

Stanford University Community Resource Group Workshop

2000 Stanford Community Plan and General Use Permit

April 13, 2017

County of Santa Clara Planning Office



2000 Community Plan and GUP

- December 12, 2000, the Board of Supervisors approved the 2000 Stanford University Community Plan and General Use Permit (GUP) governing development projects on the Stanford campus.
- The GUP allows Stanford to construct up to 2,035,000 net square feet of academic and academic support uses, 3,018 new housing units, and 2,300 net new parking spaces on Stanford lands.

2000 GUP EIR and MMRP

- The County prepared a Program EIR to disclose the significant environmental effects of development due to the GUP approval.
- In December 2000, the Board approved the EIR that resulted in mitigation measures that were formally adopted as the Mitigation Monitoring and Reporting Program (MMRP)

2000 Community Plan and GUP

- The Community Plan is an element of the County General Plan
- 2000 Community Plan policies are organized in 6 Elements:
 1. Growth and Development
 2. Land Use
 3. Housing
 4. Circulation
 5. Open Space
 6. Resource Conservation
- Over 100 GUP Conditions to implement above policies and principles

Stanford Community Plan

- Established policies for Stanford lands located in Unincorporated County, as part of Santa Clara County General Plan
- Key Policies
 - Compact Urban Development
 - Conservation of Natural Resources
 - Allow Flexibility with Accountability
 - Establishment of Academic Growth Boundary for min. 25 years
 - Housing development linked to academic development
 - No-net-new-commute-trips

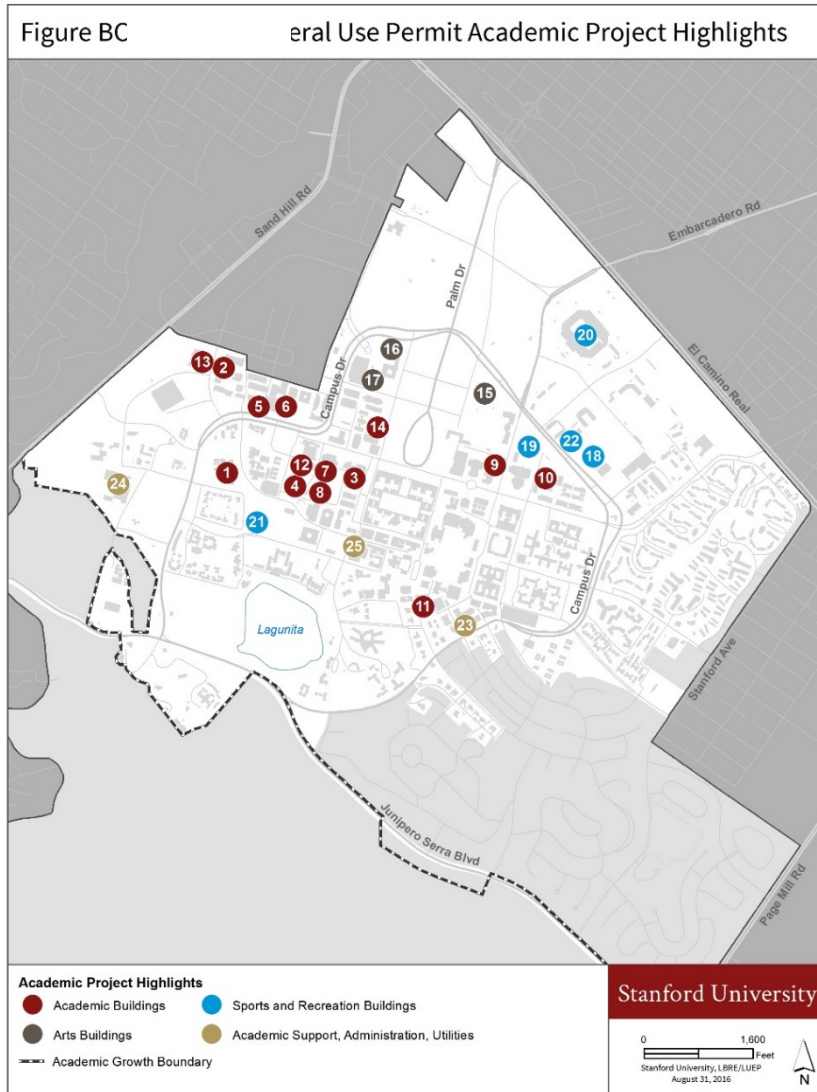
Academic Growth Boundary

Compact Urban
Development

Conservation of
Natural Resources



Growth and Development



As of August 31, 2016, Stanford has received approvals for approximately **1.6M gsf** of the **2.035M gsf** allocation for academic and academic support facilities

