CUBBERLEY
CO-DESIGN

CITY OF PALO ALTO

Palo Alto Unified School District

concordia
architecture | planning | community engagement

GOAL

To collaboratively develop a community vision and master plan for the Cubberley site that is innovative, flexible, and adaptable.

AGENDA

20 min	Welcome and Presentation
40 min	Activity 1 - Programming
10 min	Intro to Activity 2
40 min	Activity 2 – Massing Exercise
10 min	Next Steps and After Action Review

We ask that you…

- Engage fully with your group
- Have courage to share bold ideas
- Be open-minded to possibility and opportunity
- Listen to all voices, even those in conflict with your own
- Make room for everyone to be heard
- Share any questions you have on your After Action Review



No Photos of Me!

concordia

architecture | planning | community engagement

Concordia: *harmony and agreement among people and things.*

It's our one word mission statement.

We create authentic community-centered processes and spaces shaped by the people who will use them every day.



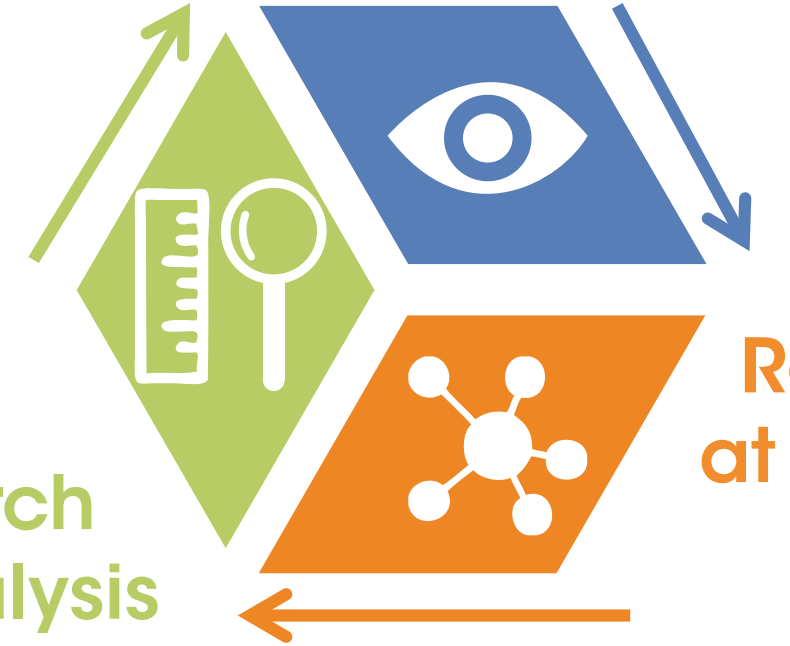
NEXUS THINKING

Individual Needs

Democratic Consensus

Research & Analysis

Codesign Process



Process timeline

Programming Phase

Design Phase

09/27
Program Needs & Major Spatial Relationships

11/01
Honing the Program Vision

01/24
Design Direction and Aesthetics

05/09
Evaluating the Draft Plan

FINAL PLAN

Background on Cubberley



Brief History

1955
Cubberley School Site Built

1979
Cubberley site closed due to declining enrollment

1981
City acquires Terman School site through 20 year lease to purchase agreement

1989
City enters into Lease of Cubberley School. Cubberley Community Center Created.

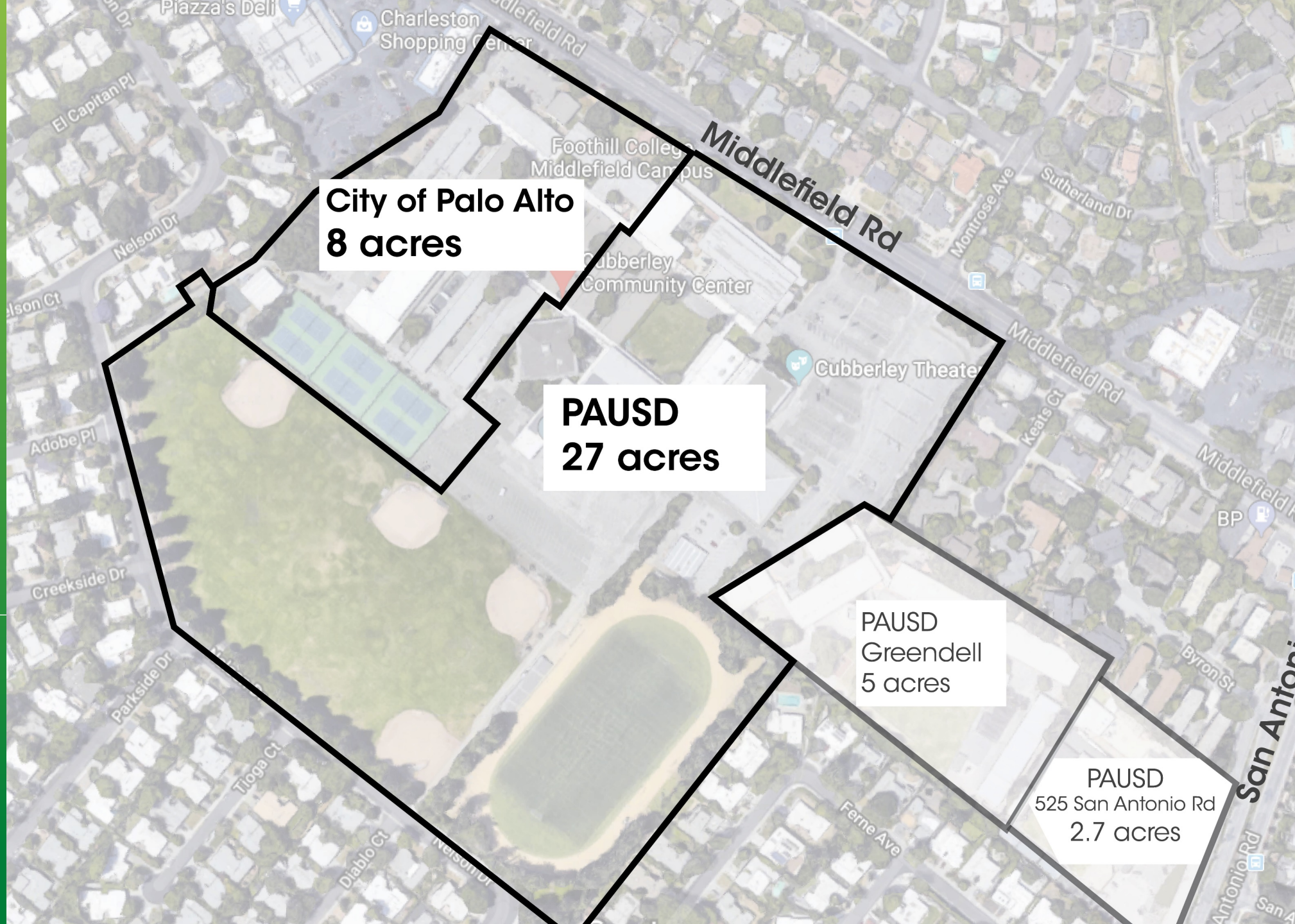
2001
City acquires 7.93 acres of Cubberley through land swap with PAUSD

2012
CCAC Committee Recommends Joint Use Master Plan

2018
Cubberley Codesign

Source: City of Palo Alto, June 16, 2010 Cubberley Site Discussion Power Point Presentation

Site


City of Palo Alto
8 acres
PAUSD
27 acres
PAUSD
Greendell
5 acres
PAUSD
525 San Antonio Rd
2.7 acres
Middlefield Rd
Middlefield Rd
Cubberley
Community Center
Cubberley Theater
Foothill College
Middlefield Campus
Charleston
Shopping Center
Piazza's Deli
El Capitan Pl
Nelson Dr
Adobe Pl
Creekside Dr
Parkside Dr
Tioga Ct
Diablo Ct
Nelson Dr
Ferne Ave
Byron St
Keats Ct
Montrose Ave
Sutherland Dr
BP
San Antonio

Current Uses



RENTABLE ROOMS
Pavilion
Classrooms
Lecture
Activity
Meeting Room
Dance Studios
Gym A & B
Gym Activity Room
Theater
Auditorium
Music Room

HEALTH & WELLNESS
Avenidas
REACH
Cardiac Therapy/Heart for Life
Art of Living
Ranger Taekwondo
Silicon Valley Karate
Dance Connection
Dance Magic
Dance Visions
Zohar
Palo Alto Soccer Club
Stanford Soccer Club

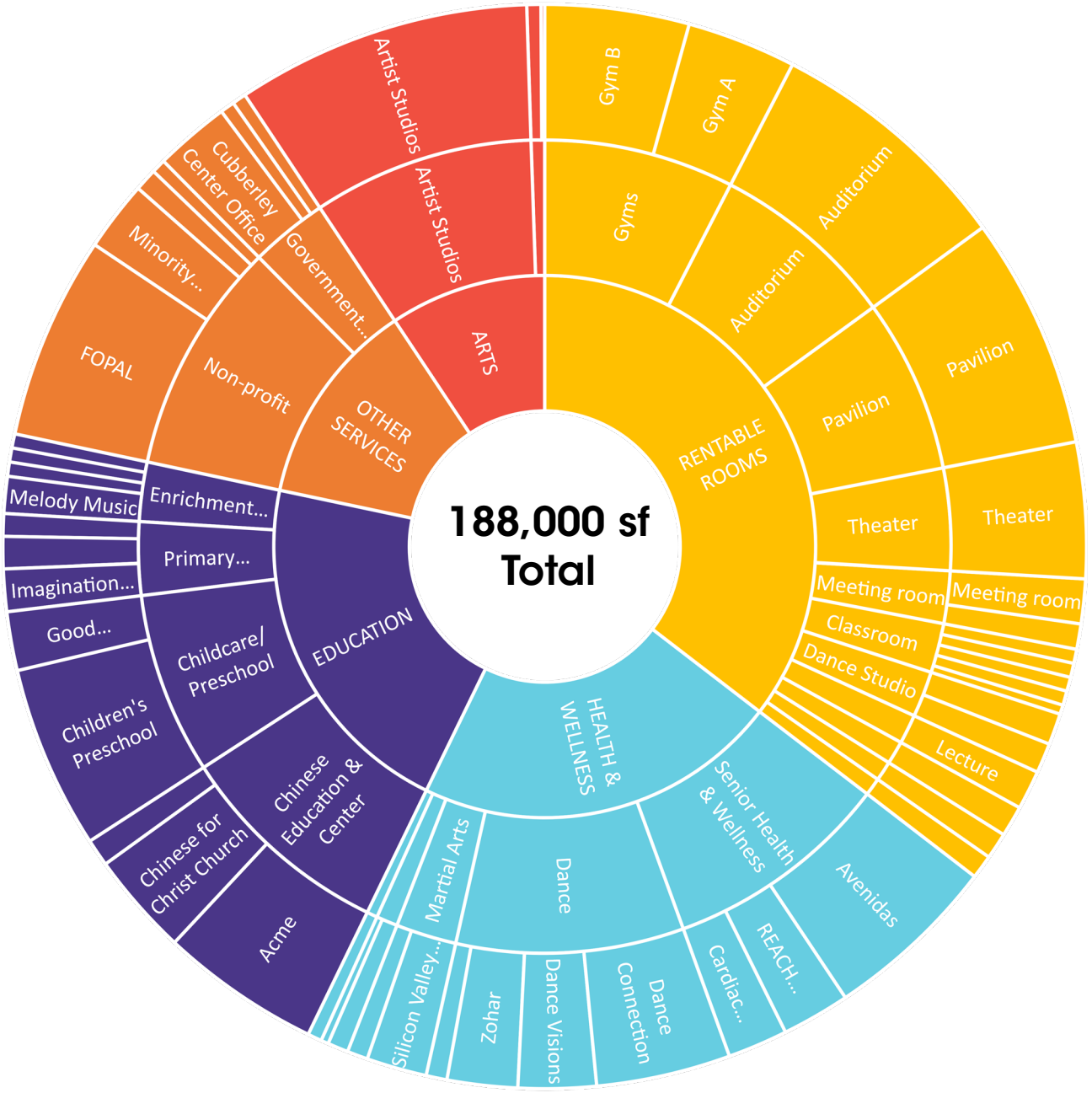
EDUCATION
Children's Preschool Center
Good Neighbor Montessori
Genius Kids
Living Wisdom School
BrainVyne
Imagination School
Ivy Goal Education
Make X
Acme Education Center
Chinese for Christ
Hua Kuang Chinese Reading Room
Children's Museum and Zoo

VISUAL & PERFORMING ARTS
Artist's Studios
California Pops Orchestra
Palo Alto Chamber Orchestra
Melody's Music

OTHER SERVICES
City of Palo Alto - OES
Cubberley Center Office
Palo Alto Historical Association
Palo Alto Humane Society
Minority Project
California Law Revision
Friends of the Palo Alto Library

OUTDOOR SPORTS
Fields:
Palo Alto Girls Softball
Palo Alto AYSO
Palo Alto Soccer Club
Stanford Soccer Club
Silicon Valley Adult Sports
Palo Alto Adult Soccer Club
Various 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



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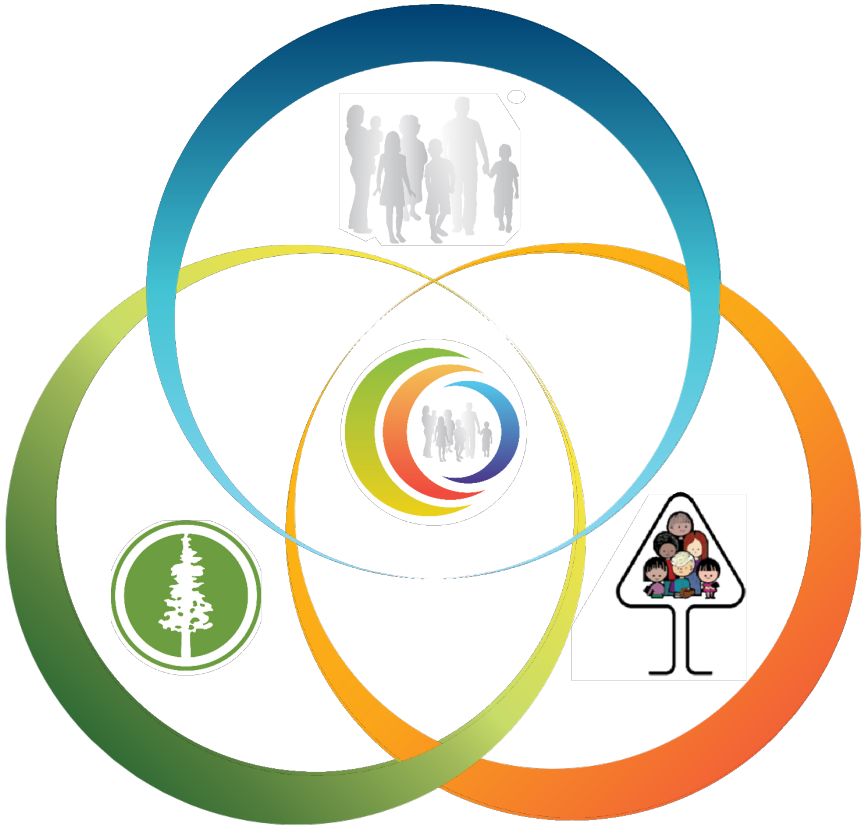
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City of Palo Alto

VISION: a community center that

- Provides a multi-cultural learning environment
- Supports the visual and performing arts
- Offers wellness opportunities to support the social, emotional and physical health of all people

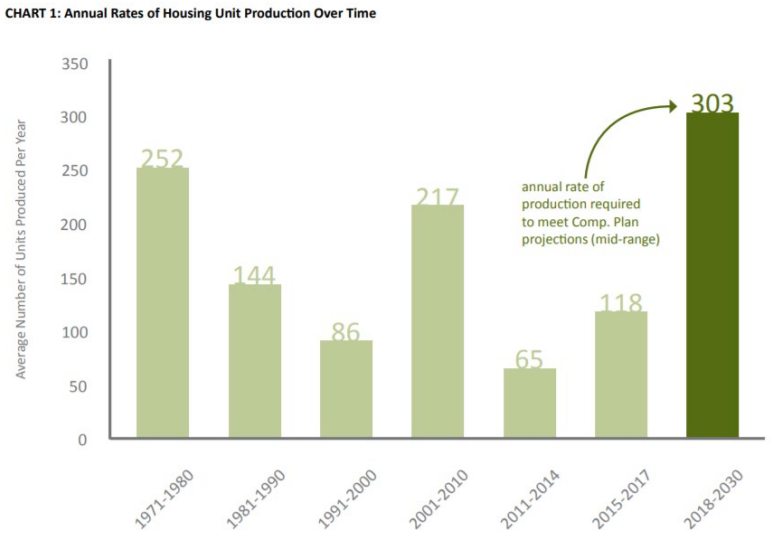
Community Members



City of Palo Alto

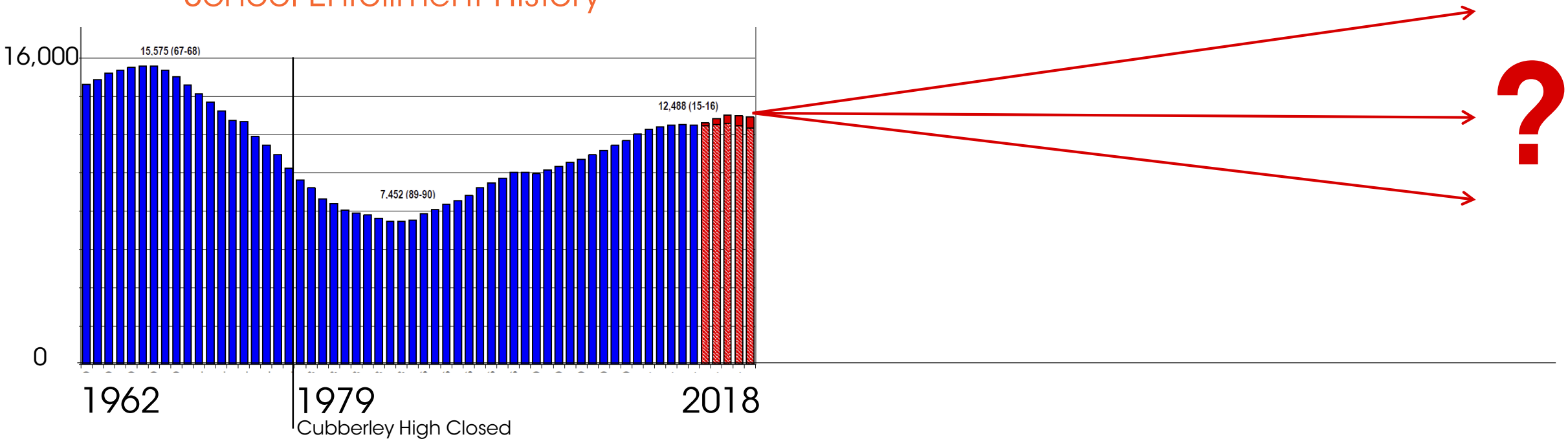
PAUSD

PAUSD

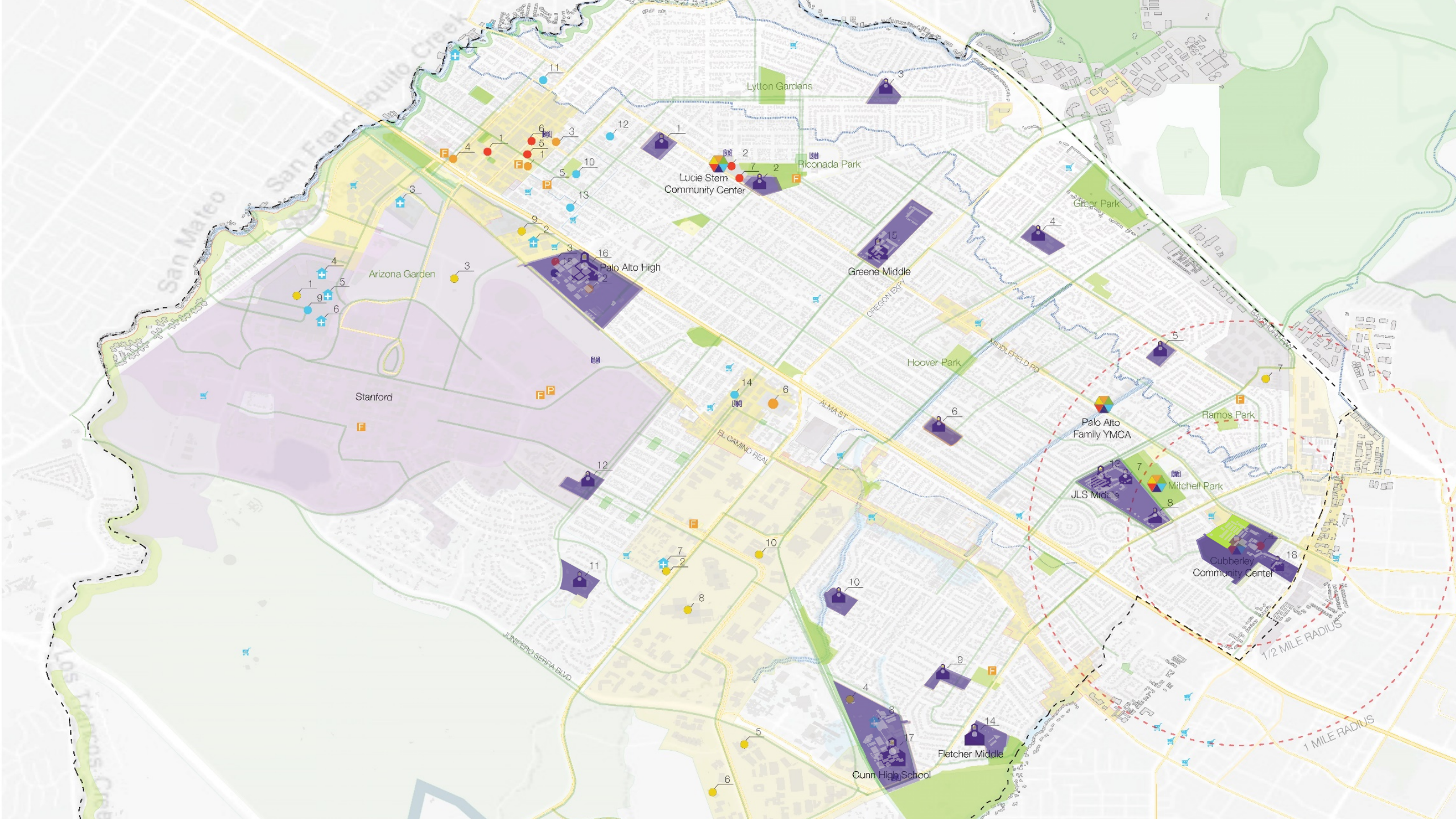


City plan to add 3,500 - 4,400 new housing units between 2015 and 2030.

