

School Needs Subcommittee
Conclusions:

1. District is unlikely/unable to give rights for more than 10 years,
2. We agree with that position.

School Needs Subcommittee Report 1

Will enrollment growth really require
Cubberley lands?

- Demographics
- Palo Alto – new housing units?
- Education / technology options
- Other lands owned by District

School Needs Subcommittee Report 2

December, 2012 Demographers Report

All High Schools

Grade	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
9	941	929	958	1010	1022	1150	1140	1176	1121	1076	1103
10	853	943	927	955	1011	1023	1147	1142	1174	1122	1089
11	878	842	927	911	943	1004	1014	1138	1132	1164	1126
12	831	860	824	906	890	931	994	1003	1126	1118	1157
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

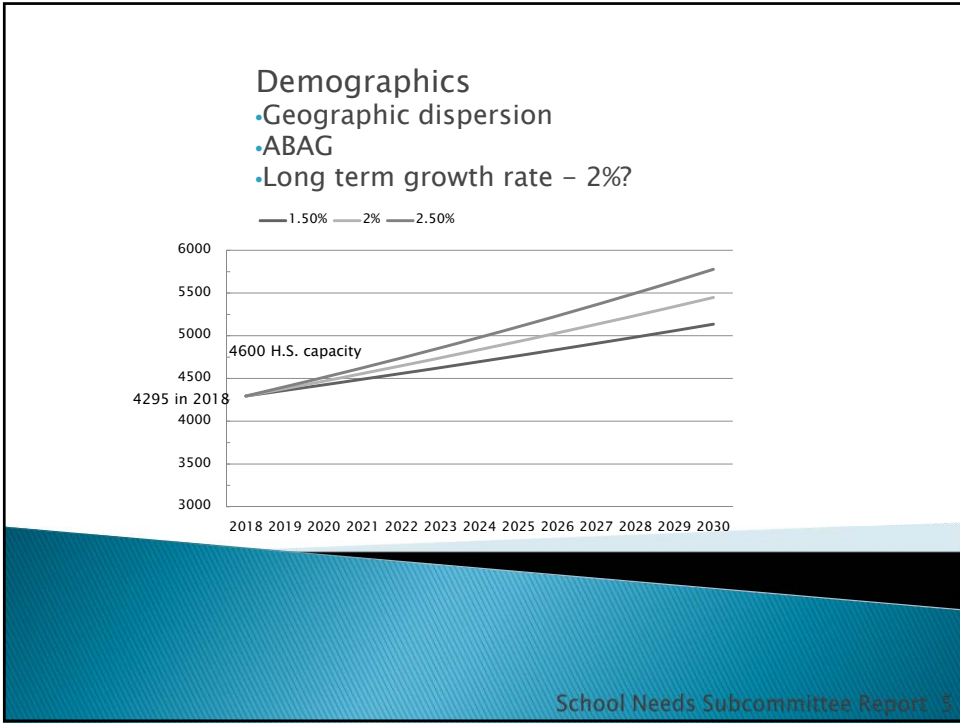
December, 2012 Demographers Report

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.

ProjectName	Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
395 Page Mill and 3045 Park Blvd	M	0	0	58	58	0	0	0	0	0	0
567 -595 Maybell Avenue	SD	0	0	0	11	0	0	0	0	0	0
Alma Housing	M	50	0	0	0	0	0	0	0	0	0
Alma Plaza	M	14	0	0	0	0	0	0	0	0	0
Alma Plaza	SD	18	19	0	0	0	0	0	0	0	0
El Camino	M	12	0	0	0	0	0	0	0	0	0
Fry's Location	SD	0	0	0	0	0	0	0	0	0	374
Olmsted Terrace	SA	32	0	0	0	0	0	0	0	0	0
Page Mill	M	42	42	0	0	0	0	0	0	0	0
Stanford Mayfield Development Agreement-Calif	SA	0	0	0	90	90	0	0	0	0	0
Stanford Mayfield Development Agreement-El Camino	M	0	0	0	35	35	0	0	0	0	0
Tree House	M	35	0	0	0	0	0	0	0	0	0
Total:		203	61	58	194	125	0	0	0	0	374

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



Education / technology options

- Virtual classrooms
- Extended hours
- Extended months

Maybe – but not now

School Needs Subcommittee Report 6

Other locations?
 Yes but nowhere near the room for
 an additional high school.
 Sell Cubberley to City and buy
 elsewhere?

DRAFT Oct. 2012

Palo Alto Unified School District Property

Site	Street Address	Acres	Grade Level	2011-2012 Enrollment	Students per Acre
Addison Elem School	650 Addison Avenue	4.6	K-5	472	103
Barron Park Elem School	800 Barron Avenue	7.0	K-5	336	48
Briones Elem School	4100 Orme Street	6.5	K-5	415	64
Duveneck Elem School	705 Alester Avenue	6.5	K-5	501	77
El Carmelo Elem School	3024 Bryant Street	4.0	K-5	414	104
Escondido Elem School	890 Escondido Road	7.9	K-5	574	73
Fairmeadow Elem School	500 E. Meadow Drive	4.9	K-5	504	103
Walter Hays Elem School	1525 Middlefield Road	7.2	K-5	536	74
Hoover Elem School	445 E. Charleston Road	5.6	K-5	416	74
Nixon Elem School	1711 Stanford Avenue	10.7	K-5	481	45
Ohlone Elem School	950 Amarillo Avenue	7.2	K-5	583	81
Palo Verde Elem School	3450 Louis Road	5.0	K-5	417	83
Greendell Site	4120 Middlefield Road	5.0	K, Adult, Other		
Subtotal		82.1		5649	
Average		7		471	73
Jordan Middle School	750 N. California Aven	19.0	6-8	1,015	53
JLS Middle School	480 E. Meadow Drive	26.2	6-8	1,001	38
Terman Middle School	655 Arastradero Road	6.6	6-8	663	100
Subtotal		51.8		2679	52
Gunn High School	780 Arastradero Road	49.7	9-12	1,864	38
Palo Alto High School	50 Embarcadero Road	44.2	9-12	1,885	43
Subtotal		93.9		3749	40
Fremont Hills Site	26800 Fremont Road	7.0	Leased to Pinewood School @ \$105,231/month, expiration 6/30/2033, option 6/30/2023		
Garland Site	870 N. California Aven	5.0	Leased at \$59,563/month, expiration 6/30/2014		
525 San Antonio	525 San Antonio Road	2.6	Leased to Athena Academy @ \$10,000/month expiration 6/30/2014		
Cubberley Site	Middlefield Road	28.0	Payment for lease/covenant/child care is \$581,533/month		
Ventura Site Right to Purcha (previously conveyed to CPA)	3990 Ventura Court	4.6	Right to repurchase 2.4 acres @ current market value 2.2 acres @ 75% of current market value		
Total		275.0			

And about the 8 acres,

And about maintenance, ...

