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CUBBERLEY

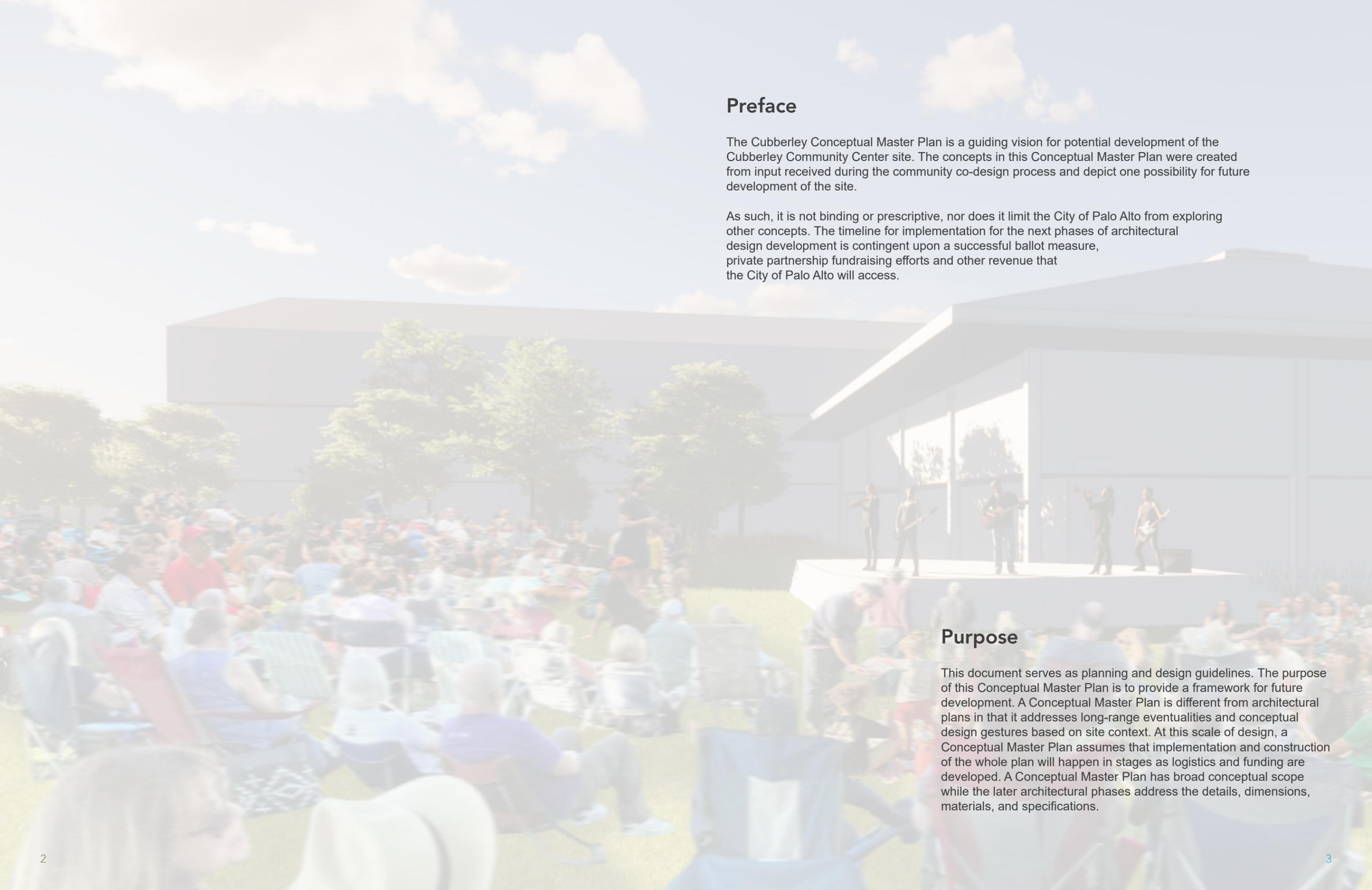
Cubberley Conceptual Master Plan

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Rev 2: 02/26/2026





Preface

The Cubberley Conceptual Master Plan is a guiding vision for potential development of the Cubberley Community Center site. The concepts in this Conceptual Master Plan were created from input received during the community co-design process and depict one possibility for future development of the site.

As such, it is not binding or prescriptive, nor does it limit the City of Palo Alto from exploring other concepts. The timeline for implementation for the next phases of architectural design development is contingent upon a successful ballot measure, private partnership fundraising efforts and other revenue that the City of Palo Alto will access.

Purpose

This document serves as planning and design guidelines. The purpose of this Conceptual Master Plan is to provide a framework for future development. A Conceptual Master Plan is different from architectural plans in that it addresses long-range eventualities and conceptual design gestures based on site context. At this scale of design, a Conceptual Master Plan assumes that implementation and construction of the whole plan will happen in stages as logistics and funding are developed. A Conceptual Master Plan has broad conceptual scope while the later architectural phases address the details, dimensions, materials, and specifications.

Contents

Acknowledgments

This Conceptual Master Plan was completed in 2025 for the redevelopment of the Cubberley site, at 4000 Middlefield Road and was made possible through collaboration between the City of Palo Alto, Concordia LLC, Community Fellows, and the engaged community of Palo Alto. Concordia was supported by a team of consultants including Fehr + Peers, TBD Consultants, IBC Engineering, and Hobach-Lewin, Inc.

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Executive Summary

07

Project Background

10

Project Background	12
The Co-Design Process	13
A Long-term Vision	14
Site and Context	15
Site Conditions	16

The Co-Design Process

36

Iterative Structure	38
Methodology	39
Meeting 1	42
Meeting 2	44
Meeting 3	45
Co-Design Conclusions	46
Community-Led Design Guidelines	47

Conceptual Master Plan

48

Conceptual Master Plan	50
Phase 1	52
Phase 2	71
Phase 3	74
Outdoor Programming	86
Site Circulation	94
Parking	102
Additional Comments	106
Moving Forward	107



01

Executive Summary

Executive Summary

Introduction

Related Projects

The foundation of the 2025 Cubberley Project draws from and integrates related plans and studies including:

- 2019 Cubberley Co-Design Master Plan
- Bicycle & Pedestrian Transportation Plan
- Sustainability and Climate Action Plan
- 2013 Cubberley Community Advisory Committee Report
- City of Palo Alto Comprehensive Plan 2030
- North Ventura Coordinated Area Plan
- Safety Action Plan
- 2017 Parks Trails Natural Open Space & Recreation Master Plan
- San Antonio Road Area Plan (In progress).

The MOU

The Cubberley site, built in the 1950s and operated until 1979 as Cubberley High School, has functioned as a community center operated by the City of Palo Alto since 1989. Currently 8 acres are owned by the City, and 27.5 acres are owned by Palo Alto Unified School District (PAUSD). The City has leased all or a portion of PAUSD's land for Community use.

In October 2024 both the City Council and PAUSD Board of Education approved a Memorandum of Understanding (MOU) related to the future of the Cubberley site. The MOU outlines key terms and conditions for the purchase and future planning of Cubberley. The land purchase, which would transfer ownership of 7 acres from PAUSD to the City, is contingent on voter approval of a ballot measure in November 2026. The addition of the 7 acres, plus the 8 acres already owned by the City of Palo Alto provides an opportunity to develop a new community center and other improvements on a combined 15 acres at the Cubberley site to provide a range of City programs, including health, wellness, and recreational opportunities for residents.

Community Co-Design Process

The Conceptual Master Plan was developed through a co-design planning process. Over the course of three iterative community meetings at Cubberley, over 360 participants shaped the programming and design guidelines within the plan. This chapter summarizes that process, which is documented in full in the Appendix. This process took into account over 2,000 comments, requests, and questions as well as over 1,835 votes and rankings about different plan elements. See Chapter 3 for brief summaries of each meeting.

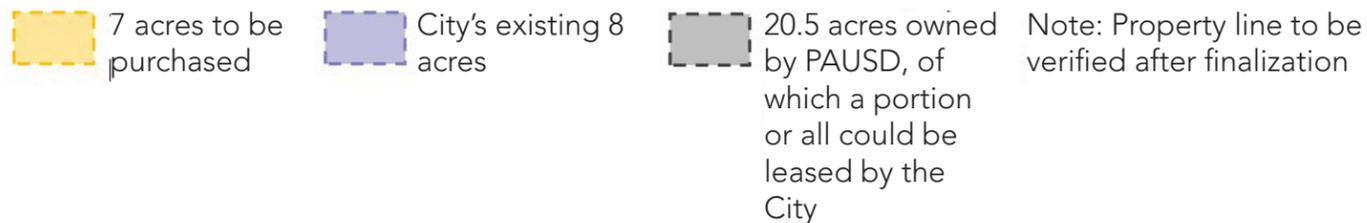


The Cubberley Site and Context

The Cubberley Conceptual Master Plan envisions a future for three portions of land: 8 acres of City-owned land; 7 acres of land to be sold from PAUSD to the City; and 20.5 acres of land owned by PAUSD, of which a portion or all could be leased to the City. Together these three areas form a 35.5-acre opportunity to provide diverse programs and services to current and future Palo Altans. This chapter describes the existing site conditions, the programs at Cubberley, and the contexts considered as part of this plan development, including nearby assets, site access, zoning, trees, utilities, and how the site relates to City needs.



Figure 1. Property Boundaries



Concept Plan

This Conceptual Master Plan is based on the overarching vision that was developed by City Council then revised by the community: Cubberley will be **“a vibrant, beloved, and adaptable destination that promotes learning, interconnectivity, joy and wellbeing where all cultures and generations belong.”** The planning team centered this vision in discussions on program uses, phasing, circulation and access. As a result, this Conceptual Master Plan increases usable area in all three of the following areas:

- More programmable outdoor space for gathering, events and interconnectivity
- More indoor space for the City, local organizations and tenants to continue and expand their much-loved affordable and inclusive programming
- More parking capacity to support expanded use while reducing its impact on the useable site area

Site Circulation

This Conceptual Master Plan prioritizes the pedestrian and biking safety and experience on site while increasing accessibility and convenience access for vehicles. Pedestrian and bike routes connect to the existing network adjacent to the site.

Vehicle traffic is limited to the perimeter of the site, optimizing access, efficient flow, and limiting pedestrian intersections.

Phasing

Phasing offers flexibility with funding opportunities: Phase 1 is a major milestone in the plan and would be the basis for the ballot measure. At this time, the City could choose to pause construction indefinitely, or to continue to pursue funding for subsequent phases.

Flexibility

Typical buildings are designed to be 70' wide. This width accommodates a wide array of uses and spatial configurations such as a double loaded corridor with classrooms on each side; a large lecture hall, dance classrooms, martial arts space, yoga studios, music room, makerspaces, administration and tenant spaces, storage, etc. These flexible spaces are designed for easy configuration and reconfiguration for multiple uses. In addition to the 70' wide typical buildings, there are also wider buildings configured for specific uses such as the Gyms.



02

Project Background

Chapter Summary

Project Background

Originally built in 1956, the structures at the site functioned as Cubberley High School for 23 years, serving Palo Alto students and families, then closing in 1979. In 1989, the campus reopened as Cubberley Community Center with minor modification to the original architecture and utilities. While current Community Center programming and amenities are well-loved, the physical space was not built with present values and programs in mind. This Conceptual Master Plan provides a framework for aligning a plan to current and future needs and visions.

The Co-Design Process

To understand community goals for the future Cubberley site, the concept planning strategy was structured around a six-month co-design process that included three interactive community meetings where community participants set the core vision and provided feedback on progress. Community members provided their perspectives as neighbors, subject experts, program users, program providers, parents, and locals.

A Long-term Vision

This Conceptual Master Plan not only designs for the needs of today but creates a plan that is flexible and adaptable for change over time. The tenets of innovation, flexibility, and adaptability are cornerstones of the plan, ensuring that this is something that serves Palo Alto for the rest of the century.

The Site and Context

This chapter includes analysis and research on the site conditions, site layout, space allocation, existing uses, neighborhood and city context, site access, zoning, sun and wind patterns, trees, and utilities of the existing Cubberley site and surrounding area. This site and context research was used throughout the planning process to help inform the needs and goals of the project.

Project Background

In 1956, Cubberley High School opened its doors for the first time, welcoming students to Palo Alto's newest public facility. For 23 years, the site served Palo Alto students and families as a high school.

In 1979, the facility closed its doors as a high school, and in 1989 reopened to serve Palo Altans as the Cubberley Community Center. It has been in steady operation since then.

Because the Community Center has been operating in structures that are almost 70 years old and originally planned for a high school, the spaces do not meet codes for accessibility, energy efficiency or seismic standards. Their utilities are rapidly becoming obsolete. City Facilities departments are finding utilities difficult and inefficient to maintain.

Now, the City of Palo Alto, and community members have come together to envision a future for the site that will serve current and future generations of Palo Altans.

This Conceptual Master Plan builds on the Cubberley Co-Design Plan completed in 2019 that was based on a shared use site with PAUSD. Since then, priorities have shifted and although the Cubberley site will be revised to remove the school from the Conceptual Master Plan, much of the data, needs, and themes are still relevant today.



The Co-Design Process

From the outset, the City recognized that any plan for the site needed deep community engagement to set goals and parameters, and to provide continual feedback as the plan progressed. The co-design process was conceptualized around the notion that the community and City are equal partners and that the best solutions for Cubberley sit at the intersection of their respective needs and goals.

To understand community goals within this context, the concept planning strategy was structured around a six-month co-design process that included three interactive community meetings where community participants set project goals and provided feedback on progress. Community members provided their perspectives as neighbors, subject experts, program users, program providers, parents, and locals.

Community input at the three meetings had direct and far reaching impacts on the final plan, including the degree of shared-use facilities proposed, the new indoor and outdoor programs added to Cubberley, and the physical parameters of the design. Community members worked together through interactive group activities to set programming priorities, design direction, and responded to iterations of design development through quantitative and qualitative feedback.

Along with the public community meetings, other methods of community engagement were enacted. After each community meeting, surveys were made public asking the same questions posed at the in person meetings. The City Council had a vision session to develop the Vision Statement and Core Intentions for the project, which were reviewed at the first community meeting. Additional meetings with tenants, City Departments, and other groups were held to gather more specific information and viewpoints to help guide the project.

This plan integrates the voices we heard over the course of this process and provides Palo Alto with a road map for redeveloping the Cubberley site into a community asset that will serve Palo Altans for many decades.



A Long-term Vision

The overarching vision for the process, developed by City Council then revised and updated by the community is for the Cubberley Community Center to be:

A vibrant, beloved, and adaptable destination that promotes learning, interconnectivity, joy and wellbeing where all cultures and generations belong.

We are not only designing for the needs of today but creating a plan that is flexible and adaptable for change over time. The tenets of innovation, flexibility, and adaptability are cornerstones of the plan, ensuring that this is something that serves Palo Alto for the long term.

One example of how flexibility has been incorporated into the plan is use of 70' wide, open-plan building design, meaning that walls can be added or removed to reshape the interior spaces as program needs change over time. This plan recommends basement parking garages to have higher than necessary ceiling heights so that some day they can be converted into usable indoor space should the demand for parking decrease, perhaps due to autonomous vehicle and continued adoption of rideshare technology. For the same reason, the plan prioritizes drop-off areas.

The Cubberley site is planned as a nexus of community services, considering the physical, social, economic, cultural, organizational, and educational aspects of the project. This includes:

- Respecting the site's existing protected trees (Figure 14) and enhancing landscaping to provide an urban forest beneficial to humans and natural ecosystems;
- Designing for the current and future organizational needs of multiple tenants, and diverse programming uses;
- Incorporating areas for accessible, intergenerational, and cultural gathering.

Other Key Stakeholders

In addition to community members and City Council, the project team also engaged with other City entities. Regular weekly to bi-weekly design progress meetings were held with the Community Services Department. Milestone Designs were presented to the Architectural Review Board, Planning and Transportation Commission and the Parks and Recreation Commission. A monthly design review meeting was held with City Departments including Transportation, Utilities, Facilities, Planning, Public Works, and Sustainability Departments. Concordia recorded feedback for incorporation into the design and documents.



The Site and Context

This Conceptual Master Plan aligns the needs of the City of Palo Alto and the residents of Palo Alto both present and future. This chapter includes analysis and research on the site conditions, site layout, space allocation, existing uses, neighborhood and city context, site access, zoning, sun and wind patterns, trees, and utilities of the existing Cubberley site and surrounding area. This site and context research was used throughout the planning process to help inform the needs and goals of the project.



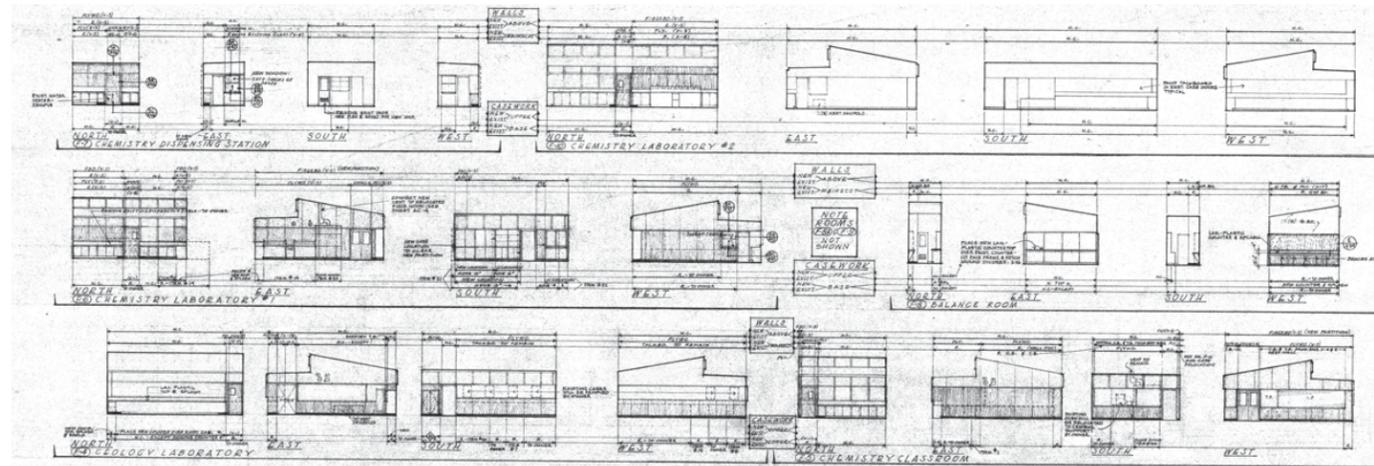
Figure 1.1 Property Boundaries

- 7 acres to be purchased
 - City's existing 8 acres
 - 20.5 acres owned by PAUSD, of which a portion or all could be leased by the City
- Note: Property line to be verified after finalization

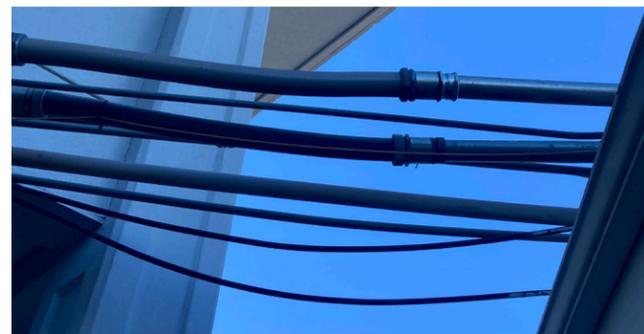
Site Conditions

The Cubberley site at 4000 Middlefield Rd. is 35.5 acres, consisting of an 8-acre property owned by the City of Palo Alto, and a 27.5-acre area owned by PAUSD: 7-acres of which are to be sold to the City pending a successful ballot measure or other funding source. The remaining 20.5 acres may be leased to the City in part or in whole.

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 with PAUSD. 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 and a site Conceptual Master Plan developed in 1991, the site became home to the Cubberley Community Center. The programming framework currently present on site is a result of that Conceptual Master Plan.



A subsequent Facility Condition Assessment was conducted in 2022 and completed in 2024. It states that all buildings were originally constructed between 1945-1968 which predates modern accessibility, seismic, life safety and energy standards. Within three years, most buildings will be nearing the end of their life and within 10-20 years, all buildings will have reached the end of their functional lifespan.



Electrical deficiencies at Building I



Typical damage at covered walkways

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year	20-Year
Auditorium (1955)	\$742	17,200	\$12,762,400	0.1%	12.5%	16.3%	23.2%	36.8%
Building A (1955)	\$727	5,400	\$3,925,800	0.0%	24.3%	27.9%	35.2%	57.0%
Building B (1955)	\$727	7,900	\$5,743,300	5.0%	15.7%	22.4%	24.9%	35.5%
Building G	\$727	15,000	\$10,905,000	6.0%	32.5%	37.4%	43.8%	70.6%
Building H	\$727	8,115	\$5,899,605	0.1%	7.3%	11.3%	14.1%	45.2%
Building I	\$752	18,000	\$13,536,000	0.0%	7.0%	13.3%	22.7%	40.4%
Building M (1955)	\$740	5,500	\$4,070,000	2.2%	34.2%	34.4%	64.2%	78.7%
Building S (1955)	\$727	7,600	\$5,525,200	5.0%	13.4%	14.6%	36.9%	39.8%
Building T	\$727	9,050	\$6,579,350	0.6%	16.3%	19.4%	32.5%	49.2%
Pavilion (1955)	\$752	17,577	\$13,217,904	2.2%	18.5%	18.9%	36.7%	56.6%
Theatre (1955)	\$856	6,400	\$5,478,400	0.0%	7.4%	13.7%	31.3%	65.1%
Building C (1968)	\$727	5,400	\$3,925,800	0.0%	25.2%	28.5%	69.4%	85.3%
Building D (1968)	\$727	5,400	\$3,925,800	0.2%	19.9%	23.3%	29.3%	43.2%
Building E (1968)	\$727	5,400	\$3,925,800	2.9%	23.9%	27.0%	35.7%	43.1%
Building F (1968)	\$727	5,400	\$3,925,800	2.9%	14.0%	17.1%	54.5%	74.5%
Building FH (1968)	\$727	1,000	\$727,000	6.1%	12.2%	14.2%	48.7%	66.2%
Building J (1955)	\$727	7,875	\$5,725,125	2.2%	12.0%	16.5%	19.7%	37.2%
Building K (1968)	\$727	7,875	\$5,725,125	4.4%	20.8%	38.9%	55.8%	82.7%
Building L (1968)	\$752	14,415	\$10,840,080	1.6%	14.5%	17.7%	26.0%	50.4%
Building P (1955)	\$737	3,610	\$2,660,570	0.1%	12.5%	15.4%	28.5%	79.2%
Building U (1968)	\$727	4,865	\$3,536,855	4.2%	20.6%	24.0%	26.6%	34.3%
Building V (1968)	\$727	1,000	\$727,000	11.2%	34.6%	39.5%	48.7%	82.9%

0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

Figure 2. Facilities Report Table



The design team studied the pros and cons of new construction vs. renovation. We heard from multiple stakeholders and carefully balanced the needs of differing viewpoints:

New construction would more easily allow for meeting current accessibility, fire safety, and seismic building codes. It also offers more flexibility with program uses and site efficiency, site maintenance, and access. However, all new construction would not be feasible with the projected funding available. Therefore, the Design Team, was charged with developing a more detailed plan which would allow for flexibility both in programming as well as in financing to allow for "Phase 1" which supports continued operation if necessary. See Phasing section for more details.

Existing Site Layout and Space Allocations

Cubberley has a total 184,000 sq. ft of indoor program area distributed among rentable rooms and tenant use.

- Tenant use spaces are dedicated spaces for long-term tenants who are selected through an application process. As a separate but parallel process, the City of Palo Alto is reviewing these tenant policies for all City spaces including at Cubberley Community Center.
- Rentable rooms are used on a short-term basis by many groups including off campus community groups and long-term tenants for regular or occasional use.

