

TO: PARKS AND RECREATION COMMISSION
FROM: KRISTEN O'KANE, COMMUNITY SERVICES DEPARTMENT
DATE: JANUARY 22, 2019
SUBJECT: CUBBERLEY COMMUNITY CENTER MASTER PLAN UPDATE

Recommendation

Staff, with support from master plan consultant Concordia will provide an update on the Cubberley Community Center master planning effort by the City of Palo Alto and Palo Alto Unified School District. No action is required.

Background

The Cubberley Community Center is located on a 35-acre site in south Palo Alto that was previously home to Cubberley High School until 1979. Of the 35 acres, the Palo Alto Unified School District (PAUSD) owns 27 acres and the City of Palo Alto owns 8 acres. The City leases PAUSD's 27 acres and operates the community center on the combined 35-acre site. The lease has since been amended multiple times and the current amendment will expire in December 2019. The lease amendment includes a condition that the City and PAUSD will jointly develop a master plan for the entire site by December 31, 2019.

A Cubberley Citizens Advisory Committee (CCAC) representing a cross-section of Cubberley tenants, city-wide neighborhoods, schools and city-wide representatives, and other relevant organizations, was formed in 2012 to cooperatively explore all practical joint uses of the Cubberley campus for both educational and community service needs. The result of the CCAC process was the recommendation that the site be designed for shared City/School District use and for the City and the School District to work cooperatively toward a phased development to support both school and community needs. The final report of the CCAC can be found at <http://www.cityofpaloalto.org/civicax/filebank/documents/33455>.

On March 9, 2016, City Manager Jim Keene and PAUSD Superintendent Max McGee signed a *Cubberley Futures Compact* to demonstrate the commitment between the City and the School District to collaboratively plan for the future of the 35-acre Cubberley site.

A professional services agreement with Concordia, LLC was approved by City Council on June 18, 2018 to assist with engaging the community to develop a vision and master plan and for the 35-acre site. The City and PAUSD are sharing equally in the cost of the master planning effort. On December 17, 2018 City Council approved the addition of the adjacent PAUSD properties Greendell School and 525 San Antonio Road to the project area and scope of the master plan. Support to include these two properties into

the study area for the master plan was expressed by community members who attended the first two community meetings, as well as members of the Parks and Recreation Commission. Members of the City-School Liaison Committee also showed support for inclusion of these two properties at their November 15, 2018 meeting.

The June 18th and December 17th City Council Staff Reports can be found at:

<https://cityofpaloalto.org/civicax/filebank/documents/65435>

<https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=63453.06&BlobID=68173>

Discussion

The Cubberley community co-design process began with two community meetings at the Cubberley Pavilion on September 27, 2018 and November 1, 2018. At the first meetings, participants engaged in activities that would help define additional or expanded programs to complement the existing uses at Cubberley and allow for a future school at the site. This activity, along with a review of existing uses at Cubberley and nearby assets provided the basis for a “needs assessment” evaluation. It is important to note that the needs assessment provides valuable information on what exists and what additional programming needs are identified today. The design of Cubberley will be based on spatial flexibility and adaptability so that needs that are not yet identified can be accommodated in the future.

Participants also participated in activities to gauge the community’s preferences toward building size, parking and amount of green space. Results of the first two meetings including program recommendations, preferred building height and site layout, and future shared uses is presented in the Cubberley Co-design Program Document https://www.pausd.org/sites/default/files/Cubberley%20Program%20Document_final.pdf

This document, along with all project information and deliverables is available on the project website at www.pausd.org/cubberleycodesign

Next Steps

Concordia has engaged the expertise of Fehr and Peers, a transportation consultation to assist with developing a site circulation plan for bicycles, pedestrians, and vehicles, including an analysis of site ingress and egress.

The third community meeting will be on Thursday, January 24th at the Cubberley Pavilion. At this meeting, participants will evaluate a draft design concept and provide their preferences for design direction and aesthetics.

The fourth and final meeting will be May 9, 2019 and will collect feedback from participants on the draft master plan.

A City Council Study Session is scheduled for Monday, February 11, 2019 and will be followed by a PAUSD Board of Education study session on Tuesday, February 12, 2019.

Attachments:

A: Cubberley Co-Design Program Document

https://www.pausd.org/sites/default/files/Cubberley%20Program%20Document_final.pdf