School Needs Subcommittee Report 9

School Needs Subcommittee
Conclusions:

1. District is unlikely/unable to give rights for more than 10 years,
2. District credibly believes it will need 35 acres for academic use.

School Needs Subcommittee Report 10

Cubberley Community Center

“Let’s take a closer look...”

A Report of the Community Needs
Subcommittee

January 24, 2012



Background

Cubberley Master Plan – 1991

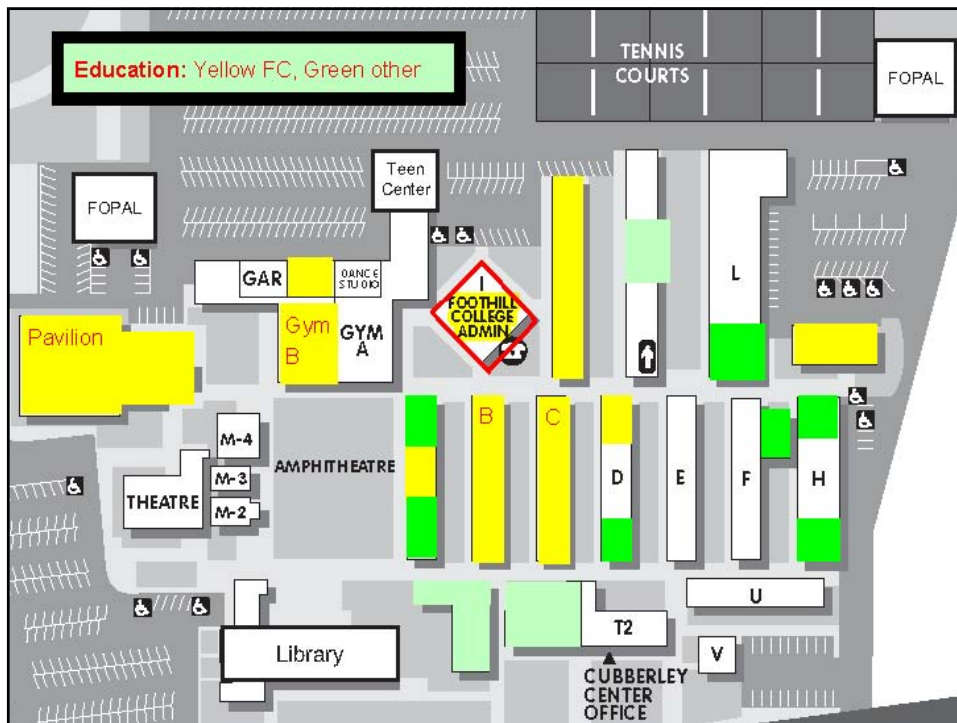
Neighborhood Concept – clusters of related programs
and services:

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

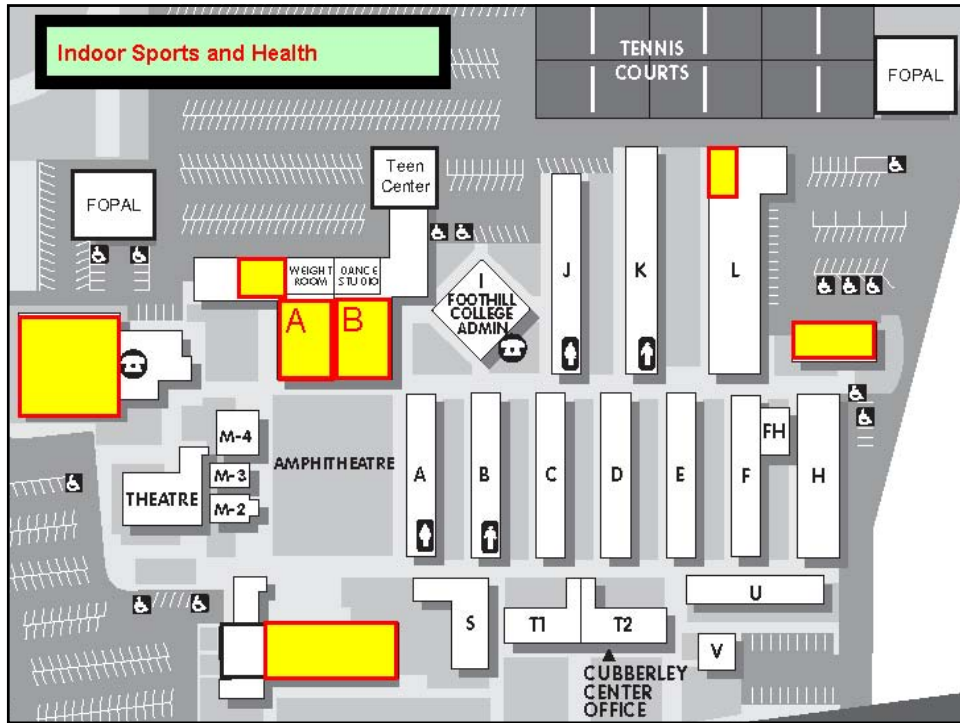
- **Participation** – Enrollment in these programs, which includes Foothill College, brings almost 4,400 students to the Cubberley campus annually, (70% residency - Excluding Foothill College).
- **Community Benefits** –
 - Excellent early child care and education is part of the infrastructure of any 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
- 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; 1,800- 2000 participants. Residency varies.
- **Community Benefits** –
 - Wide variety of Recreational activities
 - Exercise, health
 - Wellbeing, social outlet
 - Special needs

Outdoor Sports

Fields:

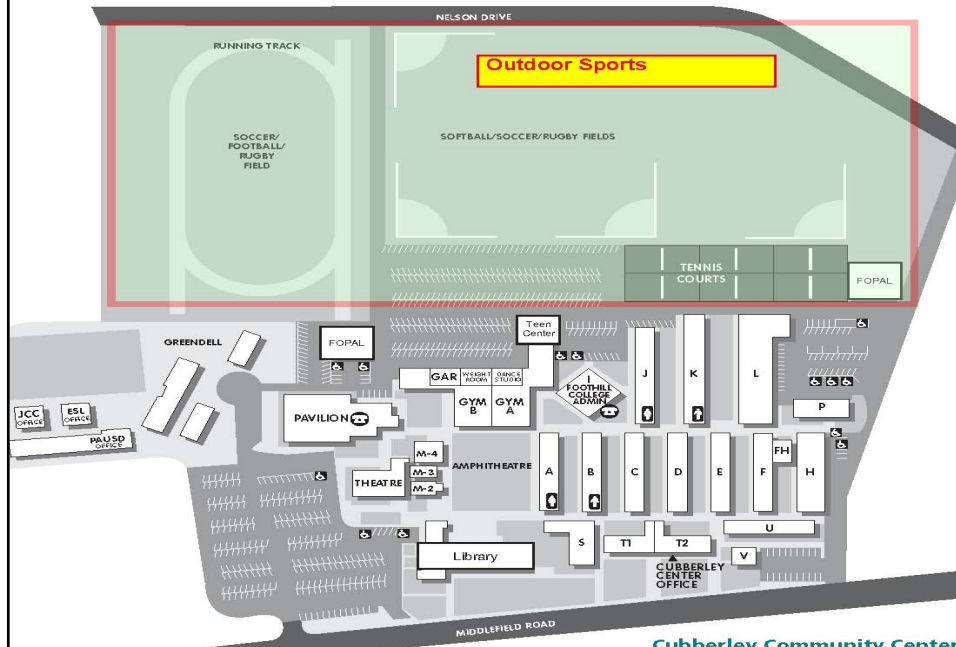
- Palo Alto AYSO
- Palo Alto Soccer Club
- Stanford Soccer Club
- Silicon Valley Adult Sports
- Palo Alto Adult Soccer Club
- Palo Alto Girls Softball
- League tournaments
- Drop-in public Use

