Draft Community Plan for Stanford University Lands in Unincorporated Santa Clara County

AN EXPLANATORY DOCUMENT

FOR PUBLIC REVIEW AND COMMENT

Prepared by Stanford University and submitted on September 20, 1999
Dear Neighbor,

Stanford land use is important to the Stanford community and to our neighbors. This booklet explains two important land use documents Stanford submitted to the Santa Clara County Planning Office on September 20 — a draft Community Plan for the 4,017 acres of Stanford land in unincorporated Santa Clara County and a draft General Use Permit application. Together, these documents are intended to govern Stanford University’s use of its lands in the County for at least ten years.

Stanford prepared these proposals after receiving expert advice and public comment at four community forums held this summer. These well-attended forums were conducted by the Santa Clara County Planning Office, and they covered important topics related to Stanford land use — housing, transportation, open space, conservation, and academic trends.

We are now at a new stage in the review process established by the County. We seek public comment on these draft Stanford proposals. As you will see, our proposals adopted the strong community recommendations to provide more on-campus housing for our students, faculty, and staff and to concentrate development on infill sites in the core campus so that the foothills, including the Dish area, will remain open space.

At the end of this booklet is a list of the public hearing dates on the draft proposals. Also listed are places where you can obtain more information. The full text of our draft Community Plan and draft use permit application will be available on-line at: http://www.stanford.edu/dept/archplng (after September 24).

After receiving community comments on the current drafts, Stanford will reconsider its proposals and submit final versions to Santa Clara County on November 15.

We invite you to participate in the public hearings on our draft Community Plan and new permit. We also urge you to give us your comments directly by letter, telephone call, or email. Your opinions are important to us.

Sincerely,

Larry Horton
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Stanford, California 94305-2040
larry.horton@stanford.edu    (650) 725-3323

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The Community Plan and How It Fits Into Land Use Decision-Making Regarding Stanford University Lands

Santa Clara County has jurisdiction over 4,017 acres of Stanford University land located in the unincorporated portion of the County. This land includes the entire core campus — the Main Quadrangle, libraries, classrooms and laboratories, athletic facilities, student housing and faculty housing neighborhoods, and support facilities (such as a power plant and other utilities) — as well as large undeveloped areas of open space in the foothills.

The County has chosen a Community Plan as the appropriate instrument to regulate use of Stanford lands. The Community Plan for Stanford will set out policies and land use designations that will guide the County in its land use approval process for development on Stanford lands. The County Board of Supervisors will adopt the Community Plan as an amendment to the County’s General Plan.

While the Community Plan sets out policies and land use designations, the specific entitlements to use Stanford land for housing or academic facilities, conditions for such use, and the process for obtaining specific approvals will be contained in a separate document known as a General Use Permit. The combination of these two land use instruments — the Community Plan and the General Use Permit — are intended to govern development and use of Stanford University lands for at least ten years.

Both of these documents have many provisions, some of which are quite technical. The full text of the drafts submitted to the County is available at a number of locations in the community (see information at the end of this booklet) and can also be found at http://www.stanford.edu/dept/archplng (after September 24). The Community Plan and the General Use Permit will be processed and approved by Santa Clara County, and they will be subject to an Environmental Impact Report (EIR) and formal public hearings. (For more on the County process for consideration of these land use instruments, see the section, Public Participation: Next Steps, at the end of this booklet.)

What This Booklet Covers

Many members of the community are concerned about the practical consequences of Stanford land use. For example: How much housing will Stanford provide? What will the traffic impacts be? What land will remain open space?

This booklet presents key details on Stanford’s land use plans as presented in the Draft Community Plan and General Use Permit Application Stanford submitted on September 20, as well as some related supplementary information. Stanford will submit its formal plan and application on November 15. Specific impacts of the plan will be thoroughly analyzed and set forth in the EIR to be conducted by the County.

References below, such as “the plan provides,” refer to something that could be in either the Community Plan or the General Use Permit. The full text of both documents is available for those who wish more detailed technical information.
The following are the key elements of both the draft Community Plan and the draft General Use Permit application for University lands in unincorporated Santa Clara County. The proposed development is expected to occur over a ten-year period.