We have categorized program uses in the following categories:

Education + Enrichment

- Chinese language, culture, and history programs
- After school programs
- Preschools
- Tutoring
- Childcare
- Summer enrichment programs
- PAUSD rooms

Visual Arts + Technology

- Cubberley Artist Studio Program (CASP)
- Makerspace

Performing Arts Programs

- Music practice and classrooms
- Dance/martial arts studio/performance
- Theatre

Recreation + Wellness

- Programs for senior health and fitness
- Fitness programs
- Adult athletic clubs and teams
- Youth athletic clubs and teams

Community Services

- Offices and storage for non-profit and government groups
- Cubberley administrative offices
- Book sale operations and storage
- Flexible rental space including classrooms, lecture rooms, auditorium and multi-use flex space

Facilities

- City Office of Emergency Services
- Maintenance and Operations



Figure 3. Existing Programming

Education

- Preschool
- Early Learning
- Tutoring
- After-School
- Language Arts
- Makerspace

Health & Wellness

- Senior Wellness
- Wellness Classes
- Dance
- Martial Arts
- Sports Clubs

Rentable Rooms

- Classrooms
- Lecture Room
- Activity Room
- Music Room
- Dance Studio
- Gym A & B
- Pavilion
- Theatre
- Music Room

Visual & Performing Arts

- Artist Studios
- Music Spaces
- Music Offices

Other Services

- Cubberley Office
- City of Palo Alto-OES
- Other City services
- Non-profit operations

Courts and Fields

- Tennis
- Flexible Hardcourts
- Softball
- Soccer
- Track
- Flexible Fields
- Wellness classes

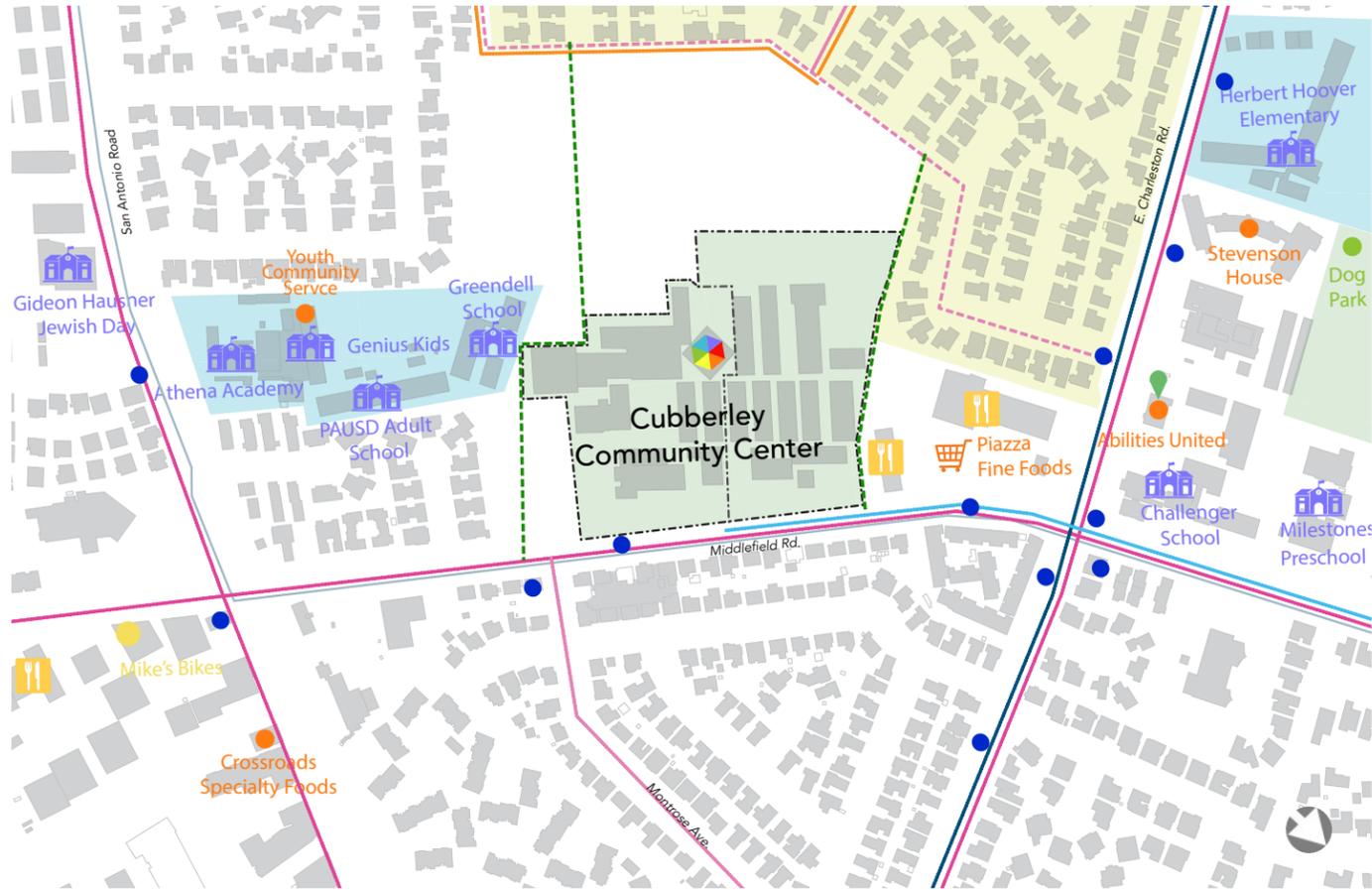


Figure 4. Site Scale Asset Map

Neighborhood Context

The neighborhood surrounding Cubberley is predominately R-1 Single-Family Residence districts, with some two-family and multi-family as well as commercial districts nearby. To the west, the Greenmeadow neighborhood is an historic district comprised mostly of single-story midcentury 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 which is classified as a Residential Arterial Road. The site also falls within a Transportation Impact Area. (See Figure 9)



Piazza's Fine Foods at Charleston Shopping Center



Charleston Shopping Center



Mitchell Park



Mitchell Park

Charleston Shopping Center

Another exception to the residential zoning adjacent to Cubberley is the Charleston Shopping Center to the north corner of the site along Middlefield Road. This center is zoned as a Commercial District (CN) with a Ground Floor Commercial (GF) and Pedestrian Shopping (P) overlay. This shopping center includes a grocery store, cafés, restaurants, salons, and other businesses frequented by neighborhood residents and Cubberley users. There are also many commercial uses near the site to the southeast along Middlefield Road, which becomes increasingly commercial past the San Antonio Road intersection.

Mitchell Park

To the northwest, there is an 80-acre mega-block including two churches and seven schools, a fire station, a little league baseball diamond, and Stevenson House, a low-income senior housing program, and anchored by Mitchell Park. 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, Learning Links, 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 their proximity to Mitchell Park, which includes a multipurpose great lawn, three playgrounds, including the very popular all-inclusive Magical Bridge Playground, four tennis courts, eight pickleball courts, two multi-use 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, and rentable educational and multipurpose spaces.





Greenmeadow Community Pool and JLS Pool

Although there are pools nearby Cubberley, the Greenmeadow pool and the JLS pool, neither of them are open to the public. The closest public pools to Cubberley are Rinconada which is in North Palo Alto and the Jewish Community Center which which requires a membership. Existing swim facilities are in high demand. The City envisions providing a swimming facility in south Palo Alto to meet current and future need especially as population increases from future developments of the San Antonio Road Area Plan. This plan provides a space for a 25-meter, 6-lane, high school regulation pool with flexibility to expand if additional water features are desired at the Architectural Design phase.

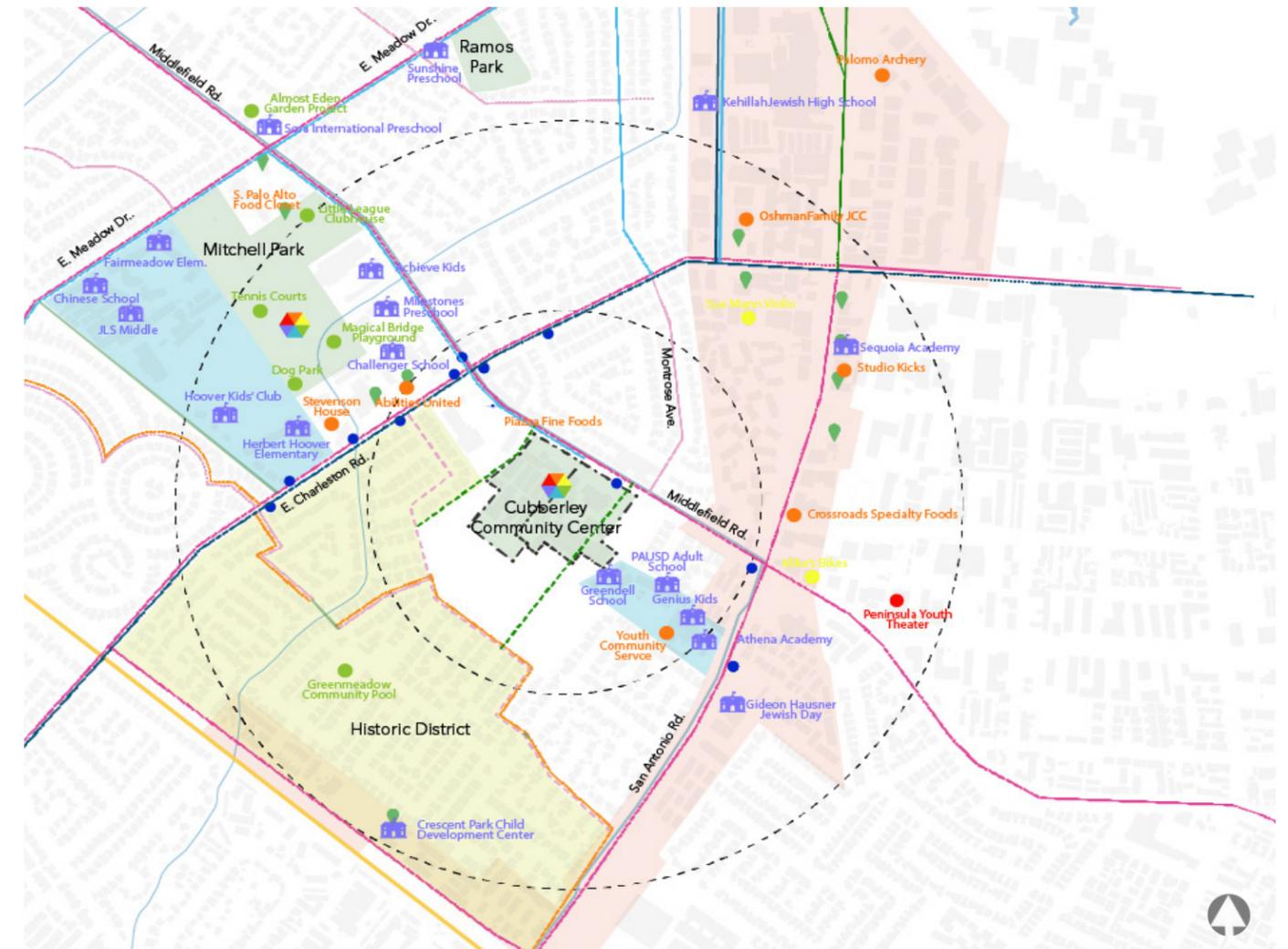


Figure 5. Neighborhood Scale Asset Map

Other nearby assets

Some other nearby assets within a half mile radius of the site are of note for their programmatic relationship to Cubberley. The Taube Koret Campus for Jewish life is a large facility near Cubberley that includes a pool, health and fitness programs, youth programs, arts and cultural programming, and senior housing. The Mountain View Center for the Performing Arts is home to the Peninsula Youth Theatre and TheatreWorks Silicon Valley, and the Lucie Stern Community Theatre in Palo Alto is home to three theatre companies as well, the Palo Alto Players, West Bay Opera, and TheatreWorks Silicon Valley. The City of Palo Alto's Ramos Park is also within a 1/2 mile radius of the site.



- | | |
|----------------------------|--|
| Public Parks | Bus Routes 21 |
| San Antonio Road Area Plan | Caltrain Line |
| Historic District | Class I shared use path/trail |
| PAUSD Land | Proposed Class I shared use path/trail |
| Community Centers | Class IIa bike lane |
| Palo Alto Projects | Class IIb bike boulevard |
| Restaurants | Class IIIa bike route |
| Schools | Class IIIb bike boulevard |
| Grocery Store | Proposed Class IIIb bike boulevard |
| Bus Stops | Class IV separated bike way |
| Physical Entity | Organizational Entity |
| Cultural Entity | |
| Economic Entity | |

Future Context - San Antonio Road Area Plan and Housing Element

The San Antonio Road Area Plan is scheduled to be completed by June 2028. Much of the findings from this Plan will not be available until after the Cubberley Conceptual Master Plan is completed. However, there are already guidelines that we can incorporate into our planning process which will affect the Cubberley Conceptual Master Plan. The San Antonio Road Area Plan boundaries encompass 275.3 acres spanning from Alma Street to the Baylands. (See Figure 6) Although the project boundary does not include the Cubberley Conceptual Master Plan site, the implications of the Area Plan will impact Cubberley.

One of the most notable impacts is that the Area Plan includes 53 Housing Element Opportunity sites which will increase the capacity of development along San Antonio Road for mixed-use neighborhoods and housing. There are thousands of new housing units planned within the Area Plan boundary, both affordable and market rate. Many of these future residents will be using Cubberley as a resource and will substantially increase Cubberley's population base from present use. This project is designed to accommodate and welcome these future residents into the community center, providing an inclusive space for a diversifying community.

Both the Cubberley Conceptual Master Plan and the San Antonio Road Area Plan will include goals for safe access to transportation in alignment with the Palo Alto Safety Action Plan. These two adjacent projects will increase the use of bike, pedestrian and transit arrivals to the site. Increased multi-modal transportation will necessitate facilities such as:

- Bike and pedestrian paths through the site
- Connection and continuity within the Cubberley campus to existing and planned bike, pedestrian and transit routes
- Long-term and short-term bike parking
- Traffic calming measures
- Design for incident prevention
- Flexible drop offs

Figure 6. San Antonio Road Area Plan



Existing Site Access

Vehicular access to Cubberley is primarily from two locations on Middlefield Road: the first at Montrose Ave and the second adjacent to the Charleston Shopping Center. The Montrose entrance is at an intersection controlled by a traffic signal. This entrance brings visitors to the main parking lot and connects to the parking between the community center and the fields. The Charleston Shopping Center access road connects to parking on the northwest side of the site and connects to a fire lane that extends to Nelson Drive along the western boundary of the site. This fire lane is gated and not a publicly accessible route to or from Nelson Drive.

Pedestrians and cyclists have more options for site entry. The site can be accessed from Nelson Drive at either side of the fields by foot or by bike. There are two additional pedestrian-only entrances on Nelson Drive. There is also a pedestrian connection to the Charleston Center through a gate in the chain link fence between the sites. Montrose Avenue provides a popular and well-used bike route to Cubberley then continues on to connect to Nelson Drive. The Safe Routes to School Partnership provided the helpful map below, which shows the best routes to Cubberley for pedestrians and cyclists.

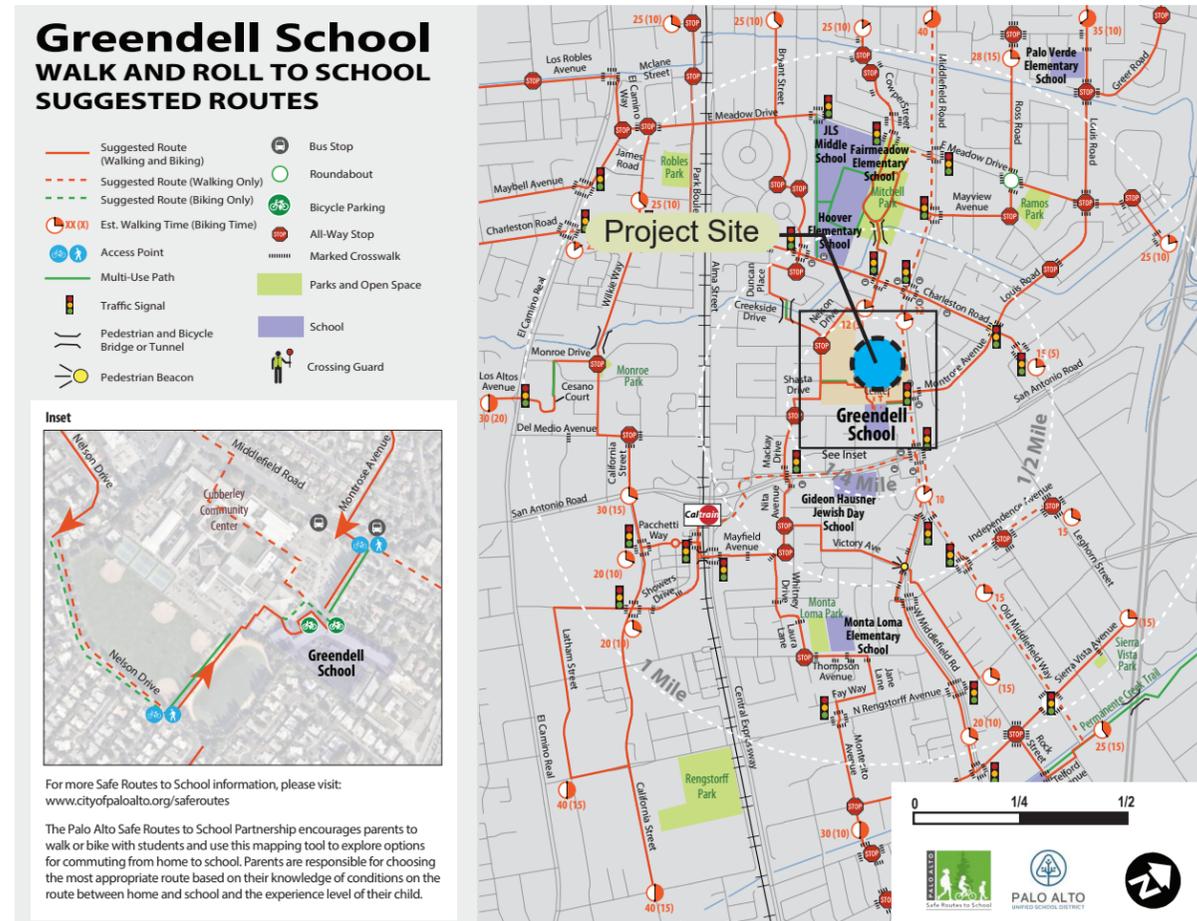


Figure 7. Greendell School Walk and Roll to School Suggested Routes - The Safe Routes to School Partnership



Figure 8. Palo Alto Public Transit Map

There are several local and express bus routes adjacent to Cubberley.



Environmental Considerations

Environmental considerations including sea level rise, wind, sun path and orientation, rainfall, and weather patterns will all influence design decisions. The site is in Flood Zone X (Figure 13 flood zone), and according to NOAA, it will not be directly impacted by sea level rise until 10 feet of rise takes place. However, before direct impacts from sea level rise occur, shallow groundwater due to sea level rise will affect this site's vulnerability. Additional resilience measures can be taken, however, such as replacing pavement with permeable paving and vegetative areas for stormwater management, and installing HVAC systems, plumbing, and electric meters above future flood levels.

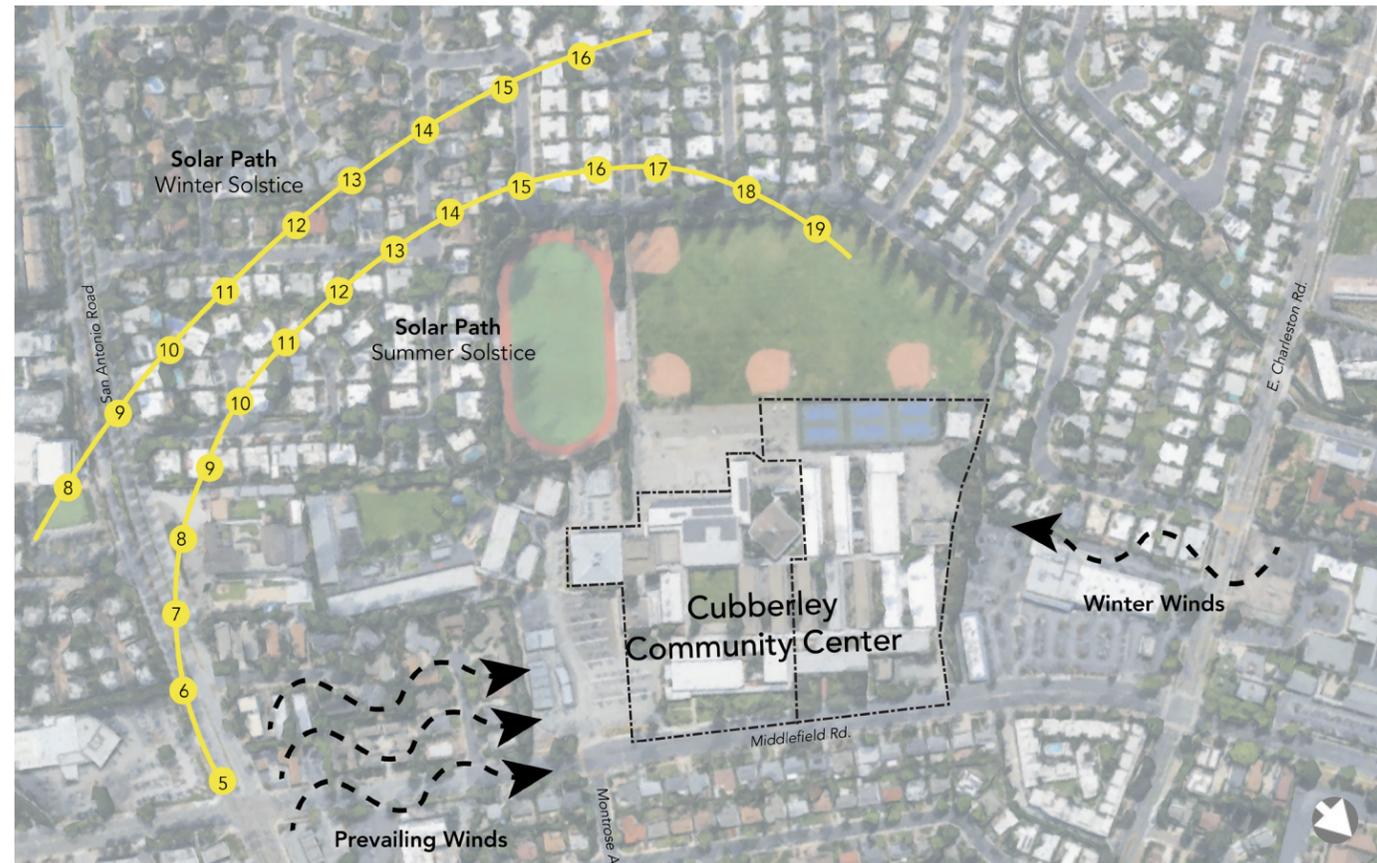


Figure 12. Sun and Wind Diagram



Figure 13. 100-year Flood Map

OTHER FLOOD AREAS	
	ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.	
ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.



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.

Another city-scale context to consider Citywide plans for the future of the city as a whole. The following City plans and documents have been reviewed:

- City of Palo Alto Comprehensive Plan 2030
- 2019 Cubberley Co-Design Master Plan
- Parks Trails Natural Open Space & Recreation Master Plan
- Walk and Roll Recommendations for Greendell/Cubberley
- Palo Alto Safety Action Plan
- Palo Alto Bicycle and Pedestrian Transportation Plan
- Public Art Concept Plan
- City of Palo Alto Urban Forestry Concept Plan
- Bicycle & Pedestrian Transportation Plan
- Sustainability and Climate Action Plan
- Cubberley Community Advisory Committee Report
- North Ventura Coordinated Area Plan
- Safety Action Plan
- San Antonio Road Area Plan – In Progress

All of these resources provide useful information and perspectives that are relevant to the development of Cubberley. Some of these include direct and specific recommendations for Cubberley; the 2019 Cubberley Co-Design Master Plan provides a direct framework for this Cubberley Conceptual Master Plan. Other plans here provide more general goals that the Cubberley Conceptual Master Plan can help address. This plan aligns itself with as many possible recommendations and goals set forth in these plans.

