Cubberley Community Advisory Committee (CCAC)

Meeting # 10

October 3, 2012
Cubberley Community Center
4000 Middlefield Road, Palo Alto, CA 94303
Room H-1
5:30-7:30 PM

1. Welcome and call to order

2. Oral communications

3. Approval of the September 19 meeting action notes

4. Discussion of Cubberley forum & volunteer identification
   a. Scheduled for November 8, 2012 at 7:00 PM

5. Presentation by the Community Needs Subcommittee

6. Presentation by the Facilities Subcommittee

7. Discussion and brainstorming of subcommittee next steps

8. Future meetings

9. Adjournment

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Cubberley Community Advisory Committee (CCAC)

Action Notes

Meeting # 9

September 19, 2012
Cubberley Community Center
4000 Middlefield Road, Palo Alto, CA 94303
Theater
5:30-7:30 PM

1. Welcome and call to order

2. Oral communications
   • None

3. Approval of the September 5 meeting action notes
   • Approved

4. Finance Subcommittee presentation, definition of problem, and discussion
   • Presentation given by CCAC Finance Subcommittee Chair Lanie Wheeler
   • SEE ATTACHED POWER POINT PRESENTATION
   • Wheeler went over what the main problems from a financial perspective are that the group should try and solve
   • Wheeler noted the high number of changes that have occurred since the lease and covenant not to develop were originally signed and recognized similar changes were likely to continue occurring
   • Wheeler noted the implications that the uncertainty of this site has on operations, maintenance, sit planning, etc.
   • From a financial perspective, anything done on the site independently by the City or PAUSD impacts the other due to the fact that possible uses done in tandem are much different than independent site use
   • Site improvement funding undertaken in tandem has different geographic boundaries and voting requirements to be aware of
   • Question: Is the City set on a 2014 ballot measure?
   • Councilmember Schmidt noted there are shorter term needs the City is trying to address and has targeted 2014 as the time to do that but with a consultant being hired many different project package scenarios will be considered
   • Finance subcommittee will consider unconventional funding avenues but will leave most of the political viability discussions to the CCAC as a whole
   • Question: Will the Finance subcommittee write down political viability questions that arise in the course of their discussions for discussion by the CCAC as a whole?
• Question: Will there be reluctance from North Palo Alto to fund Cubberley renovations in South Palo Alto?

5. Community Needs Subcommittee definition of problem, staff update on Cubberley tenants survey, and discussion
• Presentation given by CCAC Community Needs Subcommittee Chair Diane Reklis
• SEE ATTACHED POWER POINT PRESENTATION
• Reklis went over the main problems facing their subcommittee including overall problems and short-, medium-, and long-term problems
• Discussed the needs that all of the different users at the facility have
• Recognized that joint use will necessitate change
• Reklis noted that Cubberley uses have ebbed-and-flowed in the past and consideration of building a facility that can do so in the future should be given
• Consideration will also be given to needs that might have no relocation alternative and those that are conducive to joint use versus those that are not
• Community Services Division Manager Rob De Geus then updated the CCAC on the Cubberley survey of tenants
• De Geus said staff had received 40 of the 70 surveys back
• Said they have a three tier approach to results:
  o All users
  o Users by category
    ▪ Example: dance studios or artists
  o Individual users
• Said of the 40 survey responses received so far 50 percent of users share space
• Many users need specialized facilities
• Facilities are in use from as early as 6:00 AM to as late as 11:00 PM
• 25 percent of respondents said they would go out of business without space at Cubberley and many others said they would have to leave Palo Alto
• Question: Can professional help on the surveying be obtained?

6. School Needs Subcommittee definition of problem and discussion
• Discussion on this subject delayed until later in the meeting

7. Discussion of inter-subcommittee communication
• CCAC Co-Chair Mike Cobb led a brief discussion on inter-subcommittee communication
• Request: Make sure that all reports are shared with the entire committee
• Subcommittees agreed to reach out to one another when an opportunity to collaborate presents itself or is necessitated
8. Discussion of potential joint use sites to visit and the process for visiting
   • Deputy City Manager Steve Emslie said that based on joint use facility
     interest staff will put tours together of joint-use facilities but asked that
     CCAC members work through staff to help with coordination
   • Emslie said staff welcomes suggestions for those site tours
   • Request: A presentation from Emeryville on their proposed joint use facility

