Cubberley Community Advisory Committee (CCAC)

Meeting # 15

December 12, 2012
Stanford’s Y2E2 Building
473, Stanford, CA 94305
Room 300
5:30-7:30 PM

1. Welcome and call to order

2. Oral communications

3. Approval of the November 14 and November 28 meeting action notes

4. Presentation by the CCAC Facilities Subcommittee

5. Presentation by the CCAC Community Needs Subcommittee

6. Tour of the Y2E2 building

7. Future meetings

8. Adjournment

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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 # 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
   • Lisa Hendrickson from Avenidas spoke on behalf of a number of health and wellness groups who provide services in the community and their desire to build a state-of-the-art community center on the Cubberley site
   • An unidentified member of Good Neighbor Montessori spoke in support of keeping a Montessori at the Cubberley site

3. Approval of the October 30 meeting action notes
   • Approved

4. Debrief of the Cubberley Community Forum
   • Deputy City Manager Steve Emslie gave an update on what happened at the forum
   • CCAC member Sheri Furman said the CCAC would need a future community forum to discuss site options
   • CCAC Co-Chair Mike Cobb said the CCAC needs at least one follow-up forum that both presents site options and reaches out to a broader audience
   • CCAC member Rachel Samoff said that non-residents using the Cubberley site is not a bad thing
   • CCAC member Penny Ellson said she wished that possibilities of the site were presented at the forum in terms of what can be done with that amount of acreage
   • CCAC member Jennifer Hetterly said that she wished the forum had been a little more thought provoking
5. Further discussion of the October 17 breakout group brainstorming on Cubberley short-term scenarios
   • CCAC Co-Chair Mandy Lowell asked people to discuss the October 17 breakout group conclusions but also brought up the medium and long-term scenarios so people were aware of what some of the proposals are
   • Samoff mentioned a decision making process where the City and PAUSD work on the long-term solution during the short-term while also having a discussion about how they will share maintenance costs
   • CCAC member Susan Bailey said the Finance Committee has discussed recalculating the annual lease payments to align with the Utility Users Tax revenue trend rather than the Consumer Price Index trend and because the current lease includes things having to do with Palo Alto Community Childcare (PACC) increase the amount of space leased to PACC on elementary school sites and increase their lease payments
   • Furman said that if there is another five year lease there needs to be an agreed upon design use, CCAC member Brian Carilli agreed
   • Carilli again advocated joint use with the City maintaining a major presence at the site
   • Lowell said the scenarios indicate what was discussed not what will be decided upon
   • Bailey asked if the PAUSD can get beyond its statements that it needs the whole site and discuss joint-use or if they will be hung up on that
   • Carilli said that both the City and PAUSD work for the citizens and this citizen advisory committee should say joint-use must work
   • Cobb mentioned that some services might not have a home if joint-use occurs and what can be kept at Cubberley and what can’t should be studied
   • The topic came up that an assessment of what is at Cubberley still has not been finalized but a report has been put together that’s a jumping off point for a larger community needs assessment
   • It was concluded that more information is needed about what is at Cubberley such as who the renters are including long-term hourly users
   • CCAC member Bern Beecham said he thought the long-term site needs at Cubberley are too uncertain at this time to create a plan for site redevelopment nor does the CCAC have the information necessary to raise the political support for such an undertaking
   • It was requested that at the next CCAC meeting a presentation is done by Rob De Geus of Community Services on what is currently at Cubberley
   • Beecham said that until one of these buildings is taken down we do not need more space because we have enough space and on top of that Foothill Community College is leaving meaning the site meaning 20% more space will soon be available for lease to new renters
   • Beecham asked to outline a process by which the community can evaluate its community service needs
• Hetterley asked to have all conclusions for the five-year scenario listed together

