SUMMARY AND EXPLANATION

Stanford University
Draft Community Plan and General Use Permit Application

Submitted to Santa Clara County
November 15, 1999
To Members of the Stanford Community and Our Neighbors in Surrounding Communities:

This booklet summarizes and explains land use plans that Stanford has submitted to Santa Clara County.

Our objective has been to establish a framework for permitting Stanford to seek the best in higher education, as provided for by our Founders’ land grant, and to do so as a good neighbor to our surrounding communities. That means taking into account the needs and desires of our neighbors as we plan for our academic needs. We believe we have done so, and this draft plan incorporates many recommendations and suggestions made by community members.

The resulting plan will permit Stanford to remain competitive with universities of the highest quality the world over in teaching, learning, and the search for new knowledge. To address a critical local need, our proposal provides new housing for our faculty, students, and staff.

Stanford is blessed with a land endowment to support education and research. We must protect that endowment entrusted to us for the future support of the University, while preserving the beauty and serenity of the campus we all treasure.

I encourage you to participate in the public review and decision process that will be conducted by Santa Clara County, and I invite you to write to me directly with your comments on our plan.

Sincerely,

Gerhard Casper
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 core campus north of Juni-pero Serra Boulevard 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 the use of Stanford lands. The Community Plan will establish policies and land use designations and will guide the County in its approval process for development of Stanford lands. The specific entitlements to use Stanford land for housing or academic facilities, conditions for such use, and the process for obtaining specific project 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 — is intended to govern development and use of Stanford University lands for at least ten years. The Community Plan will remain in place until it is modified or replaced by the County; the General Use Permit will have an expected life of ten years.

The Community Plan and the General Use Permit must be processed and approved by Santa Clara County to become effective. The County has established a review and approval process that includes many opportunities for members of the public to observe and participate in community forums, public hearings, town meetings, and meetings of a community resource group. The plan and the permit will be studied in an Environmental Impact Report (EIR) and reviewed in formal public hearings. If the Community Plan is approved, it will be adopted by the County Board of Supervisors as an amendment to the County’s General Plan.

Once the Community Plan and General Use Permit are approved, Stanford will be entitled to develop its land in conformance with these land use instruments. Each individual building or project under the General Use Permit must be applied for and undergo additional environmental review and a public hearing before it can be approved and building permits obtained.

This booklet summarizes and explains the essential provisions of Stanford’s new Draft Community Plan and the General Use Permit Application.

This booklet is intended for general readers and those who wish to understand the key provisions of the land use plans. In addition to describing the basic elements of Stanford’s Draft Plan, this booklet contains additional contextual and supplemental material to inform the general reader.

Those who wish to review the full text of the November 15th Draft Community Plan and the General Use Permit Application may obtain it at http://www.stanford.edu/dept/archplng. Published copies are available to the public at a number of locations in the community (see information at the end of this booklet). For more details on the County process for consideration of these land use instruments, see the section, Public Participation: Next Steps, on page 30.
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EXPANDED AND REVISED COMMUNITY PLAN

The Draft Community Plan submitted to Santa Clara County on November 15th and discussed in this booklet is a complete rewrite of the September 20th version. This draft incorporates new material in response to recommendations of the Santa Clara County Planning Commission, the Santa Clara County Planning staff, the governing councils of Palo Alto, Menlo Park, and Portola Valley, and members of the public. The section below highlights the major new changes in the draft of November 15th.

WHAT’S NEW IN THE NOVEMBER 15TH DRAFT

Stanford made significant changes to the September 20th Draft Community Plan. Among these are:

- Expanded and revised plan that includes each of the seven elements required by the State and responds to Santa Clara County’s request for a much greater level of detail.
- Increased number of faculty/staff housing units that may be built; continued commitment to student, hospital resident, and postgraduate housing.
- New land use designations, including the establishment of a Special Conservation sub-designation to preserve valuable habitat and environmental resource areas in the foothills and along creeks and streams.
- An Academic Growth Boundary patterned after Santa Clara County’s General Plan specifications for Urban Growth Boundaries.
- Specific identification of Campus Open Space, including campus residential area parks.

POSSIBLE SCHOOL SITE

Two school sites are identified as possible locations for a new Palo Alto Unified School District middle school. (See School Issues on page 21.)
KEY ELEMENTS OF STANFORD’S PROPOSED PLAN

HOUSING (see page 7)
The plan provides new housing for 2,000 single students, 350 apartments for hospital residents and postgraduate fellows, and up to 687 new homes for faculty and staff. Additional childcare will be developed to support new family housing.

ACADEMIC FACILITIES (see page 12)
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 2,035,000 gross square feet of academic and related facilities, including support, athletic, recreational, student services, and cultural facilities.

ACADEMIC GROWTH BOUNDARY (see page 16)
The plan establishes for the first time an Academic Growth Boundary (AGB) within Stanford lands in unincorporated Santa Clara County. This boundary is patterned after the Urban Growth Boundary provisions in the County’s General Plan. (See also A School Site and the Academic Growth Boundary on page 22.)

OPEN SPACE AND RESOURCE CONSERVATION (see page 19)
Two-thirds of all Stanford lands are now essentially open space, and that same proportion of Stanford land will remain so under the new draft plan. Stanford’s academic and housing development in Santa Clara County will be concentrated in the core campus north of Junipero Serra Boulevard. A Campus Open Space designation will further protect the Arboretum, Oval, Red Barn, and Lagunita as well as campus residential area parks. A Special Conservation sub-designation will protect endangered species, sensitive habitats, and 150-foot riparian corridors on both sides of creeks and streambeds.

