3 | Project Description

McMurtry Art and Art History Building.
Photo: Iwan Baan, Courtesy of DS+R, Boora, and Stanford

3 | Project Description

1.0 INTRODUCTION

Leland Stanford Junior University opened its doors in 1891 and has been in continuous operation as an institution of higher learning and research for 125 years. Stanford has been a coeducational and residential campus from its founding.

Most of the University's academic buildings, student housing and neighborhoods of faculty/staff housing are located within unincorporated Santa Clara County. For several decades, the County has regulated land use at Stanford through a series of general use permits. Those permits identify allowed land uses, authorize total square footage for academic and academic support facilities, authorize total quantities of housing units and student beds, and specify conditions designed to implement the County's legislative policies and to minimize adverse effects on the surrounding community.

In 2000, Santa Clara County took an additional step. The County completed a comprehensive public process to create a new legislative policy framework to guide future land use decisions at Stanford. After extensive public outreach, the County adopted the Stanford Community Plan, which is part of the County's General Plan and describes land use strategies, policies and implementation measures specific to Stanford. The Community Plan is an umbrella document that extends for a longer duration than a single general use permit. For example, the Growth and Development element includes a policy requiring that an Academic Growth Boundary remain in place until the year 2025.

At the same time as the County enacted the Stanford Community Plan, it issued the current general use permit (the 2000 General Use Permit), which authorized the first increment of new academic and academic support space, housing, parking and other infrastructure that could be constructed on the campus pursuant to the Community Plan's legislative policies.

Stanford is nearing completion of the facilities and housing authorized by the 2000 General Use Permit. For that reason, Stanford is now proposing that the County approve a new 2018 General use Permit covering the next increment of campus development.

As documented in the accompanying Background Conditions Report, the legislative policy framework established by the Stanford Community Plan and the conditions required by the 2000 General Use Permit have successfully minimized adverse effects on the surrounding community over the last 16 years.

Highlights include:

- The Community Plan's Academic Growth Boundary has channeled campus growth on infill locations within the core campus most suitable for development, and has protected natural resources on lands in the foothills.

- The Sustainable Development Study required by the Community Plan, and approved in 2009, has demonstrated that Stanford is growing in a manner that promotes compact infill development. The study shows that any of three growth scenarios forecasted through the year 2035 to be accommodated within the Academic Growth Boundary.

- Stanford has achieved the Community Plan's No Net New Commute Trips goal, even while adding well over one million square feet of new and expanded academic and academic support facilities and approximately 2,500 new housing units and student beds. This accomplishment is largely due to Stanford's award-winning transportation demand management programs, which have reduced Stanford commuters' drive-alone rate to 50%.

- Stanford has decreased its potable water use by 30% from 2000 to 2015 through a comprehensive program to identify and implement water conservation measures, and through replacement of the campus-wide heating and cooling system.

- Stanford has decreased its air pollutant and greenhouse gas emissions by replacing its outdated cogeneration plant with a new state-of-the-art Central Energy Facility. The new facility is 70% more efficient than the prior cogeneration process for heating and cooling campus buildings.

- Stanford has installed solar panels on campus buildings, and will soon procure electricity from an offsite Solar Generating Station; together these sources will provide more than half of Stanford's electricity.

- Stanford has constructed 816 on-campus housing units that the County has recognized as affordable to low and very low income individuals and that the County credited toward its Regional Housing Needs Assessment as established in the Housing element of its General Plan. Generally, Stanford's student rents are 40% less than what currently is charged in the surrounding rental market.

- Stanford has paid $25.7 million into a fund used to subsidize affordable housing in nearby communities. Upon completion of all of the academic and academic support space authorized by the 2000 General Use Permit, that amount will have grown to approximately $39 million. To date, approximately $13 million of these funds have been disbursed to five projects in Palo Alto and Mountain View, totaling 319 units.

One of the major policy objectives of the Stanford Community Plan is to "allow Stanford flexibility to develop its lands within a framework that minimizes potential negative effects ('flexibility with accountability')."

The Stanford Community Plan and 2000 General Use Permit together have created a regulatory framework that has provided Stanford flexibility as to the types and locations of academic and housing facilities that it

has developed over time, allowing the University to respond nimbly to evolving teaching and research innovations.

For example, while the total amount of academic square footage was defined by the 2000 General Use Permit, the square footage could take many forms – from classroom buildings to art galleries, and even to the new state-of-the-art Central Energy Facility designed to cut greenhouse gas emissions, a facility that could not have been foreseen when the 2000 General Use Permit was approved. Housing similarly could range from undergraduate dormitories to graduate student apartments, to condominiums or small-lot single family homes for faculty.

The framework has held Stanford accountable for potential impacts that could arise from new development. Measurable performance standards and comprehensive impact reduction programs have reduced vehicle trips to and from the campus, prevented excessive water use, ensured that flooding did not occur, and promoted groundwater recharge.

These comprehensive impact reduction programs are more effective than project-by-project mitigation. The combination of flexibility with accountability has ensured that, regardless of the type or specific location of new construction, negative impacts to the surrounding community have not occurred.

Because Stanford believes the existing legislative framework has been successful, Stanford does not seek to change any of the strategies, policies and implementation measures that the Board of Supervisors enacted in the Stanford Community Plan. Further, based on the determinations in the Sustainable Development Study that growth through 2035 can be accommodated within the Academic Growth Boundary, Stanford does not seek to modify that boundary. Stanford seeks only limited modifications to the Community Plan's background text, tables and figures.

Stanford proposes that the County approve a 2018 General Use Permit that continues to implement the Stanford Community Plan's strategies and that is consistent with the assumptions of the approved Sustainable Development Study. The key parameters of the development proposed for the 2018 General Use Permit are:

- continuation of all lawful existing uses
- completion of the academic and academic support space and parking authorized by the 2000 General Use Permit
- construction of up to 2,275,000 additional net new square feet of academic and academic support uses (an amount equivalent to an average 1.2% compound annual growth rate from 2018 to 2035, and similar to the square footage authorized by the 2000 General Use Permit)
- construction of up to 3,150 net new housing units for students, faculty and staff, with more housing subject to Planning Commission approval (also an amount and approach similar to the housing authorized by the 2000 General Use Permit)
- creation of a parking supply reserve

- construction of up to 40,000 additional net new square feet of child care centers and facilities to support trip-reducing uses

- continued use of 50,000 square feet of temporary trailers for surge space during construction

In addition to conditions implementing mitigation measures identified during the environmental review process, Stanford proposes the following conditions of approval to implement the Stanford Community Plan's strategies, policies and goals:

- continuation of the goal of creating No Net New Commute Trips to and from the campus, which Stanford has achieved through innovative alternative transportation programs

- continuation of the housing linkage requirement that ensures campus housing is constructed on pace with academic and academic support space

- recognition that Stanford plans to build affordable on-campus housing that meets the County's Regional Housing Needs Assessment

- continuation of payments to support still more affordable housing in the broader region, with an estimated contribution of $56 million over the life of the 2018 General Use Permit

2.0 PROJECT AREA

While Stanford owns approximately 8,180 acres of contiguous acres across six governmental jurisdictions, Santa Clara County regulates only the 4,107 acres that are within the unincorporated County. Stanford's lands in unincorporated Santa Clara County contain the majority of the University's academic buildings, student housing, and neighborhoods of faculty/staff housing. The remaining contiguous lands are located in 5 other governmental jurisdictions:

- 2,701 acres in unincorporated San Mateo County
- 1,161 acres in Palo Alto
- 114 acres in Woodside
- 111 acres in Menlo Park
- 76 acres in Portola Valley

All of Stanford's contiguous lands are held by the University for possible future academic use.

In Fall 2015, there were 9,617,931 square feet of academic and academic support facilities on the Stanford lands within Santa Clara County's jurisdiction, with an additional 637,460 square feet of such facilities authorized by the 2000 General Use Permit.[1] Existing student housing totaled approximately 11,900 beds, with approximately 2,480 additional beds authorized by the 2000 General Use Permit.[2] There were 937 faculty/staff housing units on campus lands in unincorporated Santa Clara County. The Background Conditions Report (see **Tab 4**) submitted with this application provides additional details about existing land uses on the Stanford campus.

