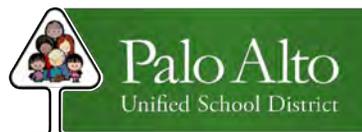




# CUBBERLEY

## CO-DESIGN CONCEPT PLAN

Final Draft - 11.05.19





View looking South



## Transmittal Letter

Dear Palo Alto Residents, Parents, and Students,

On March 9, 2016 the leaders of the City of Palo Alto and the Palo Alto Unified School District signed the Cubberley Futures Compact; demonstrating both organizations' commitment to developing a new vision and concept plan for the Cubberley site. The intent of this commitment is memorialized in these words:

*"We will work together to support the development of a vision for the future that has the maximum impact for the common good of this community, and the generations yet to come."*

In recognition of this commitment and building upon the previous work of the Cubberley Citizens Advisory Committee, the School District, the City, and the community began a journey in June 2018 to create a vision for the future of Cubberley. Together, we embarked on a co-design process that would lay the foundation for a concept plan that will be innovative and ambitious yet adaptable and achievable over time.

We are pleased to share with you the Draft Cubberley Concept Plan; a culmination of a yearlong community co-design process that, through open and honest dialogue, helped us to understand the community's needs, preferences and differences. As the Cubberley Futures Compact states, the vision for Cubberley "must be grounded in the realities and constraints of our town and time, but it also must be inspiring." Through creative sequencing and development options, we believe we can create a space for the residents and students of Palo Alto that reflect the community's needs of today while preserving land for potential educational needs of tomorrow. The Cubberley Master Plan is a vision for the future that can only be realized by continuing the path forward. With recognition that the City and School District may proceed at different paces or on our own paths, we commit to supporting one another as partners to realize this once in a generation opportunity and create a community and educational space as unique as Palo Alto itself.

We would like to know your thoughts and comments about the co-design process, the draft Concept Plan and its vision for Cubberley. If you would like to submit comments or feedback, please visit the project website at [www.pausd.org/cubberleycodesign](http://www.pausd.org/cubberleycodesign) or you can stop by one of the City of Palo Alto's community centers and provide written comments. We would appreciate receiving your comments by 01/01/2020. Thank you for your continued participation in planning the future of this important asset.



Ed Shikada  
City Manager  
City of Palo Alto



Don Austin  
Superintendent  
Palo Alto Unified School District

## Preface

The Cubberley Co-Design Concept Plan is a guiding vision for potential development of the Cubberley site for community and educational purposes. The concepts in the Plan were created from input received during the community co-design process and depict one possibility for future development of the site. As such, the purpose of this document is not binding and does not have a prescriptive effect, nor does it limit the City of Palo Alto or Palo Alto Unified School District from exploring other concepts.



# Acknowledgments

This Concept Plan completed during 2018 and 2019 for the redevelopment of the Cubberley Community Center, Greendell School, and 525 San Antonio Ave. sites was made possible through collaboration between the City of Palo Alto, the Palo Alto Unified School District (PAUSD), Concordia LLC, and the engaged community of Palo Alto.

## Partners & Funders



### City of Palo Alto

Kristen O’Kane, Director, Community Services Dept.  
Monique le Conge, Interim Assistant City Manager,  
and Director of Palo Alto Library



### Palo Alto Unified School District

Robert Golton, Manager, Bond Program  
Ron Smith, Director, Facilities & Construction  
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**487 Meeting Participants**, Co-designers in the process

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With support from:

**Fehr and Peers**, Transportation Evaluation

**IBC Engineering**, Sustainability Study and Recommendations

**TBD Consultants**, Cost Estimation

**Placeworks**, Pipeline Safety Hazard Assessment



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  - Sustainability Study and Recommendations
  - Pipeline Safety Hazard Assessment
  
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  - Program Document, Jan 2019

# EXECUTIVE SUMMARY

## Introduction

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. The buildings are now nearing the end of their life cycle, so the City and Palo Alto Unified School District (PAUSD) have committed to researching and planning for a new development on this land. The Cubberley Community Advisory Committee (CCAC) identified the challenge of redeveloping the site in 2013, when they recommended a joint-use future for the site, which can address both the needs of the City, which desires to replace and improve the Cubberley Community Center facilities, and the needs of PAUSD, which needs to preserve this site for a future school should enrollment increase to demand it. The City and PAUSD followed the recommendations of the CCAC report by cooperatively funding and managing the Cubberley Concept Planning Process. They hired Concordia as a concept planning and community engagement consultant to facilitate a “co-design” planning process and to develop a plan that is innovative, flexible and, adaptable.

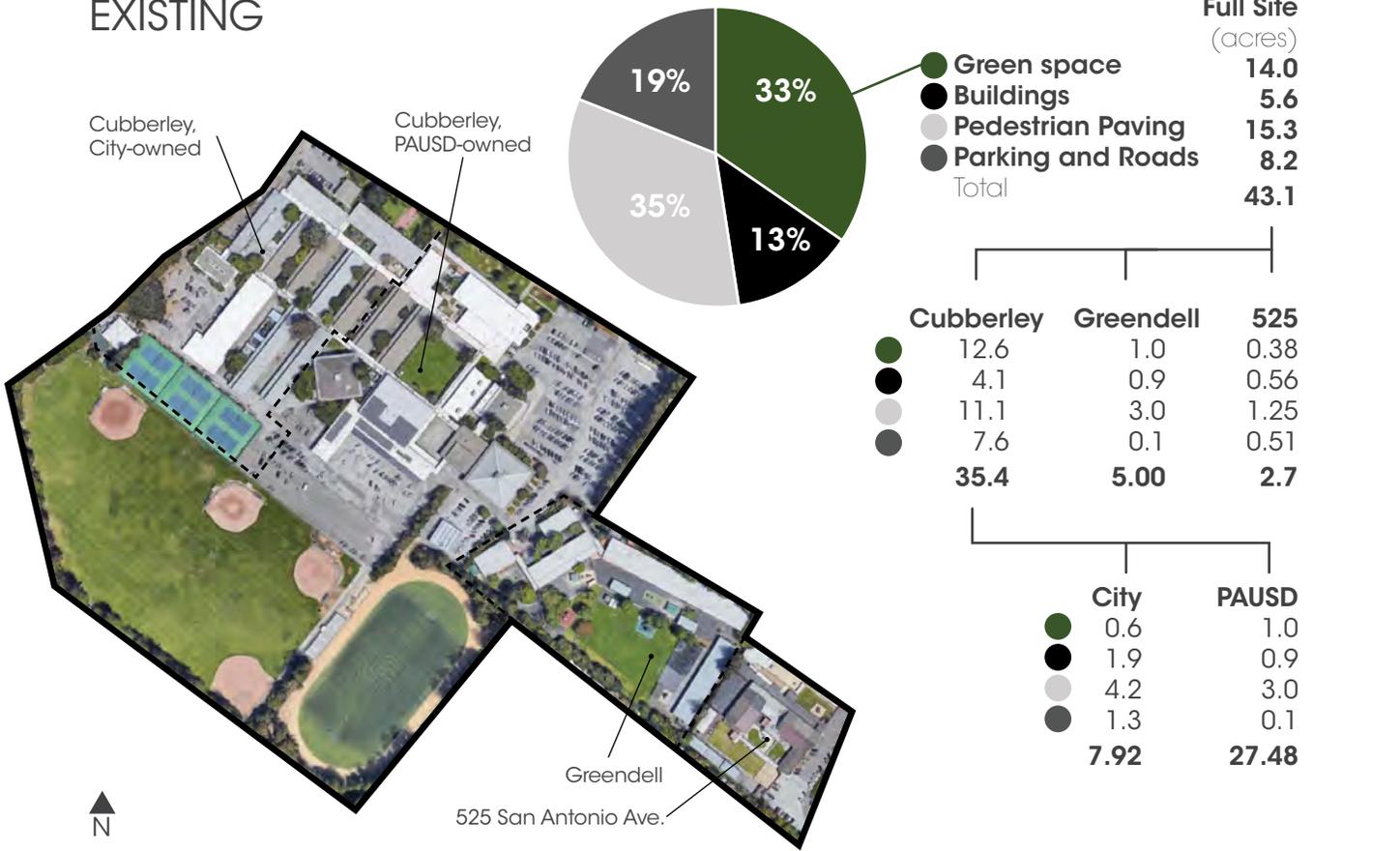
## The Cubberley Site and Context

The Cubberley Concept Plan envisions a future for four adjacent sites in South Palo Alto: the 7.9-acre City-owned portion of Cubberley, the 27.5-acre PAUSD-owned portion of Cubberley, the 5.0-acre Greendell School site, and the 2.7-acre 525 San Antonio Ave. site (*Figure 1*). The latter two sites, also owned by PAUSD, were added to the scope of the Cubberley Concept Plan in December 2018, during the planning process. Together, these three sites form a 43-acre opportunity to provide diverse programs and services to Palo Altans over the next century. 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 and PAUSD needs. Because PAUSD does not yet know what future school needs on site will be over the next century, a maximum-case scenario was used, envisioning a school comparable in size to Palo Alto and Gunn High Schools for the purposes of the plan.

## Community Co-design Process

The Concept Plan was developed through a co-design planning process. Over the course of four iterative community meetings at Cubberley, 462 participants, many of whom participated at more than one meeting, shaped the programming and design guidelines within the plan. This chapter summarizes that process, which is documented in full in Appendix A. This process took into account nearly 3,000 comments, requests, and questions as well as over 2,000 votes and rankings about different plan elements. See pages 33 to 35 for brief summaries of each meeting.

# EXISTING



# PROPOSED

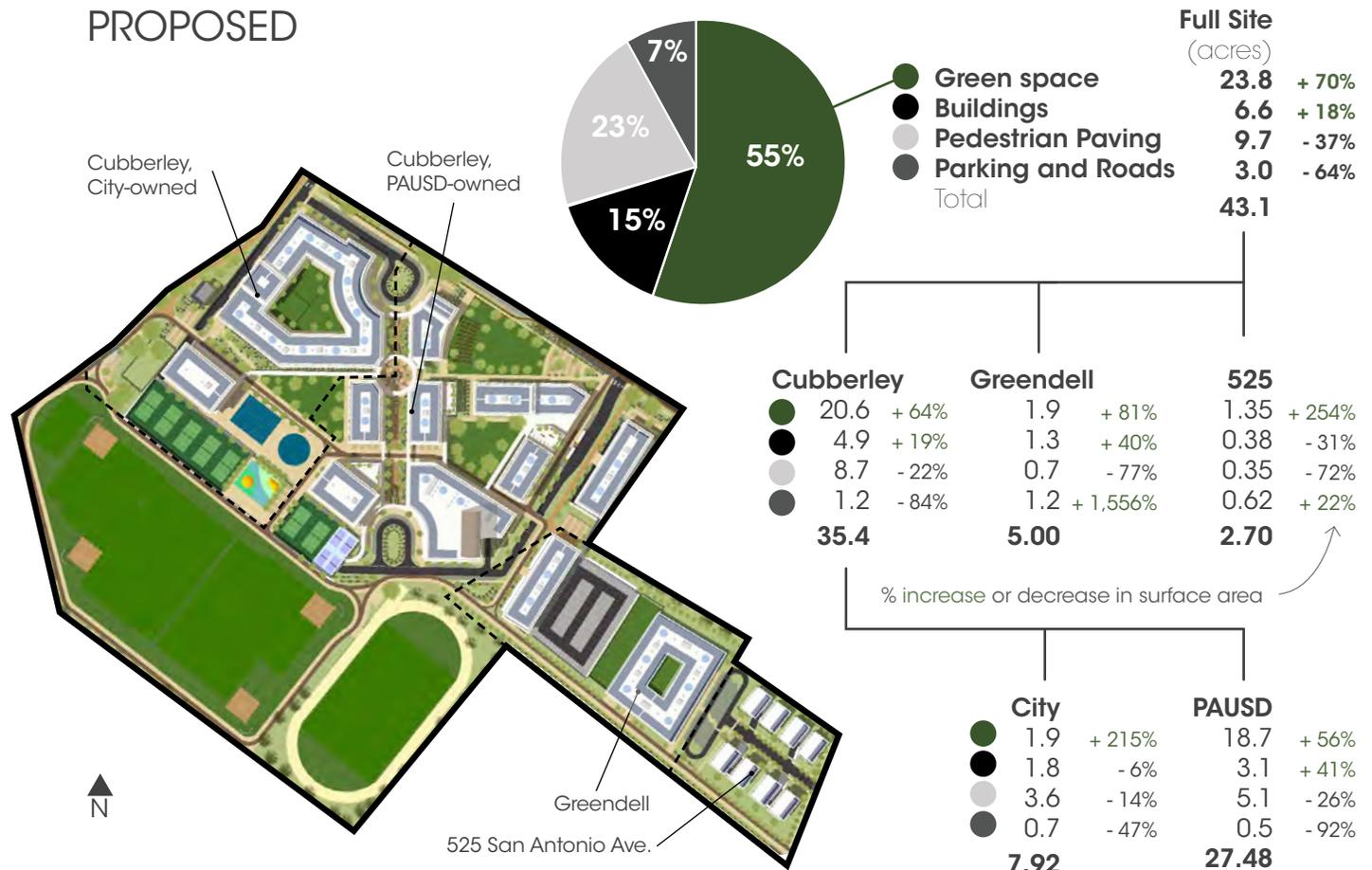


Figure 1. Existing and proposed site comparison

# Concept Plan

## Overview

The Cubberley Concept Plan creates 70% more green space than currently exists across the three sites, while more than doubling the indoor area. After full buildout, including a future school, the site will include approximately 550,000 square feet of public facilities, approximately a third of which will be operated exclusively as part of the Cubberley community center, a third operated by PAUSD, and a third will be jointly used for both community center and future school needs. These shared uses include gyms, a performing arts center, a visual arts building, a multi-purpose event space, and classrooms used part-time by the PAUSD Adult School. PAUSD uses include a placeholder for a future school, PAUSD administrative offices, and Grendell School. Community Center uses include a wide range of programs and spaces that expand on the breadth of services currently available at Cubberley, including health, wellness, and senior programs, dance, martial arts, preschools and other educational programs, non-profit spaces, gyms, and other rentable rooms. The outdoor areas on site include the existing fields, seven tennis courts, four pickleball courts, a new playground, pool facilities, four green courtyard spaces programmed for different user groups, a dog park, community gardens, and Grendell play areas.

## Site Circulation

The Site Circulation chapter describes how pedestrians, bicyclists, and cars access and circulate through the site. The plan is designed to encourage walking and biking, with 1.45 miles of bike paths which avoid conflict with car circulation. Likewise pedestrians can circulate the site without the need to cross internal vehicular streets. The plan includes 1,800 bike parking stalls, with 1,000 planned for the future school, and the other 800 serving the rest of the programs on site.

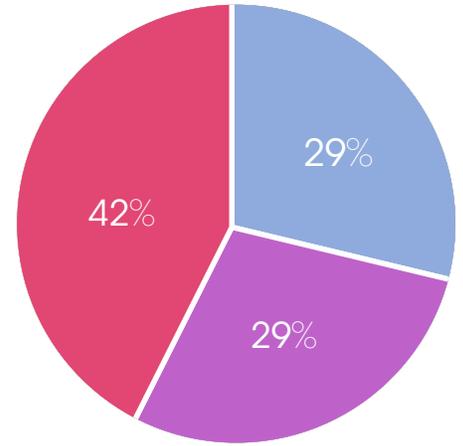
Car circulation on site includes two main intersections with Middlefield Road, expansions of the existing intersections on the North corner of the site and at the Montrose intersection. All programs on site are served by these intersections except for Grendell School and housing on 525 San Antonio Ave., which are served by an entrance on San Antonio Ave. Likewise, the vast majority of over 1,300 parking stalls, are accessed from the Middlefield intersections. Approximately 10% of parking is surface parking, and the rest is either underground, beneath buildings and the tennis courts, or in a two-story parking structure, part of which is underground. Parking is distributed around the site according to program need. A sizable portion of this parking is in the center of the site to provide convenient access to the fields and the athletic facilities.

## Sustainability

This plan recommends bold sustainability goals including Zero Net Energy. Seven strategies are recommended to achieve this goal, which include building-level strategies, site and mechanical system strategies, and solar panels on 70% of roof area. Other goals and strategies discussed in this chapter cover topics of indoor air quality, natural lighting, water conservation, and storm water management. This section draws from more detailed information in the Sustainability Study and Recommendations in Appendix B.

## Programs by User Group

| ID                            | Program                                      | Area (sq ft)   |
|-------------------------------|--|----------------|
| <b>Community Center Uses</b>  |  | <b>157,700</b> |
| 1.1                           | Preschools, Dance, & Martial Arts            | 38,000         |
| 1.2                           | Health and Senior Services                   | 26,600         |
| 1.3                           | Educational Programs and Other Tenant Spaces | 66,400         |
| 1.4                           | Cubberley Gyms                               | 26,700         |
| <b>Shared Uses</b>            |  | <b>157,100</b> |
| 2.1                           | Visual Arts                                  | 29,400         |
| 2.2                           | Flexible Event Space                         | 11,700         |
| 3.1                           | Shared Use Gyms                              | 30,100         |
| 3.2                           | Performing Arts Center                       | 50,900         |
| 4.1                           | PAUSD Adult School                           | 35,000         |
| <b>PAUSD Uses</b>             |  | <b>233,500</b> |
| 4.2                           | PAUSD Offices                                | 30,000         |
| 4.3                           | Greendell School                             | 40,000         |
| 4.4                           | PAUSD Staff Housing                          | 33,600         |
| 5                             | Future PAUSD School                          | 129,900        |
| <b>TOTAL</b>                  |  | <b>548,300</b> |
| Community Center + Shared Use |  | 314,800        |
| PAUSD + Shared Use            |  | 390,600        |



## Phasing

The Concept Plan is intended to be implemented in phases to minimize impact to programs on site and to address the differing timelines that the City and PAUSD have for their facilities. The first buildings to be built are the community center buildings on City-owned land, followed by the shared-use facilities and PAUSD facilities, excluding the possible future school and an associated parking garage, which is slated for the final phase. The future school is a placeholder for the maximum-intensity scenario of a comprehensive high school. Prior to this area being developed, it can serve as green space and surface parking. The last buildings to be built are the future PAUSD school and a parking garage, which is a placeholder.

The plan is organized into five phases, which shows one possible scenario for how the site will be built. Phase 1 includes the community center buildings and community gyms on City-owned land. Phase 2 includes two shared-use facilities on PAUSD land, the art building and event space. Phase 3 includes shared use gyms and the Performing Arts Center. Phase 4 includes the PAUSD facilities, including PAUSD Offices, Greendell School, and housing. The fifth and final phase is the potential future PAUSD school, which is arranged in three buildings to provide the possibility for incremental construction should a smaller school on site be developed prior to potential large high school in the future. Should a large high school be built, phase 5 also includes a two-story parking structure to provide additional parking and replace surface parking displaced by the school. The Phasing section shows a conceptual phasing progression that will minimize disruption to existing programs as construction unfolds. However, it is only one possible scenario. This plan is flexible, and future decisions may affect the phasing sequence.

## Housing Studies

Three additional options were studied, which have varying degrees of housing on site. The baseline option shown in the previous sections includes 32 units of housing on the 525 site. Options 2, 3, and 4 include 64, 112, and 164 units respectively. The Housing Studies chapter describes the differences among these options.

## Additional Comments

This section includes additional considerations pertaining to plan implementation.

## Moving Forward

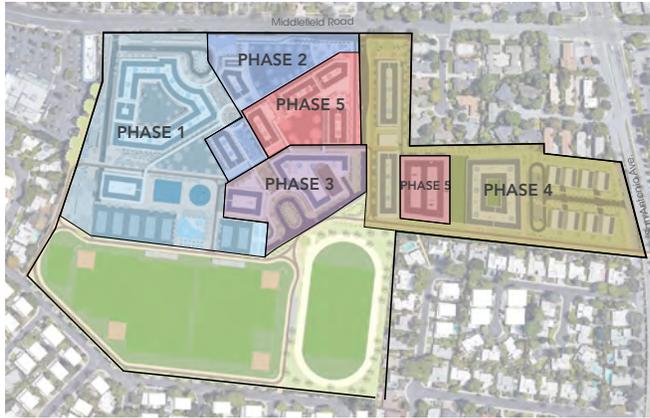
The Cubberley Concept Plan was produced as three-part collaboration between the City of Palo Alto, the Palo Alto Unified School District, and the community participants. The plan is flexible, accounting for differing timelines and understanding of future program needs. This vision for Cubberley is a shared village, an intersection, a lush green space, a locus of active living and wellbeing, a nexus of community life, supporting creativity, recreation, exploration, and growth.

## Appendices

Appendix A includes full documentation of the co-design community meetings and other engagement material. Appendix B provides sub-consultant studies and narratives on traffic and circulation, energy and sustainability, a risk analysis, and the cost estimate. Appendix C includes interim deliverables including the Needs Assessment, produced in October 2018, and the Program Document, produced in January 2019.

# Conceptual Phasing Diagrams

Click diagrams to link to Phasing section



Phase 1



Phase 2



Phase 3



Phase 4



Phase 5

# INTRODUCTION

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.

Now, 63 years since the doors first opened, the City of Palo Alto, the Palo Alto Unified School District (PAUSD), and community members have come together to envision a future for the site that will serve current future generations of Palo Altans.

This concept plan builds on the strategic framework created by the Cubberley Community Advisory Committee (CCAC) which concluded in 2013. It identified the need for the City and PAUSD to work together on a plan for the site which accomplishes the City's goal to maintain the site as a community center and PAUSD's goal to use the site for a school. The CCAC report (available at: <https://www.cityofpaloalto.org/civicax/filebank/documents/33438>) concluded that by redeveloping the site with higher density and shared-use facilities, both of these goals could be accomplished.

Following the recommendations in the CCAC report, the City and PAUSD recognized the public value in planning for the future of Cubberley together. They partnered to create the Cubberley planning process and worked hand-in-hand with community members and Concordia, the concept planning consultant, to ensure their needs will be met by the plan.



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

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

PAUSD needs are described in the original Request for Proposals:

*For PAUSD, the overriding consideration regarding Cubberley is the need to provide for potential future school enrollment growth. Potential PAUSD employee housing, administrative facility needs and other extended educational needs are also a consideration. Current PAUSD enrollment projections do not support the need for an additional school within the next 5-10 years. However, projections further into the future cannot be made. What PAUSD does know, is that the Cubberley, Greendell, and 525 San Antonio Ave. sites are the only parcels they own that are large enough to house a future comprehensive high school in the future should the need ever arise.*



## The Co-design Process

From the outset, both the City and PAUSD 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 these three groups are equal partners and that the best solutions for Cubberley sit at the intersection of their respective needs and goals.

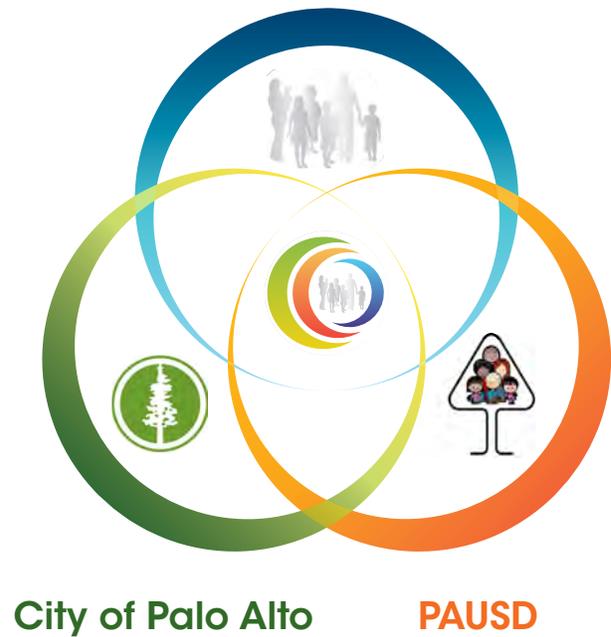
To understand community goals within this context, the concept planning strategy was structured around a nine-month Co-design process that included four interactive community meetings where community participants set project goals and provided feedback on progress. Community members provided their perspectives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

Community input at the four meetings had direct and far-reaching impacts on the final plan, including the addition of the Grendell and 525 San Antonio Ave. sites to the scope of the project, the degree of shared-use facilities proposed, the new 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. These four meetings had 727 participants, and 462 unique participants.

At the beginning of the process, the scope of the project focused only on the 35.4 acre Cubberley Community Center site, of which the City of Palo Alto owns approximately 8 acres and leases the remaining 27 acres from PAUSD. At the first two meetings, community members pointed out that the adjacent Grendell and 525 San Antonio Ave. sites, both owned by PAUSD, should be planned in conjunction with Cubberley, as together they form a contiguous 43.1 acre area of publicly owned land, the largest public redevelopment opportunity in Palo Alto. These sites were added to the project scope in December 2018 thanks to this community participation.

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 the next 63 years and beyond.

## Community Members



## A Long-term Vision

The overarching goal for the process, reiterated at the beginning of each meeting was *“to collaboratively develop a community vision and master plan for the Cubberley site that is innovative, flexible, and adaptable.”*

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 rest of the century.

One example of how flexibility has been incorporated into the plan is the recommendation for the use of 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.

Adaptability is also a key component in the planning for the future school site. Because PAUSD does not currently need a new school on the Cubberley site and cannot predict enrollment into future decades, this plan, which is meant to last over 60 years, must accommodate a largest-case-scenario school, while also allowing for other interim uses. Consequently, the school portion of the site is planned as three buildings that can be built separately or at once. A single building can accommodate a small school, and all three, in conjunction with the shared-use facilities on site, can support a comprehensive high school comparable to Palo Alto and Gunn High Schools. If the need arises, PAUSD can gradually build this portion of the site to meet the needs as they arise without sacrificing the long-term ability to use it as a high school, should it be required.

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 the respect for the site’s existing trees and neighbors, understanding the organizational parameters of multiple public entities, and incorporating culturally-informed aesthetic preferences throughout the plan, and creating flexibility of educational opportunities throughout the site.

## The Cubberley Site and Context

The future of Cubberley aligns the needs of three primary perspectives: that of PAUSD, that of the City of Palo Alto, and that of Palo Alto residents at large. 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.



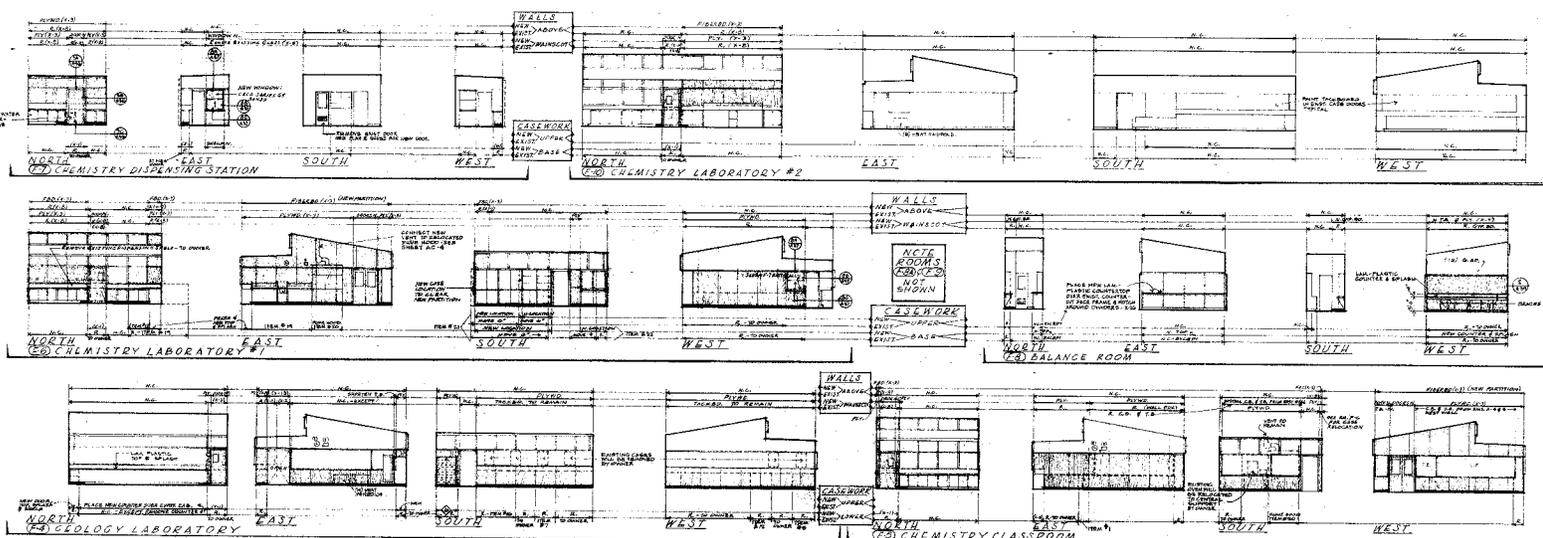
## Site Conditions

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

The buildings on the Cubberley site were constructed in the late 1950s, with some additional buildings added in the 1960s, to serve as Cubberley High School. The school was closed in 1979 due to declined enrollment and fell into disuse for a decade. In 1989, the City entered into a lease agreement with PAUSD, with a covenant not to develop on the site. 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 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 master plan.

The buildings at Cubberley are reaching the end of their functional lifespan, now close to 60 years old. The buildings do not have central air conditioning and are not constructed to meet the energy requirements of today's CA Title 24 regulations.

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



Architectural drawings from 1969 by Clarke, Stromquist, and Potter

## Site Layout and Space Allocation

The figure below describes the physical conditions of the site. 14 acres, or 33% of the site is green space, the majority of which is the fields to the south of the site. Buildings, almost all single-story, occupy 5.6 acres (13%). 15.3 acres (35%) of the site is paved area for pedestrians, much of which is in between buildings. Lastly, 8.2 acres (19%) of the site is dedicated to surface parking and access roads. The chart below breaks the overall figures into the three sites, and also calls out the City-owned portion of Cubberley and the PAUSD portion of Cubberley separately.

The map and chart on the following page show the approximate indoor area of the buildings on the three sites. Cubberley has 188,000 sq. ft., Greendell has 40,800 sq. ft., and 525 San Antonio Ave. has approximately 24,400 sq. ft. In total, the three sites now provide approximately 253,200 sq. ft. of indoor area. To put this in perspective, this is just 1/7th of the maximum allowable Floor Area Ratio for the site.