CIRCULATION / TRANSPORTATION (see page 24)
Stanford has accepted the standard of meeting or exceeding the County’s goal of reducing single occupancy vehicle ridership during peak traffic periods (an average of 1.33 occupants per vehicle). A new method 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 to reduce traffic congestion. The traffic impacts of proposed development will be thoroughly analyzed in the forthcoming Environmental Impact Report (EIR).

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 plan calls for a substantial increase in on-campus housing to address the critical needs of faculty, students, and designated staff. By providing new housing for Stanford employees and students, Stanford is also increasing the regional housing stock and freeing up housing for others in the community. The plan calls for all additional housing units to be located within the core campus— that is, in the areas designated Academic Campus and Campus Residential. The plan includes the following:

- **2,000 New Units for Single Students**
  - 1,900 single graduate students to be housed in apartments or group housing.
  - 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: Graduate student apartments will also be suitable for single postgraduate fellows and could be assigned to them if demand patterns shift.

  Sites: Escondido Village, including the El Camino frontage; the Lower Knoll; the Driving Range; the Searsville Block area; Manzanita Quadrangle (for undergraduates) — see map on page 11.

- **350 Apartments for Hospital Residents and Postgraduate Fellows**
  - Apartments for families and singles.

  Note: These apartments can be apportioned to hospital residents, postgraduate 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 postgraduate fellows because they are within short walking and bicycling distance of the medical school and hospitals and the transit center at the Palo Alto University Avenue train station — see map on page 11.

- **Up to 687 New Units for Faculty and Staff**
  - A mixture of detached single-family homes, townhouses, condominiums, duplexes, and apartments. Depending on the mix of housing types, the number of units that could be built ranges from a low of 313 units to a high of 687 units. Additional consultation with faculty and more planning studies are necessary before the appropriate mix can be determined.

  Note: 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 appropriate housing is essential for recruitment and retention. Affordability is also an important factor, and all the proposed units will be supported by Stanford’s faculty/staff housing programs that provide a range of financial assistance. Stanford has recently appointed a faculty committee under the chairmanship of Dean Franklin Orr to study new ways to address affordability issues.

  Sites: The Stable site on the West Campus, the Escondido Village/Stanford Avenue site, and sites in existing campus residential neighborhoods (Mayfield, Dolores, Lower Frenchman’s, Gerona/Junipero Serra...
Boulevard) — see map on page 11. The Stable site includes a part of hole number one of the Stanford golf course. To fully utilize this site for housing, this hole must be moved to the golf course lands south of Junipero Serra Boulevard. The hole would be relocated on golf course land within the Academic Growth Boundary; that is, it will not encroach on land outside the Academic Growth Boundary. The location of the hole and possible adjustments in other holes have not been determined.

Childcare and Neighborhood Facilities

The plan calls for childcare facilities to be provided to support the new family housing. In addition, the plan will also provide, where possible, services and amenities in new neighborhoods to reduce the need to make automobile trips. Many of the proposed housing sites are already near existing neighborhood services.

Timing of the Construction of New Housing

Stanford believes that a significant portion of the proposed graduate student housing, faculty housing, and housing for medical residents and postgraduate fellows should be constructed as soon as it is feasible to do so. The Community Plan encourages expedited procedures to accommodate this widely acknowledged need. Specifically, Stanford proposes the following steps to expedite construction:

Student housing: Stanford will apply to build 1,000 student housing units in the first two years after the approval of a new satisfactory General Use Permit, and will make every reasonable effort to make those units available for occupancy within four years after approval of the permit, three years if possible. Such applications are subject to the assurance of funding. To further expedite the construction of graduate student housing, Stanford will apply to build approximately 500 of the 1,000 units within six months after approval of a satisfactory General Use Permit, and make every reasonable effort to bring these units on-line as soon as practical. Planning for these first 500 graduate student units will begin while the General Use Permit approval process is still underway.

Because of the many factors that must be considered, including the demand patterns several years into the future, Stanford cannot now know when it will proceed with the remaining 1,000 units of student housing. Stanford nevertheless affirms its belief that a total of 2,000 student units need to be added over the estimated ten-year period of the General Use Permit. Stanford will continue to work closely with graduate students to plan for the building of the remaining authorized units as appropriate to future circumstances. Some of the sites for graduate student housing require relocation of other existing uses; for example, the current golf driving range.

Faculty/staff housing: Soon after approval of a satisfactory General Use Permit, if not before, Stanford will begin a planning, designing, and consulting process for the new housing with the objective of applying at an early date for a significant amount of housing on what is known as the Stable site in the West Campus.

The University has already spent much time on the issue of new housing in existing neighborhoods. Clarifications brought about by the new park designations and the land use designations of housing densities respond to concerns expressed by some campus homeowners. Planning for the proposed faculty housing on Stanford Avenue is likely to be postponed until the addition of new student housing in Escondido Village has been more fully developed.

Postgraduate fellow/hospital resident housing: Soon after approval of a satisfactory General Use Permit, if not before, Stanford will begin planning for an early application for housing on one of the two sites designated for postgraduate fellow/hospital resident housing. Such an application is subject to assurance of funding.

