



# CUBBERLEY CO-DESIGN

## PROGRAM DOCUMENT

01.08.19



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



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## INTRODUCTION

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

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

### **Co-design Process**

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

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



## **Goals**

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

## **Document Summary**

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

## **Next Steps**

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

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





## Methodology and Goals

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

### **Fellows**

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

### **Outreach and Research**

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





## School District Needs

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

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

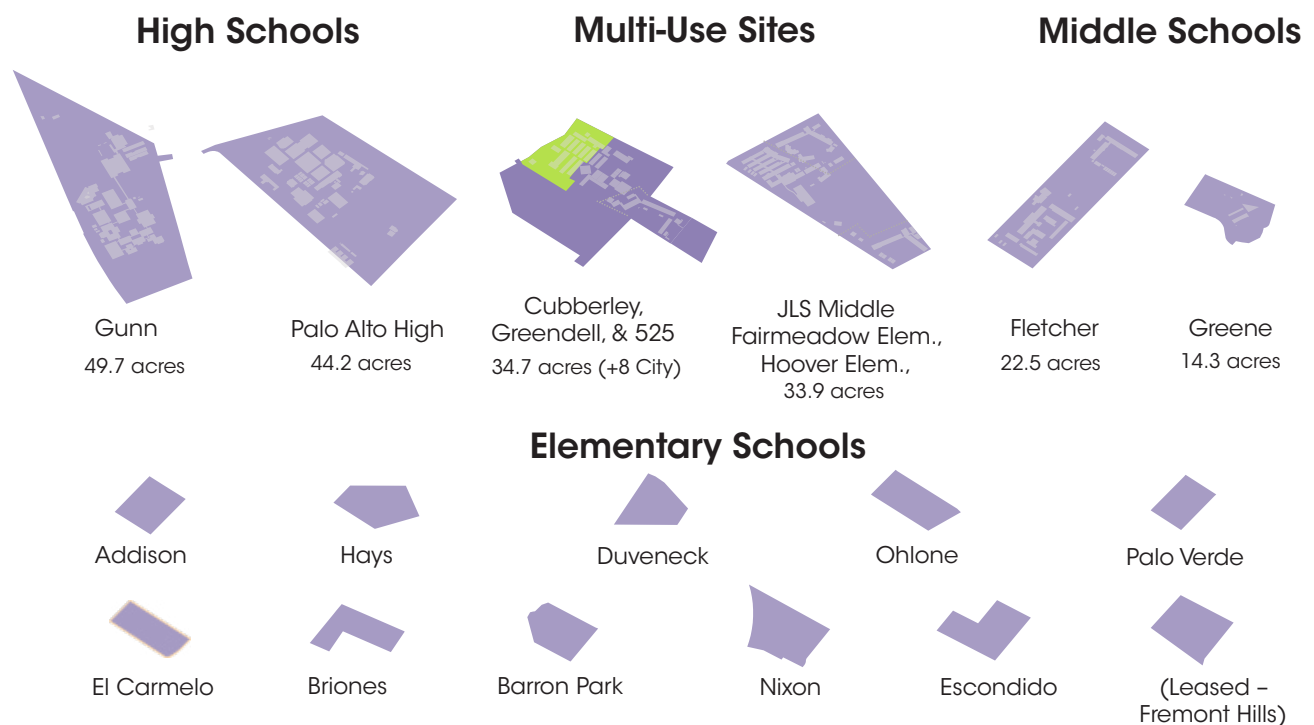


Figure 1. PAUSD land: Cubberley is the largest contiguous piece of land after Gunn and Palo Alto High.

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

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

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



### City Needs

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

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

### Community Needs and the Co-Design Process

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



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

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

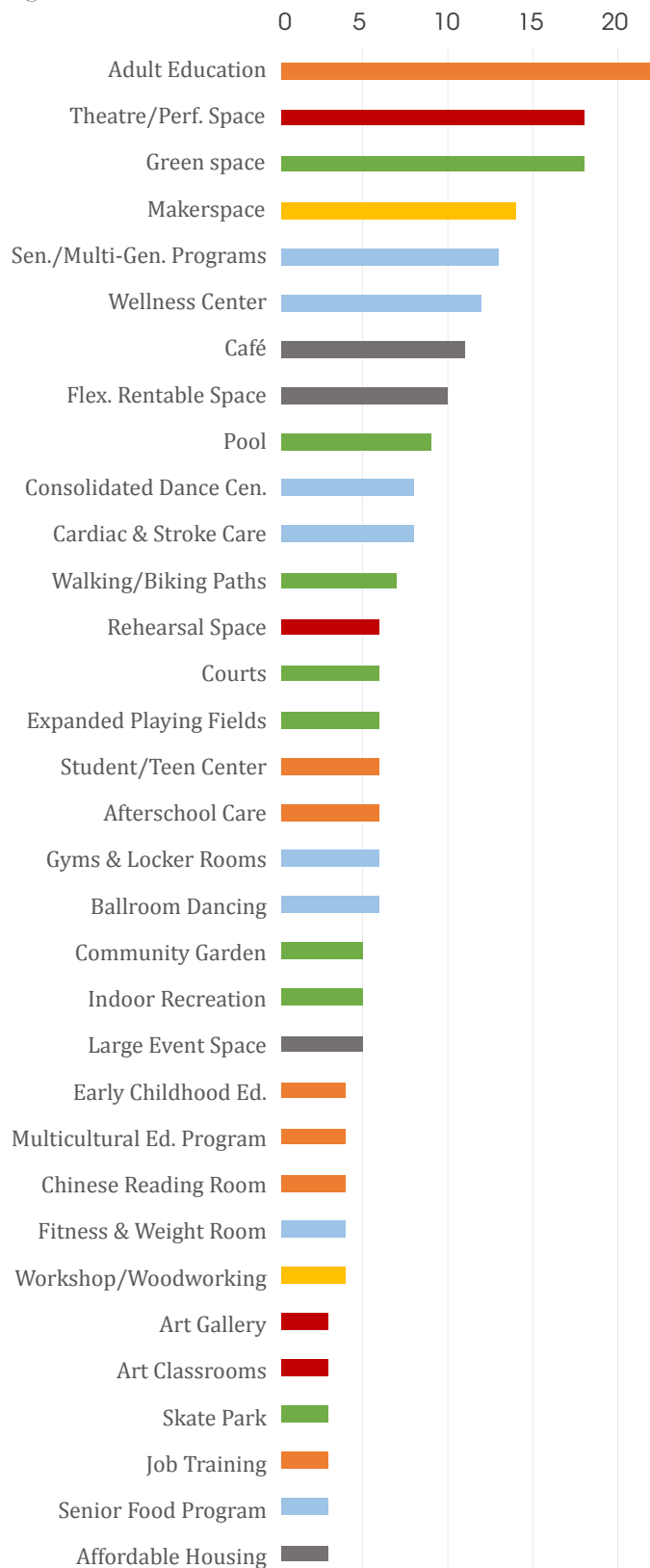
Several of those programs already exist on Cubberley—participants stressed the importance of preserving and improving them. The full results summaries from both meetings can be found in the appendix to this document.

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



### Top Programs by number of votes at Meeting 2

Figure 3.



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

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

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

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

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

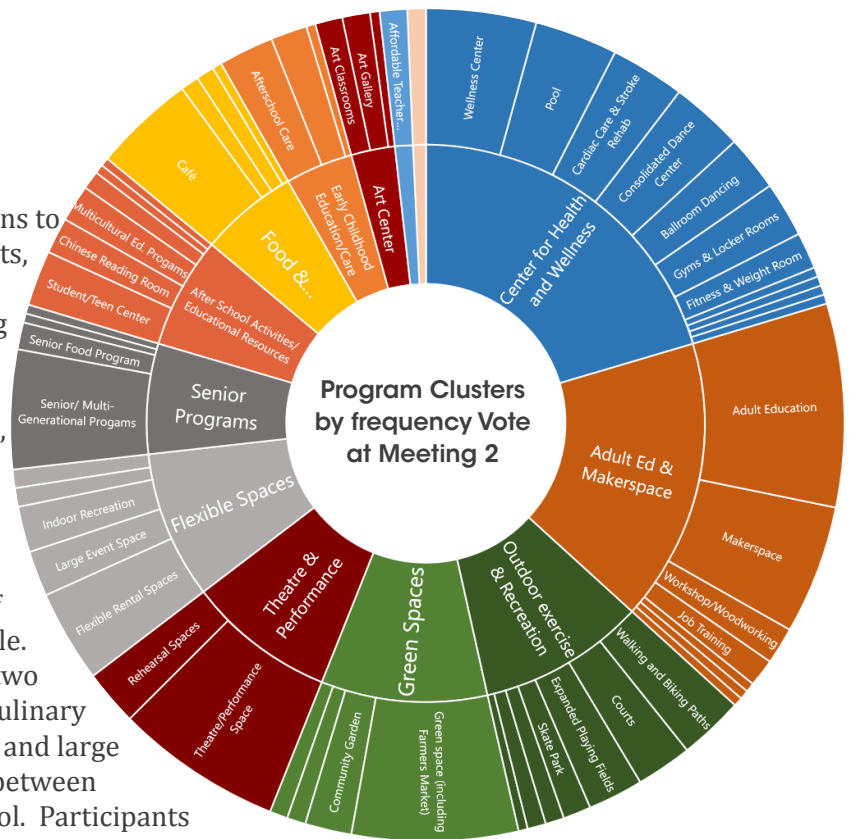
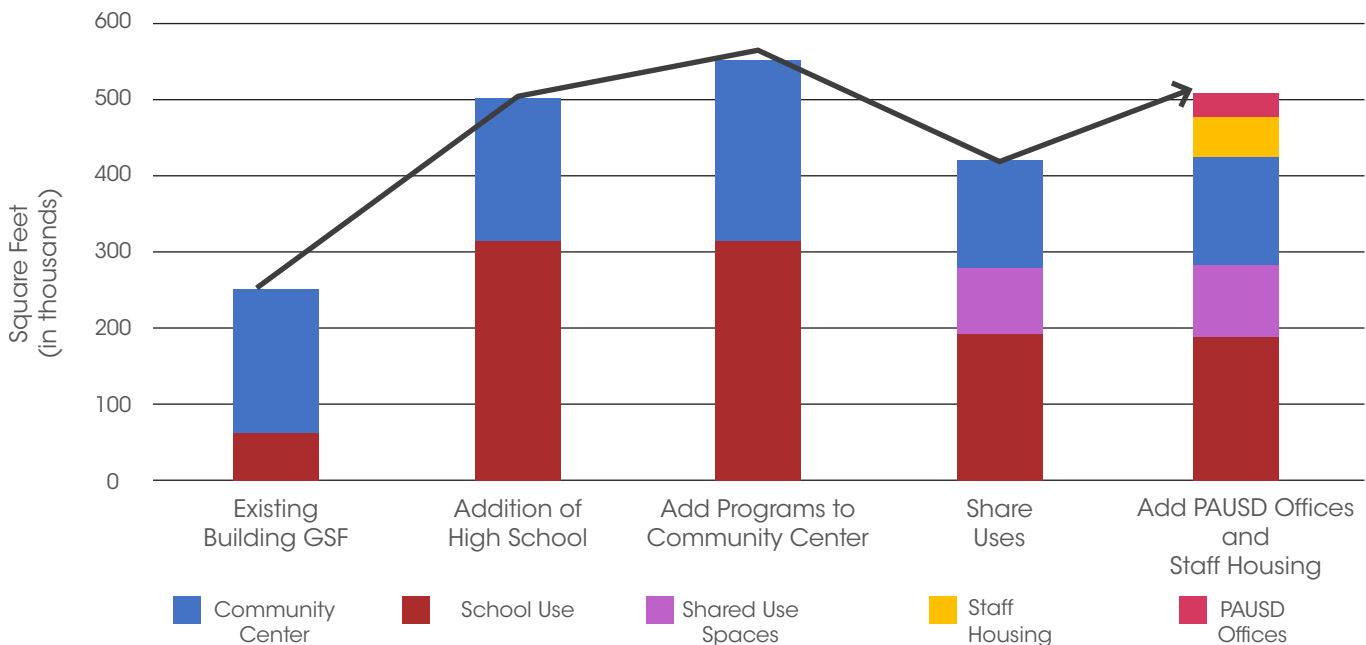


Figure 4.

