CUBBERLEY
CO-DESIGN

CITY OF PALO ALTO

Palo Alto Unified School District

concordia
architecture | planning | community engagement

Community Co-Design Process









Process timeline

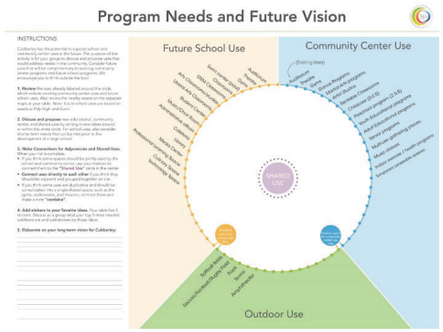


M1 → M2 → Program Document

PROGRAMMING

Proposing Uses



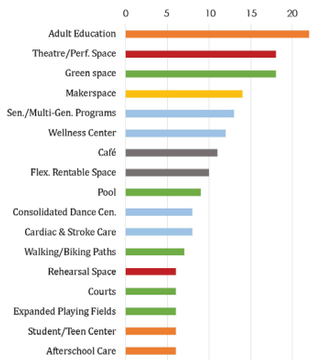


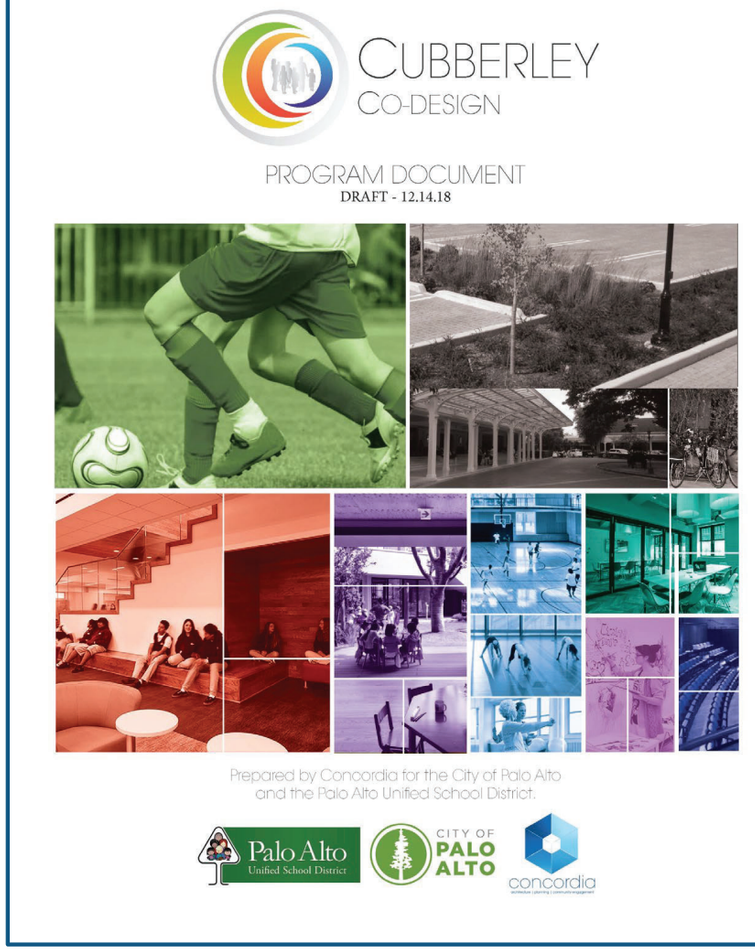


Prioritization and Elaboration









Existing Uses at Cubberley are Preserved or Expanded

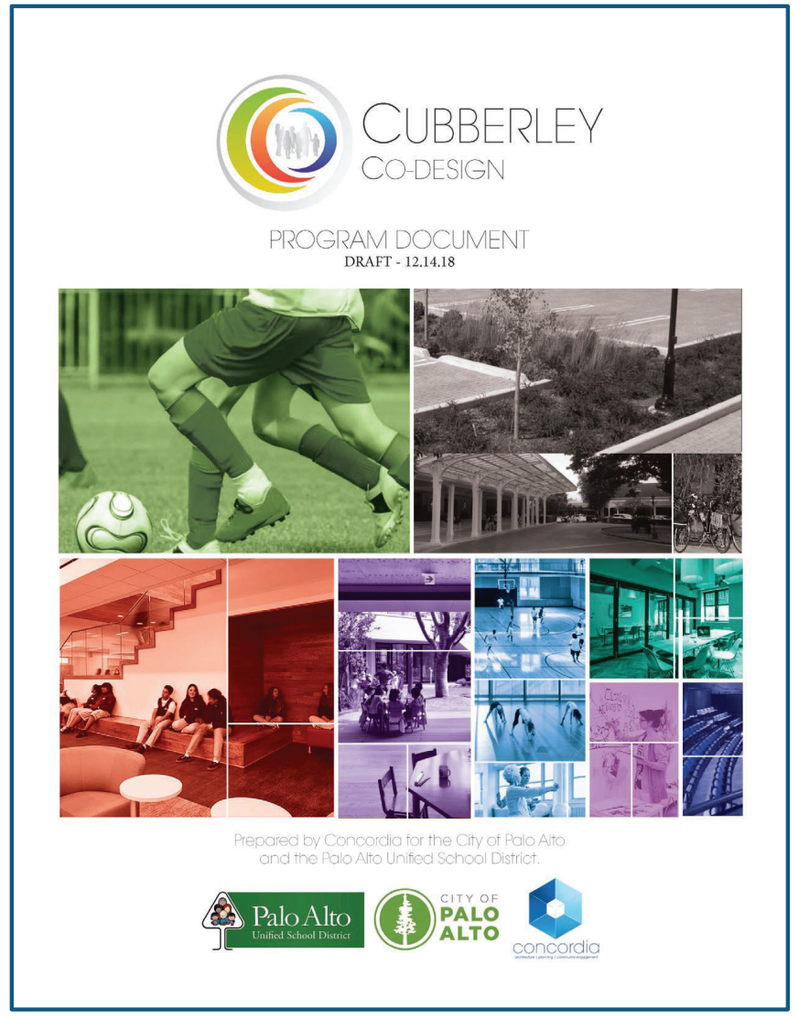
Health, Wellness, & Senior Programs
Dance and Martial Arts Studios
Outdoor Sports Club Rooms
Gyms
Cubberley Admin. and Tenant Spaces
Rentable/Flexible Spaces
Large Flexible Event Space (Auditorium)
Theatre
Music Classes and Rehearsal Spaces
Visual Arts Studios
Makerspace
Cubberley Childcare and Preschools
Primary/Secondary and Enrichment
Track and Fields
Amphitheatre
Tennis
Car Parking
Bike Parking

Expanded Uses at Greendell

PAUSD Adult Education (+ new rentable classrooms)
Greendell Elementary

Key

Indoor
Outdoor



Existing Uses at Cubberley are Preserved or Expanded

Health, Wellness, & Senior Programs
Dance and Martial Arts Studios
Outdoor Sports Club Rooms
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Cubberley Admin. and Tenant Spaces
Rentable/Flexible Spaces
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Expanded Uses at Greendell

PAUSD Adult Education (+ new rentable classrooms)
Greendell Elementary

New Cubberley Programs

Commercial Kitchen
Café
Visual Arts Classrooms and Media Lab
Art Gallery
Woodshop
Future Middle or High School
School District Offices?
School Quad
Flexible Open Space
Natural Habitat Plantings
Dog Park
Community Gardens
Pickleball
Playground and Outdoor Exercise
Walking/Biking Track
Small Skate Park
Pool
Bus Stop Waiting Area
Drop-off areas

Potential Future for 525 San Antonio

Affordable Staff Housing?

Key

Indoor
Outdoor

More details in the Program Document!

PROGRAM RECOMMENDATIONS

This chapter describes the program elements we recommend be included in the Cubberley master plan, based on the community input and research conducted during the programming phase of the Cubberley master planning process.
In the engagement process, participants described their vision for the site to be a beautiful destination, with improved facilities, more green space, and some new uses to complement the programs that make Cubberley the vibrant community hub that it is today.

The recommendations herein draw heavily from community proposals at the two meetings, responding both to their indoor and outdoor program recommendations and input on what can be shared between the community center and a future school on site. While this program document does not include specific site design recommendations – that will be developed fully in the design phase and final master plan – these program recommendations have been developed in tandem with site studies to ensure that the balance of program sizes, parking needs, desire for outdoor green space, and participant tolerances for building heights are all balanced and respected in this programming proposal.

During the design phase, these program elements will be further developed and organized to honor the community vision for the site and set the course for how the site will serve the Palo Alto community for the rest of the century.



