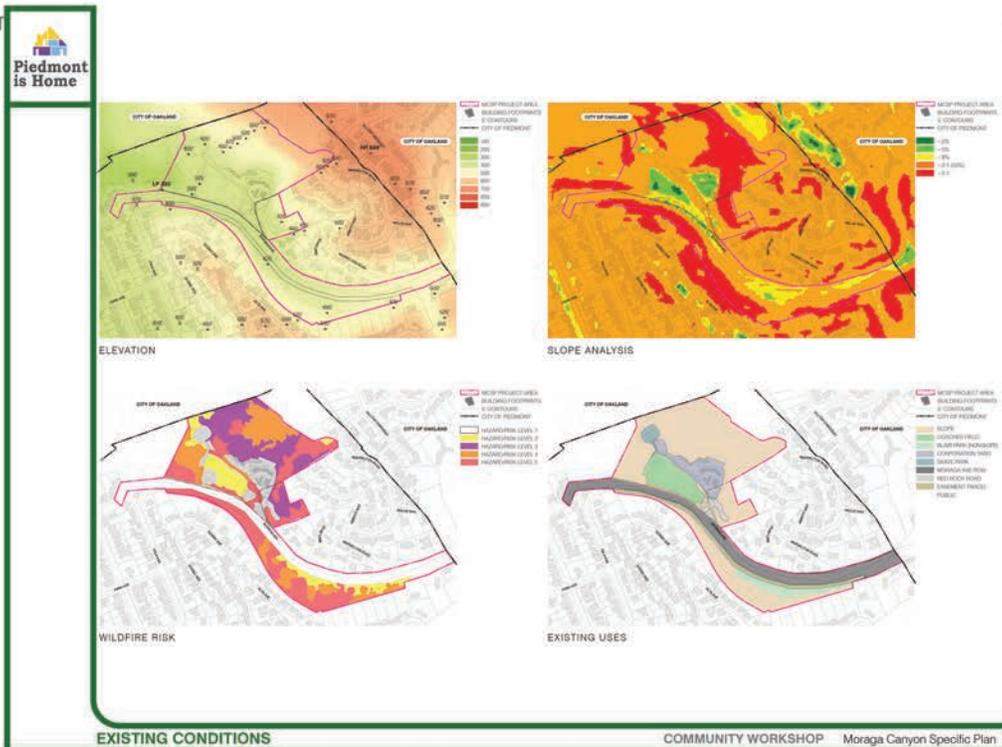
- Very concerned about safety
- This road in Moraga is already unsafe
- Also, water flows rapidly here during rainstorms
- Adding signal will significantly enhance pedestrian safety
- Safe egress for everyone
- Speed bumps/ stop lights on Moraga at Maxwellton
- Consideration of traffic including ingress + egress of emergency vehicles
- Really excited about trails with views
- Stoplight at Moraga + Maxwellton
- Traffic analysis should include signal analysis that includes consultation with the City of Oakland!
- Improved vehicular safety a Maxwellton
- Signalized intersection is a critical component for any options proposed
- Bike safely coming up hill - love that you are addressing it
- Creating pedestrian access to area so new housing residents can easily get into the heart of Piedmont by foot or bike

GENERAL SITE COMMENTS



GENERAL SITE COMMENTS

WHAT ELSE SHOULD THE PROJECT TEAM KNOW ABOUT THE SITE?

