

From: [Ken Horowitz](#)
To: [Clerk, City](#); [Council, City](#)
Subject: Menlo Park Community Campus City of Menlo Park
Date: Monday, October 16, 2023 9:27:11 AM

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Please share with tonight's meeting

I will be attending the agenda discussion on Cubberley

Thank you

Ken Horowitz

<https://menlopark.gov/Government/Departments/Community-Development/Projects/Under-construction/Menlo-Park-Community-Campus>

Sent from my iPad

From: [Bryan Chan](#)
To: [Council, City](#)
Cc: kou.pacc@gmail.com; [Kou, Lydia](#); [Burt, Patrick](#); [Lauing, Ed](#); greg@gregtanaka.org; [Tanaka, Greg](#); [Stone, Greer](#); [Lythcott-Haims, Julie](#)
Subject: New Master Plan for Cubberley
Date: Sunday, October 15, 2023 8:49:45 PM
Attachments: [Cubberley Project - 2023.pdf](#)

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Hello,

I would like to encourage the City to engage the School District so that this property can be developed together using a unified plan such that we can avoid complex land swaps or other costly arrangements that would only lead to additional delays and a fragmented development. Instead, we need to come together on a cohesive plan that inspires all parties to work towards a common goal.

Please find attached a proposal for the Cubberley complex.

Thank you.

The background features abstract, overlapping green geometric shapes in various shades, creating a modern and dynamic feel. The shapes are primarily triangular and polygonal, with some areas being more transparent than others.

Cubberley Project

A new perspective

Creating a new plan with purpose

- ▶ Inspire everyone to create something special at the Cubberley site for *both* the School district and City.
- ▶ Plan for the future needs of the school district and school age families
- ▶ Provide state-of-the-art facilities for both the School district and City
- ▶ Unlock new programming to address unmet needs for both the School district and City
- ▶ If City and School District can work together on a unified plan, we can avoid land swaps or other costly transactions which may further delay development

What are the needs of the School district and City?

► School district

- Afterschool activities are suboptimal
- Need flexibility for uncertain plans
- Need a potential site for new school
- Continue to monetize property by generating rental income from programming
- Access to new facilities and programming may be a benefit offered to School district employees and teachers

► City

- Aging infrastructure limits programming and services
- Community center in high demand
- Aging athletic facilities around the city are limited and do not meet the needs of residents

What can we do at Cubberley to address these issues?

- ▶ Needs of the School district and those of the City are not mutually exclusive
- ▶ New plan will be centered around the School district's needs, yet also provide for the community
- ▶ A new concept is necessary to optimize the Cubberley site
 - ▶ Focus on *dual use facilities* that will benefit both the School district and City
 - ▶ Increasing utilization of the property will unlock enormous benefit for both the School district and community

Need a new concept that is cohesive

- ▶ Flexible “quad” concept with four main buildings surround an outdoor courtyard with amphitheater
 - ▶ Academic building
 - ▶ Community center
 - ▶ Two additional buildings for dual use facilities
 - ▶ Plan is flexible and various configurations are possible

Concept: Academic building

- ▶ Designed to meet the needs of afterschool academic programming
 - ▶ Flexibility allows a site for a future school such as a high school
 - ▶ Provide afterschool academic support and onsite tutoring
 - ▶ Can be staffed by existing pool of substitute teachers
- ▶ Open floor plan
- ▶ Direct access to athletic facilities
- ▶ Secure access between the school facility and other buildings on site
 - ▶ Dedicated gym/basketball courts for a potential future school
- ▶ Can be used for school administration or other programming before a school is needed

Concept: Community center

- ▶ Designed to support much of the existing programming on site today
- ▶ Includes a dedicated Music & Arts Center
 - ▶ Enables afterschool program to include music, dance and performance art lessons
 - ▶ Provide affordable programming to residents
 - ▶ Provide a progressive pathway to excellence in the Arts
- ▶ Direct access to dual-use athletic facilities

Concept: Dual use programs to provide state-of-the-art programming (Aquatics)

