RECOMMENDATION
Staff requests that the Architectural Review Board (ARB) review the development plans and recommend that the City Council approve the Welch Road improvements and new Durand Way connection.

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. This ARB meeting is the final review for the improvements to be made on Welch Road and Durand Way.

**WELCH ROAD AND DURAND WAY IMPROVEMENTS**

AECOM has outlined the surface improvements proposed for Welch Road and Durand Way in order to accommodate the new SUMC Project. These project plans that accompany this staff report include details on all improvements including proposed landscaping and planting plans for Welch Road and Durand Way (including AMC drive), and signage and striping plans for Welch Road (Attachment B). A detailed explanation for the surface improvements can be found in Attachment A.

The Welch Road Surface Improvements that are being presented to ARB are a portion of the Welch Road Utilities Project (WRUP). This project is confined to the public right-of-way and is being closely coordinated with all pertinent Palo Alto Departments (Utilities, Transportation, Public Works, etc.). It is essentially a public street project which must adhere to City requirements. However, SUMC has taken the opportunity to design and fund aesthetic improvements such as new street trees and planted median strips, which will enhance the pedestrian, bike and vehicular experience of this Road. These improvements will also contribute to the consistent appearance of this SUMC Campus edge.

For the final review, the applicants have added improvements along Quarry Road, necessitated by the City’s requirement for SUMC to upgrade existing underground Domestic Water lines (Sheet C2.04, Attachment B). The intersection of Quarry Road and Quarry Extension has also been improved, per request by Palo Alto Transportation group to modify this intersection to a simple “T” configuration. In addition, the applicants have updated the Rendered Landscape Plan, Rendered Landscape Sections, and Plant Imagery to reflect the latest design. Finally, a clearer landscape drawing has been provided for the AMC / Blake-Wilbur Parking Lot, to illustrate the intent to preserve the existing Eucalyptus tree at the south end of the lot.

The SUMC project sponsors have included illustrative street sections, site plans and photographic displays for all proposed planting. As indicated in the Design Guidelines, the light fixtures along Welch and Quarry Road will be the Fixture A (City Standard Cobrahead) and the AMC / Blake-Wilbur Parking Lot will include Fixture B (Gardeo Form 10 Luminaire). The existing fixtures along Welch and Quarry Road shall either remain in place or be relocated to align with the new sidewalk configuration.

There is no specialty paving, lighting or street furniture associated with the project. Shuttle Stops and other pedestrian activity spaces are proposed as part of the other SUMC Projects, and are presented in detail in those ARB submittals.

*Prior ARB Review*

The ARB held its first formal review of the surface improvements at Welch Road and Durand Way on December 2, 2010. Please see Attachment A for a detailed description of this meeting.
During this formal review, the ARB generally supported the proposal of the improvements, and supported the concept of adding bike lanes and making it a unified landscape project. They however, requested that the applicants provide the ARB with details for paving materials, street lighting, wayfinding and signage, street furniture, and images of the plant types to be used in the project. They also requested that the road sections be updated which could include the above elements. The applicant has responded to these comments as described above.

Transportation Staff Review
The Welch Road improvement plans are undergoing technical review by the Transportation Division, Public Works, Planning and other City departments. Modifications to the project plans as a result of this review may result in minor adjustments to the dimensions and locations of median islands and landscaping, accessibility ramps at pedestrian intersections, adjustments to the movements of automobiles, and signal timing modifications. These modifications are not expected to substantially alter the design intent of the Welch Road improvements.

