CUBBERLEY
CO-DESIGN CONCEPT PLAN

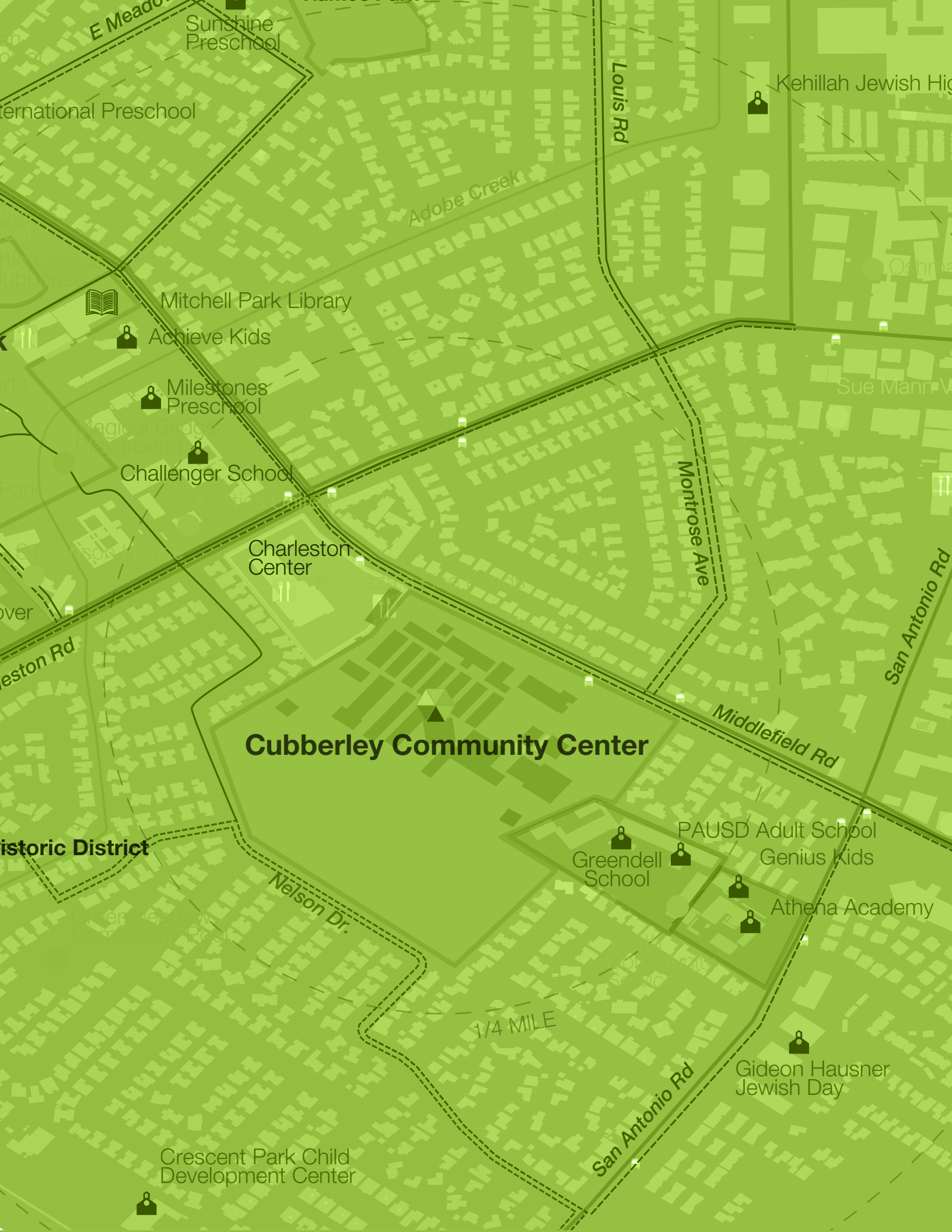
Appendix C
Interim Deliverables



CITY OF PALO ALTO

Palo Alto Unified School District

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architecture | planning | community engagement


Sunshine Preschool
ternational Preschool
Louis Rd
Kehillah Jewish Hig
Adobe Creek
Mitchell Park Library
Achieve Kids
Milestones Preschool
Challenger School
Sue Mann V
Montrose Ave
Charleston Center
San Antonio Rd
Middlefield Rd
Cubberley Community Center
istoric District
Nelson Dr.
Greendell School
PAUSD Adult School
Genius Kids
Athena Academy
1/4 MILE
Gideon Hausner Jewish Day
San Antonio Rd
Crescent Park Child Development Center

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CUBBERLEY
CO-DESIGN

Needs Assessment and Summary of Background Research



Palo Alto Unified School District

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1. Needs Assessment

Needs from Three Perspectives



The needs for the future of Cubberley align three primary perspectives: that of Palo Alto Unified School District (PAUSD), that of the City of Palo Alto, and that of Palo Alto residents at large. From the onset of this project, the City and School needs were made clear.

School District Needs

PAUSD needs as described in the RFP are as follows: "For PAUSD, the overriding consideration regarding Cubberley is the need to provide for potential future school enrollment growth. Potential PAUSD employee housing, administrative facility needs and other extended educational needs are also a consideration. Current PAUSD enrollment projections do not support the need for an additional school within the next 5-10 years. However, both the proposed Stanford GUP and the City of Palo Comp Plan carry with them the risk of enrollment growth and the requirement for additional school facilities. While there are two discreet property-owners (City and PAUSD) within the 35 acres, the master planning process should recognize the benefit of planning the 35 acres collaboratively, while at the same time acknowledging the differing potential time horizons for City and PAUSD development." In short, with a time horizon of more than 50 years – the minimum life cycle of future buildings on site – the master plan must create the ability for a school of indeterminate size to be built at some point in the future. Uncertainty about future need is substantial enough to plan under the assumption that a large school may be needed in the future. Therefore, space needs to be preserved or able to be converted to school use in the future. In the short term, that space can be used for athletic fields, surface parking, or leasable rental space that generates revenue. Flexible building design that can be easily converted and reorganized is a design tool that can help accomplish the latter strategy if it is pursued. Among possible short-term uses, one recommendation from the Enrollment Management Advisory Committee is to create a small (roughly 100 students per grade) choice middle and high school. They recommended this school, in addition to existing schools, use alternative teaching and learning models to accommodate diverse learning needs of students. It is possible to plan for a small school in the short term with the ability to expand into a larger school in the future should the need arise.

City Needs

From the City's perspective, there are short-term needs that should be addressed soon. Because the buildings in use are at the end of their functional life, a replacement for the Cubberley Community Center is a pressing need. The City has a broad vision for a community center that: 1) provides a multi-cultural learning environment; 2) supports the visual and performing arts; and 3) offers wellness opportunities (fitness, athletics, therapeutic programs) to support the social, emotional and physical health of people of all ages and abilities.

Community Needs

The community engagement process is intended to uncover additional community needs. Based on our initial research and conversations, there is a high demand for rentable meetings spaces, performance spaces, and many of the other spaces that Cubberley already provides. The programs on the Cubberley site are highly utilized and many tenants expressed the need for expansion in addition to better program integration on the site. A future school on site can benefit from the diverse range of educational and extracurricular programs that Cubberley provides and vice versa.

The Palo Alto community began to share their perspective on the future of Cubberley at the first community meeting on September 27th, 2018. 250 attendees worked together to propose new uses and recommend massing considerations.

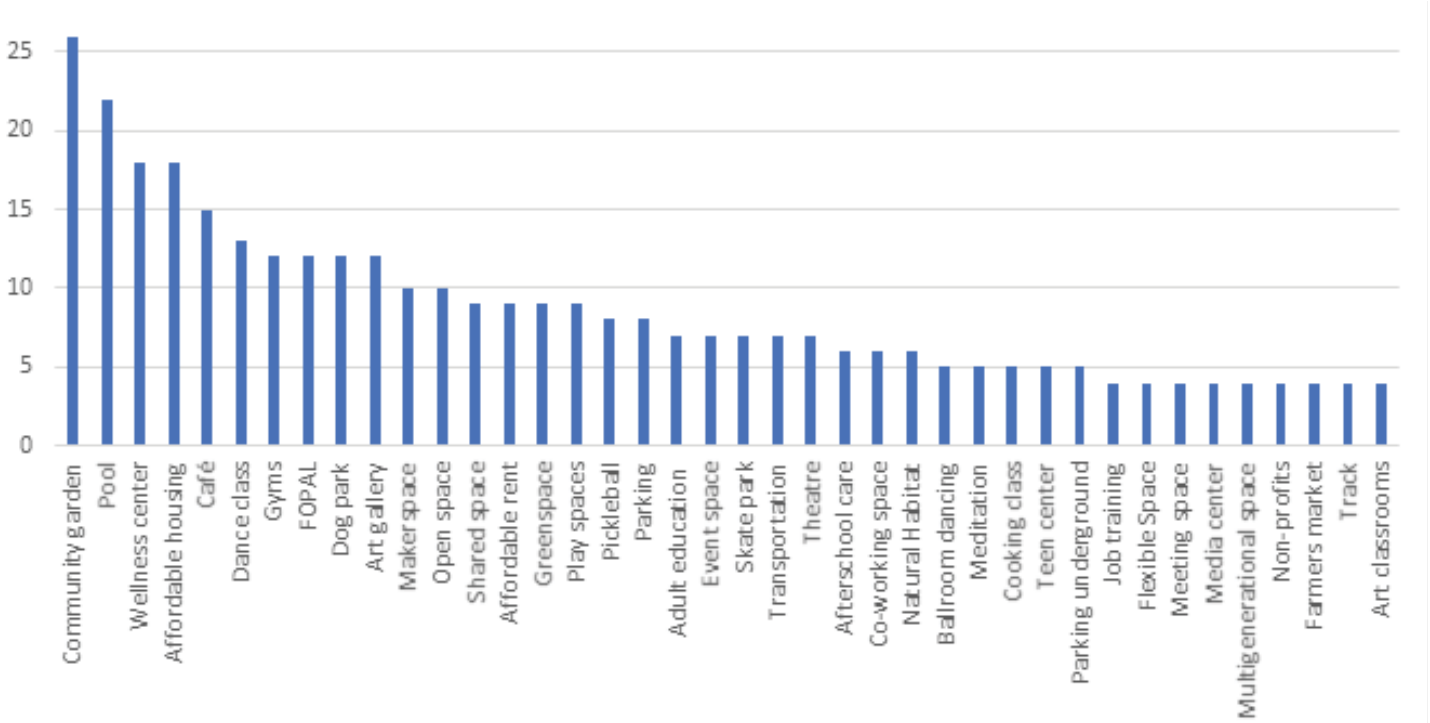
Residents proposed nearly 600 ideas in total and 219 unique ideas. The most common individual ideas for new programming included community gardens, a pool, and a café. Groups also discussed teen centers, multi-generational spaces, and more spaces to support and show art. Theaters and other large performance spaces were also requested, particularly for dance programs, as well as large flexible spaces for gatherings and programs such as ballroom dancing. Participants also requested different types of health and wellness facilities including senior services, cardiac rehab, stroke rehab, and mental health services for all ages.

Affordable housing was another popular, but contentious idea. Many thought affordable housing, particularly for teachers, would be a good use for the site, but some disagreed outright. One group proposed that the adjacent School District site at 525 San Antonio Road, which is zoned R-1, would be a more appropriate location for housing.

Meeting participants proposed modernized athletic spaces, pickleball courts, and skate parks. Among ideas related to greenspace, in addition to community gardens, participants proposed a dog park, general open space, and playgrounds. Participants also requested a variety of creative working spaces such as maker spaces, workshops, and co-working spaces. They proposed a variety of food-based services including cooking classes, food programs for those in need and seniors, and farmers markets. Participants would like to make the area more bike friendly with dedicated paths, parking, and repair facilities.



Top ideas by frequency of mention



Grouped Ideas

Many of the ideas residents proposed relate to one another closely. To get a better understanding of common themes and clusters of ideas, we grouped them together by similarity. The graphic shows how programs cluster together and create broader trends. The size of each wedge is proportional to the frequency of proposed ideas at the meeting.



For instance, participants proposed a Tech Center, Tech lab, Fix-it Café, Robotics, STEM classrooms, Tech museum, Tech space, and Technology class. The graphic to the right groups these ideas together as "Tech Space" in the outer ring and then organizes that under "Creative Work Spaces" in the inner ring. "Collaborative/co-working spaces" and "Makerspace" also share this category. While they are distinct programs, they share some common features: in this case dynamic and flexible work spaces. These clusters can help inform program adjacencies and program stacking.

Among the most popular new ideas, or clusters of ideas, are more outdoor green spaces, community gardens, a health and wellness center, gallery space, makerspace and collaborative work space, food-related programming from a café to community kitchen, and housing.

Residents indicated which programs or spaces they believe have the potential to be shared between the community center and school. The most common ideas for shared programming include swim center (pool), all the outdoor fields and courts, auditorium, theater, and gyms. Culinary space, professional learning space, dance programs, and a library were also commonly requested to be shared use.

Residents also connected ideas directly to one another, indicating preferences related to shared uses and adjacencies. About half the groups connected the community center's gyms, auditorium, and theater to their counterparts on the school side, indicating that they could be shared and/or combined. Many tables connected school art classes to the community center's artist studios. Several groups suggested that a future school cafeteria be tied into a culinary class or culinary space and some also connected this to the community gardens. Participants also grouped community center music classes with school music and choir programming.

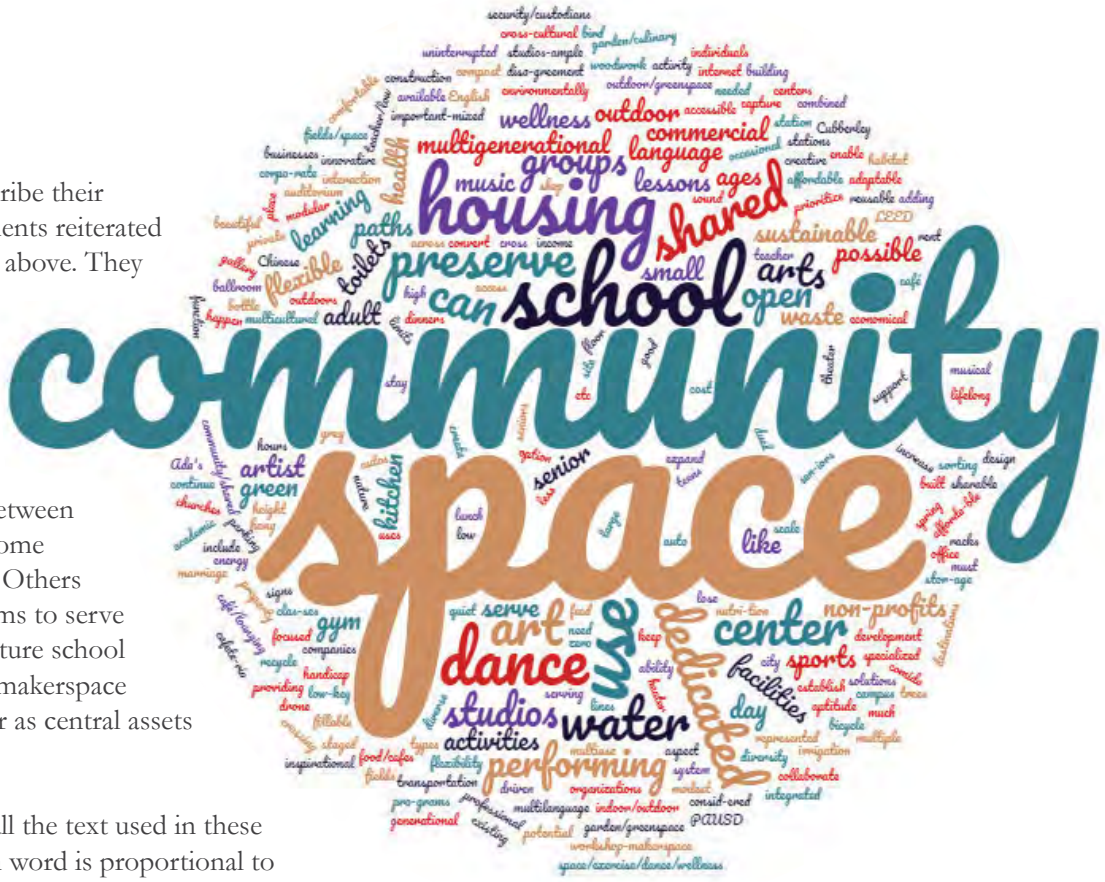
Prioritized Ideas

Groups were asked to add stickers to their top 5 favorite ideas to indicate a higher priority. The list below shows all the ideas that table groups prioritized with their stickers. The number in front of the first few indicate how many groups prioritized those ideas, with theatre being prioritized by five table groups. The list of prioritized programs echoes much of what was already discussed:

5: Theatre
4: Dance programs *(specific note on one: 12,000sq ft sprung floor)*
3: Community garden
2: Auditorium
2: Food/food court
2: Housing (1 low cost, 1 teacher housing)
2: Senior center including mental and physical therapy.
Administration office
Affordable opportunities
After school (5-12 y/o)
All fields
Artist Studios
Ballroom dance
Community health center
Co-working space
Culinary space
Culinary & vocational arts
Event space
Fix-it café (for bike, toasters, etc.)
FOPAL
Gyms
Include Greendell and 525 San Antonio in plan
Makerspace
More classrooms
Multicultural education
Multi-use gathering space
Music classes
Music performance space
Nature spaces
Outdoor use
Preschool program
Professional learning space
Reduced rent esp. for non-profits
Separate health/wellness center
Soccer fields
State of art high school
Trade/bike workshop
Underground pool
Upholstery class
Workout room

Vision

Lastly, groups added post-its to describe their overarching vision for the site. Residents reiterated many of the same themes described above. They envision a multi-generational center for lifelong learning, for health and fitness, for hanging out during the day in beautiful, inspirational outdoor spaces. They said that the gyms, theaters, fields, and auditoriums should be shared between the school and community center. Some recommended housing for teachers. Others emphasized the need for the programs to serve the community and integrate into future school curricula, leveraging dance, art, and makerspace activities from the community center as central assets for the school.



The word cloud to the right shows all the text used in these vision descriptions. The size of each word is proportional to frequency of word usage in the vision statements.

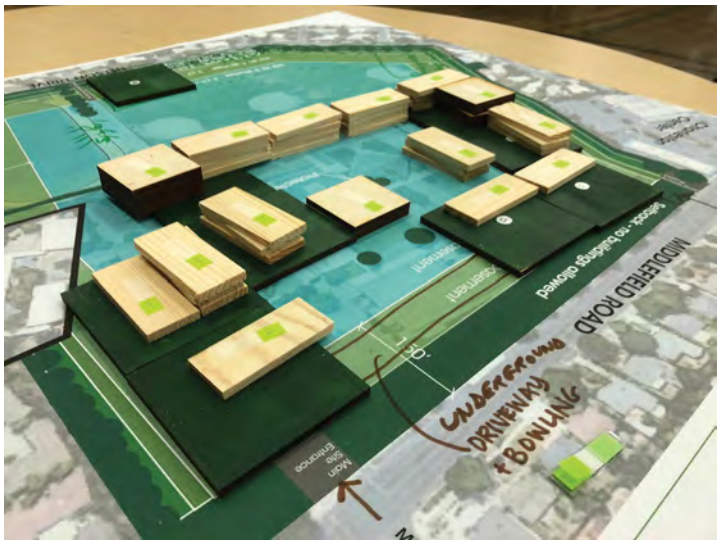
Participants around an Activity 1 table sheet



Space Use

In the second activity, residents shared their preferences related to building height, green space, and parking strategy. Each table group was given tiles representing 425,000 sf of buildings and the anticipated required parking. 425,000 sq ft is a preliminary estimate of size based on the assumption that the largest possible school that may be needed would be 250,000 sq ft, comparable to Paly High or Gunn High, and future community center size may increase by 20% to 225,000 sq ft of indoor space. The table sheet showed the height restrictions and setbacks that are required by zoning. Participants were asked to show their preferences about the relationship between building height and green space by stacking the blocks and arranging them on the site map. The parking tiles could be used to show parking lots on one side, or turned over with the green side up to indicate underground parking. Stacked parking tiles indicated parking garages.

Table sheets from Activity 2

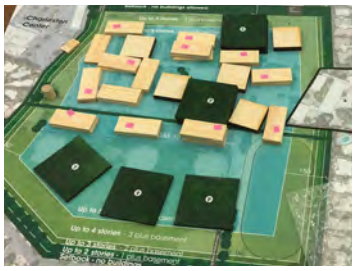


Consistent with their request to increase green space expressed in Activity 1, the majority of groups proposed underground or structured parking. Of all the 238 parking tiles across the 27 tables, 67% of the tiles were used as underground parking and 24% were used as multi-level structured parking garages, with the remaining 8% used as surface parking. A quarter of the groups that proposed structured parking also indicated that the roof of the garage should be an occupiable green roof.

Participants stacked their blocks to an average height of 2.5 stories. Single story and 5 story buildings were infrequent. Most groups used a variety of heights between 2 and 4 stories, generally with taller buildings towards the center of the property, away from the street edge. Almost all groups preserved the field areas as they are and grouped buildings on the north half of the site.









While participants used underground parking in their exercise, they also expressed concerns related to cost, feasibility, safety, and accessibility of underground parking. Some suggested surface parking for safety reasons and for easy access for less mobile users. They also want parking to be near their final destination. They are interested in expanding the main entrance to help with traffic.

Participants commonly indicated the desire for greenspace and landscaping around the perimeter of the site to make it better for surrounding residents and to cultivate a cohesive campus feel. They also added comments indicating the desire for courtyards and green occupied roofs to activate outdoor spaces on the site. Many table groups requested bike parking and safe bike/walking paths around the entire site. Some reiterated the desire to ensure the site is eco-friendly. Participants also want the age of users to be considered when programming. For instance, FOPAL is mainly run by older volunteers and would prefer to be on the ground floor.

Although this activity did not focus on programs, some participants suggested housing on site. Some participants said the top floor(s) of multi-storied buildings could be reserved for teacher housing. Participants also suggested leaving enough greenspace between buildings (perhaps with covered walkways) to have an amphitheater.



Participants at Cubberley Co-Design Meeting 1 on September 27th

Conclusion

There is a great deal of synergy between the needs and goals of the City, PAUSD, and community needs gathered at the first meeting. Taken together, the site has the potential to accommodate a new and improved community center, preserve the potential for a future school, and increase access to green space. When presented with the spatial constraints of accommodating those goals, participants indicated preference building up moderately and incorporating underground parking to preserve green space.

Based on all of this input, Concordia is now preparing three programming schemes that accommodate the needs and goals gathered thus far.

2. Trends in Educational and Institutional Design

While a future school on the Cubberley site may still be decades away, design trends in education and facility planning should inform the master plan. These include changes in education delivery, design research around the relationship between well-being and the built environment, and a greater push for environmentally sustainable design.

The state of education and educational delivery is in flux. Technology and a changing economy have called into question the 20th century learning model dominated by lecture-style classes and content acquisition as the primary learning goal. Newer approaches are experimenting with a variety of methods aimed at helping students develop into adaptable problem-solvers, critical thinkers, thoughtful communicators, and good team-players. Some of these models are Growth Mindset, Project-Based Learning, Blended Learning, Gamification, Alternatives to Traditional School, Social/Emotional Learning, Team-Building-For Learning, and Maker Learning. These models emphasize hands-on experience, student-driven exploration, and more peer-to-peer socialization in the learning process.

Part of this change is a shift from a one-size-fits all model to differentiated instruction tailored to individual students' learning styles and specific interests. For designers, this means a greater variety of alternative learning spaces, with classrooms organized around both quiet individualized learning and louder team-learning. Buildings are designed to provide a variety of spaces and functions to accommodate different sized groups – from the individual work carrel, to 'class commons' rooms and faculty teaming spaces.[1] Classrooms are often designed with movable walls to combine adjacent spaces when needed or subdivide the space into smaller team areas. New lines of easily moveable and stackable classroom furniture have emerged to support this shift towards flexible and adaptable spaces.

Another trend in education is an increasing use of tablets and smart-devices. These tools allow for a different approach to programming class and homework time. Many teachers are opting for a flipped-classroom model, where the students watch lectures at home and use class time for individual or group activities. This means the teacher spends more time coaching and giving students individualized attention and less time lecturing. Students spend more time working dynamically with their classmates and less time at home working by themselves. Because many tasks on the tablet auto-grade, teachers also have more time to plan lessons and collaborate with other teachers.

In this time of educational change and accelerating change in technology, schools and colleges are building more flexible buildings, which will be able to adapt to future needs. Educational space design is moving away from standardized, permanent, single use classroom spaces and towards an increasing variety of flexible, tech-enabled spaces that can adapt to new uses over time. Rather than a double-loaded corridor model, for instance, an open-floor plan column grid building could provide more flexibility: internal walls can be moved and replaced as needs change. Temporary or moveable walls can also be used to subdivide as necessary.

1 https://www.bdcnetwork.com/building-future-five-trends-higher-education-projects

Concurrent to these changes in education, research in educational and office space design has progressed. It is now widely acknowledged that natural light greatly impacts the productivity and wellbeing of students and workers. Well placed windows, skylights, and light tubes all contribute to bringing natural light into spaces, reducing dependency on flickering fluorescents. Studies show that the benefits of natural light include improved Vitamin D levels, visual system, circadian rhythms, sleep quality, mood, mental performance, alertness, and brain activity.[2] Natural light reduces the likelihood of cancer, abnormal bone formation, depression, stress, sadness, and violent behavior. While many of the solutions to daylighting spaces are on the architectural scale, massing and overall building layout are the first steps to ensuring spaces are well lit while remaining energy efficient.

Relatedly, design research in healthy buildings and biophilia have expanded our understanding of the relationship between nature and well-being. WELL is a rating system with standards and certifications focused on how buildings support human needs for air, water, nourishment, light, fitness, comfort, and mind.[3] Buildings that support mental and physical health incorporate sensory connection to nature, natural analogies such as non-linear patterns and natural colors and materials, and spaces that emulate the outdoors on a more abstract level – for instance, two of the fourteen patterns of biophilia that Terrapin developed are mystery – spaces and lines of sight that invite further exploration – and risk/peril – e.g., a balcony overlooking a 3 story atrium. These two examples relate to brain research in how they respectively engage the dopaminergic and noradrenaline circuits: the former is highly correlated with motivation and exploration and the latter with alertness. Built environments that engage with and emulate nature keep their users engaged, alert, and healthy.

Environmentally friendly design has grown in the past decades, with LEED emerging as the most prominent system for evaluating building performance. LEED v4's more flexible point system includes energy usage and efficiency, water efficiency, materials, rainwater management, human health and experience, regional impacts, and innovation among others. One of the growing debates within the context of sustainability is related to passive vs active design. Passive design features include how buildings are shaped and oriented in relation to the sun to minimize heat gain, how their spaces facilitate natural airflow, daylighting, and how their materials and fenestration patterns reduce the need for mechanical systems and energy use. Active design on the other hand, are systems such as automatic blinds, green roofs with active irrigation systems, and other mechanical or electronic systems that require ongoing maintenance and upkeep that reduce energy use. One criticism of the latter approach is that the mechanical systems fail over time and become costly to replace, especially if parts become unavailable. Over-reliance on active systems to hit LEED targets may result in a long-term reduction in energy efficiency if they are not maintained properly. Regardless, many of those strategies are employed at the architectural-design phase and will not have a large impact on master planning. Passive design strategies, however, will. Using design tools such as Sefaira, a energy and daylight modeling plugin for architectural design programs, Concordia will incorporate energy efficient massing and fenestration planning to reduce long-term energy use in concert with considerations for daylight, user health and well-being, functionality, and the overall site environment.

2 Shishegar, Nastaran & Boubekri, M. (2016). Natural Light and Productivity: Analyzing the Impacts of Daylighting on Students' and Workers' Health and Alertness. https://www.researchgate.net/publication/303484362_Natural_Light_and_Productivity_Analyzing_the_Impacts_of_Daylighting_on_Students'_and_Workers'_Health_and_Alertness

3 Well Certified, https://www.wellcertified.com/en/start-a-project

3. Background Research

This section includes a summary of relevant information Concordia has gathered that may inform the Cubberley Master Plan, including information about the Cubberley Site, the surrounding neighborhood context, and broader city-wide goals that it may help support.

