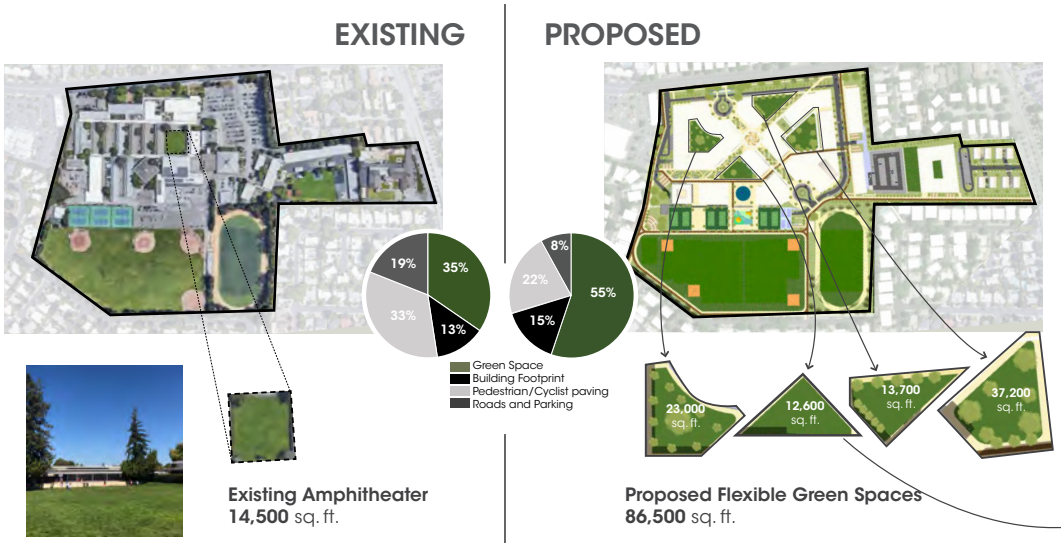
CUBBERLEY
CO-DESIGN

MEETING 4 SUMMARY





Existing Amphitheater
14,500 sq. ft.

Proposed Flexible Green Spaces
86,500 sq. ft.

Palo Alto Unified School District

CITY OF PALO ALTO

concordia
architecture | planning | community engagement



ABOUT MEETING 4

179 community members participated at the fourth Cubberley Co-Design meeting. At this meeting, participants rotated around the room, visiting six informational stations, where they left comments and critiques on the draft plan.

The Palo Alto Unified School District and the City of Palo Alto hosted the fourth and final Cubberley Co-Design meeting at the Cubberley Pavilion on May 9, 2019. Prior to the activities, Concordia presented the results of Meeting 3 and a concept plan that was based on past meeting input.

At this meeting, attendees split up into six groups and rotated between six informational boards around the room. At each board, a team of hosts explained different aspects of the plan. Attendees then responded to questions cards and left general comments for each board. A seventh board summarized the engagement process so far, and is shown below.

This document summarizes the content reviewed and the input gathered at the meeting. Full verbatim comments and input are available for download as a separate file on the project website at www.pausd.org/cubberleycodesign.



Click image for link to full-size PDF online

CUBBERLEY
CO-DESIGN

AGENDA

7:10	Welcome & Short Presentation
7:20	Visit informational stations around the room and respond to prompts on comment cards provided at each station
8:50	Next Steps and After Action Review
9:00	Adjourn

SITE ORGANIZATION



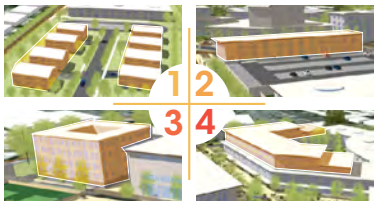
SITE CIRCULATION



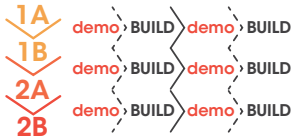
LOOK AND FEEL



FOUR HOUSING OPTIONS



PHASING



SUSTAINABILITY TARGETS AND STRATEGIES



After this meeting, the draft plan will be developed and incorporated into the CEQA process and presented to the City Council and the School Board. They will decide which housing option to pursue. There will be ongoing opportunities to stay engaged and informed during the coming months. Stay up to date on the project page at pausd.org/cubberleycodesign

Palo Alto Unified School District

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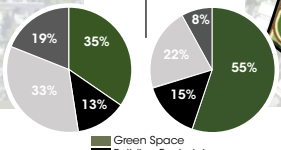
SITE ORGANIZATION