6. Outline of the medium-term and long-term potential Cubberley site scenarios and requested input
• The following five medium and long-term scenarios were discussed...
  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.
• CCAC member Jerry August asked to change number two from “non-comprehensive high school” to “high school use”
• Lowell said that staff will be sending out a CCAC briefing book before Thanksgiving break containing further information on what each of the subcommittees has concluded and information discussing pros and cons of each of the five scenarios
• CCAC member Ken Allen said we should change from reactive to proactive in our process

7. Future meetings

8. Adjournment
Cubberley Community Advisory Committee (CCAC)

Action Notes

Meeting # 14

November 28, 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
   • A unidentified member of the public asked the CCAC how they can make recommendations about the future use of the site when they do not yet know the future of education

3. Approval of the November 14 meeting action notes
   • Approval postponed at the request of staff until the December 12th meeting

   • Prior to a discussion of the CCAC Action Plan Matrix City of Palo Alto Community Services staff member Rob De Geus made a presentation on Cubberley tenants and long-term users
     - SEE DE GUES’S ATTACHED PRESENTATION
   • Following De Gues’s presentation a number of clarifying questions were asked by CCAC members

5. Presentation on the ground rules for the CCAC member small group discussions of the CCAC Action Plan Matrix
   • CCAC Co-Chair Mandy Lowell communicated that the group is to breakout into small groups and brainstorm thoughts and ideas about the CCAC Action Plan Matrix. All ideas were to be captured by the scribe of each small group and not filtered at this time
6. CCAC member small group discussions of the CCAC Action Plan Matrix including the brainstorming of issues, questions, and concerns
   - Issues, questions, and concerns raised by small group participants are captured in red with the original text in black
     - SEE ATTACHED SUMMARIES

7. Report out on the CCAC member small group discussions of the CCAC Action Plan Matrix
   - Each group presented the statements that were made during their brainstorming sessions as captured in the attached summaries

8. Future meetings
   - Deputy City Manager Steve Emslie said that due to the Christmas holiday the CCAC will be meeting December 12th & 19th instead of December 12th & 26th
   - CCAC Co-Chair Mike Cobb and CCAC member Brian Carilli said that the December 12th meeting would be held at Stanford to give the group an idea of what can be built on eight and a half acres
   - Cobb said that at the a December 19th meeting the group should be prepared to take votes on some major issues concerning their ultimate recommendations

9. Adjournment
Cubberley Community Center

Tenant & Long Term Renters Survey

November 28, 2012

Background

Cubberley Master plan 1990
1. Neighborhood Concept
2. Cubberley Master Plan amended 1996 to provide greater flexibility potential users
3. Grouping Tenants based on similar use:
   a. Performing Arts
   b. Child Care
   c. Outdoor Sports
   d. Indoor Sports and Health
   e. Visual Arts
   f. Education
   g. Music / Theater
   h. Other Non-Profits and City Services
   i. Hourly Rental Space
The Survey

Purpose - who uses Cubberley Community Center?
Sample Questions asked:

1. How many people do you serve?
2. How many participants are Palo Alto residents?
3. Do you have a waitlist?
4. What times of day do you actively use the space?
5. What are the community benefits your program or service provides?
6. Does your group currently share space?
7. How would you rate current fees for use of space?
8. Do you have specialized facility or equipment needs?
9. What age group does your program serve?
10. If Cubberley Community Center was no longer available what would you do?

Individual Organizations that responded to the survey

Acme Education Group
Adult School gardening class Senior Friendship Day
Bay Area Arabic School
California Law Revision Commission
Cardiac Therapy Association
Cubberley Artists in Residence Dance Connection
Dance Kaisa/Wilfred Mark DanceVisions
Dutch School Silicon Valley
El Camino Youth Symphony
Friday Night Dancers
Good Neighbor Montessori
Guru Shadha

Hua Kuang Chinese Reading Room
Middlefield Campus/Foothill College Palo Alto AYSO
Palo Alto Chamber Orchestra
Palo Alto Girls Softball
Palo Alto Philharmonic
Palo Alto Soccer Club
Peninsula Piano School
Peninsula Women’s Chorus
Raices de Mexico Ballet Folklorico
Saturday Night Ballroom Dancing
The Children’s Pre-School Center
The Red Thistle Dancers
Traditional Wushu
Zohar Dance Company & Studio
Performing Arts - Dance