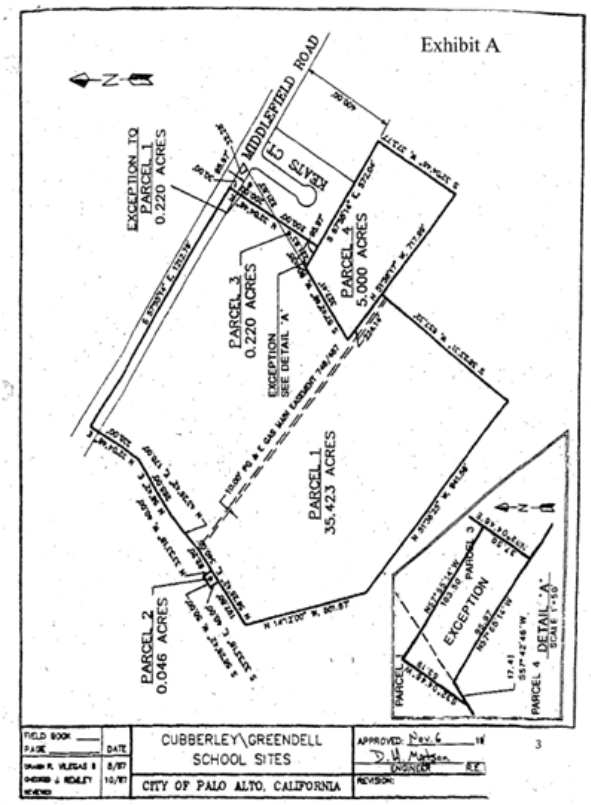
A. Cubberley Site Conditions

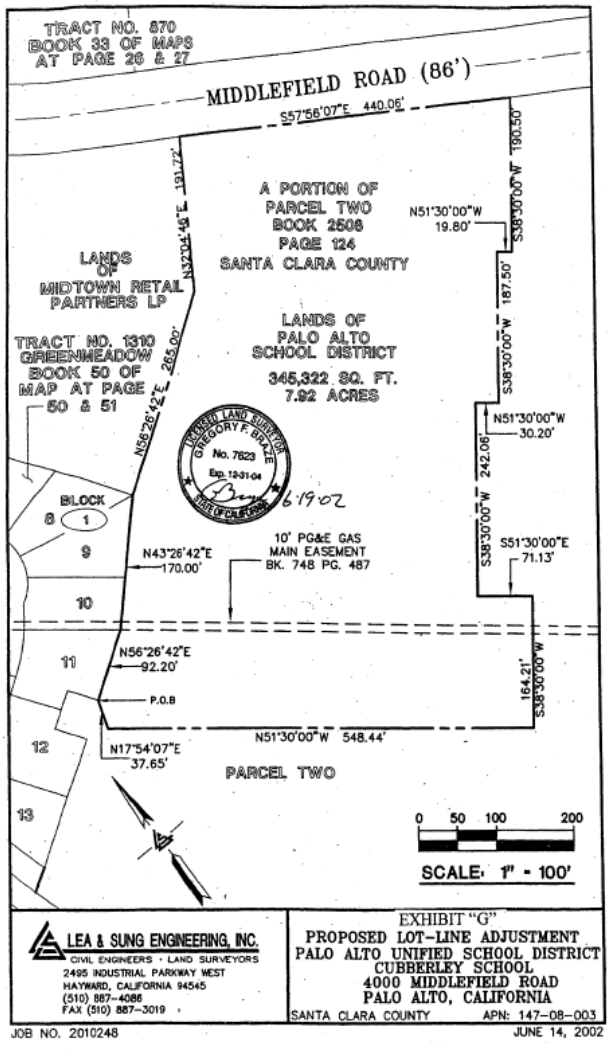
The Cubberley site is 35.4 acres at 4000 Middlefield Road, consisting of a 7.9 acre property owned by the City of Palo Alto, and a 27.5 acre area owned by the Palo Alto Unified School District (PAUSD). The PAUSD portion of the site is part of a larger parcel that also includes the 5.0 acre Greendell site. For the past decades, the City has leased the 27.5 acre portion of the PAUSD parcel for use as the Cubberley Community Center.

The 5 acre Greendell site is not within the scope of the Cubberley Master Planning Process. However, given its integration into the Cubberley site, including shared entrance, parking, and ownership, the Cubberley Master Plan will give great consideration to how the redeveloped 35 acres interface with the Greendell site.

The buildings on site were constructed in the late 1950's and with some additional buildings added in the 1960's, to serve as Cubberley High School. The school was closed in 1979 due to declined enrollment and fell into disuse for a decade. In 1989, the City entered into a lease agreement and covenant not to develop with the School District. At this time, a building conditions report was commissioned to inform the necessary repairs for the site. This report included detailed drawings of building plans and descriptions of materials used in the buildings. Following those necessary repairs, the site became home to the Cubberley Community Center. In 1991, Cubberley created a master plan that organized the space use of the buildings according to program uses, which became the program framework that is still largely present on the site.

The buildings on the site are reaching the end of their functional lifespan, now close to 60 years old. According to the current lease agreement between the City and PAUSD, the City deposits $1.86M into a property infrastructure fund specifically for repairing, renovating, and improving the Cubberley site. The buildings do not have central air conditioning and are not constructed to the efficiency standards used today.





The site is also laid out inefficiently, especially given the value of land in Palo Alto. Most buildings on site are single rows of classrooms that open to the outside in underutilized gaps between the buildings, similar to other school buildings from the mid-century. At some point, likely in the 1970's to save on maintenance costs, these spaces between buildings, which may have been green spaces or lawn, were paved over with asphalt. Now, as almost one fourth of the site (about 8 acres) is unprogrammed paving and sidewalks between the buildings. The buildings that the 8 acres of impervious surfaces connect occupy 4.1 acres of the site. All except one are single story. This too is inefficient for ongoing maintenance and for general use of the site. The ratio of exterior walls and roofs to usable interior space is very high, which means that the area of the building envelopes that must be continuously maintained and periodically replaced is far greater than contemporary buildings that are denser and multi-story with similar floor areas. Taken together, the buildings and the paved areas between them account for over 12 acres of the site, or 34%, to accommodate just 4.3 acres of indoor floor area.

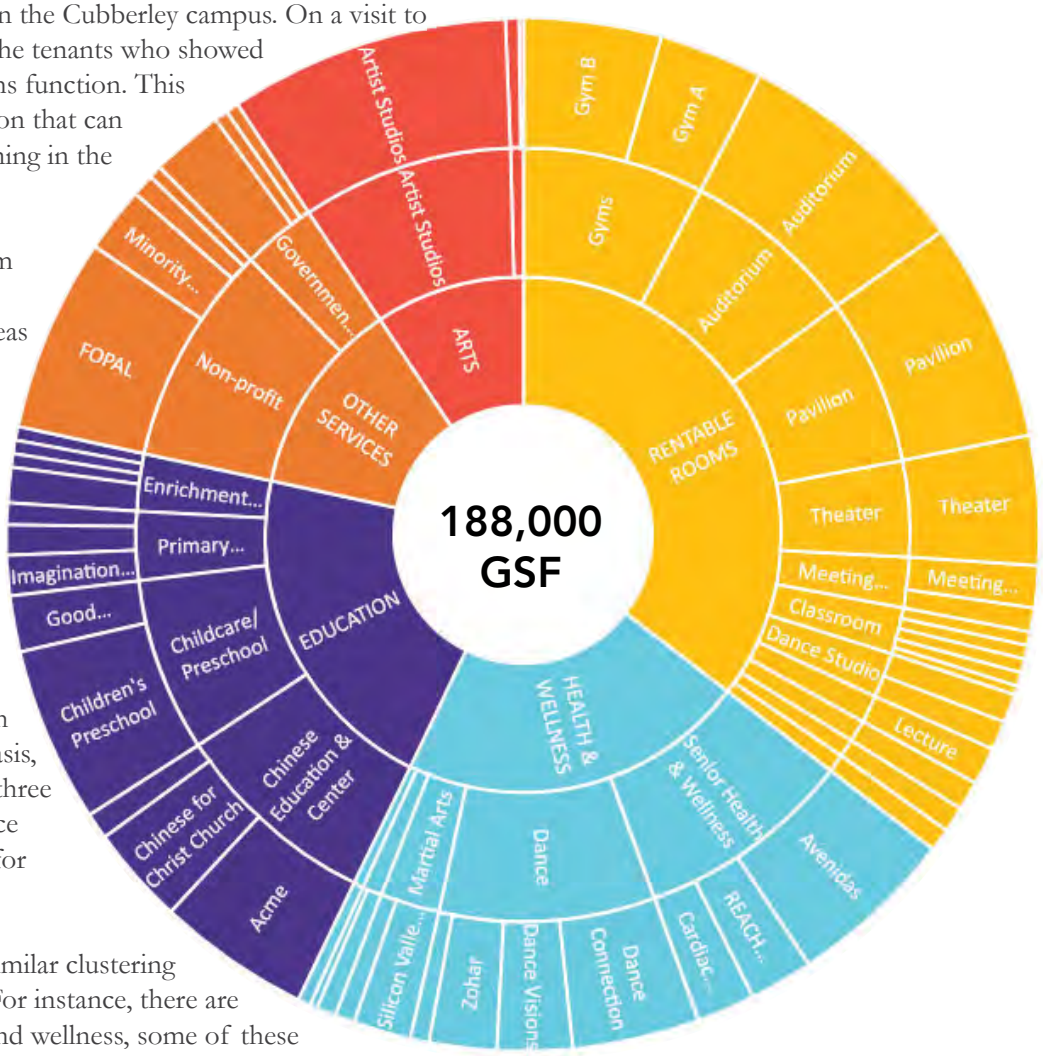
When asked if any buildings should be preserved, almost all table groups at the first community meeting said no. Given all of these factors, we do not recommend attempting to renovate the existing buildings on site. Possible exceptions to this are the auditorium and pavilion buildings if there is a strong will to preserve them. A reconfigured site with new buildings will provide far more options for indoor and outdoor program use and will create the possibility of increased interior square footage to accommodate the long term vision of a new school in addition to the community center.

Site map showing ownership, the PG&E gas easement and protected trees



Existing Use and Tenants

Concordia distributed a survey to Cubberley tenants to learn more about their programs and how they operate within the Cubberley campus. On a visit to Cubberley, we spoke with several of the tenants who showed us their spaces and how their programs function. This provides us with qualitative information that can inform more efficient adjacency planning in the future.



Overall, Cubberley suits most program providers well. Some said they could benefit from more space. Potential areas of improvement have to do with the overall organization of programs into more efficient clusters. Perhaps the most extreme example of how some programs on the site struggle with the existing layout is the Friends of the Palo Alto Library (FOPAL), whose rooms of media storage are spread out on opposite ends of the campus. A considerable amount of time is spent carrying books, of which they receive thousands on a weekly basis, from the sorting room to their other three buildings. Consolidation into one space would be a clear, time-saving benefit for them.

Other program-providers identified similar clustering opportunities among like-programs. For instance, there are several programs focused on health and wellness, some of these with a particular focus on senior health. They suggested that if they were clustered together, they could easily share exercise rooms or other spaces, and it would be more convenient for their users to have everything in one area. A similar sentiment was shared by some of the dance programs, who cooperate with each other often and already share spaces to some extent. Some providers recommended sound be taken into account: some programs would benefit from a quiet environ while others, especially those with young children, are naturally noisier.

Program providers also pointed to what already works well – that there are so many complimentary programs in one place, with access to hourly-rental spaces that support their programs. For instance, the gyms are regularly rented out in the mornings by Heartfit for Life and other exercise programs to do warm-up exercises. The rentable dance studios are a resource to the long-term tenants, tenants whose programs also complement one another, differing by age range and skill levels of the dancers they teach. The proximity to the theatre

Rentable Rooms

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

is of great convenience for the orchestral groups on site. The amphitheater is actively used throughout the day by many of the educational groups. There are three complementary programs that benefit Chinese-speakers and Chinese-learners: the Hua Kuang Reading Room is both a library, a learning center, and a "root finding" hub for Chinese Americans and anyone who wants to learn from their thousands of books on Chinese history and culture. Acme is an enrichment program for youth with a focus on Chinese language and culture. And Chinese for Christ is both a religious, educational, and community center. There are many other examples of programs and rental spaces at Cubberley that compliment and strengthen one another, and many such examples are documented in the CCAC report.

Many of these programs, some already described above, could also benefit students attending a future school on site, as there are several after school enrichment programs, including Brainvyne, MakeX (a makerspace for teens), Ivy Goal Education (tutoring), Acme, as well as resources like the Hua Kuang Reading Room. Other programs, including the two martial arts schools, the four dance studios, Melody Academy of Music (music lessons), and outdoor sports clubs all provide opportunities for after-school and weekend enrichment activities that would be highly accessible and beneficial students at a future school on the Cubberley campus.



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

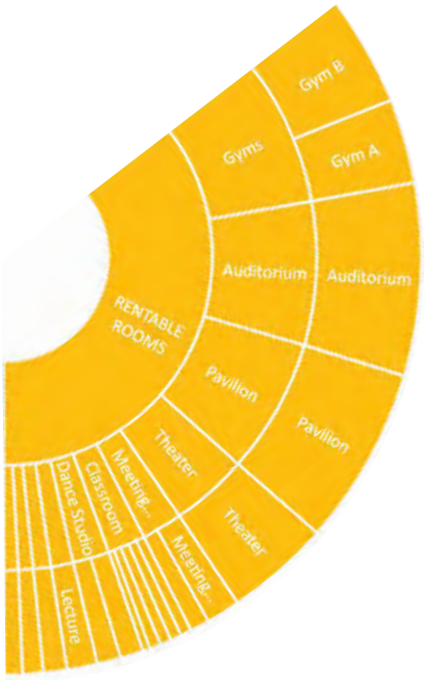
Artist's Studios
California Pops Orchestra
Palo Alto Chamber Orchestra
Melody's Music

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

As part of the site analysis, Concordia used previous site surveys and architectural drawings of the buildings at Cubberley to approximate the gross square footage (GSF) of the buildings on site and how that area subdivides among programs on site. These numbers reflect our closest approximations. The total square footage is more accurate than individual program approximations. "GSF" includes entire building footprint on each floor, including areas occupied by walls and other non-accessible spaces. By contrast, "net square footage" only looks at usable indoor floor area of a given space. For our purposes, all square footage numbers here are GSF. This information will inform the spatial needs of programs in the master plan.

In total, the buildings on the site are approximately 188,000 GSF. Approximately 10,000 square feet are bathrooms, maintenance rooms, and storage. Of the remaining 178,000 GSF, 115,000 square feet are leased to long-term tenants and 63,000 are hourly rental spaces. To better understand space use across programs in a broader sense, we have grouped programs according to similarities. However, any organizational grouping of the programs on site will have inadequacies, because there are several programs that provide multiple services and therefore could fall into several categories. For instance, Avenidas is a senior center that provides a variety of classes and activities, including programs for Spanish-speakers and exercise classes. Consequently, Avenidas could be grouped with other educational programs, health and wellness programs, or as a multipurpose center. Hourly rental spaces with a clear programmatic function, such as the gyms or theater, could be grouped with the providers that use them, rather than grouped together as rentable rooms. Likewise, the three programs that have a strong Chinese-language component could have been organized separately – with Acme joining the other after school enrichment programs. Despite these drawbacks and risk of oversimplification, grouping the programs within some framework does give a general picture of the range of resources that Cubberley provides and can show how space across these groups of similar programs is allocated. We have organized the indoor programs on site within five general categories, which are in turn organized into subcategories. The five categories are Rentable Rooms, Health and Wellness, Education, Non-profit and Government Services, and Visual and Performing Arts. The size of each wedge is proportional to the indoor space use on site.

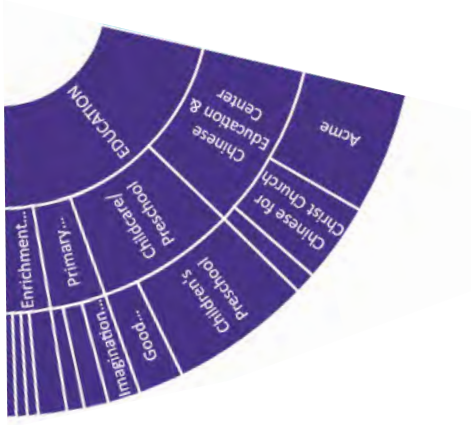


Rentable rooms account for 63,000 sf, or 35% of the buildings. The majority of this space is taken up by the two gyms, the auditorium, the pavilion, and the theater. A caveat here is that the auditorium is temporarily being rented by the Junior Museum and Zoo while their future building is under construction. Because this is a temporary accommodation, we have left the Auditorium in the rentable rooms category. The remainder is occupied by meeting rooms, classrooms, dance studios and other small rentable spaces.

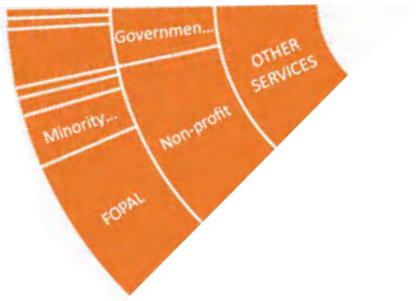
The next largest program area, "Health and Wellness", accounting for approximately 39,000 GSF, or 22% of the buildings. The two largest program areas within this category are Senior Health & Wellness programs, among which we have included Avenidas, even though its services extend beyond health, REACH, which specializes in rehabilitation for stroke survivors, and Cardiac Fitness, which focuses on long-term cardio health, including some non-senior residents who have experienced heart-related health issues. Another large subcategory here is dance. There are four dance organizations that compose another large portion of the Health and Wellness category: Dance Connection, Dance Magic, Dance Visions, and Zohar. Some of these programs make use of what was formerly Cubberley High School's auto-shop; their spaces have high ceilings making it possible to host performances with stage lighting. While not all dance classrooms need ceilings this high, performance spaces do. The rest of the Health and Wellness category is occupied by two martial arts dojos, Ranger Taekwondo and Silicon Valley Karate, a wellness and meditation space with classes programmed by The Art of Living Foundation, and two soccer storage and team rooms rented by the Palo Alto Soccer Club and Stanford Soccer Club. These rooms support the soccer programs on the fields.



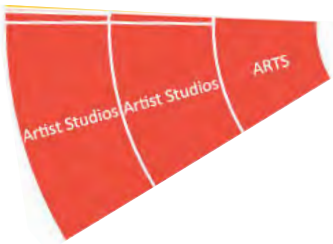
Educational programs account for approximately 37,600 GSF, or 21% of the programmed building area. There are three organizations that have a focus on Chinese language, history, and culture: Acme, Chinese for Christ, and the Hua Kuang Reading Room. There are two preschools, Good Neighbor Montessori, which teaches 24 students ages two to six, and The Children's Pre-School Center, Cubberley's oldest tenant, which has a toddler wing and a pre-school wing. Several classrooms are rented by three private schools, Genius Kids, Imagination Lab, and Living Wisdom School. Genius Kids' main campus is next door at Greendell, but they also use two Cubberley classrooms and the amphitheater for TK – 6 after school programs. In addition to Acme, there are four other afterschool and summer enrichment programs on site: Brainvyne, a STEAM focused program, Ivy Goal Education, tutoring, MakeX, a teen makerspace, and Melody Academy of Music, which provides group and private music classes.



There are seven other non-profit and government organizations on site, accounting for 22,000 GSF, or 12% of the programmed building space. Four of these are non-profits, of which the largest by far is Friends of the Palo Alto Library. People donate books here, where their volunteers organize them, sell them, and donate the proceeds to the library. The other three non-profits are the Minority Project, the Palo Alto Historical Association, and the Palo Alto Humane Society. The three government uses are California Law Revision, the City of Palo Alto department of Emergency Services, and the Cubberley Community Center Office, which manages the site.



The last of the five categories is Visual and Performing Arts, which accounts for almost 17,000 GSF, or 9% of the site. Almost all of this space is for artist studios. The Cubberley Artist Studio Program (CASP) supports the vitality of Visual and Performing Arts in Palo Alto by providing City-sponsored, affordable studio space for artists, building creative community and fostering public engagement with the arts and artists. The Cubberley Artist Studio Program consists of 22 studios, currently housing 23 artists; a rotating studio available for residences of up to 3 months. Also in Visual and Performing Arts wedge are rooms for the California Pops Administrative Orchestra, and the Palo Alto Chamber Orchestra. Dance could also be a part of the group however, dance and other health and wellness program providers are interested in grouping together as part of a health and wellness center.



Before concluding, it is worth reiterating that the rentable rooms extend the functions of many of the programs with dedicated spaces. In addition to being rented by the general public, program providers rent these spaces regularly. This feature is in part what makes the co-location of all of these programs more useful and cost-effective than if they were spread out in facilities without access to these flexible-use spaces. Many of the dance organizations use the rentable dance studios in addition to each other's spaces. The health programs make frequent use of the gyms. The orchestral programs use the theater. The educational programs use the shared outdoor amphitheater space. The tenant surveys and Meeting 1 results indicate that there may be more opportunity for program optimization and shared use spaces in the future. Some of these suggestions include the consolidation of the dance facilities into one dance center, the addition of a changing rooms/ locker rooms that can be used by the dance, martial arts, and sports programs, and the co-location of senior health programs into one Health Center.

Site Zoning

The largest physical constraint governing what is possible on the Cubberley site is zoning. The primary zoning is Public Facilities (PF), and it falls within an overlay of the Site and Design Review Combining District (D). The intent and procedures of the site and design review district is described in the zoning code: "The site and design review combining district is intended to provide a process for review and approval of development in environmentally and ecologically sensitive areas, including established community areas which may be sensitive to negative aesthetic factors, excessive noise, increased traffic or other disruptions, in order to assure that use and development will be harmonious with other uses in the general vicinity, will be compatible with environmental and ecological objectives, and will be in accord with the Palo Alto Comprehensive Plan."

Before a construction permit can be issued for the site, plans and elevations must be submitted to the Planning Commission, the Architectural Review Board, and the City Council to approve that the plans conform to the intent above and the following objectives:

- To ensure construction and operation of the use in a manner that will be orderly, harmonious, and compatible with existing or potential uses of adjoining or nearby sites.

- To ensure the desirability of investment, or the conduct of business, research, or educational activities, or other authorized occupations, in the same or adjacent areas.

- To ensure that sound principles of environmental design and ecological balance shall be observed.

- To ensure that the use will be in accord with the Palo Alto Comprehensive Plan.

This review process will occur during the architectural design and construction process that will follow the completion of the master plan. Although this review process will not occur during the master planning process, the overlay creates an added degree of necessity to align with the comprehensive plan and to plan in a context-sensitive manner, both in terms of neighborhood appropriateness and ecological impact.

The primary zoning district, Public Facilities, includes specific parameters regarding both use and site development standards.

Permitted Uses

Accessory and Support Uses
- Eating and drinking service s in conjunction with a permitted use
- Retail services as an accessory use to the administrative offices of a non-profit organization, provided that such retail services do not exceed 25% of the gross floor area of the combined administrative office services and retail services uses.

Agricultural and open space uses
- Retail services in conjunction with a permitted use
- Park uses and uses incidental to park operation

Educational, Religious, and Assembly Uses
- Business or trade schools
- Churches and religious institutions
- Educational, charitable, research, and philanthropic institutions
- Private educational facilities

Public/ quasi-public facility uses
- Public or private colleges and universities and facilities appurtenant thereto
- Special education classes
- All facilities owned or leased, and operated or used, by the City of Palo Alto, the County of Santa Clara, the State of California, the government of the United States, the Palo Alto Unified School District, or any other governmental agency

Recreational Uses
- Community Centers
- Utility Facilities
- Neighborhood recreation centers
- Outdoor recreation services
- Youth clubs

Residential Uses
- Residential care facilities, when utilizing existing structures on the site
- Day care centers

Service Uses
- Art, dance, gymnastic, exercise or music studios or classes
- Hospitals
- Outpatient medical facilities with associated medical research

Office Uses
- Administrative office services for non-profit organizations

Other uses
- Other uses, which in the opinion of the director, are similar to those listed as permitted or conditionally permitted uses

Temporary Uses
- Temporary parking facilities, provided that such facilities shall remain no more than five years

Transportation Uses
- Airports and airport-related uses

Non-Permitted Uses

Accessory and Support Uses
- Accessory facilities and accessory uses
- Sale of agricultural products produced on the premises

Agricultural and open space uses
- Second dwelling units
- Agricultural uses including animal husbandry, crops, dairying, horticulture, nurseries, livestock farming, tree farming, viticultures and similar uses…
- Botanical conservatories, outdoor nature laboratories, and similar facilities.
- Native wildlife sanctuary

Educational, Religious, and Assembly Uses
- Educational, charitable, research, and philanthropic institutions

Public/ quasi-public facility uses
- Communication facilities

Recreational Uses
- Recreational use including riding academies, clubs, stables, country clubs, and golf courses

Residential Uses
- Single-family dwellings
- Manufactured housing
- Guest ranches
- Residential care homes
- Residential use, and accessory buildings and uses customarily incidental to permitted dwellings

Service Uses
- Animal care, including boarding and kennels
- Cemeteries
- Cemeteries not including mausolea, crematoria, or columbaria
- Small day care homes
- Large day care homes

Site Development Standards

The maximum building coverage on the site is 30%, limiting the building footprint to 10.38 acres, or 451,591 square feet. The maximum Floor Area Ratio (FAR) for the site is 1:1. This means the total building square footage, including the area of each floor in multi-story buildings, cannot exceed the size of the site: 1,542,024 square feet. For reference, the existing building area on the site is 188,000 square feet. The two largest schools in Palo Alto, Paly High and Gunn, are each roughly 250,000 square feet. The zoning limitation on total area exceeds the anticipated joint school and community center use of the site by over threefold. New additional uses will not conflict with the FAR limitations.



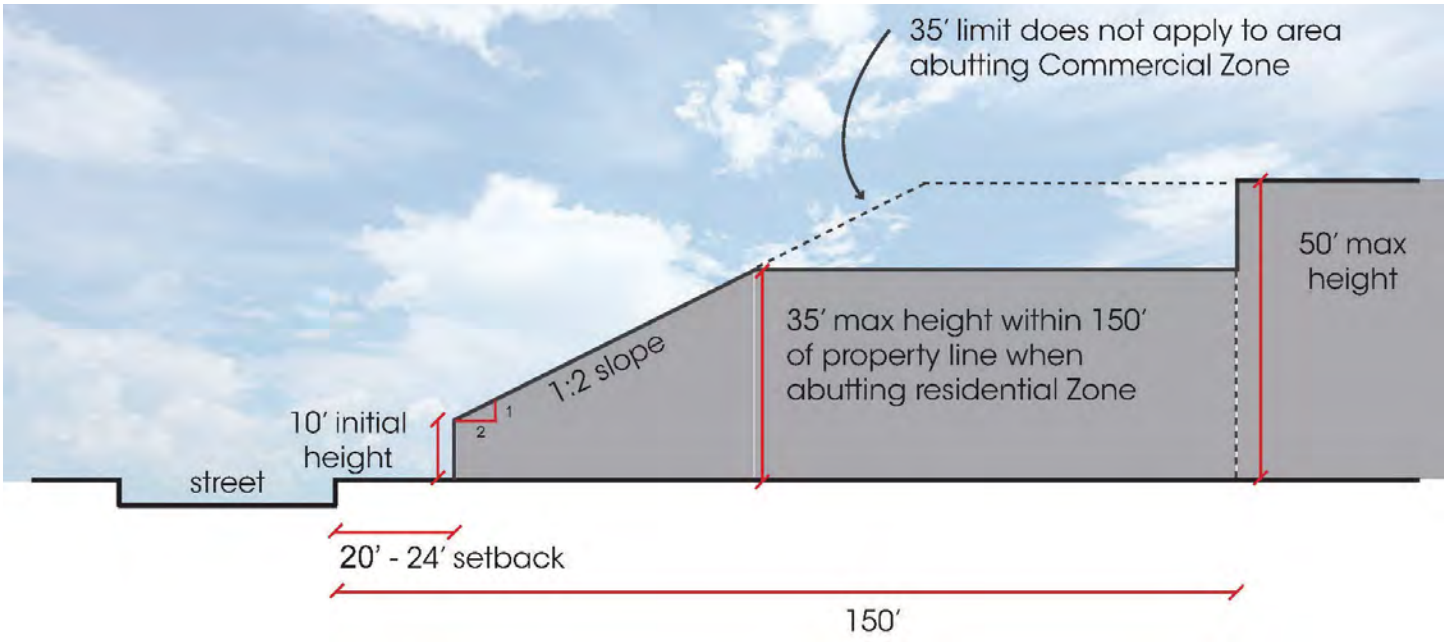


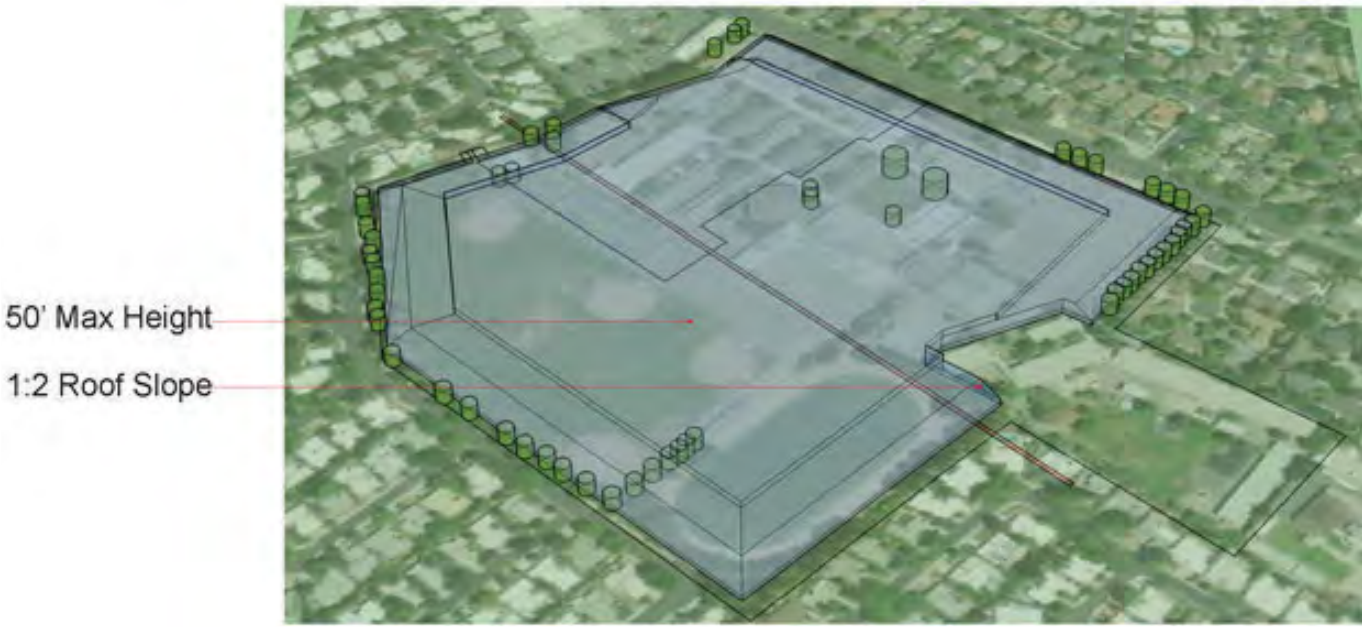
Santa Clara County Assessor's maps

Maximum Height

There are maximum heights on the site that relate to adjacent zoning areas. These regulations are intended to ensure that buildings on the site are in scale with the neighborhood context. They restrict tall buildings near the street, but allow for increasing height farther from the street edge. When applied in 3-D, these height regulations form a "zoning envelope", which is the volume on the site within which buildings can exist. The zoning envelope requirements for PF districts are influenced by the zoning requirements of adjacent districts. The Cubberley site abuts two districts: R-1 residential zoning for the majority of the site, and Commercial Ground Floor for a small portion of it. The diagrams below illustrate the differences. In both case, there is a 20' setback from the street where no buildings can be built. Then, there is an initial allowable height of 10' that increases at a 1:2 slope away from the street. At 150' from the street edge, the maximum building height is 50', which could comfortably accommodate a 4-story building. Due to the size of the Cubberley site, the vast majority of the area on the site falls under this 50' building envelope canopy, providing a great deal of flexibility for where buildings sit and how they stack.