No target date can be set now for building the second phase of the housing for hospital residents and postgraduate fellows; phase two must be evaluated in light of other building priorities and available funding. But, Stanford does confirm that it intends to build these units over the life of the General Use Permit.
Note: Some have urged that Stanford guarantee or commit firmly to completing certain amounts of housing by a specific time. While Stanford is sympathetic to the desire for clarity, it cannot make such a guarantee or commitment because many critical factors required for completion are beyond the University’s control. For example, approval by County authorities and weather and other conditions can affect construction. Stanford can and will commit to a good faith effort to achieve agreed upon objectives.

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. The University 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 a significant number of retired faculty and some senior staff, and
- 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; of these units, 156 will be rented to eligible persons at Below Market Rates (BMR). 388 units of senior housing have been approved and will be constructed after resolution of Menlo Park’s lawsuit, State licensure, and satisfaction of State required presales. Retired Stanford faculty and staff will have priority for the senior 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 postgraduate fellows for the first time, 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, 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.

Campus Residential Neighborhoods

Some campus homeowners have asked, among other things, for the following: 1) that the on-campus faculty/staff residential areas be designated separately from the academic (instructional and educational) area of the campus; 2) that parks be officially designated in the faculty/staff residential area; and 3) that specific types of residential zoning be applied to the faculty/staff residential areas.
The draft plan accomplishes all three of those objectives.

First, the faculty/staff residential areas are now set apart from the rest of the campus by special policies in the Draft Community Plan.

Second, 18.4 acres of land in the campus faculty/staff residential area are set aside as parks and open space. This amount of park space exceeds the maximum 5-acres per 1,000 population standard of park land that can be required by State law, as well as the target for residential park land established by the City of Palo Alto. These park and open space areas are shown on the Open Space Lands map on page 20.

Third, two new land use designations have been added with appropriate zoning requested:

- **Campus Residential – Low Density (E-SR)**, which limits permitted uses to housing, in the range of 1-8 units per acre, and neighborhood support services, such as childcare facilities; and

- **Campus Residential – Moderate Density (E-SR-2)**, which permits moderate density housing types, in the range of 8-15 units per acre, and neighborhood support services, such as childcare facilities.

Note: The infill sites that have been the subject of discussion and study for the past two years are designated as follows: Low Density (1-8 units per acre) sites include Mayfield, Gerona/Junipero Serra, and Lower Frenchman’s (except for the area designated as a park). The Dolores site is designated for moderate density housing (8-15 units per acre).

The approval of new land use designations does not constitute a decision to build housing on the infill sites. No decision has been made on what to build and when; that matter is under review by the Office of the President and the Provost. If the University should decide to build housing on one or more of those sites, it would still have to comply with the Subdivision Map Act and other County application and approval processes, which require public hearings. Vacant land designated and zoned for housing may be used for housing within the permitted densities. Because open space is also a permitted use for these sites, such land may be held as open space for many years. Such land is, therefore, treated just like any other land in Santa Clara County that is designated and zoned for particular uses but which may remain unused for many years. (Several of the infill sites have been the subject of much study and discussion over the past two years, and a report by a Housing Task Force chaired by Professors Paul Brest and James Sweeney is now under consideration by the President and the Provost.)
## Proposed Housing

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<tr>
<th>Code</th>
<th>Location</th>
<th>Area in Acres</th>
<th>Number of Units</th>
<th>Users</th>
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<td>Manzanita</td>
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<td>100</td>
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<tr>
<td>B</td>
<td>Mayfield / Row*</td>
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<td>125</td>
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<td>Searsville Block</td>
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<td>Graduate</td>
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<td>H</td>
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<td>Postgrad/Hospital Residents</td>
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<td>200</td>
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<td>Lower Frenchman’s</td>
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<td>Faculty/Staff</td>
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<tr>
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<td>2-10</td>
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<td>Stable Site</td>
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<td>304-570</td>
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<td><strong>Total (15 sites)</strong></td>
<td><strong>225.0</strong></td>
<td><strong>2,663-3,037</strong></td>
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* Mayfield Avenue by the Florence Moore area.

## Potential Housing Sites

- Faculty / Staff (Low Density)
- Faculty / Staff (Moderate Density)
- Undergraduate / Graduate Students, PG/HR's

*Stanford University Community Plan, November 15, 1999*
The General Use Permit proposes construction and renovation of academic facilities that over a ten-year period will add 2,035,000 gross square feet of facilities in the following categories: academic (teaching and research) and cultural; academic support (libraries and administrative offices); and athletics and student activities. This is approximately the amount of academic space granted in the previous General Use Permit approved in 1989.

All of the proposed facilities will be located inside of the proposed Academic Growth Boundary north of Junipero Serra Boulevard in the core campus. The map on page 15 illustrates the ten development districts applied to the core campus. Development projections for the ten districts are shown on page 14.

Proposed Academic And Cultural Facilities

The permit provides for 1,450,000 gross square feet of additional space for academic and cultural facilities.

Stanford University is comprised of seven schools—Business, Earth Sciences, Education, Engineering, Humanities and Sciences, Law, and Medicine—as well as the independent laboratories, centers, and institutes on campus. The offices, classrooms, and research spaces that directly support these activities are considered academic facilities.

Examples of needed academic facilities include the following: Biomedical Engineering and Sciences Phase II, Computer Sciences/Gates Annex, Social Science Laboratory, Medical Lab/Sciences Building, and Psychiatry Building expansion.