PROGRAM LIST

Indoor Programs	Estimated Size* (sq ft)
Health & Wellness Center	**86,000**
Health and Wellness Programs	16,300
Dance and Martial Arts Studios	26,400
Outdoor Sports Club Rooms	3,300
Gyms	40,000
Community Center Services	**54,000**
Cubberley Admin. and Tenant Spaces	32,000
Rentable/Flexible Spaces	12,000
Large Flexible Event Space	9,000
Commercial Kitchen	1,000
Performing Arts	**24,000**
Theatre	13,000
Lobby/Café	3,000
Music, Rehearsal, and Accessory Theatre Spaces	8,000
Visual Arts	**37,000**
Visual Arts Classrooms and Media Lab	10,000
Art Gallery	3,000
Visual Arts Studios	16,000
Makerspace/Woodshop	8,000
Educational Programs	**101,500**
Cubberley Childcare and Preschools	15,500
Primary/Secondary and Enrichment	14,000
PAUSD Adult Education	36,000
Greendell Elementary	36,000
Potential Future PAUSD Uses	**207,000**
Future Middle or High School	<125,000
School District Offices	30,000
Teacher Housing	52,000
Indoor estimate	**<509,500**

Outdoor Programs	Estimated Size* (sq ft)
Greenscape	**765,600**
Existing Track and Fields	510,000
School Quad	20,000
Flexible Open Space	~60,000
Natural Habitat Plantings	~50,000
Amphitheatre	~16,000
Dog Park	~6,000
Community Gardens	~5,000
Hardscape	**129,000**
Tennis and Pickleball	48,000
Playground and Outdoor Exercise	5,000
Walking/Biking Track	~40,000
Skate Spot	~6,000
Recreational Pool	~10,000
Pedestrian Circulation	~18,000
Bus Stop Waiting Area	2,000
Parking & Vehicle Circ.	**475,000**
Car Parking	375,000**
Bike Parking	20,000
Vehicular Circulation & Drop-off Areas	~80,000
Outdoor estimate	**~1,251,000**

** All sizes are estimates. Sizes subject to change during design phase.*
~ Indicates a greater degree of flexibility in the program size.
*** Parking needs will be determined in the design phase and informed by a traffic and parking study. 375,000 sq ft is roughly equivalent to 1,150 parking stalls at a ratio of 1 stall per 325 sq ft, which accounts for desiring Lanes in a parking lot.*

SHARED USES

ID	MODULE CLUSTER	Weekdays During School	Weekdays After School	Weekends
A	**Health & Wellness Center**			
A1	Health and Wellness Programs			
A2	Dance and Martial Arts Studios			
A3	Outdoor Sports Club Rooms			
A4	Gyms			
B	**Community Center Services**			
B1	Cubberley Admin. and Tenant Spaces			
B2	Rentable/Flexible Spaces			
B3	Large Flexible Event Space			
B4	Commercial Kitchen			
C	**Performing Arts**			
C1	Theatre			
C2	Lobby/Café			
C3	Music, Rehearsal, and Accessory Theatre Spaces			
D	**Visual Arts**			
D1	Visual Arts Classrooms and Media Lab			
D2	Art Gallery			
D3	Visual Arts Studios			
D4	Makerspace/Woodshop			
E	**Educational Programs**			
E1	Cubberley Childcare and Preschools			
E2	Primary/Secondary and Enrichment			
E3	PAUSD Adult Education			
E4	Greendell Elementary			
F	**Potential Future PAUSD Uses**			
F1	Future Middle or High School			
F2	School District Offices			
F3	Teacher Housing			

Community Use
Shared/Alternating Use
PAUSD Dedicated/Primary Use

PROGRAM SIZE BY USER GROUP

		Estimated Size (sq ft)
PAUSD Dedicated/Primary Use		**243,000**
E4	Greendell Elementary	36,000
F1	Future Middle or High School	<125,000
F2	School District Offices	52,000
F3	Teacher Housing	30,000
Shared/Alternating Use		**131,000**
A4	Gyms	40,000
B3	Large Flexible Event Space	9,000
B4	Commercial Kitchen	1,000
C1	Theatre	13,000
C2	Lobby/ Café	3,000
C3	Music, Rehearsal, and Accessory Spaces	8,000
D1	Visual Arts Classrooms & Media Lab	10,000
D2	Art Gallery	3,000
D4	Makerspace/Woodshop	8,000
E3	PAUSD Adult Education	36,000
Community Center Use		**135,500**
A1	Health, Wellness, and Senior Programs	16,300
A2	Dance and Martial Arts	26,400
A3	Outdoor Sports Club Rooms	3,300
B2	Rentable/Flexible Spaces	12,000
B1	Cubberley Admin & tenant spaces	32,000
D3	Visual Arts Studios	16,000
E1	Childcare and Preschool Programs	15,500
E2	Primary/Secondary and Enrichment	14,000
PAUSD + Shared Use		**<376,000**
Community Center + Shared Use		**269,500**
TOTAL		**<509,500**

PHASING, BUILDING COVERAGE, AND ADJACENCIES

PHASE	MODULE CLUSTER	Est. GSF	# levels	Est. Building Site Coverage (sq ft)	Elevation Diagram
1	Health & Wellness Center	86,000	1-3	40,333	
	Community Center Services	54,000	1-3	24,000	
	Performing Arts	24,000	1	24,000	
	Visual Arts	37,000	3	12,333	
	Educational Programs	101,500	1-2	58,000	
2	Potential Future PAUSD Uses	<207,000	2-3	< 82,667	
		< 509,500		**< 241,325**	

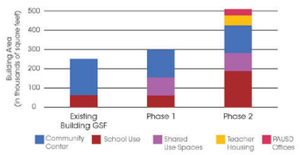
Site Use

By using a range of building heights between 1 and 3 stories, the total indoor space of buildings on the site can double while maintaining the current 13% footprint coverage. Although parking demand will increase, by using underground and/or structured parking, the parking footprint can also be reduced, which will increase green space on site.

	Site Area (acres)	Indoor Area (sq ft)	Indoor Area (acres)	FAR	Building Site Coverage (sq ft)	Building Site Coverage (acres)	Building Site Coverage (% site)
EXISTING							
Cubberley	35.4	188,000	4.1	.12	180,000	4.1	11%
Greendell	5	40,700	.93	.19	40,700	.93	18.6%
525 San Antonio Road	2.7	24,500	.56	.21	24,500	.56	20.7%
Total	**43.1**	**253,200**	**5.6**	**.13**	**245,200**	**5.6**	**13.0%**
PROPOSED							
Cubberley	35.4	368,500	8.46	.24	177,167	4.06	11%
Greendell	5	85,000	1.95	.39	42,500	0.98	19%
525 San Antonio Road	2.7	52,000	1.19	.44	26,000	0.60	22%
Total	**43.1**	**505,500**	**11.6**	**.27**	**245,667**	**5.64**	**13%**

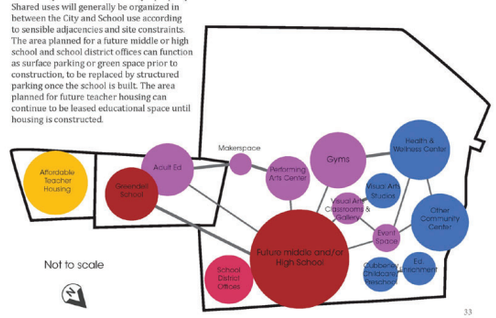
Phasing

The phasing plan will be developed in detail in the master plan. Phase 1 and 2 will likely have several sub-phases to minimize disruption to ongoing programs during construction.



Site Organization

Based on adjacencies, site ownership, and construction timelines, we recommend organizing programs exclusive to the community center use on the City's property. Shared uses will generally be organized in between the City and School use according to sensible adjacencies and site constraints. The area planned for a future middle or high school and school district offices can function as surface parking or green space prior to construction, to be replaced by structured parking once the school is built. The area planned for future teacher housing can continue to be leased educational space until housing is constructed.



