



949 Moraga Permanent Supportive Housing

Design Review Committee and Planning Commission Study Session
May 19, 2025





Cooking Classes



Halloween Party



Arts & Crafts



Adaptive Fitness

MAY

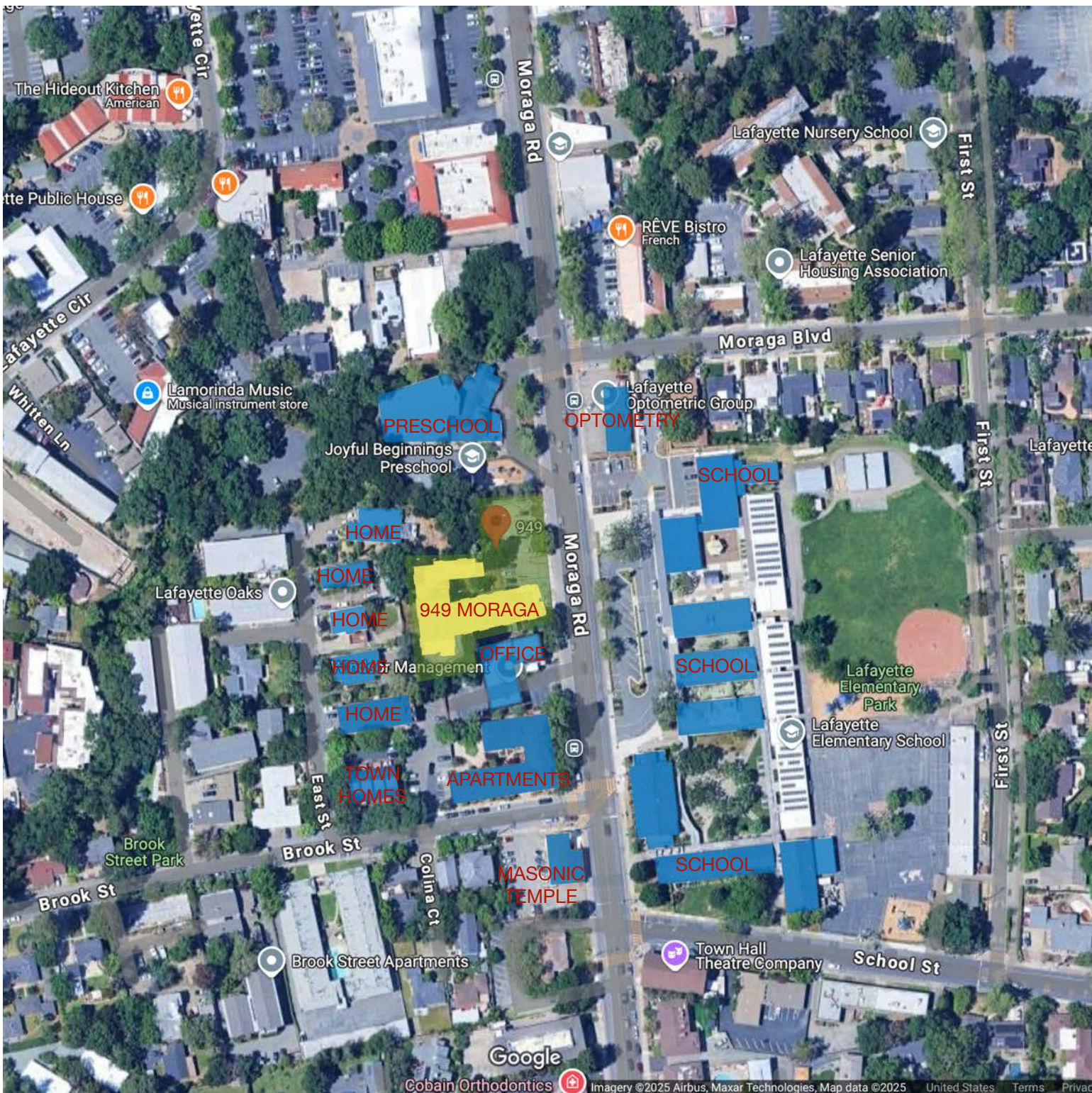
2025

Activity Calendar



Sunflower Hill

SUN	MON	TUE	WED	THU	FRI	SAT
<p>HAPPY BIRTHDAY</p> <p>Scan the QR Code to Register for Events!</p>				<p>1 Olivia Out of Office Bocce Ball, Basketball, and Corn Hole with Tina 4 - 5 PM</p> <p>Adaptive Yoga w/ Kristen 5:15 - 6:05 PM</p>	<p>2 Olivia Out of Office</p> <p>Fitness Class w/ Keith 4 - 5 PM</p>	<p>3</p>
<p>4</p>	<p>5 Olivia Out of Office</p>	<p>6 Group A Cooking Class: Build-Your-Own Kabobs 4 - 5 PM Limited spots available Sign up for one week: Group A or B</p>	<p>7 Crochet with Tina and Kathy 3:30 - 4 PM</p> <p>Fitness Class w/ Bri 4 - 5 PM</p> <p>Alameda County Fair Art Project Entries with Crystal 5:30 - 6:30 PM</p>	<p>8 Pet Therapy and Coloring Hour 4 - 5 PM</p> <p>Adaptive Yoga w/ Kristen 5:15 - 6:05 PM</p>	<p>9 Drop-In Card Decorating + Arts and Crafts 2:30 - 4 PM</p> <p>Fitness Class w/ Bri 4 - 5 PM</p>	<p>10</p>
<p>11</p>	<p>12 Trader Joe's Virtual Cooking Class Minimal Ingredients, Maximum Taste: Carnitas Street Tacos 5 - 6 PM Zoom Link: https://us06web.zoom.us/j/85230727813</p>	<p>13 Group B Cooking Class: Build-Your-Own Kabobs 4 - 5 PM Limited spots available Sign up for one week: Group A or B</p>	<p>14 Fitness Class w/ Keith 4 - 5 PM</p> <p>Walking Club: Walk to the Meadowlark Dairy 