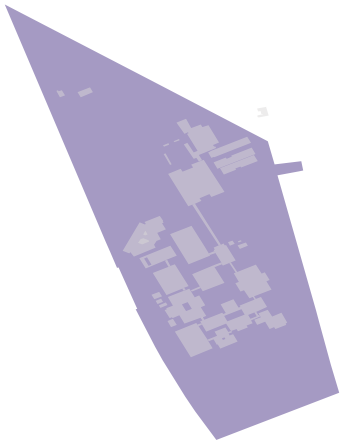
School Enrollment History



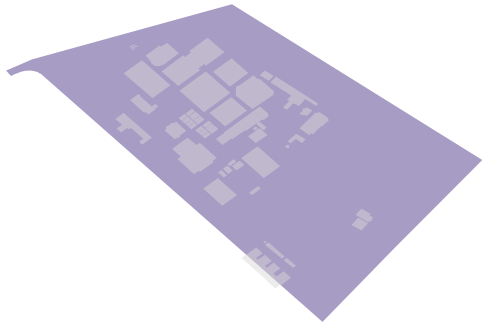
Sources: Housing Work Plan February 2018 Draft and enrollment summary report 2016


Lytton Gardens
Riconada Park
Lucie Stern
Community Center
Greer Park
Palo Alto High
Greene Middle
Arizona Garden
Stanford
Hoover Park
Palo Alto
Family YMCA
Ramos Park
JLS Middle
Mitchell Park
Cubberley
Community Center
Cunn High School
Fletcher Middle
EL CAMINO REAL
ALMA ST
MIDDLEFIELD RD
OREGON EXPY
JUNIPERO SERRA BLVD
1/2 MILE RADIUS
1 MILE RADIUS

High Schools

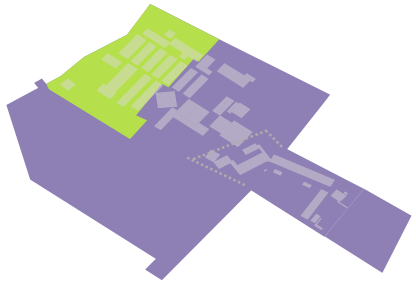


Gunn
49.7 acres

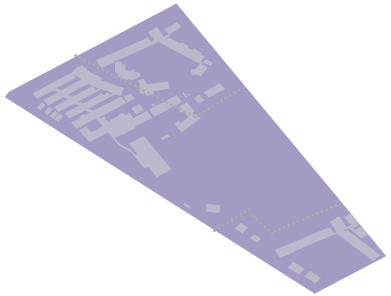


Palo Alto High
44.2 acres

Multi-Use Sites

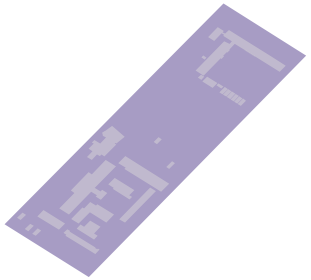


Cubberley, Greendell, & 525
34.7 acres (+8 City)



JLS Middle
Fairmeadow Elem.,
Hoover Elem.,
33.9 acres

Middle Schools



Fletcher
22.5 acres



Greene
14.3 acres

Elementary Schools



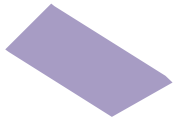
Addison



Hays



Duveneck



Ohlone



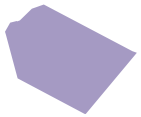
Palo Verde



El Carmelo



Briones



Barron Park



Nixon



Escondido



(Leased – Fremont Hills)

PAUSD

Need:

Create the ability to house a large school on the Cubberley site in the future.



OTHER COMMUNITY NEEDS

(What are they?)

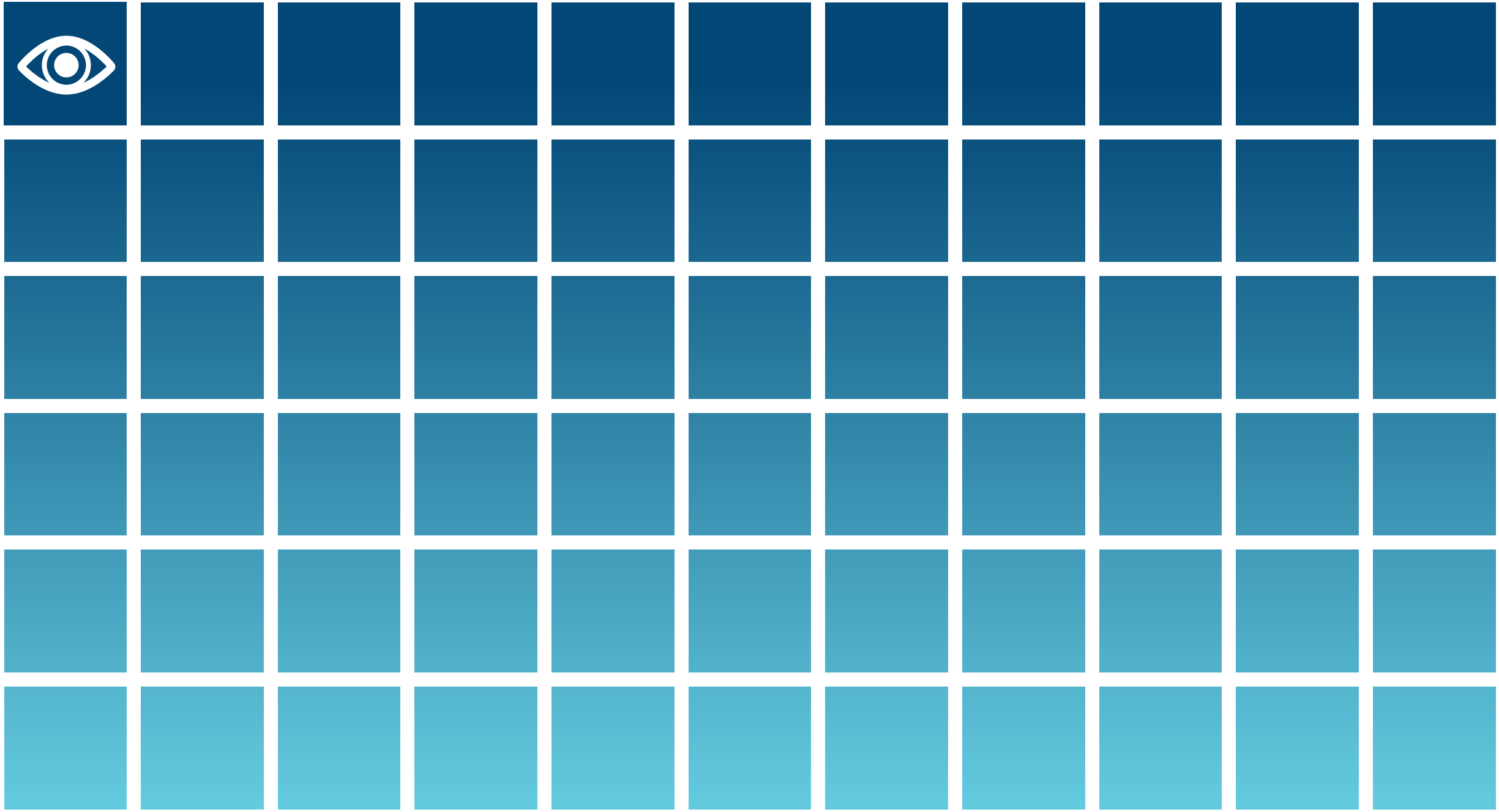


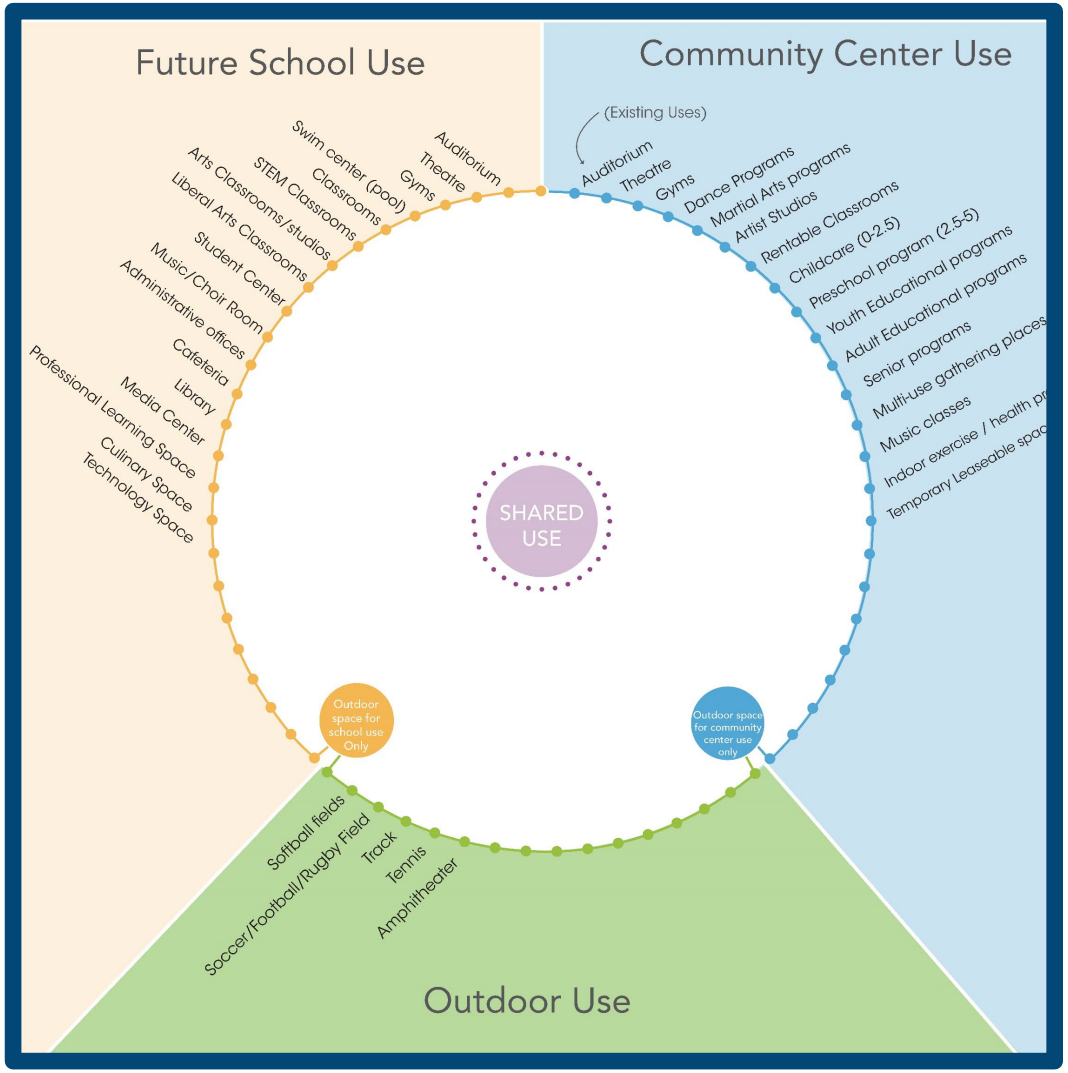
Tonight's Goals:

1. Identify ways that Cubberley can better serve community needs in the future.

2. Gather your initial thoughts about site use, building size, and massing on site.






Future School Use
Community Center Use
(Existing Uses)
Auditorium
Theatre
Gyms
Dance Programs
Martial Arts programs
Artist Studios
Rentable Classrooms
Childcare (0-2.5)
Preschool program (2.5-5)
Youth Educational programs
Adult Educational programs
Senior programs
Multi-use gathering places
Music classes
Indoor exercise / health pr
Temporary Leaseable spac
Auditorium
Theatre
Gyms
Swim center (pool)
Classrooms
STEM Classrooms
Arts Classrooms/studios
Liberal Arts Classrooms
Student Center
Music/Choir Room
Administrative offices
Cafeteria
Library
Media Center
Professional Learning Space
Culinary Space
Technology Space
SHARED USE
Outdoor space for school use Only
Outdoor space for community center use only
Softball fields
Soccer/Football/Rugby Field
Track
Tennis
Amphitheater
Outdoor Use

Program Needs and Future Vision

INSTRUCTIONS

Cubberley has the potential to support school and community center uses in the future. The purpose of this activity is for your group to discuss and propose uses that would address needs in the community. Consider future uses that will be complimentary to existing community center programs and future school programs. We encourage you to think outside the box!

1. Review the uses already labeled around the circle, which include existing community center uses and future school uses. Also review the nearby assets on the separate maps at your table. *Note: future school uses are based on assets at Paly High and Gunn.*

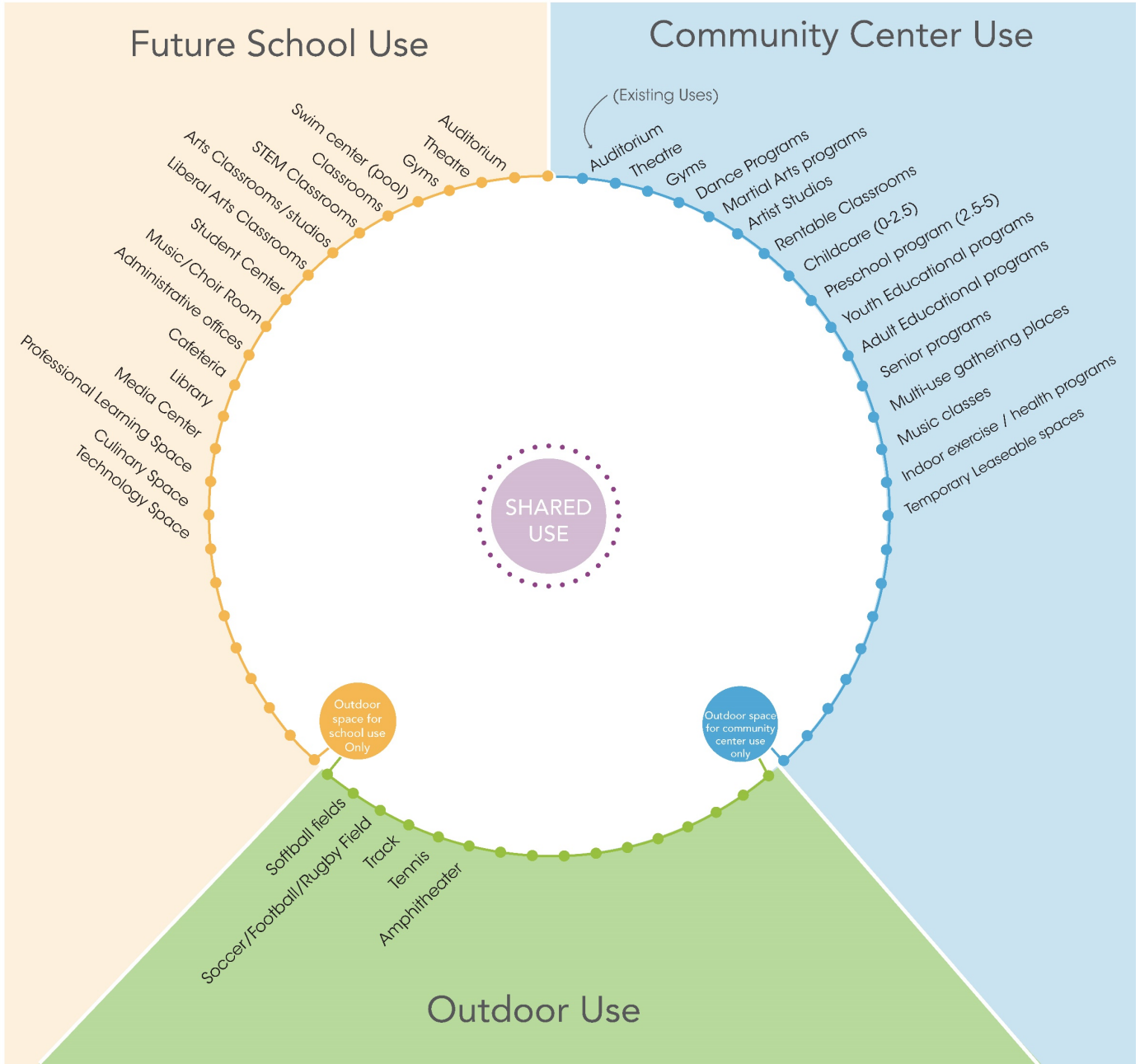
2. Discuss and propose new educational, community center, and shared uses by writing in new ideas around or within the white circle. For school uses, also consider shorter term needs that can be met prior to the development of a large school.

3. Make Connections for Adjacencies and Shared Uses. When your list is complete,

- If you think some spaces should be jointly used by the school and community center, use your markers to connect them to the **"Shared Use"** circle in the center.
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4. Add stickers to your favorite ideas. Your table has 5 stickers. Discuss as a group what your top 5 most needed additions are and add stickers by those ideas.

