

PLANNING & TRANSPORTATION DIVISION



STAFF REPORT

TO: PLANNING & TRANSPORTATION COMMISSION

FROM: **DEPARTMENT:** Planning and
Community Environment

AGENDA DATE: December 13, 2006

SUBJECT: Study Session to Review Process and Timelines for the Stanford Medical Center and Stanford Shopping Center.

RECOMMENDATION:

Staff recommends that the Planning and Transportation Commission conduct a study session regarding the review process and timelines for the Stanford Medical Center and Stanford Shopping Center projects and provide comments to the City Council.

SUMMARY OF KEY ISSUES:

On November 20, 2006, representatives from the Stanford University Medical Center presented the City Council with concepts for the modernization and expansion of the existing Main Hospital, the Lucile Packard Children's Hospital, and nearby Medical School facilities to meet State mandated seismic safety standards (SB 1953) and to address capacity issues, changing patient needs and modernization requirements. The renovation and expansion project, which would be constructed over a 20-year time line, would result in a net increase of approximately 1.3 million square feet of floor area, including 200,000 square feet of new medical office space at the Hoover Pavilion. The project would also include the demolition and reconstruction of the existing School of Medicine buildings, parking facilities and two buildings now housing medical office space for clinics and community health practitioners.

On December 11, 2006, representatives from the Stanford Shopping Center, including Simon Property Group Inc. as the shopping center owner and Stanford as the land owner, presented the City Council with concepts for the expansion of the shopping center. The proposal included the addition of approximately 240,000 square feet of new retail area, 1,100 new parking spaces in expanded

parking structures, and a 120-room, 100,000 square foot hotel with retail, restaurant, meeting room areas and a 120-car parking garage.

Staff has prepared a tentative project timeline for each project that outlines a suggested review process with important milestones identified over the next eighteen months (Attachments A and B). The project timelines have been divided into two phases: Phase I (Information Sharing and Area Plan) from December 2006 through July 2007 and Phase II (EIR and Entitlements), from July 2007 through July 2008.

Phase I: Information Sharing and Area Plan

Phase I would begin with the City Council's direction to initiate the review process for each project and would encompass approximately six months of review. The intent of Phase I is to collect and synthesize information to share with the applicants, the public, and the Planning and Transportation Commission, and to identify the key benefits and challenges of each project. A preliminary updated Stanford Medical Center Area Plan would be outlined for the Stanford Medical Center project and would provide reference to the Shopping Center project as well. This information-sharing and Area Plan preparation will provide background for and help to focus discussion on the primary issues of concern during the Phase II entitlement process.

Phase II: EIR and Entitlements

Phase II would begin in July, 2007 following City Council's review of key project issues and the preliminary updated Stanford Medical Center Area Plan. The intent of Phase II is to proceed with the development of the Environmental Impact Report (EIR) and project entitlements, including rezonings and Development Agreements for each project.

Community Outreach

Each phase of the process would include opportunities for public outreach and public participation. Stanford Hospital and Clinics/Lucile Packard Children's Hospital have published a project information web site (www.stanfordpackard.org) to provide general project information and answers to frequently asked questions. In addition, Stanford is expected to sponsor a series of workshops with interested parties, including residents, area businesses, Medical Center users, and medical practitioners. Staff anticipates that the Shopping Center applicants will similarly initiate public outreach efforts to the affected community.

Staff will also establish a website for these projects and will conduct several City-sponsored community workshops for neighborhood, business, and other community groups throughout each phase. Study sessions and public hearings with the Planning and Transportation Commission and ARB will provide further opportunities for public input.

Planning & Transportation Commission Review and Input


The Commission will provide frequent input to the formulation and progress of both projects, including initial identification of benefits and challenges, review of the preliminary Medical Center Area Plan, scoping for the EIR, and hearings for the EIR and project reviews.

ENVIRONMENTAL REVIEW:

The request for City Council's authorization to proceed with the review process is not considered a "project" per the California Environmental Quality Act. A complete environmental analysis would be prepared when the applications for the Development Agreements are submitted to the City.

ATTACHMENTS:

- A. Tentative Stanford Medical Center Timeline
- B. Tentative Stanford Shopping Center Timeline

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Department/Division Head Approval: 
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COURTESY COPIES

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- Bill Phillips, Stanford Management Company
- Art Spellmeyer, Simon Property Group, Inc.