- Dance Connection
- Dance Kaiso/Wilfred Mark
- Dance Visions
- Friday Night Dancers
- Guru Shadha
- Raices de Mexico Ballet Folklorico
- Saturday Night Ballroom Dancing
- The Red Thistle Dancers
- Zohar Dance Company & Studio
Performing Arts - Dance

- **Participation** – The dance studios currently have 1650 students enrolled (70% residents); and the combined Friday and Saturday night ballroom dancing groups serve between 200 and 300 dancers per week (residency unknown).

- **Use of space** – 7 days a week, mornings, afternoons and evenings; most activity occurs during afternoon, evening & weekend hours.

- **Community Benefits** – High level and diverse dance training and performance opportunities for youth and adults. Also, cultural enrichment and awareness through instruction and performance of ethnic dance disciplines. Sense of community, belonging and social anchor.

- **If Cubberley were not available** – Most would attempt to relocate to a nearby site at an equally low cost. Due to market conditions, that would probably be outside Palo Alto.

Child Care / Early Education

- **Good Neighbor Montessori**
- **The Children’s Preschool Center**
Child Care / Early Education

- **Participation** – The two early childhood education facilities bring 200 young children and their families to Cubberley each weekday. 65% of families live or work in Palo Alto.

- **Use of space** – This space is being utilized on weekdays from 7:00am to 6:15pm.

- **Community Benefits** – They support working families with high quality early childhood care and education, and provide families with parenting workshops and resources for raising children.

- **If Cubberley were not available** – Finding affordable facilities for early childhood care and education is next to impossible in Palo Alto. These providers would be forced to relocate outside of our community.
Outdoor Sports

Fields:
• Palo Alto AYSO
• Palo Alto Soccer Club
• Stanford Soccer Club
• Silicon Valley Adult Sports
• Palo Alto Adult Soccer Club
• Palo Alto Girls Softball
• Various league tournaments
• Drop in public Use

Tennis:
• Gunn High School
• Castilleja School
• Girls Middle School
• USTA Leagues
• Palo Alto Tennis Club
• Drop in public Use

Sports, education, dance, arts, meeting rooms, music, child care, special events, and so much more....
Outdoor Sports

- **Participation** – Organized field users account for roughly 7000 participants a year and although not all play is done at Cubberley, fields at Cubberley are used 7 days a week for most of the year. Residency is estimated to be 70%+.

- **Use of space** – Weekdays after school until dark, and all day on Saturdays and Sundays.

- **Community Benefits** – Opportunity to participate in team sports; chance for youth and adults to develop their athletic skills; physical fitness and is a social outlet.

- **If Cubberley were not available** – These groups would shift usage to other fields within Palo Alto, however the City could not continue to support the current number of programs since sufficient field space would not be available to accommodate all.

Indoor Sports and Health

- Traditional Wushu
- Cardiac Therapy Assoc.
- Adult Volleyball
- Youth – Sports Camps
- YMCA Basketball
- Palo Alto Midnight basketball
- National Junior Basketball
- SSC Futsal
- SVK Self Defense
- Tri City Youth Group
- Cheuk Fung Yi Chuang
- Futsal – (indoor soccer)
- Martial Arts
- Stroke
- Aerobics
- REACH: A Program For Post-Stroke
- 101 Basketball
- Bay Area 3 on 3
- Special Olympics
- Palo Alto Elite Volleyball
- Senior Table Tennis Club
- Belly Rumba with Sol
Indoor Sports and Health

- **Participation** – Indoor gym space and health fitness is reserved by multiple organizations and groups serving all ages. These groups account for roughly 1,800 participants. Residency unknown.

- **Use of space** – Indoor space is used 7 days a week, at varies times, with the heaviest use during morning hours and after 5pm.

