



Architectural Review Board

Staff Report (ID # 13790)

Report Type:	Action Items	Meeting Date: 2/3/2022
Summary Title:	300 Pasteur: SUMC Nursing Pod Extension (1st Formal)	
Title:	PUBLIC HEARING / QUASI-JUDICIAL. 300 Pasteur [21PLN-00235]: Recommendation on Applicant's Request for Approval of a Major Architectural Review to Allow an Addition of Approximately 37,000 sf to an Existing Stanford Hospital Building to Meet Seismic Standards and Enable Renovation of Existing Patient Rooms, and Associated Landscape Changes. Zoning District: HD. Environmental Assessment: Certified EIR for the Stanford University Medical Center Facilities Renewal and Replacement Project (Council Resolution No 9168). For More Information Contact Project Planner Emily Foley at emily.foley@cityofpaloalto.org .	
From:	Jonathan Lait	

Recommendation

It is recommended that the Architectural Review Board (ARB) take the following action(s):

1. Recommend approval of the proposed project to the Director of Planning and Development Services based on findings and subject to conditions of approval.

Report Summary

This is the first formal ARB hearing for the Stanford University Medical Center (SUMC) Nursing Pod Extension. The ARB previously reviewed the Preliminary application on April 15, 2021. The applicant proposes a 38,000 square foot (sf) expansion, separated into two structures on the existing building, and landscaping and improvements to the existing below grade courtyards and promenade space. The project does not increase the overall capacity of the hospital, the purpose is to facilitate the state-mandated replacement of non-seismically safe portions of the existing hospital.

Background

Project Information

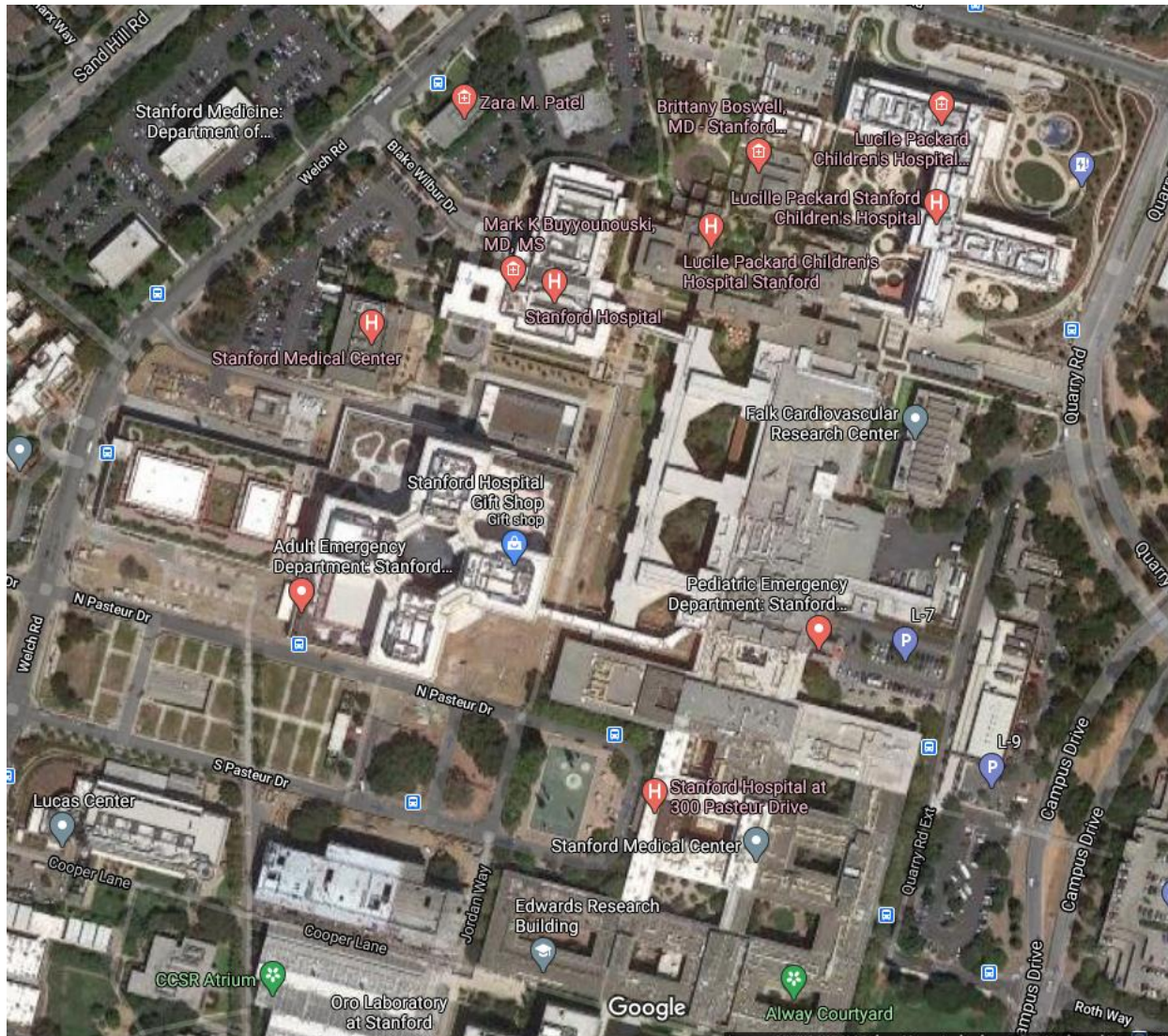
City of Palo Alto
 Planning & Development Services
 250 Hamilton Avenue
 Palo Alto, CA 94301
 (650) 329-2442

