Cubberley Community Advisory Committee (CCAC)

Meeting # 13

November 14, 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 October 30 meeting action notes

4. Debrief of the Cubberley Community Forum

5. Further discussion of the October 17 breakout group brainstorming on Cubberley short-term scenarios

6. Outline of the medium-term and long-term potential Cubberley site scenarios and requested input

7. Future meetings

8. Adjournment

ADA. Persons with disabilities who require auxiliary aids or services in using City facilities, services, or programs or who would like information on the City's compliance with the Americans with Disabilities Act (ADA) of 1990, may contact (650) 329-2550. Sign language interpreters will be provided upon request with 72 hours in advance notice.

Meeting materials will be provided at the meeting. Visit www.cityofpaloalto.org or call (650) 617-3174 for more information.
Cubberley Community Advisory Committee (CCAC)

Action Notes

Meeting # 12

October 30, 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 October 17 meeting action notes
   • Approved with minor revisions incorporated

4. Update on the October 18 CPAC meeting
   • City of Palo Alto Deputy City Manager Steve Emslie gave a brief update of the meeting
   • Emslie communicated that the CPAC had requested things such as:
     o CCAC should rewrite their problem statements
     o City revenue measure in 2014 is considering lots of different things and is not focused on Cubberley but the City does want there to be resolution on what the future of Cubberley will be by that time
     o City wants clear direction on whether or not they should renew the lease and what they might construct
     o City wants CCAC to prioritize what services should be provided at Cubberley
     o Supportive of the community forum
     o Think of it as an opportunity not a problem
     o Think of it as highest and best use for Cubberley

5. Presentation on joint use facilities
   • Presentation made by CCAC Finance Subcommittee member Susan Bailey
   • SEE ATTACHED POWER POINT
   • Bailey presented three joint use facilities
   • She looked for common threads and lessons learned from all of the projects
1. **Emeryville Center for Community Life**
   - Approximately 7.6 acre/115,100 SF facility
   - Cost = $80 M
   - Has been in plan since 2003
   - Now in their third MOU but are starting site work soon
   - The repeated MOUs are the result of the redesign efforts
   - Facility includes K-12 education facilities for 750 students, multipurpose rooms, administration space, a school and community library, a community pool, and more
   - Project is being driven by the Superintendent and Mayor together

2. **Wadsworth Community Campus**
   - Approximately 65 acres/450,000 SF facility
   - Cost = $105 M
   - Facility includes a new high school for 1,629 students, recreation facility, senior center, indoor and outdoor pools, and a public library. A middle school is not included in the cost but is already on site

3. **Livermore Facility**
   - Modernizing seven of 20 schools and doing community enhancements as a part of three projects
   - Facilities include new schools, a youth community center, and new community library
   - Driven by the superintendent of the school district
   - Had to get special legislation for the joint use library to be built
   - They passed it by doing one election that combined multiple community needs
   - Bailey then mentioned a study of seven steps to effective joint-use partnerships. They include:
     1. Identify a local need that a joint use partnership might address
     2. Identify essential joint use partners
     3. Develop a positive, trusting relationship with partners
     4. Build political support
     5. Build a joint use partnership within the context of the local community
     6. Formalize the partnership with an MOU
     7. Foster ongoing communication and monitor the progress and impact

A number of questions and comments then occurred:

- **Comment:** Jim Schmidt mentioned that the documents for the MOU of the San Jose library are available online
- **Request:** Bailey was asked to provide her full list of joint-use facilities
- **Question:** Clarify what amount of a building has to be used by schools and how the sale and passage of the bonds would work if done at the 55% voter approval threshold
6. Discussion of the Cubberley forum including the public outreach plan
   a. Thursday, November 8, 2012 at 7:30 PM at the Cubberley Theater
      • Emslie gave an overview of what could be expected
      • The forum will start with a 15-20 minute presentation including the Cubberley 101 presentation by staff followed by a presentation of the CCAC problem statements by CCAC architect John Northway
      • Written questions will then be taken and answered first to be followed by oral communications
      • Sheri Furman asked staff to explain at the forum what is different about Cubberley Community Center when compared to Mitchell Park Library & Community Center and Lucie Stern Community Center
      • CCAC Co-Chair Mike Cobb said that ads for the event will be going out in the papers
      • Cobb also asked all CCAC members to send the ad out to the organizations they are a part of
      • PAUSD staff member Robert Golton said PAUSD will send the ad to all of the parents as well
      • Cobb said he will also do a press release for the event
      • Cobb said add a paragraph on your own about why this is important to the specific group you represent when you send the ad out
      • A passive information table will be set-up at the event
      • CCAC Community Needs Subcommittee Chair Diane Reklis is going to provide a one page handout on what’s special about Cubberley that her subcommittee created
      • Cobb said to let City of Palo Alto staff member Richard Hackmann know if you would like to help with the forum