PAUSD Property Access

PAUSD retains ownership of the parking lots, athletic track and fields which the City could lease as part of the MOU. Additionally, the access road at Montrose is within the PAUSD property boundary. In order to plan for the future, this Conceptual Master Plan indicates primary access through the north access road to allow for future flexibility at the Montrose Road side access.

Trees

There are many trees on site that will be preserved. Some of these 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. The protected trees on the interior of the site range from roughly 30' tall to 100' tall. All of these trees will be preserved, and protected during construction with greatest deference to the largest and healthiest among them.

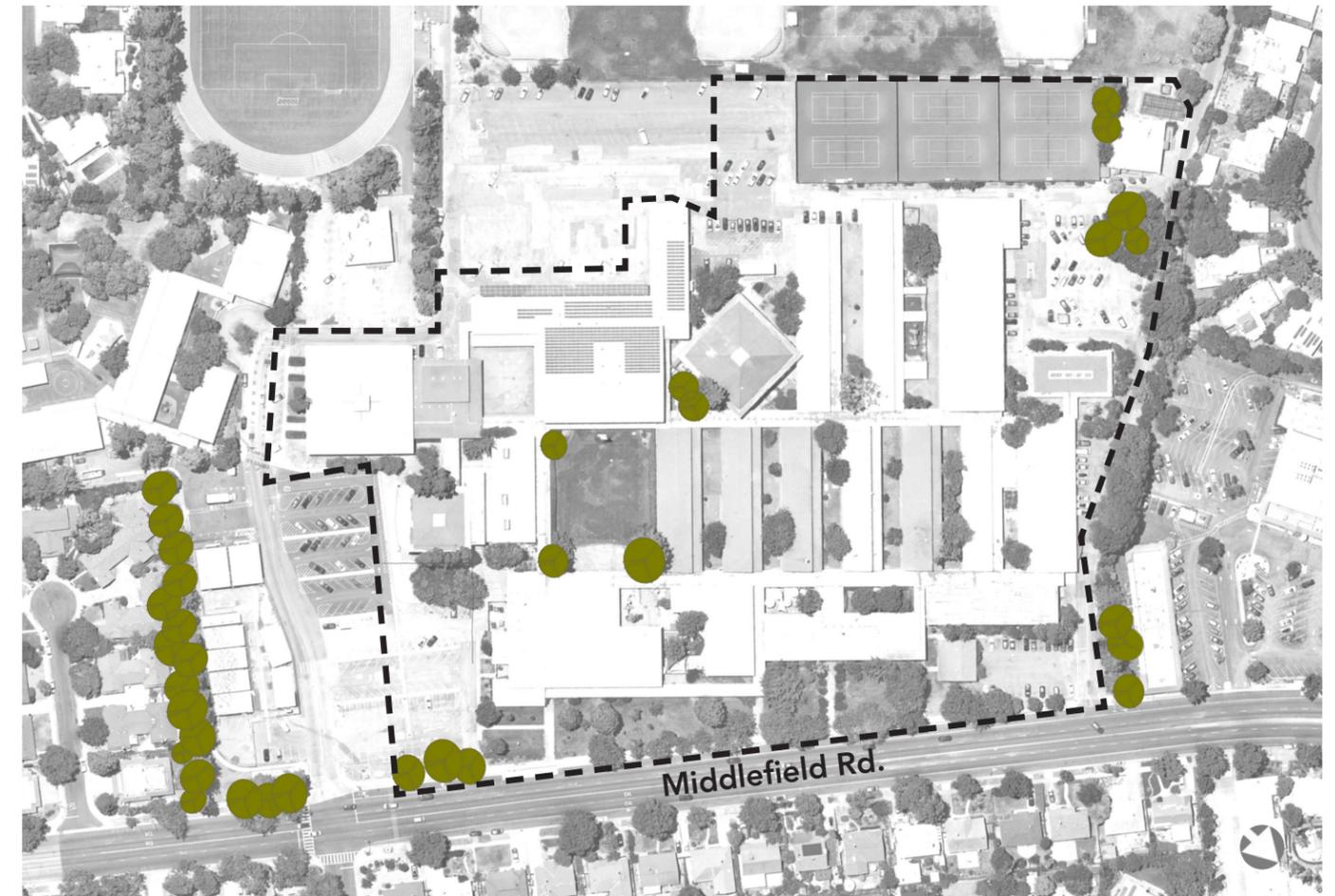


Figure 14. Protected Trees Map

Utilities

There are several utility lines that run from Middlefield Road to the buildings on the site. These include water, sewage, and electricity. These lines were not identified as plan constraints, as they appear able to be relocated as needed to achieve plan goals. The utilities infrastructure on site are in need of upgrading and relocation so they can be more easily accessed, compatible with the future plan. In the Architectural Phases of design and planning, plans for replacing these below grade utilities should be addressed with a focus on access and maintenance.

There are two PG&E natural gas lines that run beneath Middlefield Road. These are lines 132 and 109 and they are both 24". Line 132 runs along the southern edge of the road, near the site, while 109 is roughly 65' north of Line 132. A "Stage 2" risk analysis is not required because as part of this project, the scope of work does not impact Department of Education property.

In addition to these two gas lines, there is a 10' PG&E easement that runs through the site at the location of the future Recreation + Wellness Center, and continuing through the leased PAUSD surface parking lot. Other than removable pedestrian cross-overs and service truck circulation, this area is kept vacant and serves as ventilation for the parking garages. This line has been inactive since the 1960s. Although the line is abandoned, PG&E does reserve the 10' easement. 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.

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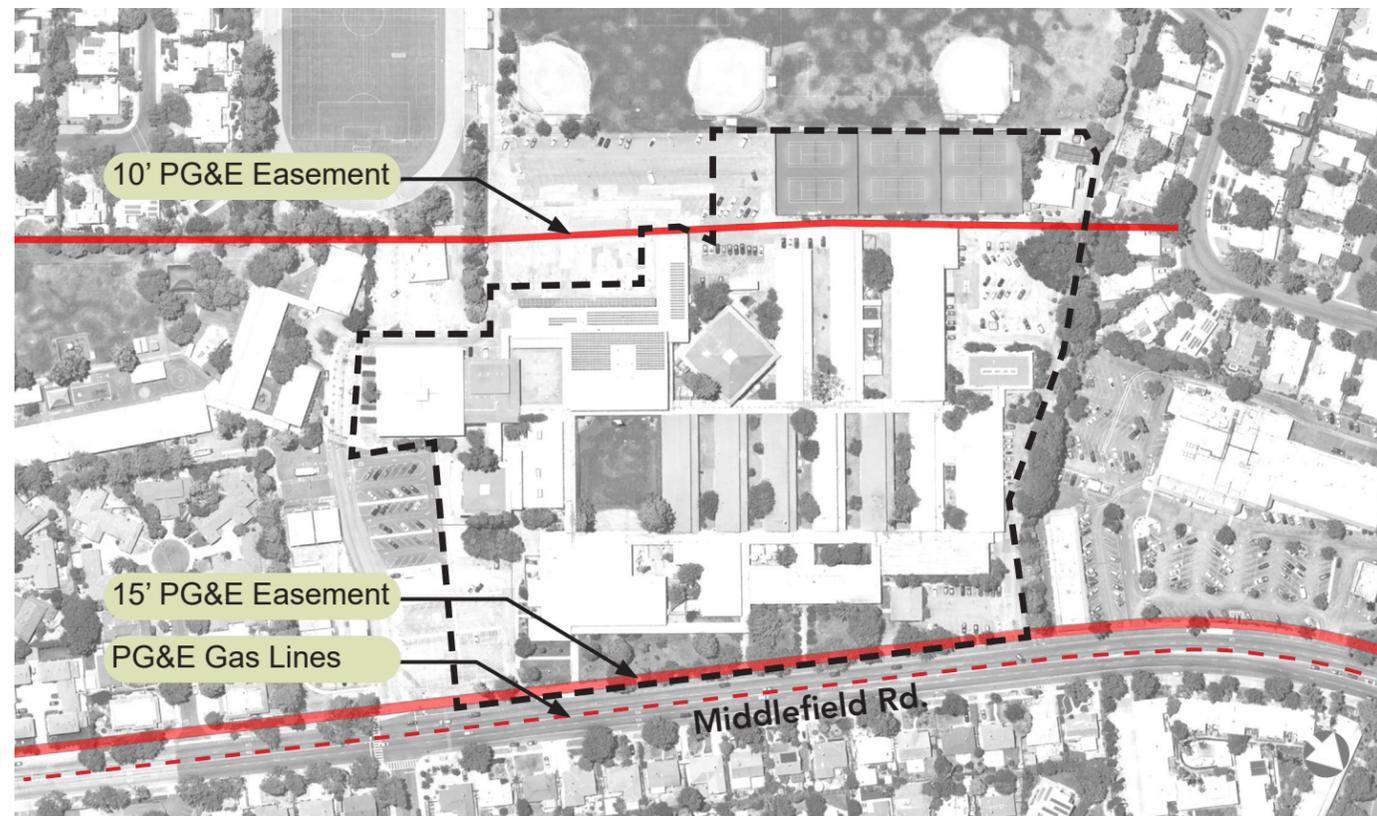


Figure 15. PG&E Easements and Utilities Map



03

Community Co-Design Process

Summary

Iterative Structure

The community participated in an iterative process as part of the planning. They attended 3 meetings, each building on the input from the previous meeting, and ultimately contributing to the plan outcomes.

Methodology

The process started with background research and initial meetings with City Council, tenants, City Departments, and other groups. Community Fellows, or ambassadors, were recruited to assist with outreach and facilitation at the meetings. Finally, each meeting started with a presentation followed by participatory activities facilitated at roundtables with smaller groups.

Meeting 1

Meeting 1 focused on revising the Core Intentions, or guidelines, developed by the City Council. Then participants discussed what indoor and outdoor uses and programming they would like to see at the future Cubberley site.

Meeting 2

For Meeting 2, community members were presented three different concept layouts. They were asked to identify which aspects of each concept they wanted to keep or remove when consolidating into one design.

Meeting 3

At Meeting 3 community members were presented one concept design, combining the programming and layout results from the previous two meetings. They were then asked what was working or could use further improvements for the plan at the end of Phase 1 and then at the end of all phases.

Co-Design Conclusion

The guidelines below were some of the most commonly discussed design ideas across all community meetings and surveys.

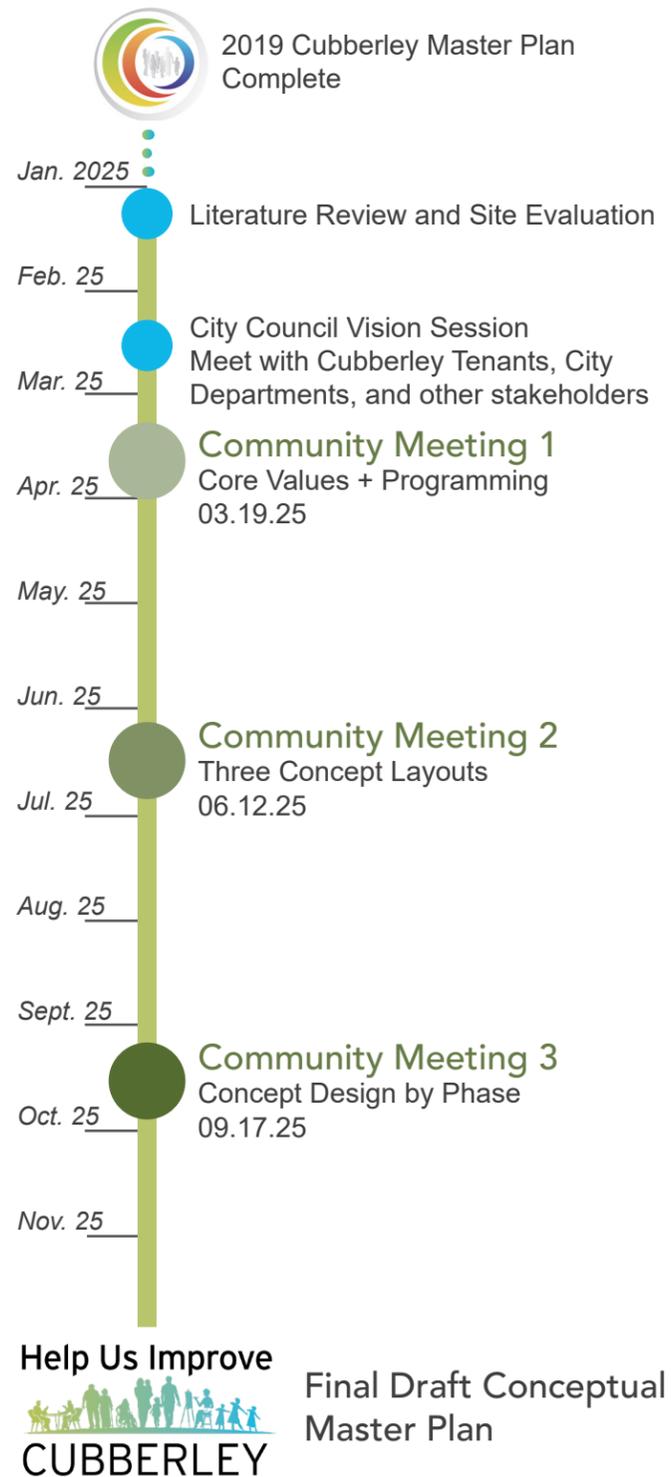
- Flexibility in layout and design for all future uses
- Ample green space with native plantings
- Safe biking and walking paths
- Promote interactivity and collaboration while visiting the campus
- Convenient, accessible parking
- Welcoming, multi-generational spaces with a variety of uses

Community Co-Design Process

Iterative Structure

The community participated in an iterative process as part of the planning and development of the Conceptual Master Plan. Over 320 community members participated in 3 community meetings, each building on the input from the previous meeting, and ultimately contributing to the plan outcomes. The graphic timeline on the following pages shows the overall structure and goals of the co-design process at each meeting.

The first meeting focused on core goals and values for the future site and programming priorities and adjacencies. The second meeting focused on three concept design layouts. The final meeting asked community members to respond to one concept plan through multiple phasing options. Meeting participants provided plan feedback and contributed input on programming, parking, circulation, layout, and more. The results from each meeting were documented in meeting summaries and all verbatim comments were posted online. These summaries and back-up documentation can be found in the appendix.



Methodology

Initial Outreach and Research

As part of the initial background research and needs assessment for the project, Concordia met with existing Cubberley tenants about the current programs to better understand space usage and program needs. Various City departments had input at the start of the project to give clarity on project opportunities and concerns. This outreach provided a baseline understanding of existing programs and needs from the perspective of program-providers and other on-the-ground staff. Concordia also studied other nearby facilities, program offerings, existing City plans and more.



Meeting Format

Each meeting was held at the Pavilion on the Cubberley site. Every meeting was formatted the same way. Multiple round tables were set up with activity sheets, agendas, post-its, pens, and any additional information necessary to support participation. The large-scale (4ft x 3ft) activity sheets were unique to the meeting topics. Each table had a facilitator from either City Staff, Concordia, or Community Fellows. The meeting started with a brief presentation and then proceeded to the interactive activities to gather the information from participants about the project.



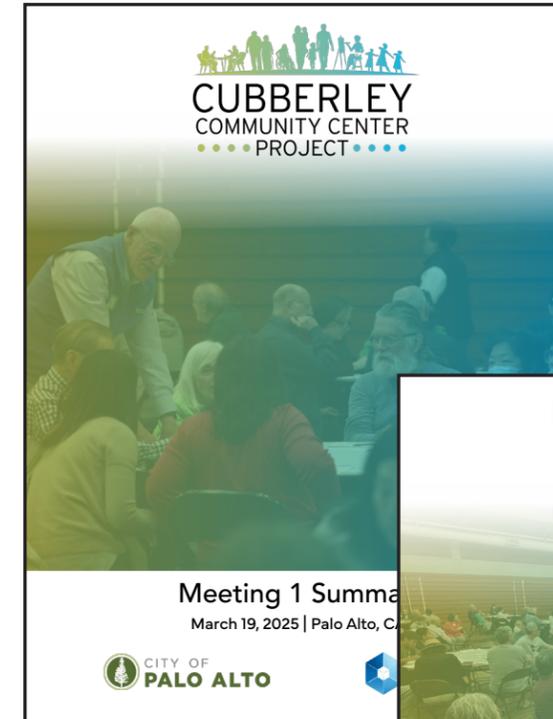
Role of the Fellows

The planning team recruited volunteer “Community Fellows” in this process. These individuals volunteered their time to help provide outreach and meeting facilitation. The project team recruited both adults and, importantly, high school fellows to ensure that youth voices were a focus. Concordia led multiple facilitator training sessions with the fellows to help prepare them for the role in general and specifically before each meeting to prepare them for the topic and activities. Fellows helped get the word out about the meetings, where they served as table hosts, facilitating table conversations and ensuring that all attendees could participate equally in the activities.



Meeting Summaries

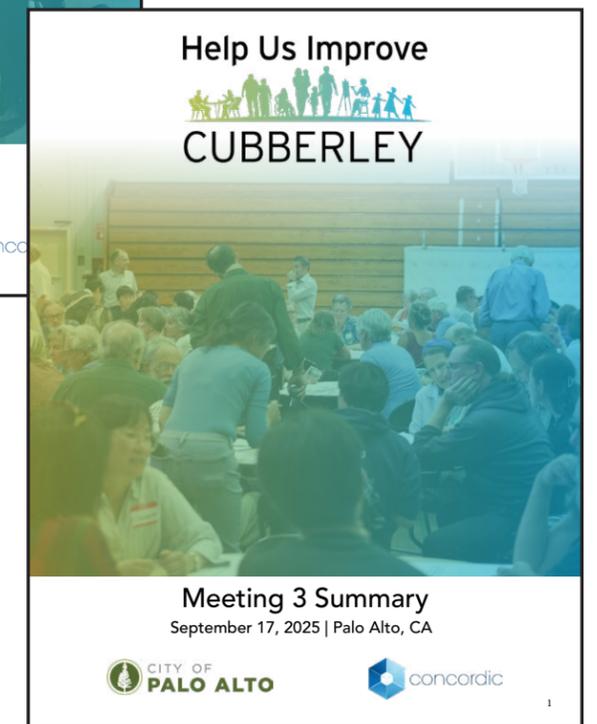
The following pages describe each meeting in more detail including attendance, activities, and main takeaways. Meeting summaries were published after each meeting. Full meeting summary documents and complete meeting data documents can be found in the Appendix.



Meeting 1 Summary



Meeting 2 Summary



Meeting 3 Summary

Meeting 1

Core Intentions

City Council held a session before meeting 1 to develop the Vision Statement to help guide the Cubberley Project. Based off of the results of that session, previous research, and outcomes of the 2019 Cubberley Co-Design Plan, a Vision Statement along with six Core Intentions were developed. With that as a baseline, each table reviewed and proposed revisions to both the Vision Statement and the Core Intentions to align them more closely with community values and priorities.

Across all of the Intentions, community members valued multipurpose, adaptable spaces to accommodate diverse uses over time; gathering hubs for interconnectivity and communication between diverse social, cultural and generational groups; accessibility for all ages, cultures, and abilities to access holistic wellness resources; integration of green space and sustainability features in experiential and infrastructural planning; and affordability for local Palo Altans and tenants who have a community focus.



Updated Core Intentions for the Cubberley Conceptual Master Plan

1. Offer inclusive wellness opportunities to support social, emotional, and physical health
2. Encourage gathering, interconnectivity, and exploration across generations and cultures
3. Build an adaptable, multipurpose, and accessible space for future present and future needs
4. Support arts, culture, and collaboration and their connections to wellness and nature
5. Provide a dynamic, multi-cultural and multigenerational learning environment
6. Prioritize serving local Palo Alto needs while balancing affordability and long-term costs



Program Priorities + Adjacencies

For the second activity, participants reviewed a list of programs that had been included in the previous 2019 Master Plan and in preliminary discussions from the 2025 Kickoff Meetings. Each table then discussed which programs should or should not be included in the future Community Center, and which ones were missing.

From their list of prioritized programs, they then indicated which programs should be indoor or outdoor, which could share a space, and which should be adjacent/separated. If more than one program could share a building, those programs were written on the same indoor square. The same directions were given for the outdoor squares.

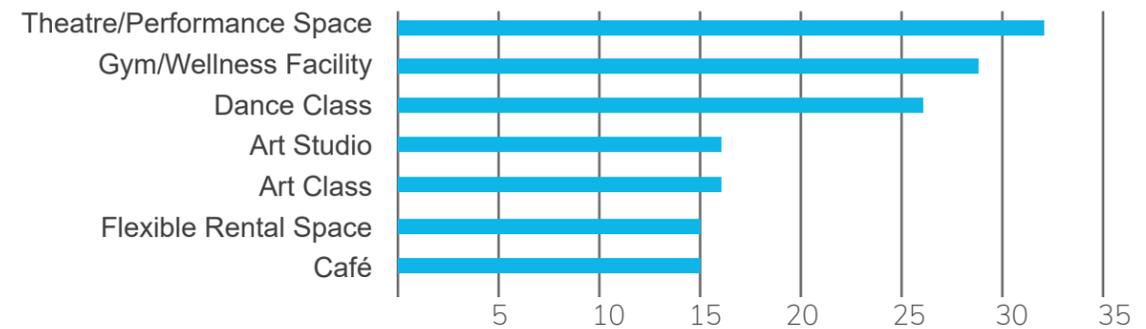


Figure 16. Top Indoor Programs by frequency of mention

86 unique indoor programs were selected by participants at the meeting. The most commonly selected program was theatre/performance space. This was followed by a gym/wellness facility. Rounding out the top three was dance class.

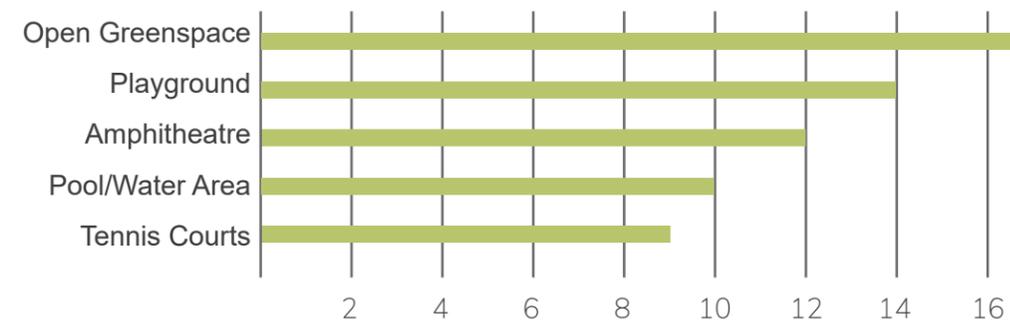


Figure 17. Top Outdoor Programs by frequency of mention

38 unique outdoor programs were selected by participants at the meeting. The most commonly selected program was open greenspace. This was followed by playground and amphitheatre.

Many tables grouped together clumps of similar programs. For instance, performing and movement programs were often placed near each other. Education, early childcare, afterschool care, and playground were put adjacent often. Wellness, fitness, and other recreation programs were put near each other but also often put further away from arts programs. Café and other food service ideas were commonly put next to theatre/performance space, amphitheatre, and student/teen center.

Meeting 2

Three Concept Designs

For the second meeting three concept layouts were presented in depth. The concepts focused on overall layout, relationship of built space vs. outdoor space, and pedestrian/bike traffic flow. The presentation also highlighted that the forthcoming meeting would combine the three concept results with programming results from the first meeting to inform the final concept design. Community members were asked to review and add green and red stickers for aspects of each design they would like to retain or remove, respectively.

Across all three concepts, some common trends emerged. First was the community's desire to have parking options throughout the site. People highlighted the parking structure option as being too far from building sites, too close to the existing school, and too close to the surface lot. Most groups liked the idea of below-grade parking as it spread the parking across the whole site and allowed for more open space.

While most groups like the new construction options across the board, some groups supported renovating some buildings. Specifically, groups were for some renovation if the cost savings were significant. Another commonly mentioned idea was to ensure that some bike paths were separate from pedestrian paths to ensure safety for all. Some other common ideas included adding some retail or café options on site, having a more recognizable presence/entrance on Middlefield, and creating more opportunities for the community to interact with each other in public spaces.