6 - 7 PM</p>	<p>15 Virtual Popcorn Chat: Virtual Pictionary Game 4 - 5 PM</p> <p>Adaptive Yoga w/ Kristen 5:15 - 6:05 PM</p>	<p>16 Fitness Class w/ Keith 4 - 5 PM</p> <p>Friday Night Live! Live Performances, Dinner Provided, Hands on Activities and More! 5:30 - 8 PM</p>	<p>17</p>
<p>18</p>	<p>19 Learning with Olivia Week 1: Budgeting and Understanding Money: Hands on Activities + Special Presentation from Patelco Bank 4 - 5 PM</p>	<p>20 Group A Cooking Class: Pizza Night 4 - 5 PM Limited spots available Sign up for one week: Group A or B</p>	<p>21 Fitness Class w/ Bri 4 - 5 PM</p> <p>Bring-Your-Own-Dinner, Puzzles and Board Game Hour 5:15 - 6:15 PM</p>	<p>22 Breakdance Class with Tina + Cody and Sailor from VIP 4 - 5 PM</p> <p>Adaptive Yoga w/ Kristen 5:15 - 6:05 PM</p>	<p>23 Fitness Class w/ Bri 4 - 5 PM</p> <p>Potluck and Friday Night Move Night 5:30 - 7:30 PM</p>	<p>24</p>
<p>25</p>	<p>26 HAPPY MEMORIAL DAY Sunflower Hill Offices Closed</p>	<p>27 Group B Cooking Class: Pizza Night 4 - 5 PM Limited spots available Sign up for one week: Group A or B</p>	<p>28 Fitness Class w/ Keith 4 - 5 PM</p> <p>Learning with Olivia Week 2: Budgeting and Understanding Money: Hands on Activities + Special Presentation from Patelco Bank 5 - 6 PM</p>	<p>29 Sun Squad: Lend a Hand at Irby Ranch- Refresh the Courtyard with Tina and Amanda 3:30 - 5PM</p> <p>Adaptive Yoga w/ Kristen 5:15 - 6:05 PM</p>	<p>30 Farmers Market Friday with Crystal 3 - 4 PM</p> <p>Fitness Class w/ Keith 4 - 5 PM</p>	<p>31</p>



