City Manager Comments and Presentations from the

February 11, 2019

City Council Meeting

CITY MANAGER COMMENTS
2/11/19

We have a couple of weather-related items to start off with:

Topic: Los Trancos Trail
Submitted by: CSD
On February 3, a 30 foot section of the Los Trancos Trail in Foothills Park washed out due to heavy rain and fallen trees. A portion of the Trail, between Trappers Trail fire road and Pony Tracks fire road will remain closed until the damage can be repaired. The trail repair will be scheduled for April, once the rainy season has ended.

Two years ago, we had more extensive trail washouts along a different area of Los Trancos Trail, which required re-routing a section of the trail, but this particular trail washout wasn't in that same re-routed section.

Topic: Storm Update
Submitted by: Public Works
Over the weekend as you know, we had quite a bit of rain with a couple of calls related to localized flooding issues. All of our storm pump stations remain operational, and staff has repaired the sensor site on W. Bayshore and is currently testing the sensor readings for reliability. Once staff is satisfied they are working properly, we'll bring them back up on the public website. In the meantime, Public Works staff will continue to monitor the creek camera for levels during rain events. We're expecting another storm to come in tomorrow night with some heavy downpour expected into Wednesday night.

Topic: Palo Alto GO Bond rating
Submitted by: ASD
Now that the City has issued its FY 2018 CAFR, S&P Global Ratings reviewed the City's overall credit rating in anticipation of the California Avenue Certificate of Participation (COP) bond issuance later this month. We are pleased to report that S&P affirmed the City's AA+ rating for the California Avenue COP bonds and affirmed the City's AAA rating for the City's General Obligation (GO) bonds. Both ratings are the highest possible for these respective debt obligations. Factors that are considered by rating agencies are the City's local economy, the organization's fiscal policies and practices, the City's budgetary performance, and the City's debt and contingent liability profile – all remain in good standing and have a positive and stable future outlook. I would like to thank the City's financing team for working through all the steps necessary to complete this update and issue this rating affirmation.

CITY MANAGER COMMENTS
2/11/19

Topic: Community Meeting – Rinconada Park
Submitted by: CSD
The City will be hosting a community meeting on **Thursday, February 21** to review the scope of work and design for the Rinconada Park Improvement Project that is proposed to include playground replacement, picnic area and walkway improvements, planting and irrigation renovation and new site amenities. The meeting will take place from 6 to 8:30 p.m. at the Lucie Stern Community Center.

Topic: Congratulation to Jonathan Lait – Planning Director
Submitted by: CMO
Finally, congratulations go to Jonathan Lait, who can take the "interim" off his business cards following the Council's action tonight to approve his appointment as Palo Alto's next Planning Director. Jonathan has successfully managed the department since last April, juggling the duties of two positions, while continuing to bring forward key policy items on zoning and land use that account for a significant part of the Council's agenda. The Planning Director is one of the toughest and most visible positions within the City, and we're excited that Jon has agreed to take it on and know that he will do well. With that, I'd like to ask Jon if he would like to say a few words.

CUBBERLEY CO-DESIGN

CITY OF PALO ALTO

Palo Alto Unified School District

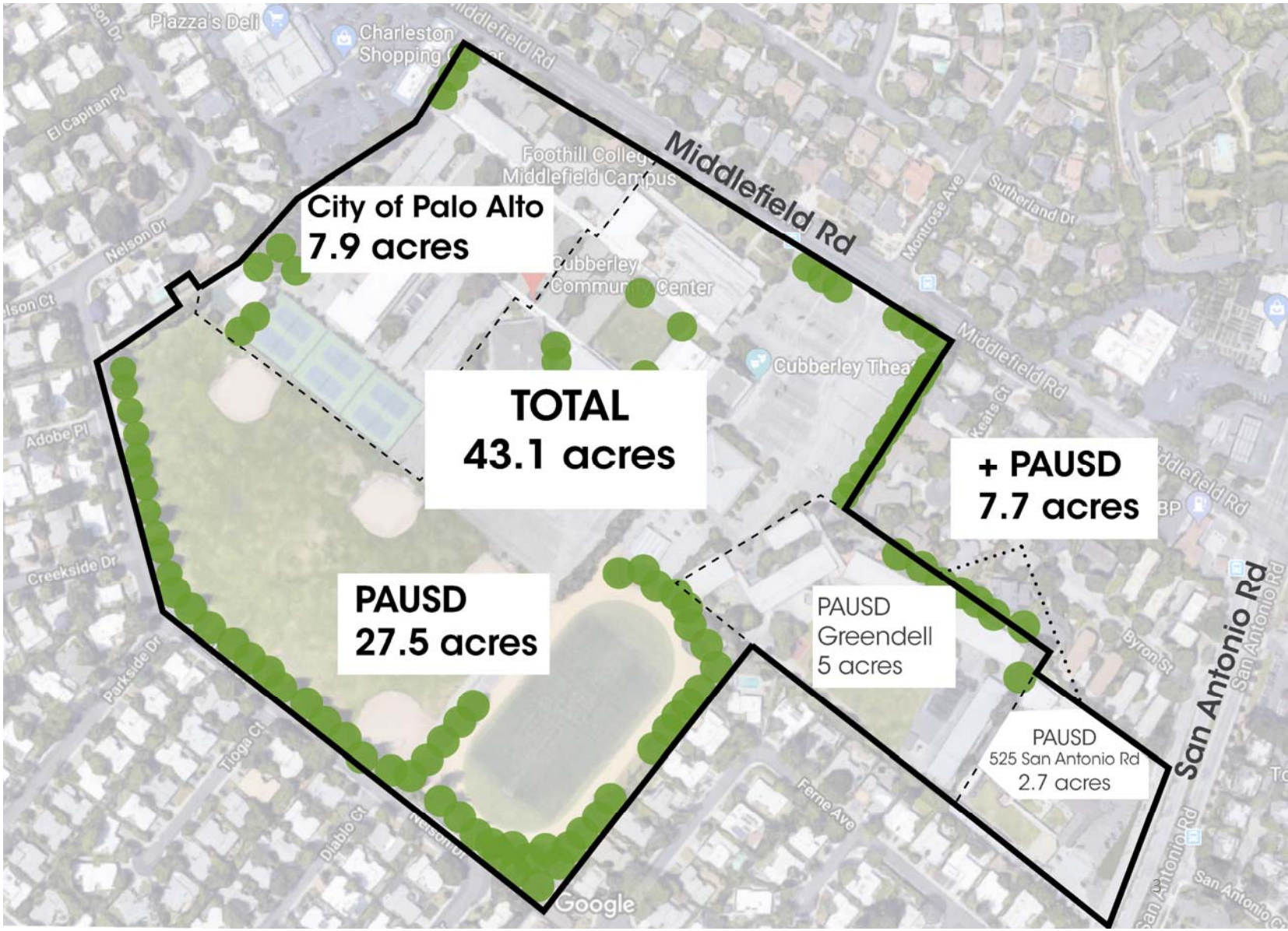
concordia
architecture | planning | community engagement

Palo Alto City Council
February 11, 2019

Site Update

City of Palo Alto
7.9 acres
TOTAL
35.4 acres
PAUSD
27.5 acres
PAUSD
Greendell
5 acres
PAUSD
525 San Antonio Rd
2.7 acres
Middlefield Rd
San Antonio Rd
Foothill College
Middlefield Campus
Cubberley
Community Center
Cubberley Theat
Piazza's Deli
Charleston
Shopping
El Capitan Pl
Nelson Dr
Adobe Pl
Creekside Dr
Parkside Dr
Tioga Ct
Diablo Ct
Montrose Ave
Sutherland Dr
Keats Ct
Byron St
Ferne Ave
BP
Google

Site Update


City of Palo Alto
7.9 acres
TOTAL
43.1 acres
+ PAUSD
7.7 acres
PAUSD
27.5 acres
PAUSD
Greendell
5 acres
PAUSD
525 San Antonio Rd
2.7 acres
Middlefield Rd
San Antonio Rd
Foothill College
Middlefield Campus
Cubberley
Community Center
Cubberley Theat
Piazza's Deli
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El Capitan Pl
Nelson Dr
Adobe Pl
Creekside Dr
Parkside Dr
Tioga Ct
Diablo Ct
Ferne Ave
Montrose Ave
Sutherland Dr
Keats Ct
Byron St
Google