Figure 1. Existing Site Use

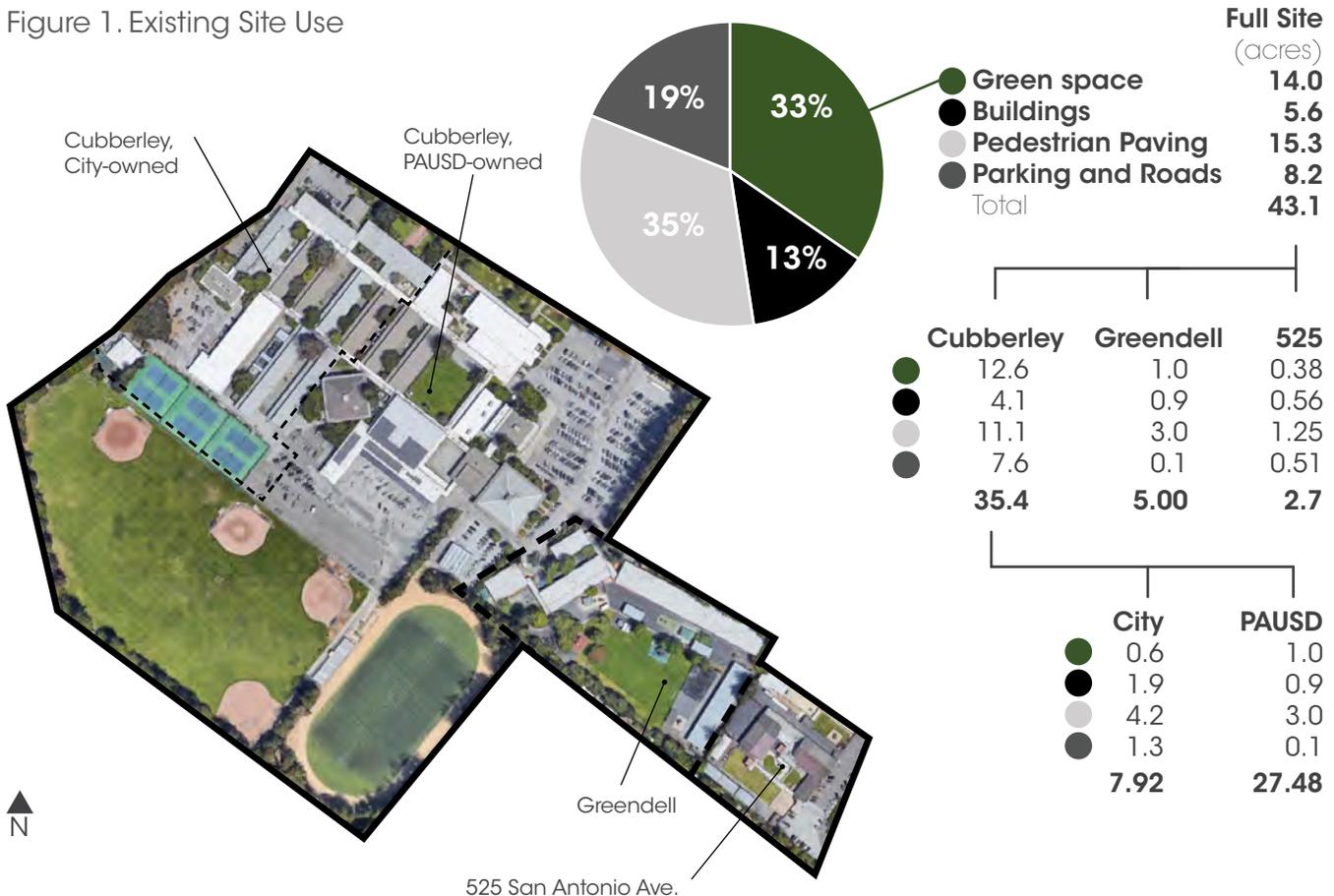


Figure 2. Building Area



|                |                    |                            |                           |
|----------------|--------------------|----------------------------|---------------------------|
| Cubberley      | 188,000<br>sq. ft. | Greendell School           | 40,800<br>sq. ft.         |
| A              | 5,300              | 1                          | 15,300                    |
| B              | 5,300              | 2                          | 6,700                     |
| C              | 5,300              | 3                          | 8,700                     |
| D              | 5,300              | 4                          | 4,700                     |
| E              | 5,300              | 5                          | 3,600                     |
| F              | 5,300              | 6                          | 900                       |
| FH             | 1,200              | 7                          | 900                       |
| G + Gyms       | 28,200             |                            |                           |
| H              | 8,300              | 525 San Antonio Ave.       | 24,400<br>sq. ft.         |
| I (two levels) | 13,000             | 8                          | 17,650                    |
| J              | 8,100              | 9                          | 4,000                     |
| K              | 7,600              | 10                         | 2,750                     |
| L              | 15,100             |                            |                           |
| M + Theater    | 12,800             | <b>Total Building Area</b> | <b>253,200</b><br>sq. ft. |
| N + Pavilion   | 17,500             |                            |                           |
| P              | 3,600              |                            |                           |
| Q              | 3,600              |                            |                           |
| R              | 3,600              |                            |                           |
| S              | 5,700              |                            |                           |
| T              | 8,100              |                            |                           |
| U              | 5,100              |                            |                           |
| V              | 1,500              |                            |                           |
| Auditorium     | 13,200             |                            |                           |

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

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

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

The Adult School is currently split across several facilities, including Greendell, Palo Alto High School, Cubberley, and others. They are seeking a consolidated site from which to run their programs, most of which use shared classrooms during after-school hours. 525 San Antonio Ave. is currently leased to Athena Academy and Genius Kids.



Gym B



Dance rooms in former auto shop class space



Preschool programs



Friends of the Palo Alto Library

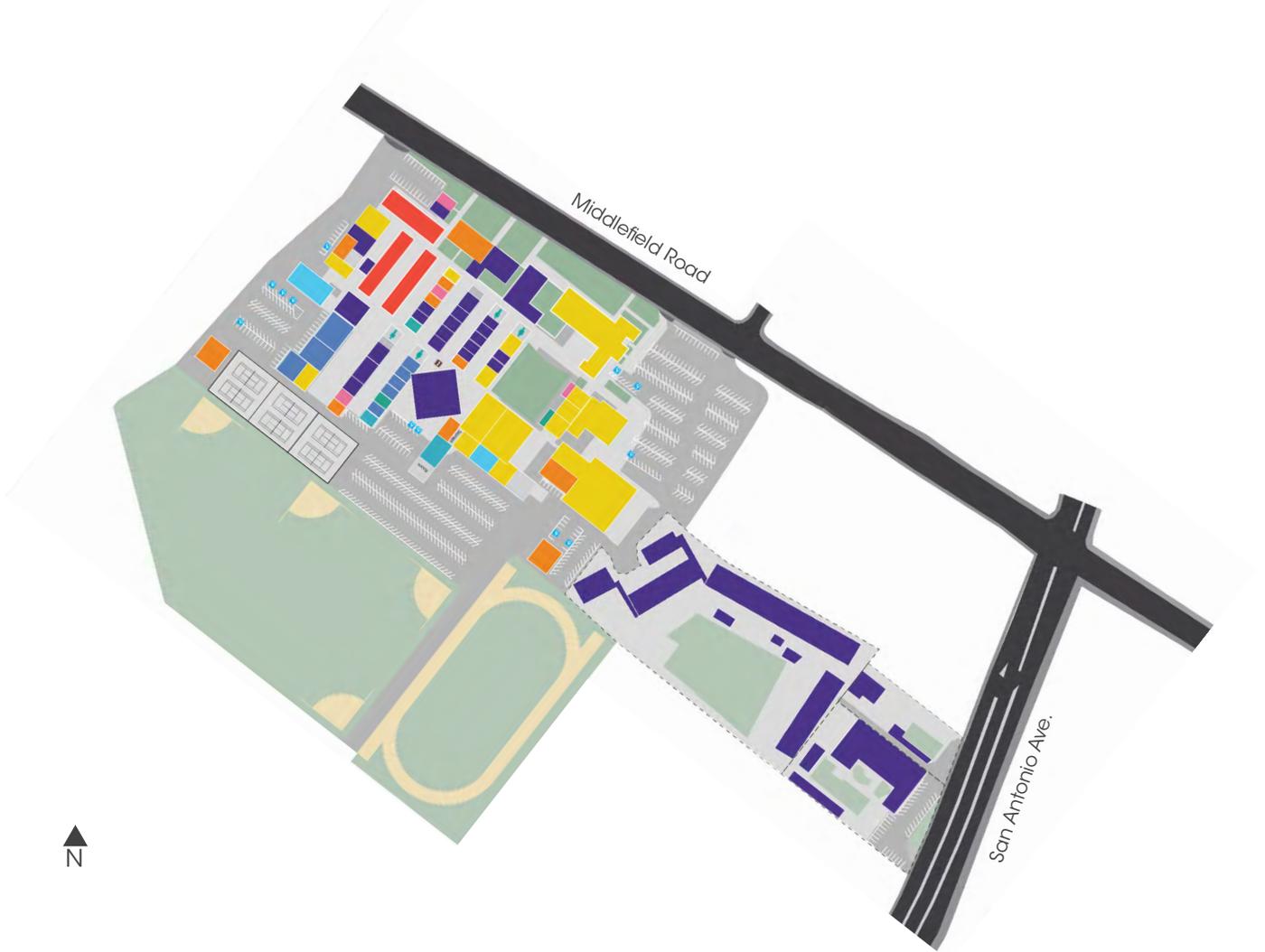


Figure 3. Existing Program Distribution

**Cubberley**

**Rentable Rooms**

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

**Health & Wellness**

- Avenidas
- REACH
- Cardiac Therapy/Heart for Life
- Art of Living
- Ranger Taekwondo
- Silicon Valley Karate
- Dance Connection
- Dance Magic
- Dance Visions

**Zohar**

- Palo Alto Soccer Club
- Stanford Soccer Club

**Education**

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

**Visual Arts & Music**

- Artist’s Studios
- California Pops Orchestra
- Palo Alto Chamber Orchestra
- Melody’s Music

**Community Center Services**

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

**Greendell**

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

**525 San Antonio Ave.**

- Genius Kids
- Athena Academy

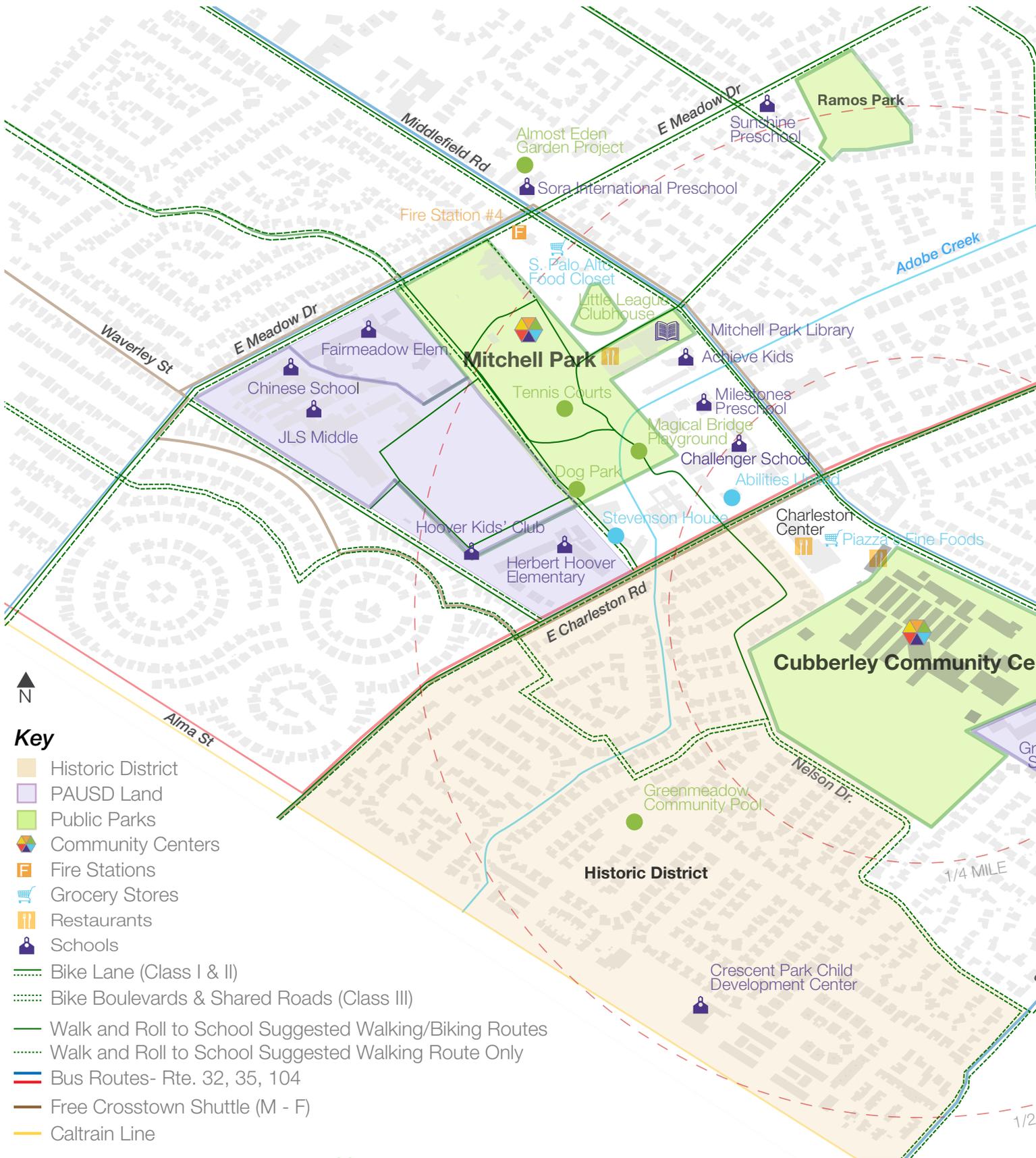
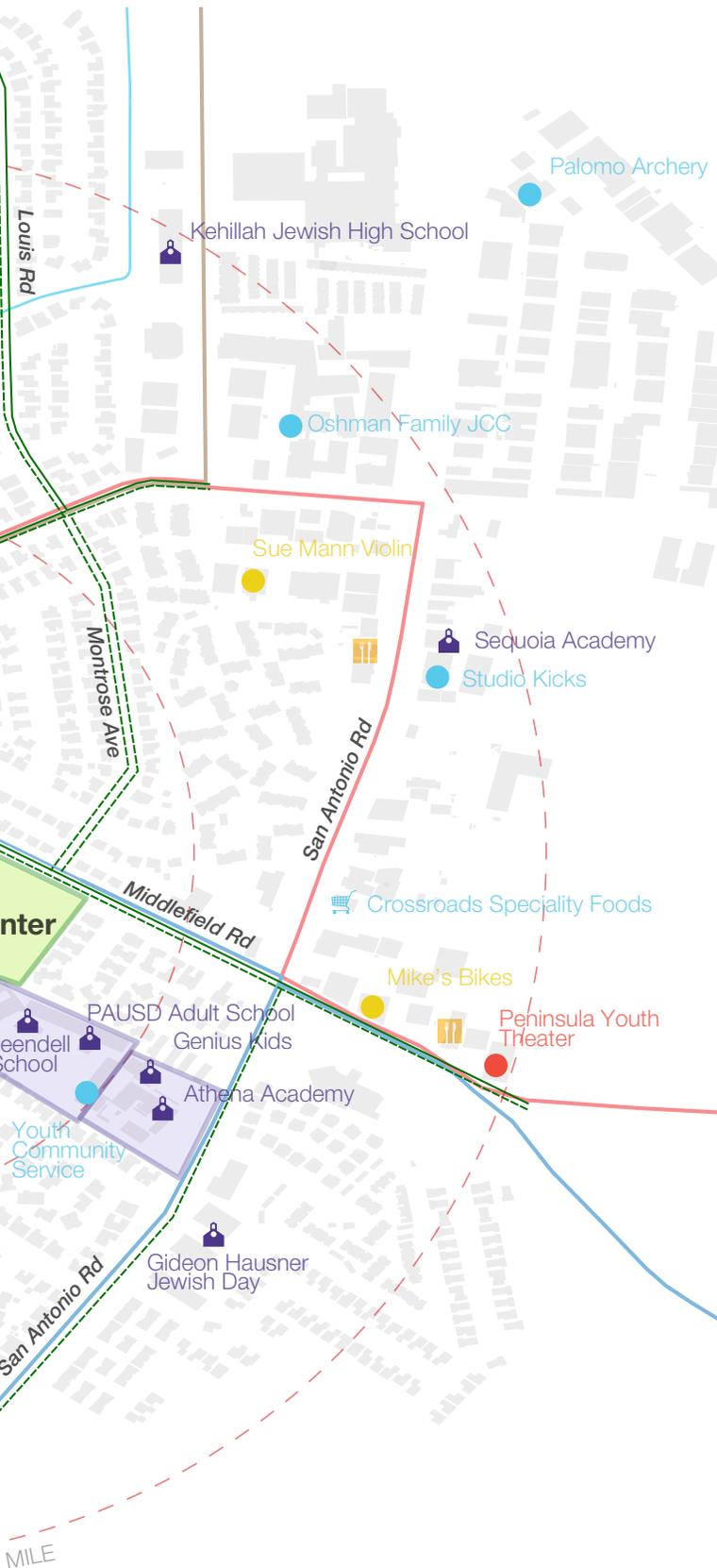


Figure 4. Neighborhood Context





## Neighborhood Context

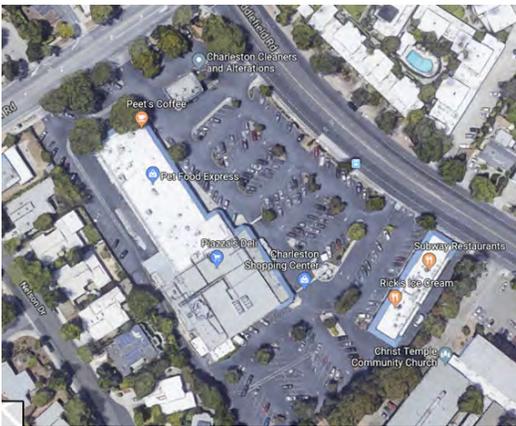
The neighborhood surrounding Cubberley is predominately R-1 Single Family Residence districts. To the south, the Greenmeadow neighborhood is an historic district comprised mostly of single-story mid-century modernist Joseph Eichler homes. Mitchell Park Community Center and Library and the Charleston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



Historic Eichler homes in Greenmeadow  
Google Street View



Piazza's Fine Foods at Charleston



Charleston Center

### Charleston Center

Another exception to the residential zoning adjacent to Cubberley is the Charleston 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

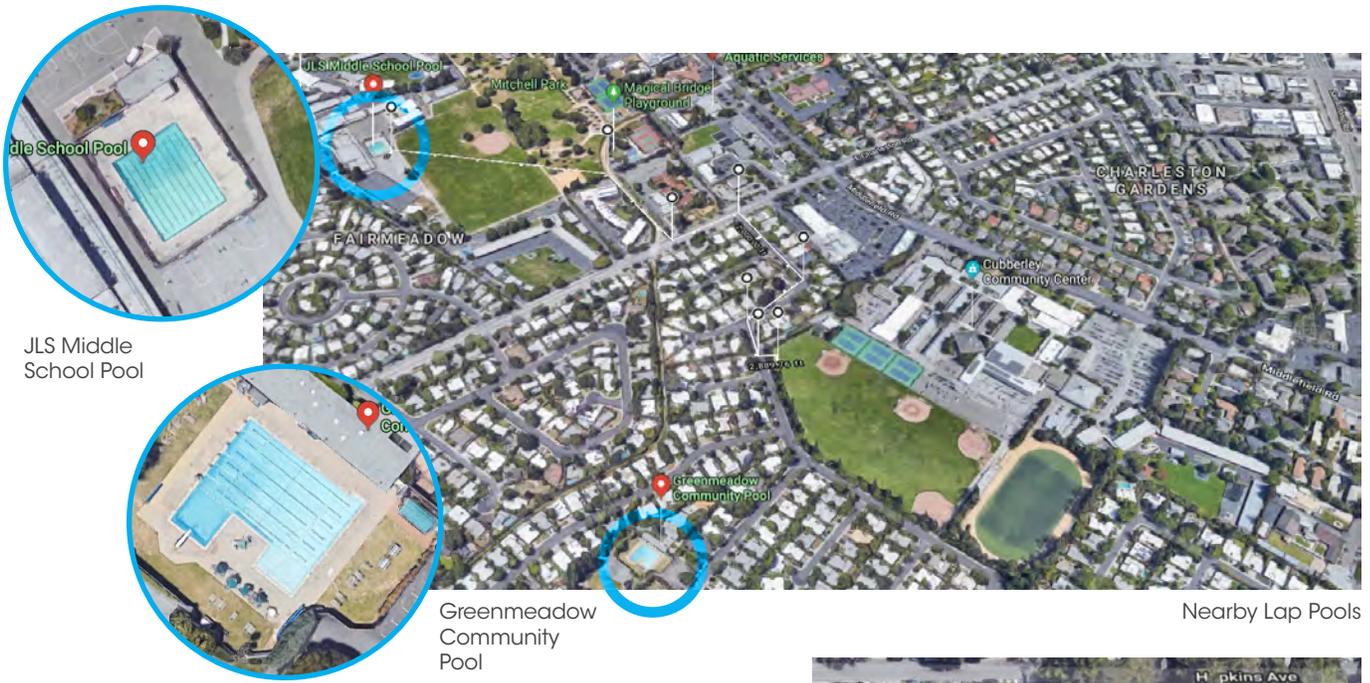
To the northwest, there is an 80-acre mega-block anchored by Mitchell Park that includes two churches and seven schools, a fire station, a little league baseball diamond, and Stevenson House, a low-income senior housing program. Three of the schools are PAUSD schools: Fairmeadow Elementary, Hoover Elementary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



Mitchell Park



Mitchell Park



JLS Middle School Pool

Greenmeadow Community Pool

Nearby Lap Pools

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



Rinconada Park pools

### Other nearby assets

Some other nearby assets within a half mile radius of the site are of note for their programmatic relationship to Cubberley. The Oshman Family Jewish Community Center is a large facility near Cubberley that includes health and fitness programs, youth programs, arts and cultural programming, co-working spaces, and senior housing. Peninsula Youth Theatre, in nearby Mountain View, is a youth theatre production company that puts on shows at the Mountain View Center for the Performing Arts. The City of Palo Alto's Ramos Park is also within a 1/2 mile radius of the site. See Figure 4 for more.



Ramos Park

## Existing Site Access

Cubberley is primarily accessed from Middlefield Road, at an intersection with traffic lights, opposite Montrose Ave. This entrance brings visitors to the main parking lot and connects with the parking between the community center and the fields. Another vehicular access point, also on Middlefield, is adjacent to the Charleston Center. This access road connects to parking on the northwest side of the site and also 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. Bike access to Cubberley is also improving due to the capital improvement of Montrose Ave. and Louis Road into bike boulevards. This addition to the bike network terminates at the main Cubberley entrance. There is also a pedestrian connection to the Charleston Center through a gate in the chain link fence between the sites. The Safe Routes to School Partnership provided the helpful map below, which shows the best routes to Cubberley for pedestrians and cyclists.

There are several local and express bus routes adjacent to Cubberley. Additionally the cross-town shuttle ends on E Charleston nearby. See Figure 5 below.

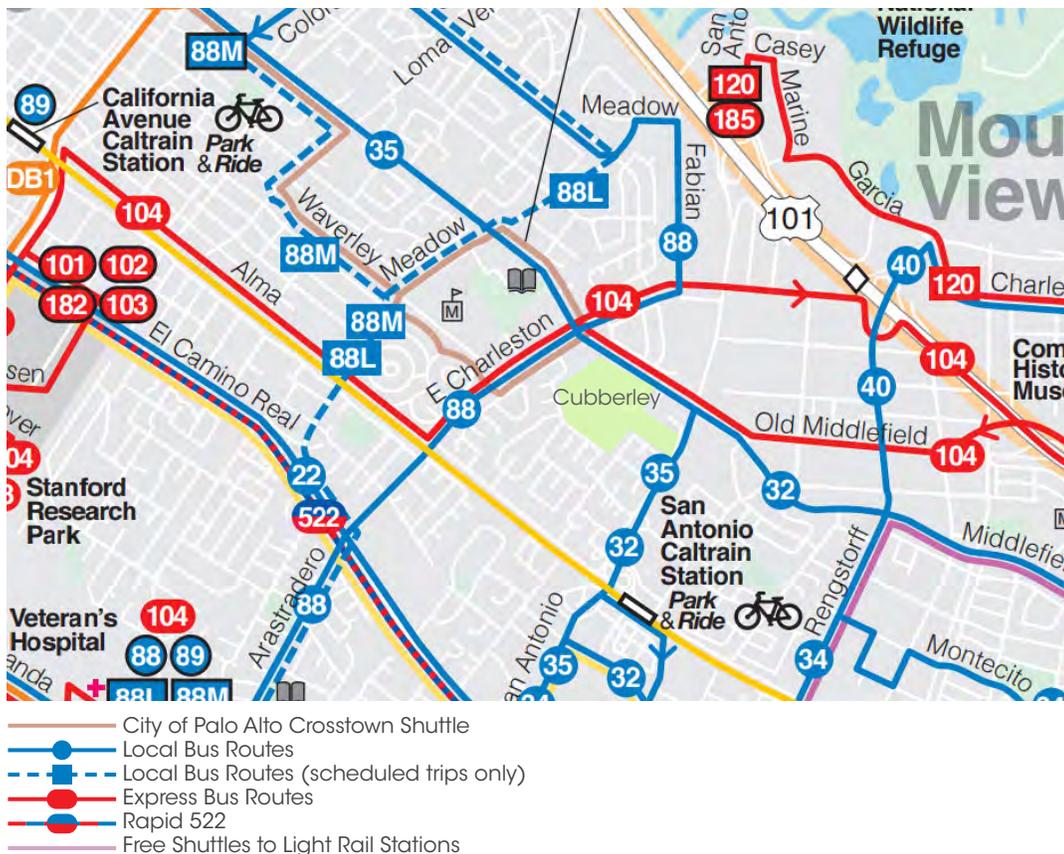


Figure 5. Public Transit Routes

Source: VTA. [www.vta.org/sites/default/files/2019-07/VTA%20Main%20Map%20JUL%202019.pdf](http://www.vta.org/sites/default/files/2019-07/VTA%20Main%20Map%20JUL%202019.pdf)

## Zoning

Cubberley and Greendell are zoned Public Facilities (PF(D)). They fall within an overlay of the Site and Design Review Combining District. The allowable uses for 525 San Antonio Ave. differ from those at Greendell and Cubberley. 525 San Antonio Ave. is zoned R-1, intended for single-family dwelling units, however, community center, educational facilities, and day-care centers are acceptable conditional uses. Given its residential zoning, this site is best suited to support housing in the future. The site is surrounded by four different zones: PF, R-1, RM-15, and ROLM. If housing is included, a zoning change to a higher density residential zoning is recommended. The 525 San Antonio site could include up to 40 units if it were changed to the neighboring RM-15 zoning. The zoning limits for building coverage and floor area ratio (FAR) for the site are shown in the tables below.

Figure 6. Zoning summary. See Appendix A for more information.

| Site                   | Zoning | Site Area   | Max Allowable Site Coverage |             | FAR/allowable building area |                  |
|------------------------|--------|-------------|-----------------------------|-------------|-----------------------------|------------------|
|                        |        |             | acres                       | %           | acres                       | FAR              |
| Cubberley, City-owned  | PF     | 7.9         | 30%                         | 2.4         | 1                           | 344,124          |
| Cubberley, PAUSD-owned | PF     | 27.5        | 30%                         | 8.3         | 1                           | 1,197,900        |
| Greendell              | PF     | 5.0         | 30%                         | 1.5         | 1                           | 217,800          |
| 525 San Antonio Ave.   | R-1    | 2.7         | 30%                         | .8          | .3                          | 35,284           |
| <b>TOTAL</b>           |        | <b>41.3</b> |                             | <b>12.4</b> |                             | <b>1,795,108</b> |

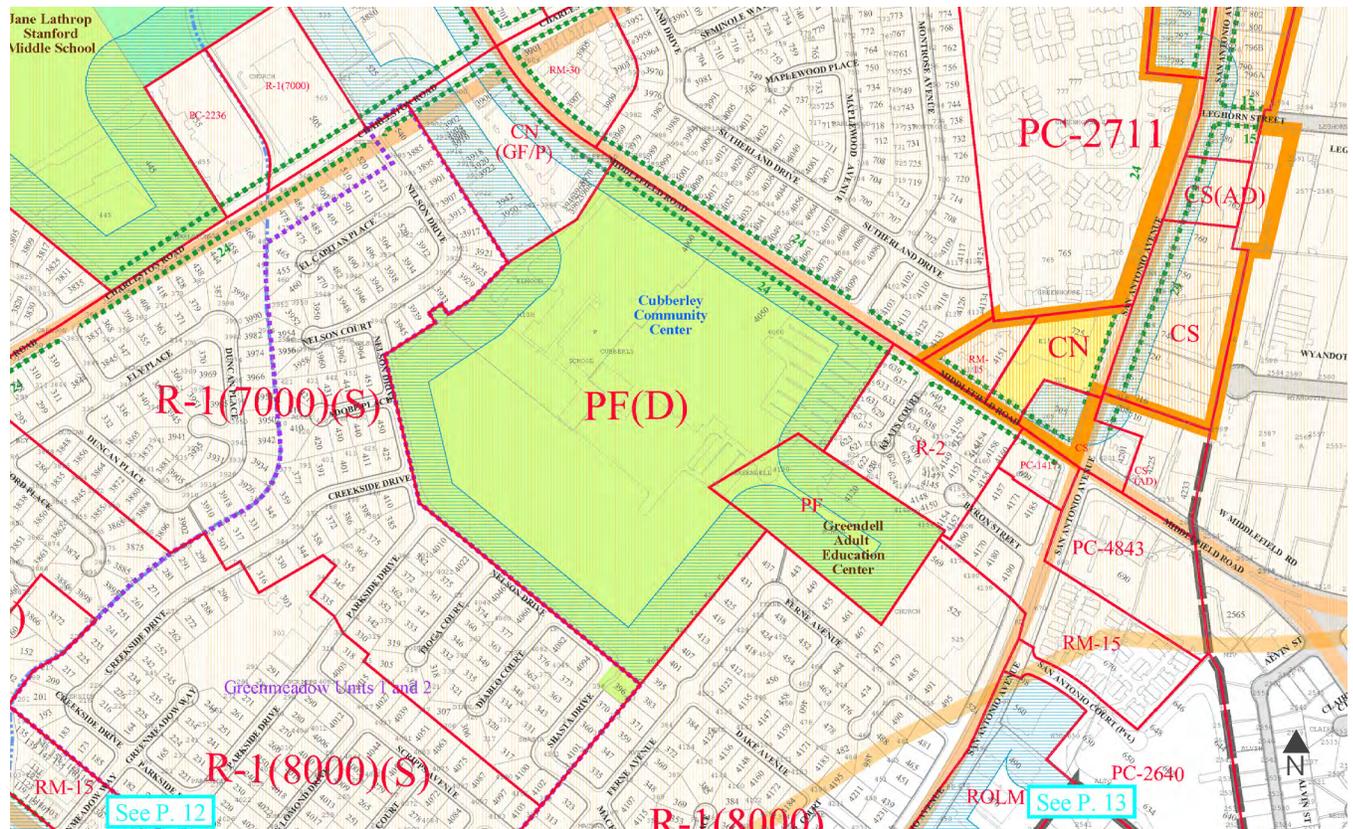
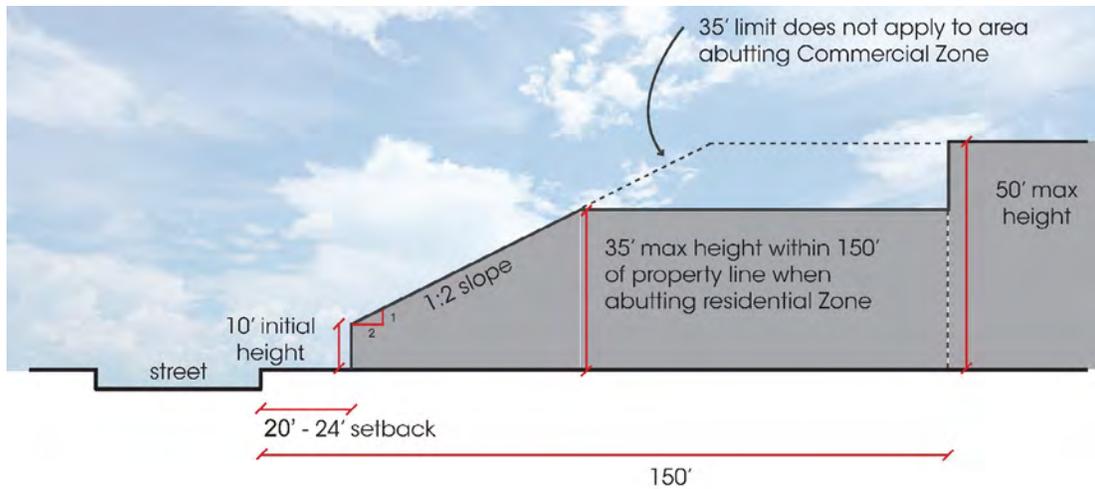


Figure 7. City of Palo Alto Zoning Map

## Maximum Height

There are maximum height limitations for the site, intended to ensure that buildings on the site are in scale with the neighborhood context. They restrict tall buildings near the street, but allow for increasing height farther from the street edge. When applied three dimensionally, these height regulations form a “zoning envelope,” which is the volume on the site within which buildings can exist, illustrated in the diagram below. At 150’ from the street edge, the maximum building height is 50’. Due to the size of the Cubberley site, the vast majority of the area on the site falls under this 50’ limit. The Greendell site mostly falls under a 35’ height limit. 525 San Antonio Ave. is limited to 33’ under R-1 zoning. Height limits were discussed at Meeting 1, where most participants expressed being most comfortable with 2- to 4-story buildings.