Owner:	Stanford University
Architect:	Perkins Eastman
Representative:	Molly Swenson, Stanford Healthcare Department of Planning, Design, and Construction
Legal Counsel:	N/A

Property Information

Address:	300 Pasteur Drive
Neighborhood:	Stanford University Medical Center (SUMC) -Hospital District
Lot Dimensions & Area:	The overall SUMC area is approximately 66 acres: the approx. 56-acre Main SUMC site and the approx. 9.9-acre Hoover Pavilion site.
Housing Inventory Site:	N/A
Located w/in a Plume:	N/A
Protected/Heritage Trees:	Yes, adjacent to proposed construction and renovation
Historic Resource(s):	Yes, adjacent to but not involved in proposed construction and renovation
Existing Improvement(s):	Existing Nursing Pods D, E, and F. 134,029 sf, 4 stories (includes basement), 77.5 feet height, built 1983
Existing Land Use(s):	Hospital
Adjacent Land Uses & Zoning:	Lucile Packard Children's Hospital, Advanced Medicine Center, New Stanford Hospital, Falk Cardiovascular Research Center, Existing Stanford Hospital - All HD (Hospital District)

Aerial View of Property:



Source: Google

Land Use Designation & Applicable Plans

Zoning Designation:	HD (Hospital District)
Comp. Plan Designation:	Major Institution/Special Facility
SUMC Design Guidelines:	Applies, see discussion below
Context-Based Design Criteria:	N/A
Downtown Urban Design Guide:	N/A
South of Forest Avenue Coordinated Area Plan:	N/A
Baylands Master Plan:	N/A
El Camino Real Design Guidelines (1976 / 2002):	N/A

Proximity to Residential

Uses or Districts (150'):

N/A

Located w/in Airport

Influence Area:

N/A

Prior City Reviews & Action

City Council:

None

PTC:

None

HRB:

None

ARB:

April 1, 2021: ARB Preliminary Review Minutes:

https://www.cityofpaloalto.org/files/assets/public/agendas-minutes-reports/agendas-minutes/architectural-review-board/2021/5.6-arb_draft-minutes-approval.pdf

Staff Review:

20PLN-00057 – Limited façade improvements to Nursing Pod D
20PLN-00299 – pending - Blake Wilbur Road extension

Project Description

SUMC is proposing to remodel and expand the 1983 Nursing Pod buildings at the existing Stanford Hospital, which is known as the “Nursing Pod Extension” project. This portion of the SUMC project remains generally consistent with the SUMC original entitlement, Development Agreement and Conditional Use Permit, in that it does not exceed the total allowable number of hospital beds.

The expansion includes 38,000 square feet (sf) on four levels, one of which is below grade, plus an equipment penthouse. The height, approximately 41 feet from grade to the roof and 61 feet to the top of the equipment penthouse, is consistent with the plate heights of the existing building. Window and material changes are consistent with a previous staff-level approval (file 20PLN-00057). The project also includes landscaping in the below grade courtyards, and adjacent to the existing promenade, and lighting improvements. Visual simulations and floor plans of the existing Nursing Pod buildings and the proposed renovation and additions can be found in the project plans (Attachment D).

Requested Entitlements, Findings and Purview:

The following discretionary applications are being requested:

- Architectural Review – Major (AR): The process for evaluating this type of application is set forth in PAMC 18.77.070. AR applications are reviewed by the ARB and recommendations are forwarded to the Planning & Development Services Director for action within five business days of the Board’s recommendation. Action by the Director is appealable to the City Council if filed within 14 days of the decision. AR projects are evaluated against specific findings. All findings must be made in the affirmative to approve the project. Failure to make any one finding requires project redesign or denial. The findings to approve an AR application are provided in Attachment B.

Analysis¹

Consistency with the Comprehensive Plan, Area Plans and Guidelines²

There are no Comprehensive Plan policies that directly impact the SUMC. The primarily regulatory documents for the SUMC are:

- Development Agreement (Ordinance No 5124)
- Architectural Review and SUMC Design Guidelines (City Council Resolution No 9171)
- Conditional Use Permit (Record of Land Use Action 2011-03)
- Environmental Impact Report and the Mitigation, Monitoring, and Reporting Program (City Council Resolution No 9168)

This project is a part of necessary updates to existing buildings. It is consistent with the uses permitted by the CUP, and the construction will meet the approval conditions and requirements of the MMRP. This project is not part of the Development Agreement.