**Housing**

Overwhelming community opinion in the forums called for a substantial amount of new on-campus housing. The plan provides new housing for up to 2,000 single students. It also provides up to 430 new homes for faculty and staff and up to 350 apartments for hospital residents and post-doctoral fellows. Nearby childcare will be a feature of new family housing.

**Academic Facilities**

Academic facilities — both new facilities and restoration of existing ones — are provided at approximately the same amount granted in the current General Use Permit. Over the next ten years, the General Use Permit will provide for 1.7 million gross square feet of academic and support facilities and 332,000 gross square feet for new athletic and cultural facilities.

**Open Space and Conservation**

Two-thirds of all Stanford lands are now essentially open space, and this plan retains this feature. All housing and significant academic facilities in Santa Clara County will be concentrated in the core campus north of Junipero Serra Boulevard. The Dish area and other undeveloped lands in the foothills will remain open space. New open space land use designations are proposed. The Arboretum, the Oval, and Lake Lagunita will receive increased protection as recommended by Santa Clara County. New riparian protected areas will be formally established along both sides of creek and stream beds. Special conservation zones and other measures will protect endangered species and habitats.

**Transportation**

The traffic impacts of proposed development will be thoroughly analyzed in the Environmental Impact Report (EIR). A different methodology for monitoring automobile trips going to and from the campus will be developed. Stanford will continue to make new investments in transportation programs, such as the Marguerite shuttle, an enhanced bicycle program, car pools, and transit promotion programs. Regional cooperation will be sought in exploring park-and-ride lots and other innovations.

**No New Commercial Development**

Stanford proposes no commercial development in unincorporated Santa Clara County in this plan, nor does it propose that any County land be annexed to Palo Alto for development.
The Stanford draft plan calls for a substantial increase in on-campus housing to meet critical needs of students, faculty, and eligible staff, thereby increasing the regional housing stock and freeing up housing for others in the community. The plan calls for up to 2,780 units of new housing in unincorporated Santa Clara County — all in the core campus, north of Junipero Serra Boulevard. The plan includes the following:

- **Up to 2,000 New Units for Single Students**
  - 1,900 single graduate students to be housed in apartments.
  - 100 dormitory spaces for single undergraduate students (depending on overall needs, these new undergraduate spaces could result in conversion of an existing undergraduate apartment building to a graduate apartment building).

  Note: Priority for the single-occupancy apartments will go to graduate students, but such units would also be suitable for single post-doctoral fellows and could be assigned to them if graduate student demand lessens.

  Sites: Escondido Village, including the El Camino frontage; the Lower Knoll; the driving range; the Searsville block area; Mayfield / Row; Manzanita Quadrangle (for undergraduates) — see map on page 7.

- **Up to 350 Apartments for Hospital Residents and Post-Doctoral Fellows**
  - Apartments for families and singles.

  Note: Because some of these apartments will serve young families, they can be apportioned to hospital residents, post-doctoral fellows, and young faculty in accordance with the University’s academic objectives and needs, which may change over time.

  Sites: The lot at the corner of Arboretum Road and Quarry Road (behind Bank of America), and the lot at the corner of Quarry Road and El Camino. These sites are ideal for hospital residents and post-doctoral fellows (who are predominantly in the medical school); they are within short walking and bicycling distance of the medical school and hospitals. This housing will be the closest Stanford housing to the transit center at the Palo Alto-University Avenue train station — see map on page 7.

- **Up to 430 New Units for Faculty and Staff**
  - A mixture of single-family homes, townhouses, and condominiums.

  Note: These units are intended primarily for faculty. Increasing new faculty housing is one of the University’s highest priorities. Stanford’s position as a top-ranked university depends on its ability to recruit and retain faculty of the highest quality, and the availability of suitable housing is essential for such recruitment and retention. Affordability is also an important factor, and all the proposed units will be part of Stanford’s faculty/staff housing program, which provides a variety of loan and subsidy assistance. Stanford is also studying new ways to address affordability issues.