6A. School Needs Subcommittee definition of problem and discussion
   • Presentation given by CCAC School Needs Subcommittee Chair Bern
     Beecham
   • Said the subcommittee is looking at how PAUSD may want the eight acres
     used in the future and how they may be affected by them
   • Looking at a possible development pattern for the Cubberley site as the
     school starts building out projects
   • Question: How does ABAG affect projections?
   • Beecham reiterated that the subcommittee doesn’t have a reason to use
     anything different than the PAUSD 2% enrollment growth projection
   • Beecham said the School Needs Subcommittee is also looking at non-
     traditional site uses including having specific facilities for art, science, etc.
     located at Cubberley that students from both PALY and Gunn could use

9. Future meetings
   • Staff will send a Doodle to the CCAC to find an alternative meeting day for the
     currently scheduled October 31st meeting
   • CCAC architectural consultant John Northway said he was very excited about
     the opportunity here and that he thought it was time to start concluding
     work on the problem identification step of the process and start working on
     the solutions step
   • Discussion occurred of how to organize the group based on a final report that
     will contain alternatives but no decisions were made
   • Cobb and Emslie proposed a community forum in October/November to
     solicit input from all segments of the community on what their vision for the
     future of Cubberley is

10. Adjournment
CCAC
Subcommittee Presentations

1. Community Needs Subcommittee
2. Facilities Subcommittee

October 3, 2012

CCAC Community Needs Subcommittee Presentation

Problem Statement

October 3, 2012
Vision for Cubberley

- We believe that the Palo Alto community needs a gathering place that is:
  - Multi-generational
  - Multi-cultural
  - Lively
  - Fun
- Cubberley Community Center can become all of this and more.
- With careful planning and strategic re-building where necessary, the Cubberley campus could house a modern, comprehensive high school as well as community center programs to serve all ages, backgrounds, and interests.

“But I thought we were building a brand new Community Center next to the new Mitchell Park Library?”

- The Mitchell Park community center includes "The Drop" (Teen Center/Game Room), half basketball court (The Court), a Tech Lab and 3 classroom spaces Matadero Room, Oak Room, Adobe Room), a multi-purpose room (El Palo Alto and about the size of the Lucie Stern Ballroom and with catering kitchen facilities), courtyard, and cafe. The library includes the "Teen Zone," a program room (Midtown Room), 4 group study rooms (Palo Verde Room, Barron Park Room, Fairmeadow Room, Greenmeadow Room), and a computer room Ventura Room). The children's area of the library is the (Kids Place).
In order to judge what our community needs at Cubberley, we need to understand what services we have at other centers in Palo Alto as well as what services other communities provide for their citizens.

**Palo Alto Community Centers**
- Lucie Stern Community Center including 2 theatres and the new Art Center
- Cubberley Community Center
- Mitchell Park Community Center
- Avenidas (senior center)
- Gamble Garden Center
- Ventura (PACCC & Teen/Youth Activity Center)
- Other Palo Alto Community Child Care Centers

**Neighboring Community Centers**

**Sunnyvale**
- Community Center includes a senior center, Creative Arts Center, Performing Arts Center, Indoor Sports Center, general Recreation Center (kids, adults, and therapeutic) and an Arboretum Complex.
- Columbia Neighborhood Center for north Sunnyvale residents. Collaborative project between the City of Sunnyvale, Sunnyvale Elementary School District, Advanced Micro Devices, Sunnyvale residents, and numerous community agencies located on a 25-acre site -- includes a Sports and Service Center building, a middle school, and a preschool.
Neighboring Community Centers

- **Mountain View**
  - Community Center includes preschool, classes, 3 rooms to rent. Senior Center is 0.7 miles away.
  - 2 gyms which are shared with middle schools. Available M-F 5:30 PM – 10 PM and 8:30 AM – 4 PM weekends.
  - Mountain View Center for Performing Arts
  - Historic Adobe Building and the Rengstorff House and gardens are available to rent.

- **Cupertino**
  - Quinlan Community Center includes historical museum, police substation, Parks & Rec classes, and 2 rooms to rent for meetings or social events. The Cupertino Sports Center and Senior Centers are nearby.
  - Community Hall for high tech presentations or lavish social events.

- **Saratoga**
  - Joan Pisani Community Center includes a room to rent for meetings or parties, preschool, art & entertainment, health & fitness. Saratoga Senior Center is adjacent.
  - Warner Hutton House
  - Saratoga Prospect Center. 3 rooms to rent for meetings or receptions.
Neighboring Community Centers

- **Menlo Park**
  - Arriaga Family Recreation and Family Gymnasium are adjacent to Burgess Park. They include 7 rooms to rent for various occasions including 2 dance studios
  - Arriaga Family Gymnastics Center.
  - Onetta Harris Community Center includes an MP room, gym, fitness center, pre-school, computer room, and 2 classrooms. Senior Center is adjacent.

