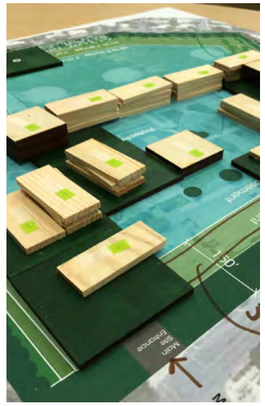
CO-DESIGN: HOW WE GOT HERE

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MEETING 1

Massing Activity Major Takeaways



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

Program Brainstorm Activity Results



MEETING 2

3 Concept Options

1st ***Shared Village***



*The **Shared Village** concept was the favorite among Meeting 2 participants.*

2nd ***Independent Campuses***

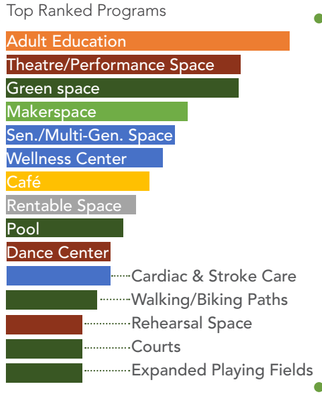


3rd ***Building in a Park***



Honing the Program Vision

Top Ranked Programs





Program Document

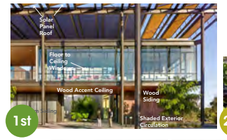
MEETING 3

Program Organization and Massing



Draft plan with most common Meeting 3 participant edits

Preferred Stylistic Direction





Contemporary/High-Tech Style
followed by mid-century modern, mission, and arts and crafts.



Mixture of organic and orthogonal landscape



Preference for open space and native landscaping over abundance of hardscape



Neutral/Warm palette in the hardscape

Image sizes are proportional to positive response

MEETING 4

Draft Master Plan



Other Changes:
- Pool moved
- Added Pickleball court
- All 2-way bike paths
- Increased security at preschools
- Additional drop-off
- More underground parking
- Better bike connectivity

545 co-designers across the three meetings (380 unique participants)

Top 90% of program recommendations from Meeting 1 and nearly all Meeting 2 priorities incorporated

COMMUNITY-LED DESIGN

- High degree of shared-use facilities
- Overlapping campuses
- More green space

SITE ORGANIZATION

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EXISTING

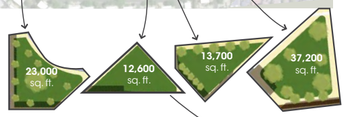




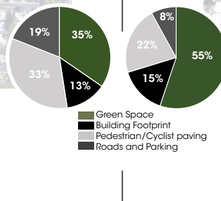
Existing Amphitheater
14,500 sq. ft.

PROPOSED





Proposed Flexible Green Spaces
86,500 sq. ft.



