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Development Projects Look for Fall Approval

By Sophie Braccini



Story poles along Moraga Way help the town and its residents visualize a planned development. Photo Sophie Braccini

It is hard to miss the striking story poles recently erected along Moraga Way, next to the Moraga-Orinda Fire District's station 41, which represent the 36 units of the Moraga Center Homes project proposed by developer City Ventures. On the other side of town, more story poles have stood for weeks across from the Rheem Shopping Center on Moraga Road, where Signature Properties wants to build 18 single-family homes.

According to senior planner Ellen Clark, the story poles are there to il-

lustrate the heights of the proposed buildings. The little flags added along Moraga Way by the developer suggest the project's outline, and passers-by can also envision the massing and depth of the setback. "This is a town requirement for any new construction," explained Clark. "It is a useful exercise to start the discussion; people see it and it officializes what the project will look like."

Moraga's design review board was scheduled to make a preliminary recommendation to the planning commission July 14 for the Moraga

Center Homes project, which the commission will review later in the fall. The project proposes a total of 36 units comprised of different housing types – attached town homes located within the central portion of the site; six duplexes, and one triplex facing Country Club Drive. The home sizes are between 1,800 and 2,400 square feet and will have three or four bedrooms; what the developer calls luxury medium density housing. The plan includes a 10,460 square-foot pocket park located along Laguna Creek. ... continued on page A11

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