5. Elaborate on your long-term vision for Cubberley:



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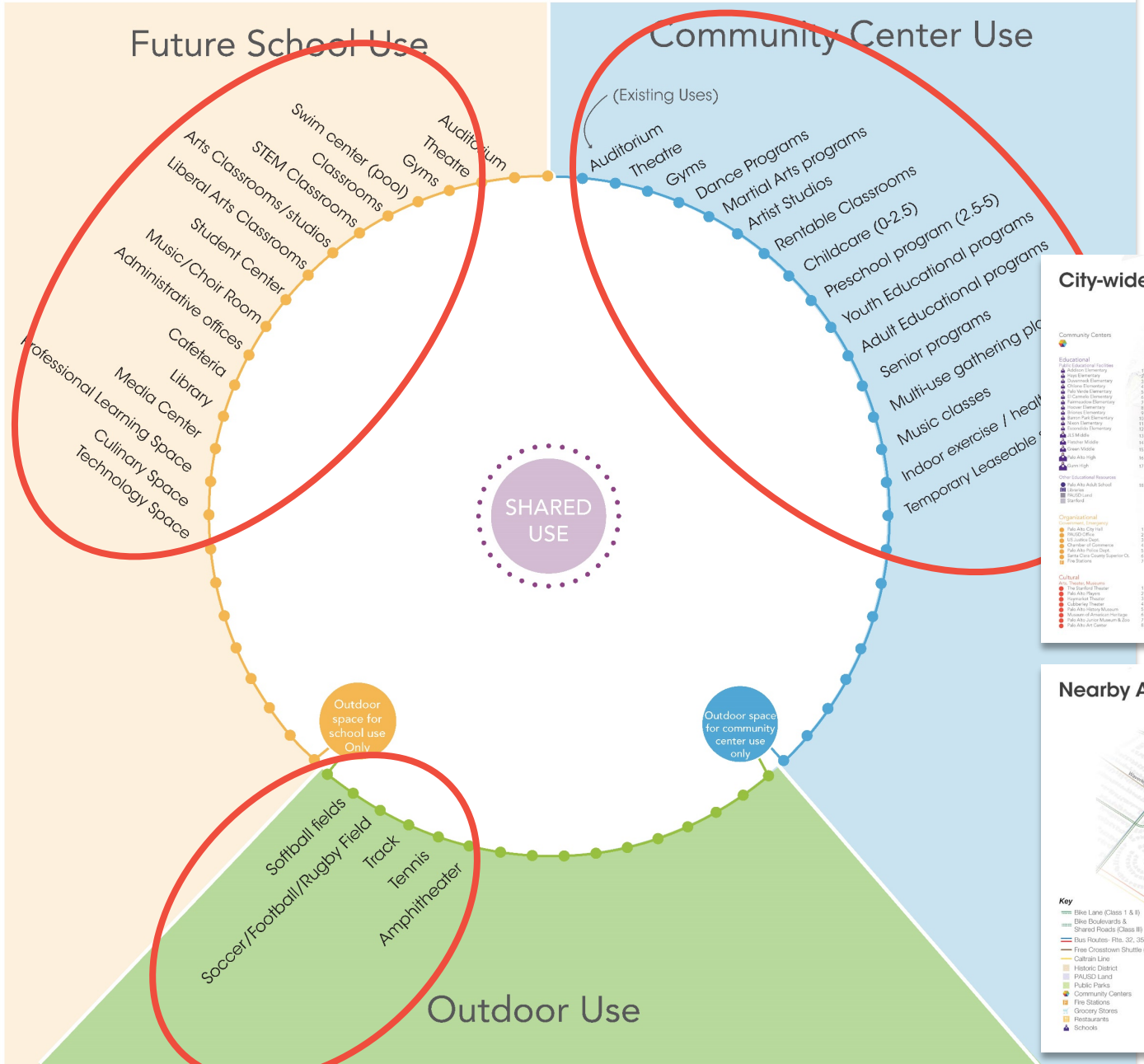
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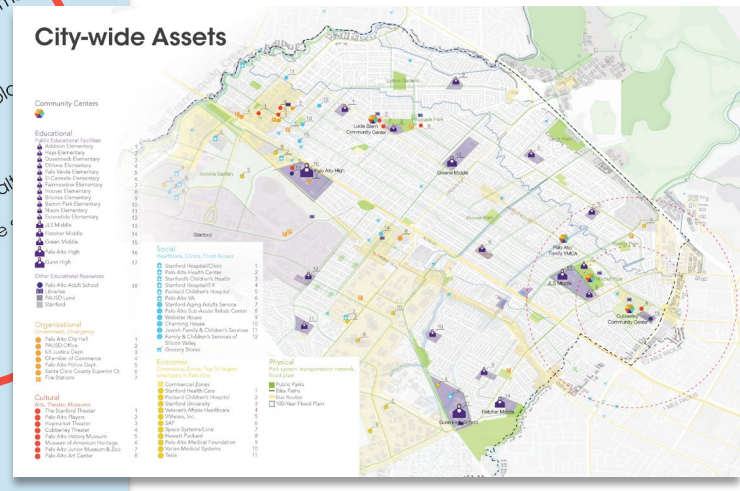
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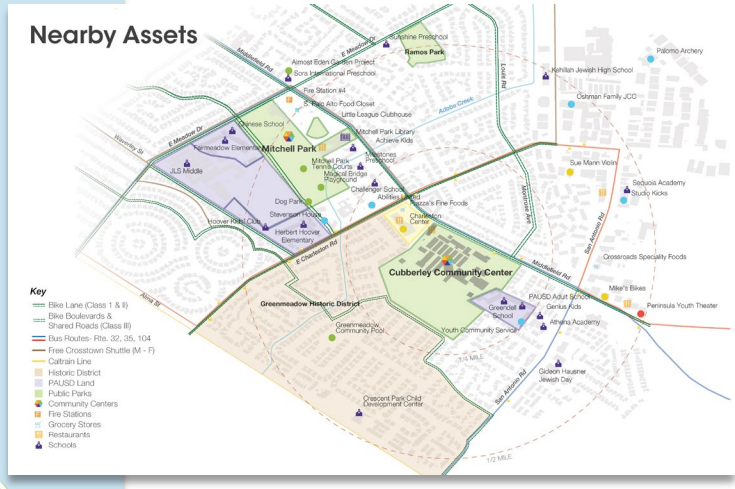
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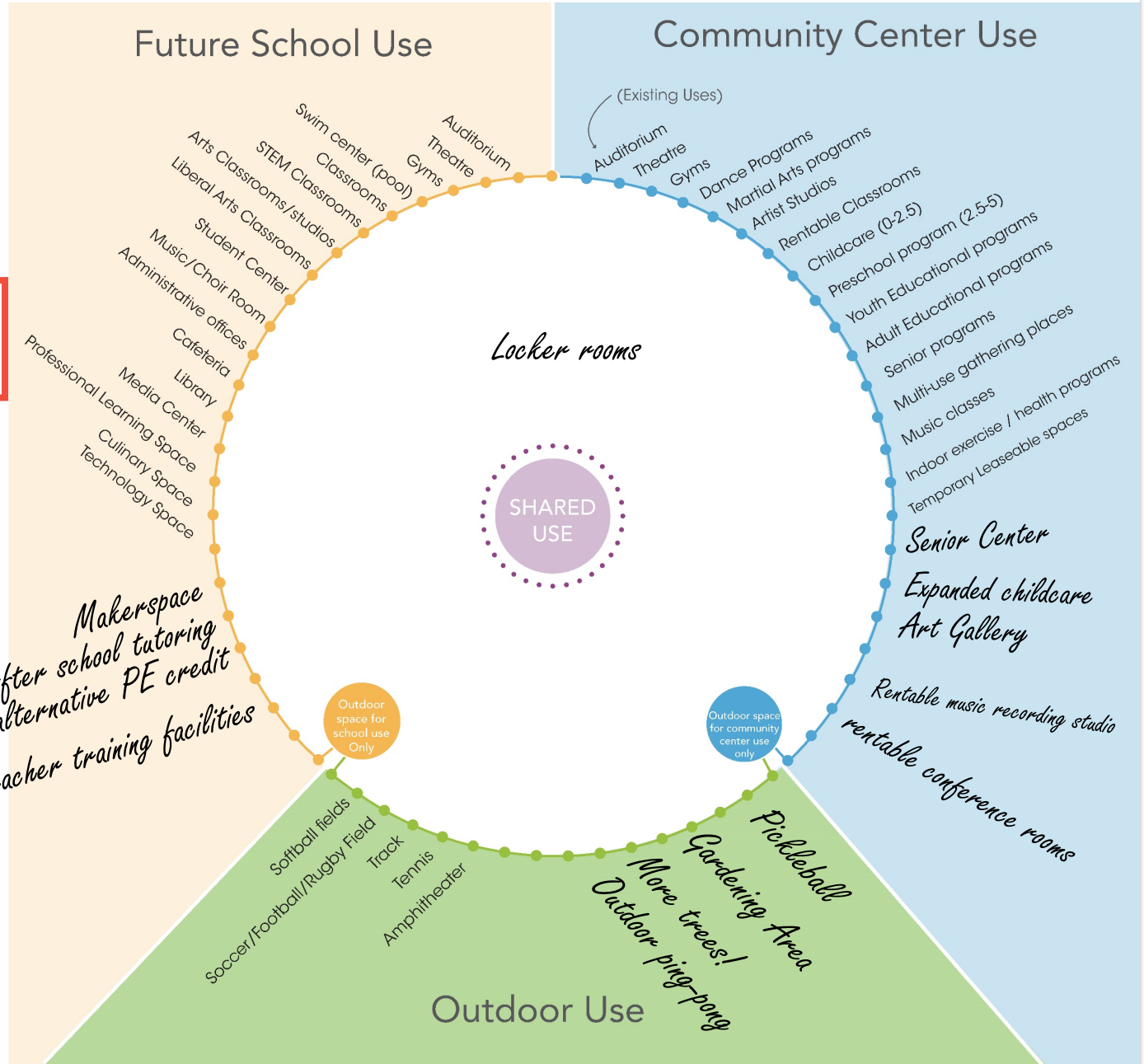
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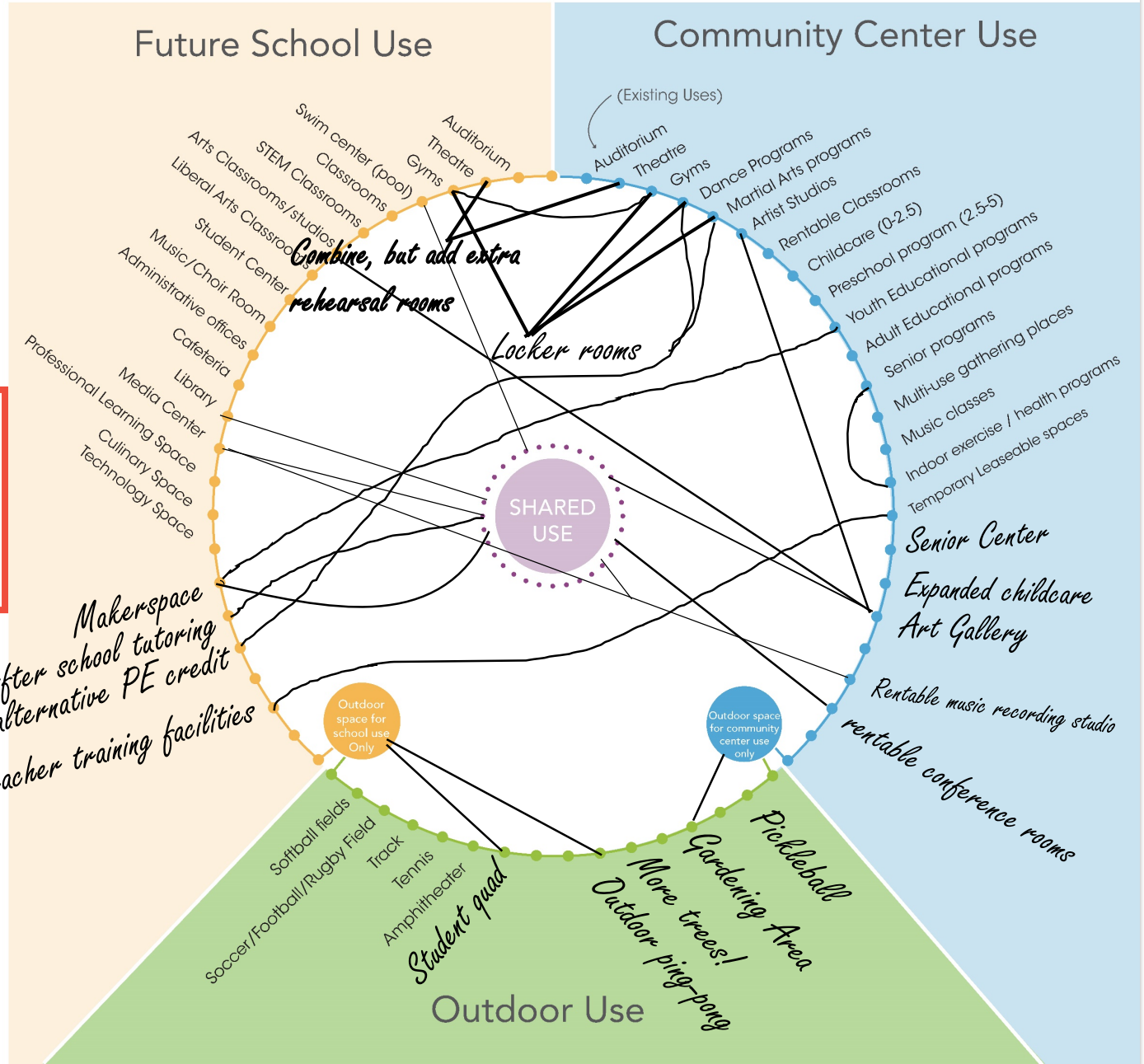
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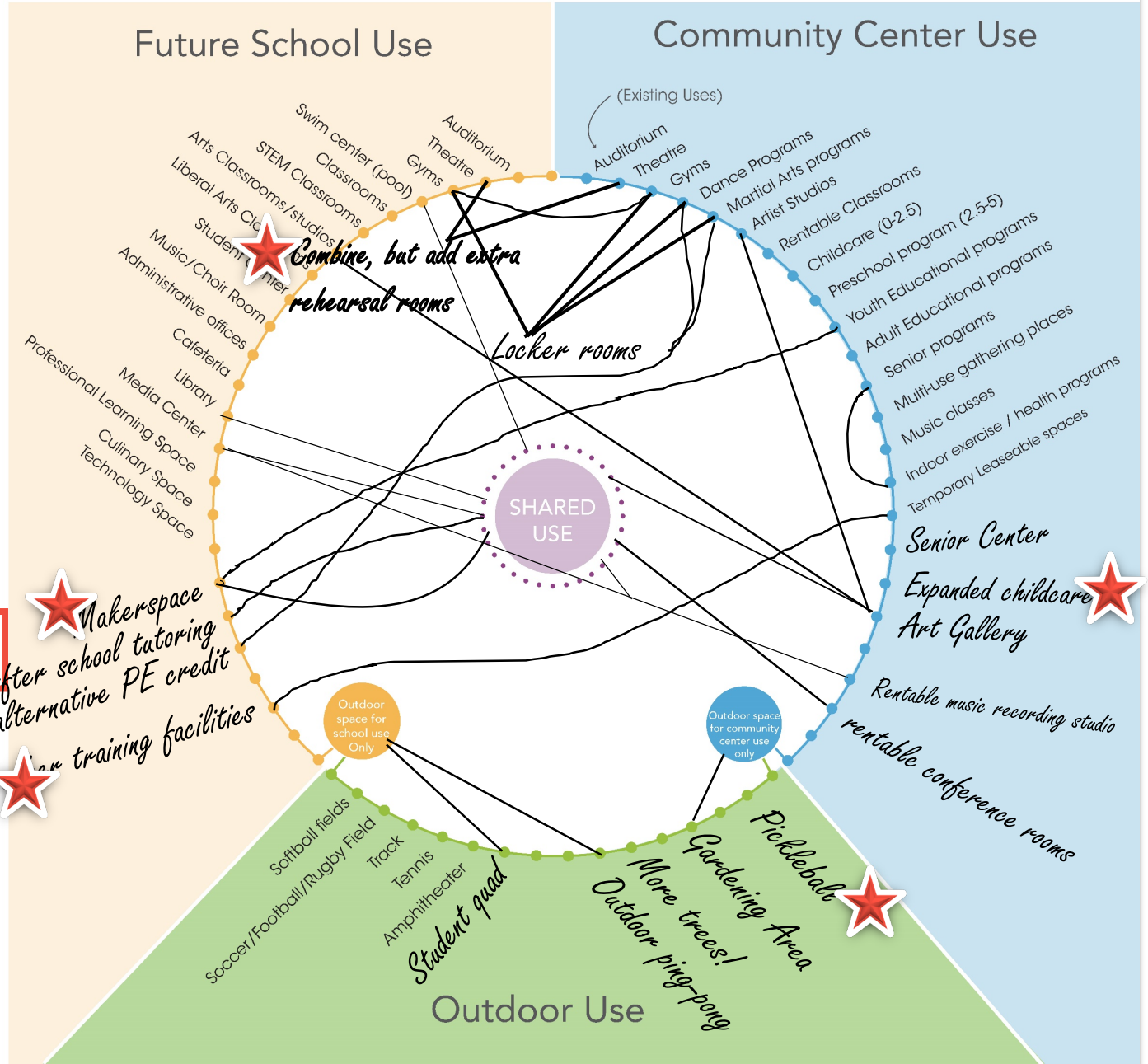
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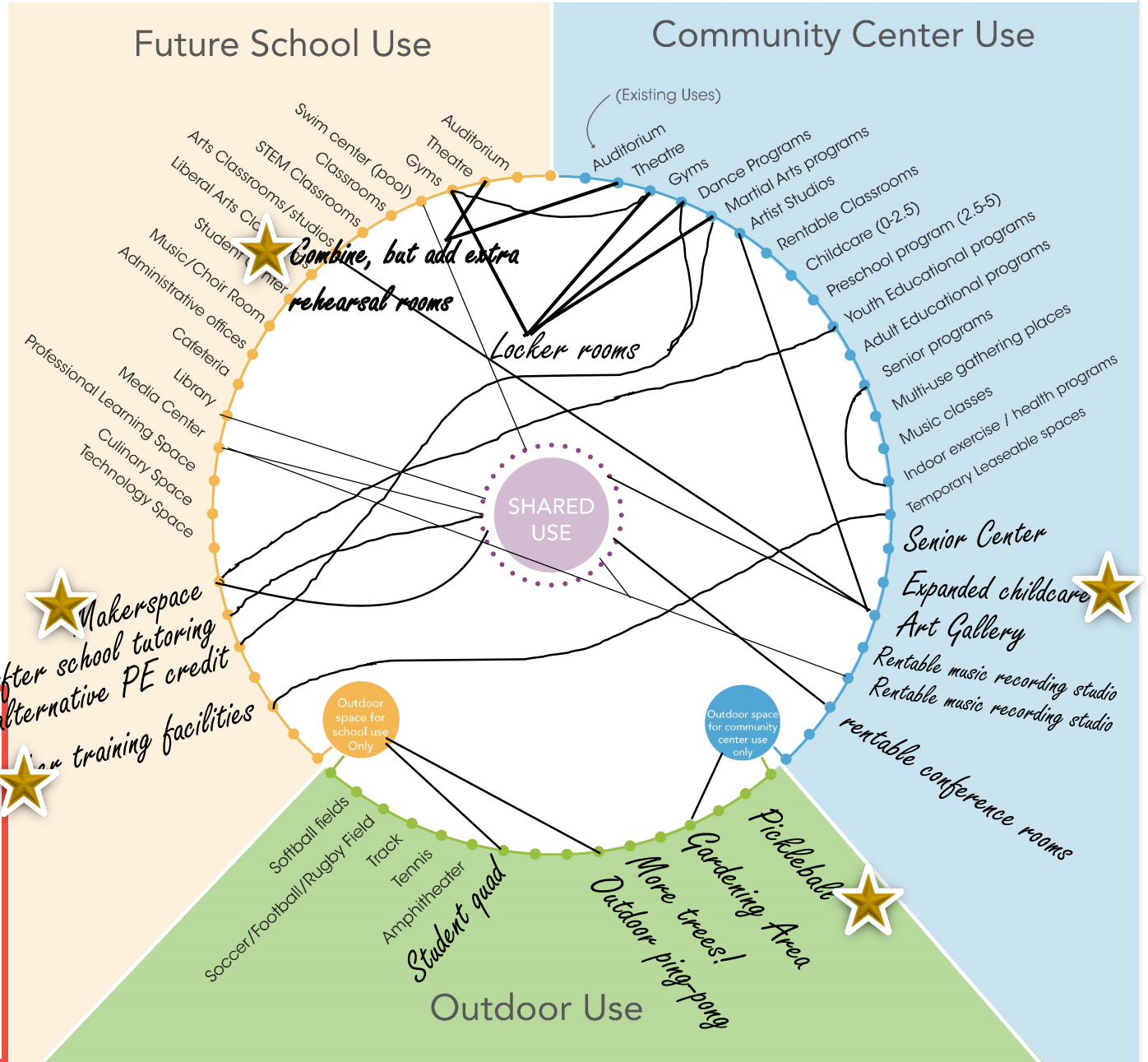
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We think that Cubberley can better serve the community by.....