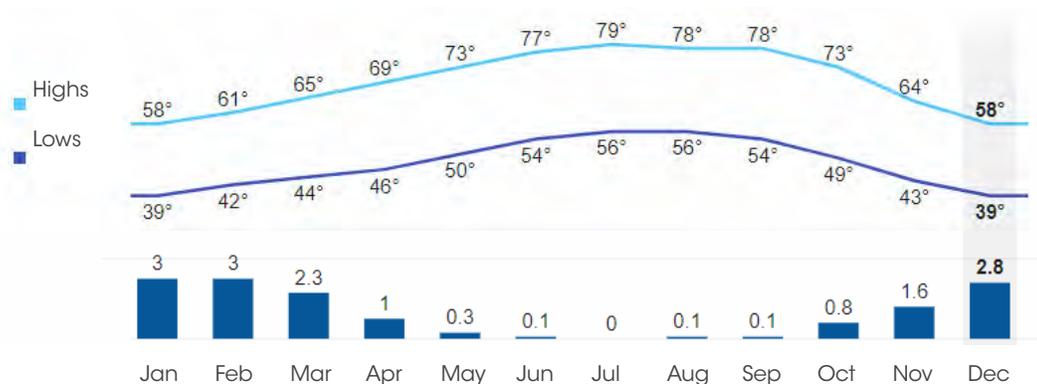
Figure 8. Typical zoning building envelope for Cubberley and Greendell



## Environmental Considerations

Environmental considerations including wind, sun path and orientation, rainfall, and weather patterns will all influence design decisions. The site is not in a flood zone, and according to NOAA, it will not be directly impacted by sea level rise until 10 feet of rise takes place. 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 9. Temperatures (F) and Rainfall (inches)



Source NOAA via Google.

Figure 10. Sun, Wind, and Community Entrances Diagram



## City Scale Context

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

Another city-scale context to consider is the context of Citywide plans for the future of the city as a whole. Concordia has reviewed the following City and PAUSD plans and documents:

- Cubberley Community Advisory Committee (CCAC) Report
- The City of Palo Alto 2030 Comprehensive Plan
- Walk and Roll Recommendations for Greendell/Cubberley
- 2018-2020 Sustainability Implementation Plan
- Palo Alto Bicycle and Pedestrian Transportation Plan
- Public Art Concept Plan
- City of Palo Alto Parks, Trails, Natural Open Space and Recreation Concept Plan
- City of Palo Alto Urban Forestry Concept Plan

All of these plans and reports provide useful information and perspectives that are relevant to the development of Cubberley. Some of these include direct and specific recommendations for Cubberley; the CCAC Report's recommendations undergird the overall intent of the Cubberley Co-Design Concept Plan. Other plans here provide more general goals that the Cubberley plan can help address. This plan aligns itself with as many possible recommendations and goals set forth in these plans.

Figure 11. Citywide Asset Map

### Educational

-  Elementary School
-  Middle School
-  High School
-  Greendell/Adult School
-  Libraries
-  Educational Zones

### Organizational

-  Government Buildings
-  Fire Stations

### Social

-  Hospital/Clinic
-  Senior Services/Other
-  Grocery Store

### Cultural

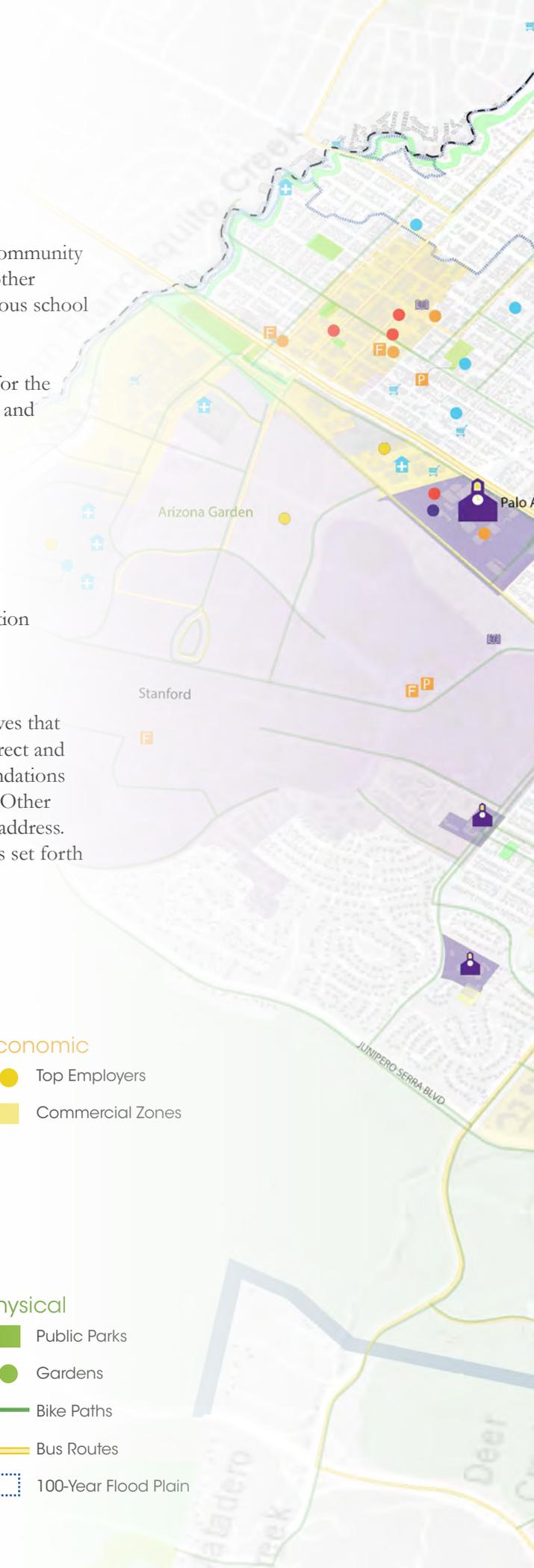
-  Arts, Theater, Museums

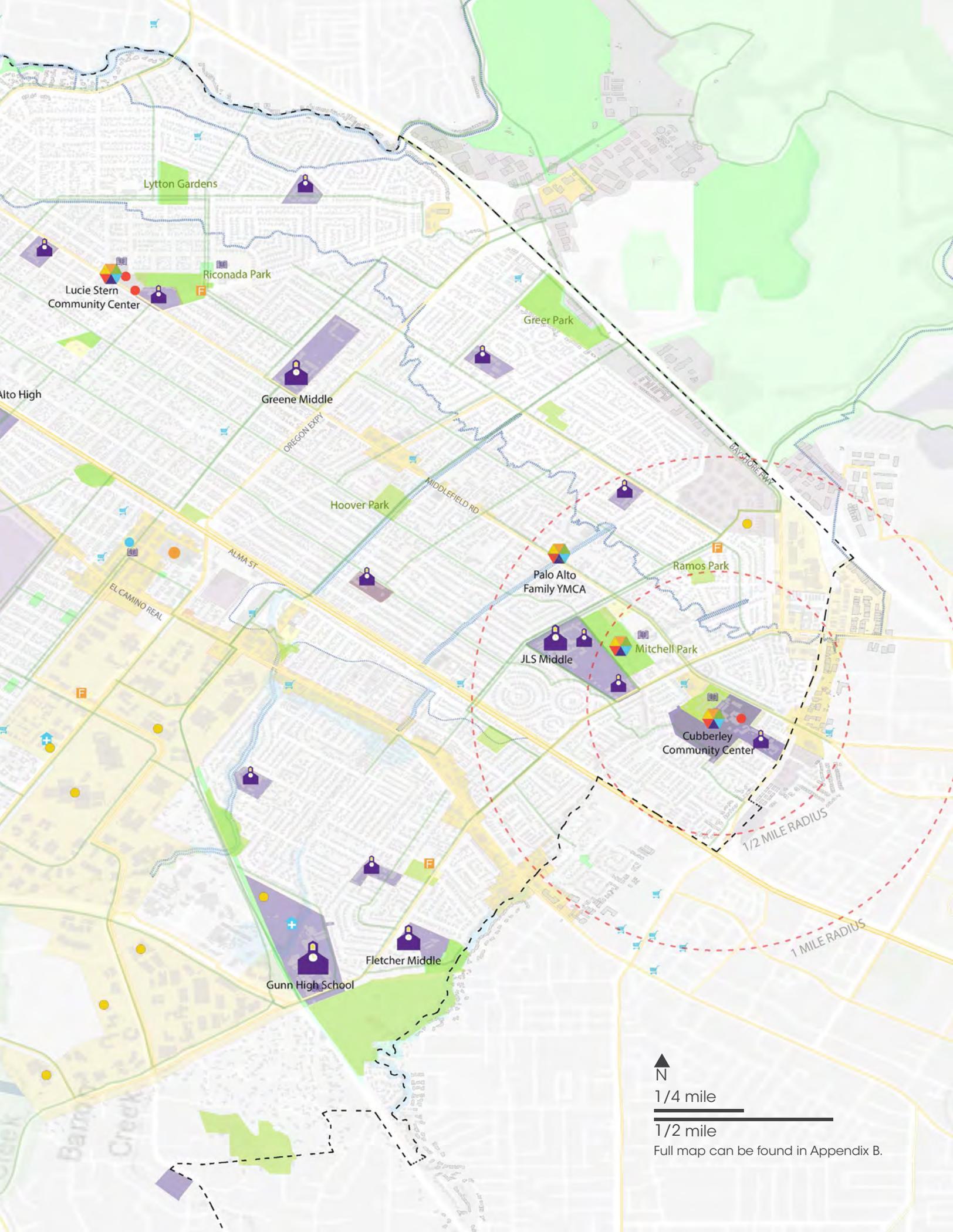
### Economic

-  Top Employers
-  Commercial Zones

### Physical

-  Public Parks
-  Gardens
-  Bike Paths
-  Bus Routes
-  100-Year Flood Plain





Lytton Gardens

Lucie Stern  
Community Center

Riconada Park

Greer Park

Greene Middle

Hoover Park

Palo Alto  
Family YMCA

Ramos Park

JLS Middle

Mitchell Park

Cubberley  
Community Center

Fletcher Middle

Gunn High School

1/2 MILE RADIUS

1 MILE RADIUS



1/4 mile

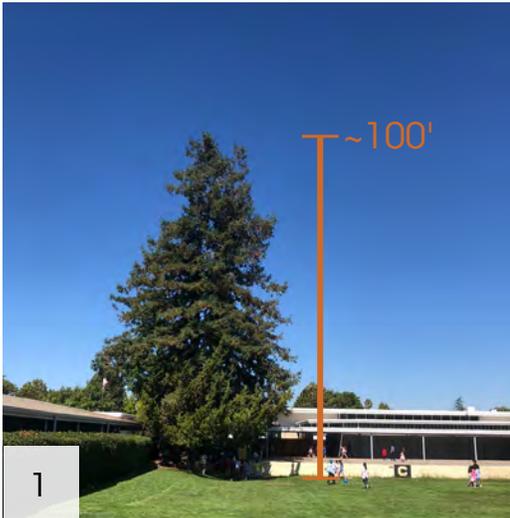
1/2 mile

Full map can be found in Appendix B.

## Trees

There are many trees on site that should be preserved if possible. 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 (see image 5 and 6 below). The protected trees on the interior of the site range from roughly 30' tall to 100' tall. Where possible, all of these trees should be preserved, with greatest deference to the largest and healthiest among them.

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



## 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 to pose plan constraints, as they appear able to be relocated as needed to achieve plan goals.

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. Because there are two active pipelines within 1500 feet of the site, the site does not meet the "Stage 1" screening requirements of the California Department of Education guidelines. A "Stage 2" risk analysis was conducted as part of this planning process, which determined that the plan proposed meets DOE safety requirements. See Appendix C for this analysis.

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

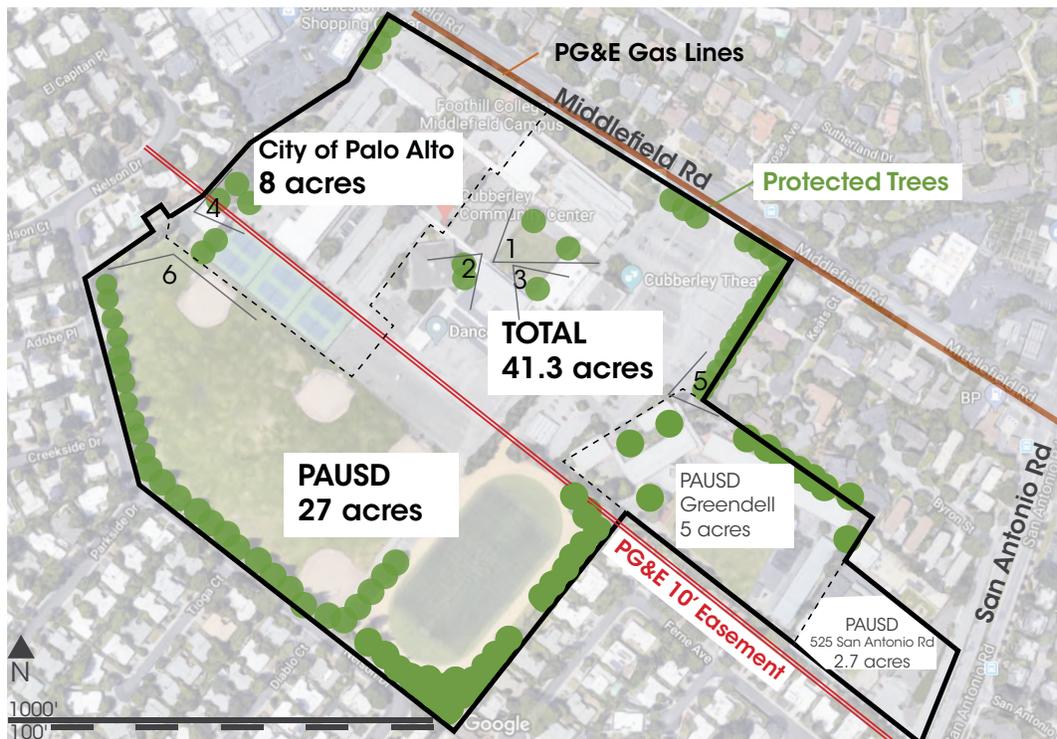
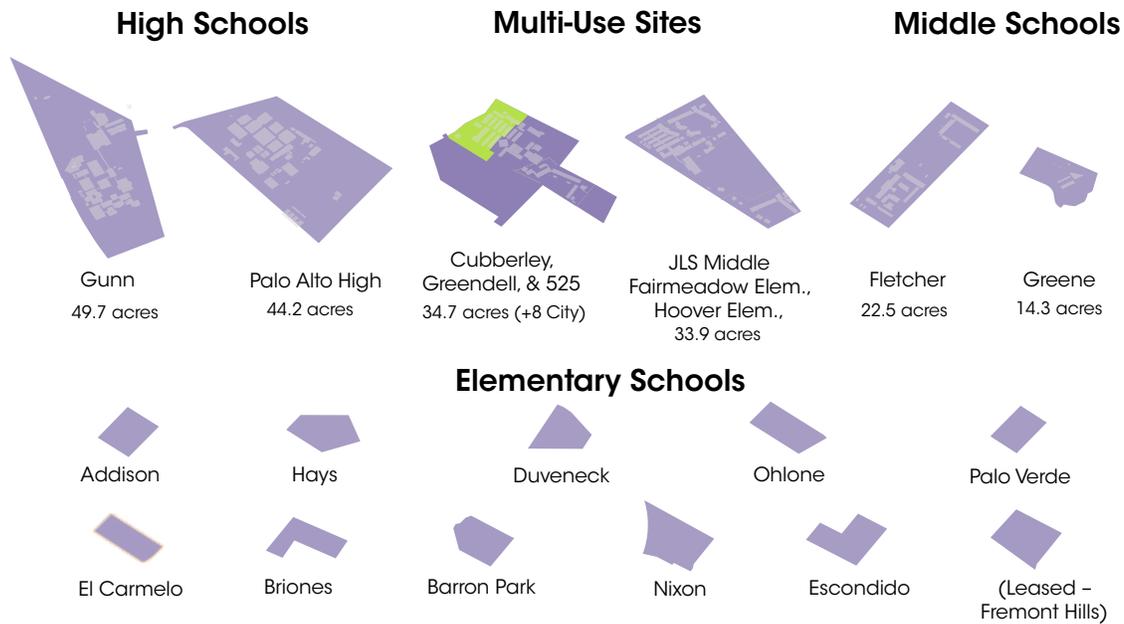


Figure 12. Map of protected trees, PG&E easement, and PG&E lines  
See images on previous page for photos corresponding to the numbered trees shown.

## Context within PAUSD

Cubberley, Greendell, and 525 San Antonio Road comprise the third largest site that PAUSD owns. If the system should ever need another large high school or middle school, this site is the best, if not the only, feasible location.

Figure 13. PAUSD School Footprints



The Cubberley site compares favorably to other high-performing joint-use facilities across the country. Even a school on this site as large as Paly High or Gunn High would have a comparably high ratio of outdoor-space per student. The images on the following page compare the Cubberley site to five other joint-use community school sites.

| Site                             | Acreage           | Population                   | Site Density (student/acre) | Active Outdoor Acreage   | Active Outdoor Density (students/acre) |
|----------------------------------|-------------------|------------------------------|-----------------------------|--------------------------|--|
| <b>Cubberley</b>                 | <b>35.4</b> acres | <b>1,700</b> students (est.) | <b>48</b>                   | <b>14</b> acres (fields) | <b>121</b>                             |
| <b>Gunn High School</b>          | 52.03 acres       | 2,022 students               | 39                          | 26.78 acres              | 75                                     |
| <b>Palo Alto High School</b>     | 49.86 acres       | 1,992 students               | 40                          | 13.51 acres              | 147                                    |
| <b>Emeryville CCL</b>            | 7.60 acres        | 780 students                 | 175                         | 4.15 acres               | 188                                    |
| <b>St. Francis High School</b>   | 25.03 acres       | 1,761 students               | 70                          | 10.13 acres              | 173                                    |
| <b>Mountain View High School</b> | 32.88 acres       | 1,959 students               | 60                          | 17.91 acres              | 109                                    |

Figure 14. Chart Comparing Local and Joint-Use Community School Sites

Cubberley Site



Gunn High School



Palo Alto High



Emeryville Center of Community Life (ECCL)



St. Francis High School



Mountain View High School



Figure 15. Graphic Comparison of Local and Joint-Use Community School Sites



# COMMUNITY CO-DESIGN PROCESS

## Four-Meeting Structure

The community participated in an iterative process as part of the planning. They attended 4 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 two meetings focused on both program and design preferences, and culminated in the Program Document, which was published in January 2019 and formed the basis for the design phase of the planning process. The third and fourth meetings focused on design and the draft plan. Meeting participants provided plan feedback and contributed input on aesthetic direction. 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.



Figure 16. Co-Design Timeline





## MEETING 1

### Massing Activity



#### What we heard

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

## MEETING 2

### 3 Concept Options

#### 1st Shared Village



#### 2nd Independent Campuses

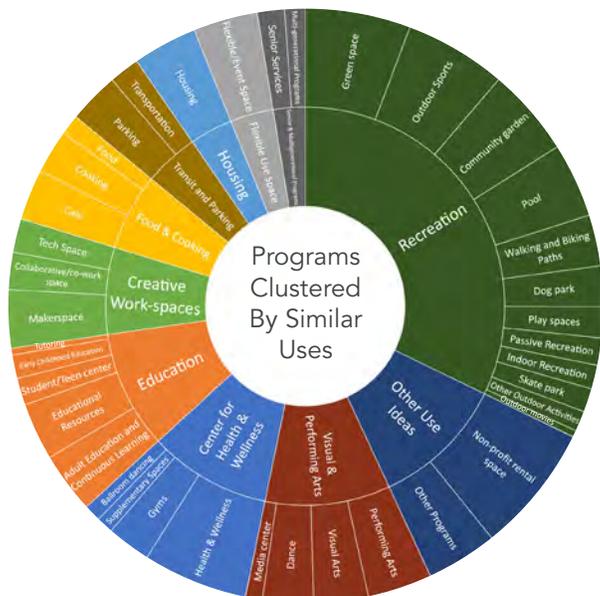


#### 3rd Building in a Park



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

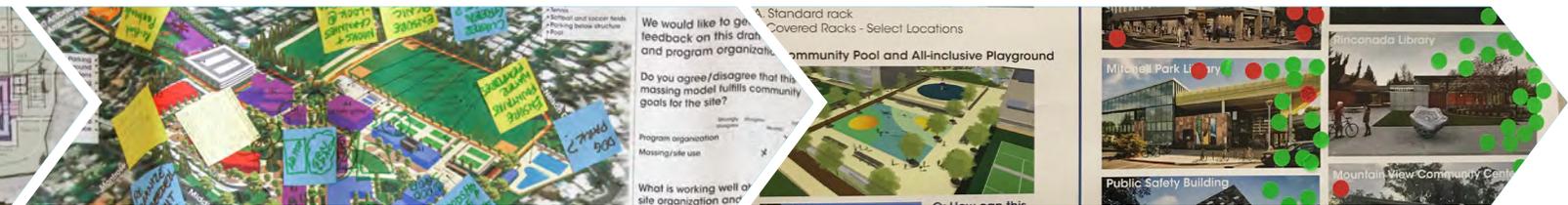
### Program Brainstorm Activity Results



### Honing the Program Vision

Top Ranked Programs





## MEETING 3

### Program Organization and Massing



#### What we heard

- Remove car access from San Antonio Ave.
- Push 2-story buildings away from neighbors
- Reduce height of parking garage
- Make all bike paths 2-way
- Move the pool to the center of the site

#### Preferred Stylistic Direction

Image sizes are proportional to positive response



Mixture of organic and orthogonal landscape forms



Preference for more open space and native landscaping



Neutral/Warm palette in the hardscape

## MEETING 4

### Draft Concept Plan



#### What we heard

- Add more green space and trees
- Further reduce pedestrian, bike, and car conflicts
- Enhance privacy for neighbors
- Improve drop-off conditions
- Adjust phasing to further minimize program disruption
- Propose more interactive pool features
- Add greenery to central plaza and reconsider tower
- Simplify bike rack recommendations
- Add more tennis courts

## Outreach and Research

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



## 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. There were 19 fellows — 11 adults and 8 students split evenly between Palo Alto and Gunn High Schools. Concordia led multiple facilitator training sessions with the fellows to 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.



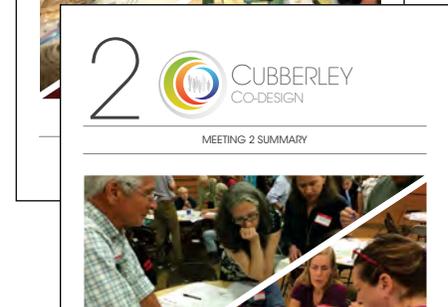
Fellows discussing the meeting after Meeting 2

## 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 Appendix A.



See Appendix A for full summaries, or click covers to view them online.



# Meeting 1

Attendance: 249

## Programming

In the first meeting, community members were asked to identify ways that Cubberley could better serve the community in the future, including any ideas for new or expanded programming. For the first activity, participants reviewed existing programs, proposed new programs for the community center and potential future school, and made connections about which programs should share spaces or be adjacent.

Participants in this meeting proposed almost 600 ideas for new programming, the most common being a pool, a café, health and wellness facilities, and updated athletic spaces.

Many of the ideas residents proposed relate to one another closely. To get a better understanding of common themes and clusters of ideas, the planning team grouped them together by similarity. Figure 17 shows programs clustered together to create broader trends. The size of each wedge is proportional to the frequency of proposed ideas at the meeting.



Figure 17. Program clusters by frequency of mention

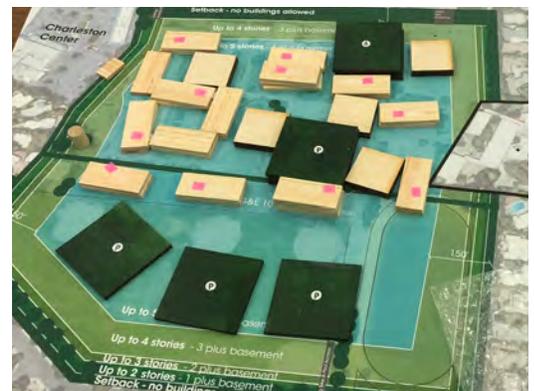


## Design

In addition to the programming suggestions, participants at Meeting 1 shared their preferences related to building height, open green space, and parking. The activity asked participants to place and stack wooden blocks that were proportional to one story buildings to reflect their preferences for site layout and density. There were also blocks to represent parking with two sides to allow for surface/structured parking and underground parking.

In general, the groups crafted schemes that would maximize open green space, keep the existing athletic fields untouched, and create new community green space by utilizing multi-story buildings between 2 and 4 stories and underground or structured parking. These themes set the course for the planning team and future meetings.

Consistent with their request to increase green space expressed in Activity 1, the majority of groups proposed underground or structured parking. Participants stacked their blocks to an average height of 2.5 stories. Single story and 5 story buildings were infrequent. Most groups used a variety of heights between 2 and 4 stories, generally with taller buildings towards the center of the property, away from the street edge. Almost all groups preserved the field areas as they are and grouped buildings on the north half of the site.



Four examples out of the 27 table group layouts

## Meeting 2

Attendance: 127

### Programming

The second meeting's program activity asked residents to prioritize and expand on the most commonly proposed ideas from Meeting 1. Groups were given a limit of 15 stickers to use to show their top program priorities. The highest ranked programs are shown in Figure 18. Several of these programs already exist on Cubberley—participants stressed the importance of preserving and improving them.

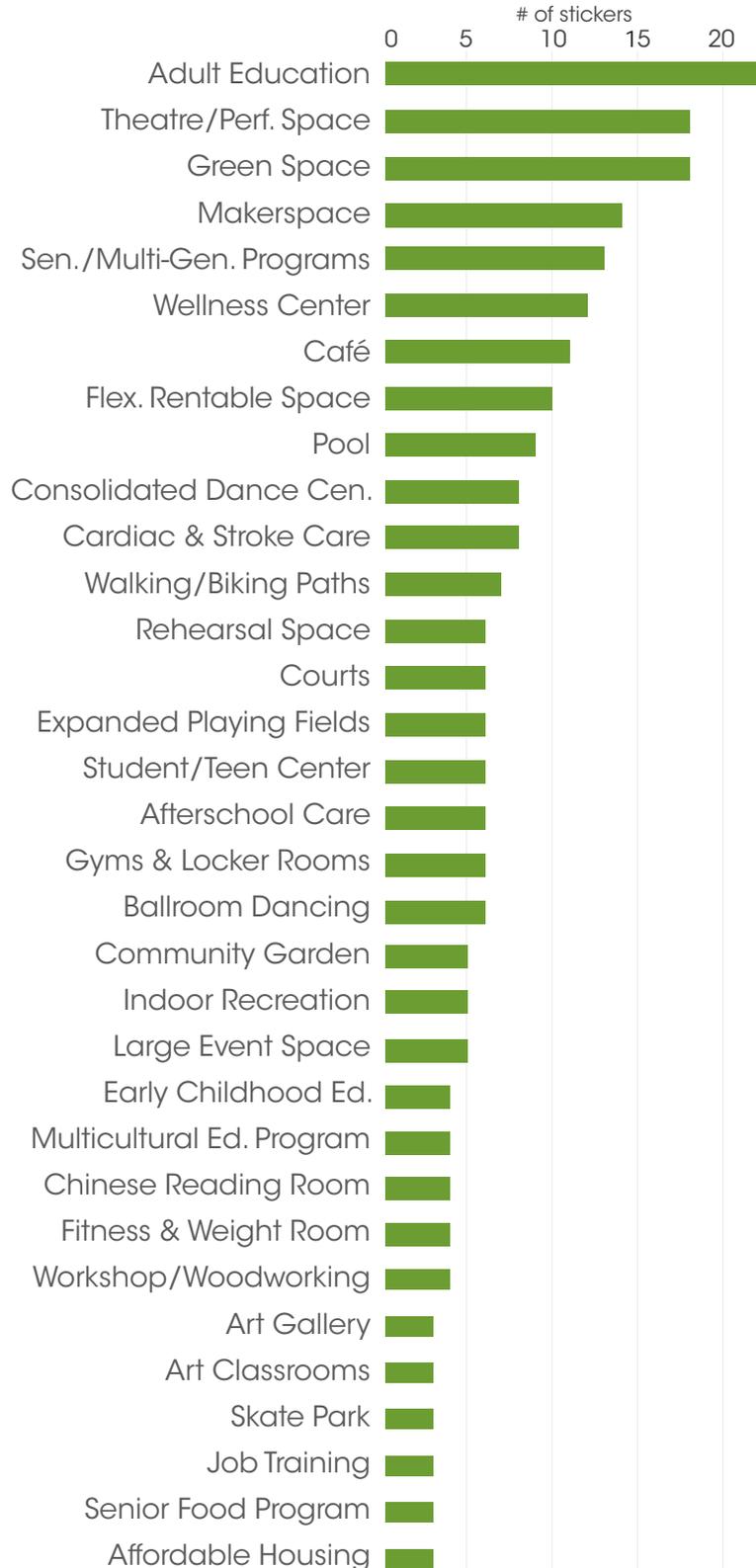
In addition to quantitative results, participants were asked to describe their visions for Cubberley through comments and responses to prompts. Overwhelmingly, participants described a new facility with more multi-functional green space conducive to community events, daily exercise, and simply relaxing outdoors.