In response to a request from the mayor of Palo Alto, officials from the City of Palo Alto and Stanford are exploring a possible Palo Alto-Stanford performing arts center. The prospective performing arts center could be located adjacent to the Oval area and Frost Amphitheater, opposite the Cantor Center/Stanford Museum. Although discussions remain in the preliminary stages, provisions are being made for a performing arts center that would have separate performance spaces, with different facilities serving different size audiences and different types of performance art. Current performing arts facilities at Stanford are weak. New facilities could better meet the needs of Stanford’s drama and music departments for performance space and be used by the popular Lively Arts program. Better facilities could also serve Palo Alto and surrounding communities. Recently, the City of Palo Alto and Stanford agreed to contribute $50,000 each to commission a feasibility study for a performing arts center.

Proposed Academic Support Facilities

The permit provides for 380,000 gross square feet of new academic support space.

Academic support facilities house activities that support the schools, including the University’s library and computing facilities, general administrative and operational functions, and various student service centers. Approximately 45% of the new academic support space is needed to support library collections and services, and almost 22% to provide childcare and patient care facilities. The remaining space will be allocated to administrative and student support services.

Proposed Athletics and Student Activities Facilities

The permit provides for 205,000 gross square feet of athletics and student activities space.

Current athletics and student activities facilities include Stanford Stadium, Maples Pavilion, the Arrillaga Sports Center, intramural sports areas, Tresidder Union, and the Old Fire House.

Two new athletic projects are being considered: 1) renovations to the Stanford football stadium; these will not increase the capacity of the stadium, but will improve safety and access and provide more
comfortable conditions for those attending stadium events; and 2) a new basketball pavilion. 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 basketball pavilion that will seat 12,000 fans.

Student leaders may propose the construction of a new student union. Recently, the Stanford Daily editorial board expressed its support for a new student union that would include food, service, and meeting area amenities in addition to those currently provided in the Old Union and Tresidder Union.

**Why Stanford Needs Additional Academic Space**

The world of higher education and research is dynamic. 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 its research efforts on 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. Stanford is one of many universities preparing programs in this area. New facilities for this important new work at Stanford are already in the programmatic planning stages. In October, former Stanford professor of electrical engineering and Netscape co-founder James H. Clark donated $150 million to help build a new Center for Biomedical Engineering and Sciences that will house this type of cutting-edge interdisciplinary research.

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. Code requirements in such areas as safety and accommodations for persons with disabilities also affect Stanford’s facility requirements.

Additional space is also necessary to accommodate new types of instrumentation and experimentation used in research. These often require more laboratory space per experiment. It should be noted therefore that adding new space often does not mean a corresponding increase in faculty size.

**Realistic Planning for the Future**

As Stanford’s academic programs evolve, demands for new and improved teaching and research facilities continually arise. Unforeseeable research breakthroughs drive the need for new academic facilities. Almost all of us were surprised by the speed with which the Internet became a staple item of information and commerce. This development has certainly changed the priorities of universities, businesses, and governments. Many of the major businesses in Silicon Valley do the bulk of their business with products that did not exist five years ago. They engage in planning, but they also must adapt quickly to new situations. None have fixed, precise ten-year plans. 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.

**Building New Facilities and Increasing Open Space**

Well-planned development can actually improve an area by using space more efficiently. For example, the new Science and Engineering Quadrangle that opened in October 1999 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 building square footage 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 has recommended that the new Community Plan and General Use Permit include flexibility in siting of facilities. Such flexibility in the past successfully allowed many excellent facilities to be constructed during the life of the current permit; it also permitted the University to recover from the serious damage of the Loma Prieta earthquake. Stanford supports these recommendations.

### Projected Academic Facilities

<table>
<thead>
<tr>
<th>Planning Districts</th>
<th>Acres</th>
<th>Development Projections</th>
<th>Existing GSF</th>
<th>Estimated Additional GSF</th>
<th>Total GSF</th>
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<td>West Campus</td>
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<td></td>
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<td>Athletics &amp; Student Activities</td>
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<td></td>
<td></td>
<td></td>
<td>5,000</td>
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¹ This column includes both existing and programmed development under the 1989 General Use Permit.
² No academic development is forecast in this district. Stanford Community Plan-Open Space and Academic Reserve and Special Conservation land use designations and related policies will govern.
EXHIBIT 'b'
2000 - 2010 DEVELOPMENT DISTRICTS
SANTA CLARA COUNTY GENERAL USE PERMIT

Source: Stanford University, 1999

Stanford University Community Plan, November 15, 1999
Many of the comments in the public review of Stanford’s first draft of the Community Plan urged Stanford to include in the plan an Academic Growth Boundary patterned after Urban Growth Boundaries. An Academic Growth Boundary was specifically recommended by the Santa Clara County planning staff, the County Planning Commission, the City of Palo Alto, the Committee for Green Foothills, and others. Stanford has accepted this recommendation.