Site Context

The proposed project is located amidst a mix of various uses

Three sides are surrounded by office and school buildings, while the rear side borders single-family homes

Introduction of higher density supportive housing without compromising the character of the neighborhood

Neurodivergent Residents

Wide ranging in their needs and the kinds of support they require

Age in place

A population often overlooked and larger in number than most people are aware of

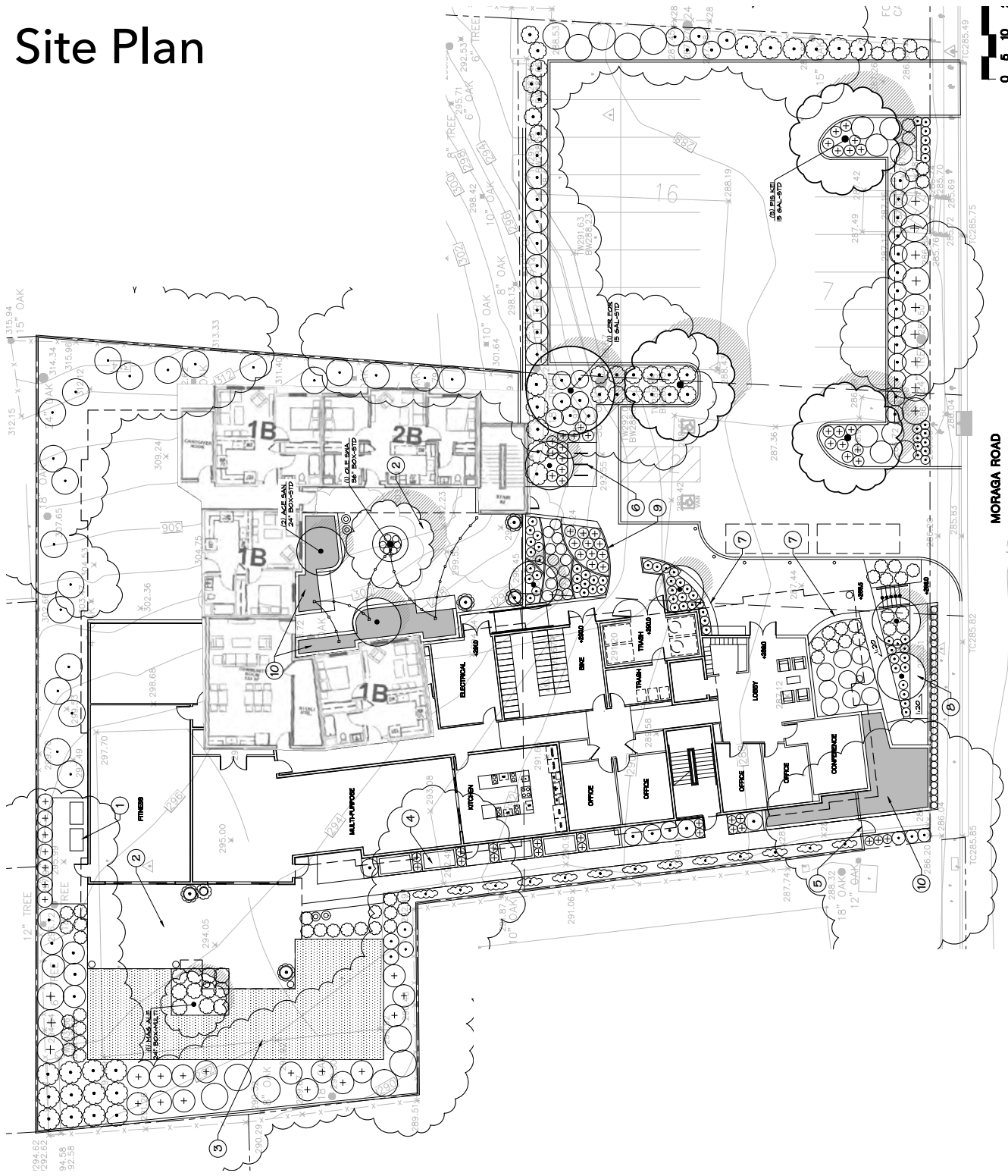
Benefit of Lafayette Location

Proximity to amenities, services and all that Lafayette offers

Some will have jobs or will volunteer in the local community and others will attend local day programs