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%+.

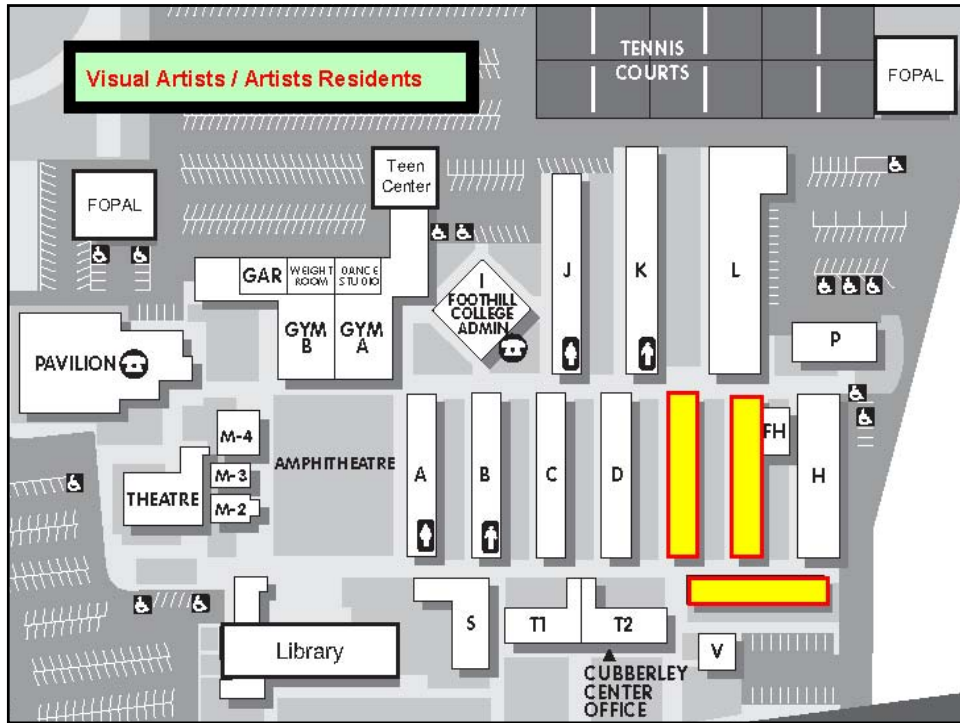
- **Community Benefits** –
 - Opportunity to participate in team sports
 - Chance for youth and adults to develop their athletic skills
 - Physical fitness and health
 - Social outlet



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 |



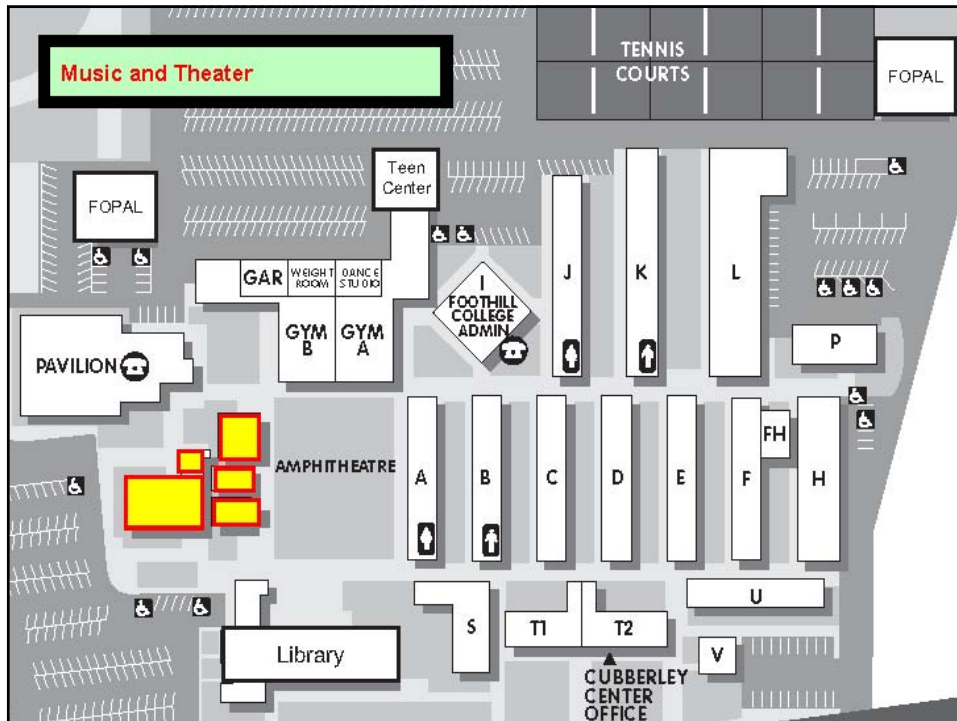


Artists in Residence

- **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 Kalakendra
- 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.