- **Community Benefits** – Recreation activities, exercise, health and wellbeing, social outlet.

- **If Cubberley were not available** – Some of the non-profit health groups would go out of business due to the inability to afford or find alternative space. Would try to relocate, however indoor gym space is very limited, Palo Alto has no community gymnasiums.
Visual Arts / Artists in Residence (22)

L. ANDERSON    I. INFANTE
L. BOUCHARD    S. INGLE
U. DELARIOS    S. KISER
K. EDWARDS     M. LETTIERI
M. FLETCHER    A. McMILLAN
P. FOLEY       J. NELSON-GAL
L. GASS        M. PAUKER
M. GAVISH      N. RAGGIO
B. GUNTER      C. SULLIVAN
P. HANNAWAY    N. WHITE
A. HIBBS - vacated    C. VALASQUEZ
Artists in Residence

- **Participation** – 22 Artists occupy 17 studio spaces (50% residents). Artists who teach classes in their studios average 20-30 students per quarter (65% residency); visitors to the annual Open Studios events vary; average 500 visitors per studio per year.

- **Use of space** – Responses varied greatly; some artists actively utilize their space 7 days a week, up to 12 hours a day, while others may use their space 25 hours per week. Most respondents are using their space 4-7 days a week for approximately 5-8 hours a day.

- **Community Benefits** – The Program is intended to establish a community of visual artists who support, collaborate, and exchange ideas with one another and the community.

- **If Cubberley were not available** – Most artists indicated that they would disperse and relocate out of the Palo Alto area due to lack of affordable space in this area.

Education

- **Acme Education Group**
- **Bay Area Arabic School**
- **Dutch School Silicon Valley**
- **Hua Kuang Chinese Reading Room**
- **Middlefield Campus/Foothill College**
- **Museo Italo Americano**
- **Kumon Math and Reading**
**Education**

- **Participation** – Enrollment in these programs, which includes Foothill College, brings almost 4,200 students to the Cubberley campus annually, and the Reading Room adds another 10-15 people per day. (70% residency - Excluding Foothill College).

- **Use of space** – With the exception of the Hua Kuang Reading Room that is open weekdays from 10am to 3pm, most providers offer their programs during after school, evening and weekend hours.

- **Community Benefits** – Importance of lifelong learning, language instruction and cultural exchange, the entire community benefits from their programs. Complements public schools.

- **If Cubberley were not available** – Most indicated they would relocate but it would be difficult if not impossible to find equivalent facilities in Palo Alto, therefore services would be lost to our community.
Music & Theater

- El Camino Youth Symphony
- Palo Alto Chamber Orchestra
- Palo Alto Philharmonic
- Peninsula Piano School
- Peninsula Women’s Chorus
- Bats Improv
- Peninsula Youth Theater
- Jayendra Kalakendra
- Palo Alto Chamber Orchestra
- Shiva Murugan Temple
- Nuber Folk Dance
- Shri Krupa
- Sankalpa Dance Foundation
- Vaidica Vidhya Ganapathi Center
- Heritage Music Festivals
Music & Theater

- **Participation** – These programs show enrollment of 500 or more students/participants at any given time (residency 45%). Audience accounts for 150-300 visitors for 100 rentals annually.

- **Use of space** – With the exception of the Peninsula Piano School who uses their space 6 days a week from 10am to 7pm, most providers schedule programming during after school, evening and weekend hours.

- **Community Benefits** – A majority of these programs are targeted at youth, these programs complement music and theater opportunities available within the school settings.

- **If Cubberley were not available** – Providers would have to find alternate rehearsal and performance space that would probably entail raising rates for participants or moving out of Palo Alto.