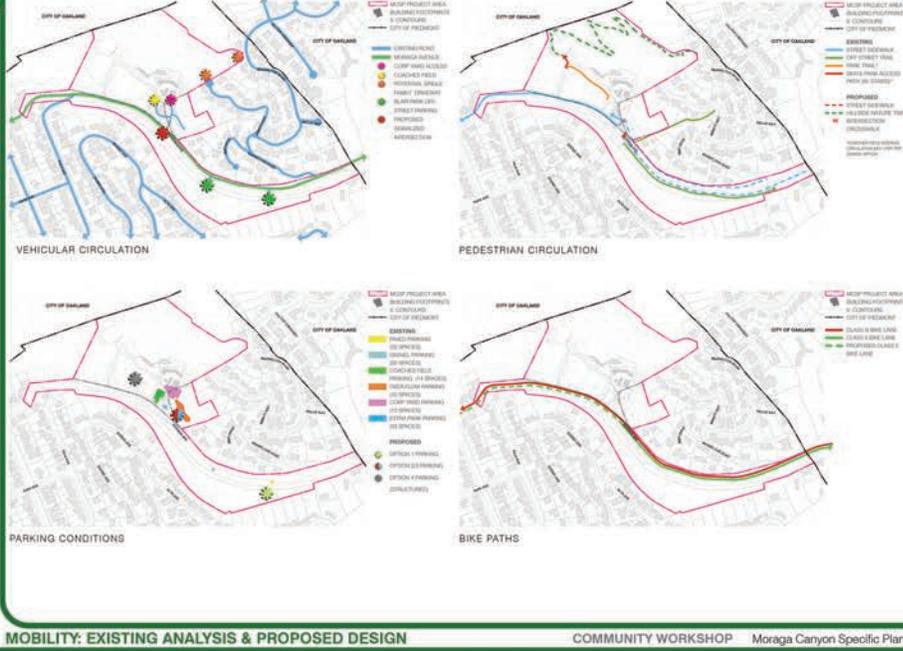


WHAT ELSE SHOULD THE PROJECT TEAM KNOW ABOUT THE SITE?

WHAT MOBILITY FEATURES ARE IMPORTANT TO YOU?



WHAT MOBILITY FEATURES ARE NOT IMPORTANT TO YOU?



WHAT ROAD IMPROVEMENTS ARE IMPORTANT TO YOU?



WHAT ROAD IMPROVEMENTS ARE NOT IMPORTANT TO YOU?



WHAT RECREATION/CIVIC EVENTS IMPROVEMENTS ARE IMPORTANT TO YOU?

WHAT RECREATION/CIVIC EVENTS IMPROVEMENTS ARE NOT IMPORTANT TO YOU?



## RECREATION/CIVIC EVENTS

**Softball Field/ Youth Baseball**  
34,000 sf

**Underground Parking Option**  
45 Spaces

**U14 Soccer Field**  
45,000 sf

**Bleachers Restroom**  
350 sf 275 sf

**Skate Spot**  
320 sf

**Parking**  
45 Spaces

Item	Description	Qty	Quantity	Unit Cost	Est. Cost	Actual Cost	Actual Cost
Item 1	Softball Field/ Youth Baseball	1	1	34,000	34,000		
Item 2	Underground Parking Option	1	1	45	45		
Item 3	U14 Soccer Field	1	1	45,000	45,000		
Item 4	Bleachers	1	1	350	350		
Item 5	Restroom	1	1	275	275		
Item 6	Skate Spot	1	1	320	320		
Item 7	Parking	1	1	45	45		



**TURF SOCCER FIELD**



**SKATE SPOT**



**HIKING TRAILS**



**DOG PARK (OPTION)**



**CIVIC EVENTS**



**FIELD STRUCTURE (OPTION)**



**OPTION 1**



**OPTION 2**



**OPTION 3**



**OPTION 4**

**RECREATION**

COMMUNITY WORKSHOP Moraga Canyon Specific Plan

WHAT PUBLIC WORKS IMPROVEMENTS ARE IMPORTANT TO YOU?

WHAT RECREATION IMPROVEMENTS ARE NOT IMPORTANT TO YOU?



## PUBLIC WORKS

**Vehicle Repair Garage**  
5,000 sf

**Fuel Area**  
2,500 sf

**Storage**  
200 sf

**Restrooms**  
250 sf

**Plant Nursery**  
3,000 sf

**Sign Shop**  
500 sf

**Offices**  
1,500 sf

**Parking**  
15 Spaces

**Plant Nursery**  
3,000 sf

**Landscape Material Storage**  
3,000 sf

**Landscape Equipment Storage**  
3,000 sf

Item	Description	Qty	Quantity	Unit Cost	Est. Cost	Actual Cost	Actual Cost
Item 1	Vehicle Repair Garage	1	1	5,000	5,000		
Item 2	Fuel Area	1	1	2,500	2,500		
Item 3	Storage	1	1	200	200		
Item 4	Restrooms	1	1	250	250		
Item 5	Plant Nursery	1	1	3,000	3,000		
Item 6	Sign Shop	1	1	500	500		
Item 7	Offices	1	1	1,500	1,500		
Item 8	Parking	1	1	15	15		
Item 9	Plant Nursery	1	1	3,000	3,000		
Item 10	Landscape Material Storage	1	1	3,000	3,000		
Item 11	Landscape Equipment Storage	1	1	3,000	3,000		