The proposed Academic Growth Boundary is patterned very closely after the provisions for Urban Growth Boundaries in the Santa Clara County General Plan. Critical elements of the text of Stanford’s Academic Growth Boundary are lifted verbatim from the County’s General Plan language on Urban Growth Boundaries. Urban Growth Boundaries are a tool designed to focus development, and the section of the County’s General Plan that contains the provisions for Urban Growth Boundaries is a County strategy entitled, “Promote Compact Urban Development Patterns.” Development is not prohibited outside an Urban Growth Boundary, but it is restricted. Importantly, an Urban Growth Boundary is drawn so that it provides for enough land for growth within the boundary for a specified period of time. Procedures are also specified for periodic review of the Urban Growth Boundary to ensure that sufficient land is available to permit future compact growth. If a review determines that there is not sufficient land for growth, the Urban Growth Boundary is moved to permit additional growth.

The proposed Academic Growth Boundary roughly encompasses Stanford lands lying between Sand Hill Road, El Camino Real, Stanford Avenue, and Junipero Serra Boulevard (including already developed areas like the faculty homes on the south side of Junipero Serra Boulevard, the golf course, and the area near the Center for Advanced Study in the Behavioral Sciences).

Like the Urban Growth Boundary in the Santa Clara County General Plan, Stanford’s proposed Academic Growth Boundary will be initially reviewed five years after adoption and then be subject to a comprehensive review ten years after adoption. These reviews will assess the validity of the growth projections and other criteria on which the growth boundary has been based, and may result in adjustments.

The Academic Growth Boundary adopts the County General Plan goal of “compact development” and fulfills Stanford’s own desire to utilize core campus infill sites in order to allow lands in the Dish and foothill areas to continue as open space.

Stanford is proposing to focus all of its development under the proposed General Use Permit inside the Academic Growth Boundary; no square footage is requested for facilities or structures outside the Academic Growth Boundary. Stanford would not be precluded from requesting a separate discretionary use permit for “low-intensity academic and conservation uses that are in keeping with the open space character and are dependent upon unique open space resources, or that by the programmatic nature require a remote or natural setting” (Community Plan page 19). Urban services and development appropriate to the Academic Campus will not be allowed beyond the Academic Growth Boundary.

An Academic Growth Boundary, if adopted by the County, would remain in force until changed by the County.

Note: A public school site could be located outside the proposed Academic Growth Boundary. Stanford and the Palo Alto Unified School District are engaged in discussions on issues of mutual interest. Among those is the School District’s desire for a site for a new middle school. Stanford has identified two potential school sites outside the proposed Academic Growth Boundary. If the School District and Stanford agree on such a school site, Stanford will notify the County so that the site could be included in the public school land use designation of the Community Plan. See page 21 for a discussion of the school site issue and related community issues.
The current County General Plan contains two land use designations for Stanford lands in unincorporated Santa Clara County. The draft plan contains seven land use designations to describe and establish current and intended land uses in different areas of the campus. The designations are shown on the map on the inside front cover of this booklet and are described below.

- **Academic Campus.** This designation applies to the core campus area and allows various academic use including: instruction and research (including teaching hospital facilities); administrative facilities; housing for students, postgraduates and others; athletics and recreation; support services (such as childcare and the bookstore); infrastructure, storage and maintenance facilities; cultural facilities; and non-profit research institutions with close academic ties to the University (such as the Center for Advanced Study in the Behavioral Sciences and the Carnegie Institution of Plant Biology).

- **Campus Residential – Low Density.** This new designation applies to lands immediately adjacent to the Academic Campus area that have historically been reserved for faculty and staff housing. These lands are important for maintaining the University's historic residential character and play a vital role in recruiting and retaining the high-caliber faculty on which the University depends. A variety of low-density housing types, within a range of 1-8 units per acre, as well as typical residential support uses, are permitted in this area. Appropriate development policies for this area would preserve and develop housing types (detached single-family housing, duplexes and townhomes) to serve the needs of targeted campus faculty and staff populations. Policies for these areas should be designed to encourage residential neighborhoods that promote compact urban development and interaction with the campus to support the purposes of the University.

- **Campus Residential – Moderate Density.** This designation applies to lands immediately adjacent to the Academic Campus area that have a residential character and are reserved for housing university faculty and staff. In the plan, this designation includes the Stable and Dolores sites. These lands are likewise important to the University in maintaining its residential character and meeting the growing demand for campus housing. A variety of moderate density housing types, in the range of 8-15 units per acre, would be permitted in this area. Appropriate development in this area would include a mix of single-family homes, condominiums, townhouses and apartments. Childcare and other neighborhood support services would also be allowed in this area.

- **Campus Open Space.** This new designation applies to land retained as open space in the campus area north of Junipero Serra Boulevard. This land is essential to the historic campus and the character of faculty/staff residential areas. Areas with this designation include Palm Drive, the Oval, the Arboretum, the Red Barn area, and Lagunita, as well as parks and open space areas in existing neighborhoods. The draft plan requires that these areas be managed to protect open space and landscape resources, and allows temporary uses that are compatible with the open space character. The plan designates 18.4 acres of land within and adjacent to the existing eastside faculty/staff residential areas as Campus Open Space. These areas are set aside as parks and exceed the maximum 5-acres per 1,000 population standard that can be required under State law, as
well as the target for residential park land established by the City of Palo Alto.

- Open Space and Academic Reserve. This designation applies to lands outside the Academic Growth Boundary and held in reserve for future academic use. These lands are important environmental resources of academic value and natural beauty. Appropriate uses of this land include low-intensity academic and conservation uses that are in keeping with its open space character and which, by their programmatic nature, require a remote or natural setting. Utility infrastructure, grazing, and other agricultural uses are also allowed.