Community Co-Design Process

Process timeline

Programming Phase

M1
09.24.18

Program Needs & Major Spatial Relationships

249 participants

M2
11.01.18

Honing the Program Vision

118 participants

Design Phase

M3
01.24.19

Design Direction and Aesthetics

176 participants

M4
05.09.19

Evaluating the Draft Plan

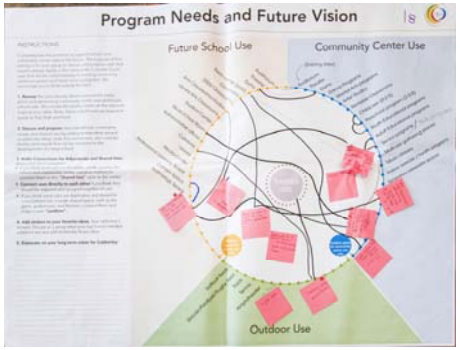
Summer '19

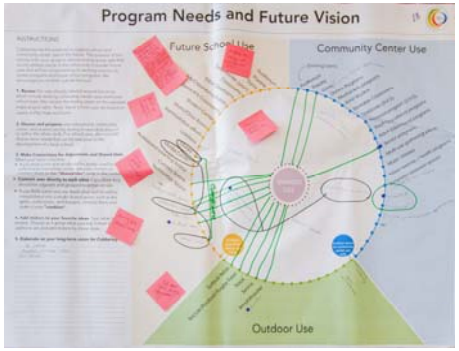
FINAL PLAN

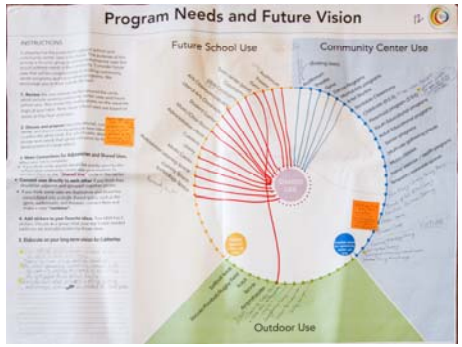
381 unique participants so far

PROGRAMMING

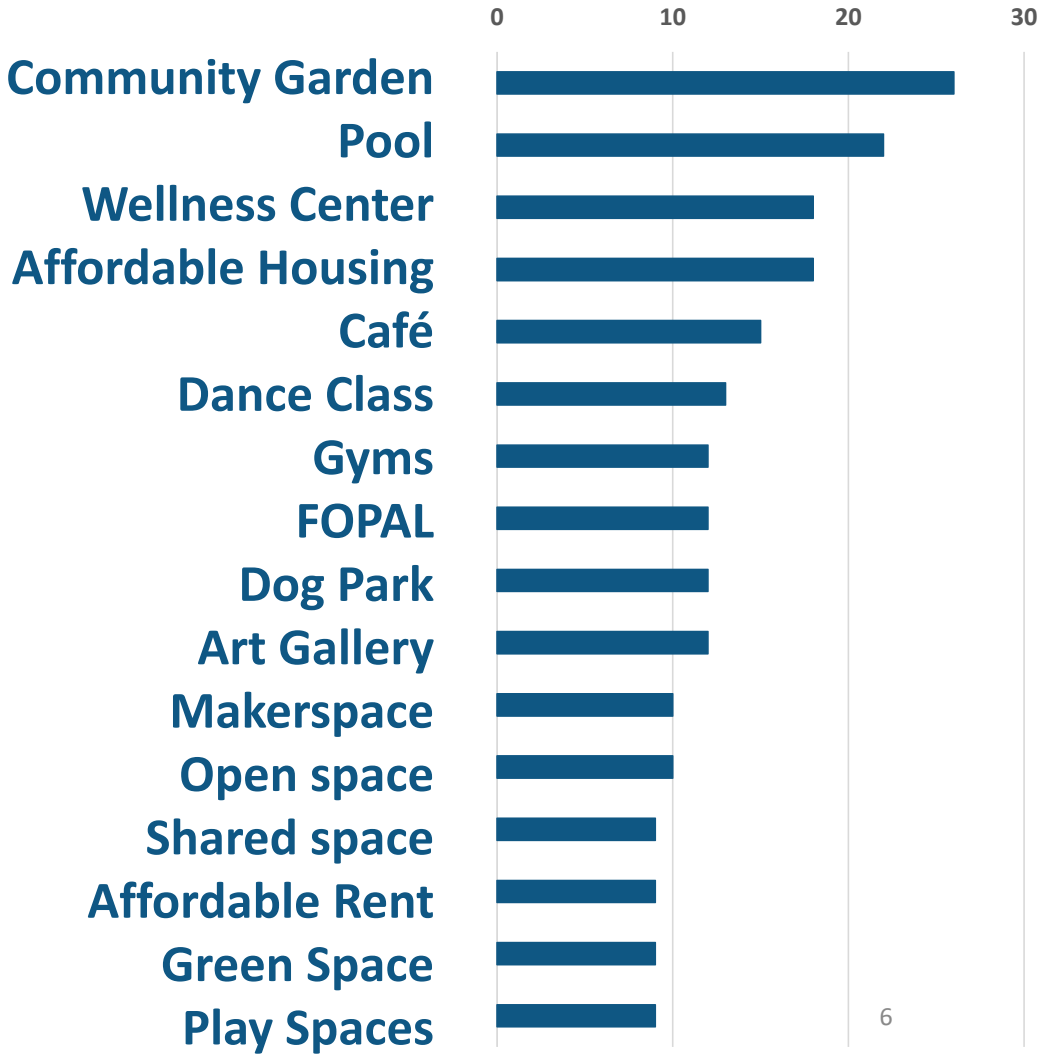
M1







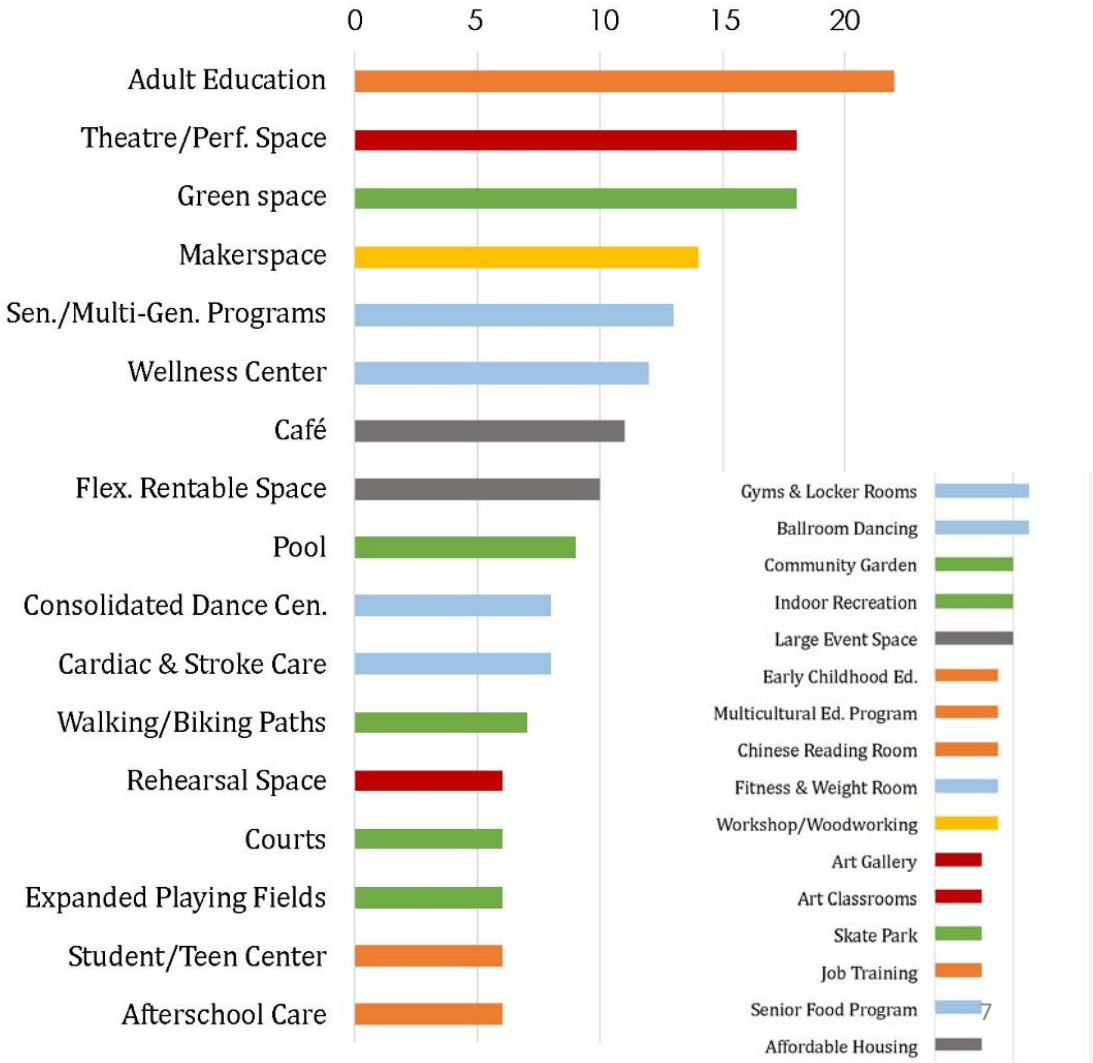
Top ideas proposed at M1



PROGRAMMING

M2

Prioritized Programs at Meeting 2

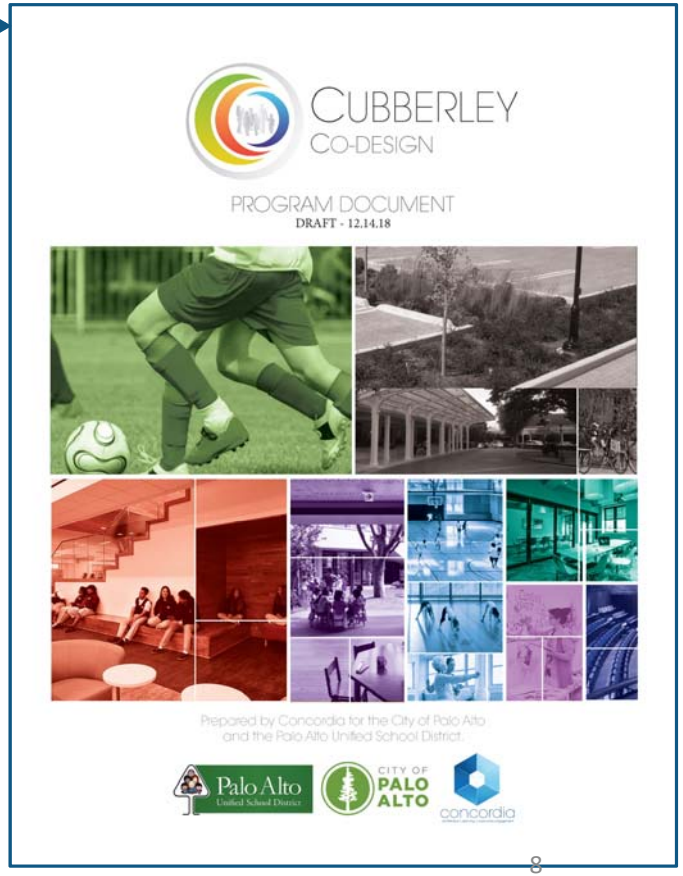


M1 → M2 → Program Document

PROGRAMMING

Proposing Uses

Prioritization and Elaboration



Existing Uses at Cubberley are Preserved or Expanded

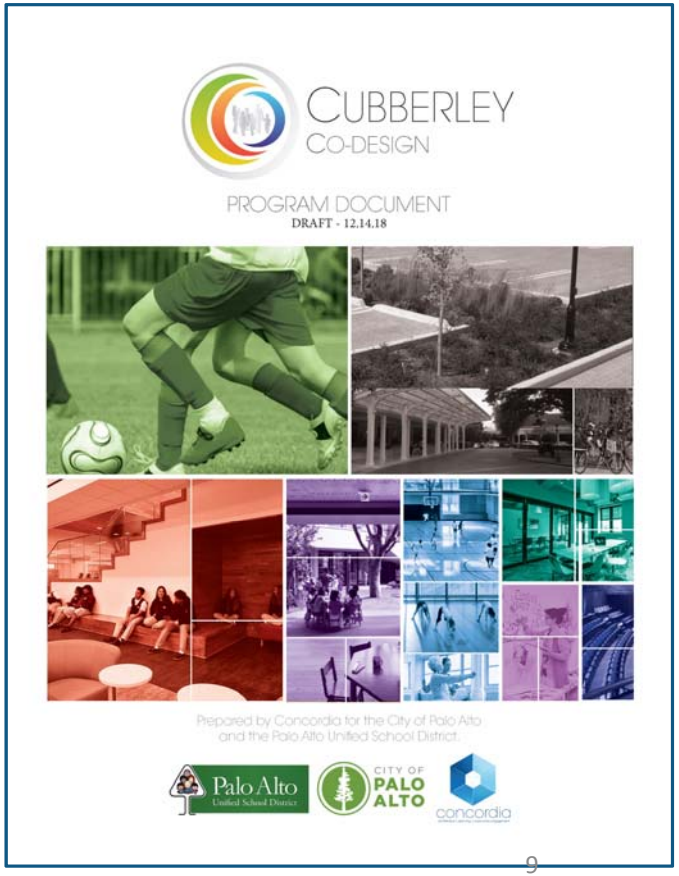
Health, Wellness, & Senior Programs
Dance and Martial Arts Studios
Outdoor Sports Club Rooms
Gyms
Cubberley Admin. and Tenant Spaces
Rentable/Flexible Spaces
Large Flexible Event Space (Auditorium)
Theatre
Music Classes and Rehearsal Spaces
Visual Arts Studios
Makerspace
Cubberley Childcare and Preschools
Primary/Secondary and Enrichment
Track and Fields
Amphitheatre
Tennis
Car Parking
Bike Parking

Expanded Uses at Greendell

PAUSD Adult Education (+ new rentable classrooms)
Greendell Elementary

Key

Indoor
Outdoor



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Primary/Secondary and Enrichment
Track and Fields
Amphitheatre
Tennis
Car Parking
Bike Parking

Expanded Uses at Greendell

PAUSD Adult Education (+ new rentable classrooms)
Greendell Elementary

New Cubberley Programs

Commercial Kitchen
Café
Visual Arts Classrooms and Media Lab
Art Gallery
Woodshop
Future Middle or High School
School District Offices?
School Quad
Flexible Open Space
Natural Habitat Plantings
Dog Park
Community Gardens
Pickleball
Playground and Outdoor Exercise
Walking/Biking Track
Small Skate Park
Pool
Bus Stop Waiting Area
Drop-off areas

Potential Future for 525 San Antonio

Affordable Staff Housing?

Key

Indoor
Outdoor

More details in the Program Document!

PROGRAM RECOMMENDATIONS

This chapter describes the program elements we recommend be included in the Cubberley master plan, based on the community input and research conducted during the programming phase of the Cubberley master planning process. In the engagement process, participants described their vision for the site to be a beautiful destination, with improved facilities, more green space, and some new uses to complement the programs that make Cubberley the vibrant community hub that it is today.

The recommendations herein draw heavily from community proposals at the two meetings, responding both to their indoor and outdoor program recommendations and input on what can be shared between the community center and a future school on site. While this program document does not include specific site design recommendations – that will be developed fully in the design phase and final master plan – these program recommendations have been developed in tandem with site studies to ensure that the balance of program sizes, parking needs, desire for outdoor green space, and participant tolerances for building heights are all balanced and respected in this programming proposal.

During the design phase, these program elements will be further developed and organized to honor the community vision for the site and set the course for how the site will serve the Palo Alto community for the rest of the century.

PROGRAM LIST

Indoor Programs	Estimated Size* (sq ft)
Health & Wellness Center	**86,000**
Health and Wellness Programs	16,300
Dance and Martial Arts Studios	26,400
Outdoor Sports Club Rooms	3,300
Gyms	42,000
Community Center Services	**54,000**
Cubberley Admin. and Tenant Spaces	32,000
Rentable/Flexible Spaces	12,000
Large Flexible Event Space	9,000
Commercial Kitchen	1,000
Performing Arts	**24,000**
Theatre	13,000
Lobby/Café	3,000
Music, Rehearsal, and Accessory Theatre Spaces	8,000
Visual Arts	**37,000**
Visual Arts Classrooms and Media Lab	10,000
Art Gallery	3,000
Visual Arts Studios	16,000
Makerspaces/Woodshop	8,000
Educational Programs	**101,500**
Cubberley Childcare and Preschools	15,500
Primary/Secondary and Enrichment	14,000
PAUSD Adult Education	36,000
Greendell Elementary	36,000
Potential Future PAUSD Uses	**207,000**
Future Middle or High School	<125,000
School District Offices	30,000
Teacher Housing	52,000
Indoor estimate	**<509,500**

Outdoor Programs	Estimated Size* (sq ft)
Greenscape	**765,600**
Existing Track and Fields	510,000
School Quad	20,000
Flexible Open Space	~60,000
Natural Habitat Plantings	~30,000
Amphitheatre	~16,000
Dog Park	~6,000
Community Gardens	~5,000
Hardscape	**129,000**
Tennis and Pickleball	48,000
Playground and Outdoor Exercise	5,000
Walking/Biking Track	~40,000
Skate Spot	~6,000
Recreational Pool	~10,000
Pedestrian Circulation	~18,000
Bus Stop/Waiting Area	2,000
Parking & Vehicle Circ.	**475,000**
Car Parking	375,000**
Bike Parking	25,000
Vehicular Circulation & Drop-off Areas	~70,000
Outdoor estimate	**~1,251,000**

* All sizes are estimates. Sizes subject to change during design phase.
~ indicates a greater degree of flexibility in the program size.
** Parking needs will be determined in the design phase and informed by a traffic and parking study. 375,000 sq ft is roughly equivalent to 1,130 parking stalls at a ratio of 1 stall per 325 sq ft, which accounts for driving lanes in a parking lot.

SHARED USES

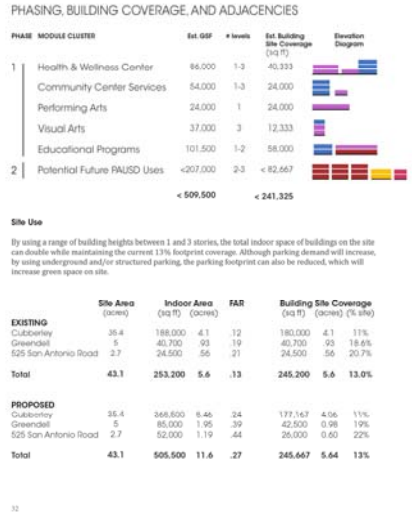
ID	MODULE CLUSTER	Weekdays During School	Weekdays After School	Weekends
A	Health & Wellness Center			
A1	Health and Wellness Programs			
A2	Dance and Martial Arts Studios			
A3	Outdoor Sports Club Rooms			
A4	Gyms			
B	Community Center Services			
B1	Cubberley Admin. and Tenant Spaces			
B2	Rentable/Flexible Spaces			
B3	Large Flexible Event Space			
B4	Commercial Kitchen			
C	Performing Arts			
C1	Theatre			
C2	Lobby/Café			
C3	Music, Rehearsal, and Accessory Theatre Spaces			
D	Visual Arts			
D1	Visual Arts Classrooms and Media Lab			
D2	Art Gallery			
D3	Visual Arts Studios			
D4	Makerspace/Woodshop			
E	Educational Programs			
E1	Cubberley Childcare and Preschools			
E2	Primary/Secondary and Enrichment			
E3	PAUSD Adult Education			
E4	Greendell Elementary			
F	Potential Future PAUSD Uses			
F1	Future Middle or High School			
F2	School District Offices			
F3	Teacher Housing			

WEEKLY USE TIME TABLE

Community Use
Shared/Alternating Use
PAUSD Dedicated/Primary Use

PROGRAM SIZE BY USER GROUP

	Estimated Size (sq ft)
PAUSD Dedicated/Primary Use	**243,000**
E4 Greendell Elementary	36,000
F1 Future Middle or High School	<125,000
F2 School District Offices	52,000
F3 Teacher Housing	30,000
Shared/Alternating Use	**131,000**
A4 Gyms	42,000
B3 Large Flexible Event Space	9,000
B4 Commercial Kitchen	1,000
C1 Theatre	13,000
C2 Lobby/Café	3,000
C3 Music, Rehearsal, and Accessory Spaces	8,000
D1 Visual Arts Classrooms & Media Lab	10,000
D2 Art Gallery	3,000
D4 Makerspace/Woodshop	8,000
E3 PAUSD Adult Education	36,000
Community Center Use	**135,500**
A1 Health, Wellness, and Dance Programs	16,300
A2 Dance and Martial Arts	26,400
A3 Outdoor Sports Club Rooms	3,300
B2 Rentable/Flexible Spaces	12,000
B1 Cubberley Admin & tenant spaces	32,000
D3 Visual Arts Studios	16,000
E1 Childcare and Preschool Programs	15,500
E2 Primary/Secondary and Enrichment	14,000
PAUSD + Shared Use	<376,000
Community Center + Shared Use	269,500
TOTAL	**<509,500**



PHASING, BUILDING COVERAGE, AND ADJACENCIES

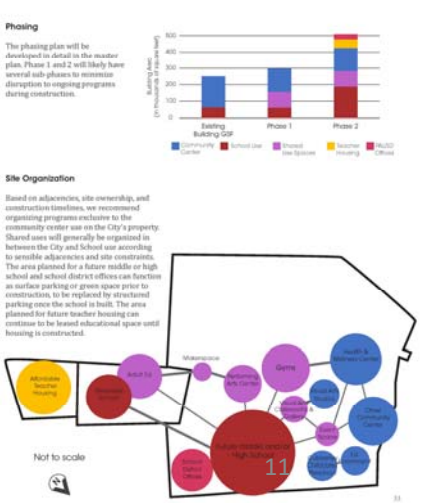
PHASE	MODULE CLUSTER	Est. GSF	# levels	Est. Building Site Coverage (sq ft)
1	Health & Wellness Center	86,000	1-3	40,333
	Community Center Services	54,000	1-3	24,000
	Performing Arts	24,000	1	24,000
	Visual Arts	37,000	3	12,333
	Educational Programs	101,500	1-2	58,000
2	Potential Future PAUSD Uses	<207,000	2-3	< 82,667
		< 509,500		**< 241,325**

Elevation Diagram

Site Use

By using a range of building heights between 1 and 3 stories, the total indoor space of buildings on the site can double while maintaining the current 13% footprint coverage. Although parking demand will increase, by using underground and/or structured parking, the parking footprint can also be reduced, which will increase green space on site.

	Site Area (acres)	Indoor Area (sq ft)	Indoor Area (acres)	FAR	Building Site Coverage (sq ft)	Building Site Coverage (acres)	Building Site Coverage (% site)
EXISTING							
Cubberley	35.4	188,000	4.1	.12	180,000	4.1	11%
Greendell	5	40,700	.93	.19	40,700	.93	18.6%
525 San Antonio Road	2.7	24,500	.56	.21	24,500	.56	20.7%
Total	**43.1**	**253,200**	**5.6**	**.13**	**245,200**	**5.6**	**13.0%**
PROPOSED							
Cubberley	35.4	366,600	8.46	.24	177,167	4.06	11%
Greendell	5	85,000	1.95	.39	42,500	0.98	19%
525 San Antonio Road	2.7	52,000	1.19	.44	26,000	0.60	22%
Total	**43.1**	**505,500**	**11.6**	**.27**	**245,667**	**5.64**	**13%**



Phasing

The phasing plan will be developed in detail in the master plan. Phase 1 and 2 will likely have several sub-phases to minimize disruption to ongoing programs during construction.

