School Needs Subcommittee
Conclusions:

1. District will need Cubberley for new high school, most likely in late-2020’s
Will enrollment growth really require Cubberley lands?

- Demographics
- Palo Alto – new housing units?
- Education / technology options
- Other lands owned by District
### December, 2012 Demographers Report

#### All High Schools

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**Subtotals:** 3503 3574 3636 3782 3866 4108 4295 4459 4553 4480 4475

**Pct Chg:** 2% 1.7% 4% 2.2% 6.3% 4.6% 3.8% 2.1% -1.6% -0.1%

**Totals:** 3503 3574 3636 3782 3866 4108 4295 4459 4553 4480 4475

**Capacity:** 4600 4600 4600 4600 4600 4600 4600 4600 4600 4600 4600

**Open Seats:** 1097 1026 964 818 734 492 305 141 47 120 125
December, 2012 Demographers Report

**Student Generation from Planned Housing Developments**
The following 11 projects have received some level of planning approval from the City of Palo Alto. Our demographers have estimated the number of students that will be generated from each project based on past experience with similar developments. Developments with more than one type of housing are listed once for each type. In addition to the planned housing listed below, several housing developments have been proposed but not yet approved.

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**KEY:** M=Multi-family; SD=Single-Family Detached; SA= Single Family Attached
Demographics

- Geographic dispersion
- ABAG
- Long term growth rate – 2%?
Education / technology options
• Virtual classrooms
• Extended hours
• Extended months
Maybe – but not now
Other locations?
Yes but nowhere near the room for an additional high school.
Sell Cubberley to City and buy elsewhere?
### Palo Alto Unified School District Property

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<th>Site</th>
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<th>Grade Level</th>
<th>Enrollment</th>
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<td>Ventura Site Right to Purchase</td>
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<td>Right to repurchase 2.4 acres @ current market value, 2.2 acres @ 75% of current market value</td>
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<td><strong>275.0</strong></td>
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School Needs Subcommittee
Conclusions:

1. District will need Cubberley for new high school, most likely in late-2020’s
Cubberley Community Center

“Let’s take a closer look....”

A Report of the Community Needs Subcommittee

March 14, 2013
Cubberley

Past
- 1957–79 = Cubberley High School
- 1991 = site leased by City

Present – Cubberley Community Center
- Observations and interviews
- Survey of current tenants

Future?
- Opportunities and options
- Recommendations
- Community decision
Our Vision for Cubberley

- Offer a multi-cultural learning environment.
- Support social, emotional and physical health for all ages and all abilities.
- Provide flexibility for the ever changing needs of both the School District and Palo Alto.
Background

Cubberley Master Plan – 1991

Neighborhood Concept – clusters of related programs and services:

1. Education – Preschool through Adults
2. Indoor Sports and Health
3. Outdoor Sports
4. Artists in Residence
5. Music & Theater
6. Dance
7. Hourly Rental Space
Education

- Good Neighbor Montessori
- The Children’s Pre-School Center
- 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: Yellow FC, Green other
Education

- **Participation** — Enrollment in these programs, which includes Foothill College, brings almost 4,400 students to the Cubberley campus annually, (70% residency - Excluding Foothill College).

- **Community Benefits** —
  - Excellent early child care and education is part of the infrastructure of any vibrant city
  - Value Lifelong Learning
  - Language instruction
  - Cultural exchange
  - Complements public schools
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
- 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; 1,800-2000 participants. Residency varies.

- **Community Benefits** –
  - Wide variety of Recreational activities
  - Exercise, health
  - Wellbeing, social outlet
  - Special needs
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
• 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 approximately 7,000 participants a year (although not all play occurs at Cubberley fields). Play occurs 7 days a week for most of the year. Residency is estimated to be 70%+.

- **Community Benefits** –
  - Opportunity to participate in team sports
  - Chance for youth and adults to develop their athletic skills
  - Physical fitness and health
  - Social outlet
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. GUNTHER  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.

- **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.
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 Kalakendrana
- 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%). Approximately 100 theater events, audience participation 20,000+ annually.

- **Community Benefits** –
  - A majority of these programs are targeted at youth
  - These programs complement music and theater opportunities available within the school settings.
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 serve 1,650 students (70% are residents); and the combined Friday and Saturday night ballroom dancing groups serve between 200 and 300 dancers per week (residency unknown).

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

- Teen Center
- AMPHITHEATRE
- WEIGHT ROOM
- F O O T H I L L C O L L E G E A D M I N
Conclusions

- **Participation/Visitors** – Estimate 450-600k annually
- **Use of space** – 6am to 10pm
  - **Residency** - Over 50% of people that use Cubberley appear to be residents, the number varies by program or service.
  - **Community Benefits** – A vibrant thriving community center that is meeting social, cultural, health and educational needs to thousands of people.
  - **If Cubberley were not available** – 25% of current tenants would no longer be in operation. Most would relocate out of Palo Alto due to lack of alternative or affordable space.
Cubberley is a unique community center serving all of Palo Alto. Interactions within each cluster and between clusters strengthen program. Major tenants provide significant administration and scheduling that City does not have to pay for.

