

An aerial photograph of Cubberley Field, showing a large green soccer field with white markings and a red running track. To the left, there are two smaller baseball fields with reddish-brown dirt. The field is surrounded by trees and buildings. A semi-transparent green horizontal band is overlaid across the middle of the image, containing the title and date.

# CUBBERLEY FIELD RESTROOM

January 24, 2023

# Cubberley Field Restroom

## Meeting Agenda

- Project Information
- Review restroom location options
- Review community survey results
- Review restroom type
- Review overall project schedule
- Questions and Comments

# Cubberley Field Restroom

## Project Information

- Project began in 2018 and was postponed due to COVID and limited city staff
- Total project budget \$480k
- Restroom is a much-needed facility for the heavily used fields (Estimated weekend use between 500-750 visitors)
- Currently only one portable restroom available onsite

# Cubberley Field Restroom

## Project Information

- Prior Community meeting was held on November 15, 2018
- Reviewed original proposed location
- Same restroom style reviewed at first meeting
- Community meeting held for alternate location on August 17, 2022
- Community survey conducted for alternate location

# Cubberley Field Restroom

## Why a new restroom?

- Requested by field users for many years
- Currently (1) portable restrooms being used on site
- Provide better facilities for the community
- Is a much-needed amenity to the heavily used field

# Proposed Restroom Type

# Cubberley Field Restroom

## Exterior

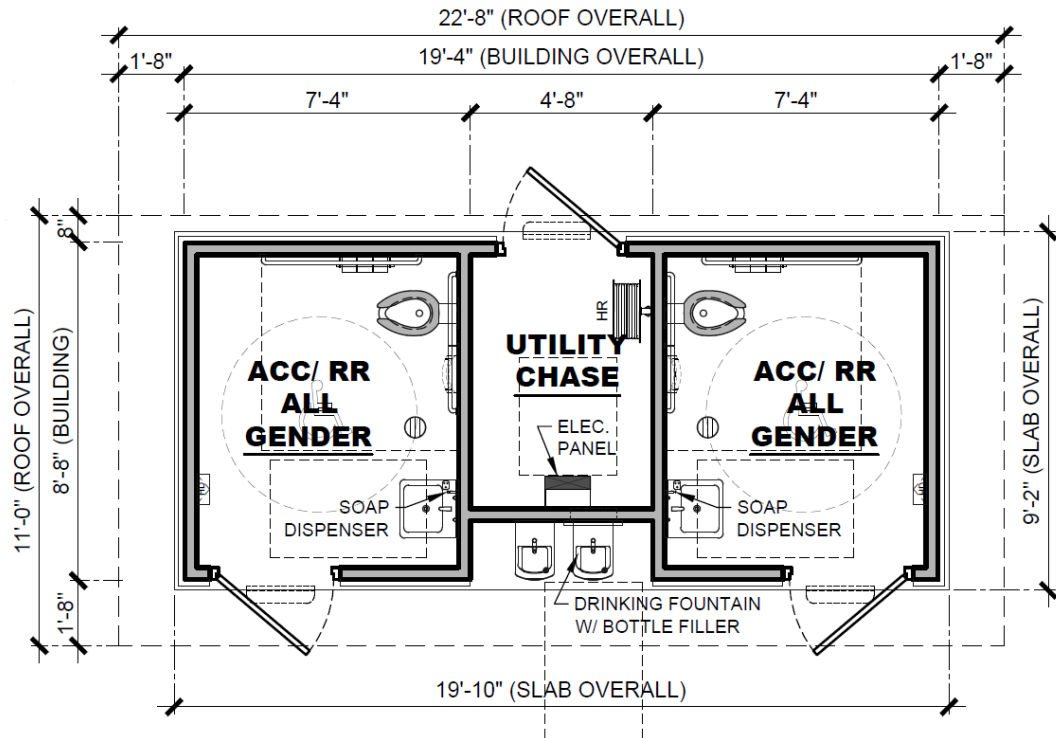


# Cubberley Field Restroom

## Restroom Features

- Two ADA stalls (unisex)
- Easily accessible service area
- Time locks during no field use hours
- Ample stall ventilation
- Epoxy coated concrete floors with skid-resistant additive
- Easily cleaned interiors
- Concrete pad walkway
- Graffiti resistant interior and exterior
- Exterior low voltage lighting fixtures
- Easy service maintenance space

## Restroom Layout





# Proposed Restroom Location Options

# Cubberley Field Restroom

## Field Restroom Location Options

- Location 1: Original location explored with and supported by the community.
- Location 2: Location of restroom at furthest point from Nelson Drive to maintain positive gravity fall of sewer line eliminating the pump lift station. (35' maximum distance from back of sidewalk along Nelson)
- Location 3: Location on City owned portion of Cubberley property.

# Cubberley Field Restroom



## Field Restroom Location Options

- Location 1: Original location explored with and supported by the community.
- Location 2: Location of restroom at furthest point from Nelson Drive to maintain positive gravity fall of sewer line eliminating the pump lift station.
- Location 3: Location on City owned portion of Cubberley property.