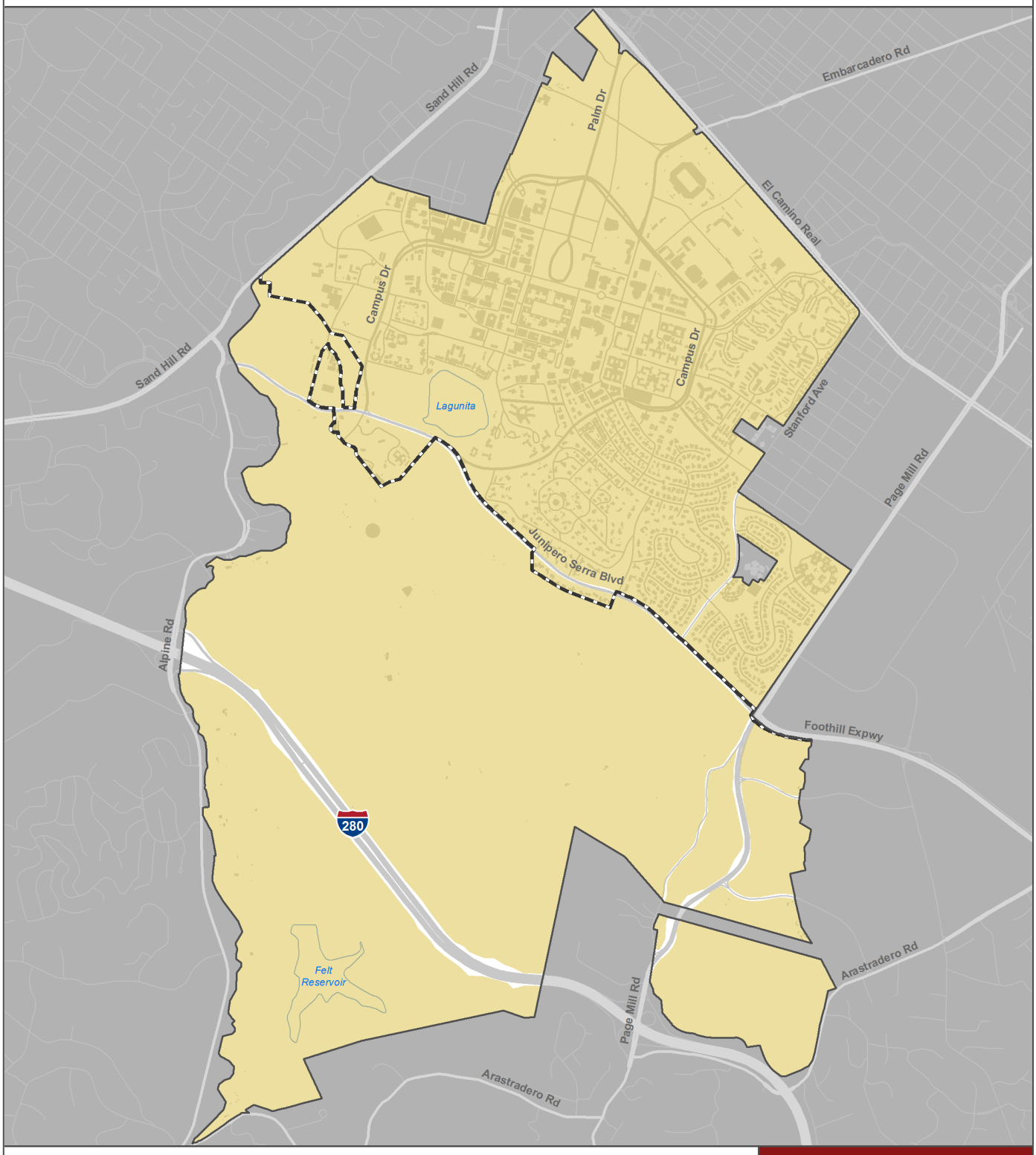
Santa Clara County regulates land uses on the Stanford lands within its jurisdiction through four key mechanisms: the 1985 Land Use Policy Agreement; the Stanford Community Plan; the County Zoning Code; and the General Use Permit. Each of these regulatory mechanisms is discussed in more detail in Section 3.

The proposed 2018 General Use Permit would apply broadly to all land uses throughout Stanford's lands within unincorporated Santa Clara County (see **Figure PD.1**) that require a use permit, Architecture and Site Approval or Planning Commission approval under the Santa Clara County Zoning Code. As explained in Section 6.5, single-family and two-family residences in the faculty/staff subdivision would not be subject to the 2018 General Use Permit's conditions of approval because such uses are permitted by right under the County Zoning Code; however, Stanford proposes that any new housing unit would count toward the total number of net new housing units allowed by the 2018 General Use Permit regardless of where they are constructed and even if allowed by right under zoning.

[1] This total includes buildings for which building permits have been issued but that are not yet completed.

[2] This total includes the 1,450 additional student beds that the Planning Commission approved in March 2016, beyond the 3,018 housing units/beds initially authorized by the 2000 General Use Permit.

Figure PD.1: Stanford Lands in Unincorporated Santa Clara County



Stanford does not seek Santa Clara County authorization for any new structures outside of the Academic Growth Boundary. If Stanford later identifies a need for such a structure, the County would review such an application for compliance with the Open Space/Field Research zoning, which strictly limits uses in this area and requires visual simulations prior to project approval. In addition, all of the conditions of the 2018 General Use Permit would apply to any such structures, and any new academic and academic support square footage would count toward the total number of net new square feet allowed by the 2018 General Use Permit.

3.0 LAND USE POLICY AND REGULATORY FRAMEWORK

3.1 1985 Land Use Policy Agreement and 2000 Protocol

Due to Stanford's multijurisdictional setting, Santa Clara County, the City of Palo Alto and Stanford entered into a three-party agreement entitled the "1985 Land Use Policy Agreement." The agreement defines what land uses may remain in the unincorporated County and what uses must be annexed to Palo Alto. The agreement affords Palo Alto review opportunities for Stanford projects on the unincorporated County lands, and it recognizes that Stanford's lands are held in perpetual trust for educational purposes.

The 1985 Land Use Policy Agreement calls for maintenance of an informational document known as the Protocol, which outlines adopted land use designations, regulations, restrictions and review and referral procedures for land use and development on the Stanford campus. Revisions to the Protocol are made at a staff level with the most recent revision occurring in 2000 after the Board of Supervisors approved the Stanford Community Plan and the 2000 General Use Permit.

3.2 Santa Clara County General Plan

The Stanford Community Plan explains that before the Community Plan was enacted, the County General Plan recognized that the Stanford campus lands are unlike all other urban unincorporated lands in the County in that they:

- are used for academic and related purposes
- are entirely under the ownership of a single landowner that
    - is both a major employer and a major provider of housing
    - provides many of its own urban services and facilities
    - has its own planning staff
- are subject to limitations on their sale (due to restrictions in the Founding Grant)
- are subject to unique interjurisdictional agreements involving the County, the City of Palo Alto and Stanford
- encompass a unique integrated community whose members are all related, in one way or another, to the University

For these reasons, the County decided to adopt a Community Plan to identify General Plan strategies, policies and implementation measures specific to Stanford.

3.3 Stanford Community Plan and Sustainable Development Study

The Stanford Community Plan is part of the Santa Clara County General Plan but is a stand-alone document that guides future uses and development for all of Stanford's lands in unincorporated Santa Clara County. The Community Plan is consistent with the General Plan's principles, and refines how those principles apply to lands owned by Stanford University, superseding the Stanford Chapter contained in Part 4, Book B of the General Plan.

The Stanford Community Plan incorporates key General Plan principals of compact urban development, open space preservation and resource conservation. The Community Plan recognizes that growth and development can have both benefits and disadvantages, and the Community Plan attempts to achieve the appropriate balance between the reasonable expectations of Stanford to use and develop its land with the interests of the public to responsibly manage such growth. One of the Community Plan's key policy objectives is to "allow Stanford flexibility to develop its lands within a framework that minimizes potential negative effects ('flexibility with accountability')." (Stanford Community Plan page, iv.)

The Stanford Community Plan includes seven elements: Growth and Development; Land Use; Housing; Circulation; Open Space; Resource Conservation; and Health and Safety.

3.3.1 Growth and Development

The Stanford Community Plan's Growth and Development element identifies the portion of Stanford's lands that are most appropriate for future development and channels development to those areas through establishment of an Academic Growth Boundary that is to remain in place until a defined level of development intensity has been achieved on lands within the growth boundary.

The Stanford Community Plan requires that, absent a four-fifths vote of the Board of Supervisors, the Academic Growth Boundary must remain in place until 2025 and until the building area of academic and support facilities and student housing reaches 17,300,000 square feet. This amount of square footage represents the approximately 12 million square feet of academic and student housing facilities that existed by 2000, plus an additional 5 million square feet of growth estimated by multiplying Stanford's historic growth rate of 200,000 square feet per year by 25 years.

To further ensure that development of Stanford lands occurs at the level of intensity that promotes compact urban development and resource conservation, the Stanford Community Plan required Stanford to prepare a Sustainable Development Study, with a view beyond the 25-year timeframe of the Academic Growth Boundary. In 2009, the County Board of Supervisors approved the Sustainable Development Study, which demonstrated that three different growth scenarios could be accommodated within the Academic Growth Boundary through the year 2035.

The Stanford Community Plan required that the Sustainable Development Study:

- demonstrate how future development will be sited to prevent sprawl into the hillsides, contain development in clustered areas and provide long-term assurance of compact urban development; and

- provide for protection and/or avoidance of sensitive plant and animal species and their habitats, creeks and riparian areas, drainage areas, watersheds, scenic view sheds and geologic features such as steep or unstable slopes and faults.

The County-approved Sustainable Development Study assesses the potential to site future development within the Academic Growth Boundary through a 2035 planning horizon. The Study presents campus planning principles to promote compact urban development and preserve the quality of the campus. The Study recognizes that, under the 2000 General Use Permit, Stanford's approach has been to increase overall density through infill and redevelopment while applying a range of densities appropriate to different areas of the campus. The Sustainable Development Study applies these principles to the remainder of the 2000 General Use Permit development authorization and to potential additional growth forecasted through 2035.

The Study uses growth rates under three scenarios for future development between completion of the 2000 General Use Permit in about 2018 and the planning horizon of 2035. The growth rates range from 2 million square feet (115,000 square feet per year) of academic, support and student housing facilities in the Minimal Growth scenario to 5 million square feet (300,000 square feet per year) in the Aggressive Growth scenario. In between, the Study models a Moderate Growth scenario of 3.5 million square feet. This scenario represents about 200,000 additional square feet per year from 2018 to 2035, and mirrors the actual growth rate at Stanford, both from 1960 to 2000 and through expected build-out of the 2000 General Use Permit, with the exception of the anticipated Escondido Village Graduate Student Residences project. That unique project will provide student housing facilities at a higher growth rate than the historic rate in order to increase the number of existing graduate students housed on campus.

The Sustainable Development Study demonstrates that continued implementation of Stanford's campus planning principles to redevelop and renovate the campus at densities that have been realized under the 2000 General Use Permit would provide long-term potential development capacity. Even the largest of the hypothetical growth scenarios can be accommodated within the Academic Growth Boundary.

Stanford does not seek to modify the Academic Growth Boundary, or any other strategies, policies or implementation measures in the Stanford Community Plan's Growth and Development element. As described below, Stanford's development proposal reflects the principles articulated by the Sustainable Development Study and corresponds to the Moderate Growth scenario evaluated in that study.

3.3.2 Land Use

The Stanford Community Plan divides Stanford's land uses into six designations.[3] Designations applied to lands within the Academic Growth Boundary include:

- Academic Campus
- Campus Open Space
- Campus Residential – Low Density; and
- Campus Residential – Medium Density

[3] The Stanford Community Plan also has a seventh designation, "Public School," which applies to two parcels owned by the Palo Alto Unified School District and occupied by existing schools.

Designations applied to lands outside the Academic Growth Boundary include:

- Open Space/Field Research
- Special Conservation Areas

The Stanford Community Plan's Land Use element describes the range of allowable uses and development-related policies that apply to each land use designation. **Table 1** outlines the uses allowed within each of the land use designations specified by the Community Plan, which are depicted in **Figure PD.2**.