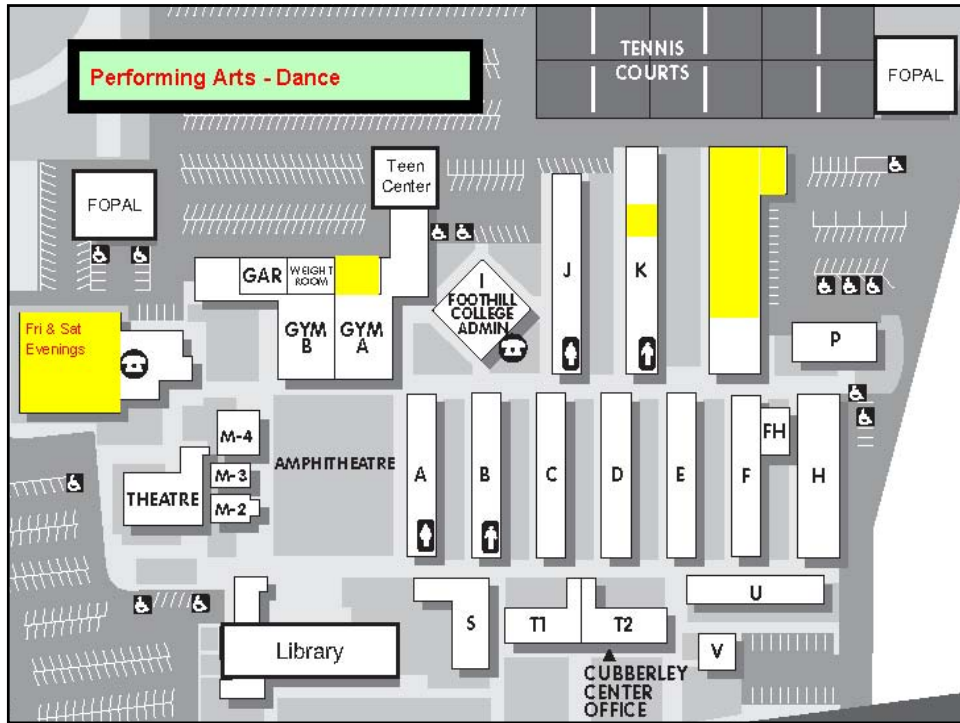
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Performing Arts - Dance

- 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



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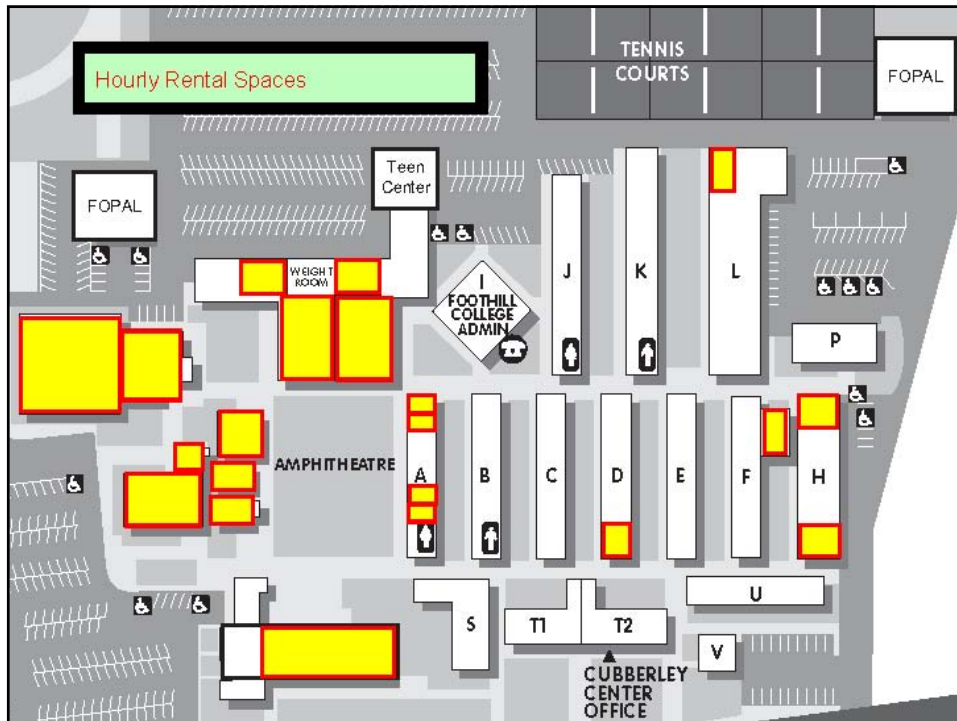


Performing Arts - Dance

- **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



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.

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

Schools Need Strong Community

- 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)

The 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 the School District and Palo Alto.

The Current Reality

- Cubberley is a unique community center serving all of Palo Alto. It is not just a temporary use of unwanted space but rather is an essential part of the fabric of city.



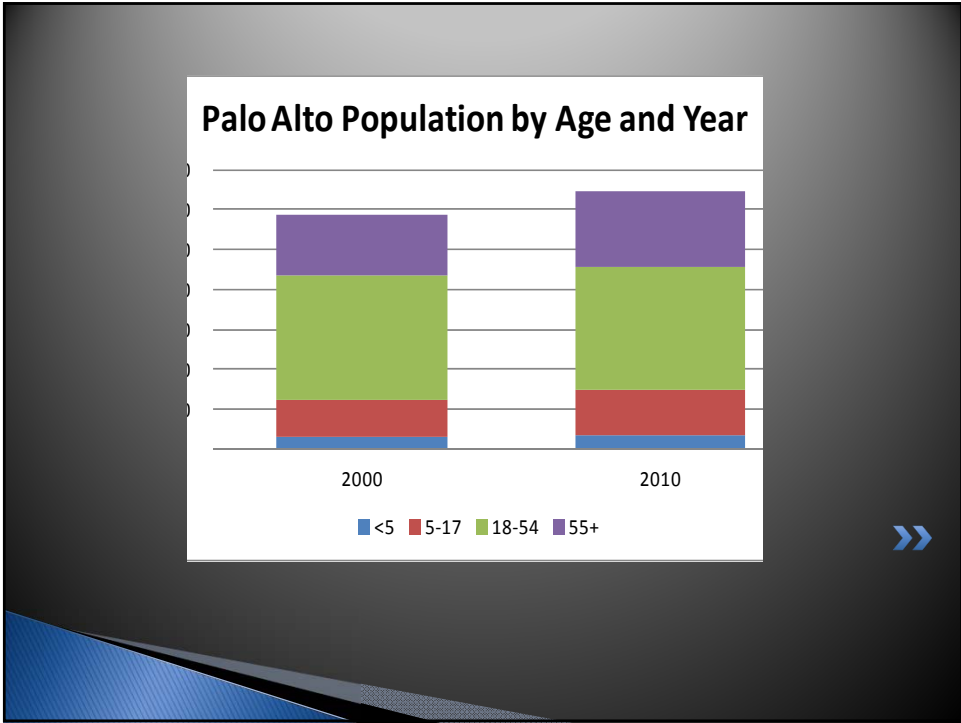
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City Owns 8 of 35 acres here

- This ownership represents a guarantee to our citizens that community services can continue.



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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 don't have to choose

- We can preserve and expand on what we have at Cubberley **and** still have space for a modern school when the district is ready to open one at this site.
- We can do both if we have the political will to work together to come up with creative solutions that will serve us now and into the future.



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Fallback alternative

- If we had to, we could construct buildings on 8 acres with same number of square feet as on entire site today and provide parking.
- Everyone would be better off if school district and city come together to plan exciting efficient space that meets vision for today and into the future.



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Benefits if PAUSD and City Share

- 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.

Costs if We Fail to Act Together

- The loss of Cubberley to everyone besides students is unthinkable:
 - ❖ Business and residential growth prohibit relocation of a cohesive community center – this 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.