**EXISTING CORP YARD OFFICE**



**EXISTING CORPORATION YARD EXTERIOR STORAGE**



**CORPORATION YARD BUILDING EXAMPLE**



**BUILDING EXAMPLE**



**ENCLOSED STORAGE**



**OPTION 1**



**OPTION 2**



**OPTION 3**



**OPTION 4**

**PUBLIC WORKS**

COMMUNITY WORKSHOP Moraga Canyon Specific Plan



WHAT FEATURES OF OPTION 1  
 ARE IMPORTANT TO YOU?



WHAT FEATURES OF OPTION 1  
 ARE NOT IMPORTANT TO YOU?



VIEW SOUTHEAST



VIEW NORTHWEST



VIEW SOUTHWEST

**OPTION 1**



**LAND USE**

NATURAL PARK SPACE	SINGLE FAMILY HOUSING
RECREATION	PARKING
PUBLIC WORKS	MORAGA AVE RIGHT-OF-WAY
HIGH DENSITY HOUSING	SLOPE/OPEN SPACE

- HOUSING DEVELOPMENT ON BLAIR PARK OPEN SPACE
- PRESERVE AND EXPAND COACHES FIELD
- PRESERVE CORP YARD
- INCREASE PARKING AND TRANSIT ACCESS

COMMUNITY WORKSHOP Moraga Canyon Specific Plan

WHAT FEATURES OF OPTION 2  
 ARE IMPORTANT TO YOU?



WHAT FEATURES OF OPTION 2  
 ARE NOT IMPORTANT TO YOU?



VIEW SOUTHEAST



VIEW NORTHWEST



VIEW EAST

**OPTION 2**



**LAND USE**

NATURAL PARK SPACE	SINGLE FAMILY HOUSING
RECREATION	PARKING
PUBLIC WORKS	MORAGA AVE RIGHT-OF-WAY
HIGH DENSITY HOUSING	SLOPE/OPEN SPACE

- COMBINE PUBLIC RECREATION ON BLAIR PARK OPEN SPACE
- MINOR IMPACTS TO CORP YARD
- INCREASE PARKING AND TRANSIT ACCESS
- IMPROVE PEDESTRIAN AND BICYCLIST SAFETY AND ACCESS
- MULTIPLE DEVELOPMENT SITES ON COACHES FIELD SIDE WITH COMMON OPEN SPACE AMENITY

COMMUNITY WORKSHOP Moraga Canyon Specific Plan

WHAT FEATURES OF OPTION 3  
 ARE IMPORTANT TO YOU?



**VIEW SOUTHEAST**



**VIEW NORTHWEST**



**VIEW EAST**



**OPTION 3**



**SITE PLAN**  
 ■■■ MCSP PROJECT AREA  
 - - - - CITY OF PIEDMONT

- MOVE CORP YARD TO BLAIR PARK OPEN SPACE
- IMPROVE SOCCER FIELD AND SKATE PARK
- INCREASE PARKING AND TRANSIT ACCESS
- IMPROVE PEDESTRIAN AND BICYCLIST SAFETY AND ACCESS
- HILLSIDE HOUSING DEVELOPMENT
- AVOID INFRASTRUCTURE RELOCATION

WHAT FEATURES OF OPTION 3  
 ARE NOT IMPORTANT TO YOU?

**LAND USE**

NATURAL PARK SPACE	SINGLE FAMILY HOUSING
RECREATION	PARKING
PUBLIC WORKS	MORAGA AVE RIGHT-OF-WAY
HIGH DENSITY HOUSING	SLOPE/OPEN SPACE

COMMUNITY WORKSHOP Moraga Canyon Specific Plan

WHAT FEATURES OF OPTION 4  
 ARE IMPORTANT TO YOU?