This project meets the intent of the Design Guidelines in the following manners:

- The proposed design enhances the existing promenade, by providing additional seating and gathering spaces, as well as additional landscaping. The promenade is the primary open space and circulation through the campus.
- While the addition increases the massing of the existing nursing pods building, it is expected to maintain the visual hierarchy between the main hospital and the existing building, per SUMC Design Guidelines page 54.
- The addition does not add height to the building, maintaining the height hierarchy shown on SUMC Design Guidelines pages 60-61.
- The primary massing technique is “staggering” as shown on SUMC Design Guidelines page 68. The building is enhancing the “daylight basement” shown on page 71.
- The proposed materials and colors are within the palette shown on SUMC Design Guidelines page 82.

Zoning Compliance³

The HD zoning district has minimal zoning standards, as the majority of the development standards were established through the Design Guidelines, Conditional Use Permit, and Development Agreement. The proposed project complies with all applicable codes.

¹ The information provided in this section is based on analysis prepared by the report author prior to the public hearing. The Architectural Review Board in its review of the administrative record and based on public testimony may reach a different conclusion from that presented in this report and may choose to make alternative findings. A change to the findings may result in a final action that is different from the staff recommended action in this report.

² The Palo Alto Comprehensive Plan is available online: <http://www.cityofpaloalto.org/gov/topics/projects/landuse/compplan.asp>

³ The Palo Alto Zoning Code is available online: http://www.amlegal.com/codes/client/palo-alto_ca

The CUP includes a temporary allowance for the possibility this project will make the overall Floor Area Ratio (FAR) increase above what is allowed, to facilitate moving between older and newer buildings without disrupting operation. However, this project will not cause the FAR to be above what is allowed. In addition to the main hospital being slightly smaller than originally approved, parts of the 1959 Stone Complex building will be decommissioned as a part of this project. See the Gross Floor Area Summary on page G0.1 of the plan set.

Multi-Modal Access & Parking

Although this project includes an increase in building square footage, the parking ratio for hospitals is tied to the number of beds. The bed count is not increasing and therefore there is no impact on parking.

Response to ARB Preliminary Comments

The ARB provided the following preliminary comments, which the applicant responded to in this formal application:

The “canted”, windowless walls facing the promenade lack visual interest	Two additional windows have been added to each floor of both pods. The canted panels have been replaced with a horizontal ribbed panel, see sheet A4.5 and materials samples.
The proposed fence is very long (450 ft) and needs more variety	It is a necessary function of this project to screen the below-grade courtyards. The proposed fence is a high-quality laser cut steel panel fence, which will be partially screened by landscaping.
Building extensions appear too close and too tall to the promenade	The existing width of the paved promenade is not changing, and the useable space at the southernmost end is increasing, though the plaza at the northern end will decrease. There will be 45’6” of open space between the proposed extension and the roof canopy of the hospital building across the promenade. See sheets A1.0 and A1.1
Paving materials should be included in the formal application	See sheet L2.3
Mechanical penthouse dimensions, materials, visibility, and requirements, should be further detailed	The mechanical enclosures are a necessary part of hospital operations and are proposed at the required specifications for this use.
Interpretive panels should be visually light, low on text, and may be nicer if they include physical texture	Specific details of the interpretive panels have not been provided at this time.

Consistency with Application Findings

Staff finds the project to be consistent with the Comprehensive Plan, Zoning Code, and SUMC project documents as referenced earlier in the report. Draft findings of approval have been included in this staff report as Attachment C.

Environmental Review

This project is designed to be in compliance with the SUMC EIR City Council Resolution No 9168, the original EIR for the overall SUMC project. This project is consistent with the SUMC EIR goal to update hospital, to be seismically safe, and does not increase the floor area or hospital bed count above what is allowed by the EIR.

Public Notification, Outreach & Comments

The Palo Alto Municipal Code requires notice of this public hearing be published in a local paper and mailed to owners and occupants of property within 600 feet of the subject property at least ten days in advance. Notice of a public hearing for this project was published in the *Daily Post* on January 24, 2022. Postcard mailing also occurred on January 24, 2022.

Public Comments

As of the writing of this report, no project-related, public comments were received.

Alternative Actions

In addition to the recommended action, the Architectural Review Board may:

1. Approve the project with modified findings or conditions;
2. Continue the project to a date (un)certain; or
3. Recommend project denial based on revised findings.

Report Author & Contact Information

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(650) 617-3125
Emily.foley@cityofpaloalto.org