Table 1: Stanford Community Plan Land Use Designations

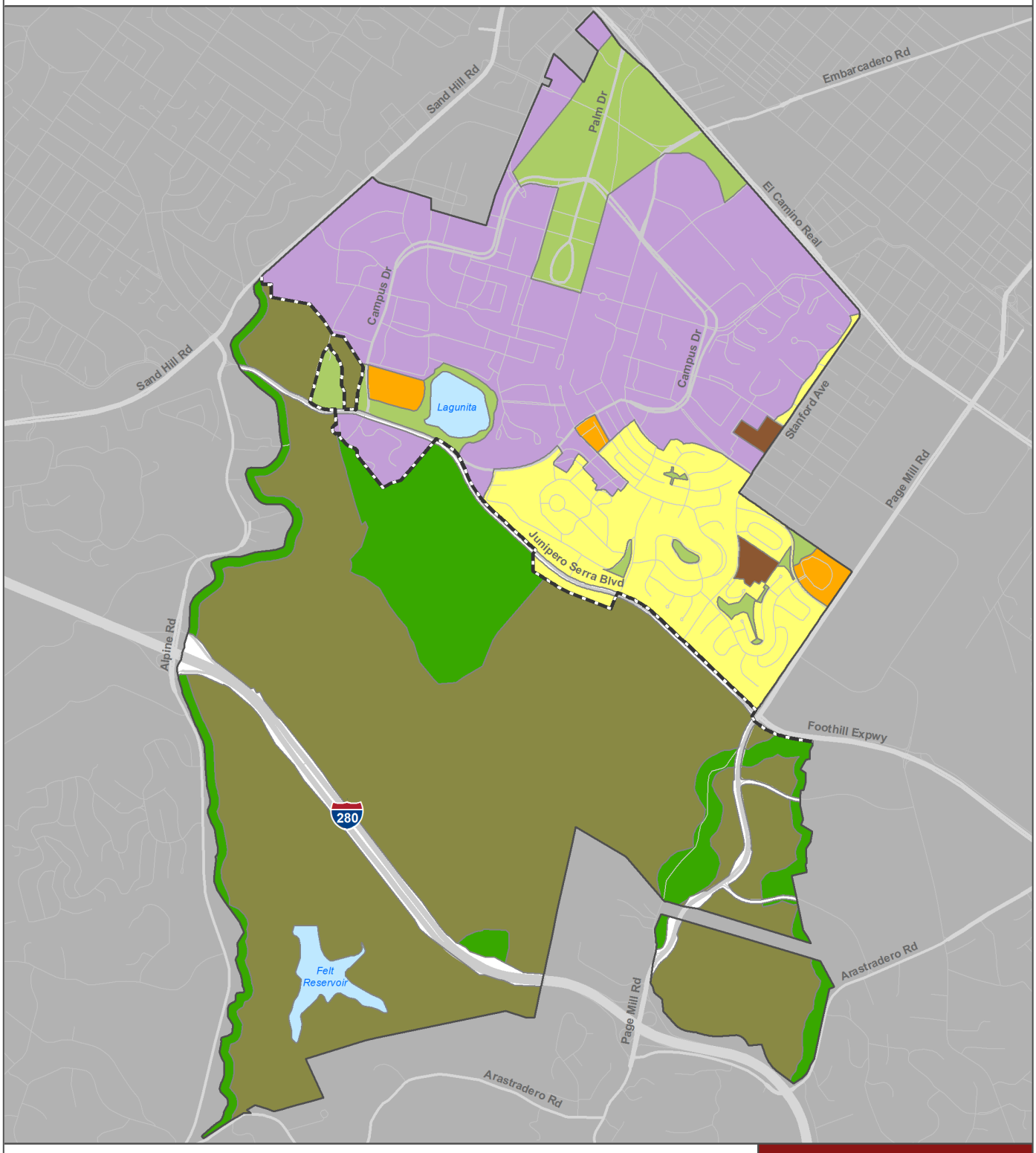
Land Use Designation	Allowable Uses
Within the Academic Growth Boundary	
Academic Campus	Instruction/Research; Administrative Facilities; Student Housing; High Density Faculty/Staff Housing (more than 15 units per acre); Athletics, Physical Education and Recreation Facilities; Support Services (child care, bookstore, etc.); Infrastructure, Storage and Maintenance Facilities; University-affiliated Cultural Facilities; University-affiliated Nonprofit Research Institutions
Campus Open Space	Open Space uses consistent with the individual character of each area, Temporary Activities, Limited Duration Special Events, Recreation
Campus Residential – Low Density	Single-family Housing, Duplexes, and Townhouses for faculty/staff (up to 8 units per acre), Residential Support Services (child care or convenience commercial facilities at a neighborhood-serving level)
Campus Residential – Medium Density	Single-family Housing, Duplexes, Townhouses, Flats, Condominiums and Apartments for faculty/staff (8-15 units per acre); Residential Support Services (child care, recreation services or convenience commercial facilities)
Outside the Academic Growth Boundary	
Open Space and Field Research	Field Study, Utility Infrastructure in keeping with natural appearance, Grazing and Agriculture, Recreation activities consistent with environmental resources, Specialized Facilities and Installations that require a remote or natural setting, Environmental Restoration, Existing Uses may continue, including nonconforming uses.
Special Conservation Areas	Conservation Activities, Habitat Management, Field Environmental Studies, appropriate Agriculture, Recreation consistent with environmental constraints

Stanford does not seek to modify any strategies, policies or implementation measures in the Stanford Community Plan's Land Use element. Stanford seeks two types of revisions to the land use designations shown on Community Plan Figure 2.2.

First, Stanford proposes to re-designate the campus driving range from Campus Residential - Medium Density to Academic Campus. This site presently is used for academic support purposes, and Stanford no longer plans to construct faculty/staff housing at this location. The Academic Campus designation is consistent with the existing and anticipated future uses of this site.

Second, Stanford proposes to amend the land use designation for nine existing faculty houses from Academic Campus to Campus Residential – Low Density. These houses are occupied by faculty members, as are the adjacent houses in the Campus Residential – Low Density land use designation. It appears that their omission when the residential zoning designation was established in 2001 was inadvertent. The Campus Residential – Low Density designation reflects the existing and anticipated future uses of these houses.

Figure PD.2: Land Use Designations - Existing



3.3.3 Housing

The Stanford Community Plan's Housing element includes policies to promote a variety of housing types, develop housing at densities that make efficient use of land and enhance affordability, and streamline housing-related permit applications. The Community Plan encourages and supports Stanford's provision of off-campus housing for its faculty and staff. The Community Plan also establishes an important "linkage" policy to require that new housing development occur on pace with academic development approvals on campus.

The proposed 2018 General Use Permit includes additional housing for faculty, staff and students within the Academic Campus land use designation, which requires densities above 15 units per acre. Stanford proposes to apply the same housing linkage ratio as the County established in the 2000 General Use Permit. Stanford also proposes to promote housing affordability both by recognizing that its graduate student housing meets the County's Regional Housing Needs Assessment requirements, and by providing a monetary contribution that can be used by the County to subsidize affordable housing in the region, along major transit corridors.

Stanford does not seek to modify any strategies, policies or implementation measures in the Stanford Community Plan's Housing element. As described in Section 9.1, Stanford seeks to remove some background text and a diagram depicting specific housing sites proposed under the 2000 General Use Permit, which have become outdated. The County General Plan Housing element contains a more frequently updated description of planned housing supply throughout the County including on Stanford lands. Therefore, the figure and tables in the Community Plan appear to be unnecessary.

3.3.4 Circulation

The Stanford Community Plan's Circulation element recognizes that the Stanford campus is a unique setting in which many of the limitations found elsewhere of land use, density, transit accessibility and mechanisms for coordinated problem-solving are reduced, creating extraordinary opportunities for walking, bicycling and transit use. The Community Plan establishes a goal of No Net New Commute Trips, defined to mean no additional trips above a measured base level during the peak commute time in the campus commute direction. The Community Plan recognizes that achieving this goal requires a combination of approaches including increasing the supply of on-campus housing, providing convenient support services on the campus and implementation and expansion of Stanford's transportation demand management programs. The Community Plan also includes a policy to credit Stanford's participation in off-campus trip reduction efforts that benefit the streets surrounding the campus toward achievement of the No Net New Commute Trips goal. The Community Plan recognizes that if Stanford does not achieve the No Net New Commute Trips goal, Stanford must contribute to improvements at impacted intersections or provide equivalent funding toward other transportation impact mitigation efforts.

The proposed 2018 General Use Permit includes continued emphasis on campus housing and trip reduction as means to address traffic congestion and to promote walking, bicycling and transit use. Stanford plans to implement an expanded transportation demand management program designed to achieve the No Net New Commute Trips goal. Stanford also would continue to implement off-campus trip reduction programs as contemplated by the Stanford Community Plan's trip credit policy. Further, Stanford proposes that, per Community Plan policy, if Stanford cannot achieve the No Net New Commute Trips goal through on-campus trip reduction and off-campus trip credits, it would provide funding to the County for other programs to reduce trips in an amount equivalent to its contribution toward improvements at impacted intersections. Stanford does not seek to modify any strategies, policies or implementation measures in the Stanford Community Plan's Circulation element.

3.3.5 Open Space

The Stanford Community Plan's Open Space element states that the Academic Growth Boundary serves to define lands that are to be retained as open areas. Outside the Academic Growth Boundary, land is to remain undeveloped except for uses associated with research activities that require a remote or foothill setting for their functioning. Future development is targeted to areas inside the Academic Growth Boundary. There too, however, designated Campus Open Space areas are identified as locations to remain largely undeveloped to provide important aesthetic and biological functions and recreation.

Stanford does not seek any approvals for development outside of the Academic Growth Boundary, and Stanford proposes to retain all of the Community Plan's designated Campus Open Space. Stanford does not seek to modify any strategies, policies or implementation measures in the Community Plan's Open Space element.