Site Organization

Based on adjacencies, site ownership, and construction timelines, we recommend organizing programs exclusive to the community center use on the City's property. Shared uses will generally be organized in between the City and School use according to sensible adjacencies and site constraints. The area planned for a future middle or high school and school district offices can function as surface parking or green space prior to construction, to be replaced by structured parking once the school is built. The area planned for future teacher housing can continue to be leased educational space until housing is constructed.

M1

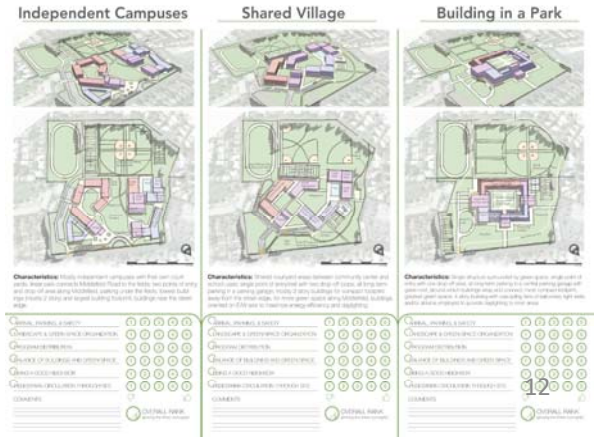
M2

MASSING

Constraints and Preferences

Massing Exercise

Evaluating three concepts



MASSING

M1

Massing Takeaways:

- Maximize greenspace
- Preserve fields
- Use underground and structured parking
- Tolerance for buildings between 2 and 4 stories
- Interest in courtyards & occupiable roofs

MASSING

M2

Independent Campuses

Characteristics: Mostly independent campuses with their own courtyards; linear park connects Middlefield Road to the fields; two points of entry and drop-off area along Middlefield, parking under the fields; lowest buildings (mostly 2 story) and largest building footprint; buildings near the street edge.

ARRIVAL, PARKING, & SAFETY	1 2 3 4 5
LANDSCAPE & GREEN SPACE ORGANIZATION	1 2 3 4 5
PROGRAM DISTRIBUTION	1 2 3 4 5
BALANCE OF BUILDINGS AND GREEN SPACE	1 2 3 4 5
BEING A GOOD NEIGHBOR	1 2 3 4 5
PEDESTRIAN CIRCULATION THROUGH SITE	1 2 3 4 5

COMMENTS

OVERALL RANK (among the three concepts)

Shared Village

Characteristics: Shared courtyard areas between community center and school uses; single point of entry/exit with two drop-off loops; all long-term parking in a parking garage; mostly 3 story buildings for compact footprint away from the street edge, for more green space along Middlefield; buildings oriented on E/W axis to maximize energy efficiency and daylighting.

ARRIVAL, PARKING, & SAFETY	1 2 3 4 5
LANDSCAPE & GREEN SPACE ORGANIZATION	1 2 3 4 5
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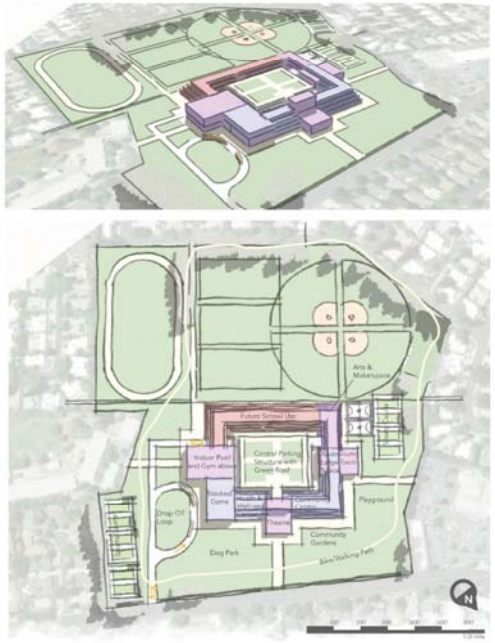
COMMENTS

OVERALL RANK (among the three concepts)

Building in a Park



Characteristics: Single structure surrounded by green space; single point of entry with one drop-off area; all long-term parking in a central parking garage with green roof, around which buildings wrap and connect; most compact footprint, greatest green space; 4 story building with cascading tiers of balconies; light wells and/or atriums employed to provide daylighting to inner areas.

ARRIVAL, PARKING, & SAFETY	1 2 3 4 5
LANDSCAPE & GREEN SPACE ORGANIZATION	1 2 3 4 5
PROGRAM DISTRIBUTION	1 2 3 4 5
BALANCE OF BUILDINGS AND GREEN SPACE	1 2 3 4 5
BEING A GOOD NEIGHBOR	1 2 3 4 5
PEDESTRIAN CIRCULATION THROUGH SITE	1 2 3 4 5

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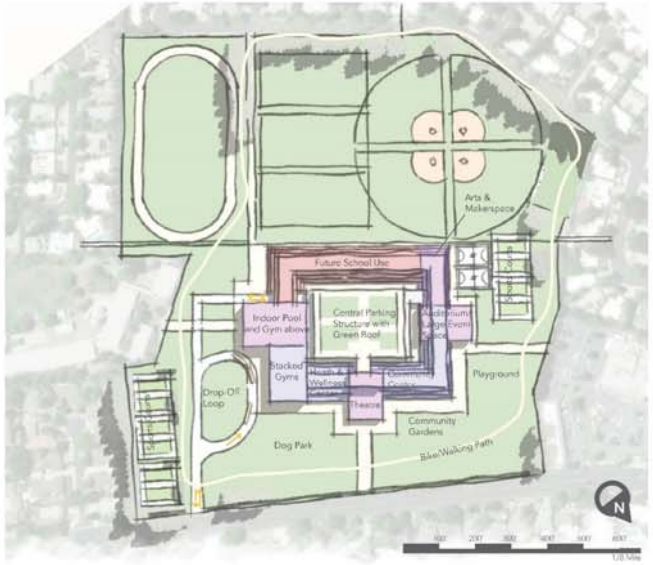
Building in a Park



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Independent Campuses

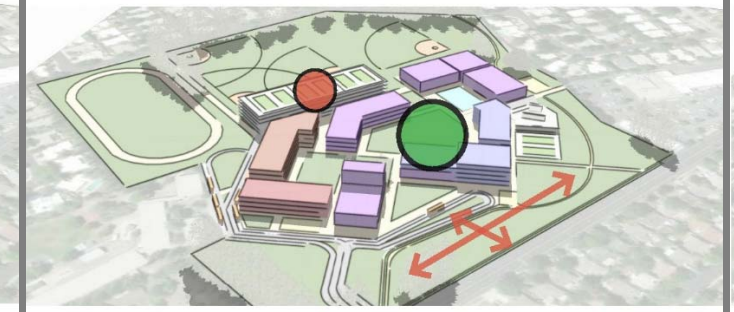
✓

- ✓ Safety of separate school campus
- ✓ Courtyard for young children

-

- Not enough drop-off space
- Need surface parking near wellness center

Shared Village



✓

- ✓ Energy efficiency
- ✓ Program distribution
- ✓ Scale

-

- Long distance between parking and programs
- "Dead" greenspace along Middlefield

Building in a Park

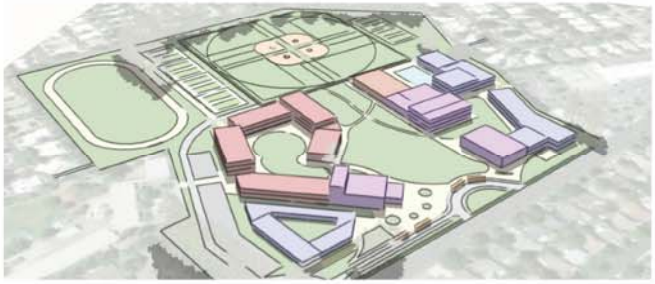
✓

- ✓ Bike/walking path
- ✓ Field design

-

- Too dense and compact

Independent Campuses



Ranked #2

Element Scores
(5 is best, 1 is worst)

Arrival, Parking & Safety	2.53
Landscape & Greenspace Organization	3.22
Program Distribution	3.53
Balance of Buildings & Greenspace	3.19
Being a Good Neighbor	3.25
Pedestrian Circulation Through Site	3.00

Shared Village

Ranked #1

Element Scores
(5 is best, 1 is worst)

Arrival, Parking & Safety	2.39
Landscape & Greenspace Organization	3.17
Program Distribution	3.82
Balance of Buildings & Greenspace	3.82
Being a Good Neighbor	3.81
Pedestrian Circulation Through Site	3.41

Building in a Park

Ranked #3

Element Scores
(5 is best, 1 is worst)

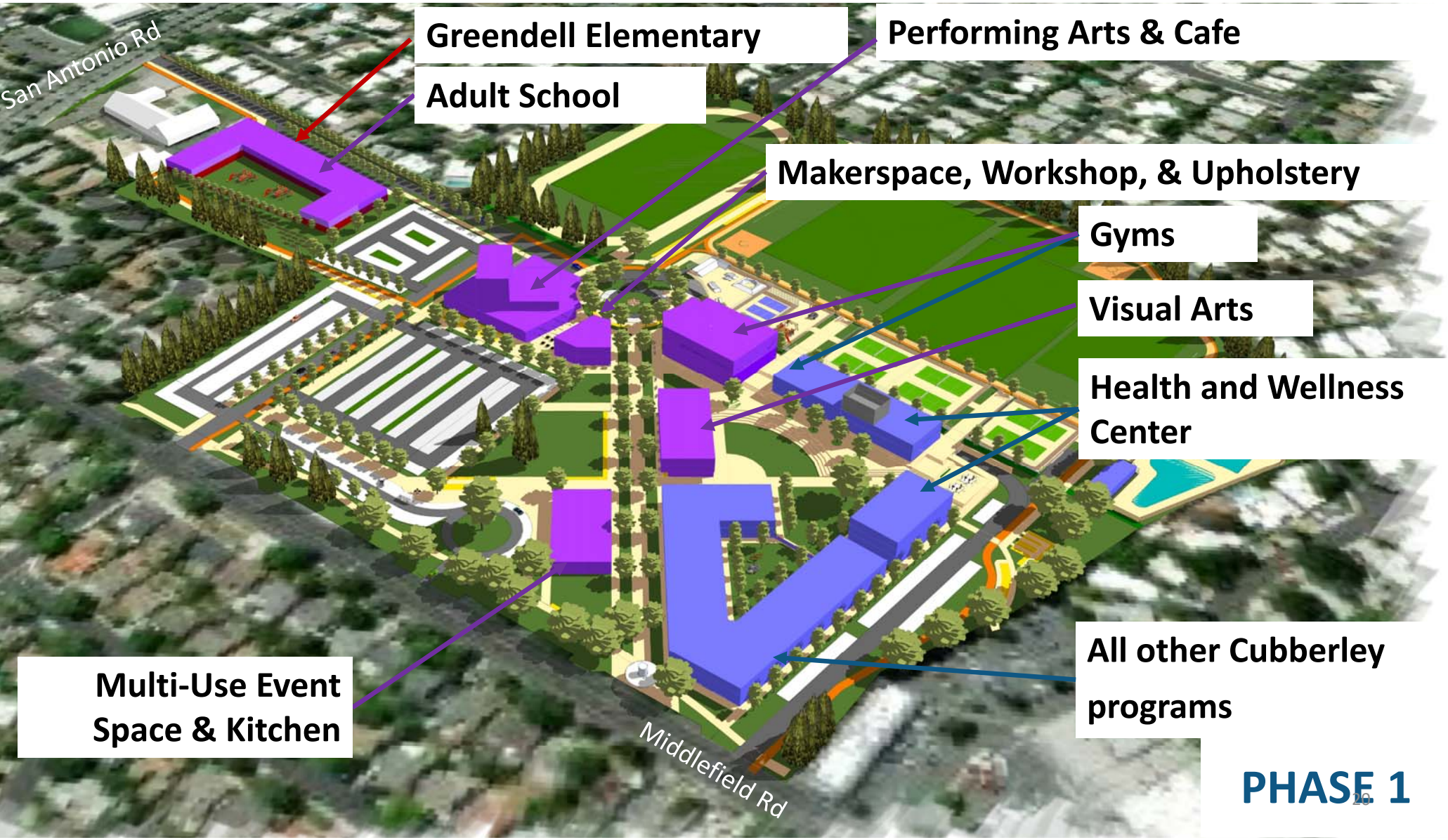
Arrival, Parking & Safety	2.47
Landscape & Greenspace Organization	3.18
Program Distribution	1.76
Balance of Buildings & Greenspace	2.29
Being a Good Neighbor	2.88
Pedestrian Circulation Through Site	2.65

Meeting 3 | January 24, 2019

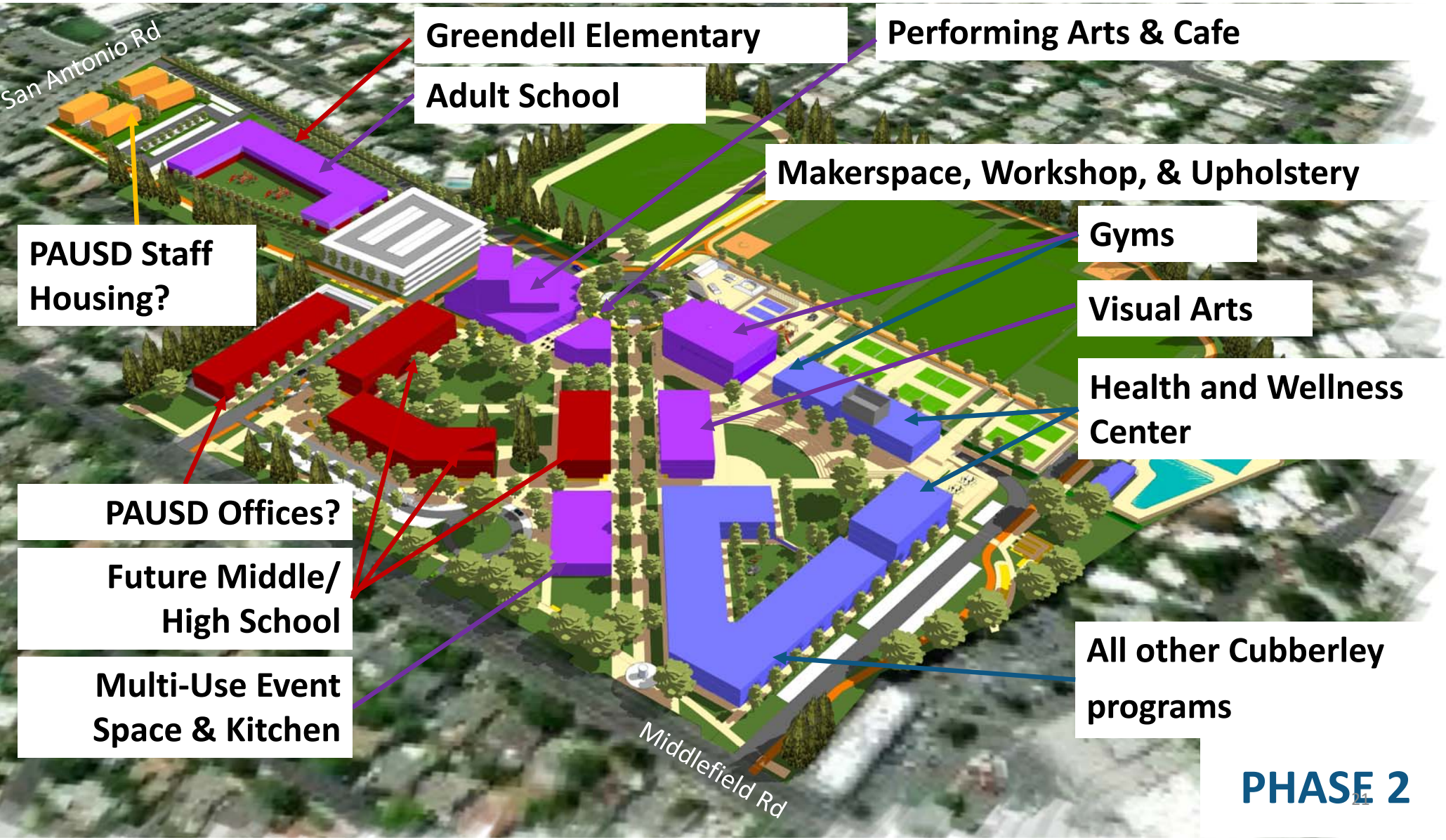
Program Organization and Massing

Circulation & Parking

Look and Feel


San Antonio Rd
Greendell Elementary
Adult School
Performing Arts & Cafe
Makerspace, Workshop, & Upholstery
Gyms
Visual Arts
Health and Wellness Center
All other Cubberley programs
Multi-Use Event Space & Kitchen
Middlefield Rd

