On June 27, 2007, the Planning and Transportation Commission (Commission) conducted a public hearing to discuss the draft of the Stanford University Medical Center Area Plan Update.

The Commission provided comments to staff and the project proponents on the area plan format, the content of individual chapters within the document, and the maps and figures used to illustrate key concepts and changes within the medical center area. The Commission continued the item to the July 11, 2007 meeting to allow for additional comment on the draft plan.

A summary of staff proposed changes in response to the Commission comments is contained in Attachment A to this memorandum. Although staff has not incorporated the requested changes into the draft area plan for the July 11 meeting, these items will be forwarded as recommendations to the City Council and will be included in a revised area plan draft document for future public meetings.

Staff has updated three area plan maps that incorporate changes recommended by the Commission. The revised maps include Figure 3-6: Linkages, Figure 3-12: Pedestrian and Bicycle Connections, and Figure 4-2: Zoning. Each map includes existing condition information as well as the proposed changes to existing conditions. Copies of these maps are attached to this memorandum. If the Commission finds these revisions acceptable, staff would apply the changes to the other maps.
The maps are provided at 11x17 size in “landscape” format. The actual map fully occupies the left half of the page, at a larger scale than previously, with the legend and title to the right, allowing for folding that still shows the title of each map. The applicant is also preparing a mock-up of one or more of the maps at 11x17 that would be in a “portrait” format, filling most of the 11x17 page, and this example will be provided to the Commission at or before the meeting. Staff feels that the “landscape” approach is clear and does not require turning the document to read it, but if the Commission prefers the “portrait” version, the maps could be prepared that way instead.

The maps in Chapter 2 used to outline the proposed project demolition and new construction will not be enlarged to 11x17, but other clarifications and corrections noted in Attachment A will be made to those maps.

No additional materials are provided. Staff expects to forward Attachment A as modified or supplemented by the Commission, along with map samples, to the Council for its review on July 23, 2007.

If the Commission or the public needs to review the staff reports for the June 27th meeting, they are available online at:

City of Palo Alto Planning and Transportation Commission
Area Plan Revisions from June 13, 2007 Meeting

MAPS
- Larger than 8-1/2 x 11 (probably 11x17)
- Move the scale/legend out of the map itself
- Put the title below or above the map where possible
- Expand the boundaries of some of the maps to contain ECR up to creek
- Clarify to avoid blurring or covering up street names
- Combine some (existing/proposed) maps in Chapter 3
- Clearly identify all changes in "proposed" maps
- Add landmarks to maps for easier identification/understanding
- Add a parcel/lease map for background information
- Correct discrepancy in Area Plan boundary between figures 1.1 and 1.2

OTHER PTC CHANGES

Chapter 1
- Page 1.3, add a paragraph titled "Project Benefits" identifying general healthcare and economic benefits of the proposal, including the benefits to neighboring communities and the subregion as a whole.
- Page 1.4, add a paragraph titled "Relationship to Entitlements and EIR" to outline what the Area Plan addresses vs. the focus of the Development Agreement and the EIR.
- Page 1.4, add section titled "Issues" to identify the key issues described in the report, prior to Objectives section.
- Page 1.5, provide the full text for the City’s planning objectives listed there.
- Page 1.5, include "adjacent communities" in the list of linkages in the 4th bullet.
- Page 1.9, at the end of the discussion of the 2000 Land Use Area Analysis, add some discussion of the drivers for the Cancer Center building and what if any other development was foreseen at the time.
- Page 1.12, include only Program L-46 in the table.
- Add a map showing Stanford parcels/leases in the Area Plan boundary.

Chapter 2
- Add explicit language at the beginning of the chapter (sidebar) clarifying that the bulk of the text was prepared by Stanford and represents the proponent’s justification for its project proposals; note parenthetically that the suggestions will be peer reviewed by the City’s hospital consultant and may subsequently be revised so that the final document represents the City’s position on these factors.
- Provide consistent language regarding “Stanford states” or “Stanford maintains” throughout text.
- Revise Chapter 2 title to “Proposed Improvements for Facilities Renewal and Replacement.”
- Move current sidebar text on page 2.1 to first paragraph of chapter (except last sentence).
- Add a proactive benefits statement to the introductory paragraph on page 2.1, and relocate “Drivers for Renewal and Replacement” following the second paragraph (preceding the last paragraph).
- Add discussion in one of the “Drivers” section or a new section to discuss the need for flexibility of the hospital to add beds beyond the 600 proposed (or why 600 is enough).
- Page 2.1, indicate in the last paragraph the total number of visitors requesting admittance to SHC and LPCH, for context regarding turn-aways.
- Page 2.4, LCPH section, add number of existing beds; revise Exhibits “2-5 and 2-6” to “2-6 and 2-7.”
- Page 2.7, revise charts 2-2 and 2-3 to show existing SF for Hoover site, add # of new beds, add column for “total new building SF.”
- Revise figures 2-4 through 2-10 to say “proposed” demolition or replacement, etc.

Chapter 3
- Page 3.8, add some mention under “Historic and Cultural Resources” of community interest in retaining the integrity of Governor’s Lane.
- Page 3.62, add a section for “Land Use and Transportation” discussing the provision of affordable housing, TDM programs, and linkages to support reduced vehicular use and other sustainability goals; add second Key Objective to “Provide for affordable housing, transportation demand management, and pedestrian, bicycle, and transit linkages to minimize single-occupant vehicle use and parking needs in the area.”
- Page 3.13, revise Figure 3-2 to call out changes proposed.
- Page 3.22, revise figure 3-4 to create two maps: 1) Area Plan Site Concepts, and 2) Area Plan Building Heights.
- Pages 3.36 and 3.37, revise figures to show correct location of emergency room.

Chapter 4
- Add explicit language at the beginning of the chapter (sidebar) clarifying that the bulk of the text was prepared by Stanford and represents the proponent’s justification for its entitlement proposals; note parenthetically that the suggestions will be peer reviewed by staff and the City’s hospital consultant and may subsequently be revised so that the final document represents the City’s position on these factors.
- Page 4.4, add a section titled “Jurisdictional Boundary Changes” to mention the annexation of the small area related to the School of Medicine buildings, and the jurisdictional implications of medical office in the triangle area in the County.