The Good News

- We can preserve programs and expand services for future City and School District needs.
- A more efficient site layout would 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.



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Community Needs Sub-Committee

Thank you!



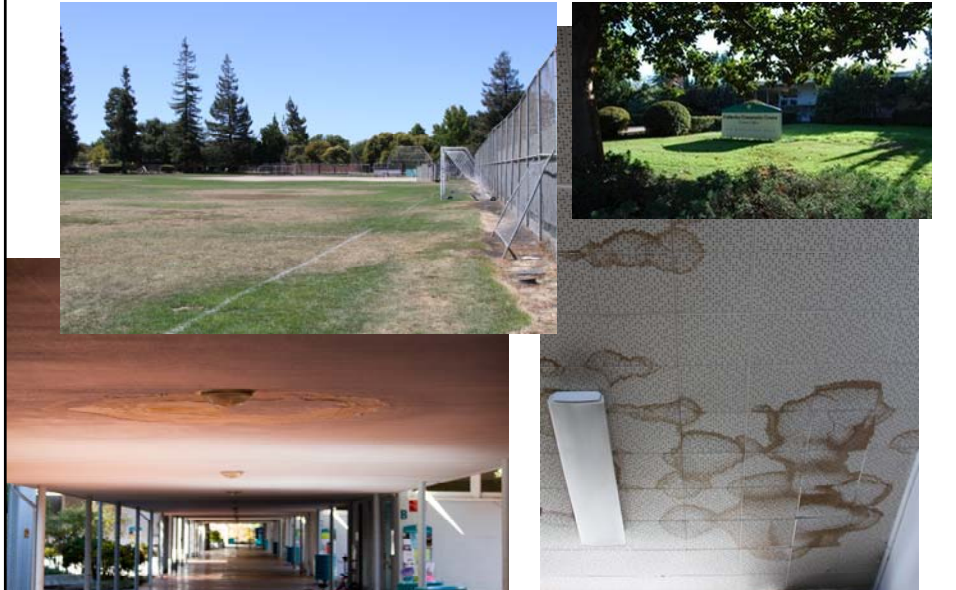
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The Last 35 Acres

Planning Cubberley's Future

Cubberley "As Is"



Community Needs

- Excellent k-12 Schools with capacity for increased enrollment.
- Maintain or increase valued community service facilities for growing and changing population.
- Additional playing field space.

Preserve Cubberley “As-Is” for PAUSD

- **Costs:**
 - \$2.21million annual expenses
 - \$330,000 current annual maintenance
 - \$18.8million planned CIP & deferred maintenance through 2036
 - Unknown cost of renovating for eventual PAUSD use.

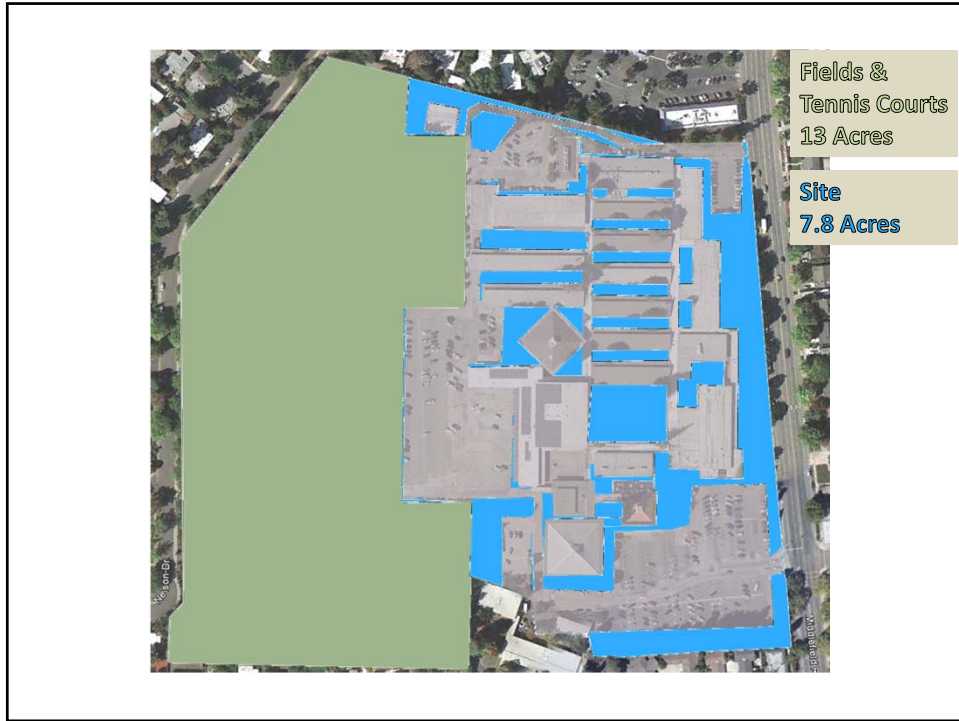
Options Over Time - Opportunity Costs of Long Term Preservation "As-Is"

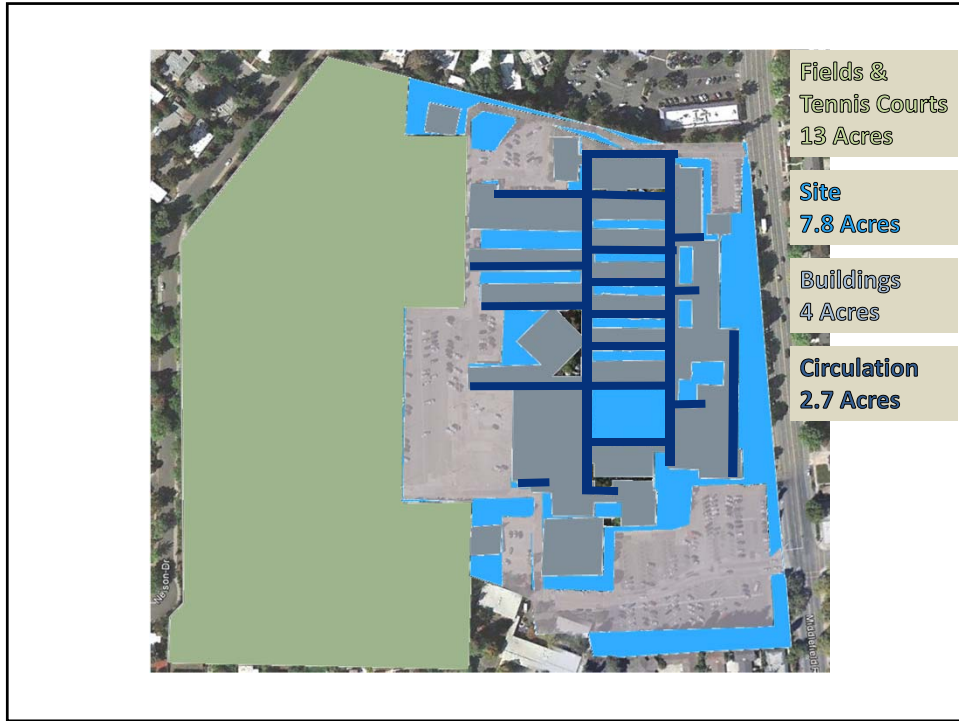
When PAUSD moves back in:

