Staff Report

Agenda Date: March 24, 2011

From: Steven Turner, Advance Planning Manager

Department: Planning and Community Environment

Subject: **Stanford University Medical Center – Design Guidelines:** Request by Stanford University Medical Center on behalf of The Board of Trustees for the Leland Stanford Junior University for Final Architectural Review of Design Guidelines for the proposed Stanford University Medical Center expansion project. Existing Zone Districts MOR and PF (Medical Office and Research, and Public Facilities).

---

**RECOMMENDATION**

Staff requests that the Architectural Review Board (ARB) review the Design Guidelines and recommend that the City Council approve the Design Guidelines for the proposed Stanford University Medical Center expansion project.

**BACKGROUND**

**Stanford University Medical Center Facilities Renewal and Replacement Project**

The Stanford University Medical Center (SUMC) comprises the general area between Sand Hill Road, Vineyard Lane, Quarry Road, Pasteur Drive, and including Welch Road and Blake Wilbur Drive. The area is zoned Medical Office and Medical Research (MOR) and Public Facilities (PF). The applicant is proposing the demolition of the existing Stanford Hospital and Clinics (SHC), construction of new hospital buildings, renovation and expansion of the Lucile Packard Children’s Hospital (LPCH), reconstruction of the School of Medicine (SoM) facilities, and construction of new medical office buildings and parking structure as well as the renovation of the Hoover Pavilion 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 horizon, would result in a net increase of approximately 1.3 million square feet of hospital, clinic, and office space.

An application for the project described above was filed on August 13, 2007 with the City of Palo Alto. In summary, the applicants have requested, among other entitlements, a zoning code amendment to establish a new “Hospital” district with development standards designed to accommodate the proposed project. The applicants have requested design approval for Stanford University Medical Center Campus Design Guidelines, SHC, LPCH, a new medical office building and parking garage as well as the renovation of the Hoover Pavilion, and the SoM’s Foundations in Medicine 1 (FIM) building.
Over the course of the past two years, each of the SUMC Project components has been reviewed by the ARB through a series of study sessions and early preliminary review meetings. Each component of the SUMC Project has gone through preliminary ARB reviews and the ARB will be providing a final recommendation to the City Council for their consideration.

The Design Guidelines are meant to provide a basis from which to understand the architectural implications and connections between the different projects within the medical center. They express the similarities and differences of the new project components and how they contribute to a cohesive identity. The ARB has earlier held preliminary review meetings on the Design Guidelines for the SUMC expansion on July 3, 2008, and August 5, 2010.

**DISCUSSION FOR SUMC DESIGN GUIDELINES**

WRNS Studio LLP prepared the Design Guidelines for the SUMC. They include sections on: Site Design (Site Design, Main Circulation, Parking, Public Access Streets, Open Spaces, and Pathways), Building Design (Visual Hierarchy, Density Pattern and Context, Massing and Building Composition, Material Palette, and Entry Expression), and Connective Elements (Paving, Planting, Lighting, Signage, and Shared Amenities). There is also an Appendix that describes the approach to preservation at Hoover Pavilion and the future SHC Clinics.

During the course of the application review, project refinements have been developed which are discussed in the Draft EIR under the Tree Preservation Alternative. These refinements minimize tree impacts, provide more compact building footprints and expand gardens and open space. The applicants’ preferred project is now the Tree Preservation Alternative. Since the previous ARB review, the Design Guidelines have been updated to reflect the applicants’ preferred alternative. In addition, an appendix has been added to describe the design intent of the SHC Clinics Expansion.

**SUMMARY OF KEY ISSUES**

The applicants have requested that the ARB provide a formal review of the Design Guidelines. Attachment A that accompanies this staff report contains additional sheets to the Design Guidelines. This attachment is to be reviewed as an addition to the Design Guidelines attachment submitted earlier to the ARB on August 5, 2010. These changes include the following:

- Updated pages 15 – 22 – correction of the labeling and color-coding of path types. The latest Area Plan document is also consistent with these new pages of the Design Guidelines.
- Updated pages 121-128 – illustrate a further refined SUMC Campus Lighting Plan, as well as some refinement of to the lighting fixture types and proposed locations.

**Prior ARB Review**

During the August 5, 2010 meeting, the applicants provided the additional details that were requested by the ARB. The ARB members were generally pleased with the holistic vision of the document and felt that the signage, and street furniture was consistent with the rest of the campus. They felt that the document was very ambitious, and expressed concerns that updating the document would require a significant amount of effort. The ARB requested information regarding how the document would address future buildings and how the Design Guidelines
would relate to the Hospital Zone. The ARB also requested that lighting for garages be included in the document.

The Design Guidelines would become a reference document to be used in evaluating those SUMC Project components that have not received design review: FIM2, FIM3, and SHC Clinics Expansion. At the time these projects are submitted for design review, the ARB shall review these projects for consistency with the Design Guidelines. The proposed Hospital District regulations require compliance with PAMC18.76 (Architectural Review) and 18.77 (Process of Permits and Approvals) and refer to the Design Guidelines as the document that would implement landscaping and design features between the SUMC Project Components.

Information regarding the lighting is included in the supplemental materials attached to this staff report.

Summary of Issues Identified by Urban Design Consultant
The City’s urban design consultant, Bruce Fukuji, has provided his comments on each of the Project components throughout this review process as well as on the Design Guidelines. His updated comments on the Design Guidelines will be provided at the March 24 meeting.

NEXT STEPS
The ARB will review all of the Project components at the March 24 meeting and at a second meeting in April 2011. The ARB’s recommendation on all of the project components will be forwarded to both the Planning and Transportation Commission and City Council. The City Council will take action on these items after certification of the Final EIR, anticipated in May 2011.

ATTACHMENTS
Attachment A: Updated and additional sheets for the Design Guidelines for the SUMC Project (by WRNS Studio, LLP)

COURTESY COPIES
William T. Phillips, Sr. Assoc. Vice President, Stanford University – Land, Buildings & Real Estate
Jean McCown, Director of Community Relations, Office of Government and Community Relations
Zach Pozner, Project Manager, Stanford University Medical Center, Facilities
Charles Carter, Director Land Use and Environmental Planning, Stanford University
Mark Tortorich, Vice President of Facilities and Design & Construction, Stanford Hospitals & Clinics / Lucile Packard Children’s Hospital
Catherine Palter, Assistant Director Land Use and Environmental Planning, Stanford University
Bruce Fukuji, Fukuji Planning & Design

Prepared by: Whitney McNair, Consulting Planner
Ruchita Kadakia, Consulting Planner