PHASE 1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PAUSD Staff Housing?
PAUSD Offices?
Future Middle/ High School
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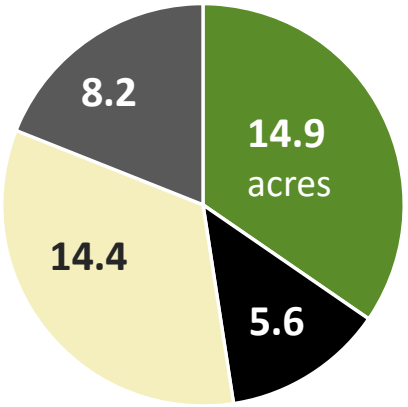
All other Cubberley programs
Middlefield Rd

PHASE 2

San Antonio Rd
Preserve existing soccer and softball fields
Small Skate Park
Pickleball
Playground
Tennis
Dog Park
Pool
Greendell Playground
Outdoor Café Seating
School Quad
Outdoor Exercise
Amphitheater
Flexible Green
Central Promenade
Middlefield Rd
Childcare Play area

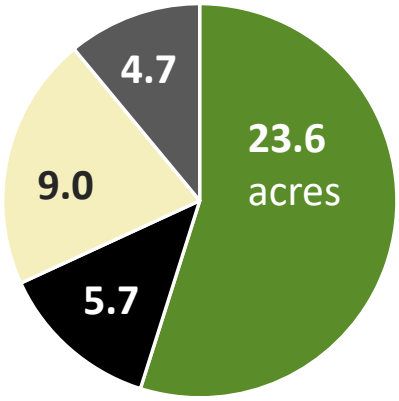
PHASE 2

Existing Site Coverage



In acres

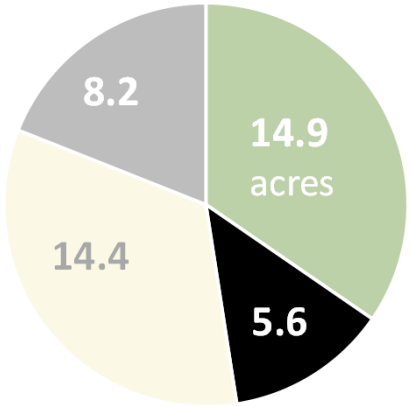
Proposed Site Coverage



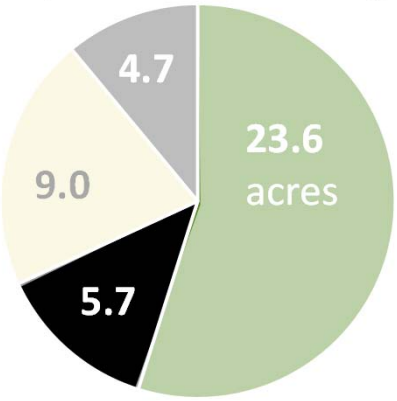
59% more green space

- Green space
- Building footprints
- Pedestrian Hardscape
- Parking and Access Roads

Existing Site Coverage



Proposed Site Coverage



- Green space
- Building footprints
- Pedestrian Hardscape
- Parking and Access Roads

In acres

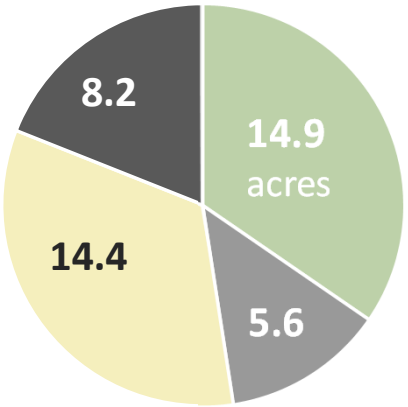
Similar building footprint

with over double the indoor area (from 250K sq ft to 510K)

Existing Site Coverage

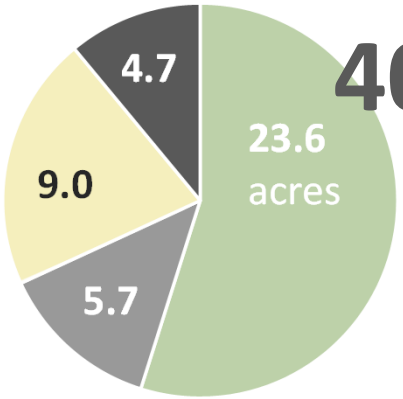
In acres

- **Green space**
- **Building footprints**
- **Pedestrian Hardscape**
- **Parking and Access Roads**



In acres

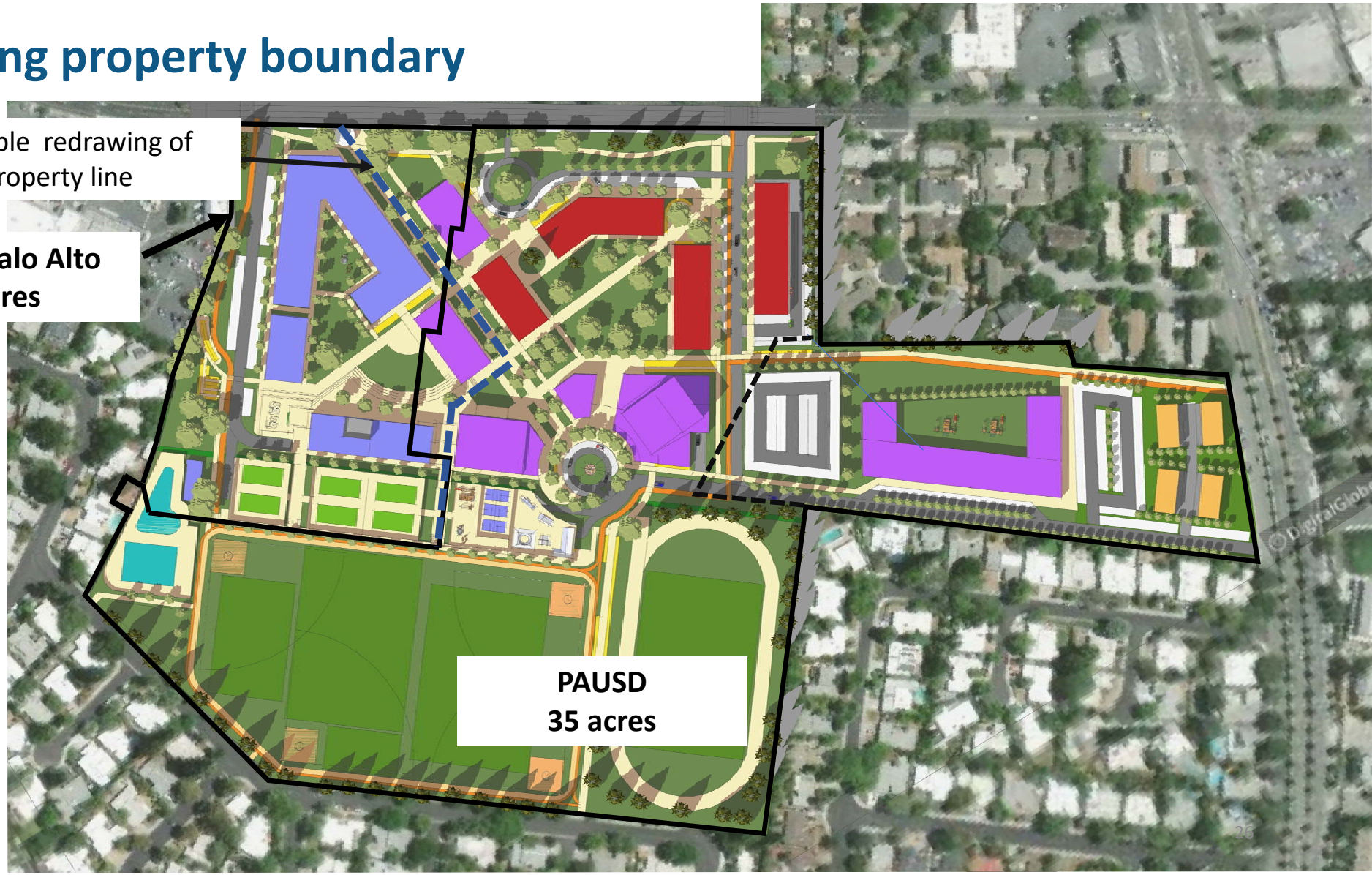
Proposed Site Coverage



40% Less Paving

Pedestrian Hardscape
+ Parking/Access Roads

Existing property boundary

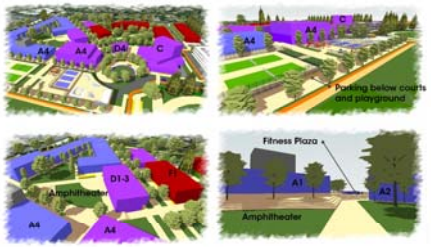


Meeting 3 - Activity 1

Massing and Programing Organization

Complete Site (Phase 2)

Site prior to future school



Key
- Community Center Use
- Shared/Alternating Use
- School District Use
- Teacher Housing
- Pedestrian paths
- Bike paths
- Bike parking
- Car access roads
- Car parking

We would like to get your feedback on this draft massing and program organization model. Add comments on Post-its to let us know:

What is working well about this site organization and program adjacencies?

What is not working so well or needs more attention?

What activities or events would you like to see accommodated in the outdoor spaces?

Any other thoughts or comments you have about this massing and site orgranization.

Program Organization and Massing

Circulation & Parking

Look and Feel

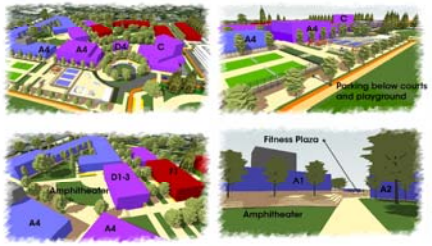
Initial Meeting 3 Results

(Qualitative responses are still being processed)

Massing and Programing Organization

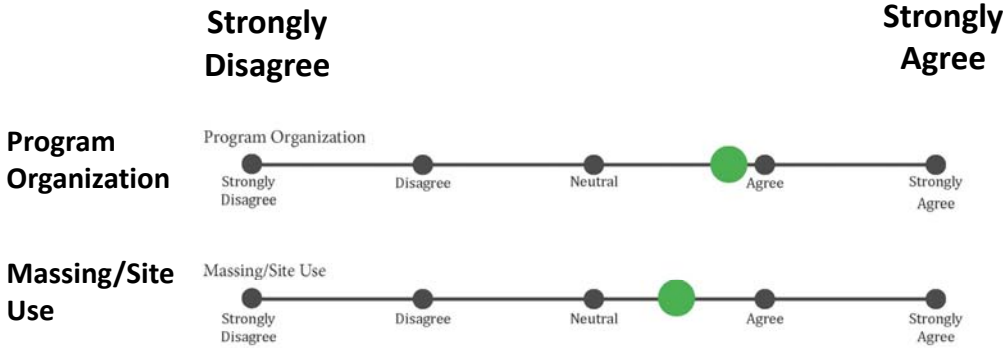
Complete Site (Phase 2)

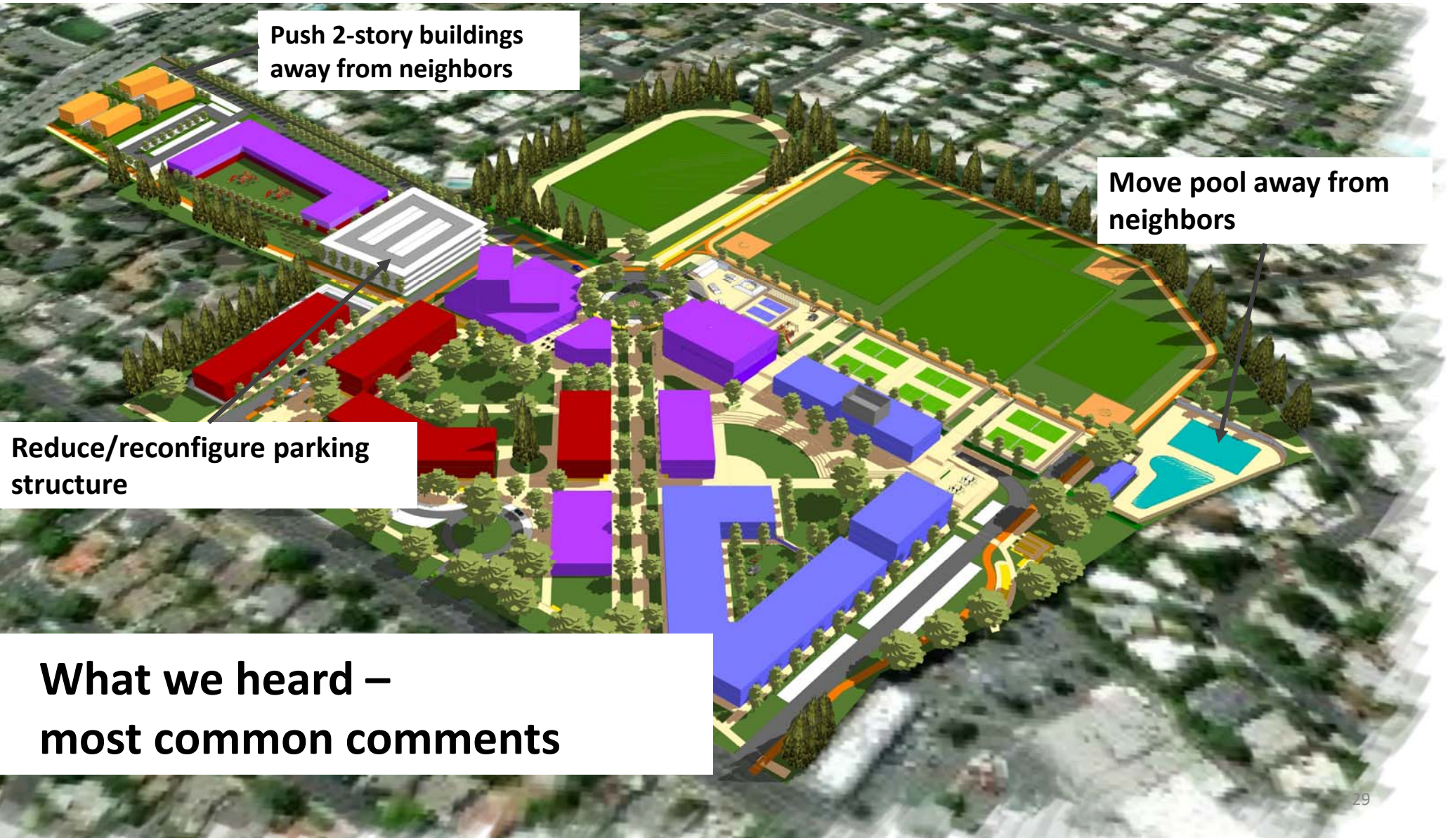
Site prior to future school



Key
- Community Center Use
- Shared/Alternating Use
- School District Use
- Teacher Housing
- Pedestrian paths
- Bike paths
- Bike parking
- Car access roads
- Car parking