- ▶ Indoor aquatic center
 - ▶ Olympic sized pool for competitive swimming for school and community
 - ▶ Indoor water park with 2-3 stories waterslides and lazy river
 - ▶ Wading pool for toddlers, babies, new swimmers with interactive water features
 - ▶ Will be an amazing site for birthday parties and events
 - ▶ Indoor facilities allows for year round usage from morning till night
 - ▶ Addresses a significant unmet need
 - ▶ Did you know that there are currently 700+ kids in swimming in clubs in Palo Alto? Yet, there is not a single competitive facility designed to support this demand?
 - ▶ Rinconada pool is aging and under utilized due to its outdoor location (too hot in the summer and too cold in the winter). JLS and Fletcher pools also under utilized.
 - ▶ High demand for swimming lessons from novice to advanced swimmers is unmet in the City

Concept: Dual use programs to provide state-of-the-art programming (Tennis)

- ▶ Tennis center
 - ▶ State-of-the-art facility for existing students and future school
 - ▶ 11 lighted courts, separated in banks to enhance programming
 - ▶ Provide affordable high-level tennis programming from novice to national level players which is not current available
 - ▶ Provide a facility to support recreational and tournament level players
 - ▶ Address a significant unmet need
 - ▶ Did you know that the City of Palo Alto is currently host to one of the most popular monthly USTA junior tournaments in Northern California at Cubberley? Hundreds of kids apply each month to participate, but due to the limitations of Cubberley, only 60 can be selected each month.
 - ▶ City of Mountain View and Sunnyvale have award winning facilities that provide extensive services and host popular events such as Arthur Ashe Day inspiring the next generation

Concept: Dual use programs to provide state-of-the-art programming (Gym)

- ▶ Double gymnasium
 - ▶ Supports recreational and competitive basketball programming
 - ▶ Supports recreational and competitive volleyball programming
 - ▶ Weight training facility
- ▶ Secure separation between the two gyms in the event a future school is needed on site

Benefits of dual use facilities at Cubberley

- ▶ Provides onsite, high quality afterschool activities
 - ▶ Seamless integration between athletic programming and academics
 - ▶ Students can study in the café or lounge or have onsite tutoring while waiting for their swimming or tennis clinic
 - ▶ Safe environment for kids to study after their music or sports lessons
- ▶ Tennis Center and Indoor Aquatic Center will become new landmark facilities that Palo Alto will be known for and offer a new level of programming that is unmatched
 - ▶ Support the highest level of coaching
 - ▶ Students at the school and community members will benefit from top level coaches for swimming and tennis

Why should the school district work and the City work together?

- ▶ New Cubberley complex will also serve as a state-of-the-art afterschool campus for PAUSD students
- ▶ Offer cohesive and coordinated programming in the Arts, Athletics, and Academics
 - ▶ Existing afterschool activities are limited in space, quality and instruction
 - ▶ A modern central campus can support higher quality programming
 - ▶ Provides a “one-stop” shop for afterschool and/or summer programming
- ▶ Working together allows for a cohesive final product

Benefits of a new afterschool facility

- ▶ High quality afterschool programming compliments existing high quality academic instruction at PAUSD
 - ▶ Afterschool site is run as a cohesive program for kids enrolled
 - ▶ Kids can sign up for one or more programs (arts, athletics, academics)
 - ▶ Curriculums for each program should meet highest standards
 - ▶ On site tutoring for kids available before and after their programs
 - ▶ Relives burden of afterschool programming from individual schools
 - ▶ Existing afterschool coaches are generally low-level instructors
 - ▶ Afterschool facility solves issues related to shortened school schedules and minimum days
 - ▶ Including transportation to and from schools allows parents to stay at work and simplify schedules, especially with kids in different schools

Afterschool enrichment activities

▶ High quality athletics

- ▶ Tennis
- ▶ Swimming
- ▶ Volleyball
- ▶ Basketball

▶ High quality arts

- ▶ Music lessons (e.g., piano, violin, youth orchestra)
- ▶ Dance lessons (e.g., ballet, modern)
- ▶ Martial Arts
- ▶ Art classes

▶ Academics

- ▶ Afterschool language programming (e.g., Mandarin)
- ▶ Onsite tutoring
- ▶ Debate/Speech programs
- ▶ Mathematics

New facility will enhance afterschool programming

- ▶ A state-of-the-art facility will augment and bolster afterschool and extracurricular activities for the school district
 - ▶ Address significant demand for quality afterschool activities from K-12
 - ▶ Too few spots for too many students, signups filled within 1 minute of registration opening
 - ▶ Existing afterschool activities are of questionable value
 - ▶ Existing programs such as tennis are an afterthought, contracted out to low-end instructors
 - ▶ No systematic path for child to advance
 - ▶ Provide a real facility to train in
 - ▶ For example, the tennis courts at JLS is an uneven blacktop, overgrown with weeds. Greene tennis courts are also just blacktops recycled from old basketball courts.
 - ▶ Dedicated facility allows for high quality level athletic programming
 - ▶ Tennis, swimming, volleyball, basketball