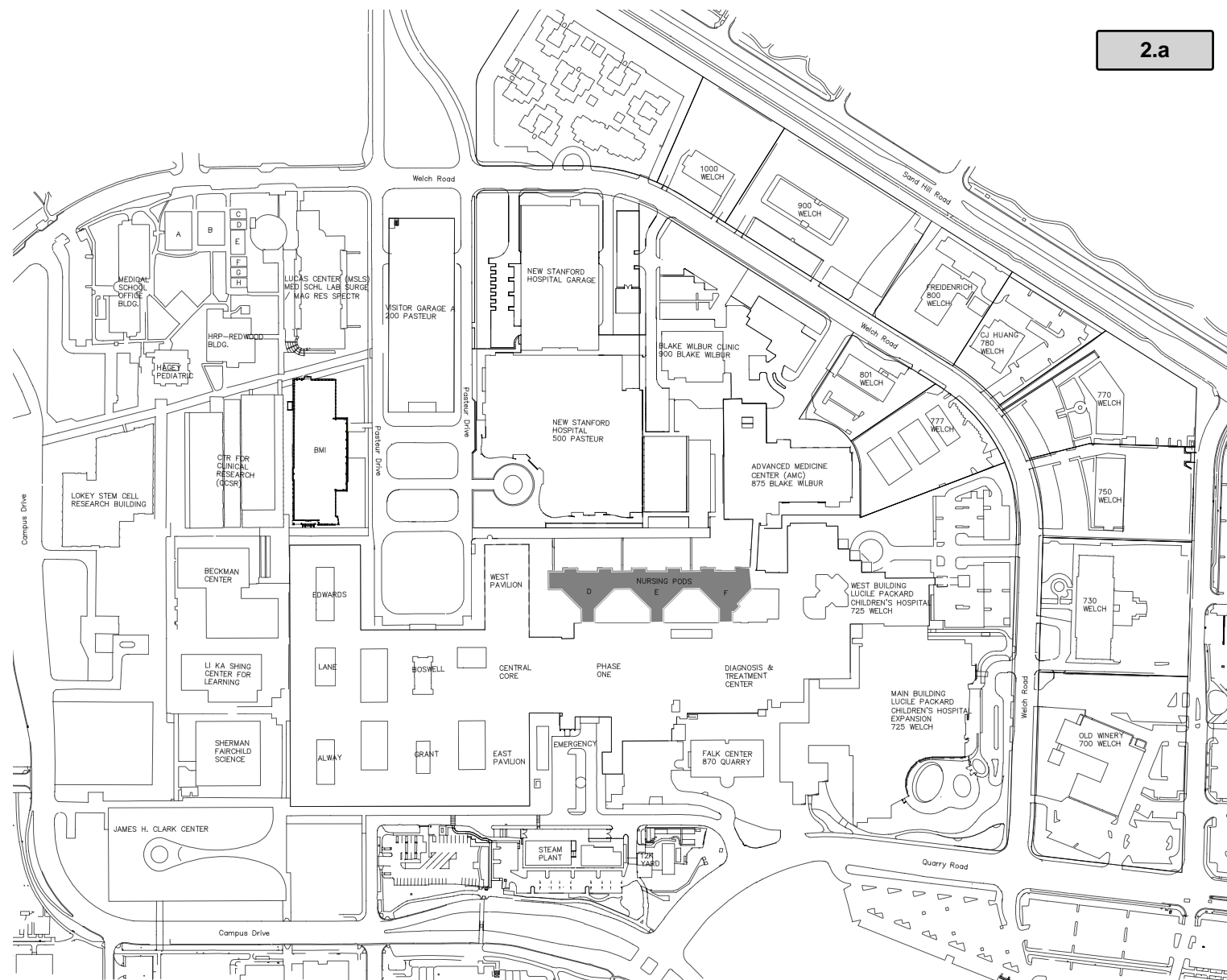
ARB⁴ Liaison & Contact Information

Jodie Gerhardt, AICP, Planning Manager
(650) 329-2575
jodie.gerhardt@cityofpaloalto.org

Attachments:

- Attachment A: Location Map (PDF)
- Attachment B: Draft ARB Findings (DOCX)
- Attachment C: Draft Conditions of Approval (DOCX)
- Attachment D: Applicant's Project Description (PDF)
- Attachment E: Project Plans (DOCX)

⁴ Emails may be sent directly to the ARB using the following address: arb@cityofpaloalto.org



**ATTACHMENT B
ARB FINDINGS FOR APPROVAL**

The design and architecture of the proposed improvements, as conditioned, complies with the Findings for Architectural Review as required in Chapter 18.76 of the PAMC.

Finding #1: The design is consistent with applicable provisions of the Palo Alto Comprehensive Plan, Zoning Code, coordinated area plans (including compatibility requirements), and any relevant design guides.

The project has been reviewed by staff and found to be consistent with the Palo Alto Zoning Code, SUMC Design Guidelines, and SUMC CUP.

<i>Comp Plan Goals and Policies</i>	<i>How project adheres or does not adhere to Comp Plan</i>
The Comprehensive Plan land use designation for the site is Major Institution/Special Facilities.	The project proposes extension of the hospital in keeping with this designation.
<i>Land Use and Community Design Element</i>	
Will be provided via email, ahead of the meeting	

The proposed height of the building is 41 feet to the top of the roof and 61 feet to the top of the equipment penthouse. The maximum allowable height for the HD zone is 130 ft. The proposed height matches the existing building.

Finding #2: The project has a unified and coherent design, that:

- a. creates an internal sense of order and desirable environment for occupants, visitors, and the general community,
- b. preserves, respects and integrates existing natural features that contribute positively to the site and the historic character including historic resources of the area when relevant,
- c. is consistent with the context-based design criteria of the applicable zone district,
- d. provides harmonious transitions in scale, mass and character to adjacent land uses and land use designations,
- e. enhances living conditions on the site (if it includes residential uses) and in adjacent residential areas.

This project extends an existing building through two new “pods” and modifications to the

existing below grade courtyards. The building extensions bring the building closer to the existing promenade – a major pedestrian walkway through the SUMC campus. New benches and trellises along the promenade provide communal open space amenities, and these features, combined with landscaping, prevent the safety fence at the top of the below grade courtyards from being too monotonous or visible.