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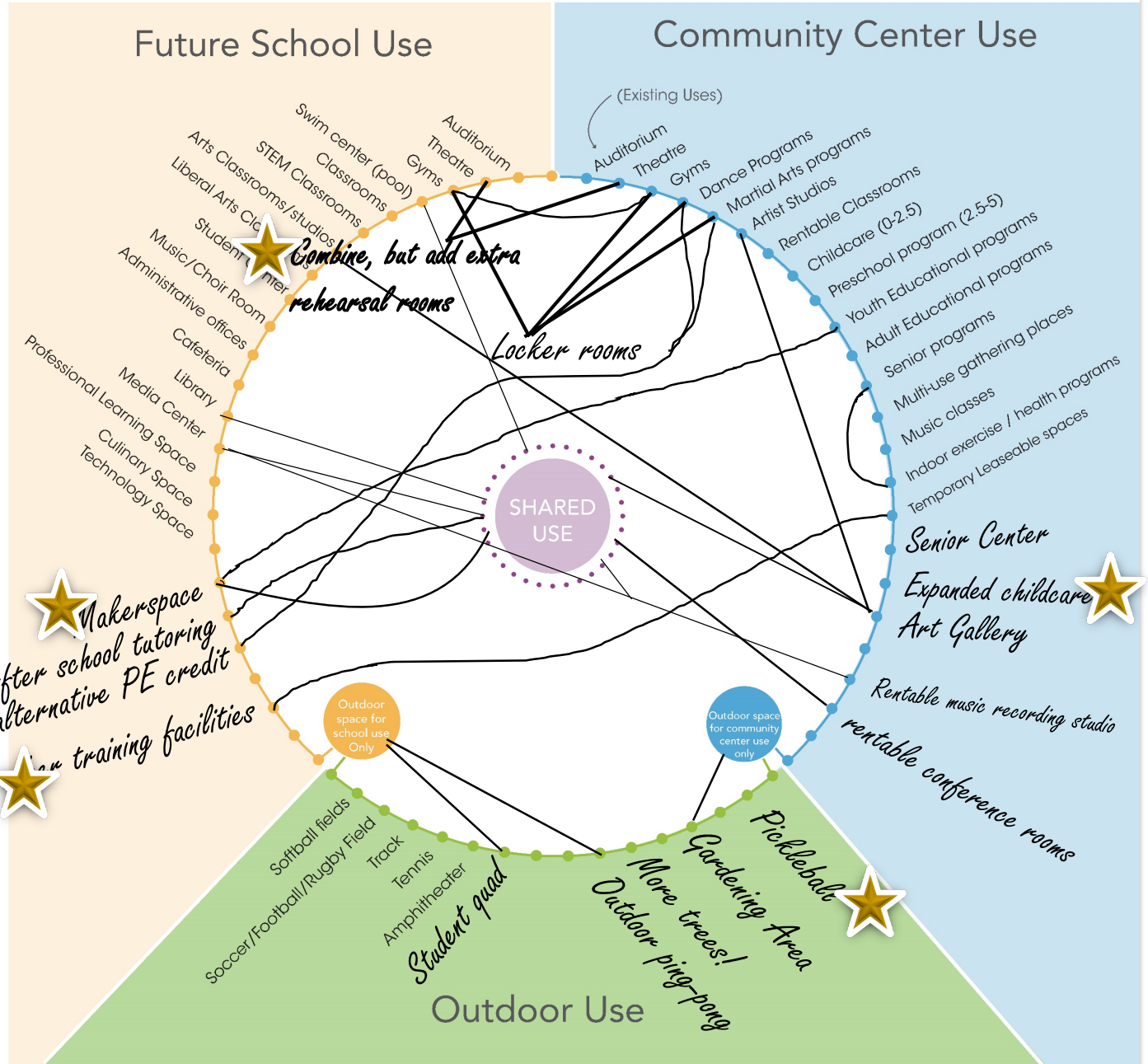
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We think that Cubberley can better serve the community by.....



40

minutes!

Program Needs and Future Vision

INSTRUCTIONS

Cubberley has the potential to support school and community center uses in the future. The purpose of this activity is for your group to discuss and propose uses that address needs in the community. Consider future uses that will be complimentary to existing community center programs and future school programs. We encourage you to think outside the box!

1. Review the uses already labeled around the circle, which include existing community center uses and future school uses. Also review the nearby assets on the separate maps at your table. *Note: future school uses are based on assets at Paly High and Gunn.*

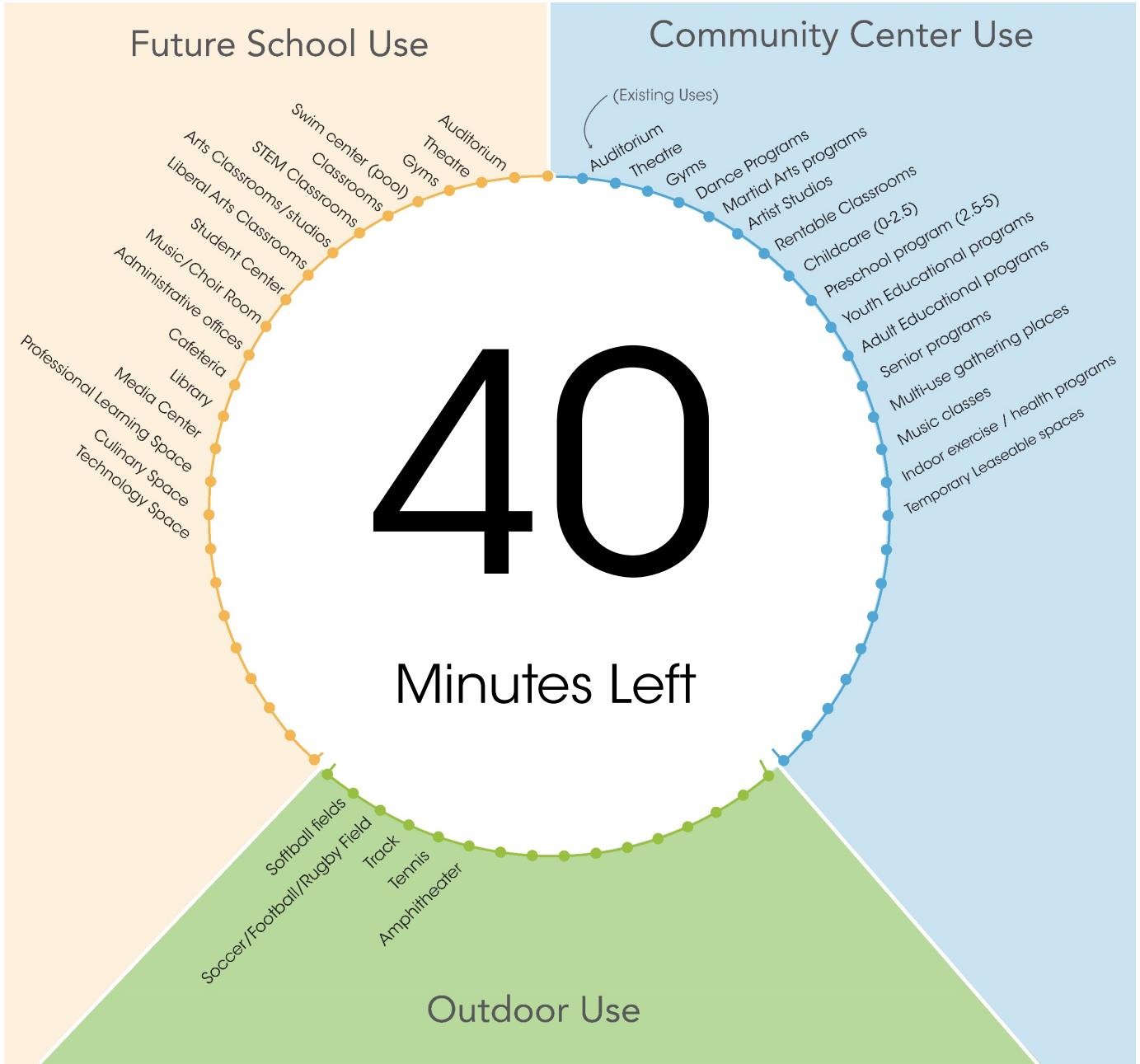
2. Discuss and propose new educational, community center, and shared uses by writing in new ideas around or within the white circle. For school uses, also consider shorter term needs that can be met prior to the development of a large school.

3. Make Connections for Adjacencies and Shared Uses. When your list is complete,

- If you think some spaces should be jointly used by the school and community center, use your markers to connect them to the **"Shared Use"** circle in the center.
- **Connect uses directly to each other** if you think they should be adjacent and grouped together on site.
- If you think some uses are duplicative and should be consolidated into a single shared space, such as the gyms, auditoriums, and theaters, connect them and make a note **"combine".**

4. Add stickers to your favorite ideas. Your table has 5 stickers. Discuss as a group what your top 5 most needed additions are and add stickers by those ideas.

5. Elaborate on your long-term vision for Cubberley:



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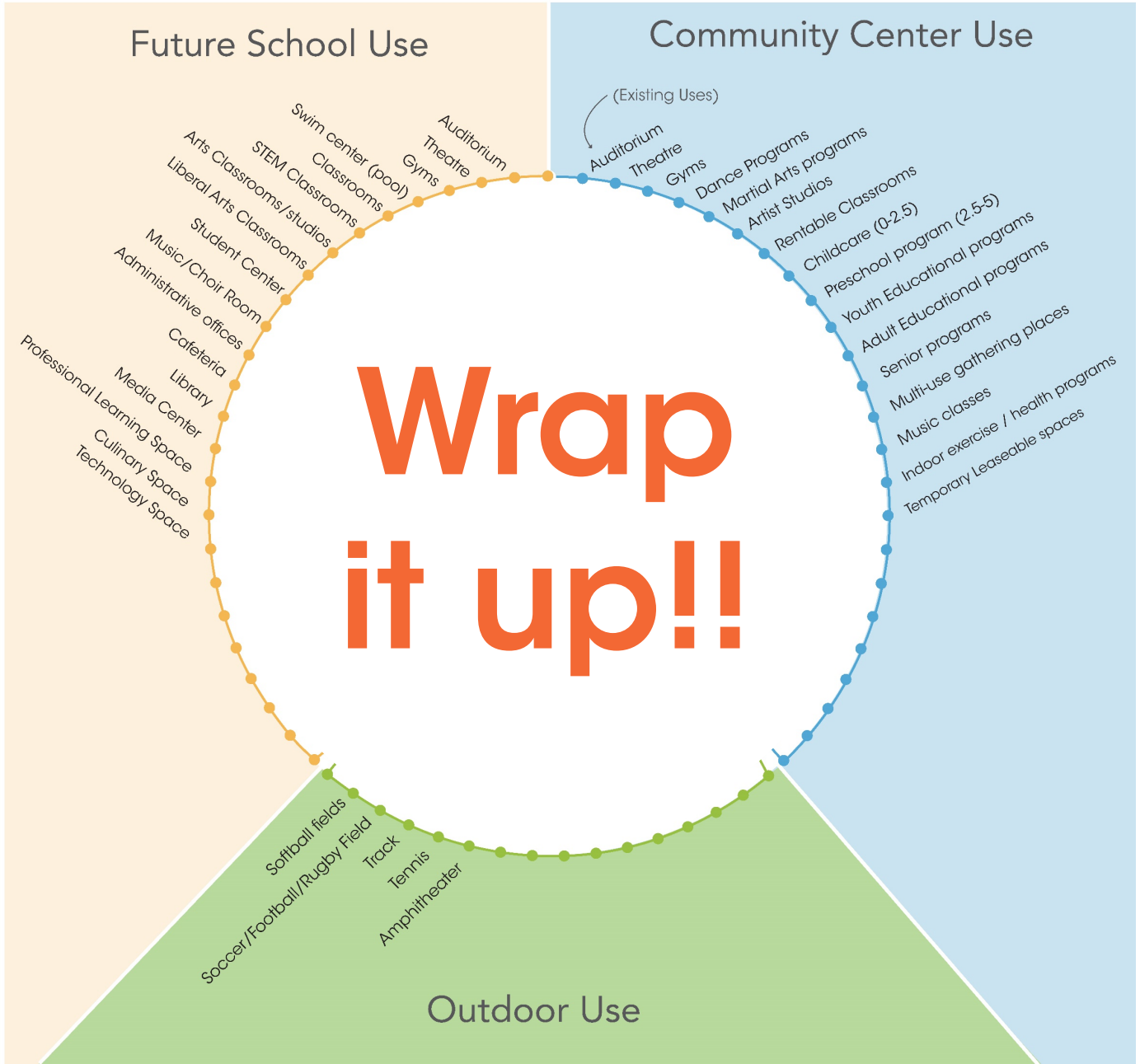
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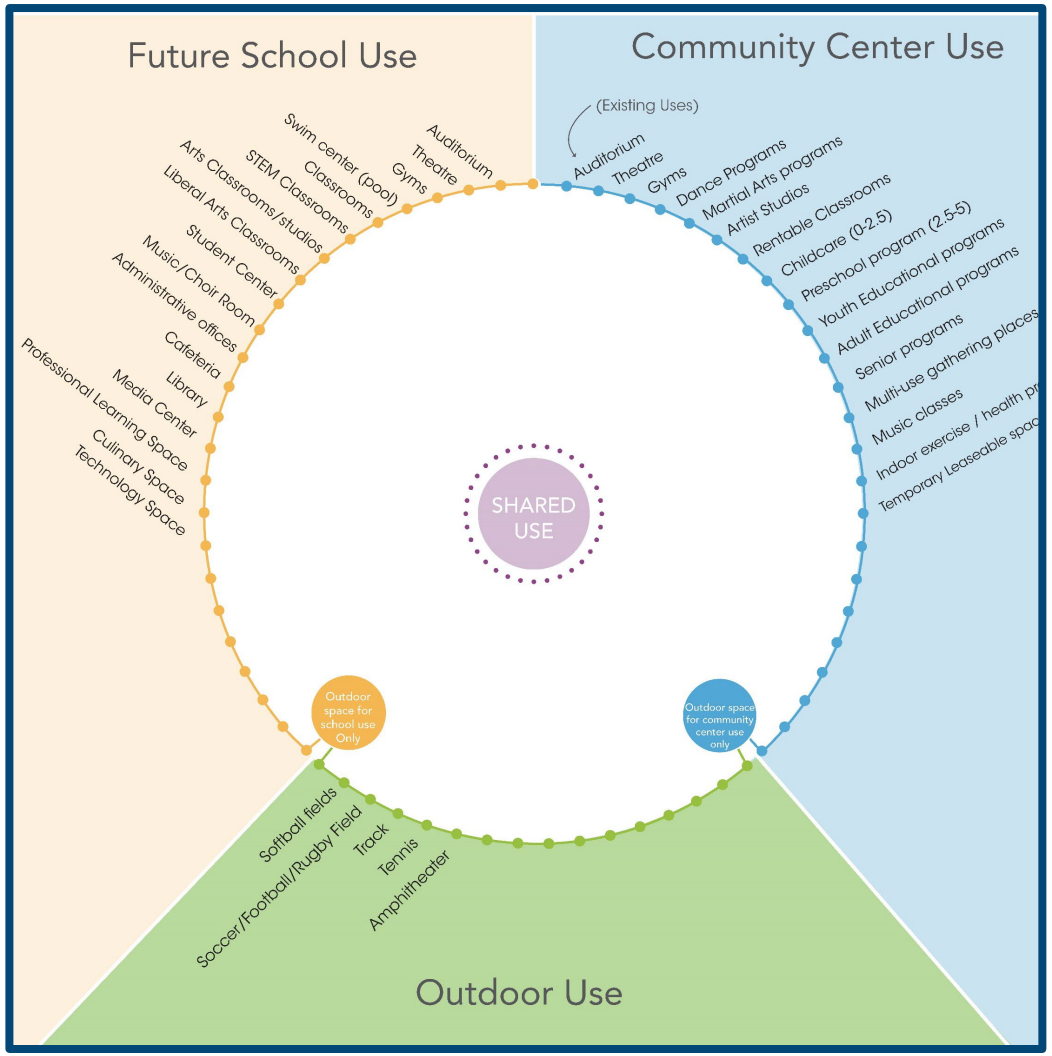
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5. Elaborate on your long-term vision for Cubberley:




Future School Use
Community Center Use
(Existing Uses)
Auditorium
Theatre
Gyms
Dance Programs
Martial Arts programs
Artist Studios
Rentable Classrooms
Childcare (0-2.5)
Preschool program (2.5-5)
Youth Educational programs
Adult Educational programs
Senior programs
Multi-use gathering places
Music classes
Indoor exercise / health pr
Temporary Leaseable spac
Auditorium
Theatre
Gyms
Swim center (pool)
Classrooms
STEM Classrooms
Arts Classrooms/studios
Liberal Arts Classrooms
Student Center
Music/Choir Room
Administrative offices
Cafeteria
Library
Media Center
Professional Learning Space
Culinary Space
Technology Space
SHARED USE
Outdoor space for school use Only
Outdoor space for community center use only
Softball fields
Soccer/Football/Rugby Field
Track
Tennis
Amphitheater
Outdoor Use



Allowable by Code

Maximum building coverage:

30% of site = 10.62 acres (462,000 s.f.)

FAR 1:1

Maximum indoor space: 1,542,024 s.f.

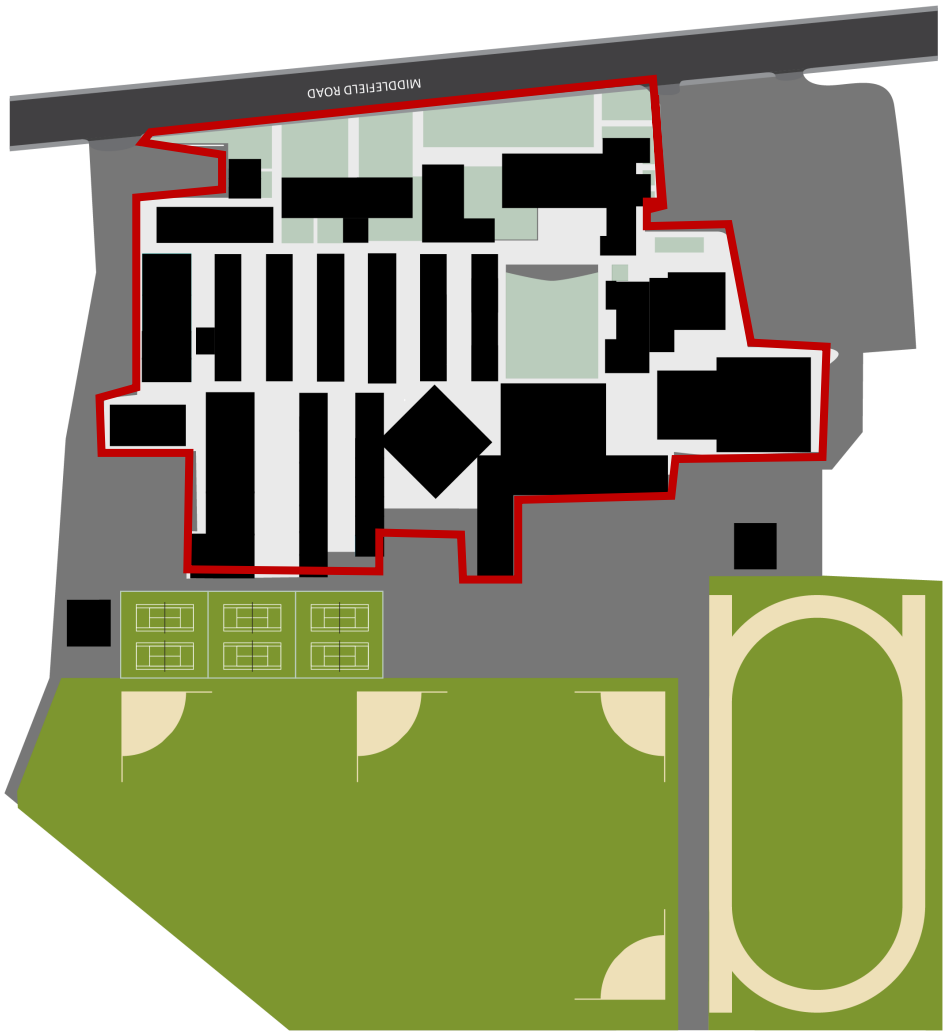
Initial Size Estimate

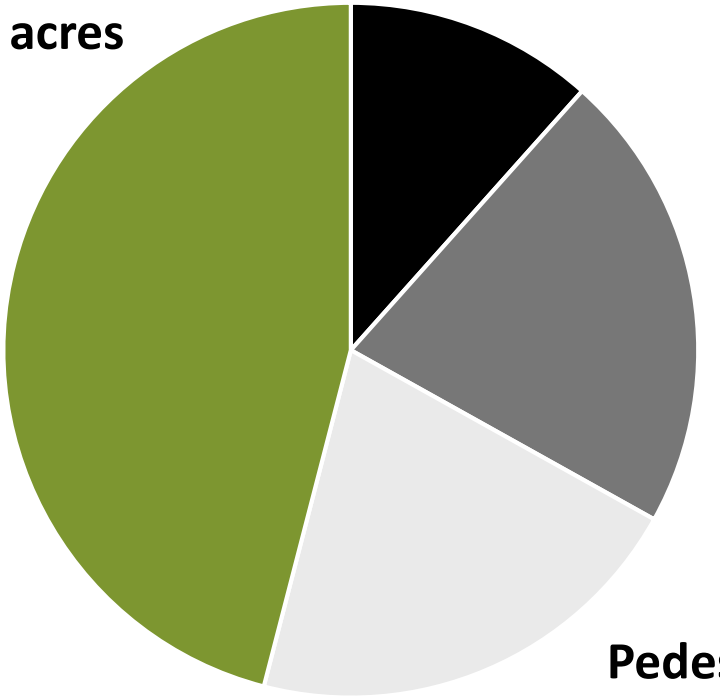
250,000 s.f. : New Large School:
225,000 s.f. : Cubberley Community Center + 20%

475,000 s.f.