- Special Conservation. The plan establishes a new sub-designation within the Open Space and Academic Reserve designation for 379 acres of special environmental sensitivity. These include hillside slopes, certain seismic zones, riparian setbacks, habitat for species with special environmental status, and water reservoirs. Like the County’s suggested “Tier 3” designation, the use of lands in the Special Conservation area is restricted to open space, conservation activities, field environmental studies, pre-existing academic activities, and agriculture.

- Public School. This new designation reflects the fact that there are currently four Palo Alto Unified School District schools located on lands provided by Stanford. This designation applies to land currently utilized by public schools and will be applied to any future public school site. (Note: Stanford and the Palo Alto Unified School District are currently engaged in discussions on a possible new middle school site. Should agreement on a site be reached, that site will be included in this land use designation. See page 21 for more details.)
Open space issues are of critical concern to Stanford and the region. Stanford has been a far-sighted steward of its lands. Fully two-thirds of its 8,180 acres are essentially open space and will remain so under the new plan.

Stanford open space lands currently support teaching and research, meet the recreational needs of the University community, and preserve the beauty and character of the core campus and the foothills lands. Open space is also an important means of protecting natural, visual, cultural, and environmental resources.

The proposed plan preserves open space. Development on Stanford land in Santa Clara County will be concentrated in the core campus.

The plan includes new land use designations specifically designed to protect open space throughout Stanford lands in both the core campus and the foothills (see map on page 20). The Campus Open Space designation protects campus open space areas such as the Arboretum, Palm Drive, the Main Quad, Lagunita, and the Red Barn. Parks and open space in the Campus Residential area totaling 18.4 acres are also formally designated as Campus Open Space.

A new Special Conservation land use sub-designation similar to Santa Clara County’s proposed “Tier 3” designation will protect sensitive habitat and other conservation resources in the foothills and provide riparian setbacks of 150 feet along streams such as the San Francisquito Creek. Open Space and Academic Reserve lands—like all Stanford lands—are held in reserve for potential academic use. Stanford has consistently and often repeated that it holds all of its lands in trust for the purposes of higher education, which is the purpose for which the lands were generously given by the Founders of the University.

Of special concern is that much of the Dish area and the foothills is suffering from misuse leading to erosion and other environmental degradation. The Community Plan addresses the environmental degradation in these areas and identifies strategies to preserve them.

Additional policies and strategies to protect important natural habitat areas and species are presented in the Resource Conservation section in the Community Plan (page 62).
Long History of Cooperation Between Stanford and Palo Alto Schools

Stanford University has a long history of cooperation with the Palo Alto Unified School District. Currently, five schools are located on land obtained from Stanford. Four are in Palo Alto (Nixon and Escondido elementary schools, plus Palo Alto and Gunn high schools), and one is in Menlo Park (Oak Knoll Elementary). Approximately 40% of the students in the Palo Alto school district attend school in one of the four schools located on land provided by Stanford.

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 Stanford faculty.

School District Request for a School Site — Two Sites Identified

The District is seeking a site for a new middle school and has requested that Stanford's new land use plan set aside 25 acres of land for that purpose. State law does not allow local government agencies to require school impact mitigations beyond the payment of impact fees. However, Stanford has voluntarily agreed to assist the School District in its search for a new school site, including the possibility of locating another school on Stanford land.

The Dean of the School of Education at Stanford has also expressed interest in collaboration between the School of Education and the school district in designing and operating a new middle school program.

Stanford has identified two sites that might be suitable for a middle school as shown on the map on page 23. One site is on flat land on the southwest corner of Page Mill Road and Junipero Serra Boulevard, and the other is on Deer Creek Road between Page Mill Road and Arastradero Road. These sites need to be studied to assess their suitability.

(Note: Both of the sites identified are outside the proposed Academic Growth Boundary. See the section below, “A School Site and the Academic Growth Boundary.”)

The School District has expressed a preference for a site within the core campus, north of Junipero Serra Boulevard, but Stanford has been unable to identify a suitable site in that part of the campus. The County Planning Commission's direction that future Stanford educational facilities and housing be concentrated in the core campus, the limited space in that area, and Stanford's own current and future programmatic needs make it infeasible to locate a new middle school in the core campus.

Stanford and the School District are now engaged in ongoing discussions regarding a potential school site and other issues of importance to the district and to Stanford. If Stanford and the School District agree on a suitable site on Stanford land, both parties must enter into an agreement on the conditions for use (a letter dated November 15, 1999 from Stanford University notified the County that Stanford has identified the school sites discussed above).

School Age Children and New On-Campus Housing

The demographic research firm of Lapkoff and Gobalet projected the number of school-age children that would live in faculty and staff housing proposed in the draft General Use Permit of September 20th. Because a range of possible faculty and staff housing units rather than a fixed number was proposed, Lapkoff and Gobalet calculated the low and high possibilities: 165 students in the low estimate and 401 students in the high estimate.

Lapkoff and Gobalet also projected that there would be additional school children added in the School District as a result of the single graduate student housing that Stanford proposed in the September 20th draft. Assuming that families with children moved into housing vacated by Stanford graduate
students moving into the new proposed on-campus housing for single graduate students, Lapkoff and Gobalet projected between 69 and 116 students would be added to the School District.

The November 15th General Use Permit application has increased the number of faculty and staff housing units that might be built over a ten-year period. The yield of school-age children from the revised housing proposal has not yet been studied.