"We approve
of merging the
diagonal with the
promenade."
-Meeting 2
Community Member

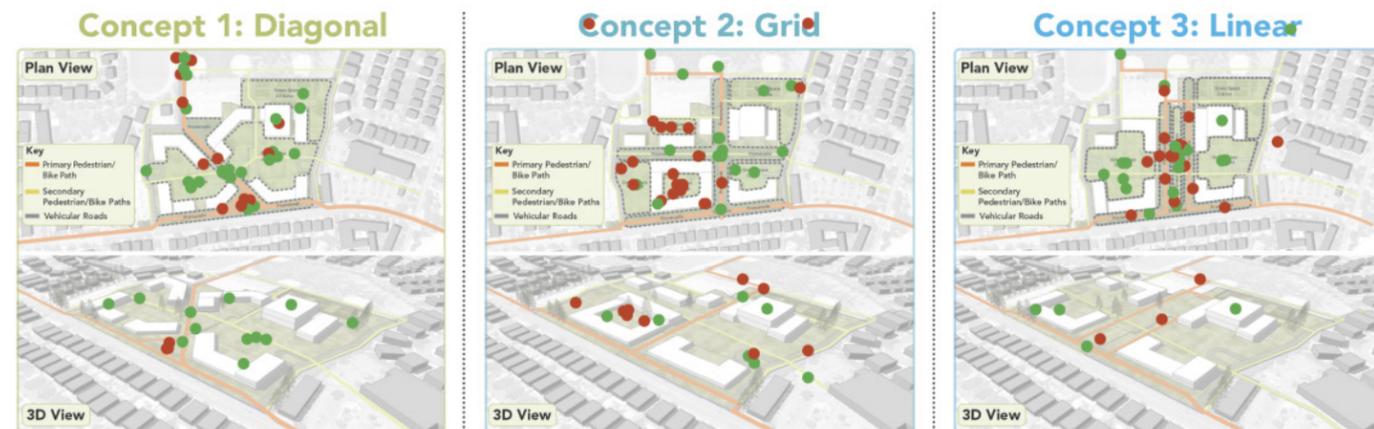


Figure 18. Total Stickers placed on each Concept for Meeting 2

Meeting 3

Concept Plan by Phases

For meeting three, one concept design was presented in depth. The concept was presented through a phasing plan highlighting the existing buildings that would be deconstructed first and which new facilities would take their place. The first activity focused on reviewing the concept plan at the end of Phase 1 and the second activity focused on the plan at the end of Phase 2 and 3. Each activity asked the community to collectively answer the same questions about aspects that were positive, concerning, or could use improvement.

Across all phases, the most mentioned topic for the "What is working well?" question was **parking**. Many groups appreciated the additional parking, particularly in Phases 2/3 when the below ground parking is built. Groups also highlighted the ability to easily circulate the whole site through the different parking areas. **Circulation** for cars, along with pedestrians and bicyclists, was also discussed positively as many tables. The **café and community Kitchen** building was highlighted as a great addition to the future Cubberley site.

Interestingly, **parking** was the top most mentioned category for "What is working well" and "what is not working well". One of the main differences is that people appreciated the additional parking at the end of Phase 2/3 but are concerned that Phase 1 does not provide enough parking, with calls to build the parking structure earlier and add more surface and accessible spaces. Similarly, there was also a lot of the discussion surrounding **circulation and access** for the site. There were many calls for designated drop off areas, particularly for child care programs. There was also some concern about emergency vehicle access, particularly in the below ground parking area. Another topic that groups had concerns about was **phasing**. For tenants, there were many questions about logistics of deconstruction and construction relative to their ability to continue their programming, particularly programs that have specialty equipment/facilities. Protecting existing tenants — such as dance studios, Friends of the Palo Alto Library, and other long-term nonprofits — was a high priority.



Co-Design Conclusion

The co-design meetings shaped the Conceptual Master Plan at every stage of the process. Meeting 1 provided a tentative programmatic foundation and overarching vision that informed the conceptual design options at Meeting 2, where participants honed layout and circulation direction for the plan. At Meeting 3, participants provided feedback on a more refined singular draft plan showcasing the phasing of the project. This input guided the design team in updating and finalizing the plan.



Pre-Meeting Input

- 2019 Conceptual Master Plan Results
- Tenant + City Department Meetings
- Existing City Plans + Initiatives
- City Council Vision Session

Meeting 1: Programming

- Prioritize Programming:
- Performing Arts
 - Gym/Wellness
 - Visual Arts
 - Flexible Space
 - Gathering Areas
 - Green Spaces

Meeting 2: Layout

- Accessible parking throughout site
- Larger open spaces
- Safe biking and pedestrian paths
- Renovate some buildings if possible
- Combine the diagonal and promenade layout
- Create spaces for where public could interact

Meeting 3: Design by Phase

- Easy vehicular circulation
- Highlight the café and community kitchen
- Ensure ample parking for all phases
- Prioritize program continuity during construction
- Expand drop off areas

Help Us Improve
CUBBERLEY

Final Plan

Community-Led Design Guidelines

The guidelines below were some of the most commonly discussed design ideas across all community meetings and surveys.

- Flexibility in layout and design for all future uses
- Ample green space with native plantings
- Safe biking and walking paths
- Promote interactivity and collaboration while visiting the campus
- Convenient, accessible parking
- Welcoming, multi-generational spaces with a variety of uses



04

Conceptual Master Plan

Summary

Conceptual Master Plan

The Conceptual Master Plan is a future vision for the Cubberley site designed for flexibility. The recommendations herein draw heavily from community input at the co-design meetings, and guidelines such as the Parks Trails Natural Open Space & Recreation Master Plan and the San Antonio Road Area Plan (In progress).

Most of the recommended community center programs are continuations or expansions of the existing Cubberley programs, which were highly valued by meeting participants. The programs that are truly new additions to Cubberley include a café, commercial kitchens, large performing arts space, and a pool.

Phase 1

Phasing offers flexibility with funding opportunities: Phase 1 is a major milestone in the plan and is the basis for the ballot measure. Phase 1 is designed to provide complete services for Cubberley and includes new construction of the Recreation + Wellness Center, Education + Enrichment, and Performing Arts buildings. Phase 1 also includes renovation of Building I, Pavilion and Theatre. Phase 1 also includes renovation of existing wood frame buildings for use by Visual Arts + Technology and Community Services uses. Renovations of these buildings reflect that there will likely be an indefinite pause between the first phase and future phases due to funding constraints.

During construction, current program providers and tenants who occupy buildings affected by Phase 1 Construction will move to a temporary location which will be vacated by PAUSD prior to the project start.

Phases 2 and 3

Phases 2 and 3 include new construction of Visual Arts + Technology, and Community Services. These phases also include new partially underground parking.

Outdoor Programming

Outdoor program spaces include intergenerational gathering, welcoming and inclusive flexible spaces, and connection to natural amenities. Some of the outdoor spaces will be developed over time across all of the phases, while others are specific to certain phases.

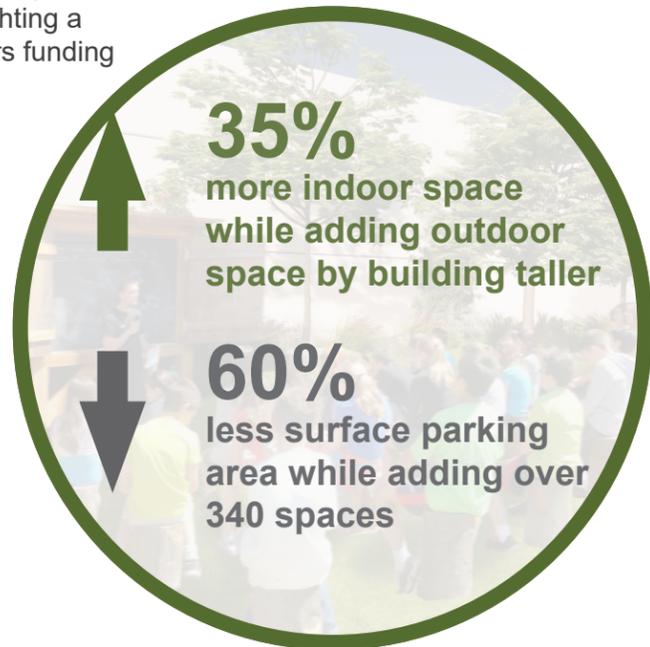
Conceptual Master Plan

The Conceptual Master Plan is a future vision for the Cubberley site designed for flexibility. The recommendations herein draw heavily from community input at the co-design meetings, responding both to their indoor and outdoor program recommendations.

In addition to community input at the meetings, the design team aligned current and future program needs with other related plans and guidelines listed in the Related Plans section, with particular focus on the plans most impacting Cubberley program uses: Parks Trails Natural Open Space & Recreation Master Plan and the San Antonio Road Area Plan (In progress).

Most of the recommended community center programs are continuations or expansions of the existing Cubberley programs, which were highly valued by meeting participants. The programs that are truly new additions to Cubberley include a café, commercial kitchens for catering, food services, emergency shelter operations, and culinary/nutritional programming, a large performing arts space, and a pool.

This Conceptual Master Plan was developed through the co-design process, highlighting a phased approach that greatly considers funding and program continuity.



Phase 1

Phasing Overview

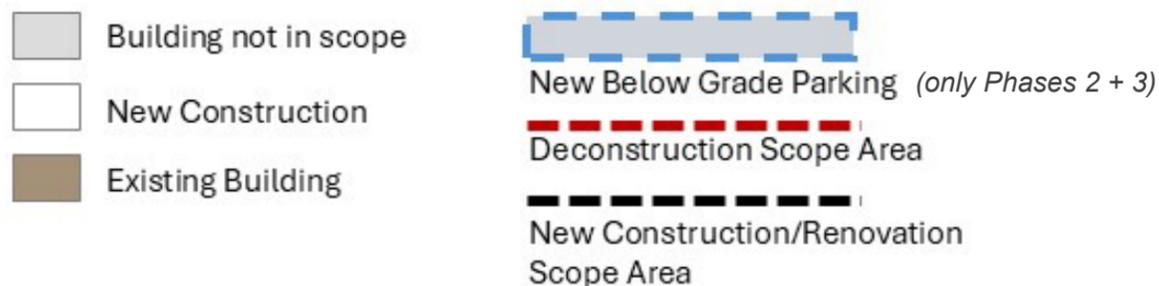
Phasing offers flexibility with funding opportunities: Phase 1 is a major milestone in the plan and is what is expected to be funded by a successful ballot measure. Phase 1 is designed to provide complete services for Cubberley. However, compared to Phase 3, Phase 1 has limited expanded capacity for indoor and outdoor programming, and the renovations in Phase 1.5 will not provide the same level of construction and space planning. At the end of Phase 1, the City could choose to pause construction to seek funding through different sources. The City would assess the feasibility of continuing to future Phases.

The complete Conceptual Master Plan is inclusive of Phases 2 and 3 but, importantly, allows for flexibility by planning for continued operation at Phase 1. This document references both Phase 1 and Phase 3 for the purposes of assessing both use cases and describing the project in a feasibly funded scope for the ballot measure.

Phasing offers flexibility for continuity of use: The phasing plan stages construction so that program displacement is minimized. For example, current tenants who operate in the Phase 1 boundary may move to an existing vacated portion of the campus, operating from that temporary location during construction, then will move to a final location after the phase is complete. This section illustrates a proposed conceptual phasing strategy to sequence construction. During each phase of work, a more detailed plan for program continuity will be developed. This phasing plan preserves program continuity by:

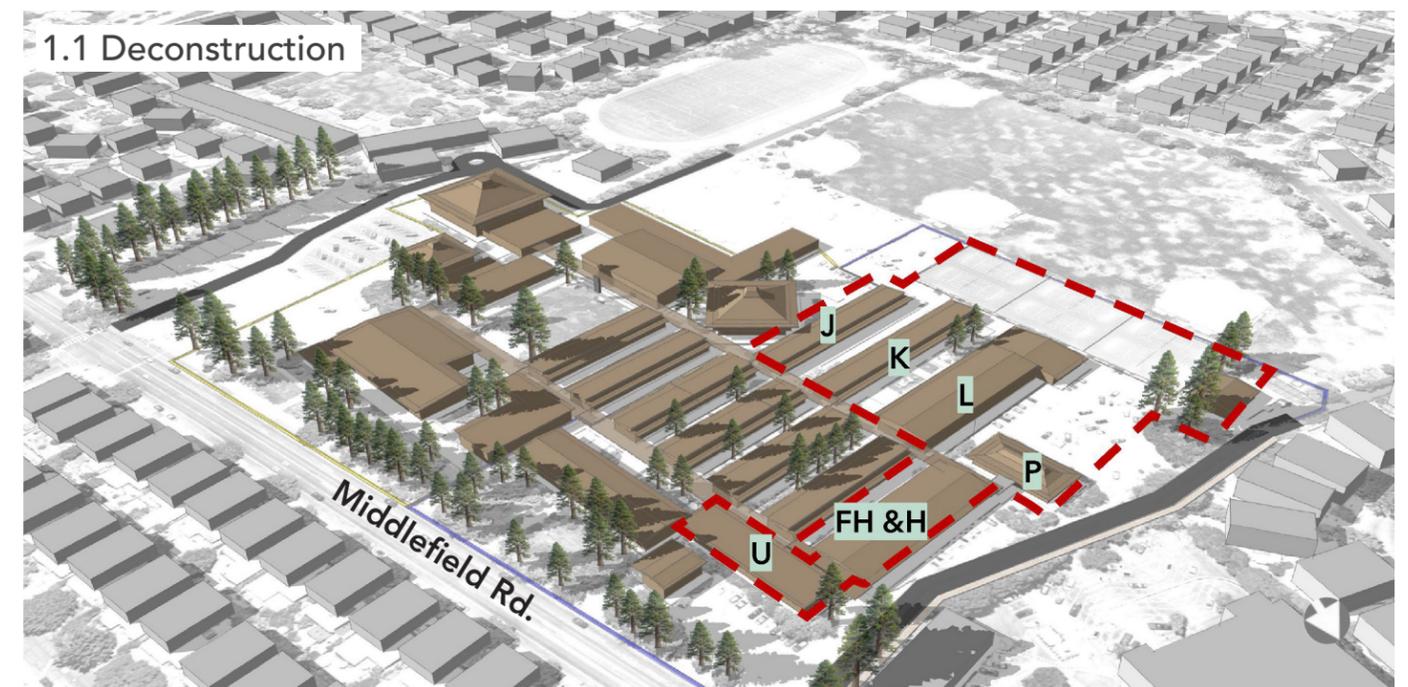
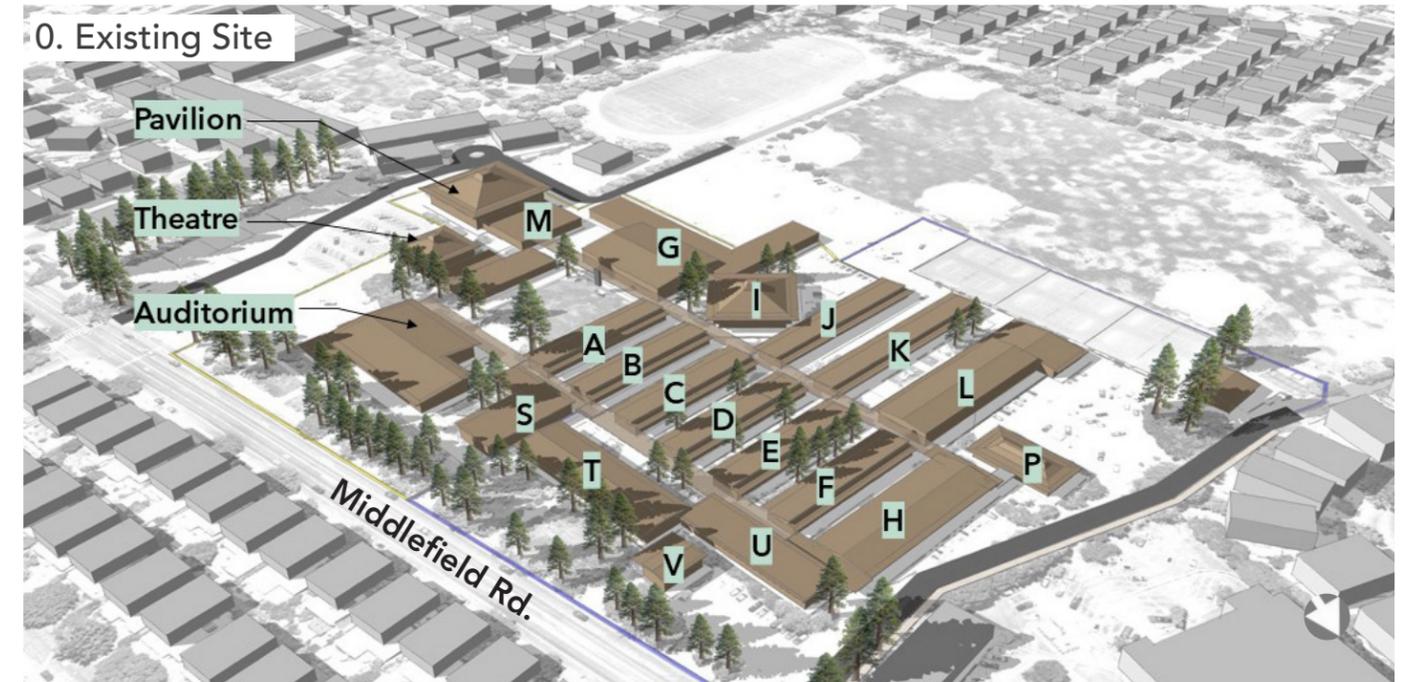
- Utilizing existing PAUSD space – which will be vacated prior to the project start – for tenants to move into while other areas are undergoing deconstruction and new construction
- Maintaining gyms and the Pavilion, which, at peak times, are currently booked to capacity, until their replacement areas are complete within the new Phase 1 Recreation + Wellness Center
- Ensuring that each phase builds added flexible square footage, sufficient for existing tenants to move into, before deconstruction of subsequent phases

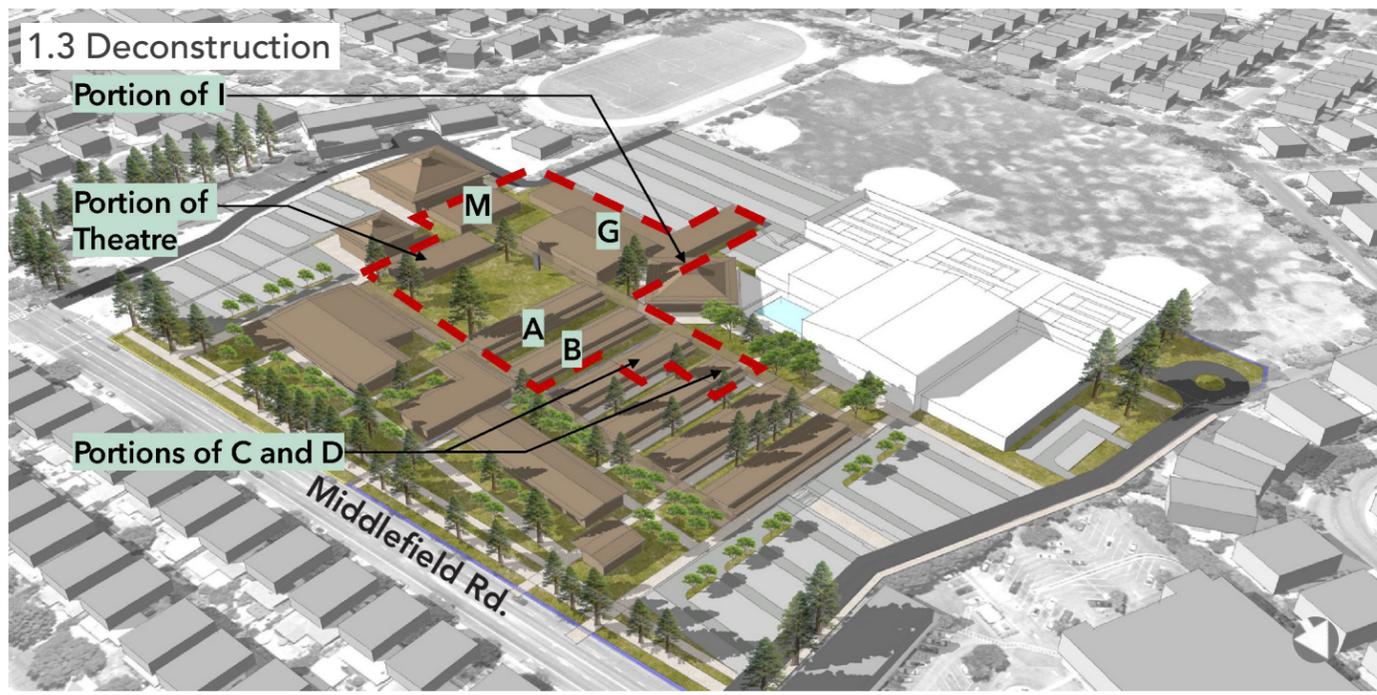
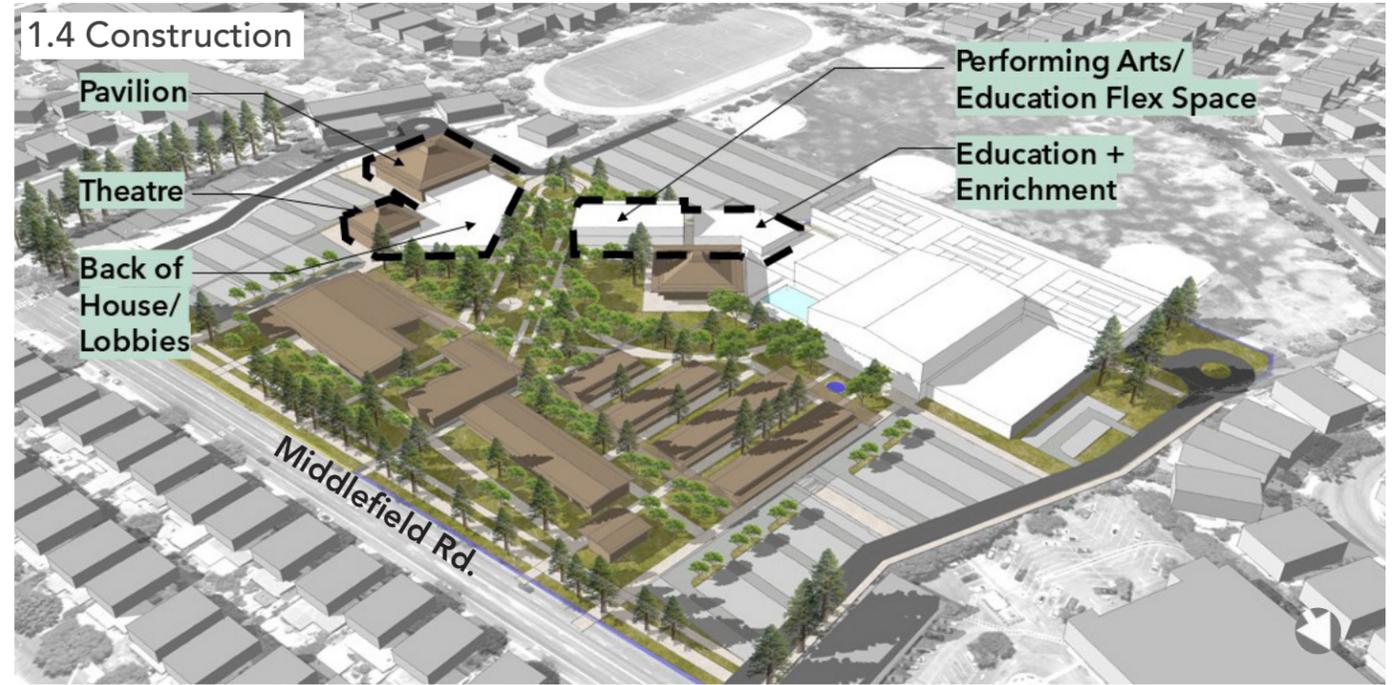
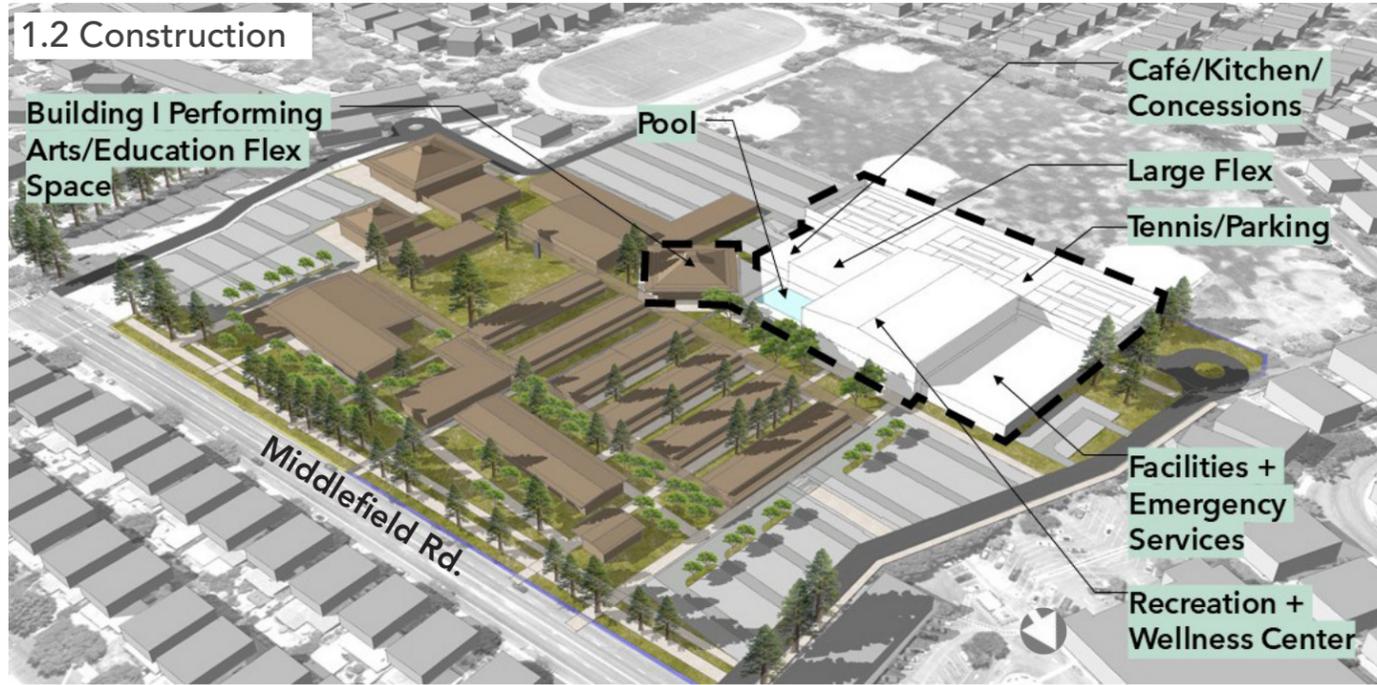
This phasing plan is conceptual and flexible, showing just one example of the building sequence. Over the coming years, this phasing plan may be revised to better suit future needs, constraints and funding opportunities.



