



STUDY SESSION

Invitation for Cubberley Development Proposals

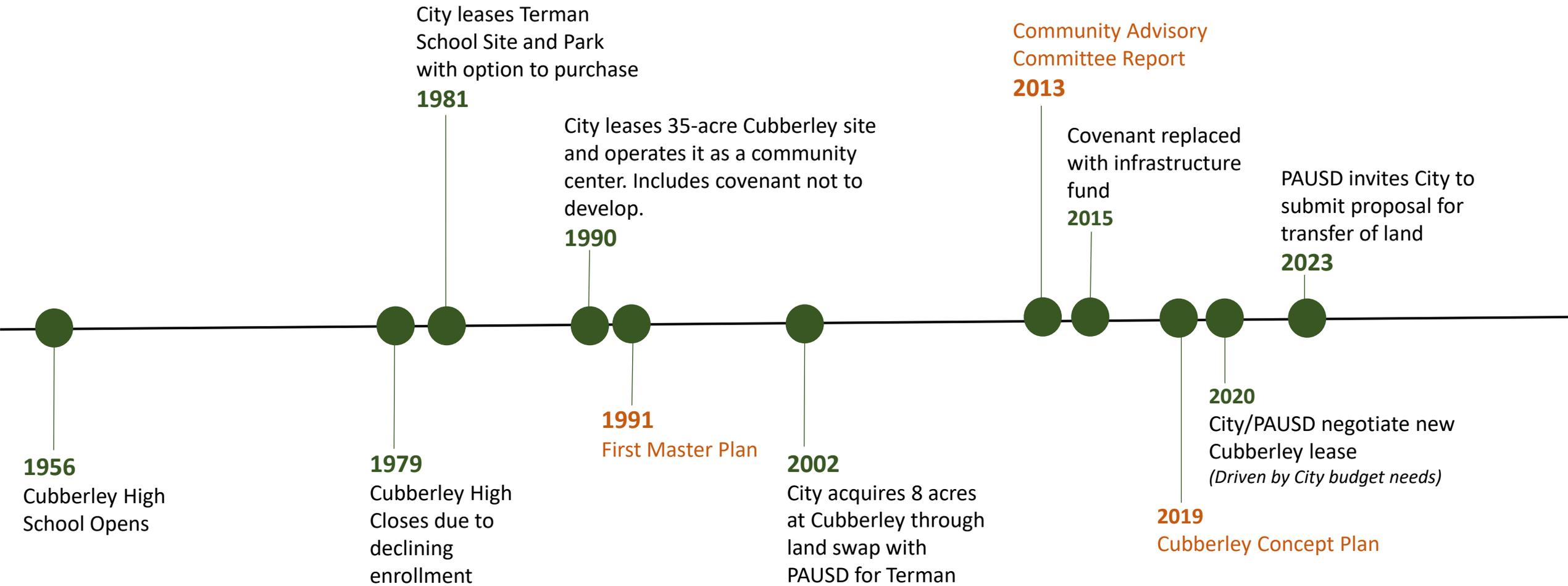
MAY 15, 2023

www.cityofpaloalto.org

PURPOSE OF STUDY SESSION

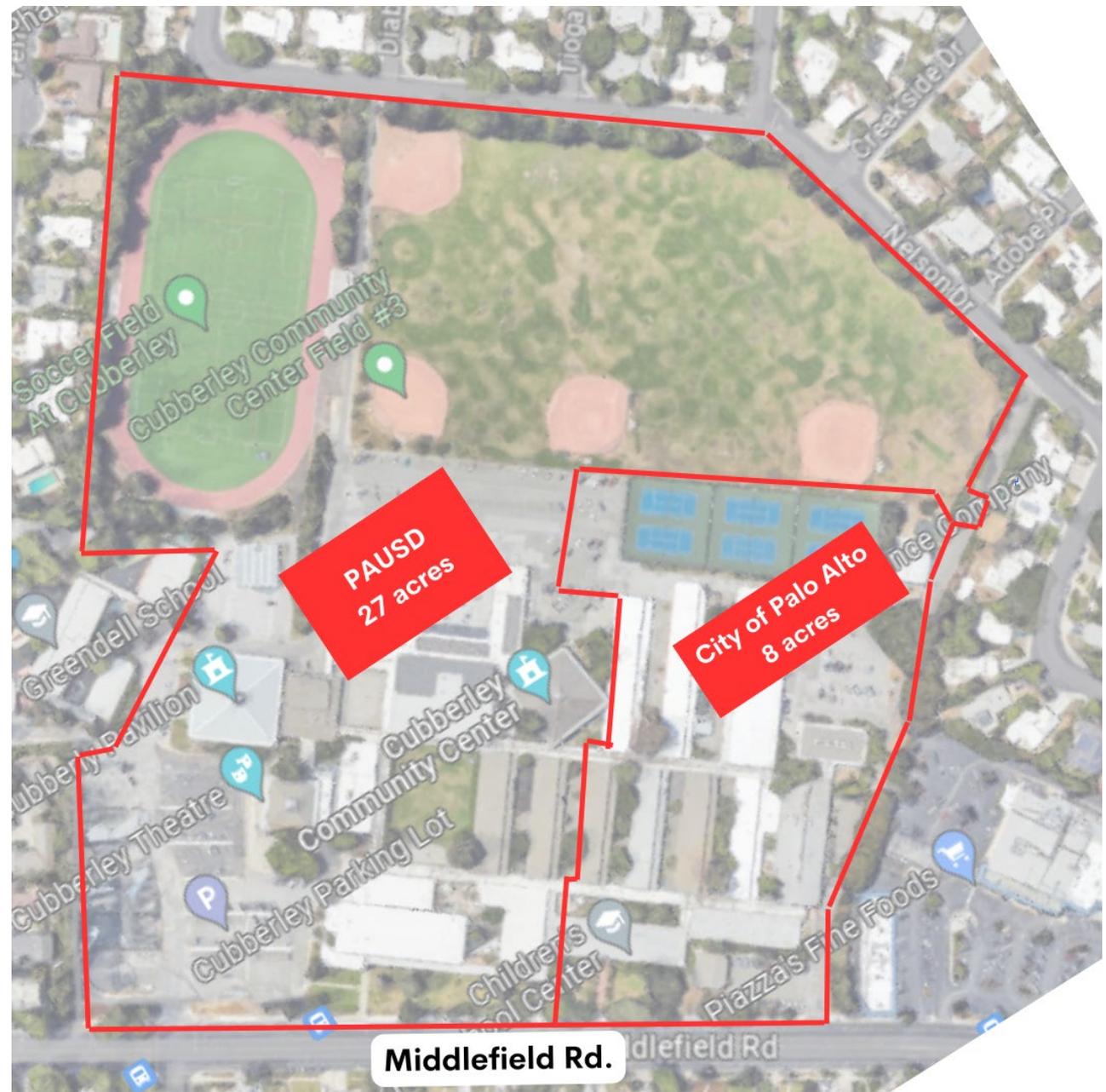
- Receive Brief Overview of Cubberley
- Discuss Next Steps Following Letter Received from PAUSD on March 13, 2023 titled: “Invitation for Cubberley Development Proposals”

HISTORY OF CUBBERLEY



Cubberley Site Today

To San Antonio Rd.
←



To E. Charleston Rd.
→

CURRENT SPACES

Spaces leased from PAUSD

- Fields
- Gyms A & B
- G5 & G8
- Pavilion
- Theatre
- S Building
- FOPAL portable (near track)



CURRENT CONDITIONS



CURRENT USES

HEALTH AND WELLNESS

AbilityPath Stroke Rehabilitation
Art of Living
Avenidas
Cardiac Therapy
Dance Connection
Dance Magic
Dance Visions
Grudu Shradha
MakeX
Palo Alto Soccer Club
Project Safety Net
Ranger Taekwondo
Silicon Valley Karate
Soo Bahk
Taijiquan Tutelage
Zohar Dance Co.

EDUCATION

Acme Education Center
BrainVyne
Children's Preschool Center
Czech School of California
Euler Circle Mathematics
Hua Kuang Chinese Reading Room
Living Wisdom
Mustard Seed

VISUAL AND PERFORMING ARTS

Artists' Studios
California Pops Orchestra
Melody Music
Palo Alto Chamber Orchestra

RENTABLE ROOMS

Classrooms
Gyms A and B
Pavilion
Theater

SPORTS

Academy of Volleyball
American Youth Soccer Organization
League tournaments
Palo Alto Adult Soccer Club
Palo Alto Girls Softball
Palo Alto Soccer Club
Palo Alto Tennis Club
Silicon Valley Adult Sports
Stanford Soccer Club