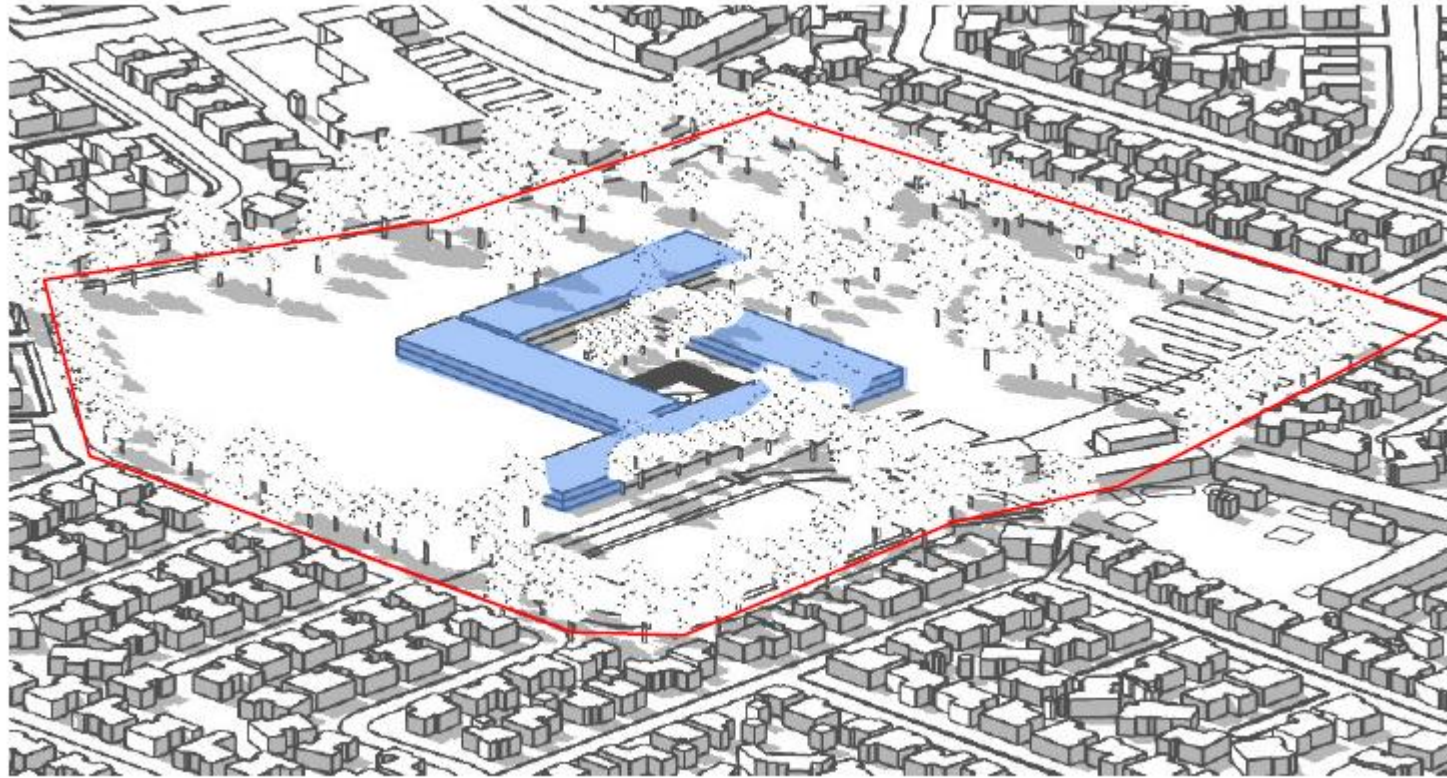
New afterschool facility enables high quality programming

- ▶ Provide high quality afterschool activities
 - ▶ Attract and support top-level instructors
 - ▶ Existing afterschool coaches are generally low-level instructors
 - ▶ Low teacher to student ratio
 - ▶ For example, JLS afterschool tennis currently has 1 low-level coach for 24 students!
 - ▶ Meanwhile, outside tennis programs in Mountain View or Sunnyvale have 1 experienced coach for 8 students.
 - ▶ Step-by-step curriculum that allows for advancement
 - ▶ Kids start at the recreational level and motivated students will have a step-by-step pathway to advanced to higher levels
 - ▶ Existing programs are designed for the lowest level with no systematic curriculum