Phase 1 Deconstruction and Construction

The diagrams below show the suggested order of deconstruction and construction throughout Phase 1. While some programming will be relocated to temporary facilities for periods of time, the goal is to continue as much existing programming as possible throughout the deconstruction and construction timeline.





Phase 1 Complete



2.2 Flex Performing Arts/Education

2.0 Education + Enrichment

2.1 Performing Arts/Education Flex

3.0 Performing Arts

3.2 Lobby + Back of House

3.1 Community Theatre

4.0 Community Services

1.4 Café/Kitchen/Concessions

1.5 Pool

1.3 Large Flexible Space

1.0 Recreation + Wellness Center

1.1 Tennis Deck + Parking Structure

1.2 Facilities + Emergency Services

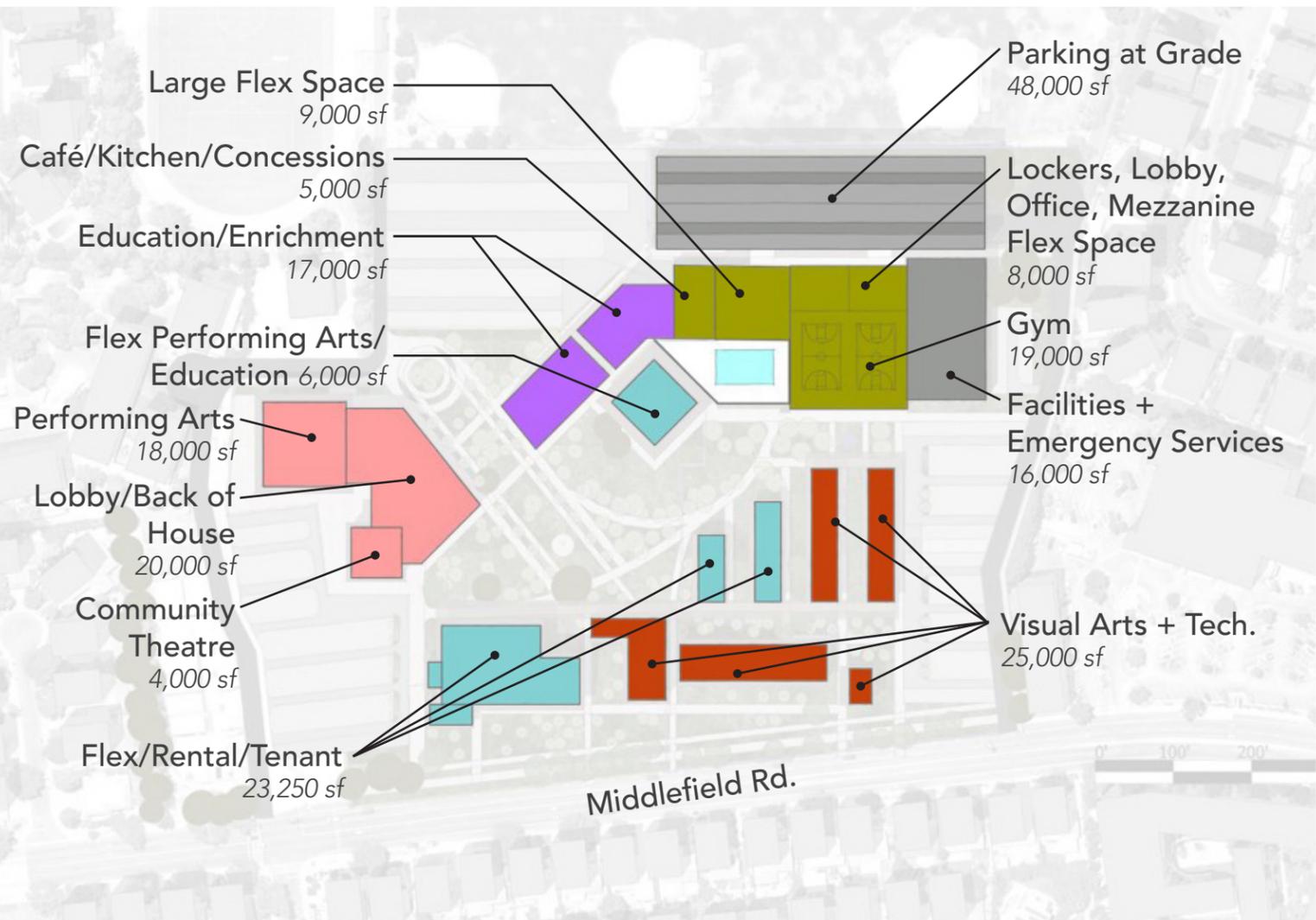
4.1 Visual Arts + Technology

Middlefield Rd.



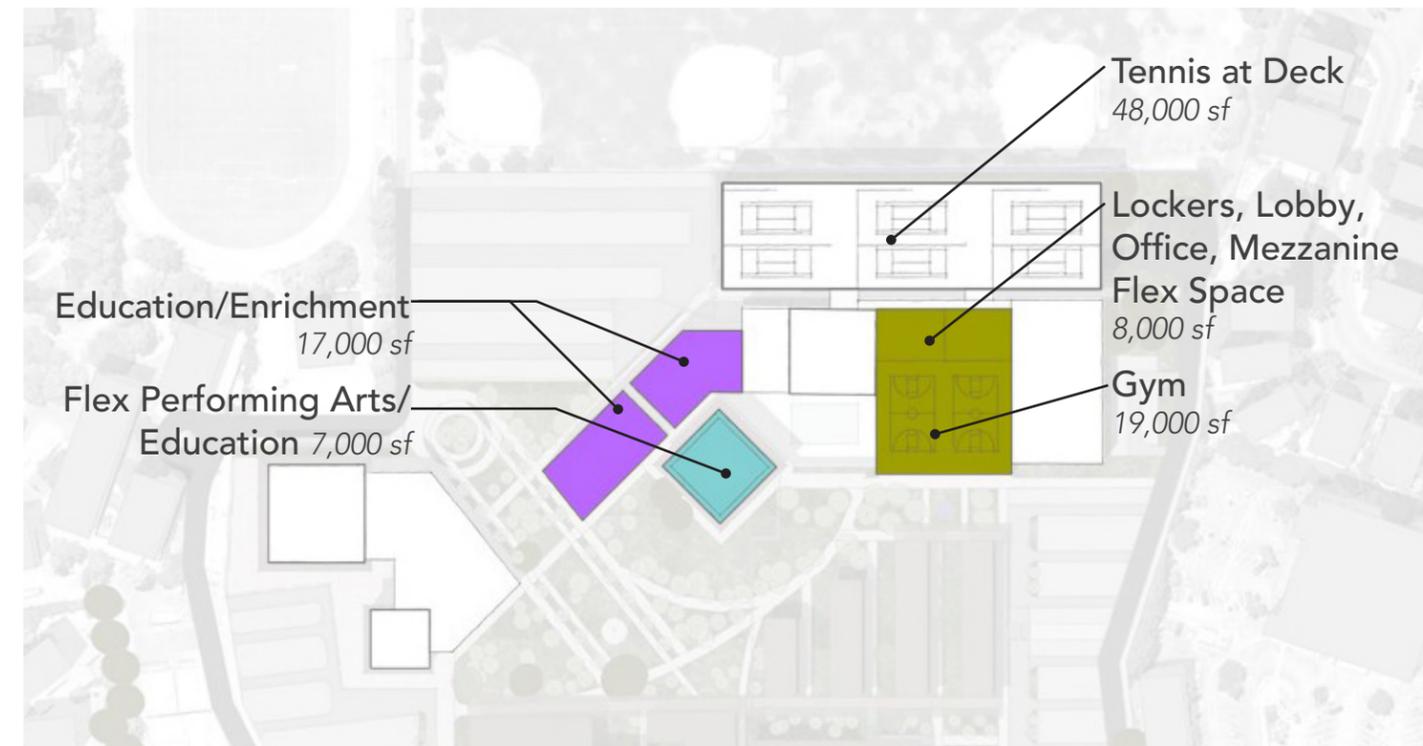
Phase 1 Complete



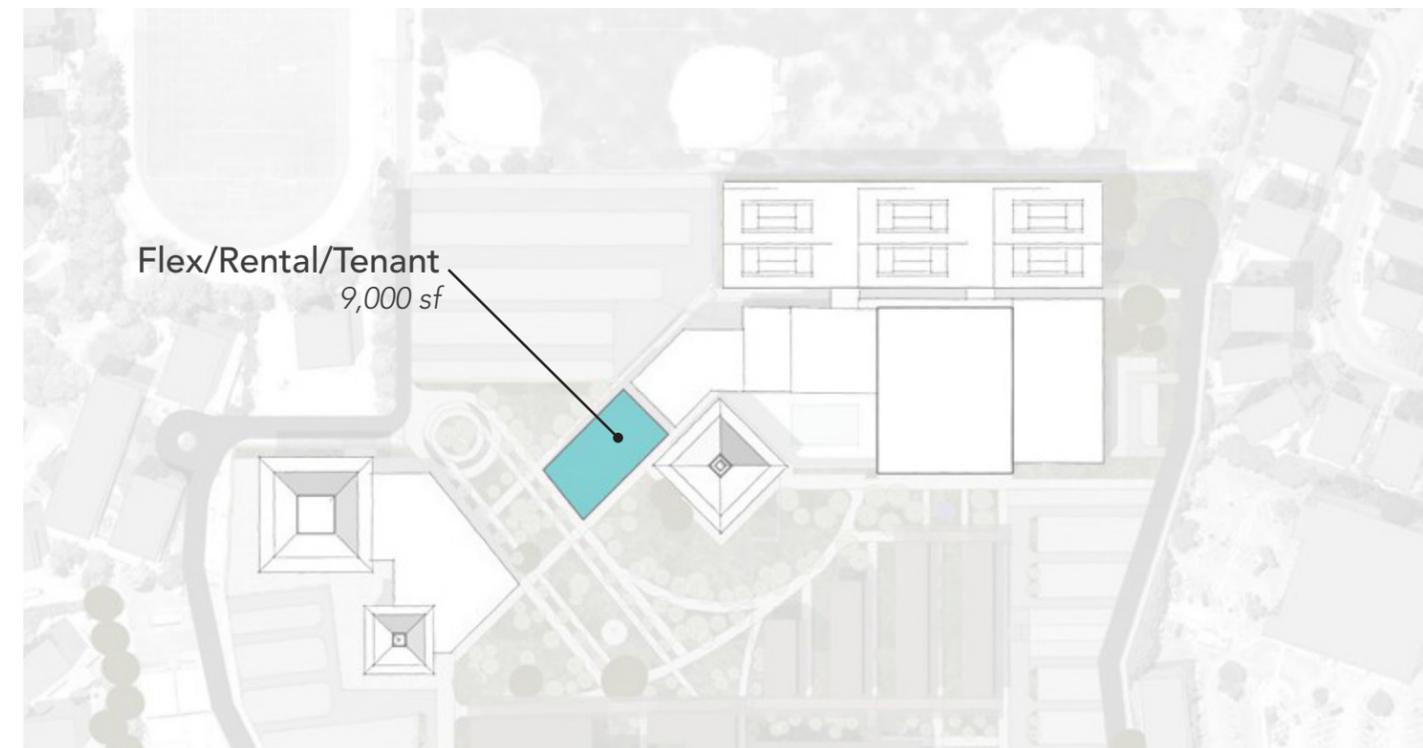


Phase 1 Programming First Floor

- Recreation + Wellness: 68,000 Total SF
- Performing Arts: 51,000 Total SF
- Education + Enrichment: 34,000 Total SF
- Community Services: 36,250 Total SF
- Visual Arts + Technology: 25,000 Total SF



Phase 1 Programming Second Floor



Phase 1 Programming Third Floor



Phase 1 Program Details

The following pages summarize the description and intent for each of the buildings at the end of Phase 1 and how the programs are supported within them. Longer program descriptions can be found in the Appendix. The gross floor area, meaning the square footage within the building envelope and including the exterior walls, for all buildings is shown and divided by program use.

Recreation + Wellness Center

1.0 - Gyms

The gyms are housed in a two-story building. Each level has 20' clear ceiling heights and retractable, moveable bleachers. When not in use for games, the bleachers retract and allow for multiple half-court or short-court practice games at once, as well as other indoor games and activities, including volleyball and group exercises.

Gyms A and B, on the first level, will be designed to also function as emergency shelters operated by the City of Palo Alto Office of Emergency Services.

All four gyms are also used for multiple and flexible uses including but not limited to:

- Sports and athletic teams
- Basketball, volleyball, pickleball, badminton, etc.
- Team games and practices
- School teams
- Rec teams

Recreation + Wellness programming

- Yoga/pilates classes
- Dance class/social (i.e. weekly ballroom dance)

Rental/Community Events

- Performances with simple IT/AV needs
- Community meetings
- Teen leadership events, fairs, festivals, exhibitions, conventions, etc.
- Graduations

All four gyms will be designed with acoustical treatment to dampen reverberation

The 20' ceiling height requirement at the courts will allow for mezzanine support space for a lobby, offices, flexible-use wellness space, locker rooms, and restrooms.

1.1 Tennis Deck + Parking Structure

This structure supports the high parking demand for the Recreation + Wellness Center and the leased athletic fields. Above the parking level is an athletic deck with six (6) tennis courts.

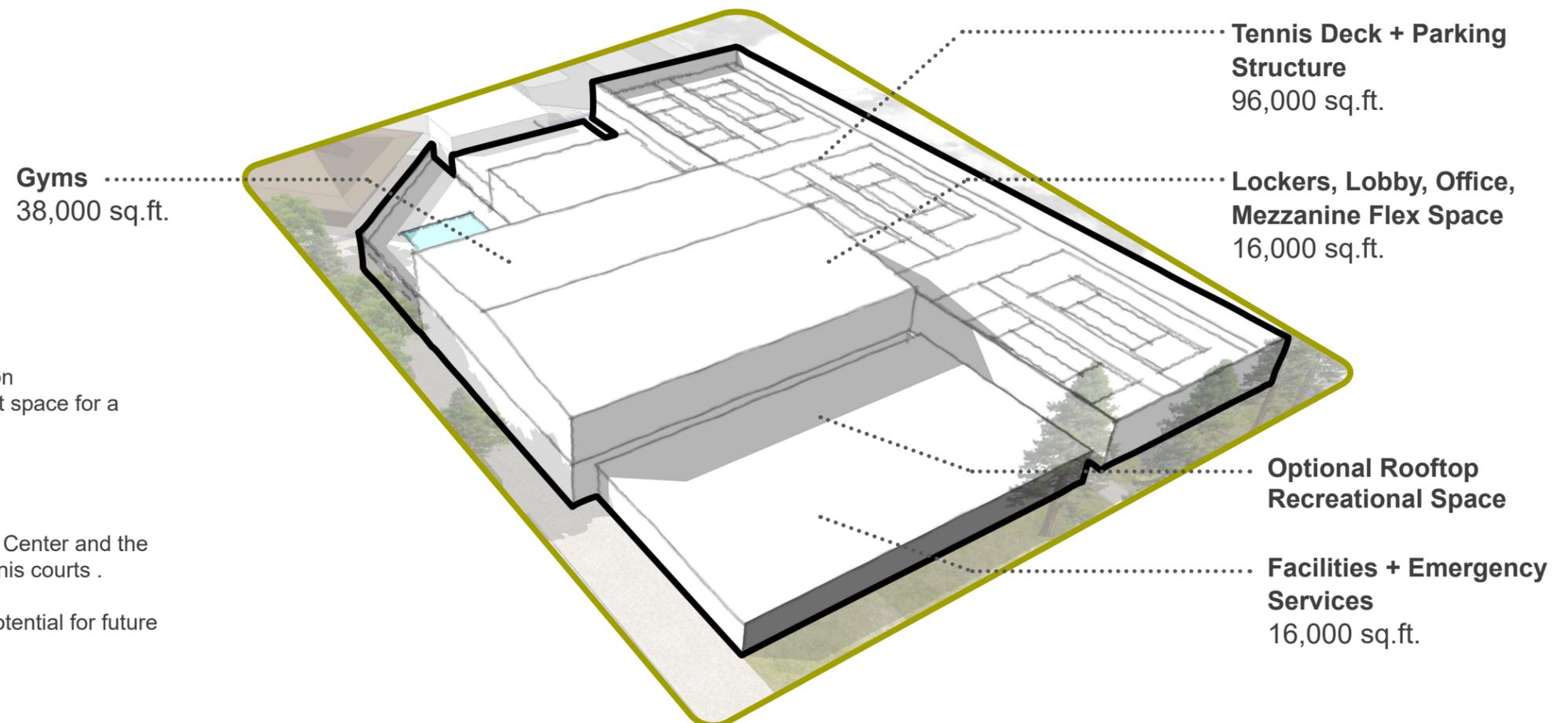
Parking structures are planned with high ceilings and flat floors, to create the potential for future conversion into indoor space, should parking needs ever decline.

1.2 Facility + Emergency Services

The facilities and emergency services building supports the entire campus's maintenance and facilities needs. It serves many user groups from various program areas such as the outdoor recreation areas, emergency shelter gyms, Recreation + Wellness Center. Therefore it includes a diverse array of support spaces:

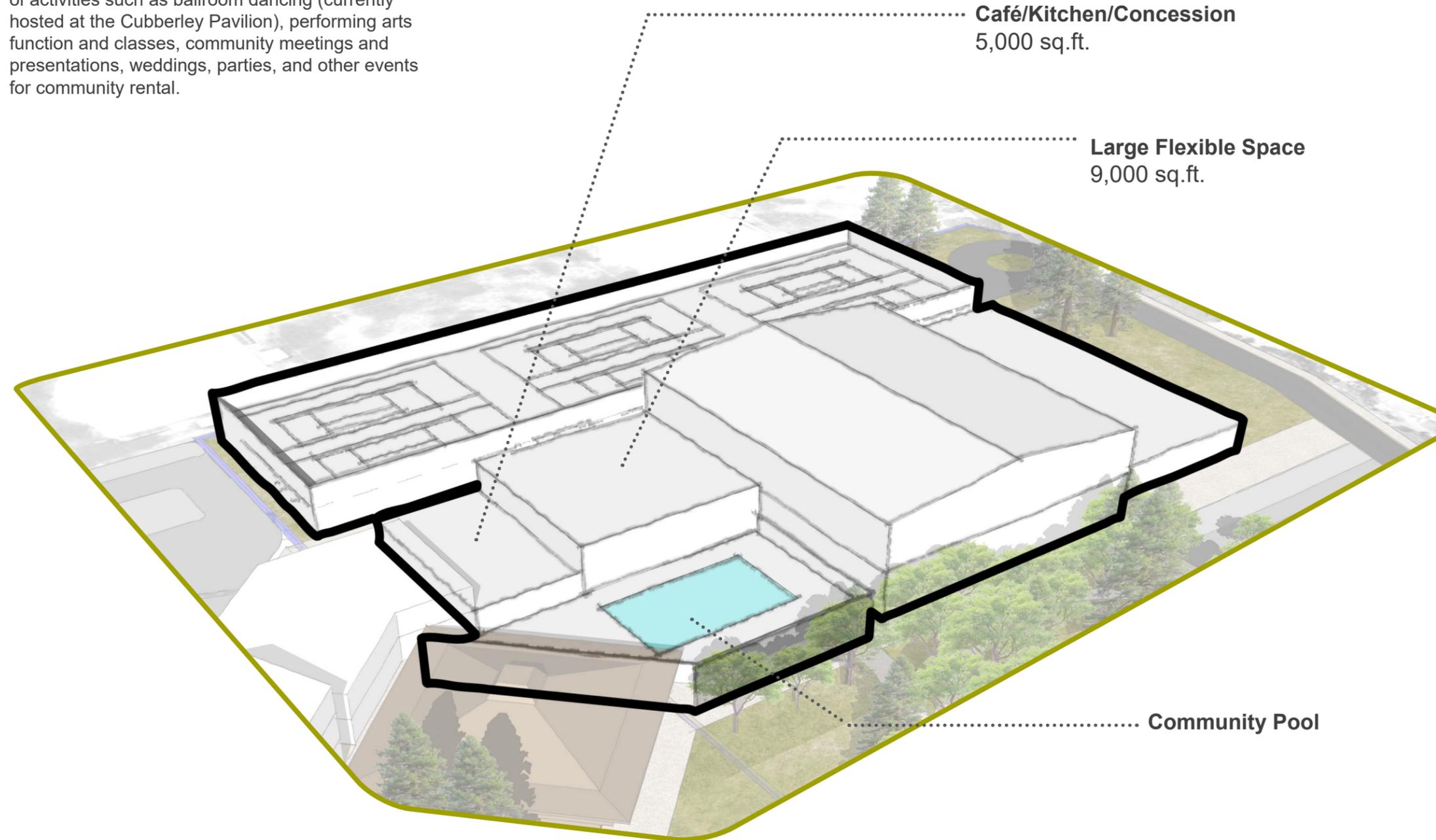
- Maintenance vehicle parking
- Maintenance storage, staging, shop
- Pool equipment and storage
- Service, receiving and loading access
- Office of Emergency (OES) storage, staging and communications
- Solar energy storage/equipment
- Offices
- Sports equipment/bleacher storage
- Office and administrative space: maintenance, OES, security, IT, breakroom, restrooms, eye wash station/first Aid
- Trash/recycling area
- Furniture storage (general campus and event equipment)
- Long-term bicycle parking
- Restrooms/lockers/showers (for use by outdoor programming, emergency shelter and Recreation + Wellness Center users)

This building optionally provides the opportunity for a rooftop recreational space such as a half court basketball court. These details can be explored more in the next Architectural Phase of design.