OTHER SERVICES

City of PA Office of Emergency Services
Friends of the Palo Alto Library
Minority Television Project (KMTP-TV)
Palo Alto Historical Association
Palo Alto Humane Society
Palo Alto Puppy Training
SIRIUS Dog Training

Note: Colors used are only for ease of viewing

CUBBERLEY FINANCES

Lease

- \$2.5M per year for lease term 2020-2024
- \$5.1M per year for prior lease in 2019, plus \$700k for childcare sites

Cubberley Infrastructure Fund

- \$1.8M transferred from General Fund to Cubberley Infrastructure Fund to be used for investment in the Cubberley facilities for long neglected and ongoing maintenance (2015-present).
- Formerly was the "Covenant not to Develop" (1990-2014)

Operating expenses = \$2.45M

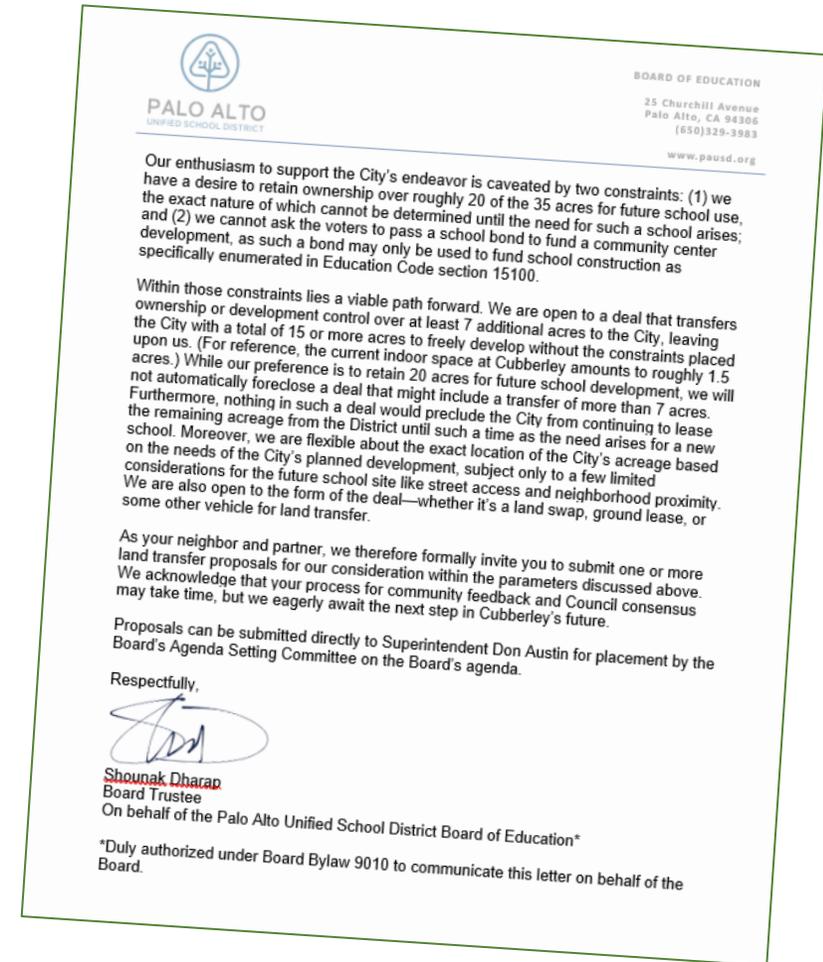
Revenue = \$1.86M

PURPOSE OF STUDY SESSION

Discuss Next Steps Following March PAUSD Letter titled “Invitation for Cubberley Development Proposals”

PAUSD Key Components within the Letter:

- PAUSD has a need to retain 20 acres for future school use (total acreage needed is negotiable)
- PAUSD is open to:
 - Transfer of at least 7 acres to the City
 - The exact location at Cubberley
 - Form of the deal (ground lease, land swap, etc.)



DISCUSSION AND FEEDBACK

- 1. Discuss:** The process the City Council would like to use for discussions and communications with the School District
 - *Recommendation:* Enable City staff to engage with PAUSD and to use the City/Schools Liaison Committee for progress reporting
- 2. Discuss:** What the City Council would like to include in a proposal
 - *Include:* Proposal discussion scope (primary interests) and financial considerations
- 3. Discuss:** Who the City Council would like to designate to work with staff
 - *Options:* Cubberley Ad Hoc Committee or another composition

NEXT STEPS

- Closed Session to discuss price and terms of payment options.
- Finalize a property proposal for presentation to PAUSD.
- City and PAUSD to engage in negotiations with public reporting at appropriate times.