A School Site and the Academic Growth Boundary

Because the core campus is targeted for compact development of Stanford’s academic program and new housing — with some core campus lands also set aside as Campus Open Space and residential parks — any feasible school site on Stanford land must be somewhere in the much larger area of land that will be outside the proposed Academic Growth Boundary.

Some advocates of open space would prefer that no development take place in those lands. The University has also protected open space and promoted conservation of natural resources consistent with its goal of preserving all Stanford lands for the support of the University’s educational purposes. The proposed draft plan affirms Stanford’s desire to focus its development in a manner to preserve vast amounts of open space.

The needs of the School District, however, should be given high priority in all the affected communities. High quality schools are important to Stanford and to all in the area. All those concerned about open space and about the quality of the schools must address the unavoidable tradeoffs that must be made in land use. If the School District and Stanford reach agreement on the use of Stanford land on a site that is outside the proposed Academic Growth Boundary, Stanford will recommend to the County that the appropriate land use designation for a public school be adopted for that site.
Transportation and traffic issues are matters of intense concern among members of the community. Stanford University employees and students account for about 1% of the total traffic in Santa Clara and San Mateo counties during the 5-6 p.m. peak hour. The University nevertheless seeks to contribute to regional solutions.

The plan continues Stanford's commitment to alternative modes of transportation. Stanford is a recognized leader in encouraging alternative modes of travel for its faculty, staff, and students. According to 1990 U.S. Census data, 45% of Stanford's faculty and staff commute to work by means other than a single occupancy vehicle (SOV), compared to the Santa Clara County-wide average of 22%. Stanford's current Transportation Demand Management (TDM) programs include 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 strengthens the University's current transportation programs and continues to promote alternatives to single occupancy vehicle trips. New programs such as a Universal Transit Pass will be explored, and Stanford will work with its neighbors to assess the feasibility of remote park-and-ride lots to reduce Stanford-bound commute trips through neighboring communities.

The plan requires Stanford to meet or exceed Santa Clara County's goal of an average of 1.33 occupants per vehicle during peak traffic period. A new measurement system will provide a much simpler and easier method of comparing Stanford's performance to other cities and large employers in the County.

The Environmental Impact Report (EIR) will study the effects of Stanford's proposed development and its full traffic impacts. Appropriate mitigations and Transportation Demand Management program enhancements will be recommended.

Stanford will pursue land use patterns that reduce traffic congestion. It will continue to focus development in the core campus and near transit corridors. It will monitor and adjust its Transportation Demand Management programs. It will also continue to provide a system of pedestrian pathways and bikeways to encourage individuals to walk or bike to work. Finally, Stanford will reaffirm its commitment to being a residential university by increasing on-campus housing for faculty, staff, and students.

Housing and Transportation

One of the many benefits of adding additional on-campus housing is to reduce the number of employees and students commuting on local and regional roadways to Stanford for work or study. This is especially true for the new student housing. Although the graduate and postgraduate student population may rise slightly, many more housing units will be provided, resulting in a considerable net decrease in graduate and postgraduate student commute trips.

Stanford recognizes that adding family housing on campus will likely reduce regional commute trips, but may increase local trips. The plan calls for childcare facilities to be provided to support the new family housing. In addition, the plan will also provide, where possible, services and amenities in neighborhoods to reduce the need to make automobile trips. Many of the proposed housing sites are already near existing neighborhood services. Stanford will also make additional improvements to its transportation programs to further promote the use...
of bicycles and other alternative modes of transportation by its on-campus residents.

**Parking**

Unlike most major employers in Santa Clara County and Palo Alto, Stanford manages its parking demand with parking restrictions and parking fees. For example, beginning in the fall of 2000, incoming freshmen will not be permitted to have cars on campus.

The plan adds approximately 3,095 parking spaces to the campus over the next ten years. Approximately 1,850 spaces (60% of the total) will accommodate new student housing. These spaces will be allocated at rates well below that of neighboring communities: .75 per bed for undergraduate and graduate student housing and 1.0 per unit for medical resident and postgraduate housing. 1,245 new on-campus parking spaces will be added to support new facilities, meet the demands by community users of Stanford facilities such as the Museum, and discourage Stanford-related parking in nearby off-campus residential areas. Since the September 20th Draft General Use Permit application, Stanford has reassessed its parking demand associated with the prospective new performing arts center and the basketball arena, and has requested that an additional 300 parking spaces be allowed.

The University recognizes that solutions to transportation and traffic congestion go beyond transportation program incentives. Stanford will cooperate with other agencies, municipalities, employers, and the general public to improve and enhance regional transportation conditions.
Marguerite Shuttle System
- Extensive free local transit system
- Service to on-campus destinations
- Service to two CalTrain stations, the Stanford Medical Center, the Stanford Shopping Center, downtown Palo Alto, and Menlo Park
- Weeknight and weekend service

Carpools / Vanpools
- Full-time Stanford Employee Transportation Coordinator
- Over 500 separate carpools
- Vanpools to and from San Francisco, San Ramon, Berkeley, Oakland, Santa Cruz, and Modesto

Bicycle Support
- $650,000 in bicycle capital improvements for new bike racks, commuter bike enclosures, bike paths, and clothes lockers over the past five years

On-Campus “Transportation Store”
- Sales outlet for CalTrain, Valley Transit Authority (VTA), and SamTrans tickets and passes
- 1,700 transit passes sold annually
- Transit schedules for all major public transit systems
- Promotion of TDM programs

Parking Demand Management
- Parking Fees
- Parking restrictions
- 2,500 participants in the “Clean Air Cash” program receive cash for not purchasing a parking permit

Guaranteed Ride Home Program
- “Safety net” for emergencies
- Provides free taxi rides or car rentals

Looking Ahead – Options Under Consideration
- Increased Marguerite frequencies and expanded off-campus service
- Universal Transit Pass
- Satellite/remote parking with shuttle connections to campus
- Car-sharing program
Other Issues

Health and Safety

The Community Plan addresses a wide range of public health and safety issues, with the goal of minimizing potential human or environmental injury and property damage.