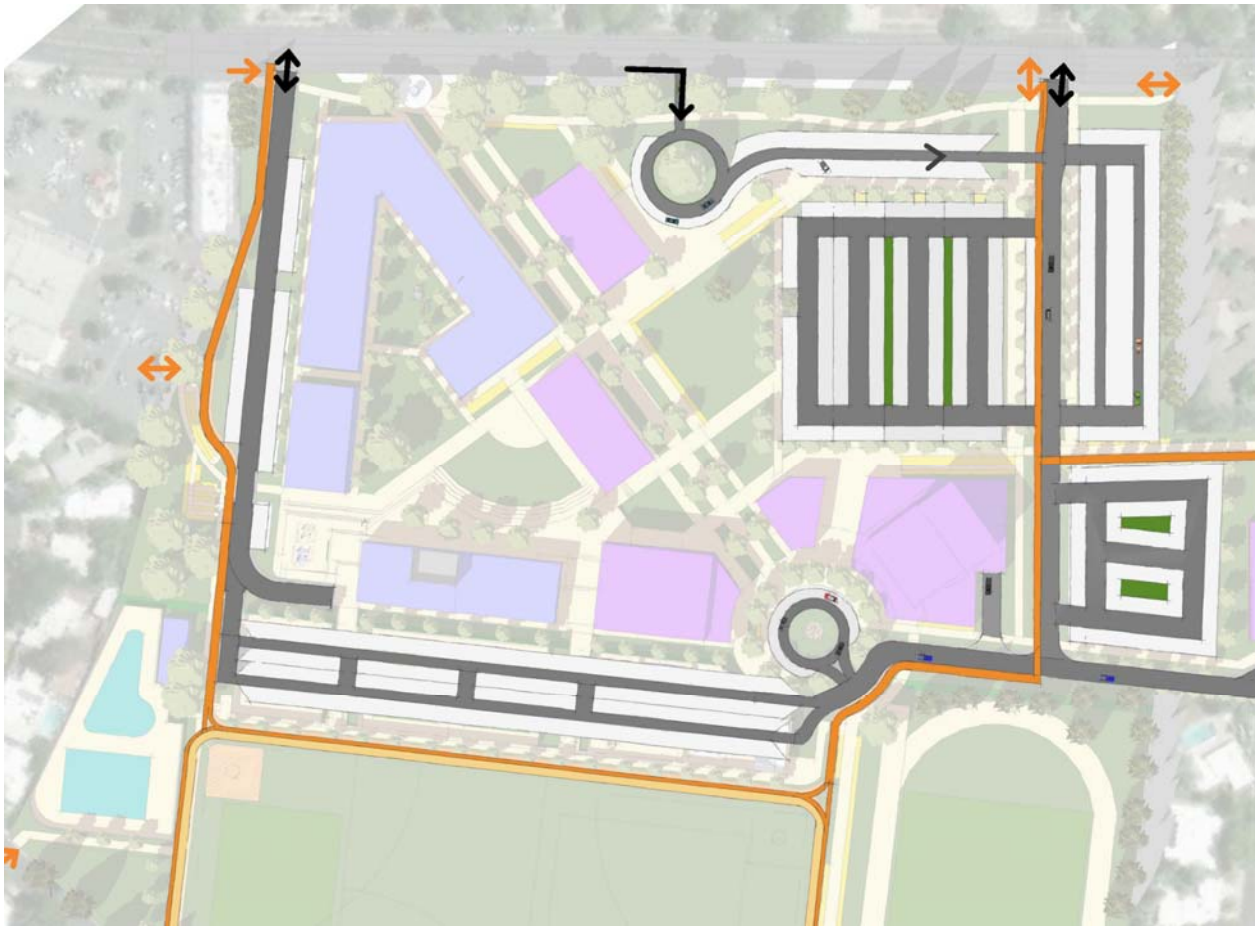
Do you agree/disagree that this massing model fulfills community goals for the site?