In the second meeting, participants elaborated most on a makerspace/workshop that would be a hub for hands-on learning and creativity for all ages. Many, including the existing program providers, want to see the dance and health programs reorganized into a Health and Wellness Center, with shared reception area, administration space, and flexible-use spaces.



Figure 18. Most Prioritized Programs at Meeting 2

Graph shows the top 33 programs out of 61 total programs. Programs receiving 2 or fewer votes are not shown.



## Design

In the design activity, participants reviewed and evaluated three conceptual schemes representing the range of massing ideas that resulted from the first meeting. These were: *Independent Campuses*, a scheme that created two separate campuses for the community center and future school; *Shared Village*, which provided more overlap in amenities and physical spaces between the community center and future school; and *Building in a Park*, which completely combined the two services into one large structure at the center of the site, creating a park condition surrounding it.

Using a 1-5 scale for overall preference and rubric that evaluated the concepts for particular characteristics, participants rated the success of the three concepts. The Shared Village concept was the highest rated, and it became the starting point for further design and site planning. They also added comments to each scheme describing what works and doesn't work for them. The most common comments are shown underneath the schemes to the right, which were addressed in the design presented at Meeting 3.



Figure 19. Three Conceptual Layouts

1st

### Shared Village



Average community rank: 1.22 out of 3 (1 is best, 3 is worst)  
The Shared Village was consistently the highest rated among meeting participants. Residents appreciated the energy efficiency, program distribution, and scale of this site concept. Concerns included distance between parking and program areas and too much green space along Middlefield.

2nd

### Independent Campuses



Average community rank: 2.03 out of 3 (1 is best, 3 is worst)  
"Independent Campuses" came in second. Participants gave good marks for safety and the preschool courtyard, but cited issues with drop-off space and parking.

3rd

### Building in a Park



Average community rank: 2.75 out of 3 (1 is best, 3 is worst)  
This was the least liked concept. Participants thought it was too dense and compact, but they did like the idea of the running and bike track and the larger field area.

# Meeting 3

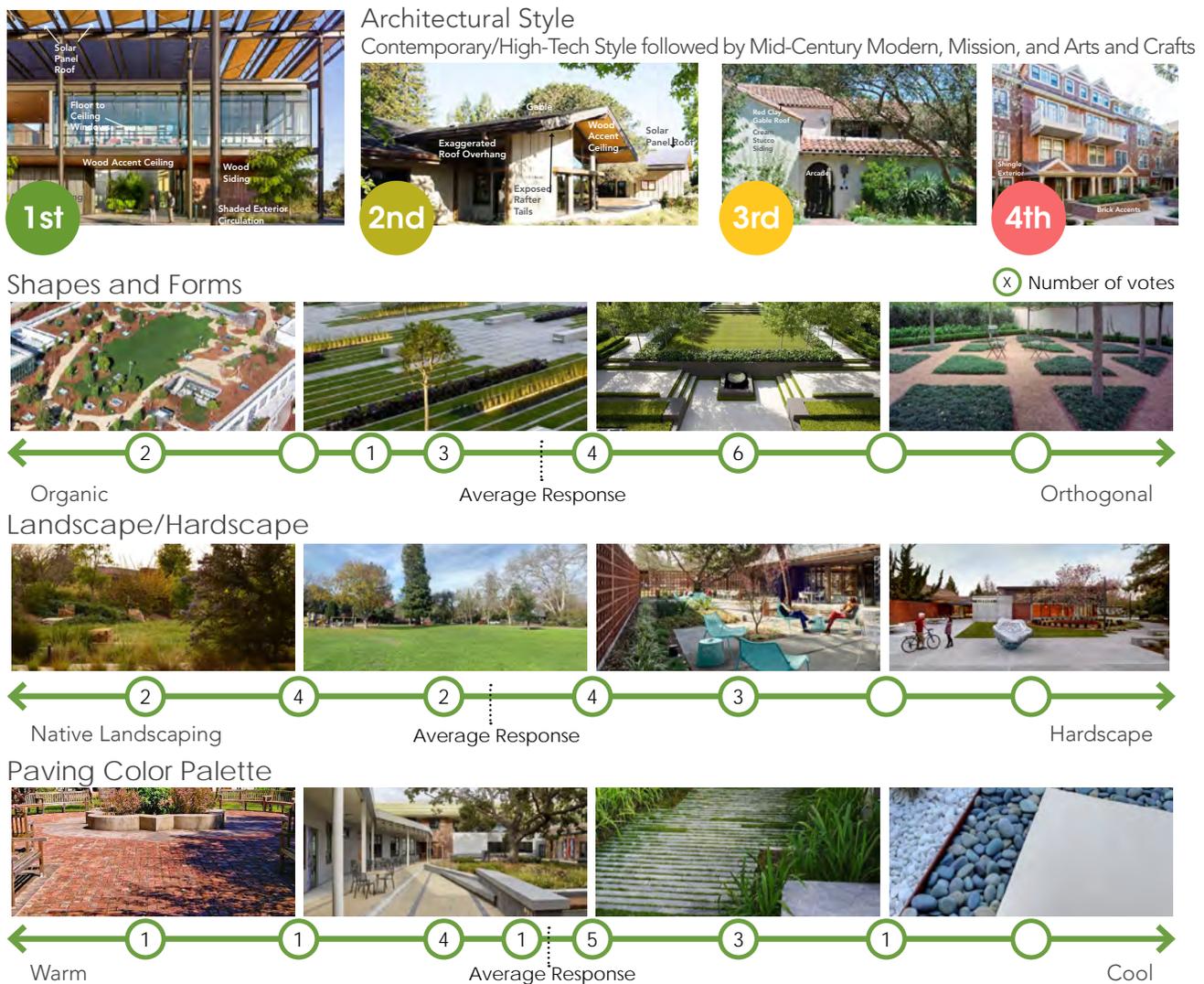
Attendance: 172

## Look and Feel

One of the activities at Meeting 3 focused on the look and feel of the site. Participants analyzed and evaluated four different architectural styles, Mid-Century Modern, Arts & Crafts, Mission Style, and Contemporary/High-Tech, to provide stylistic direction at Cubberley. They also scored various aspects of each style across four dimensions: roof shape, materials used, windows and openings, and how well it fit in the neighborhood. Of the four, Contemporary/High-Tech scored best.

Participants also provided guidance on landscape shapes and forms, balance of landscape and hardscape, and paving color. The activity asked them to discuss and mark their preference on the three different style spectrums. Each fell relatively close to the middle of the spectrum, with slight preferences towards organic shapes and forms as opposed to orthogonal ones, more native landscaping than hardscape, and warm paving color palettes.

Figure 20. Four Look and Feel Surveys



## Design

Participants reviewed a draft model based on the previous meetings' programming and massing results. Each group evaluated its massing, programming, circulation, and parking. They were asked to rate aspects of the plan and comment on what worked well, what their concerns were, and their general thoughts of the draft model.

For programming and massing the most common concerns had to do with multi-story structures near neighboring homes, the location of the pool being too close to residences, and the size and location of the 5-story parking structure. For site circulation the most common suggestions were to keep separate paths for walking, biking, and cars, including two-way bike paths sitewide. They were also concerned with the vehicular access from San Antonio Ave. to Cubberley.

When asked what is working well about the site organization and program adjacencies, participants most frequently cited the amount of greenspace. They highlighted the central promenade and amphitheater as positive aspects of the plan. They also ranked pedestrian safety and bike parking highly for the draft model.



Figure 21. Most Common Feedback on the Draft Design at Meeting 3

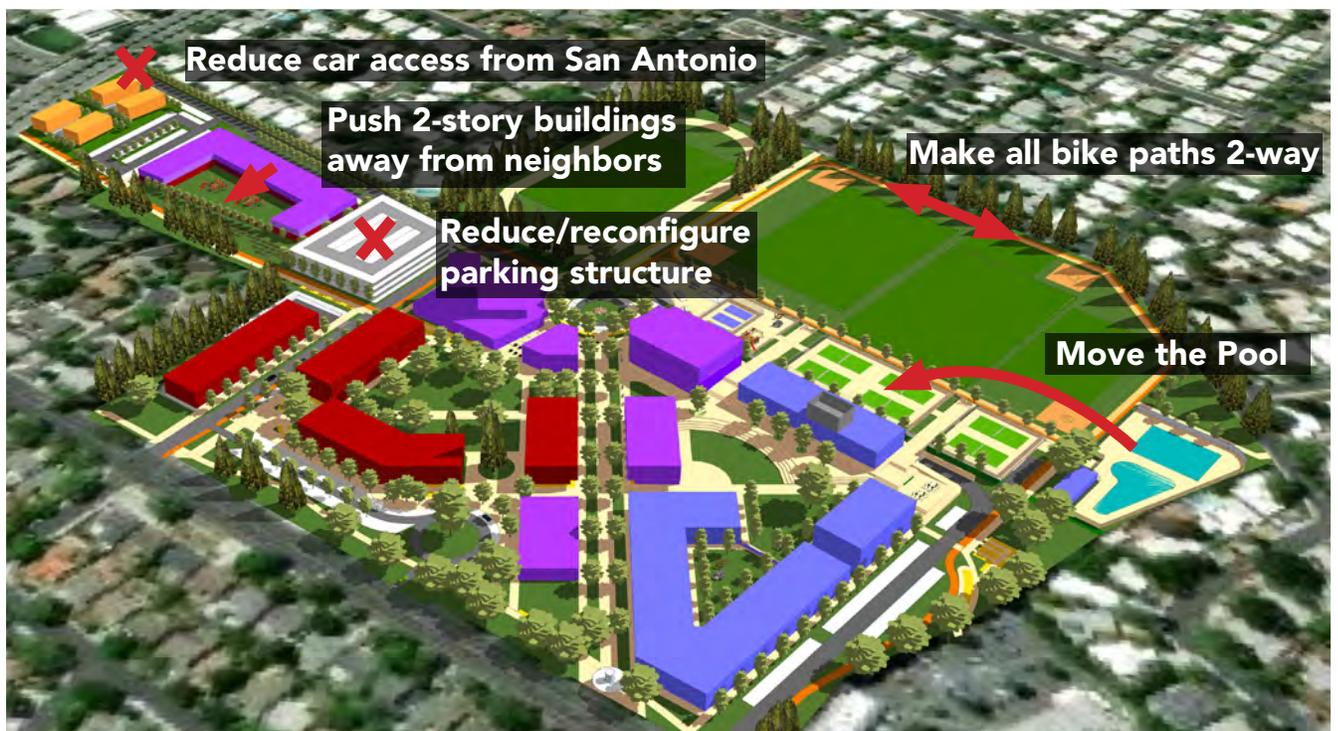
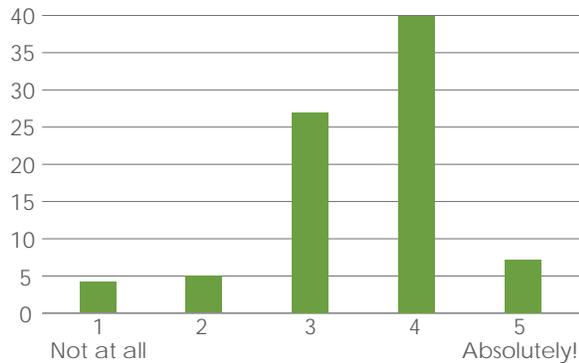


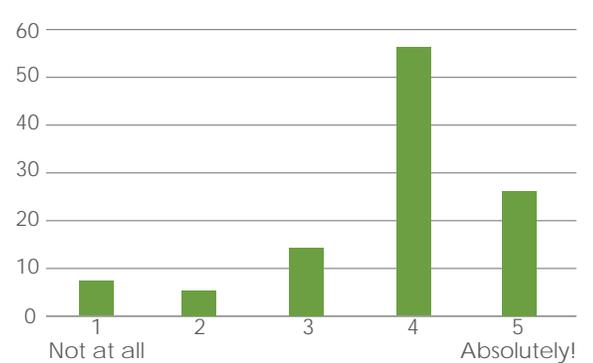


Figure 24. Selected Quantitative Results  
See full results in the Meeting 4 summary.

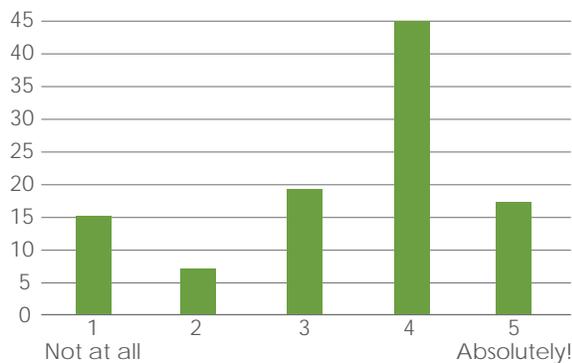
Does the organization of the indoor spaces work well?



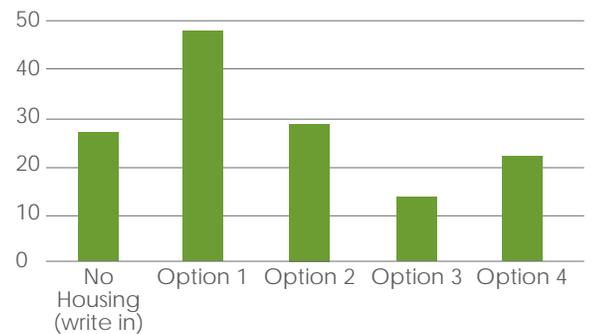
Does the site feel safe and easy to navigate for pedestrians?



Does the organization of the outdoor spaces work well?



Which housing option do you prefer?



Most common feedback from draft design at Meeting 4:

- 1 Add more green space and trees.
- 2 Further reduce pedestrian, bike, and car conflicts.
- 3 Enhance privacy for neighbors.
- 4 Improve drop-off conditions.
- 5 Adjust phasing to further minimize program disruption.
- 6 Propose more interactive pool features.
- 7 Add greenery to central plaza and reconsider tower.
- 8 Simplify bike rack designs.
- 9 Add tennis courts.

## CO-DESIGN CONCLUSION

The co-design meetings shaped the plan at every stage of the process. Meeting 1 provided a tentative programmatic foundation and design constraints that informed the conceptual design options at Meeting 2, where participants honed the program and set the design direction for the plan. At Meeting 3, participants provided feedback on a more refined draft plan and input on aesthetic questions, setting stylistic guidelines. This input guided the design team in refining the plan for Meeting 4, where participants again provided substantial feedback and recommendations for how to adjust the plan. Further changes were made to the plan based on this final round of feedback.

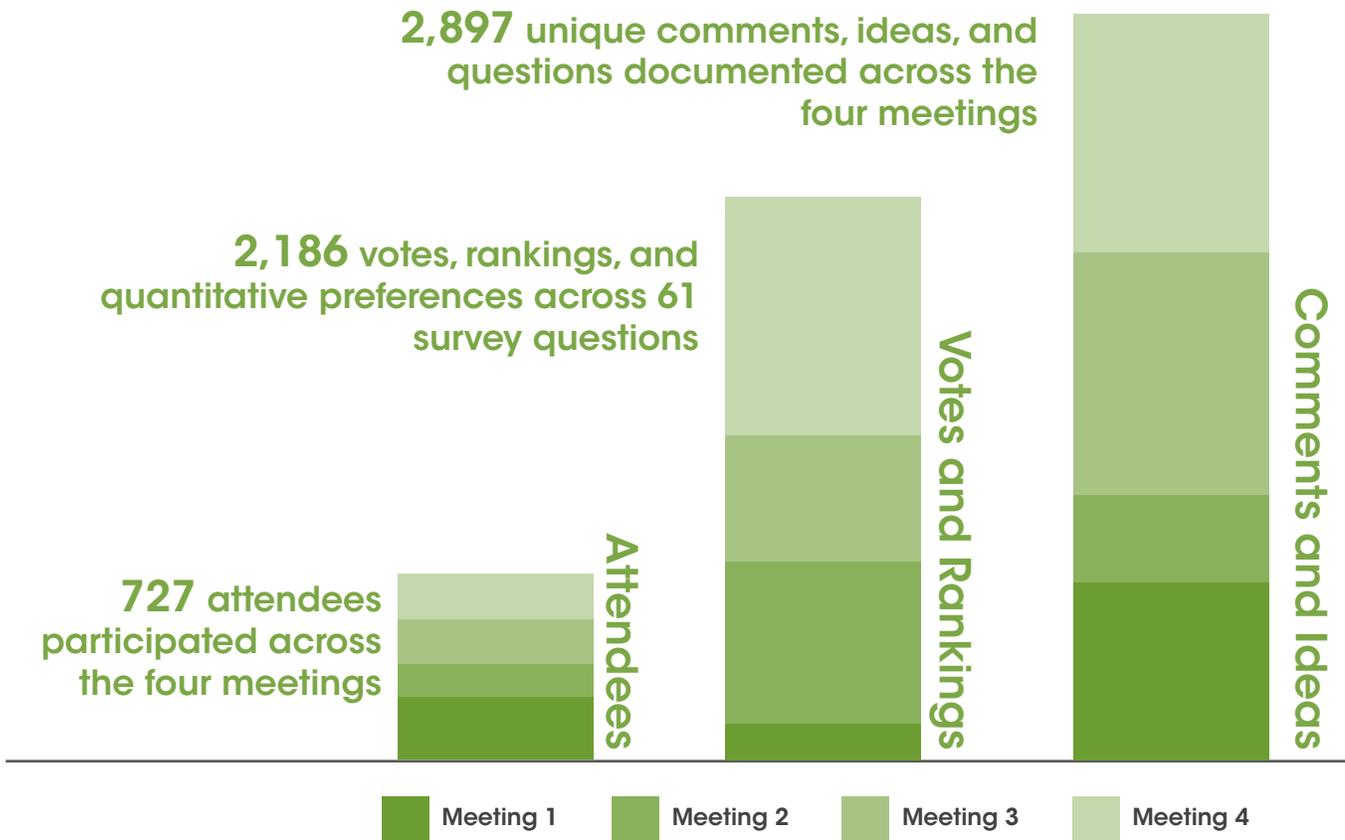


Figure 25. Summary of Meeting Statistics

## COMMUNITY-LED DESIGN GUIDELINES

- High degree of shared-use facilities
- Overlapping campuses
- Maximize green space with abundant trees and vegetation
- Safe biking and walking paths that encourage multi-modal transit and healthy living
- Convenient, underground parking
- Welcoming multi-generational spaces



"Glad [site circulation] is a simple flow and you can park near your destination."  
-Meeting 4 participant



"Preserve or add green space. I love the idea of a path around the whole area."  
-Meeting 2 participant

# MASTER PLAN

The Cubberley Concept Plan is a future vision for the Cubberley, Greendell, and 525 San Antonio Ave. sites. The recommendations herein draw heavily from community input at the co-design meetings, responding both to their indoor and outdoor program recommendations. These program recommendations have been developed in tandem with site studies to ensure that the balance of program sizes, parking needs, desire for outdoor green space, and participant tolerances for building heights are all balanced and respected. In addition to community input at the meetings, City and PAUSD program needs are also met.

Most of the recommended community center and shared-use 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, a wood workshop and upholstery room associated with the PAUSD Adult School, a media lab, art classrooms, art gallery, a culinary kitchen, PAUSD offices, housing, and the placeholder for a future PAUSD school.

This section shows the base plan that was developed through the co-design process. Three additional options were studied with higher degrees of housing. These options are discussed at the end of this chapter.



Figure 26. Site Program Layout

Performing Arts Center  
 Theater  
 Cafe  
 Maker Space  
 Music Class  
 Rehearsal Space  
 Woodshop  
 Upholstery Room

Shared Use Gyms  
 Visual Arts

Pools  
 Playground  
 Tennis and Pickleball Courts  
 Dog Park



Flexible Event Space  
 Community Gardens

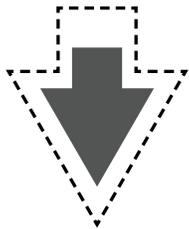
Community Center Building  
 Health & Senior Programs  
 Dance Classes  
 Martial Arts  
 Hourly Rental Spaces  
 City Admin Office  
 Tenant Spaces  
 Educational Programs

Cubberley Gyms

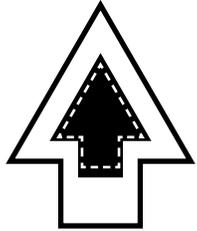
# Overview



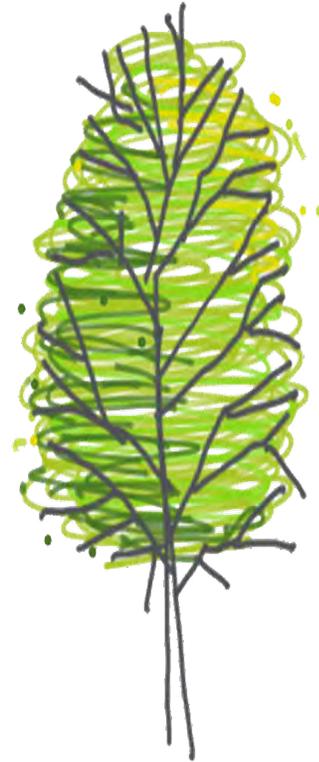
**70%**  
more green space



**46%**  
less surface paving,  
including roads,  
parking lots, and  
pedestrian paving



**Over double**  
the interior area with  
just an **18%** increase in  
the building footprint



From the outset, a major goal for this project was to increase both program area and green space. By using underground parking, reducing the amount of pedestrian paving, and using multi-story buildings, this plan more than doubles the indoor area while increasing green space by 70%, or 9.8 acres.

The graphic on the following page shows the difference between the existing and proposed plans. The division into the four categories are based on how the surface of the 43.1-acre site used.

## Key

**Green Space** includes grass, landscaping, and the baseball diamonds.

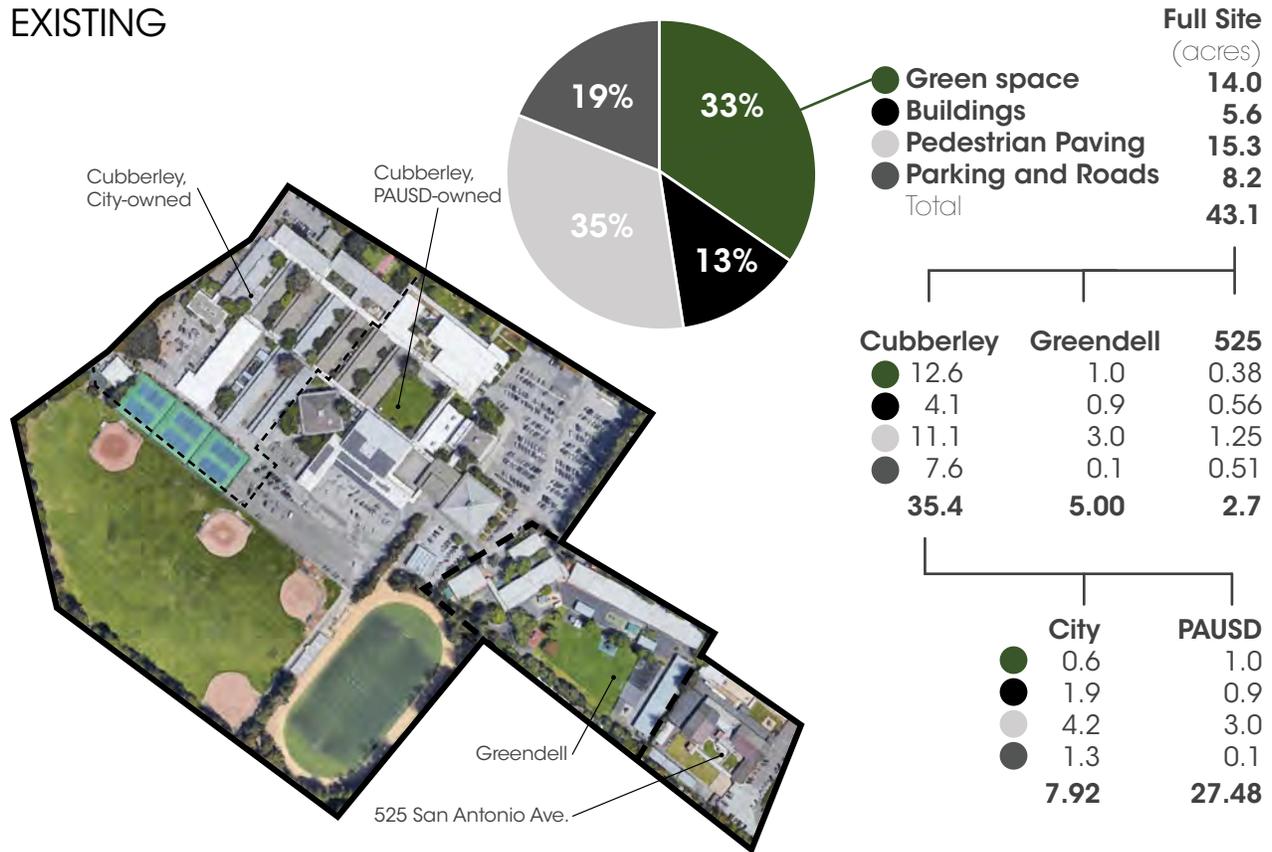
**Buildings** include the building footprint, meaning the amount of space a building takes up at the ground level.

**Pedestrian Paving** includes all paved surfaces for pedestrians and bikes, including bike parking, walking paths, the existing running track, and pedestrian areas above the parking garage, such as the tennis courts.

**Parking and Roads** includes all paved surfaces for cars, including the parking lots, structured parking (Greendell), and access roads.

Where multiple categories are layered on top of each other, for instance where the tennis courts are above parking, the top-most surface is what is counted - in that case, it is categorized as "pedestrian paving."

# EXISTING



# PROPOSED

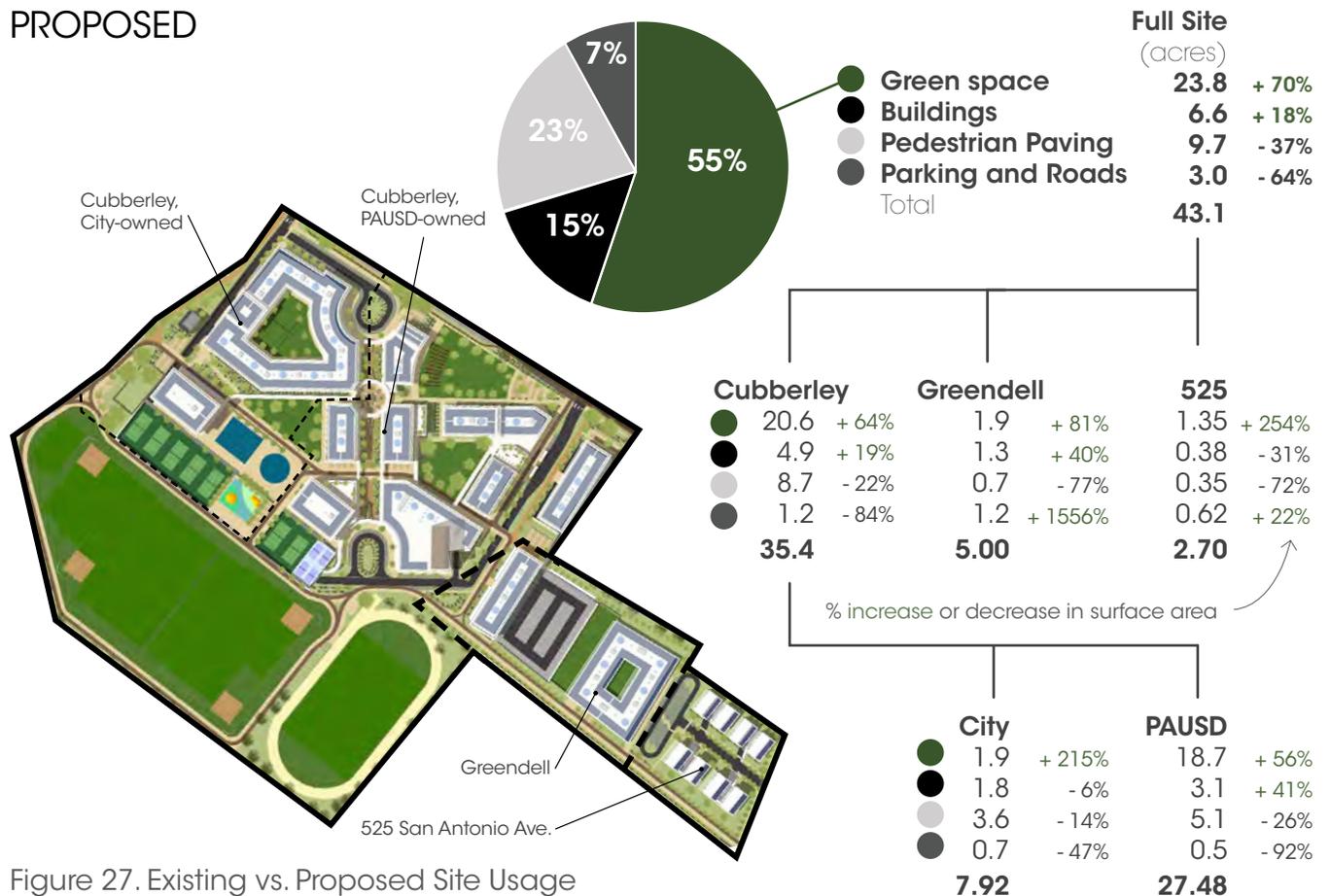


Figure 27. Existing vs. Proposed Site Usage

# Property Ownership

The diagram below depicts a proposed change to the property line separating the City of Palo Alto's portion of Cubberley and PAUSD's. This proposal maintains the net area of both parties: 7.92 acres owned by the City of Palo Alto, and 27.48 owned by PAUSD. The line is moved to avoid proposed buildings and to incorporate the recreational pool facilities into the City's portion of the site. This change would be necessary to keep the buildings within clear property boundaries and conform to zoning requirements.