57%
more green space

43%
reduction in paving, including roads, parking lots, and walkways

Over double
the interior area with just a 17% increase in the building footprint


O.3
Cubberley Commons

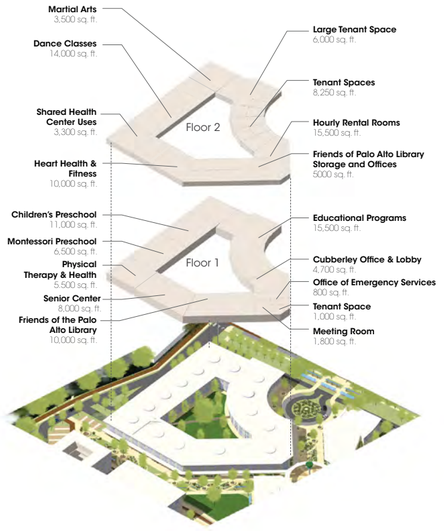

O.4
Drop-Off Circle


O.1
Quiet Grove

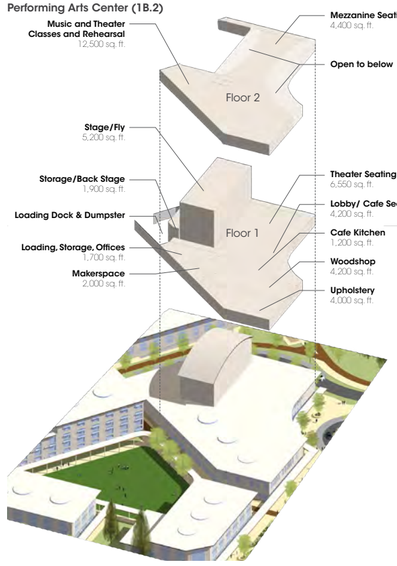

O.16
Central Plaza

PROGRAM AXONS

Community Center Services (1A.1 - 1A.3)



Performing Arts Center (1B.2)



PROGRAM LAYOUT



Option 3 shown
N
500'

Outdoor Program

KEY	Name	Size (sq. ft.)
O.1	Quiet Grove	16,500
O.2	Kid's Courtyard	23,000
O.3	Cubberley Commons	12,600
O.4	Drop-off Circles	44,000
O.5	Promenade	64,150
O.6	Welcome Green and Community Gardens	13,700
O.7	Green Buffer along Middlefield	45,000
O.8	Future School Quad	37,200
O.9	Greendell Courtyard	5,500
O.10	Greendell Field	20,000
O.11	Running Track and Field (Existing)	212,000
O.12	Cubberley Fields (Existing) and Cycle Loop	385,000
O.13	Community Playground and Plaza	19,200
O.14	Exercise Plaza	7,500
O.15	Green Buffer and Cooling Towers	22,000
O.16	Central Plaza	13,000
O.17	Community Pool	19,000
O.18	Tennis and Pickleball Courts	93,600

Indoor Program

BUILDING/ PHASE ID	PROGRAM	ASSIGNABLE SQUARE FOOTAGE	# STORIES
1A.1	**Community Center Services**	**26,600**	2
	Floor 1: Health, Wellness, and Senior Programs	13,300	
	Floor 2: Health, Wellness, and Senior Programs	13,300	
1A.2	**Community Center Services**	**31,800**	2
	Floor 1: Cubberley Childcare and Preschools	17,500	
	Floor 2: Dance and Martial Arts Programsa	17,500	
1A.3	**Community Center Services**	**66,400**	2-4
	Cubberley Admin. and Tenant Spaces	34,700	
	Rentable/Flexible Spaces	34,700	
1A.4.1	**Cubberley Gyms**	**31,500**	2/3
	Floor 1: Gym (option 1 & 2) or Indoor Pool (options 3 & 4)	13,200	
	Floor 2: Gym	13,200	
	Floor 1, 2, 3 Locker rooms and support spaces	5,100	
1A.5	**Visual Arts**	**29,400**	3
	Floor 1: Gallery, Multi-media lab, art classrooms	9,800	
	Floor 2: Artist Studios and Art Classrooms	9,800	
	Floor 3: Artist Studios	9,800	
1A.6	**Flexible Event Space**	**11,700**	1
	Large Flexible Event Space	10,000	
	Commercial Kitchen	1,700	
1A.7	**PAUSD Offices**	**30,000**	2
1B.1	**Shared Use Gyms**	**30,100**	2
	Floor 1: Gym & Accessory spaces	18,400	
	Floor 2: Gym	11,700	
1B.2	**Performing Arts Center**	**50,900**	2
Floor 1	Theatre	11,600	
	Café	1,500	
	Lobby/Cafe Seating/Circulation	6,500	
	Makerspace/Woodshop/Upholstery	10,000	
	Loading/Storage	2,000	
Floor 2	Music, Rehearsal, and Accessory Theatre Spaces	12,800	
	Mezzanine Seating	4,500	
	Circulation	2,000	
2A.3	**Greendell**	**80,000**	2
	Greendell School (Fl. 1)	40,000	
	Adult School (Fl. 2)	40,000	
2B	**Future PAUSD School**	**129,900**	
2B.1	Future PAUSD School	34,600	2/3
2B.2	Future PAUSD School	49,900	3/4
2B.3	Future PAUSD School	45,400	2/3
1A	**Core Community Center + PAUSD Offices**	**227,400**	
1B	**Shared Gyms and Performing Arts Center**	**81,000**	
2A	**PAUSD: Greendell School, Adult School, Staff Housing,**	**80,000**	
2B	**Future PAUSD School**	**129,900**	
Subtotal		**518,300**	