Zoning Envelope Diagram





Zoning Envelope

Additional Requirements

- Because it is near a creek, a future project may require Santa Clara Valley Water District review.
- There is a special setback on Middlefield Road of 24'.

Below are summarized versions of the additional PF District Design Requirements in terms of how they will impact the Cubberley site. (See Palo Alto Zoning Code 18.28.060 for full details)

- Recycling Storage: An appropriately sized indoor area or exterior enclosure for recycling storage must be included in the redevelopment.
- Employee Shower Facilities: For any new or enlarged government building designed for employee occupancy or private educational facilities exceeding 10,000 square feet of gross floor area, one shower is required. If said buildings exceed 20,000 square feet, two showers are required. If exceeding 50,000 square feet, four showers are required.
- Landscaping of Yards: All required interior yards, in this case the 20' setback, abutting opposite a residential district shall be planted and maintained as a landscaped screen. For portions of the site that share a common site line with a residential district, a solid wall or fence between 5' and 8' in height shall be constructed and maintained along the common site line.
- Transfer of Development Rights: This provision has to do with the possible transfer of development rights in the case of historic or seismic rehabilitation of existing buildings to other sites eligible to receive bonus FAR development rights. Cubberley may qualify as a sender site, depending on the historic and/or seismic condition of its buildings. There are stringent limitations on both sending and receiving sites as well as a formal process for any such transfer through the city manager's office. This could only be pursued in the case of rehabilitating existing buildings on site, but if invoked, could possibly be a source of funding for such a rehabilitation. At this time, this provision is unlikely to impact planning decisions for the site.

Parking Needs

The section of the code addressing parking does not place a requirement on Community Center use. *(See 18.52.040 Off-Street Parking, Loading and Bicycle Facility Requirements, Table 1.)* Individual programs will carry particular parking loads. For the time being, we are using a blended use ratio of 1 stall per 250 sf of interior space for community center uses most similar to office space and retail activities. Parking loads for large assembly spaces such as the theater and auditorium, and athletic spaces such as the gyms will be calculated separately. The community center portion of Cubberley may require up to 900 parking stalls. We believe the actual need will be below that once the final program is established.

Parking requirements for educational uses are based on number of teaching stations (classrooms, inclusive of specialty class space such as gyms and auditoriums). High schools require 4 spaces per teaching station. Middle and elementary schools require 2 spaces per teaching station. Assuming the largest possible outcome, a high school with 2000 students will require roughly 300 parking spaces. Schools also carry a bicycle space load of 1 space for every 5 students. However, it is our understanding from interviews that students in Palo Alto bike to school at a significantly higher rate than this 20%. We intend to plan for enough bike spaces to accommodate 40% of students biking.

Additionally, 50 spaces should be reserved for Greendell. Under these assumptions, we currently estimate the site will need to accommodate up to 1250 parking stalls and up to 1000 bike stalls after final buildout. Vehicle parking needs may be reduced as plans are refined.

Utilities

There are several utility lines that run from Middlefield road to the buildings on the site. These include water, sewage, and electricity. None of these lines pose constraints to redevelopment, as they can be moved or rerouted relatively easily.

There are two PG&E natural gas lines that run beneath Middlefield Road. These are lines 132 and 109 and they are both 24" and have a maximum pressure of 400psi. Line 132 runs along the southern edge of the road, near the site, while 109 is roughly 65' north of Line 132. Because there are two active pipelines within 1500 feet of the site, the site does not meet the "Stage 1" screening requirements of the California Department of Education guidelines. A "Stage 2" risk analysis will be necessary prior to construction to evaluate the potential risk that these lines pose to people on the site.

In addition to these two gas lines, there is a 10' PG&E easement that runs through the center of the site, parallel to Middlefield Road. This line has been inactive since the 1960's. PG&E does reserve the 10' easement for a future pipeline use here, although they have no current plans to add such a line. This 10' easement does add a site constraint. No buildings should be planned within that easement, as PG&E reserves the right to dig there to add and access a pipeline in the future.

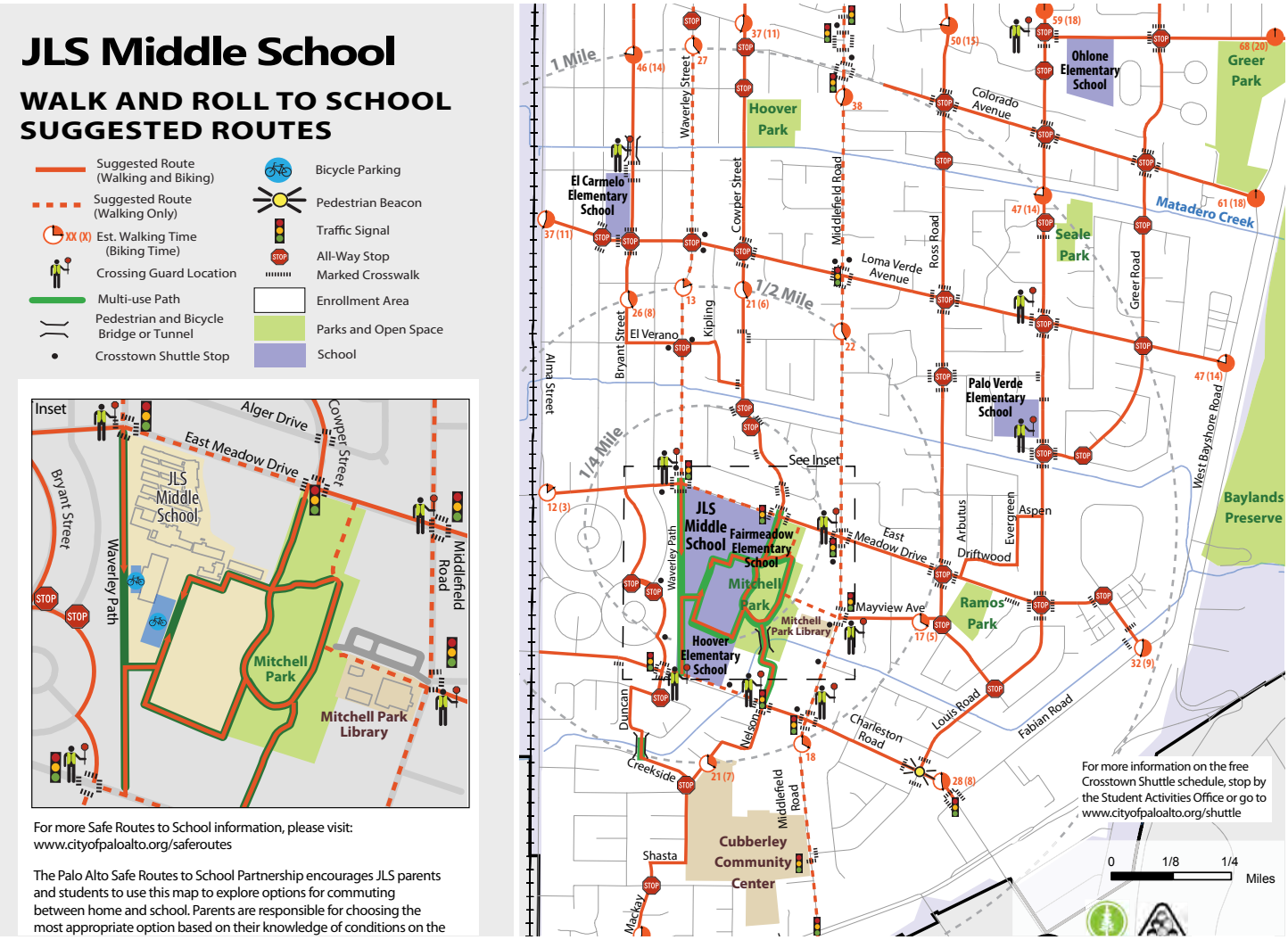


Image courtesy of Safe Routes to School Walk and Roll Committee

Site Access

Cubberley is primarily accessed from Middlefield Road, at an intersection with traffic lights, opposite Montrose Avenue. This entrance brings visitors to the main parking lot and connects with the parking between the community center and the fields. Another vehicular access point, also on Middlefield, is adjacent to the Charleston Shopping Center. This access road connects to parking on the north-west side of the site and continues to Nelson Drive. However, the Nelson Drive exit is gated and is not usually publicly accessible.

Pedestrians and cyclists have more options for site entry. The site can be accessed from Nelson Drive on either side of the fields. Bike access to Cubberley is also improving due to the capital improvement of Montrose Ave and Louis Road into bike boulevards. This addition to the bike network terminates at the main Cubberley entrance. There is also a pedestrian connection to the Charleston Shopping Center through a gate in the chain link fence between the sites. The Walk and Roll committee provided us with a helpful map that shows the best routes to Cubberley for pedestrians and cyclists.

Given the existing intersection at Montrose and Middlefield that provides regulated car and bike access, there is good reason to maintain this intersection as the primary point of entry and egress in the new master plan, unless a contingency arises to do otherwise.



Neighborhood Asset Map

B. Neighborhood Assets

The surrounding neighborhood around Cubberley is predominately R-1 Single Family Residence districts. To the south, the Greenmeadow neighborhood is a historic district predominately comprised of single-story mid-century modernist homes. Greendell, Mitchell Park, and the Charleston Shopping Center are nearby assets of particular relevance both for their proximity and program.





Historic homes in Greenmeadow

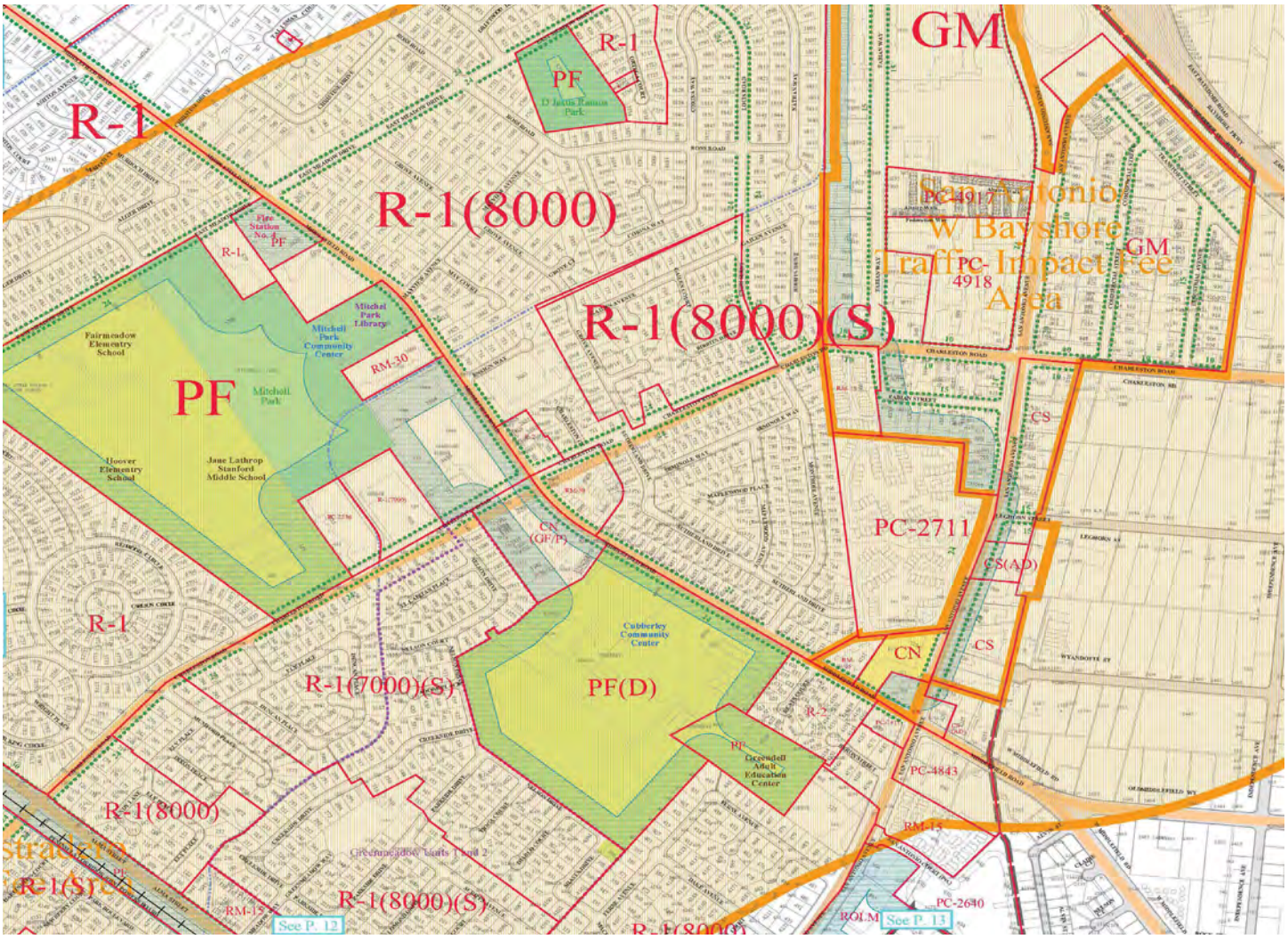
Greendell and 525 San Antonio Road

An adjacent school asset of special interest is the Greendell and 525 San Antonio Road campuses. These two school sites, together comprising 7 acres. The Greendell site is of particular interest to the Cubberley Master Plan because it is technically the same parcel as the School District's portion of Cubberley, and its site access and parking needs are met on the Cubberley site. 525 San Antonio Road, purchased by PAUSD in 2011, is leased to the Athena Academy and Genius Kids. Vehicular access to this site is from San Antonio Road.

Greendell's site access and parking needs must be addressed in the Cubberley Master Plan. The parking requirements for elementary schools are two spaces per teaching station (classroom). Greendell has 25 classrooms, therefore requires 50 parking spaces on the Cubberley site. The bike requirements of 1 bike space for every 5 students can be accommodated on the Greendell site.



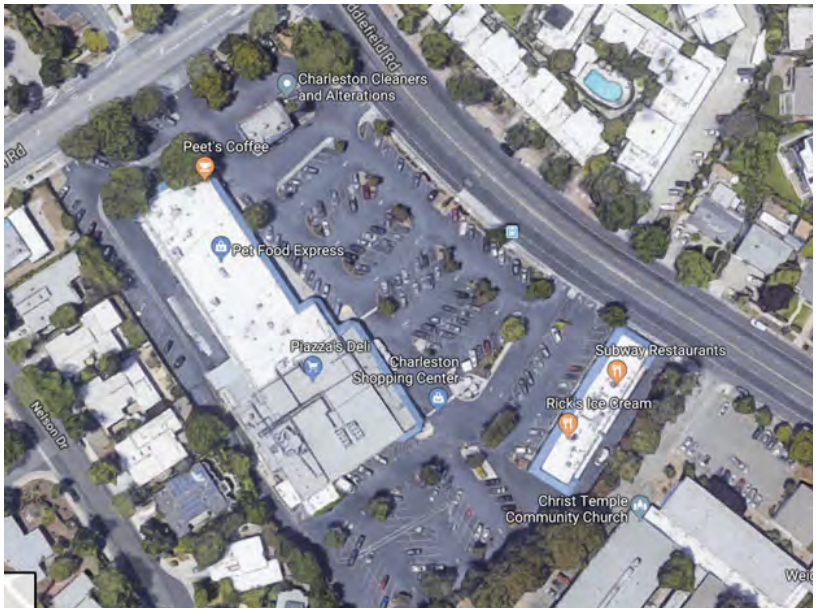
Greendell and 525 San Antonio Road



Zoning map of the area

Charleston Shopping Center

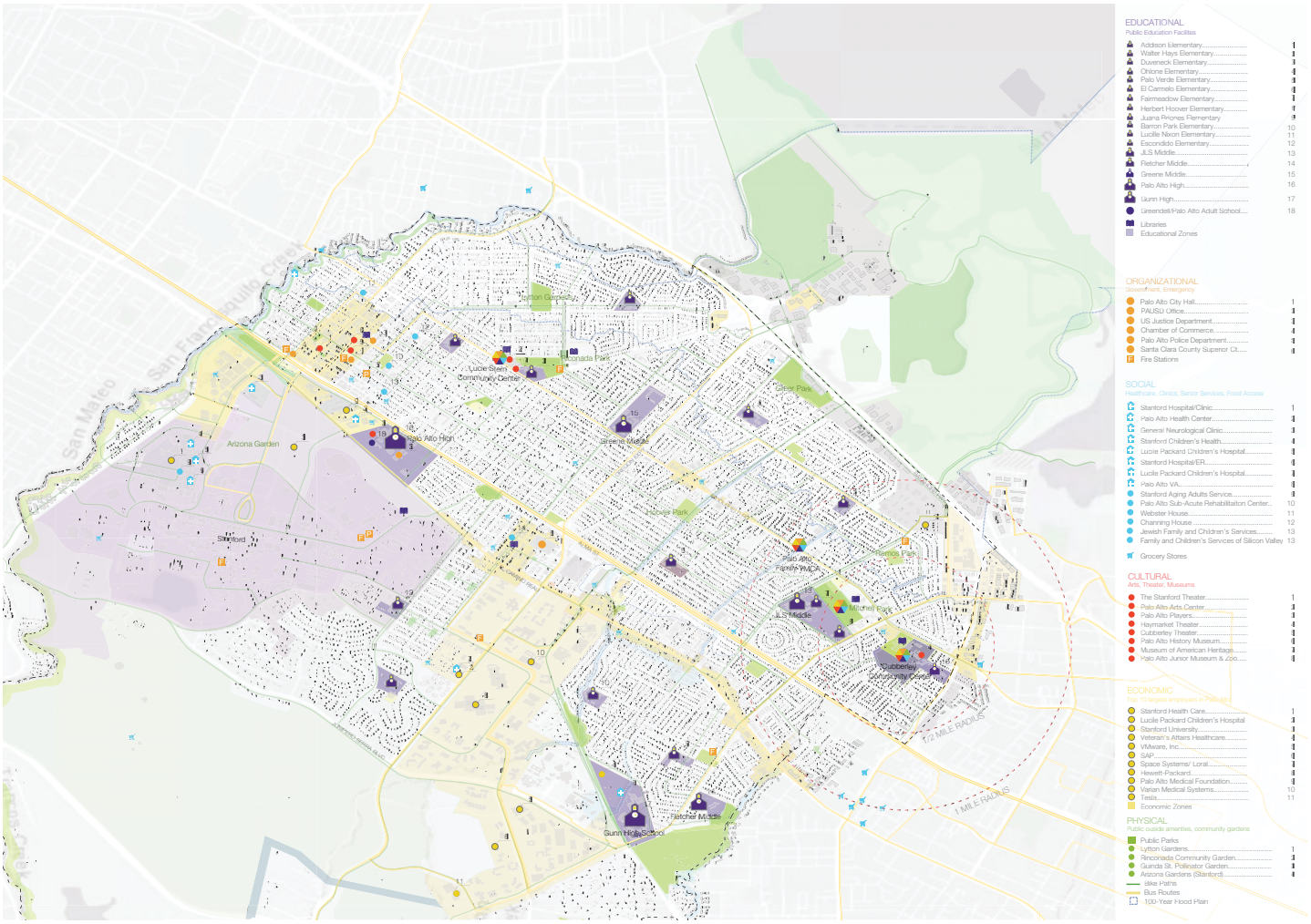
Another exception to the residential zoning surrounding Cubberley is the Charleston Shopping Center to the north corner of the site along Middlefield Road. This shopping center is zoned as a commercial district (CN) with a Ground Floor Commercial (GF) and Pedestrian Shopping (P) overlay. Current tenants of this shopping center include Piazza's Fine Foods, Mountain Mike's Pizza, Pet Food Express, Rojoz Gourmet Wraps, Peet's Coffee, Charleston Cleaners, a State Farm office, a Subway, Green Elephant Gourmet, Rick's Ice Cream, and three salons: Annabelle Salon and Spa, Great Clips, and Blades Hair Salon and Barber. There are also many commercial uses near the site to the southeast along Middlefield Road. Just 200 feet away from the Cubberley site is lot shared by a two-story office building, a plant nursery and a gas station. Another gas station is across the street at the corner of Middlefield and San Antonio Road, and the character of the area to the northeast of this intersection, extending into Mountain View, is entirely commercial.







Piazza's Fine Foods at Charleston Shopping Center



C. City Assets and Broader Goals

At the City scale, Cubberley serves as a vital element of the Palo Alto's community centers and parks, providing complimentary services to what is available at other locations. It is also a major educational asset, as the third largest contiguous school property after Paly and Gunn. It is the best option for a future third high school should the need for one arise.

Another city-scale context to consider is the context of Citywide plans for the future of the city as a whole. Concordia has reviewed several city and school district plans and documents, including:

- Cubberley Community Advisory Committee (CCAC) Report
- The 2030 Comprehensive Plan
- Parks, Trails, Natural Open Space and Recreation Master Plan
- Walk and Roll Recommendations for Greendell/Cubberley
- 2018-2020 Sustainability Implementation Plan
- California Regional Water Quality Control
- Palo Alto Bicycle and Pedestrian Transportation Plan
- Public Art Master Plan
- Enrollment Management Advisory Committee Final Presentation
- PAUSD Enrollment Projections

All of these plans and reports provide useful information and perspectives that bear on Cubberley. Some of these include direct and specific recommendations for Cubberley; the CCAC Report's recommendations undergird the overall intent of the Cubberley Co-Design Master Plan. Other plans here provide more general goals that the Cubberley plan can help address. Concordia intends to align the master plan for Cubberley as much as possible with the recommendations and goals set forth in these plans.

The 2030 Comprehensive Plan integrates the perspectives and goals across several domains: Land Use & Community Design, Transportation, Housing, Natural Environment, Safety, Business & Economics, and Community Services & Facilities. It draws from many other more focused plans. We have organized particularly relevant excerpts from the plan objectives within each plan element below. This is an inventory of City goals that may be pursued and partially addressed through the Cubberley Master Plan.

Comprehensive Plan Citywide Policy Goals

- **Promote** and expand available incentives for the retention and rehabilitation of historic buildings in all zones and revise existing zoning and permit regulation to minimize constraints to adaptive reuse.
- **Encourage** development that creatively integrates parking into the project.
- **Strengthen** identity of important community-wide gateways.
- **Develop** strategies to enhance gateway sites with special landscaping, art, public spaces, and/or public buildings.
- **Incorporate** the goals of the Urban Forest Master Plan. Establish incentives to encourage native trees and low water use plantings.
- **Continue** the citywide undergrounding of utility wires. Minimize the impacts on street tree root systems and planting areas.

Comprehensive Plan Land Use Goals *Relevant to Cubberley*

Policy L-1.1 Maintain and prioritize Palo Alto's varied residential neighborhoods while sustaining the vitality of its commercial areas and public facilities.

Policy L-1.2 Limit future urban development to currently developed lands within the urban service area.

Policy L-1.3 Infill development in the urban service area should be compatible with its surroundings and the overall scale and character of the city to ensure a compact, efficient development pattern.

Policy L-1.8 Maintain an active engagement with Santa Clara County, San Mateo County, neighboring cities, other public agencies including school districts and Stanford University regarding land use and transportation issues.

Policy L-1.11 Hold new development to the highest development standards in order to maintain Palo Alto's livability and achieve the highest quality development with the least impacts.

Table L-1 Reduce Greenhouse Gas Emissions by 80% below 1990 emissions by 2030 (S/CAP goal)

Program L-2.5.1 Collaborate with PAUSD in exploring opportunities to build housing that is affordable to school district employees.

Note, there are many more policies and programs aimed at increasing housing options in Palo Alto. The Cubberley site is not zoned to allow for housing, so we are leaving those recommendations off this list. However, if there is strong community support for housing on site, it may be possible that a variance for that use could be acquired.

Policy L-2.9 Facilitate reuse of existing buildings.

Policy L-2.10 Ensure regular coordination between the City and PAUSD on land development activities and trends in Palo Alto, as well as planning for school facilities and programs..

Program L-2.10.1 Collaborate with PAUSD to plan for space to accommodate future school expansions or new school sites, and evaluate zoning space to accommodate new schools.

Policy L-2.11 Encourage new development and redevelopment to incorporate greenery and natural features such as green rooftops, pocket parks, plazas and rain gardens.

Policy L-2.12 Ensure that future development addresses potential risks from climate change and sea level rise. (*note, we have reviewed future sea level rise scenarios, and Cubberley is outside of NOAA's 6' of sea level rise model, which is possible by the end of the century. Assuming such a condition in the future without any mitigating infrastructure, the site will be vulnerable to flooding during storm events. However, there are so many more valuable assets between Cubberley and the coast that it is inconceivable that Palo Alto would not act to protect it's coast from sea level rise prior to this dire scenario.*)

Policy L-3.1 Ensure that new or remodeled structures are compatible with the neighborhood and adjacent structures.



NOAA Sea Level Rise Viewer

Policy L-4.16 Improve the local-serving focus, and provide safe pedestrian, bicycle and multimodal access to all three Palo Alto Neighborhood Centers – Charleston Shopping Center, Edgewood Plaza and Midtown Shopping Center. Support their continued improvement and vitality.

Policy L-6.1 Promote high-quality design and site planning that is compatible with surrounding development and public spaces.

Policy L-6.3 Encourage bird-friendly design.

Policy L-6.4 In areas of the City having a historic or consistent design character, encourage the design of new development to maintain and support the existing character.

Policy L-6.5 Guide development to respect views of the foothills and East Bay hills along public street corridors in the developed portions of the City.

Policy L-6.6 Design buildings to complement streets and public spaces; to promote personal safety, public health and wellbeing; and to enhance a sense of community safety.

Policy L-6.7 Where possible, avoid abrupt changes in scale and density between residential and non-residential areas and between residential areas of different densities.

Policy L-6.10 Encourage high quality signage that is attractive, energy-efficient, and appropriate for the location, and balances visibility needs with aesthetic needs.

Policy L-7.8 Promote adaptive reuse of old buildings. (Note, there are some buildings on the Cubberley site, including the Theater, that may be worth preserving)

Program L-7.8.1 Promote and expand available incentives for the retention and rehabilitation of buildings with historic merit in all zones and revise existing zoning and permit regulations to minimize constraints to adaptive reuse.

Policy L-8.2 Provide comfortable seating areas and plazas with places for public art adjacent to library and community center entrances.

Policy L-8.3 Encourage small-scale local-serving retail services, such as small cafes, delicatessens and coffee carts, in civic centers: Mitchell Park, Rinconada Library and Cubberley Community Center.

Policy L-8.4 Create facilities for civic and intellectual life, such as better urban public spaces for civic programs and speakers, cultural, musical and artistic events.

Policy L-8.5 Recognize public art and cultural facilities as a community benefit. Encourage the development of new and the enhancement of existing public and private art and cultural facilities throughout Palo Alto. Ensure that such projects are compatible with the character and identity of the surrounding neighborhood.

Policy L-8.6 Seek potential new sites for art and cultural facilities, public spaces, open space and community gardens.

Policy L-8.7 Encourage religious and private institutions to collaborate with the community and the surrounding neighborhood.

Policy L-9.2 Encourage development that creatively integrates parking into the project, including by locating it behind buildings or underground wherever possible, or by providing for shared use of parking areas. Encourage other alternatives to surface parking lots that minimize the amount of land devoted to parking while still maintaining safe streets, street trees, a vibrant local economy and sufficient parking to meet demand.

Policy L-9.3 Treat residential streets as both public ways and neighborhood amenities. Provide and maintain continuous sidewalks, healthy street trees, benches and other amenities that promote walking and "active" transportation.

Policy L-9.4 Maintain and enhance existing public gathering places and open spaces and integrate new public spaces at a variety of scales.