7. Future meetings
   • Lowell said if you have agenda items you want to see at a future meeting let the Co-Chairs know

8. Adjournment
Outline of the Medium-Term and Long-Term Potential Cubberley Site Scenarios

1. Cubberley used for a comprehensive high school in the future using all 35 acres.

2. Cubberley used for a non-comprehensive high school in the future using no more than 27 acres.

3. City retains 8 acres (possibly in a different location on the site than currently assigned) and the PAUSD retains 27 acres with each determining their respective uses.

4. The entire Cubberley site becomes a joint use facility.

5. No decision about a high school is made and there is no high school use on the site for a 20-25 year time period.
<table>
<thead>
<tr>
<th>Years 0 - 5</th>
<th>Years 5 - 15</th>
<th>Years 15 - 30</th>
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<tbody>
<tr>
<td><strong>Community</strong></td>
<td><strong>Facilities</strong></td>
<td><strong>Schools</strong></td>
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<td>Need to work in a willing partnership to determine the best use of Cubberley’s 35 acres to serve the entire community.</td>
<td>There is a significant growing list of deferred maintenance needs.</td>
<td>Need to maintain the revenue stream from the Cubberley lease by continuing the lease for 5 years.</td>
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<td>How should City’s acres be used? A 5 year lease extension must include plans for short/medium term maintenance with a commitment to plan longer term.</td>
<td>How can negotiation of new lease/covenant terms mitigate costs to PA and incorporate commitments to current and medium term upkeep and future cooperation?</td>
<td>How can/should Foothill rental space be replaced?</td>
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<td>Which programs currently housed at Cubberley should be retained? Which should remain there and which will need alternate locations?</td>
<td>What is the potential for joint City / School use and how can collaboration/cooperation between PA and PAUSD be fostered in the short term to secure adequate long term investment/planning?</td>
<td>Should the lease be renewed, and if yes on what terms?</td>
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<td>The community recognizes that the PAUSD will likely not be ready to plan a school at this point, but this will not stop planning for traffic and parking and building at least some facilities to meet community needs.</td>
<td>A significant infrastructure investment would be needed to extend the life of the buildings at Cubberley.</td>
<td>Need to determine a site for a new middle school ... if one is not to be located at Cubberley, the lease could be continued for 10 years.</td>
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<td>The community values the services provided at Cubberley.</td>
<td>Current facilities are an inefficient use of the site.</td>
<td>If the site is not needed for a middle school during this period, what lease arrangements between the City and the PAUSD would be mutually beneficial and acceptable?</td>
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<td>The PAUSD is unwilling to give unrestricted rights to even portions of Cubberley beyond 2025 (or at most 2030) because of potential need for a full high school.</td>
<td>Uncertainties associated with PAUSD future use create a barrier to planning for investment in new construction.</td>
<td>The PAUSD wants the flexibility of keeping the entire 35 acres unencumbered for future school use.</td>
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<td>To what degree can the site be used effectively to meet both community and school needs during this period?</td>
<td>To use all 35 acres, the PAUSD must purchase the City’s 8 acres.</td>
<td>The PAUSD wants the flexibility of keeping the entire 35 acres unencumbered for future school use.</td>
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<td>The City lacks sufficient alternative facilities / real estate to accommodate the services currently provided at Cubberley.</td>
<td>A full high school would conflict with and displace key community uses, especially playing fields and the gyms.</td>
<td>General obligation bonds would generally need 30 year amortization — thus, community uses would have to be available for 30 years.</td>
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<td>This is the last sizable space in the City proper for redevelopment ... to maximize flexibility and for future use, multi-story facilities should be considered.</td>
<td>Traffic and transit support facilities would also be impacted and require careful planning.</td>
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<td>Can the community — the City and PAUSD — work together and collaborate to make this happen?</td>
<td>A full high school would conflict with and displace key community uses, especially playing fields and the gyms.</td>
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<td>Ideally, could the Cubberley site provide a location for multi-generational, multi-cultural, multi-disciplinary program to serve the entire community?</td>
<td>Traffic and transit support facilities would also be impacted and require careful planning.</td>
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<td>The City recognizes that the community values the services currently provided at Cubberley.</td>
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<td>The last-of-its-kind property.</td>
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