**VIEW SOUTHEAST**



**VIEW NORTHWEST**



**VIEW EAST**



**OPTION 4**



**SITE PLAN**  
 ■■■ MCSP PROJECT AREA  
 - - - - CITY OF PIEDMONT

- PRESERVE BLAIR PARK OPEN SPACE
- IMPROVE SOCCER FIELD AND SKATE SPOT
- UNDER FIELD PARKING
- INCREASE TRANSIT ACCESS
- IMPROVE PEDESTRIAN SAFETY AND ACCESS
- HILLSIDE HOUSING DEVELOPMENT
- AVOID INFRASTRUCTURE RELOCATION
- CONNECT OPEN SPACE ALONG MORAGA AVE

WHAT FEATURES OF OPTION 4  
 ARE NOT IMPORTANT TO YOU?

**LAND USE**

NATURAL PARK SPACE	SINGLE FAMILY HOUSING
RECREATION	PARKING (IN STRUCTURE)
PUBLIC WORKS	MORAGA AVE RIGHT-OF-WAY
HIGH DENSITY HOUSING	SLOPE/OPEN SPACE

COMMUNITY WORKSHOP Moraga Canyon Specific Plan

Date	Name	Moraga Canyon Specific Plan Comments	Email
10/27/2023	Todd Sotkiewicz	If you really wanted survey input, you should have solicited all of the homeowners in Piedmont through the mail (you have all of our addresses after all; we all pay thousands of dollars in taxes to the city) rather than posting your survey availability on Piedmont Exedra. We all don't read that online newspaper regularly. This just seems to be another example of the City of Piedmont doing what they want to do rather than listening to the citizenry on this topic.	<a href="mailto:sotkiewicz@gmail.com">sotkiewicz@gmail.com</a>
11/16/2023	Matt Derrigo	Dear Recreation Commission, First and foremost, I would like to extend my sincere gratitude for your commitment and dedication to advancing Piedmont's recreational opportunities. As a resident of Piedmont and a parent of a 10 yr old girl who actively participates in several PRD programs, I found last night's meeting both enlightening and inspiring. Your passion and engagement in these matters are commendable. On my way home, reflecting on your discussions, especially in relation to the Moraga Canyon Specific Plan (MCSP), I believe there is a crucial aspect that warrants further attention. This is the need to proportionally grow our recreational spaces in tandem with the entire densification plan of Piedmont, as defined in the Housing Element. The MCSP certainly brings new families and demands within the study area, but it is just a part of the broader mandate of densifying our entire community. The stated goal of the MCSP on the website is merely to maintain existing amenities. However, from the presentation, it appears this might actually result in a reduction of facilities, notably by downsizing the skate park to a smaller "skate spot". To my knowledge, there is currently no mandate or expectation set for growing our recreational spaces in line with this overall growth. During the meeting, it was astutely noted that new housing will lead to increased demand, which was then translated into anticipated population growth within the Moraga Canyon. While considering facility capacity for this new demand is essential, I urge the Commission to advocate for expanding our recreational areas in response to the entire Housing Element. Without such proactive planning, we risk facing challenges in providing equitable and adequate recreational facilities for our growing population. The challenges of such planning are undoubtedly complex. However, given the imminent changes and the state's overarching densification plans, our strategies must be visionary and comprehensive. I am planning to attend the community workshop on Nov 30th and will convey these sentiments there as well. If there is more I can do, I'm very willing to provide further input or assist in any way that could be beneficial – just let me know how. Thank you once again for your dedication to our community's well being. I am confident that, with collaborative efforts, we can ensure that Piedmont not only grows but thrives, with recreational spaces that meet the needs of all residents, both present and future.	<a href="mailto:derrigo@gmail.com">derrigo@gmail.com</a>
11/28/2023	Charles Alexander	Hi Kevin, Just learned about the Moraga Canyon plan and I cannot stress that the sewage infrastructure, wildfire threat, and landfill structure are not fit for group housing. Let alone increased traffic/parking for an already limited primary escape route. Be very careful with construction agencies making a buck vs. building a stronger existing infrastructure. Concerned Maxwellton Rd resident. Turning all of Moraga Canyon into a premier sports complex for Oakland and Piedmont makes sense. Forcing housing seems like an attempt at social/civil duty mixed with construction margin grift. Best, Charles Alexander (P.S.) Thank you. Full disclosure I am an Oakland resident fwiv. Just took a hard long look at the slides, I love the initiative, but I beg you guys to quadruple-check the implications of infrastructure. Especially in regard to fire hazards. One should expect if there was a fire event, it would be 2x 1991 given the velocity of winds from the past half-decade of wind storms. Also, is there any website with more information or an opportunity to join the planning/execution team? Thanks.	<a href="mailto:charles.alexander.khaikin@gmail.com">charles.alexander.khaikin@gmail.com</a>