Policy L-9.6 Create, preserve and enhance parks and publicly accessible, shared outdoor gathering spaces within walking and biking distance of residential neighborhoods.

Policy L-9.7 Strengthen the identity of important community-wide gateways, including the entrances to the City at … Middlefield Road

Policy L-9.8 Incorporate the goals of the Urban Forest Master Plan, as periodically amended, into the Comprehensive Plan by reference in order to assure that new land uses recognize the many benefits of trees in the urban context and foster a healthy and robust tree canopy throughout the City.

Policy L-9.8.1 Establish incentives to encourage native trees and low water use plantings in new development throughout the city.

Policy L-9.9 Involve the Urban Forester, or appropriate City staff, in development review.

Policy L-9.10 Design public infrastructure, including paving, signs, utility structures, parking garages and parking lots to meet high-quality urban design standards and embrace technological advances. Look for opportunities to use art and artists in the design of public infrastructure. Remove or mitigate elements of existing infrastructure that are unsightly or visually disruptive.

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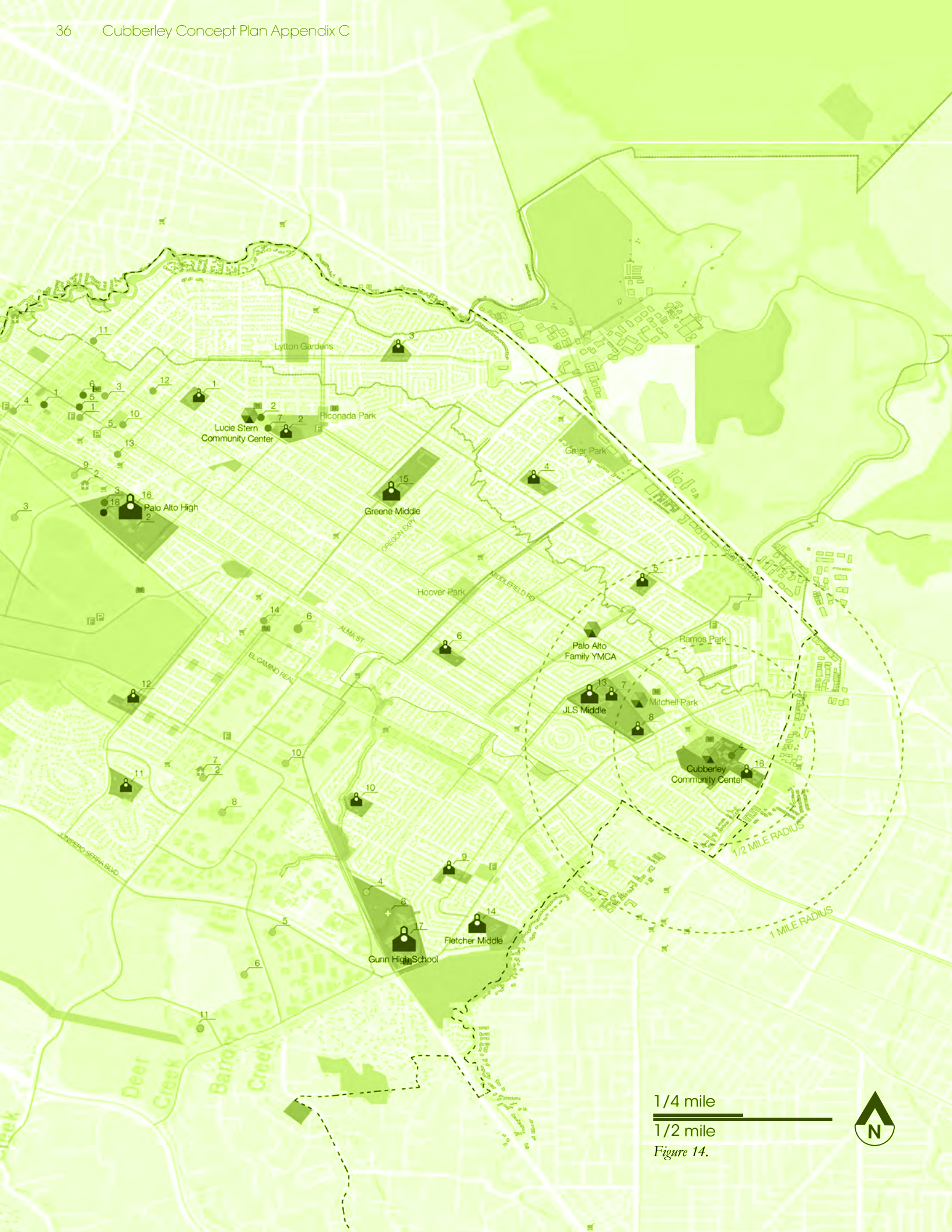

Lytton Gardens
Lucie Stern Community Center
Rinconada Park
Greer Park
Palo Alto High
Greene Middle
Hoover Park
Palo Alto Family YMCA
Ramos Park
JLS Middle
Mitchell Park
Cubberley Community Center
Gunn High School
Fletcher Middle
OREGON EXPY
MIDDLEFIELD RD
ALMA ST
EL CAMINO REAL
JUNIPERO SERRA BLVD
1/2 MILE RADIUS
1 MILE RADIUS
Deer Creek
Barron Creek
1/4 mile
1/2 mile
N

Figure 14.

CUBBERLEY
CO-DESIGN

PROGRAM DOCUMENT
01.08.19











Prepared by Concordia for the City of Palo Alto
and the Palo Alto Unified School District.

Palo Alto Unified School District

CITY OF PALO ALTO

concordia
architecture | planning | community engagement

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INTRODUCTION

The Cubberley Community Center is a highly utilized and beloved community asset in south Palo Alto that serves a diverse range of people and functions. Cubberley has served Palo Alto first as a school and now as a community center. In the future, it can continue to provide community center services in new and improved facilities while also preserving the School District's flexibility to create a school on site in the future. The City of Palo Alto has an interest in maintaining the vital services and programs that Cubberley currently provides to the community and increasing programming for greater community benefit. For the Palo Alto Unified School District (PAUSD), this is the only large site that can accommodate a full high school or large middle school if increases in enrollment create a demand for a new school in the coming decades. Therefore, any plan must preserve the flexibility to house a new school on the site at a future time.

Now is the time to plan for this future. The buildings on the site are reaching the end of their functional life and the current site layout cannot accommodate both community center and school needs in the long-term. A large proportion of the site is covered by underutilized paved areas situated between sprawling single-story buildings. By rethinking the site layout and program adjacencies, it is possible that additional uses could be added to benefit community users and future students on site. The master planning process has engaged the City, the School District, and Cubberley neighbors and user groups to generate a proposed program mix that will support the community's needs in the future.

Co-design Process

The program evaluation work of the Cubberley Co-design Process engaged 289 participants in two interactive community meetings. The process built on the good work done by the Cubberley Community Advisory Committee and benefited from their thorough report describing the need for a joint redevelopment plan to accommodate the needs of community center users and a future school. In addition to this document, Concordia referenced the many additional city plans, school enrollment projections, and the existing site conditions to gain a comprehensive understanding of this project's needs and constraints.

The co-design process began with two community meetings held at Cubberley, where participants proposed and ranked program ideas and engaged in design activities to inform the physical parameters and goals of the design.



Goals
The final programming recommendations in this document reflect input gathered from stakeholders and user groups, as well as and the needs of PAUSD and the City. Program adjacencies and joint uses are recommended to reduce duplication of resources. Multi-use indoor and outdoor spaces are recommended to accommodate many different users at different times of the day and year. Increasing green space and opportunities to enjoy the outdoors on site is a major priority of the community. The recommended programs include the replacement, and in some cases expansions of existing Cubberley and PAUSD programs, plus some additional programs that can be utilized by the community and students at a future school. Initially, the plan only included the 35-acre Cubberley site, but in response to participant requests to incorporate the adjacent Greendell and 525 San Antonio Road, the master plan now includes those sites as well, totaling 43.1 acres.

Document Summary
Chapter 1, "Methodology and Goals," describes the engagement process and outcomes through which programming decisions were determined. Chapter 2, "Design Considerations," includes other parameters such as site constraints, zoning, and nearby assets that may will influence program and future design decisions. Chapter 3, "Program Recommendations," describes the recommended program components, including estimated size, quantities, adjacencies, general phasing, and shared uses. This chapter presents the general program goals that the design phase will hone in much more detail. Chapter 4, "Program Modules," includes many more details about each program module including key information for planning, design and cost-estimation.

Next Steps
This document is the programmatic road-map that directs the design phase. There will be two community meetings in the design phase. At the next meeting, on January 24th, 2019, the community will evaluate a draft design and engage their preferences for design direction and aesthetics.

The final meeting, on May 9th, 2019, will gather feedback on the draft plan. Continued engagement will ensure that programming work completed by the community is honored and ultimately incorporated into the architectural design for the Cubberley site.



Methodology and Goals

To arrive at the recommended blend of programming, Concordia worked in conjunction with project managers from the City of Palo Alto and the Palo Alto Unified School District to engage the community in a co-design process to program and begin designing the future for Cubberley. This process synthesized the needs and perspectives of the City, the School District, and the community at large. Prior to engaging the community through two co-design meetings, Concordia conducted research, recruited community fellows and spoke with program providers and the school principals on the Cubberley and Greendell sites.

Fellows
The planning team recruited volunteer "Community Fellows" in this process. These individuals volunteered their time to help provide outreach and meeting facilitation. There were 19 fellows, 11 adults and 8 students split evenly between Palo Alto and Gunn High Schools. Concordia led multiple facilitator training sessions with the fellows to prepare them for the role. Fellows helped get the word out about the meetings, and at the meetings they served as table hosts to facilitate table conversations and ensure all could participate equally in the activities.

Outreach and Research
As part of the background research and needs assessment for the project, Concordia met with existing Cubberley tenants and conducted a survey about the existing programs to better understand current space usage and program needs. When Greendell and 525 San Antonio Road were added to the scope of work, similar outreach was conducted with the principals of Greendell and the PAUSD Adult School, which is headquartered on the Greendell campus. This outreach provided a baseline understanding of existing programs and needs from the perspective of program-providers. Concordia also studied other nearby facilities and program offerings which were included on an asset map referenced by participants at the first meeting.



School District Needs

PAUSD needs are described in the original Request for Proposals: "For PAUSD, the overriding consideration regarding Cubberley is the need to provide for potential future school enrollment growth. Potential PAUSD staff housing, administrative facility needs and other extended educational needs are also a consideration. Current PAUSD enrollment projections do not support the need for an additional school within the next 5-10 years. However, both the proposed Stanford GUP and the City of Palo Comp Plan carry with them the risk of enrollment growth and the requirement for additional school facilities..."

With a time horizon of more than 50 years – the minimum life cycle of future buildings on site – the master plan must create the ability for a school of indeterminate size to be built at some point in the future through a phased approach to design and construction. Because of this uncertainty about future school size, we are planning under the assumption that a large school, roughly equivalent to the size of Palo Alto High or Gunn High may be needed at some point in the future. The plan should be flexible so that a smaller school can be built in the short-medium-term, and that facility can be expanded into a larger school in the future if need be. Therefore, space needs to be preserved for or able to be converted to school use in the future.

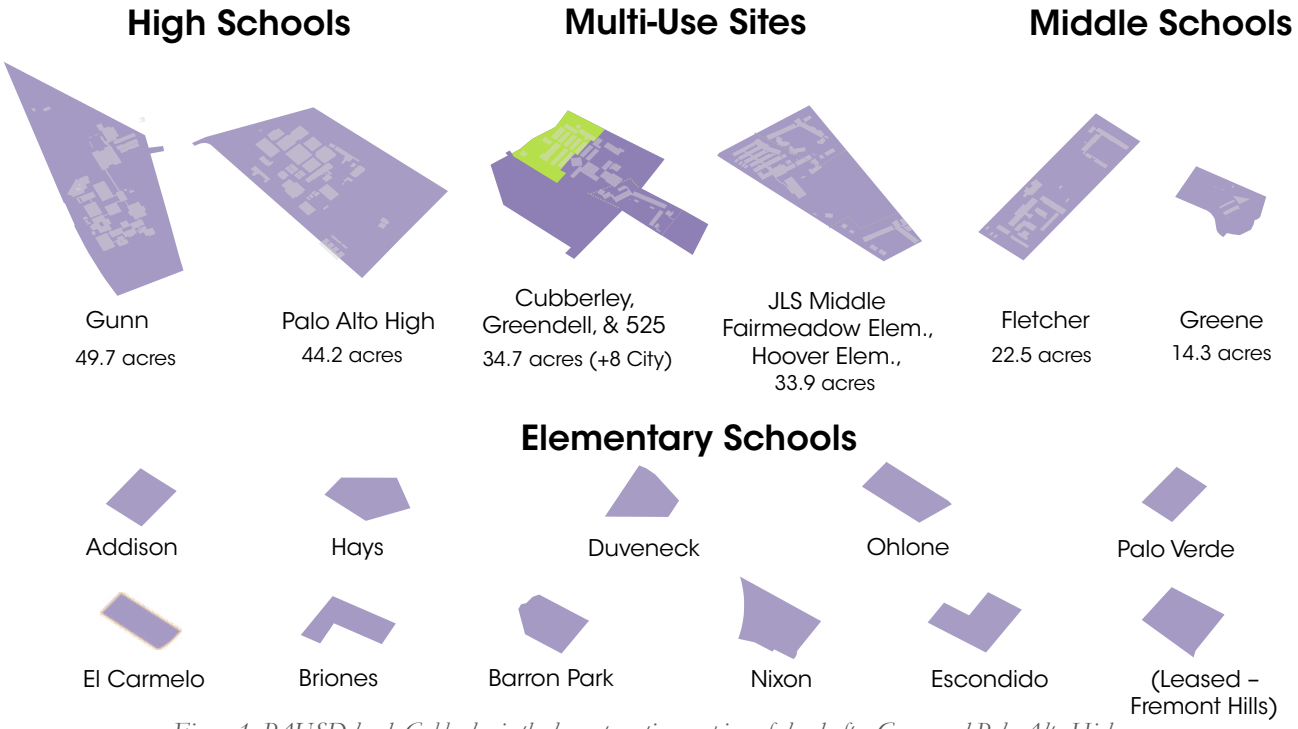


Figure 1. PAUSD land: Cubberley is the largest contiguous piece of land after Gunn and Palo Alto High.

Additionally, there are two existing PAUSD schools on site that are in need of new facilities: Greendell School and the Palo Alto Adult School (see Figure 2). The Greendell School is home to the Palo Alto Unified School District's Pre-Kindergarten programs. Young Fives, Transitional Kindergarten, PAUSD Special Education Preschool Program, Springboard to Kindergarten, and PreSchool Family are all part of Greendell. Their programs meet the needs of young children and their families through developmentally appropriate curriculum, family engagement and family education in a caring, inclusive school community.

The Adult School is currently split across several facilities, including Greendell, Palo Alto High School, Cubberley, and others. They are seeking a consolidated site from which to run their programs, most of which use shared classrooms during after-school hours.

Figure 2. Site map showing ownership, the PG&E gas easement and protected trees



City Needs

From the City's perspective, there are short-term needs that should be addressed soon. Because the buildings in use are at the end of their functional life, a replacement for the Cubberley Community Center is a pressing need. The City has a broad vision for a community center that:

1. Provides a multi-cultural and multi-generational learning environment;
2. Supports the visual and performing arts; and
3. Offers wellness opportunities (fitness, athletics, therapeutic programs) to support the social, emotional and physical health of people of all ages and abilities.



Community Needs and the Co-Design Process

The co-design process focused on uncovering community needs and goals for the site. It began around two community meetings at the Cubberley Pavilion on September 27th and November 1st, 2018. At the first meeting, participants were asked to consider what programs would complement the existing function of Cubberley as well as a future school on the site. They nominated nearly 600 ideas in total and 219 unique ideas, many of which were expansions or improvements to existing programs on site.

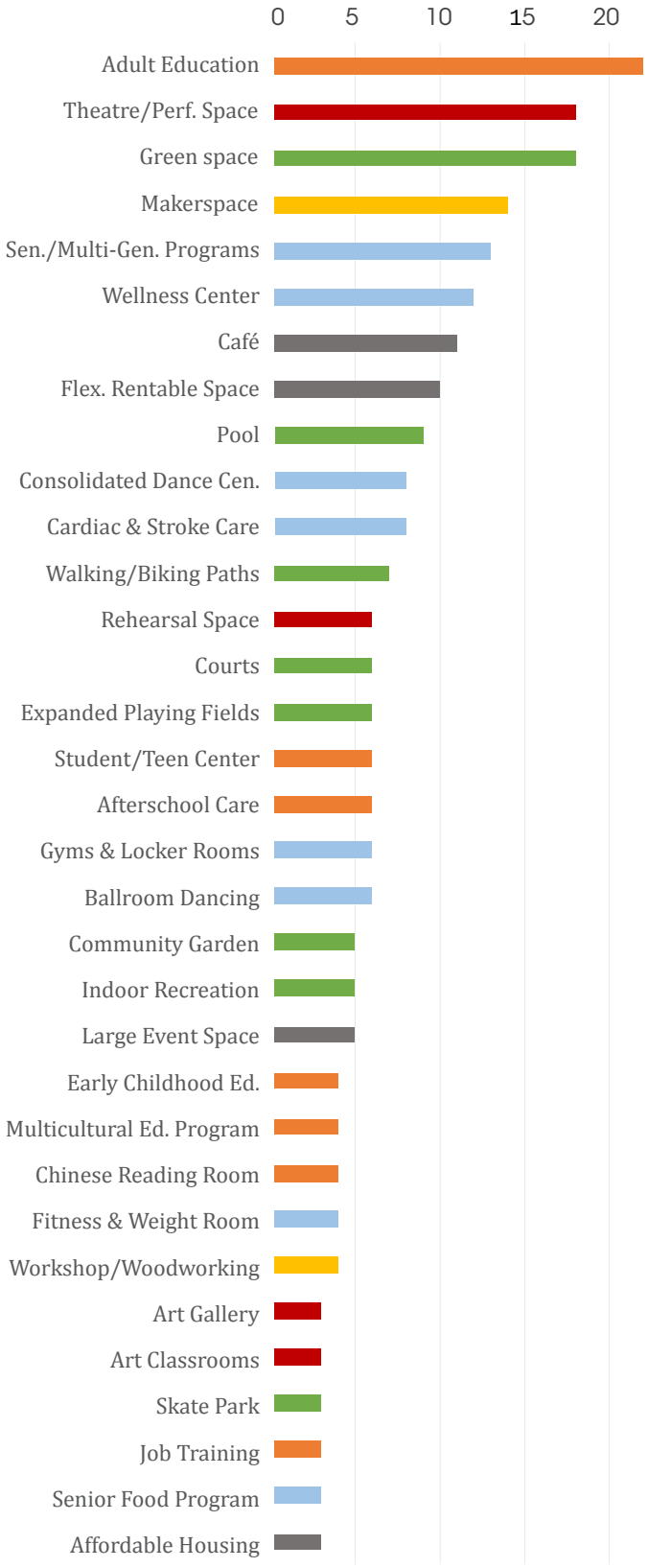
After organizing the results into popular groups of ideas, Concordia brought the ideas participants proposed back to Meeting 2 for them to rank and describe in more detail. At this meeting the eight highest ranked ideas were:

- Adult education
- Theatre/performing arts space
- Green space
- Makerspace/workshop
- Senior/multi-generational programs,
- A health and wellness center
- Cafe
- Flexible rental space

Several of those programs already exist on Cubberley—participants stressed the importance of preserving and improving them. The full results summaries from both meetings can be found in the appendix to this document.

In addition to quantitative results, participants described their visions for Cubberley through many comments and prompt responses. Overwhelmingly, participants want the new facility to provide more multi-functional green space and an outdoor environment conducive to community events, daily exercise, and simply enjoying being outside. In the second meeting participants elaborated most on a makerspace/workshop

Top Programs by number of votes at Meeting 2
Figure 3.



that would be a hub for hands-on learning and creativity for all ages. Many, including the existing program providers, want to see the dance and health programs reorganized into a Health and Wellness Center that share a reception area, administration space, and some flexible-use spaces.

Concurrent to the program-related activities at the first two meetings, participants also engaged in design-related activities to communicate their preferences and tolerances for building size and massing. This was in part to ensure that additional community or future school programs would not infringe on the competing desire for more open space. Participants expressed a general tolerance for buildings 2-3 stories tall on the site and the desire to use underground parking, and secondarily, structured parking where necessary to maximize the green space on site. Although structured and underground parking are more costly to build than surface parking, participants identified that the value of the land is so great that it may be worth the investment for long-term community enjoyment of the site.

The final program mix recommended in this document reflects the input gathered at the meetings combined with the needs of PAUSD and the City. Wherever feasible, we recommend programs share spaces so that the site can serve as many users as possible, while retaining a relatively small footprint. Many programs requested at the meetings are continuations or expansions of the existing Cubberley programs. Many other ideas can be accommodated in flexible/multi-use spaces or existing program spaces such as the gyms or rentable classrooms. Because of these overlaps and combined uses, over 90% of the activities (weighted by frequency of nomination) participants said they wanted at the first meeting can be accommodated in the program recommendation that follows. Likewise, nearly all the programs they prioritized and elaborated on in Meeting 2 are also included.

The programs that are truly new additions to Cubberley include a cafe, pickleball courts, a wood workshop, media center, art classrooms, gallery, a skate spot, a biking and walking track, a culinary kitchen, and a playground. Many other existing programs will be reorganized, improved, and/or expanded to accommodate the existing needs in addition to future school needs.

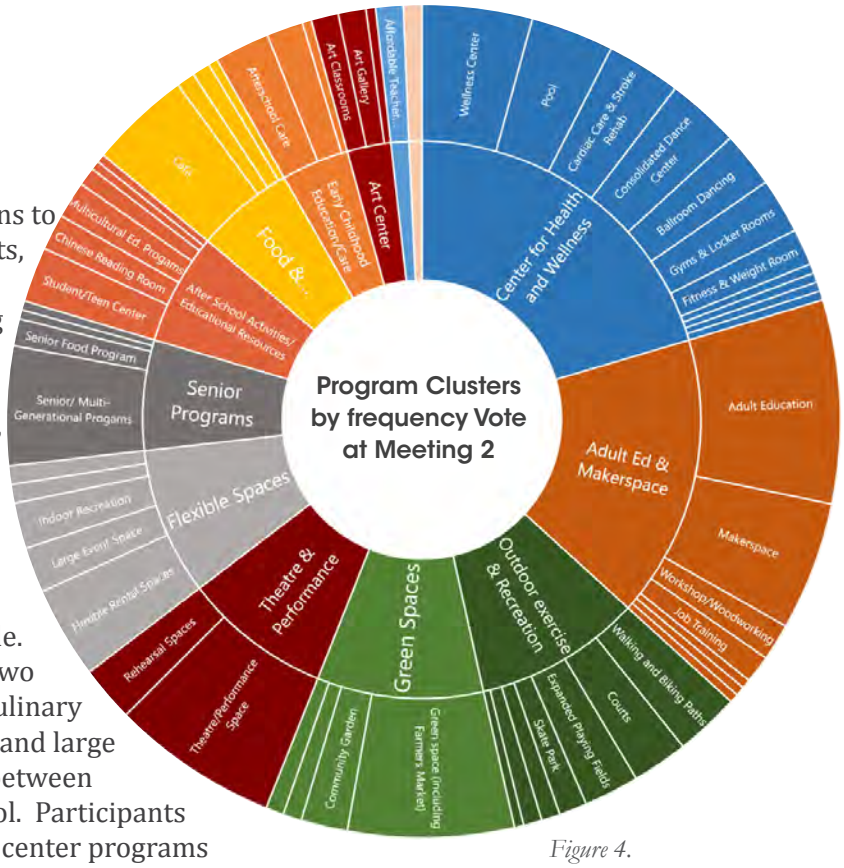
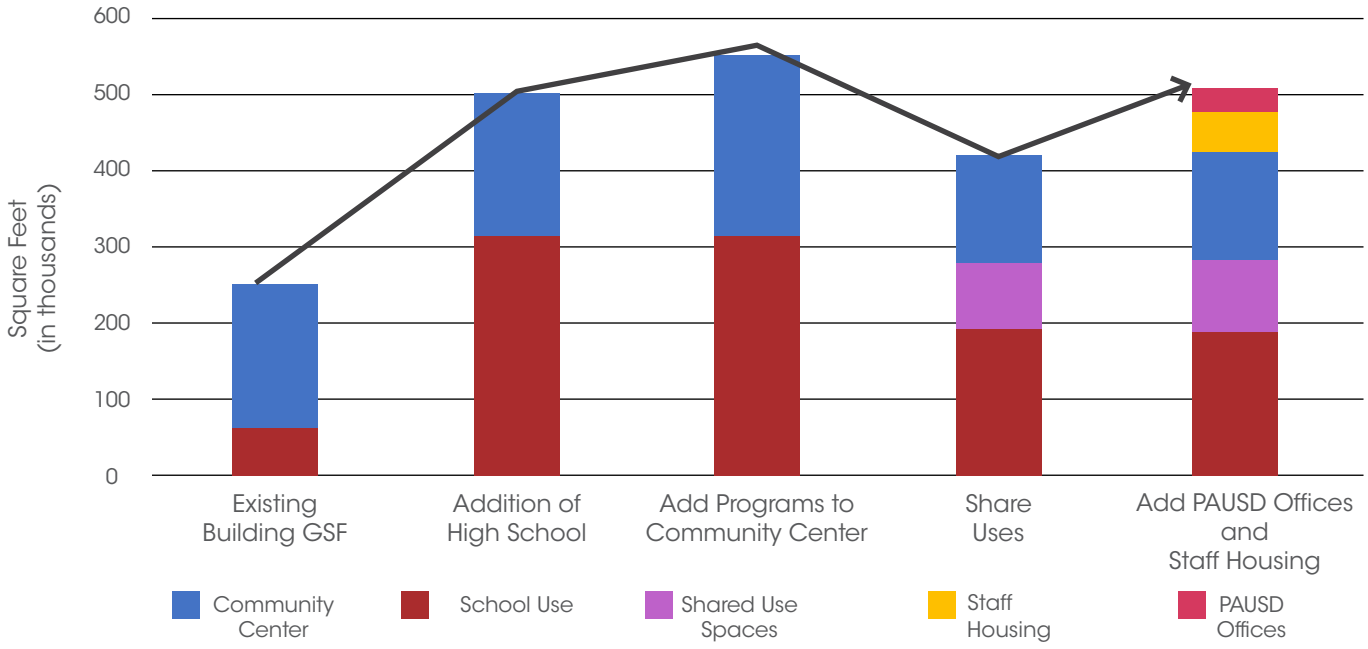


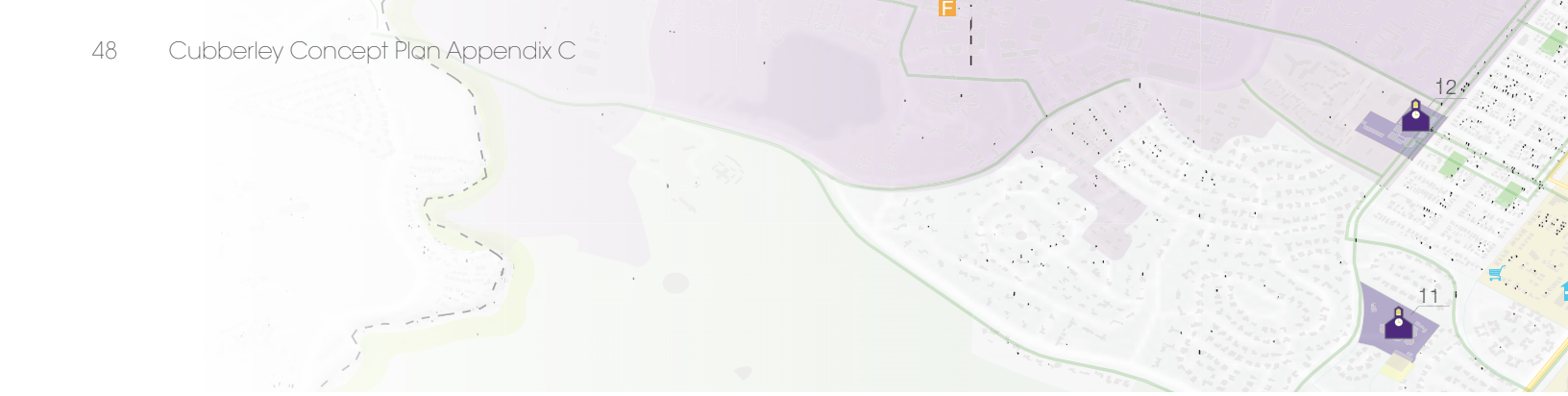
Figure 4.

Participants were strongly supportive of sharing uses to save space where possible. The plan recommends that the theatre, two of the three gyms, the arts classrooms, culinary kitchen, gallery, makerspace/workshop, and large flexible event space be shared facilities between the community center and a future school. Participants also identified ways that the community center programs can supplement future school activities. Together, this represents roughly 100,000 square feet of indoor space shared by the community center and a future school. By reducing program duplication and the overall footprint, the site also benefits from a lighter parking load, more green space, and/or the inclusion of more programs that participants requested.

Conceptual progression of Program and Space Size

Figure 5. This graph shows the progression of assumptions developed for the long-term plan. Sharing uses such as gyms, and a theatre reduce the overall footprint and make additions of PAUSD Offices and/or staff housing more practical.

