

ATTACHMENT B

CUBBERLEY HISTORY AND PLANNING EFFORTS

History of Cubberley

The 35-acre Cubberley site, located at 4000 Middlefield Road in Palo Alto, opened as a public high school in 1956 in the Palo Alto Unified School District (PAUSD or School District). Due to budget constraints resulting from the passage of Proposition 13 in 1978 coupled with declining enrollment, PAUSD closed many of its schools, including Ellen Fletcher Middle School (formerly Terman Middle School) and in 1979, Cubberley High School. During the 1980s, the City of Palo Alto (City) purchased or leased portions of the closed school sites for community uses. In 1981, the City entered into a Lease to Purchase Agreement with PAUSD to lease the Terman Site (both the school and park) for 20 years with the right to acquire the Terman Site in the year 2000. During that time, the City operated it as the Terman Community Center. The City also purchased Ventura Elementary in 1981, now the Ventura Community Center site.

In 1989, the City and PAUSD entered into a lease agreement in which the City would provide annual revenue to PAUSD in exchange for: 1) a lease of the entire 35-acre Cubberley site; 2) a Covenant Not to Develop five other neighborhood school sites; and 3) an agreement that PAUSD provide space for extended day care at each of the eleven remaining elementary school sites. The initial lease term was 15 years beginning in 1990, and the lease amount was \$2.7 million per year. The Covenant Not to Develop required the City to pay PAUSD an additional \$970k per year to not sell or develop the school sites that had been closed. By the early 2000s PAUSD had a need to establish a third middle school and identified Terman School as the best location to open the middle school. As a result, the City exchanged its right to acquire the Terman School site for fee title of an equivalent area of Cubberley. The City retained Terman Park, and it is currently dedicated parkland. Following this transaction, the Cubberley lease was reduced to 27 acres in consideration of the 8 acres now owned by the City. The lease of 27 acres of Cubberley to the City was extended two more times, and in 2015 the Lease was amended by replacing the Covenant Not to Develop with a Cubberley Property Infrastructure Fund of the same amount for long neglected and ongoing maintenance^{1,2}. At the time of the lease's expiration in 2019, the annual lease amount was \$5.1M and the Covenant Not to Develop was \$1.86M. Although that lease expired, the City continues to transfer \$1.86 million into the Infrastructure Fund for repairs and maintenance of buildings, facilities, and outdoor spaces.

¹ City Council, February 24, 2014, Agenda Item #10, SR#4506, <https://www.cityofpaloalto.org/files/assets/public/v/1/agendas-minutes-reports/reports/city-manager-reports-cmr/yr-archive/2014/id-4506-cubberley.pdf>

² City Council, February 24, 2014, Meeting Minutes, <https://www.cityofpaloalto.org/files/assets/public/v/1/agendas-minutes-reports/agendas-minutes/city-council-agendas-minutes/00-archive/2014/02-24-14-ccm-final.pdf>

On July 1, 2020, in response to the City's financial constraints due to the COVID-19 pandemic, a new 54-month lease (expires December 2024) began that reduced the amount of building space leased by the City at Cubberley. The leased premises consists of approximately 52,000 square feet of building space including the theater, pavilion, Gyms A and B, and some additional rooms; and about 16 acres of outdoor recreation area (athletic fields and track). The new lease amount is \$2.5 million per year (for approximately 17 acres). The School District occupies or has tenants in rooms and buildings no longer leased by the City. Costs to maintain and repair common areas (walkways and parking lots) are shared between the City and PAUSD.

Current Uses

There are currently 23 tenants and 24 artists who lease space at Cubberley from the City, and dozens of individual groups who rent the theater, pavilion, classrooms, and athletic fields from the City. Combined, these groups provide the community with programs that support health and wellness, childcare, education, and visual and performing arts. The School District uses their spaces for educational purposes, staff offices and has leases with some tenants that were previously leasing space from the City. The parking lot in the southeast corner of the property houses several portable trailers which function as a temporary site for Hoover Elementary School during reconstruction of the school. Hoover Elementary School will be at Cubberley for two years beginning in the 2023-2024 academic year (unless construction timeframes shift). A site map of Cubberley property lines and uses is on the following page.

Master Plans

There have been several master planning efforts over the years to provide a roadmap and framework for redevelopment of the Cubberley site. In 1991, A Cubberley Conceptual Master Plan was completed with community input. In 2013, a Cubberley Community Advisory Committee, consisting of four subcommittees – School Needs, Community Needs, Facilities and Finance – issued their report after working together for nine months and developing recommendations for the future of the Cubberley site. In 2016, the City Manager and PAUSD Superintendent signed the Cubberley Compact to demonstrate a commitment to working together to develop a vision for Cubberley. A Cubberley community co-design process began in 2018. The year-long effort resulted in publication of a Cubberley Concept Plan³ in November 2019 developed with input from over 400 community participants.

Since the completion of the 2019 Cubberley Concept Plan there has been limited movement on advancing a plan for Cubberley due to several reasons. These include a shift in priorities during the COVID-19 pandemic and the understanding that PAUSD would not be able to support the Concept Plan due to limitations in funding projects that are not strictly for education purposes.

³ Cubberley Concept Plan, 2019, <https://www.pausd.org/about-us/committees-task-forces/archivedcommittees/cubberley-master-plan>

Cubberley Current Land Ownership and Facility Uses



City leases the following from PAUSD: Fields, gyms, G5, G8, Pavilion, theatre, S Building, FOPAL (near track).