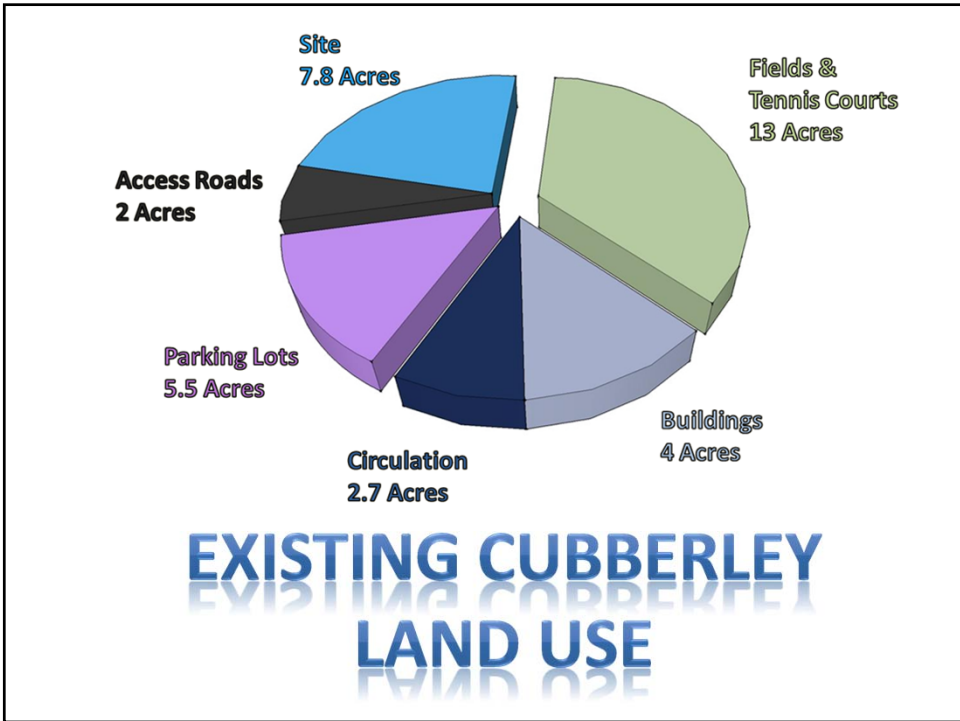
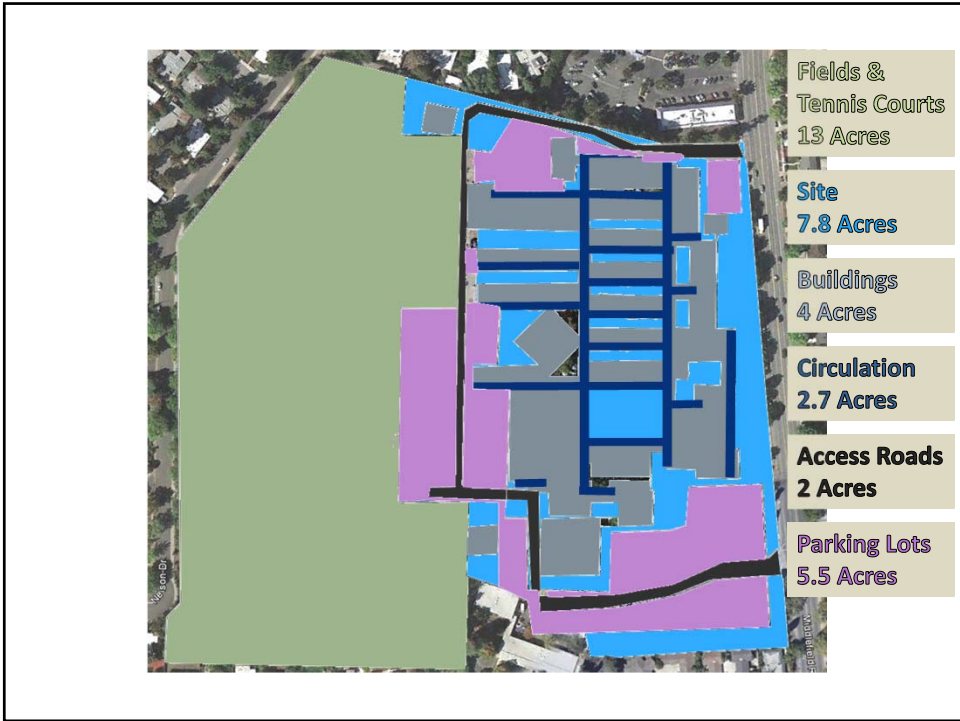
- **Playing fields closed for most community use.**
- **Cubberley services and programs closed.**
- Purchasing new real estate for community services in alternate locations is already cost prohibitive.
- Alternate site options for community facility development and fields reduce over time.
- The longer we wait, the more options we lose.