3.3.6 Resource Conservation

The Stanford Community Plan's Resource Conservation element addresses habitat and biodiversity, water quality and watershed management, heritage resources and scenic resources. Habitat and biodiversity policies include protection of habitat in areas outside the Academic Growth Boundary and within the Campus Open Space land use designation. Water quality and watershed management policies include comprehensive approaches to watershed management. Heritage resources policies encourage preparation of an inventory of heritage resources. Scenic resources policies employ the Academic Growth Boundary as a means of conserving scenic resources.

The proposed 2018 General Use Permit includes retention of the Academic Growth Boundary, and continued protection of habitat areas and scenic resources outside the Academic Growth Boundary and within Campus Open Space areas. Stanford plans to continue to address watershed management through a comprehensive program. Further, Stanford will submit a Historic Resources Survey to document historic structures within the Academic Campus land use designation. Stanford does not seek to modify any strategies, policies or implementation measures in the Stanford Community Plan's Resource Conservation element.

3.3.7 Health and Safety

The Stanford Community Plan's Health and Safety element discusses air quality, geological hazards, flooding, hazardous materials, emergency preparedness and response, noise and law enforcement. Air quality policies emphasize transportation alternatives and transportation demand management to reduce vehicle emissions. Geological hazards and flooding policies promote building design and location to avoid or withstand hazards. Hazardous materials policies recognize means to manage materials safely and efficiently. Emergency preparedness and response policies require maintenance of plans for disaster response and recovery. Noise policies prevent or minimize excessive noise. Law enforcement policies permit the Stanford University Department of Public Safety to undertake law enforcement activities on the campus pursuant to an agreement with the Santa Clara County Office of the Sherriff.

The proposed 2018 General Use Permit is consistent with the Stanford Community Plan's Health and Safety policies. Stanford does not seek to modify any strategies, policies or implementation measures in the Community Plan's Health and Safety element.

3.4 Zoning

The portion of the Stanford campus that is developed with academic and support facilities and student housing is zoned "A1" — a County base district that requires a conditional use permit for university-related uses.

In 2001, the County enacted R1S and R3S zoning districts for the faculty/staff neighborhoods designated by the Stanford Community Plan as "Campus Residential – Medium Density" and "Campus Residential – Low Density." These zoning districts establish setbacks and other building standards specific to these neighborhoods and identify the County approval processes that apply to each type of potential development proposal.

In 2003, the County enacted an OS/F zoning district for the largely undeveloped lands designated by the Community Plan as "Open Space and Field Research." The OS/F zoning district requires a comprehensive viewshed analysis and specifies unique County approval processes for new structures within this district. The zoning regulations also state that "Structures shall be consistent with restrictions set forth in the Stanford General Use Permit." [County Zoning Code § 2.50.040(E)]

The current zoning districts on Stanford land are provided in **Table 2** and depicted in **Figure PD.3**.

Some of these lands also fall within the County's slope and scenic roads overlay districts.

Stanford does not seek to change any of the text provisions of the County Zoning Code that apply to its lands. The proposed Project includes a modification to the County zoning map to rezone the Driving Range area from R3S to A1, and to rezone nine existing faculty homes from A1 to R1S. These proposed zoning amendments are consistent with the changes in the Stanford Community Plan land use designations described in Section 3.3.

Table 2: Zoning Districts

Land Use	Code	Allowable Uses
Within the Academic Growth Boundary		
General Use	A1	Agriculture, commercial, residential, schools, colleges and vocational schools, recycling, retail with a use permit
Campus Residential – Low Density	R1S	Residential up to 8 units/acre, institutional, hospital, religious, parks, schools
Campus Residential – Medium Density	R3S	Residential 8-15 units/acre, institutional, hospital, religious, parks, schools
Outside the Academic Growth Boundary		
Open Space and Field Research	OS/F	Field research
General Use (for Special Conservation Area Land Use)	A1	Agriculture, commercial, residential, school university, recycling, retail with a use permit

3.5 General Use Permit

As allowed under zoning, Santa Clara County has issued a series of conditional use permits, called the "General Use Permit" to Stanford since 1962. The General Use Permit has four key functions. The permit:

- establishes the allowed land uses
- specifies the quantity of new academic and academic support square footage and related infrastructure (such as parking spaces) that may be constructed
- specifies the quantity of new housing units and student beds that may be constructed
- identifies conditions of approval that will apply to new construction and campus operations to minimize adverse effects to the surrounding community

The County most recently issued a General Use Permit to Stanford in 2000, at the same time as it adopted the Stanford Community Plan. The 2000 General Use Permit allows:

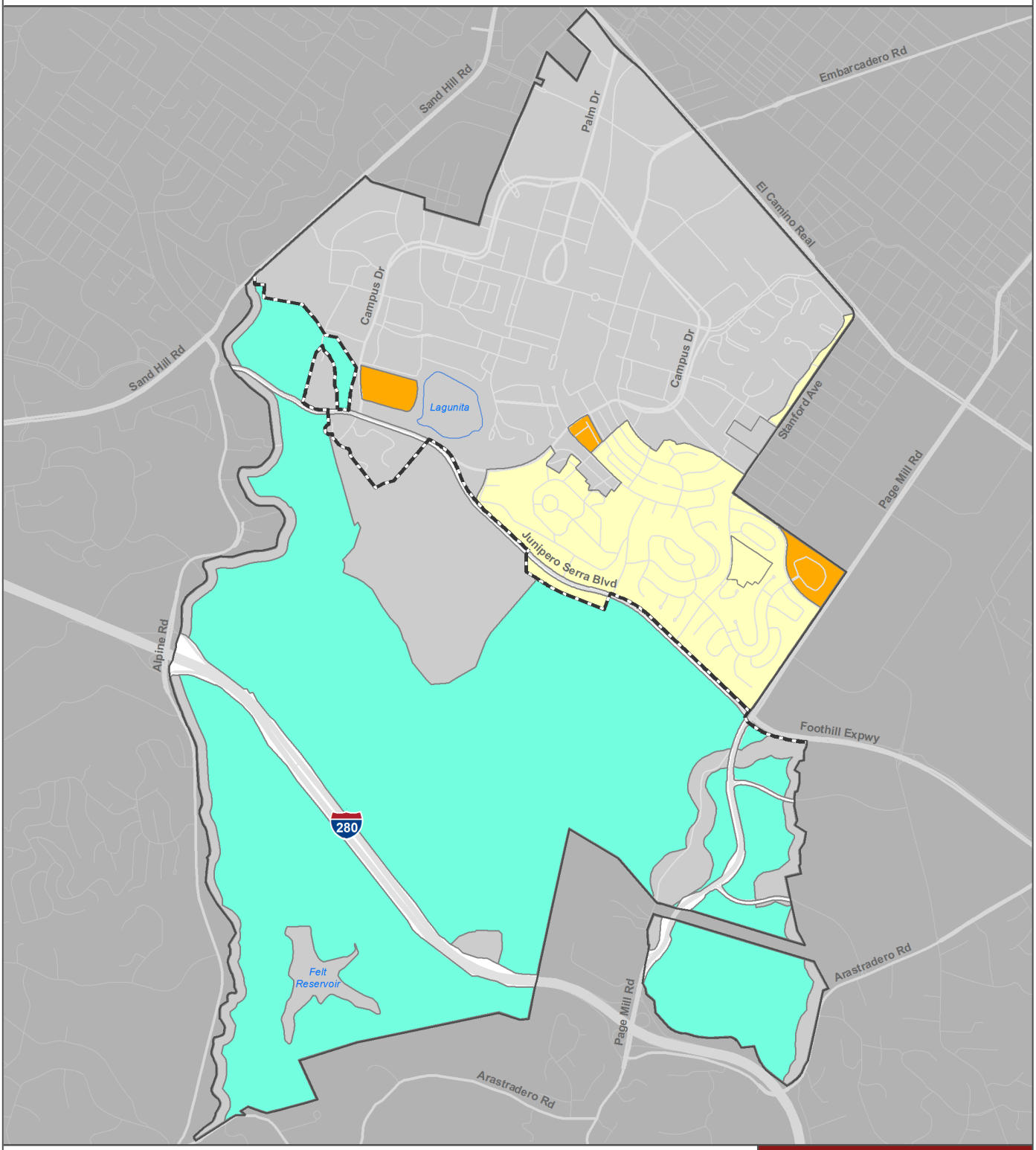
- continuation of all lawful existing uses
- completion of the development allowed under the prior general use permit
- construction of up to 2,035,000 net new square feet of academic and academic support uses
- construction of up to 3,018 net new housing units for students, faculty and staff, with more housing subject to Planning Commission approval[4]
- construction of 2,300 net new parking spaces
- construction of 40,000 net new square feet of child care and community centers
- use of 50,000 square feet of temporary trailers for surge space during construction

The 2000 General Use Permit includes more than 100 conditions regulating construction activities and campus operations, establishing monitoring requirements and identifying project approval processes.

Stanford seeks County approval of the 2018 General Use Permit to authorize the next increment of campus development.

[4] In March 2016 the Planning Commission authorized 1,450 additional student beds at Escondido Village, beyond the 3,018 housing units/beds initially authorized by the 2000 General Use Permit.

Figure PD.3: Zoning Districts - Existing



Zoning Districts

- A1 | General Use
- OSF | Open Space and Field Research
- Academic Growth Boundary
- R1S | Low-Density Campus Residential
- R3S | Medium-Density Campus Residential

Stanford University

0 0.5 Miles

Stanford University, LBRE/LUEP
November 5, 2016

N

4.0 PROJECT NEED

As a center of teaching and research, Stanford seeks to develop academic programs to contribute to knowledge development and solutions to social and global challenges.

4.1 Key Factors Driving Growth under the 2000 General Use Permit

4.1.1 Academic and Academic Support Space

Several factors have driven the expansion of academic space on the campus that occurred under the 2000 General Use Permit.

As knowledge has advanced and new technology has become available, existing fields of study have grown, and entirely new fields have emerged. The last 16 years have seen growth in such disciplines as computer science and information technology, biomedicine, neuroscience and energy and environmental sciences. New fields have also emerged as major disciplines of their own, such as nanoscience and nanotechnology, genomics and proteomics, bioinformatics, and chemical biology.

Meanwhile, the model of teaching and research itself has rapidly evolved. Recognizing that tackling significant global challenges requires faculty and students from multiple fields to work collaboratively in new ways, Stanford has developed several new interdisciplinary programs. These interdisciplinary programs often required new physical spaces with flexible designs to facilitate interaction.