Growth and Development

2009 Sustainable Development Study (SDS)

The Community Plan required that Stanford submit a SDS prior to developing the second half of the academic allocation under the GUP

- The SDS demonstrated how future development will be sited to prevent sprawl into the hillsides
- Three growth scenarios were studied,
- Showed even the largest hypothetical growth scenario could be accomplished within the Academic Growth Boundary

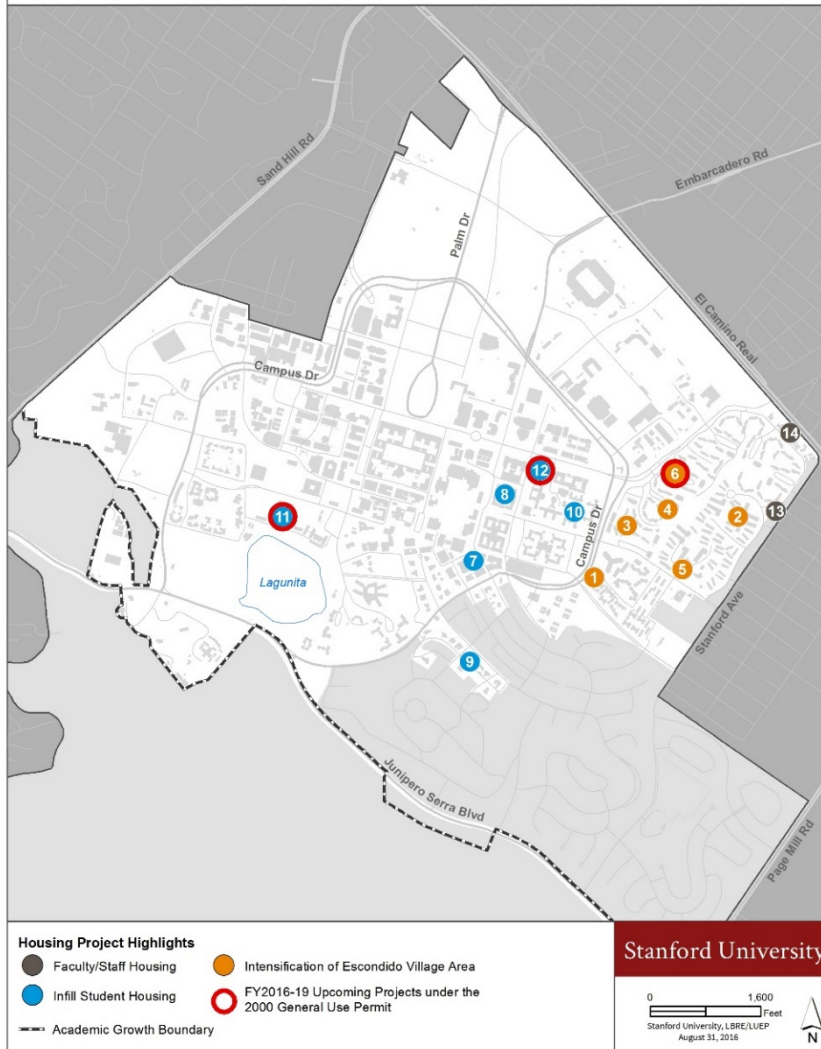
Growth and Development

Monitoring and Reporting

- Creation of Community Resource Group which has met regularly since 2000
- Preparation of Annual Reports that tracks Stanford's development activity and compliance with the 2000 GUP
 - reviewed by Community Resource Group annually
 - approved by Planning Commission annually