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



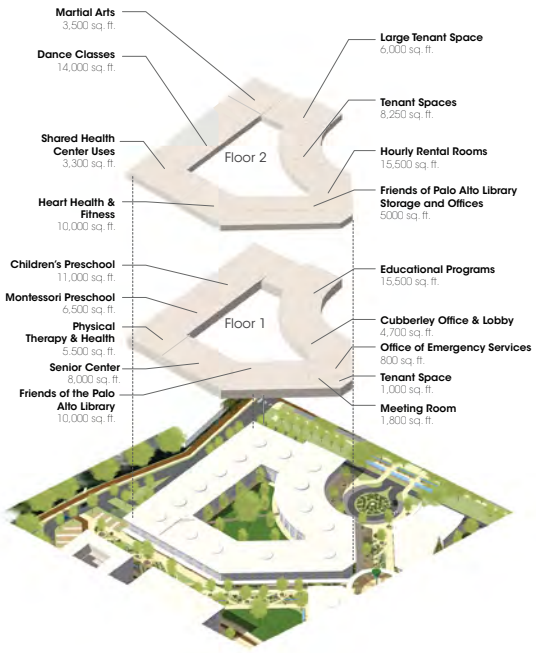




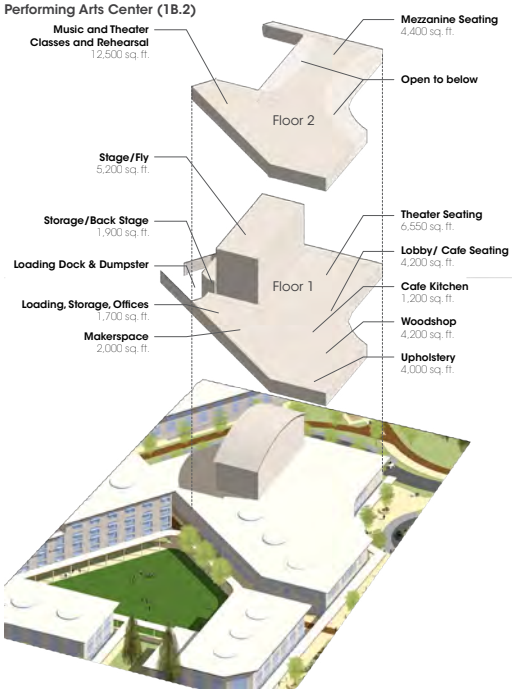


PROGRAM AXONS

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

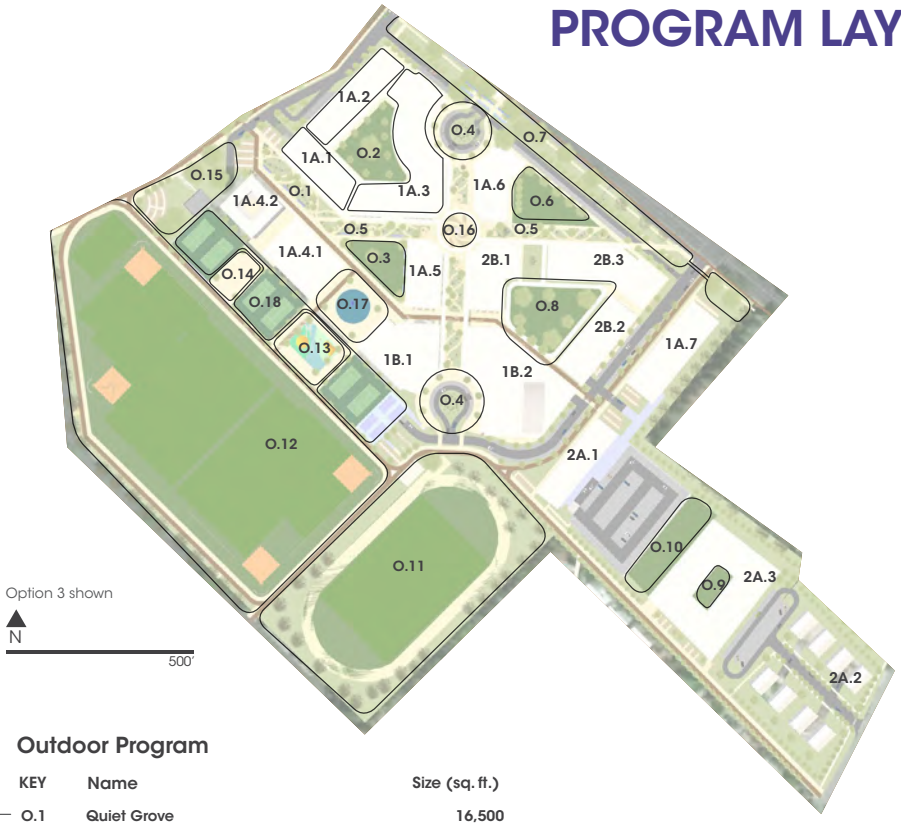


Performing Arts Center (1B.2)



Click image for link to full-size PDF online

PROGRAM LAYOUT



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 Organization

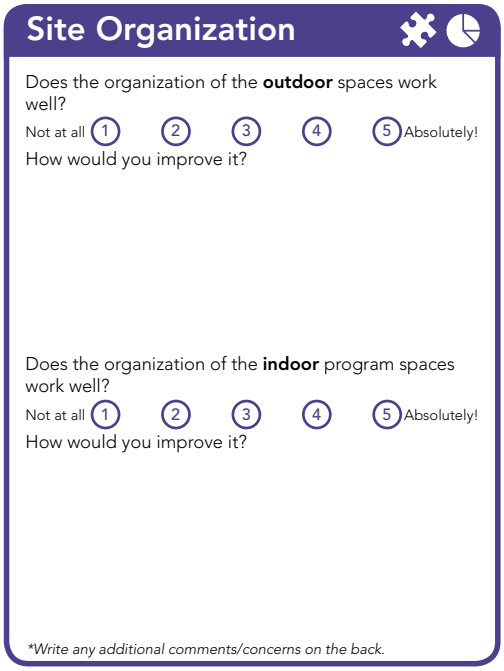
The Site Organization board depicted the layout of the buildings and green space on site, overall program square footage, and diagrams of the site plan. The goal of this board was to gather input about the layout of the indoor and outdoor spaces and the organization of programs on the site.

The comment card asked two questions:

Does the organization of the outdoor spaces work well? (rate 1-5) How would you improve it?"

Does the organization of the indoor spaces work well? (rate 1-5) How would you improve it?

Ranked responses to these questions are to the right. Participants left comments which have been organized and summarized below. The number next to each category indicates how many comments were on each subject. See the verbatim summary for the full list of comments.



Outdoor Spaces (46)

Green space (17): Generally positive reaction to the amount of green space, with some calls for increased trees and plantings where possible.

Preschool outdoor space (13): These comments are mostly concerned with how the "Kids' Courtyard" is separated and organized by user group. Comments request ample and secure outdoor play areas for the preschools.

Traffic/drop-off (16): These comments include worries about how the drop-off circles will work and how certain programs can be easily accessed, including book drop-offs, upholstery drop-offs, and preschool drop-offs.

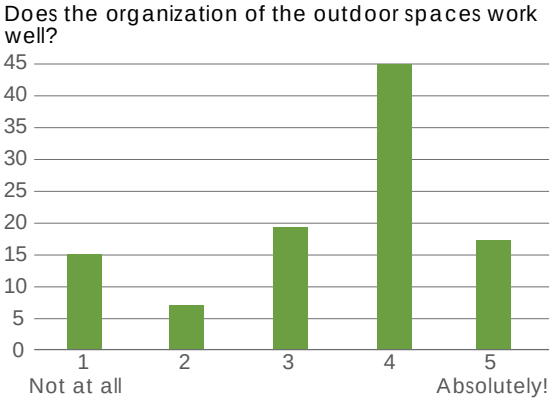
Athletic Facilities (29)

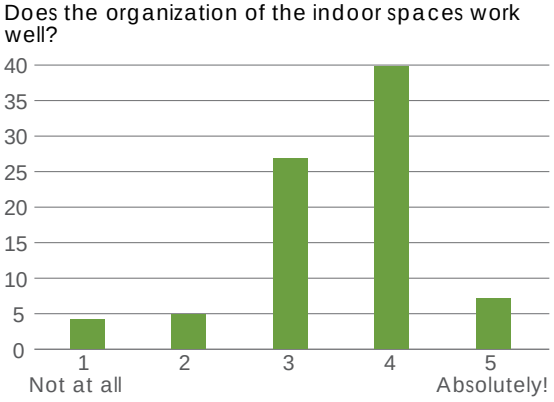
Tennis (11): Generally, these comments call for more tennis courts, placed together, with good lighting.

Skate park (9): These comments from five comment-cards requested the addition of a skate park.

Pool (6): These comments were mixed; some questioned the need for the pools or suggested only building them once the school is built, others requested more space around the pools.

Other sports (3): Re-floor basketball courts and add flexible sports space.





Massing (37)

Massing (General) (13): These comments were diverse. Some called for less building height (one called for more height), some called for moving massing or parking closer to Middlefield.

Greendell/Adult Ed (6): These comments generally requested that these programs be separated into different buildings.

Housing (12): Five of these comments were generally negative towards housing, variations on 'too much housing' or 'no housing'. Four were negative towards the housing on 525 San Antonio Ave or housing on top of the community center. Two suggested moving housing to Middlefield road. Two comments were supportive of more housing. One comment had to do with connection to amenities from housing.

Privacy for neighbors (6): These comments are generally concerned with maintaining privacy of nearby homes.

Programs and Space (18)

Add indoor space (7): These comments generally request to maintain or increase space for particular programs.

Reduce indoor space (2): These comments think the project is too big.

Change/move programs (4): These comments ask for a change to adjacencies.

Sound (3): These comments request that sound isolation and acoustics be addressed in the building design.

Food trucks and pop-ups (2): These want to see an indoor/outdoor eating space on site and to understand where food trucks can park.