1.3 Large Flexible Space

The large flex space can host a diverse array of activities such as ballroom dancing (currently hosted at the Cubberley Pavilion), performing arts function and classes, community meetings and presentations, weddings, parties, and other events for community rental.



1.4 Café/Kitchen/Concessions

The café is an area where community members can purchase light refreshments such as beverages and grab-and-go food. Note: This plan shows just one potential location for the café which situates it in proximity to the Large Flexible Space for catering, adjacent to loading and service for food deliveries, and near the emergency shelter. However, the café could alternately be located in Building I, or another location at Cubberley during Phase 1. During Phase 3, another café is planned. See Phase 3 Community Services section.

The kitchen is a commercial kitchen that supports cooking classes, catering for the large flex space or other rental events on the campus. It also provides food services for emergency services at times when the gyms are deployed as a shelter. The kitchen may also be rented and used by community members for cooking and nutrition classes.

The concessions area serves snacks for events in the gym, pool and the athletic fields. Food service can be provided at walk-up windows on the south side of the building and facing the pool. It can also house carts and other mobile service accessories for vendors.

1.5 Community Pool/Lap Pool

The pool is a 6-lane, 25-meter pool which can support swim meets and recreational aquatics.



Education + Enrichment

2.0 Education + Enrichment Building

The two-story education and enrichment building is designed to accommodate a variety of configurations and uses such as classrooms, early childhood education, after school programs, lecture halls, adult education classes, administrative offices, and flexible use space. It is situated adjacent to the surface parking lot and a major passenger drop-off zone. Its adjacency to the Recreation + Wellness Center also allows for diverse student activity.

2.1 Performing Arts/Education Flexible Building

The three-story performing arts/ education flex building is similar in use to the two-story education + enrichment building (see 2.0 above). Additionally it has a third floor for flexible use.

Flex/Rental/Tenant
9,000 sq.ft.

Education + Enrichment
34,000 sq.ft.

**Flex Performing Arts +
Education Space**
13,000 sq.ft.

2.2 Building I: Flex Performing Arts + Education

Building I is one of the renovated, concrete-frame buildings. It supports flexible use and can accommodate future long-term tenants and rental/flex activities. It is also adjacent to the amphitheatre and has outdoor, integrated infrastructure for a bandstand/performing space such that a performing group can use the interior as a back of house and staging area during a performance.

Performing Arts

3.0 Performing Arts Space

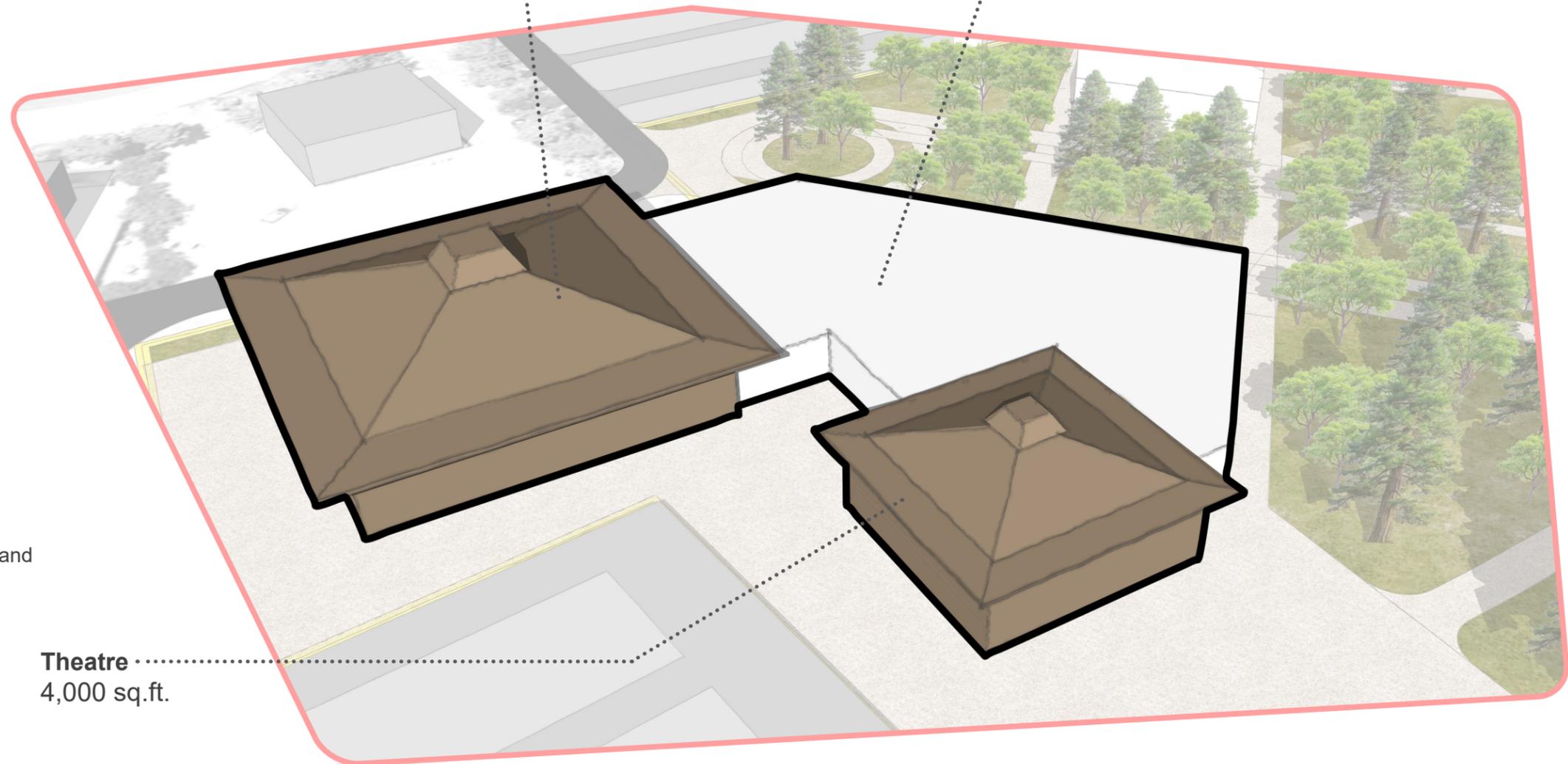
The performing arts space is housed in the renovated Pavilion. This area could support a variety of functions such as touring theatre productions and dance performances. The future development of this space is dependent on further discussions based on need, potential operators, and funding sources.

Performing Arts Space
18,000 sq.ft.

3.2 Lobby + Back of House

The lobby and back of house connector serves both the performing arts space as well as the theatre. It offers space for front of house uses such as pre-function, queuing, ticketing, refreshments, etc. It also houses back of house space for loading, stagecraft, greenroom, etc. Loading and service are provided facing the access road.

Lobby + Back of House
20,000 sq.ft.



3.1 Theatre

The Theatre is a 316-seat community theatre and will be renovated for the same use.

Theatre
4,000 sq.ft.



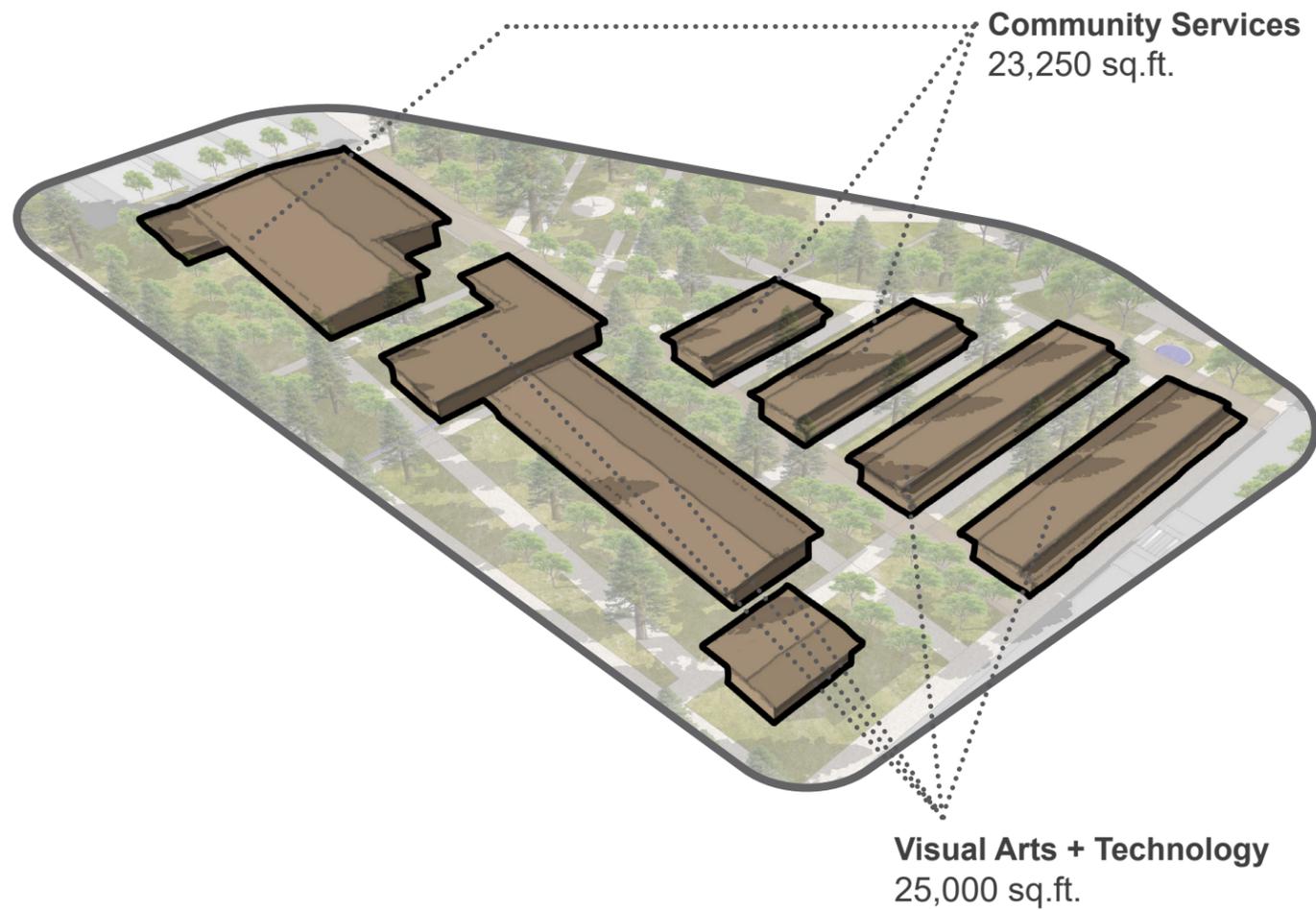
Renovated Buildings

4.0 Community Services

Community services functions will operate from the renovated auditorium, Building C and Building D in addition to the flexible spaces elsewhere on campus.

4.1 Visual Arts + Technology

Renovated buildings S, T, V, E and F will support visual arts functions. These uses include flexible class space, studio space, makerspace, and gallery. Building F has close access to drop off, loading, and the facilities building. Building uses could shift depending on need and fit of programs in the future.



Phase 2

Phase 2 Deconstruction + Construction

The diagrams below show the suggested order of deconstruction and construction in Phase 2.



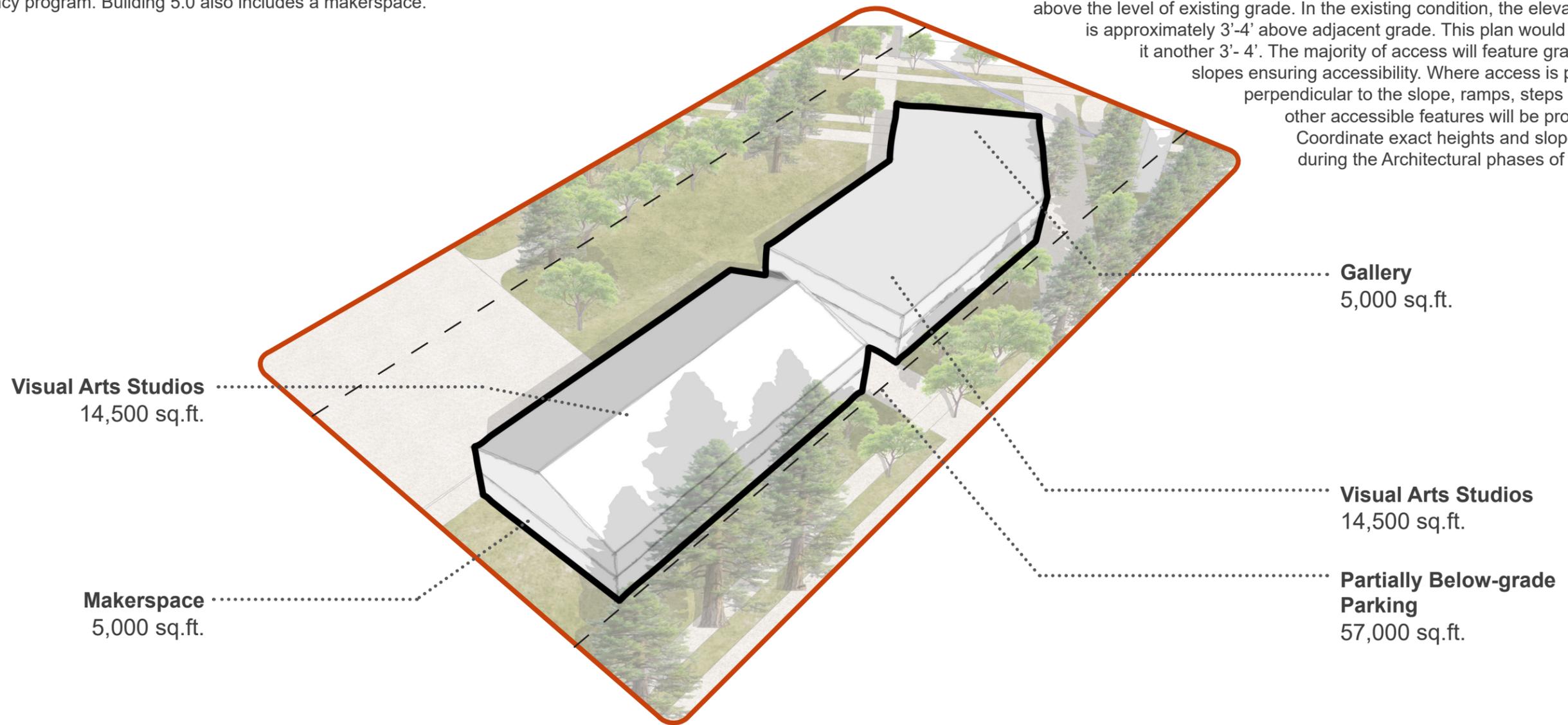
Phase 2 Program Details

The following pages summarize the description and intent for each of the buildings at the end of Phase 2 and how the programs are supported within them. Longer program descriptions can be found in the Appendix. The gross floor area, meaning the square footage within the building envelope and including the exterior walls, for all buildings is shown and divided by program use.

Visual Arts + Technology

5.0 - Visual Arts + Technology

The Visual Arts + Technology buildings include flexible class space, studio space for the City's Artist in Residency program. Building 5.0 also includes a makerspace.



5.1 Visual Arts + Technology

Building 5.1 includes a gallery which will showcase both artist-in-residency work, and other local art. This building is adjacent to the placemaker which can serve as an outdoor extension of the gallery.

5.2 Partially Underground Parking Garage

Parking structures are planned with high ceilings and flat floors, to create the potential for future conversion into indoor space, should parking needs ever decline. Partially underground parking allows for natural ventilation and daylighting by spaces on either side of the building. Elevators and stairs are provided for passenger access and loading and delivery. Because this parking garage is partially underground, the elevation around it will be raised above the level of existing grade. In the existing condition, the elevation is approximately 3'-4' above adjacent grade. This plan would raise it another 3'-4'. The majority of access will feature gradual slopes ensuring accessibility. Where access is provided perpendicular to the slope, ramps, steps and other accessible features will be provided. Coordinate exact heights and slopes during the Architectural phases of design.



Phase 3

Phase 3 Deconstruction + Construction

The diagrams below show the suggested order of deconstruction and construction in Phase 3.



All Phases Complete

3.0 Performing Arts

3.2 Lobby + Back of House

3.1 Community Theatre

5.0 + 5.1 Visual Arts + Technology

2.2 Performing Arts/Education Flex

2.1 Performing Arts/Education Flex

2.0 Education + Enrichment

1.4 Café/Kitchen/Concessions

1.5 Pool

1.3 Large Flexible Space

1.0 Recreation + Wellness Center

1.1 Tennis Deck + Parking Structure

6.0 Café/Kitchen/Lounge

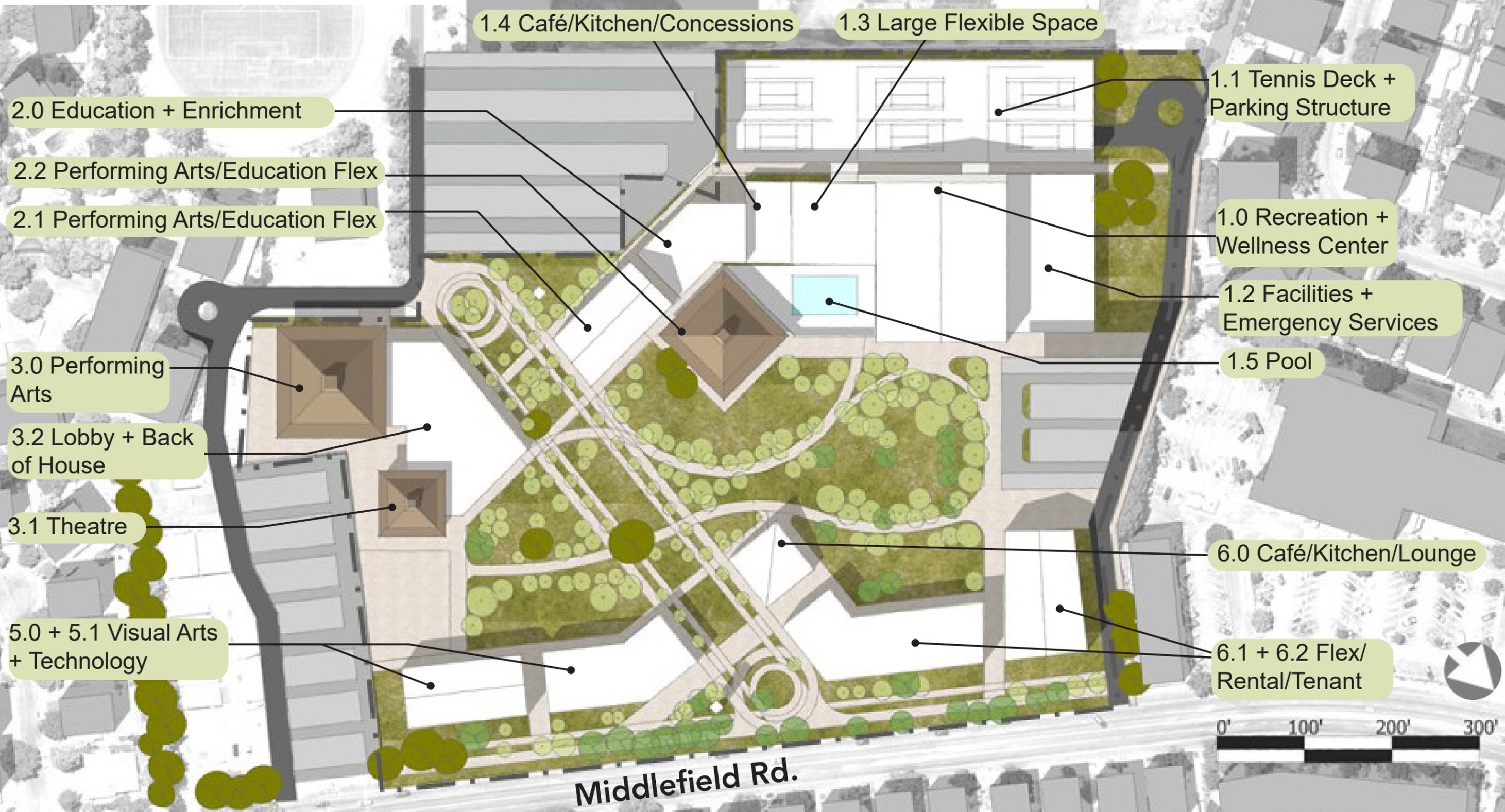
1.2 Facilities + Emergency Services

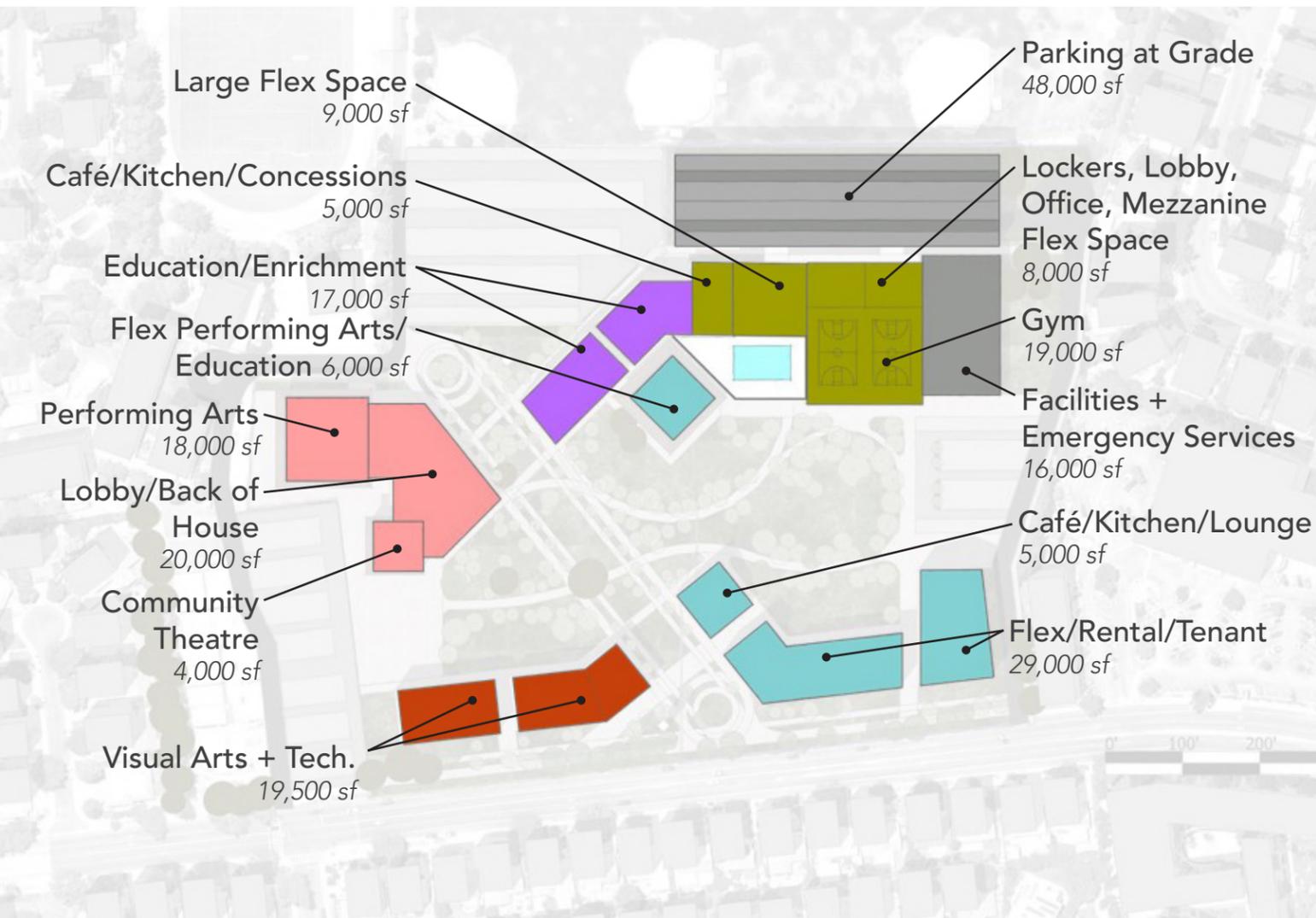
6.1 + 6.2 Flex/Rental/Tenant

Middlefield Rd.