M1

M2

MASSING

Constraints and Preferences

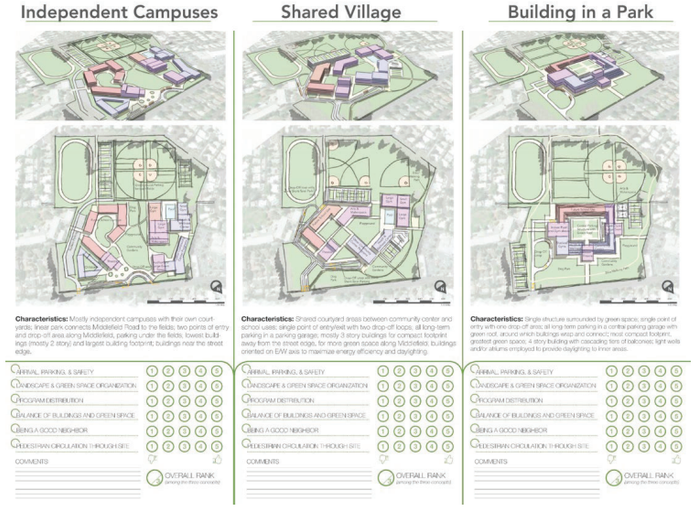


Massing Exercise



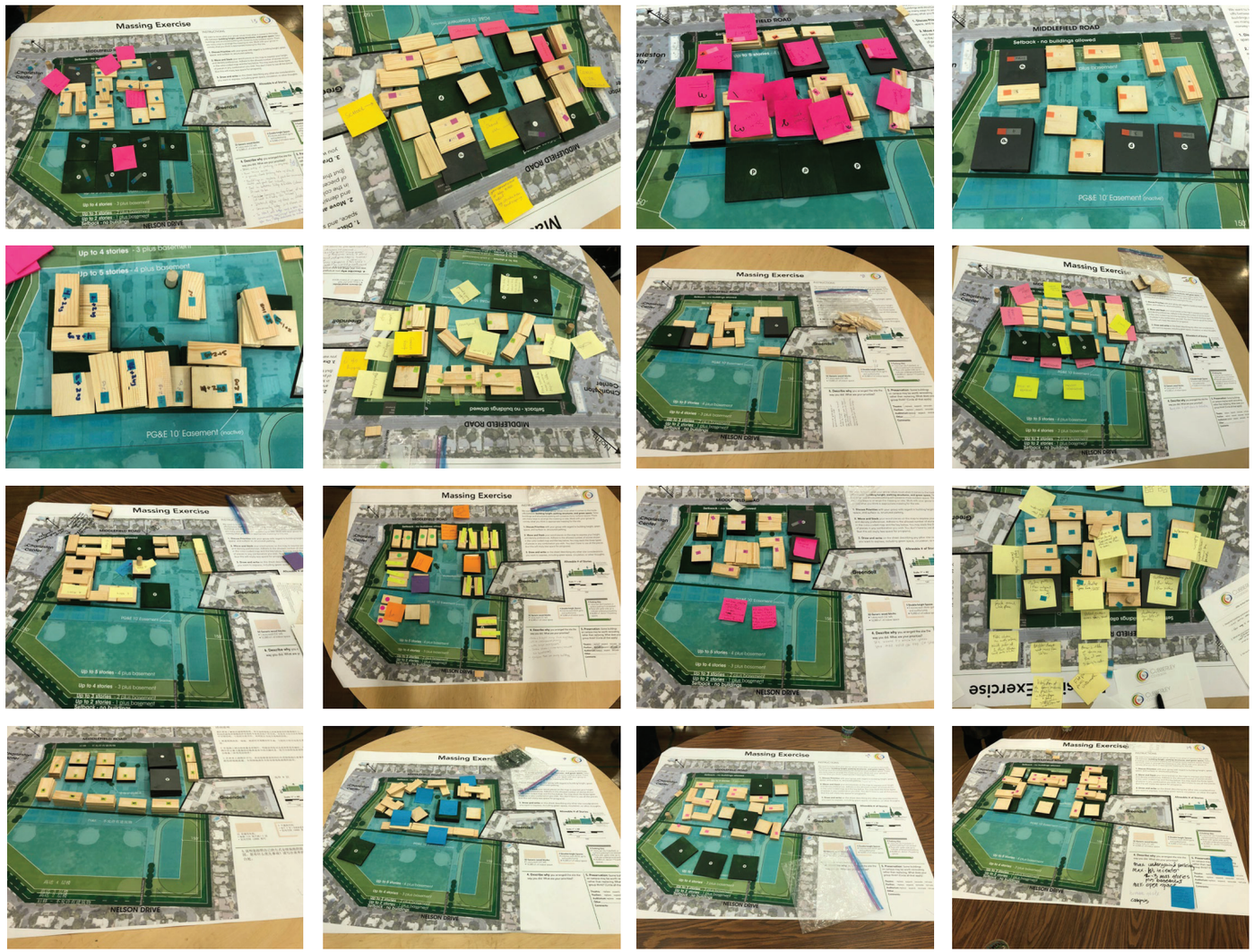
Evaluating three concepts





MASSING

M1



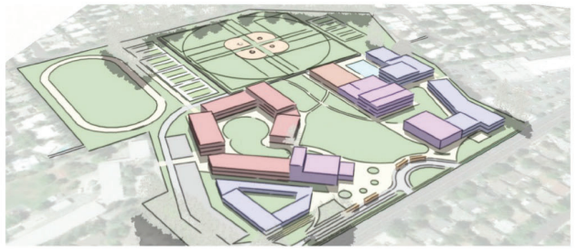
Massing Takeaways:

- Maximize greenspace
- Preserve fields
- Use underground and structured parking
- Tolerance for buildings between 2 and 4 stories
- Interest in courtyards & occupiable roofs

MASSING

M2

Independent Campuses





Characteristics: Mostly independent campuses with their own courtyards; linear park connects Middlefield Road to the fields; two points of entry and drop-off area along Middlefield, parking under the fields; lowest buildings (mostly 2 story) and largest building footprint; buildings near the street edge.

ARRIVAL, PARKING, & SAFETY 1 2 3 4 5

LANDSCAPE & GREEN SPACE ORGANIZATION 1 2 3 4 5

PROGRAM DISTRIBUTION 1 2 3 4 5

BALANCE OF BUILDINGS AND GREEN SPACE 1 2 3 4 5

BEING A GOOD NEIGHBOR 1 2 3 4 5

PEDESTRIAN CIRCULATION THROUGH SITE 1 2 3 4 5

COMMENTS

/3 OVERALL RANK
(among the three concepts)

Shared Village





Characteristics: Shared courtyard areas between community center and school uses; single point of entry/exit with two drop-off loops; all long-term parking in a parking garage; mostly 3 story buildings for compact footprint away from the street edge, for more green space along Middlefield; buildings oriented on E/W axis to maximize energy efficiency and daylighting.

ARRIVAL, PARKING, & SAFETY 1 2 3 4 5

LANDSCAPE & GREEN SPACE ORGANIZATION 1 2 3 4 5

PROGRAM DISTRIBUTION 1 2 3 4 5

BALANCE OF BUILDINGS AND GREEN SPACE 1 2 3 4 5

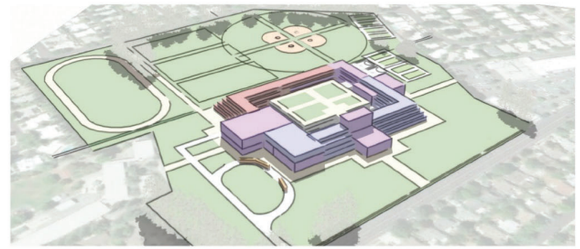
BEING A GOOD NEIGHBOR 1 2 3 4 5

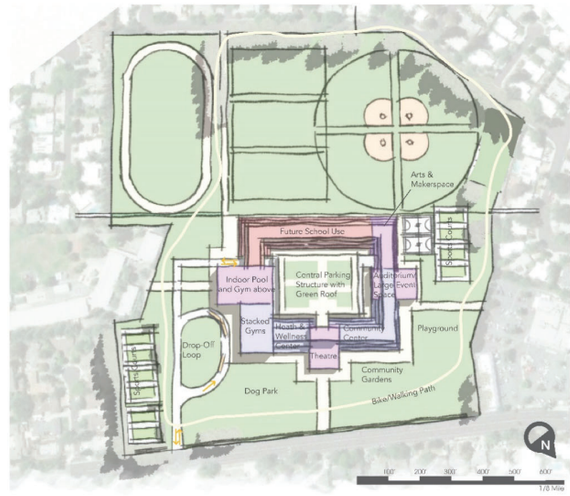
PEDESTRIAN CIRCULATION THROUGH SITE 1 2 3 4 5

COMMENTS

/3 OVERALL RANK
(among the three concepts)

Building in a Park





Characteristics: Single structure surrounded by green space; single point of entry with one drop-off area; all long-term parking in a central parking garage with green roof, around which buildings wrap and connect; most compact footprint, greatest green space; 4 story building with cascading tiers of balconies; light wells and/or atriums employed to provide daylighting to inner areas.

ARRIVAL, PARKING, & SAFETY 1 2 3 4 5

LANDSCAPE & GREEN SPACE ORGANIZATION 1 2 3 4 5

PROGRAM DISTRIBUTION 1 2 3 4 5

BALANCE OF BUILDINGS AND GREEN SPACE 1 2 3 4 5

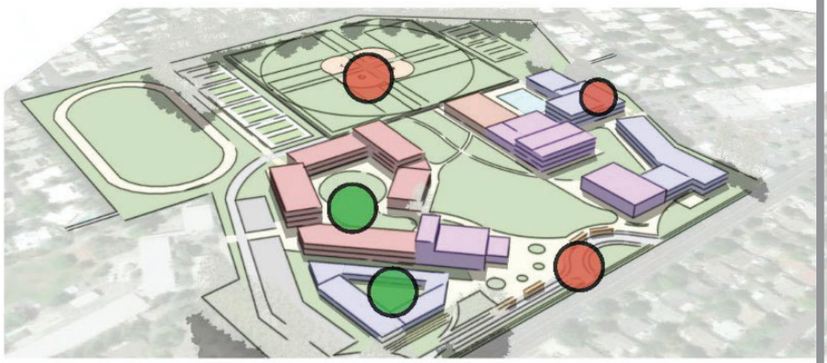
BEING A GOOD NEIGHBOR 1 2 3 4 5

PEDESTRIAN CIRCULATION THROUGH SITE 1 2 3 4 5

COMMENTS

/3 OVERALL RANK
(among the three concepts)

Independent Campuses



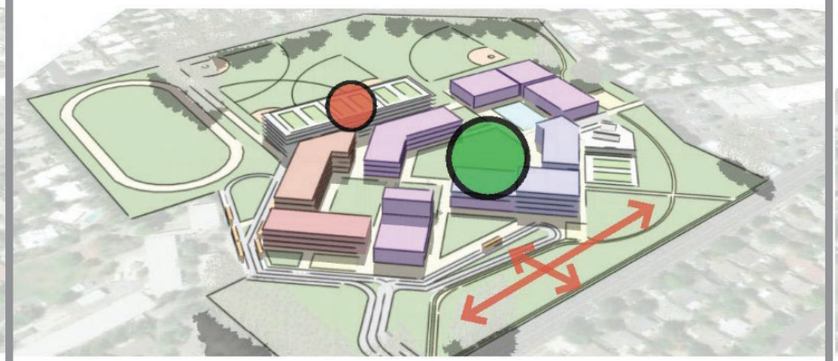
✓

- ✓ Safety of separate school campus
- ✓ Courtyard for young children

▬

- Not enough drop-off space
- Need surface parking near wellness center

Shared Village



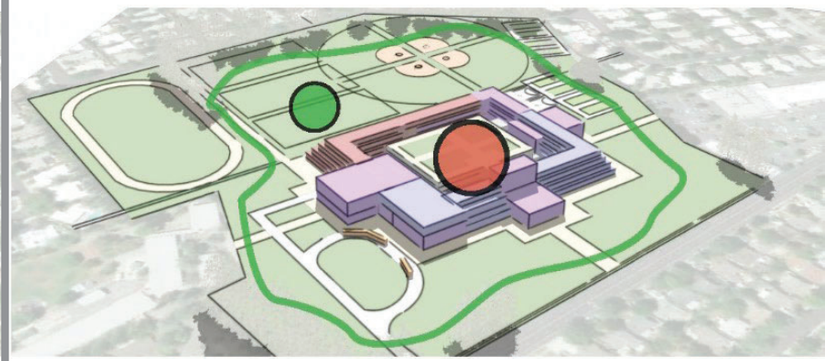
✓

- ✓ Energy efficiency
- ✓ Program distribution
- ✓ Scale

▬

- Long distance between parking and programs
- "Dead" greenspace along Middlefield