Housing

Figure BCR.6: 2000 General Use Permit Housing Project Highlights

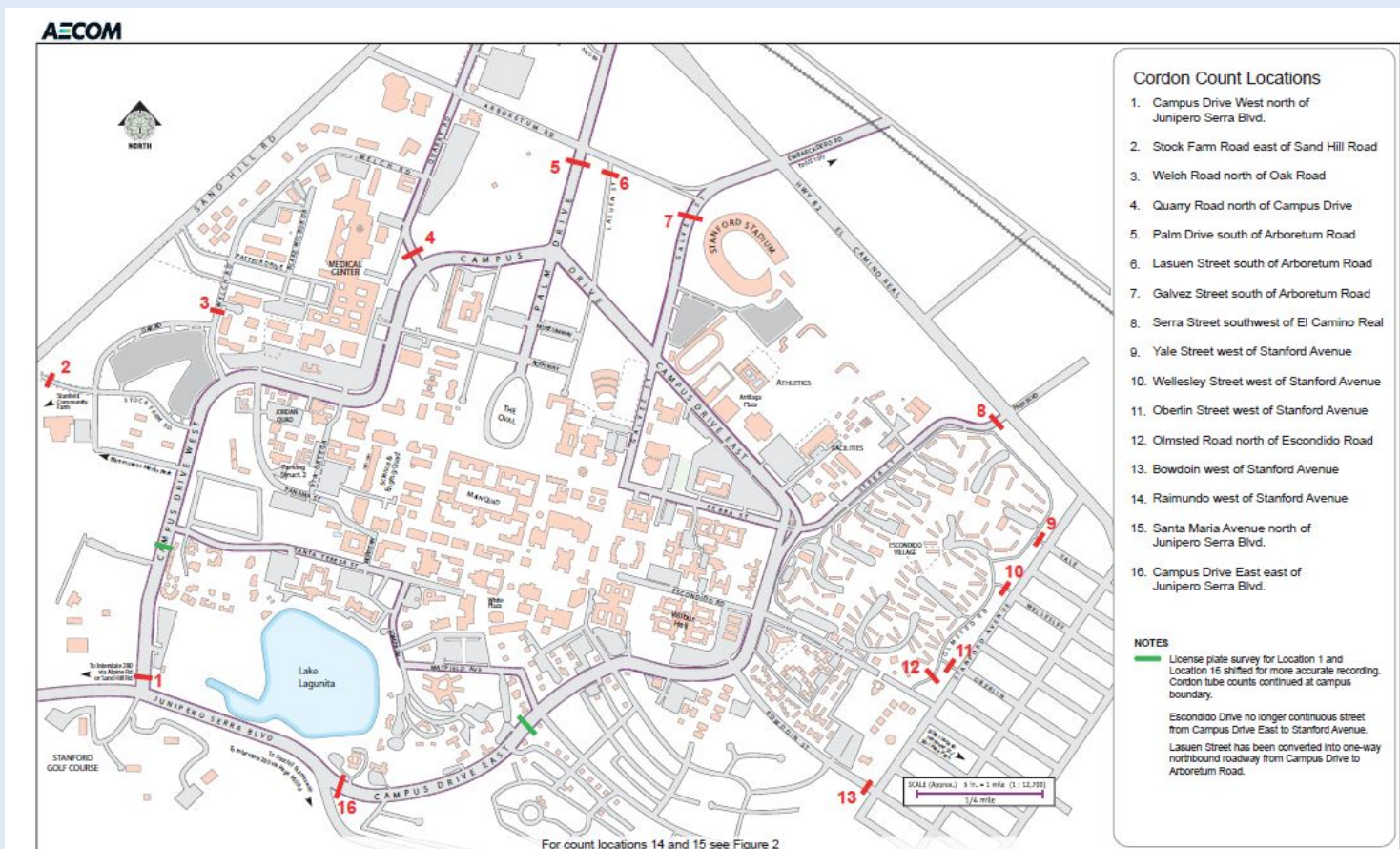


As of August 31, 2016, Stanford has completed **2,404 housing units/beds** of the initial authorization of 3,018.

In March 2016, Stanford received approval to build 1,450 housing units/beds beyond the initial authorization, to create a new housing authorization of 4,468 housing units/beds.