# Cubberley Field Restroom



## Location 1

### Pros:

- Close to parking lot and main entry of track and field
- Preferred location of adjacent neighbors

### Cons:

- Requires a pump lift station adding design and overall maintenance costs

## Location 2

### Pros:

- Requires no lift station

### Cons:

- Not centrally located
- Closer to GreenMeadow Neighborhood
- Not preferred neighbor location

## Location 3

### Pros:

- Located on city owned portion of Cubberley
- Central location

### Cons:

- Requires pump lift station
- Close to current restroom of Cubberley

# Cubberley Field Restroom

## Pump Lift Station Information

- Higher design and installation costs  
(Anticipated cost prior to design \$60k-\$80k)
- Higher operations and maintenance costs
- Period pump replacement
- Potential service interruption during power outages and other system failures

# Community Survey Input Review

# Cubberley Field Restroom

## Survey Information

- Survey open from September 9 – October 14, 2022
- 388 responses total:
  - 363 Field Users (91%)
  - 146 Neighbors (38%)
  - 7 Tenants of Cubberley (1.6%)
  - 246 Palo Alto Residents (63.4%) (59% neighbors)
- Community is very supportive of installing a restroom facility at the play fields
- Majority of adjacent neighbors were not supportive of the location proposed (Location 2)

# Cubberley Field Restroom

## Survey Questions

1. Are you a Palo Alto resident?

- Yes
- No

2. Check all that apply:

- Field User
- Neighbor to Cubberley Community Center
- Tenant at Cubberley Community Center
- Palo Alto Resident

Other (please specify)

3. Do you support adding a new public restroom for the Cubberley Sports Fields in the proposed location (see diagrams below)?

- Yes
- No

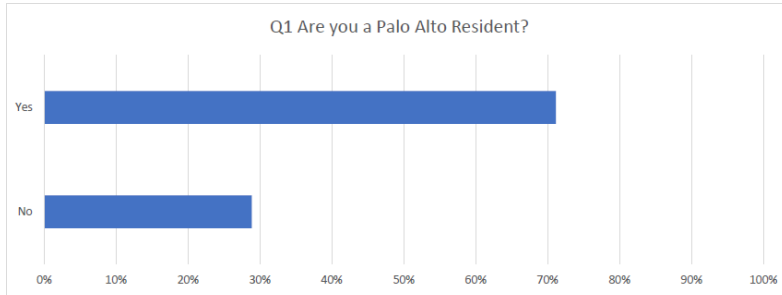
Why?



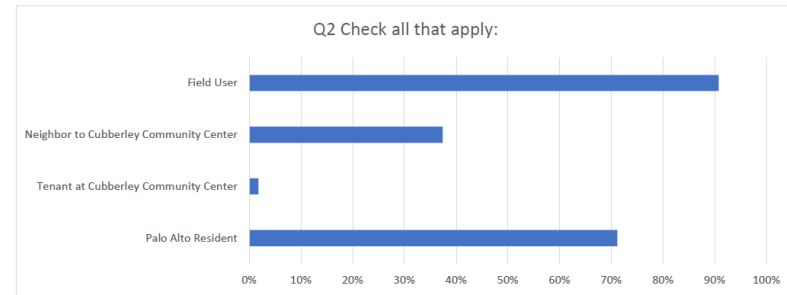


# Cubberley Field Restroom

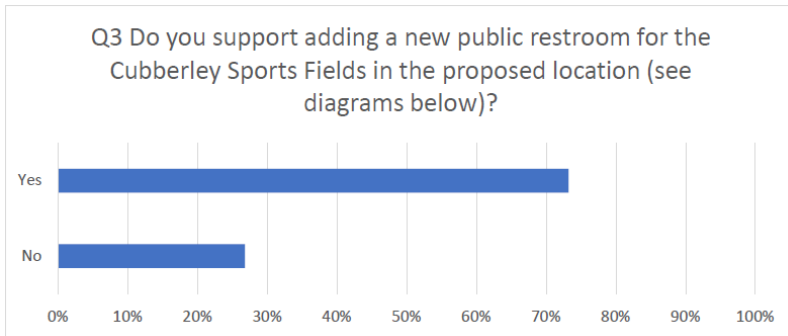
## Survey Results



- 275 Palo Alto resident (71%)
- 112 Non Resident (29%)



- 363 Field Users (91%)
- 146 Neighbors (38%)
- 7 Tenants of Cubberley (1.6%)
- 246 Palo Alto Residents (63.4%) (59% neighbors)



- 284 Approve of Proposed Location (73%)
- 104 Do Not Approve of Proposed Location (27%) or (38%) Of All Residents

### Estimate Neighbor Results

- 70% Neighbors of 104 = 73 ( $73/146 = 50\%$ )

# **Proposed Larger 4 Stall Restroom**

# Cubberley Field Restroom

## 4-Stall Restroom Option

- Will increase cost of prefabricated structure by approximately \$250K
- Provide more capacity when fields are being heavily used on the weekends



# Project Schedule

# Cubberley Field Restroom

## Does the new restroom impact the Cubberley Master Plan?

- Current Master Planning maintains the open athletic fields in the same location.
- A pre-fabricated restroom provides the opportunity to relocate it in the future if necessary.
- A restroom facility is needed now due to high use.

# Cubberley Field Restroom

## Project Schedule

**Restroom fabrication time – 10-12 months from purchase**

**Restroom Installation – Spring/Summer 2024**

# Questions & Comments