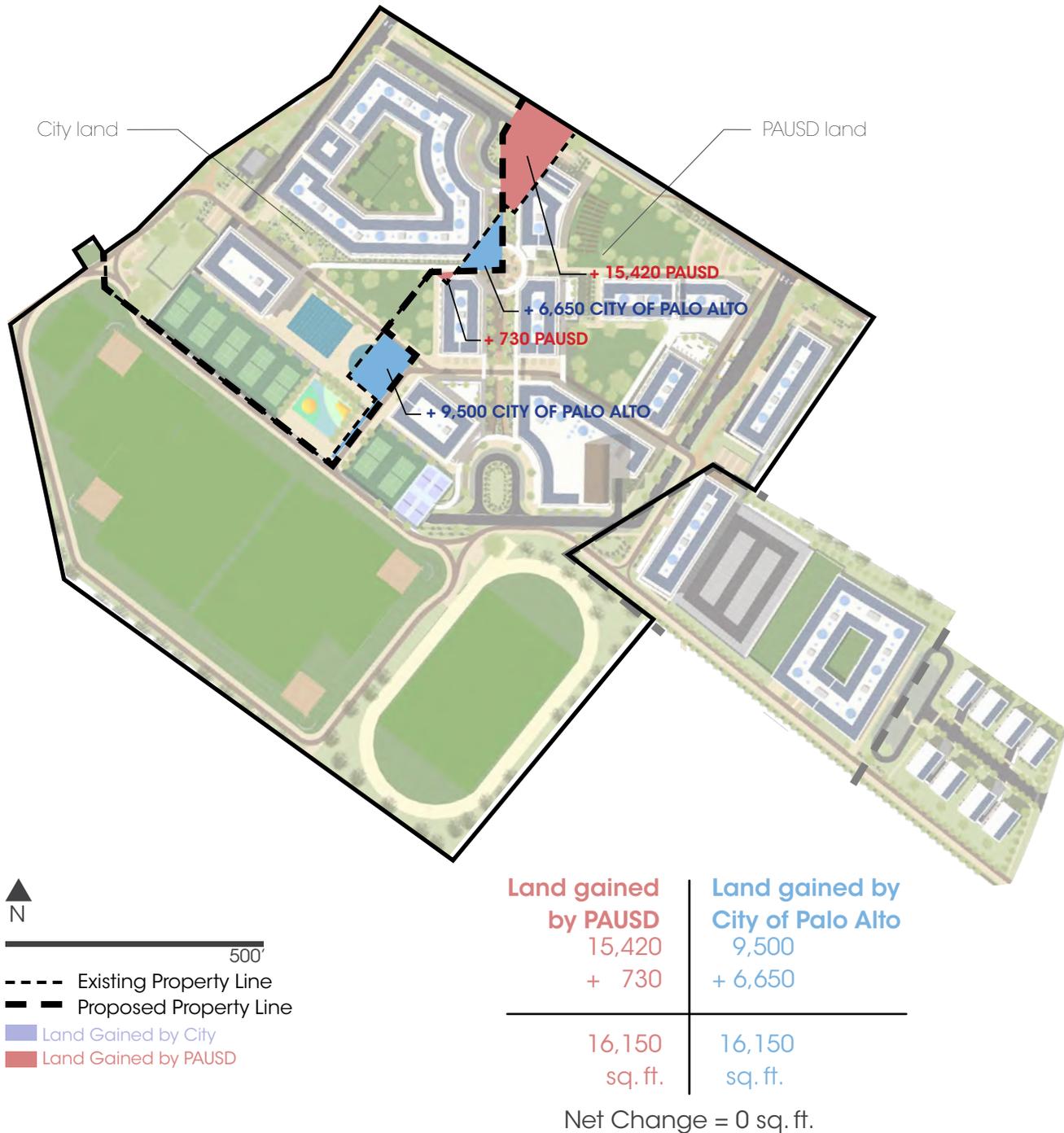


Figure 28. Existing and Proposed Property Lines

# Programs by Land Ownership

Buildings on site will include 157,700 square feet on the City's 8 acres, and 390,600 square feet on PAUSD's 35 acres (including Greendell and 525 San Antonio Ave.). Community center uses are on the City's land. Shared uses and PAUSD uses are on PAUSD's land.

## Programs on City of Palo Alto Land

**157,700** sq. ft.

|       |  |        |
|-------|--|--------|
| ● 1.1 | Dance, Martial Arts, Preschools              | 38,000 |
| ● 1.2 | Health, Wellness, and Senior Programs        | 26,600 |
| ● 1.3 | Educational Programs and Other Tenant Spaces | 66,400 |
| ● 1.4 | Cubberley Gyms                               | 26,700 |

## Programs on PAUSD Land

**390,600** sq. ft.

|       |                         |         |
|-------|-------------------------|---------|
| ● 2.1 | Visual Arts             | 29,400  |
| ● 2.2 | Flexible Event Space    | 11,700  |
| ● 3.1 | Shared Use Gyms         | 30,100  |
| ● 3.2 | Performing Arts Center  | 50,900  |
| ● 4.1 | PAUSD Adult School      | 35,000  |
| ● 4.2 | PAUSD Offices           | 30,000  |
| ● 4.3 | Greendell School        | 40,000  |
| ● 4.4 | PAUSD Staff Housing     | 33,600  |
| ● 5   | Potential Future School | 129,900 |

**548,300** sq. ft.



Figure 29. Programs by Land Ownership

## Programs by User Group

| ID                            | Program                                      | Area (sq ft)   |
|-------------------------------|--|----------------|
| <b>Community Center Uses</b>  |  | <b>157,700</b> |
| 1.1                           | Preschools, Dance, & Martial Arts            | 38,000         |
| 1.2                           | Health and Senior Services                   | 26,600         |
| 1.3                           | Educational Programs and Other Tenant Spaces | 66,400         |
| 1.4                           | Cubberley Gyms                               | 26,700         |
| <b>Shared Uses</b>            |  | <b>157,100</b> |
| 2.1                           | Visual Arts                                  | 29,400         |
| 2.2                           | Flexible Event Space                         | 11,700         |
| 3.1                           | Shared Use Gyms                              | 30,100         |
| 3.2                           | Performing Arts Center                       | 50,900         |
| 4.1                           | PAUSD Adult School                           | 35,000         |
| <b>PAUSD Uses</b>             |  | <b>233,500</b> |
| 4.2                           | PAUSD Offices                                | 30,000         |
| 4.3                           | Greendell School                             | 40,000         |
| 4.4                           | PAUSD Staff Housing                          | 33,600         |
| 5                             | Future PAUSD School                          | 129,900        |
| <b>TOTAL</b>                  |  | <b>548,300</b> |
| Community Center + Shared Use |  | 314,800        |
| PAUSD + Shared Use            |  | 390,600        |

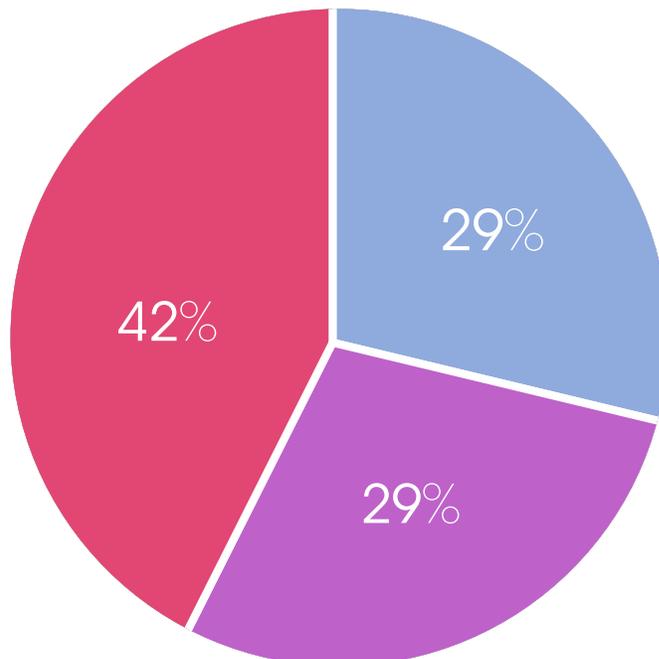


Figure 30. Programs by User Group



The program plan above depicts the site organization according to user group, including community center uses, shared uses, and PAUSD uses. Shared-use buildings are those that will be used by both community center users and students attending the proposed future school, and/or the PAUSD Adult School students.

Meeting participants were strongly supportive of sharing uses in order to save space where possible. As a result, almost one third of all program area is housed in shared-use facilities. By reducing program duplication and the overall footprint, the site also benefits from a lighter parking load, more green space, and the inclusion of more programs that community participants requested.



## Program Details

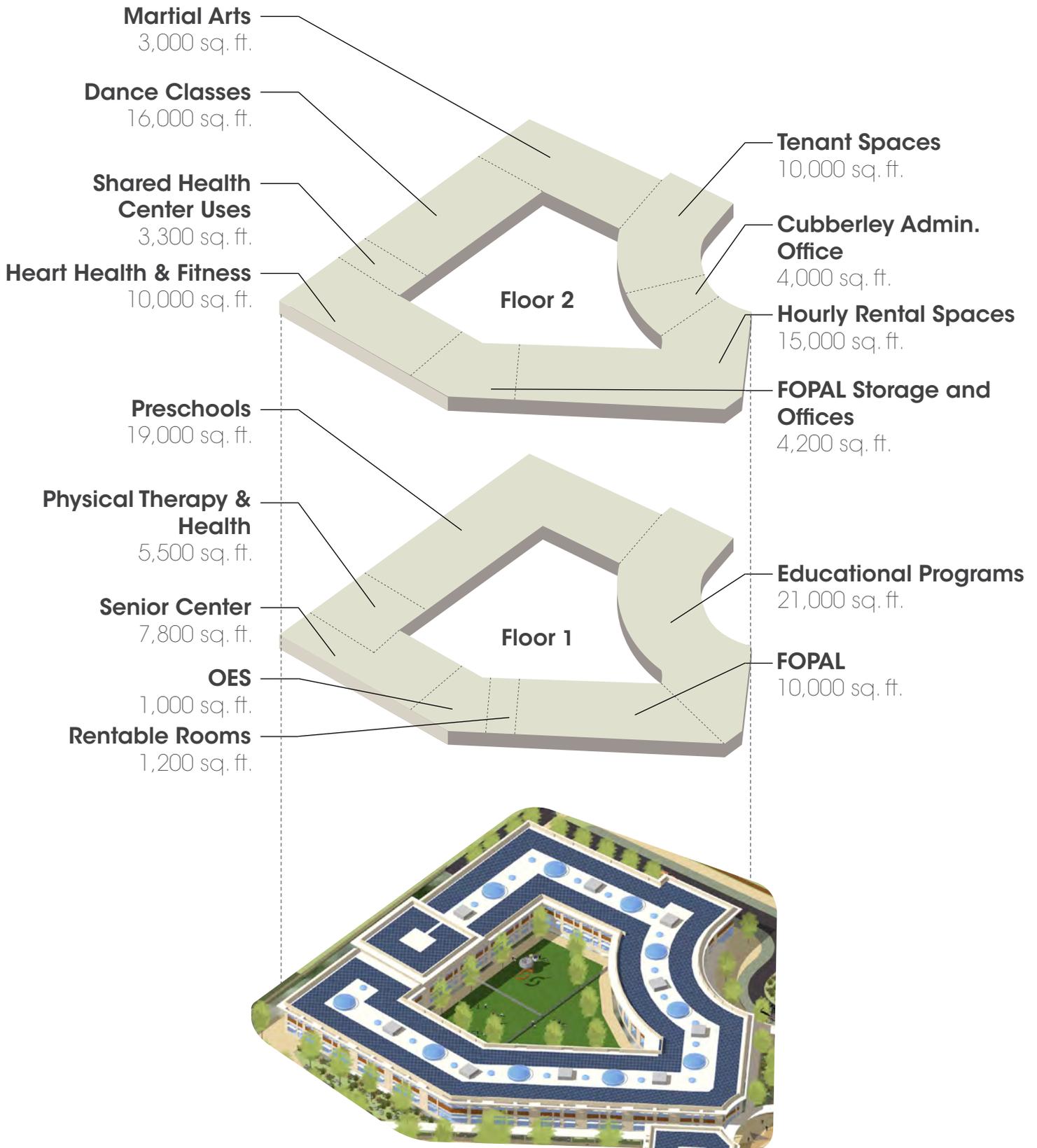
The following pages summarize the description and intent for each of the buildings and how the programs are supported within them. Longer program descriptions can be found in Appendix B. The gross floor area, meaning the square footage within the building envelope and including the exterior walls, for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

### 1.1-1.3 - Community Center Building

The community center building is planned to accommodate the majority of Cubberley tenants and hourly-rentable spaces. It is divided into three sections for phasing purposes, but once complete, will operate as a single, two-story building. Groups most needing ground floor space are prioritized for the first floor, including preschools, educational programs, and senior programs. The preschools are supported by close access to the drop-off loop and underground parking near the north site entrance. The shared courtyard would be divided into a play area for the preschoolers and one for older kids. The Office of Emergency Services (OES) is a crucial part of Palo Alto's emergency preparedness and response operations, and will benefit from ground floor access, especially in cases of emergencies. Additional rentable room space is included on the first floor; this could be for a meeting room or another frequently used space that benefits from ground floor access. The second floor includes the majority of hourly rental rooms and other tenant spaces, including the Cubberley Administration office, dance, and martial arts.

The dance studios will include small, medium, and large dance rooms. The largest two dance studios are to be 2,400 square feet each. These rooms will also be used for performances and will require 18' - 20' ceilings over the dance areas. Acoustic separation from the preschools below is a high priority.

Figure 31. 1.1-1.3 - Community Center Building



## 1.4 - Cubberley Gyms

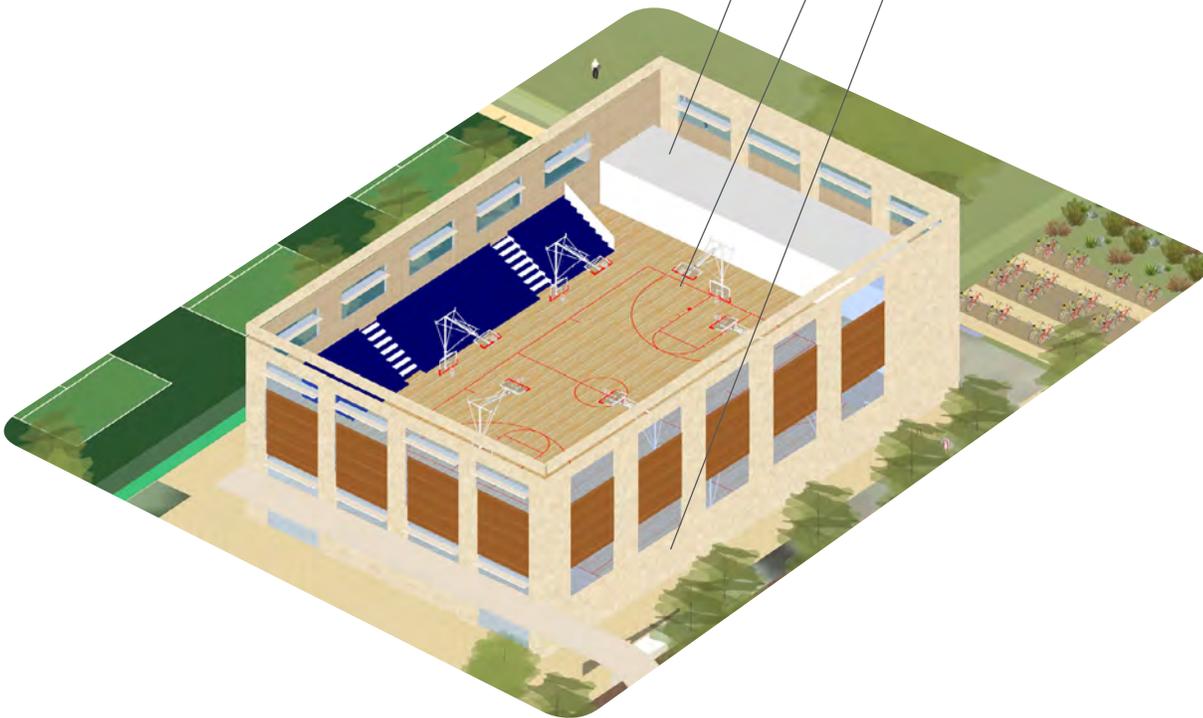
The Cubberley Gyms are housed in a two-story building. Each level contains a large gym area that can accommodate a full-size basketball court and bleachers. Each level is 25' tall. Additionally, there are three levels of accessory spaces (one is a half-level in between the first and second gym level) for gym storage, offices, locker rooms, and restrooms.

The new gyms should be designed to function as Red Cross shelters. Because they are also used for other forms of gathering, they should also be designed with acoustical treatment to dampen reverberation.

**3 levels of locker rooms & support spaces**  
5,100 sq. ft.

**Level 2 Gym**  
10,800 sq. ft.

**Level 1 Gym**  
10,800 sq. ft.

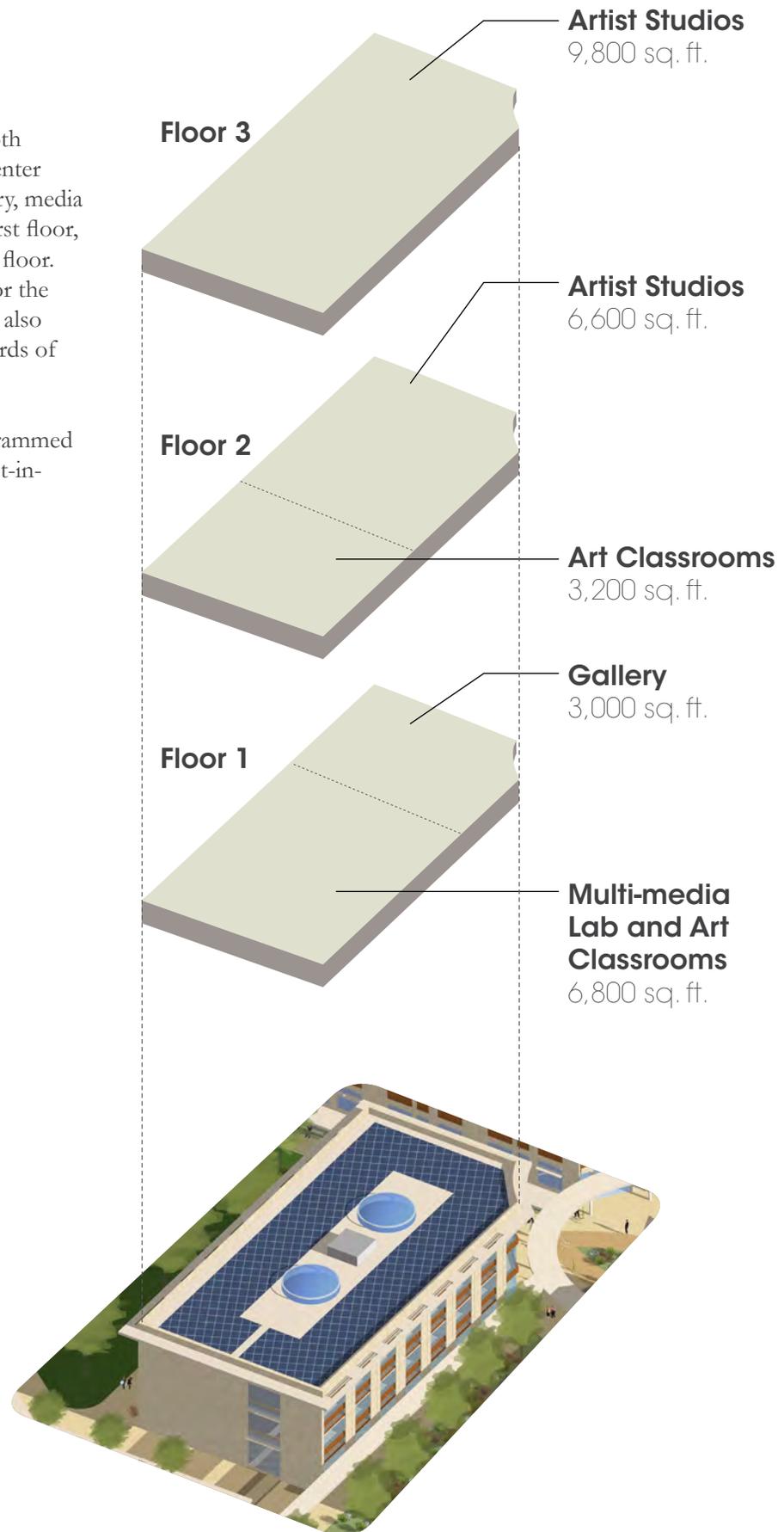




## 2.1 - Visual Arts

The Visual Arts building includes both shared-use spaces and community center spaces. Shared spaces include a gallery, media lab, and flexible class space on the first floor, and classroom spaces on the second floor. 16,000 square feet of studio space for the City's Artist in Residency program is also included, using the floor and two-thirds of the second floor.

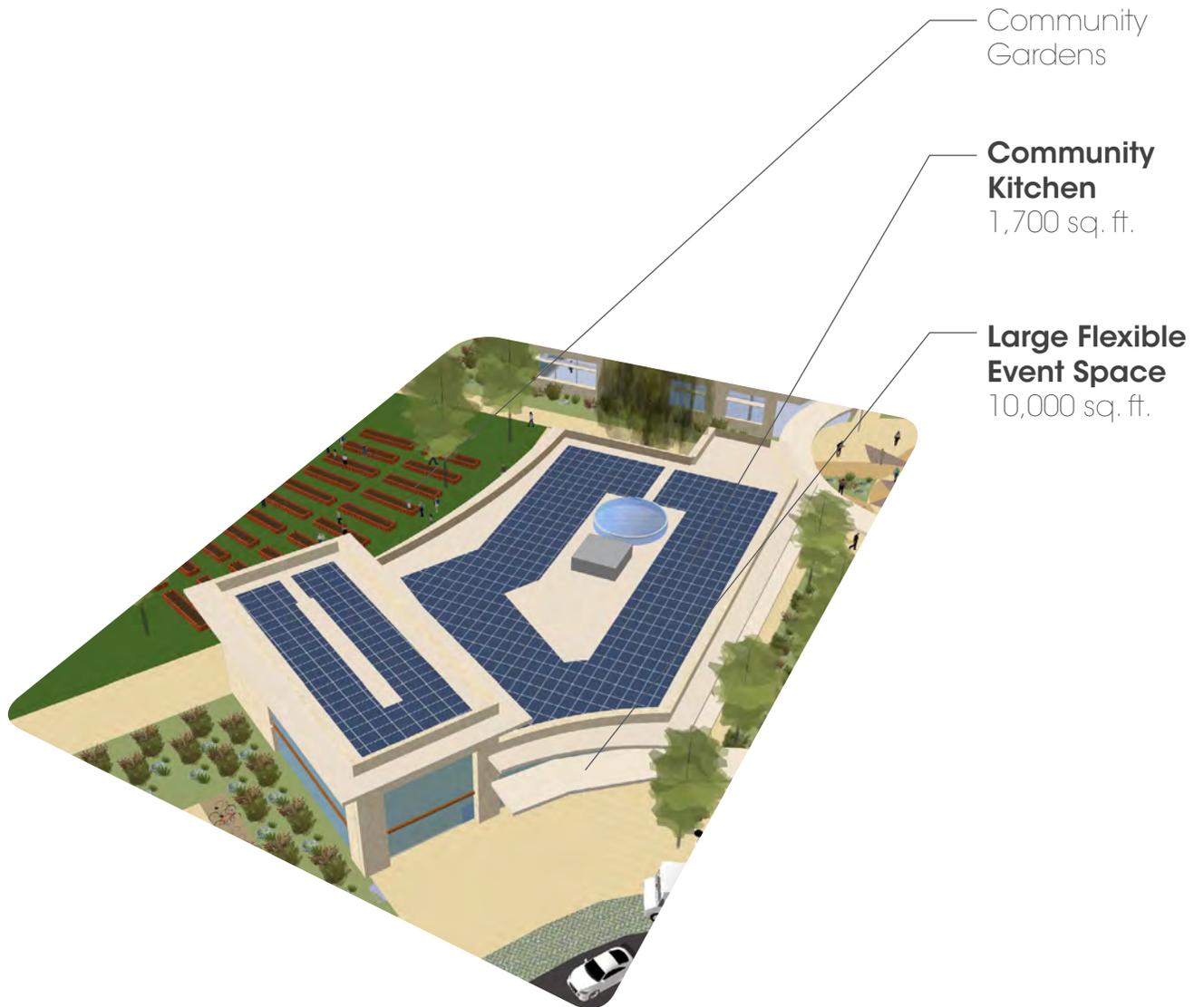
The gallery is envisioned to be programmed to showcase both student work, artist-in-residency work, and other local art.



## 2.2 - Flexible Event Space

The flexible event space is a multi-purpose gathering and performance space. It includes a rentable kitchen that can be used by community members and serve as a teaching kitchen as part of a future school curriculum or for recreation classes. The community gardens are located adjacent to the kitchen to encourage use of local Cubberley produce.

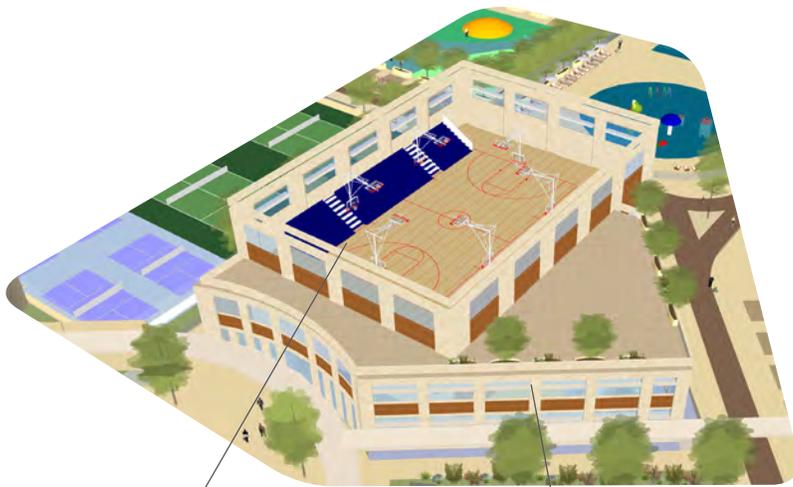
The gathering space should include a stage area for dance, other events and performances, and school events. The room should include blackout shades, room dividers, and movable/flexible seating to accommodate many types of gatherings.



### 3.1 - Shared-Use Gyms

The shared-use gyms are similar to the Cubberley gyms; they include two gyms on top of each other, both able to accommodate a full-size basketball court and movable 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.

These gyms are envisioned to be shared with a future school. They would accommodate students during school hours and after-school practices and games. When not scheduled for school use, the community center could schedule other uses and open time for community use. Accessory spaces include locker rooms, offices, ball and equipment storage, workout rooms, and other athletic spaces.



**Second Level Gym**

11,700 sq. ft.

**First Level Gym**

11,700 sq. ft.

**Accessory Spaces**

6,400 sq. ft.





Shared Use gym, pools, tennis, fields, and playground



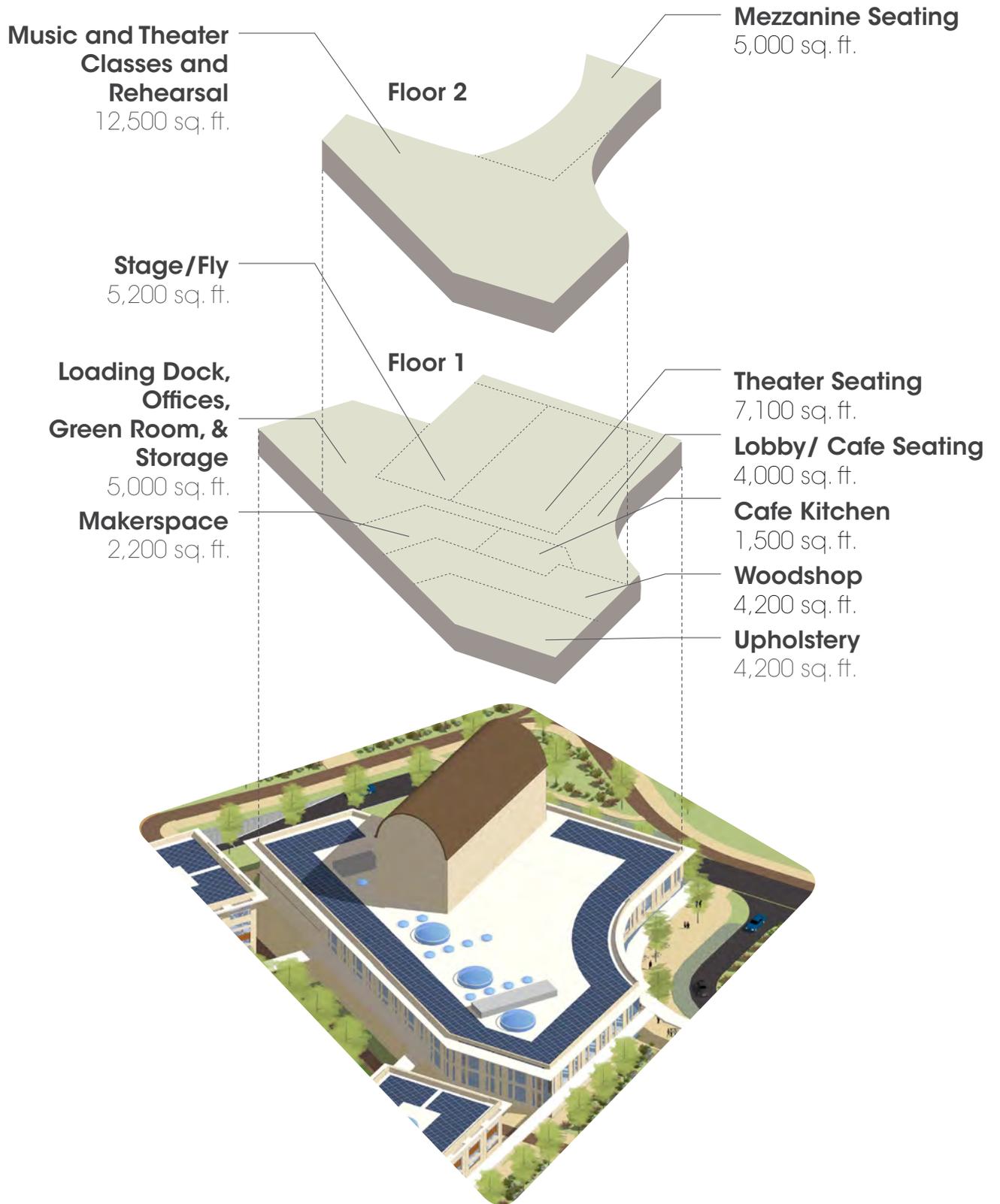
### 3.2 - Performing Arts Center

The Performing Arts Center includes many uses. It is centered around a 550-seat theater, comparable to the Palo Alto High theater, with a full fly system. A large back-stage area connected to a loading dock provides flexibility for storage, set creation, and other theater accessory spaces. The theater has both ground floor and mezzanine seating; this is to keep a smaller footprint and benefit smaller performances by providing the option to only fill the first floor seating area.

The building includes a large lobby that is activated by a cafe with indoor and outdoor seating. Also on the first floor are creative spaces that benefit from sharing the loading dock. These include a makerspace, a woodshop, and upholstery rooms. The upholstery room and woodshop are currently housed at Palo Alto High and will be moved here as part of the PAUSD Adult School. Adjacent to the fly system are a large loading dock and a storage area.

The second floor includes all music and theater classrooms and rehearsal spaces. Given the mix of loud uses in this building, acoustical separation will be a high design priority.

