The CAC looks like a very interesting committee. I look forward to getting to know you and working with you to help find the best solutions for future uses of Cubberley for PAUSD and the community. Here are a few thoughts I had. I hope they generate more ideas as we continue to get organized on Wednesday.

Diane Reklis, member at large

General thoughts:

There is lots of data available and wherever possible, our website should point to relevant sites. I suspect a lot of our job will involve sifting through available resources to provide clear, concise information. Hopefully we will not consume crazy amounts of expensive staff time but will be able to provide useful summary data to both other committee members and decision makers.

It is not clear if our charge includes the Greendel/525 San Antonio sites. I think it is essential that we study this since we value the programs currently located there but might decide to recommend that some spaces be rebuilt and/or relocated and since access to this site by foot, bike, and car plainly impacts uses of Cubberley site.

Specific to Subcommittees:

I suggest we break into about 3 fairly large subcommittees and then each subcommittee would divide and regroup as needed to answer specific questions related to that subcommittee. In this way, people could focus on the areas they care about most and small groups could work around summer plans. Here are 3 possible subcommittees and some of the questions that I could imagine each one pursuing.

1. **Program.** What uses do we hope will be at Cubberley in the future?

   - What is currently there? Which uses provide direct value to our community and which ones simply make this a better place to live? What new activities do we envision? The average age of our citizens is expected to increase; what additional activities might be needed? How should we prioritize future users?

   - Is this a good site for a future middle school given the proximity to JLS? If not, what alternative location(s) can we envision?

   - Do we anticipate needing a modest-sized high school or a full high school or none?

   - How do all these answers vary with the time frame? (Next year, 5 years, 10 years, 25 years, 50+ years)

- Future enrollment growth will drive the District’s need for schools. Enrollment varies with changing uses of existing housing as well as with housing yet to be built. Current demographic projections do not account for future housing that is not currently in the pipeline. Can we add meaningful estimates based on pressure to expand our City?

- What is current ABAG requirement for the City? Stanford’s growth is separate in terms of ABAG but very much a part of PAUSD. We need to understand both of these numbers as well as enrollment impacts if the City and Stanford build a significant number of new housing units.

- How many students are currently living in housing recently constructed? How does this vary depending on the number of bedrooms? What types of units are the City and Stanford most likely to build in the future? What can we infer from this?

- Some neighborhoods have seen significant turnover as the parents of baby boomers relinquish their homes and new families with children move in. Is this transition nearly over or will it continue to impact enrollment growth?

- What facilities can the City and PAUSD share even after a school is opened? What facilities can the City and PAUSD share while there are no K-12 public students on the campus? We need to find out what other entities are doing and learn from them.

- Are any of the current buildings in such need of repair that we should not use or lease them until these repairs are undertaken? What is considered a normal life span for public facilities in terms of paint jobs, renovated bathrooms, parking lots, etc.? What renovations should be undertaken in the near future?

- How can we improve access to the site and improve safety for cars, bikes, and pedestrians while increasing the number of users on the site?

- Foothill College and our adult school have both taught older students at Cubberley for many years. Can we identify space for adult learners? Is Foothill interested in leasing a portion of the site on an ongoing basis?

- The City owns 8 acres of the site. Would it make more sense to trade for a different 8 acres on the site?

- How do all these answers vary with the time frame? (Next year, 5 years, 10 years, 25 years, 50+years)

3. Finances.

- The City is currently paying PAUSD approximately $7 million dollars annually for the Cubberley Lease and Covenant Not to Develop. This is a significant portion of the District’s overall budget. The City’s finances are not exactly rosy and some see this money as a potential boon for the City. We need to understand the competing desire for this money and look for a solution that will keep both organizations whole.

- Are there other long-term sources for income for the City and District?

- Are the rents being charged consistent with other users and with other locations?
• The site needs major renovations in the future. What needs to be done no matter if the site remains mostly a community center or becomes mostly a public school? What changes make sense without tying the hands of a future Board of Education to design a modern high school? How can we pay for them?

• How do all these answers vary with the time frame? (Next year, 5 years, 10 years, 25 years, 50+ years)