12/1/2023	Susan Garbarino	I'd like to make some additional comments now that I have attended the Nov 30th community meeting. I live in Upper Rockridge near the site and use Moraga Way frequently. I think it is imperative that Piedmont work with the City of Oakland regarding these plans as they will affect the surrounding neighborhoods. I didn't hear that this was happening at the meeting last night. My two main concerns are traffic and environmental safety. This is a very tight spot that already receives more traffic than it can bear. It is dark, curvy, prone to flooding, and surrounded by fuel for fires in the midst of a thickly settled area that has a history of wildfires. I was impressed by the presentation and plans last night. Most of my concerns are being considered. However, the proposed light at Red Rock (that "will be green most of the time" according to the presenter) didn't sound adequate. We need a light at the intersection of Harbord and Moraga. I realize that this is actually in Oakland, but it cuts between Piedmont and Oakland and must be considered. It is already a very dangerous intersection. I have witnessed more than one accident there. I will write to my City Councilperson to let her know this suggestion as well. Regarding which plan I would prefer and why: I strongly prefer Option three because it would change the current look and feel of the canyon the least. It provides some open space, allows for corporation yard access to Moraga, keeps Coaches field largely as it is while providing attractive housing set back from the road. It also looked like one of the least expensive options. I strongly dislike Option one as it would completely change the character of the canyon with 14 proposed 4 story buildings replacing Blair park. I think this would be unattractive, less safe and a shame to lose what little natural space Piedmont has. Thank you for reading this email and noting my concerns.	<a href="mailto:sgarbarino@gmail.com">sgarbarino@gmail.com</a>
12/1/2023	Adam Thacher	That was a great presentation last night. My clear favorite was I think Option 3 where the corporation yard moves across Moraga and there is no parking added under the soccer baseball field. This will make the home prices higher as the folks that will but these homes will be paying a lot and prices will be higher when they know they do not have to listen to the noise from the trucks going in and out, etc. I have a follow up question I wanted to ask the woman with dark hair who was the economics consultant who was doing the feasibility work/economic modeling etc. I did not get her card. Do you have an email for her? Thanks again for the work of you and your team. Cheers - Adam Thacher (P.S.) My question is as follows: Has she (Financing Consultant) met with or talked to experienced RE developers to see if what is being envisioned so far is economically viable from a developer's standpoint? If she has not I was going to suggest to her that there are at least 3-4 very experienced developers that live in town that she could meet with to get feedback throughout this process. I would guess that all of them care deeply about having a great end result and would be happy to meet with her informally simply as a public service. It seems like she has great experience to do the analysis but there is difference between being a consultant and having to invest in something as a business proposition as you are well aware. My wife, for one, said she would be happy to do so. And there are others who have similar experience. <a href="https://wilsonmany.com/people/janice-thatcher/">https://wilsonmany.com/people/janice-thatcher/</a> If the consultant wants to get her input and that of others I would suggest they would be more likely to help in informal meetings not in a public setting. I can provide an introduction if needed.	<a href="mailto:adam.thacher@gmail.com">adam.thacher@gmail.com</a>
12/8/2023	Lauren Tompkins	I'm a Piedmont resident who is quite excited to see the development plans for Moraga Canyon! I would like to ask a question to see if I am interpreting the slides correctly and if so, have a followup. On slide 36: <a href="https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_13659739/File/Government/Projects/MCSP/2023-11-30-MCSP-Community-Workshop-Presentation.pdf">https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_13659739/File/Government/Projects/MCSP/2023-11-30-MCSP-Community-Workshop-Presentation.pdf</a> - Are the affordable and market rate units in separate buildings (e.g. 4 total buildings) or in the same buildings (2 total buildings)? I hope it is the later as we wouldn't want to isolate the lower income people in separate buildings. Also, is there justification somewhere of the inclusion of single family homes in the plan? Would townhomes not fit in the same space?	<a href="mailto:lauren.a.tompkins@gmail.com">lauren.a.tompkins@gmail.com</a>