Cubberley complex layout to be based on programming and exiting boundaries

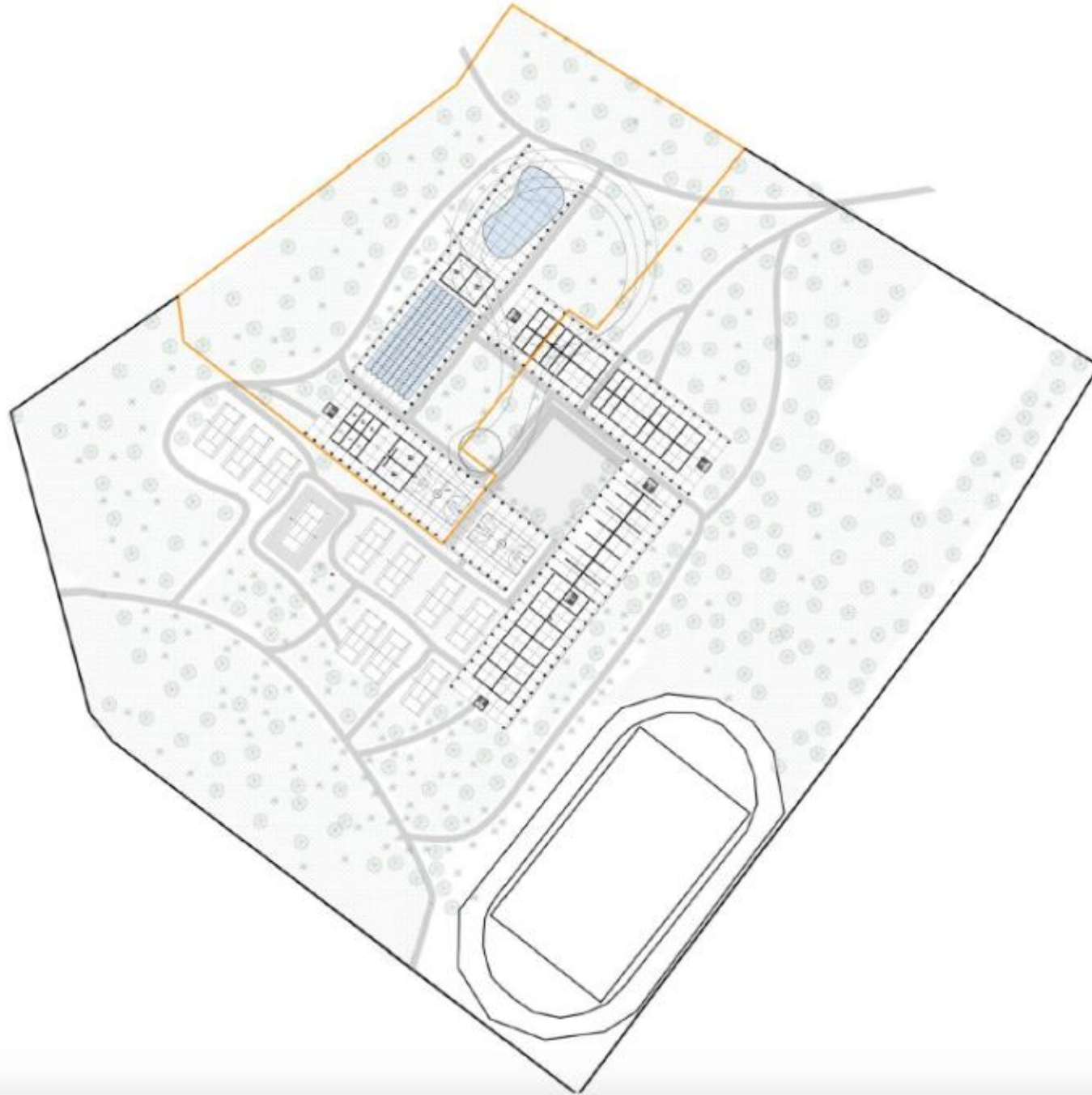
- ▶ Layout based on existing property boundaries
 - ▶ Programming to generally correspond with property boundaries
 - ▶ Community center related services to be sited within the City boundary
 - ▶ School resides on the School district's property
 - ▶ Dual use facilities reside on the School district's property
- ▶ Layout is flexible and modular
 - ▶ Buildout can be performed in stages following the master plan yielding a cohesive final product
- ▶ No need for land swaps between City and School District!