  Sites: The Stable site on the West Campus, Stanford Avenue, and sites in the existing campus residential neighborhoods (Mayfield, Dolores, Lower Frenchman’s, Gerona/Junipero Serra Boulevard). It is important to note that the sites in the campus residential neighborhoods are subject to a decision of the University Provost on a report submitted by a Faculty Housing Task Force; that report is now under consideration — see map on page 7.
Community Forum and Planning Commission
Call for More Housing

At the housing forum conducted by the County on July 1, every expert that spoke urged that Stanford build more housing. The overwhelming preponderance of the comments from members of the public also recommended that Stanford provide additional on-campus housing, particularly for graduate students. The Santa Clara County Planning Commission, which received a report on the housing forum, recommended on September 2 that Stanford build more housing for its faculty, students, and staff.

Childcare and Neighborhood Facilities

Public testimony at the housing forum and the recommendation of the Santa Clara County Planning Commission called for childcare facilities to be provided for the new family housing. There was also a call for providing, where possible, services and amenities in new neighborhoods that might reduce automobile trips. Many of the proposed housing sites are already near existing neighborhood services.

Stanford agrees that childcare facilities should be provided along with new family housing. Nearby childcare will be a feature of new family housing. Stanford also agrees with the desirability of neighborhood services that can be economically self-sustaining, and Stanford will explore such possibilities with the new on-campus housing.

Timing of the Construction of New Housing

Members of the public and the Planning Commission recommended that new housing be constructed early in the period of the new General Use Permit rather than at the end. Although Stanford has not yet developed a proposed schedule, Stanford does agree that a significant portion of the graduate student housing, the faculty housing on the Stable site, and the housing for medical residents and post-doctoral fellows should be constructed as soon as it is feasible to do so. Stanford hopes the County will consider expedited procedures to accommodate this widely acknowledged need.

The Special Importance of Housing to Stanford University and Setting Priorities for Housing

Stanford was founded as a residential university, and from the outset, it has given a high priority to housing students and faculty on campus. Later the University added senior staff to those eligible to live in campus housing.

No university in California provides as much on-campus housing for its faculty, staff, and students as Stanford does. Stanford now provides:

- on-campus housing for 93% of the undergraduates (this is “full demand” since a small percentage chooses to live off campus)
- on-campus housing for 46% of the graduate students
- on-campus housing as part of the faculty/staff housing program for 883 faculty and staff in primarily owner-occupied single-family homes or condominiums; this accommodates 30% of the active faculty, as well as an increasing number of retired faculty and some senior staff
- on-campus housing for 12% of the hospital residents

Apartments to house 483 single graduate students are now under construction in Escondido Village and are expected to be open in the fall of 2000. 628 rental apartments with priority eligibility for faculty and staff are currently under construction as a part of the Sand Hill Road projects. 388 units of senior housing have been approved and will be constructed after resolution of a pending lawsuit. Retired Stanford faculty and staff will have a priority for this housing.

The new housing Stanford is proposing as part of its draft plan will enable Stanford to house approximately 70% of its graduate students; to house some of its post-doctoral fellows; to increase the number of hospital residents housed; and to increase the number of active faculty housed on campus.

Even with a substantial augmentation of on-campus housing stock, however, Stanford cannot meet all of the housing needs of its faculty, students, and staff. Establishing priorities for allocating housing among
faculty, students, and staff must remain a University decision. Housing decisions are not merely lodging decisions, but educational ones — such as the Stanford policy of requiring all freshmen to live on campus and the priority for housing undergraduates. University housing is also not a static issue. Stanford’s internal priorities may shift, and the University must have the flexibility to accommodate new needs or new residentially based educational programs.

In allocating scarce resources, Stanford must give priority to its most critical institutional needs. Faculty housing, for example, is a high priority because of the centrality of faculty to the entire operation of the University and because of the intense competition among universities for faculty. There are also financial realities. New housing is costly, and to pay for it, Stanford must set priorities in accordance with its basic academic mission.
A Manzanita
B Mayfield / Row
C1 Escondido Village: Infill
C2 Escondido Village: El Camino Real Frontage
C3 Escondido Village: Stanford Avenue
D Driving Range
E Searsville Block
F1 Quarry & Arboretum
F2 Quarry & El Camino Real
H The Lower Knoll
I1 Lower Frenchman’s
I2 Gerona / Junipero Serra Blvd
I3 Dolores
I4 Mayfield
J Stable Site

Scale 1:40 000

University Architect/Planning Office, September 15, 1999
Academic Facilities

The draft Stanford plan proposes academic facilities — including new construction and renovations — that will add just over 2 million gross square feet of teaching and research facilities, library and other academic support facilities, and athletic and cultural facilities over a ten-year period. This is approximately the same amount of academic space that was granted in the previous General Use Permit approved in 1989.