### Conceptual progression of Program and Space Size

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



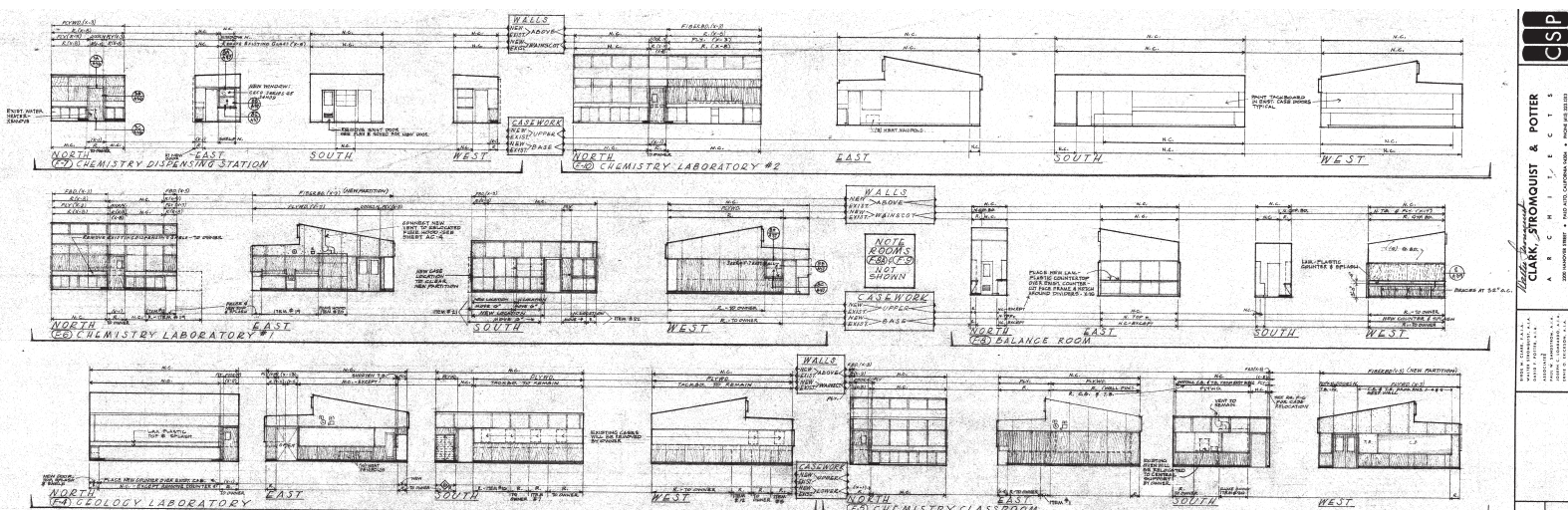


## DESIGN CONSIDERATIONS

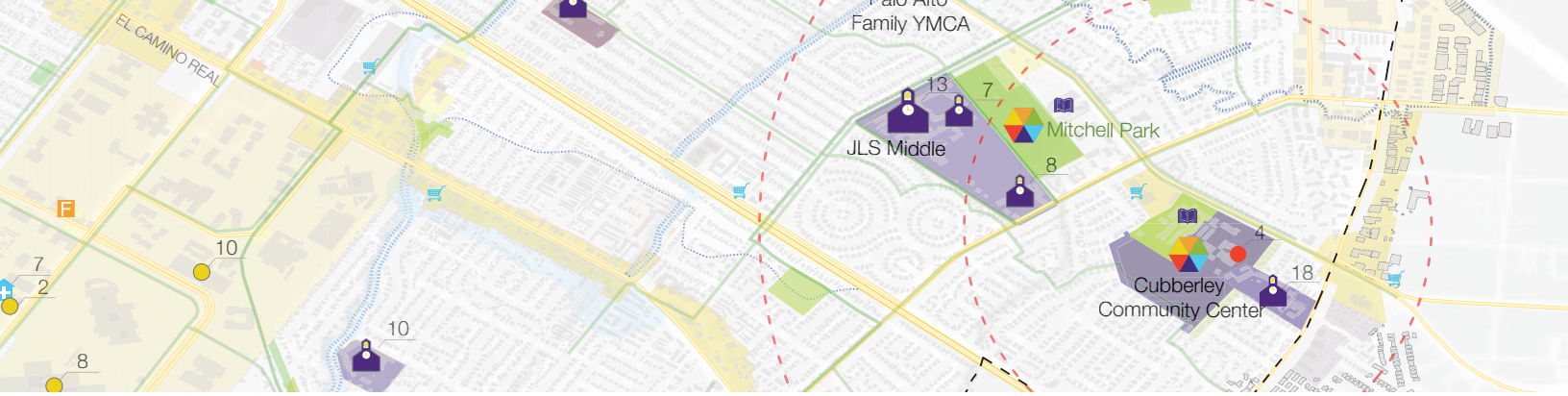
### Site Conditions

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

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



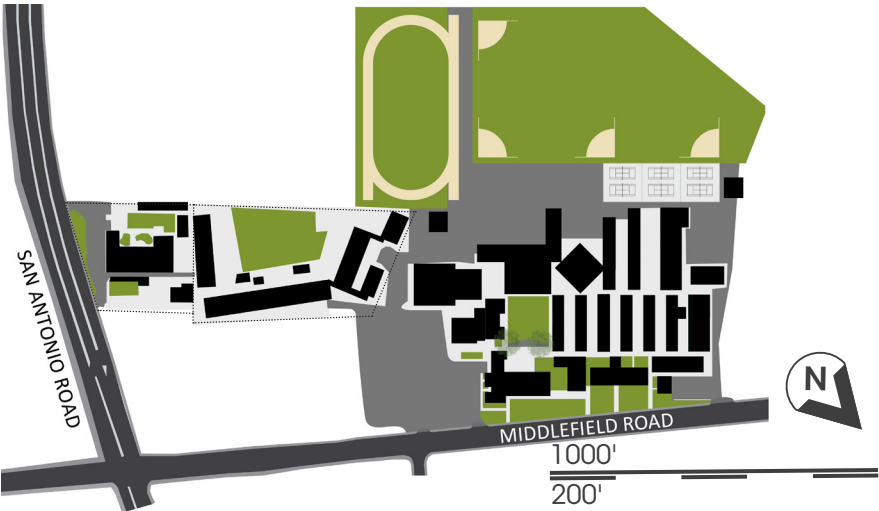
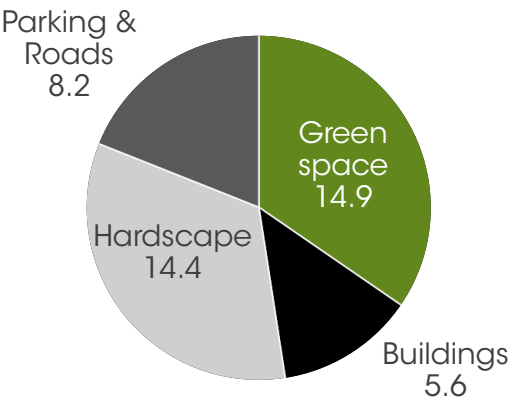




The buildings on the site are reaching the end of their functional lifespan, now close to 60 years old. According to the current lease agreement between the City and PAUSD, the City deposits \$1.86M into a property infrastructure fund specifically for repairing, renovating, and improving the Cubberley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

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

**Existing Site Use** *Figure 6.*  
(acres)



Site	Site Area	Floor Area		FAR	Site Coverage		
	(acres)	(sq ft)	(acres)		(sq ft)	(acres)	(% site)
Cubberley	35.4	188,000	4.1	.12	180,000	4.1	11%
Greendell	5	40,700	.93	.19	40,700	.93	18.6%
525 San Antonio Road	2.7	24,500	.56	.21	24,500	.56	20.7%
<b>Total</b>	<b>43.1</b>	<b>253,200</b>	<b>5.8</b>	<b>.13</b>	<b>245,200</b>	<b>5.6</b>	<b>13.0%</b>

**Existing Uses**

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

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

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

*Gym B*



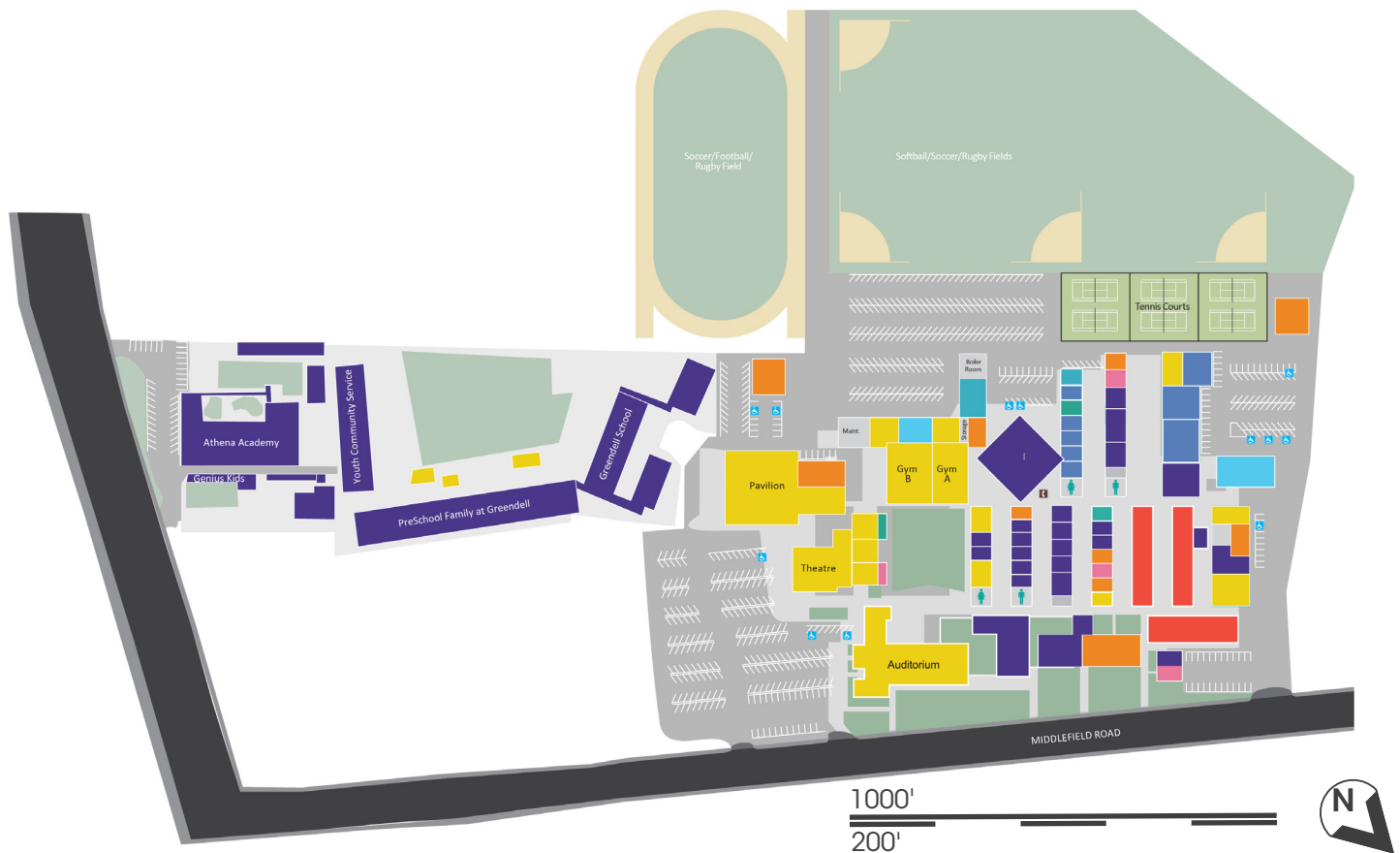
*Dance rooms in former auto shop class space*



*Preschool programs*



*Friends of the Palo Alto Library*



## Existing Program Distribution

Figure 7.