There are no setback requirements, since this building is located at an interior part of the overall campus. The proposed extensions will be 45'6" from the nearest adjacent building. Each pod is 57 ft wide, adding 114 linear feet of building massing to the promenade. There is also 114 feet between the two extensions. The rest of the nursing pod building is approximately 40 feet behind the proposed extension.

Finding #3: The design is of high aesthetic quality, using high quality, integrated materials and appropriate construction techniques, and incorporating textures, colors, and other details that are compatible with and enhance the surrounding area.

The building will be clad in Taktl panels (a type of “ultra-high performance concrete cladding”). The primary texture is stucco, with accents in shadow, and ribbed textures. The shadow texture is used as a secondary accent on the side-facing facades, and the ribbed texture is used on the side facing the promenade. The window trim and other accents will be a soft-bronze-colored metal. The trellises will be primarily the same bronze metal color, with rust colored accents. This color scheme is consistent with the SUMC Design Guidelines.

The mechanical equipment enclosures will be covered in louvered screens, also bronze colored. These screens will be visible to the public from some vantage points, but are a necessary function of the hospital. The louvers keep the enclosure visibly “light” compared to a solid wall, while preventing the equipment from being visible.

Finding #4: The design is functional, allowing for ease and safety of pedestrian and bicycle traffic and providing for elements that support the building’s necessary operations (e.g. convenient vehicle access to property and utilities, appropriate arrangement and amount of open space and integrated signage, if applicable, etc.).

The design will not impact the existing width of the promenade for pedestrians, bicyclists, and small vehicles used by hospital and university staff (ie golf carts). The plaza at the northern end of the project is reducing slightly in size, however a similarly sized area with bike racks and space for tables and chairs is proposed to be added to the southern end.

Finding #5: The landscape design complements and enhances the building design and its surroundings, is appropriate to the site’s functions, and utilizes to the extent practical, regional indigenous drought resistant plant material capable of providing desirable habitat that can be appropriately maintained.

The two primary functions of landscaping for this project are to provide beauty to Courtyards D

and E, which are viewing gardens for the hospital patients, and provide screening along the promenade outside of the courtyards. The proposed plant palette includes a variety of small to medium sized flowering trees and shrubs, tall grasses, and low ground cover. Layered landscaping will add texture to the spaces.

Existing landscaping will be removed and replaced, primarily Crepe myrtle, Chinese elm, and Western redbud trees.. No protected trees are proposed for removal.

Finding #6: The project incorporates design principles that achieve sustainability in areas related to energy efficiency, water conservation, building materials, landscaping, and site planning.

Overall, the SUMC campus is subject to enhanced energy efficiency standards and waste reduction requirements through the EIR MMRP.

The proposed landscaping uses primarily low to medium water use plants. The below grade courtyard and tall buildings on the campus will increase shading in the landscaped areas.

Attachment C: Draft Conditions of Approval

PLANNING DIVISION

1. **CONFORMANCE WITH PLANS:** Construction and development shall conform to the approved plans entitled, "Stanford Hospital General Bed Renovations," stamped as received by the City on January 10, 2022 on file with the Planning Department, 250 Hamilton Avenue, Palo Alto, California except as modified by these conditions of approval.
2. **BUILDING PERMIT:** Apply for a building permit through OSHPD and meet any and all conditions of the Planning, Urban Forestry, and Zero Waste departments.
3. **BUILDING PERMIT PLAN SET:** A copy of this cover letter and conditions of approval shall be printed on the second page of the plans submitted for building permit.
4. **PROJECT MODIFICATIONS:** All modifications to the approved project shall be submitted for review and approval prior to construction. If during the Building Permit review and construction phase, the project is modified by the applicant, it is the responsibility of the applicant to contact the Planning Division/project planner directly to obtain approval of the project modification. It is the applicant's responsibility to highlight any proposed changes to the project and to bring it to the project planner's attention.
5. **CONFORMANCE WITH PRIOR APPROVAL.** The project remains subject to Ordinance No 5124 (Development Agreement), City Council Resolution No 9171 (Architectural Review), Record of Land Use Action 2011-03 (Conditional Use Permit), and the Mitigation, Monitoring, and Reporting Program in City Council Resolution No 9168 (Environmental Impact Report for the Stanford University Medical Center Facilities Renewal and Replacement Project).
6. **PERMIT EXPIRATION.** The project approval shall be valid for a period of two years from the original date of approval. Application for a one year extension of this entitlement may be made prior to expiration.
7. **ENTITLEMENT EXPIRATION.** The project approval shall be valid for a period of two years from the date of issuance of the entitlement. If within such two years period, the proposed use of the site or the construction of buildings has not commenced, the Planning entitlement shall expire. Application for a one year extension of this entitlement may be made prior to expiration.
8. **LANDSCAPE PLAN.** Plantings shall be installed in accordance with the approved plan set and shall be permanently maintained and replaced as necessary.
9. **MITIGATION MONITORING AND REPORTING PROGRAM.** Mitigation Monitoring and Reporting Program (MMRP), prepared for the overall SUMC project site in compliance with the California Environmental Quality Act (CEQA), shall be incorporated by reference as conditions of approval. The applicant shall comply with all specified mitigation measures in the timelines outlined in the project's MMRP.
10. **NOISE PRODUCING EQUIPMENT:** All noise producing equipment shall be located outside of required setbacks, except they may project 6 feet into the required street side setbacks.