All of these facilities will be located in the core campus, north of Junipero Serra Boulevard, except for limited, low-intensity academic projects discussed in the section on Open Space and Conservation on page 12. The categories of facilities to be added are shown on the table on page 10, and the facilities will be located in the districts of the core campus shown on the map located on page 11.

Proposed Academic Facilities

The plan provides for 1,283,000 gross square feet of additional academic space over the next ten years.

Stanford University is comprised of seven schools (Business, Earth Sciences, Education, Engineering, Humanities and Sciences, Law, and Medicine) and other independent laboratories, centers, and institutes. The offices, classrooms, and research spaces that directly support these activities are considered in Academic Facilities. Over 70% of the growth in this area is to support continued breakthroughs in the areas of information technology, and interdisciplinary biologically based sciences, and medical research.

Examples of needed academic facilities may include the following: Center for Interdisciplinary Biosciences, Computer Sciences/Gates Annex, social science laboratory, medical laboratory/sciences building, and an expansion of the Psychiatry Building.

Proposed Academic Support Facilities

The plan provides for 423,000 gross square feet of new academic support space.

Academic support facilities house the activities that support the schools, including the University’s general administrative and operational functions, the library and computing facilities, and various student service centers. Over 40% of the new academic support space is needed to support library collections and services; almost 20% to provide childcare and temporary housing for transplant patients and families; and the remainder to be allocated to administrative and student support services.

Needed Athletic and Cultural Facilities

The plan provides for 332,000 gross square feet of athletic and cultural space.

Two new athletic facilities are projected: 1) some renovations of the Stanford football stadium; these will not increase the capacity of the stadium, but will provide amenities; and 2) a new basketball arena. Maples Pavilion currently seats 7,400 fans, and it has been sold out in recent years. Stanford students and members of the public are unable to obtain tickets for the basketball games. The athletic department has requested a new arena that will seat 12,000 fans.

The Mayor of Palo Alto has initiated discussions with Stanford to explore a possible Palo Alto-Stanford performing arts center. Although discussions remain in the preliminary stages, provisions are being made in this plan for a performing arts center that would have up to three separate performance spaces, with different facilities serving different size audiences and different types of performance art. Current performing arts facilities
at Stanford are weak, and new state-of-the-art facilities could better meet the needs of Stanford’s drama and music departments for performance space. Better facilities could also serve the larger community, which is already heavily involved in the Stanford Lively Arts program. Some leaders in Palo Alto would like to have new cultural opportunities available for the surrounding communities.

Why Stanford Needs Additional Academic Space

The world of higher education and research is dynamic, and fields of knowledge are undergoing rapid change. If Stanford is to remain a vital university at the frontiers of research, it too must change, adapt to new circumstances, and take advantage of new opportunities.

Stanford chooses to focus in areas where it can make a special contribution. Two areas in which Stanford excels and which show promise for new breakthroughs in the coming decade are information technology and interdisciplinary research at the intersection of biology, physics, chemistry, and engineering.

The Federal government is expected to invest heavily in interdisciplinary, biologically based research in the coming decade. Universities throughout the country are preparing programs in this area of research, and Stanford is doing so as well. New facilities for this important new work are already in the programmatic planning stages.

In some new research, much more space is required for instrumentation and experiments. When more research space is needed per faculty member, adding new space does not mean a corresponding increase in the size of the faculty. There is some growth, but it is modest.

New academic space is also required when code requirements change for fire and life safety and the handling and storage of chemicals or hazardous materials. In chemistry and materials sciences, Stanford has recently been required to make expensive facilities renovations and build replacement facilities to accommodate new code requirements.

In a dynamic world of rapidly changing technology, more changes in code requirements are expected in such areas as seismic safety and accommodations for persons with disabilities.