Residents of 949 Moraga will be part of and will be integrated into the broader community

Site Plan



Proposed Project

48 Affordable Units for people with Intellectual and Developmental Disabilities

29 one-bedrooms
19 two-bedrooms

Zoning: MRO

Site Area: 35,252 sf (.81 acres)

Allowed Density: 35 units/acre = 35.81

Proposed Density: 48 units = 59.33 units/acre

Parking Provided: 25 = .52 per unit

Allowed FAR:

MRO - Office and Residential: .5 = 17,537 sf

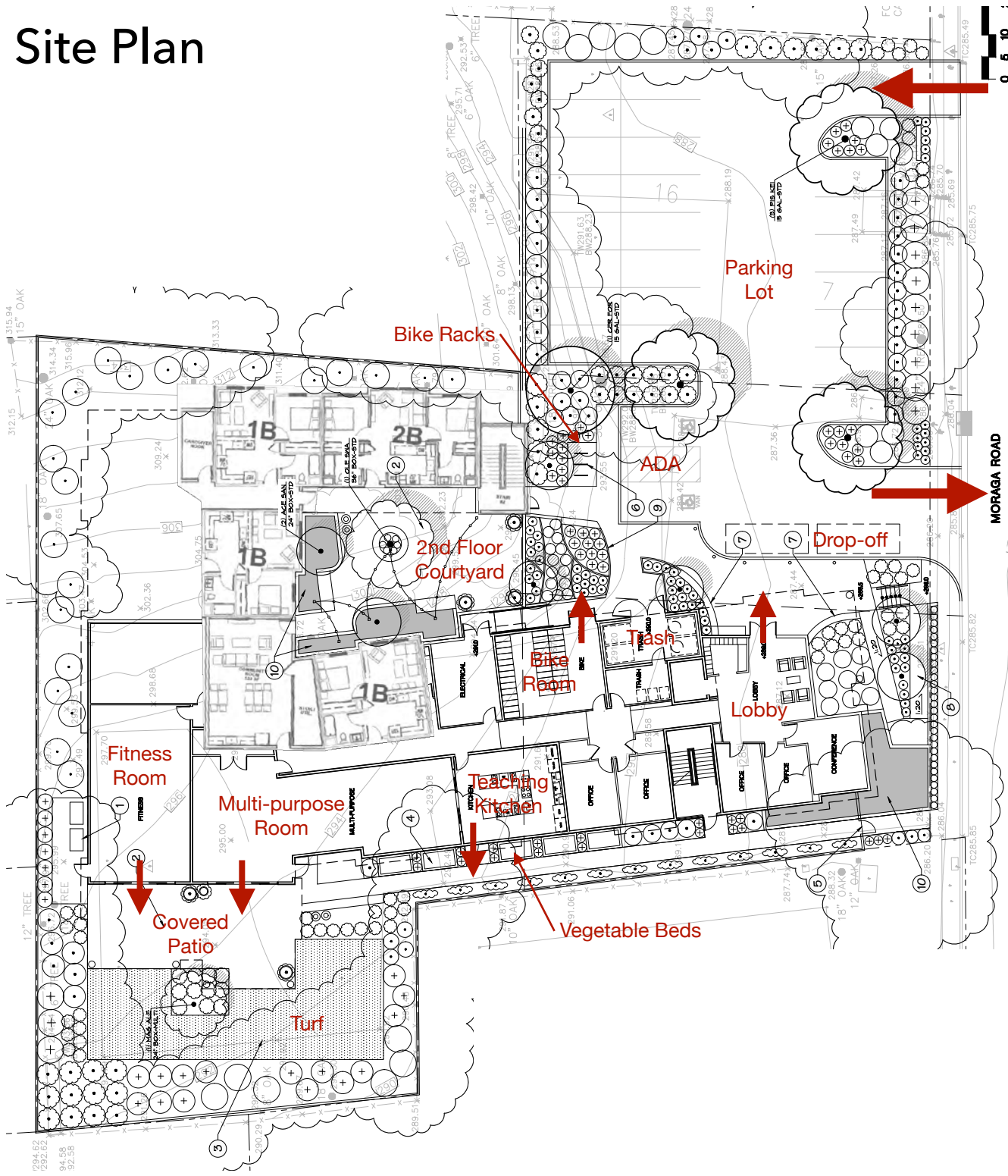
MRO - Residential Only: .55 = 19,290 sf

Proposed FAR: 49,711 sf = 1.41

Allowed Height: 3 stories or 35 feet

Proposed Height: 4 stories, 48 feet

Site Plan



Site Design

- Parking near street
- Lobby near street - visibility and access
- Drop-off / Pick-up
- Bike Racks and Bike Room
- Trash Room - proximity to parking lot, yet hidden
- Maximize distance of units and outdoor spaces from street
- Outdoor spaces: Health & Recreation
- Minimize cut and fill