Who Provides What Services in Palo Alto?
Current Users at Cubberley

Analyzing Two Documents

1. Results of a survey completed by the City of Campbell regarding Senior Center (completed in 2011)
2. Matrix of programs offered at the Community Center Complex specifically for Older Adults. This template was used in 2008 primarily to identify class/program trends, determine which days are busiest, determine which room is used the most, as well as determine class costs and pricing strategies).
Potential New Users or Services at Cubberley

- Avenidas has proposed a potential Senior Wellness Program including new classes and programs plus the current Stroke and Cardiovascular Programs. They also suggested a new therapeutic pool to replace Abilities United’s aging facility.
  - Bathrooms adjacent to fields.
  - More services for Seniors.
  - Multi-age eating area.
  - Reading room.
  - Farmers’ market including cooking demonstrations and cultural shows.
  - Wheelchair-accessible trail surrounding fields with occasional trees, benches, par course items, or children’s climbing stuff. (Similar to Greer Park)
  - No swimming pool until a high school is opened on the site.

Future Reports

- Vision statement with more detail including rationale from recent City Comprehensive Focus Groups.
- Priorities for future tenant selection.
- Impact of higher prices and things to think about when deciding how much to subsidize various users.
Current Users at Cubberley

Detailed reports about each of the major groups of current users as well as potential new users. In each case we will note value to community and how this user might enhance a neighboring comprehensive high school.

- Child Care
- Artists in Residence
- Dance Groups
- Field Sports
- Indoor Sports and Fitness Classes
- Senior Wellness including Stroke and Cardiovascular Programs
- Private Schools and Programs

CCAC Facilities Subcommittee Presentation

Problem Statement

October 3, 2012
Problem Statement
Short Term

1. PAUSD needs revenue that the City is challenged to afford.
2. Significant infrastructure costs have been deferred and will start catching up with us.
3. It is unclear whether we can fill vacancies left by Foothill College (3 years out). If not, red flag re: lost revenue (~$1 million).

Problem Statement
Short Term

4. The City needs to start planning in the short term for continuation of services with likelihood of at least some future lost space.
5. Negotiation of a lease and/or covenant in the short term should reflect commitments to current and medium term upkeep and future cooperation.
Problem Statement
Short Term

**Understand current needs and capacities**

- What is the status of current facilities?
- How are they used and by whom?
- What is current and potential revenue?
- What facilities are needed?
- What are significant maintenance requirements to keep the lights on?
- What can be jointly used? Is there any PAUSD interest in joint use in the short term?

Much of the answers will come from the tenant survey and other subcommittees, so we’ve tried to create a matrix that can capture that data in one place. We’d like input about what’s missing or extraneous.

Though CPAC has directed us to look only at the Cubberley site, we thought it was important to understand the big picture of community facilities city-wide.

- Matrix
- City Map
Problem Statement
Overarching Medium and Long Term

1. The District is clear about its desire to reclaim some, and ultimately all, of the Cubberley site for school use, while the City lacks sufficient other real estate to accommodate the services currently provided at Cubberley.

2. This is the last sizable space in the city for redevelopment and to maximize its flexibility and use, multi-story facilities should be considered.

3. District uncertainty about the type of facilities needed, (full high school or not, middle school or not, elementary school or not) as well as the chance they’ll want to use existing structures, creates a barrier to planning for investment in new construction at Cubberley for either Community or shared use.

- If reuse of existing facilities is a realistic option for the PAUSD, scraping space before then for community or shared use could severely limit District flexibility or increase costs for future school use.
Problem Statement
Overarching Medium and Long Term

4. There are significant challenges posed by shared use of various PAUSD and City facilities, including:

- Architectural standards
- Incompatibilities
- Security issues
- Scheduling issues
- Parking
- Traffic demand management

Problem Statement
Medium Term

1. Significant additional infrastructure investments would be required to extend the life of current buildings.

2. PAUSD may need some portion of the site, while community needs persist. Can use of the site be sufficiently maximized to meet both needs?

3. To the extent community services are displaced, what off-site locations can be repurposed for community use?

4. Under both 2 and 3, above, how will support facility needs change (e.g., safe and convenient access and parking for all modes of transportation: automobile, bicycle, pedestrian and transit, restrooms, etc.)?
Problem Statement

Long Term

1. Even with significant shared use facilities, a comprehensive high school would likely conflict with community use of the site.
   • Field and gym use will be particularly impacted – you can’t build up for those facilities.
2. Shared use with a high school of any size will dramatically increase the need for support facilities (parking, safe automobile, bicycle, pedestrian and transit access, food services, etc.).
3. Given fluctuations in enrollment and community needs, any new facilities will have to accommodate flexible programming/use.
4. Given high demand on the site, any construction will require careful planning of transitions.