These factors—the expansion of existing fields, the emergence of new academic fields and the unique demands associated with interdisciplinary, collaborative teaching and research—are reflected in much of the work Stanford has done to construct new academic space under the 2000 General Use Permit. For example:

- A new **Science and Engineering Quad** houses departments and programs from four of Stanford's schools: the School of Engineering; the School of Earth, Energy and Environmental Sciences; the School of Humanities and Sciences and the School of Medicine. New interdisciplinary programs housed in the quad include the Woods Institute for the Environment, which conducts teaching and research on a range of pressing environmental and sustainability issues; the Precourt Institute for Energy, which works to accelerate the transition to a low-carbon energy system; and the Stanford Nano Shared Facility, which features advanced nanoscale patterning and characterization capabilities. Within this quad, the **Jerry Yang and Akiko Yamazaki Environment and Energy Building** (Y2E2), built in 2008, is a model for platinum-level LEED sustainability and building design to facilitate interdisciplinary collaboration.

- The **Lorry I. Lokey Stem Cell Research Building**, built in 2010, houses laboratories devoted to a field, stem cell biology, that was nascent 25 years ago. It features open laboratories and communal spaces that encourage interaction and teamwork between scientists and physicians and forms an important cornerstone of a sector of campus being redeveloped to further strengthen integration among science, engineering and medicine. Nearby, a new research center will be built to house two interdisciplinary institutes working to advance human health through better understanding of the brain and of chemical biology—the **Stanford Neurosciences Institute** and **Chemistry, Engineering &**

Medicine for Human Health.

- The 2010 **John A. and Cynthia Fry Gunn Building** houses the Stanford Institute for Economic Policy Research, bringing together in one place scholars from across the Stanford community to study economic policy for addressing critical challenges facing governments and businesses. The institute has a distinctive focus on raising living standards and improving quality of life through more effective economic policy.

- Stanford also has replaced aging buildings with new facilities to meet the modern demands of teaching and research. For instance, the **Knight Management Center** opened in 2011 to provide a new home for the Graduate School of Business, featuring sustainable design and flexible classroom spaces for experiential and team-based learning. The **William H. Neukom Building**, also opened in 2011, provides collaborative open spaces to house the Stanford Law School's innovative clinical practice programs. The 2010 **Li Ka Shing Center for Learning and Knowledge** provides a new center for educational activities in the School of Medicine, including a state-of-the-art center for immersive and simulation-based medical training.

- The Stanford Arts Initiative was not anticipated at the time of the 2000 General Use Permit, but it has provided facilities that have extended new cultural opportunities to the University's neighbors and the broader Bay Area, as well as to students and the campus community. These include the **Anderson Collection**, a free museum containing an outstanding collection of modern American art; the **Bing Concert Hall**, a new performance venue for music and dance; and the **McMurtry Building**, offering unified academic facilities for art and art history.

- The quality of the student experience at Stanford has been enhanced by the addition of recreational and athletic facilities, including the **Arrillaga Center for Sports and Recreation** and the **Arrillaga Outdoor Education and Recreation Center**, which promote fitness and wellness as essential elements of the student experience.

4.1.2 Housing

Over the course of the 2000 General Use Permit, housing has been added on pace with new academic space, including the undergraduate **Humanities Dorm** in Gerhard Casper Quad, new undergraduate dormitories at **Lagunita Court**, the **Munger** and **Kennedy** graduate residences, and **Highland Hall** for Graduate School of Business students. In addition, Stanford obtained County Planning Commission authorization for 1,450 more graduate student beds beyond the 3,018 housing units that the County initially authorized. This authorization will facilitate construction of a new graduate student residential complex within **Escondido Village**.

4.2 Continued Campus Evolution Beyond 2018

Based on its historic annual rate of academic and student housing growth on the Stanford campus, Stanford anticipates that the quantity of new development authorized by the 2000 General Use Permit will be exhausted in 2018–2020.

4.2.1 Growth in Academic and Academic Support Facilities

Stanford anticipates that growth in academic and academic support facilities will continue at a moderate pace comparable to that of the recent past. While it is impossible to detail specific academic and support projects over a nearly two-decade period, Stanford's proposal for the 2018 General Use Permit reflects key considerations around the continued evolution of the Stanford campus. Those considerations include the following:

- **The need for new and expanded academic facilities to accommodate state-of-the-art research and teaching will continue.** Knowledge is expanding and entirely new fields of research proliferating. The explosion of fields such as stem cell research, neuroscience, materials science, cyber technology and artificial intelligence illustrates how quickly academic fields are changing, creating new space needs as they grow.

  In addition, many fields of research that have immense promise today require highly specialized space where experiments can be conducted by teams of researchers and in accordance with stringent safety standards. For example, research into new batteries for more efficient energy systems illustrates how addressing global climate change relies on advances in fundamental materials science. This work requires constructing novel materials from basic elements and investigating their properties using electrochemistry, lasers, x-rays, mechanical tests and other techniques requiring space designed specifically for this purpose. Stanford's leadership in the development of autonomous cars provides another example of research requiring unique space. It is predictable that specific requirements will evolve as particular fields progress in the next decade and beyond.

- **Many fields of research today require larger physical spaces** because research instruments are increasingly larger in scale, and often a suite of tools is needed to accomplish the work. For example, advanced electronics depends on nanofabrication, which must be done in specially built clean rooms that house instruments for scanning electron microscopy, electron beam lithography, materials deposition and others. Research in fluid mechanics, relevant to water and the environment as well as aeronautics, is among many other examples of research that can only be done at scale in larger, shared facilities. Biomedical research has also come to rely on complex instrumentation located in shared facilities and is now far beyond the traditional conception of a researcher at a bench with a microscope. Breakthroughs in medicine can be predicted to revolve around advances in imaging techniques to study the human body in health and disease, extending the revolution that began with magnetic resonance imaging. Having appropriate space to locate these tools is essential because they will be necessary not just for neurosciences, where their use is yielding remarkable new knowledge about learning, aging and disease, but for research in all medical disciplines.

- **Research initiatives in promising academic fields have the potential to expand into ongoing programs with need for dedicated academic space.** Stanford undertakes many new areas of interdisciplinary research first as short-term initiatives that, over time, can develop into more formal institutes of the kind developed over the last 16 years. An example of such a current research initiative is the Stanford Cyber Initiative, launched in 2014, which pursues policy research addressing the opportunities and challenges raised by cyber-technologies in our economic, political and social systems. This initiative explores a wide range of questions, including consumer privacy and cyber-security, new methods of online and mobile authentication to improve upon the traditional password, implications of the digital "gig" economy, the use of technology in physician–patient relationships, and others.

- **Existing academic programs still housed in aging facilities will need new space in the coming years.** For instance, key buildings in the School of Earth, Energy and Environmental Sciences, the Graduate School of Education and the School of Medicine are many decades old, and campus support facilities such as the Public Safety Building that houses the campus police department do not meet today's operational needs.

- **Opportunities will develop over the course of the 2018 General Use Permit that we cannot foresee today**. When Stanford applied for the 2000 General Use Permit, it did not yet foresee constructing a transformative campus energy system that would dramatically reduce campus greenhouse gas emissions, but this was achieved in 2015 with the Stanford Energy System Innovations. Similarly, Stanford did not foresee that it would acquire a major 20th-century American art collection, but the University became home to the Anderson Collection. And in 2000, Stanford had only a glimmer of the possibilities in a range of academic fields that have expanded in the years since.

4.2.1 Growth in On-Campus Housing

In addition to academic space, Stanford seeks authorization for new housing to continue to balance academic and support uses with housing. Because housing needs and priorities change over time, Stanford cannot predict the specific mix of undergraduate dormitories, graduate student apartments, and other housing types that it would need to construct over the next 17 years. Just as occurred under the 2000 General Use Permit, flexibility to respond to changing demands will be important. However, based on the information that is currently available, Stanford seeks authorization for a similar overall amount of housing as was initially authorized under the 2000 General Use Permit. The following planning considerations influenced the requested amount of housing:

- **Stanford plans a modest expansion of undergraduate enrollments**, in recognition of the fact that applications to Stanford have increased while spaces available have not, resulting in one of the lowest rates of admission in the nation. Providing a reasonable increase in the number of talented students for whom a Stanford education is accessible has therefore become an increasing priority. Stanford plans to increase total undergraduate enrollments incrementally, at a rate of roughly 100 students per year. If undergraduate enrollments grow as expected in the coming years, approximately 1,700 new beds will be needed for this population by 2035.

- **Stanford also prioritizes housing on its campus lands for graduate students**. Even with the additional housing authorized by the County for the Escondido Village Graduate Student Residences, a substantial demand will remain for affordable graduate student housing. If graduate student enrollment grows at its historic compound annual growth rate, Stanford estimates that as many as 900 new graduate student beds could be needed by 2035.

- **Stanford seeks authorization to construct high-density, transit-oriented housing** for faculty and staff, including postgraduate students and medical residents. Given the high cost of housing in the Bay Area, provision of a range of housing options on and near the campus is critical to Stanford's ability to recruit world class faculty and other scholars. Stanford estimates that the Quarry Development District, the location best suited for high-density transit oriented housing, can accommodate approximately 550 units.

Stanford prioritizes use of its academic campus lands to house students and faculty because housing students and faculty in close proximity fosters collaboration and learning. With limited exceptions, staff and other affiliated housing has been provided outside of the core academic campus lands, in nearby jurisdictions. Recognizing this pattern, the Stanford Community Plan includes a policy to "Support Stanford's efforts to develop housing on land in other jurisdictions, particularly housing specifically targeted to Stanford faculty, staff, students and other affiliated persons." (Policy H.9)

In addition to constructing housing on the campus, the University is completing 180 faculty units on California Avenue in Palo Alto. It also has submitted an application to the City of Menlo Park to build 215 rental units at 500 El Camino Real that will be made available to faculty and staff.