Figure 32. 3.2 - Performing Arts Center



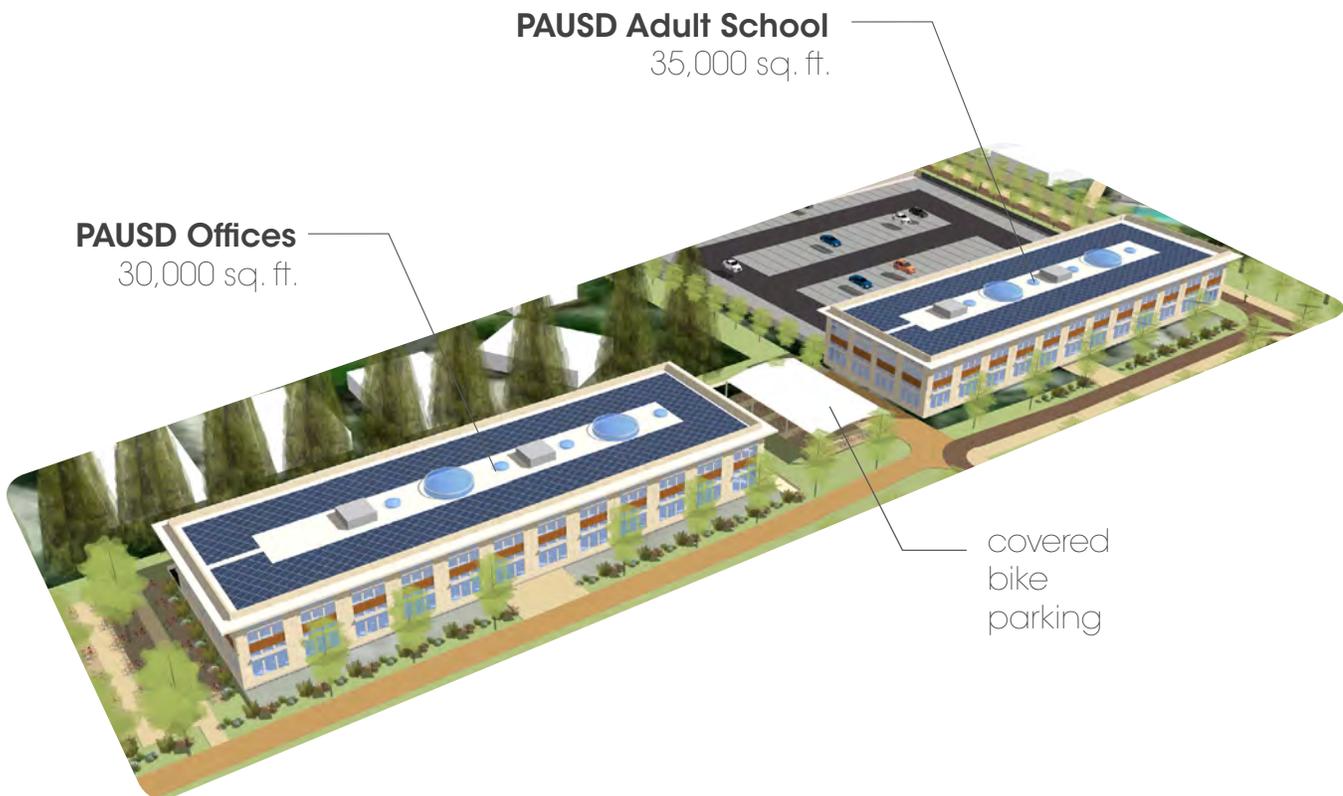
Note: Circulation areas in the diagram above are accounted for within the program areas listed.

## 4.1 - PAUSD Adult School

The PAUSD Adult School can house classrooms and administrative offices for a consolidated PAUSD Adult School, which is currently housed in many locations around Palo Alto, including at Cubberley and Greendell. The Adult School program also includes the upholstery room and woodshop in the adjacent Performing Arts Center. By providing a consolidated location for the Adult School at Cubberley, the Adult School will benefit from other programs on site, and Cubberley users will benefit from the opportunity to use Adult School classrooms when they are not in use by the Adult School program.

## 4.2 - PAUSD Offices

The PAUSD Administrative Offices are housed in two-story building near the Montrose entrance to the site. Parking is provided beneath this building. By moving the offices to Cubberley from the current location, PAUSD will be able to redevelop the existing 2.3-acre site at 25 Churchill Ave. for educational purposes.



### 4.3 - Greendell School

Greendell School is redeveloped and expanded, providing larger classrooms and more staff space than currently exists. The Greendell School is accessed by car and bus from San Antonio Ave. It's shown as a courtyard building, providing protected play space within the courtyard as well as a large green play area in between the school and the parking garage. This area is fenced off for exclusive use by Greendell School.

The parking garage shown adjacent to Greendell will only be built when a future middle or high school is built. Prior to that, the area where the parking garage is shown is to be a larger Greendell field area. See the phasing section for more details.

### 4.4 - PAUSD Staff Housing

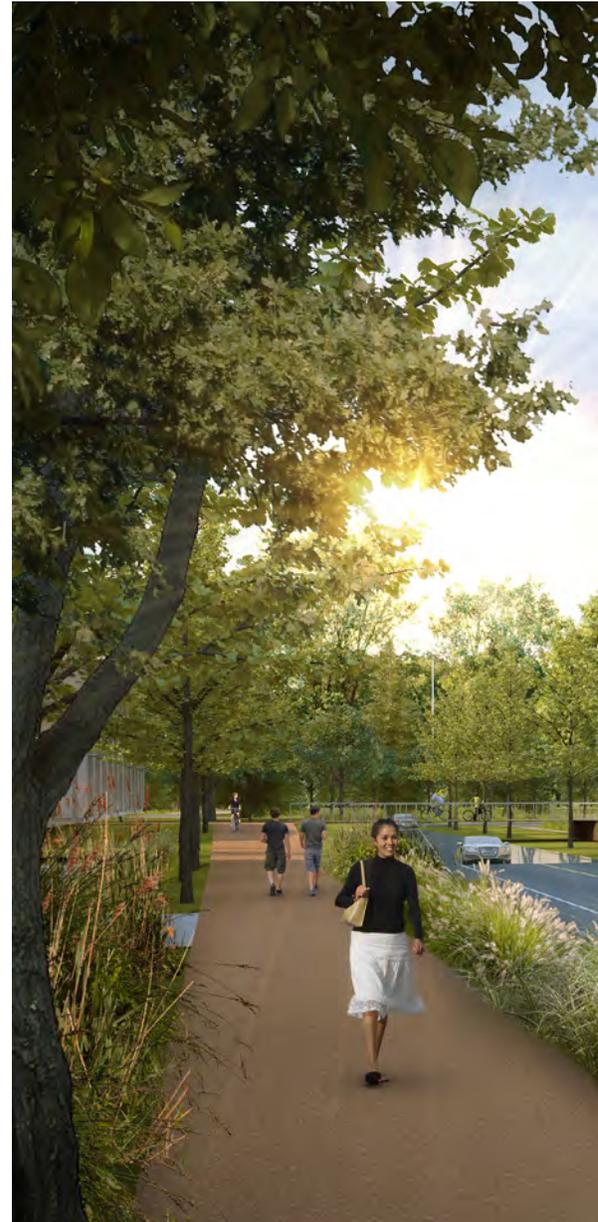
PAUSD Staff Housing is planned on 525 San Antonio Ave. 32 units of varying unit sizes are shown here arranged in eight four-plex buildings, totalling 33,600 sf. These apartments are shown with underground parking and access to the pedestrian and bike paths that connect to Cubberley. They are stepped back from the side yards so that ample tree planting can provide privacy between neighboring homes. Likewise, careful window sizing and placement can help provide ample light for residents and privacy from and for neighbors. These housing units will be accessed from San Antonio Ave.



## 5 - Future PAUSD School

This portion of the site is reserved for future educational uses. Should PAUSD need to construct a new school, one can be located here. Because there is uncertainty about what future educational uses will be needed, and when, this plan shows a maximum-case scenario of a future high school, similar in size to Palo Alto and Gunn High Schools.

Arranged in three buildings, this campus can be constructed incrementally — for instance, if PAUSD chooses to build a small school, they can do so by building the first of the three buildings shown, without compromising the ability to expand in the future. Prior to the school being built, this area can serve as surface parking and green space.







View looking West





## Outdoor Program Areas

|      | PROGRAM                                    | AREA (sq. ft.) | PRIMARY USER GROUP              |
|------|--|----------------|---------------------------------|
| O.1  | Drop-off Circles                           | 44,000         | All                             |
| O.2  | Promenade and Central Plaza                | 33,000         | All                             |
| O.3  | Welcome Green and Community Gardens        | 48,000         | All, gardeners                  |
| O.4  | Cubberley Commons                          | 30,000         | All                             |
| O.5  | Quiet Grove                                | 12,000         | All, with emphasis on seniors   |
| O.6  | Community Pool and Lap Pool                | 30,000         | Swimmers, students, children    |
| O.7  | All-Inclusive Playground                   | 11,000         | Children and families           |
| O.8  | Tennis and Pickleball                      | 57,600         | Tennis and pickleball players   |
| O.9  | Dog Park                                   | 8,500          | Dog owners and walkers          |
| O.10 | Kid's Courtyard                            | 24,000         | Cubb. preschools & Ed. programs |
| O.11 | Future School Quad                         | 28,000         | Future school                   |
| O.12 | Greendell Play Areas                       | 20,500         | Greendell School                |
| O.13 | Running Track and Field (Existing)         | 212,000        | All                             |
| O.14 | Cubberley Fields (Existing) and Cycle Loop | 385,000        | All                             |

**943,600** sq. ft.

Figure 33. Outdoor Program Map



The site supports nearly a million square feet of outdoor program areas listed above. These are areas of the site with specific pedestrian activities or multiple uses. These include only those areas outlined in the diagram on the following page and are distinct from the green space calculation. These spaces include both greenscape and hardscape elements. The following pages describe these program areas.

## O.1 - Drop-off Circles

The drop-off circles are planned on the north and south ends of the promenade, providing easy access to the community center, Performing Arts Center, Flexible Event Space, gyms, and fields. Adjacent buildings open up to these circles, forming a plaza-like pedestrian experience. Covered areas surrounding these loops provide pedestrians with convenient places to sit while waiting to be picked up, and the north loop also includes seating for the café. These drop-off circles provide centralized pick-up locations for rideshare users and parents dropping off and picking up children. They can also be used by food trucks.



South Drop-off Circle



North Drop-off Circle

## O.2 - Promenade and Central Plaza

Between the two drop-off circles are the promenade and central plaza. These form the spine of the plan, oriented due north. The promenade is planned to be a mixture of landscaping and hardscape that provides plenty of seating and areas to congregate. The central plaza is a 110'-diameter pedestrian area in the center of the site, an ideal location for meeting up or hosting pop-up events.



Promenade



Central Plaza

### O.3 - Welcome Green and Community Gardens

The Welcome Green is a multi-use green space along Middlefield Road. This area provides a green buffer to the site, with a mixture of grass, landscaping, and trees. It can serve for a multitude of outdoor recreational purposes. The Community Gardens are adjacent to the Flexible Event Space building. These gardens can be used by community members and future school students, in conjunction or separate from the community kitchen program in the adjacent Flexible Event Space building.



Welcome Green and Community Gardens

### O.4 - Cubberley Commons

The Cubberley Commons is a flexible, multipurpose green space with grass and trees, adjacent to the Visual Arts building and the pools, an ideal location for picnics, market events, and outdoor celebrations.



Cubberley Commons

### O.5 - Quiet Grove

The Quiet Grove is adjacent to senior programs. This area is planned as a heavily landscaped and tree-filled space, a quieter, more relaxing counterpart to the Cubberley Commons. This area will have seating to support conversations, chess games, and other passive recreational activities.



Quiet Grove

## O.6 - Community Pool and Lap Pool

The two pools on site include a 12-lane, 25-meter lap pool and recreational pool. These are planned based on the Rinconada pool facilities, intended to provide a similar amenity in south Palo Alto. The lap pool will also be used by future school students. The community pool will be similar to that at Rinconada, but with updated and more interactive play elements.



## O.7 - All-Inclusive Playground

The playground in between the community pool and the fields is an all-inclusive playground in the model of the Magical Bridge Playground, possibly geared towards slightly older children to differentiate the two. There is a seating area adjacent to the playground, ideal for parents keeping one eye on a game in the fields, and another on a younger sibling in the playground.



## O.8 - Tennis and Pickleball Courts

The site includes seven tennis and four pickleball courts, an increase from the six tennis courts that exist today. These courts will be lit at night using lights that minimize light pollution for the surrounding neighbors.



## O.9 - Dog Park

The dog park is located on the west part of the site, providing a designated location for dog-owners and walkers. This will provide a space for dogs to run and play, and will help reduce the negative impacts to other green spaces on site which are currently informally used for this purpose.



Dog Park

## O.10 - Kids' Courtyard

The Kids' Courtyard provides protected play areas for Cubberley preschool and educational programs. Fences will subdivide this courtyard to create safe areas for each preschool and a shared play area for the many educational programs for older children.



Kids' Courtyard

## O.11 - Future School Quad

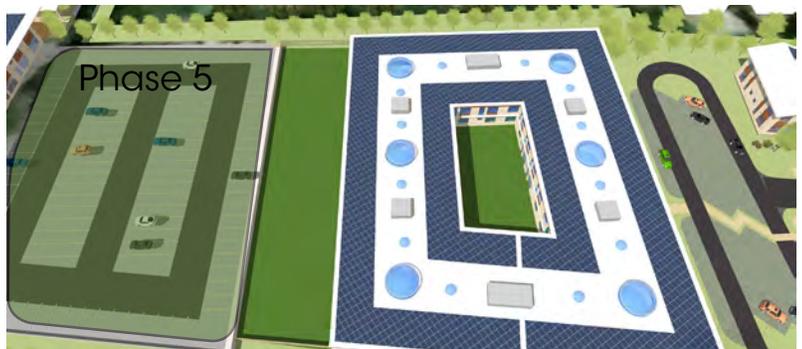
The future school quad is the central green space for the future middle school or high school. Prior to the school and 5 parking garage, this area will serve as surface parking for Cubberley.



Future School Quad

## O.12 - Greendell Play Areas

Greendell School has two play areas. The first is a courtyard green space surrounded by the building on all sides. The second, larger grassy area, is to the west of the building. Prior to the parking garage being building in phase 5 in conjunction with a future school, this green space will include that area, an additional 40,000 sq. ft.



Greendell Play Areas

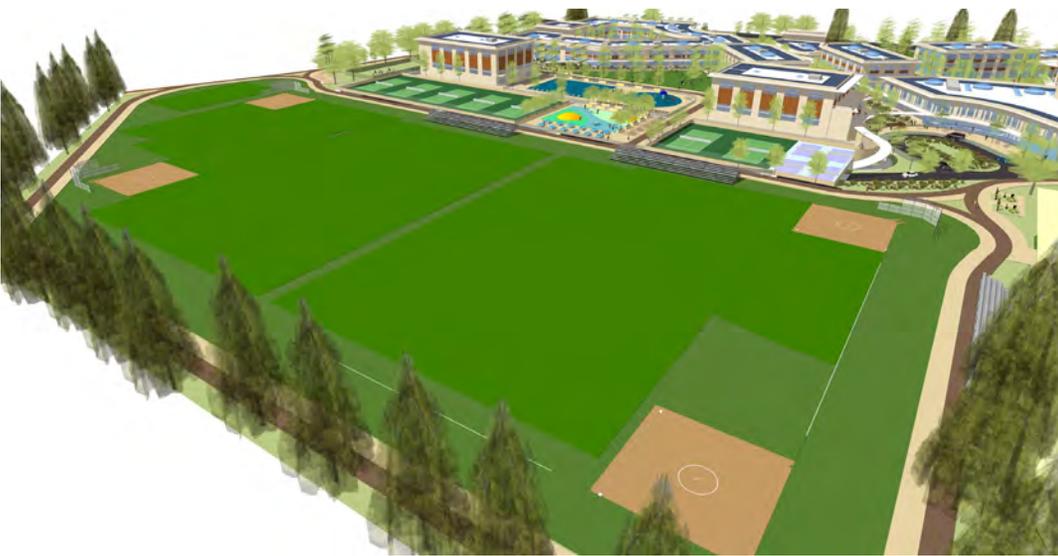
## O.13 - Running Track and Field

The running track and field will remain essentially unchanged by this plan. A small outdoor work-out area with fitness equipment is proposed in between the existing running track and the O.14 cycle loop.



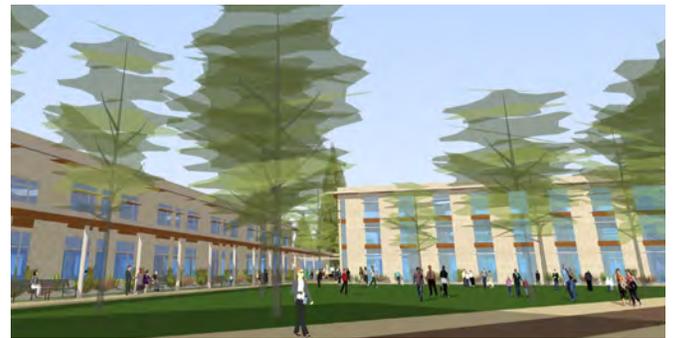
## O.14 - Cubberley Fields and Cycle Loop

The existing fields are also largely unchanged, except for the addition of a cycle and jogging loop that runs around the fields. Exact field locations may change slightly due to this addition. Bleachers and field lighting are also recommended. Field lighting fixtures that minimize light pollution and impact on neighboring homes are recommended.





1. Greendell and 525 San Antonio Ave.



2. Cubberley Commons



3. Promenade

# SITE CIRCULATION

## Walking and Biking

This plan prioritizes the pedestrian and biking experience on site. The design includes 1.45 miles of bike paths that pair with a network of bike parking and pedestrian paths. Walking and biking paths have minimal intersection with cars: there are three points where submerged roads and parking allow for bikes and pedestrians to cross above. The images to the right show these bridges. In these locations the roadway descends to the underground parking level, which allows for pedestrians and bikes to cross above. This comes with added benefit of passively ventilating the underground parking garages and making parking access clearer and easier to access for drivers. This makes circulating the site safe and easy for pedestrians, cyclists, and drivers alike.

This biking network brings pedestrians and cyclists from every corner of the site to the center. There are eleven points of pedestrian and/or bike access to the site, including the four existing entries along Nelson, the pedestrian connection to Charleston Center, four entries on Middlefield (one on either side of both car intersections), one on San Antonio Ave., and the existing pedestrian footpath from Ferne Ave.

Bicyclists are accommodated by 1,800 stalls of bike parking distributed around the site, in clusters along the bike paths, providing ample bike parking in highly visible location for cyclists, while also being tucked away from most pedestrian areas, with large parking areas masked with vegetation. 800 of these stalls are for the community center, while 1,000 are envisioned for a future high school, that would not need to be installed until Phase 5. The stalls shown nearest the future high school can remain as green space until that time.

The plan proposes access across roadways so that bikes and pedestrians will not be forced to cross car traffic on site. The images to the right show these locations where bikes and pedestrians cross above car circulation or parking. In images 1 and 2, the roadway descends to the underground parking level, which allows for pedestrians and bikes to cross above. This comes with the added benefit of passively ventilating the underground parking garages and making parking access clearer and easier to access for drivers.

This plan recommends relocating the bus stop at the corner of Middlefield and Montrose to the northern end of the promenade. This is adjacent to a proposed future bike and scooter-share station, making it the hub for multi-modal transit on site.

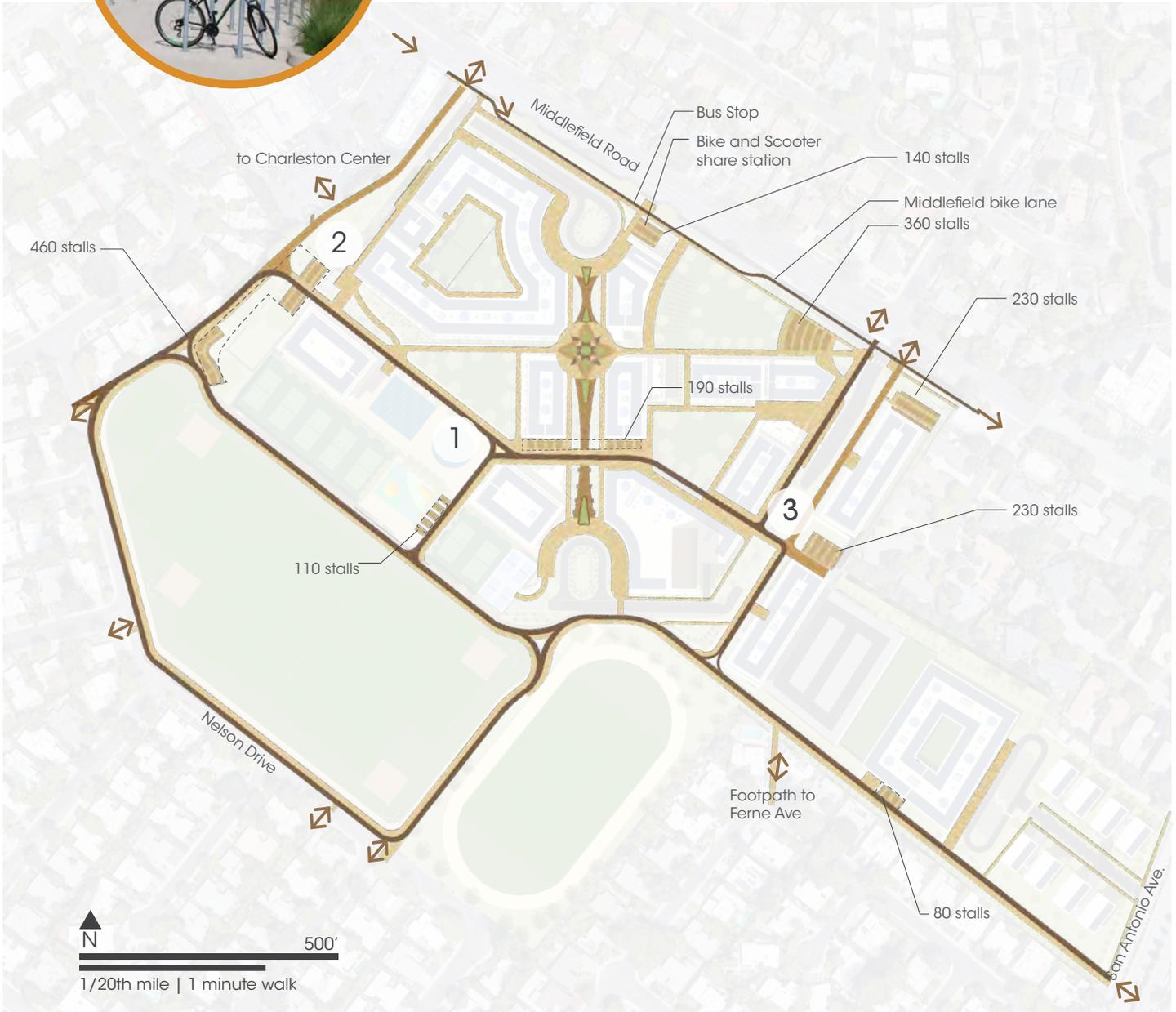




**1.25 miles**  
of 10' two-way bike path

**1,800**  
bike parking stalls

**.2 miles**  
12' shared use path



- 10' two-way bike track
- 12' multi-use path
- Bicycle Parking
- Pedestrian circulation
- Bike and pedestrian access points

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

Figure 34. Bike and Pedestrian Paths

## Cars

Car circulation and parking were major site considerations, as over 1,300 parking stalls are needed for the program on site, which amounts to nearly 10 acres of parking. Based on community input to prioritize green 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. The diagram on the following page shows where parking is located on site, mostly below buildings and pedestrian plazas and the tennis courts.

There is one parking structure above ground, labeled 4.1, which is a two-story garage with one level 5' below grade and one level 5' above grade.

The car circulation plan includes two drop-off loops located at the north and south end of the site to provide easy access to the majority of Cubberley programs. With exception of Greendell School and the housing on 525 San Antonio Ave., all programs are served by parking and access from Middlefield Road. This plan calls for an expanded intersection at Montrose and an expanded intersection at the north corner of the site. Refer to the transportation section in the appendix for more detail.

### South Drop-off



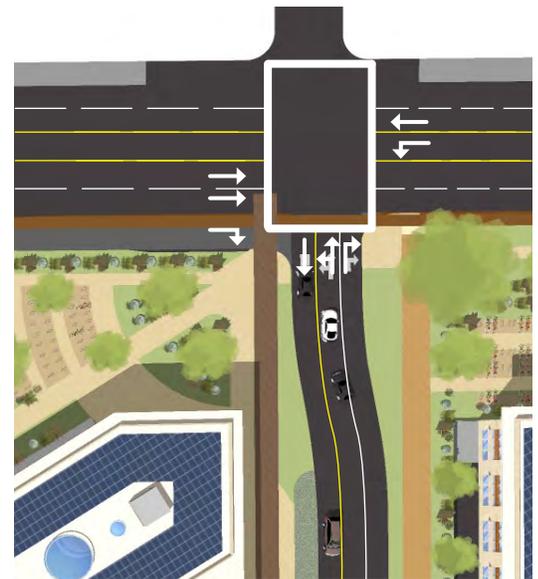
permeable paving in surface parking areas

### North Drop-off





North intersection (alternative 2 shown)



Montrose Intersection

### Middlefield Access

This plan maintains and expands the existing points of entry on Middlefield Road. Due to the additional traffic the future program will generate, this plan recommends adding a center turn lane to Middlefield Road to serve both intersections. The Montrose Ave. intersection includes an expansion with two exit lanes and an update to the signalization incorporating this change. Two alternatives were studied for the north intersection:

**Alternative 1 Project Conditions:** Existing traffic volumes plus Project traffic, with existing lane configurations and existing signal phasing aside from the following improvements:

- Addition of left-turn lanes and dedicated left-turn signal phases on Middlefield Road at Montrose Ave. (Main Driveway) with a separate right-turn lane on the Main Driveway,
- Addition of a northbound left-turn lane on Middlefield Road with unsignalized three-quarters access at the North Driveway (no outbound left turns would be accommodated), and
- Consolidation of access to the 525 San Antonio Ave. site to be a single two-way driveway.

**Alternative 2 Projects Conditions:** Existing traffic volumes plus Project traffic using the same roadway network as in Alternative 1, but with the provision of full signalized access and a protected left-turn phase on Middlefield Road at the North Driveway.

Refer to the Transportation Study in Appendix B for more information.

## San Antonio Ave. and Nelson Drive.

The San Antonio Ave. entrance to the site provides access to the housing at 525 San Antonio Ave. and Greendell School. The Adult School, which is on the second floor of Greendell School in Options 2-4, will access their program from the Cubberley side of the site.

Greendell School is served by a drop-off loop for both cars and school buses, with specified drop-off areas for each group. Greendell School is provided with angled parking within this loop.

The housing on 525 San Antonio Ave. is served by parking underneath the buildings.

There is an unusual condition where San Antonio Ave. branches off from San Antonio Road to the north of the site. This intersection makes it easy to travel south onto San Antonio Ave. from San Antonio Road, but difficult and unlikely to return via this same route, particularly in peak traffic conditions. It is therefore more likely that users will exit to the south and continue towards Alma St. or turn into the Greenmeadow neighborhood, even if their destination is to the north.

Assuming increased bicyclist activity in Greenmeadow, particularly once a future school is built, the City should add traffic calming measures along bike routes in the Greenmeadow neighborhood leading to Cubberley to improve bike safety.

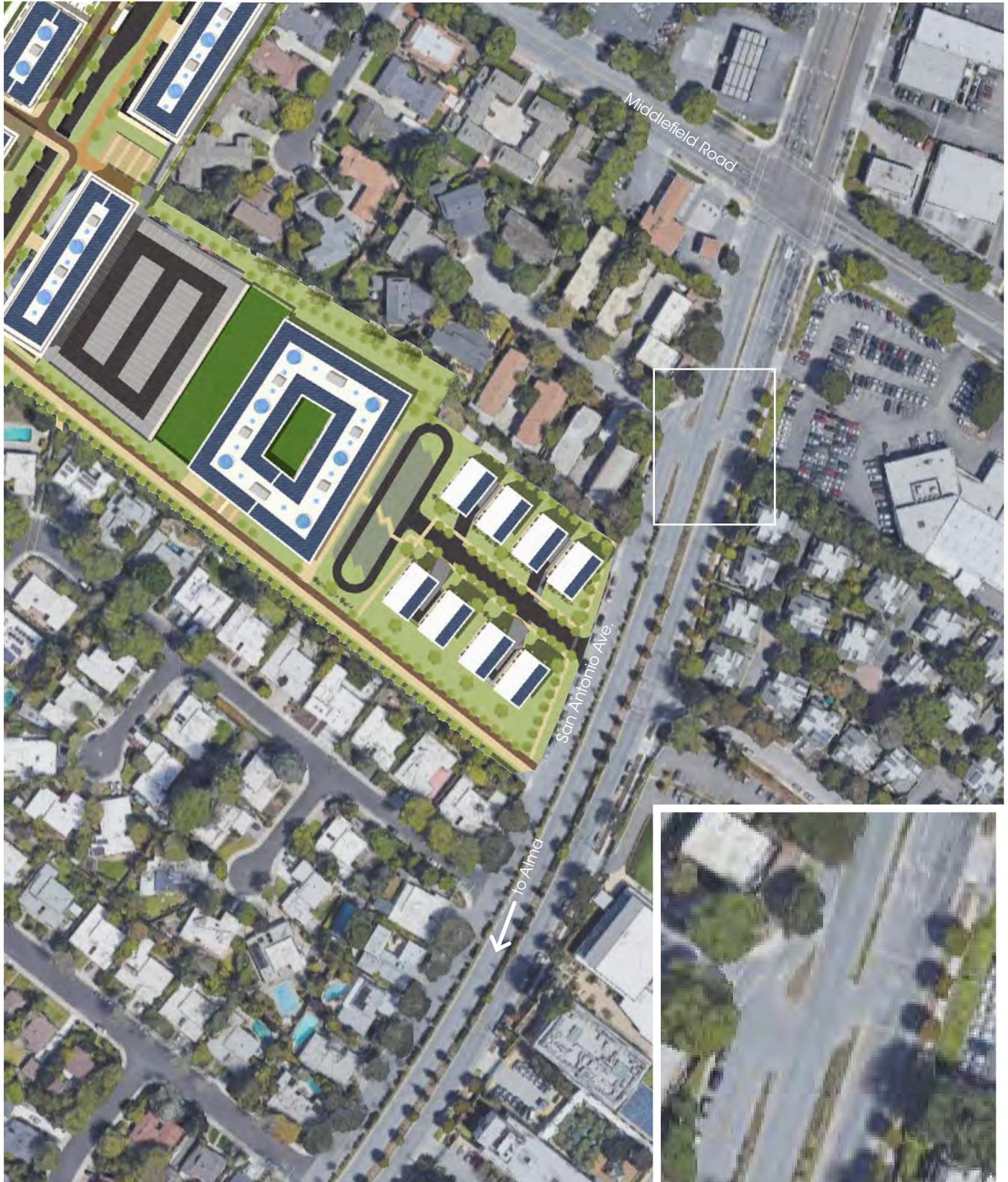
Nelson Drive is used as an informal drop-off location at present. Once a school is built, it may create more traffic and safety issues on Nelson Drive, but the magnitude of these impacts will depend on the size and type of school eventually built. Measures to discourage the use of Nelson Drive for drop-offs can be implemented to address current and future concerns, and may include:

- 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

Traffic here should be monitored, and other design solutions should be developed to address future issues, especially when a future school is built.



Nelson Drive



San Antonio Entrance



San Antonio Ave. and San Antonio Road intersection

## Parking

The majority of the parking on site is underground or partially underground. Parking is distributed around the site to be near the programs it serves, with an added emphasis on centralized parking for the fields. With exception of the Greendell School and 525 San Antonio Ave. parking, the rest of the parking is accessed from the two entry-points on Middlefield. These roads connect to a large parking garage under the tennis courts, adjacent to the fields, creating a loop through the site.

Parking underneath buildings is planned with high ceilings, to create the potential for future conversion into indoor space, should parking needs ever decline. Buildings are designed with a typical 70' width to accommodate two-way 90-degree parking beneath them. Parking under buildings is naturally ventilated and daylit by spaces on either side of the building, which also contain stairs and ramps for pedestrians to return to ground level and access programs. These garages may also include elevators to access community center programs.