It is not just a temporary use of unwanted space but rather is an essential part of the fabric of our city.
Cubberley Tomorrow

- We value what we have at Cubberley and do not want to lose it
- Great schools are important for all of us
- Our community is growing and changing
- Professional Community Needs Assessment needed to identify unmet and future needs
Community Needs Strong Schools

- Employers demand good schools for children
- Future doctors, lawyers, scientists, and poets deserve best schools possible
- Long history of top schools in Palo Alto
- Property values
Support for schools is high – school taxes pass handily, volunteers flood classrooms

Student learning depends on:
- Opportunities in the classrooms and out
- Strong healthy bodies and minds
- Connectedness to others (all ages, cultures, and interests)

Community shapes essential developmental assets for all of us
Growth in Palo Alto Population

2000 to 2010 by Age
Increasing Diversity

- Our community is becoming more diverse.
- Festivals, music, art, and recreation all provide opportunities for our community members to thrive while getting to know each other better.
- We need increasing services for all ages and cultures, singles and families, stressed out workers and retired folks.
Impact of Growth and Change

- More children + more older adults = more people in Palo Alto

- More & different groups of people = increasing need for services
Setting Priorities

- Need to choose one potential tenant or user over another in open, defensible way

- Foothill College will soon vacate much of its current space creating need for clear process

- See Appendix A for recommended criteria for future renting and leasing of Cubberley space
Palo Alto Is at a Crossroad

- Open a school or retain community center?

- *We can preserve and expand on what we have at Cubberley and still have space for a superlative modern school when the district is ready to open one at this site.*

- Do we have the political will to work together to come up with creative solutions that will serve us now and into the future?
Synergy between community center providers and the district would enhance programs.

Shared facilities save costly resources.

A joint City/PAUSD vision will attract future funding more effectively than separate projects.
The loss of Cubberley Community Center is unthinkable:

- Business and residential growth prohibit relocation of a cohesive community center – Cubberley is the LAST large space in town!
- Cost to PAUSD of buying back the City’s 8 acres is high and will increase.

Without a plan, buildings will consume scarce resources to maintain the status quo rather than to serve our current and future needs.
If we had to, City *could* construct buildings on 8 acres it owns on Cubberley site with the same number of square feet as are being used today and provide parking.

This is better than losing community center services but *we can do so much more* if school district and city come together to plan exciting efficient space that meets vision for today and into the future.
Recognize Existing Conflicts

- Difference in City / District planning horizons
- City and District boundaries are not contiguous
Need for Planning Now

- Parking and access
- Utilities on site
- Construction phasing
- Safety precautions are essential given that construction will occur while part of the site remains in use
- Decide which buildings need to be leveled in the long term and which ones should be rehabilitated
- Specificity on community needs
- Decide which parts of the site should become largely community center, which parts should eventually become largely school use and which parts should serve both purposes for all or part of the day
- Needed separation between community center and district spaces
- Basic architecture of the site
- MOU and other governance structures for successful project
Recommendations -- Short Term

- City and District renegotiate lease to include planning a joint community center/school facility, site parking and access, and MOU
- Professional Community Needs Assessment
Recommendations -- Medium Term

- City build community center building(s) while most of site continues to operate
- District plan future school as needed
- City and District plan shared spaces and negotiate lease to serve changing realities
Recommendations -- Long Term

- City continue to evaluate the best mix of tenants and a fee schedule for community space
- District build new school when timely
- City and District plan how to share space and energy as needed and desired
The Good News

- We can preserve programs and expand services for both City and School District future needs.

- A more efficient site layout will allow space for all of the current community center activities plus meeting potential school needs.

- We can and we must work together to achieve this goal.
Vision of Community Needs
Subcommittee for Cubberley

- Offer a multi-cultural learning environment.

- Support social, emotional and physical health for all ages and all abilities.

- Provide flexibility for the ever changing needs of both the School District and Palo Alto.

- Thank you!
Cubberley Community Advisory Committee

Facilities Subcommittee Report
March 2013
The Last 35 Acres
Competing Demands

• Growing population
• Shrinking supply of public land
• Competing local interests
  – School enrollment projections exceed planned high school capacity as early as 2020
  – Current City use of the whole facility for community services/programs
Mutual Needs of the Palo Alto Community

• Excellent k-12 Schools with capacity for increased enrollment.

• Maintain or increase valued community services for growing and changing population.