What we heard – most common comments

Circulation and Parking



Program Organization & Massing

Circulation & Parking

Look and Feel

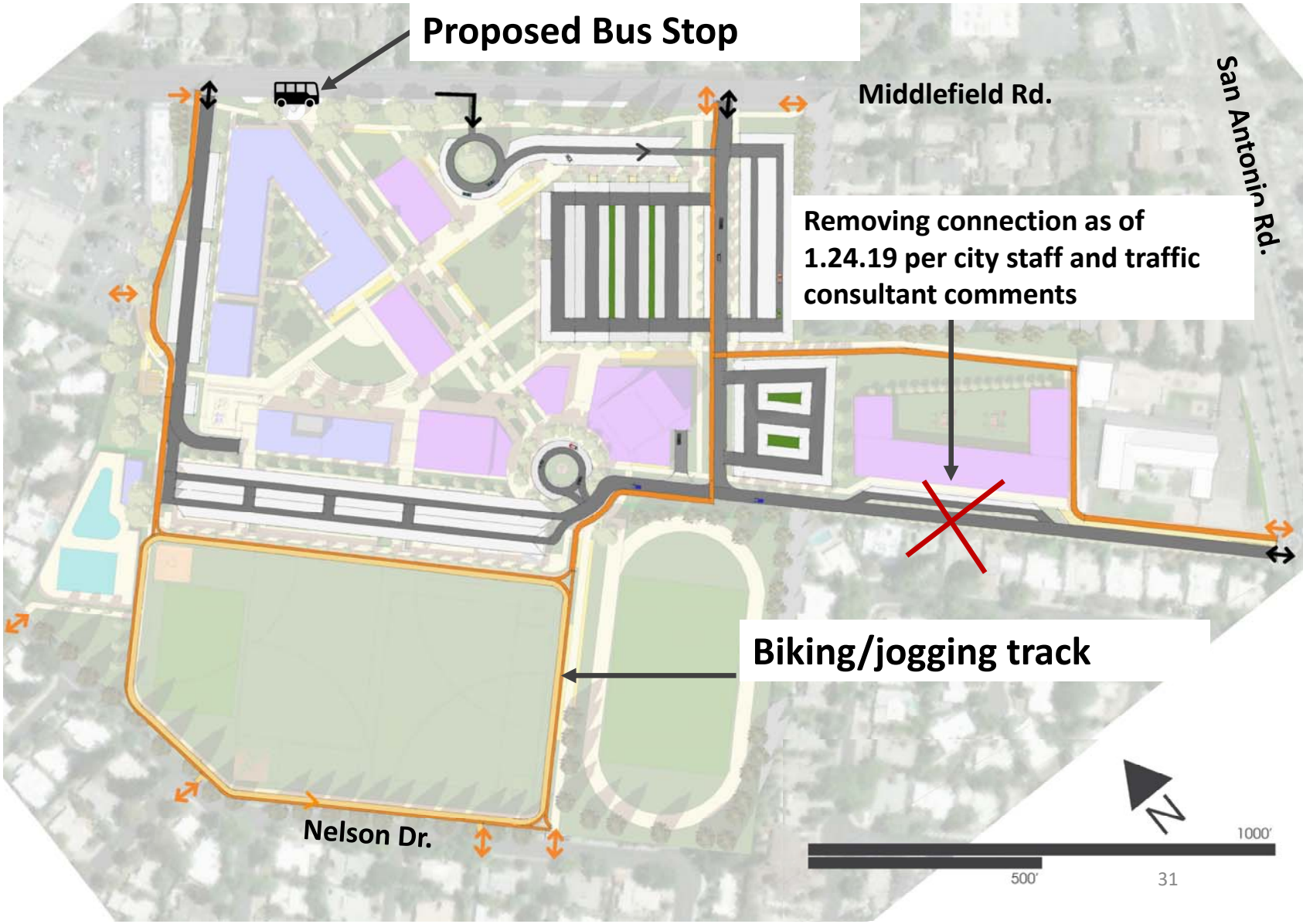
PHASE 1

950 spaces

~ 800 spaces

Bicycle & Pedestrian Entry/Egress

Vehicular Entry/Egress



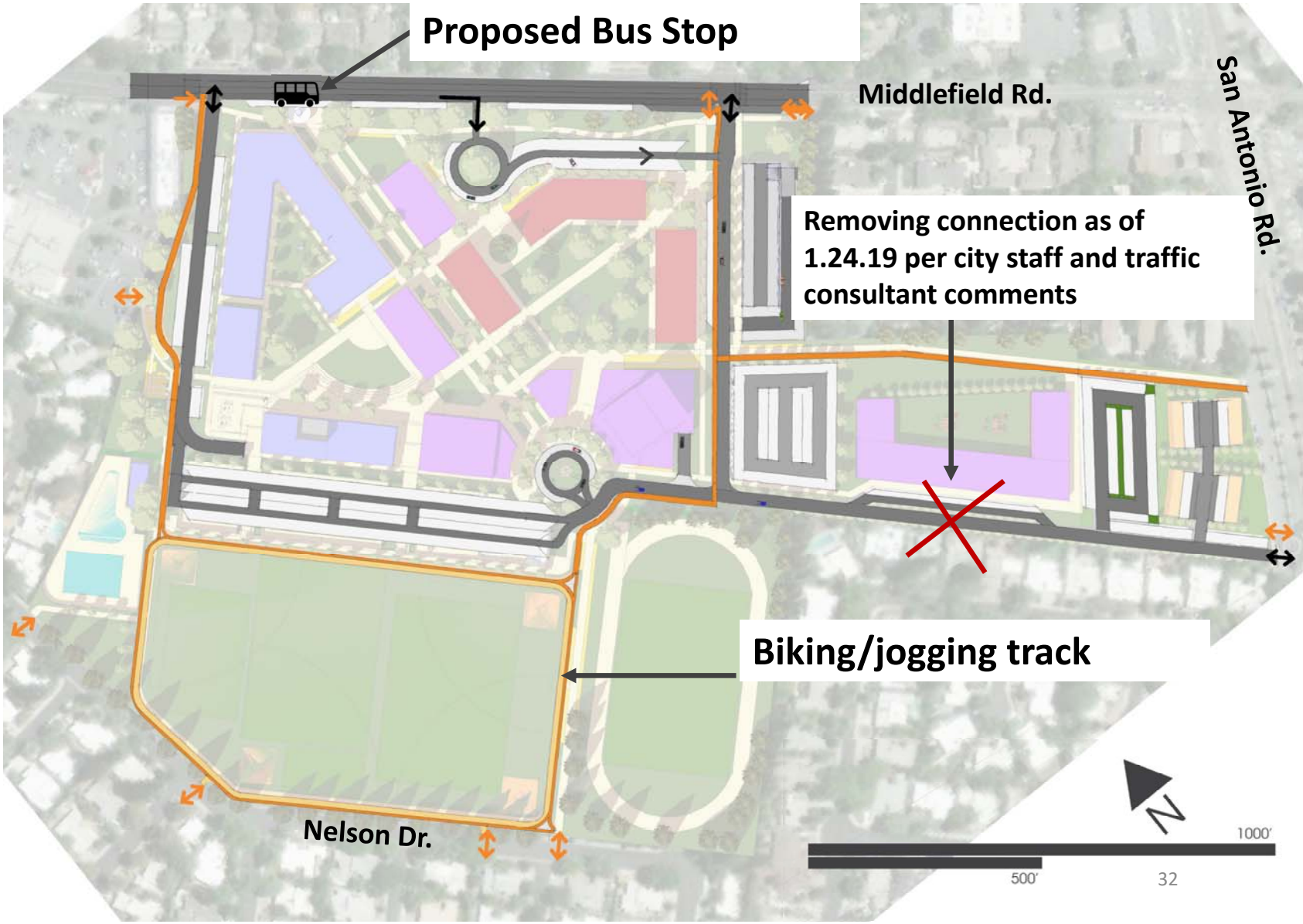
PHASE 2

1,380 spaces

1,800 spaces

Bicycle & Pedestrian Entry/Egress

Vehicular Entry/Egress



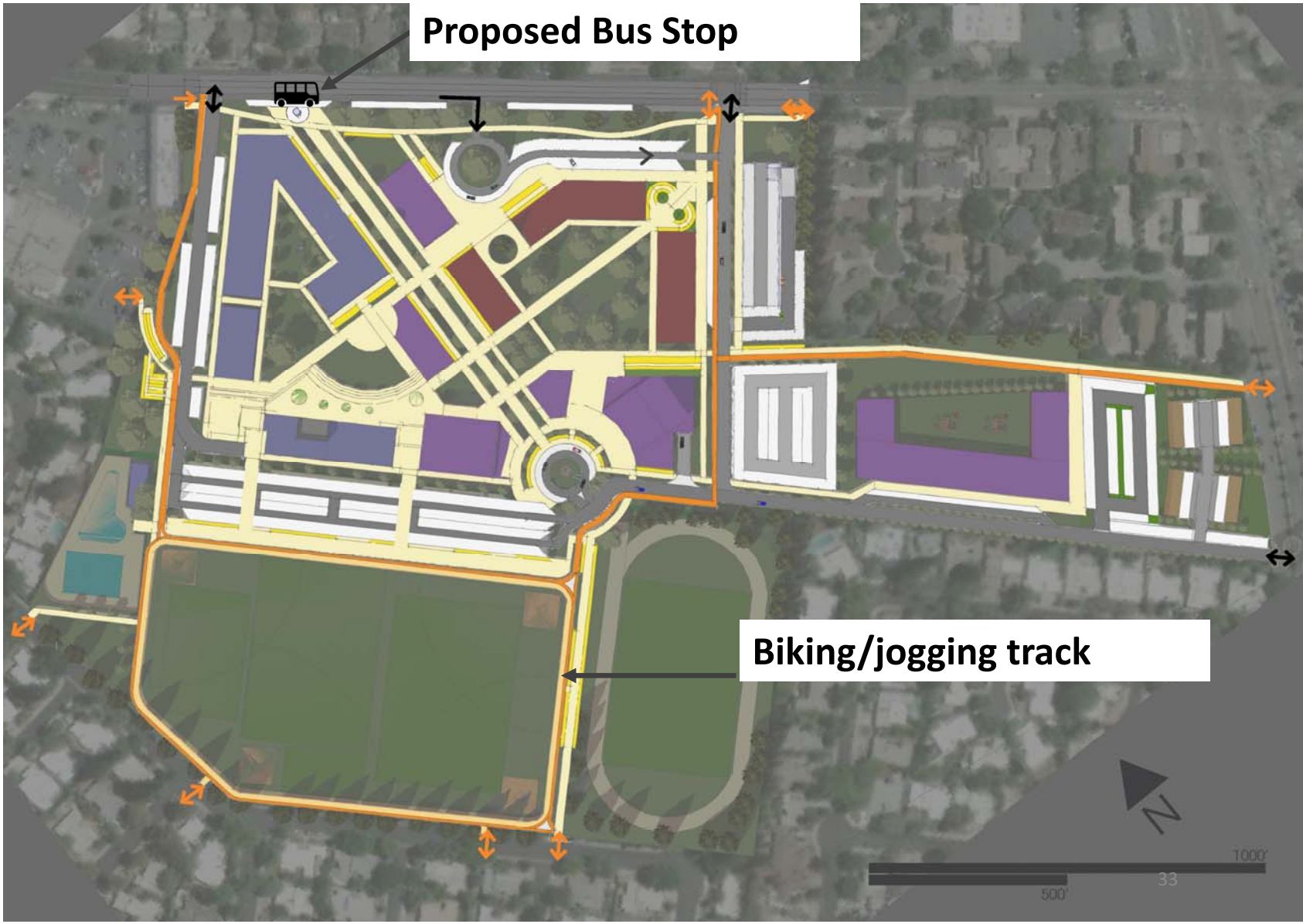
PHASE 2

1,380 spaces

1,800 spaces

Bicycle & Pedestrian Entry/Egress

Vehicular Entry/Egress

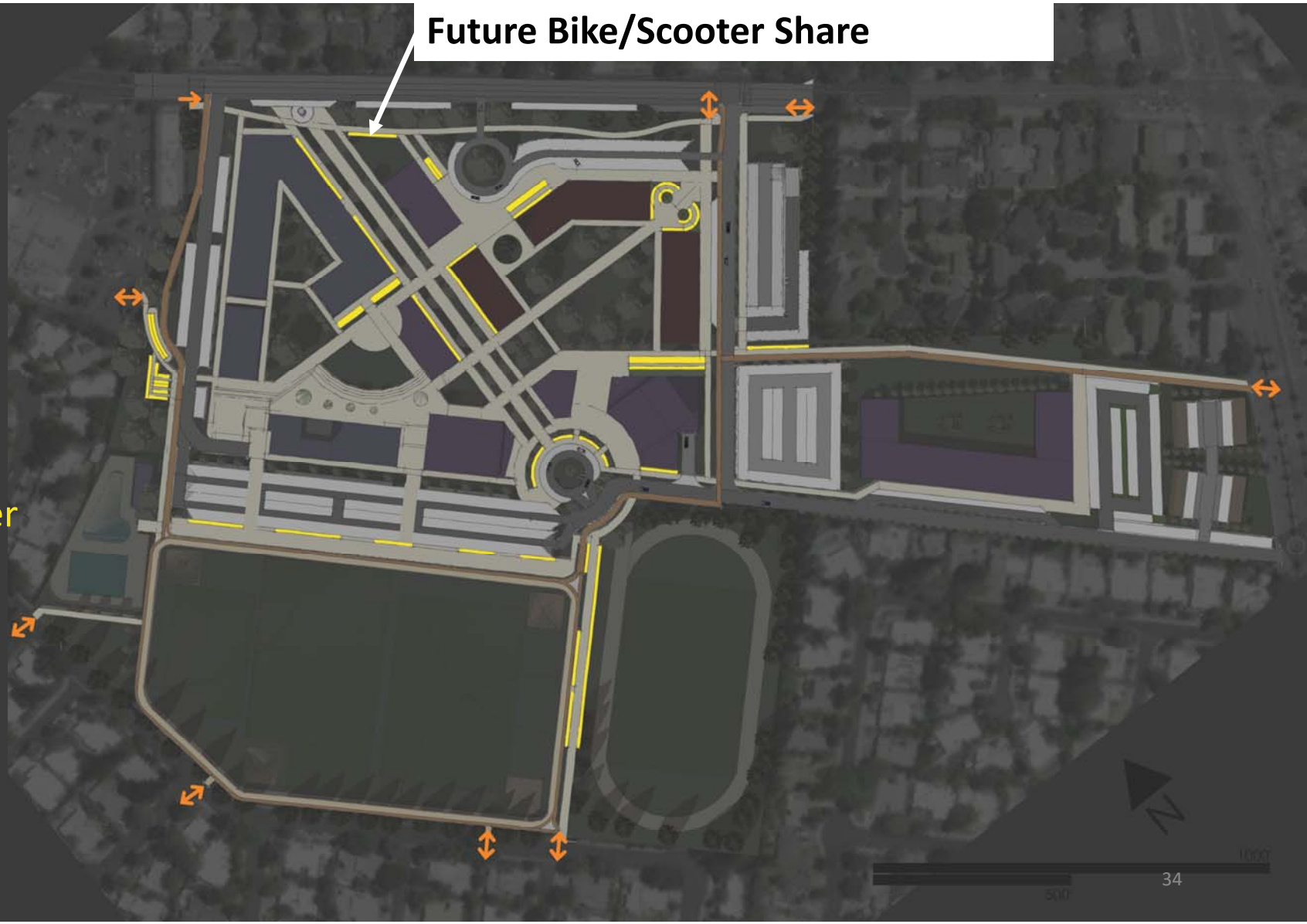


Bike Parking

1,800
bike stalls

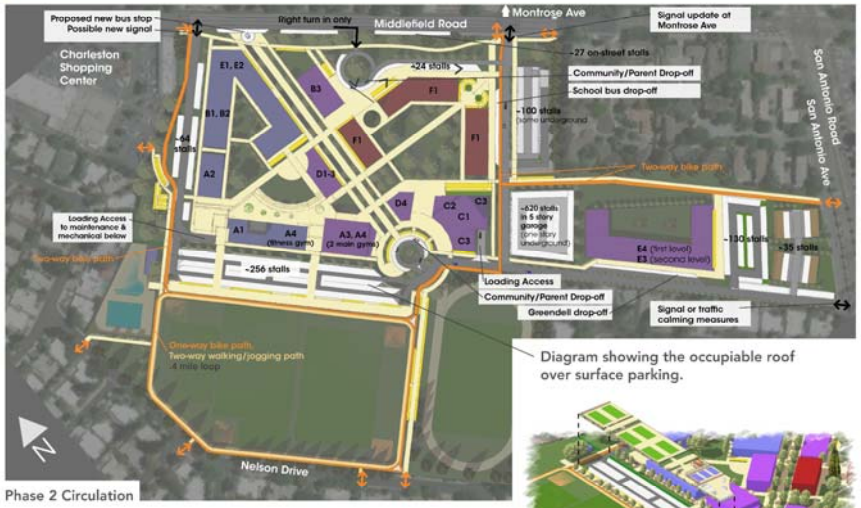
800 for
community center

1000 for
future school



Meeting 3 - Activity 2

Site Circulation



Phase 2 Circulation

Phase 1 Circulation

Diagram showing the occupiable roof over surface parking.

Scale 1000' 500'

Key
- Pedestrian paths
- Bike paths
- Bike parking = 100 bike stalls
- Car access roads
- Car parking
- Car entry/egress
- Bike & pedestrian entry/egress
- Community Center Use
- Shared/Alternating Use
- School District Use

~1,800 stalls shown

~1260 stalls shown
traffic experts and City staff to advise on final parking needs

We would like to get your feedback on this draft circulation plan. Let us know if you agree with the following statements and tell us why with Post-its.

Does this plan seem safe and easy to navigate for:

	Strongly disagree	disagree	Neutral	agree	Strongly agree
Pedestrians	○	○	○	○	○
Bicylists	○	○	○	○	○
Cars	○	○	○	○	○

Does parking access look convenient for:

	Strongly disagree	disagree	Neutral	agree	Strongly agree
Bicylists	○	○	○	○	○
Cars	○	○	○	○	○

What issues or concerns do you have about site access and circulation?

Add other comments or notes on the diagram or below.

Program Organization & Massing

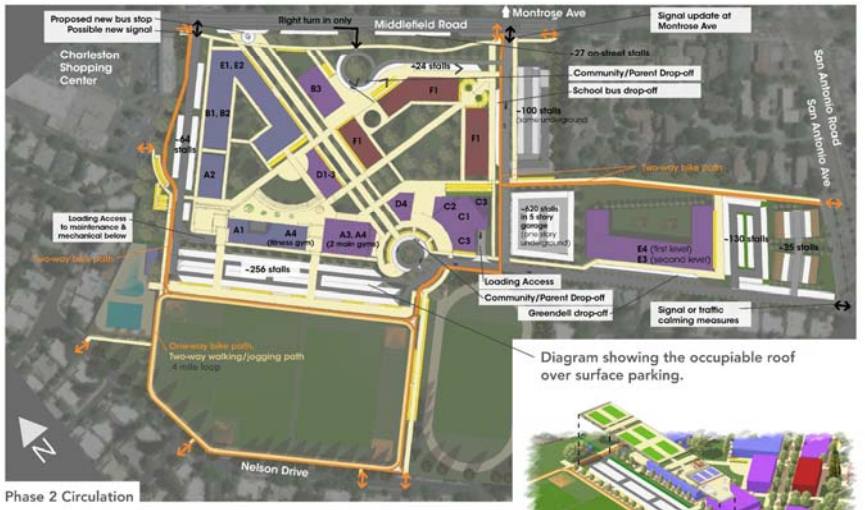
Circulation & Parking

Look and Feel

Initial Meeting 3 Results

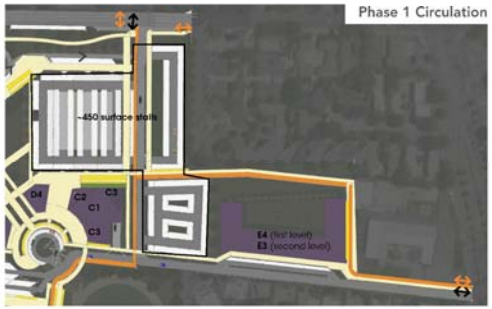
(Qualitative responses are still being processed)

Site Circulation



Phase 2 Circulation

Diagram showing the occupiable roof over surface parking.



Phase 1 Circulation

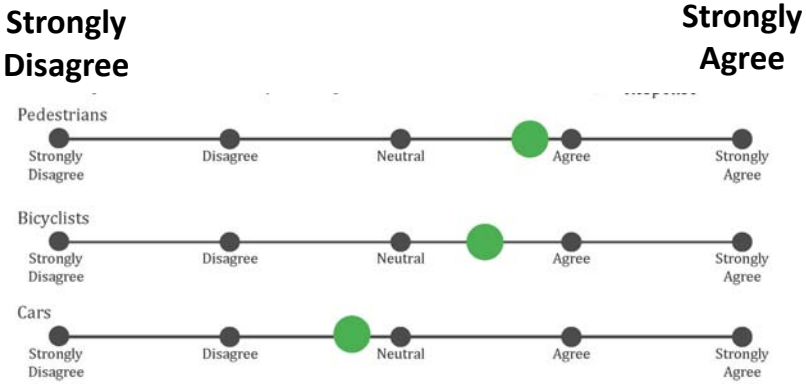
Scale

Key
- Pedestrian paths
- Bike paths
- Bike parking (= 100 bike stalls)
- Car access roads
- Car parking
- Car entry/egress
- Bike & pedestrian entry/egress
- Community Center Use
- Shared/Alternating Use
- School District Use

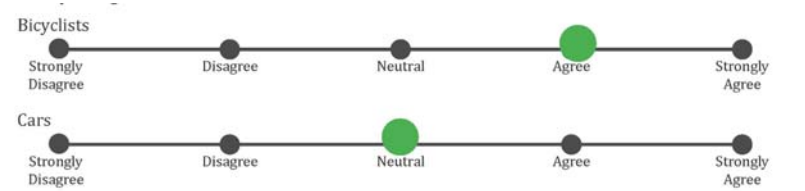
~1,800 stalls shown

~1260 stalls shown

Does this plan seem safe and easy to navigate for:



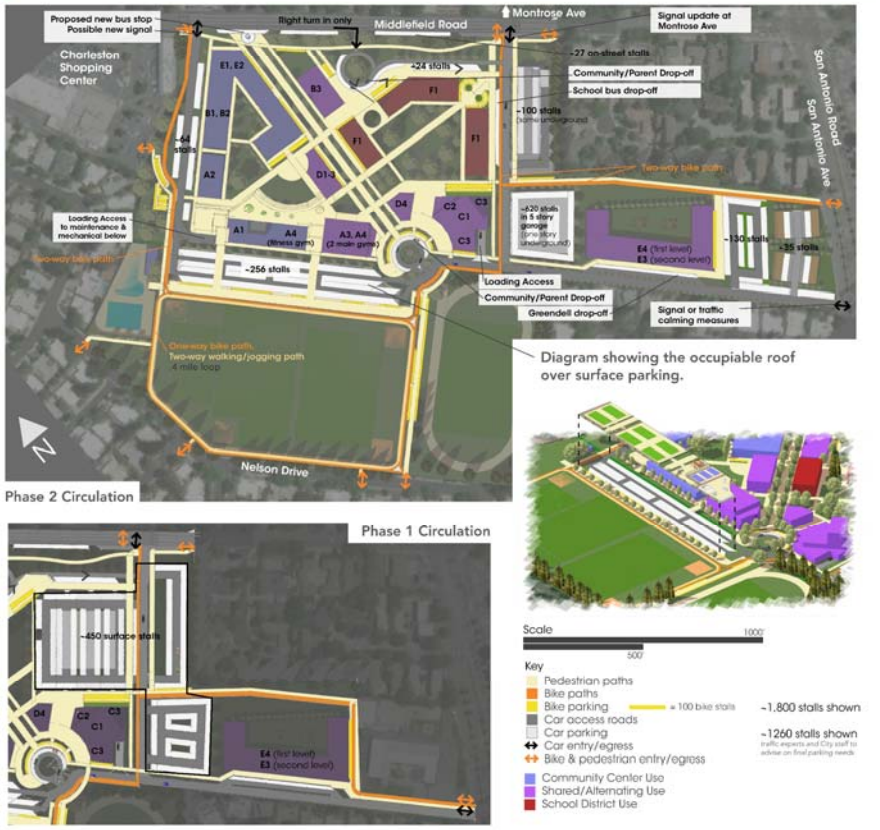
Does parking access look convenient for:



Initial Meeting 3 Results

(Qualitative responses are still being processed)

Site Circulation



Phase 2 Circulation

Phase 1 Circulation

Diagram showing the occupiable roof over surface parking.

Scale

Key
- Pedestrian paths
- Bike paths
- Bike parking = 100 bike stalls
- Car access roads
- Car parking
- Car entry/egress
- Bike & pedestrian entry/egress
- Community Center Use
- Shared/Alternating Use
- School District Use

~1,800 stalls shown

~1260 stalls shown

- **Remove road connecting to San Antonio Ave**
- **Separate bike and car paths.**
- **Create better bike access to interior of site/bike parking.**
- **Make bike track two-way.**
- **Keep walking path that connects to Greendell from Ferne Ave.**

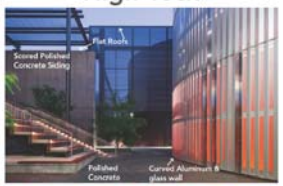
Meeting 3 - Activity 3

Architectural Style Preferences

Look and Feel: Architectural Style Preferences

Together your table will work together to create overall design guidelines.

1. Discuss what architectural style you'd like to see at Cubberley.
2. Grade the elements of the precedents on a 1-5 scale.
3. Rank the four styles shown.
4. Add comments and/or suggest other precedents for how the buildings should look and feel. Let us know about precedents we should look at.