Other Non-Profit Support and City Services

- California Law Revision Commission
- Adult School gardening class & Senior Friendship Day
- Friends of the Palo Alto Library
- Temporary Teen Center
- Temporary Library
- Office of Emergency Services PAFD
- Palo Alto Mediation
- Cardiac Therapy Assoc. Administration
Non-Profits and Other City Services

- **Participation** – Temporary Library (261,000 annual visitors, open 8 hours day); FOPAL (155 volunteers contributing more than 23,800 hours annually and raised well over a million dollars to improve Palo Alto libraries in recent years); OES weekly training of PAFD and PAPD.

- **Use of space** – Normal business hours; Monday through Friday from 8:30am to 5:30pm.

- **Community Benefits** – Support for the City of Palo Alto augment the lack of public space to house critical services.

- **If Cubberley were not available** – Groups would need to find other office space, however options are very limited, no specific solution was given.
Hourly Rental Space/Users

- Neighbors Abroad
- Youth Community Services
- Liga Hispano Americano De Futbol - meetings
- Palentir Technologies – gym use
- International School of the Peninsula – gym use
- Grossman Academy Training
- Gideon Hausner – Jewish Day School – gym use
- Waldorf School of the Peninsula – theater rental
- Home Owner Association
- Vineyard - Faith
- Christ Temple Church - Faith
- Palo Alto Soccer Club - meetings
- Common Wealth Club - meetings
- Palo Alto Girls Softball - meetings
- Whole Foods Market - meetings
- Palo Alto Housing Corporation
- Pre-school Family
- Bay Area Amphibian and Reptile Society - meetings
- SCC Registrar Voters
- SCV Audubon Society - meetings
- National MS Society - meetings
- Palo Alto Menlo Park Mothers Club – meetings
- Earth Day Film Festival – theater
Overall Feedback

- **Participation/Visitors** – Estimate 600k+ annual
  - 44% all ages
  - 22% youth
  - 17% adults
  - 17% seniors

- **Use of space** – 6am to 10pm

- **Community Benefits** – Community Needs Committee
  - “What’s special about Cubberley Community Center”. A vibrant thriving community center meeting social, cultural, health and educational needs to thousands.

- **If Cubberley were not available** – 25% would no longer be in operation the remainder would relocate most of which would move out of Palo Alto due to affordability of rental rates.
Discussion

Q&A
<table>
<thead>
<tr>
<th>Timeframe</th>
<th>Action Plan</th>
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<tbody>
<tr>
<td>0 - 5 years</td>
<td>- Determine if buildings could be reused if no - Can district commit to 27 acres decision in next 5 years? - More flexible if decide now / Struck by developments being proposed now, why won’t we decide? - Story classroom tower? - In interests of both, push decision in next 5 years and authorize town to build entire site, redesign community center first? - In 0-5 years, need to pick one of these scenarios, may take whole 5 years to get this far / Are existing buildings appropriate for HS? Inherent conflict between PAUSD (wants to push decision as late as possible to understand needs) vs. City (wants to do more now) / School services have to be within distinct community services of each entity / Determine short-term strategy / Advantage of one site? Some uncertainty / Investigate Joint Power or other agency / When is $7M better used for other purposes than paying rent? Is there any amount bondable? Do we have to wait for $4A to expire (2024) before adding buildings? In 5 years will we negotiate longer lease or UUT to City programs, mx to PAUSD / PAUSD saves money by using current buildings / Determine within 5 years if buildings could be reused / If no</td>
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<tr>
<td>5 - 15 years</td>
<td>- Establish take over responsibility for 27 acres - PAUSD / City negotiate purchase of 8 acres - Transfer all maintenance responsibilities to PAUSD - School uses defined / plans prepared - Determine facilities for City facilities, purchase or repurpose alternate locations and begin construction as necessary, including safe and accessible access to new playing fields - Determine financing for new high School - Continues community uses where possible on portion of site not being built / Relocation of community users / Final plan / Determine use of &quot;old&quot; portion between construction of new community part and new HS - Prepare facilities for new uses, including new site for playing fields - Relocation</td>
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<tr>
<td>15 - 30 years</td>
<td>- Open new high school</td>
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### Action Plan