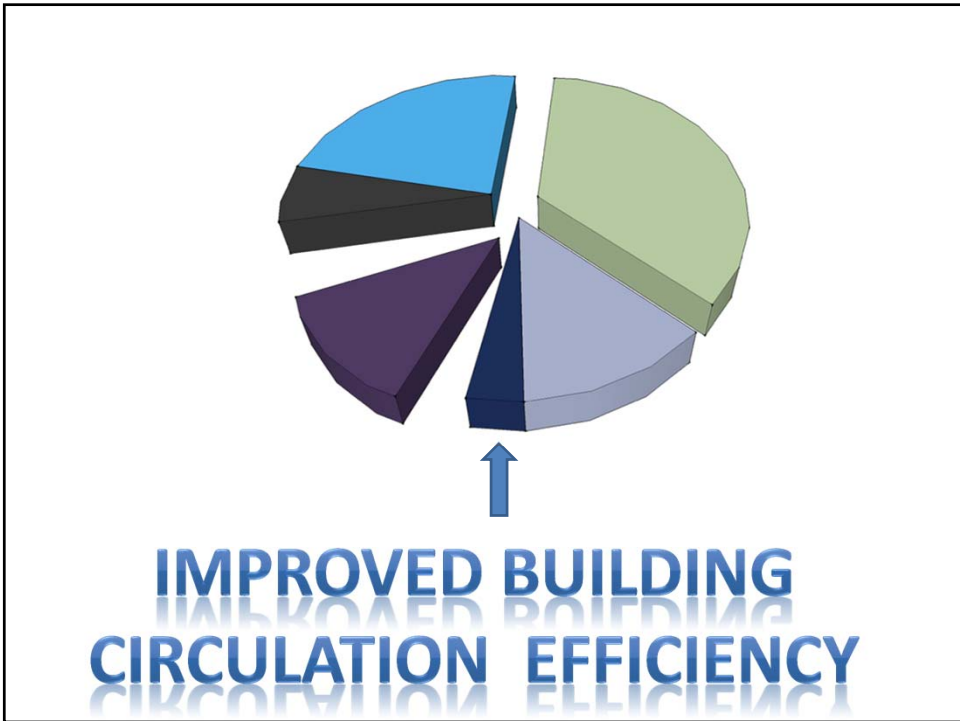
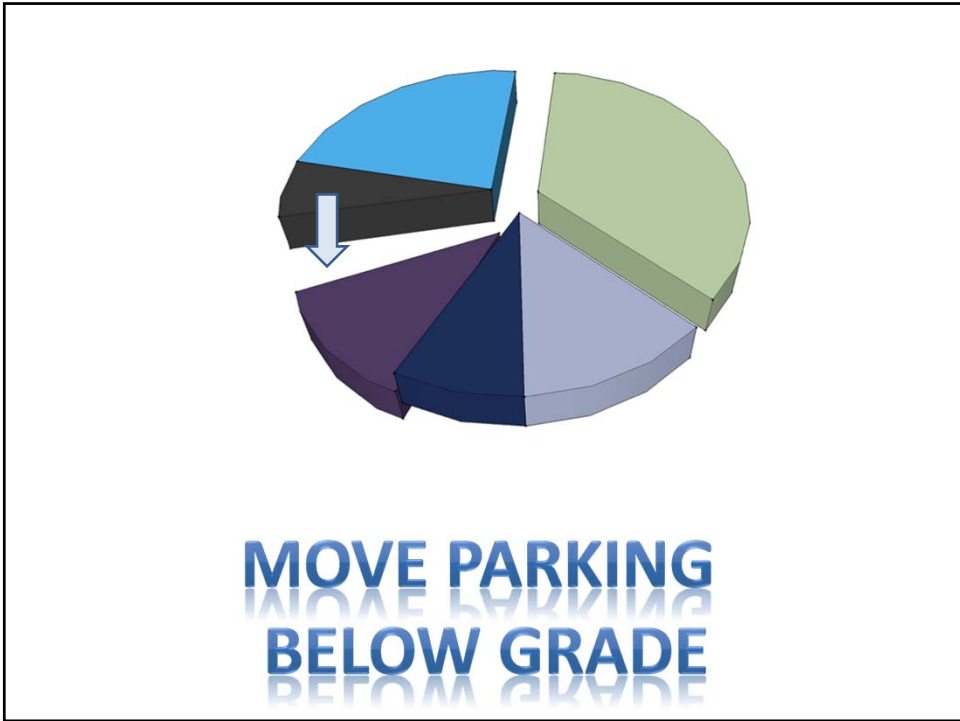


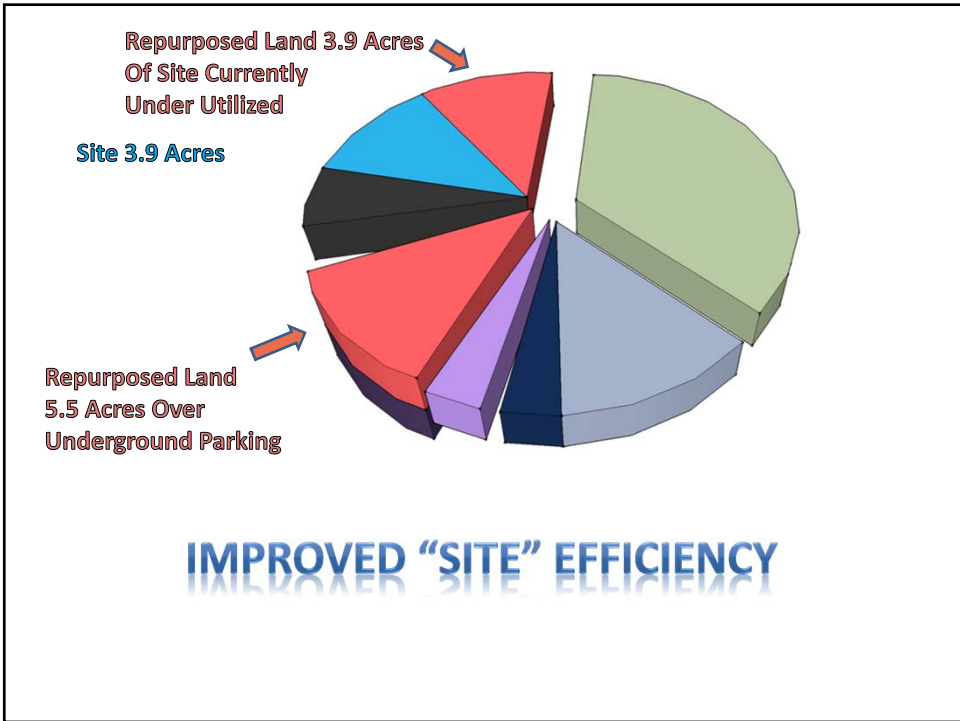
The Last 35 Acres
Planning Cubberley's Future