1st Floor Plan



2nd Floor Plan



Upper Residential Floors

Mix of One and Two Bedroom Units

Smaller Flex Room Space

Caregiver Nooks

Outdoor Courtyard

3rd Floor Plan

Upper Residential Floors

Mix of One and Two Bedroom Units

Laundry Lounge

Caregiver Nooks



4th Floor Plan

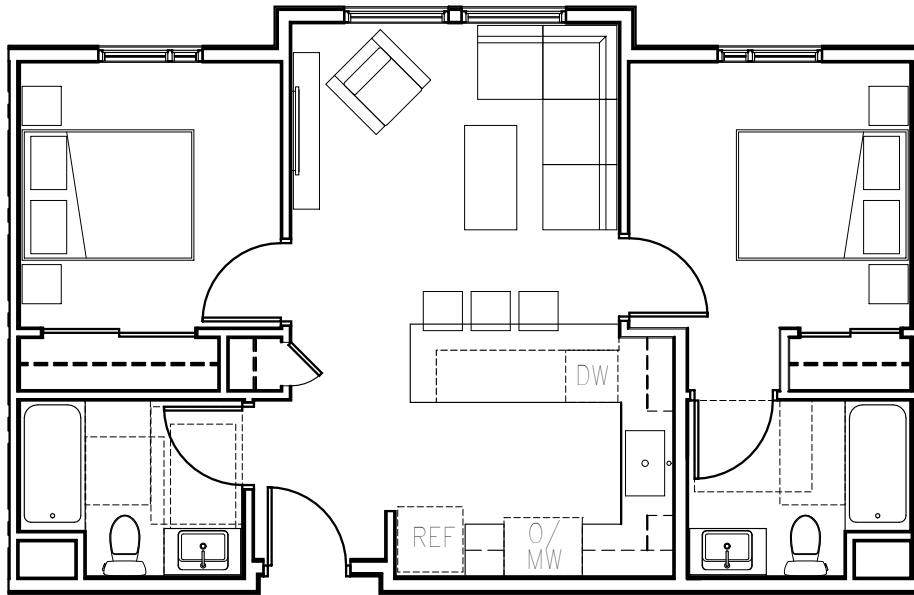
Upper Residential Floors

Mix of One and Two Bedroom Units

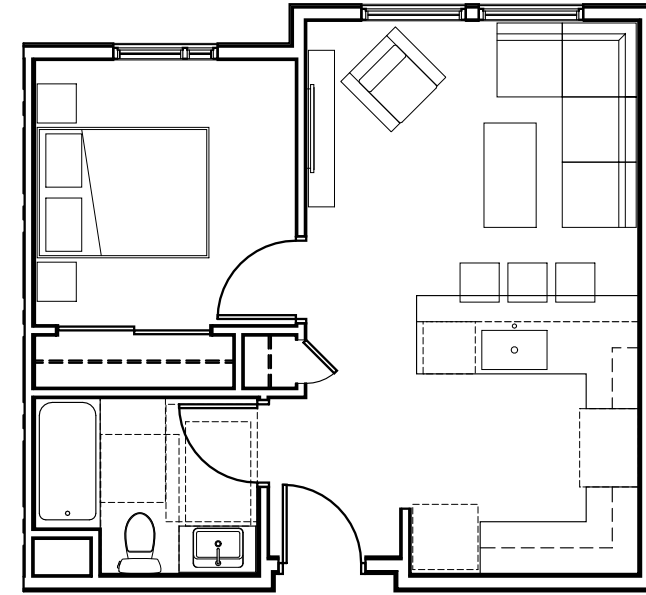
Caregiver Break Room

Caregiver Nooks





Typical Two Bedroom
760 sf



Typical One Bedroom
525 sf



View From Moraga Road

Exterior Design

Varied Building Massing: The massing of the building is varied, breaking down the overall structure into smaller components

No building volume is taller than three stories

Step back of 4th Floor at street facade



View From Moraga Road

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Step back of 4th Floor at street facade

Curved corners at at street facade to soften the architecture and to distinguish the entry facade

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View From Moraga Road

Exterior Design

Step back of 4th Floor at street facade

Curved corners at at street facade to soften the architecture and to distinguish the entry facade

Entry Facade: Broken down into glass base, two-story middle, and stepped-back one-story top



View From Parking Lot

Exterior Design