Building New Facilities and Increasing Open Space

The amount of new facilities projected in this plan will be accommodated in the core campus area without diminishing its aesthetic beauty or functionality. In fact, well-planned development can actually improve an area by using space more efficiently. For example, the new Science and Engineering Quadrangle that opens this fall demonstrates that adding square footage and creating open space can be accomplished at the same time. In this instance, five cumbersome, antiquated cinderblock buildings that sprawled over the West Campus area were replaced by four well-designed facilities.

Through denser development, the amount of square footage in the new research and teaching buildings increased as did the square footage of the surrounding open space. The functionality and the aesthetic qualities of the new quadrangle are a marked improvement over what it replaced.

The Santa Clara County Planning Commission is recommending that the new Community Plan and General Use Permit include the same flexibility in siting of facilities that has worked effectively under the current permit. Stanford supports those recommendations.

Realistic Planning for the Future

Stanford can estimate what it believes its needs will be in the coming decade, and its past projections have been generally accurate. But neither Stanford, nor any other entity can predict the future with certainty.

Many of the major businesses in Silicon Valley do the bulk of their business with products that did not exist five years ago. They certainly engage in planning, but they also must adapt quickly to new situations. None have fixed, precise ten-year plans. Almost of all us were surprised by the speed with
which the Internet became a staple item of commerce and information. This development has certainly changed the priorities of universities, businesses, and governments.

Stanford has a strong professional planning staff that plans for the University's future needs in broad terms. But even the best planning must allow for flexibility to adjust to new circumstances. Unforeseeable areas of discovery and knowledge drive the need for new academic facilities.

Universities also depend a great deal on the generosity of private donors for support in launching new initiatives and building new facilities. A high priority facility may languish if no financial support for it can be found.

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<th>Planning Districts</th>
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<td>West Campus</td>
<td>Academic Support</td>
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<td>Engineering, Sciences &amp; Medicine</td>
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<td>Athletic &amp; Cultural</td>
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<td>DAPER (Dept. of Athletics) &amp; Administrative</td>
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<td>Academic Support Subtotal</td>
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<td>Athletic &amp; Cultural Subtotal</td>
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<td><strong>Total General Use Permit Application</strong></td>
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2000 - 2010 DEVELOPMENT DISTRICTS

SANTA CLARA COUNTY GENERAL USE PERMIT

Scale 1:24 000

State Plane, California Zone III

The proposed plan preserves open space. Development on Stanford land in Santa Clara County will be concentrated in the core campus. More than 99% of the undeveloped Stanford land in Santa Clara County south of Junipero Serra Boulevard will remain open space. Some very limited, low-intensity academic projects will be permitted south of Junipero Serra Boulevard.* New land use designations are proposed that classify open space (see the Future Land Use map on the inside cover page of this booklet).

The Planning Commission recommended special protection for urban open space in the core campus — for example, the Arboretum, the Oval, and Lake Lagunita. Stanford will identify these and other areas in the core campus for special designation as open space.

Stanford will also designate new riparian set backs along both sides of Matadero Creek and San Francisquito Creek on Stanford land as protected open space (subject to grandfathered uses and any existing contractual rights of current leaseholds).

Stanford will designate special areas for preservation of endangered species and habitat conservation and will work with State and Federal fish and wildlife and environmental protection agencies to accomplish these objectives.

The plan will explicitly adopt the County provisions for resource conservation as the conservation element. In implementing its conservation measures, Stanford will undertake a program to conserve vital resources, including natural and cultural resources. This program will include continued oak woodland reforestation efforts and other conservation efforts in the foothills. As speakers noted in the public forum on conservation, the Dish area and the foothills are suffering from erosion and misuse. Stanford will address the environmental degradation in these areas and work to preserve their natural beauty.

* Because the area south of Junipero Serra is academic reserve and is used in teaching and research, Stanford may seek separate use permits for up to four academic projects, each not to exceed 5,000 gross square feet and the total square footage used for all projects not to exceed 20,000 gross square feet. Examples of the type of projects that now exist in that area and which might be applied for are artist studios and a student observatory. A separate use permit may also be sought to build a new clubhouse for the golf course. This will be on land already allocated to the golf course; it will not increase the size of the golf course.
The Draft Community Plan reiterates the University's commitment to transportation solutions and alternative modes of transportation. Traffic is a major concern on the Peninsula and in the Bay Area. While a small contributor to overall traffic in the region, Stanford has been a leader in encouraging the use of alternative means of transportation. Stanford's current award-winning transportation program includes the free Marguerite Shuttle which serves both the campus and nearby communities, a Vanpool and Carpool incentive program, a Guaranteed Ride Home Program, a Clean Air Cash Rewards Program, and a Bicycle Support Program to serve the approximately 15,000 bicyclists on the Stanford campus.