Mid-Century Modern	Arts & Crafts	Mission Style	Contemporary/ High-Tech
			
Roof shape 1 2 3 4 5	Roof shape 1 2 3 4 5	Roof shape 1 2 3 4 5	Roof shape 1 2 3 4 5
Materials 1 2 3 4 5	Materials 1 2 3 4 5	Materials 1 2 3 4 5	Materials 1 2 3 4 5
Windows and openings 1 2 3 4 5	Windows and openings 1 2 3 4 5	Windows and openings 1 2 3 4 5	Windows and openings 1 2 3 4 5
Fit in the neighborhood 1 2 3 4 5	Fit in the neighborhood 1 2 3 4 5	Fit in the neighborhood 1 2 3 4 5	Fit in the neighborhood 1 2 3 4 5
OVERALL RANK (among the four precedents)	OVERALL RANK (among the four precedents)	OVERALL RANK (among the four precedents)	OVERALL RANK (among the four precedents)
COMMENTS/ ADDITIONAL PRECEDENTS	COMMENTS/ ADDITIONAL PRECEDENTS	COMMENTS/ ADDITIONAL PRECEDENTS	COMMENTS/ ADDITIONAL PRECEDENTS

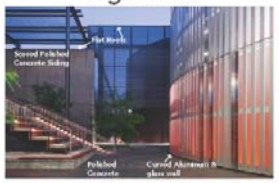
Program Organization & Massing

Circulation & Parking

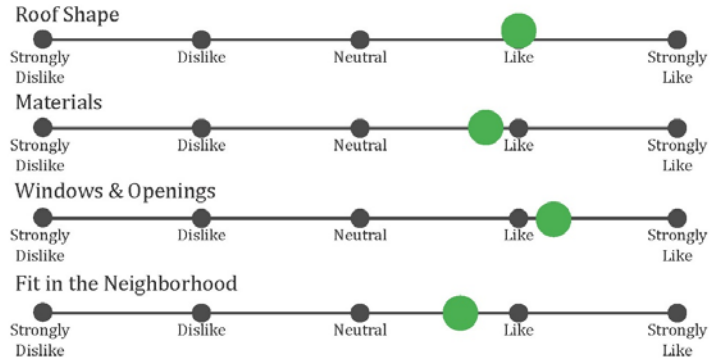
Look and Feel

Initial Meeting 3 Results *(Qualitative responses are still being processed)*

Contemporary/ High-Tech

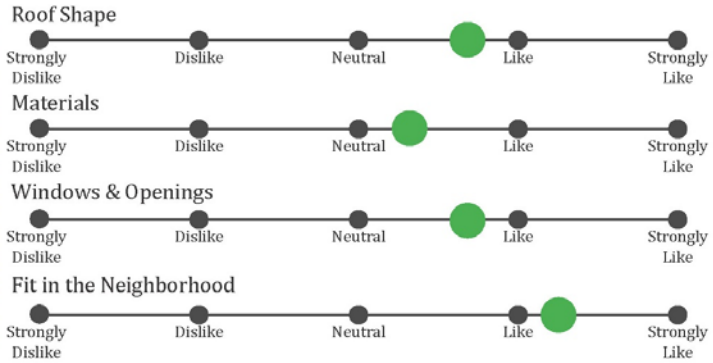


1.77 **Average Rank** *(1 is best)*



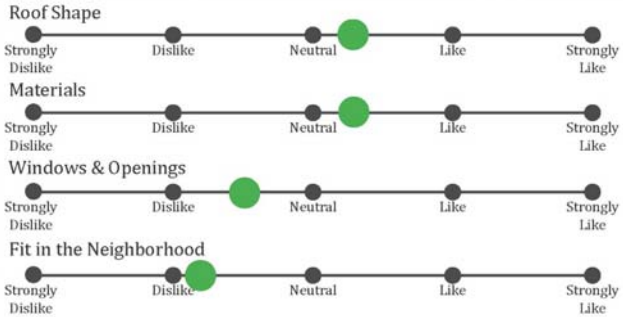
Mid-Century Modern

2.17 **Average Rank** *(1 is best)*



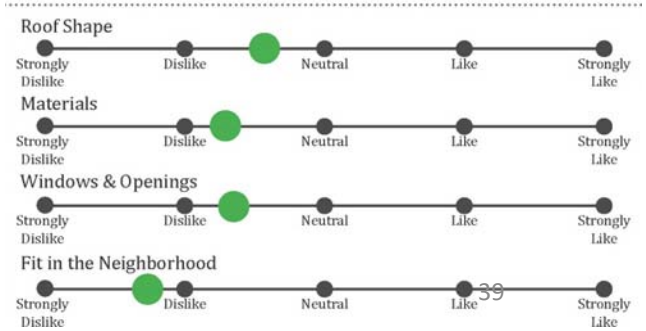
Mission Style

2.72 **Average Rank** *(1 is best)*



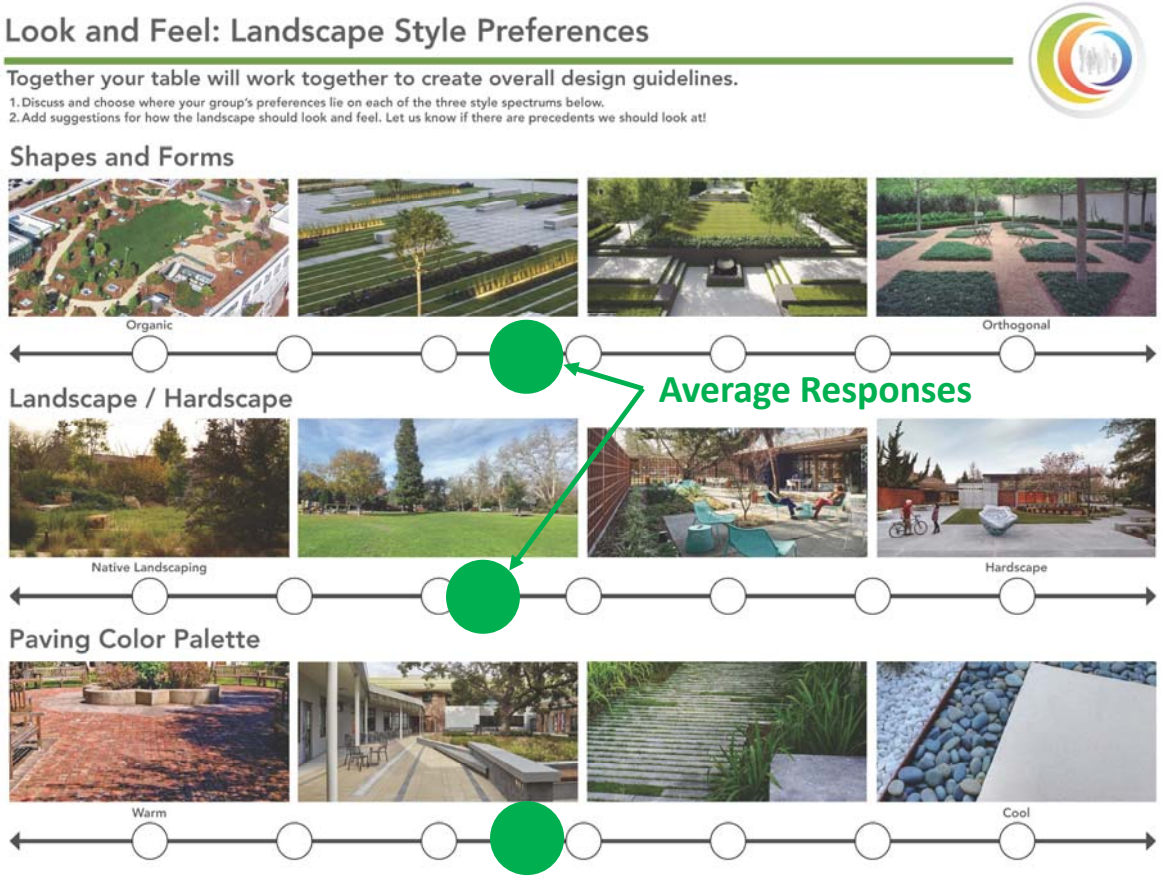
Arts & Crafts

3.23 **Average Rank** *(1 is best)*



Meeting 3 - Activity 4

Landscape Style Preferences

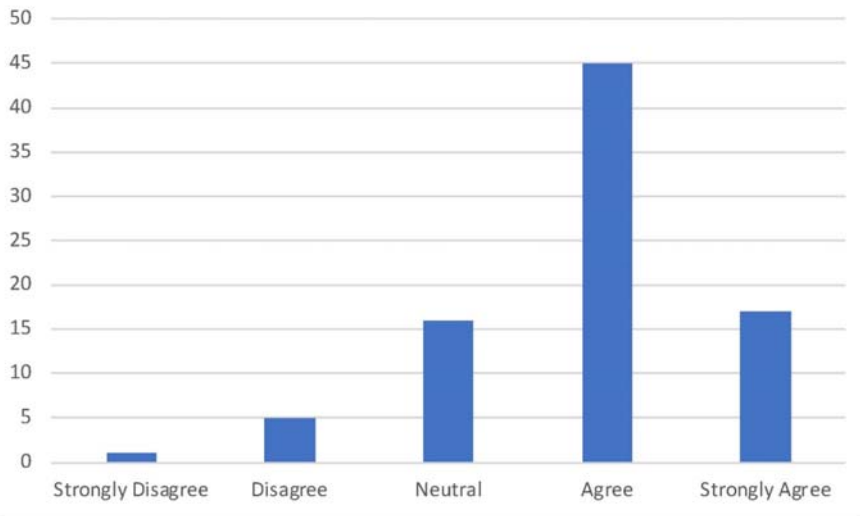


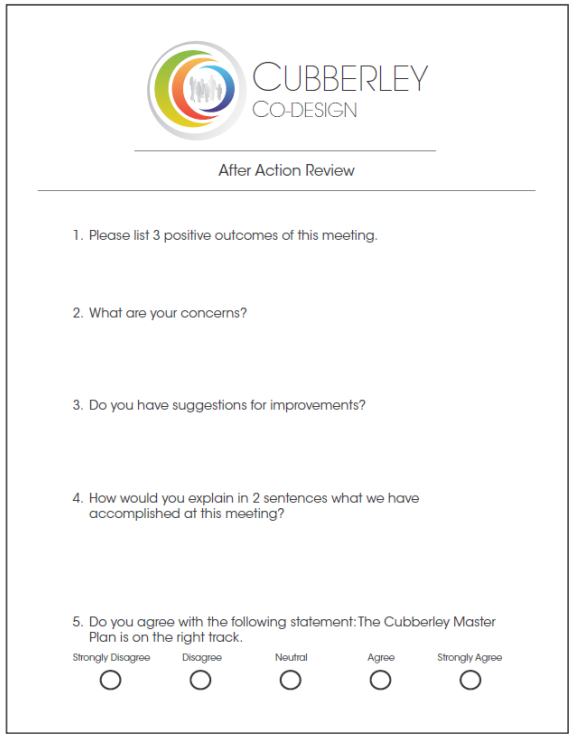
Program Organization & Massing

Circulation & Parking

Look and Feel

After Action Review





CUBBERLEY
CO-DESIGN

After Action Review

1. Please list 3 positive outcomes of this meeting.

2. What are your concerns?

3. Do you have suggestions for improvements?

4. How would you explain in 2 sentences what we have accomplished at this meeting?

5. Do you agree with the following statement: The Cubberley Master Plan is on the right track.

Strongly Disagree ○ Disagree ○ Neutral ○ Agree ○ Strongly Agree ○

Participants were asked: **"Do you agree with the following statement: The Cubberley Master Plan is on the right track."**

73% of respondents said that they either agreed or strongly agreed.

Video

Role of the Fellows

1. Activity facilitation
2. Outreach
3. Feedback on the process

M1 M2 M3

Basis of Design

- Parking and Traffic
  - Fehr & Peers
- Energy and Sustainability
  - TBD
- Environmental Impact
  - City's CEQA consultant
- Cost Estimation/Phasing
  - TBD

After community input from this meeting is integrated into the basis of design, technical experts and city staff will advise on recommended alterations or options based on the community vision.

3 - 6 Alternatives
In Draft Master Plan

M4
05.09.19
Evaluating the Draft Plan

FINAL PLAN
Summer '19

Next community meeting:

May 9th

At the Cubberley Community Center Pavilion

More info at pausd.org/cubberleycodesign

Thank you.

CUBBERLEY
CO-DESIGN

CITY OF
PALO ALTO

Palo Alto
Unified School District

concordia
architecture | planning | community engagement

City Council Hearing: 375 Hamilton Avenue

Downtown Garage and Retail Space

February 11, 2019

Prior Council Actions

- June 2014: Adopted 2014 Council Infrastructure Plan including Downtown public garage with auxiliary retail space
- December 2016 - Approved Lot D site and design contract contract
- April 2017: Added basement level and directed staff to proceed on PF zone change
- June 2018: Approved PF zone change recommended by PTC

CITY OF PALO ALTO

Timeline and Budget

Timeline

December 2019:	Complete Design
Early 2020:	Begin Construction
Mid 2021:	Complete Construction

Budget

Currently budgeted: $29.1 million

- Includes $6.8 million Downtown in-lieu parking fee

Anticipated increase: $3-4 million

- ARB recommendations
  - PV Structure and shear wall penetrations
- Fiber optic relocations
- Construction cost escalation

CITY OF PALO ALTO

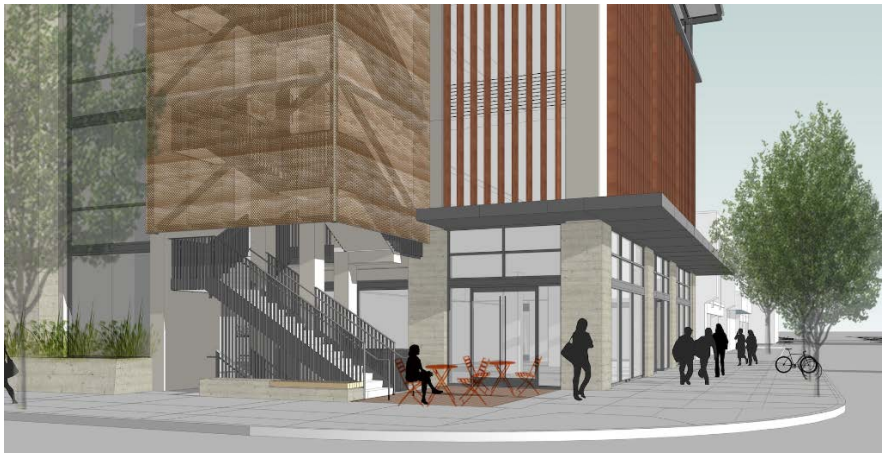
Recommendation

Adopt/Approve/Authorize:

- **Resolution** certifying Final EIR addressing comments and making required CEQA findings related to impacts, measures and alternatives (no Overriding Impacts) and MMRP;
- **Record of Land Use Action** with architectural review findings for the five levels above-grade and one-level below grade parking garage and 2,226 SF of retail space, including exceptions for height, setback and floor area ratio
  - Height - elevator and photovoltaic structure,
  - Setback encroachment - Hamilton Avenue setback, and
  - Floor area exceeds Public Facilities Zone maximum 1:1 floor area ratio;
- **Contract Amendment Number 1** to Contract C17166279 with Watry Design, Inc. in the amount of $352,977; and
- **Execution of the contract** by the City Manager or his designee

Project Features

- 2,026 SF ground floor retail
- Garage parking way-finding system
- Public spaces for 324 autos (238-space gain) plus one space for 550 Waverley, and 50 bike spaces
- Additional street trees
- Automobile access at Hamilton Ave and Lane 21
- Wide sidewalks
  - 12’ on Hamilton
  - 18’ on Waverley
- Exceptions



(1) <u>FAR over 1:1</u>: 3.9:1 FAR (114,048 SF)
(2) <u>Setback encroachment</u>: 4 foot into 7 foot Hamilton setback
(3) <u>Height above 50’</u>: PV structure 6 feet above and elevator penthouse 13 feet above
Otherwise, building is under 50’ (49’10” to rail)

Project Objectives

- Increase the number of Downtown auto and bike parking spaces to maximize visitor and worker accessibility and convenience
- Neighborhood-serving retail and street frontage to contribute to the economic vitality of the downtown
- Visually appealing/compatible structure relating to nearby character
- Pedestrian- and bike-friendly layout
- Widened sidewalks