11. **NOISE THRESHOLDS ON COMMERCIAL PROPERTY.** In accordance with PAMC Section 9.10.040, No person shall produce, suffer or allow to be produced by any machine or device, or any combination of same, on commercial or industrial property, a noise level more than eight dB above the local ambient at any point outside of the property plane.
12. **NOISE REPORT PRIOR TO INSPECTION.** Where the acoustical analysis projected noise levels at or within 5 dB less than the Noise Ordinance limits, the applicant shall demonstrate the installed equipment complies with the anticipated noise levels and the Noise Ordinance prior to final Planning inspection approval.
13. **FINAL INSPECTION:** A Planning Division Final inspection will be required to determine substantial compliance with the approved plans prior to the scheduling of a Building Division final. Any revisions during the building process must be approved by Planning, including but not limited to; materials, landscaping and hard surface locations. Contact your Project Planner, Emily Foley, emily.foley@cityofpaloalto.org to schedule this inspection.
14. **ESTIMATED IMPACT FEE:** Development Impact Fees, currently estimated in the amount of \$3,307,578.00 plus the applicable public art fee, per PAMC 16.61.040, shall be paid prior to the issuance of the related building permit.
15. **IMPACT FEE 90-DAY PROTEST PERIOD.** California Government Code Section 66020 provides that a project applicant who desires to protest the fees, dedications, reservations, or other exactions imposed on a development project must initiate the protest at the time the development project is approved or conditionally approved or within ninety (90) days after the date that fees, dedications, reservations or exactions are imposed on the Project. Additionally, procedural requirements for protesting these development fees, dedications, reservations and exactions are set forth in Government Code Section 66020. IF YOU FAIL TO INITIATE A PROTEST WITHIN THE 90-DAY PERIOD OR FOLLOW THE PROTEST PROCEDURES DESCRIBED IN GOVERNMENT CODE SECTION 66020, YOU WILL BE BARRED FROM CHALLENGING THE VALIDITY OR REASONABLENESS OF THE FEES, DEDICATIONS, RESERVATIONS, AND EXACTIONS. If these requirements constitute fees, **taxes, assessments**, dedications, reservations, or other exactions as specified in Government Code Sections 66020(a) or **66021**, this is to provide notification that, as of the date of this notice, the 90-day period has begun in which you may protest these requirements. This matter is subject to the California Code of Civil Procedures (CCP) Section 1094.5; the time by which judicial review must be sought is governed by CCP Section 1094.6.
16. **INDEMNITY.** To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.
17. **SIGN APPROVAL NEEDED.** No signs are approved at this time. All signs shall conform to the requirements of Title 16.20 of the Palo Alto Municipal Code (Sign Code) and shall be subject to approval by the Director of Planning.

18. **REFUSE.** All trash areas shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering into the garbage container. No outdoor storage is allowed/permitted unless designated on the approved plan set. Trash areas shall be maintained in a manner to discourage illegal dumping.

PUBLIC WORKS ZERO WASTE

The following comments below are part of the Palo Alto Municipality Code and cut-sheets for the internal and external containers, related color-coded millwork, and colored-coded pictorial signage must be included in the building plans prior to receiving approval from the Zero Waste Department.

19. As per Palo Alto Municipal Code 5.20.108 the site is required to have color-coded refuse containers, related color-coded millwork, and colored-coded pictorial signage at each refuse disposal area. A refuse disposal area must include a recycle (blue container), compost (green container), and garbage (black container), three containers total. Applicant shall present on the plan the locations and quantity of all internal and external refuse containers and any millwork containing refuse containers. Signage to be placed on the containers shall be included as well. This requirement applies to any external or internal refuse containers located in common areas such as lobby, hallways, reception, conference rooms, restaurant, lounge, breakrooms, etc. except for restrooms. Millwork to store the color-coded refuse containers must have a minimum of four inches in height, wrapping around the full width of the millwork. Signage must be color coded with photos or illustrations of commonly discarded items. Restrooms must have a green compost container for paper towels and an optional black landfill container if applicable. Please refer to PAMC 5.20.108 and the Internal Container Guide. Examples of appropriate signage can be found in the Managing Zero Waste at Your Business Guide. Electronic copies of the signage can be found on the Zero Waste Palo Alto's website, <https://www.cityofpaloalto.org/Departments/Public-Works/Zero-Waste/What-Goes-Where/Toolkit#section-2> and hard copies can be requested from the waste hauler, GreenWaste of Palo Alto, (650) 493-4894.