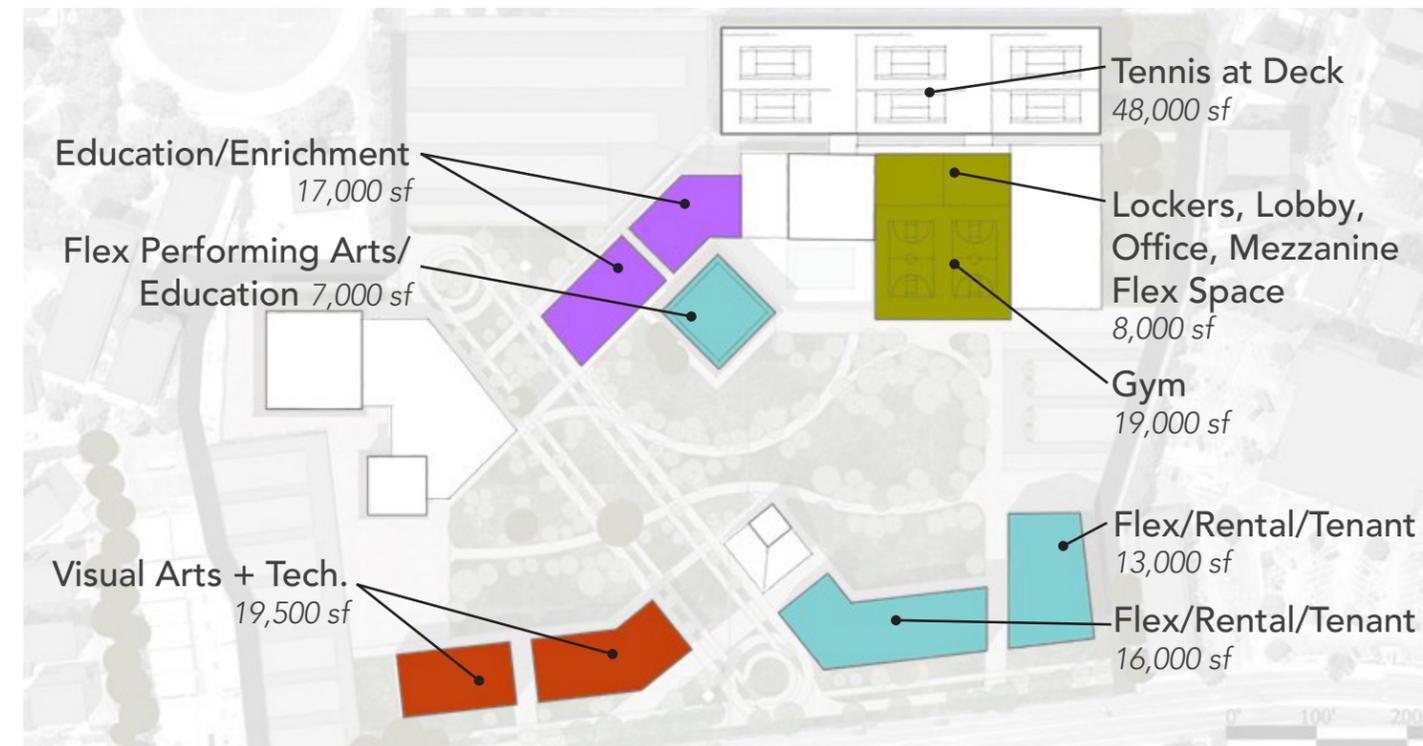
All Phases Complete



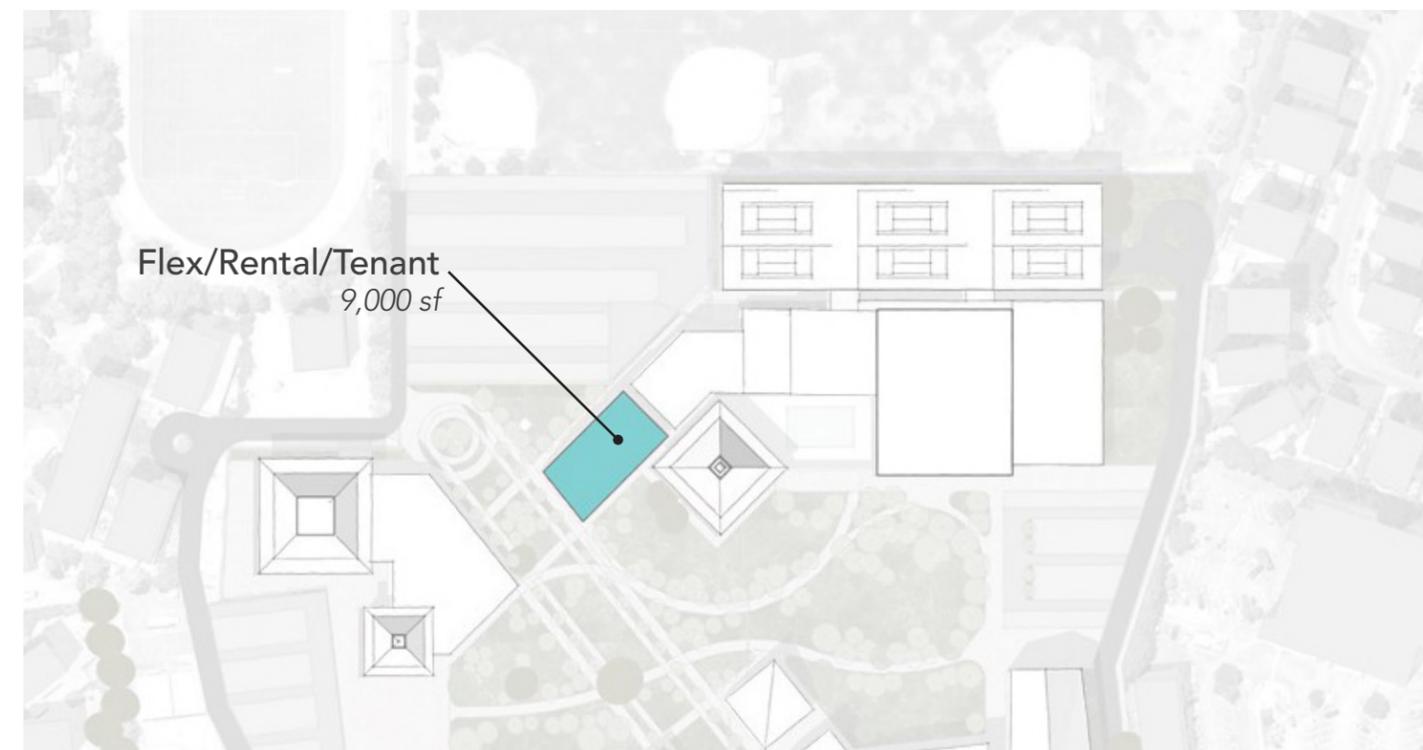


Phase 3 Programming First Floor

- Recreation + Wellness: 68,000 Total SF
- Performing Arts: 51,000 Total SF
- Education + Enrichment: 34,000 Total SF
- Community Services: 76,000 Total SF
- Visual Arts + Technology: 39,000 Total SF



Phase 3 Programming Second Floor



Phase 3 Programming Third Floor

Phase 3 Program Details

The following pages summarize the description and intent for each of the buildings at the end of Phase 3 and how the programs are supported within them. Longer program descriptions can be found in the Appendix. The gross floor area, meaning the square footage within the building envelope and including the exterior walls, for all buildings is shown and divided by program use.

Community Services

6.0 - Café

The café was a widely supported program mentioned in the community meetings with comparisons to Ada's Café in Mitchell Park. The café features beverage and food service with indoor seating and direct access to outdoor amenities. The café faces the heart of the campus and also includes:

- A community lounge or "third place" to address this project's need to provide places of intergenerational gathering and community
- A commercial kitchen operated and furnished by an operator

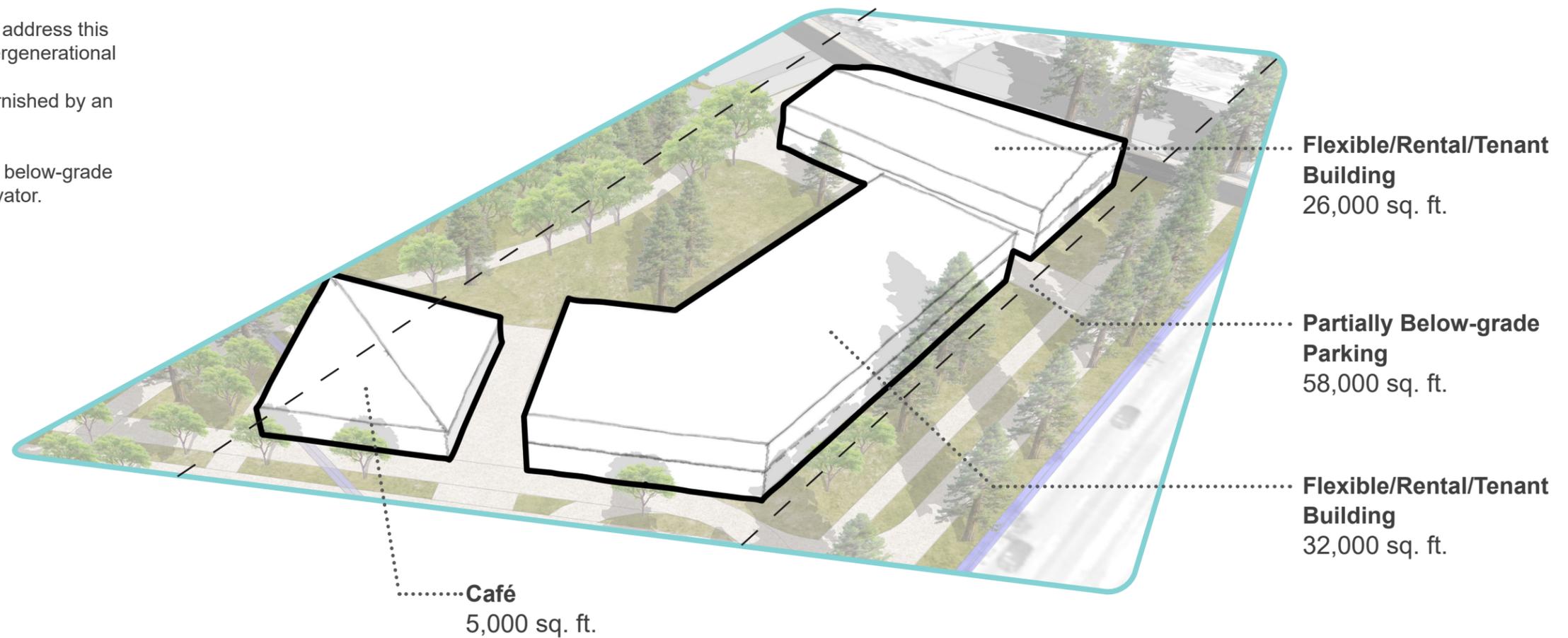
Service and loading are provided from the below-grade parking facility accessible by stair and elevator.

6.1, 6.2 Flexible/Rental/Tenant Buildings

The flex/rental/tenant buildings offer flexible space which will be built out to support a variety of uses. These uses can include rental classrooms, lecture and meeting rooms or long-term tenant space. These buildings are planned to accommodate long-term Cubberley tenants, hourly-rentable spaces and Community Services Department administration functions. Building 5.2 will have highly accessible service and loading from the access road, making it ideal for uses which require frequent loading, i.e. book sale operations, events requiring furniture reconfigurations, etc.

6.3 Partially Underground Parking Garage

See Program Details 5.2 for Partially Underground Parking.



Square Footage Comparisons

Existing Site		
Building	Area	Phase Deconstructed
Auditorium*	17,000sf	Phase 2.1
Building A	5,000 sf	Phase 1.3
Building B	8,000sf	Phase 1.3
Building C*	5,000sf	Phase 1.3 (50%) / 3.1 (100%)
Building D*	5,000sf	Phase 1.3 (25%) / 3.1 (100%)
Building E*	5,000sf	Phase 3.1
Building F*	5,000sf	Phase 3.1
Building FH	1,000sf	Phase 1.1
Building G	15,000sf	Phase 1.3
Building H	8,000sf	Phase 1.1
Building I	18,000sf	5,000sf Demo Phase 1.2
Building J	8,000sf	Phase 1.1
Building K	8,000sf	Phase 1.1
Building L	14,000sf	Phase 1.1
Building P	4,000sf	Phase 1.1
Building S*	6,000sf	Phase 2.1
Building T*	8,000sf	Phase 3.1
Building U	5,000sf	Phase 1.1
Building V*	1,000sf	Phase 3.1
Pavilion	18,000sf	Renovated
Theatre	12,000sf	8,000sf Demo Phase 1.4
Building M	6,000sf	Phase 1.3
TOTAL	184,000sf	

* Note: Asterisk indicates building to be renovated in Phase 1.5.
Phase 2 and 3 Deconstruction dependent on future phasing

Phase 1 Plan	
Renovated Wood Frame Buildings	
Building	Area
Auditorium	17,000sf
Building C	2,500sf
Building D	3,750sf
Building E	5,000sf
Building F	5,000sf
Building S	8,000sf
Building T	8,000sf
Building V	1,000sf
RENOVATED PHASE 1.5 48,250sf	
Renovated Concrete Frame Buildings	
Building I	13,000sf
Performing Arts	18,000sf
Theatre	4,000sf
RENOVATED 35,000sf	
New Construction Buildings	
Rec.+Wellness	54,000sf
Facilities + OES	16,000sf
Large Flex.	9,000sf
Café	5,000sf
Education + Enrichment	16,000sf
Flex.	27,000sf
Lobby+BOH	20,000sf
NEW CONSTRUCTION 147,000sf	
PHASE 1 TOTAL 230,250sf	

Phase 3 - Completed Plan	
Phase 1	
Building	Area
Rec.+Wellness	97,000sf
Performing Arts / Education + Enrichment	85,000sf
Renovated Wood Frame Buildings	48,250sf
PHASE 1: 230,250sf	
Phase 2	
Vis. Arts+Tech.	19,500sf
Vis. Arts+Tech.	19,500sf
PHASE 2: 39,000sf	
Phase 3	
Café	5,000sf
Flex/Rental	32,000sf
Comm. Serv.	26,000sf
PHASE 3: 63,000sf	
TOTAL 284,000sf	

Outdoor Programming

Outdoor program spaces include both greenscape and hardscape elements. Ideas were generated in collaboration with the community and prioritize intergenerational gathering, welcoming and inclusive flexible spaces, and connection to natural amenities. Some of the outdoor spaces will be developed over time across all of the phases, while others are specific to certain phases.

Phase 1 Outdoor Programming



Phase 3 Outdoor Programming



O.1 Urban Forest + Natural Amenities

One of the goals for this Conceptual Master Plan is to increase the useability of outdoor open space. At the existing site, much of the open space is arranged in narrow spaces between buildings and is paved with asphalt. This Conceptual Master Plan envisions outdoor space for flexible events set within an urban forest with connection to plants and natural systems.

Tying into the urban forest are ample opportunities to promote early childhood education, multi-generational connection, multi-cultural sharing and natural learning. Some examples include:

- Pollinator gardens
- Native plantings throughout the campus
- Natural play
- Picnic areas
- Outdoor classrooms
- Sundial
- Stargazing
- Educational, ethnobotanical and sensory gardens
- Labyrinth
- Sculpture gardens



Urban Forest

O.2 Placemarkers

Placemarkers increase the presence of the Community Center at entry points, engaging passersby. There is a placemaker at each end of the promenade, drawing bikers and pedestrians to a landmark destination. This is an opportunity for an artist collaboration with the Cubberley Artist Studio Program, Palo Alto Public Art Program, Teen Arts Council or other artist organizations during the Architectural Phase of design. The placemaker at the south end of the promenade is part of Phase 1. And the one on the north end is part of Phase 2 and its adjacency with the gallery provides an opportunity to extend art functions into a sculpture garden. A precedent for the Placemarkers was “Sway” by Charles Sowers at the Palo Alto Junior Museum and Zoo.

O.3 Tennis Court Deck

This Conceptual Master Plan includes six (6) tennis courts at the rooftop deck of the parking structure in Phase 1. If courts will be lit at night, lighting fixtures should minimize light pollution for the surrounding neighbors.



Play Area/ Natural Play



O.4 Basketball Deck

The rooftop of the facilities + emergency services building provides an opportunity for an additional recreational space such as a halfcourt basketball court which can be used for flexible programming.

O.5 Play Areas

There are two locations for all-inclusive play structures. The play area near the Education + Enrichment serves younger students and is part of Phase 1 construction. The area near Community Services, in Phase 3, can serve older kids and intergenerational interaction. Playgrounds are opportunities for accessible fitness, educational discovery, community gathering and inclusive environments not just for youth but for all generations.

O.6 Amphitheatre

The amphitheatre is designed to host a variety of uses such as the popular summer Twilight Concert series, orchestra and band concerts, small ensembles, dance performances, theatre productions such as Shakespeare in the Park, etc. Building I serves as a stage and provides access to power, IT/AV and back of house functions. The amphitheatre is bounded at the back by the bike/pedestrian path. When not in use for events, the grade is flat for flexible use.



Amphitheatre

O.7 Cultural Plaza/Outdoor Flexible Space

Performing Arts and Visual Arts + Technology form the two anchors for the Cultural Plaza. This paved area is part of Phase 2. In Phase 1, the Cultural Plaza will occupy a portion of the greenspace. It supports flexible and diverse outdoor uses such as art fairs, dance performances, drumming circles, Lunar New Year celebrations, cultural programming, and festivals. It also serves as a major arrival point or gateway for the campus.

O.8 Marketplace

The marketplace is adjacent to the bike and pedestrian passthrough that connect to the Charleston Shopping Center, making it a naturally active area for shoppers, community center users and neighbors taking walks. This marketplace is envisioned to support vendors, street fairs and food trucks. During event times, bollards can be deployed to close the area off from traffic and transform the parking lot into an event space that opens up to the Recreation + Wellness Center and Community Services. This is also an opportunity for emerging vendors and Community Center groups to host incubator pop-ups. The marketplace is part of Phase 1 then reconfigured during Phase 3.



Cultural Plaza

O.9 Promenade

The promenade is a bike and pedestrian path that connects to existing adjacent paths. It also connects major arrival destinations and allows multiple routes from Nelson Dr. to Middlefield with radiused turns at each end for bicycling. There are dedicated lanes oriented for slower or faster travel which encourage safety and separation of bikes and pedestrians as suggested in community meetings. The slower lanes are the outer lanes of the promenade, adjacent to the building facades. The faster travel lanes are the inner lanes. Between the faster and slower lanes are small amenities plazas for bike racks, bike tools, picnic tables and shade. At each end of the Promenade are turning areas for bicycle flow. There are opportunities to configure the promenade and turning areas during the Architectural phases of design to reflect the site during the first phase.

O.10 Drop Offs

There are several zones for passengers to arrive to the site by car or rideshare drop off.

- The turnaround adjacent to the parking structure at the Recreation + Wellness Center. It is accessed via the access road on the North side of the site and serves much of the high demand for the athletic fields and the gyms.
- The Education + Enrichment Drop Off Zone accessed through the leased PAUSD surface parking lot adjacent to the athletic fields and track. This serves the high demand for early childhood education, after school programs and amphitheatre events.
- The PAUSD parking lot next to the Track is currently a drop off location for access to the track and athletic fields. This will continue to be the case in the proposed Conceptual Master Plan.
- The leased parking lot in front of the Performing Arts serves as another drop off for this high demand programming.
- Marketplace drop off is provided at the parking lot facing Charleston Shopping Center. This dropoff serves high demand functions such as the gym, amphitheatre, community services, and the café.
- In Phases 2 and 3, additional drop offs are provided in the partially-undergrade parking lot adjacent to Middlefield. These drop offs have stair and elevator access that connect parking and the buildings above.



Outdoor Classroom/ Learning Garden



Sundial



Site Circulation

Walking + Biking Site Access

This Conceptual Master Plan prioritizes the pedestrian and biking safety and experience on site while increasing accessibility and convenience access for vehicles. Given the high number of students, families, and older adults that will be walking and biking on this campus this Plan addresses designing circulation with these more vulnerable users in mind. Walking and biking paths have minimal intersection with cars and connect to the existing and future planned bike and pedestrian paths. Bike and pedestrian traffic has been designed for two use case scenarios: the first scenario is for passing through the Community Center without stopping, using the site as a connection leg on their route; the second scenario is for arriving at Cubberley for an activity and having the ability to access all program areas within the site.

Where work is completed, pedestrian circulation shall meet Accessibility guidelines and standards in all Phases. The only exception is where site components are not yet improved due to area not in the current Phase's scope of work.

There are multiple points of pedestrian and bike access to the site:

- Existing access at Nelson Drive between Athletic Field and Track
- Existing access at Nelson Drive between Adobe Place and Nelson Court
- Existing gate access at Creekside Drive on Nelson Drive
- Existing pedestrian path between 437 and 443 Ferne Ave
- Existing pedestrian path at Charleston Shopping Center at existing Buildings P and H (to be expanded and shifted to align with proposed Marketplace sidewalks)
- Existing entries on Middlefield (one on either side of both car intersections)
- Existing access from Greendell School



Pedestrian access on Nelson Drive between Adobe Place and Nelson Court



Pedestrian access on Nelson Drive at Track and Field



Pedestrian access on Nelson Drive at Creekside Drive



Pedestrian access on at 437-443 Ferne Ave.



Bike Parking

This plan accommodates both short-term and long-term bike parking. All parking is accessible through bike networks and indicated with wayfinding and signage. Short-term bike parking is distributed around the site along the Bike + Pedestrian Promenade. Larger clusters are screened with vegetation at building groupings:

- Recreation + Wellness Center
- Performing Arts
- Education + Enrichment
- Visual Arts + Technology
- Community Services/Rental/Flex

Phase 1 Walking + Biking Plan



- | | |
|--|---|
|  Slower traffic shared use bike and pedestrian path |  Bike and Pedestrian access points |
|  Shared use bike and pedestrian path |  Bike Rack (Short term) |
|  Pedestrian/Bike path outside of project boundary |  Bike Rack (Long term) |

Long-term bike parking is provided within the Facilities + Emergency Services building. Per the City of Palo Alto's zoning ordinance, long-term bike parking is provided for those who will store their bikes for extended periods of time: during daytime, overnight for longer durations. This area is adjacent and highly accessible to proposed bike networks, program uses and circulation routes. The long-term bike parking will be secured, protected from inclement weather and indicated with proper wayfinding signage. Coordinate with City agencies and BikeLink during Architectural phases of design.

For both short- and long-term bike parking, provide space and electrical infrastructure to support e-bike charging and storage. Coordinate with City departments during the Architectural phases of design.

Phase 3 Walking + Biking Plan



Vehicular Circulation

Car circulation and parking were major site considerations especially to accommodate parking capacity to support the programs on site after all phases are complete. Based on community input to prioritize outdoor space and the pedestrian experience, the plan recommends placing as much of this parking as possible underground or in structured parking, such as parking garages after all phases are complete. The diagrams on the following pages show where parking is located on site.