Parking is phased in conjunction with the buildings. The final phase of parking is to add the parking garage 5.P (see Figure 35) when the future school is built. This garage is two levels, with the first story a half-level below grade and the second story a half level above grade. Prior to this garage being built, surface parking will exist where the future school will go, and this area will be used as a large green space for Greendell School. See the phasing section for more information.

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.

Figure 35. Sectional Diagram of Parking Under Tennis Courts and Gyms

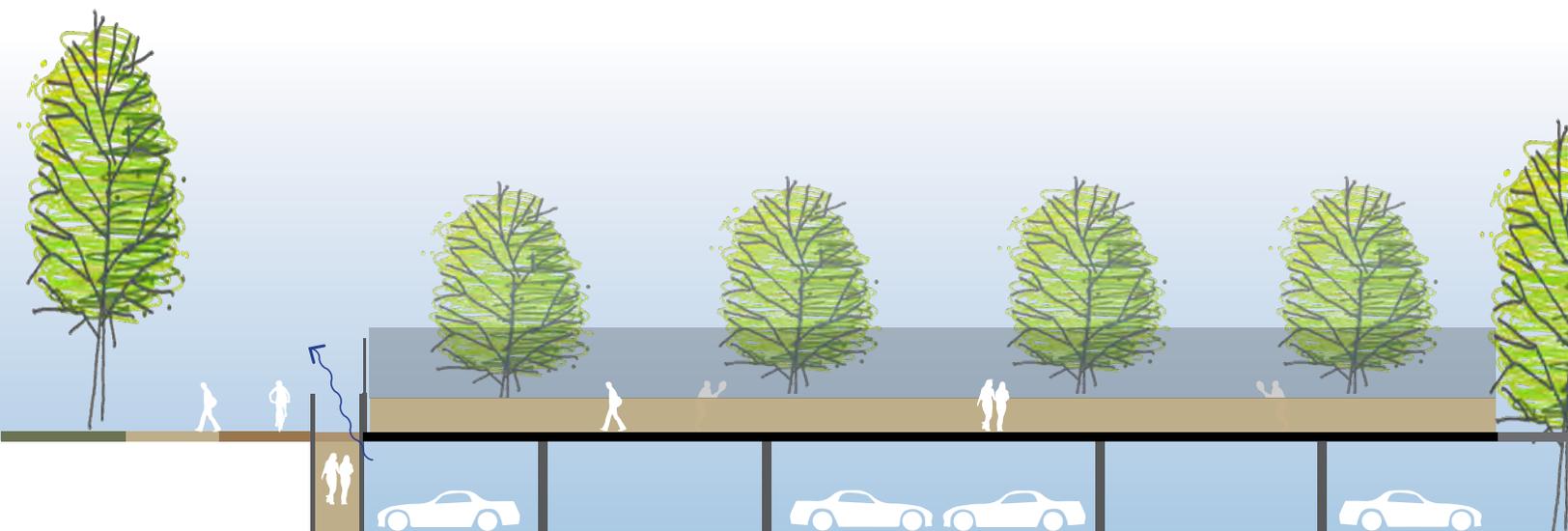
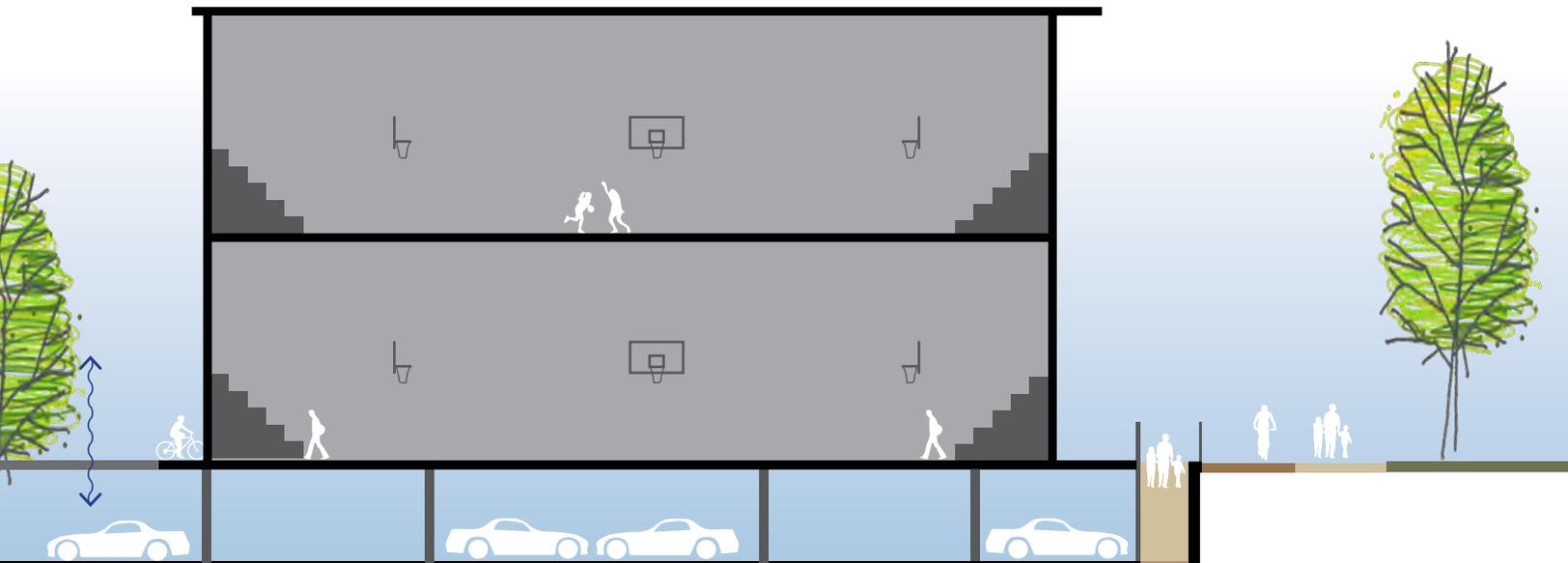
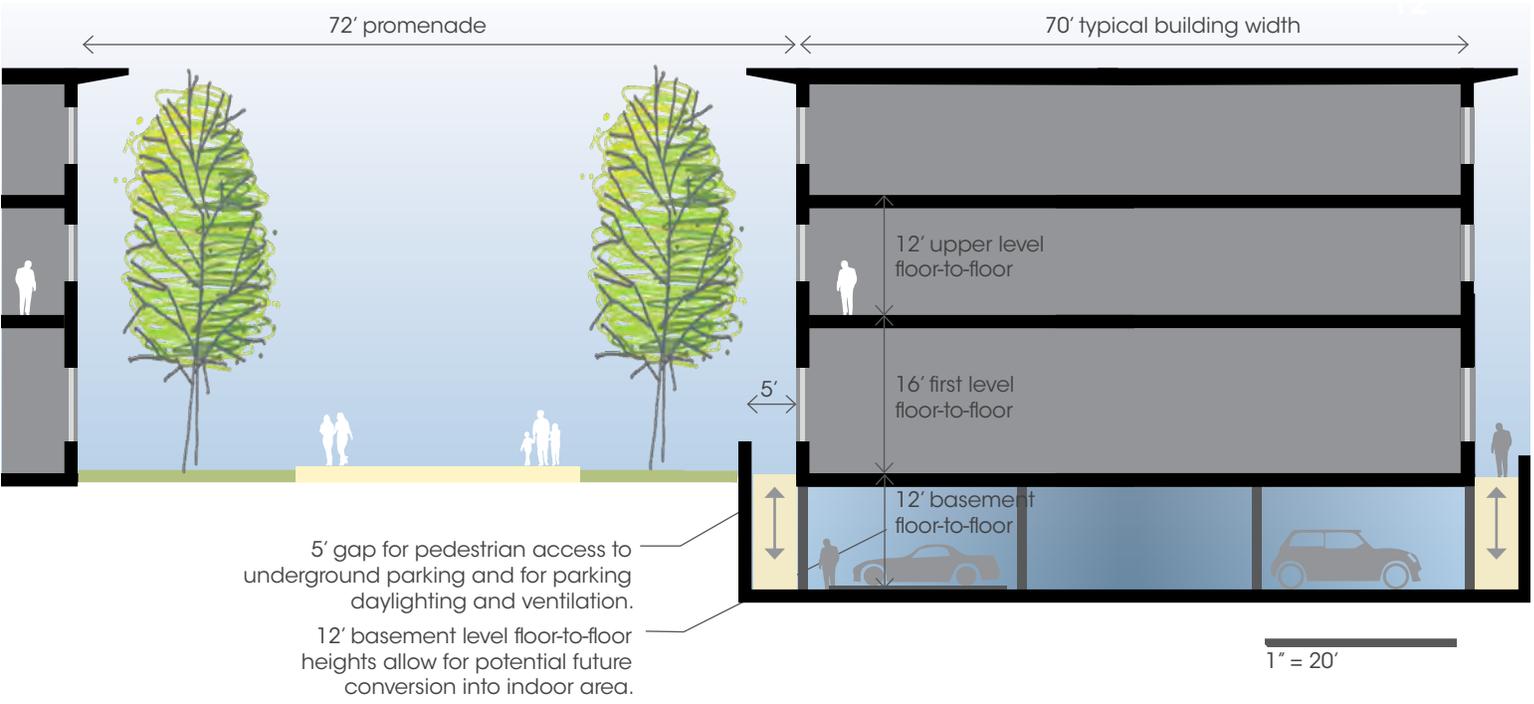


Figure 36. Sectional Diagram of Parking Under Typical Building



## Parking Counts

| Area ID                   | # Parking Stalls |
|---------------------------|------------------|
| <b>STRUCTURED PARKING</b> | <b>1,183</b>     |
| <b>1</b>                  | <b>515</b>       |
| 1.1-3                     | 204              |
| 1.4                       | 60               |
| 1.4.P                     | 251              |
| <b>3</b>                  | <b>63</b>        |
| <b>4</b>                  | <b>215</b>       |
| 4.1                       | 37               |
| 4.2                       | 130              |
| 4.4                       | 48               |
| <b>5</b>                  | <b>390</b>       |
| 5.2-3                     | 90               |
| 5P                        | 300              |
| <b>SURFACE PARKING</b>    | <b>153</b>       |
| On-street                 | 31               |
| 1.SP                      | 47               |
| 3.SP                      | 45               |
| 4.SP                      | 30               |
| <b>TOTAL</b>              | <b>1,336</b>     |
|                           | stalls           |

| Stalls needed by code* | Per phase | Cumulative |
|------------------------|-----------|------------|
| Phase 1                | 400       | 400        |
| Phase 2                | 118       | 519        |
| Phase 3                | 334       | 853        |
| Phase 4                | 235       | 1,088      |
| Phase 5                | 224       | 1,312      |

### NOTES:

Existing surface parking, not included in the chart above, will gradually be replaced as the above parking is built. Additional surface parking will be built prior to phase 5 in the area shown as 5.2 and 5.3, which will accommodate approximately 150 stalls. See phasing plan for more details.

Parking under buildings to have a 12' floor to floor height. Stand-alone Parking garages to have a 10' floor to floor height.

\*Parking need for new buildings only, as calculated according to Palo Alto Code, using a 20% shared use reduction. See program module pages in appendix for more information on how parking need was calculated for each program. Existing buildings will continue to be served by existing parking until they are replaced.

Figure 37. Parking Diagram



- Car Circulation
- Parking

# SUSTAINABILITY

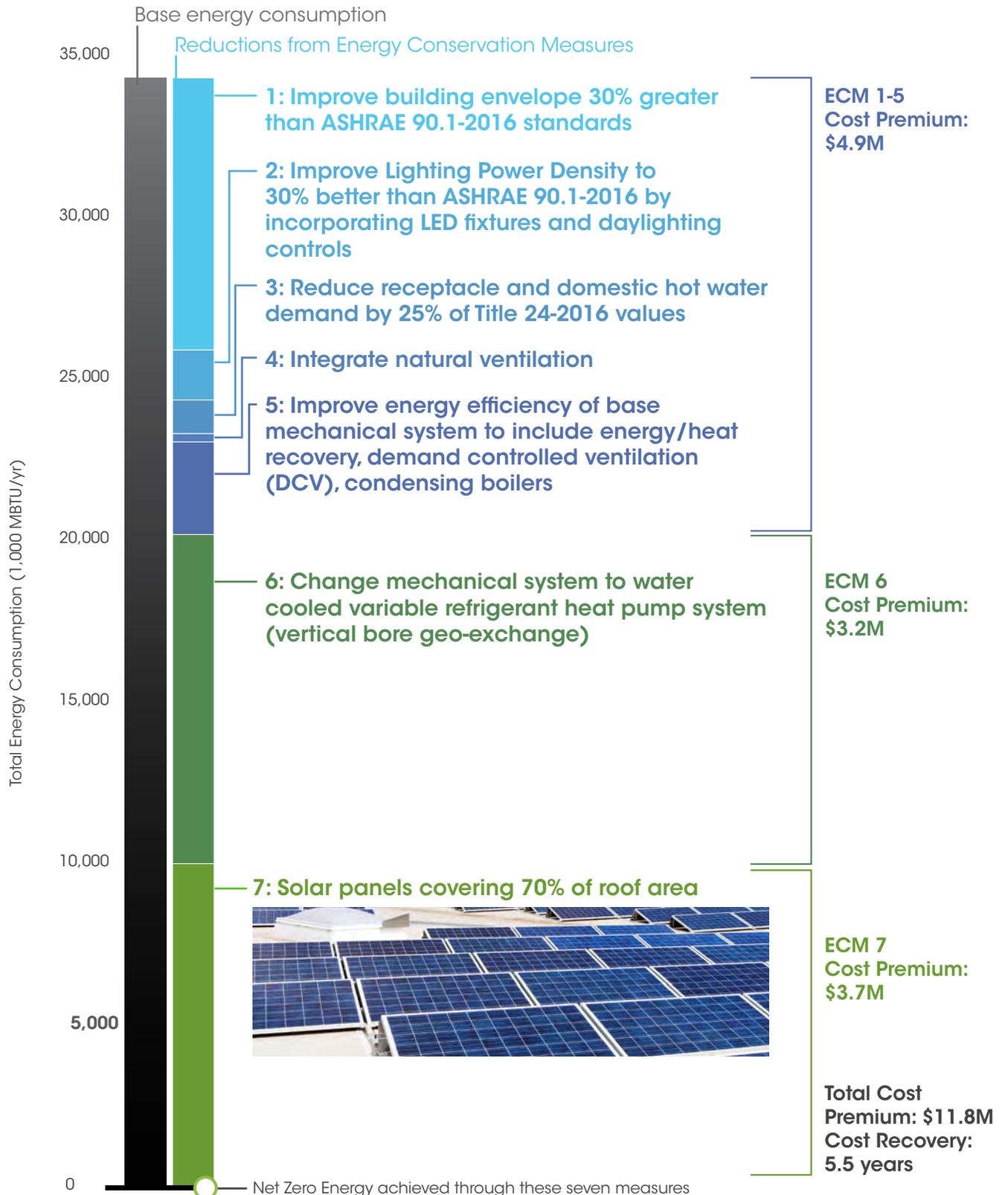
The Sustainability Study and Recommendations, found in Appendix B, sets the following goals:

- **Zero Net Energy:** Actual consumed energy should be less than the energy produced with onsite renewable energy systems.
- **Reduced Carbon Footprint:** Reduce use of fossil-fuel generated energy by 80% compared to the national average for buildings of similar type.
- **Indoor Air Quality and Comfort:** Implement strategies to improve indoor air quality and the comfort level of building occupants.
- **Reduce Water Consumption:** Use ultra-high efficiency plumbing fixtures, harvest rainwater and grey water for use in flushing and irrigation to reduce overall potable water consumption.
- **Sanitary and Storm Water Waste:** Some reductions in wastewater will be inherent in the reduction of water use previously mentioned. In addition, the increase in greenspace compared to the current site and capture of rainwater for reuse will yield positive impacts on storm water management.
- **Commissioning and Measurement Verification:** Perform full building commissioning to ensure and document that buildings are operating as designed and specified. Include measurement verification to confirm that buildings continue to operate at optimal efficiencies year after year.

## Zero Net Energy and Reduced Carbon Footprint

The site can attain zero net energy by implementing seven energy conservation and production measures, summarized in the chart on the following page. These measures will reduce CO<sub>2</sub> emissions by 98%, from 2.5 million to 44 thousand tons of CO<sub>2</sub> per year. These measures are estimated to cost a premium of approximately \$11.8M to the project cost, but they will deliver energy cost savings of approximately \$2.2M per year, paying for themselves after 5.5 years.

Figure 38. Zero Net Energy



# Indoor Air Quality and Comfort

Meet LEED Enhanced Indoor Air Quality req.

- Exceed ASHRAE 62.1 ventilation standards by 30%
- Specify minimum of MERV 13 filtration air systems
- Incorporate natural ventilation (ECM4)

Meet WELL Building Standard

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



Figure 39. Cooling Towers adjacent to Charleston Center parking lot

## Daylight and Air Flow

The building diagram below illustrates a typical building section. Light shelves on the exterior windows reflect light deeper into the building. Skylights and light wells bring light into central spaces and corridors. Light wells, or atrium spaces can circulate air up through the building and out operable skylight windows to provide natural ventilation.

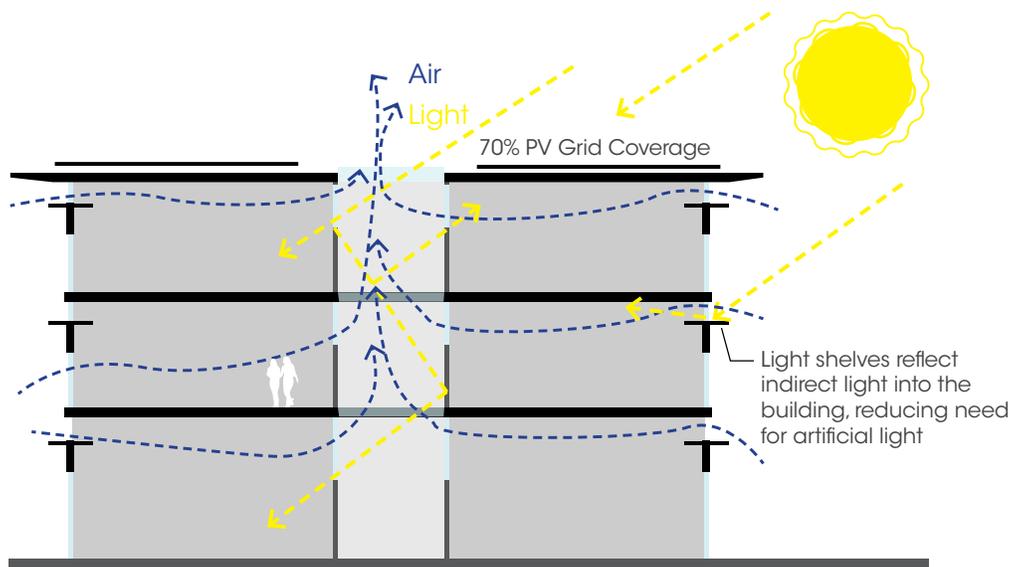


Figure 40. Daylighting and Natural Ventilation typical building section

## Light Wells

There are many ways to bring light and air into the building. Light wells are one proposed way of doing so. The image above depicts light and air wells intersecting with interior hallways. Rooms attached to these wells could open interior windows to create natural ventilation between the exterior walls and this interior air-well. Atriums provide similar lighting and ventilation options, allowing for sunlight, air, and water to flow into the core of the building, providing opportunities for interior gardens.

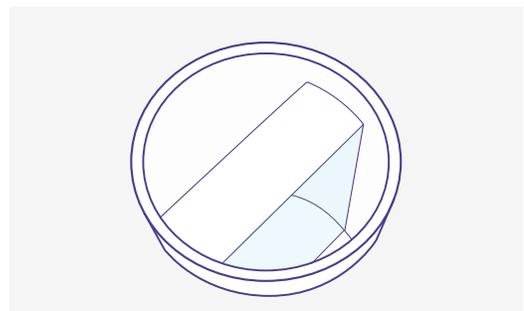


Figure 41. Lightwell Example

## Water

### Reduce site potable water use by 75%

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



### Improve Storm Water Management

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



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



Parking lot bioswales and pervious paving

Refer to the Sustainability Study and Recommendations in the Appendix for more information.

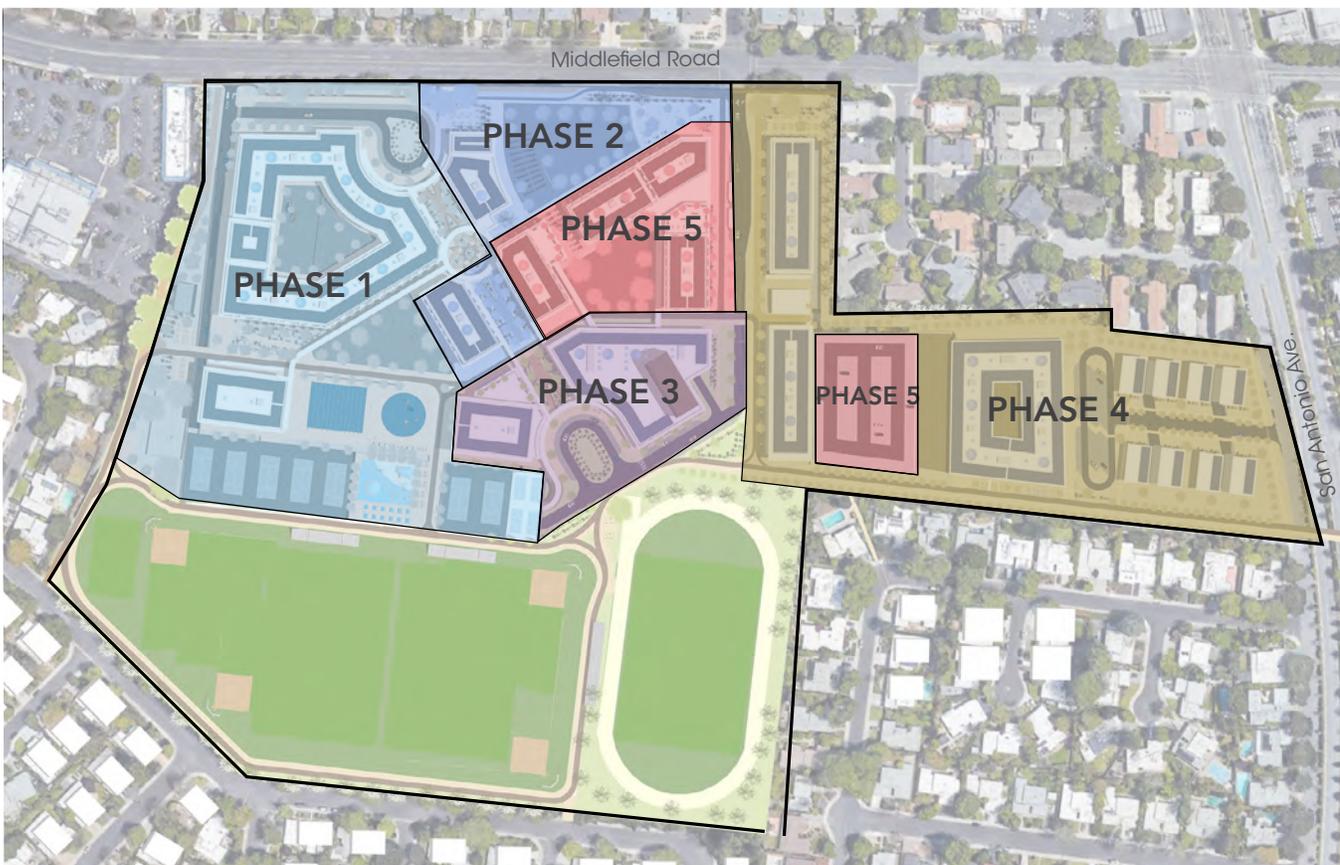
# PHASING

Phasing is a way of controlling cost over time and staging the construction so that program displacement is minimized. This section illustrates a proposed conceptual phasing strategy to sequence construction. The Concept Plan is intended to be implemented in five phases to minimize impact to programs on site and to address the differing timelines that the City and PAUSD have for their facilities.

The phasing plan was designed to minimize negative impact to existing programs and to be flexible across an uncertain timeline. During each phase of work, a more detailed plan for program continuity will be developed. This phasing plan preserves program continuity by maintaining existing facilities, such as the gyms and theater, until their replacements have been completed. Some programs may relocate to other spaces on site during deconstruction phases. The use of portable buildings is another viable option if existing spaces on site are not available for temporary occupancy during a given sub-phase.

This phasing plan is conceptual and flexible, showing just one example of the building sequence. There are many funding details to work out, including how the shared-use buildings in phase 2 and 3 are funded. Under current law, PAUSD cannot fund the construction of shared-use buildings unless they serve a school function. Over the coming years, this phasing plan may be revised to better suit future needs and constraints.

Figure 42. Phasing Plan



## PHASE 1

Phase 1 includes the buildings on City property, which is the Community Center Building and the Cubberley Gyms. Upgrades to the fields may also happen in this phase.



Figure 43. Existing Site

Figure 44. Phase 1



## PHASE 2 & 3

In Phase 2, the Multi-Purpose Event Space and the Visual Arts building are built. In Phase 3, the pavilion and theater are replaced by the new Shared Use Gyms and the Performing Arts Center. These are sequenced such that the new gyms are built prior to the pavilion being deconstructed, and then the new performing arts center is built where the pavilion is currently located. Following the construction of the new Performing Arts Center, the existing theater will be deconstructed.



Figure 45.  
Phase 2



Figure 46.  
Phase 3

## PHASE 4

In Phase 4, the Greendell School and 525 San Antonio Ave. sites are replaced by a new Greendell School, the PAUSD Adult School, and housing. The School District Offices are also built. This phase is further out into future, and the buildings can be built in a variety of sequences, depending on future needs.



## PHASE 5

In Phase 5, the future PAUSD school is constructed. This phase includes three school buildings, which can be built at once or in sequence. This phase was planned so that should PAUSD desire to construct a small school on site, they can proceed by constructing one or two of the buildings, while preserving the ability to expand to a larger school in the future. When these buildings are completed, the need for more parking will require the parking garage on the Greendell site to be constructed.



Figure 47. Phase 5: Complete

The future school is a placeholder to accommodate the possibility that a future school should be needed. This area may be repurposed for other uses in the future should PAUSD choose to do so.

## Detailed phasing plan

The following pages depict the phasing process one building at a time, and illustrate how programs on site might be relocated during the construction process.



Figure 48. Detailed Phasing Plan

In compliance with existing and future ordinances, existing buildings should be deconstructed (rather than demolished) and materials should be separated at the source for reuse, recycling, and reduction of disposal in landfills. Reduction in waste supports Palo Alto's Zero Waste Plan and Sustainability/Climate Action Plan. Deconstructing buildings, rather than demolishing them, may also benefit neighbors and Cubberley users by reducing airborne debris.

# PHASE 1

## Deconstruction 1.1



Buildings  
deconstructed:  
F, H, U, V

- grey square: tenant occupied
- dark grey square: possible tenant relocation this phase
- yellow square: hourly rental spaces
- dashed line square: deconstruction
- white square: unprogrammed space

## Build 1.1



Built:  
Dance, Martial  
Arts, Preschools

# PHASE 1

## Deconstruction 1.2



Buildings deconstructed:  
P, L, K

- grey square: tenant occupied
- dark grey square: possible tenant relocation this phase
- yellow square: hourly rental spaces
- dashed box: deconstruction
- white square: unprogrammed space

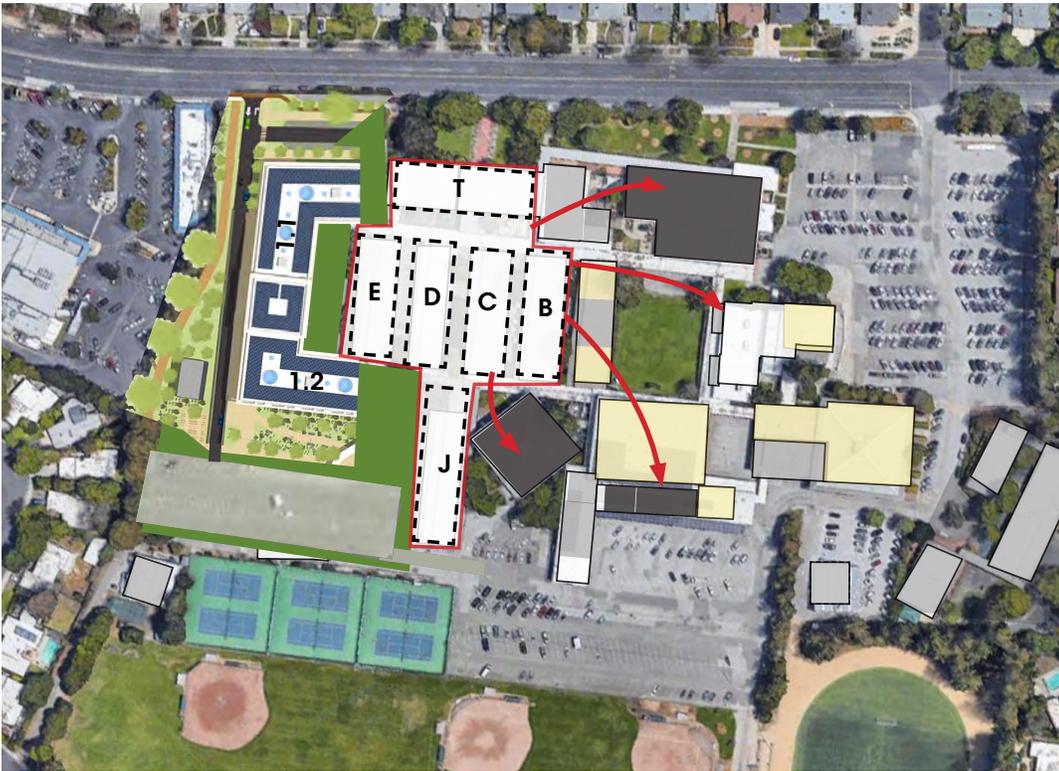
## Build 1.2



Built:  
Health, Wellness,  
and Senior Programs

# PHASE 1

## Deconstruction 1.3



Buildings  
deconstructed:  
B, C, D, E, J, T

- tenant occupied
- possible tenant relocation this phase
- hourly rental spaces
- deconstruction
- unprogrammed space

## Build 1.3



Built:  
Education  
programs,  
FOPAL, Tenant  
spaces, Hourly  
rental spaces,  
Cubberley  
offices

# PHASE 1

## Deconstruction 1.4



Buildings deconstructed:  
I, Q, R

- tenant occupied
- possible tenant relocation this phase
- hourly rental spaces
- deconstruction
- unprogrammed space

## Build 1.4



Built:  
Cubberley gyms,  
Locker rooms,  
Support spaces,  
Indoor pool

## PHASE 2

### Deconstruction 2.1



Buildings  
deconstructed:  
A, G, Gyms

- tenant occupied
- possible tenant relocation this phase
- hourly rental spaces
- deconstruction
- unprogrammed space

### Build 2.1



Built:  
Gallery, Multi-  
media lab, Art  
classrooms, Artist  
studios

## PHASE 2

### Deconstruction 2.2



Buildings  
deconstructed:  
S, Auditorium

- tenant occupied
- possible tenant relocation this phase
- hourly rental spaces
- deconstruction
- unprogrammed space

### Build 2.2



Built:  
Large flexible  
event space,  
Commercial  
kitchen

# PHASE 3

## Build 3.1



Built:  
Shared gyms,  
accessory  
spaces

- tenant occupied
- possible tenant relocation this phase
- hourly rental spaces
- deconstruction
- unprogrammed space

## Deconstruction 3.1



Buildings  
deconstructed:  
N, Pavilion

# PHASE 3

## Build 3.2



Built:  
 Performing Arts Center,  
 Café, Lobby,  
 Makerspace,  
 Woodshop,  
 Upholstery,  
 Loading,  
 Storage, Music  
 & rehearsal  
 spaces

- tenant occupied
- possible tenant relocation this phase
- hourly rental spaces
- deconstruction
- unprogrammed space

## Deconstruction 3.2



Buildings  
 deconstructed:  
 M, Theater

# PHASE 4

## Deconstruction 4.1



Buildings  
deconstructed:  
Greendell

- tenant occupied
- possible tenant relocation this phase
- hourly rental spaces
- deconstruction
- unprogrammed space

## Build 4.1



Built:  
Greendell  
school, Adult  
school

# PHASE 4

## Deconstruction 4.2



Buildings deconstructed:  
525 San Antonio

- grey square: tenant occupied
- dark grey square: possible tenant relocation this phase
- yellow square: hourly rental spaces
- dashed black square: deconstruction
- white square: unprogrammed space

## Build 4.2



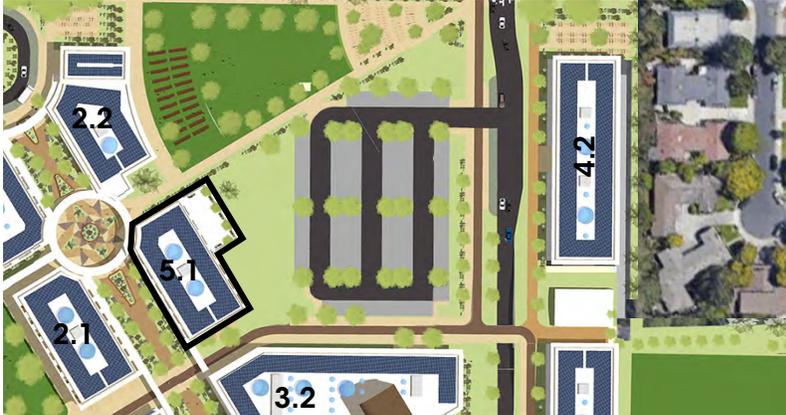
Built:  
Staff housing

Phase 4 Complete



# PHASE 5

## Build 5.1



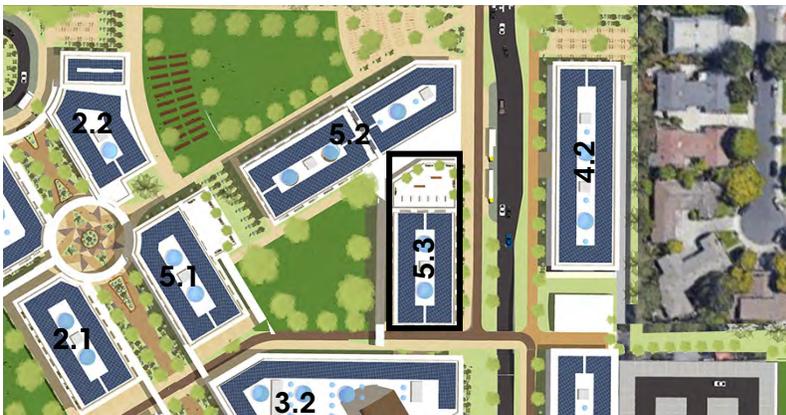
Built: Future PAUSD School

## Build 5.2



Built: Future PAUSD School, Parking tower

## Build 5.3



Built: Future PAUSD School

Phase 5 Complete





# Housing Studies

In addition to the plan described thus far, three additional options were developed should the City and PAUSD choose to pursue higher levels of housing on site. The baseline option previously described is called Option 1, which has 32 units of housing on the 525 San Antonio Ave. site. Options 2 through 4 have 64 units, 112 units, and 164 units respectively.