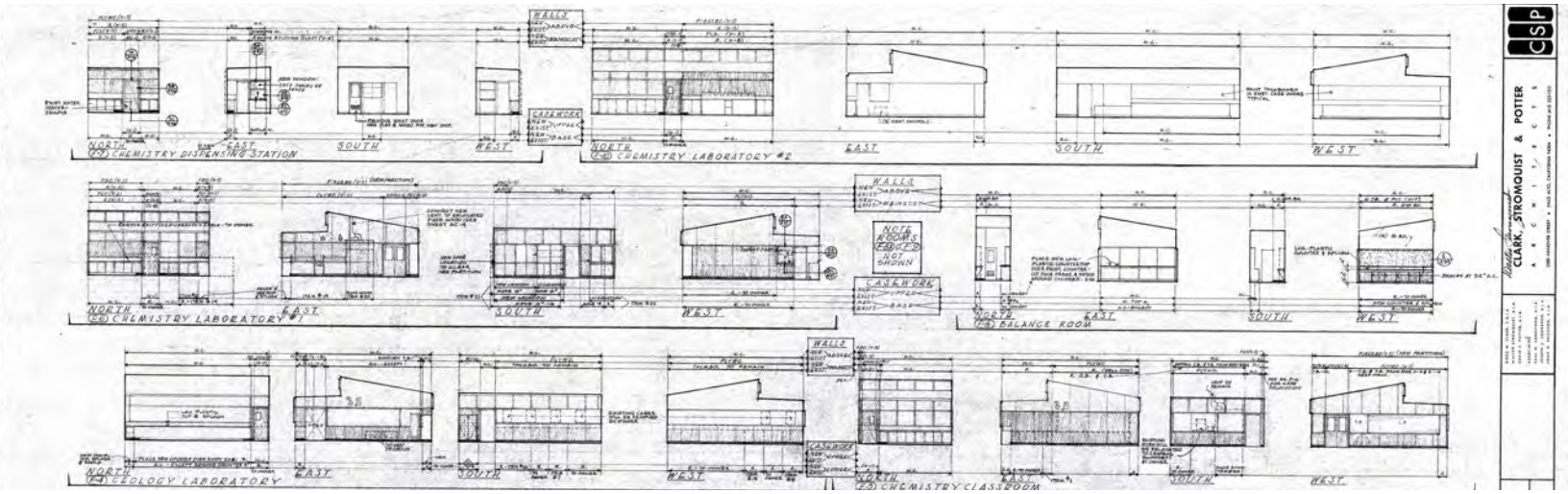




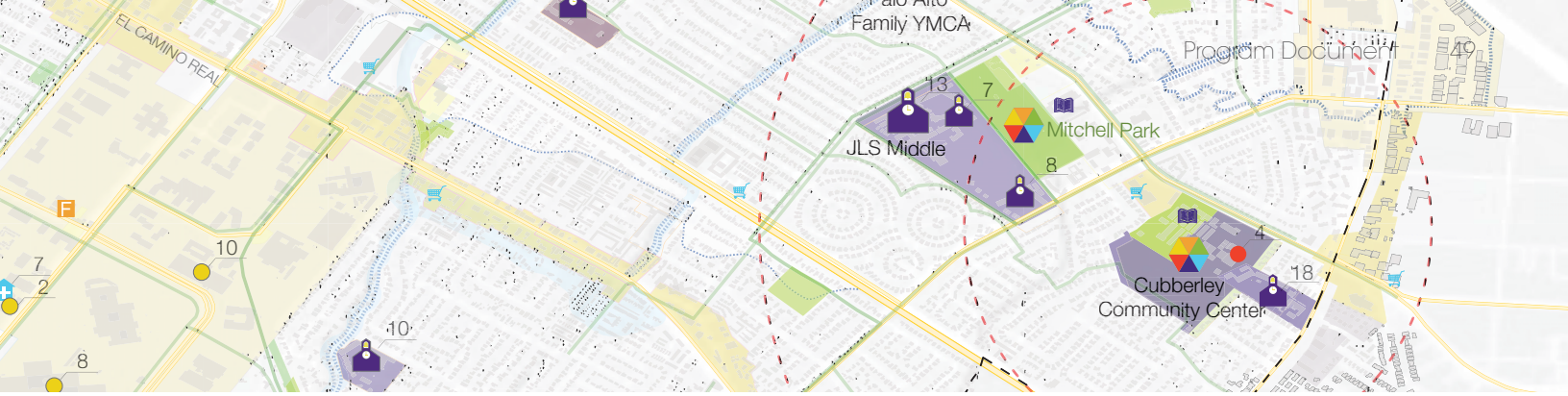
DESIGN CONSIDERATIONS

Site Conditions
Cubberley, Greendell, and 525 San Antonio Road form a combined 43.1-acre publicly owned site, one of the largest such sites in Palo Alto. The Cubberley site is 35.4 acres at 4000 Middlefield Road, consisting of a 7.9-acre property owned by the City of Palo Alto, and a 27.5-acre area owned by the Palo Alto Unified School District (PAUSD) and leased to the City. The PAUSD portion of the site is part of a larger parcel that also includes the 5.0-acre Greendell site. 525 San Antonio Road is an additional 2.7 acres owned by PAUSD, currently leased to two private schools.

The buildings on the Cubberley site were constructed in the late 1950s, with some additional buildings added in the 1960s, to serve as Cubberley High School. The school was closed in 1979 due to declined enrollment and fell into disuse for a decade. In 1989, the City entered into a lease agreement and covenant not to develop with the School District. At this time, a building conditions report was commissioned to inform the necessary repairs for the site. This report included detailed drawings of building plans and descriptions of materials used in the buildings. Following those necessary repairs, the site became home to the Cubberley Community Center, following a site master plan developed in 1991. This plan organized the programming framework still present on site.



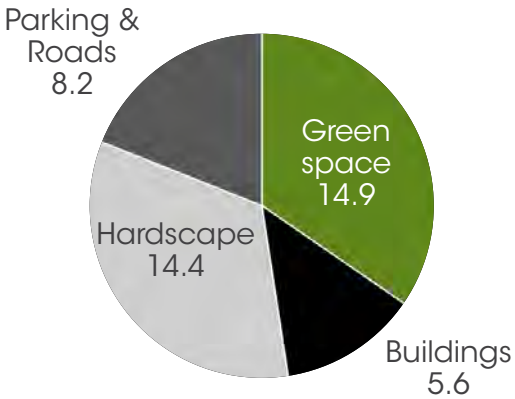
Architectural drawings from 1969 by Clarke, Stromquist, and Potter

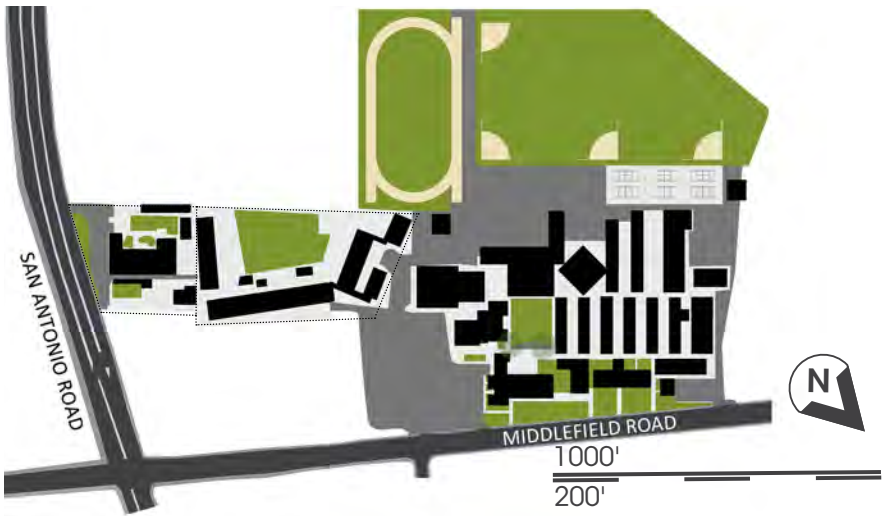


The buildings on the site are reaching the end of their functional lifespan, now close to 60 years old. According to the current lease agreement between the City and PAUSD, the City deposits $1.86M into a property infrastructure fund specifically for repairing, renovating, and improving the Cubberley site. The buildings do not have central air conditioning and are not constructed to meet the energy requirements of today's CA Title 24 regulations. The site is also laid out inefficiently, especially given the value of land in Palo Alto. Most buildings on site are single rows of classrooms that open to the outside in underutilized paved gaps between the buildings. All but one of the buildings are single-story. In total, this 43.1-acre site provides around 250,000 square feet of interior space, a Floor Area Ratio (FAR) of .13. A much larger proportion of the site is occupied by surface parking and other underutilized paved areas.

When asked if any buildings should be preserved, almost all table groups at the first community meeting said no. Given all of these factors, we do not recommend attempting to renovate the existing buildings on site. A reconfigured site with new multi-story buildings will provide far more options for indoor and outdoor program use and will create the possibility of increased interior area to accommodate the long-term vision of a new school and community center.

Existing Site Use (acres) *Figure 6.*





Site	Site Area	Floor Area		FAR	Site Coverage		
	(acres)	(sq ft)	(acres)		(sq ft)	(acres)	(% site)
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**	**5.8**	**.13**	**245,200**	**5.6**	**13.0%**

Existing Uses

At Cubberley, rentable rooms account for approximately 35% of the building area. This includes two gyms, the auditorium, pavilion, theatre, meeting rooms, classrooms, dance studios and other small rentable spaces. These rooms are rented out on a regular basis by many groups on campus and off, including the PAUSD Adult School.

The rest of the facility is leased to other groups selected through an application process. We've categorized these programs as Health and Wellness (22% of the interior program), Education (21%), Visual and Performing Arts (9%), and Other Community Center Services (12%). Health and Wellness programs include programs for senior health and fitness, dance, martial arts, and soccer club rooms. Educational programs include a Chinese language, culture, and history program, after school programs, preschools, childcare, and summer enrichment programs. Visual and Performing Arts programs include artist studios for the Cubberley Artist Studio Program (CASP) and music practice and classrooms. The other non-profit and government organizations on site include the Cubberley administrative office and office and storage spaces for several other organizations.

Greendell includes the five Greendell programs and the Adult School discussed on page 6. 525 San Antonio Road is currently leased to Athena Academy and Genius Kids.

Gym B

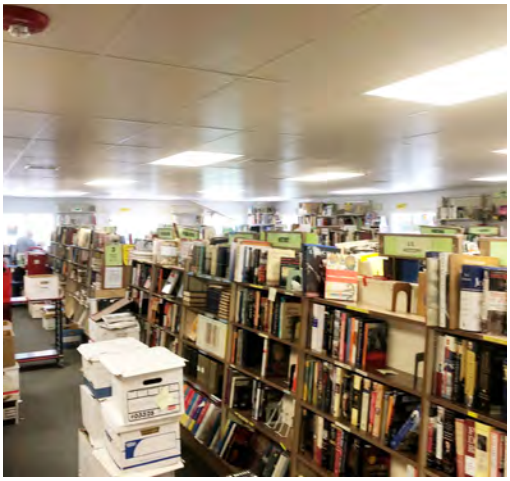


Dance rooms in former auto shop class space

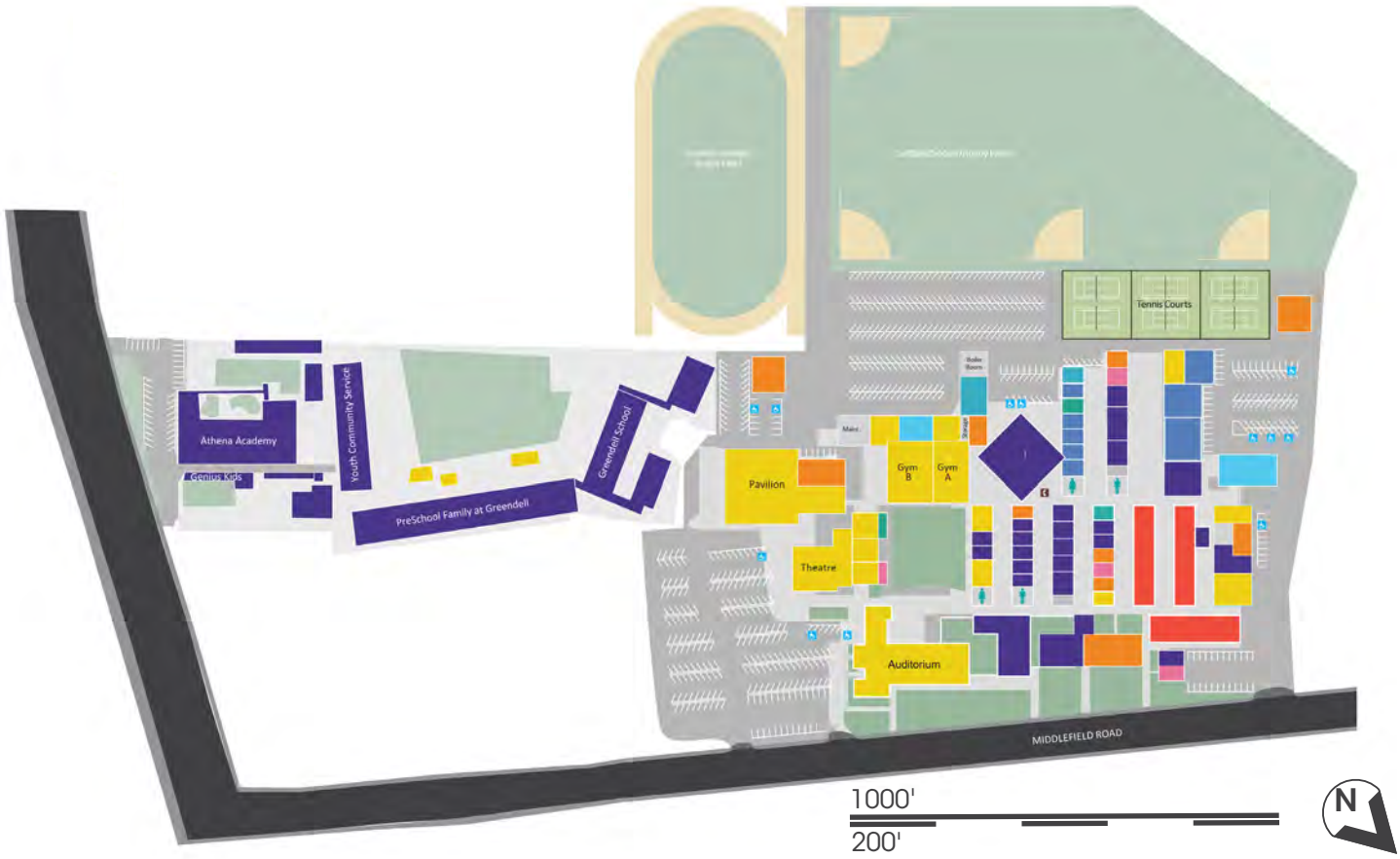




Preschool programs



Friends of the Palo Alto Library



Existing Program Distribution
Figure 7.

Cubberley

Rentable Rooms
Pavilion
Classrooms
Lecture
Activity
Meeting Room
Dance Studios
Gym A & B
Gym Activity Room
Theatre
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

Community Center 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

Greendell
Young Fives
Transitional Kindergarten
Special Education Preschool Program
Springboard to Kindergarten
PreSchool Family
PAUSD Adult Education

525 San Antonio Road
Genius Kids
Athena Academy



Figure 8.

1/4 mile 1/2 mile



Neighborhood Context

The neighborhood surrounding Cubberley is predominately R-1 Single Family Residence districts. To the south, the Greenmeadow neighborhood is an historic district comprised mostly of single-story mid-century modernist Joseph Eichler homes. Mitchell Park Community Center and Library and the Charleston Shopping Center are nearby assets of particular relevance both for their proximity and program. The Cubberley site abuts Middlefield Road and San Antonio Road. Bike access to the site includes those streets and Nelson Drive and Montrose Avenue.

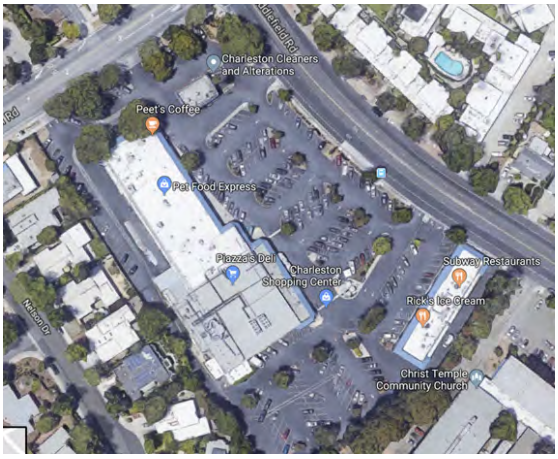




Historic homes in Greenmeadow



Piazza's Fine Foods at Charleston Shopping Center







Mitchell Park

Charleston Shopping Center

Another exception to the residential zoning surrounding Cubberley is the Charleston Shopping Center to the north corner of the site along Middlefield Road. This shopping center is zoned as a Commercial District (CN) with a Ground Floor Commercial (GF) and Pedestrian Shopping (P) overlay. Current tenants of this shopping center include Piazza's Fine Foods, Mountain Mike's Pizza, Pet Food Express, Rojoz Gourmet Wraps, Peet's Coffee, Charleston Cleaners, a State Farm office, Subway, Green Elephant Gourmet, Rick's Ice Cream, and three salons: Annabelle Salon and Spa, Great Clips, and Blades Hair Salon and Barber. There are also many commercial uses near the site to the southeast along Middlefield Road. Just 200 feet away from the Cubberley site is a lot shared by a two-story office building, a plant nursery and a gas station. Another gas station is across the street at the corner of Middlefield and San Antonio Road, and the character of the area to the northeast of this intersection, extending into Mountain View, is entirely commercial.

Mitchell Park

To the northwest, there is an 80-acre mega-block anchored by Mitchell Park that includes two churches and seven schools, a fire station, a little league baseball diamond, and Stevenson House, a low-income senior housing program. Three of the schools are PAUSD schools: Fairmeadow Elementary, Hoover Elementary and JLS Middle. The others are private or religiously affiliated: Challenger Pre-K-8, Milestones Pre-K, Achieve Kids (a special education non-profit), and Covenant Children's Center (childcare and Pre-K), which is Part of Covenant Presbyterian Church. Additionally, the Palo Alto Chinese School holds classes on the JLS campus at night. All of these educational resources benefit from Mitchell Park, which includes a multipurpose great lawn, three playgrounds (including the very popular all-inclusive Magical Bridge Playground), seven tennis courts, two pickleball courts, four handball courts, horseshoe pits, and a fenced dog run. The Mitchell Park Community Center and Library, redeveloped in 2014, includes, a teen center, Ada's Café, rentable educational and multipurpose spaces.



Nearby Lap Pools

Greenmeadow Community Pool and JLS Pool
A new pool facility was a highly requested program element at the meetings. Although there are pools nearby Cubberley, the Greenmeadow pool and the JLS pool, neither of them are open to the public. Existing swim facilities are in high demand. The City envisions providing a swimming facility in south Palo Alto comparable to the popular Rinconada pool in north Palo Alto. This facility provides a template for a lap pool and a separate recreational pool.



Rinconada Park pools

Other nearby assets
Some other nearby assets are of note for their programmatic relationship to Cubberley. The Oshman Family Jewish Community Center is a large facility near Cubberley that includes health and fitness programs, youth programs, arts and cultural programming, co-working spaces, and senior housing. Peninsula Youth Theatre, just over the border in Mountain View, is a youth theatre production company that puts on shows at the Mountain View Center for the Performing Arts. The City of Palo Alto's Ramos Park is also within a ½ mile radius of the site.



Mountain View Center for the Performing Arts

Site Access

Cubberley is primarily accessed from Middlefield Road, at an intersection with traffic lights, opposite Montrose Avenue. This entrance brings visitors to the main parking lot and connects with the parking between the community center and the fields. Another vehicular access point, also on Middlefield, is adjacent to the Charleston Shopping Center. This access road connects to parking on the north-west side of the site and continues to Nelson Drive. However, the Nelson Drive exit is gated and is not usually publicly accessible.

Pedestrians and cyclists have more options for site entry. The site can be accessed from Nelson Drive on either side of the fields. Bike access to Cubberley is also improving due to the capital improvement of Montrose Avenue and Louis Road into bike boulevards. This addition to the bike network terminates at the main Cubberley entrance. There is also a pedestrian connection to the Charleston Shopping Center through a gate in the chain link fence between the sites. The Safe Routes to School Partnership provided a helpful map that shows the best routes to Cubberley for pedestrians and cyclists.

Given the existing intersection at Montrose and Middlefield that provides regulated car and bike access, there is good reason to maintain this intersection as the primary point of entry and egress in the new master plan, unless a contingency arises to do otherwise.

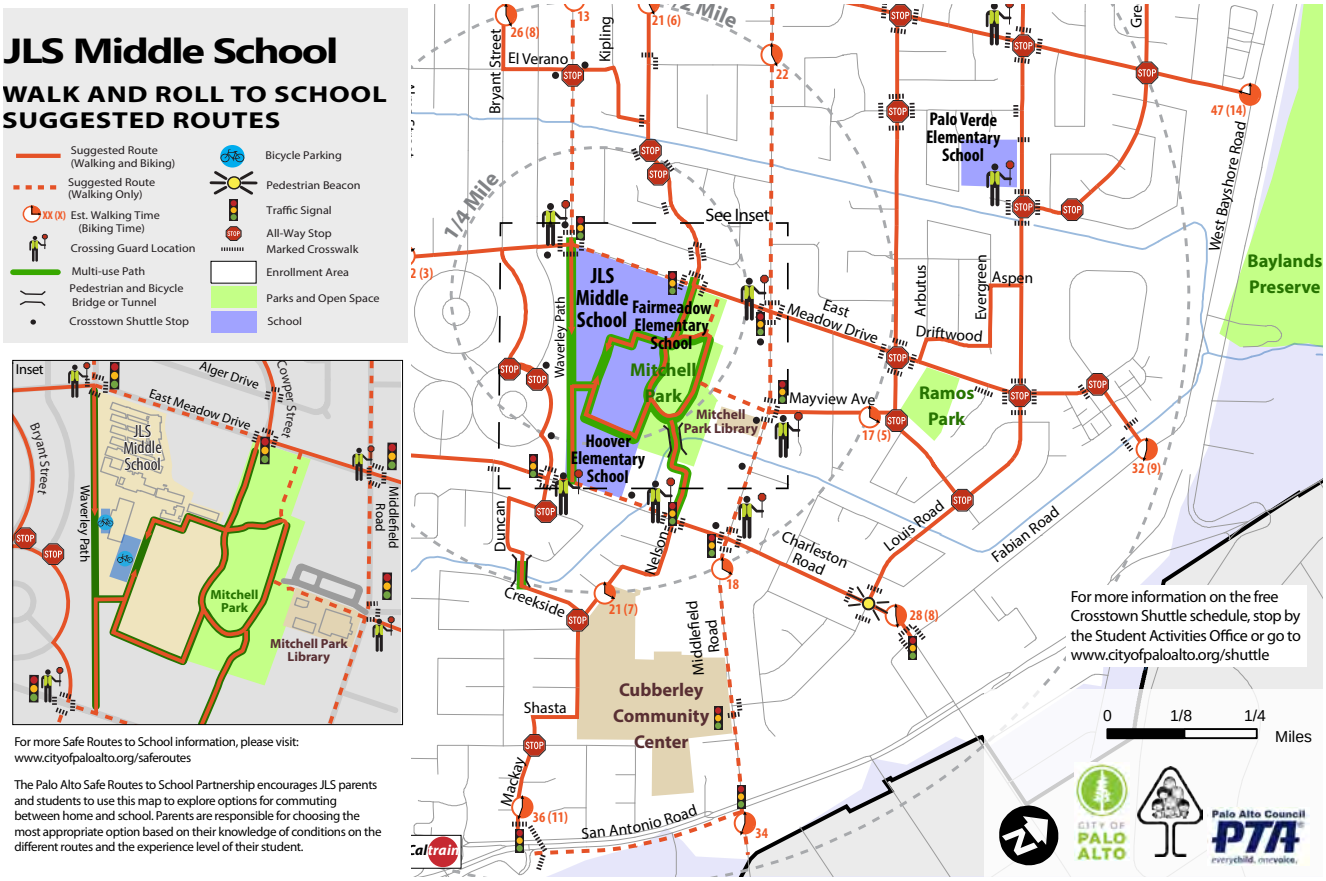


Figure 9. Recommended biking and walking routes provided by the Safe Routes to School Partnership.

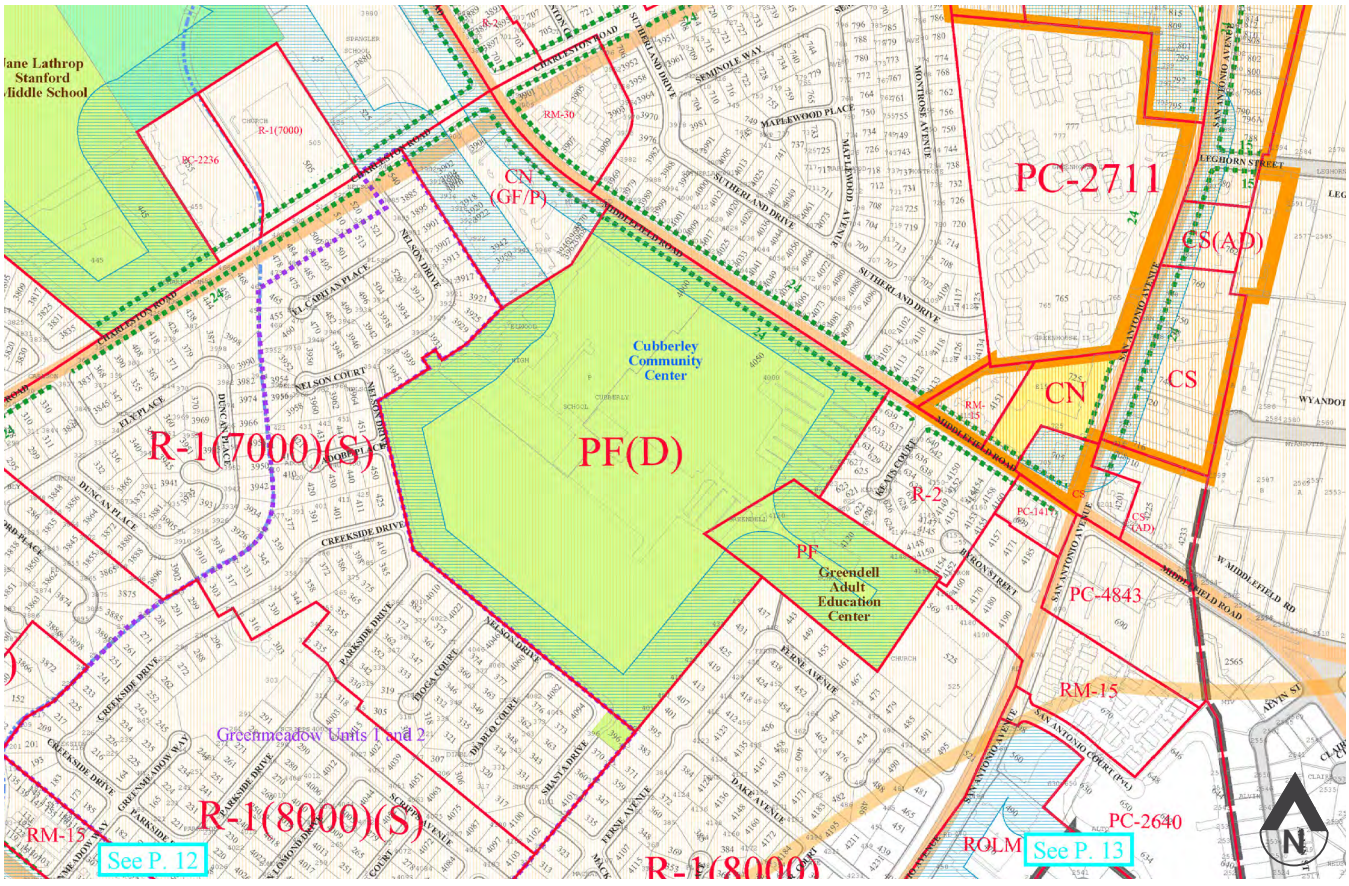
Zoning

Cubberley and Greendell are zoned Public Facilities (PF(D),) They fall within an overlay of the Site and Design Review Combining District. The allowable uses for 525 San Antonio Road differ from those at Greendell and Cubberley. 525 San Antonio Road is zoned R-1, intended for single-family dwelling units, however, community center, educational facilities, and day-care centers are conditional uses. Given its residential zoning, this site would be the best location to include PAUSD staff housing in the future. The site is surrounded by four different zones: PF, R-1, RM-15, and ROLM. If staff housing is included, we recommend seeking a variance or zoning change to provide housing at a similar density to the two-story multi-family dwelling units in the RM-15 district immediately adjacent to the site on Byron Street. The zoning limits for building coverage and floor area ratio (FAR) for the site are shown in the tables below.