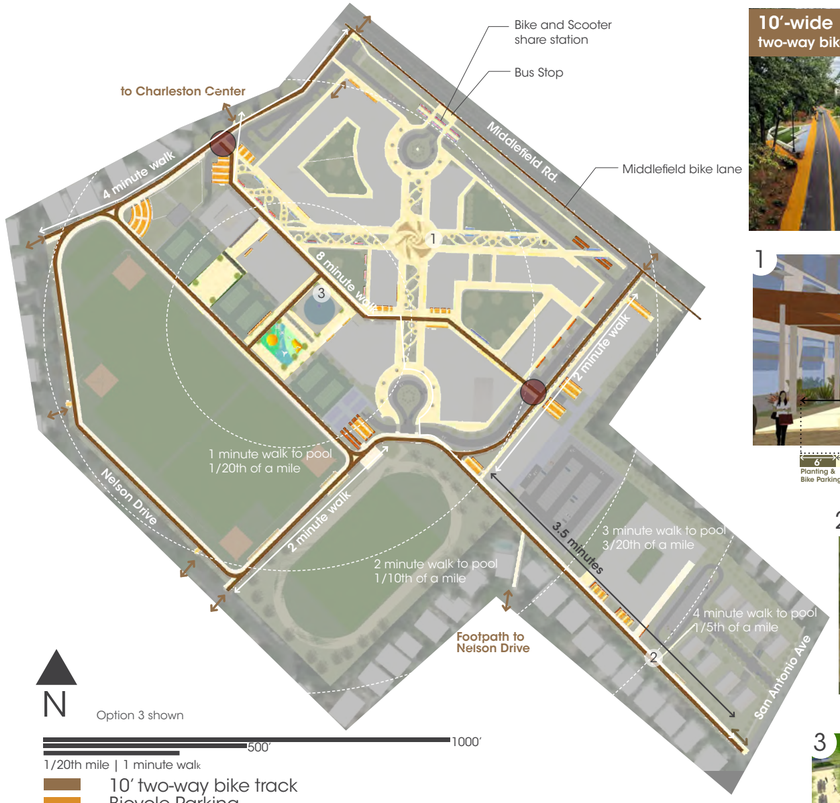
HOUSING BREAK-OUT		Options	# units	sq. ft.	levels
2A.2	PAUSD Staff Housing	1, 2, 3, 4	32	33,600	2
2A.1	PAUSD Staff Housing	2,3,4	32	24,000	2
1A.4.2	Housing Tower by gyms	3, 4	48	30,000	4
1A.1-3	Housing over Community Center	4	52	46,500	2
Option 1	PAUSD Staff Housing		32	33,600	
Option 2	PAUSD Staff Housing		64	57,600	
Option 3	Housing Tower by gyms		112	87,600	
Option 4	Housing over Community Center		164	134,100	

PAUSD Use
Community Center Use
Shared Use
Housing

SITE CIRCULATION

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Walking and Biking



Note: The farthest thing for future students to walk to is the lap pool, which is only a 2-minute walk from the center of the quad.