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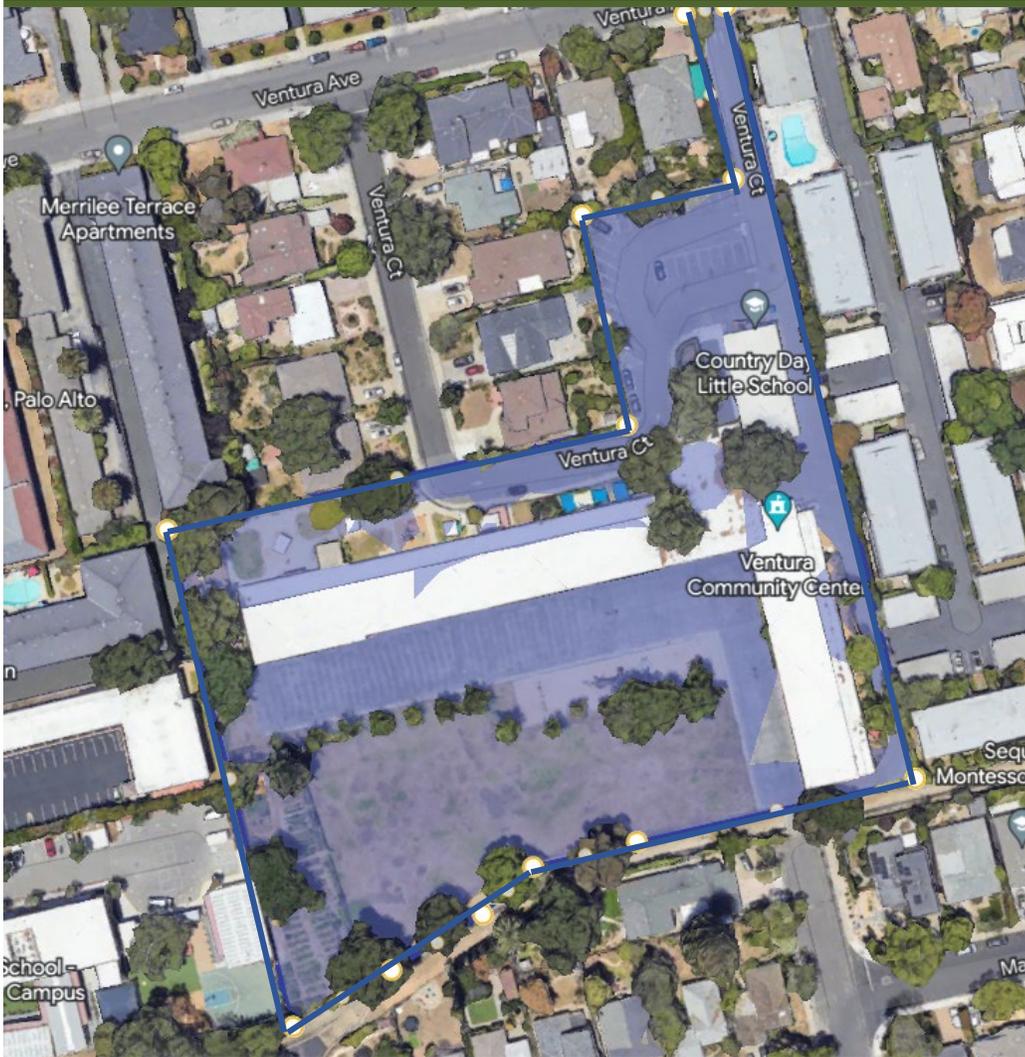
FLETCHER MIDDLE SCHOOL/TERMAN PARK



Terman Park

- 7.7 acres of dedicated parkland (green shade)
- Neighborhood park
- Used by Fletcher Middle School during school hours
- Walking path (orange line) used by neighborhood

VENTURA COMMUNITY CENTER



Ventura

- 4.5 acres (blue shade)
- City purchased from PAUSD in 1980 as a surplus school site
- PAUSD has the right to repurchase the property for educational purposes
- Current uses:
 - Palo Alto Community Child Care Administrative Offices
 - Childcare sites
 - Second Harvest food bank distribution
 - Community gardens