Existing Site Conditions





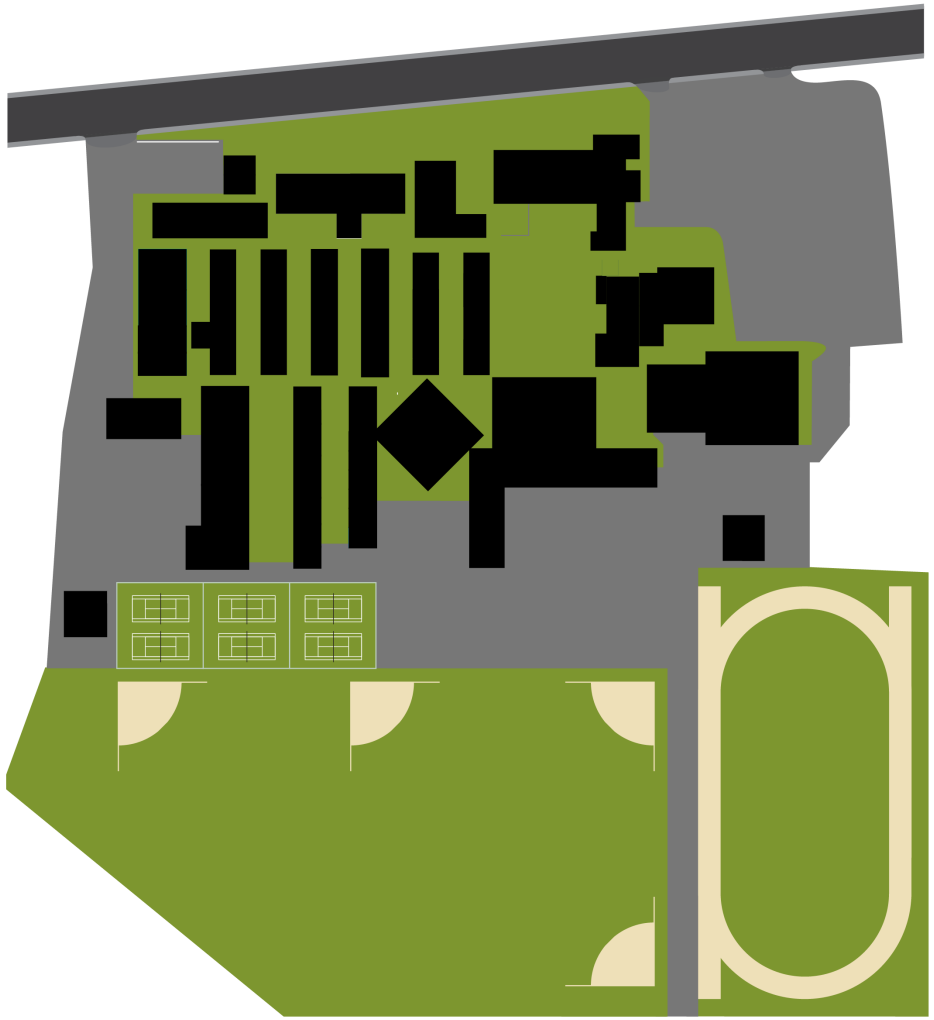
Outdoor Recreation 16.3 acres

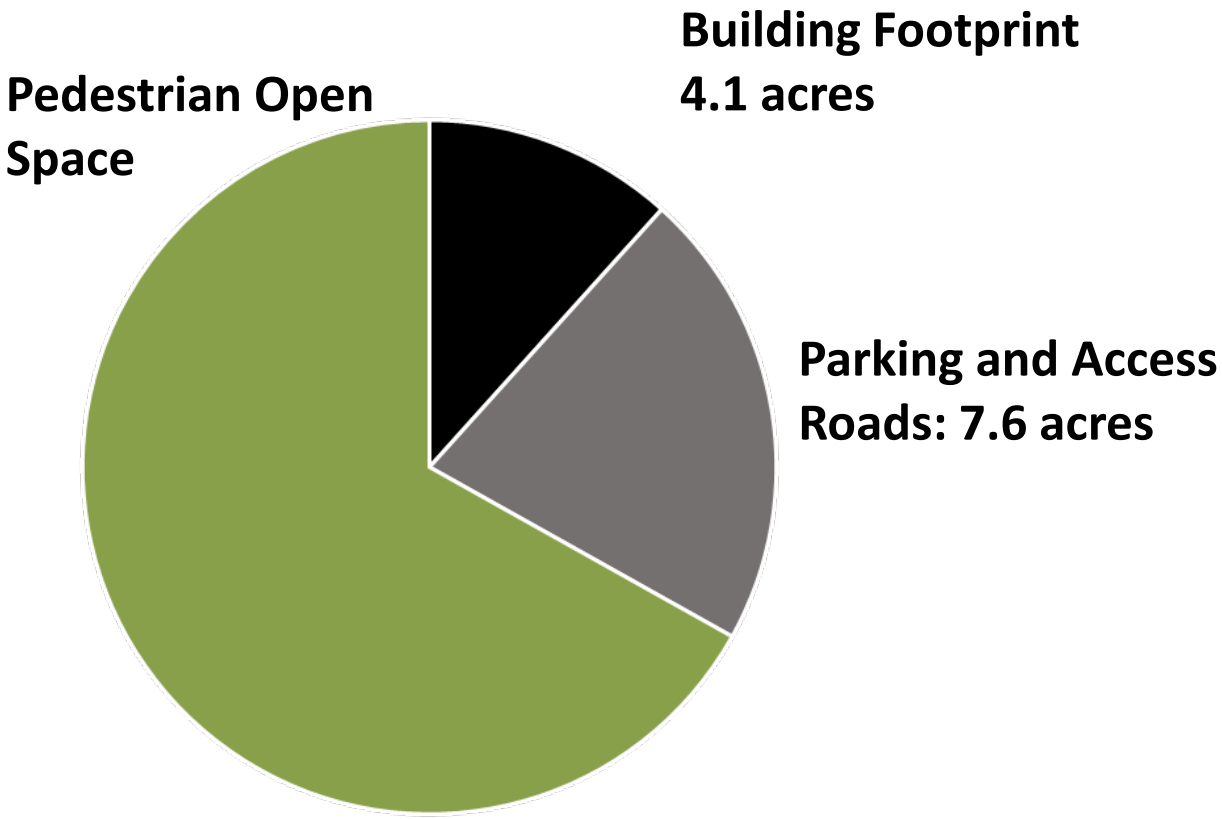
Building Footprint 4.1 acres

Parking and Access Roads: 7.6 acres

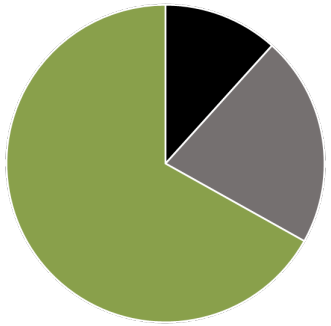
Pedestrian Areas and Passive Green Space: 7.4 acres

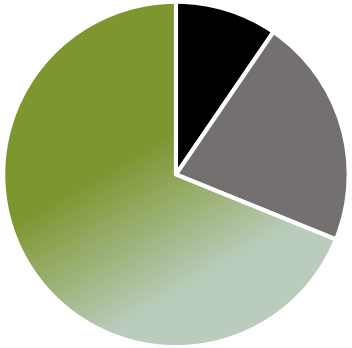
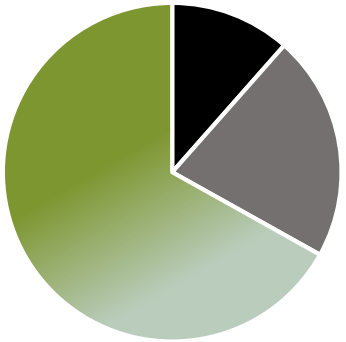
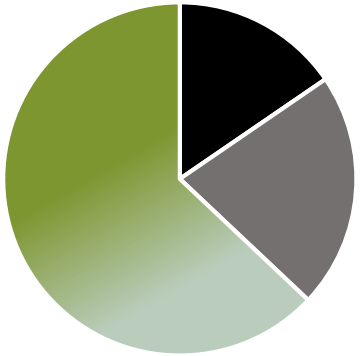
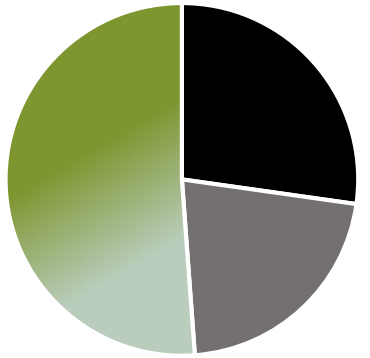
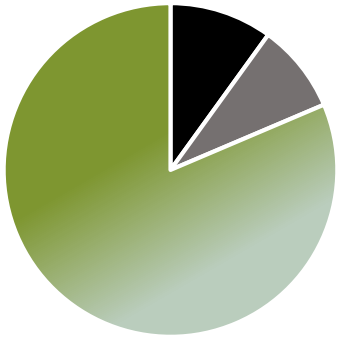
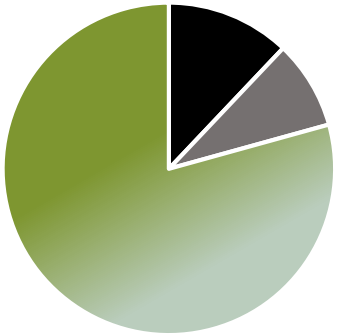
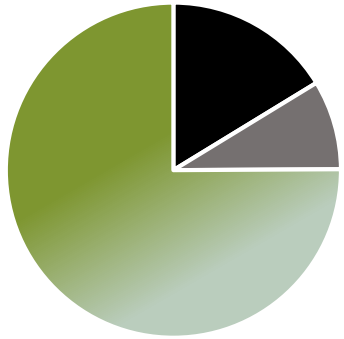
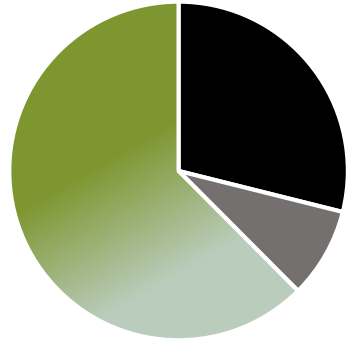
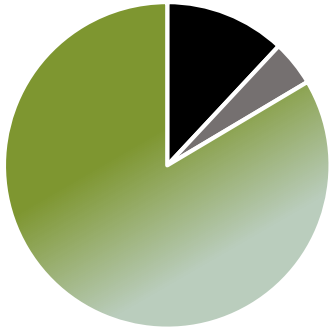
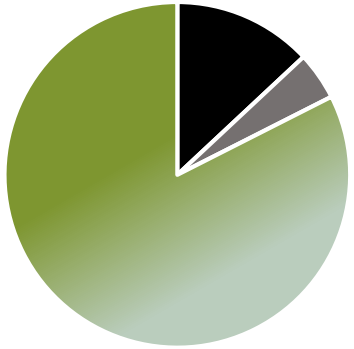
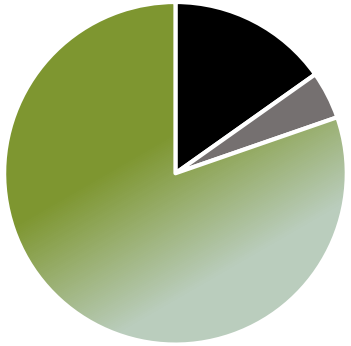
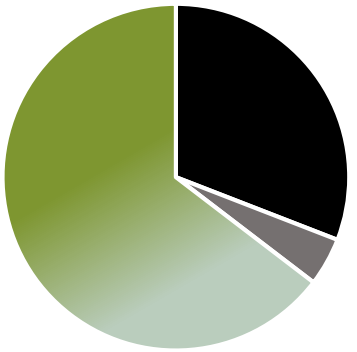
Existing Site Conditions





EXISTING SITE USE



	Up to 4 Stories (Avg. 2.6-2.9)	Up to 3 Stories (Avg. 2.4)	Up to 2 Stories (Avg. 1.6-1.8)	All 1 Story
Surface Parking 16% Shared Use				
50/50 Parking 9% Shared Use				
Structured Parking 2% Shared Use				

(almost entirely)

1 STORY

Existing

188,000 s.f.

1 STORY

+20%

Community Center
225,000 s.f.

1 STORY

+250,000 s.f.

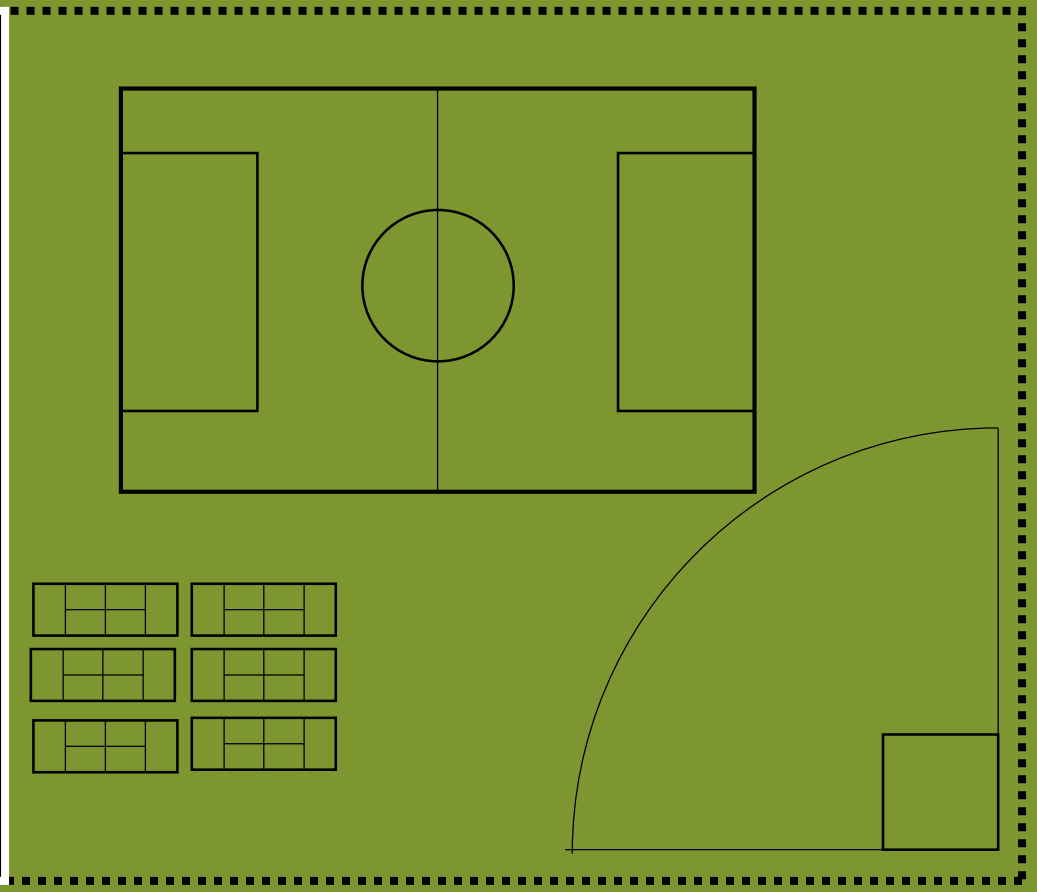
Community Center & Future School

475,000 s.f.

2 STORY

475,000 s.f.

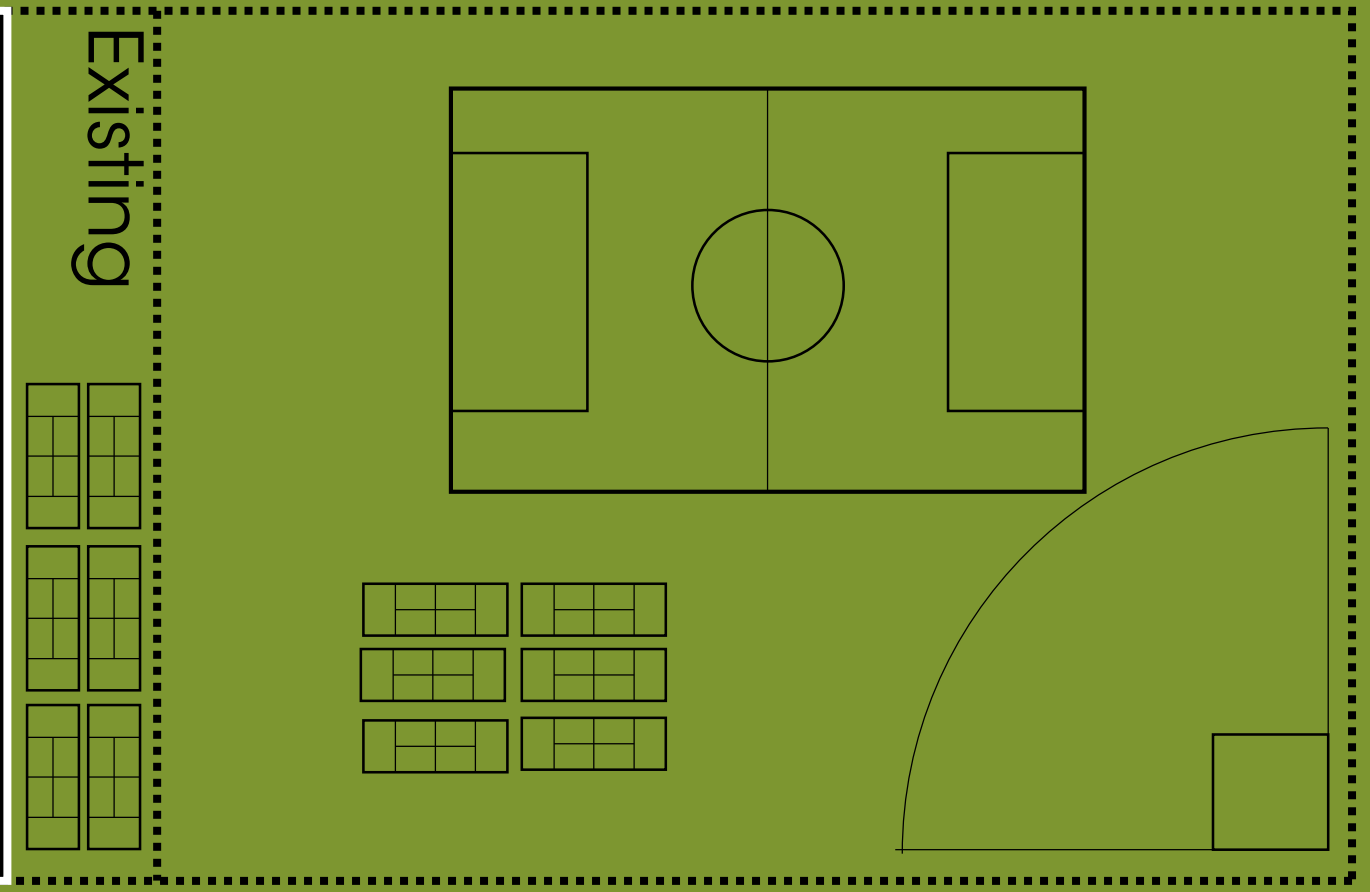
Footprint:
237,500 s.f.