Other (46)

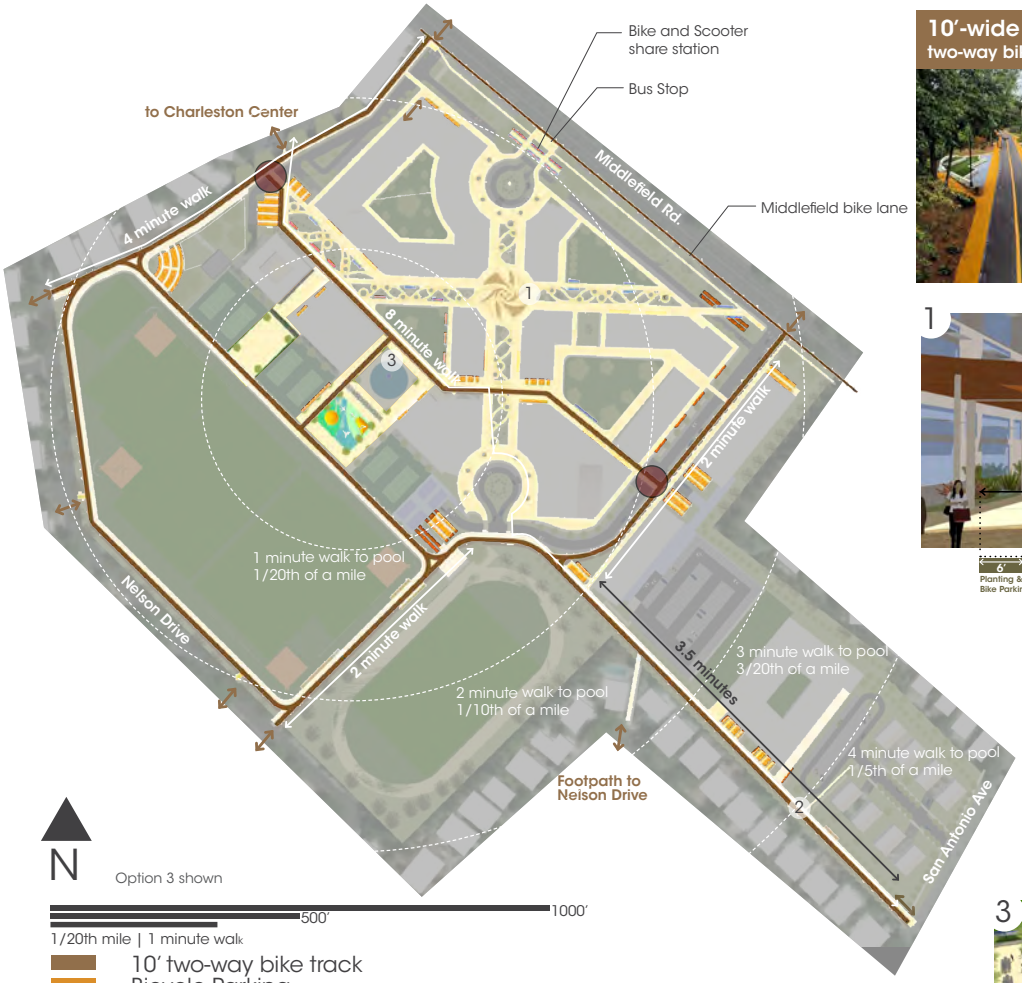
General positive comments (14): These comments expressed general support and approval for the board content.

Misunderstandings/need for clarification (21): These are comments where the commenter misinterpreted something, couldn't find something, or wants to see more detail.

Other questions and comments (11): These are miscellaneous comments that don't fit into the other categories. They include detailed requests, safety comments, process comments, comments that are difficult to contextualize and other concerns.

SITE CIRCULATION

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.

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

Click image for link to full-size PDF online

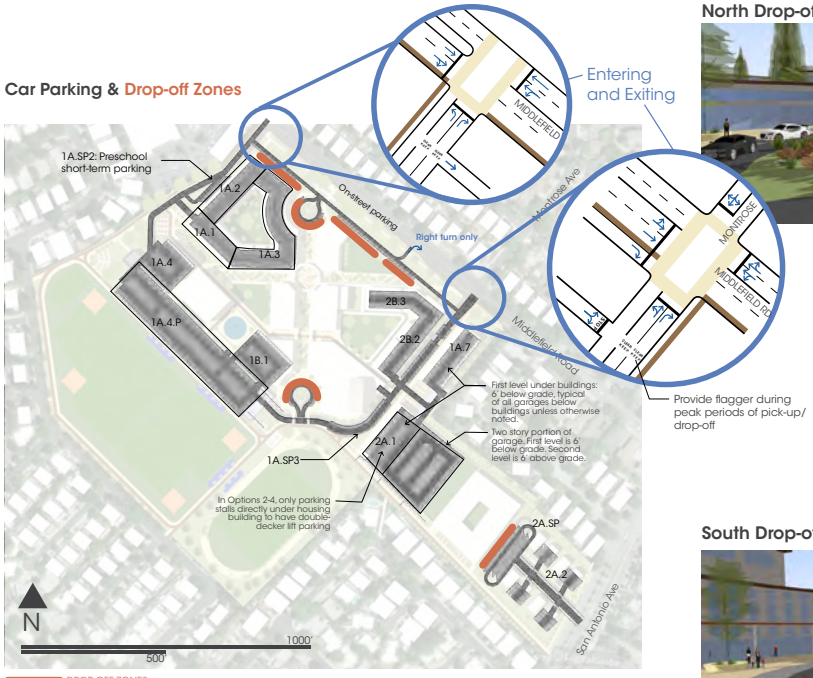
Cars

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



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



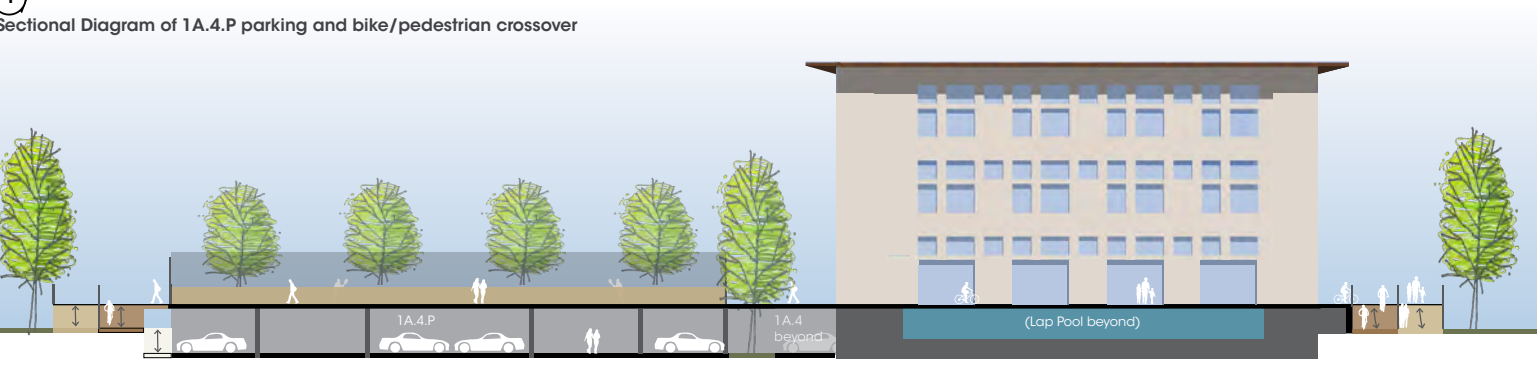
Mechanical lift parking systems for residential parking



South Drop-off



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



Site Circulation

The Site Circulation board depicted the site's bike, car, and pedestrian circulation plans, 3D-views of biking and walking paths, parking space counts and locations, a sectional diagram of underground parking, and drop-off locations. The goal of this board was to gather input on the circulation strategies on site and other concerns related to parking, circulation, and traffic.