Site Overview






Property boundaries

-  City
-  School district



Program distribution

-  City
-  School district
-  Program connectors



Program connectors

- Tennis center (1)
- Amphitheater (2)
- Aquatic center
- Park/Pedestrian paths (3)

Master Plan



Main Buildings

- Academic Building
- Community center
- Indoor aquatic center
- Tennis center



- Modular design allows for flexibility and interchangeable layouts for the complex

Cubberley Project

Architectural Renderings of the campus, community center, academic building, and gym









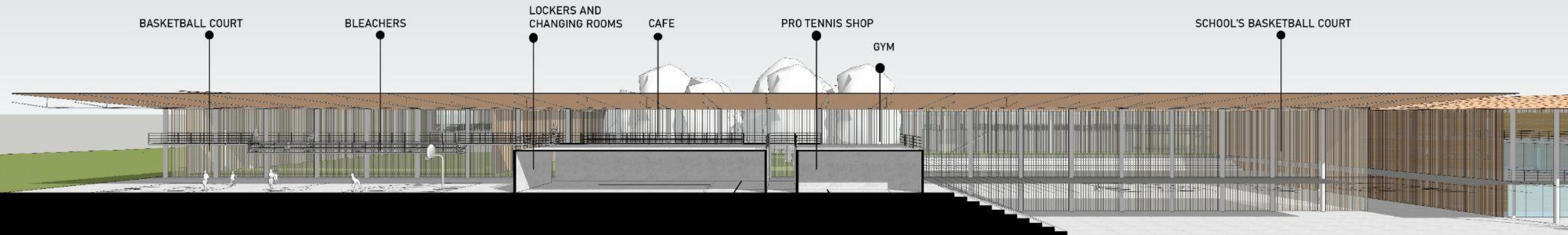


Sample cross section of the academic building



- Basement level: classrooms, offices, dining hall
- First floor: classrooms, library, main hall
- Second floor: classrooms, mezzanine

Sample cross section of the sports complex



- Basement level: dedicated gym/basketball court for the school
- First floor: basketball court, lockers, tennis proshop
- Second floor: bleachers, gym, cafe

From: [Friends of Cubberley](#)
To: [Council, City](#)
Subject: Cubberley
Date: Sunday, October 15, 2023 6:05:52 PM

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Hello City Council,

I am unable to attend tomorrow night's meeting because I'll be rehearsing with my orchestra.

As the chairperson of Friends of Cubberley, I wanted to share my thoughts with you all.

Cubberley is a disgrace to our lovely and special city. After years YEARS of delays for many different reasons, there is an opportunity now to take a step in the right direction.

Please do the right thing and support Palo Alto in moving forward with Cubberley's redevelopment.

Deborah Simon
Chair, Friends of Cubberley

From: [herb](#)
To: [Council, City](#); [Clerk, City](#)
Subject: October 16, 2023 Council Meeting Item #13: Cubberley
Date: Sunday, October 15, 2023 3:03:01 PM

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OCTOBER 16, 2023 CITY COUNCIL MEETING, AGENDA ITEM #13

PROPOSALS TO TRANSFER CUBBERLEY TO CITY OF PALO ALTO

I urge you to reject the staff's alternate proposals for acquiring Cubberley and instead to direct staff to place on a future agenda an item with a broader agenda item description that does not constrain the Council from making recommendations to staff about Cubberley.

The only choices in the agenda item description are to acquire Cubberley when there are many other alternatives that would permit the City and the School District to both approve a mutually agreeable solution that would serve the needs of both the City and the School District.

For example, state law permits the School District to use its bonds to build housing for both teachers and classified staff on its property, which would be a better solution for the City's need for affordable housing than the City subsidizing private developers who claim they need excessively large projects that are justified by providing housing for teachers and other school employees.

Perhaps a majority of the Council can set an example for whoever prepares agenda item descriptions for City Council meetings that nobody should prevent the Council from exercising its decision-making authority by arbitrarily preventing the Council from making decisions that are different from those desired by whoever prepared the agenda.

Herb Borock