PUBLIC WORKS ENGINEERING

20. **PUBLIC WORKS STANDARD CONDITIONS SHEET:** The Department of Public Work's full-sized "Standard Conditions" sheet shall be included in the improvement plans and the applicant shall comply with all conditions listed in the sheet. The sheet can be obtained from a staff member of Public Works Engineering Services or at the following link under "Public Works Plan Review Documents": <https://www.cityofpaloalto.org/Departments/Public-Works/Engineering-Services/Forms-and-Permits>
21. **EXCAVATION & GRADING PERMIT:** An Excavation and Grading Permit may be required per PAMC Chapter 16.28 if the combined quantity of cut and fill exceeds 100 cubic yards. The permit application and all required documents shall be submitted to Public Works Engineering. The application can be obtained from a member of Public Works Engineering Services or at the following link: <https://www.cityofpaloalto.org/Departments/Public-Works/Engineering-Services/Forms-and-Permits>

URBAN FORESTRY

22. **TREE DAMAGE.** Tree Damage, Injury Mitigation and Inspections apply to Contractor. Reporting, injury mitigation measures and arborist inspection schedule (1-5) apply pursuant to TTM, Section 2.20-2.30. Contractor shall be responsible for the repair or replacement of any publicly owned or protected trees that are damaged during the course of construction, pursuant to Title 8 of the Palo Alto Municipal Code, and city Tree Technical Manual, Section 2.25.

23. GENERAL. The following general tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.
24. EXCAVATION RESTRICTIONS APPLY (TTM, Sec. 2.20 C & D). Any approved grading, digging or trenching beneath a tree canopy shall be performed using 'air-spade' method as a preference, with manual hand shovel as a backup. For utility trenching, including sewer line, roots exposed with diameter of 1.5 inches and greater shall remain intact and not be damaged. If directional boring method is used to tunnel beneath roots, Trenching and Tunneling Distance, shall be printed on the final plans to be implemented by Contractor.
25. TREE PROTECTION VERIFICATION. Prior to any site work verification from the contractor that the required protective fencing is in place shall be submitted to the Urban Forestry Section. The fencing shall contain required warning sign and remain in place until final inspection of the project.

WATERSHED PROTECTION

The following conditions are required to be part of any Planning application approval and shall be addressed prior to any future related permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc. as further described below.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT:

26. Stormwater treatment measures

- a) All Bay Area Municipal Regional Stormwater Permit requirements shall be followed.
- b) Refer to the Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Handbook (download here: http://scvurppp-w2k.com/c3_handbook.shtml) for details.
- c) For all C.3 features, vendor specifications regarding installation and maintenance should be followed and provided to city staff. Copies must be submitted to Pam Boyle Rodriguez at pamela.boylorodriguez@cityofpaloalto.org. Add this bullet as a note to the building plans.
- d) Staff from Stormwater Program (Watershed Protection Division) may be present during installation of stormwater treatment measures. Contact Pam Boyle Rodriguez, Stormwater Program Manager, at (650) 329-2421 before installation. Add this bullet as a note to building plans on Stormwater Treatment (C.3) Plan.



July 30, 2021

Emily Foley
 Department of Planning & Community Environment
 City of Palo Alto
 250 Hamilton Avenue, 5th Floor
 Palo Alto, CA 94301

Re: Major Architectural Review for Stanford Health Care Nursing Pod Extensions

Property Location: 300 Pasteur Drive

Zoning District: Hospital District

APN: 142-23-017

Dear Emily,

Stanford Health Care ("SHC") has prepared the enclosed materials in support of its application for Major Architectural Review for a proposed addition to the existing Stanford Hospital at 300 Pasteur Drive.

Background

Stanford Hospital is comprised of facilities constructed over a number of years: at 300 Pasteur Drive, the original 1959 complex designed by Edward Durell Stone (known as the "Stone Complex"); the 1973 expansion of the original facility (known as the "Phase 1 Central Core Expansion"); the 1989 addition (known as the "Hospital Modernization Project," including Nursing Pods "D," "E," and "F"); and most recently, at 500 Pasteur Drive the new adult Hospital, which opened to patient care in 2019.

Stanford Health Care, together with Lucile Packard Children's Hospital and the Stanford University School of Medicine (known collectively as Stanford Medicine), have over the past nearly 10 years been engaged in a facilities renewal and replacement project known as the Stanford University Medical Center Renewal Project ("Renewal Project"). Driven by a growing demand for healthcare services, state-mandated seismic safety requirements, and the need to replace outmoded facilities with modern, technologically advanced spaces, the Renewal Project scope includes new hospital, clinic, research, and laboratory facilities, as well as the renovation of existing hospital and clinic facilities. In order to facilitate this important work, in 2011 the Stanford Medicine parties entered into a Development Agreement with the City of Palo Alto, committing to provide a range of community benefits in exchange for vested development rights and a streamlined process for obtaining subsequent project approvals. The Renewal Project approvals allow for approximately 1.31 million square feet of net new development on the main Stanford Medicine campus and Hoover Medical Campus over a 30-year period.

Below is a brief summary of elements of Stanford Medicine Renewal Project elements completed to date:

- Welch Road Improvements: Widening of Welch Road and installation of surface improvements and below-grade utility infrastructure;

- Hoover Medical Campus: Renovation of the Hoover Pavilion, and construction of a new medical office / clinical building (approximately 78K net new square feet) and an approximately 1,075-stall parking structure;
- Lucile Packard Children's Hospital: Construction of a new Main hospital building adjoining the preexisting facility (approximately 366K net new square feet);
- New Stanford Hospital: Construction of a new adult hospital adjacent to the preexisting facility (approximately 670K net new square feet) and an approximately 900-stall parking structure;
- School of Medicine: Construction of replacement laboratory / research space (approximately 197K square feet) to replace a portion of the 1959 Stone Complex, which will be vacated in anticipation of its planned demolition.