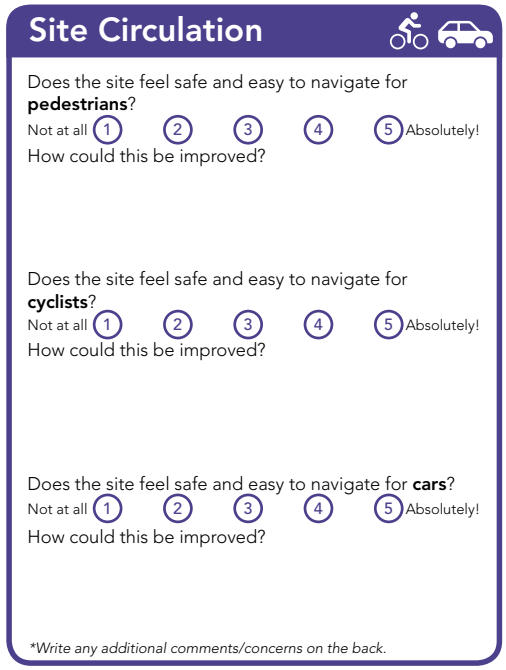
The comment card asked three questions:

*Does the site feel safe and easy to navigate for **pedestrians**? (rate 1-5) How would you improve it?*

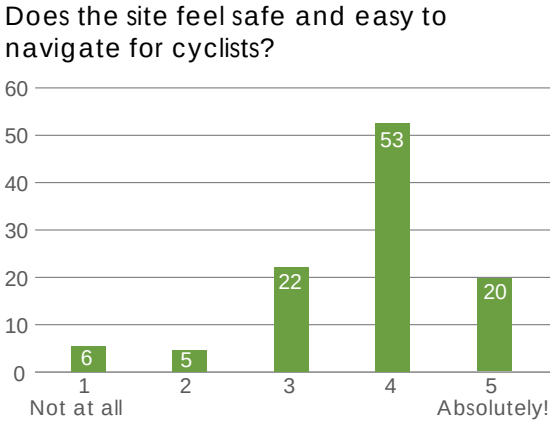
*Does the site feel safe and easy to navigate for **cyclists**? (rate 1-5) How would you improve it?*

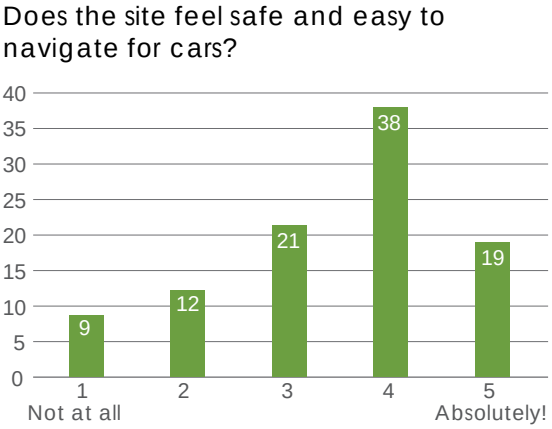
*Does the site feel safe and easy to navigate for **cars**? (rate 1-5) How would you improve it?*

The ranked responses to these questions are below. Participants left comments, which have been organized and summarized on the following pages. The number next to each category indicates how many comments were on each subject. See the verbatim summary for the full list of comments.









Across all these questions, the most common rating was 4 out of 5, indicating overall positive reception. The average score for pedestrians was 3.8. The average score for cyclists was 3.7, and the average score for cars was 3.5.

General positive comment (26): These were generally supportive comments that expressed approval for the circulation plan. They were evenly distributed across the three types of transit (cars, bikes, pedestrians). Particular points of support were the pedestrian promenade, the ample bike parking, and underground parking.

Parking (14): Parking comments included requests for reduction of parking on 525 San Antonio road, added parking near Middlefield, ideas for garage improvements, and comments about parking on Nelson drive. Two of these request no parking on the second floor of the garage for Ferne Ave privacy. One requested garages be well lit and ventilated. One requested good access for seniors.

Reduce pedestrian, bike, and car conflicts (13): Seven of these comments were about pedestrian/bike conflicts and suggested ways to keep the bike paths and pedestrian walkways clear and separate to minimize risk of injury. Five had to do with limiting car/bike intersections and generally supported methods to reduce those intersections, including elevating the walking/bike paths over the roads. One comment was about students crossing the internal street.

Bike lanes (11): These comments were diverse. The most common (4) were worries that the bike ramps would be difficult to use. The others included particular recommendations, such as paint or physical dividers between bike lanes and walking paths, wayfinding, and questions about the bike lane speed limits.

Drop-off (10): These comments expressed the need to make sure there is adequate area in the drop-off loops and close-enough proximity to particular destinations. Some focused on the preschools, which need a longer time to drop children off, the makers space and upholstery room, which needs access to unload large items, and field drop off, which may incur larger volumes of traffic at once.

Program request (9): Some of these comments had less to do with site circulation, reiterating program requests like adding a skate park and more tennis courts. One had to do with keeping the food truck area on site. Two asked to design the underground parking such that they could be converted into a bowling alley at a future time.

Access (8): These comments were varied. Two asked for the access onto San Antonio road to be added back in the plan. Two others asked for more than just Middlefield access to the site. Others were focused on how the internal streets connect with one another.

Safety & restrictions (8): These comments requested security controls

to ensure no skateboards on bike/pedestrian areas (2), restrict dog access (1), provide ample lighting (2), and other general security comments.

Greenmeadow/ Ferne Ave neighbors (8): Four comments had to do with worries about impact to Greenmeadow, mainly around what traffic impacts will be in the neighborhood. Some of these comments were about the immediate impact of activity at Greendell behind the homes on Ferne Ave.

Housing (8): These comments generally had to do with the additional impact housing will have to the parking and traffic on site.

Add left turn lane on Middlefield to improve traffic flow (6): These call for a left turn lane on Middlefield, and some call for an additional signalized intersection at the north end of the site.

Traffic (7): Five of these comments worry about traffic impacts coming off of San Antonio Ave's parking for Greendell School and the housing there. Two others are general comments about traffic.

Bike parking (6): Two of these comments questioned the necessity for 1800 bike stalls. One requested more bike parking near buildings while another requested them more near the entrance. The other two comments had to do with the need for functional bike parking equipment.

More grass/green space (4): These comments requested more open space, trees, and grass.

Remove road parallel to Middlefield (3): Three comments asked to remove the road parallel to Middlefield road.

Universal access (3): These comments intersect with some parking comments, but are particular to ensuring that there is safe access between parking and the site, particularly for seniors, children and people with disabilities.

Mechanical lift parking (2): Two comments were focused on the mechanical lift parking and suggested that these lifts are avoided by users because they're inconvenient.

Other (12): The other comments were varied, either being at odds with other comments ("would prefer a taller parking garage", off topic ("fewer buildings"), complex - mentioning several issues -, or unclear whether they are requesting a change or not ("the access points on Nelson are important here").

Need more information/no comment (10): These comments were questions, no comments, or dittos of other comments on the card.

Look and Feel

The Look and Feel board, shown on the following page, depicted 3D-views of the site, precedent imagery of site elements like bike racks, playground equipment, and building details, and precedent buildings from in and around Palo Alto. The goal of this board was to gather input on how the architecture and site elements should respond to participants' aesthetic preferences.

The comment card asked these questions:

How would you rate these aspects of the Look and Feel shown on the board?

- *3D model views of the buildings and green space? (rate 1-5)*
- *The shading and landscape strategies? (rate 1-5)*
- *Site Elements? (rate 1-5)*

How would you like to see the community pool and all-inclusive playground be similar or different from Rinconada Pool and Magical Bridge Playground?

Rated responses to these questions are to the right. Most responses were neutral or supportive. The board also prompted participants to use green and red stickers to indicate preference among eight contemporary building precedents, the results of which are shown on page 16.

