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## Livable Moraga Road Project Takes Shape

By Sophie Braccini

Protected pedestrian paths, bicycle lanes, landscaped median strips, new crosswalks: Moraga Road could become this dream for all modes of transportation, for all ages. The plan is taking shape one public workshop at a time. After the first brain-storming session, staff proposed three alternatives to a diverse group of 50 or so residents on March 19. After all of the input is analyzed a final public workshop will be conducted in late April to finalize a vision for the Moraga Road of the future.

“At the first workshop you told us what you wanted to see along Moraga Road, and what types of users we needed to accommodate,” said senior planner Ellen Clark in her introductory presentation. “From what you said we derived some guiding principles and designed three possible alternatives for the improvement of Moraga Road.” Staff defined four different segments that need improvement: the Campolindo segment with the issues revolving around high school traffic; the Rheem segment; the segment from just past Rheem to Corliss; and the last one from Corliss to St. Mary’s Road.

The guiding principles that residents brainstormed during the first workshop included improving connectivity for all types of users, enhancing the character and esthetic of the road, maintaining the highest level

of safety, and ensuring a smooth flow of traffic.

Following these principles, staff presented three possible concepts for the road. Concept A would leave the road with the same lane configuration, with the modest improvements of continuous single bike and pedestrian paths. Concept B would enhance the pedestrian and bicycle path and would remove one lane southbound in front of the Rheem Center where the median strip could be landscaped. Concept C would create a continuous multi-use trail for families walking and biking, and would include a bike lane for the serious cyclists. Space would be found by removing one lane southbound; this concept also proposed landscaped median strips.

With maps and descriptions of each concept came data such as traffic count and modeling the impact of each concept at different hours of the day. The group broke into two smaller groups that were asked to reach a consensus, if possible, to recommend one of the concepts, possibly a different one for each road segment.

One of the first aspects that was discussed among the residents was the idea of reducing the number of lanes from four to three. Some opposed the idea completely, saying it would slow traffic and create more

congestion; the traffic study suggested that would not happen. Others questioned the consultant on his methodology, the time the traffic counts were made, and the period. According to the consultant, the level of service on Moraga Road is good and will stay that way, even if all the development in the plans is built out, with the notable exception of the Campolindo area when school starts and is dismissed.

The modifications proposed by all three concepts for the Campolindo area were not very well received by residents. It proposed the creation of a new drop-off lane along the main campus, a good idea for Lafayette residents, but that would not ease the pain of the Moraga drivers. “We are discussing a very different plan with the high school,” said Shawna Brekke-Read, planning director, “but it is not completely finished. We will propose it to this group when it is ready.”

Although there was a lot of support for the idea of a family trail and acknowledgment that Concept C comes the closest to meeting the project’s goals, there was no a real consensus among participants.

Clark will present a progress report to the Town Council in May and the next Livable Moraga Road workshop will be held in June.



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**2729 Marion Terrace, Martinez**

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Charming 1939 home with hardwood floors and updated kitchen, baths, and windows is light & bright with decorator colors. It features 4 large bdr. and 2 ba., including the basement with a cozy cabin feel and a bed, bath, bonus room, utility area. It also has a wonderful private backyard with a patio, fountain, fruit trees, roses, garden and lawn. Offered at \$537,000 by Tina Van Ardsdale.

CalBRE# 01259271

**1982 Ascot Dr. Apt. D, Moraga**

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This 1233 sf single-level condominium has 2 bedrooms and 2 baths, featuring beautiful views of the Moraga hills. HOA dues are only \$386 per month. Enjoy the bountiful amenities of the local community such as highly-rated schools, nearby public parks, and excellent local restaurants. Offered at \$399,000 by Jim Colhoun 925.200.2795.

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Lovely level-in Rossmoor San Franciscan model with a beautifully finished enclosure gives you a bonus family room and over 1300 sq feet. This is an end unit with no one above or below for extra privacy. Gorgeous kitchen remodeled by Toupin. Bath has been updated with a washer/dryer. Upgrades throughout! Offered at \$375,000 by Dana Fillingner 925.588.6409.

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**TIP OF THE WEEK**

The first Qtr. of 2014 had some interesting comparisons to the first Qtr. of 2013 in Lamorinda Real Estate. Homes sold on an average of 102% of the asking price, yet the average sales price was down 8% in Orinda, up 1% in Lafayette and up 2.7% in Moraga. (Based on Single-Family Detached Homes.) The number of listings for the 1st qtr. were exactly the same as last year in Lafayette and Moraga, and up 17.1% in Orinda. The 1st qtr. is historically slower than the 2nd and 3rd qtrs., so it will be interesting to see what develops. Most homes in LAMORINDA are still selling very quickly, with multiple offers, at over the asking price. There are many Buyers out there...it’s a great time to SELL!!

**Meet our Featured Agents ...**



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