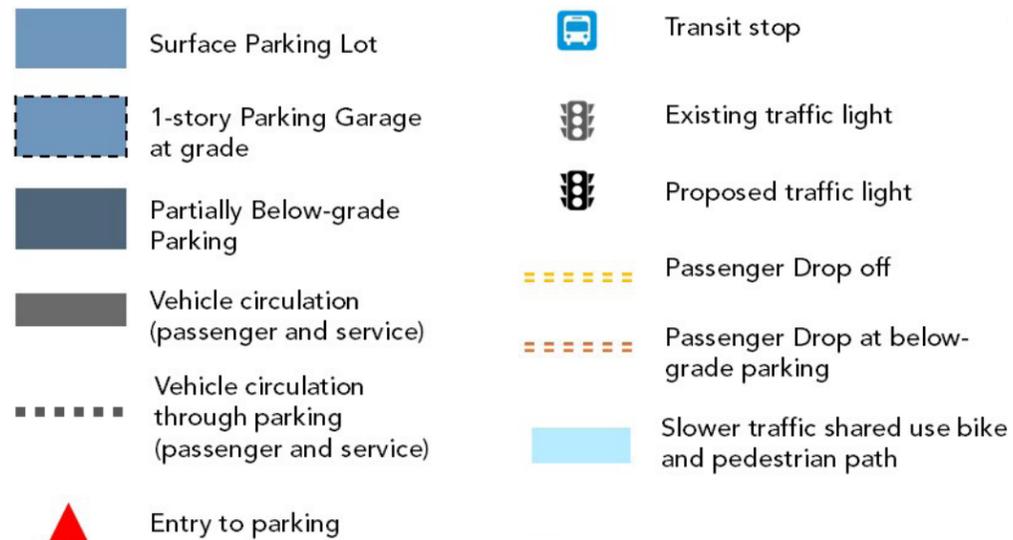
The car circulation plan includes passenger drop-off locations throughout the site:

Phase 1 drop-off locations:

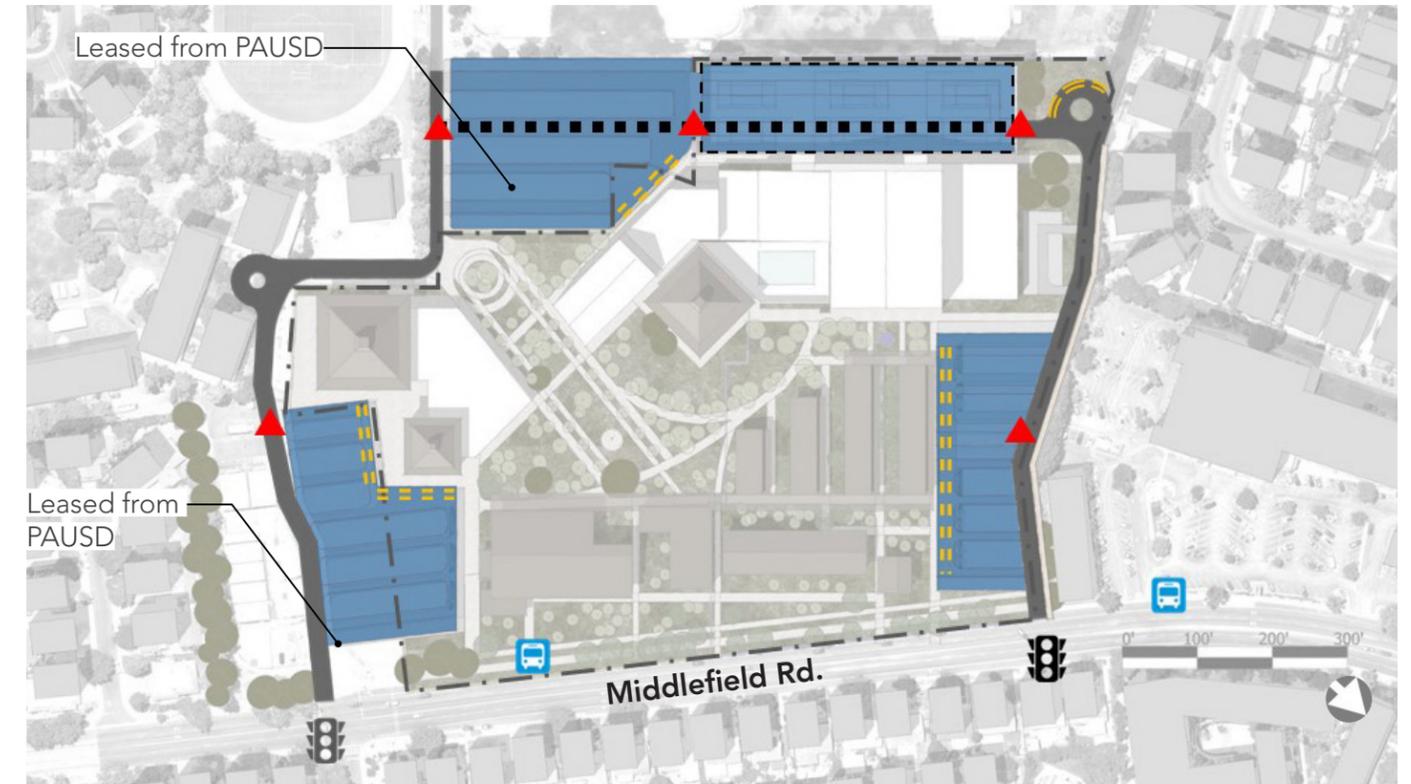
- At the theatre
- At the Education + Enrichment wing
- At the drive adjacent to the tennis courts/parking structure which serves the athletic fields
- At the expanded marketplace surface parking lot with a linear drop off facing the campus

Phase 3 drop-off locations:

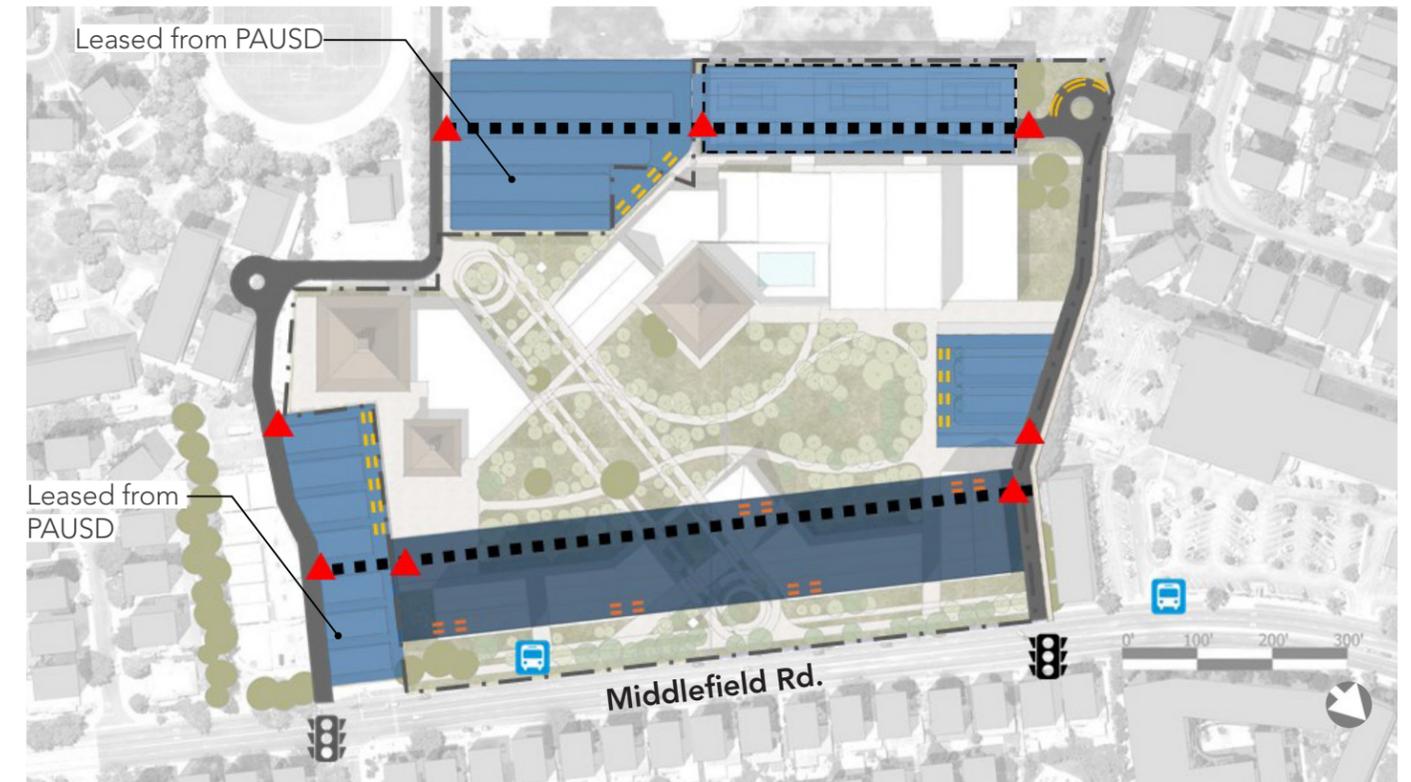
- At the theatre
- At the Education + Enrichment wing
- At the drive adjacent to the tennis courts/parking structure which serves the athletic fields
- Marketplace surface parking lot retains a concentrated portion of the Phase 1 drop off
- Five drop offs at the partially-underground parking structure along Middlefield which serve Visual Arts + Technology, the café, and the Community Services buildings



Phase 1 Vehicular Circulation



Phase 3 Vehicular Circulation



Middlefield Access

This plan maintains and expands the existing points of entry on Middlefield Road.

The Montrose Ave intersection includes potential for an expansion with two exit lanes. An update to the signalization is recommended but not within this project's scope. Coordination with PAUSD is pending future evaluation during the Architectural design phase.

The north access road also includes an expansion with two exit lanes. To design for flexibility with PAUSD's future plans, this Conceptual Master Plan includes adding a traffic light at this access road. An added traffic light at the north corner of Middlefield ensures that the project will have a primary vehicular circulation entry even if, in the future, traffic patterns change on the Montrose side of the Community Center.

Due to the additional traffic the future program will generate, this plan recommends evaluation of a center turn lane to Middlefield Road to serve both intersections. Updated traffic studies should be conducted at the architectural phases of the project.



Intersection at Middlefield and Montrose



Intersection at Middlefield and access road adjacent to Charleston Shopping Center

Nelson Drive

Nelson Drive is an important part of the City's network for walking and biking with multiple pedestrian and bicycle entrances to the Cubberley site. Additionally, Nelson Drive is currently used as an informal drop-off location at present. Neighbors have experienced traffic, congestion and neighborhood parking issues due to the track and athletic field users. Affected portions of Nelson Drive are not part of the Cubberley Project boundary line, but the project team is addressing overflow congestion on Nelson Drive by:

- Adding drop offs within the project boundaries which serve the track and athletic Fields
- Adding parking capacity on campus in alignment with recommendations by the project team Transportation Engineer based on future planned area and use
- Designing primary vehicle access points from Middlefield Rd and adding a traffic light at the north corner of the site at Middlefield

The project team also recommends that the City can implement measures to discourage the use of Nelson Drive for drop-offs including:

- Using wayfinding and no-parking signs to direct traffic to appropriate drop-off areas
- Replacing rolled curbs on Nelson adjacent to the site to discourage U-turn and parking on the sidewalks
- Adding a median on Nelson to prevent U-turns
- Monitor traffic in the future and develop design solutions to address future needs.



Adobe Place street parking condition at Nelson Drive



Ferne Ave street parking condition at Nelson Drive

Parking

Parking for both Phase 1 and Phase 3 is distributed around the site to be near high demand uses like the Performing Arts wing, the Recreation + Wellness Center and the leased athletic fields. This parking strategy creates a loop through the site, connecting the two perimeter access roads through two links. The first link is the Recreation + Wellness Parking. The second link is the track and field parking lot.

Surface parking on site, similar to bike parking, should utilize pervious pavement wherever feasible. These parking areas should be prioritized for handicapped parking and short-term parking needs. Electric vehicle charging stations should be included in the parking garages in convenient and highly visible locations, meeting or exceeding Palo Alto requirements.

Phase 1 Parking

Phase 1 includes the following parking facilities:

- Recreation + Wellness parking: The one-story, surface-level parking garage under the tennis court deck.
- Track and field parking lot: The surface parking lot adjacent to the fields which is existing PAUSD property to be leased by the City. Restriping is recommended but not in this project's scope.
- Montrose parking: The existing parking lot at Middlefield on the Montrose side. This lot supports the Performing Arts areas and is existing to remain in Phase 1
- Marketplace parking: The surface parking lot and drop off adjacent to Charleston Shopping Center

Phase 3 Parking

Phase 3 includes the following parking facilities:

- Recreation + Wellness parking: Retained from Phase 1
- Track and field parking lot: Retained from Phase 1
- Montrose parking: This lot will be reconfigured (by PAUSD) after Phase 1 in order to make room for the new Visual Arts + Technology buildings. The remaining portion is PAUSD property which is leased to the City. It will need to be re-striped in order to provide a more generous drop off area at the Performing Arts buildings and to access the partially-underground parking. (See Middlefield Parking bullet point below)
- Marketplace parking: This lot will be reconfigured after Phase 1. It will still provide a primary drop off area for Recreation + Wellness and Community Services. Additionally, it will provide access to the partially-underground parking. (See Middlefield Parking bullet point below)
- Middlefield parking: This lot is accessed through the Montrose lot and the Marketplace lot.

Parking is phased in conjunction with the buildings. See the phasing section for more information. Both parking structures are planned with high ceilings and flat floors, to create the potential for future conversion into indoor space, should parking needs ever decline. Partially underground parking allows for natural ventilation and daylighting by spaces on either side of the building. Elevators and stairs are provided.

Phase 1 Parking Plan



Phase 1 provides 640 parking spots.

323 are leased from PAUSD. 317 are within the area to be owned by the City.

Phase 3 Parking Plan



Phase 3 provides 851 parking spots.

323 are leased from PAUSD. 528 are within the area to be owned by the City.

 Leased from PAUSD.

 City-owned

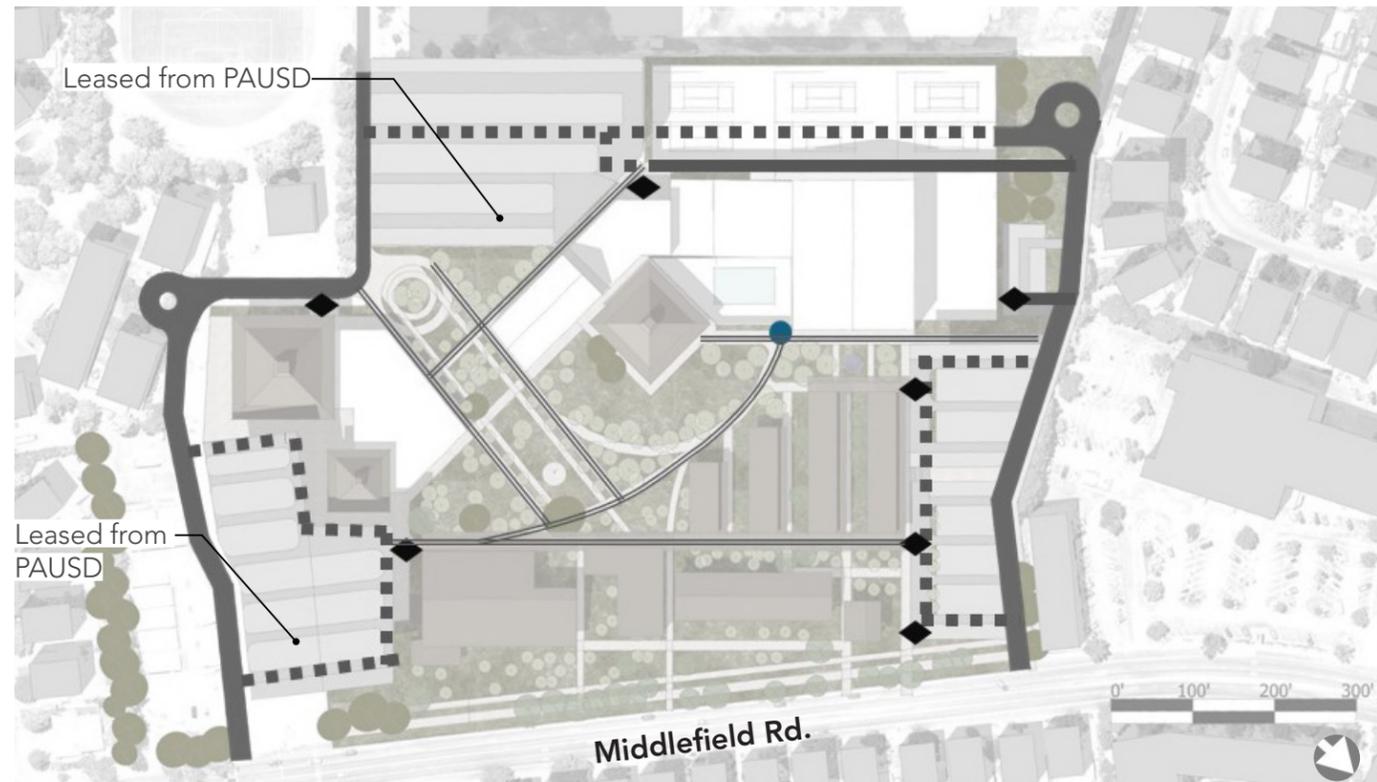
Service Access

This plan requires service access for campus facilities and maintenance vehicles as well as for emergency access.

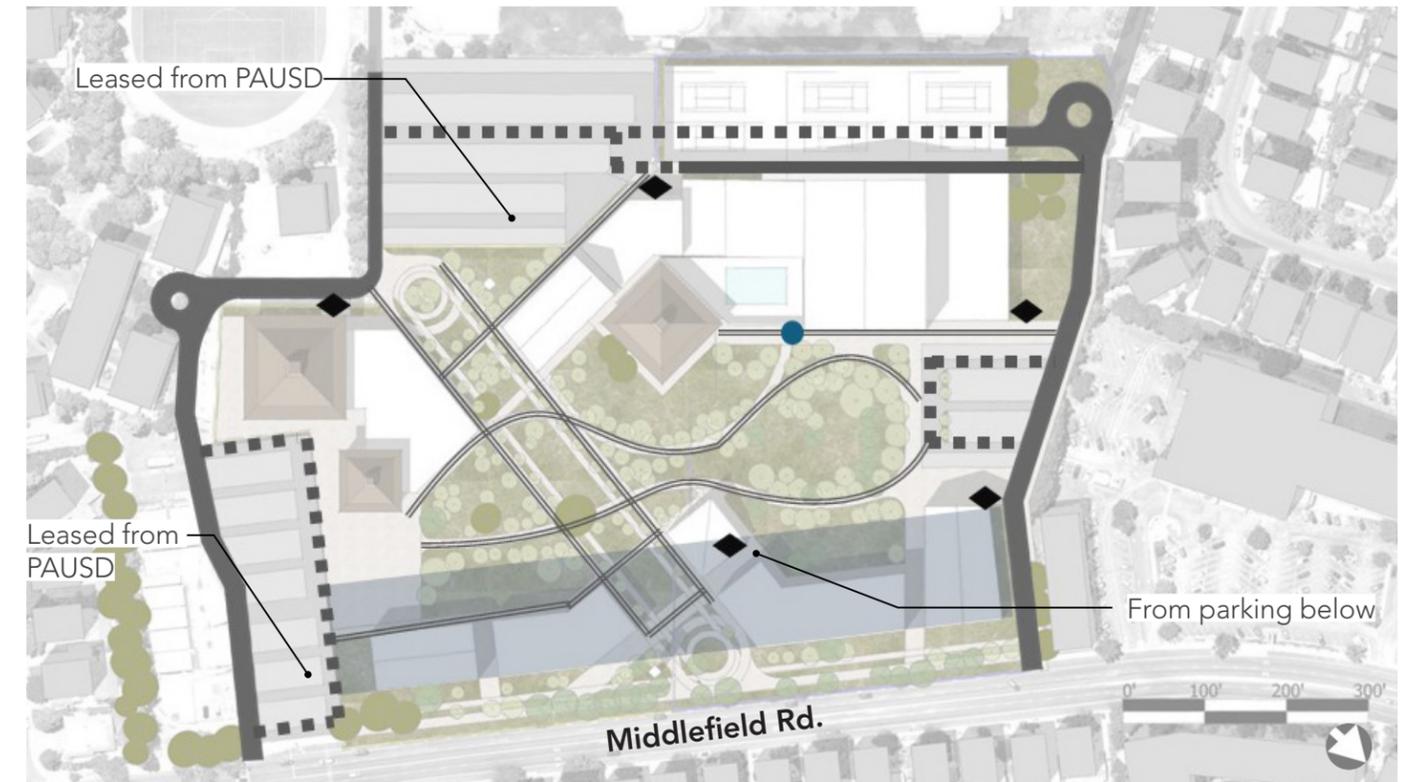
All vehicle circulation for emergency and service access are minimum 12' wide and designed to accommodate the turning radius for service vehicles. These paths are shared use. Maintenance operations to be coordinated with programming and activities for scheduling and safety.

For the vehicle circulation between the tennis courts and the Recreation + Wellness Center, this Conceptual Master Plan calls for pedestrian bridges that connect the upper level tennis courts with the second level of the Recreation + Wellness Center. Because the vehicle path is an easement, these pedestrian bridges should be designed to be removable for PG+E service and access. PG+E has stated that this line is no longer in use.

Phase 1 Service Access Plan



Phase 3 Service Access Plan



-  Vehicle circulation (passenger and service)
-  Vehicle circulation through parking (passenger and service)
-  Emergency and Service Circulation
-  Loading/Service
-  Pool truck access

Additional Comments

Office of Emergency Services

The Office of Emergency services maintains a 20'x10' Red Cross pod and two 10'x 8' containers at Cubberley. These pods and containers will be relocated to a designated space within the Facilities and Emergency Services building along with other OES functions. As noted, the gyms should be designed to continue to be used as Red Cross Shelters in emergencies (see Appendix).

Renovation

Parts of this plan include renovation of existing buildings. Details and design will be part of the Architectural Phase and are not covered in this Conceptual Master Plan. However, renovation in Phase 1 should follow the same guidelines for level of finish and building code compliance. For renovations, there are exceptions to code compliance granted in the International Building Code based on the Level of Alteration.

However, this Conceptual Master Plan recommends for Building I, Theatre and Performing Arts portions of the Conceptual Master Plan to meet the Americans with Disabilities Act – Accessibility Guidelines (ADAAG), seismic code and energy code, regardless of the Level of Alteration. These three buildings, after renovation, are expected to be operated in perpetuity regardless of Phase 2 and 3 plans.

For buildings that are part of the Renovation Phase 1.5 - Buildings A, B, C, D, E, F, H, S, T, V, and Auditorium - we recommend that the Architectural project team provide the highest level of code compliance as possible while balancing cost and duration of operations at this renovated Phase before Phases 2 and 3 begin. For example, if Phase 1.5 Renovations will be in operation for 2 years, an interim level of accessibility, energy code and utilities upgrades may be warranted if budget does not allow for significant scope of work. However, if Phase 1.5 Renovations will be in operation for 5 or more years - or indefinitely - this Conceptual Master Plan recommends full upgrade to current ADAAG, energy and utilities standards. As noted in the Phasing chapter of this document, Phase 2 and 3 will have flexibility in operating duration dependent on funding opportunities and timeline.

Moving Forward

The Cubberley Concept Plan reflects a shared effort between the City of Palo Alto and community participants and partners to reimagine the future of the Cubberley Campus. It brings together a wide range of ideas—sometimes differing, often complementary—into a collective framework that looks ahead while respecting the past and present.

The City of Palo Alto has the responsibility to plan the Cubberley Campus in a fiscally responsible way that values the services provided by current partners, while creating space for new opportunities that benefit the community. Given the scale of the project and its multi-year implementation timeline, the campus will evolve incrementally over time as funding allows. The project will follow a phased approach and prioritize facilities that are flexible, multi-use, and adaptable to future requirements, allowing the site to respond to changing programs, priorities, and community needs.

Cubberley offers a rare opportunity to shape a public space for the entire community. Through thoughtful implementation and continued community partnership, the campus will continue to grow into a welcoming, vibrant, and inclusive resource—serving today's residents while remaining responsive to future generations—and ongoing community participation will remain essential as the project moves from concept to implementation.





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Prepared by Concordia for the City of Palo Alto.