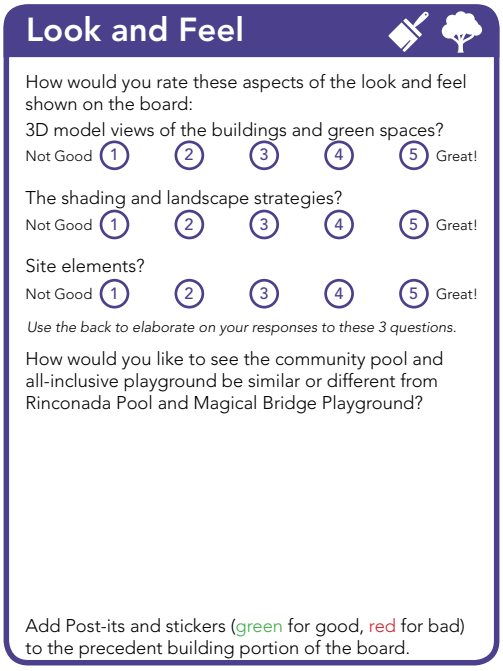
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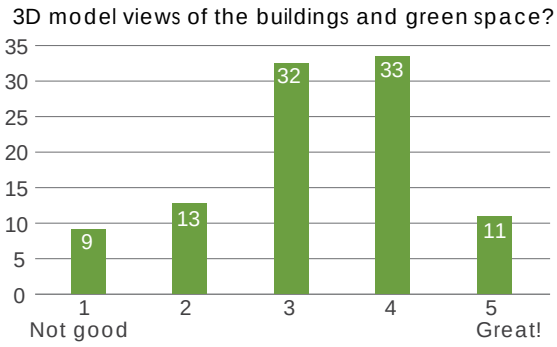
Responses to pool and playground question (72)

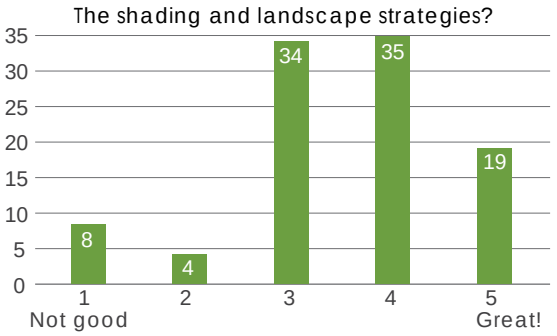
Similar pool and similar playground (12): These comments were variants on "similar to Magical Bridge and Rinconada Pool," requesting that those precedents be used in designing their Cubberley counterparts.

Make pool similar to Rinconada (4): These additional 4 comments asked to make the pool similar to Rinconada but didn't mention Magical Bridge.

Similar to Magical Bridge, but not necessarily Rinconada (4): These comments asked to make the playground similar to Magical bridge but didn't mention the pool or suggested the pool could be updated, citing the age of Rinconada Pool.









LOOK AND FEEL

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

Click image for link to full-size PDF online

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?

















continued from page 13

Make pool and playground unique destinations (10): Ten comments called to make the new pool and playground different and unique, so they compliment but don't duplicate existing assets. More often these stressed the need to make the pool more contemporary and different from the Rinconada Pool, some calling for more play equipment in the pool. Comments on the playground requested some differentiation but generally agreed that the inclusive playground model is the right idea.

How playground can be different (8): These suggestions called for some differentiation from Magical Bridge, although most of them still want a variant of Magical Bridge's all-inclusive design. Three suggested different play equipment or theme - "natural play" and "Science discovery park". Two comments suggest that the new playground cater to older kids so younger kids can enjoy Magical Bridge more easily.

Spaces around the playground and pool (5): These comments called for more shade, grass, and seating areas around the pools and playground or described those elements as lacking at Rinconada.

Ensure the lap pool works for high school needs (3): These comments mentioned the need for the lap pool to be sized to serve high school needs such as water polo.

Indoor Pool (3): These comments expressed interest in an indoor pool in general. This echoes comments from other boards that seem to like the idea of an indoor pool over an outdoor pool, although some suggest that the lap pool shouldn't be built until a high school needs it.

Question pool need (9): Nine commenters questioned the need for a pool on Cubberley at all, citing the JCC, Green Meadow, Rinconada, JLS, and Gunn pools.

Other pool comments (9): These comments on the playground and pool overlapped with but did not fit in completely with the above categories. Some of these seemed to stem from misunderstanding the boards, were questions, were general support, or other comments.



Rinconada Library

18 likes | 0 dislikes Net: +18



Mitchell Park Library

12 likes | 3 dislikes Net: +9



Mountain View Community Center

9 likes | 1 dislike Net: +8



Junior Museum and Zoo

4 likes | 3 dislikes Net: +1



Public Safety Building

3 likes | 6 dislikes Net: -3



Stanford Central Energy Facility

3 likes | 10 dislikes Net: -7



500 University Ave

3 likes | 13 dislikes Net: -10



VA Hospital

2 likes | 12 dislikes Net: -10

Comments about other site aspects (52)

These comments were about other elements on the board including the look and feel of the model and precedent images.

Central plaza and tower (10): Six of these comments disliked the tower shown in the model, with some saying they like the idea of a tower but that it should be shorter and shaped differently. Four of these comments generally called for more natural elements in the plaza space. Two comments were generally supportive.

Reduce paving, add vegetation (10): These comments extend some of the previously mentioned sentiment. These comments call for more shade, more vegetation, and less paving where possible.

Bike parking (8): Most of these comments suggest that the curved bike racks shown on the board and in the model are impractical from a bike density perspective and are difficult to lock bikes to. They suggest a better solution would be typical bike racks with a simple roof over them when covering is desired

Housing (6): These comments were generally negative about the impact of housing to the site.

Make buildings warmer (5): These comments suggested that the buildings in the models could use more warmth in the design. The context of these comments suggest that they may mean less repetitive or institutional appearance, less sterility, and a warmer palette.

Covered Walkways (5): These comments all mentioned the need for shaded covered walkways, two of which requested they be wood-clad.

Building Appearance (5): These comments were varied, mentioning which buildings or building precedents they like.

Comments about large elements (3): Two of these comments were about the 4-story housing building. They requested some way to break it up so it looks less blocky or brutalist. The third comment said the theater fly looks boxy, and it should be adjusted to blend in more.

Other (12)

These comments were varied, and included comments about the presentation being difficult to understand, or other comments about particular programs or locations that didn't overlap with the other categories.

FOUR HOUSING OPTIONS

OPTION 1

LEAST HOUSING

32 Units of PAUSD staff housing on 525 site

Greendell is 1 story

PAUSD Adult School separated from Greendell



Total Housing: 32 Units

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

Two-story PAUSD Adult School

One-story Greendell School





Two-story housing units on 525 site (32 units) (4-plexes shown)

OPTION 2

64 units of PAUSD staff housing



Total Housing: 64 Units

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



Two-story PAUSD housing (32 units)

Parking for Adult School and other Cubberley programs

Adult School Entrance

Greendell Entrance

Two-story gym

Outdoor lap pool (12 lanes)



Click image for link to full-size PDF online

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OPTION 3

Gym moves and expands to include an indoor lap pool

64 units of PAUSD staff housing

48 units of housing
(TBD: possibly senior, city staff, PAUSD staff, affordable)
130' to property line



Total Housing: 112 Units

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

No housing on top of Community Center building





Four-story housing building (48 units)

Larger second floor of gym

Lap pool in first floor of gym (12 lanes)

OPTION 4

MOST HOUSING

Additional housing added to Community Center

64 units of PAUSD staff housing

100 units of housing
(TBD: possibly senior, city staff, PAUSD staff, affordable)



Total Housing: 164 Units

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



Two-story housing on top of Community Center (52 units)

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

Four Housing Options

The Housing board depicted four options for differing levels of housing density on site. The first option was similar to what was presented at Meeting 3, with 32 units on the 525 San Antonio Ave site. The additional three options included 64 units, 112 units, and 164 units respectively, each adding a new location for housing on site. These options were developed in response to individual requests after Meeting 3 by City Council, School Board, and Planning Commission members that the project team study more housing options. The community members at Meeting 4 were the first group to review these options and provide feedback, which will be presented to the City Council and School Board when they review in the summer.