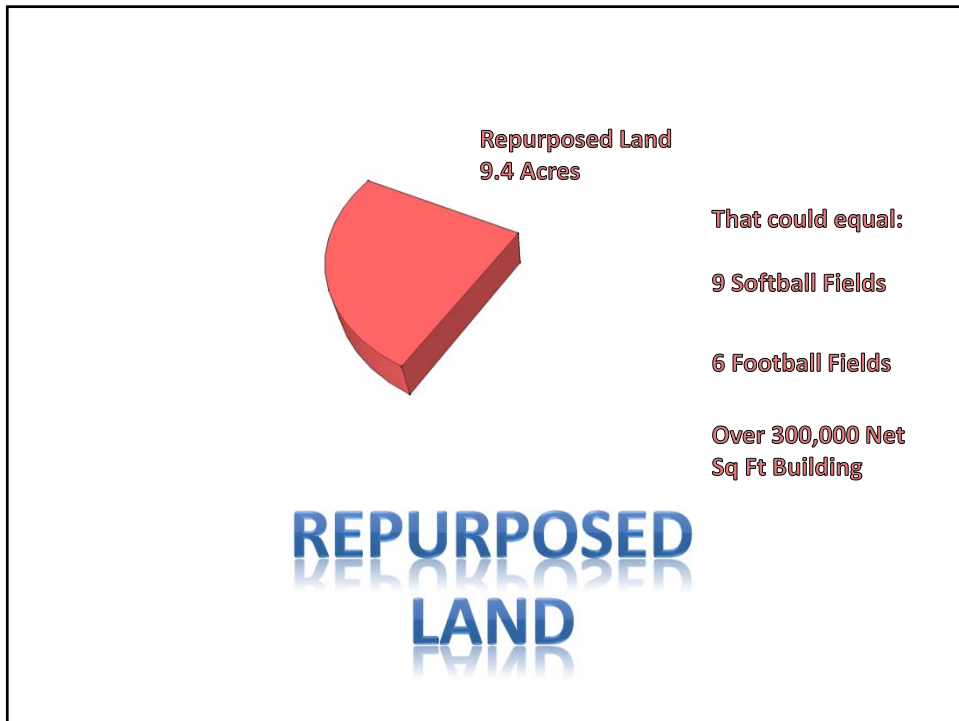
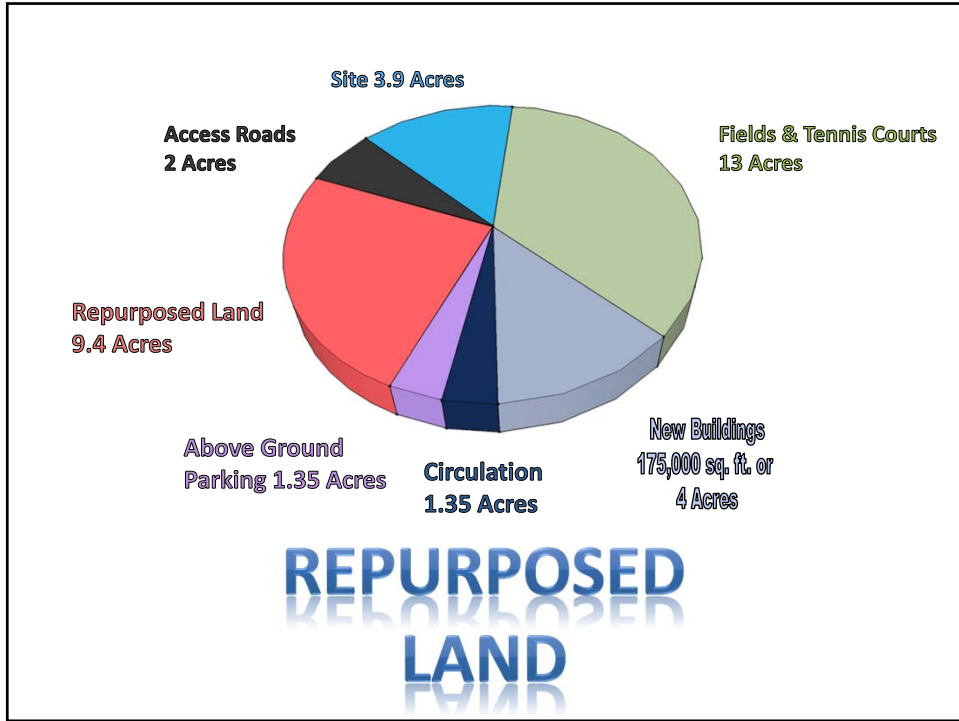


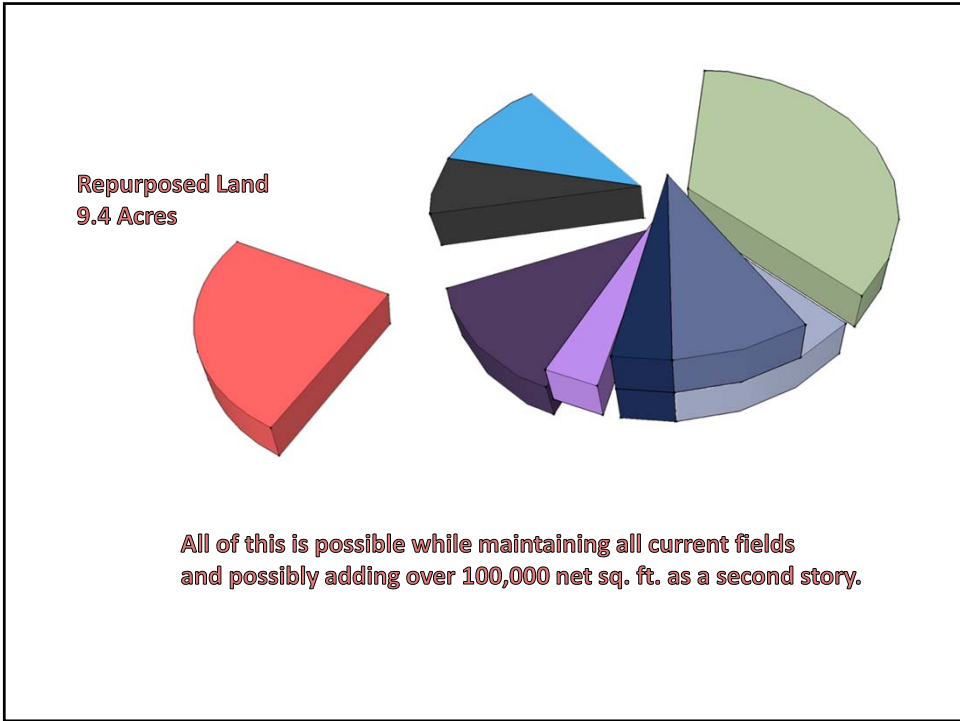












Co-locate Community & PAUSD Uses

- Optimize use of prime public land that is ideally located for community members served by both CPA and PAUSD.
- Improve PAUSD and CPA flexibility to respond to the “enrollment roller coaster.”
- Provide certainty of future use by the city--justifying CPA investment in the aging facility.
- Provide space for 9-12 education, community services, and playing field facility needs of a growing population.
- Maximize potential for cost efficiencies through synergies of shared or co-located facilities.

Key Community Need

Partnership commitment by PAUSD & CPA (MOU) to work cooperatively to identify a future co-located or shared use of Cubberley that best serves the community.

- A 21st century school facility
- Community facility and playing field space adequate to meet need
- Commitment to Developmental Assets reflected in CPA & PAUSD policy and major facility decisions.

Possible Next Steps

- Short Term Lease Agreement:
 - Provide short-term revenue stream for PAUSD
 - Provide incentives, schedule, and specific tasks for phased planning.
 - Provide shared maintenance during planning period.
- 5-year Phased Planning should include:
 - Comprehensive, quantitative study of community service, playing field, and PAUSD needs to inform building design program.
 - Quantify the demand for and supply of services in PA and nearby communities.
 - Study joint use opportunities
 - Building Program/Design/Public Outreach

CCAC Finance Subcommittee

Report for Public Forum
January 24, 2013

Overview of Tasks

- Provided the Committee with a series of reports
 - Financial conditions
 - Financing options
 - Governance issues

Report #1

- 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

Report #2

- 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

Report #3

- 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

Report #4

- 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

Report #5

- 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

- 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.