Circulation Annual Cordon Count Locations

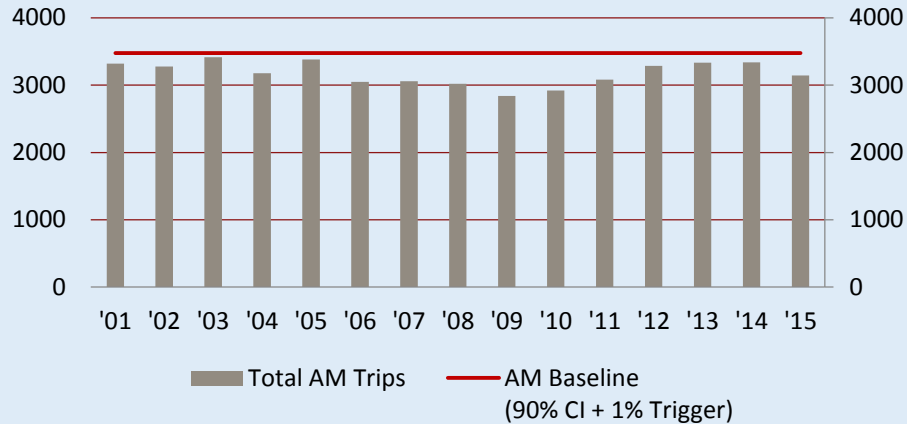
The GUP Condition outlined the methodology for gathering baseline counts and monitoring.



Circulation

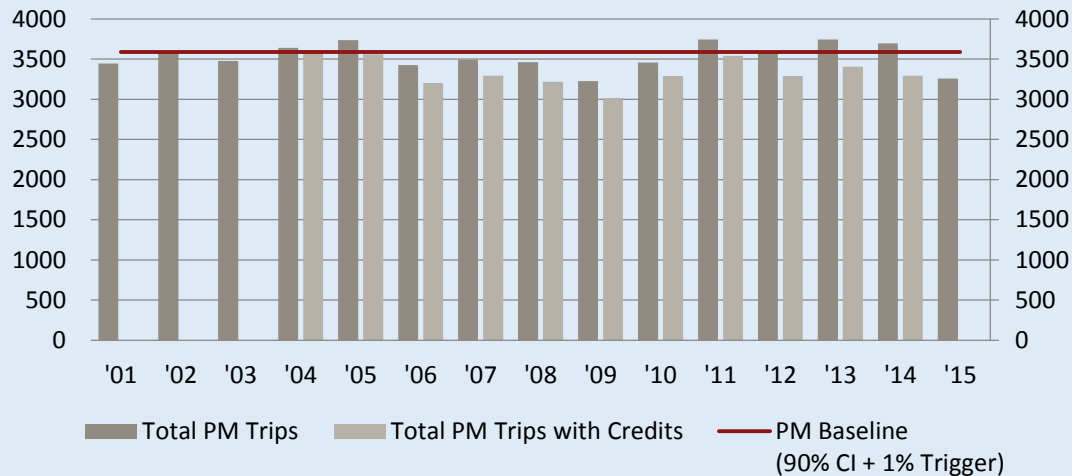
No Net New Commute Trips

Annual AM Commute Trip Count



Stanford has met goal every year under 2000 GUP of 3,439 trips per day in the AM

Annual PM Commute Trip Count



Stanford has met the goal of 3,591 trips per day in the PM with trip credits 5 of the 15 years. Trip credits reflect cars taken off the road in the local impact area

Health and Safety

Stanford is in compliance with GUP Conditions EIR Mitigations under the following sections:

- Air Quality
- Geologic Hazards
- Hazardous Materials
- Noise
- Emergency Preparedness and Response
- Law Enforcement

Health and Safety - Sustainability

Sustainability programs

- Energy Efficiency in new and existing buildings
- Transportation Demand Management
- Water Conservation
- Waste Reduction, Recycling and Reuse
- Sustainable Food and Living
- Behavioral Sustainability (Student Orientation, Education)

Conclusions

- Stanford has demonstrated compliance with the 2000 Community Plan, GUP and GUP EIR Mitigation Monitoring Report.
- Stanford has demonstrated that the additional growth allocated in 2000 can be accommodated within the approved Academic Growth Boundary
- The Planning Commission has accepted 15 Annual Reports monitoring the compliance.

Resources

The following resources are available on the County Planning Website

- 2000 Community Plan and GUP,
- 2000 EIR and MMRP,
- The SDS and all other special studies
- 15 Annual Reports presented to the Planning Commission
- 15 Traffic Reports by AECOM documenting the cordon counts and other measures.