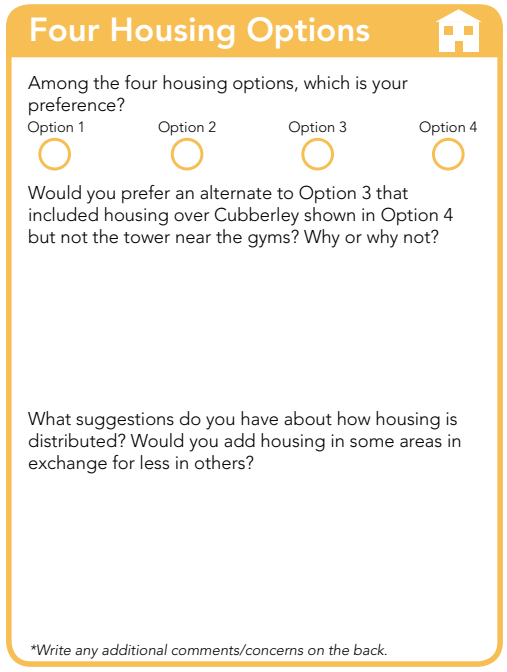
The comment card asked three questions:
Among the four housing options, which is your preference? (check box 1-4)

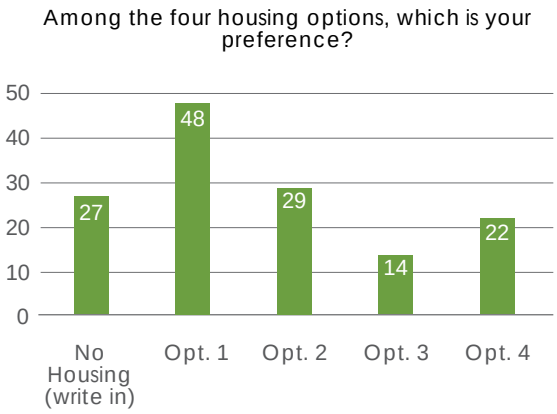
Would you prefer an alternate to Option 3 that included housing over Cubberley shown in Option 4 but not near the tower near the gyms? Why or why not?

What suggestions do you have about how housing is distributed? Would you add housing in some areas in exchange for less in others?

Responses to the preference question is shown in the graph on the right. With a total of 140 responses, 75 of them, or 54%, chose either Option 1 or wrote in No Housing; 29 (21%) supported Option 2; 14 (10%) supported Option 3; and 22 (16%) supported Option 4.

Participants left 202 comments in responses to the other two questions and left general comments and concerns, which have been organized and summarized below. The number next to each category indicates how many comments were on each subject. See the verbatim summary for the full list of comments.





Negative about housing (85)

These comments were generally negative about housing on site. These include comments that expressed the desire for no housing, no housing on Cubberley/only housing on 525 San Antonio Road, and requests for no housing on the 525 site. These comments are separate from the "no housing" response to the survey question: they were not double-counted.

No Housing (general) (46): These comments were deeply opposed to housing, expressing the desire for the minimum possible housing or no housing. Some of these requested 'no housing at Cubberley', which could be interpreted as excluding 525 San Antonio Ave.

Only on 525 site, not on PF land (34): These comments, about 36% of the total comments, expressed dissent for housing on PF zoned land. They argue that this type of zoning change would be unprecedented, and that this land is needed for community use.

No housing on 525 San Antonio Ave (5): These comments specifically requested no housing on the 525 site. These comments cited a previous effort to build housing on the site that the community successfully halted. They claim that the School Board bought this land under the assumption or claim that they would not use it to build housing. A typical comment here: "Please no housing on 525 San Antonio (PAUSD land). Some years ago we (neighbors) or PAUSD (525) supported them to purchase this land to prevent multistory housing. If PAUSD now supports housings at 525 this is not in good faith. Please do not build here. It will also cause severe traffic congestion."

Positive about more housing (23)

These comments were positive about more housing on site, either expressing support for the highest option or going further. Some indicative lines from this group are "Strongly recommend more housing", "the more housing the better", and "Palo Alto needs housing and teachers. This seems like a great solution to 2 big problems".

Comments comparing Options 2, 3, and 4 (39)

Option 3 is preferred to option 4 housing location (25)
Option 4 housing over Cubberley is preferred over option 3 tower (5)
Five out of six comments expressed that if they had to choose between the stand-alone housing building OR the housing over Cubberley, they would prefer the stand-alone building. Some comments cited discomfort with housing over preschools and children's play spaces.

Option 2 preferred/ dislike opt 3 and 4 (9): These comments expressed particular dislike for options 3 and 4. Some of these also indicated tolerance for Option 2. These did not like how much housing was on top of or intermixed with the community center program.

Other topics related to housing (55)

Move housing to Middlefield or near Piazzas (4): Some comments suggested that housing should be placed along Middlefield.

Traffic and Parking (11): Eleven comments were about traffic and parking access to housing on site.

Height and Privacy (11): Eleven comments expressed particular concern about multi-story housing compromising neighbors' privacy.

Use/beneficiary questions and comments (9): Nine comments were about who the beneficiaries would be of housing on site. Some wanted more clarity. Others expressed support for PAUSD/City employee uses.

Other comments (15): These comments were varied and touched on both housing topics like unit sizes, proximity to school, and other topics such as pool preferences, fields, tennis courts.

No comment (5): These expressed no preference or refrained from commenting.

PHASING

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

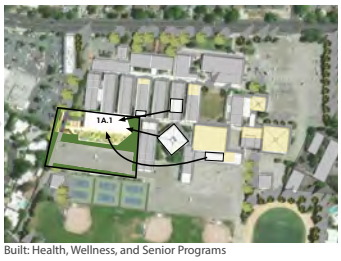


demo



Demo: P, L, K

1 BUILD



Built: Health, Wellness, and Senior Programs

demo



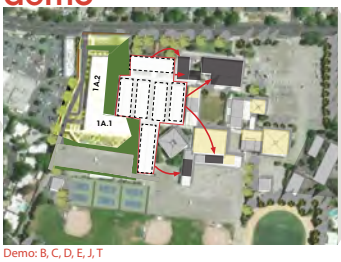
Demo: F, H, U, V

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 Building 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



Built: PAUSD Offices

7 BUILD
End of Phase 1A

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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

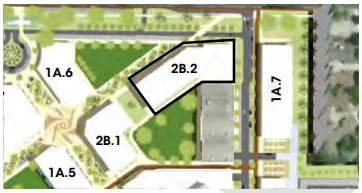
PHASE 2B

1 BUILD

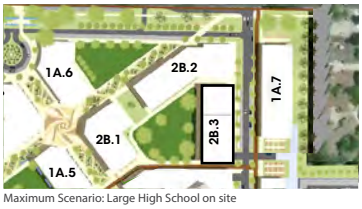


Potential for small school to be constructed prior to large high school.

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



Phasing

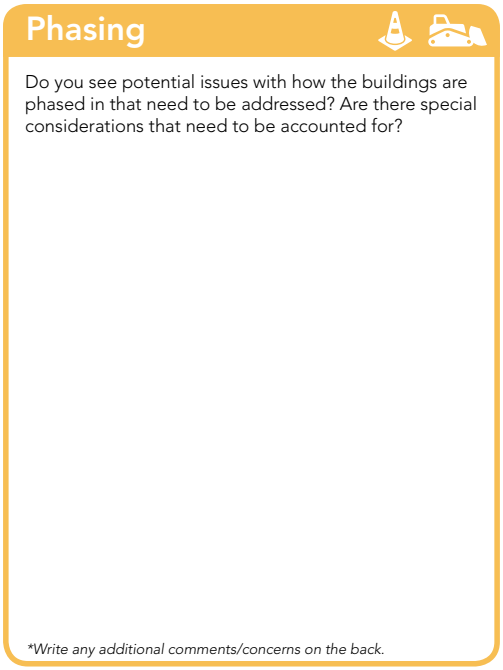
The Phasing board depicted a strategy for ordering the construction process in phases, so that programs can remain on site throughout the construction process and Cubberley gym and theater users won't experience a loss in space availability. The goal of this board was to gather input on any concerns related to the phasing plan that need to be addressed.