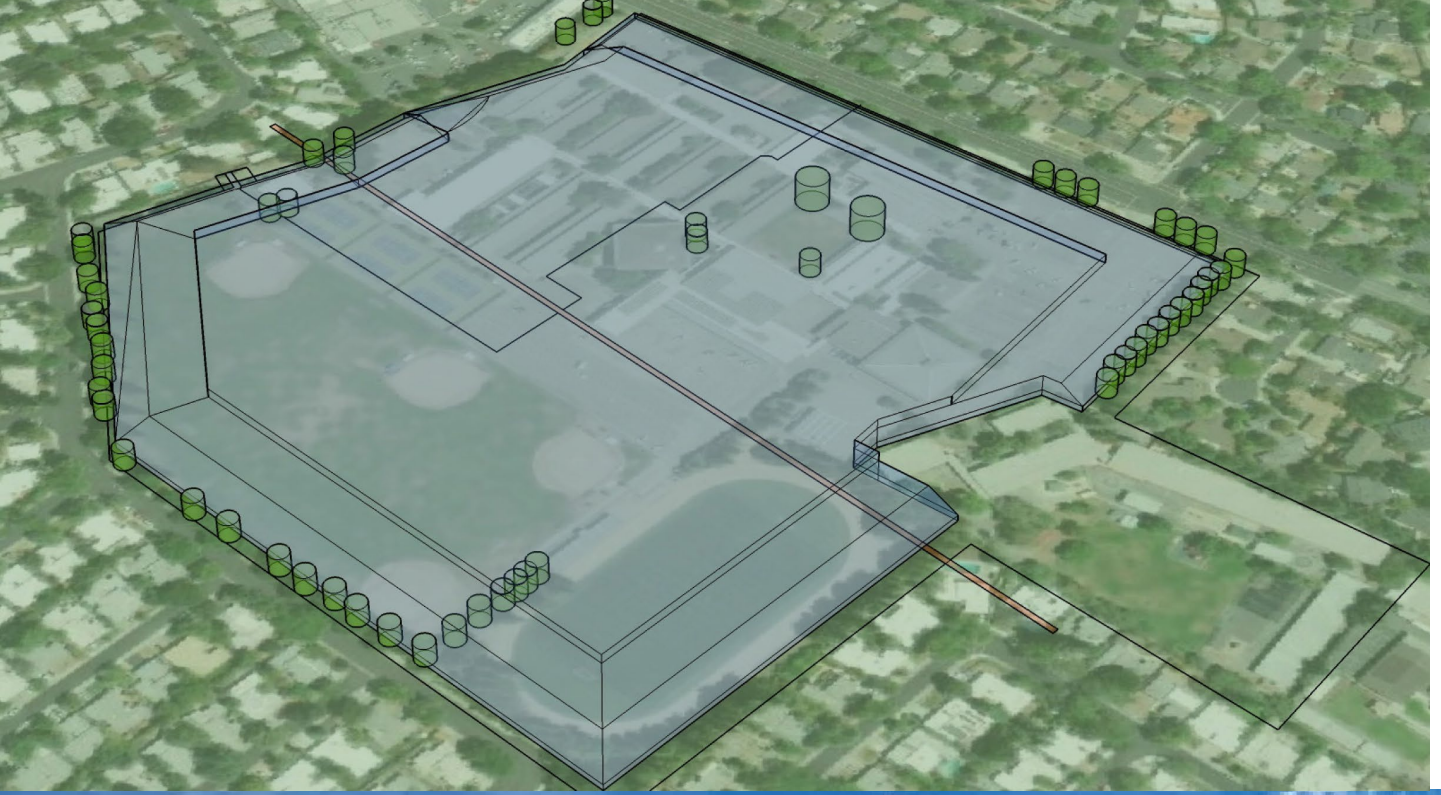


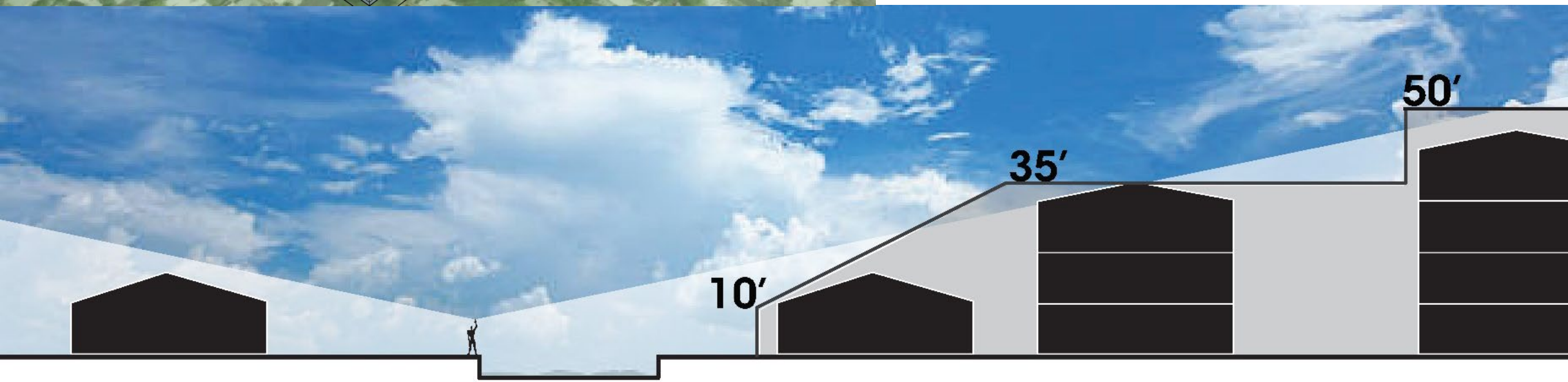
3 STORY

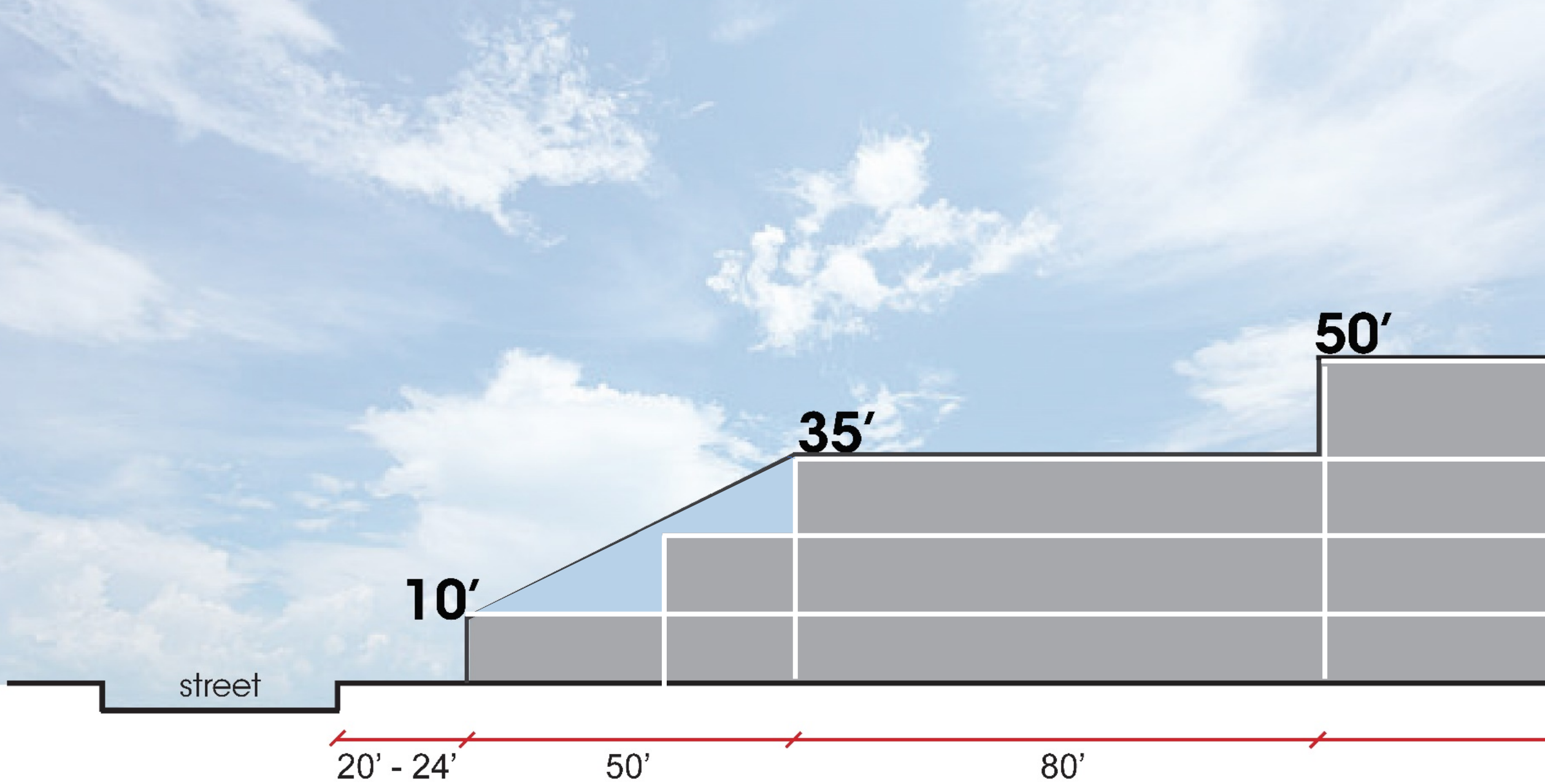
475,000 s.f.

Footprint:
158,333 s.f.

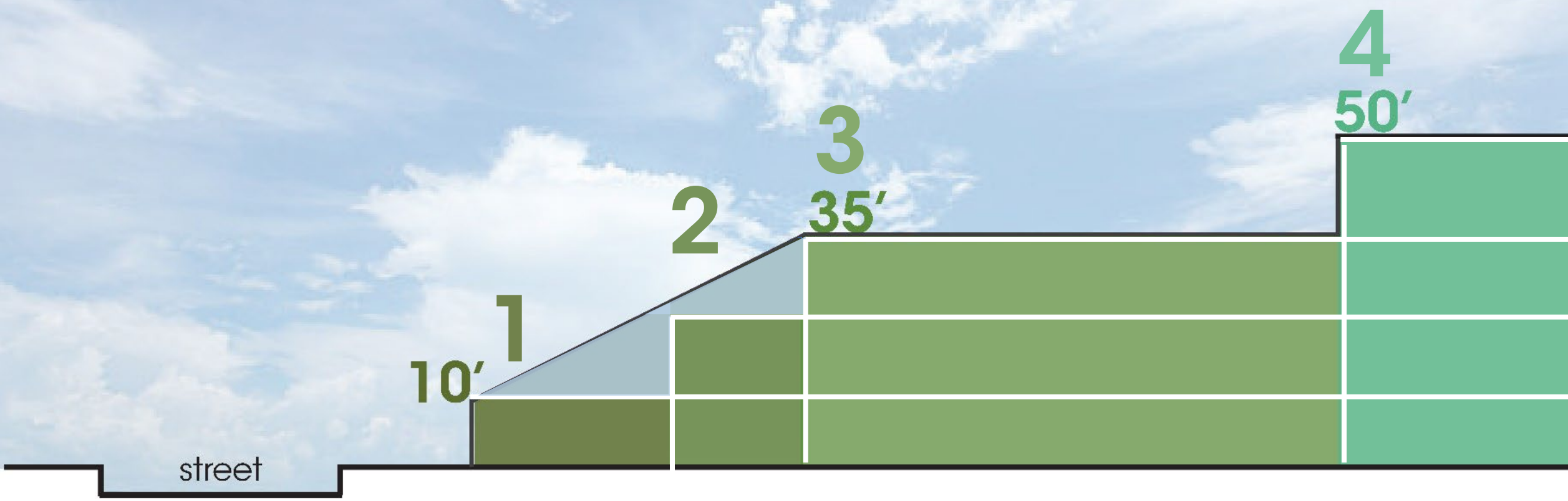




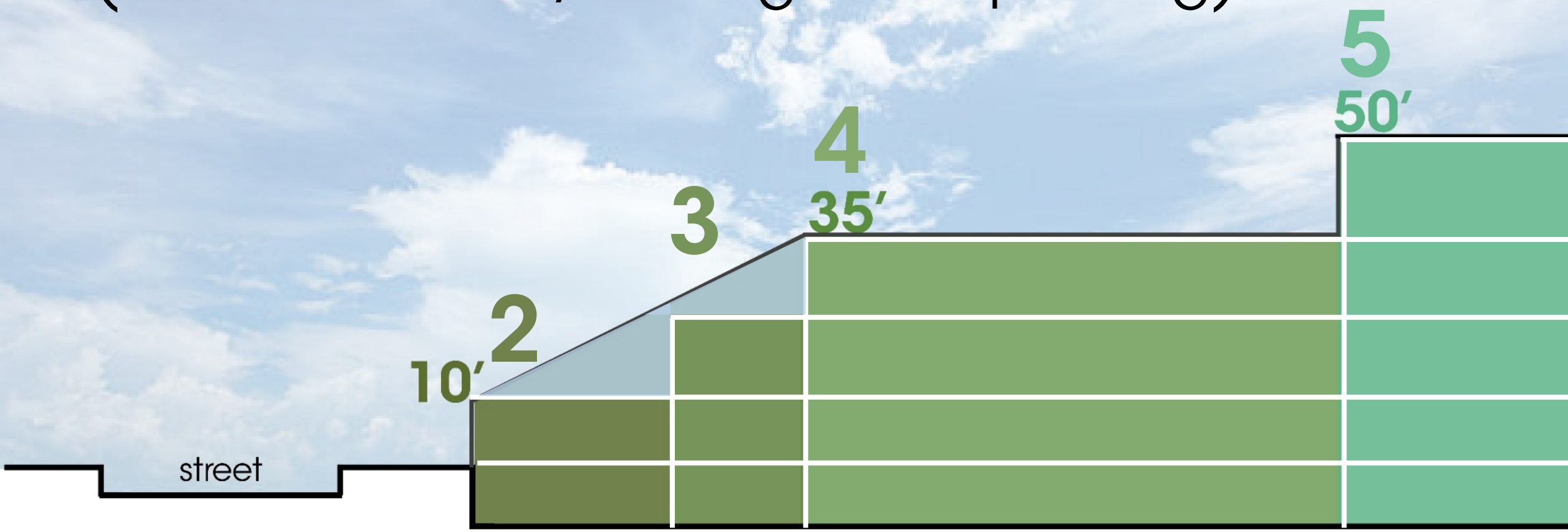

50′
35′
10′


50’
35’
10’
street
20’ - 24’
50’
80’

Allowable Number of Stories

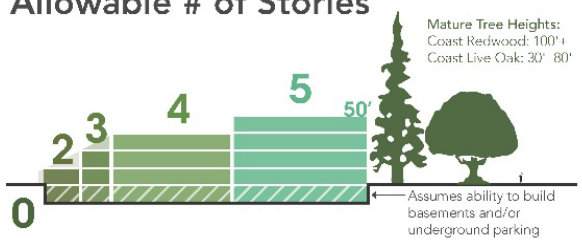


Allowable Number of Stories
(with basement/underground parking)



Massing Exercise

Allowable # of Stories





INSTRUCTIONS

We want to know what your group values most when it comes to the trade-offs between **building height, parking structures, and green space.** Taller buildings and structured parking will conserve more outdoor space. There are many ways to arrange the massing on site. Work with your group to convey what you think is appropriate massing for the site.

1. Discuss Priorities with your group with regard to building height, green space, and surface vs. structured parking.

2. Move and Stack your wood pieces on the map to express your height and density preferences. Adhere to the allowed number of stories shown in the color-coded map and the key below. You may stack the three types of pieces in any combination you wish. You don't have to use all the pieces (but this will imply less space for programs).

3. Draw and write on the sheet describing any other site considerations you want to express, including green space, circulation, or other thoughts.



Scale: 1" = 48'

48'

144'

288'

32 Generic wood blocks:
- 1 story each (12' tall)
- 12,000 s.f. of indoor space

5 Double-height Spaces:
- 2 stories each (think gyms and auditoriums)
- 15,000 s.f of indoor space

9 Parking tiles:
- 1 story per tile if stacked, or surface parking if not stacked
- Place with green side up to indicate underground parking
- 36,000 s.f.: about 115 parking spaces

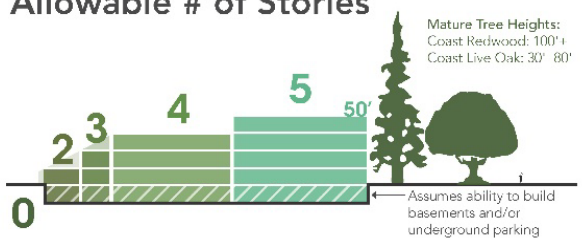
4. Describe why you arranged the site the way you did. What are your priorities?

5. Preservation: Some buildings on campus may be worth renovating rather than replacing. What does your group think? (Circle all that apply)

Theatre: replace expand renovate not sure
Pavilion: replace expand renovate not sure
Auditorium: replace expand renovate not sure
Other_____
Comments:

Massing Exercise

Allowable # of Stories





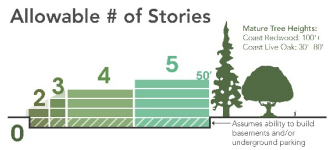
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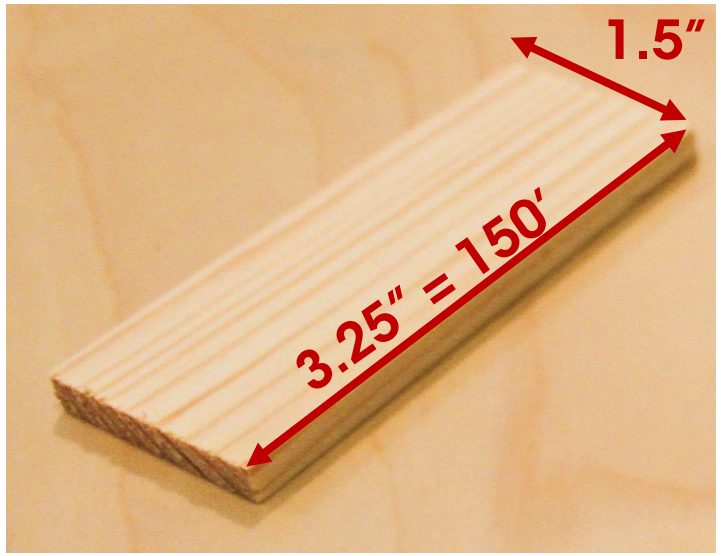
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- 36,000 s.f.: about 115 parking spaces

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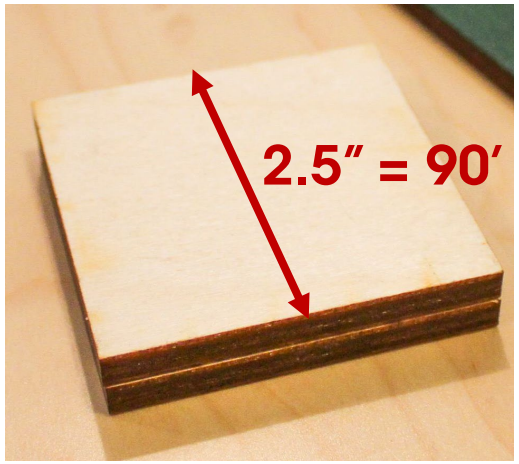
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Other_____
Comments:

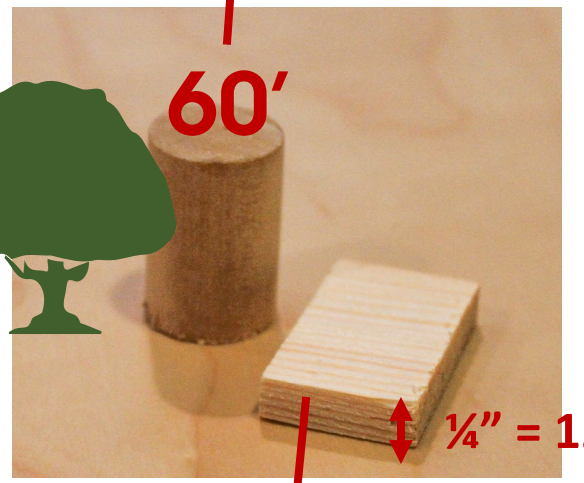
Generic Building: 13,500 s.f.