The Community Plan refines the strategies identified in Santa Clara County’s General Plan for Health and Safety both Countywide and in Rural Unincorporated areas for the following sections concerning Stanford lands:

- Air Quality
- Geological Hazards
- Flooding
- Hazardous Materials
- Emergency Response, Preparedness and Prevention
- Noise

Other Health and Safety topic areas discussed in the County’s General Plan do not require further refinement in Stanford’s Community Plan because the strategies, policies, and implementation contained in the General Plan are sufficient in detail to guide Stanford land use.

Stanford is committed to maintaining a safe and healthy campus environment, to complying with all applicable laws and regulations, and to cooperating on regional solutions to regional problems. For more information regarding the County’s General Plan and issues concerning health and safety, please see page 83 of the Community Plan.

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 postgraduate fellows, 303 faculty, and 632 staff). This population estimate represents an anticipated growth rate between 0.5%-1% per year, essentially the same as the rate of growth as under 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 populations of San Mateo and Santa Clara counties.
The Community Plan and General Use Permit will apply only to the 4,017 acres (49% of Stanford land) 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 University land falls within the following jurisdictions:

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<tr>
<td>San Mateo County Unincorporated</td>
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Stanford has identified potential housing sites outside of unincorporated Santa Clara County. No specific projects are proposed at this time. The 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—The Stanford Wedge site (faculty and staff housing)

No significant 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 considered are a long-discussed hotel near Highway 280 and Sand Hill Road 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 retail development is proposed in the Stanford Shopping Center beyond that allowed by the Sand Hill Road Development Agreement. 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.

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; one such project under consideration is a “Transplant Inn” which would be a patient and family temporary lodging facility.

The recently announced Medical School redevelopment will renovate and replace existing facilities in Palo Alto. This redevelopment will upgrade student service, library, administrative, and teaching space in response to accreditation board recommendations. The project will fit entirely within the current medical center “Public Facilities” (PF)
zoning parcel development capacity and will contain no new net square footage.

Stanford land in San Mateo County is largely occupied by a lease to the Department of Energy for the Stanford Linear Accelerator Center (SLAC), by agricultural or equestrian leaseholds, and by the 1,200-acre Jasper Ridge Biological Preserve. SLAC officials intend to submit a proposal to build a modest number of user lodging units, which would be located on SLAC lands and would be used to accommodate visiting researchers.

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 processed in the coming months.

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.

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**REGIONAL COOPERATION**

As noted in the previous section, Stanford’s 8,180 acres of land stretch across two counties, two cities and two towns. Policies and actions of the University and its neighbors related to housing, open space, resource conservation and transportation affect us all. Solutions to these issues can often be more effectively addressed on a regional level — across jurisdictions and property lines.

Stanford currently works with organizations and agencies on a variety of regional issues. It is involved with the Coordinated Resources Management and Planning (CRMP) and the San Francisquito Creek Joint Powers Authority to preserve important creeks and streams that run through Stanford lands and to address flood issues. Stanford signed a special management agreement with the California Department of Fish and Game, U.S. Fish and Wildlife Service and Santa Clara County, to provide for further protection on Stanford lands of the California tiger salamander, a candidate for endangered species status. Stanford is a member of the Silicon Valley Manufacturing Group (SVMG) which works to address important regional housing, transportation and environmental issues. The plan encourages Stanford’s continued involvement with its neighbors on these and other issues. Stanford is also an active member of the Bay Area Economic Forum, which works on regional issues.
Stanford’s submittal of the draft plan discussed in this booklet (both the Draft Community Plan and General Use Permit application) is the third 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 in the summer of 1999. 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.

The second stage began with the submission of Stanford’s first draft plan on September 20, 1999. Ten public hearings were held in late September and October to provide neighboring jurisdictions and members of the public the opportunity to comment on the draft.

The third stage began with the submission of a revised Draft Community Plan and General Use Permit application on November 15.

The Santa Clara County Planning Office will 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 them in conducting the environmental analysis.

The schedule 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 and neighboring jurisdictions will have many opportunities to comment on the plan throughout the approval 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.

As required by Santa Clara County, 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.
NOTES

Copies of the Draft Community Plan and the 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 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

These documents will also be available on-line from Stanford University at www.stanford.edu/dept/archplng (after November 20) 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

Larry Horton, Director of Government and Community Relations
(650) 725-3323
larry.horton@stanford.edu

Andy Coe, Director of Community Relations
(650) 725-3323
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
Stanford University Lands (8,180 acres) and Surrounding Neighbors

Stanford lands are located in the following jurisdictions: Unincorporated Santa Clara County, Unincorporated San Mateo County, Palo Alto, Menlo Park, Woodside, and Portola Valley.