The top of the board stated "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. "

In addition to general comments, the comment cards specifically asked participant these questions:

Do you see potential issues with how the buildings are phased in that need to be addressed? Are there special considerations that need to be accounted for?

Participants left comments, which have been organized and summarized on the following page. The number next to each category indicates how many comments were on each subject. See the verbatim summary for the full list of comments.



General positive comment/approval (18): These were generally supportive comments. Among other things, comments appreciate keeping program continuity and gym availability on site.

Preschool (11): These comments had to do with how the daycare and preschools will continue to operate during construction, including preserving the ability to play outside.

Construction process (11): These comments and questions had to do with logistics of the construction process, such as site access, staging areas, program disruption, and traffic issues.

Other programs comments or requests (8): These comments were focused on programs having adequate spaces to exist during all phases of construction.

Housing (7): Comments regarding housing were focused on the issue of residential buildings in a PF-zoned site.

Phasing order (6): These comments included requests to build phase 2A or 525 San Antonio road first, or to ensure other programs don't lose spaces before new ones are built.

Noise and dust (6): These comments asked for mitigating solutions to construction dust and noise, some also mentioning traffic issues.

Temporary dance spaces (5): These comments were about the logistics and space requirements that setting up a temporary dance space in the auditorium would need to entail, including flooring needs and sound considerations.

Parking (4): These comments had to do with temporary parking accessibility, and sufficient parking for programs in temporary spaces.

Timeline (4): Residents want to see the project done on time.

Site boundary/control question (2): These were questions related to the site boundary and how that impacts construction.

Cost (2): These were questions over funding and how the funding will be phased.

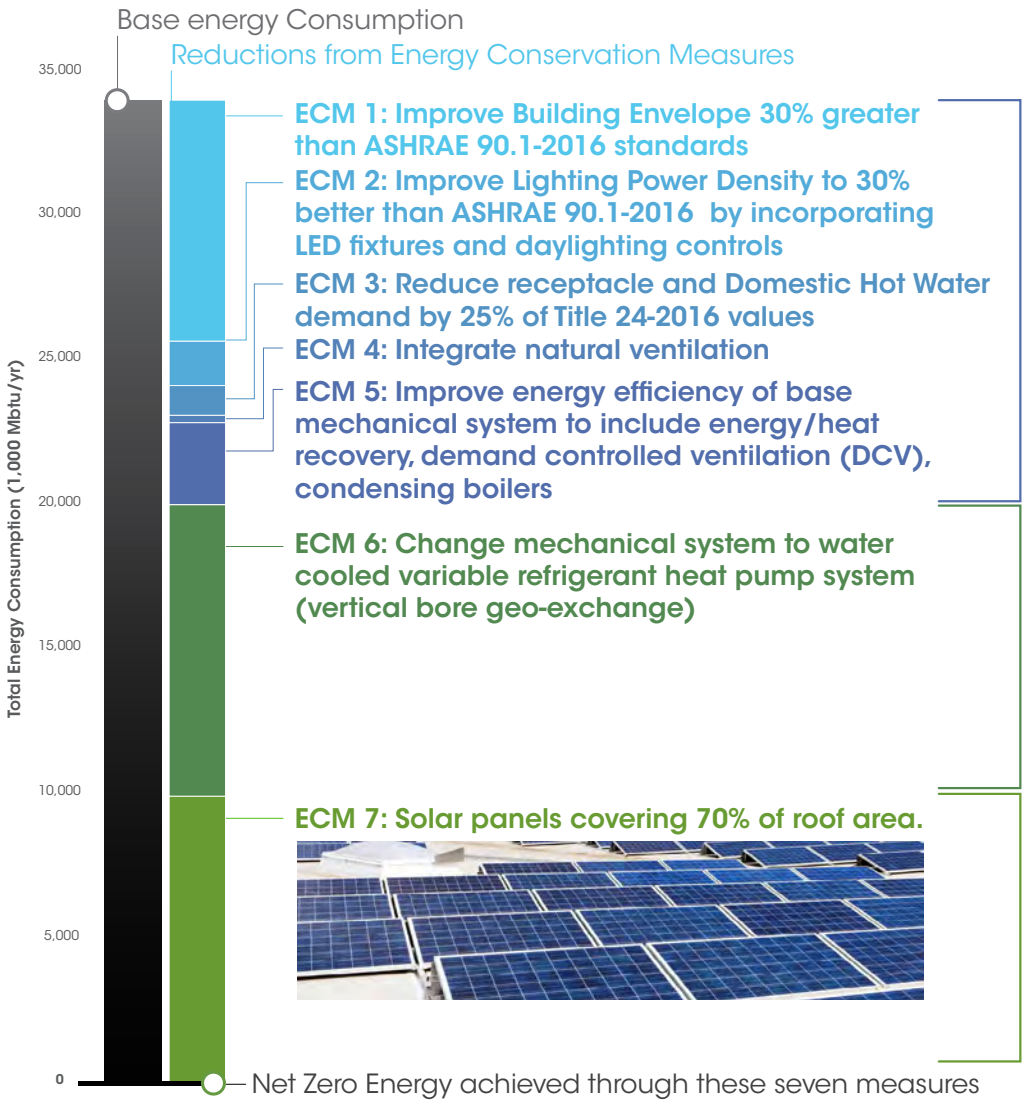
Other (7): These were miscellaneous comments, some of which expressed ambivalent skepticism ("the devil is in the details"), and some of which were on other topics.

Misunderstanding/no comment (5) These were either no comments or questions stemming from misunderstandings or not enough information.

SUSTAINABILITY TARGETS AND STRAT

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.**



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TEGIES

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WELLBEING

Meet LEED Enhanced Indoor Air Quality req.



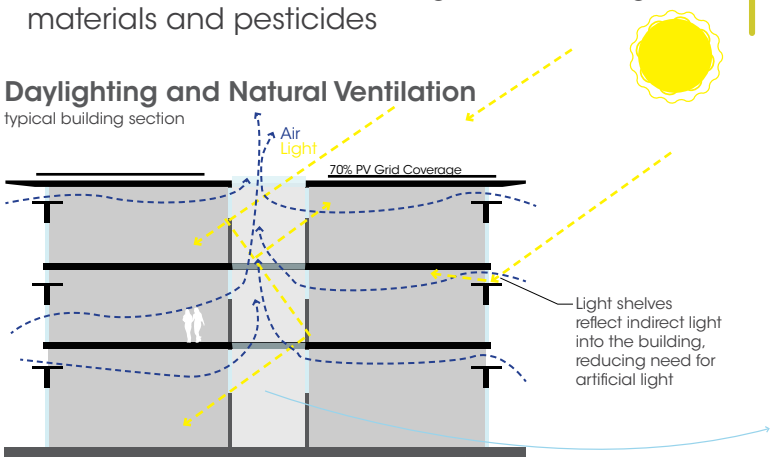
- Exceed ASHRAE 62.1 ventilation standards by 30%
- Specify minimum of MERV 13 filtration air systems
- Incorporate natural ventilation (ECM 4)

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

Sustainability Targets and Strategies

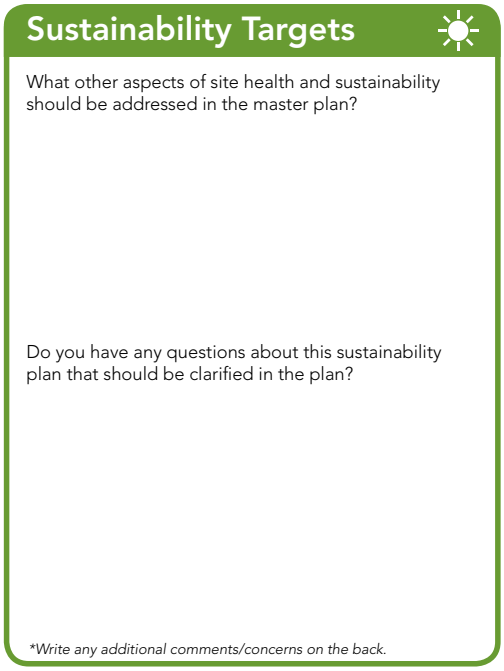
The Sustainability board depicted the strategy achieving net zero energy on site, meeting LEED goals, meeting WELL Building standards, reducing site potable water use, and improving stormwater management. The board described how Net zero energy can be achieved by pursuing seven Energy Conservation Measures that include building system upgrades, mechanical system upgrades, and 70% solar coverage on roofs. It also listed other sustainability strategies. The goal of this board was to gather input on community sustainability goals.

