CCAC Community Needs Subcommittee Minutes  August 28, 2012

Members present: Sheri Furman, Tom Crystal, Rachel Samoff, Tom Vician, and Diane Reklis

Members absent: Jean Wilcox

Staff present: Rob De Geus

We spent entire hour focusing on defining the problem. We used the following as a definition of the terms short, medium, and long range and want to be sure that our definitions coincide with the definitions being used by the entire CCAC and PAC.

- **Short term** -- what is there now with minor improvements, probably up to 5 years
- **Medium term** -- what could be there with significant improvements, but without PAUSD needing the majority of the space
- **Long term** -- after PAUSD needs to use a good part of the space for educational purposes.

**Overall Problems identified:**

- The City and the District both need more money.
- Space at Cubberley is limited, but it is the last major property in town for potential expanded public use.
- We need an interesting long-term narrative in order to convince voters to pay for any major improvements.
- We must develop a means of prioritizing tenants to benefit the larger community.
- Which 8 acres should belong to the City and can a portion of them be dedicated to the community even after such time as the District needs to open a school on the site?
- We can maximize the chances of successful shared uses only if we plan ahead and outline responsibilities carefully.
- We need a vision of Cubberley that is shared by the City and the District including a true community center with eventual K-12 educational use and significant shared space.
- How can we build trust between the City, the District, and the Voters so we can maximize the opportunities for all?

**Short term problems identified**

- We need time to plan and the Lease and Covenant is set to expire. Renewing it for 5 years would give time to plan for future uses and to transition to a new scheme if desired.
- We need to know what is happening at Cubberley now. Rob has surveyed current tenants and regular renters and responses are being collected and tabulated. We currently have several distinct communities served and we need to understand the synergy created by proximity:
  - 22 artists in 17 studios
  - 3 dance studios plus other regular dance classes
  - 2 day care centers, preschools, other schools plus Foothill
  - Programs for older adults, cardiac therapy, and stroke recovery
- We need to maximize revenue from Cubberley rentals.
  - If there is space available, could it be rented to non-profits or startups to generate more revenue?
  - Could space be used in a more concentrated way? Can different tenants share the same space at different times?
Medium term problems identified:

- Can we negotiate a new Lease and Covenant that benefits the City, the School District, and the athletes into the future? How would it look compared to the current lease?
- What services are offered at community centers in other communities?
- We need a vision of what a real Community Center at Cubberley might include. Can we do better than a collection of old, tired classrooms?
- How can we better serve the needs of our multi-age, multi-cultural, multi-socio-economic residents?
- What important community services are currently unmet? Is Cubberley the logical place to offer these services?
- If we ask the community to put money into major renovations at this site, the voters must get something. Some big ticket items (theatre, gyms, and fields) are shareable even if much of the site is eventually reclaimed for educational use. It probably makes sense to focus on these items for major expenditures. It probably makes sense to go for the low-hanging fruit first and prove that the concept of shared space can be win-win for the District and the Community.
- Is everyone else (day care, artists, senior programs, classes, short-term rentals) expendable? If not, what assurances can we give these tenants for their future?
- How can we assure the voters value for their support, even if the District eventually claims some or all of any new buildings constructed on the site?

Long term problems identified:

- Is there room at the site to provide a school with facilities comparable to others in the district and also have a real Community Center?
- What are the challenges in having shared spaces and how can we meet them so the entire community benefits?
- What are the challenges in having adjacent spaces serving different clientele and how can we meet them so the entire community benefits?
- How much separateness is really needed between students at an operating school and citizens using a shared or adjacent space? Are there legal requirements as well as District rules?
- How can the school district provide spaces that are flexible to serve the changing needs as community populations in various ages ebb and flow?
- What is the appropriate density for this site into the long term?
- What traffic patterns would work? Are there ways to mitigate the traffic impacts of increased use of this site?
- Can Cubberley continue to generate a revenue stream to offset the costs of running a community center?
- What kind of lease or other legal agreements would work best to ensure long-term success in developing Cubberley to serve our community into the future?

We adjourned at 2:00 to join a tour of the site organized by staff. Other members of the CCAC joined us and we toured an artist’s studio, dance studios, a child care center, Foothill, gyms, the Pavilion, the theatre and auditorium (temporary Mitchell Park Library), and the City’s administrative offices. The tour was invaluable for understanding the site.