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Description</th>
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<tbody>
<tr>
<td>Scenario A</td>
<td>PAUSD retains 27 acres for educational purposes (City retains 8 acres, possibly in a different location on this site)</td>
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<tr>
<td>Scenario B</td>
<td>PAUSD City share site - Scenario C</td>
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<tr>
<td>Scenario D</td>
<td>PAUSD City share site - Scenario C</td>
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### 0 - 5 years

**Scenario A**

- Renegotiate lease
- Determine period of lease
- Define shared maintenance costs/responsibilities
- Renegotiate maintenance
- Develop short term plan
- Determine funding
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations including new site for playing fields
- Determine if current users will be lost to community
- Renegotiate lease
- Determine period of lease
- Define shared maintenance costs/responsibilities
- Determine fate of current users
- Which will be displaced
- Determine short term plan for current users
- Which could be displaced
- Plan for use of "old" Foothill space
- Determine any improvements that can be made now that will serve long term strategy

**Scenario B**

- Finalize plans for a new community center
- Buildings and maintenance facilities
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine if current users will be lost to community
- City negotiates purchase of the 8 acres
- Define points for a new community center
- Ongoing maintenance and financing plans
- Ongoing maintenance
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine fate of current users
- Which will be displaced
- Determine short term plan for current users
- Which could be displaced
- Plan for use of "old" Foothill space
- Determine any improvements that can be made now that will serve long term strategy

**Scenario C**

- PAUSD takes over responsibility for 27 acres
- City negotiates purchase of 8 acres
- Finishes plans for a new community center and O.H.S
- Buildings and maintenance facilities
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine if current users will be lost to community
- City negotiates purchase of 8 acres
- Define points for a new community center
- Ongoing maintenance and financing plans
- Ongoing maintenance
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine fate of current users
- Which will be displaced
- Determine short term plan for current users
- Which could be displaced
- Plan for use of "old" Foothill space
- Determine any improvements that can be made now that will serve long term strategy

**Scenario D**

- PAUSD takes over responsibility for 27 acres
- City negotiates purchase of 8 acres
- Finishes plans for a new community center and O.H.S
- Buildings and maintenance facilities
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine if current users will be lost to community
- City negotiates purchase of 8 acres
- Define points for a new community center
- Ongoing maintenance and financing plans
- Ongoing maintenance
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine fate of current users
- Which will be displaced
- Determine short term plan for current users
- Which could be displaced
- Plan for use of "old" Foothill space
- Determine any improvements that can be made now that will serve long term strategy

### 5 - 10 years

**Scenario A**

- PAUSD takes over responsibility for 27 acres
- City negotiates purchase of 8 acres
- Buildings and maintenance facilities
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine if current users will be lost to community
- City negotiates purchase of 8 acres
- Define points for a new community center
- Ongoing maintenance and financing plans
- Ongoing maintenance
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine fate of current users
- Which will be displaced
- Determine short term plan for current users
- Which could be displaced
- Plan for use of "old" Foothill space
- Determine any improvements that can be made now that will serve long term strategy

**Scenario B**

- PAUSD takes over responsibility for 27 acres
- City negotiates purchase of 8 acres
- Buildings and maintenance facilities
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine if current users will be lost to community
- City negotiates purchase of 8 acres
- Define points for a new community center
- Ongoing maintenance and financing plans
- Ongoing maintenance
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine fate of current users
- Which will be displaced
- Determine short term plan for current users
- Which could be displaced
- Plan for use of "old" Foothill space
- Determine any improvements that can be made now that will serve long term strategy

**Scenario C**

- PAUSD takes over responsibility for 27 acres
- City negotiates purchase of 8 acres
- Buildings and maintenance facilities
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine if current users will be lost to community
- City negotiates purchase of 8 acres
- Define points for a new community center
- Ongoing maintenance and financing plans
- Ongoing maintenance
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine fate of current users
- Which will be displaced
- Determine short term plan for current users
- Which could be displaced
- Plan for use of "old" Foothill space
- Determine any improvements that can be made now that will serve long term strategy