### Cubberley

#### Rentable Rooms

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

#### Health & Wellness

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

### Zohar

Palo Alto Soccer Club  
Stanford Soccer Club

### Education

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

### Visual & Performing Arts

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

### Community Center Services

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

### Greendell

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

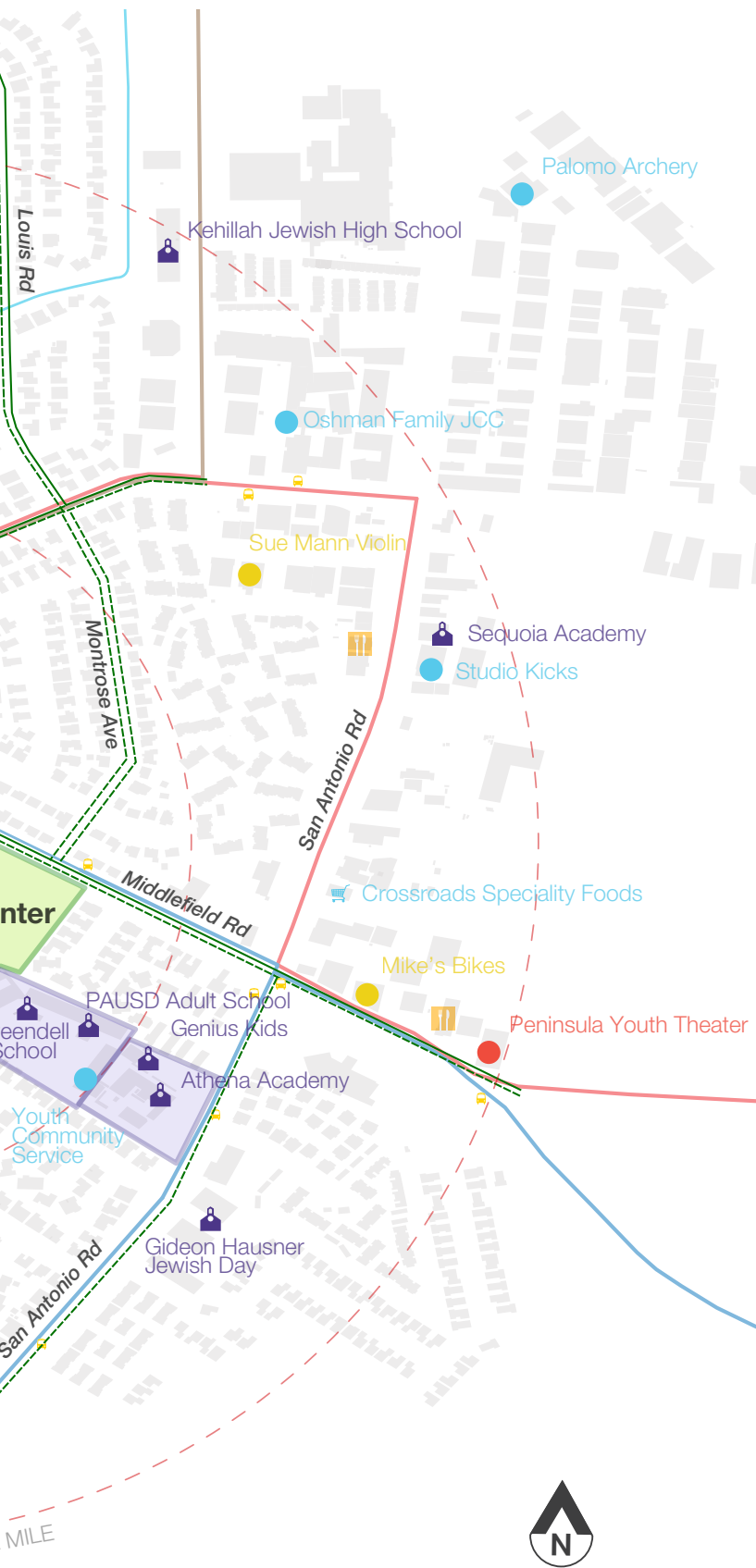
### 525 San Antonio Road

Genius Kids  
Athena Academy





Figure 8.



## Neighborhood Context

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

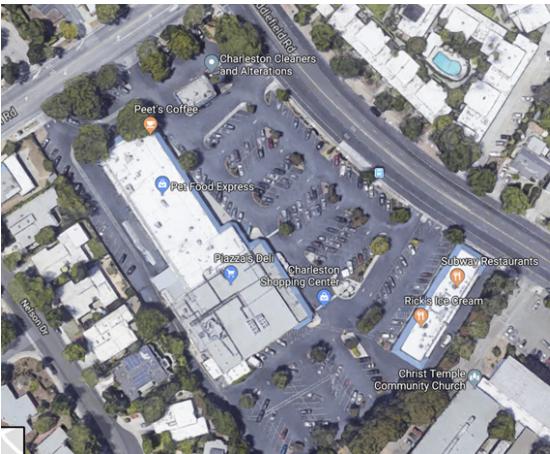


*Historic homes in Greenmeadow*





*Piazza's Fine Foods at Charleston Shopping Center*



*Mitchell Park*

### **Charleston Shopping Center**

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

### **Mitchell Park**

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





*Nearby Lap Pools*

### **Greenmeadow Community Pool and JLS Pool**

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



*Rinconada Park pools*

### **Other nearby assets**

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



*Mountain View Center for the Performing Arts*

## Site Access

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

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

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

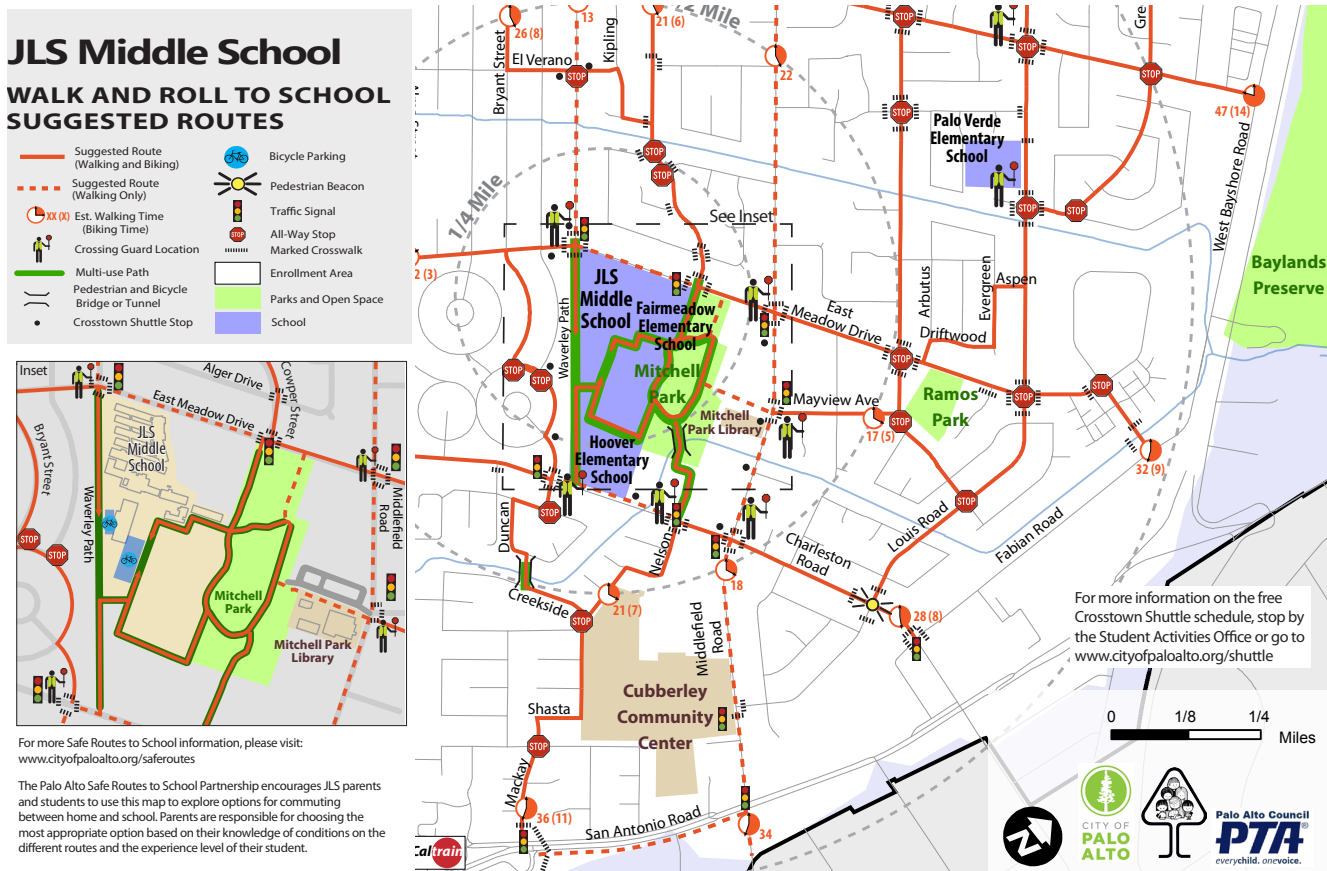


Figure 9. Recommended biking and walking routes provided by the Safe Routes to School Partnership.



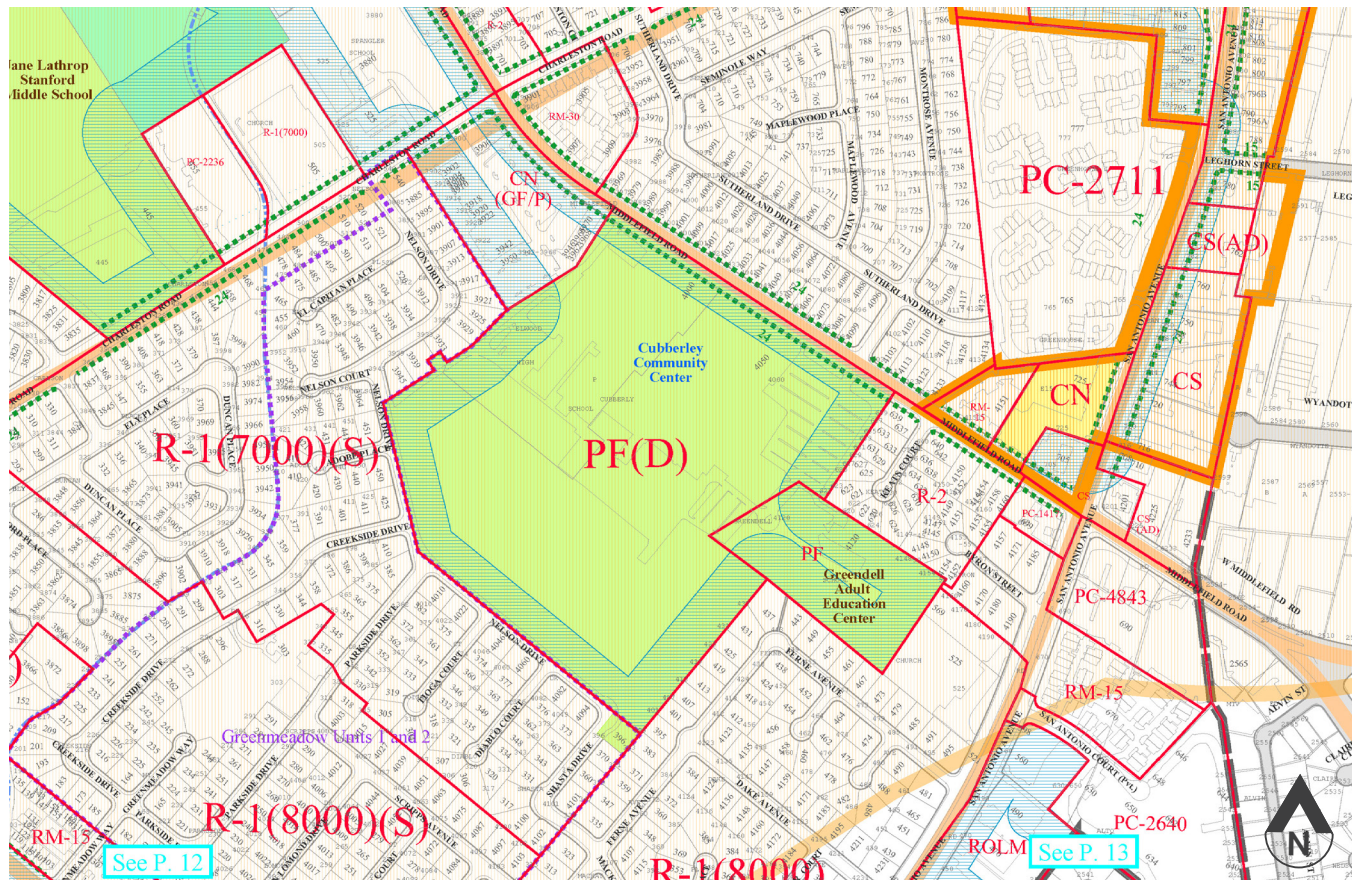
## Zoning

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

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

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

Figure 10.