Building in a Park



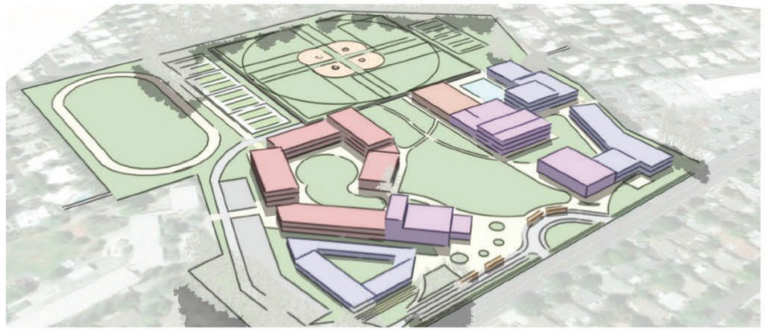
✓

- ✓ Bike/walking path
- ✓ Field design

▬

- Too dense and compact

Independent Campuses



Overall Rank 2.03

Element Scores
(5 is best, 1 is worst)

Arrival, Parking & Safety	2.53
Landscape & Greenspace Organization	3.22
Program Distribution	3.53
Balance of Buildings & Greenspace	3.19
Being a Good Neighbor	3.25
Pedestrian Circulation Through Site	3.00

Shared Village

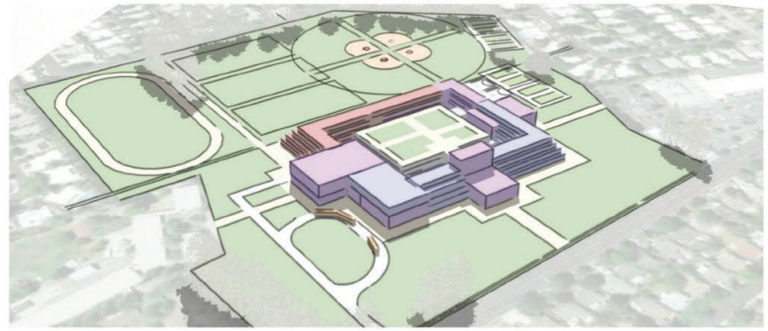


Overall Rank 1.22

Element Scores
(5 is best, 1 is worst)

Arrival, Parking & Safety	2.39
Landscape & Greenspace Organization	3.17
Program Distribution	3.82
Balance of Buildings & Greenspace	3.82
Being a Good Neighbor	3.81
Pedestrian Circulation Through Site	3.41

Building in a Park



Overall Rank 2.75

Element Scores
(5 is best, 1 is worst)

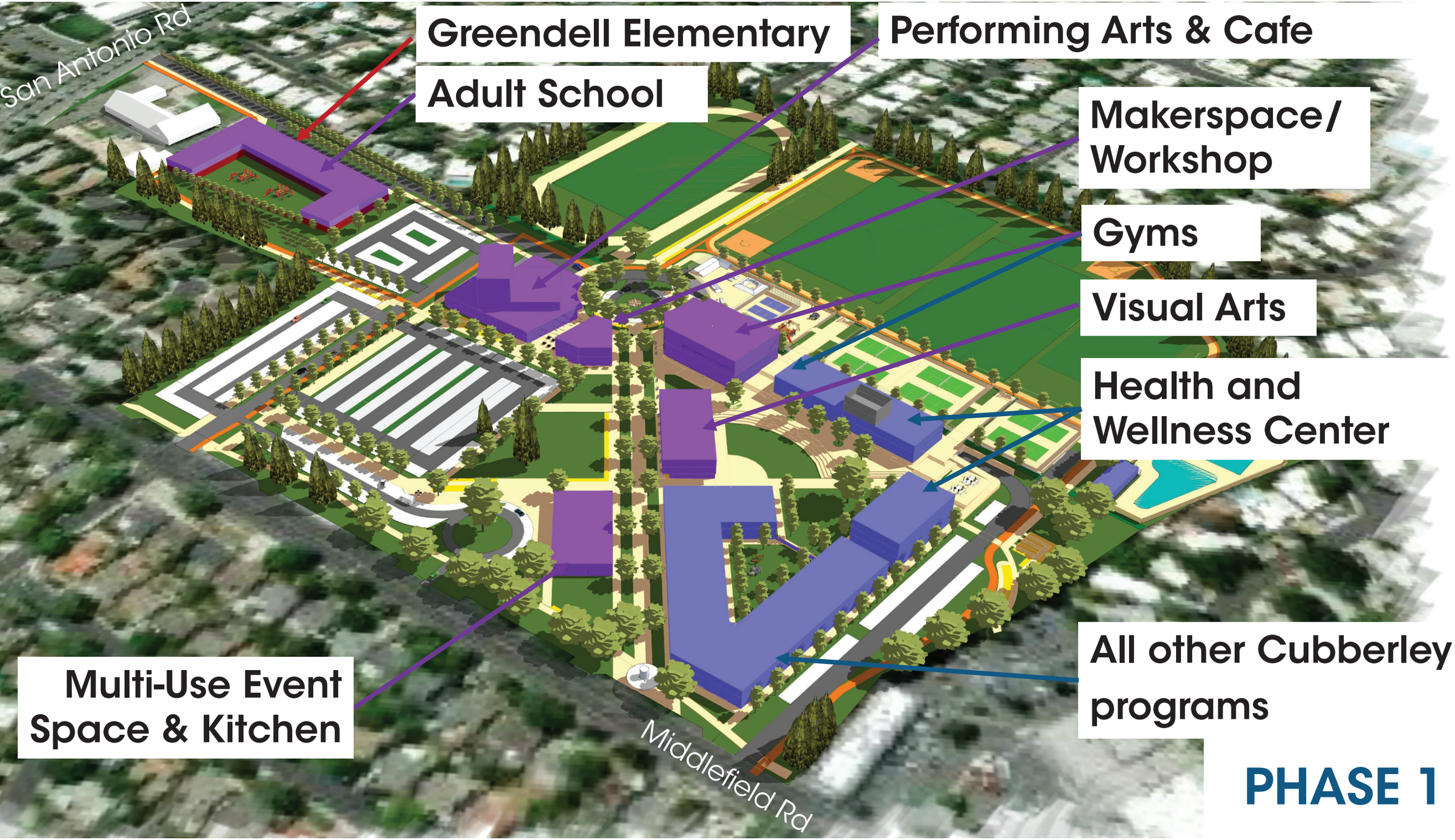
Arrival, Parking & Safety	2.47
Landscape & Greenspace Organization	3.18
Program Distribution	1.76
Balance of Buildings & Greenspace	2.29
Being a Good Neighbor	2.88
Pedestrian Circulation Through Site	2.65

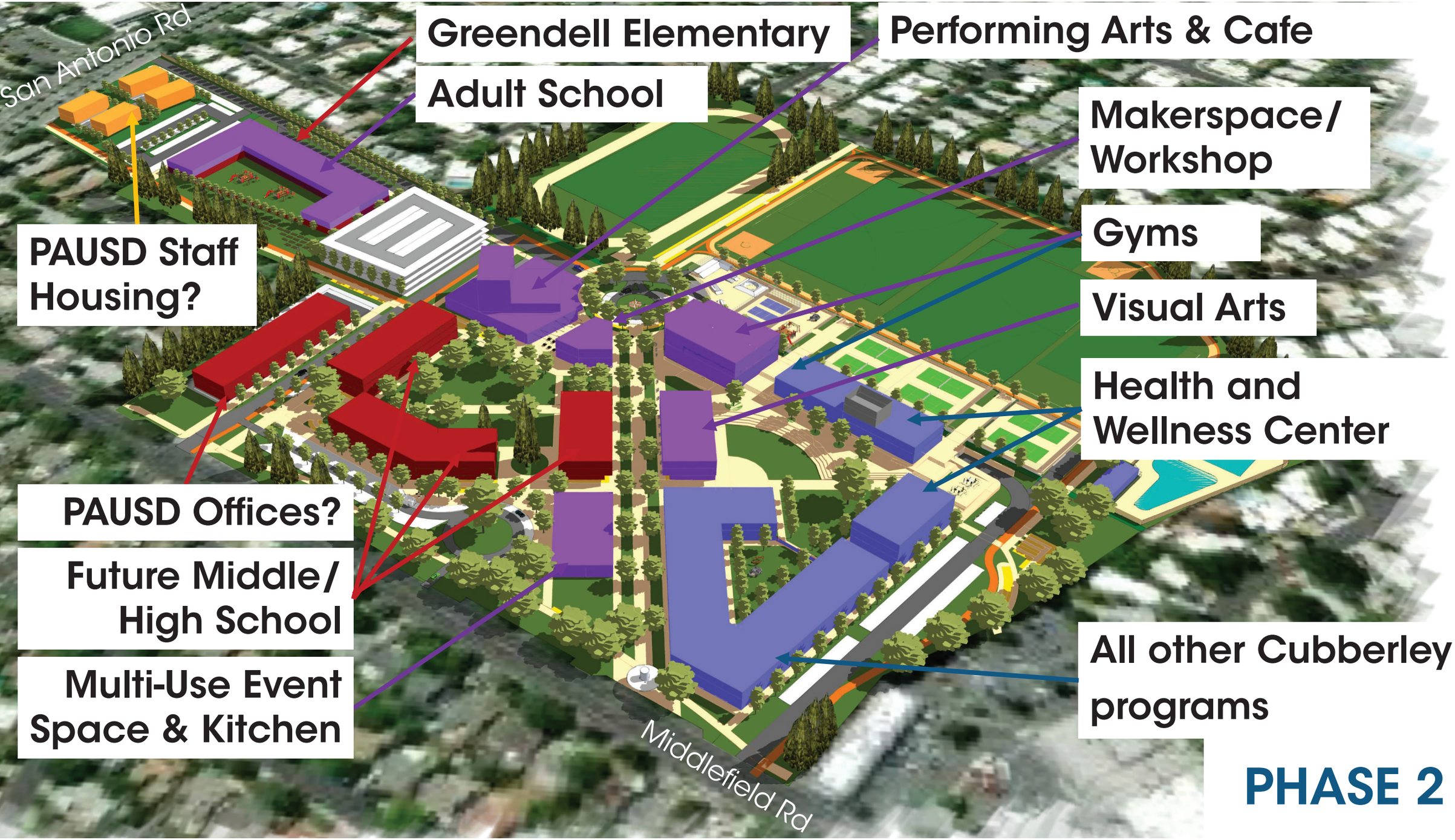


Program Organization and Massing

Circulation & Parking

Look and Feel


Greendell Elementary
Performing Arts & Cafe
Adult School
Makerspace/
Workshop
Gyms
Visual Arts
Health and
Wellness Center
All other Cubberley
programs
Multi-Use Event
Space & Kitchen
San Antonio Rd
Middlefield Rd
PHASE 1


