Cubberley Community Advisory Committee (CCAC)

Meeting # 16

December 19, 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. Discussion and voting on initial Cubberley policy proposals
4. Future meetings
5. 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.
INITIAL CCAC POLICY PROPOSALS FOR CUBBERLEY
12-19-12

To the end of developing some specific policy proposal decisions by the CCAC for the report to the Council and PAUSD, the following issues are presented to the CCAC Committee of the Whole for discussion and, to the extent practicable, initial decisions. Depending on which of the potential scenarios is selected or given priority, because they have different impacts on the policy proposals noted below, some of these decisions are scenario-dependent.

Medium and long-term scenarios
A number of medium and long-term scenarios were considered for the future of Cubberley. Which of these are recommended for continued study:

Scenario A — The entire Cubberley site becomes a joint / shared City / PAUSD use facility.

Scenario B — The City retains 8 acres and the PAUSD retains 27 acres with each cooperatively determining their respective uses. (In this scenario, the location of the 8 acres on the site may be changed if mutually agreed).

Scenario C — The City pursues planning for and use of its 8 acres independent of the PAUSD plans/uses for their 27 acres.

Scenario D — No decision is made about the medium-term use of the Cubberley site by the PAUSD, with the assumption that there will be no high school use for a 15 - 25 year time period (status quo). The PAUSD decision regarding the use of the site for a high school will be made at some future time, but not immediately.

Scenario E — The entire 35 acre site will eventually be returned to PAUSD uses.

Lease renewal
Should the City and PAUSD negotiate a renewal of the Cubberley lease?
Should renewal of the Covenant Not to Develop be included in the renewal?
Should the agreement continue to include child care space at each of the elementary schools.

If yes ...

Lease terms and conditions
Term: What should be the term of the lease ... 5 years or longer? .
What renewal provisions/triggers should be part of the lease?
Conditions: Which of the following conditions should apply?
Use 5 years to develop long-range master plan
Development of a joint City/PAUSD MOU supporting development of a master plan?
Development of a Community Needs Assessment with professional support?
Expand City/PAUSD joint use agreement models, including additional PAUSD facilities?
Determine improvements that can be made near term that serve all potential or at least likely outcomes (example: restrooms for playing fields)?
Should the lease include an agreement to share operating costs?
Should facilities upgrades beyond routine maintenance be negotiated?

**Operations during the term of the lease**
Which of the following operational steps should be undertaken during the term of the lease (some of which are time-critical)?
- Establish/implement a process for dealing with current tenants as leases expire
- Establish/implement policies for reuse of soon to be vacated Foothills space
- Explore options for self-improvement of their own facilities by tenants
- Agreement for on going maintenance ... including payment responsibility
- Explore continued community use of the playing fields, together with the creation of additional fields to accommodate uses that might be displaced from Cubberley.
- Increase public awareness of Cubberley services

**Finances**
Should Cubberley be a part of the planned 2014 bond issue?
Should Cubberley improvements that could serve likely future scenarios be included in the bond issue?
Should the City/PAUSD investigate and implement, where feasible, expanded revenue opportunities?
Should the City/PAUSD investigate joint funding opportunities and/or mechanisms for long term improvements/operations?

**Governance issues (Scenario A)**
Should the City /PAUSD investigate alternative forms of governance for a joint use facility (e.g., a Joint Powers agreement or Agency)?

**Ownership issues (Scenario B)**
Should the City keeps control of 8 acres?
Should the City develop of plans for development of its 8 acres before the PAUSD determines its plans for a school use?