**Scenario D**

- PAUSD takes over responsibility for 27 acres
- City negotiates purchase of 8 acres
- Buildings and maintenance facilities
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine if current users will be lost to community
- City negotiates purchase of 8 acres
- Define points for a new community center
- Ongoing maintenance and financing plans
- Ongoing maintenance
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine fate of current users
- Which will be displaced
- Determine short term plan for current users
- Which could be displaced
- Plan for use of "old" Foothill space
- Determine any improvements that can be made now that will serve long term strategy

### 10 - 20 years

**Scenario A**

- PAUSD takes over responsibility for 27 acres
- City negotiates purchase of 8 acres
- Buildings and maintenance facilities
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine if current users will be lost to community
- City negotiates purchase of 8 acres
- Define points for a new community center
- Ongoing maintenance and financing plans
- Ongoing maintenance
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine fate of current users
- Which will be displaced
- Determine short term plan for current users
- Which could be displaced
- Plan for use of "old" Foothill space
- Determine any improvements that can be made now that will serve long term strategy

**Scenario B**

- PAUSD takes over responsibility for 27 acres
- City negotiates purchase of 8 acres
- Buildings and maintenance facilities
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine if current users will be lost to community
- City negotiates purchase of 8 acres
- Define points for a new community center
- Ongoing maintenance and financing plans
- Ongoing maintenance
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine fate of current users
- Which will be displaced
- Determine short term plan for current users
- Which could be displaced
- Plan for use of "old" Foothill space
- Determine any improvements that can be made now that will serve long term strategy

**Scenario C**

- PAUSD takes over responsibility for 27 acres
- City negotiates purchase of 8 acres
- Buildings and maintenance facilities
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine if current users will be lost to community
- City negotiates purchase of 8 acres
- Define points for a new community center
- Ongoing maintenance and financing plans
- Ongoing maintenance
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine fate of current users
- Which will be displaced
- Determine short term plan for current users
- Which could be displaced
- Plan for use of "old" Foothill space
- Determine any improvements that can be made now that will serve long term strategy

**Scenario D**

- PAUSD takes over responsibility for 27 acres
- City negotiates purchase of 8 acres
- Buildings and maintenance facilities
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine if current users will be lost to community
- City negotiates purchase of 8 acres
- Define points for a new community center
- Ongoing maintenance and financing plans
- Ongoing maintenance
- Determine fate of current users
- Which will be displaced
- Develop plan for alternate locations
- Determine fate of current users
- Which will be displaced
- Determine short term plan for current users
- Which could be displaced
- Plan for use of "old" Foothill space
- Determine any improvements that can be made now that will serve long term strategy

### Another scenario involves middle schools (changes timeline to 2015), allows field altering (school hours)

- What tasks/how much funding will be needed to change the landscape improvements?
Cubberley Community Advisory Committee

### Scenario A - Yes
- Open new high school on shared space
- Determine plan for use of space
- Establish new facilities for services that cannot be accommodated as part of the existing site

### Scenario B - smaller HS
- Establish new facilities for services that cannot be accommodated as part of the existing site

### Scenario C
- Establish new facilities for services that cannot be accommodated as part of the existing site

### Scenario D
- Determine fate of current users
- Determine and implement any improvements that can be made now that will serve long term strategy
- Plan for / implement reuse of vacated Foothill space

### Other Notes:
- CPAC should come to our meetings
- Need to come up with plan quickly or risk losing some users
- Need to act by certain time

### Action Plan
- Open new high school on shared space
- Determine plan for use of space
- Establish new facilities for services that cannot be accommodated as part of the existing site
- Determine fate of current users
- Determine and implement any improvements that can be made now that will serve long term strategy
- Plan for / implement reuse of vacated Foothill space

### What happens when Foothill leaves?
- How many community services could be located in vacated space?
- Open new high school on shared space
- Determine plan for use of space
- Establish new facilities for services that cannot be accommodated as part of the existing site