• Additional playing field space.
Key Questions

1. Can the “as-is” site adequately serve both School and Community use as needed?

2. Is preservation of the “as-is” site for exclusive school use a practical alternative?

3. What could be accomplished through redesign of the site to better serve shared needs?
Key Question #1:

Can the “as-is” site adequately serve both school and community use as needed?
Key Question # 2

• Is preservation of the “as-is” site for exclusive school use a practical alternative?
  – Suitability for long term use
  – Operating and maintenance costs
  – Opportunity costs
Costs to Preserve Cubberley “As-Is”

Costs:

– $2.21 million annual expenses + $7 million/yr lease
– $330,000 - $800,000 ongoing annual maintenance
– $18.8 million planned CIP & deferred maintenance to extend life of buildings through 2036
– Unknown cost of renovating for eventual PAUSD use
Opportunity Costs of Preserving “As-Is” for Uncertain Future

• **Timing:**
  – Community use of playing fields and Cubberley programming reduced – gap in services.

• **Uncertainty:**
  – City funding tied up in the short term and possibly lost in the long term.

• **Few Options:**
  – Alternate site options diminish.
  – Purchasing new real estate for community services in alternate locations is already cost prohibitive.
Key Question #3

• Can redevelopment of the site, with a more efficient design, create adequate space for a community center *and* a high school?
  – What are the inefficiencies in the current configuration?
  – How much space could be gained?
Fields & Tennis Courts
13 Acres

Site
7.8 Acres
EXISTING CUBBERLEY LAND USE

- Site: 7.8 Acres
- Access Roads: 2 Acres
- Parking Lots: 5.5 Acres
- Circulation: 2.7 Acres
- Fields & Tennis Courts: 13 Acres
- Buildings: 4 Acres
MOVE PARKING BELOW GRADE
ABOVE GRADE PARKING & "SITE" EFFICIENCY
Recaptured Land: 3.9 Acres of Site Currently Underutilized

Site: 3.9 Acres

Access Roads: 2 Acres

Recaptured Land: 5.5 Acres Over Underground Parking

Above Ground Parking: 1.35 Acres

Circulation: 1.35 Acres

Buildings: 4 Acres

Fields and Tennis Courts: 13 Acres

GAINS FROM DESIGN EFFICIENCY
Recaptured Land
9.4 Acres

Access Roads
2 Acres

Circulation
1.35 Acres

Above Ground Parking
1.35 Acres

Site 3.9 Acres

Fields & Tennis Courts
13 Acres

Buildings
175,000 sq. ft. or 4 Acres
Recaptured Land
9.4 Acres

Comparable to:
300,000 Net Sq Ft Building (single story)
9 Softball Fields
6 Football Fields

RECAPTURED LAND
Potential Building Square Footage

- Gunn = 231,000 sf
- Paly = 269,000 sf
- Cubberley = 475,000 sf (300,000 + 175,000)

If not needed for buildings, extra square footage could be assigned to additional sports facilities, site or circulation areas, or parking.
300,000+ Net Sq. Ft.  
Single Story Buildings

6 Football Fields

Or 9 Softball Fields

Potential for 100,000 net sq. ft. second story plus circulation

All of this is possible while maintaining all current fields and possibly adding over 100,000 net sq. ft. as a second story.
Moving Forward

• Joint Commitment
• Plan for Phased Development
Moving Forward - Commitment

• Renegotiate lease with requirements for:
  – Memorandum of Understanding (MOU)
  – Long-range Master Plan
    • Needs assessment/forecasting
    • Joint use compatibilities
    • Phased development and financing
Moving Forward – Phased Development

• Facilities development takes time.
  Phase I – Community Center
  Phase II – Shared/Joint Use Facilities
  Phase III – High School

• The sum is greater than the parts.
Benefits of Planning for Phased Development

- Preserve flexibility for future school design.
- Avoid gaps in services.
- Create flexible programming spaces.
- Explain and support sequential fund-raising initiatives.
Ongoing Efficiencies of Joint Planning

- Traffic and safety operations.
- Mechanical, operations and parking facilities.
Singular Opportunity

We’ve come a long way. We hope you do too.
CCAC Finance Subcommittee

March 14, 2013
Overview of Tasks

• Provided the Committee with a series of reports
  – Financial conditions
  – Joint Use scenarios
  – Financing options
  – Governance issues
Financial analysis of the current financial condition of both PAUSD and the City of Palo Alto

- Provided general overview
- Provided specifics as relates to the finances surrounding Cubberley: costs to manage, maintain, capital expenditures required
• A primer on the current Lease and Covenant Not to Develop
  – Outlined the three major components of the current document
  – Provided the Committee with options for its extension/modification
• Joint use
  – Shared with the Committee several examples of major joint use undertakings that involved Cities and School Districts in locations ranging from the SF Bay Area to other areas of the country
• Funding options
  – Provided the committee with possible options to finance the construction of a new or remodeled facility
  – Discussed options that could be used to fund operations
• Governance
  – Discussed the potential use of Joint Powers agreements or formation of a Joint Powers Authority/Agency to provide a means of governing a joint use facility
Summation

- Subcommittee provided background and options – made no recommendations
- Much work in this area remains to be done after basic decision to work together on long-term joint use of the site.