10'-wide two-way bike track

1.3 miles of two-way bicycle track

1800 bike parking stalls



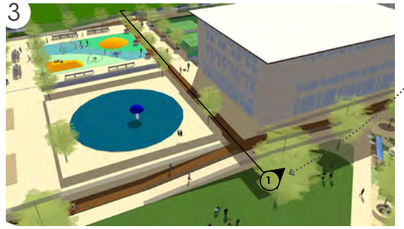
1



2



3



Bike and walking access over the parking garage eliminates need to cross car traffic

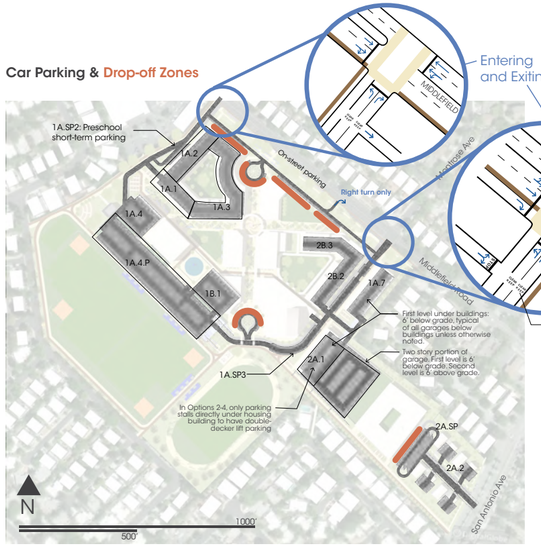
Cars

Parking Counts

Area ID	# Stalls
STRUCTURED PARKING	
1A	**667**
1A.1	44
1A.2	58
1A.3	115
1A.4	99*
1A.4.P	251
1A.7	100**
1B	**63**
1B.1	63
2A	**435**
2A.1	387**
2A.2	48
2B	**99**
2B.2	41
2B.3	58
STRUCTURED SUBTOTAL	**1,264**
SURFACE PARKING	
On-street (existing)	31
1A.SP1	31
1A.SP2	14
1A.SP3	45
2A.SP	40
SURFACE SUBTOTAL	**161**
TOTAL	**1,425 stalls**
STALLS NEEDED BY CODE:	1,411

Parking under buildings to have a 12' floor to floor height to create possibility for future conversion into indoor space.

Car Parking & Drop-off Zones



OPTION 3 shown for example purposes. There is not significant changes in parking areas between the Options. Higher number options use more mechanical parking.

North Drop-off



Mechanical lift parking systems for residential parking

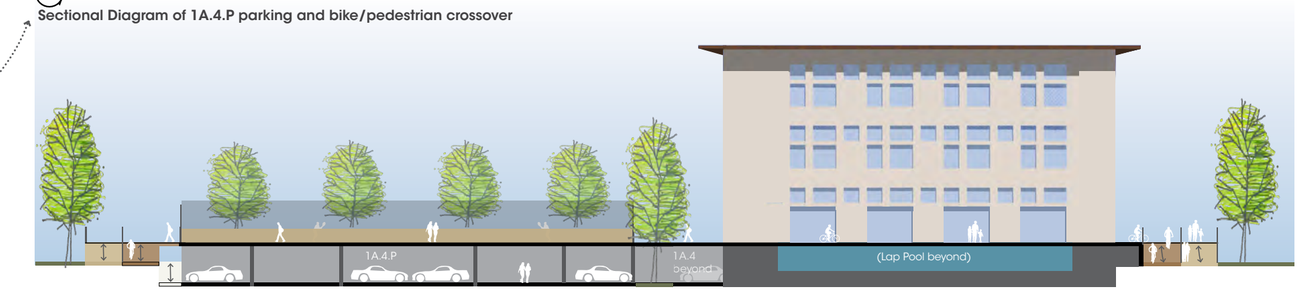


South Drop-off



1

Sectional Diagram of 1A.4.P parking and bike/pedestrian crossover



LOOK AND FEEL

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Model 3D views



1. Greendell and 525 San Antonio Rd



2. Welcome Green



Food Truck parking during events

3. South Drop-Off



4. North Drop-Off (Gyms and Theater)



5. Cubberley Commons



6. Central Plaza



Tower serves as landmark, with signage and wayfinding at its base

Shading and Landscape Strategies

7. Promenade





A: Overhangs and light shelves to regulate daylight and shade
B: Wood-clad covered walkways through center of site