City of Palo Alto Zoning Map

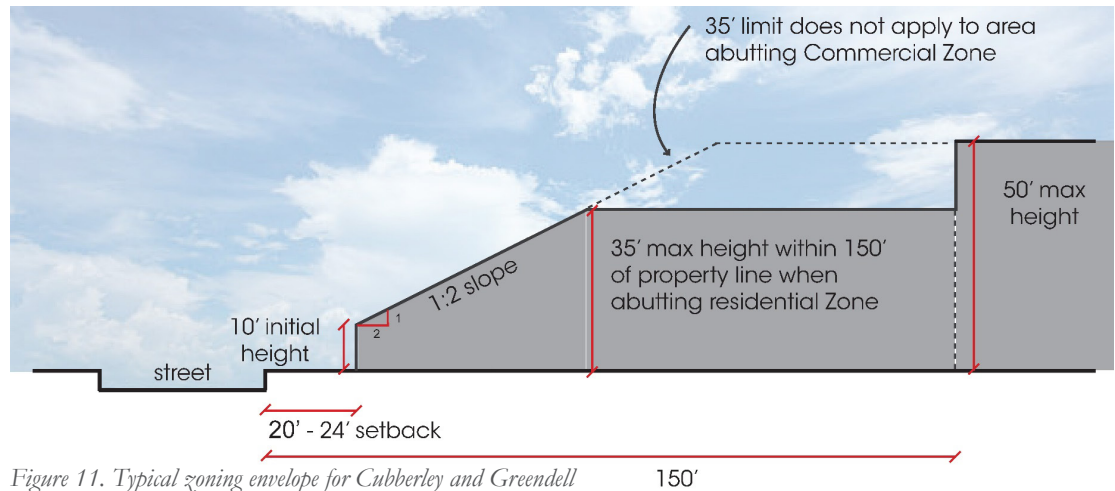
1/4 mile

1/2 mile



## Maximum Height

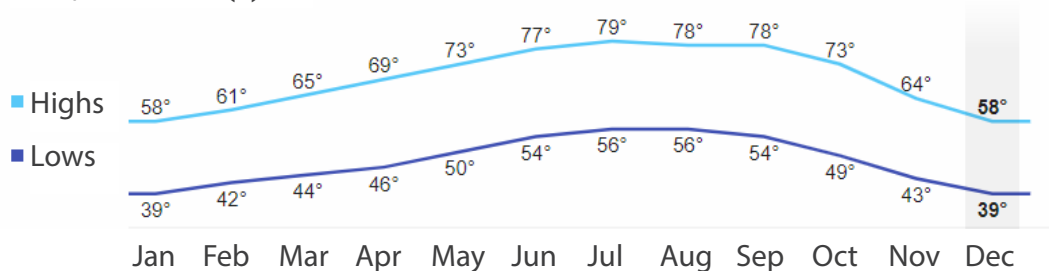
There are maximum height limitations for the site, intended to ensure that buildings on the site are in scale with the neighborhood context. They restrict tall buildings near the street, but allow for increasing height farther from the street edge. When applied three dimensionally, these height regulations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



## Environmental Considerations

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

### Temperatures (F)



### Rainfall (inches)

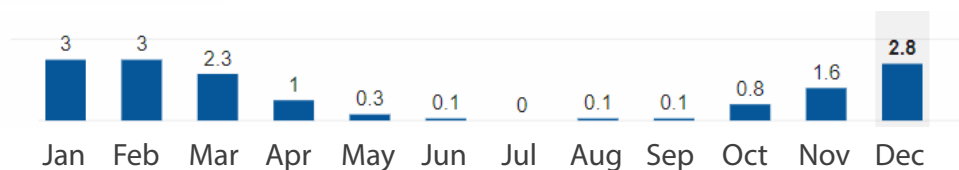


Figure 12. Weather Averages. Source NOAA via Google.

Sun and Wind Diagram

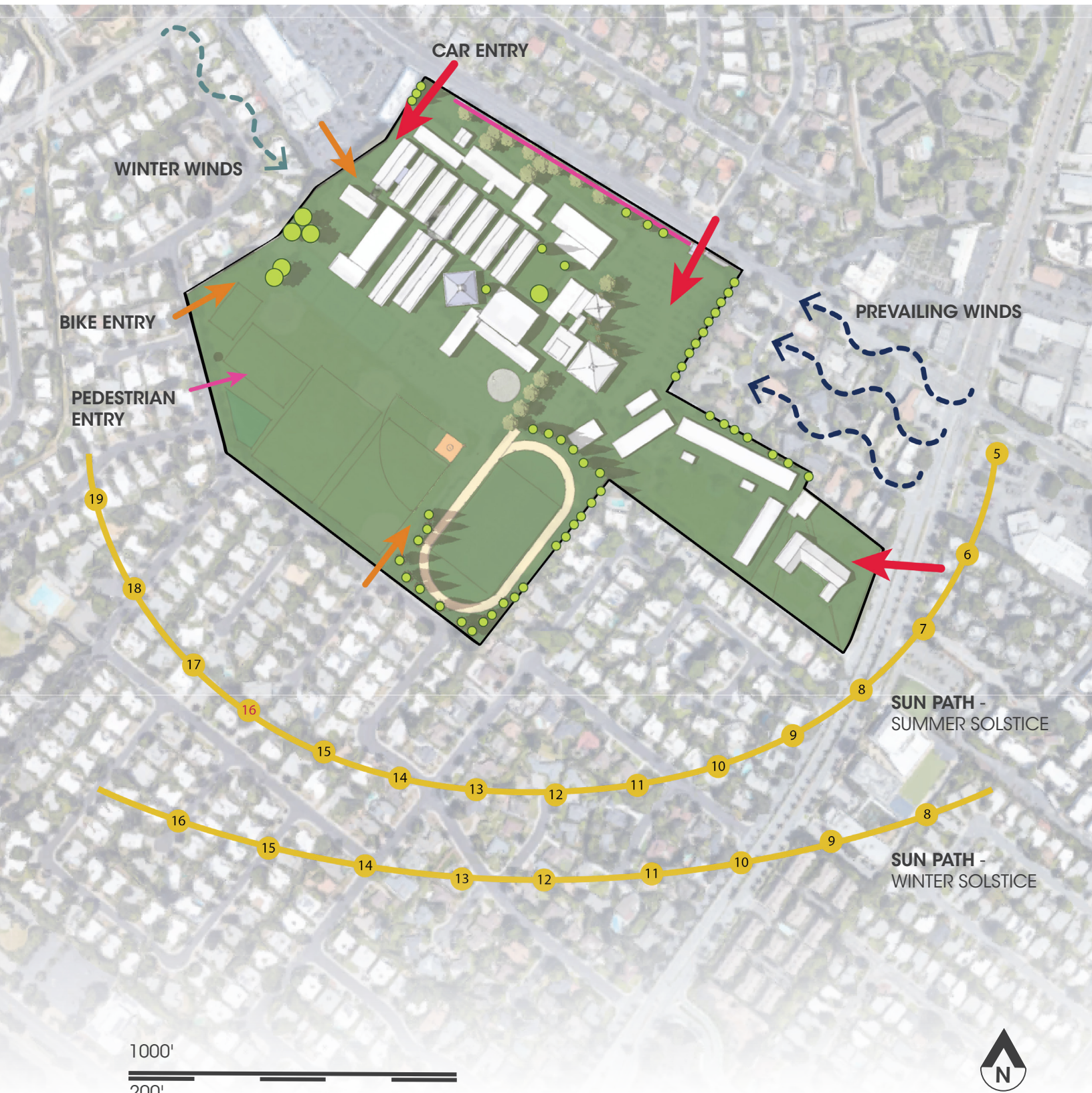


Figure 13.



## City Scale Context

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

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

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

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

### EDUCATIONAL

#### Public Education Facilities

1	Addison Elementary.....	1
2	Walter Hays Elementary.....	2
3	Duveneck Elementary.....	3
4	Ohlone Elementary.....	4
5	Palo Verde Elementary.....	5
6	El Carmelo Elementary.....	6
7	Fairmeadow Elementary.....	7
8	Herbert Hoover Elementary.....	8
9	Juana Briones Elementary.....	9
10	Barron Park Elementary.....	10
11	Lucille Nixon Elementary.....	11
12	Escondido Elementary.....	12
13	JLS Middle.....	13
14	Fletcher Middle.....	14
15	Greene Middle.....	15
16	Palo Alto High.....	16
17	Gunn High.....	17
18	Greendell/Palo Alto Adult School....	18
	Libraries	
	Educational Zones	

### ORGANIZATIONAL

#### Government, Emergency

1	Palo Alto City Hall.....	1
2	PAUSD Office.....	2
3	US Justice Department.....	3
4	Chamber of Commerce.....	4
5	Palo Alto Police Department.....	5
6	Santa Clara County Superior Ct.....	6
	Fire Stations	

### SOCIAL

#### Healthcare, Clinics, Senior Services, Food Access

1	Stanford Hospital/Clinic.....	1
2	Palo Alto Health Center.....	2
3	General Neurological Clinic.....	3
4	Stanford Children's Health.....	4
5	Lucile Packard Children's Hospital.....	5
6	Stanford Hospital/ER.....	6
7	Lucile Packard Children's Hospital.....	7
8	Palo Alto VA.....	8
9	Stanford Aging Adults Service.....	9
10	Palo Alto Sub-Acute Rehabilitation Center..	10
11	Webster House.....	11
12	Channing House .....	12
13	Jewish Family and Children's Services.....	13
13	Family and Children's Services of Silicon Valley	13
	Grocery Stores	

### CULTURAL

#### Arts, Theater, Museums

1	The Stanford Theater.....	1
2	Palo Alto Arts Center.....	2
3	Palo Alto Players.....	3
4	Haymarket Theater.....	4
5	Cubberley Theater.....	5
6	Palo Alto History Museum.....	6
7	Museum of American Heritage.....	7
8	Palo Alto Junior Museum & Zoo.....	8

### ECONOMIC

#### Top 10 largest employers in Palo Alto

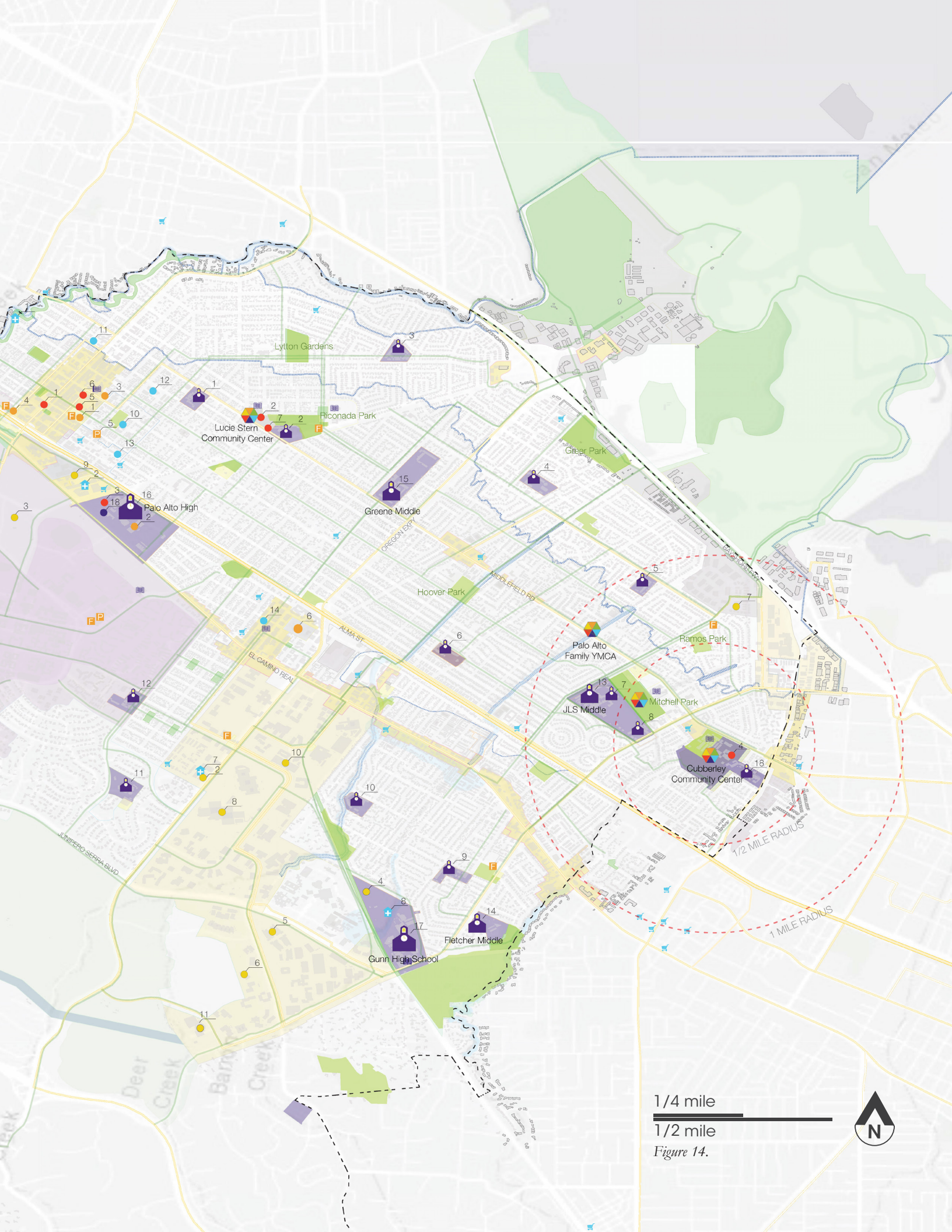
1	Stanford Health Care.....	1
2	Lucile Packard Children's Hospital.....	2
3	Stanford University.....	3
4	Veteran's Affairs Healthcare.....	4
5	VMware, Inc.....	5
6	SAP.....	6
7	Space Systems/ Loral.....	7
8	Hewlett-Packard.....	8
9	Palo Alto Medical Foundation.....	9
10	Varian Medical Systems.....	10
11	Tesla.....	11
	Economic Zones	