The comment card asked two questions:

What other aspects of site health and sustainability should be addressed in the master plan?

Do you have any questions about this sustainability plan that should be clarified in the plan?

Participants left comments which have been organized and summarized below. The number next to each category indicates how many comments were on each subject. See the verbatim summary for the full list of comments.



General positive comment (22): These were general compliments in support of the sustainability plan. These comments expressed excitement for the sustainability strategies described.

Water (15): These were comments and clarifying questions pertaining to rainwater storage, permeable paving, runoff from the parking garages, and how the greywater system will work.

Air and Ventilation (10): Half of these comments requested ideas that are in the plan, including air conditioned buildings, natural ventilation, covered walkways, vegetation as shade, and roof overhangs. The other half asked questions about garage air circulation, site wind flow, other well-being standards, and air quality in the temporary buildings.

Solar (9): Comments regarding solar use included requests for EV charging stations, on-site batteries for solar energy storage, and clarifying questions about whether the site would be off-grid and about the life expectancy of solar panels. Two comments asked for other rooftop uses (tennis and gardens).

Native plants and trees (8): These comments emphasized the need for native planting, larger trees, tree shade. Some mentioned maintenance costs and the role of tree shade in reducing energy consumption.

Cost (8): These comments include general questions about the cost and financing for the project as a whole, and comments specific to the sustainable strategies. Of the latter group, the comments were supportive of the cost-benefit of the sustainable strategies shown.

Grass and artificial turf (7): These comments stemmed from a misunderstanding in the use of the word 'turf'. On the board this was meant to mean grass, but it caused confusion as some participants thought the plan was proposing artificial turf. Comments related to this were against the idea of artificial turf and greatly in support of grass fields.

Demolition and air quality (6): These comments were about neighborhood air and noise quality during construction and/or when the site is more dense. Comments include worries about dust, debris, more idling cars, young children on site during construction. These comments request thought be given to mitigating these issues in the plan.

Recycling (6): Recycling comments included requests for using recycled materials in construction, placing recycle bins on campus, composting, and recycling materials from the demolition.

Shade (6): These comments generally call for a large tree canopy to provide shade, and some called for other shade structures.

Acoustics (5): Comments regarding acoustics center on the need for gyms to have good acoustics for other events. Some of these request angled roof shapes or other sound-mitigating features.

Transportation (5): Most of these comments called for encouraging alternate modes of transit such as bikes and public transit to minimize traffic and exhaust on site.

Sea level rise/ flood risk (5): These comments ask if the plan is taking sea level rise into account.

LEED/Net Zero (5): These comments called for pushing sustainability goals as high as possible or asked clarifying questions about these goals.

Fuel Cell/Microgrid (4): These comments call for a fuel cells and a microgrid for energy independence.

Lighting (5): These comments include the desire for well-lit tennis courts and lighting that doesn't negatively impact the neighbors at night, including reddish or low-level night lighting, while still maintaining safety. One focused on the need for daylight in buildings.

Long Term comments (4): Long term comments mentioned the monitoring of the sustainability of the site as well as sufficient training for janitorial staff in order to help maintain the sustainability features.

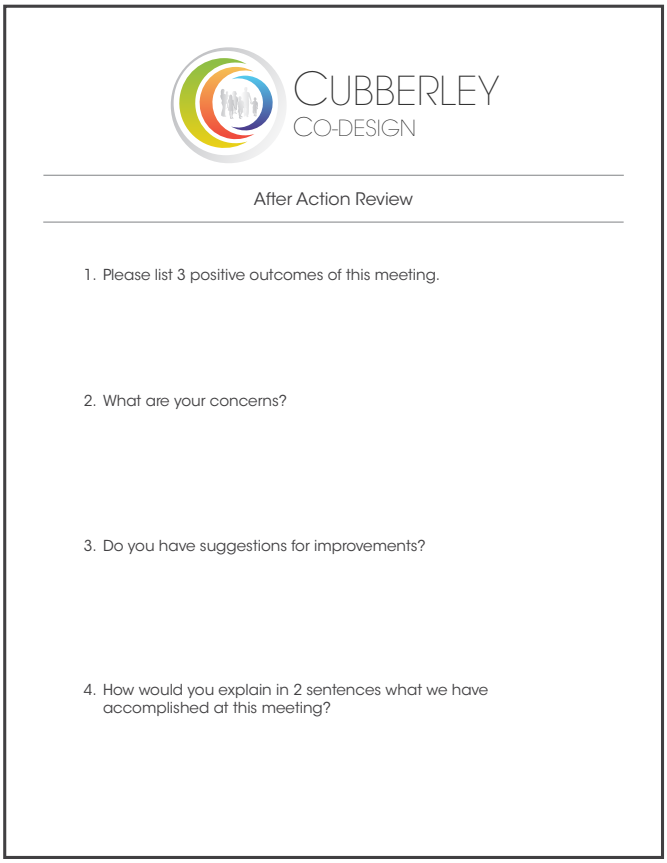
Materials (5): Comments regarding materials were primarily calling for the use of non-VOC products, and windows that open. There was also mention of Low EMT technology in order to filter the amount of radiation produced by the site and PA as a whole.

Other (10): These comments included the need for staff to understand the green technology, comments about housing, skateboard, and other technologies to use on site.

No questions/comments (5)

AAR Response

At the end of the meeting, participants responded individually to an After Action Review. In this review they gave feedback about the meeting as a whole and made recommendations for improvement. Comments on these reiterated much of what was heard at the meeting boards, including frustration over the additional housing options presented, and concerns about the construction process, as well as general positive feedback about the engagement process as a whole and the design outcome. See the verbatim summary for full responses to the AARs.


CUBBERLEY
CO-DESIGN

After Action Review

1. Please list 3 positive outcomes of this meeting.

2. What are your concerns?

3. Do you have suggestions for improvements?

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

Next Steps

Although the Co-Design portion of this process has concluded, there will be more opportunity to engage! The feedback from Meeting 4 will inform a revision to the draft plan, which will be documented and presented to the City and the School District this summer. The City Council will review the Meeting 4 draft on June 3rd and the School Board will do the same in mid-June. At the end of summer or in early fall, the City Council and School Board will hold a joint-study session and come to a final determination on the level of housing they desire for the site. Meanwhile, the CEQA process is underway and will conclude at the end of the year. The draft plan will be revised and finalized based on guidance from the School Board, City Council, other bodies, and the results of the CEQA analysis.

Stay tuned at: pausd.org/cubberleycodesign

The Cubberley Co-Design Process had a total attendance of 727 participants and 462 unique participants across the four meetings. We want to thank all of you for spending your time and energy shaping the future of the Cubberley site through this process.