CITY OF PALO ALTO

Streetscape and Alleys

Hamilton Avenue Streetscape

Elevation facing CVS

Architectural and Environmental Review

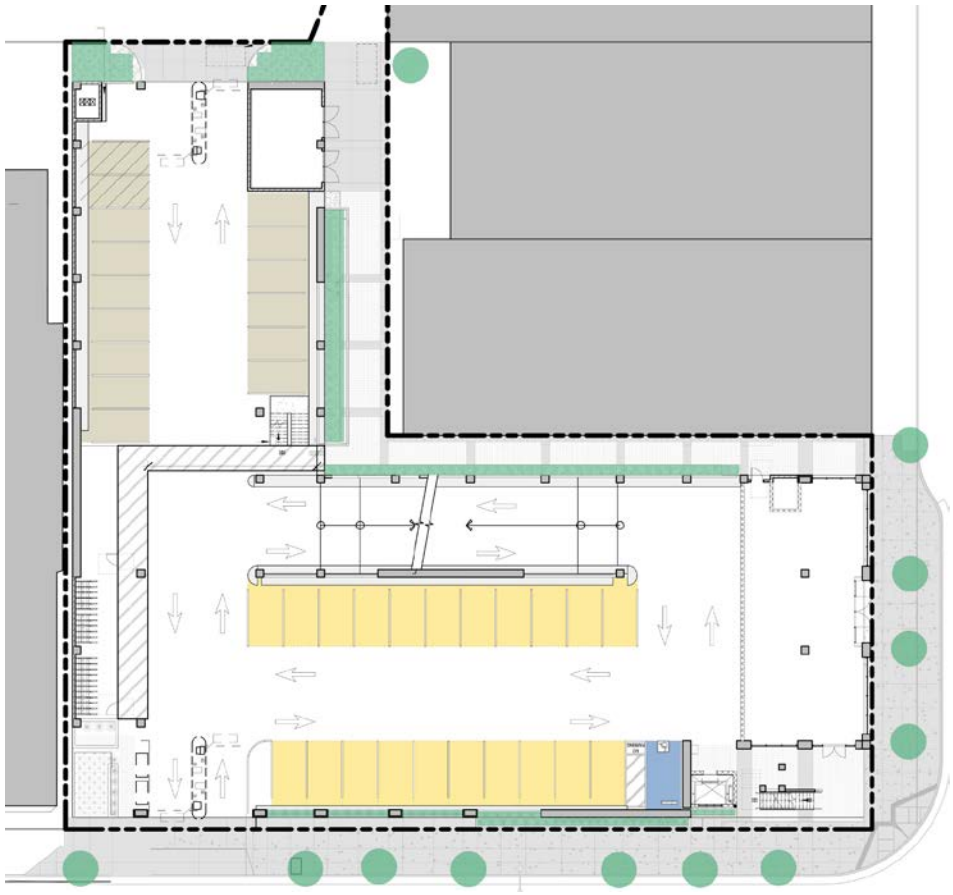
1. Summer 2017:
   Preliminary Reviews HRB 8-24-17, ARB 9-7-17

2. April 2017:
   CEQA Scoping

3. May – July 2018:
   DEIR

4. Spring/Summer 2018:
   ARB 2-15-18,
   ARB 6-21-18 (DEIR)
   ARB 7-19-18

5. August 2018 - Final EIR



Three Formal ARB Reviews

(1) ARB 2-15-18:

(2) 6-21-18 (DEIR hearing):

(3) 7-19-18:

City Council Hearing: 375 Hamilton Avenue

Downtown Garage and Retail Space

February 11, 2019

VIEW FROM HAMILTON AVE.
AT&T

VIEW FROM HAMILTON AND WAVERLEY
ALL SAINTS EPISCOPAL CHURCH

VIEW FROM HAMILTON AVE.
PALO ALTO POST OFFICE

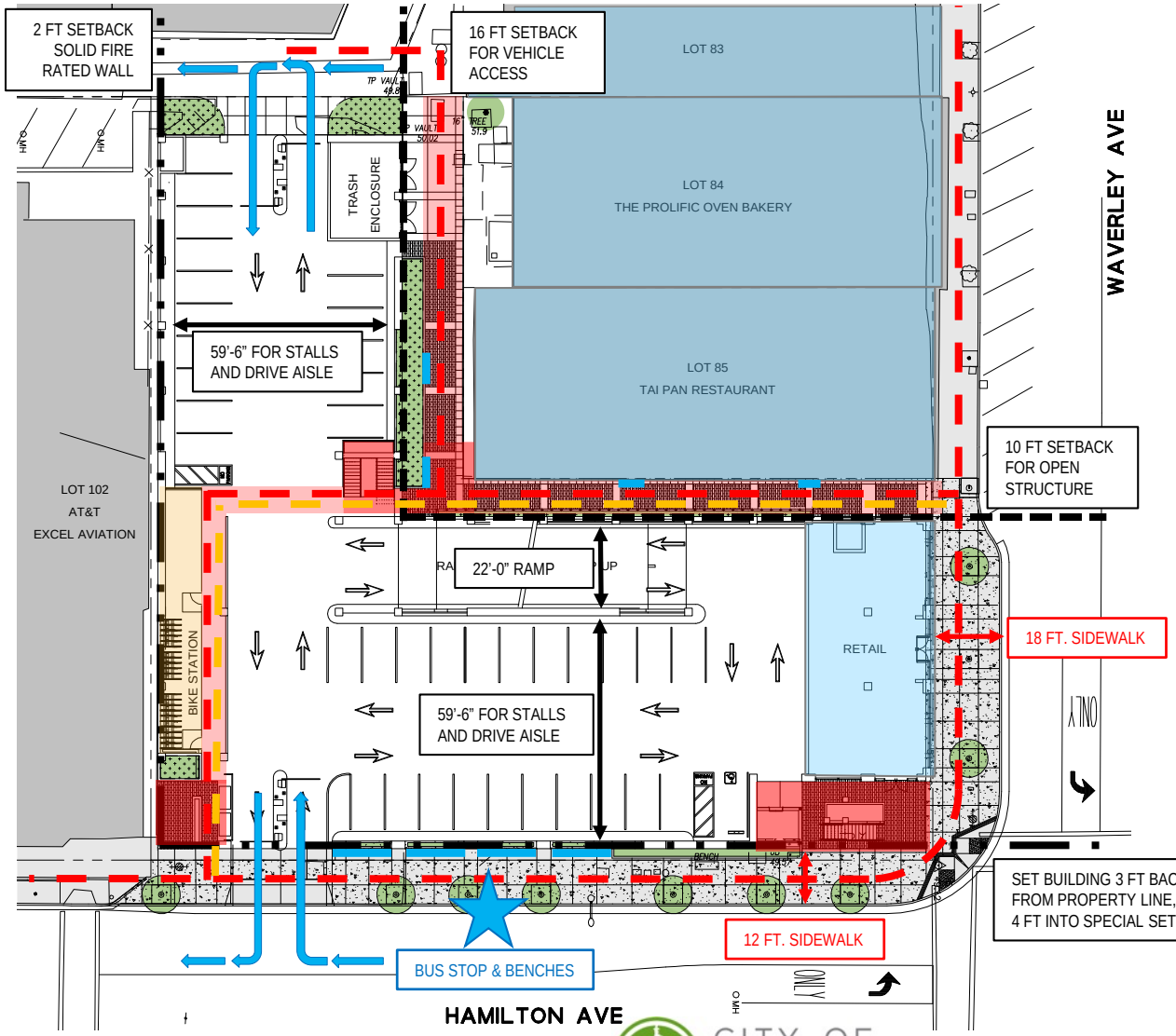
VIEW FROM HAMILTON AND WAVERLEY
WELLS FARGO

WATRY DESIGN, INC.
Architects • Engineers • Parking Planners

HAYES GROUP ARCHITECTS

CITY OF PALO ALTO

Proposed Site Plan



SITE & DESIGN FORCES

1. SETBACK FROM ADJACENT LOTS
2. PARKING STALL, AISLE AND RAMP WIDTHS
3. AUTO CIRCULATION
4. BIKE ACCESS AND STORAGE
5. NEW PEDESTRIAN PLAZAS
6. PEDESTRIAN CIRCULATION AND WIDER SIDEWALKS
7. BENCH SEATING AT BUS STOP AND ALLEY
8. RETAIL CONTINUITY ALONG WAVERLEY

CITY OF PALO ALTO

Hamilton Avenue Elevation

CITY OF PALO ALTO

Waverley Street Elevation

CITY OF PALO ALTO

Perspective

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HAYES GROUP ARCHITECTS

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CITY OF PALO ALTO

City Council
February 11, 2019

CITY OF PALO ALTO

BACKGROUND

1998 Comprehensive Plan

Program L-8

Limit new non-residential development in the Downtown area to 350,000 square feet…Reevaluate this limit when non-residential development approvals reach 235,000 square feet of floor area.

In 2013 non-residential floor area reached 256,939.

City Contracted with consultant to assist with reevaluation.

CITY OF PALO ALTO

BACKGROUND

Phased Studies Partially Completed

Phase I (Completed)	Phase II (Not Completed)
• Trends and conditions • Business survey • Market and feasibility analysis	• Residential analysis • Retail and Office Analysis • Draft policy recommendations

CITY OF PALO ALTO

BACKGROUND

January 30, 2017 Council directed:

A. Final Draft Comp Plan include Cumulative Cap Policy (L-1.10):
Cumulative Cap of 850,000 sf (Revised from 1.7MSF on July 31, 2018)

- focus Cap on Office/R&D uses,
- apply it citywide rather than only in "monitored areas", and

B. Annual Limit:
Make permanent the Annual Limit Ordinance of 50,000 Square Feet (office and R&D space), separate from the Comprehensive Plan Update; and

C. Downtown Cap:
Eliminate the Downtown Cap found in existing Program L-8 and focus on monitoring development and parking demand.

CITY OF PALO ALTO

BACKGROUND

Zoning Code 18.18.040

- Addresses Downtown non-residential floor area (office, retail, retail-like, etc.)

- At 350,000 sf of nonresidential development:

  - Chapter 18.18 would be ‘repealed’, and
  - One-year moratorium accepting and processing applications in CD, and
  - City studies new CD district regulations

- 18,343 sf remaining

CITY OF PALO ALTO

PTC Hearing on July 25, 2018

The Planning and Transportation Commission (PTC) recommended (4-0-1) that the Council reject staff recommendation.

Concerns expressed included:

- Then pending citizen's initiative to reduce development cap (scheduled for July 31, 2018)

- Perceived inconsistency of removing the downtown floor area restriction with Council adopted priority on increasing housing.

CITY OF PALO ALTO

RECOMMENDATION AND ALTERNATIVES

Alternatives	Notes
1. Eliminate the Downtown cap	• Consistent with prior Council direction
2. Retain the cap, but amend to keep development standards (and direct staff to commence with Phase II)	• Requires continuation so staff can analyze legal and policy implications
3. Retain cap and development standards, allow for exemptions for net new retail floor area	• Requires continuation so staff can analyze legal and policy implications • Consistent with Land Use Program L2.4.5…allow a mix of retail and residential uses but no office uses.
4. Retain cap and development standards, but only apply cap to net new office floor area	• Requires continuation so staff can analyze legal and policy implications • Consistent with Land Use Program L2.4.5…allow a mix of retail and residential uses but no office uses.
5. Allow for a modest adjustment to the cap threshold to allow time for further study and analysis (Phase II)	• Requires continuation so staff can analyze policy implications

CITY OF PALO ALTO

City Council
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CITY OF PALO ALTO

New Plan: Comp Plan 2030

Policy L1.10:

Maintain a citywide cap of 850,000 new square feet of office/R&D development, exempting medical office uses in the Stanford University Medical Center (SUMC) vicinity. Use January 1, 2015 as the baseline and monitor development towards the cap on an annual basis. Require annual monitoring to assess the effectiveness of development requirements and determine whether the cap and the development requirements should be adjusted. Continue to exempt medical, governmental and institutional uses from the cap on office/R&D development.

Note: The cap applies only to office/R&D (not all commercial uses)

CITY OF PALO ALTO

Non-Residential Development in the CD Zone

Downtown CAP of 350,000 sqft of non-residential development was effective from July 1986 and re-evaluation of the CAP was required when growth reached 235,000 sqft.

Approximate non-residential development existing in Downtown prior to May 1987 was 3.3 million sqft[1].

Re-evaluation CAP limit reached in 2013 with a total of approved 256,939 sqft.

Total approved non-residential development in Downtown as of December 31st, 2018 is 316,150 sqft.

Total non-residential sqft development under review (pipeline) as of December 31st, 2018[2] is 15,507 sqft.

Total non-residential sqft approved and under pipeline as of December 31st, 2018 is 331,657sqft.

Total sqft of non-residential development remaining to reach the CAP is **18,343 sqft.**

Total approximate non-residential development in Downtown as of October 2018 is 3.63 million sqft.

Source: Palo Alto Planning & Community Environment, December, 2018 Accela Data and CMR 175:96.

[1]1986 Landuse Study CMR:175:96.

[2] *Pipeline Projects include 375 Hamilton Ave.(1,709 sf of retail use), 190 Channing Ave. (2,980 sf of office use), 901 High St. (1,000 sf of retail use), 565 Hamilton (7,450 sf office use), and 233 University Av.(2,367sf office use)*

Note: This table does not include projects currently under preliminary ARB review.

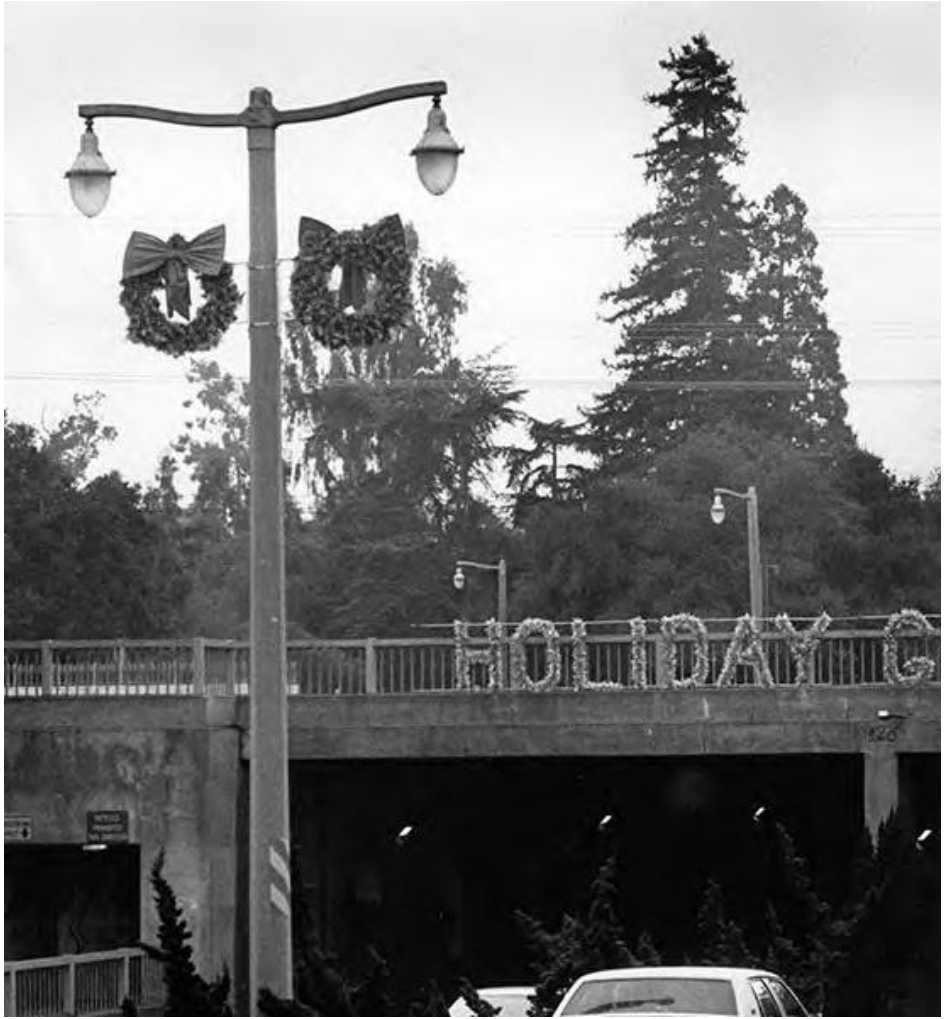
Palo Alto In The Past

University Avenue (1920)

University Avenue (1930s)

Lytton Plaza (1985)

University Avenue underpass (1986)



Chris Hansen standing in front of 124 university avenue (1987)

University Wheaton Art Fair (1988)

Palo Alto post office (1983)

Ramona Street and University avenue Demolition (1989)

Ramona Street and University avenue (1989)

Black and White Ball (1989)