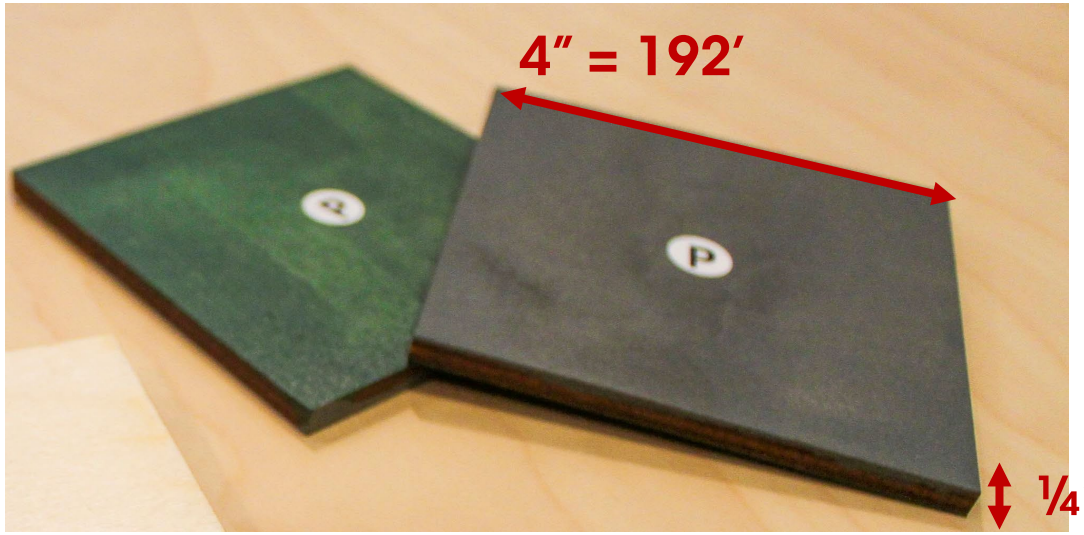
Double Height Space: 15,000 s.f.

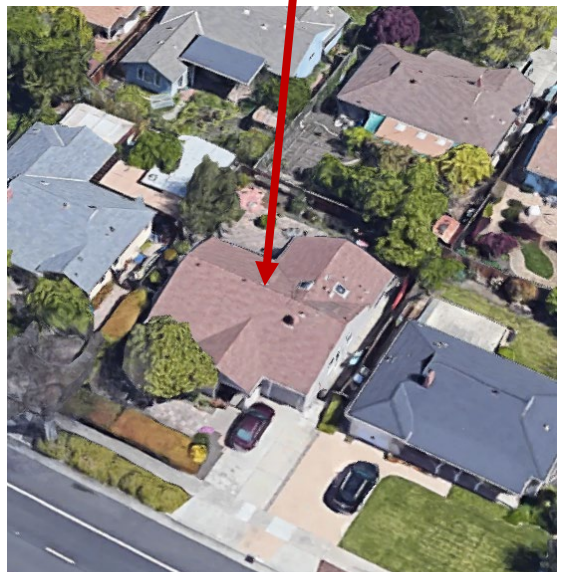




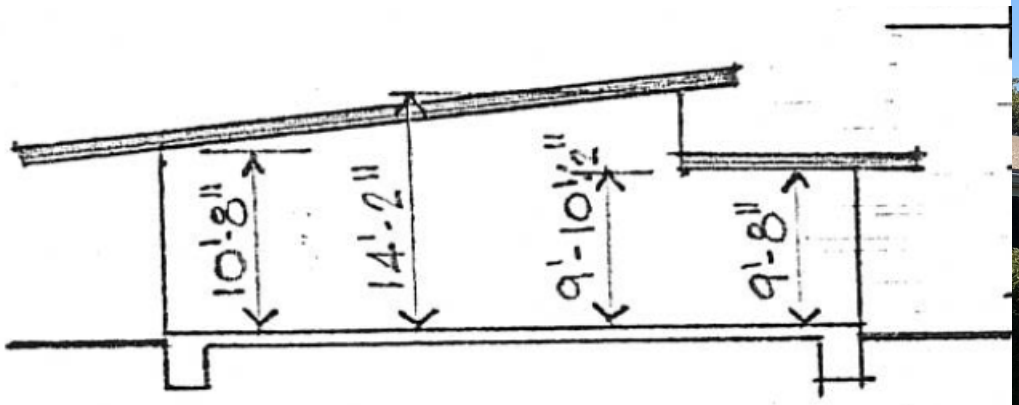


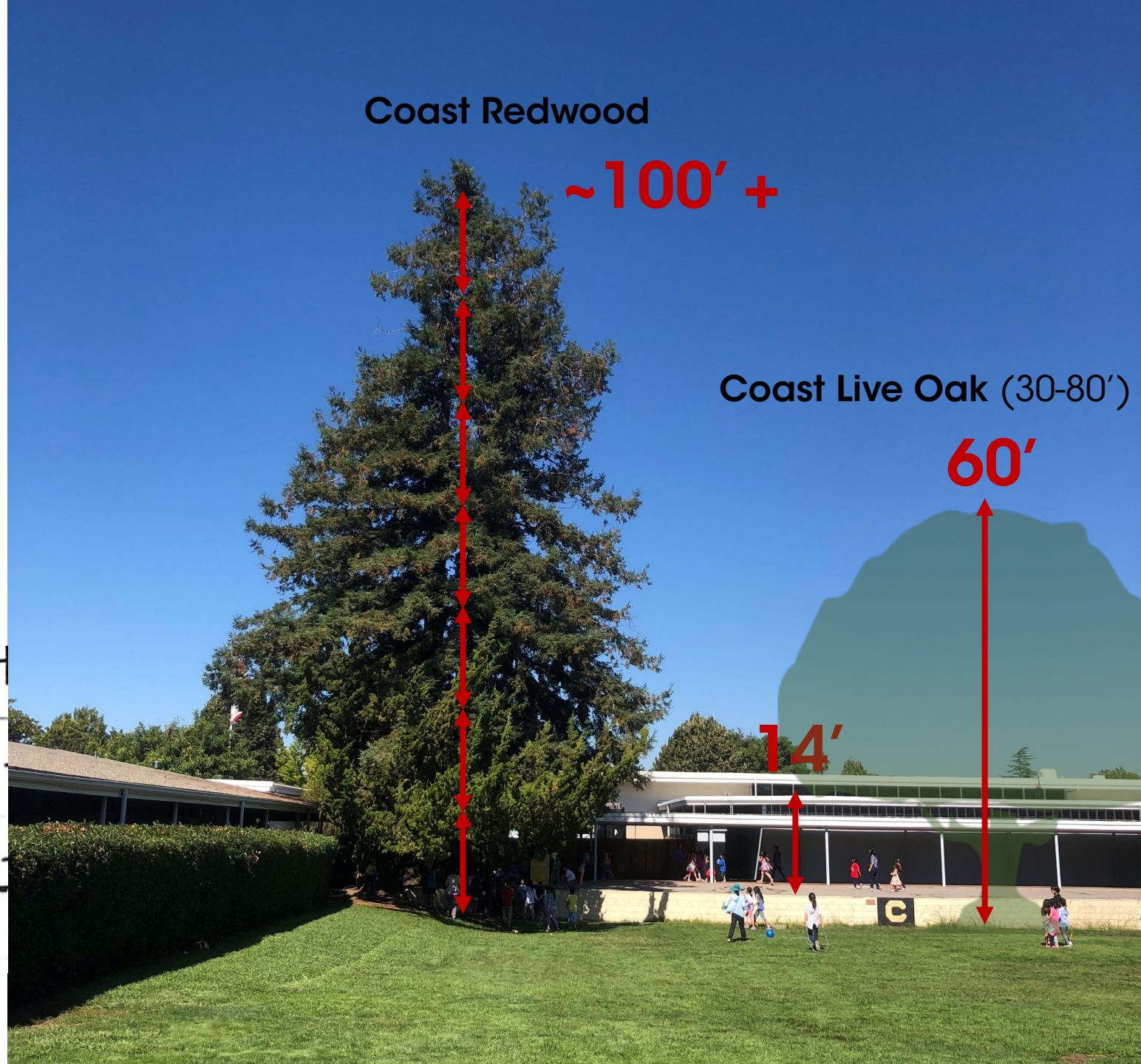
Parking Module:
37,000 s.f. or 115 parking stalls