8. Quiet Grove





A: Earthtone pavers and stone built-in seating
B: Xeriscape landscaping in the center of the promenades

Site Elements

9. Bike Parking







A. Standard rack
B. Covered Racks - Select Locations

10. Community Pool and All-inclusive Playground





Q: How can this community pool complement the pool at Rinconada park?



Q: How can this playground complement the Magical Bridge playground?

Palo Alto Contemporary Building Precedents

Participants at the last meeting liked the contemporary style precedent the most. Below are several examples of contemporary design in and near Palo Alto. Using dots and Post-its, comment on the elements you like and dislike about these buildings. Are there any other buildings you want to recommend as precedents?



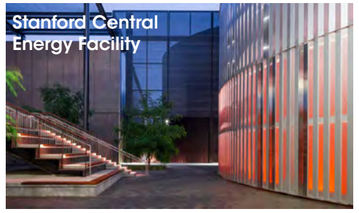














PHASING

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Phasing is a way of controlling cost over time and staging the construction so that programs are not displaced. There is a logical sequence of construction beginning with the northwest corner. This board shows that it is physically viable to do this in stages. The program movements shown in these diagrams are only examples. During each phase of work, a more detailed plan for program continuity will be developed. The use of portable buildings is another viable option if existing spaces on site are not available for temporary occupancy during a given sub-phase.

PHASE 1A

Existing Buildings on Site



demo



Demo: P, L, K

1 BUILD



Built: Health, Wellness, and Senior Programs

demo



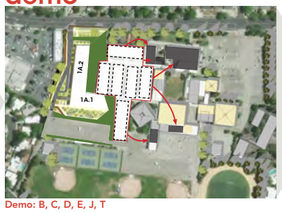
Demo: F, H, U, V

2 BUILD



Built: Preschools, Dance, Martial Arts

demo



Demo: B, C, D, E, J, T

3 BUILD



Built: Other community center tenant and rental spaces

demo



Demo: I, R, Q, Tennis Courts

4 BUILD



Built: Cubberley Gyms (& Housing Tower in Options 3&4), Pools, Parking, Playground, Tennis Courts and track

demo



Demo: A, Gyms, G

5 BUILD



Built: Arts Building

demo



Demo: Auditorium

6 BUILD



Built: Multi-use Event Space & Kitchen

7 BUILD
End of Phase 1A



Built: PAUSD Offices

PHASE 1B

1 BUILD



Built: Shared Gyms

demo



Demo: Pavilion

2 BUILD



Built: Performing Arts Center: Makerspace/Woodshop/Upholstery, Cafe, Music Classrooms and Rehearsal spaces

demo



Demo: Theater, Area converted to surface parking and landscape

PHASE 2A

demo



Demo: 525 San Antonio Road, Greendell School
Schools move off site during construction

BUILD



Built: Greendell School, PAUSD Adult School, PAUSD Staff Housing, Parking Garage

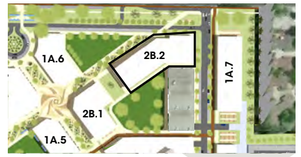
PHASE 2B

1 BUILD



Potential for small school to be constructed prior to large high school.