### What if Cubberley becomes a High School?
- Will City need to reduce and help develop 8 acres? 
- Need work groups for new lease
- Need to suggest new lease terms
- Need to make a business case for efficiency of future school

### 0-5 years
- Renegotiate lease, including NOU that includes a look at larger context for community services, including across entire city (should be spelled out in negotiations for 5-10 actions)
- Determine period of lease - define shared maintenance costs/responsibilities

### 5-10 years
- Open new high school
- Determine plan for use of space
- Establish new facilities for services that cannot be accommodated as part of the existing site

### 10-15 years
- Open new high school
- Determine plan for use of space
- Establish new facilities for services that cannot be accommodated as part of the existing site

### 15-20 years
- Open new high school
- Determine plan for use of space
- Establish new facilities for services that cannot be accommodated as part of the existing site

### Important Dates
- PAUSD - 37 acres for educational purposes
- City - 8 acres (presumably in a different location on site)
- Scenario B - 1 year

### Other Notes
- Open new high school on shared space
- New small HS
- Establish new facilities for services that cannot be accommodated as part of the existing site

### MOU to serve long term strategy
- Determine and implement any improvements that can be made now that will serve long term strategy
- Plan for / implement reuse of vacated Foothill space

### CPAC should come to our meetings
- Need to emphasis that timing is critical - land values are only getting higher
- Need to come up with plan quickly or risk losing some users
- Need to act by certain time
CCAC Facilities Subcommittee

Presentation of Findings

December 12, 2012
MOVE PARKING BELOW GRADE

IMPROVED BUILDING CIRCULATION EFFICIENCY
Repurposed Land 3.9 Acres
Site 3.9 Acres
Repurposed Land 5.5 Acres

Repurposed Land 9.4 Acres
Which could equal:
9 Soft ball Fields
6 Football Fields
Over 300,000 Net Sq Ft Building
Cubberley: Our Multigenerational, Cultural, Wellness, Arts & Education Community Center

Community Needs Subcommittee

Community

- Palo Alto strives to provide all its inhabitants a place to live a rich life, full of opportunities to experience, learn, and grow from the cradle to the grave.
Population is growing at all age levels

- PAUSD anticipates 2% growth per year
- Boomer Survey indicates that 80% plan to age in place

Demand Will Increase for Services for All Age Levels

- Child care and early childhood education
- Schools, tutoring, after-school care, and enrichment classes and activities
- Programs for the 1 in 4 adults who are single
- Parenting classes
- Adult recreation and life-long learning
- Wellness classes
Population Distribution by Age

Diversity is Increasing

- Programs for specific languages and cultures
- Programs that serve across cultures (music, art, recreation)
Our Vision for Cubberley

- Multi-generational
- Multi-cultural
- Multi-disciplinary
- Lively and fun
- Flexible for the changing needs of the City and the School District.

Cubberley Master Plan

- Largely implemented
- Neighborhood Clusters of similar users encourage interaction and cooperation
- Grouping the clusters closer to each other would enhance community centeredness and encourage greater participation
- People move across clusters as their needs change
Choosing Future Tenants

• Need to hold an extensive Professional Needs Assessment to determine needs of our community
• Within clusters, we recommend a juried system of evaluating current and potential tenants similar to the one currently in use for artists

We Can Preserve Current Programs and Expand for Future City and School District Needs

• Current community services including parking would easily fit on 8 acres owned by the City
• More efficient location of services would enhance community center and could allow for more space for fields
• High School of the Future could take less space than current schools
Benefits of Working Together

• Synergy between community center providers and district enhance programs
• Shared facilities save resources
• More likely to gain support of voters for bond

Opportunity Costs of Inaction

• Limited land to relocate services will disappear to developers
• Cost to PAUSD of buying back the City’s 8 acres
• $18 million needed for renovations would pay for underground parking
We Can and We Must Work Together