5.0 PROJECT OBJECTIVES

Stanford proposes that the County approve a 2018 General Use Permit that would authorize continued growth and development of the campus in a manner that implements the Stanford Community Plan's policies and that reflects the growth assumptions in the approved Sustainable Development Study. Specifically, the Project objectives are as follows:

- Continue to implement the policies of the Stanford Community Plan, including policies promoting compact urban development, housing, single-occupant vehicle trip reduction, resource conservation, and health and safety.

- Continue to allow Stanford flexibility to develop its lands within a framework that minimizes potential negative effects on the surrounding community ("flexibility with accountability").

- Authorize continuation of existing academic, academic support and housing uses on the Stanford campus.

- Enable Stanford to further its academic mission, provide state-of-the-art facilities for research and learning, encourage interdisciplinary collaboration, maintain flexibility to respond quickly to changes in educational or research technologies, and provide venues for athletic and cultural experiences by authorizing new and expanded academic and academic support facilities at a growth rate from 2018 through 2035 that is consistent with Stanford's historic annual growth rate for academic and academic support facilities.

- Enable Stanford to meet its needs to accommodate increasing enrollment and balance academic and academic support space growth with student housing growth by authorizing new and expanded student housing units/beds at a growth rate from 2018 through 2035 that is consistent with Stanford's historic annual growth rate for student housing, not including the unique Escondido Village Graduate Student Residences Project.

- Enable Stanford to foster collaboration and learning, and recruit and retain world class scholars and faculty by authorizing 550 transit-oriented high density housing units that can be occupied by faculty, staff, postdoctoral scholars and medical residents.

- Prioritize use of campus lands within unincorporated Santa Clara County for academic and academic support facilities, student housing, and faculty housing.

- Support existing and new academic, academic support and housing uses by authorizing new and improved parking facilities, roadway, utility and infrastructure improvements, child care centers, facilities designed to promote vehicle trip reduction, and temporary trailers for construction surge space.

6.0 DEVELOPMENT REQUEST

Stanford seeks County approval for a 2018 General Use Permit that would authorize an increment of growth that corresponds to the 2035 Moderate Growth Scenario in the Sustainable Development Study. As was the case under the 2000 General Use Permit, incremental authorization for academic and academic support space would be expressed as net new square footage, and incremental authorization for student housing would be expressed as net new units (or beds, in the case of students).

The proposed academic and academic support space and housing units would be constructed on vacant land, infill sites and redevelopment sites within the Academic Growth Boundary. As occurred under the 2000 General Use Permit, existing buildings may be demolished, and the demolished square footage would be added to the inventory of new academic and academic support space and housing units authorized for construction. Construction activities could occur at any location within the Academic Growth Boundary. The rate of construction generally would be consistent with the rate of construction that has occurred over the life of the 2000 General Use Permit.

Site-specific projects and locations have not been identified for the proposed development; however, Stanford proposes that the 2018 General Use Permit identify the distribution of new academic and academic support space and housing units by development districts within the campus, as was done under the 2000 General Use Permit. No new buildings would be constructed in the Campus Open Space land use designation, and no new buildings are proposed outside the Academic Growth Boundary.

6.1 Academic and Academic Support Space Authorization

Stanford seeks the ability under the 2018 General Use Permit to develop new and expanded academic and academic support space -- using a compact infill development strategy within the core campus -- to maintain its leadership in teaching and research in the coming years.

The proposed growth in academic and academic support facilities over the estimated 17-year life of the 2018 General Use Permit (through 2035) is 2,275,000 net new square feet.

This amount is similar to the space authorized in the 2000 General Use Permit. It is also consistent with Stanford's historic growth rate for academic and academic support space. Growth in this amount will result in a 1.2% compound annual growth rate for campus academic facilities.

As occurred under the 2000 General Use Permit, Stanford also proposes to carry over any remaining square footage authorized by the 2000 General Use Permit in the event that Stanford has not received approvals for construction of all of the remaining square footage prior to issuance of the 2018 General Use Permit.

6.2 Housing Authorization

Stanford seeks to provide on-campus housing to meet the increasing student enrollment in coming years, to foster collaboration and learning, and to attract and retain world class faculty and other scholars.

The proposed growth in on-campus housing is 3,150 net new housing units/beds. This amount of housing would enable Stanford to increase student housing at a rate that is consistent with Stanford's historic growth rate. In addition, Stanford would be able to provide up to 550 units of high density housing that could be occupied by faculty, staff, postdoctoral scholars and medical residents.

Consistent with amendments to the 2000 General Use Permit that the County Board of Supervisors approved in 2015, Stanford requests that all 3,150 net new housing units/beds may be occupied by students. However, no more than 550 units could be occupied by faculty and staff absent an environmental assessment to determine whether occupying a greater number of units by faculty and staff would result in new or substantially increased significant environmental effects. Following current practice, postdoctoral students would be able to live in both student housing and faculty/staff rental housing units; medical residents are included in the population that may be eligible for faculty/staff rental housing units. Staff is also eligible for faculty rental housing.

In addition, similar to 2000 General Use Permit Condition F.7, Stanford seeks a condition allowing it to build more than 3,150 housing units/beds upon approval by the Planning Commission and subject to additional environmental assessment.

6.3 Comparison to 2035 Moderate Growth Scenario in the Sustainable Development Study

Stanford's development proposal reflects the academic and student housing square footage assumptions for the 2035 Moderate Growth Scenario in the County-approved Sustainable Development Study. The Moderate Growth Scenario anticipated Stanford would construct a total of 3.5 million square feet of academic facilities and student housing between 2018 and 2035. (The Moderate Growth Scenario did not specify a quantity of faculty/staff housing.)

Stanford has proposed that the County authorize 3,150 net new housing units/ beds, with up to 550 of those units available for faculty/staff. For the purposes of the environmental evaluation, Stanford anticipates 1,700 units would be undergraduate student beds and 900 units would be graduate student beds. Assuming approximate sizes of 350 square feet per bed for undergraduate student housing and 700 square feet per bed for graduate student housing, Stanford would build 1,225,000 square feet of student housing under the 2018 General Use Permit.

Combined with the requested 2,275,000 net new square feet of academic and academic support facilities, Stanford is requesting a total of 3.5 million square feet of academic facilities and student housing. This matches the 2035 Moderate Growth Scenario.

6.4 Development District Boundaries

The 2000 General Use Permit divided Stanford's lands into development districts to estimate the distribution of development within the campus. Stanford proposes to retain the development districts established by the 2000 General Use Permit with two limited modifications.

First, under the 2000 General Use Permit, Stanford constructed the Knight Management Center, which houses the Graduate School of Business (GSB), in the Administrative & DAPER Development District, replacing an older office complex. Because the GSB is more in keeping with the Campus Center academic uses, Stanford proposes that the development district boundary for the Campus Center be altered from its current alignment on Galvez Street, to continue east on Campus Drive East to the intersection with Serra Street. This realignment would capture the rough triangle that includes the Knight Management Center.

Second, Stanford proposes to modify the development district boundary for the San Juan Development District so that it is the same as the boundary for the R1S zoning district.

The proposed realignments are illustrated in **Figure PD.4**, Development District Boundaries. Please also see **Figure PD.5**, Detail of Proposed Residential Boundary Adjustment.