Development Standards	PF Zone	Cubberley		Greendell		R-1	525 San Antonio Road	
		Square Feet	Acres	Square Feet	Acres		Square Feet	Acres
Site Area		1,542,024	35.4	217,800	5.0		117,612	2.70
Max Allowable Site Coverage	30.00%	462,607	10.6	65,340	1.5	30.00%	35,284	0.81
FAR /allowable building area	1	1,542,024	35.4	217,800	5.0	0.3	35,284	0.81

Development Standards	Cubberley + Greendell + 525	
	Square Feet	Acres
Site Area	1,877,436	43.1
Max Allowable Site Coverage	563,231	12.9
FAR /allowable building area	1,795,108	41.2

Figure 10.



Maximum Height

There are maximum height limitations for the site, intended to ensure that buildings on the site are in scale with the neighborhood context. They restrict tall buildings near the street, but allow for increasing height farther from the street edge. When applied three dimensionally, these height regulations form a "zoning envelope," which is the volume on the site within which buildings can exist, illustrated in the diagram below. At 150' from the street edge, the maximum building height is 50'. Due to the size of the Cubberley site, the vast majority of the area on the site falls under this 50' limit. The Greendell site mostly falls under a 35' height limit. 525 San Antonio Road is limited to 33'.

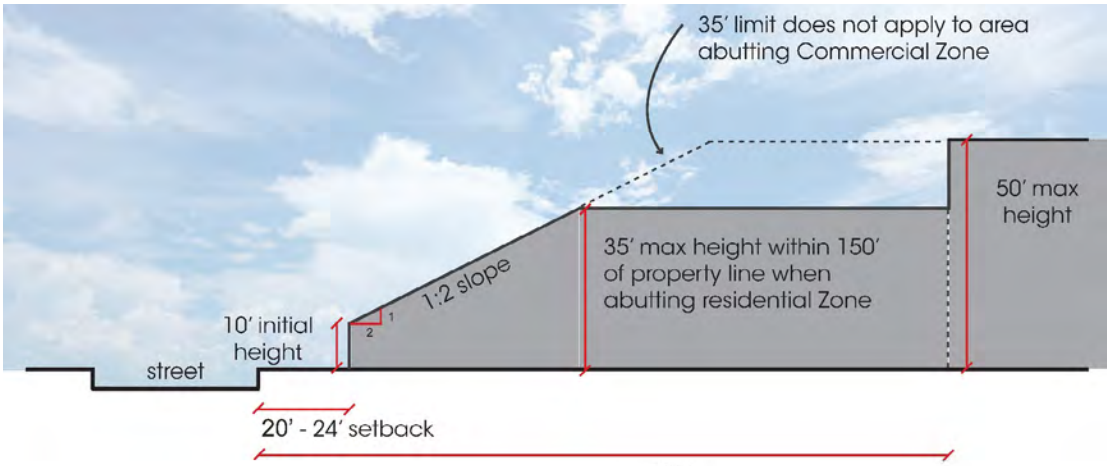


Figure 11. Typical zoning envelope for Cubberley and Greendell

Environmental Considerations

Environmental considerations including wind, sun path and orientation, rainfall, and weather patterns will all influence design decisions. The site is not in a flood zone, and according to NOAA, it will not be inundated by sea level rise until 10 feet of rise takes place, which is not currently anticipated to happen in the next 100 years.

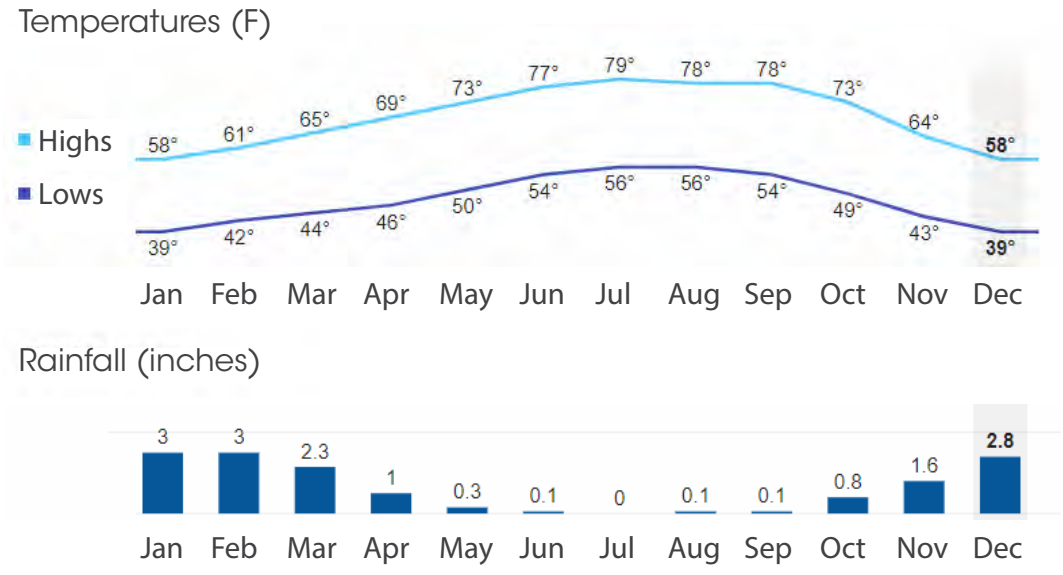


Figure 12. Weather Averages. Source NOAA via Google.

Sun and Wind Diagram



Figure 13.

City Scale Context

At the city scale, Cubberley serves as a vital component of Palo Alto's community centers and parks, providing services to complement those available at other locations. It is also a major educational asset, as the third largest contiguous school property after Paly and Gunn.

Another city-scale context to consider is the context of Citywide plans for the future of the city as a whole. Concordia has reviewed several city and school district plans and documents, including:

- Cubberley Community Advisory Committee (CCAC) Report
- The City of Palo Alto 2030 Comprehensive Plan
- Walk and Roll Recommendations for Greendell/Cubberley
- 2018-2020 Sustainability Implementation Plan
- Palo Alto Bicycle and Pedestrian Transportation Plan
- Public Art Master Plan
- Enrollment Management Advisory Committee Final Presentation
- PAUSD Enrollment Projections

All of these plans and reports provide useful information and perspectives that bear on Cubberley. Some of these include direct and specific recommendations for Cubberley; the CCAC Report's recommendations undergird the overall intent of the Cubberley Co-Design Master Plan. Other plans here provide more general goals that the Cubberley plan can help address. Concordia intends to align the master plan for Cubberley as much as possible with the recommendations and goals set forth in these plans.



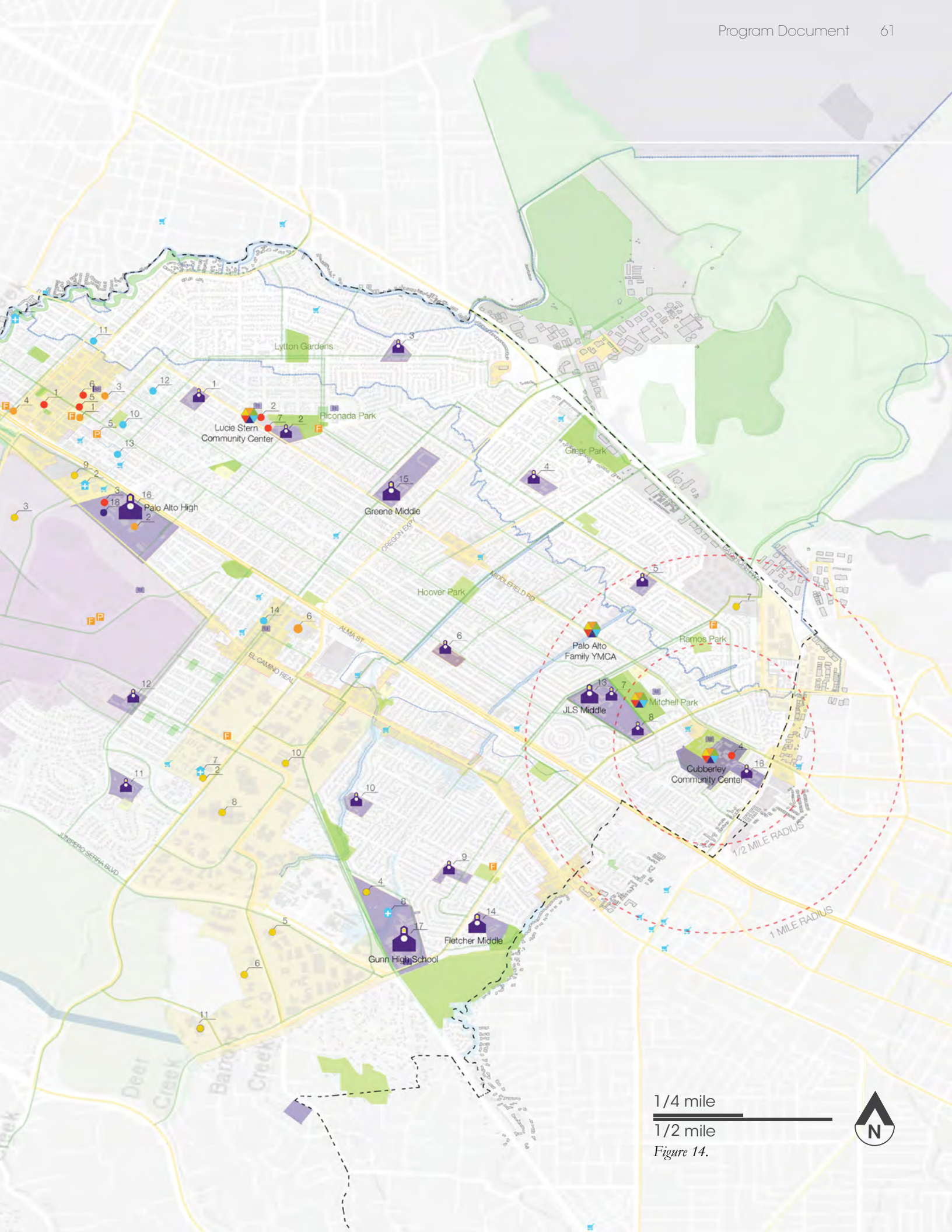
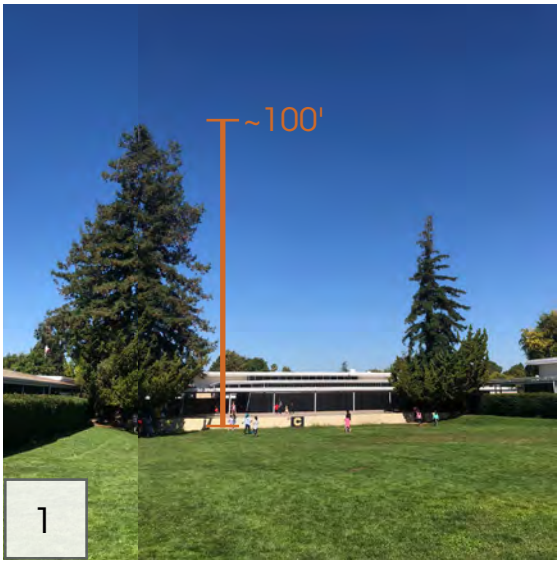
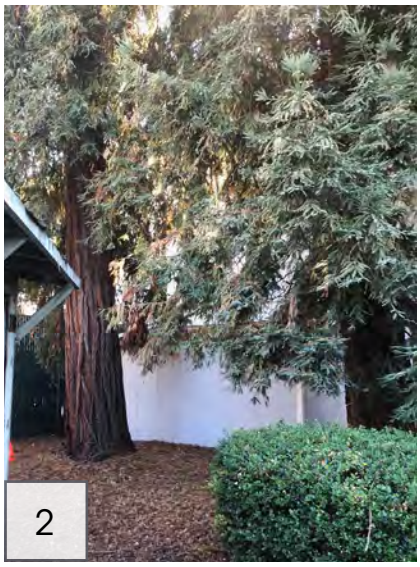

Lytton Gardens
Lucie Stern Community Center
Riconada Park
Greer Park
Palo Alto High
Greene Middle
Hoover Park
Palo Alto Family YMCA
Ramos Park
JLS Middle
Mitchell Park
Cubberley Community Center
Gunn High School
Fletcher Middle
EL CAMINO REAL
ALMA ST
MIDDLEFIELD RD
OREGON EXPY
JUNIPERO SERRA BLVD
1/2 MILE RADIUS
1 MILE RADIUS
1/4 mile
1/2 mile
N

Figure 14.

Photos of protected trees on site. See map on following page for corresponding tree locations

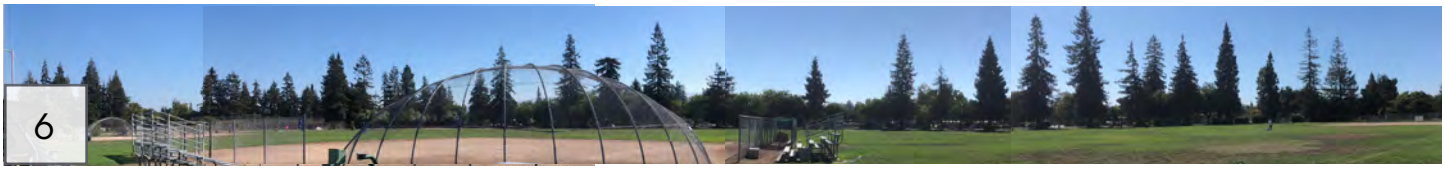












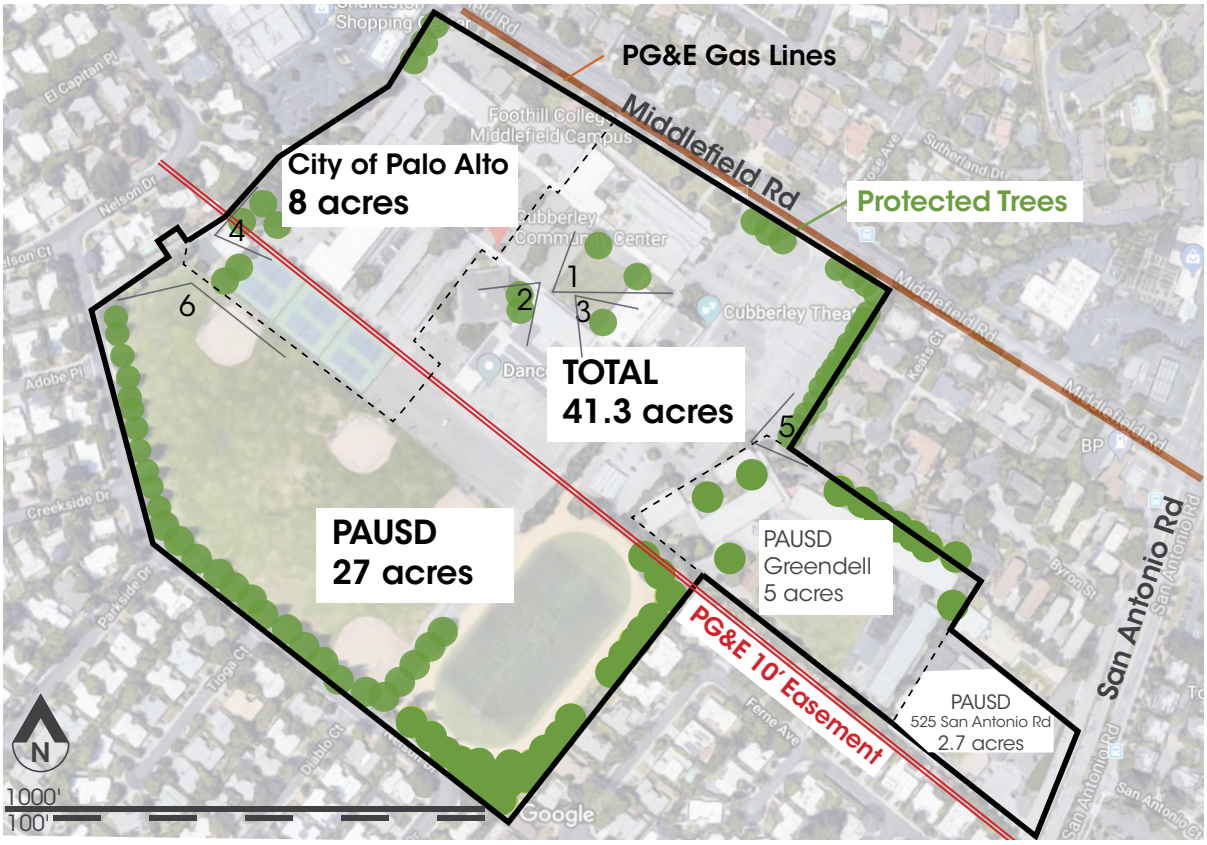
- Enrollment Management Advisory Committee Final Presentation
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All of these plans and reports provide useful information and perspectives that bear on Cubberley. Some of these include direct and specific recommendations for Cubberley; the CCAC Report's recommendations undergird the overall intent of the Cubberley Co-Design Master Plan. Other plans here provide more general goals that the Cubberley plan can help address. Concordia intends to align the master plan for Cubberley as much as possible with the recommendations and goals set forth in these plans.

Trees

There are many trees on site that should be preserved if possible. Some of these trees are "protected trees," requiring special City approval to remove. Protected trees include 1) any Coast Live Oak or Valley Oak which is eleven and one-half inches in diameter or more when measured four and one-half feet above natural grade; (2) Any Redwood tree that is eighteen inches in diameter or more; and (3) A heritage tree designated by the city council. Most of the protected trees on site are redwoods that surround the perimeter of the site (see image 5 and 6 below), which will be simple to preserve. The protected trees on the interior of the site range from roughly 30' tall to 100' tall. To the extent possible, all of these trees should be preserved, with greatest deference to the largest and healthiest among them.

Figure 15. Map of protected trees, PG&E easement, and PG&E lines. See images on previous page for photos corresponding to the numbered perspectives below.





PROGRAM RECOMMENDATIONS

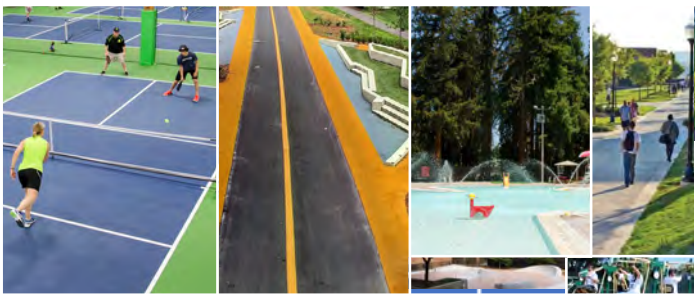
This chapter describes the program elements we recommend be included in the Cubberley master plan, based on the community input and research conducted during the programming phase of the Cubberley master planning process.
In the engagement process, participants described their vision for the site to 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.

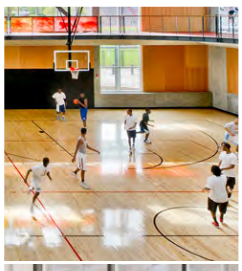
The recommendations herein draw heavily from community proposals at the two meetings, responding both to their indoor and outdoor program recommendations and input on what can be shared between the community center and a future school on site. While this program document does not include specific site 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.












PROPOSED FUTURE PROGRAM LIST

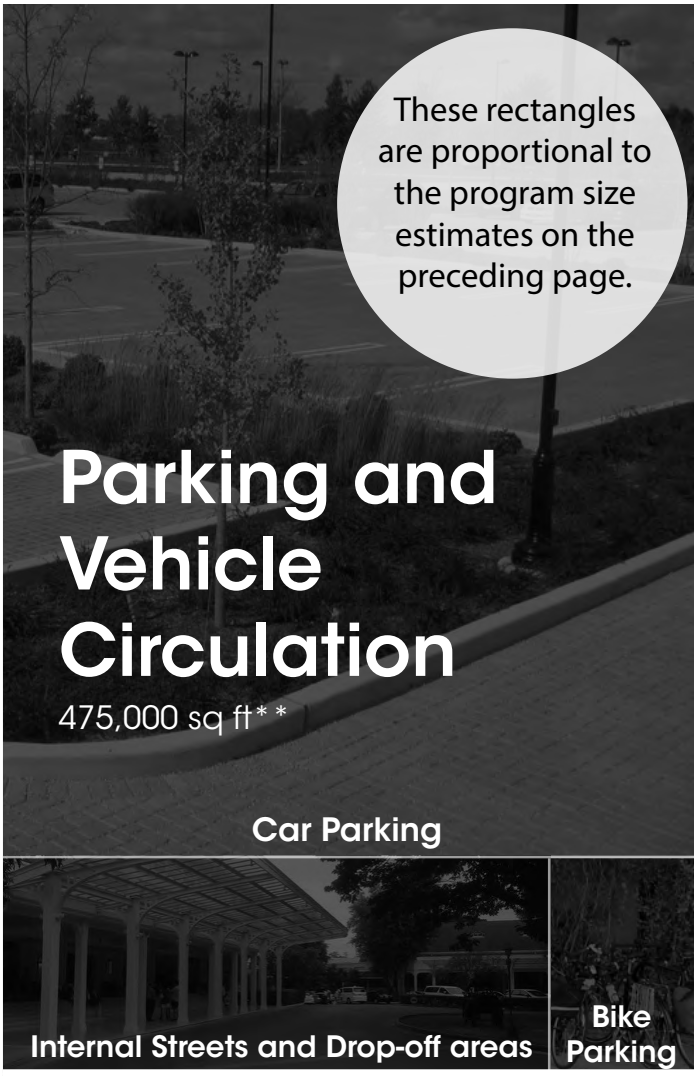
Indoor Programs	Estimated Size* (sq ft)
Health & Wellness Center	**86,000**
Health, Wellness, and Senior Programs	16,300
Dance and Martial Arts Studios	26,400
Outdoor Sports Club Rooms	3,300
Gyms	40,000
Community Center Services	**54,000**
Cubberley Admin. and Tenant Spaces	32,000
Rentable/Flexible Spaces	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
Employee Housing	52,000
Indoor estimate	**<509,500**

Outdoor Programs	Estimated Size* (sq ft)
Greenscape	**647,000**
Existing Track and Fields	510,000
School Quad	20,000
Flexible Open Space	~60,000
Natural Habitat Plantings	~30,000
Amphitheater	~16,000
Dog Park	~6,000
Community Gardens	~5,000
Hardscape	**149,000**
Tennis and Pickleball	48,000
Playground and Outdoor Exercise	5,000
Walking/Biking Track	~40,000
Skate Park	~6,000
Pool	~30,000
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	**~1,271,000**

** 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 driving lanes in a parking lot.*

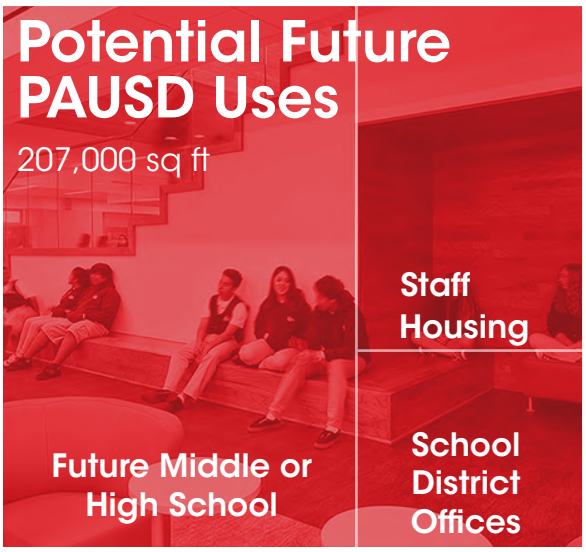


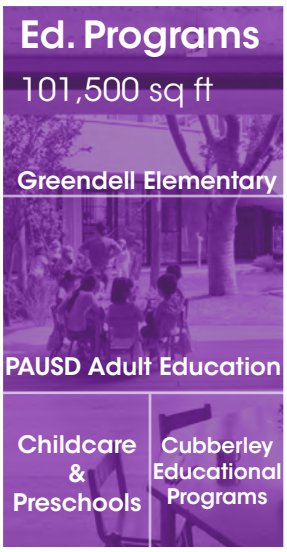
These rectangles are proportional to the program size estimates on the preceding page.









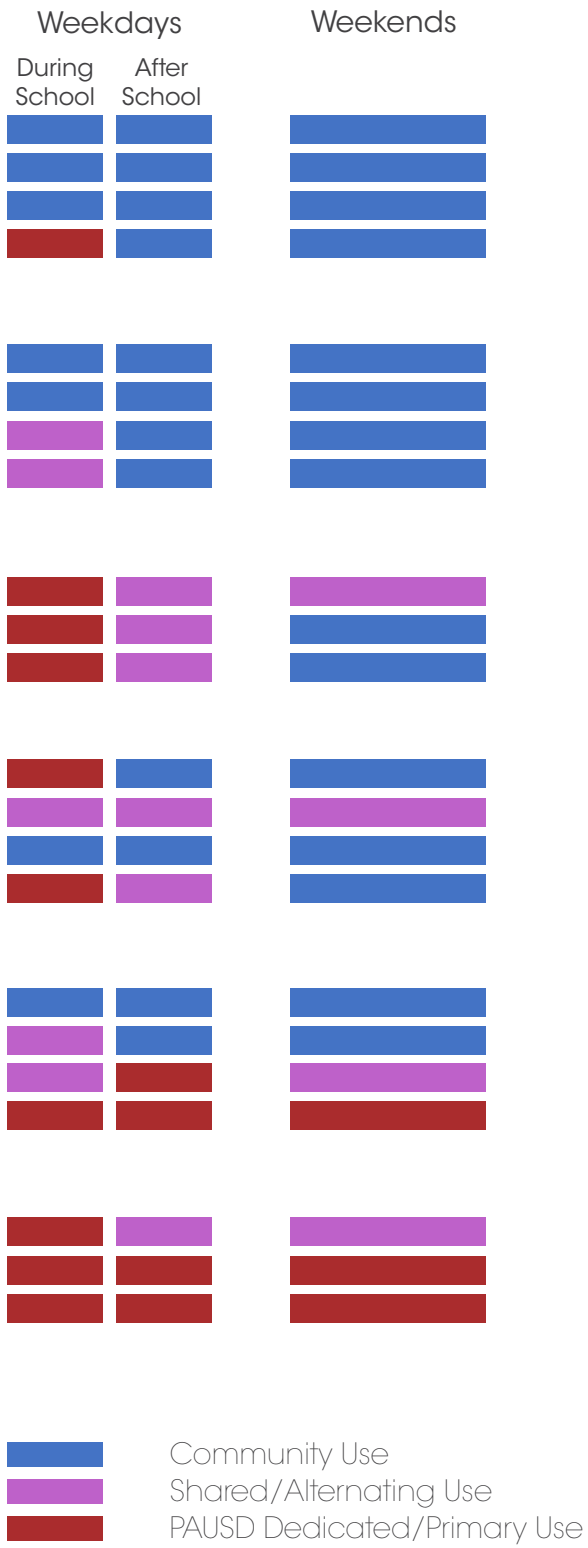






SHARED USES

ID	MODULE CLUSTER	WEEKLY USE TIME TABLE



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	30,000
F3	Staff Housing	52,000
Shared/Alternating Use		**145,000**
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
E2	Primary/Secondary and Enrichment	14,000
E3	PAUSD Adult Education	36,000
Community Center Use		**121,500**
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

PAUSD + Shared Use	<388,000
Community Center + Shared Use	269,500
TOTAL	**<509,500**

PHASING, BUILDING COVERAGE, AND ADJACENCIES

Module Cluster Building Area and Footprint

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**	

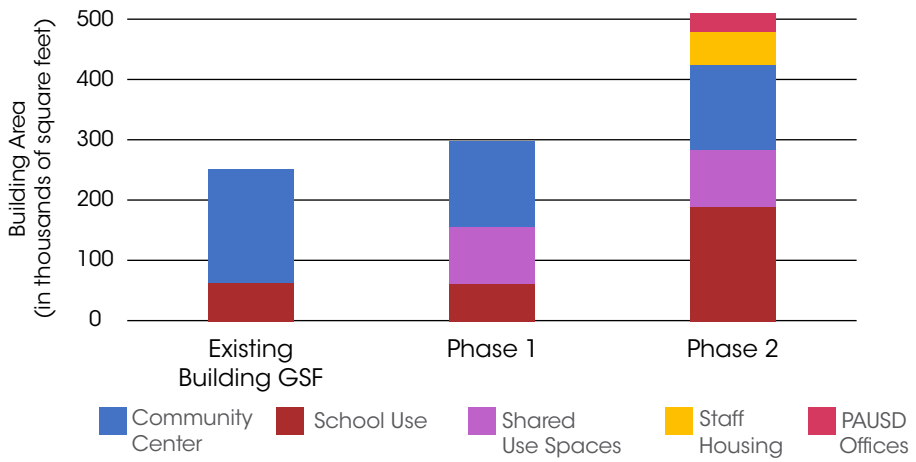
Site Use

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%**

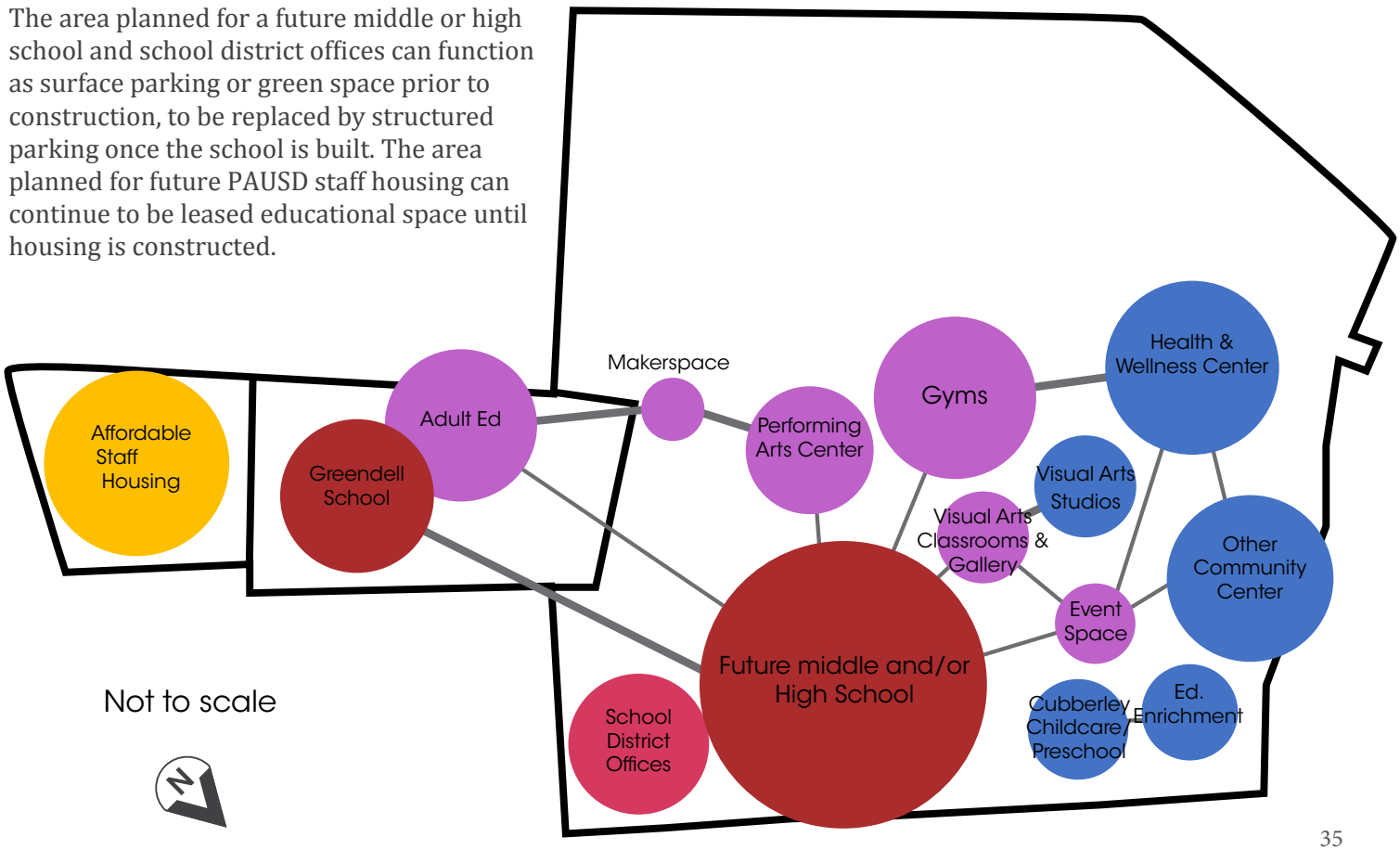
Phasing

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 PAUSD staff housing can continue to be leased educational space until housing is constructed.