How Stanford Will Mitigate Traffic Generated by New Development Proposed in Its Plan

The proposed plan enhances the University's current transportation programs and continues to promote alternatives to single-occupant vehicle use (SOV). Specifically, the University will look for ways to improve the Marguerite Shuttle system and its bicycle and pedestrian circulation system. New programs such as a Universal Transit Pass will be explored and Stanford will work with its neighbors to explore the feasibility of remote park-and-ride lots to reduce Stanford-bound commute trips through neighboring communities.

The full traffic impacts of Stanford's proposed development under the plan will be thoroughly analyzed in the Environmental Impact Report (EIR). The EIR will study potential impacts of the plan and propose mitigations and other transportation solutions. The Santa Clara County Planning Commission has recommended that the feasibility of a “no net new commute trips” provision be analyzed in the study. Stanford is committed to working with Santa Clara County through the EIR process to establish an appropriate, reliable method to measure trips to and from the Stanford campus.

The University recognizes that solutions to transportation and traffic congestion go beyond transportation program incentives. Stanford will work with other agencies, municipalities and the general public to improve and enhance regional travel conditions. The University will continue to focus its on-campus development in the core campus and near transit corridors.

Parking

The draft plan includes the addition of 2,795 new on-campus parking spaces. 1,850 new parking spaces (66% of the total) will be for the new on-campus student housing Stanford is proposing. Parking for the new undergraduate and graduate student housing will be added at a ratio of .75 spaces per household unit. This figure is well below the parking ratios of nearby municipalities. Some additional on-campus parking spaces must be added to meet demand, including demand by community users of such facilities as the Stanford Museum, and to discourage Stanford-related parking in nearby off-campus residential areas. Beginning in the fall of 2000, incoming freshmen will not be permitted to have cars on campus.

Housing and Transportation

Adding new on-campus housing will reduce regional commute trips and will, therefore, decrease commute trips on local roads. That is especially the case with new graduate student housing. Although the graduate student population may rise slightly over the next decade, many more housing units will be provided, resulting in a considerable net decrease in graduate student commute trips. Adding family housing will likely reduce regional commute trips, but may increase local trips. Stanford will make additional improvements to its transportation programs to further promote the use of transportation alternatives by its on-campus residents. These issues will be studied in the EIR and will be the subject of public hearings when those studies are available.
Population Projections

The proposed plan provides for some increase in the campus population. Over the next ten years, the University anticipates that its undergraduate population will remain relatively constant and that the new programs included in this plan will result in an estimated population increase of 2,201 (683 graduate students, 583 post-doctoral fellows, 303 faculty, and 632 staff). This population estimate represents an anticipated growth rate between 0.5%-1% per year, essentially the same rate of growth as the previous permit. Virtually all of this growth will be due to increased academic research programs, particularly in engineering and the biomedical sciences. Even with this increase, the campus population is still projected to grow at a rate lower than the population of San Mateo and Santa Clara Counties.

Schools

In a letter dated August 19, 1999, the Palo Alto Unified School District requested that the Santa Clara County Planning Commission set aside approximately 25 acres of Stanford University land for the city's third middle school. In the letter, school board president Don Way suggested that siting a new school on Stanford land would be an ideal way to solve the problem of overcrowding in current Palo Alto middle schools.

Stanford University and the school district have enjoyed a long and productive relationship supporting educational needs for those living in the community. Currently, five schools are located on Stanford lands. Four are in the Palo Alto Unified School District (Nixon and Escondido Elementary Schools, plus Palo Alto and Gunn High Schools), and one school, Oak Knoll Elementary, is in Menlo Park. A strong local public school system has always been important to the University. The quality of local schools is also an important factor in the recruitment and retention of faculty.