### PHYSICAL

#### Public outdoor amenities, community gardens

1	Public Parks	
1	Lynton Gardens.....	1
2	Rinconada Community Garden.....	2
3	Guinda St. Pollinator Garden.....	3
4	Arizona Gardens (Stanford).....	4
	Bike Paths	
	Bus Routes	
	100-Year Flood Plain	

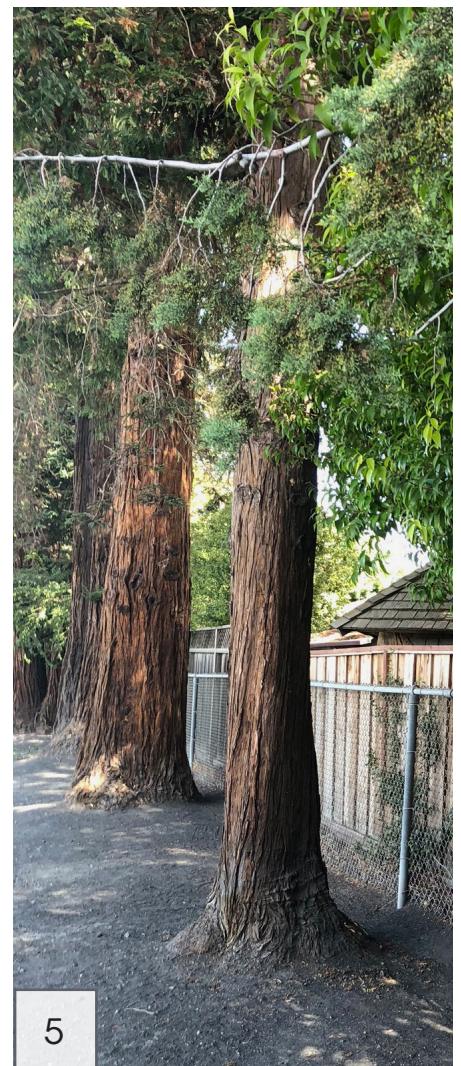
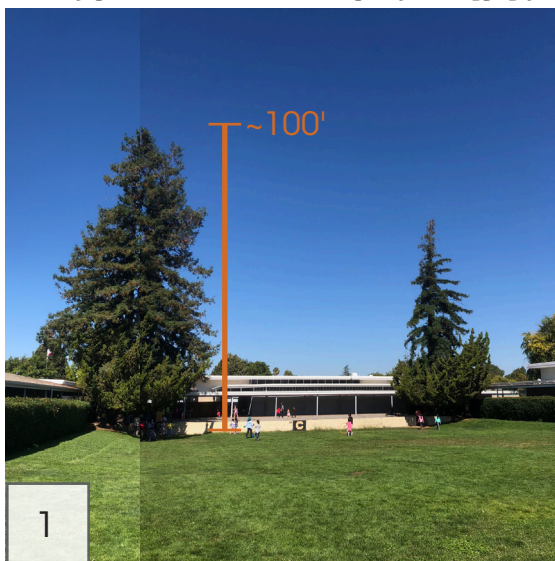




1/4 mile  
1/2 mile  
Figure 14.



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





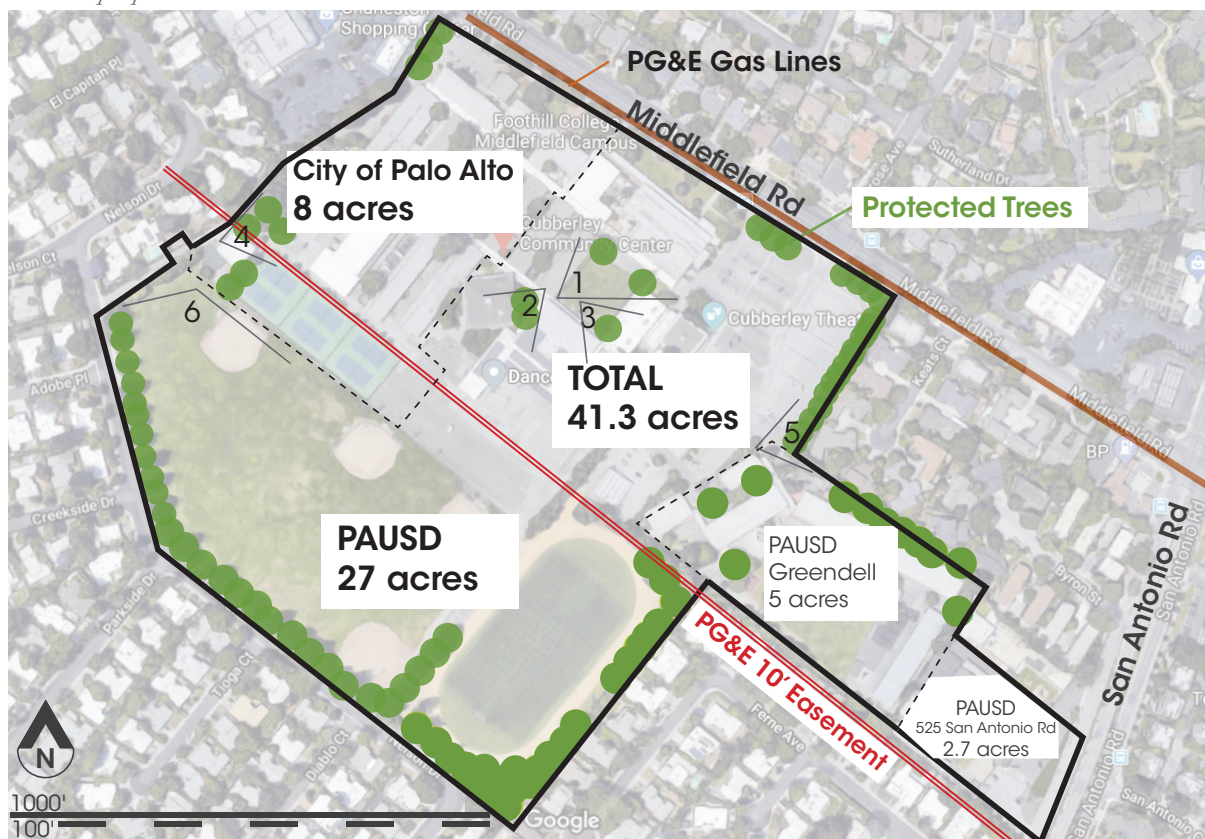
- Enrollment Management Advisory Committee Final Presentation
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All of these plans and reports provide useful information and perspectives that bear on Cubberley. Some of these include direct and specific recommendations for Cubberley; the CCAC Report's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

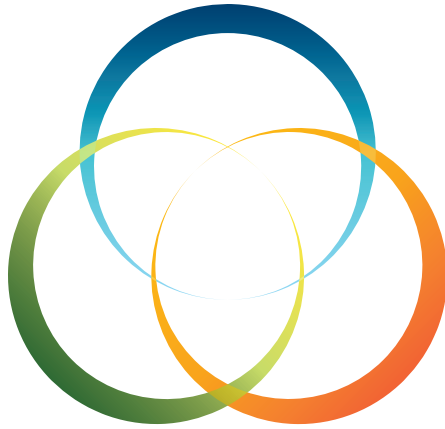
## Trees

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

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







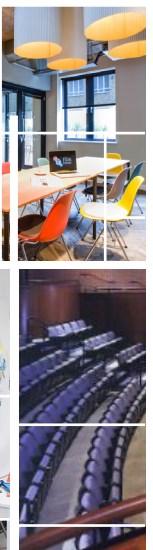
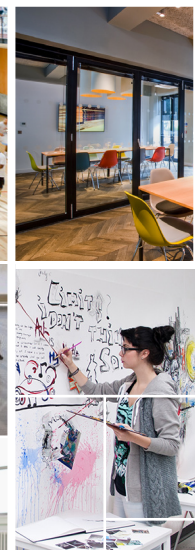
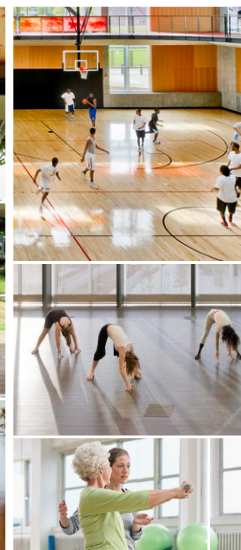
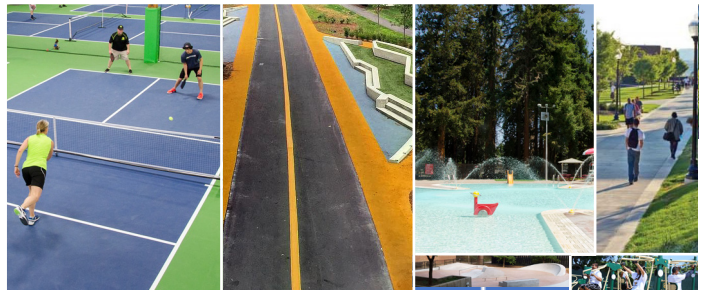
## PROGRAM RECOMMENDATIONS

This chapter describes the program elements we recommend be included in the Cubberley master plan, based on the community input and research conducted during the programming phase of the Cubberley master planning process. In the engagement process, participants described their vision for the site to be a beautiful destination, with improved facilities, more green space, and some new uses to complement the programs that make Cubberley the vibrant community hub that it is today.

The recommendations herein draw heavily from community proposals at the two meetings, responding both to their indoor and outdoor program recommendations and input on what can be shared between the community center and a future school on site. While this program document does not include specific site design recommendations – that will be developed fully in the design phase and final master plan – these program recommendations have been developed in tandem with site studies to ensure that the balance of program sizes, parking needs, desire for outdoor green space, and participant tolerances for building heights are all balanced and respected in this programming proposal.

During the design phase, these program elements will be further developed and organized to honor the community vision for the site and set the course for how the site will serve the Palo Alto community for the rest of the century.







## PROPOSED FUTURE PROGRAM LIST

### Indoor Programs Estimated Size\* (sq ft)

#### Health & Wellness Center 86,000

Health, Wellness, and Senior Programs	16,300
Dance and Martial Arts Studios	26,400
Outdoor Sports Club Rooms	3,300
Gyms	40,000

#### Community Center Services 54,000

Cubberley Admin. and Tenant Spaces	32,000
Rentable/Flexible Spaces	12,000
Large Flexible Event Space	9,000
Commercial Kitchen	1,000

#### Performing Arts 24,000

Theatre	13,000
Lobby/Café	3,000
Music, Rehearsal, and Accessory Theatre Spaces	8,000

#### Visual Arts 37,000

Visual Arts Classrooms and Media Lab	10,000
Art Gallery	3,000
Visual Arts Studios	16,000
Makerspace/Woodshop	8,000

#### Educational Programs 101,500

Cubberley Childcare and Preschools	15,500
Primary/Secondary and Enrichment	14,000
PAUSD Adult Education	36,000
Greendell Elementary	36,000

#### Potential Future PAUSD Uses 207,000

Future Middle or High School	<125,000
School District Offices	30,000
Employee Housing	52,000

### Indoor estimate <509,500

### Outdoor Programs Estimated Size\* (sq ft)

#### Greenscape 647,000

Existing Track and Fields	510,000
School Quad	20,000
Flexible Open Space	~60,000
Natural Habitat Plantings	~30,000
Amphitheater	~16,000
Dog Park	~6,000
Community Gardens	~5,000

#### Hardscape 149,000

Tennis and Pickleball	48,000
Playground and Outdoor Exercise	5,000
Walking/Biking Track	~40,000
Skate Park	~6,000
Pool	~30,000
Pedestrian Circulation	~18,000
Bus Stop Waiting Area	2,000

#### Parking & Vehicle Circ. 475,000

Car Parking	375,000**
Bike Parking	20,000
Vehicular Circulation & Drop-off Areas	~80,000

### Outdoor estimate ~1,271,000

\* All sizes are estimates. Sizes subject to change during design phase.

~ indicates a greater degree of flexibility in the program size.

\*\* Parking needs will be determined in the design phase and informed by a traffic and parking study. 375,000 sq ft is roughly equivalent to 1,150 parking stalls at a ratio of 1 stall per 325 sq ft, which accounts for driving lanes in a parking lot.