Figure PD.4: Development District Boundaries

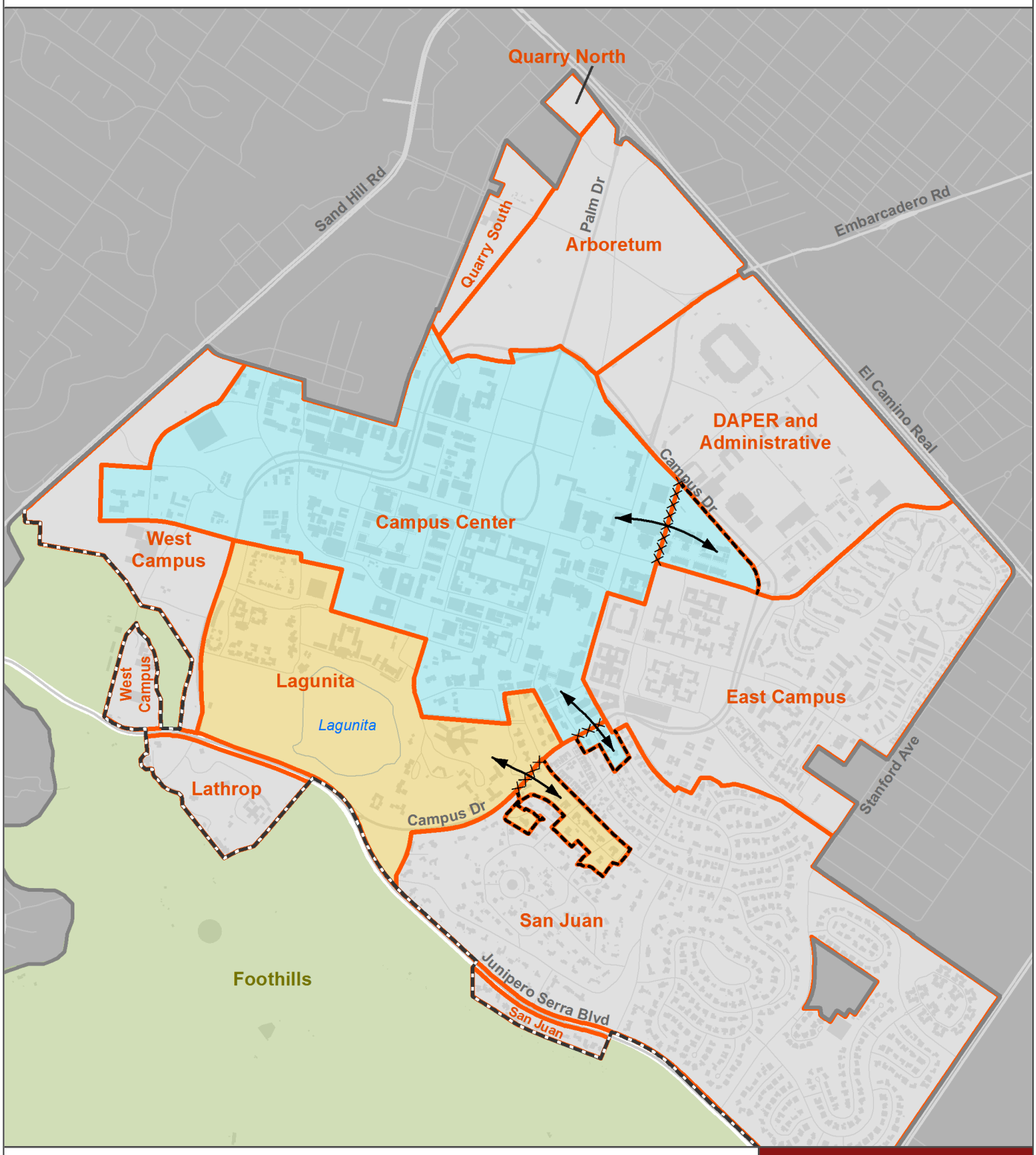
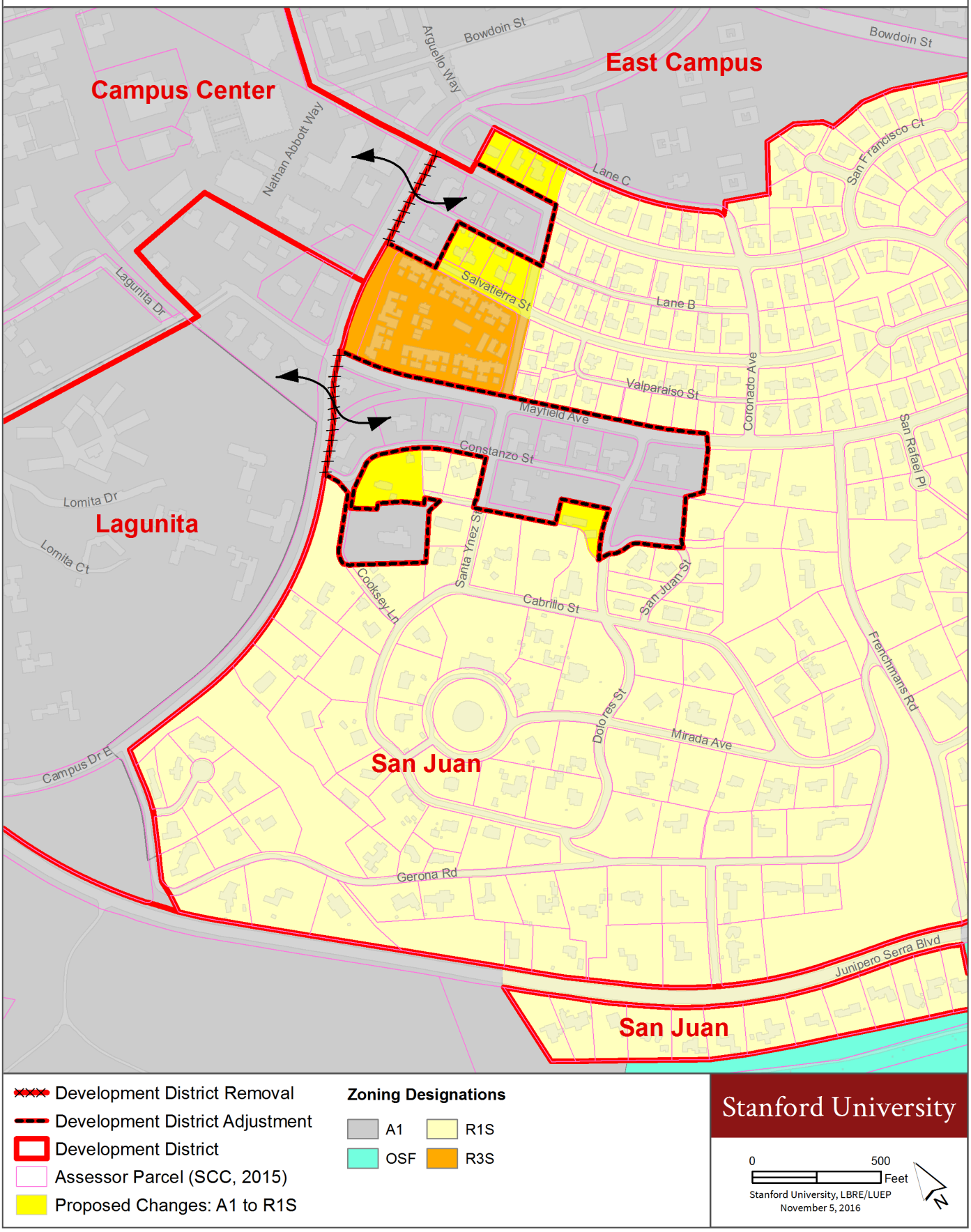


Figure PD.5: Detail of Proposed Residential Boundary Adjustment



6.5 Distribution of Growth by Development District

Using the development districts shown in Figure PD.4, Stanford proposes that all growth under the 2018 General Use Permit would be within the Academic Growth Boundary and would be heavily focused in the Campus Center Development District (see **Table 3**). More than 75% of the anticipated academic and academic support space, or 1,800,000 net new square feet, would occur in the academic core of the campus. Housing would continue to be focused in the East Campus and Lagunita Development Districts, along with new high-density housing in the Quarry Development District.

Table 3: Growth Distribution by Development District

Development District	Housing (# of Units/Beds)	Academic and Academic Support (Net New Square Feet)
Quarry	550	200,000
Arboretum	0	0
DAPER & Administrative	0	200,000
Campus Center	200	1,800,000
East Campus	1,600	20,000
West Campus	0	35,000
Lagunita	800	20,000
Lathrop	0	20,000
San Juan[a]	0	0
Foothills[a]	0	0
Total	**3,150**	**2,275,000**

[a] Future development in these development districts, if any, would occur under R1S, R3S or OS/F zoning. If development in these districts were approved in the future consistent with the zoning requirements, the amount of housing units or square footage of academic and academic support facilities would be subtracted from the 2018 General Use Permit authorization.

Consistent with Conditions E.2 and F.4 of the 2000 General Use Permit, Stanford requests that a significant deviation, in an amount determined appropriate by the County, from the Development District distributions shown on Table 3 would require an additional environmental assessment and approval by the Planning Commission. However, Stanford does not seek the ability to redistribute any additional square footage or any housing units to the Lathrop Development District, or to redistribute any square footage or housing units to the Arboretum Development District.

Stanford requests that the 2018 General Use Permit include a provision that clarifies that the 2018 General Use Permit applies to those land uses that require a use permit, Architecture and Site Approval, or Planning Commission approval under the Santa Clara County Zoning Code. The 2018 General Use Permit would not apply to uses permitted by right under the County Zoning Code.

As explained in Section 3.4, there are four zoning districts that govern land use on Stanford's lands within unincorporated Santa Clara County: the A1 base district that applies to most of the campus lands within the Academic Growth Boundary, two residential districts (R1S and R3S) that apply to low- and medium-density faculty/staff housing neighborhoods inside the Academic Growth Boundary, and the Open Space Field Research (OS/F) that applies to most of the lands outside the Academic Growth Boundary.

The Quarry, Arboretum, DAPER & Administrative, Campus Center, East Campus, West Campus, Lagunita, and Lathrop Development Districts are zoned A1 and R3S. Single-family residences are permitted by right in the A1 zoning district; however, no new single-family residences other than faculty resident units associated with supervision of student housing would be constructed within the A1 zoning district. No applicable land uses are permitted by right in the R3S zoning districts. Therefore, the 2018 General Use Permit would apply to all new and expanded academic and academic support uses, student housing, and faculty/staff housing within the A1 and R3S zoning districts; the 2018 General Use Permit would not apply to modifications to existing single-family residences within the A1 zoning district.

The San Juan Development District is zoned R1S. Within the R1S zoning district, single-family and two-family residences and secondary dwelling units are permitted by right. Other uses require a use permit or Architecture and Site Approval. As a result, within the San Juan Development District, the 2018 General Use Permit conditions of approval would apply to academic and academic support uses, if any, but the 2018 General Use Permit would not apply to modifications to existing single- and two-family residences or new or replacement single- and two-family residences in the R1S zoning district. Any future proposals for single- and two-family residential uses would be subject to the zoning requirements for this district, including all applicable development standards, and reviewed for consistency with the Stanford Community Plan.

Most of the Foothills Development District is zoned OS/F. In the OS/F zoning district, agriculture and field research land uses are permitted by right; however, structures ancillary to such uses require Architecture and Site Approval. Other uses require a use permit, Architecture and Site Approval, or Planning Commission approval. The 2018 General Use Permit conditions of approval would apply to County approval of all structures within the OS/F district. In addition, the requirements of the OS/F zoning district must be followed within this district, including viewshed analysis, California Environmental Quality ACT (CEQA) compliance, Planning Commission review and approval for structures over 1,000 square feet or 35 feet in height, and evaluation for consistency with the Stanford Community Plan.