San Antonio Rd
Greendell Elementary
Performing Arts & Cafe
Adult School
Makerspace/
Workshop
PAUSD Staff
Housing?
Gyms
Visual Arts
Health and
Wellness Center
PAUSD Offices?
Future Middle/
High School
Multi-Use Event
Space & Kitchen
All other Cubberley
programs
Middlefield Rd
PHASE 2


San Antonio Rd
Preserve existing soccer and softball fields
Small Skate Park
Pickleball
Playground
Tennis
Dog Park
Pool
Greendell Playground
Outdoor Café Seating
School Quad
Outdoor Exercise
Amphitheater
Flexible Green
Childcare Play area
Central Promenade
Middlefield Rd
PHASE 2

Number of Stories

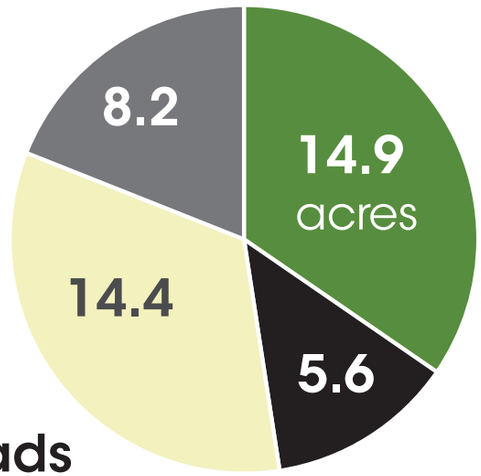


PHASE 2





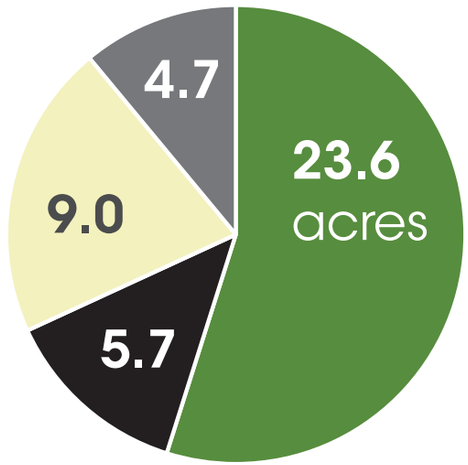
Existing Site Coverage



- Green space
- Building footprints
- Pedestrian Hardscape
- Parking and Access Roads

In acres

Proposed Site Coverage



59% more green space

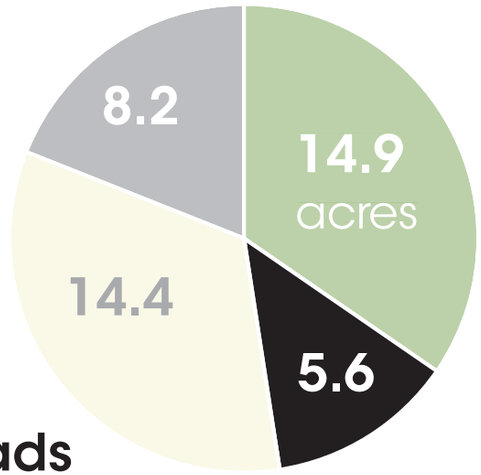


Existing Site Coverage

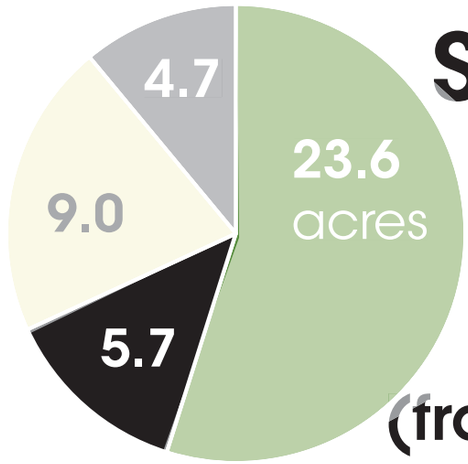


Proposed Site Coverage

- Green space
- Building footprints
- Pedestrian Hardscape
- Parking and Access Roads



In acres



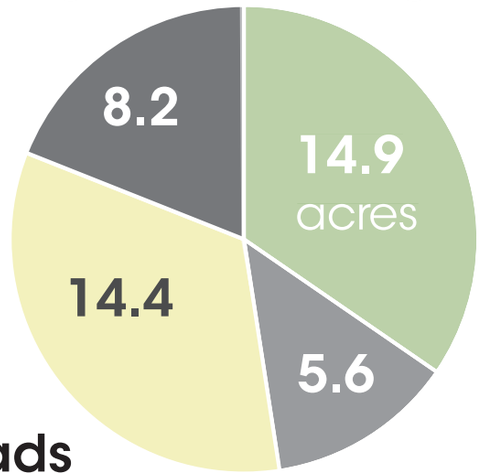
Similar building footprint

with over double the indoor area (from 250K sq ft to 510K)





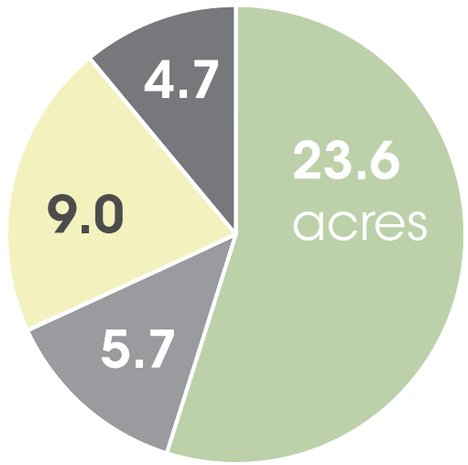
Existing Site Coverage



In acres

- Green space
- Building footprints
- Pedestrian Hardscape
- Parking and Access Roads

Proposed Site Coverage



40% Less Paving

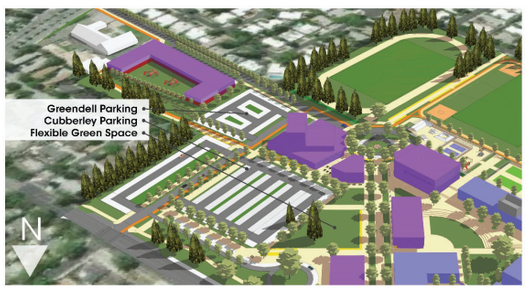
Pedestrian Hardscape
+ Parking/Access Roads

Activity 1

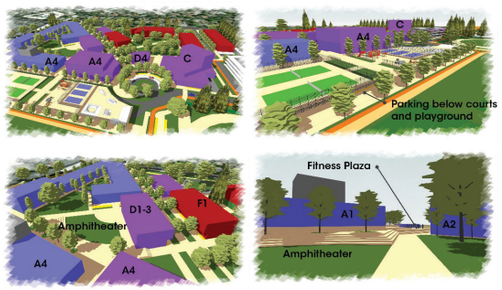
Massing and Programing Organization



Complete Site (Phase 2)



Site prior to future school



Key

- Community Center Use
- Shared/Alternating Use
- School District Use
- Teacher Housing
- Pedestrian paths
- Bike paths
- Bike parking
- Car access roads
- Car parking

We would like to get your feedback on this draft massing and program organization model. Add comments on Post-its to let us know:

What is working well about this site organization and program adjacencies?

What is not working so well or needs more attention?

What activities or events would you like to see accommodated in the outdoor spaces?

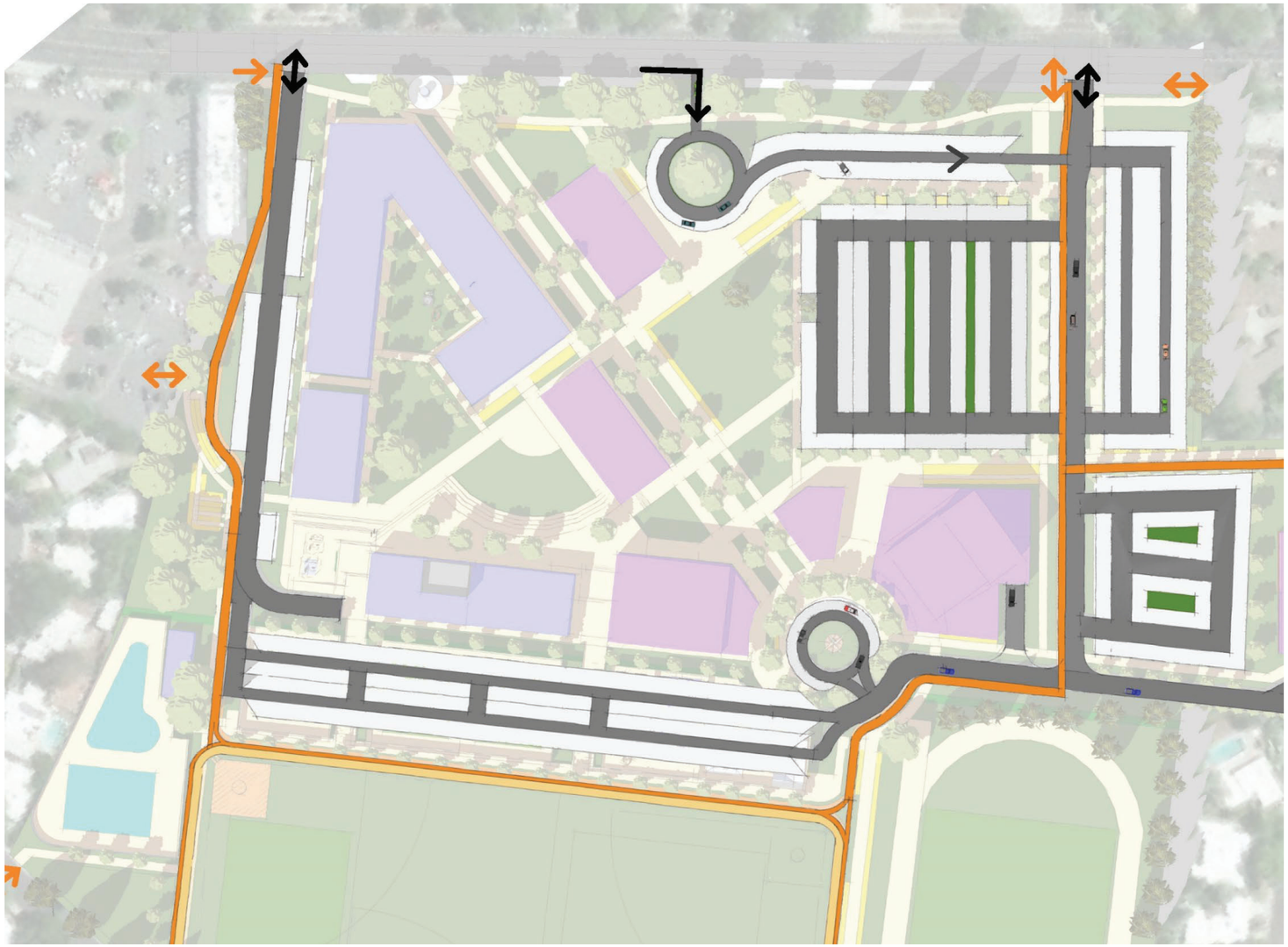
Any other thoughts or comments you have about this massing and site orgranization.