PROGRAM INFORMATION SHEETS

The following pages provide program information in more detail.

Programs Modules

	Page
Health & Wellness Center	**35**
Health, Wellness, and Senior Programs	36
Dance and Martial Arts Studios	38
Outdoor Sports Club Rooms	40
Gyms	42
Community Center Services	**44**
Cubberley Admin. and Tenant Spaces	45
Rentable/Flexible Spaces	47
Large Flexible Event Space	49
Commercial Kitchen	51
Performing Arts	**53**
Theatre	54
Lobby/Café	56
Music, Rehearsal, and Accessory Theatre Spaces	58
Visual Arts	**60**
Visual Arts Classrooms and Media Lab	61
Art Gallery	63
Visual Arts Studios	65
Makerspace/Woodshop	67
Educational Programs	**69**
Cubberley Childcare and Preschools	70
Primary/Secondary and Enrichment	72
PAUSD Adult Education	74
Greendell Elementary	76
Potential Future PAUSD Uses	**78**
Future Middle or High School	79
School District Offices	81
Employee Housing	83
Greenscape	**85**
Hardscape	**92**
Parking & Vehicle Circulation	**94**

Health & Wellness Center

These buildings and programs will serve as a hub for life-long health, fitness, exercise, and sports. They include senior health programs, cardio-fitness, meditation, dance, martial arts, soccer and softball club rooms, and three gym spaces to accommodate basketball, volleyball, ballroom dancing and other indoor sports and fitness programs. This cluster of programs should be located near the fields and running track. Most of these programs will be operated by the community center but can provide enriching after-school activities to future students on site. The largest two gyms will be shared facilities with a future school on site, and should therefore be located near future school buildings.









Health & Wellness Center

Health, Wellness, and Senior Programs

General Information

Space ID No.	A1
Goals/Use/Function	Provide space for health and wellness programs on site, including a multipurpose senior program space, physical therapy space, health classroom/meeting space, a therapeutic pool, private counseling office, admin. offices, front office/reception, adaptive living skills area, physical therapy, and storage areas.
Shared Use	CC
Anticipated Use (Time)	6am-10pm.
Assignable Area	16300sf
Capacity	326
Adjacencies	Other Health and Wellness Center Programs, Athletic Fields, Car Parking, Bike Parking
Occupancy Type	A-3
Vehicular Parking Required	65.2
Bike Parking Required	20
Potential Spaces	Multipurpose senior program space, physical therapy space, health classroom/meeting space, private counseling office, admin offices, front office/reception,adaptive living skills area, physical therapy equipment storage, admin office space, storage area

Finishes/Treatments

Floor/Base	Carpet, Polished, sealed concrete (200 grit), high-traffic floor material TBD.
Walls	Drywall, Tackable surfaces
Ceiling	Drywall/Acoustical Tile TBD
Doors	Glass Storefront at Entrance, Solid core wood or hollow metal at interiors. Lockable.
Natural Light	Highly desirable, but controllable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC (TBD), STC at walls: (TBD). Minimize sound transmission through walls, optimize reverberation to acoustical needs.

Health, Wellness, and Senior Programs

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Drinking fountain (ADA) with bottle refill station, Hot / Cold water if Kitchenette provided
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

"The Health and Wellness center needs to have gym space for group exercise and aerobic dance sessions."

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	TBD

FFE

Fixed Equipment	Window blinds, reception desk, fixed panel display(s), Kitchenette (microwave, fridge/freezer, coffee/tea machine, sink, disposal)
Movable Equipment	Lounge furniture, information display systems, kitchen appliances

Health & Wellness Center

Dance and Martial Arts Studios

General Information

Space ID No.	A2
Goals/Use/Function	Provide two martial arts rooms and two large dance studios with audience seating, three medium-sized dance studios, and four small dance studios, and support spaces including offices, a Pilates room, a meeting room, a reception area, storage areas, restrooms, locker rooms, dressing rooms, a resource library, a classroom, and lunch room.
Shared Use	CC
Anticipated Use (Time)	3pm - 10pm weekdays, 8am-10pm weekends.
Assignable Area	26400sf
Capacity	528
Adjacencies	Other Health and Wellness Center Programs, Athletic Fields, Car Parking, Bike Parking
Occupancy Type	A-3
Vehicular Parking Required	105.6
Bike Parking Required	33
Potential Spaces	Two large dance studios w/audience seating, two to three medium dance studios, small dance studios/private classrooms, pilates room offices, meeting room, entry, kitchenette, storage, restrooms and dressing rooms, resource library, lunch room, locker/changing rooms, two martial arts rooms

Finishes/Treatments

Floor/Base	Sprung wood floor in dance studios
Walls	Drywall, tackable surfaces, mirrors
Ceiling	Drywall / Acoustical Tile / Exposed
Doors	Glass Storefront at Entrance, Solid core wood or hollow metal at interiors. Lockable.
Natural Light	Highly desirable, but controllable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC (TBD), STC at walls: (TBD). Minimize sound transmission through walls, optimize reverberation to acoustical needs.
Special Requirements	16'+ ceilings in large dance studios

Dance and Martial Arts Studios

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Drinking fountain (ADA) with bottle refill station, Hot / Cold water in Kitchenette, in-sink disposal, water to ice machine or fridge.
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	None

FFE

Fixed Equipment	Reception desk, fixed barres in studios. Large Dance studios: Window daylight controls able to black-out space. Movable partition to divide space. Lighting truss.
Movable Equipment	Lounge furniture, information display systems, kitchen appliances, movable barres.

"Dance studios to practice and a theatre for performances."

Health & Wellness Center

Outdoor Sports Club Rooms and Restrooms

General Information

Space ID No.	A3
Goals/Use/Function	Provide team rooms for outdoor sports teams such as soccer to store equipment, change. Provide restrooms for field users.
Shared Use	CC
Anticipated Use (Time)	3pm - 10pm weekdays, 8am-10pm weekends.
Assignable Area	3300sf
Capacity	66
Adjacencies	Other Health and Wellness Center Programs, Athletic Fields, Car Parking, Bike Parking
Occupancy Type	A-3
Vehicular Parking Required	13.2
Bike Parking Required	4
Potential Spaces	Locker & ball storage room, concessions area, restrooms

Finishes/Treatments

Floor/Base	Polished, sealed concrete (200 grit), or other high-traffic floor material TBD.
Walls	Drywall, tackable surfaces
Ceiling	Drywall / Acoustical Tile TBD
Doors	Glass Storefront at Entrance, Solid core wood or hollow metal at interiors. Lockable.
Natural Light	Highly desirable, but controllable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC (TBD), STC at walls: (TBD). Minimize sound transmission through walls, optimize reverberation to acoustical needs.

Outdoor Sports Club Rooms and Restrooms

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Drinking fountain (ADA) with bottle refill station, public restrooms
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	None

FFE

Fixed Equipment	Storage lockers

"Have gyms and locker rooms close to outdoors."

Health & Wellness Center

Gyms

General Information

Space ID No.	A4
Goals/Use/Function	Provide three gyms (two large gyms and one practice gym) for basketball, volleyball, ballroom dancing, and other group exercise and indoor sports activities. Include support areas including locker rooms and restrooms.
Shared Use	Shared
Anticipated Use (Time)	6am-10pm. Two of the three gyms may be used primarily by school use between 9am and 3pm.
Assignable Area	40000sf
Capacity	800
Adjacencies	Future School, Other Health and Wellness Center Programs, Athletic Fields, Car Parking, Bike Parking
Occupancy Type	A-3
Vehicular Parking Required	160
Bike Parking Required	50
Potential Spaces	Two large basketball/volleyball gyms with bleachers, one small practice gym (no bleachers). Accessory spaces: locker rooms, restrooms, office, storage

Finishes/Treatments

Floor/Base	Polished Wood
Walls	Drywall
Ceiling	Exposed
Doors	Glass Storefront at Entrance, Solid core wood or hollow metal at interiors. Lockable.
Natural Light	Highly desirable, but controllable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC (TBD), STC at walls: (TBD). Minimize sound transmission through walls, optimize reverberation to acoustical needs.

Gyms

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Drinking fountain (ADA) with bottle refill station, Public Restrooms
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	None
Other	Scoreboards in the two large gyms

FFE

Fixed Equipment	Bleachers in large gyms.

"We need at least two gyms- one for PAUSD and one for CoPA."

Community Center Services

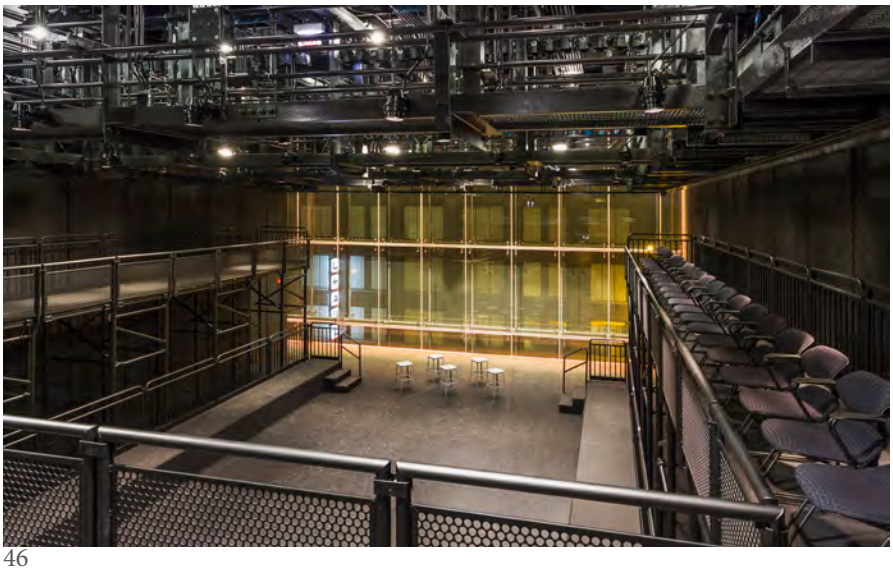
This cluster of programs include office spaces, class spaces, meeting rooms, and multi-use spaces of various sizes. This cluster will accommodate the Cubberley Community Center administrative offices, other long-term tenants, and flexible spaces rentable by the hour, including a large event space with an attached kitchen. These spaces should be designed to be adaptable to different programs and functions as time goes on. Many of the community center tenant services not included in the other program clusters are included here. The large event space will accommodate both community center and school functions, able to be easily converted into a black-box performance space, large meeting space, or for other events. The kitchen will be designed to function as a rentable commercial kitchen that can support events and also as a teaching kitchen for community and future school culinary classes.













Cubberley Admin. and Tenant Spaces

General Information

Space ID No.	B1
Goals/Use/Function	Provide office and other flexible spaces for the Cubberley management office and other leasing tenants of Cubberley. These include space for a learning library, book donations and storage, community gathering, and offices, classrooms, and a maintenance room.
Shared Use	CC
Anticipated Use (Time)	Full time
Assignable Area	32,000sf
Capacity	2,000
Adjacencies	Car Parking, Bike Parking
Occupancy Type	B
Vehicular Parking Required	120
Bike Parking Required	12
Potential Spaces	Administrative office, book storage/drop-off/retail space, flexible gathering space, small library and class space, several flexible office spaces for tenants

Finishes/Treatments

Floor/Base	Carpet, Polished, sealed concrete (200 grit), stone or ceramic
Walls	Drywall, dry erase & tackable surfaces as appropriate. Glass sidelight adjacent to private office doors
Ceiling	Drywall / Acoustical Tile TBD
Doors	Glass Storefront at Entrance, Solid core wood or hollow metal at interiors. Lockable.
Natural Light	Highly desirable, but controllable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC (TBD), STC at walls: (TBD). Minimize sound transmission through walls, optimize reverberation to acoustical needs.

Community Center Services

Cubberley Admin. and Tenant Spaces

Engineering Systems

Lighting	Fluorescent, 70 fc / 50 fc (50 fc average). Dimming desirable, separate switching for specific zones
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Drinking fountain (ADA) with bottle refill station, public restrooms
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	TBD

FFE

Fixed Equipment	Window blinds, dry-erase marker boards in meeting rooms, book shelving systems, density shelving for rarely accessed collections, book drop
Movable Equipment	Trash & recycle bins

Rentable/Flexible Spaces

General Information

Space ID No.	B2
Goals/Use/Function	Provide flexible rooms of various sizes that can be rented out by a variety of users, including five classrooms, two meeting rooms, a lecture room, and an activity room.
Shared Use	CC
Anticipated Use (Time)	8am-10pm
Assignable Area	12,000sf
Capacity	800
Adjacencies	Car Parking, Bike Parking
Occupancy Type	A-3
Vehicular Parking Required	48
Bike Parking Required	50
Potential Spaces	Five flexible classrooms, lecture room, activity room, three meeting rooms

Finishes/Treatments

Floor/Base	Carpeting / rubber base.
Walls	Drywall, tackable surfaces
Ceiling	Drywall / Acoustical Tile TBD
Doors	Glass Storefront at Entrance, Solid core wood or hollow metal at interiors. Lockable.
Natural Light	Highly desirable, but controllable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC (TBD), STC at walls: (TBD). Minimize sound transmission through walls, optimize reverberation to acoustical needs.

Community Center Services

Rentable/Flexible Spaces

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	TBD
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	TBD

FFE

Fixed Equipment	Window blinds, dry-erase marker boards in meeting rooms, book shelving systems, information desk, display cabinets & shelving.
Movable Equipment	Copy machine / scanner, shredder, lockable files, Office workstations and task chair(s), conference table and chairs for 6. Trash & recycle bins.

"Could be used for art classes, job training, makerspace- requires flexible classroom size."

Large Flexible Event Space

General Information

Space ID No.	B3
Goals/Use/Function	Provide a large flexible event space that can be used for community events, school events, multicultural celebrations, music / dance / theatre, staff development and training. This space will connect to a commercial kitchen to facilitate provision of food at these events.
Shared Use	Shared
Anticipated Use (Time)	During all program facility operating hours
Assignable Area	9,000sf
Capacity	600
Adjacencies	Commercial Kitchen, other community center programs, outdoor gathering spaces, car parking, bike parking
Occupancy Type	A-2
Vehicular Parking Required	36
Bike Parking Required	38
Potential Spaces	Flexible Event Space

Finishes/Treatments

Floor/Base	Carpet in main room, appropriate hard floor surface
Walls	Drywall, glass, tackable surfaces
Ceiling	Drywall / Acoustical Tile
Doors	Solid core wood or hollow metal at interiors. Lockable.
Natural Light	Natural light desirable but controllable
Acoustics	Mechanical: NC TBD, STC at walls: TBD Minimize sound transmission, reverberation.
Special Requirements	Retractable black-out shades to control lighting for performances

Community Center Services

Large Flexible Event Space

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones. Theatrical lighting as necessary to support performances and dances.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate space.
Plumbing	Hot / Cold water in Kitchenette, public restrooms
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

"Moveable partitions for flexible spaces sizes."

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	TBD
Other	PA system. Theatrical / distributed speaker system (TBD) and microphone jacks (TBD)

FFE

Fixed Equipment	Window daylight controls able to black-out space. Motorized moveable partition to divide space. Acoustical wall and ceiling panels, stage lift (TBD), Retractable projection screen(s). Lighting truss.
Movable Equipment	Stage curtain, rolling & folding tables and benches. Recycle bins including green waste.

Commercial Kitchen

General Information

Space ID No.	B4
Goals/Use/Function	The commercial kitchen adjacent to the event space can be used to provide food at events and serve as a culinary classroom for a future school.
Shared Use	Shared
Anticipated Use (Time)	Flexible hours depending on need
Assignable Area	1,000sf
Capacity	5
Adjacencies	Large Flexible Event Spaces, other community center programs, outdoor gathering spaces, bike parking, car parking
Occupancy Type	A-2
Potential Spaces	Commercial Kitchen

Finishes/Treatments

Floor/Base	Appropriate washable floor finish
Walls	Impact resistant drywall or masonry
Ceiling	Drywall / Acoustical Tile / Exposed
Doors	Solid core wood or hollow metal at interiors. Lockable.
Natural Light	Natural light desirable but controllable
Acoustics	Mechanical: NC TBD, STC at walls: TBD Minimize sound transmission, reverberation.

Community Center Services

Commercial Kitchen

Engineering Systems

Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Hot and cold water, disposal, floor drain,
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	TBD

FFE

Fixed Equipment	Kitchen equipment, range and hood, food prep counters, Counter, Base & upper cabinets, TBD
Movable Equipment	TBD

"Commercial kitchen could be rented out to individuals and businesses."

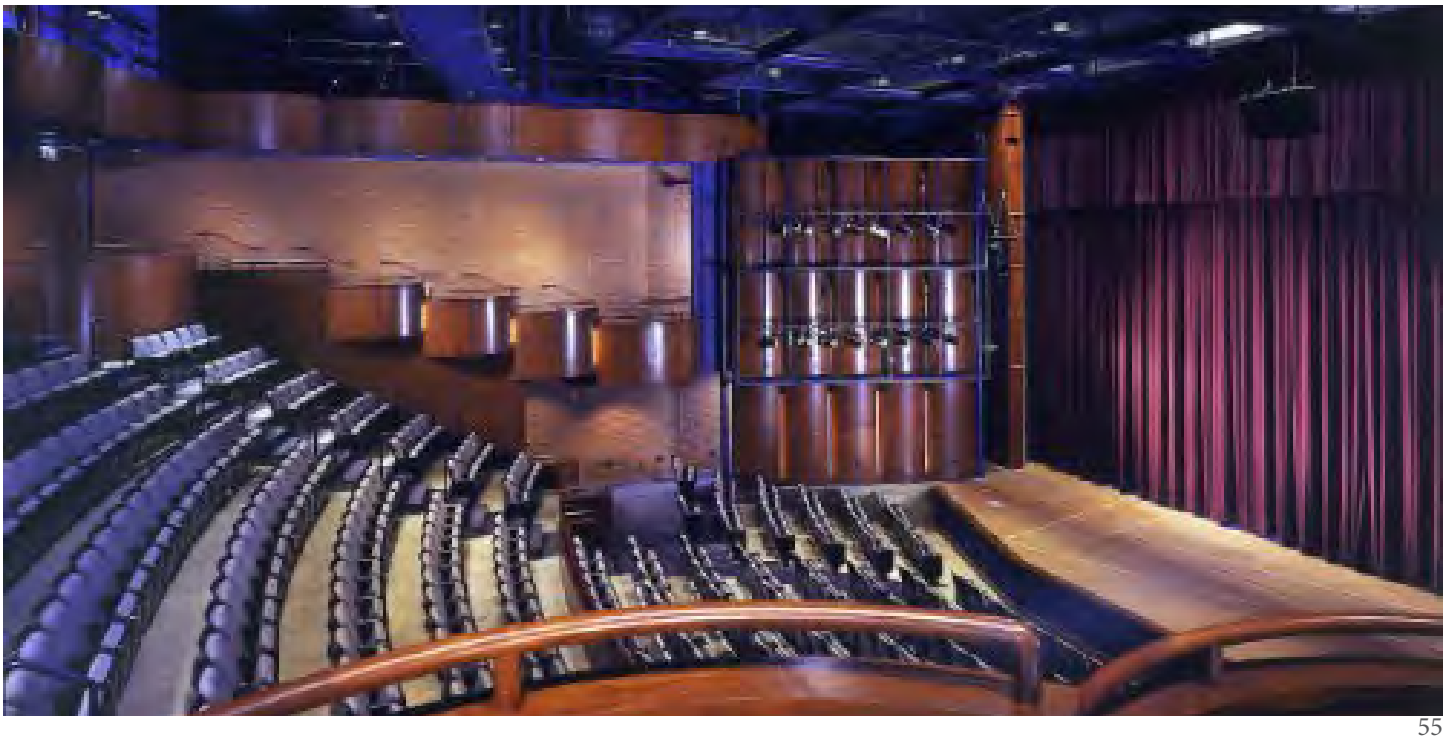
Performing Arts

The Performing Arts Center will include a new performing arts theatre, music and theatre classes and rehearsal space, a lobby and café and other accessory theatre spaces. These programs will be clustered to be the hub for music, theatre, lectures, and other large-scale performances and events at Cubberley, hosting both community center and future school programs.









Performing Arts

Theatre

General Information

Space ID No.	C1
Goals/Use/Function	Provide theatrical, musical and dance performance space with seating capacity of 500-600 in raked, two-story auditorium style setting. Provide fly space or sufficient wing space to support theatrical scenery sets. Provide green rooms, toilets & changing space for boys and girls. Provide a theatrical control booth for sound and lighting controls as well as necessary cat-walks and / or rigging to facilitate access to theatrical lighting and follow spot positions.
Shared Use	Shared
Anticipated Use (Time)	8am - midnight
Assignable Area	13,000sf
Capacity	700
Adjacencies	Music classes, storage, loading area, car parking, bike parking, other school and community center programs
Occupancy Type	A-1
Vehicular Parking Required	220
Bike Parking Required	TBD
Potential Spaces	Theatre, restrooms, fly space, backstage area

"Theatre and performing arts center with multiple rehearsal spaces integrated nearby."

Finishes/Treatments

Floor/Base	Carpet in primary spaces including the auditorium house, sprung wood floor with sacrificial surface at stage, appropriate hard floor surfaces in lobby, control room and storage areas.
Walls	Masonry or drywall, acoustically reflective and absorptive surfaces as necessary to promote ideal acoustics for a variety of performance types.
Ceiling	Exposed / Drywall / Acoustical Tile or panels as necessary TBD
Doors	Glass Storefront at Entrance, Solid core wood or glass at interiors, Acoustical doors and seals as necessary. Lockable.

Theatre

Natural Light	Abundance of natural light highly desirable, but controllable. Full window darkening capabilities necessary if provided in auditorium space. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC (TBD), STC at walls: (TBD). Minimize sound transmission through walls, optimize reverberation to acoustical needs for various performance types. Space needs to be acoustically isolated if loud equipment or noisy activities are expected (TBD). Theatrical speaker and sound systems.
Special Requirements	Stage wings should have direct, level access to the Stagecraft Studio for ease of movement of large scenery sets onto stage.

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones. Theatrical lighting as necessary to support performances and dances.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Public restrooms, Hot and cold water, disposal, floor drain,
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	None
Other	Theatrical speaker system, microphone jacks

FFE

Fixed Equipment	Retractable screen and projector, lighting truss
Movable Equipment	TBD

Performing Arts

Lobby/Café

General Information

Space ID No.	C2
Goals/Use/Function	Provide a small café on site with indoor and outdoor seating.
Shared Use	CC
Anticipated Use (Time)	5am-10pm
Assignable Area	3,000sf
Capacity	200
Adjacencies	Theatre, Event Space, Bike Parking
Occupancy Type	A-2
Vehicular Parking Required	22
Bike Parking Required	5
Potential Spaces	Lobby space, café/bar, seating area, kitchen, ticket office

Finishes/Treatments

Floor/Base	Polished, sealed concrete (200 grit), or other high-traffic floor material TBD.
Walls	Drywall, tackable surfaces
Ceiling	Drywall / Acoustical Tile / Exposed
Doors	Glass Storefront at Entrance, Solid core wood or hollow metal at interiors. Lockable.
Natural Light	Highly desirable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC (TBD), STC at walls: (TBD). Minimize sound transmission through walls, optimize reverberation to acoustical needs.

Lobby/Café

Engineering Systems

Lighting	Fluorescent, 70 fc / 50 fc (50 fc average). Dimming desirable, separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Hot and cold water, floor drain, restrooms
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	TBD

FFE

Fixed Equipment	Kitchen equipment, range and hood, TBD, ordering counter
Movable Equipment	Café tables and chairs, Trash & recycle bins

"Café should be centrally located with indoor and outdoor seating. Food could be affordable from community garden!"

Performing Arts

Music Classes/Rehearsal Spaces/Accessory Theatre Spaces

General Information

Space ID No.	C3
Goals/Use/Function	Provide spaces for both community and school music classes, orchestra and band rehearsal spaces and theatre rehearsal spaces adjacent to the theatre.
Shared Use	Shared
Anticipated Use (Time)	8am - 10pm
Assignable Area	8,000sf
Capacity	600
Adjacencies	Immediate proximity to Theatre, ideally connected to stage wing to facilitate movement of stage sets into position. Convenient access to loading area. Car parking, bike parking
Occupancy Type	A-3
Vehicular Parking Required	TBD
Bike Parking Required	TBD
Potential Spaces	Music Classrooms, Large Band Rehearsal, Band/Choir Rehearsal, Theatre practice, Storage and Offices

Finishes/Treatments

Floor/Base	Carpeting/rubber base
Walls	Masonry or drywall, acoustically reflective and absorptive surfaces as necessary to promote ideal acoustics for choral and instrumental rehearsals.
Ceiling	Drywall / Acoustical Tile / Acoustical Panels / Open Ceiling TBD
Doors	Glass Storefront at Entrance, Solid core wood or glass at interiors, Acoustical doors and seals as necessary. Lockable.
Natural Light	Natural light desirable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC (TBD), STC at walls: (TBD). Minimize sound transmission through walls, optimize reverberation to acoustical needs. Space needs to be acoustically adaptable for various uses and conditions (TBD)

Music Classes/Rehearsal Spaces/Accessory Theatre Spaces

Special Requirements	Group together with other noisy activity areas or provide adequate acoustical isolation.

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	N/A
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

"We need music practice and performance facilities for the community and the schools."

Technology

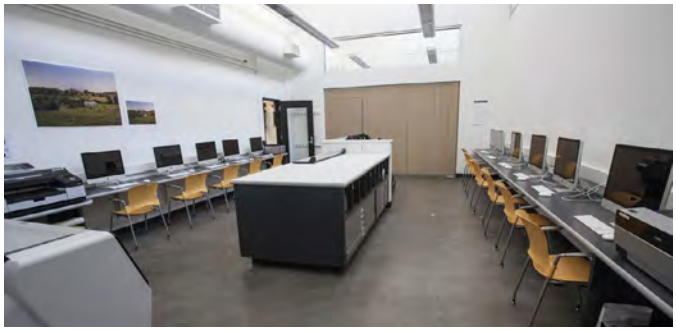
Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	TBD

FFE

Fixed Equipment	Window blinds, dry-erase marker boards
Movable Equipment	Ceiling mounted projectors, teacher workstation, classroom chairs, choral and / or instrumental risers, lockable storage shelving for instruments and equipment, recycle bins

Visual Arts

The visual arts cluster will include artist studios, arts classrooms, shared resources like a digital media lab, gallery space, and a woodshop and makerspace. Arts classrooms will be designed to accommodate a variety of mediums and provided with storage areas so different groups can use class spaces and facilities spaces at different times of day. Other than the visual arts studios, which will be reserved for rotating artists selected through the CASP program, the other spaces will be jointly programmed and shared for community center and future school uses.