# Greenscape

647,000 sq ft

Existing Track & Fields



Flexible Open Space

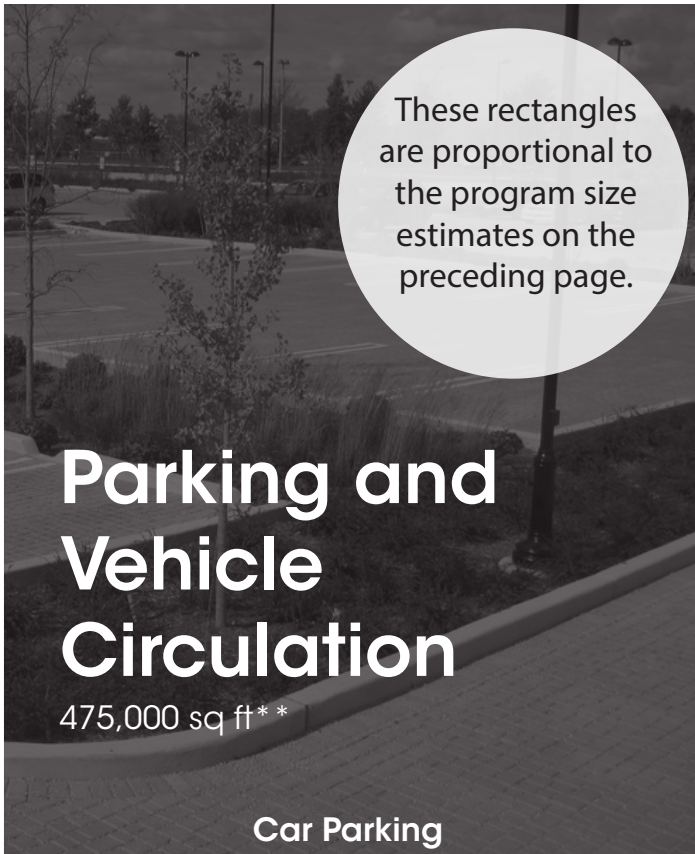
Natural Habitat

School Quad

Amphitheater

Dog Park

Gardens



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

# Parking and Vehicle Circulation

475,000 sq ft\*\*

Car Parking



Internal Streets and Drop-off areas

Bike Parking



## Hardscape

149,000 sq ft

Tennis/Pickleball

Walking/Biking Track

Pool

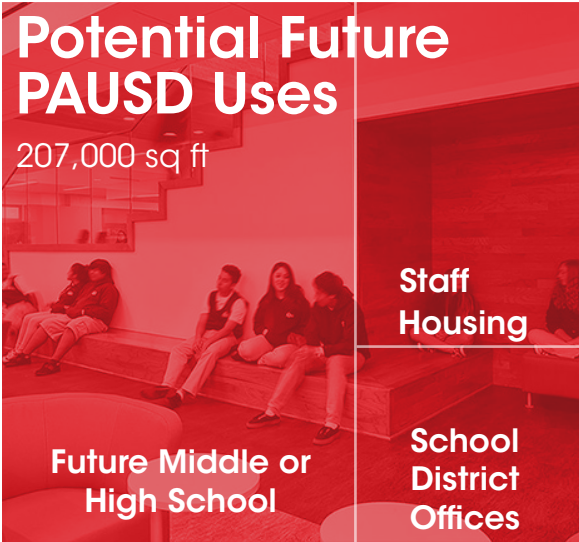
Pedestrian Circulation

Skate

Play

# Potential Future PAUSD Uses

207,000 sq ft



Future Middle or High School

Staff Housing

School District Offices

## Ed. Programs

101,500 sq ft

Greendell Elementary

PAUSD Adult Education

Childcare & Preschools

Cubberley Educational Programs

## Health & Wellness

86,000 sq ft

Gyms

Dance

Health, Wellness, & Senior

## Community Center Services

54,000 sq ft

Rentable

Offices and Tenant Spaces

Large Flex Space

## Visual Arts

37,000 sq ft

Artist Studios

Art Classes

Maker space

Gallery

## Performing Arts Center

24,000 sq ft

Theatre

Music Rehearsal Cafe



## SHARED USES

ID	MODULE CLUSTER	WEEKLY USE TIME TABLE		
		Weekdays		Weekends
		During School	After School	
<b>A</b>	<b>Health &amp; Wellness Center</b>			
A1	Health, Wellness, and Senior Programs	Community Use	Community Use	Community Use
A2	Dance and Martial Arts Studios	Community Use	Community Use	Community Use
A3	Outdoor Sports Club Rooms	Community Use	Community Use	Community Use
A4	Gyms	PAUSD Dedicated/Primary Use	Community Use	Community Use
<b>B</b>	<b>Community Center Services</b>			
B1	Cubberley Admin. and Tenant Spaces	Community Use	Community Use	Community Use
B2	Rentable/Flexible Spaces	Community Use	Community Use	Community Use
B3	Large Flexible Event Space	Shared/Alternating Use	Community Use	Community Use
B4	Commercial Kitchen	Shared/Alternating Use	Community Use	Community Use
<b>C</b>	<b>Performing Arts</b>			
C1	Theatre	PAUSD Dedicated/Primary Use	Shared/Alternating Use	Shared/Alternating Use
C2	Lobby/Café	PAUSD Dedicated/Primary Use	Shared/Alternating Use	Community Use
C3	Music, Rehearsal, and Accessory Theatre Spaces	PAUSD Dedicated/Primary Use	Shared/Alternating Use	Community Use
<b>D</b>	<b>Visual Arts</b>			
D1	Visual Arts Classrooms and Media Lab	PAUSD Dedicated/Primary Use	Community Use	Community Use
D2	Art Gallery	Shared/Alternating Use	Shared/Alternating Use	Shared/Alternating Use
D3	Visual Arts Studios	Community Use	Community Use	Community Use
D4	Makerspace/Woodshop	PAUSD Dedicated/Primary Use	Shared/Alternating Use	Community Use
<b>E</b>	<b>Educational Programs</b>			
E1	Cubberley Childcare and Preschools	Community Use	Community Use	Community Use
E2	Primary/Secondary and Enrichment	Shared/Alternating Use	Community Use	Community Use
E3	PAUSD Adult Education	Shared/Alternating Use	PAUSD Dedicated/Primary Use	Shared/Alternating Use
E4	Greendell Elementary	PAUSD Dedicated/Primary Use	PAUSD Dedicated/Primary Use	PAUSD Dedicated/Primary Use
<b>F</b>	<b>Potential Future PAUSD Uses</b>			
F1	Future Middle or High School	PAUSD Dedicated/Primary Use	Shared/Alternating Use	Shared/Alternating Use
F2	School District Offices	PAUSD Dedicated/Primary Use	PAUSD Dedicated/Primary Use	PAUSD Dedicated/Primary Use
F3	Employee Housing	PAUSD Dedicated/Primary Use	PAUSD Dedicated/Primary Use	PAUSD Dedicated/Primary Use

 Community Use  
 Shared/Alternating Use  
 PAUSD Dedicated/Primary Use

## PROGRAM SIZE BY USER GROUP

Estimated Size  
(sq ft)

### PAUSD Dedicated/Primary Use

243,000

E4	Greendell Elementary	36,000
F1	Future Middle or High School	<125,000
F2	School District Offices	30,000
F3	Staff Housing	52,000

### Shared/Alternating Use

145,000

A4	Gyms	40,000
B3	Large Flexible Event Space	9,000
B4	Commercial Kitchen	1,000
C1	Theatre	13,000
C2	Lobby/ Café	3,000
C3	Music, Rehearsal, and Accessory Spaces	8,000
D1	Visual Arts Classrooms & Media Lab	10,000
D2	Art Gallery	3,000
D4	Makerspace/Woodshop	8,000
E2	Primary/Secondary and Enrichment	14,000
E3	PAUSD Adult Education	36,000

### Community Center Use

121,500

A1	Health, Wellness, and Senior Programs	16,300
A2	Dance and Martial Arts	26,400
A3	Outdoor Sports Club Rooms	3,300
B2	Rentable/Flexible Spaces	12,000
B1	Cubberley Admin & tenant spaces	32,000
D3	Visual Arts Studios	16,000
E1	Childcare and Preschool Programs	15,500

PAUSD + Shared Use

<388,000

Community Center + Shared Use

269,500







**TOTAL**

**<509,500**



# PHASING, BUILDING COVERAGE, AND ADJACENCIES

## Module Cluster Building Area and Footprint

PHASE	MODULE CLUSTER	Est. GSF	# levels	Est. Building Site Coverage (sq ft)	Elevation Diagram
1	Health & Wellness Center	86,000	1-3	40,333	
	Community Center Services	54,000	1-3	24,000	
	Performing Arts	24,000	1	24,000	
	Visual Arts	37,000	3	12,333	
	Educational Programs	101,500	1-2	58,000	
2	Potential Future PAUSD Uses	<207,000	2-3	< 82,667	
		<b>&lt; 509,500</b>		<b>&lt; 241,325</b>	

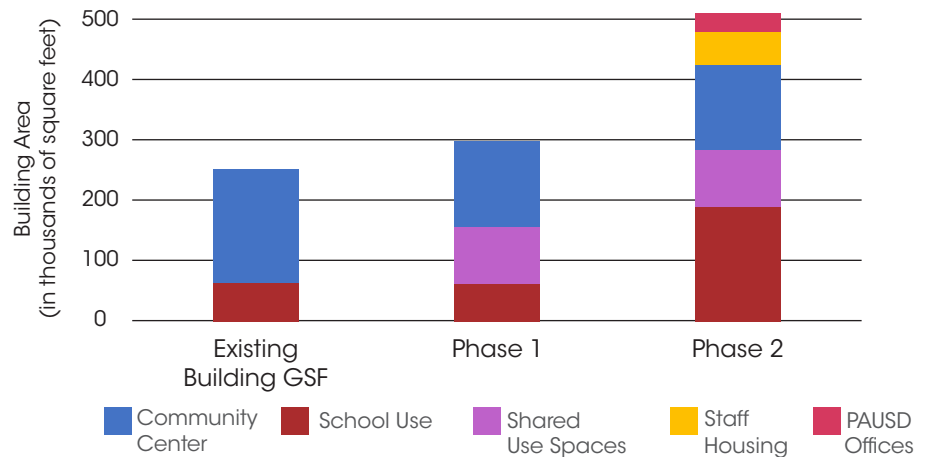
## Site Use

By using a range of building heights between 1 and 3 stories, the total indoor space of buildings on the site can double while maintaining the current 13% footprint coverage. Although parking demand will increase, by using underground and/or structured parking, the parking footprint can also be reduced, which will increase green space on site.

	Site Area (acres)	Indoor Area (sq ft)	Indoor Area (acres)	FAR	Building Site Coverage (sq ft)	Building Site Coverage (acres)	Building Site Coverage (% site)
<b>EXISTING</b>							
Cubberley	35.4	188,000	4.1	.12	180,000	4.1	11%
Greendell	5	40,700	.93	.19	40,700	.93	18.6%
525 San Antonio Road	2.7	24,500	.56	.21	24,500	.56	20.7%
<b>Total</b>	<b>43.1</b>	<b>253,200</b>	<b>5.6</b>	<b>.13</b>	<b>245,200</b>	<b>5.6</b>	<b>13.0%</b>
<b>PROPOSED</b>							
Cubberley	35.4	368,500	8.46	.24	177,167	4.06	11%
Greendell	5	85,000	1.95	.39	42,500	0.98	19%
525 San Antonio Road	2.7	52,000	1.19	.44	26,000	0.60	22%
<b>Total</b>	<b>43.1</b>	<b>505,500</b>	<b>11.6</b>	<b>.27</b>	<b>245,667</b>	<b>5.64</b>	<b>13%</b>