12/11/2023	Bruce Joffe	Dear Director Jackson, I attended the November 30 community workshop about the proposed Moraga Canyon housing project. You and I spoke about several issues, and you welcomed me to send you follow-up observations. I am concerned about the project's isolation, the low-income residents' separation, and the willingness of the project's managers to incorporate community feedback into the plans. The first part of the community meeting was a presentation by City staff and the project planning consultants to describe the project and its four options. Then, the assembled people were invited to speak one-on-one to various project team members at poster-board stations along the perimeter of the room. No opportunity was given for workshop attendees to question the project planners as a group. General questions about the overall nature of the project would not be answered by staff personnel who were designated to discuss specific options at individual poster-board stations. This gave me and several other people the feeling that the City isn't really interested in hearing and addressing our concerns. I am concerned about the isolation of the 132 new units planned for the Moraga area. There is no "urban fabric" connecting that location with the rest of Piedmont, except for the heavily-trafficked Moraga Ave. Walkers or bike riders would not see other Piedmont houses for over a quarter mile. Isolation may be a more severe problem for residents of the 60 subsidized units who may not have cars available for both going to work and for shopping or going to school. This problem could be mitigated if the City were to operate a shuttle bus, similar to the shuttles that Emeryville operates to and from the MacArthur BART station. A Piedmont shuttle could take residents down Moraga, along Piedmont Ave., across MacArthur to Grand Ave., up Grand to Oakland Ave., up Oakland to the City Center, and then along Highland back to Moraga. Connection to the BART station might even be included in the route. The City could operate the shuttle for the first five years, and then evaluate whether the amount of ridership justifies continuing, perhaps with support from passenger fees. This solution was mentioned when we spoke at the meeting. Mr. Jackson, so I am reminding you now and requesting that it be given serious consideration. A more serious problem is the planned separation of the below-market units from the market-rate units. This is a terrible idea that will have dangerous consequences. It would create a low-income "ghetto" in the midst of high-income housing. Low-income residents would be stigmatized whenever there was a problem like graffiti, or trash, or theft. The higher-income residents would instinctively blame any grime or crime on "those people" living in the separate, nearby buildings. Numerous studies have shown that when lower-income people are physically integrated into a higher-income housing project discrimination is minimized. Indeed, the lower-income residents become better integrated into the community, and their own economic circumstances improve faster than those living in separated housing. While you agreed that integration was a good idea, Mr. Jackson, you contended that separation was necessary because the subsidized housing had to be built as a separate project. This was not my experience when I developed housing for low and moderate income people, financed by both Federal and State programs, a few decades ago. Section 8's below-market rental housing units were part of a larger market-rate project financed through HUD (the U.S. Department of Housing and Urban Development). There was no physical difference between the rental units. A local non-profit corporation bought the project from a for-profit developer who gained the tax-shelter benefits from selling designated subsidized units at below-market rates. In Piedmont's project, some of the 132 units could be sold to individuals (72 at market rate, 60 at below-market rate), with unsold units being sold to a non-profit agency which would rent the market-rate units and the subsidized units together, with no physical distinction among the units. They would be seamlessly included within the 132-unit project. No ghetto. No separation. There are many different ways to finance such mixed-income projects - direct subsidies, tax credits, a combination of county, State and Federal funding, perhaps even some philanthropy. We discussed this possibility at the community meeting and you asserted that an integrated project was not feasible; there would have to be two separate projects. I implore you to go back and investigate State and Federal subsidy programs more thoroughly. Creating a new housing community that separates residents by their economic status creates a danger that will cost our City financially and socially in the decades to come. I hope you, the planning consultants, and the City Council act on these concerns productively, and demonstrate that you do respond to community residents' feedback.	<a href="mailto:bruce.joffe@gmail.com">bruce.joffe@gmail.com</a>
12/15/2023	Vincent Fisher	Thanks so much for making time to meet with Liz and me. And I was great to bring the fire chief in as well. We really appreciate your view on this complicated process. Have a great weekend.	<a href="mailto:vincent.fisher@yahoo.com">vincent.fisher@yahoo.com</a>