For Stanford Health Care, three of the key Renewal Project goals were to meet existing and projected demand for patient care (including relieving inpatient bed shortages), achieve timely compliance with state seismic safety requirements (including replacement of the original 1959 Hospital in its entirety), and to provide modern, state-of-the-art facilities designed to deliver high-quality health care services (including transitioning from shared patient rooms to private rooms). Accordingly, SHC planned to construct a new Hospital which would enable an increase in inpatient bed capacity from 456 to 600 beds, and to relocate the 188 beds within the original 1959 Hospital to seismically compliant facilities. Further, upon completion of the new Hospital, SHC planned to renovate the nursing pods within the 1989 portion of the existing hospital, and to convert shared patient rooms to private patient rooms; this would reduce the bed capacity of the 1989 facility by 80 beds.

Today, as Stanford Health Care begins its renovation program of the 1989 facility as planned, the Hospital is meeting its planned 600-bed count. However, the upcoming conversion of shared patient rooms to private rooms would reduce this capacity as noted above, and because the recently completed adult hospital at 500 Pasteur is smaller than originally contemplated in the Renewal Project approvals (and thus has a lower bed capacity), SHC is seeking to reach the desired 600-bed count through two minor additions to its existing nursing pods at the 1989 facility. The proposed additions, known as the "Pod Extensions," would provide a net addition of 57 licensed beds, thereby allowing SHC to maintain the 600-bed count upon completion of its renovations.

Project Description

The proposed scope, referred to as the Pod Extensions, entails two additions to the western façade of the 1989 Hospital building, totaling approximately 38,000 square feet. The proposed additions draw on the architectural language of the adjacent new Stanford Hospital at 500 Pasteur, and a recladding of the balance of the existing western façade of the 1989 structure would serve to seamlessly integrate the additions into the overall surroundings.

The design of the Pod Extensions is consistent with the SUMC Design Guidelines approved by the City of Palo Alto in 2011. Specifically, the siting of the additions fits within the visual hierarchy, density pattern and context identified for the Pasteur Mall District in the guidelines, adding to the existing composition of legible building forms that serve to break down the overall scale of the Medical Center complex. The proposed massing and building composition follow the "staggering" massing technique identified in the guidelines, and create an opportunity for private courtyard view gardens which would be visible from the patient rooms within the Pod Extensions, the existing 1989 building, and the new adult hospital. The color and material palette is consistent with that set forth in the guidelines, and serves to tie the Pod Extensions visually together with the rest of the Medical Center.

The Pod Extensions would abut the Medical Center Promenade, the main north-south pedestrian axis of the Medical Campus, and accordingly offer the opportunity to enhance the character of the Promenade, transforming it into an even more important connector between destinations, and even allowing the Promenade to become a destination in itself. The proposed improvements along the Promenade include a series of trellises along the length of the eastern edge with bench seating beneath, interpretive stations providing a history of Stanford Medicine, as well as receptacles, pedestrian lighting, and a screen wall to provide visual separation between the Promenade and the patient care areas beyond. At the southern end of the Promenade, a new “terrace” space would provide the opportunity for an additional node of activity opposite the retail and cafeteria spaces of the new adult hospital; loose seating and market umbrellas would be provided in this location, and various programs would be offered by Stanford Health Care, such as health screenings, farmers markets, and art installations.

The new proposed improvements along the Promenade would reinforce the existing nodes of activity concentrated at the northern and southern terminuses, and would provide new spaces and opportunities for resting and quiet, contemplative activities in between those nodes.

Response to Preliminary Architectural Review Feedback

In December 2020, SHC submitted its Nursing Pod Extension proposal to the City of Palo Alto for Preliminary Architectural Review, and received feedback from both City staff and members of the Architectural Review Board. Such feedback has been incorporated into the current plans, as described further in the enclosed matrix.

Submittal Materials

In support of our application, we have enclosed the following materials:

- Signed Planning Review Application Form;
- Plan set describing the proposed improvements;
- Response to comments matrix identifying changes made in response to Preliminary Architectural Review feedback;
- Materials board (to be delivered separately).

Please do not hesitate to contact me if any additional information is required.

Sincerely,



Molly Promes Swenson
Sr. Program Manager
Planning Design + Construction
Stanford Medicine

Attachment E

Project Plans

During Shelter-in-Place, project plans are only available online.

Directions to review Project plans online:

1. Go to: bit.ly/PApendingprojects
2. Scroll down to find “300 Pasteur Dr.” and click the address link
3. On this project specific webpage you will find a link to the project plans and other important information

Direct Link to Project Webpage:

<https://www.cityofpaloalto.org/News-Articles/Planning-and-Development-Services/300-Pasteur-21PLN-00021>

Materials Boards:

During Shelter-in-Place, color and material boards will be available to view in the display case outside of City Hall, on the exterior elevator near the corner of Hamilton Ave. and Bryant St.