Varied Building Massing: The massing of the building is varied, breaking down the overall structure into smaller components

No building volume is taller than three stories

Varied, playful facade and window treatments



View From Parking Lot

Exterior Design

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View From Parking Lot

Exterior Design

Open, glazed lobby provides seamless transition between interior and exterior, allowing natural light and creating a welcoming environment

Entry canopy highlights building entry while providing shade and protection from rain

Drop-off with waiting benches



View From Moraga Road

Exterior Design

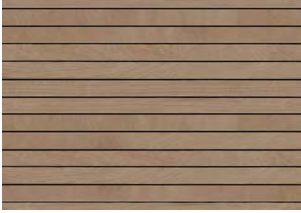
Entry canopy highlights building entry while providing shade and protection from rain

Drop-off with waiting benches

Open Stair and Circulation: access to and widening of 2nd floor courtyard



WD-1 WOOD SCREEN



WD-2 WOOD COMPOSITE PANEL



MP-1 MTL PANEL
CORTEN COLOR



CP-1 CEMENT BRD PANEL
TEXTURED
BROWN COLOR



CS-1 STUCCO SMOOTH
SAND COLOR



CS-2 STUCCO TEXTURED
EARTH COLOR



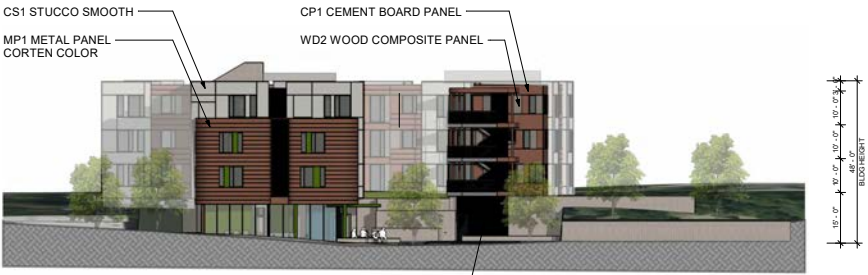
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Materials & Colors

Warm, natural materials and colors provide a welcoming and cohesive appearance

Variety of materials, colors and textures help to break down the facades

Color accent at window frames, entry canopy, metal columns



Thank You