Visual Arts Classrooms and Media Lab

General Information

Space ID No.	D1
Goals/Use/Function	Provide classrooms for visual arts with necessary equipment and storage to be used for community, adult ed, and future middle/high school classes.
Shared Use	Shared
Anticipated Use (Time)	8am-10pm, with future school use between 8am and 3pm
Assignable Area	10,000sf
Capacity	467
Adjacencies	Adult education, makerspace/woodshop/upholstery, visual arts studios, gallery space
Occupancy Type	E
Vehicular Parking Required	32
Bike Parking Required	24
Potential Spaces	Arts classrooms, cleaning area, storage, media lab room

Finishes/Treatments

Floor/Base	Polished, sealed concrete (200 grit), ceramic or stone tile, or other high-traffic floor material TBD.
Walls	Drywall, and other suitable materials TBD.
Ceiling	Drywall / Acoustical Tile / Exposed
Doors	Glass or solid core wood, lockable
Natural Light	Natural light highly desirable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC TBD, STC at walls: TBD Minimize sound transmission, reverberation.

Visual Arts

Visual Arts Classrooms and Media Lab

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Industrial grade, large basin sinks
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

"Could have broadcast facilities from a media center on site."

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	None

FFE

Fixed Equipment	Window blinds, dry-erase marker boards, fixed & durable counter tops areas as necessary at perimeter and sink area. Combination of open and lockable wall storage. Lockable cage area for storage of art projects.
Movable Equipment	Ceiling mounted projector, retractable screen (HDMI connection), teacher workstation, classroom desks or work-tables, classroom chairs or stools, lockable storage shelving for supplies and equipment, recycle bins.

Gallery Space

General Information

Space ID No.	D2
Goals/Use/Function	Provide gallery space throughout the campus to showcase community and student art.
Shared Use	Shared
Anticipated Use (Time)	Full time
Assignable Area	3,000sf
Capacity	200
Adjacencies	Adult education, makerspace/woodshop/upholstery, visual arts classrooms, visual arts studios
Occupancy Type	A-3
Vehicular Parking Required	12
Bike Parking Required	13
Potential Spaces	Gallery space, restrooms

Finishes/Treatments

Floor/Base	Polished, sealed concrete (200 grit), ceramic or stone tile, or other high-traffic floor material TBD.
Walls	Drywall, and other suitable materials TBD.
Ceiling	Drywall / Acoustical Tile / Exposed
Doors	Glass Storefront at Exterior, Solid core wood at interior locations, lockable
Natural Light	Natural light desirable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC TBD, STC at walls: TBD Minimize sound transmission, reverberation.

Visual Arts

Gallery Space

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones. Track lighting.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	N/A
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	60” TV for video art display

FFE

Fixed Equipment	None
Movable Equipment	N/A

"I love the idea for a shared gallery space. I could imagine that being used for community/student art exhibits."

Visual Arts Studios

General Information

Space ID No.	D3
Goals/Use/Function	Provide visual arts studios for rotating artists. Spaces to include storage, industrial sinks, a computer/ printing room, and studios set up for sculpture, painting, and other visual art mediums.
Shared Use	CC
Anticipated Use (Time)	Full time
Assignable Area	16,000sf
Capacity	1067
Adjacencies	Adult education, makerspace/woodshop/upholstery, visual arts classrooms, gallery space
Occupancy Type	E
Vehicular Parking Required	64
Bike Parking Required	67
Potential Spaces	Art studios, storage, cleaning area, restroom

Finishes/Treatments

Floor/Base	Polished, sealed concrete (200 grit), ceramic or stone tile, or other high-traffic floor material TBD.
Walls	Drywall, and other suitable materials TBD.
Ceiling	Drywall / Acoustical Tile / Exposed
Doors	Glass or solid core wood, lockable
Natural Light	Natural light highly desirable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC TBD, STC at walls: TBD Minimize sound transmission, reverberation.

Visual Arts

Visual Arts Studios

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Industrial grade, large basin sinks
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

"Artists and creatives need spaces to make their crafts."

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	None

FFE

Fixed Equipment	Window blinds, dry-erase marker boards, fixed & durable counter tops areas as necessary at perimeter and sink area. Combination of open and lockable wall storage. Lockable cage area for storage of art projects.
Movable Equipment	Ceiling mounted projector, retractable screen (HDMI connection), classroom desks or work-tables, classroom chairs or stools, lockable storage shelving for supplies and equipment, recycle bins.

Makerspace/Woodshop/Upholstery

General Information

Space ID No.	D4
Goals/Use/Function	Provide a woodshop, makerspace, and upholstery room to be used for community programming, the PAUSD Adult School and a future middle/high school. To include computer lab with 3D printing and CNC machine.
Shared Use	Shared
Anticipated Use (Time)	Adult school use between 10am and 4pm, Community and after school programs between 4pm - 10pm
Assignable Area	8,000sf
Capacity	120
Adjacencies	Adult education, visual arts studios, visual arts classrooms, gallery space
Occupancy Type	E
Vehicular Parking Required	64
Bike Parking Required	3
Potential Spaces	Woodworking room, tech lab/computer space, flexible/multi-use work benches, restrooms

Finishes/Treatments

Floor/Base	Polished, sealed concrete (200 grit), or other high-traffic floor material TBD.
Walls	Drywall, and other suitable materials TBD.
Ceiling	Acoustical Tile / Exposed
Doors	Glass or solid core wood, lockable
Natural Light	Natural light desirable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC TBD, STC at walls: TBD Minimize sound transmission, reverberation.

Visual Arts

Makerspace/Woodshop/Upholstery

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Industrial grade, large basin sinks
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	None

FFE

Fixed Equipment	Window blinds, dry erase marker boards as appropriate, tackable surfaces as appropriate. Countertop and base / overhead cabinets. Storage needs to be lockable and sufficient. Woodshop equipment TBD, dust collection system, wood and materials storage racks.
Movable Equipment	CNC machine, two 3D printers, printer, computer stations, power tools.

"3D printing, welding, wood work, electrical fabrication, upholstery, robotics should all be included in a makerspace."

Educational Programs

Educational programs on site include Greendell Elementary, the PAUSD Adult School, Cubberley's childcare and preschools, and other primary/secondary education schools and enrichment programs. These spaces include classrooms, playrooms, administrative offices, and faculty teaming spaces. Most of these programs will have dedicated space not shared or used by multiple groups. However most of the adult school classrooms are only used by the Adult School on weekday evenings, providing an opportunity for those classrooms to be rented to other groups at other times, or even for a small future school to be created using these spaces during the weekdays. Such a school could expand into future school buildings on site as they are built should it grow.







Educational Programs

Cubberley Childcare/Preschool

General Information

Space ID No.	E1
Goals/Use/Function	Provide facilities for childcare and pre-school, including separate indoor and outdoor play areas for 0-2.5 year olds and 2.5-5 year olds.
Shared Use	CC
Anticipated Use (Time)	7am - 6pm
Assignable Area	15,500sf
Capacity	443
Adjacencies	Drop-off area, parking, other community center programs
Occupancy Type	E
Vehicular Parking Required	22.5
Bike Parking Required	3
Potential Spaces	Childcare rooms, outdoor play area (not included in sf estimate), offices, restrooms, nap rooms, play rooms, preschool rooms.

Finishes/Treatments

Floor/Base	Carpeting / rubber base.
Walls	Drywall, tackable surfaces
Ceiling	Drywall / Acoustical Tile
Doors	Glass or solid core wood, lockable
Natural Light	Natural light desirable but controllable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC TBD, STC at walls: TBD Minimize sound transmission, reverberation.

Cubberley Childcare/Preschool

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Drinking fountain with bottle refill station, Restrooms with child-sized fixtures.
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

"Childcare and preschools should have a dedicated outdoor space."

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	TBD

FFE

Fixed Equipment	Window blinds, dry erase marker boards as appropriate, tackable surfaces as appropriate. Countertop and base / overhead cabinets. Storage needs to be lockable and sufficient. Ceiling mounted projectors and deployable screens.
Movable Equipment	Ceiling mounted projector, retractable screen (HDMI connection), classroom desks or work-tables, classroom chairs or stools, lockable storage shelving for supplies and equipment, recycle bins.

Educational Programs

Adult Education Classrooms

General Information

Space ID No.	E2
Goals/Use/Function	Provide classrooms for adult education activities to accommodate the PAUSD adult school.
Shared Use	PAUSD
Anticipated Use (Time)	5,000 sf dedicated full time, 30,000 sf @ 4-10pm M-Th
Assignable Area	35,000sf
Capacity	2333
Adjacencies	Makerspace/woodshop/upholstery, visual arts classrooms
Occupancy Type	E
Vehicular Parking Required	40
Bike Parking Required	58
Potential Spaces	Provide 35 class spaces that can be shared with other programs, only used weekdays from 4-9. Provide 8 classrooms that are dedicated to the adult school full time.

Finishes/Treatments

Floor/Base	Carpeting / rubber base.
Walls	Drywall, and other suitable materials TBD.
Ceiling	Drywall / Acoustical Tile
Doors	Glass or solid core wood, lockable
Natural Light	Natural light desirable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC (TBD), STC at walls: (TBD). Minimize sound transmission through walls, optimize reverberation to acoustical needs. Space needs to be acoustically isolated if loud equipment or noisy activities are expected (TBD)

Adult Education Classrooms

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Restrooms
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	None

FFE

Fixed Equipment	Window blinds, dry erase marker boards as appropriate, tackable surfaces as appropriate. Countertop and base / overhead cabinets. Storage needs to be lockable and sufficient. Ceiling mounted projectors and deployable screens.

"Be sure adult education has all existing programs and continues with adequate space."

Educational Programs

Greendell Elementary

General Information

Space ID No.	E3
Goals/Use/Function	Provide facilities to replace/update the Greendell pre-school programs, including outdoor play areas.
Shared Use	PAUSD
Anticipated Use (Time)	During facility business operating hours
Assignable Area	36,000sf
Capacity	1,800
Adjacencies	Adult education, childcare, primary/secondary enrichment, drop-off area, car parking, bike parking
Occupancy Type	E
Vehicular Parking Required	40
Bike Parking Required	60
Potential Spaces	15 classrooms designed to function as kindergarten or preschool classrooms, office space, storage, faculty teaming space. Child and adult restrooms.

Finishes/Treatments

Floor/Base	Carpeting / rubber base.
Walls	Drywall, tackable surfaces
Ceiling	Drywall / Acoustical Tile
Doors	Glass or solid core wood, lockable
Natural Light	Natural light desirable but controllable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC TBD, STC at walls: TBD Minimize sound transmission, reverberation.

Greendell Elementary

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Drinking fountain with bottle refill station, Restrooms with child-sized fixtures.
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	TBD

FFE

Fixed Equipment	Window blinds, dry erase marker boards as appropriate, tackable surfaces as appropriate. Countertop and base / overhead cabinets. Storage needs to be lockable and sufficient. Ceiling mounted projectors and deployable screens.
Movable Equipment	Office workstations and task chair(s), conference table and chairs for 6. Trash & recycle bins, copier/printer, Trash & recycle bins, student desks and chairs for each classroom.

Educational Programs

Primary/Secondary & Enrichment

General Information

Space ID No.	E4
Goals/Use/Function	Provide spaces for tenants with primary and secondary educational programs including school programs, after-school programs, and summer enrichment programs. These spaces are predominately flexible classroom spaces with accessory spaces including storage, restrooms, and small offices. These spaces should be adjacent to a shared outdoor play area.
Shared Use	CC
Anticipated Use (Time)	8am - 8pm
Assignable Area	14,000sf
Capacity	700
Adjacencies	Bike parking, amphitheater, other community center programs
Occupancy Type	E
Vehicular Parking Required	46
Bike Parking Required	78
Potential Spaces	Flexible/multi-use classrooms, restrooms

Finishes/Treatments

Floor/Base	Carpeting / rubber base.
Walls	Drywall, tackable surfaces
Ceiling	Drywall / Acoustical Tile
Doors	Glass or solid core wood, lockable
Natural Light	Natural light desirable but controllable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC TBD, STC at walls: TBD Minimize sound transmission, reverberation.

Primary/Secondary & Enrichment

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Drinking fountain with bottle refill station, Restrooms with child-sized fixtures.
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	TBD

FFE

Fixed Equipment	Window blinds, dry erase marker boards as appropriate, tackable surfaces as appropriate. Countertop and base / overhead cabinets. Storage needs to be lockable and sufficient. Ceiling mounted projectors and deployable screens.
Movable Equipment	Ceiling mounted projector, retractable screen (HDMI connection), classroom desks or work-tables, classroom chairs or stools, lockable storage shelving for supplies and equipment, recycle bins.

Potential Future PAUSD Uses

Future uses on site include a future middle school, high school, or 6-12th grade campus. Space should also be reserved for potential development of the School District offices and staff housing to be developed in the future. These three program components should be able to be constructed independently of one another, in any order. The future school on site should be designed to be built incrementally so that a small school can be built with the ability to be expanded. Because over 100,000 square feet of shareable school facilities, including gyms, theatre, and art classes, are built into the Phase 1 development, the future school buildings will mostly house classrooms and administrative offices, but will also include other school-specific spaces appropriate to the age group and size of school to be built, which is undetermined at this time. 525 San Antonio Road is the most appropriate location for affordable staff housing in the future. Space should be reserved for new, denser school district office building, which will provide offices, meeting rooms, and School Board Chambers and free up 2.4 acres of land near the Palo Alto High Campus for future redevelopment.









Future Middle or High School Classrooms

General Information

Space ID No.	F1
Goals/Use/Function	Create space for future middle school and/or high school classrooms and student spaces. The size shown would accommodate the additional classrooms, administrative offices and school space to accommodate a large high school program in conjunction with the shared spaces already on site, including the gyms, theatre, music rooms, art rooms, tech lab/makerspace, and event space.
Shared Use	PAUSD
Anticipated Use (Time)	8am - 4pm
Assignable Area	<125,000sf
Capacity	6,250
Adjacencies	Theatre, makerspace, arts classrooms, gyms, car parking, bike parking
Occupancy Type	E
Vehicular Parking Required	280
Bike Parking Required	210
Potential Spaces	Classrooms / learning spaces, admin offices, student center, restrooms, social spaces, lunch space/cafeteria, school library

Finishes/Treatments

Floor/Base	"TBD: Combination of carpeting / rubber base and appropriate high traffic hard floor surfaces."
Walls	Drywall, dry erase & tackable surfaces as appropriate. Glass sidelight adjacent to private office doors
Ceiling	Drywall / Acoustical Tile
Doors	Glass Storefront at Entrance, Solid core wood or hollow metal at interiors. Lockable.
Natural Light	Natural light desirable but controllable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC TBD, STC at walls: TBD Minimize sound transmission, reverberation.

Potential Future PAUSD Uses

Future Middle or High School Classrooms

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Drinking fountains with bottle refill station, Restrooms.
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	TBD
Other	PA system throughout

"Good to know there is sufficient capacity for both a new high school and community center."

FFE

Fixed Equipment	Window blinds, dry erase marker boards as appropriate, tackable surfaces as appropriate. Countertop and base / overhead cabinets. Storage needs to be lockable and sufficient. Ceiling mounted projectors and deployable screens.
Movable Equipment	Ceiling mounted projector, retractable screen (HDMI connection), classroom desks or work-tables, classroom chairs or stools, lockable storage shelving for supplies and equipment, recycle bins.

School District Offices

General Information

Space ID No.	F2
Goals/Use/Function	Provide a replacement for the existing School District Office at 25 Churchill Ave, including offices, meeting rooms, School Board Chambers, teaming areas, and accessory spaces.
Shared Use	PAUSD
Anticipated Use (Time)	During facility operating hours
Assignable Area	30,000sf
Capacity	300
Adjacencies	Car parking, bike parking
Occupancy Type	B
Vehicular Parking Required	120
Bike Parking Required	12
Potential Spaces	Offices, Meeting Rooms, School Board Chambers

Finishes/Treatments

Floor/Base	Carpeting / rubber base.
Walls	Drywall, dry erase & tackable surfaces as appropriate. Glass sidelight adjacent to private office doors
Ceiling	Drywall / Acoustical Tile
Doors	Glass Storefront at Entrance, Solid core wood or hollow metal at interiors. Lockable.
Natural Light	Natural light desirable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC TBD, STC at walls: TBD Minimize sound transmission, reverberation.

Potential Future PAUSD Uses

School District Offices

Engineering Systems

Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	"Drinking fountain with bottle refill station, Restrooms, Hot and cold water in staff kitchen/lounge, countertop (ADA) sink (ADA), drinking fountain (ADA)"
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	TBD

"The district office could be up front on Middlefield."

FFE

Fixed Equipment	Window blinds, dry-erase marker boards, fixed & durable counter tops areas in break room and council chambers
Movable Equipment	Office workstations and task chair(s), conference table and chairs for 6. Trash & recycle bins, copier/printer, Trash & recycle bins

PAUSD Staff Housing

General Information

Space ID No.	F3
Goals/Use/Function	To provide affordable housing to Palo Alto public school employees and their families.
Shared Use	PAUSD
Anticipated Use (Time)	Full time
Assignable Area	52,000sf
Capacity	N/A
Adjacencies	None
Occupancy Type	R-2
Vehicular Parking Required	64
Bike Parking Required	32
Potential Spaces	1-2 bedroom apartment units (kitchen, bath, living room, dining area, bedrooms, closets)

Finishes/Treatments

Floor/Base	Carpeting/rubber base. Wood.
Walls	Drywall
Ceiling	Drywall
Doors	Solid core exterior, hollow core interior
Natural Light	Natural light desirable. Windows, clerestory, skylights TBD
Acoustics	Mechanical: NC TBD, STC at walls: TBD Minimize sound transmission, reverberation

Potential Future PAUSD Uses

Employee Housing

Engineering Systems

Lighting	60w - 100w energy efficient bulbs. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	Kitchen sink, bathrooms
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress

Technology

Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	Cable in living rooms and bedrooms

FFE

Fixed Equipment	Washer/dryer, dishwasher, refrigerator
Movable Equipment	Washer/dryer, dishwasher

"Have low-income housing for teachers. Close to early childhood education and wellness center."

Greenscape

Greenscape programs on site include the existing track and fields, a school quad, flexible open space, natural habitat plantings, an amphitheater, a dog park, a playground, outdoor exercise area, and a community garden. These spaces will support active uses like outdoor sports, running, and biking, and also social gatherings and events, including farmers markets, outdoor screenings, and fairs. Most of these spaces will be shared and open to all, with exception of the school quad. Participants stressed that outdoor spaces should be versatile and flexible for many uses and also provide a beautiful environment to relax and enjoy the outdoors. Native planting will be used throughout to support a diverse local habitat. The community garden could potentially share produce with a café or kitchen on site and/or be a component of future school curriculum.







Greenscape

Existing Track and Fields

General Information

Space ID No.	L1
Goals/Use/Function	Preserve or replace the five existing soccer fields at Cubberley, including three full-sized soccer fields (112x75 yards), one small-sided soccer field (75x47 yards), and one development field (47x30 yards). Improve turf conditions, possibly using artificial turf. Provide three to four softball fields that overlap with the soccer fields, avoiding overlap of the diamonds. Preserve the existing running track.
Shared Use	Shared
Anticipated Use (Time)	During all program facility operating hours
Assignable Area	510000sf
Adjacencies	Overlapping with Softball fields, Health and wellness center, car parking, bike parking

Engineering Systems

Lighting	Field Flood Lighting, controllable to minimize impact on neighboring homes

"We would like to keep the existing green space as large or larger than it is now. This includes the soccer, softball, baseball and track fields."

School Quad

General Information

Space ID No.	L2
Goals/Use/Function	Provide space for a future school quad area with grass and trees.
Shared Use	PAUSD
Anticipated Use (Time)	During school hours
Assignable Area	20,000sf
Adjacencies	Should be in center of school buildings

Flexible Open Space

General Information

Space ID No.	L3
Goals/Use/Function	Provide for multi-use green space that can serve a variety of future events and social functions as well as providing passive seating areas and relaxing outdoor spaces, with trees and natural habitat.
Shared Use	Shared
Anticipated Use (Time)	During all program facility operating hours
Assignable Area	~60,000sf
Adjacencies	Near all community center and shared functions

Greenscape

Natural Habitat Plantings

General Information

Space ID No.	L4
Goals/Use/Function	Include habitat areas for birds and other wildlife throughout the site.
Shared Use	Shared
Anticipated Use (Time)	During all program facility operating hours
Assignable Area	~30,000sf
Adjacencies	Distributed throughout the site

Amphitheater

General Information

Space ID No.	L5
Goals/Use/Function	Include an outdoor grass amphitheater that can be used for social gatherings, outdoor performances, kids' play, and other purposes.
Shared Use	CC
Anticipated Use (Time)	During all program facility operating hours
Assignable Area	~16,000sf
Adjacencies	Should be centrally located on site, protected from road

Dog Park

General Information

Space ID No.	L6
Goals/Use/Function	Include a dog park away from school activities or other noise-sensitive programs. The park would help prevent dogs from negatively impacting the sports fields.
Shared Use	CC
Anticipated Use (Time)	During all program facility operating hours
Assignable Area	~6,000sf
Adjacencies	Should be near fields and away from traffic and school programs or other noise-sensitive programs

Community Gardens

General Information

Space ID No.	L7
Goals/Use/Function	Include area for community garden plots that can be used in conjunction with the culinary kitchen or café, and/or be used as part of a horticulture curriculum at the school.
Shared Use	Shared
Anticipated Use (Time)	During all program facility operating hours
Assignable Area	~5,000sf
Adjacencies	Should be near café and/or commercial kitchen and other community center program

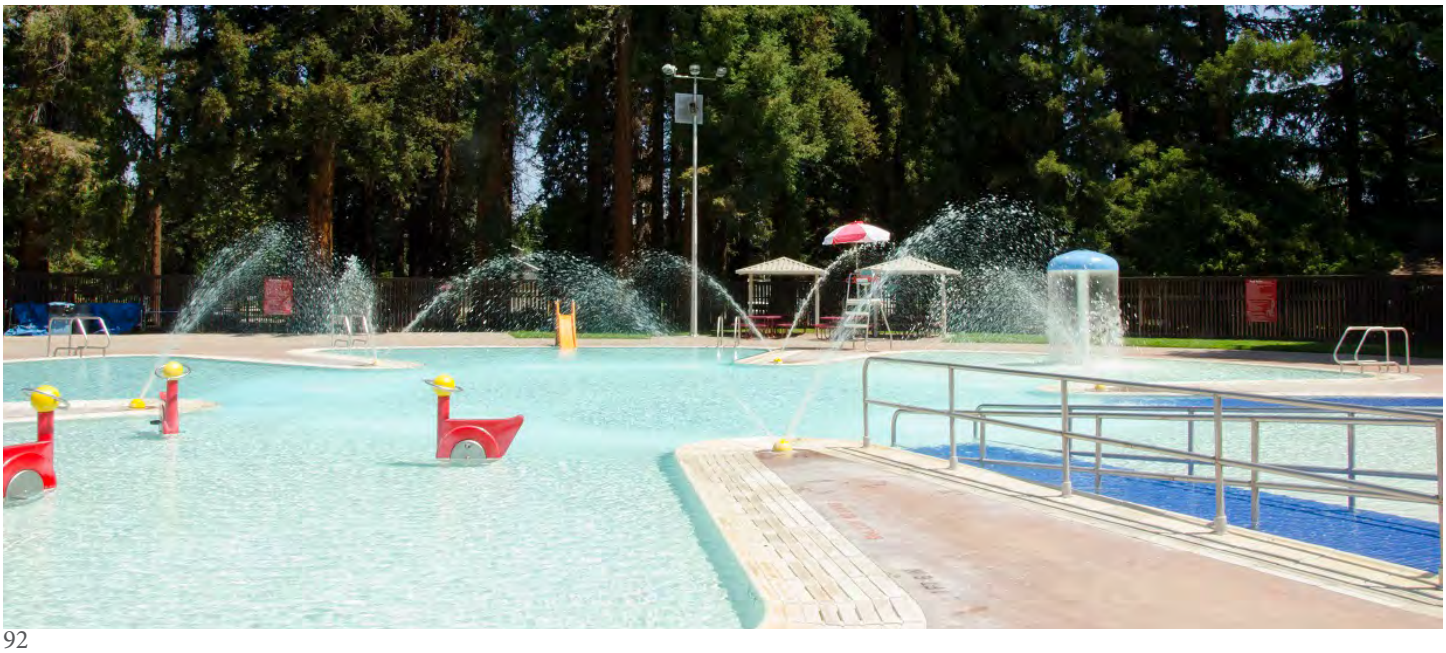
Hardscape

Hardscape areas on site include tennis and pickleball courts, a playground, an outdoor exercise area, a walking/biking track, a small skate spot, a recreational pool, general pedestrian circulation, and a bus stop waiting area. These areas may use a variety of surfaces to support pedestrian and bicyclist activities on site and include specialized equipment. All of these programs will be shared between Cubberley and PAUSD. The playground will be close to the existing fields so that it can be supervised by parents and teachers while there are sports taking place. The recreational pool will include two to four 25M lap lanes and areas for recreational swimming. The walking/biking path can form a half mile loop around the fields.









Tennis/Pickleball Courts

General Information

Space ID No.	L8
Goals/Use/Function	Preserve or replace six existing tennis courts, and add three pickleball courts.
Shared Use	Shared
Anticipated Use (Time)	During all program facility operating hours
Assignable Area	48,000sf
Adjacencies	Health and wellness center, Car parking, bike parking

Playground and Outdoor Exercise Area

General Information

Space ID No.	L9
Goals/Use/Function	Include a playground area in proximity to the fields children to safely play and to be supervised. Provide for an outdoor exercise area with workout and warm-up equipment to complement the jogging track and other health and wellness programs on site.
Shared Use	Shared
Anticipated Use (Time)	During all program facility operating hours
Assignable Area	5,000sf
Adjacencies	Near fields and health and wellness center

Hardscape

Walking/Biking Track

General Information

Space ID No.	L10
Goals/Use/Function	Include a half mile, 15'-wide track with one-way biking and two-way walking/jogging around the athletic fields.
Anticipated Use (Time)	During all program facility operating hours
Assignable Area	~40,000sf
Adjacencies	Fields, Health and Wellness Center, Outdoor Exercise, Playground

"Include bike path connection throughout any design."

Skate Spot

General Information

Space ID No.	L11
Goals/Use/Function	Include a small skate spot with ramp features for skateboarding and rollerskating.
Anticipated Use (Time)	During all program facility operating hours
Assignable Area	5,000sf - 8,000sf
Adjacencies	Other fitness hardscape features, the walking/biking track

"San Jose has unattended 24/7 skate parks. Palo Alto should consider this."

Recreational Pool

General Information

Space ID No.	L12
Goals/Use/Function	Provide a lap pool and a recreational pool similar to the Rinconada Park pools. A separate, small therapeutic pool will be included in the Health and Wellness Center.
Anticipated Use (Time)	Early morning and daylight hours
Assignable Area	~30,000sf

"There was an indoor rehab pool that has been closed for years. People miss it."

Pedestrian Circulation

General Information

Space ID No.	L13
Goals/Use/Function	Provide pedestrian circulation space between all programs and pedestrian entries and exits to the site.
Anticipated Use (Time)	During all program facility operating hours
Assignable Area	Variable, anticipated between 10,000-20,000sf

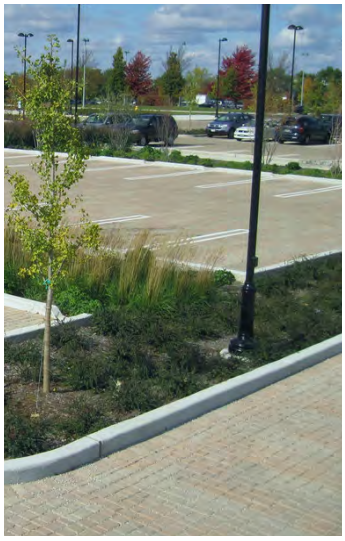
Bus Stop Waiting Area

General Information

Space ID No.	L14
Goals/Use/Function	Provide a comfortable covered area to wait for the bus and to welcome bus-riders into the site.
Anticipated Use (Time)	During all program facility operating hours
Assignable Area	2,000sf

Parking & Vehicle Circulation

Car Parking



General Information

Space ID No.	L15
Goals/Use/Function	Provide necessary parking to support the programs on site, currently estimated to be between 1,000 and 1,400. This will be clarified by the parking and traffic analysis.
Assignable Area	325000-450000sf

Bike Parking



General Information

Space ID No.	L16
Goals/Use/Function	Provide convenient bike parking for 1,000 bikes, encouraging cycling to the site.
Assignable Area	20,000sf

Vehicular Circulation
(not including parking circulation)

General Information

Goals/Use/Function	Provide convenient and fluid automobile entry and egress to the site and separate drop-off areas for cars and buses.
Assignable Area	~60,000-80,000sf



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CITY OF PALO ALTO

Palo Alto Unified School District

Prepared by Concordia for the City of Palo Alto and the Palo Alto Unified School District.