Since the first Co-design meeting, housing has been a program possibility that has strong voices on both sides. At meeting 1, it was a commonly proposed idea. At Meeting 2, it was a low-priority, but many comments suggested that housing could go on the 525 San Antonio Ave., which at the time was not part of the planning scope. Part of the rationale for adding 525 San Antonio Ave. was to integrate the request for housing into the plan in a way consistent with zoning. At Meeting 3, this plan was shared, consistent with the program and layout described previously in the document. In between Meeting 3 and 4, the planning team was encouraged by individual members of the City Council, School Board, and Planning Commission to explore higher-intensity housing options on site. In response, three additional housing options were developed and presented at Meeting 4. Participants reviewed and voted on their preference, with the majority of respondents preferring Option 1 or “No Housing”, which some wrote in. These three additional options are described here in contrast with “Option 1,” which is what has previously been described.

Each option maintains the housing presented in the prior option and adds more, in some cases shifting programs around to accommodate the additional housing. Option 1 includes housing only on 525 San Antonio Ave. Option 2 adds housing to the Greendell Site, in between the parking garage and the Performing Arts Center. In this option, the PAUSD Adult School, which is shown in this location in Option 1, moves to the second floor of Greendell School. Option 3 adds a building on the City-owned land at Cubberley, which causes the gym to move, incorporating the lap pool on the bottom floor and expanding to have a larger second floor gym space. Option 4 adds housing on top of the community center building.

When presented at the fourth community meeting, the lower housing options, showing less housing, were preferred by participants.

The following pages describe the four options studied and compares their differences.

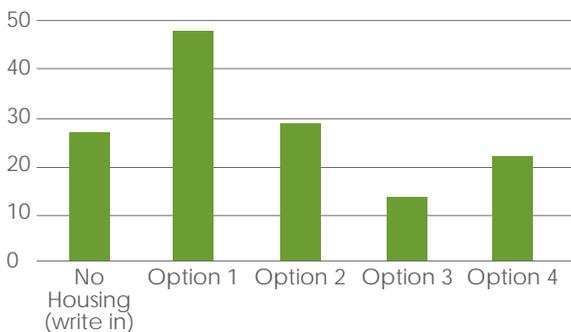
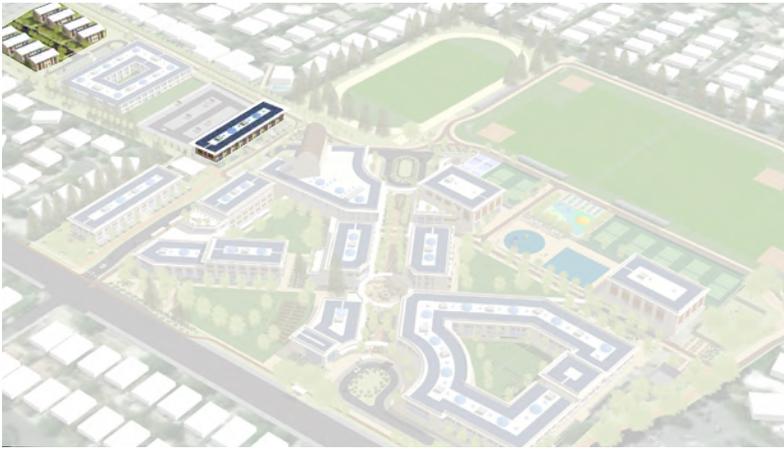


Figure 49. Meeting 4 Housing Preference Survey Results



**HOUSING OPTION 1**  
32 Units



**HOUSING OPTION 2**  
64 Units



**HOUSING OPTION 3**  
112 Units



**HOUSING OPTION 4**  
164 Units

# HOUSING OPTION 1

| ID           | Program                                      | Area (sq. ft.)         |
|--------------|--|------------------------|
| <b>1</b>     |  | <b>157,700</b>         |
| ● 1.1        | Preschools, Dance, & Martial Arts            | 38,000                 |
| ● 1.2        | Health and Senior Services                   | 26,600                 |
| ● 1.3        | Educational Programs and Other Tenant Spaces | 66,400                 |
| ● 1.4        | Cubberley Gyms                               | 26,700                 |
| <b>2</b>     |  | <b>41,100</b>          |
| ● 2.1        | Visual Arts                                  | 29,400                 |
| ● 2.2        | Flexible Event Space                         | 11,700                 |
| <b>3</b>     |  | <b>81,000</b>          |
| ● 3.1        | Shared Use Gyms                              | 30,100                 |
| ● 3.2        | Performing Arts Center                       | 50,900                 |
| <b>4</b>     |  | <b>138,600</b>         |
| ● 4.1        | PAUSD Adult School                           | 35,000                 |
| ● 4.2        | PAUSD Offices                                | 30,000                 |
| ● 4.3        | Greendell School                             | 40,000                 |
| ● 4.4        | PAUSD Staff Housing                          | 33,600                 |
| <b>5</b>     |  | <b>129,900</b>         |
| ● 5.1        | Future PAUSD School                          | 34,600                 |
| ● 5.2        | Future PAUSD School                          | 49,900                 |
| ● 5.3        | Future PAUSD School                          | 45,400                 |
| <b>Total</b> |  | <b>548,300</b> sq. ft. |
|              | Housing Subtotal                             | 33,600                 |
|              | Other Programs                               | 514,700                |

Housing Option 1 proposes housing only on 525 San Antonio Ave., which is a 2.7 acre parcel currently zoned R-1. This option is based on the assumption that this parcel will be rezoned to RM-15, similar to the adjacent parcels to the northeast, which would allow for up to 40 units on the site. While this option shows 32 units, a similar layout would function with up to 40 units should this option be augmented.

Figure 50. Housing Option 1 Program Areas



32 units of PAUSD staff housing on 525 site  
 Greendell is 1 story

PAUSD Adult School separated from Greendell

Two-story PAUSD Adult School  
 One-story Greendell School



Total Housing: 32 Units

Minimize windows facing into neighboring properties at this housing

## HOUSING OPTION 2

| ID           | Program                                      | Area (sq. ft.)         |
|--------------|--|------------------------|
| <b>1</b>     |  | <b>157,700</b>         |
| ● 1.1        | Preschools, Dance, & Martial Arts            | 38,000                 |
| ● 1.2        | Health and Senior Services                   | 26,600                 |
| ● 1.3        | Educational Programs and Other Tenant Spaces | 66,400                 |
| ● 1.4        | Cubberley Gyms                               | 26,700                 |
| <b>2</b>     |  | <b>41,100</b>          |
| ● 2.1        | Visual Arts                                  | 29,400                 |
| ● 2.2        | Flexible Event Space                         | 11,700                 |
| <b>3</b>     |  | <b>81,000</b>          |
| ● 3.1        | Shared Use Gyms                              | 30,100                 |
| ● 3.2        | Performing Arts Center                       | 50,900                 |
| <b>4</b>     |  | <b>167,600</b>         |
| ● 4.1        | PAUSD Staff Housing                          | 24,000                 |
| ● 4.2        | PAUSD Offices                                | 30,000                 |
| ● 4.3        | Greendell & Adult School                     | 80,000                 |
| ● 4.4        | PAUSD Staff Housing                          | 33,600                 |
| <b>5</b>     |  | <b>129,900</b>         |
| ● 5.1        | Future PAUSD School                          | 34,600                 |
| ● 5.2        | Future PAUSD School                          | 49,900                 |
| ● 5.3        | Future PAUSD School                          | 45,400                 |
| <b>Total</b> |  | <b>577,300</b> sq. ft. |
|              | Housing Subtotal                             | 57,600                 |
|              | Other Programs                               | 519,700                |

Housing Option 2 maintains the housing in Option 1 and adds an additional 32 units, for a total of 64 housing units. In this Option, 4.1 becomes a two-story housing building and the PAUSD Adult Education program moves to a second floor on top of Greendell School. This program would have a completely separate entrance and parking area, accessed on the Cubberley side, while Greendell's parking and drop-off are accessed from San Antonio Ave.

Figure 51. Housing Option 2 Program Areas



64 units of PAUSD staff housing

Two-story PAUSD housing (32 units)

Adult School entrance

Parking for Adult School and other Cubberley programs

Greendell School entrance



Total Housing: 64 Units



## HOUSING OPTION 3

| ID           | Program                                      | Area (sq. ft.)         |
|--------------|--|------------------------|
| <b>1</b>     |  | <b>192,500</b>         |
| ● 1.1        | Preschools, Dance, & Martial Arts            | 38,000                 |
| ● 1.2        | Health and Senior Services                   | 26,600                 |
| ● 1.3        | Educational Programs and Other Tenant Spaces | 66,400                 |
| ● 1.4        | Cubberley Gyms                               | 31,500                 |
| ● 1.5        | Housing Building by gyms                     | 30,000                 |
| <b>2</b>     |  | <b>41,100</b>          |
| ● 2.1        | Visual Arts                                  | 29,400                 |
| ● 2.2        | Flexible Event Space                         | 11,700                 |
| <b>3</b>     |  | <b>81,000</b>          |
| ● 3.1        | Shared Use Gyms                              | 30,100                 |
| ● 3.2        | Performing Arts Center                       | 50,900                 |
| <b>4</b>     |  | <b>167,600</b>         |
| ● 4.1        | PAUSD Staff Housing                          | 24,000                 |
| ● 4.2        | PAUSD Offices                                | 30,000                 |
| ● 4.3        | Greendell & Adult School                     | 80,000                 |
| ● 4.4        | PAUSD Staff Housing                          | 33,600                 |
| <b>5</b>     |  | <b>129,900</b>         |
| ● 5.1        | Future PAUSD School                          | 34,600                 |
| ● 5.2        | Future PAUSD School                          | 49,900                 |
| ● 5.3        | Future PAUSD School                          | 45,400                 |
| <b>Total</b> |  | <b>612,100</b> sq. ft. |
|              | Housing Subtotal                             | 87,600                 |
|              | Other Programs                               | 524,500                |

Housing Option 3 maintains the housing in Options 1 and 2. It adds 48 units of housing in a new building on the City's property, totaling 112 units. This four-story housing building causes the Cubberley Gym to move southeast. In this option, the Gym's first floor becomes a natatorium, preserving the lap pool. The overall footprint of this gym expands to provide room for the pool and so the second floor contains two full-size basketball courts. This partially replaces the lost area that had been the first-floor gym in Options 1 and 2.

Figure 52. Housing Option 3 Program Areas



64 units of PAUSD staff housing

48 units of housing

Total Housing: 112 Units

Four-story housing building  
Gym moves, expands to include indoor lap pool on first floor



Four-story housing building (48 units)



## HOUSING OPTION 4

| ID           | Program                                      | Area (sq. ft.)         |
|--------------|--|------------------------|
| <b>1</b>     |  | <b>239,000</b>         |
| ● 1.1        | Preschools, Dance, & Martial Arts            | 38,000                 |
| ● 1.2        | Health and Senior Services                   | 26,600                 |
| ● 1.3        | Educational Programs and Other Tenant Spaces | 66,400                 |
| ● 1.1-1.3    | Housing over Community Center                | 46,500                 |
| ● 1.4        | Cubberley Gyms                               | 31,500                 |
| ● 1.5        | Housing Building by gyms                     | 30,000                 |
| <b>2</b>     |  | <b>41,100</b>          |
| ● 2.1        | Visual Arts                                  | 29,400                 |
| ● 2.2        | Flexible Event Space                         | 11,700                 |
| <b>3</b>     |  | <b>81,000</b>          |
| ● 3.1        | Shared Use Gyms                              | 30,100                 |
| ● 3.2        | Performing Arts Center                       | 50,900                 |
| <b>4</b>     |  | <b>167,600</b>         |
| ● 4.1        | PAUSD Staff Housing                          | 24,000                 |
| ● 4.2        | PAUSD Offices                                | 30,000                 |
| ● 4.3        | Greendell & Adult School                     | 80,000                 |
| ● 4.4        | PAUSD Staff Housing                          | 33,600                 |
| <b>5</b>     |  | <b>129,900</b>         |
| ● 5.1        | Future PAUSD School                          | 34,600                 |
| ● 5.2        | Future PAUSD School                          | 49,900                 |
| ● 5.3        | Future PAUSD School                          | 45,400                 |
| <b>Total</b> |  | <b>658,600</b> sq. ft. |
|              | Housing Subtotal                             | 134,100                |
|              | Other Programs                               | 524,500                |

Housing Option 4 maintains the housing of previous options, and adds 52 units of housing on top of the Community Center Building, totaling 164 units. This addition doesn't alter other elements of the plan.

Figure 53. Housing Option 4 Program Areas



Total Housing: 164 Units

## HOUSING OPTION 1

| ID           | Program                           | Area (sq. ft.) |
|--------------|-----------------------------------|----------------|
| <b>1</b>     |                                   | <b>157,700</b> |
| 1.1          | Preschools, Dance, & Martial Arts | 38,000         |
| 1.2          | Health and Senior Services        | 26,600         |
| 1.3          | Ed. Programs and Other            | 66,400         |
| 1.4          | Cubberley Gyms                    | 26,700         |
| <b>2</b>     |                                   | <b>41,100</b>  |
| 2.1          | Visual Arts                       | 29,400         |
| 2.2          | Flexible Event Space              | 11,700         |
| <b>3</b>     |                                   | <b>81,000</b>  |
| 3.1          | Shared Use Gyms                   | 30,100         |
| 3.2          | Performing Arts Center            | 50,900         |
| <b>4</b>     |                                   | <b>138,600</b> |
| 4.1          | PAUSD Adult School                | 35,000         |
| 4.2          | PAUSD Offices                     | 30,000         |
| 4.3          | Greendell School                  | 40,000         |
| 4.4          | PAUSD Staff Housing               | 33,600         |
| <b>5</b>     |                                   | <b>129,900</b> |
| 5.1          |                                   | 34,600         |
| 5.2          | Future PAUSD School               | 49,900         |
| 5.3          | Future PAUSD School               | 45,400         |
|              | Future PAUSD School               |                |
| <b>Total</b> |                                   | <b>548,300</b> |
|              | Housing Subtotal                  | 33,600         |
|              | Other Programs                    | 514,700        |

## HOUSING OPTION 2

| ID           | Program                           | Area (sq. ft.) |
|--------------|-----------------------------------|----------------|
| <b>1</b>     |                                   | <b>157,700</b> |
| 1.1          | Preschools, Dance, & Martial Arts | 38,000         |
| 1.2          | Health and Senior Services        | 26,600         |
| 1.3          | Ed. Programs and Other            | 66,400         |
| 1.4          | Cubberley Gyms                    | 26,700         |
| <b>2</b>     |                                   | <b>41,100</b>  |
| 2.1          | Visual Arts                       | 29,400         |
| 2.2          | Flexible Event Space              | 11,700         |
| <b>3</b>     |                                   | <b>81,000</b>  |
| 3.1          | Shared Use Gyms                   | 30,100         |
| 3.2          | Performing Arts Center            | 50,900         |
| <b>4</b>     |                                   | <b>167,600</b> |
| 4.1          | PAUSD Staff Housing               | 24,000         |
| 4.2          | PAUSD Offices                     | 30,000         |
| 4.3          | Greendell & PAUSD Adult School    | 80,000         |
| 4.4          | PAUSD Staff Housing               | 33,600         |
| <b>5</b>     |                                   | <b>129,900</b> |
| 5.1          | Future PAUSD School               | 34,600         |
| 5.2          | Future PAUSD School               | 49,900         |
| 5.3          | Future PAUSD School               | 45,400         |
| <b>Total</b> |                                   | <b>577,300</b> |
|              | Housing Subtotal                  | 57,600         |
|              | Other Programs                    | 519,700        |

Change from Option 1 +29,000

| HOUSING BREAK-OUT       | # units   | sq. ft.       |
|-------------------------|-----------|---------------|
| 4.2 PAUSD Staff Housing | 32        | 33,600        |
| <b>Housing Subtotal</b> | <b>32</b> | <b>33,600</b> |

|                         |           |               |
|-------------------------|-----------|---------------|
| 4.1 PAUSD Staff Housing | 32        | 24,000        |
| 4.4 PAUSD Staff Housing | 32        | 33,600        |
| <b>Housing Subtotal</b> | <b>64</b> | <b>57,600</b> |

## HOUSING OPTION 3

## HOUSING OPTION 4

| ID       | Program                           | Area (sq. ft.) |
|----------|-----------------------------------|----------------|
| <b>1</b> |                                   | <b>192,500</b> |
| 1.1      | Preschools, Dance, & Martial Arts | 38,000         |
| 1.2      | Health and Senior Services        | 26,600         |
| 1.3      | Ed. Programs and Other            | 66,400         |
| 1.4      | Cubberley Gyms                    | 31,500         |
| 1.5      | Housing Building by Gyms          | 30,000         |

|          |                      |               |
|----------|----------------------|---------------|
| <b>2</b> |                      | <b>41,100</b> |
| 2.1      | Visual Arts          | 29,400        |
| 2.2      | Flexible Event Space | 11,700        |

|          |                        |               |
|----------|------------------------|---------------|
| <b>3</b> |                        | <b>81,000</b> |
| 3.1      | Shared Use Gyms        | 30,100        |
| 3.2      | Performing Arts Center | 50,900        |

|          |                                |                |
|----------|--------------------------------|----------------|
| <b>4</b> |                                | <b>167,600</b> |
| 4.1      | PAUSD Staff Housing            | 24,000         |
| 4.2      | PAUSD Offices                  | 30,000         |
| 4.3      | Greendell & PAUSD Adult School | 80,000         |
| 4.4      | PAUSD Staff Housing            | 33,600         |

|          |                     |                |
|----------|---------------------|----------------|
| <b>5</b> |                     | <b>129,900</b> |
| 5.1      | Future PAUSD School | 34,600         |
| 5.2      | Future PAUSD School | 49,900         |
| 5.3      | Future PAUSD School | 45,400         |

|                  |  |                |
|------------------|--|----------------|
| <b>Total</b>     |  | <b>612,100</b> |
| Housing Subtotal |  | 87,600         |
| Other Programs   |  | 524,500        |

|                      |  |         |
|----------------------|--|---------|
| Change over Option 1 |  | +63,800 |
| Change over Option 2 |  | +34,800 |

|     |                          |    |        |
|-----|--------------------------|----|--------|
| 1.4 | Housing Building by Gyms | 48 | 30,000 |
| 4.1 | PAUSD Staff Housing      | 32 | 24,000 |
| 4.4 | PAUSD Staff Housing      | 32 | 33,600 |

|                         |            |               |
|-------------------------|------------|---------------|
| <b>Housing Subtotal</b> | <b>112</b> | <b>87,600</b> |
|-------------------------|------------|---------------|

| ID       | Program                           | Area (sq. ft.) |
|----------|-----------------------------------|----------------|
| <b>1</b> |                                   | <b>239,000</b> |
| 1.1      | Preschools, Dance, & Martial Arts | 38,000         |
| 1.2      | Health and Senior Services        | 26,600         |
| 1.3      | Ed. programs and Other            | 66,400         |
| 1.1-3    | Housing over Community Center     | 46,500         |
| 1.4      | Cubberley Gyms                    | 31,500         |
| 1.5      | Housing Building by Gyms          | 30,000         |

|          |                      |               |
|----------|----------------------|---------------|
| <b>2</b> |                      | <b>41,100</b> |
| 2.1      | Visual Arts          | 29,400        |
| 2.2      | Flexible Event Space | 11,700        |

|          |                        |               |
|----------|------------------------|---------------|
| <b>3</b> |                        | <b>81,000</b> |
| 3.1      | Shared Use Gyms        | 30,100        |
| 3.2      | Performing Arts Center | 50,900        |

|          |                                |                |
|----------|--------------------------------|----------------|
| <b>4</b> |                                | <b>167,600</b> |
| 4.1      | PAUSD Staff Housing            | 24,000         |
| 4.2      | PAUSD Offices                  | 30,000         |
| 4.3      | Greendell & PAUSD Adult School | 80,000         |
| 4.4      | PAUSD Staff Housing            | 33,600         |

|          |                     |                |
|----------|---------------------|----------------|
| <b>5</b> |                     | <b>129,900</b> |
| 5.1      | Future PAUSD School | 34,600         |
| 5.2      | Future PAUSD School | 49,900         |
| 5.3      | Future PAUSD School | 45,400         |

|                  |  |                |
|------------------|--|----------------|
| <b>Total</b>     |  | <b>658,600</b> |
| Housing Subtotal |  | 134,100        |
| Other Programs   |  | 524,500        |

|                      |  |          |
|----------------------|--|----------|
| Change over Option 1 |  | +110,300 |
| Change over Option 2 |  | +81,300  |
| Change over Option 3 |  | +46,500  |

|         |                          |    |        |
|---------|--------------------------|----|--------|
| 1.1-1.3 | Over Community Center    | 52 | 46,500 |
| 1.4     | Housing Building by gyms | 48 | 30,000 |
| 4.1     | PAUSD Staff Housing      | 32 | 24,000 |
| 4.4     | PAUSD Staff Housing      | 32 | 33,600 |

|                         |            |                |
|-------------------------|------------|----------------|
| <b>Housing Subtotal</b> | <b>164</b> | <b>134,100</b> |
|-------------------------|------------|----------------|

# Parking Counts

| Area ID                   | OPTION 1               | OPTION 2               | OPTION 3               | OPTION 4               |
|---------------------------|------------------------|------------------------|------------------------|------------------------|
| <b>STRUCTURED PARKING</b> | <b>1,183</b>           | <b>1,220</b>           | <b>1,280</b>           | <b>1,336</b>           |
| <b>1</b>                  | <b>515</b>             | <b>515</b>             | <b>515</b>             | <b>515</b>             |
| 1.1-3                     | 204                    | 204                    | 204                    | 260*                   |
| 1.4                       | 60                     | 60                     | 120*                   | 120*                   |
| 1.4.P                     | 251                    | 251                    | 251                    | 251                    |
| <b>3</b>                  | <b>63</b>              | <b>63</b>              | <b>63</b>              | <b>63</b>              |
| <b>4</b>                  | <b>215</b>             | <b>252</b>             | <b>252</b>             | <b>252</b>             |
| 4.1                       | 37                     | 74*                    | 74*                    | 74*                    |
| 4.2                       | 130                    | 130                    | 130                    | 130                    |
| 4.4                       | 48                     | 48                     | 48                     | 48                     |
| <b>5</b>                  | <b>390</b>             | <b>390</b>             | <b>390</b>             | <b>390</b>             |
| 5.2-3                     | 90                     | 90                     | 90                     | 90                     |
| 5P                        | 300                    | 300                    | 300                    | 300                    |
| <b>SURFACE PARKING</b>    | <b>153</b>             | <b>153</b>             | <b>153</b>             | <b>153</b>             |
| On-street                 | 31                     | 31                     | 31                     | 31                     |
| 1.SP                      | 47                     | 47                     | 47                     | 47                     |
| 3.SP                      | 45                     | 45                     | 45                     | 45                     |
| 4.SP                      | 30                     | 30                     | 30                     | 30                     |
| <b>TOTAL</b>              | <b>1,336</b><br>stalls | <b>1,373</b><br>stalls | <b>1,433</b><br>stalls | <b>1,489</b><br>stalls |
| Stalls needed by code**   | 1,312                  | 1,363                  | 1,411                  | 1,489                  |

Figure 54. Parking Counts

NOTES:

The chart above does not include existing surface parking which will gradually diminish as the plan is built out. It also does not include additional surface parking planned for the area reserved for a future school prior to Phase 5. That area can accommodate approximately 150 parking stalls prior to the school being built.

Parking under buildings to have a 12' floor to floor height. Stand-alone Parking garages to have a 10' floor to floor height.

\* Parking floor areas do not change across options. Higher level housing options are accommodated by using mechanical lift parking systems for those buildings. These would be assigned for residents only.

\*\*Parking need was calculated according to Palo Alto Code, using a 20% shared use reduction. See program module pages in appendix for more information on how parking need was calculated for each program.

Figure 47. Parking Diagram



# Additional Comments

## Architectural Style

Meeting participants were surveyed about how they wanted the site to look and feel. At Meeting 3, the majority of participants selected a contemporary style over other options. At Meeting 4, participants indicated their preference among eight contemporary precedent buildings in the Palo Alto area. The three below were the highest ranked among them; the Rinconada Library, the Mitchell Park Library, and Mountain View Community Center. These are points of reference for future designers to draw inspiration.



Rinconada Library



Mitchell Park Library



Mountain View Community Center

## Outdoor Spaces

Participants expressed desire for the landscape and buildings to be warm and inviting, with warm-colored paving. They responded positively to wood-clad covered walkways.



They were also surveyed about design preferences around the playground and community pool. In general, respondents thought the playground should be designed in a similar manner to the Magical Bridge Playground, perhaps with a different theme or slightly older target age group. Respondents thought the Rinconada pool is a good starting point for designing the community pool, but a majority recommended that this pool be more contemporary and have more interactive play elements than Rinconada has.



Magical Bridge Playground



Rinconada Pool

## PG&E Easement

There is a 10' PG&E easement that runs through the site. This easement runs in between parking 1.4.P and 1.4. Other than the road connections between the parking lots across this strip of land, and a pedestrian cross-over, this area is kept vacant and serves as ventilation for the parking garages.



Figure 55. Easement Location

## Office of Emergency Services

The Office of Emergency services maintains a 20'x10' Red Cross pod and two 10'x 8' containers at Cubberley. Prior to the construction of the school, these can be placed in the surface parking lot where the school will go. After the school is constructed, they will need to locate to parallel surface parking on site. As previously noted, the gyms should be designed to continue to be used as Red Cross Shelters in emergencies.

## Utilities

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 next phases of design and planning, this should be addressed.

# Moving Forward

The Cubberley Concept Plan was produced as a three-part collaboration between the City of Palo Alto, PAUSD, and the community participants at the four co-design meetings. This plan synthesizes many diverse voices, sometimes with competing interests. While most plan elements have undergone iterative rounds of program and design input at the co-design meetings, the question of how much housing is appropriate on site is left to be resolved by the decision-making bodies responsible to all Palo Altans.

Given the large scale of the project, and the long timeline for full implementation, this plan is designed to be flexible, with the understanding that the City and PAUSD may be on different timelines. This plan aims to provide the City and PAUSD with relative autonomy for large swaths of their site areas, but it also challenges them to continue to work together, particularly on the shared-use areas of the site.

This vision for Cubberley is a shared village, an intersection, a lush green space, a locus of active living and wellbeing, a nexus of community life, supporting creativity, recreation, exploration, and growth.



Performing Arts Center  
 Theater  
 Cafe  
 Maker Space  
 Music Class  
 Rehearsal Space  
 Woodshop  
 Upholstery Room

Shared Use Gyms  
 Visual Arts

Pools  
 Playground  
 Tennis and Pickleball Courts  
 Dog Park



Flexible Event Space  
 Community Gardens

Community Center Building  
 Health & Senior Programs  
 Dance Classes  
 Martial Arts  
 Hourly Rental Spaces  
 City Admin Office  
 Tenant Spaces  
 Educational Programs

Cubberley Gyms



Central Plaza





concordia  
architecture | planning | community engagement



CITY OF  
**PALO  
ALTO**



**Palo Alto**  
Unified School District

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