While state law does not allow local government agencies to require school impact mitigations beyond the payment of impact fees, the University will make every effort to work with the school district as it strives to find a solution to the important issue of middle school overcrowding. Important issues such as an appropriate site, related traffic impacts, existing school inventory, and other possible options need to be carefully addressed.
Stanford’s lands outside of Santa Clara County

The Community Plan and General Use Permit will apply only to the 4,017 acres (49% of Stanford land holdings) that are in unincorporated Santa Clara County. Santa Clara County has stated that it wants information concerning land uses on the other parts of Stanford lands before it approves the Community Plan or the General Use Permit. This section is intended to provide such information.

Stanford's land holdings are as follows:

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<thead>
<tr>
<th>Jurisdiction</th>
<th>Acres</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Santa Clara County</td>
<td>4,017</td>
<td>49%</td>
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<tr>
<td>San Mateo County</td>
<td>2,701</td>
<td>33%</td>
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<tr>
<td>Palo Alto</td>
<td>1,161</td>
<td>14%</td>
</tr>
<tr>
<td>Woodside</td>
<td>114</td>
<td>&gt;1%</td>
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<tr>
<td>Menlo Park</td>
<td>111</td>
<td>&gt;1%</td>
</tr>
<tr>
<td>Portola Valley</td>
<td>76</td>
<td>&lt;1%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>8,180</strong></td>
<td></td>
</tr>
</tbody>
</table>

The proposed plan identifies potential housing sites outside of unincorporated Santa Clara County. No specific projects are proposed at this time. Potential housing sites are as follows:

- Palo Alto—Pasteur Drive site (hospital resident housing)
- Palo Alto—DC Powers site (faculty and staff housing)
- Menlo Park/San Mateo County—Rural Lane site, adjacent to the golf course near Alpine Road (faculty and staff housing)
- San Mateo County—On the corner of the Buck Estate adjacent to the Stanford Hills residential neighborhood (faculty and staff housing)
- Portola Valley—Horsehead site (faculty and staff housing)

No land use changes are planned for the 114 acres of Stanford land in Woodside.

Stanford land in Menlo Park includes a portion of the land on Rural Lane that has long been designated for housing and that Stanford would like to use for faculty and staff housing. Other uses that may be raised are a long-discussed hotel near Highway 280 and a possible park-and-ride lot.

Stanford land in Palo Alto includes the Stanford Shopping Center, Coyote Hill, the Research Park, and the Stanford hospitals. No further development is proposed in the Stanford Shopping Center in the plan. Stanford’s development restrictions on the parcels below the top of Coyote Hill will expire in 2002, and Stanford has no current plans to propose development there. The Stanford land on the corner of El Camino and Page Mill Road is still desired by Research Park tenants to be used for a hotel site. Stanford agrees that a hotel is an appropriate use of that site, but it is not pursuing this matter now. The University has previously identified an additional 400,000 square feet of possible development for the Stanford hospitals and clinics until the year 2010. Currently, a proposed 218,000 square foot cancer center is going through the City of Palo Alto's approval process. Other facilities totaling up to 182,000 square feet may be proposed in the future. At this time no specific projects are under consideration.

Stanford land in San Mateo County includes a large lease to the Department of Energy for the Stanford Linear Accelerator Center, agricultural or equestrian leaseholds, and the 1,200-acre Jasper Ridge Biological Preserve. Stanford intends to keep Jasper Ridge in long-term use as a biological preserve, and it is considering some form of designation for that purpose. The agricultural and equestrian leaseholds will continue in that use for the foreseeable future. The publicly announced relocation of the Hewlett Foundation to the Buck Estate is expected to be approved in the coming months.

The amount of open space on Stanford lands will be essentially the same at the end of the new General
Use Permit as it is now. Two-thirds of Stanford lands are now essentially open space, and in the year 2010, two-thirds of Stanford lands will remain essentially open space.

As the County process to review the Community Plan and the General Use Permit continues, Stanford will be providing additional details for the environmental review that will take into account all of the University’s lands.

PUBLIC PARTICIPATION: NEXT STEPS

Stanford’s submittal of the draft plan discussed in this booklet (both the draft Community Plan and draft General Use Permit application) is the second stage of the public review process being conducted by Santa Clara County.