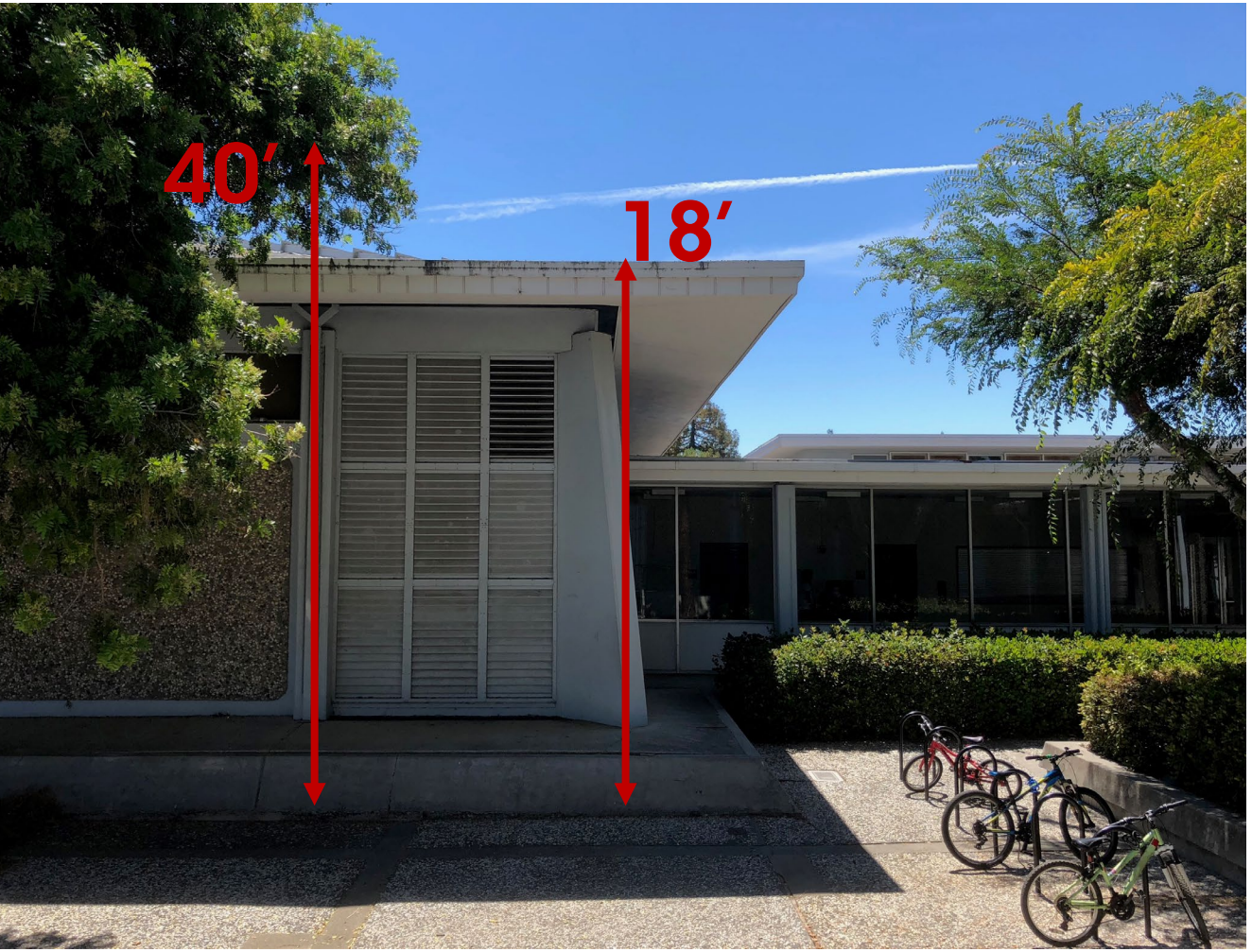


Height Comparisons

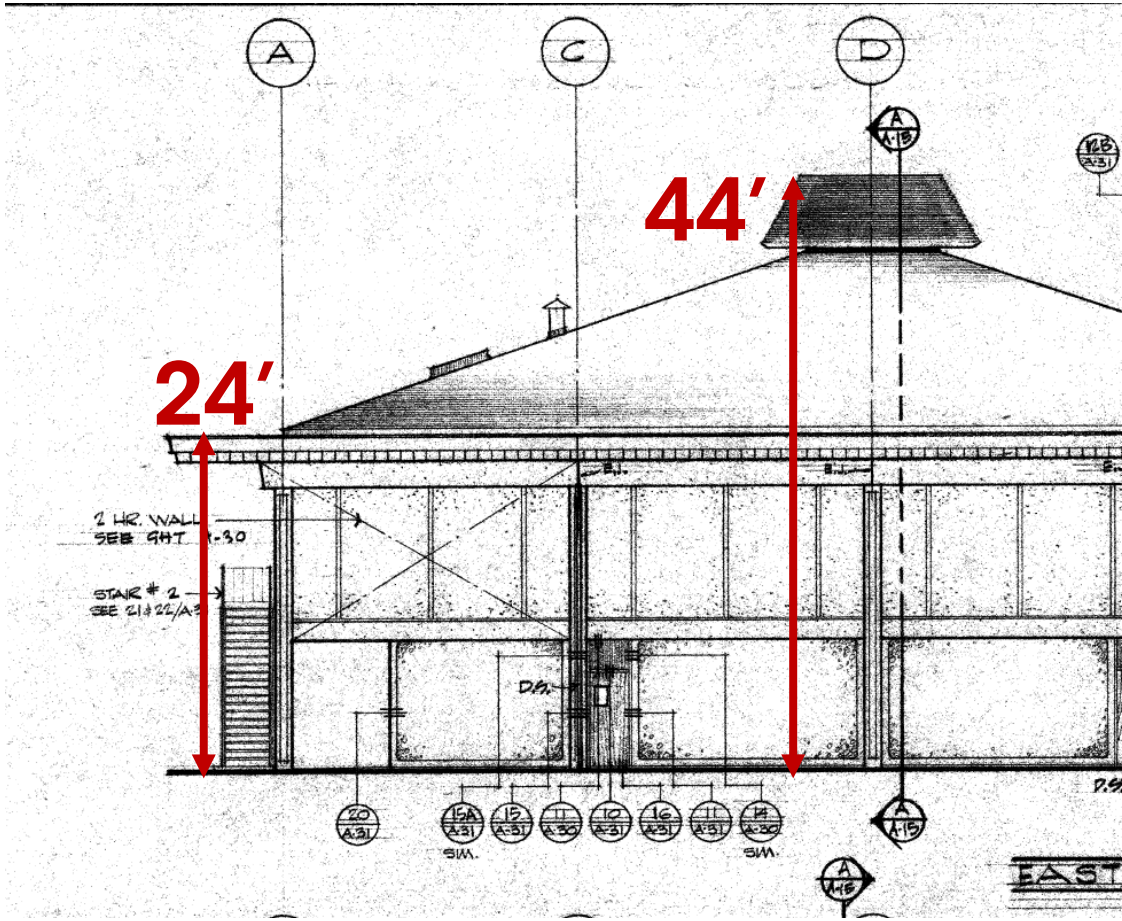




Pavilion



Building I



Piazza's



JCC



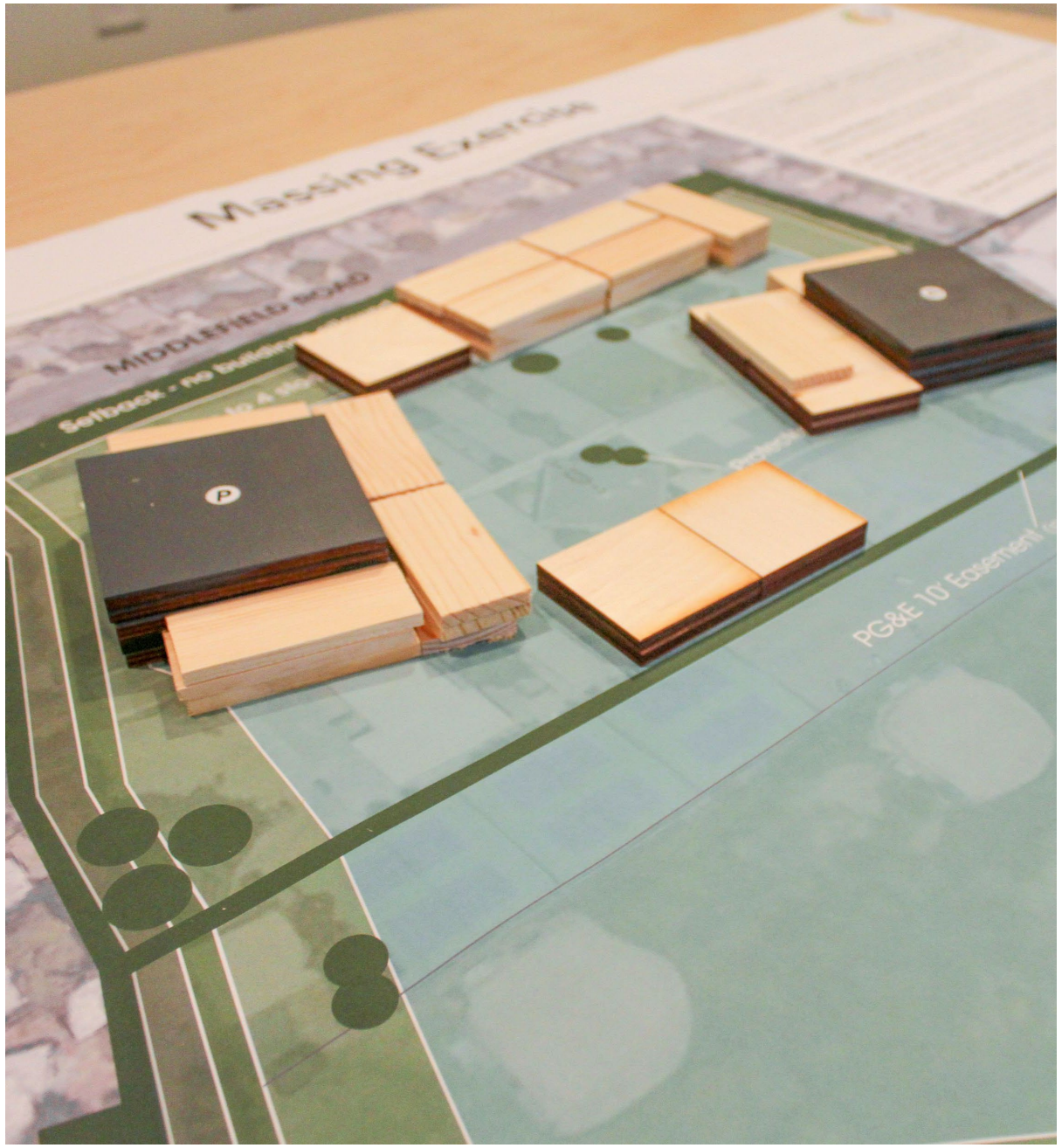




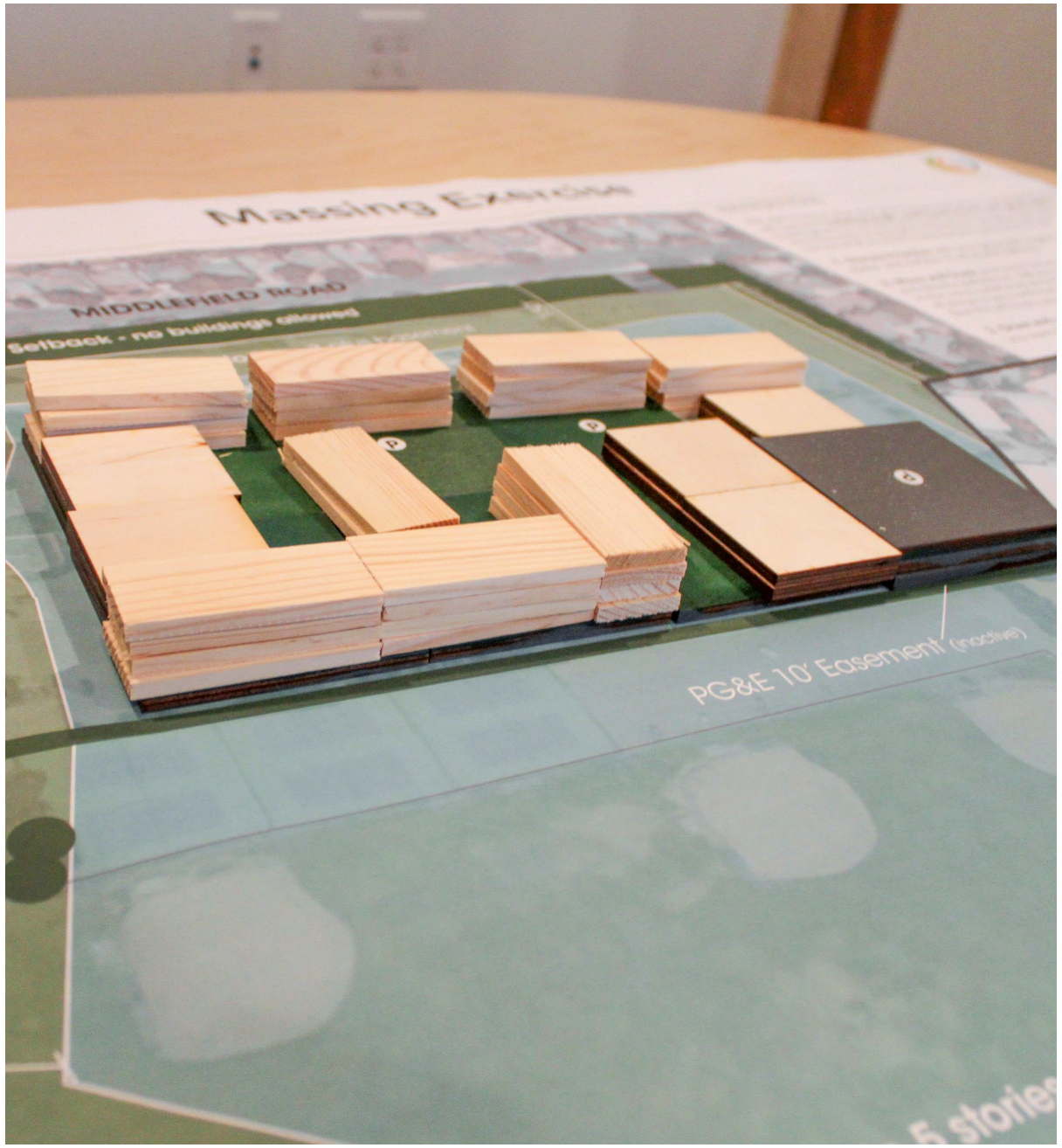
Mitchell Park Library

Paly High Performing Arts Center

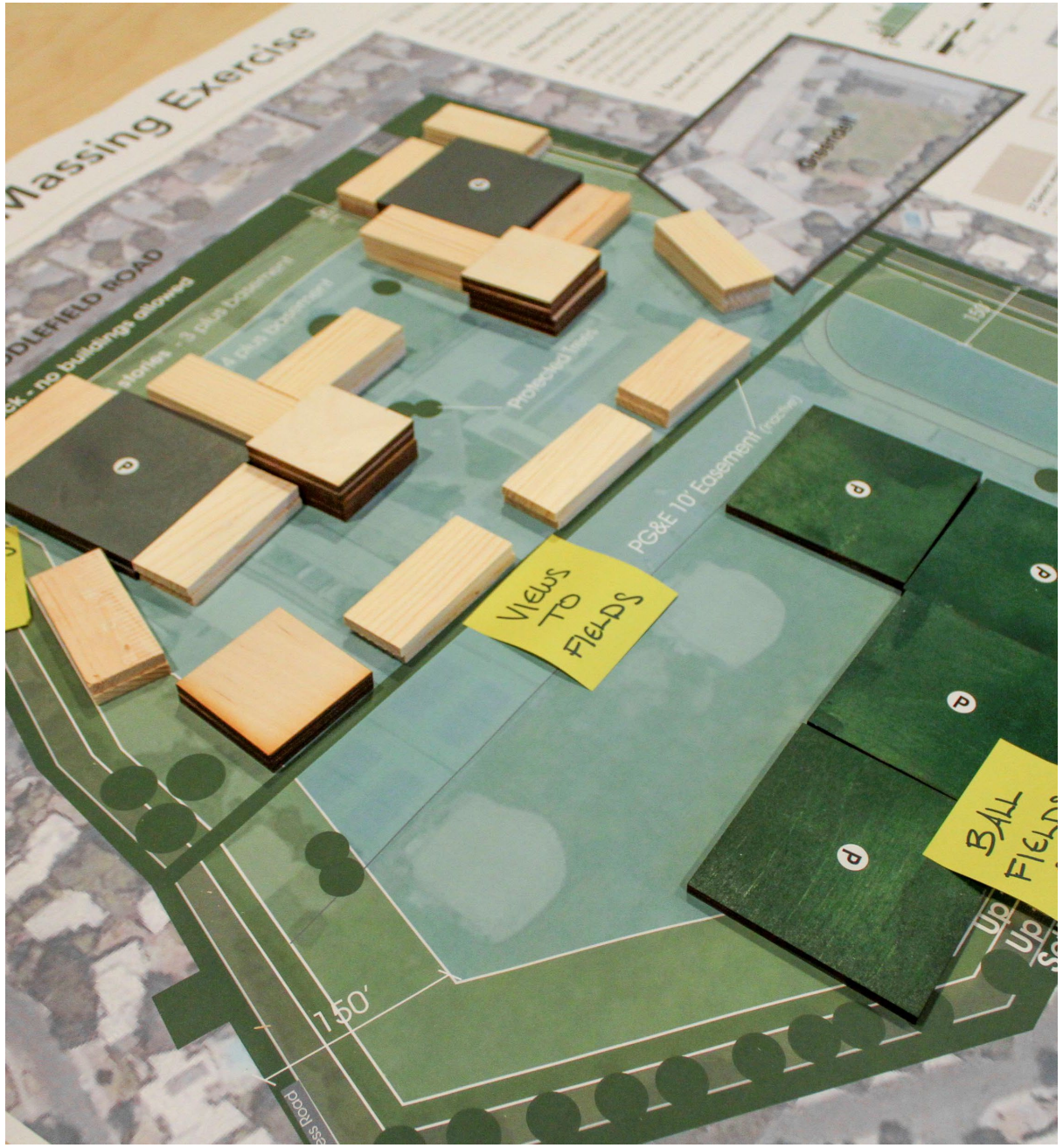



Massing Exercise
MIDDLEFIELD ROAD
Setback - no buildings allowed
PG&E 10' Easement


Massing Exercise
North
MIDDLEFIELD ROAD
Montrose Ave
Setback - no buildings allowed
Main Site Entrance
Charleston Center
Up to 4 stor
Protecte
Greende
PG&E 10' Easement (inactive)
150'
150'
Up to 5 stories - 4 plus basement
Up to 4 stories - 3 plus basement
Up to 3 stories - 2 plus basement
Up to 2 story - 1 plus basement
Setback - no buildings
NELSON DRIVE
INST
We wa
offs be
buildir
are ma
convey
1. Dis
space,
2. Mo
and de
in the
of pie
(but th
3. Dra
you wa
32 Generic
4. Descri
way you d


Massing Exercise
MIDDLEFIELD ROAD
Setback - no buildings allowed
PG&E 10' Easement (inactive)

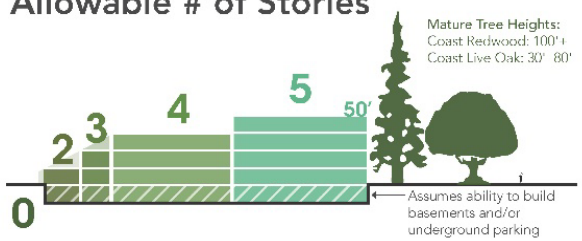

Massing Exercise
North
MIDDLEFIELD ROAD
Montrose Ave
Setback - no buildings allowed
Main Site Entrance
Charleston Center
Up to 4 stories - 3 plus basement
Up to 5 stories - 4 plus basement
150'
Greendell
PG&E 10' Easement (inactive)
150'
150'
Up to 5 stories - 4 plus basement
Up to 4 stories - 3 plus basement
Up to 3 stories - 2 plus basement
Up to 2 story - 1 plus basement
Setback - no buildings
NELSON DRIVE
INSTRU
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1. Discuss
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2. Move a
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3. Draw a
you want t
32 Generic wood
• 1 story each (12'
• 12,000 s.f. of ind
4. Describe v
way you did. W


Massing Exercise
MIDDLEFIELD ROAD
Setback - no buildings allowed
stories - 3 plus basement
Protected Trees
PG&E 10' Easement (inactive)
VIEWS TO FIELDS
BALL FIELDS
150'


Massing Exercise
North
MIDDLEFIELD ROAD
Montrose Ave
Setback - no buildings allowed
Charleston Center
BUILDINGS SURROUNDING PARKING
4 stories - 3 plus basement
- 4 plus basement
Protected Trees
VIEWS TO FIELDS
PG&E 10' Easement (inactive)
150'
BALL FIELDS ON TOP
NELSON DRIVE

Massing Exercise

Allowable # of Stories





INSTRUCTIONS

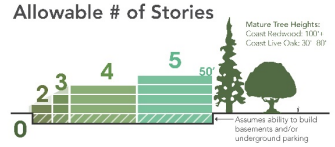
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1. Discuss Priorities with your group with regard to building height, green space, and surface vs. structured parking.

2. Move and Stack your wood pieces on the map to express your height and density preferences. Adhere to the allowed number of stories shown in the color-coded map and the key below. You may stack the three types of pieces in any combination you wish. You don't have to use all the pieces (but this will imply less space for programs).

3. Draw and write on the sheet describing any other site considerations you want to express, including green space, circulation, or other thoughts.

Allowable # of Stories



Scale: 1" = 48'

48'
144'
288'

32 Generic wood blocks:
- 1 story each (12' tall)
- 12,000 s.f. of indoor space

5 Double-height Spaces:
- 2 stories each (think gyms and auditoriums)
- 15,000 s.f of indoor space

9 Parking tiles:
- 1 story per tile if stacked, or surface parking if not stacked
- Place with green side up to indicate underground parking
- 36,000 s.f.: about 115 parking spaces

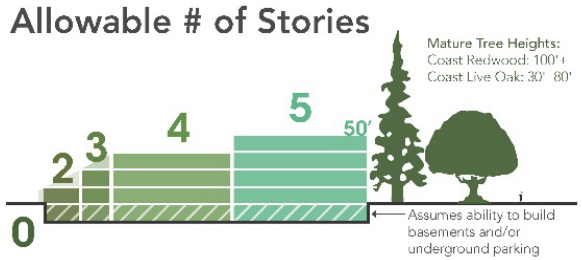
4. Describe why you arranged the site the way you did. What are your priorities?

5. Preservation: Some buildings on campus may be worth renovating rather than replacing. What does your group think? (Circle all that apply)

Theatre: replace expand renovate not sure
Pavilion: replace expand renovate not sure
Auditorium: replace expand renovate not sure
Other_____
Comments:

Massing Exercise

Allowable # of Stories





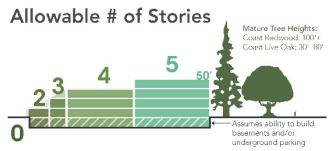
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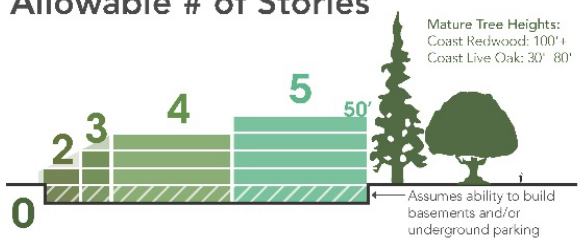
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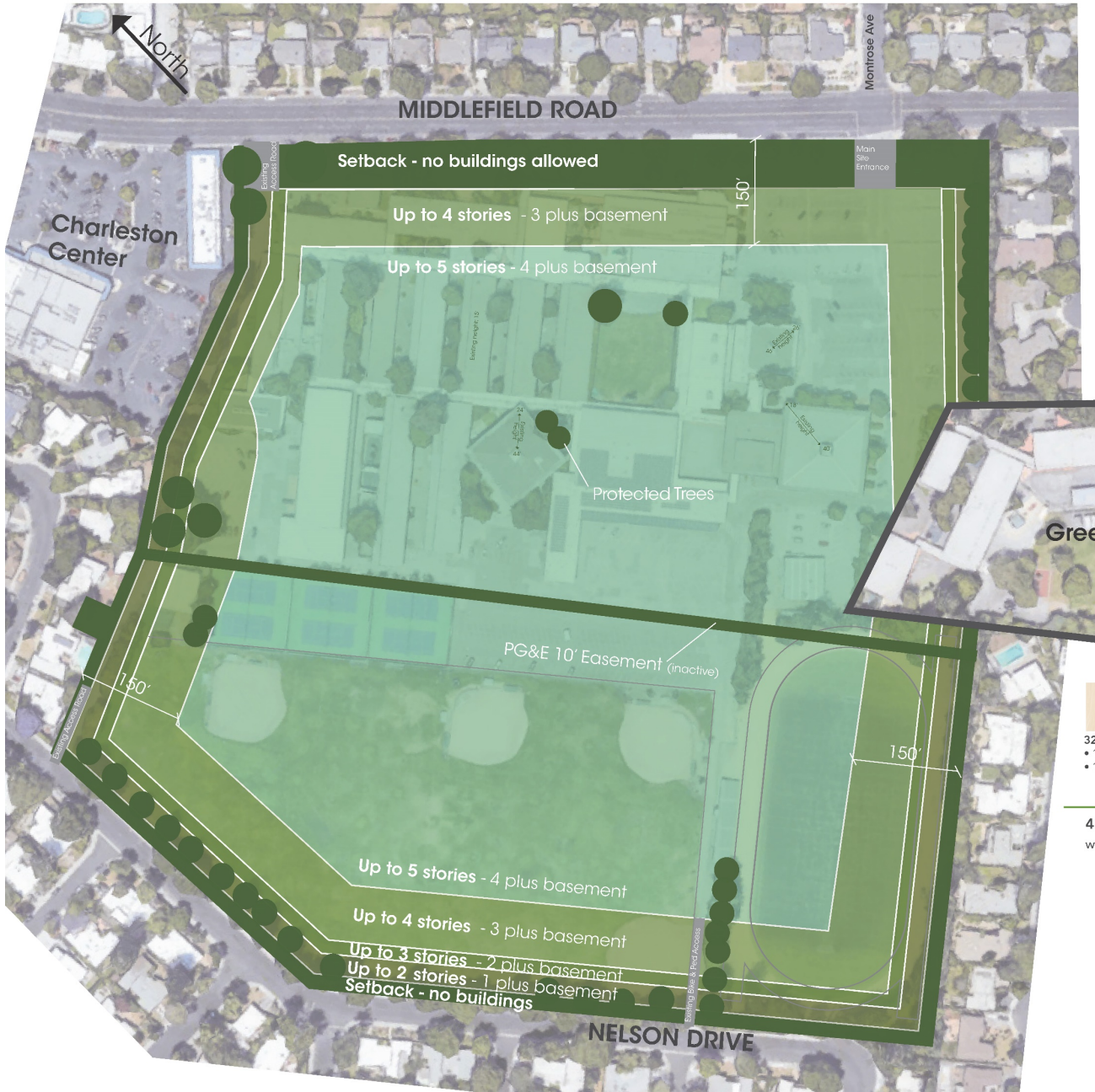
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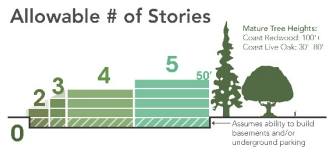
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Massing Exercise



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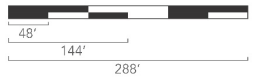
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Massing Exercise



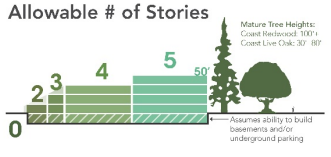
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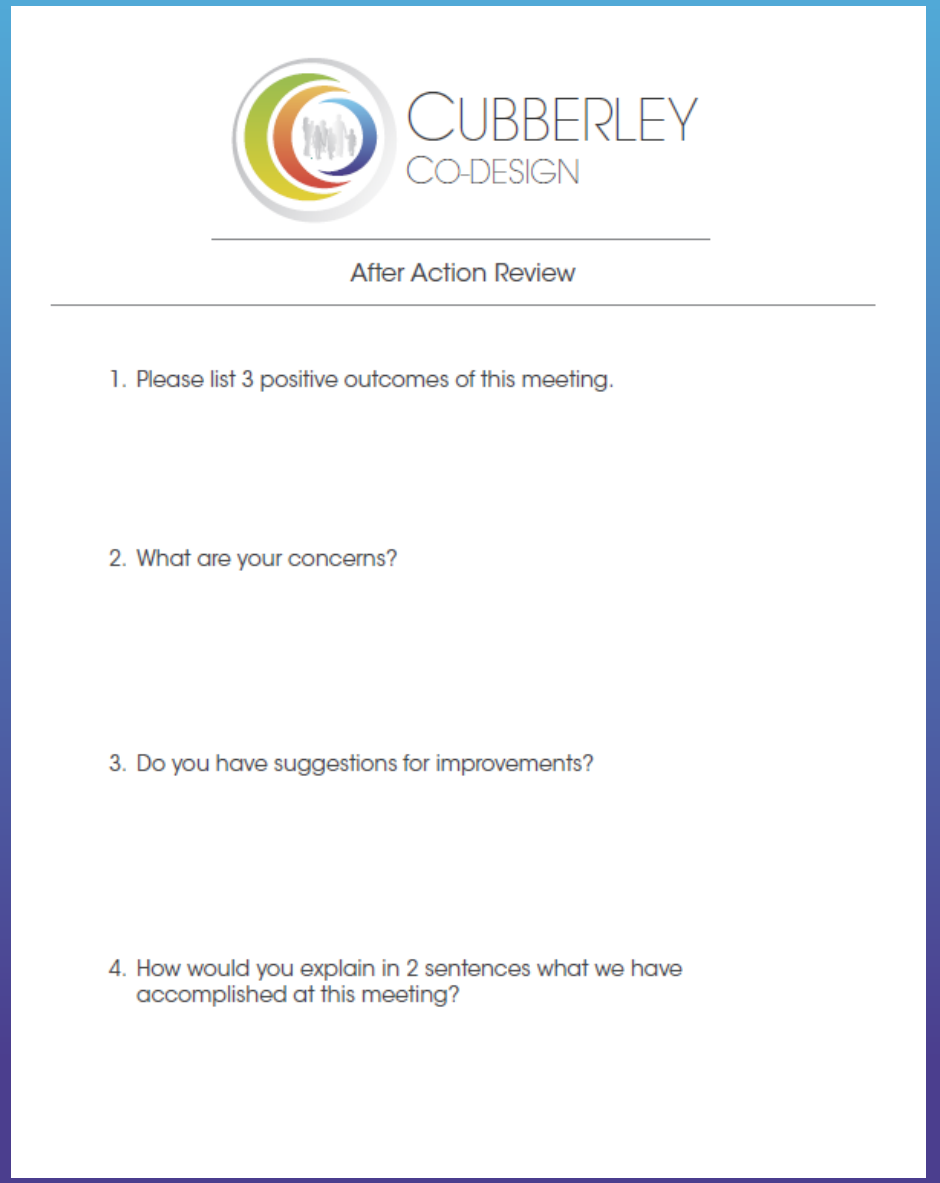
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Other_____
Comments:

NEXT STEPS & AAR

Next meeting:
November 1st
same time, same place

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

Add a question for the FAQ on the back of your AAR!



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?

Thank you for your time and thoughtful input!

CUBBERLEY
CO-DESIGN

CITY OF
PALO ALTO

Palo Alto
Unified School District

concordia
architecture | planning | community engagement