Program Organization and Massing

Circulation & Parking

Look and Feel

Circulation and Parking



Program Organization & Massing

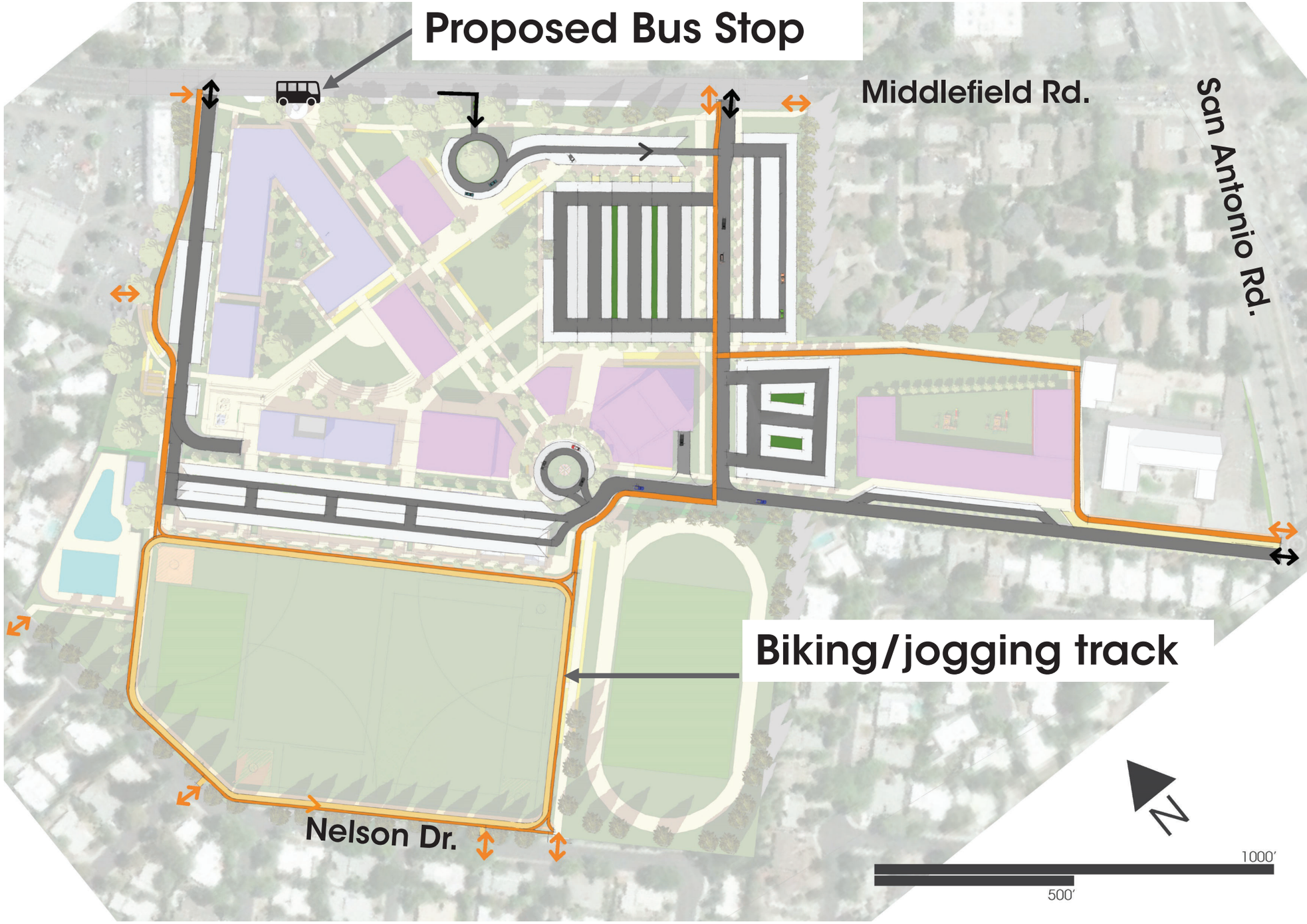
Circulation & Parking

Look and Feel

PHASE 1



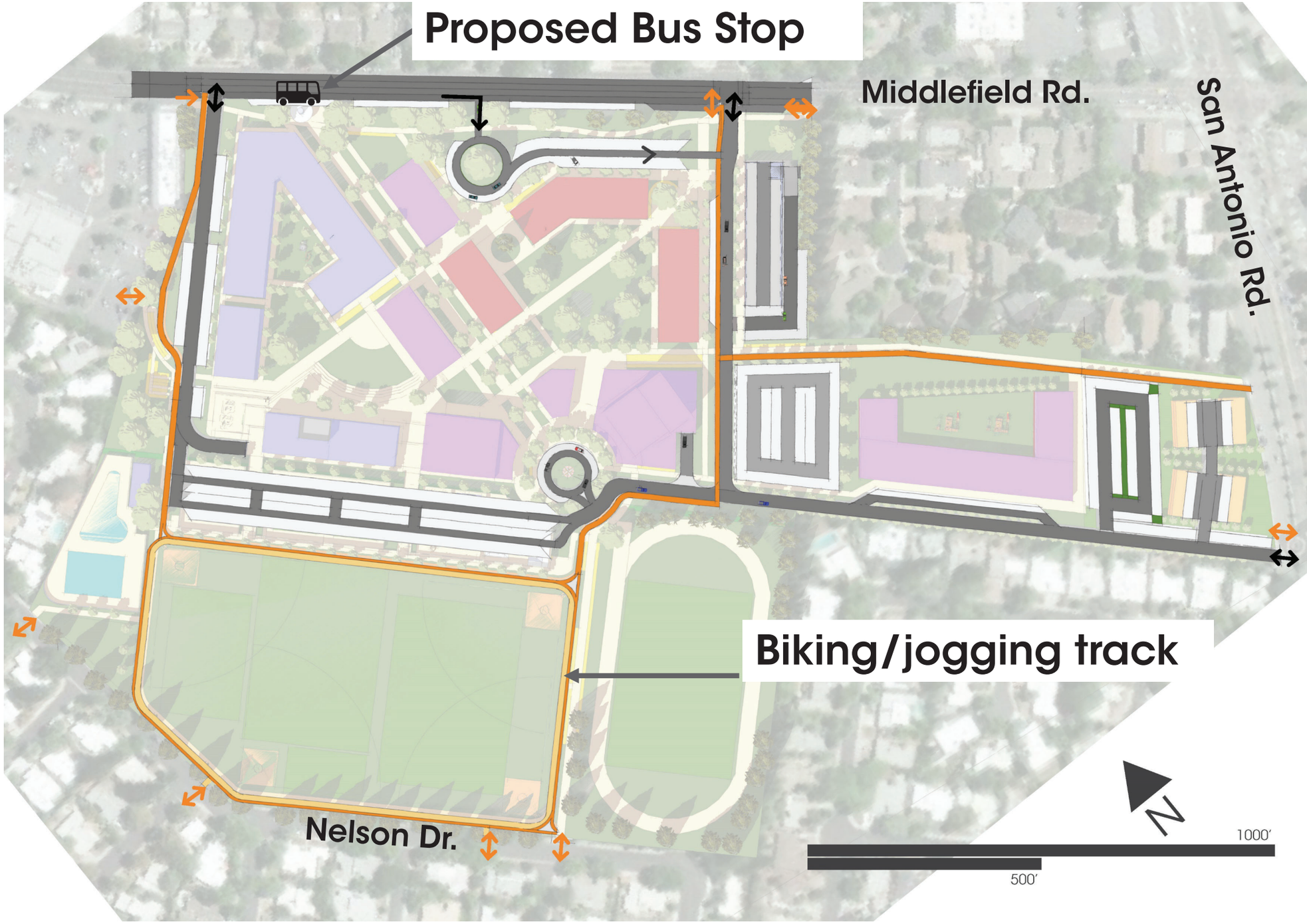




Bicycle & Pedestrian Entry/Egress

Vehicular Entry/Egress

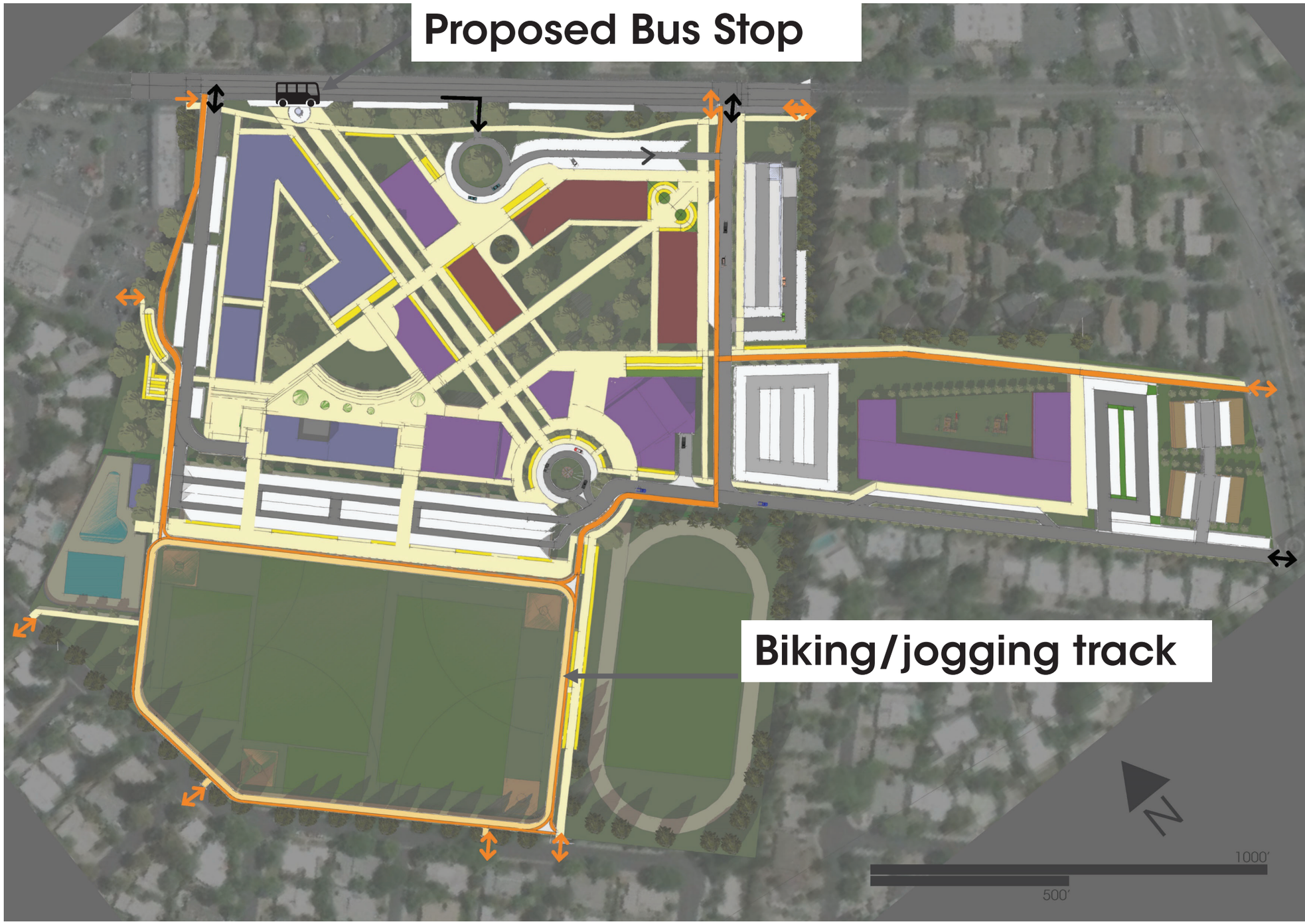
PHASE 2



Bicycle & Pedestrian Entry/Egress

Vehicular Entry/Egress

PHASE 2