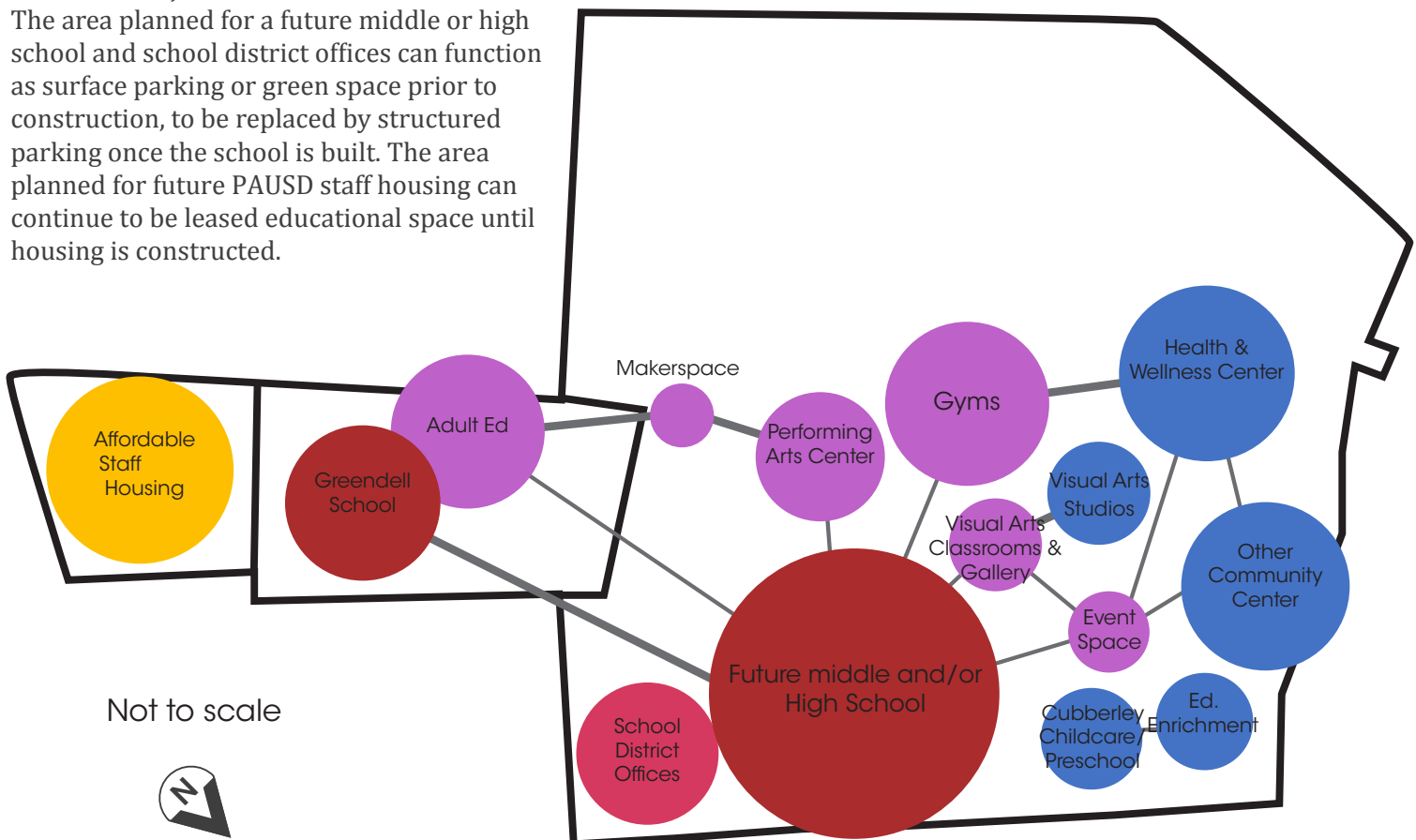
## Phasing

The phasing plan will be developed in detail in the master plan. Phase 1 and 2 will likely have several sub-phases to minimize disruption to ongoing programs during construction.



## Site Organization

Based on adjacencies, site ownership, and construction timelines, we recommend organizing programs exclusive to the community center use on the City's property. Shared uses will generally be organized in between the City and School use according to sensible adjacencies and site constraints. The area planned for a future middle or high school and school district offices can function as surface parking or green space prior to construction, to be replaced by structured parking once the school is built. The area planned for future PAUSD staff housing can continue to be leased educational space until housing is constructed.





# PROGRAM INFORMATION SHEETS

The following pages provide program information in more detail.

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

# Health & Wellness Center

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





# Health & Wellness Center

## Health, Wellness, and Senior Programs

### General Information

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

### Finishes/Treatments

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

# Health, Wellness, and Senior Programs

## Engineering Systems

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

## Technology

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

## FFE

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

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



# Health & Wellness Center

## Dance and Martial Arts Studios

### General Information

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

### Finishes/Treatments

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

# Dance and Martial Arts Studios

## Engineering Systems


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

## Technology

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

## FFE

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



*“Dance studios to practice and a theatre for performances.”*



# Health & Wellness Center

## Outdoor Sports Club Rooms and Restrooms

### General Information

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

### Finishes/Treatments

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

# Outdoor Sports Club Rooms and Restrooms

## Engineering Systems


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

## Technology

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

## FFE

Fixed Equipment	Storage lockers
-----------------	-----------------



*“Have gyms and locker rooms close to outdoors.”*



# Health & Wellness Center

## Gyms

### General Information

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

### Finishes/Treatments

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

# Gyms

## Engineering Systems

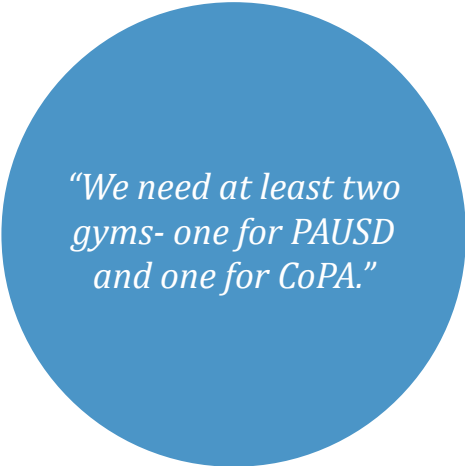
Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical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

## Technology

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

## FFE

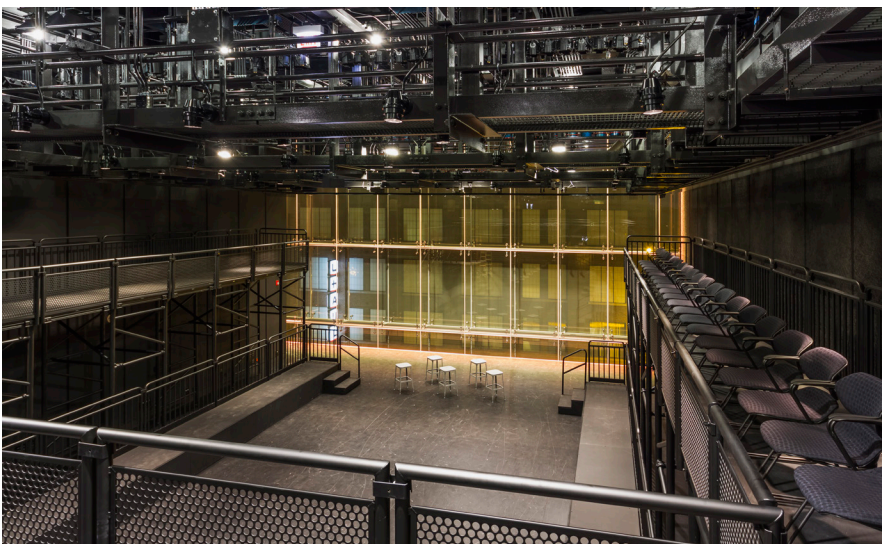
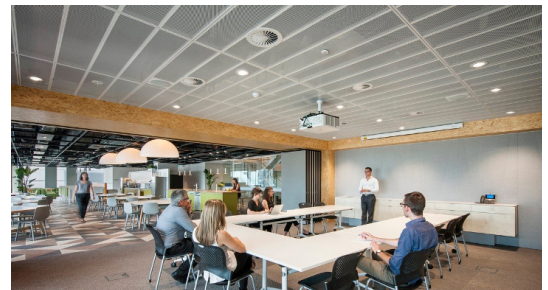
Fixed Equipment	Bleachers in large gyms.
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*"We need at least two gyms- one for PAUSD and one for CoPA."*

# Community Center Services

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





## Cubberley Admin. and Tenant Spaces

### General Information

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

### Finishes/Treatments

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

# Community Center Services

## Cubberley Admin. and Tenant Spaces

### Engineering Systems

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

### Technology

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

### FFE

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

## Rentable/Flexible Spaces

### General Information

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

### Finishes/Treatments

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



# Community Center Services

## Rentable/Flexible Spaces

### Engineering Systems


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

### Technology

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

### FFE

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



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

# Large Flexible Event Space

## General Information

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

## Finishes/Treatments

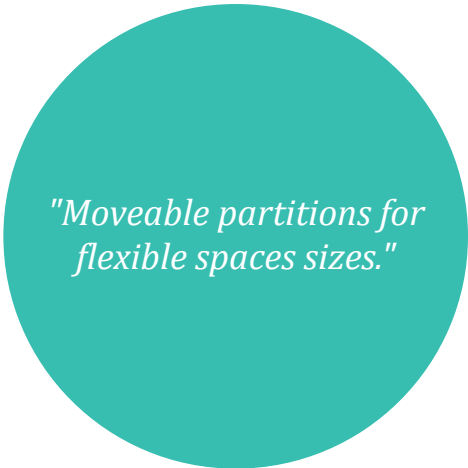
Floor/Base	Carpet in main room, appropriate hard floor surface
Walls	Drywall, glass, tackable surfaces
Ceiling	Drywall / Acoustical Tile
Doors	Solid core wood or hollow metal at interiors. Lockable.
Natural Light	Natural light desirable but controllable
Acoustics	Mechanical: NC TBD, STC at walls: TBD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

# Community Center Services

## Large Flexible Event Space

### Engineering Systems

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



### Technology

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

### FFE

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



# Commercial Kitchen

## General Information

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

## Finishes/Treatments

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

# Community Center Services

## Commercial Kitchen

### Engineering Systems


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

### Technology

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

### FFE

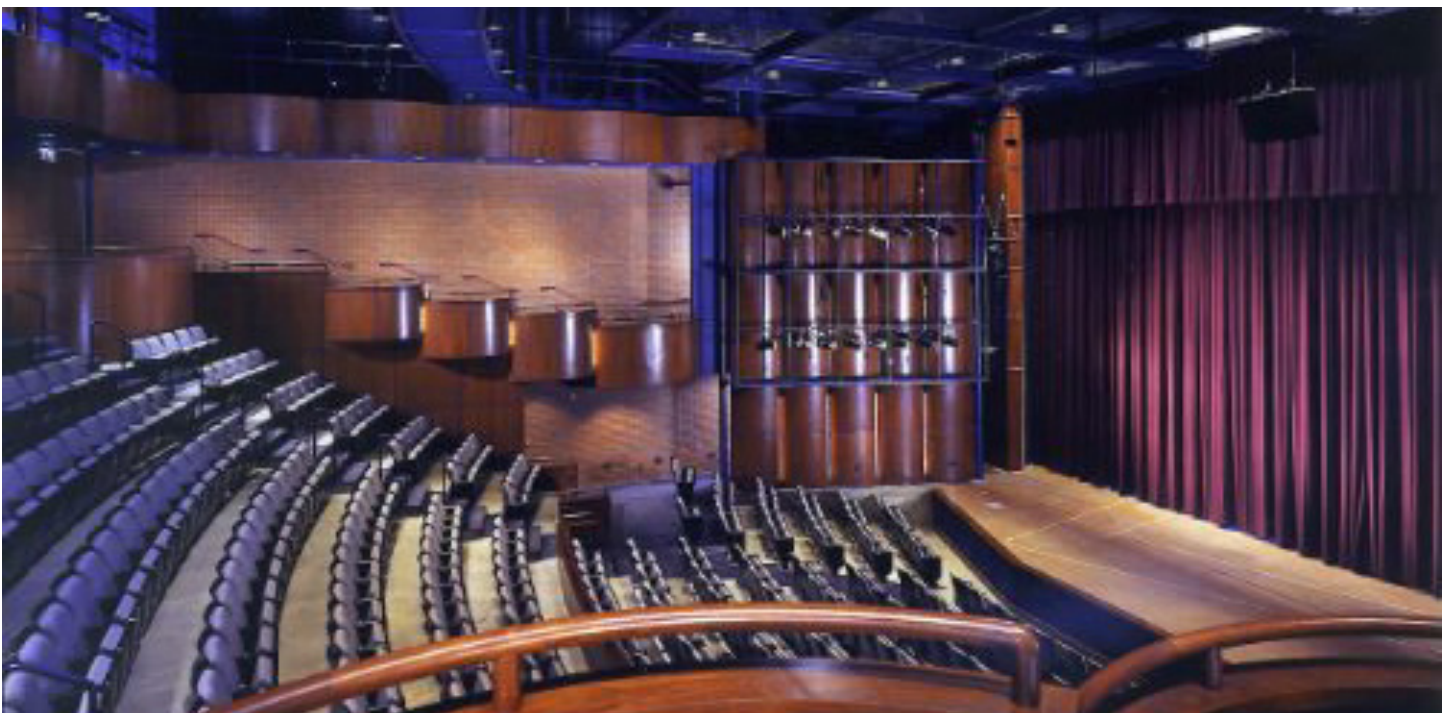
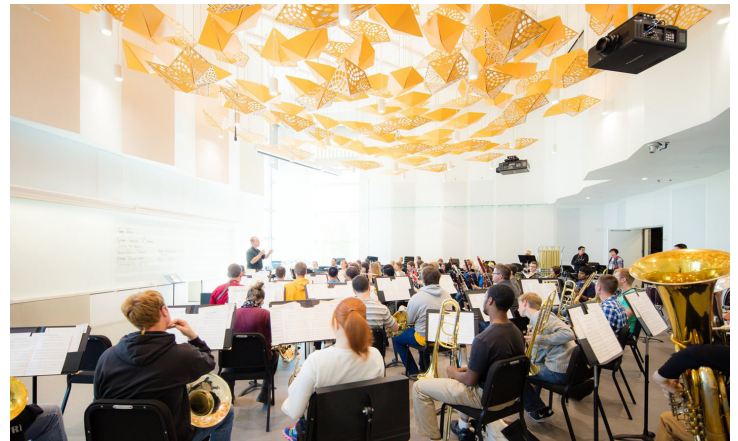
Fixed Equipment	Kitchen equipment, range and hood, food prep counters, Counter, Base & upper cabinets, TBD
Movable Equipment	TBD



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

# Performing Arts

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





# Performing Arts

## Theatre

### General Information

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

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

### Finishes/Treatments

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

# Theatre

Natural Light Abundance of natural light highly desirable, but controllable. Full window darkening capabilities necessary if provided in auditorium space. Windows, clerestory, skylights TBD

Acoustics Mechanical: NC (TBD), STC at walls: (TBD). Minimize sound transmission through walls, optimize reverberation to acoustical needs for various performance types. Space needs to be acoustically isolated if loud equipment or noisy activities are expected (TBD). Theatrical speaker and sound systems.