2 BUILD



3 BUILD



Maximum Scenario: Large High School on site

FINAL

1A.1-3 Community Center Services
1A.4.1 Cubberley Gyms
1A.4.2 Housing
1A.5 Visual Arts
1A.6 Flexible Event Space
1A.7 PAUSD Offices
1B.1 Shared Use Gyms
1B.2 Performing Arts Center
2A.1-2 PAUSD Staff Housing
2A.3 Greendell School
2B.1-3 Future PAUSD School



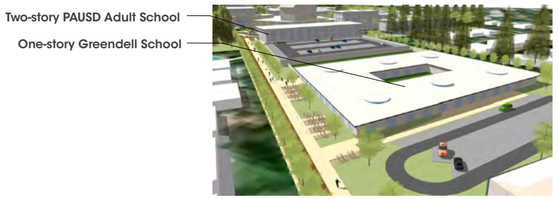
FOUR HOUSING OPTIONS

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OPTION 1
LEAST HOUSING



Total Housing: 32 Units
Housing Area: 33,600 sq. ft.
Total Building Area: 553,700 sq. ft.





OPTION 2



Total Housing: 64 Units
Housing Area: 57,600 sq. ft.
Total Building Area: 577,300 sq. ft.

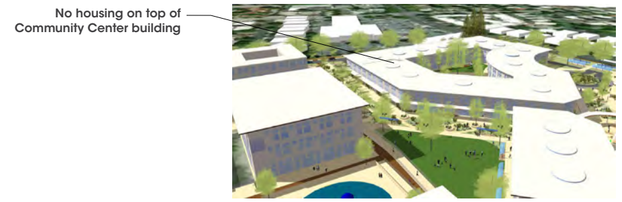


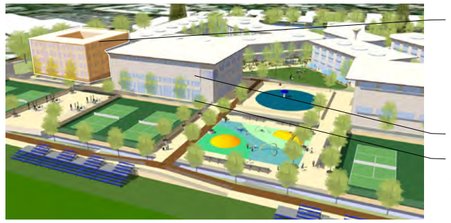


OPTION 3



Total Housing: 112 Units
Housing Area: 87,600 sq. ft.
Total Building Area: 612,100 sq. ft.

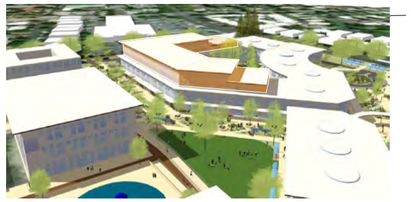




OPTION 4
MOST HOUSING



Total Housing: 164 Units
Housing Area: 134,100 sq. ft.
Total Building Area: 652,400 sq. ft.



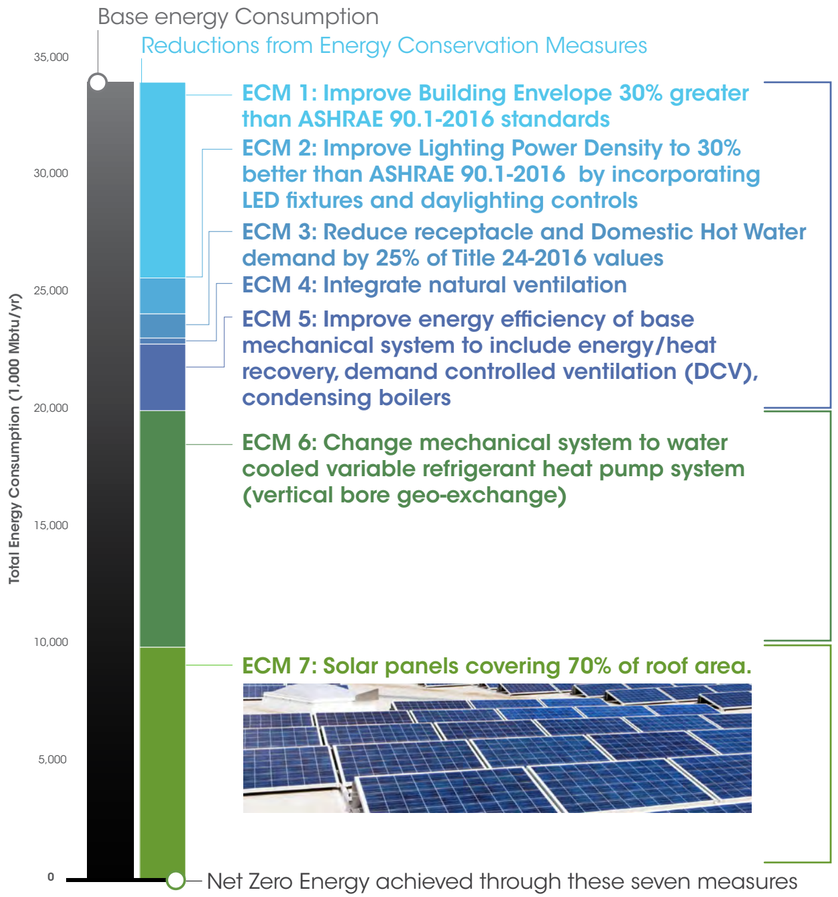
NOTE: Housing units will vary in size and unit type. Currently the average unit size is 800 sq. ft.