NEXT STEPS
These improvements are part of the overall SUMC Project. They are being presented to the ARB at this time, because they are closely linked to the LPCH. 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: ARB Staff Report, Welch Road surface improvements and Durand Way, December 2, 2010
Attachment B: Drawings for the Welch Road Surface Improvements and Durand Way (provided by AECOM, ARB members only)

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
Architectural Review Board

Staff Report

Agenda Date: December 2, 2010

From: Steven Turner, Advance Planning Manager

Department: Planning and Community Environment

Subject: Stanford University Medical Center – Welch Road Surface Improvements and Durand Way [10PLN-00399]: Request by Stanford University School of Medicine on behalf of The Board of Trustees for the Leland Stanford Junior University for Architectural Review of improvements to be made on Welch Road and Durand Way. Existing Zone Districts MOR and PF (Medical Office and Research, and Public Facilities).

RECOMMENDATION
Staff requests that the Architectural Review Board (ARB) provide comments to the applicant and staff on the Welch Road improvements and new Durand Way connection and continue the review until after the release of the Final Environmental Impact Report (FEIR).

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.

The ARB held a preliminary review for the improvements on August 5, 2010. During this meeting, the existing functional and aesthetic deficiencies for Welch Road were identified, and are addressed through updated pedestrian and bike connections, landscaping and improved traffic flow with the proposed improvements. The review included details of the new Durand Way connection, and landscaping details for the road improvements. This ARB meeting is the first formal review for the improvements to be made on Welch Road and Durand Way.
WELCH ROAD AND DURAND WAY IMPROVEMENTS

AECOM has outlined the surface improvements proposed for Welch Road and Durand Way in order to accommodate the new SUMC Project. These improvements include proposed landscaping and planting plans for Welch Road and Durand Way (including AMC drive), and signage and striping plans for Welch Road. All of these are included in the project plans that accompany this staff report (Attachment A).

Welch Road would be widened from two to three lanes to provide a dedicated left-turn lane in both directions, and it would continue to serve vehicle circulation within the SUMC, connecting Quarry Road to Pasteur Drive and to Campus Drive.

Durand Way, a four-lane connector road, would be constructed between Sand Hill Road and Welch Road to provide additional Medical Center access from Sand Hill Road (at the current signal). No demolition of existing structures would be necessary to construct Durand Way. This connector road would extend into the Advanced Medicine Center.

A new driveway would be constructed, with ingress and egress from Welch Road; this driveway would provide ambulance access to the new SHC Hospital’s ED and service access to the technology dock. A second new driveway would be provided for public access to the ED, along with a small area for patient drop-off.

Two new driveways would be installed to the east and to the south of the proposed new LPCH Hospital addition; these driveways would provide drop off access and access to the new LPCH loading area.

Prior ARB Preliminary Review

During the August 5, 2010 ARB preliminary review meeting, the ARB felt that the improvements were very well designed and that the roads project was very appealing. They felt that the simplicity of the tree and plant palette would bring a cohesive feel to the area. They did feel that the curve of Welch Road with its crosswalks, turn lanes, the new entries, exits and one way lanes would require appropriate signage that would need future ARB approval and the improvements should be reviewed with the City’s traffic staff.

Transportation Staff Review

The Welch Road improvement plans are undergoing technical review by the Transportation Division, Public Works, Planning and other City departments. Modifications to the project plans as a result of this review may result in minor adjustments to the dimensions and locations of median islands and landscaping, accessibility ramps at pedestrian intersections, adjustments to the movements of automobiles, and signal timing modifications. These modifications are not expected to substantially alter the design intent of the Welch Road improvements. The ARB would have the opportunity to review any revised plans prior to their formal recommendation after the release of the Final EIR.

NEXT STEPS

These improvements are part of the overall SUMC Project. They are being presented to the ARB
at this time, because they are closely linked to the LPCH. Staff anticipates including these plans together with other Project components after release of the Final EIR for ARB recommendation to the City Council. The ARB will review the other project components through December and January 2011.

The ARB’s recommendation on all of the project components will be forwarded to both the Planning and Transportation Commission and City Council during the first half of 2011. The City Council will take action on these items after certification of the Final EIR.

ATTACHMENTS
Attachment A: Drawings for the Welch Road Surface Improvements and Durand Way (provided by AECOM, ARB members only)

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