Bicycle & Pedestrian Entry/Egress

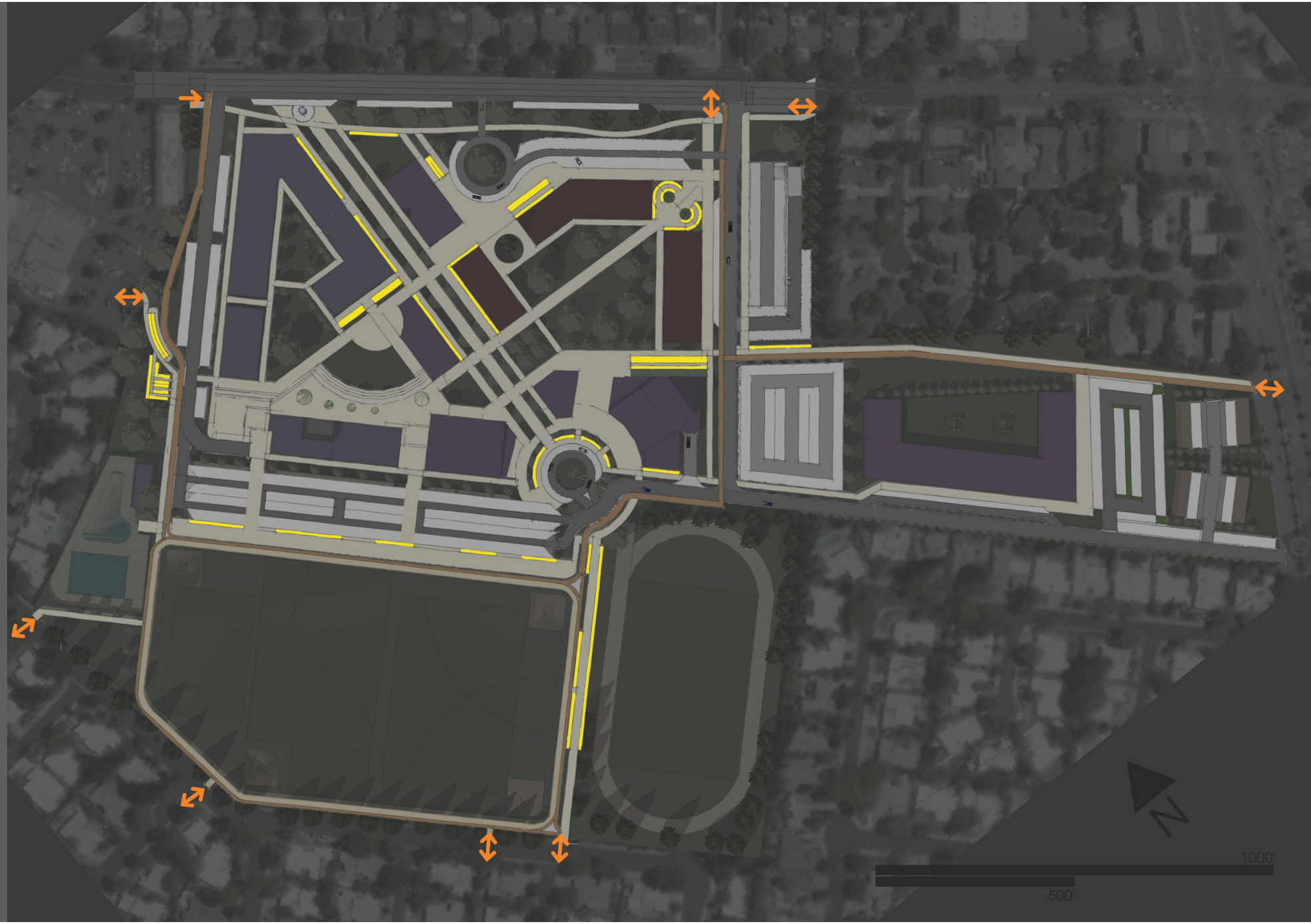
Vehicular Entry/Egress

Bike Parking

1,800
bike stalls

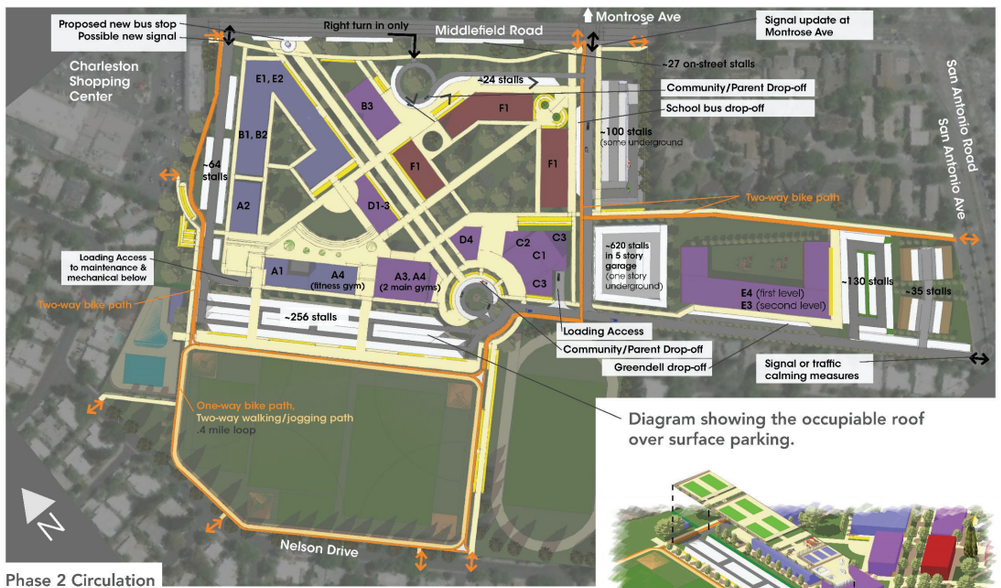
800 for community center

1000 for future school

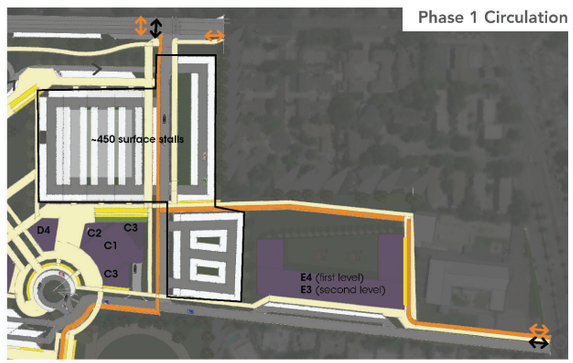


Activity 2

Site Circulation

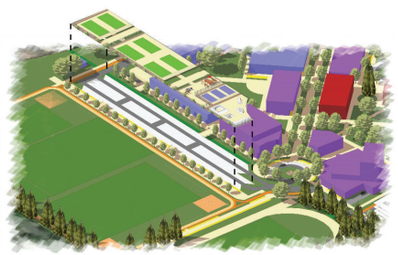


Phase 2 Circulation



Phase 1 Circulation

Diagram showing the occupiable roof over surface parking.