SUSTAINABILITY TARGETS AND STRATEGIES

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NET ZERO ENERGY

These seven Energy Conservation Measures (ECM) will achieve **net zero energy** consumption for the site. They will also **reduce CO2 emissions by 98%**, from 2.5 million to 44 thousand tons of CO2 emitted per year. These measures will **deliver energy cost savings of approximately $2.2M per year, paying for themselves after 5.5 years.**



ECM 1-5
Cost Premium:$4.9M

ECM 6
Cost Premium: $3.2M

ECM 7
Cost Premium:$3.7M

Total Cost Premium: $11.8M
Cost Recovery: 5.5 years

WELLBEING

Meet LEED Enhanced Indoor Air Quality req.



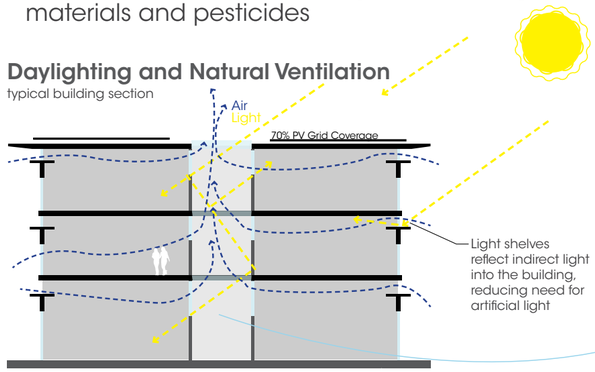
- Exceed ASHRAE 62.1 ventilation standards by 30%
- Specify minimum of MERV 13 filtration air systems
- Incorporate natural ventilation (ECM 4)

Meet WELL Building Standard



- Specify low-VOC products for paints, flooring, lumber, and other building materials
- Increase ventilation effectiveness (ECM 5)
- Provide adequate daylight and daylighting controls to assist with circadian rhythm (ECM 2)
- Improve acoustics in interior design
- Meet ASHRAE Standard 55 for thermal comfort
- Implement requirements for green cleaning materials and pesticides

Daylighting and Natural Ventilation
typical building section



WATER

Reduce site potable water use by 75%

- Eliminate unnecessary turf and replace with landscaping that does not require irrigation
- Utilize recycled water and/or captured rainwater to irrigate remaining landscape areas
- Capture waste water from lavatories and showers for use in supplying water for flushing toilets and urinals. When available, connect to recycled water "Purple Pipe"
- Use low-flow fixtures (required by state code)





Improve Storm Water Management

- 57% increase in permeable vegetated area on site will absorb more storm water
- Use permeable paving for surface parking and other paved areas where feasible
- Comply with City's Green Stormwater Infrastructure Plan





Light tubes, operable skylights and vertical openings through the buildings to provide natural light and ventilation to the center of buildings



Parking lot bioswales and pervious paving