The first stage was a series of four public forums conducted by the Santa Clara County Planning Office. Each forum was well-attended by the public, and each addressed a topic related to the Community Plan for Stanford University — housing, transportation, conservation and open space, and academic trends and land use.

Stanford developed its draft plan after considering the information and views expressed at the public forums and after receiving recommendations from the Santa Clara County Planning Commission. The public is now invited to review the draft plan and to provide comments by November 1. Information on public hearings is provided on the following page.

Following the public hearings on the draft plan, Stanford will review both its draft Community Plan and draft General Use Permit application. Stanford will then submit final versions of these documents on November 15.

The Santa Clara County Planning Office will then prepare an Environmental Impact Report (EIR) for the Community Plan and the General Use Permit. The County has hired Parsons, an independent professional consulting firm, to assist it in conducting the environmental analysis.

The schedule now calls for the Draft EIR to be published in June of 2000. The Santa Clara County Planning Commission will consider the EIR and the Community Plan and General Use Permit in the late summer and fall of 2000. The decision of the Planning Commission will be reviewed by the Santa Clara County Board of Supervisors, which has final decision-making authority on land use in unincorporated county lands.

Members of the public will have many opportunities to comment on the plan throughout the EIR process, particularly at public hearings after the Draft EIR is available.

While the environmental review is underway, the County will convene periodic public meetings in Palo Alto of the Community Resource Group (CRG). The CRG is composed of members of the public from Palo Alto, Stanford, Menlo Park, and other nearby communities. The members were selected by the County to provide various community perspectives to the County staff as they work on the Community Plan and General Use Permit.

Stanford is reimbursing the County for the costs of the environmental review (both the costs of the County staff and outside consultants preparing the EIR) and the costs of the public participation program conducted by the County.
For More Information

Copies of the draft Community Plan and the draft General Use Permit applications can be obtained from the following places:

Santa Clara County Planning Office, 70 West Hedding, San Jose, East Wing, 7th floor
City of Palo Alto Development Center, 285 Hamilton, Palo Alto (across from City Hall)
Stanford University Planning Office, 655 Serra Street, 2nd Floor

Copies of the draft Community Plan and the draft General Use Permit Applications are available for viewing only at:

Palo Alto Main Library, 1213 Newell Road, Palo Alto
Menlo Park Library, 800 Alma, Menlo Park
Green Library, Stanford University

After September 24 these documents will also be available on-line from Stanford University at www.stanford.edu/dept/archplng and from the Santa Clara County Planning Office at www.sccplanning.org.

To provide comments to Stanford, obtain more information or to schedule a speaker:

Stanford University
Office of Government and Community Relations
Building 170
Stanford, CA 94305-2040

Andy Coe, Director of Community Relations
(650) 725-3329
andy@sherlock.stanford.edu

For more information concerning public documents on file and on public meetings or to provide comments to Santa Clara County:

Santa Clara County Planning Office
70 West Hedding St. East Wing 7th floor
San Jose, CA 95110

Sarah Jones, Planner
(408) 299-2454 ext. 226
e-mail: sarah_jones@pln.co.scl.ca.us

Schedule of Public Meetings on Stanford’s Draft Community Plan

September 29 Community Meeting, Cubberley Multi-Purpose Room T-2, 6:30 P.M.

Santa Clara County
October 7 Santa Clara County Planning Commission, 70 West Hedding, San Jose, 1:30 P.M.

Menlo Park
October 4 Menlo Park Planning Commission, City Council Chambers, 7 P.M.

October 12 Menlo Park City Council, City Council Chambers, 7:30 P.M.

Palo Alto
October 12 Joint Public Hearing, Palo Alto City Council and Palo Alto Planning Commission, City Council Chambers, 7 P.M.

October 13 Palo Alto Planning Commission, City Council Chambers, 7 P.M.

October 25 Palo Alto City Council, City Council Chambers, 7 P.M.

Portola Valley
October 6 Portola Valley Planning Commission, Town Hall, 8 P.M.

October 13 Portola Valley Town Council, Town Hall, 8 P.M.

(Other meetings may be scheduled. Please contact Stanford University or the Santa Clara County Planning Office for more information and confirmation of public meetings.)