Special Requirements Stage wings should have direct, level access to the Stagecraft Studio for ease of movement of large scenery sets onto stage.

## Engineering Systems

Lighting Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones. Theatrical lighting as necessary to support performances and dances.

Electrical Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.

Mechanical TBD – Adequate system to heat, cool and ventilate each room under individual control

Plumbing Public restrooms, Hot and cold water, disposal, floor drain,

Fire Protection Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms

Security Surveillance technology at key points of entry/egress

## Technology

Voice Wireless phone - TBD

Data Internet connection/wireless

TV None

Other Theatrical speaker system, microphone jacks

## FFE

Fixed Equipment Retractable screen and projector, lighting truss

Movable Equipment TBD

# Performing Arts

## Lobby/Café

### General Information

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

### Finishes/Treatments

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



## Lobby/Café

### Engineering Systems

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

### Technology

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

### FFE

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

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

# Performing Arts

## Music Classes/Rehearsal Spaces/Accessory Theatre Spaces

### General Information

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

### Finishes/Treatments

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

## Music Classes/Rehearsal Spaces/Accessory Theatre Spaces

Special Requirements	Group together with other noisy activity areas or provide adequate acoustical isolation.
<b>Engineering Systems</b>	
Lighting	Fluorescent or LED, 50 fc. Dimmable and controllable for various lighting needs and conditions. Separate switching for specific zones.
Electrical	Convenience outlets – distributed around full space as needed. Specific equipment power needs as required to support special equipment.
Mechanical	TBD – Adequate system to heat, cool and ventilate each room under individual control
Plumbing	N/A
Fire Protection	Fire/smoke/CO2 sensors, sprinklers, fire alarms in all rooms
Security	Surveillance technology at key points of entry/egress
<b>Technology</b>	
Voice	Wireless phone - TBD
Data	Internet connection/wireless
TV	TBD
<b>FFE</b>	
Fixed Equipment	Window blinds, dry-erase marker boards
Movable Equipment	Ceiling mounted projectors, teacher workstation, classroom chairs, choral and / or instrumental risers, lockable storage shelving for instruments and equipment, recycle bins

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



# Visual Arts

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



# Visual Arts Classrooms and Media Lab

## General Information

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

## Finishes/Treatments

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

## Visual Arts Classrooms and Media Lab

### Engineering Systems

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

### Technology

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

### FFE

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





# Gallery Space

## General Information

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

## Finishes/Treatments

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

# Visual Arts

## Gallery Space

### Engineering Systems

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

### Technology

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

### FFE

Fixed Equipment	None
Movable Equipment	N/A

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

# Visual Arts Studios

## General Information

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

## Finishes/Treatments

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



# Visual Arts

## Visual Arts Studios

### Engineering Systems


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

### Technology

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

### FFE

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



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

# Makerspace/Woodshop/Upholstery

## General Information

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

## Finishes/Treatments

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

## Makerspace/Woodshop/Upholstery

### Engineering Systems

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

### Technology

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

### FFE

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

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



# Educational Programs

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



# Educational Programs

## Cubberley Childcare/Preschool

### General Information

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

### Finishes/Treatments

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

# Cubberley Childcare/Preschool

## Engineering Systems


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

## Technology

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

## FFE

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



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



# Educational Programs

## Adult Education Classrooms

### General Information

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

### Finishes/Treatments

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

# Adult Education Classrooms

## Engineering Systems

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

## Technology

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

## FFE

Fixed Equipment	Window blinds, dry erase marker boards as appropriate, tackable surfaces as appropriate. Countertop and base / overhead cabinets. Storage needs to be lockable and sufficient. Ceiling mounted projectors and deployable screens.
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*"Be sure adult education has all existing programs and continues with adequate space."*

# Educational Programs

## Greendell Elementary

### General Information

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

### Finishes/Treatments

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



# Greendell Elementary

## Engineering Systems

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

## Technology

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

## FFE

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

# Educational Programs

## Primary/Secondary & Enrichment

### General Information

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

### Finishes/Treatments

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

## Primary/Secondary & Enrichment

### Engineering Systems

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

### Technology

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

### FFE

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



# Potential Future PAUSD Uses

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



# Future Middle or High School Classrooms

## General Information

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

## Finishes/Treatments

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

# Potential Future PAUSD Uses

## Future Middle or High School Classrooms

### Engineering Systems

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

### Technology

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



### FFE

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

## School District Offices

### General Information

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

### Finishes/Treatments

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



# Potential Future PAUSD Uses

## School District Offices

### Engineering Systems

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

### Technology

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

### FFE

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



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

# PAUSD Staff Housing

## General Information

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

## Finishes/Treatments

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

# Potential Future PAUSD Uses

## Employee Housing

### Engineering Systems

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

### Technology

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

### FFE

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

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

# Greenscape

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





## Existing Track and Fields

### General Information

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

### Engineering Systems

Lighting	Field Flood Lighting, controllable to minimize impact on neighboring homes
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*"We would like to keep the existing green space as large or larger than it is now. This includes the soccer, softball, baseball and track fields."*

# School Quad

## General Information

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

# Flexible Open Space

## General Information

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

## Natural Habitat Plantings

### General Information

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

## Amphitheater

### General Information

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

## Dog Park

### General Information

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

## Community Gardens

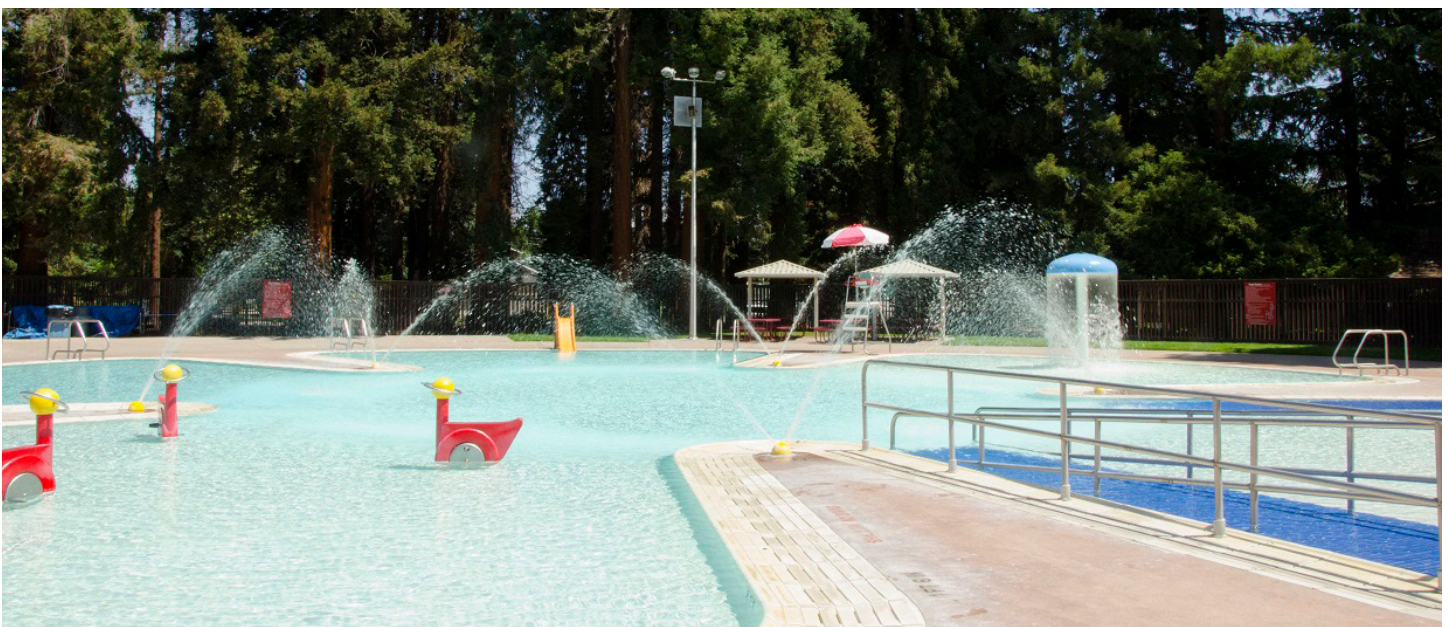
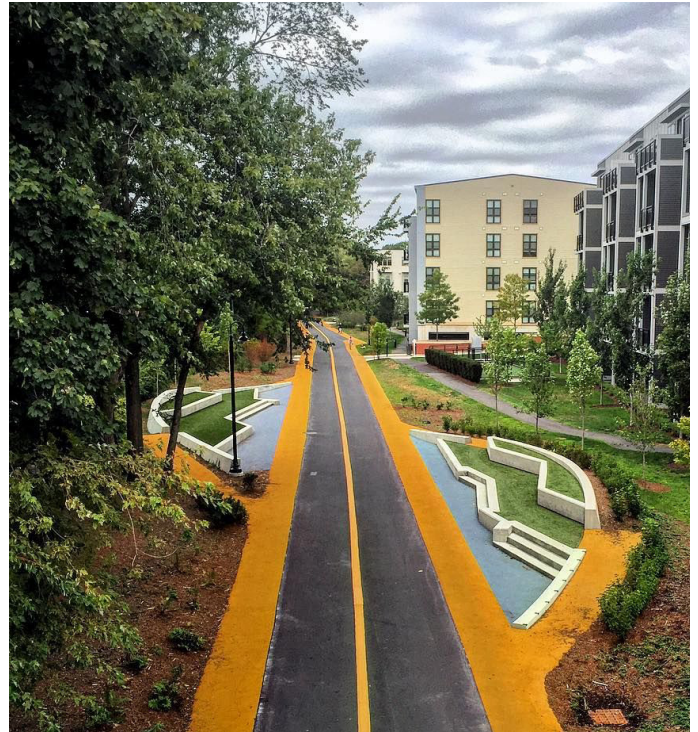
### General Information

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



# Hardscape

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



## Tennis/Pickleball Courts

### General Information

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

## Playground and Outdoor Exercise Area

### General Information

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

## Walking/Biking Track

### General Information

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

## Skate Spot

### General Information

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



## Recreational Pool

### General Information

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

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

## Pedestrian Circulation

### General Information

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

## Bus Stop Waiting Area

### General Information

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



# Parking & Vehicle Circulation

## Car Parking

### General Information

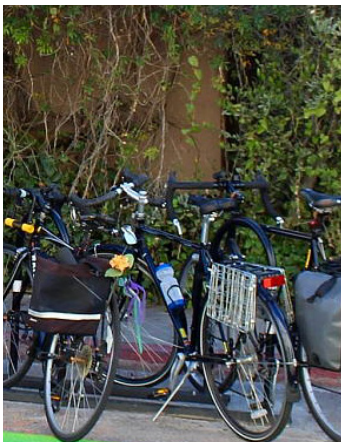
Space ID No.	L15
Goals/Use/Function	Provide necessary parking to support the programs on site, currently estimated to be between 1,000 and 1,400. This will be clarified by the parking and traffic analysis.
Assignable Area	325000-450000sf



## Bike Parking

### General Information

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



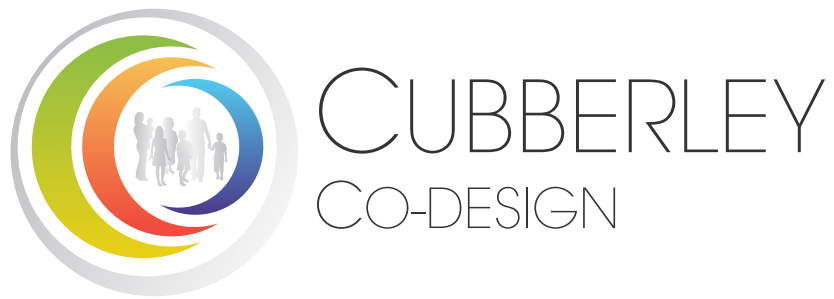
## Vehicular Circulation

(not including parking circulation)

### General Information

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





Prepared by Concordia for the City of Palo Alto  
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