Scale
1000'
500'

Key
- Pedestrian paths
- Bike paths
- Bike parking ≈ 100 bike stalls
- Car access roads
- Car parking
- Car entry/egress
- Bike & pedestrian entry/egress
- Community Center Use
- Shared/Alternating Use
- School District Use

~1,800 stalls shown

~1260 stalls shown
traffic experts and City staff to advise on final parking needs

We would like to get your feedback on this draft circulation plan. Let us know if you agree with the following statements and tell us why with Post-its.

Does this plan seem safe and easy to navigate for:

	Strongly disagree	disagree	Neutral	agree	Strongly agree
Pedestrians	○	○	○	○	○
Bicylists	○	○	○	○	○
Cars	○	○	○	○	○

Does parking access look convenient for:

	Strongly disagree	disagree	Neutral	agree	Strongly agree
Bicylists	○	○	○	○	○
Cars	○	○	○	○	○

What issues or concerns do you have about site access and circulation?

Add other comments or notes on the diagram or below.

Program Organization & Massing

Circulation & Parking

Look and Feel

Activity 3

Architectural Style Preferences

Look and Feel: Architectural Style Preferences

Together your table will work together to create overall design guidelines.

1. Discuss what architectural style you'd like to see at Cubberley.
2. Grade the elements of the precedents on a 1-5 scale.
3. Rank the four styles shown.
4. Add comments and/or suggest other precedents for how the buildings should look and feel. Let us know about precedents we should look at.

Mid-Century Modern





Roof shape 1 2 3 4 5
Materials 1 2 3 4 5
Windows and openings 1 2 3 4 5
Fit in the neighborhood 1 2 3 4 5

4 OVERALL RANK *(among the four precedents)*

COMMENTS/ ADDITIONAL PRECEDENTS

Arts & Crafts





Roof shape 1 2 3 4 5
Materials 1 2 3 4 5
Windows and openings 1 2 3 4 5
Fit in the neighborhood 1 2 3 4 5

4 OVERALL RANK *(among the four precedents)*

COMMENTS/ ADDITIONAL PRECEDENTS

Mission Style



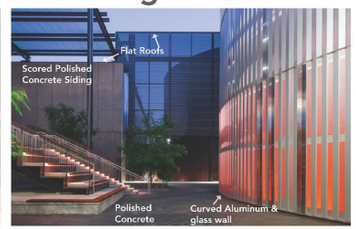


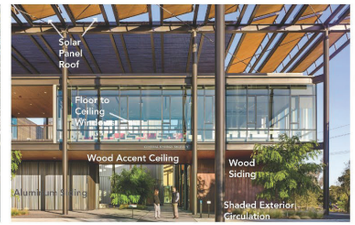
Roof shape 1 2 3 4 5
Materials 1 2 3 4 5
Windows and openings 1 2 3 4 5
Fit in the neighborhood 1 2 3 4 5

4 OVERALL RANK *(among the four precedents)*

COMMENTS/ ADDITIONAL PRECEDENTS

Contemporary/ High-Tech





Roof shape 1 2 3 4 5
Materials 1 2 3 4 5
Windows and openings 1 2 3 4 5
Fit in the neighborhood 1 2 3 4 5

4 OVERALL RANK *(among the four precedents)*

COMMENTS/ ADDITIONAL PRECEDENTS

Program Organization & Massing

Circulation & Parking

Look and Feel

Activity 4

Landscape Style Preferences

Look and Feel: Landscape Style Preferences

Together your table will work together to create overall design guidelines.

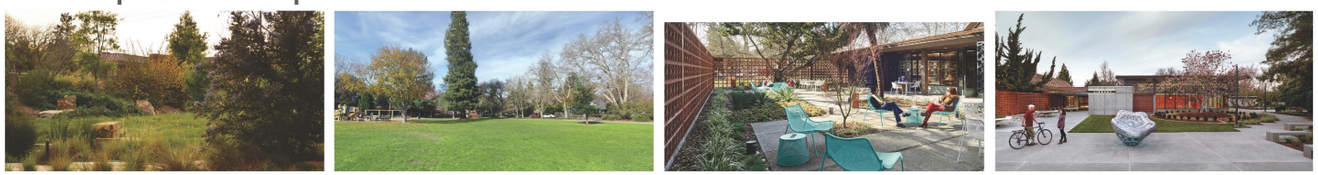
1. Discuss and choose where your group's preferences lie on each of the three style spectrums below.
2. Add suggestions for how the landscape should look and feel. Let us know if there are precedents we should look at!

Shapes and Forms



Organic — Orthogonal

Landscape / Hardscape



Native Landscaping — Hardscape

Paving Color Palette



Warm — Cool

Program Organization & Massing

Circulation & Parking

Look and Feel

M1 M2



M3

Basis of Design

- Parking and Traffic
- Energy and Sustainability
- Environmental Impact
- Cost Estimation/Phasing

After your input from this meeting is integrated into the Basis of Design, technical experts will advise on recommended alterations or options based on your vision.

3 - 6 Alternatives
In Draft Master Plan

M4
05.09.19
Evaluating the Draft Plan

FINAL PLAN
Summer `19

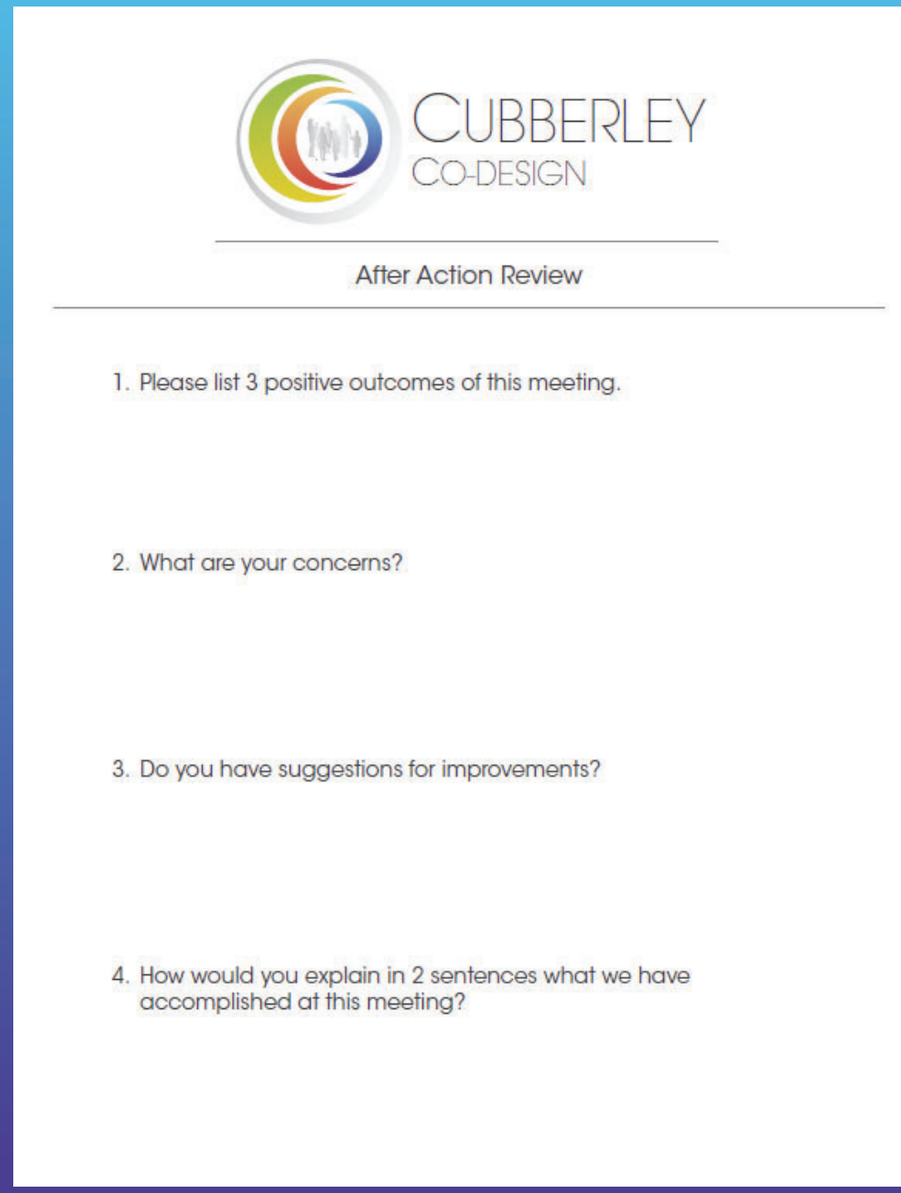
NEXT STEPS & AAR

Next meeting:

May 9th

same time, same place

For more info, go to:
pausd.org/cubberleycodesign



CUBBERLEY
CO-DESIGN

After Action Review

1. Please list 3 positive outcomes of this meeting.

2. What are your concerns?

3. Do you have suggestions for improvements?

4. How would you explain in 2 sentences what we have accomplished at this meeting?