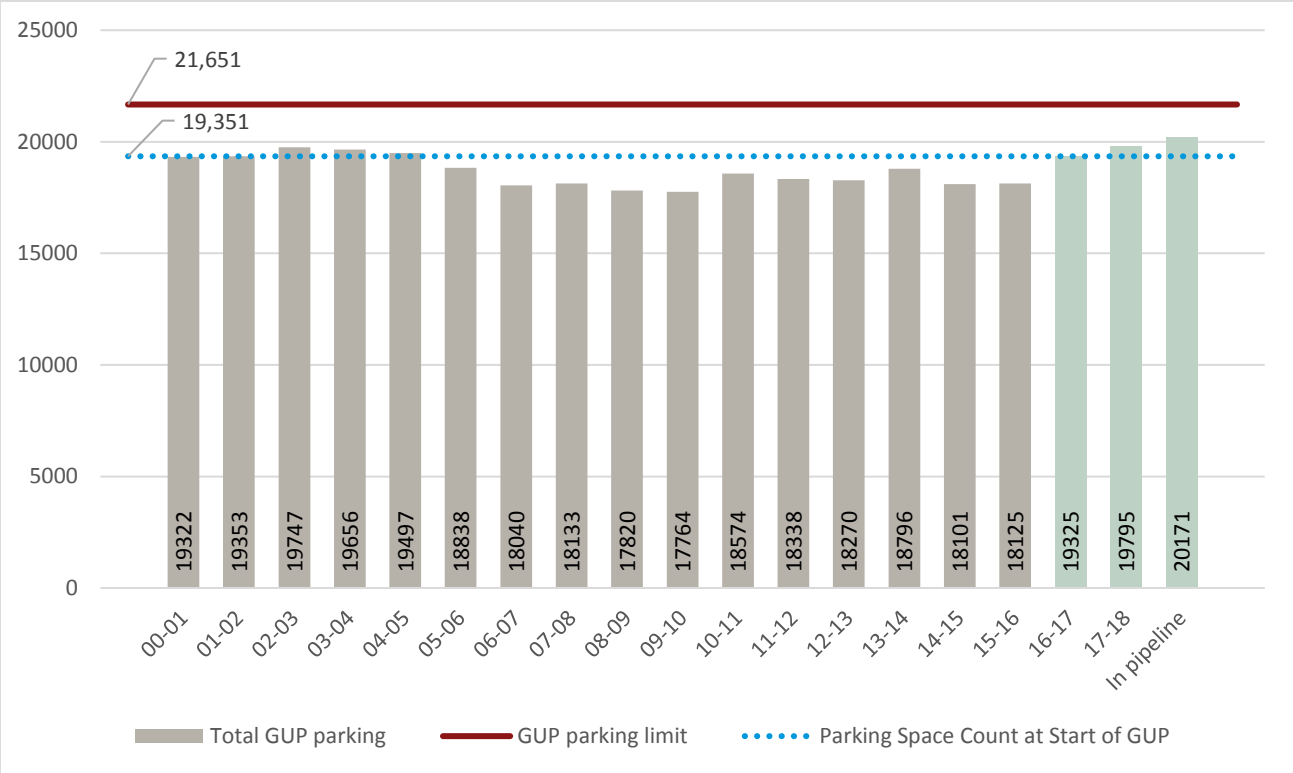
The remaining portions of the Foothills Development District are designated Special Conservation Areas in the Stanford Community Plan. The Community Plan states that no new buildings or structures are allowed within the Special Conservation Areas: “No new permanent development in the form of buildings or structures is allowed, other than construction, modification, and maintenance of improvements to support conservation efforts. Existing nonconforming uses are allowed to remain in accordance with the County’s requirements for nonconforming structures.” (Stanford Community Plan Policy SCP-LU 32.)

Stanford does not seek authorization for any new structures within the San Juan and Foothills Development Districts. Nevertheless, to ensure that the total amount of development within the 2018 General Use Permit boundary does not exceed the development request specified in this application, Stanford proposes that the academic and support space square footage limits and the housing unit limits in the 2018 General Use Permit would apply to these areas so that if Stanford later were to apply to construct a building in these areas (even if permitted by right under zoning) the square footage or unit would count toward the overall 2018 General Use Permit authorizations. For example, if Stanford constructed a single-family residence within the R1S district, that unit would be counted against the 2018 General Use Permit’s housing unit authorization.

6.6 Campus Parking Authorization

The 2000 General Use Permit authorized construction of 2,300 net new parking spaces above the then-current base of 19,351 spaces for a total of 21,651 spaces. Stanford anticipates that by Fall 2018, it will have a total inventory of 20,171 spaces, which is 1,480 spaces under the parking authorization established by the 2000 General Use Permit (see **Figure PD.6**).

Figure PD.6: 2000 GUP Parking Supply and Limit



Stanford has remained well beneath its 2000 General Use Permit parking allocation for two reasons. As explained in Section 5.2.2 of the Background Conditions Report accompanying this project description, car ownership by Stanford students has been trending downward. Similarly, permit purchases by faculty and staff has declined over time, although that rate of decline has flattened out. Both of these reductions are due in part to Stanford's extensive transportation demand management programs. In addition, parking permit rates associated with student housing likely have declined due to shifting preferences among the millennial generation away from automobile ownership.

Stanford proposes to accommodate future demand for parking under the 2018 General Use Permit by carrying over the remaining authorization from the 2000 General Use Permit. Consistent with the 2000 General Use Permit, the total authorized number of spaces would be 21,651 spaces. However, Stanford proposes two changes in approach.

First, Stanford requests that certain types of parking not count toward the numeric parking limit:

- To support Stanford's transportation demand management efforts, Stanford proposes that spaces used for trip-reducing programs not be counted. Current examples of spaces used for trip-reducing programs include spaces dedicated to rental cars and zip cars.

- To support reduction in greenhouse gas emissions and to recognize that electric vehicle charging stations require turnover such that other spaces are needed for the same cars when they are not charging, Stanford proposes that EV charging stations not be counted.

- Stanford proposes that spaces dedicated to police or fire department use not be counted. These spaces are not associated with commute trips to and from the campus.

- Stanford proposes that parking for high-density housing to be occupied by faculty and staff not be counted. 2000 General Use Permit Condition H.1 states that "Parking constructed as part of and to serve new faculty/staff housing in the areas designated Campus Residential – Low Density and Campus Residential – Medium Density shall not count toward the limits. ..." Stanford proposes that the high-density faculty/staff housing allowed within the Academic Campus land use designation be subject to this same exemption.

Second, Stanford requests County approval for a 2,000-space parking supply reserve. This number of spaces is calculated in the same manner as the parking space authorization was calculated under the 2000 General Use Permit. It is based on applying the current (2015) parking demand rate to the number of student housing units and amount of academic square footage proposed under the 2018 General Use Permit. Those rates result in a total demand for 3,479 net new parking spaces, including a 15% vacancy factor to allow a sufficient number of empty spaces distributed over the campus to prevent unnecessary circulation to locate an available space (see **Table 4**). Subtraction of the 1,480 spaces anticipated to remain after completion of the academic and academic support facilities and housing authorized by the 2000 General Use Permit results in a remaining forecasted demand for 1,999 spaces.

Table 4: 2018 General Use Permit Parking Demand Based on Existing Parking Rates

	Development Proposal	Existing Parking Demand Rates	Number of Spaces
Academic and Support Space	2,275,000 net new square feet	0.94 spaces per 1,000 square feet[a]	2,139
Graduate Student Housing	900 beds	0.55 spaces per bed	495
Undergraduate Student Housing	1,700 beds	0.23 spaces per bed	391
Subtotal			**3,025**
Plus 15% vacancy factor			454
Total Demand			**3,479**

[a] The parking ratio is the estimated commuter and visitor demand from the utilization counts (9,025 parking spaces) divided by the academic and support space (9,462,000 square feet).

Stanford does not seek initial authorization for this parking supply reserve because it seeks to discourage automobile ownership and use. Stanford intends to continue to expand its transportation demand management programs to meet the No Net New Commute Trips goal, which in turn should reduce demand for both residential and commuter parking permits. However, Stanford recognizes that it may be necessary to provide more parking than it has initially requested to prevent spillover parking in nearby communities if car ownership by campus residents does not continue to decrease over time or if unforeseen circumstances occur.

Stanford requests that the 2018 General Use Permit allow Stanford to request Planning Commission approval to construct parking spaces in the parking supply reserve under one of three circumstances:

- Stanford is achieving the No Net New Commute Trips goal;
- the proposed additional parking spaces serve a purpose that is not likely to result in a substantial increase in peak hour commute trips (such as visitor and/or residential demand); or
- unforeseen circumstances occur due to changes in background conditions such as prolonged or permanent disruption of transit service that requires provision of additional parking.

6.7 Child Care/Trip Reducing Uses

The 2000 General Use Permit authorized 40,000 net new square feet of child care and community center space in order to encourage fewer vehicular trips by providing these services on campus. Stanford proposes that the 2018 General Use Permit similarly authorize 40,000 net new square feet for these uses, further refining the description to be for child care and other facilities that support transportation demand management programs (for example, a transit hub).

6.8 Construction Surge Space

Stanford proposes to continue to utilize the 50,000 square feet of construction surge space that was authorized in the 2000 General Use Permit.

6.9 Infrastructure Improvements

Under the 2000 General Use Permit, Stanford constructed a variety of campus infrastructure projects to support both existing and new and expanded uses.

Infrastructure improvements included replacement of 22 miles of underground pipes and the retrofit of 155 buildings to convert the campus to a steam to hot water based heating system – improvements that enabled dramatic reductions campus air pollutant and greenhouse gas emissions. As another example, Stanford installed roundabouts at three intersections on Campus Drive: the Escondido Roundabout, which opened in September 2014, and the Bowdoin and Santa Teresa roundabouts, which opened in September 2015. A fourth roundabout is currently being constructed at Galvez Road. These roundabouts improve bicycle mobility and safety, while also improving vehicular circulation.

Stanford proposes that the 2018 General Use Permit continue to afford flexibility to enable construction of campus infrastructure improvements. While the full scope of such improvements is unknown, Stanford has identified one set of improvements that it intends to construct under the 2018 General Use Permit.

Stanford proposes to construct the improvements on its lands in unincorporated Santa Clara County that have been identified by the Palo Alto Unified School District (PAUSD) and the City of Palo Alto as the Suggested Routes to Schools shown on the Walkabout Maps for Nixon and Escondido Elementary Schools. These improvements would benefit both pedestrian and bicycle circulation in the immediate area of both schools.

The City of Palo Alto has a partnership with the PAUSD and Palo Alto Parent Teacher Association to reduce risks to students and encourage more families to walk and bike or use other alternatives to driving. Between 2012 and 2014, the City and PAUSD completed Walkabout Maps for most of the schools in the District. The Walkabout Maps propose improvements to biking and walking routes to each school that can be used to help direct where public funds are spent.

Circulation improvements on Stanford lands in unincorporated Santa Clara County, in and around Nixon Elementary School, could include such items as, improved crosswalks with high-visibility yellow markings, pavement markings, additional signage, and wayfinding signs.

Circulation improvements in and around Escondido Elementary School similarly could include such items as, improved crosswalks with high-visibility yellow markings, pavement markings, additional signage, additional traffic control. Specific improvements on Stanford property could include an enhanced mid-block crosswalk on Escondido Road.

7.0 PROPOSED CONDITIONS OF APPROVAL

Stanford anticipates that, through the environmental review process required by the California Environmental Quality Act, the County will identify mitigation measures designed to reduce the significant impacts of development under the proposed 2018 General Use Permit. Those mitigation measures would be incorporated into the 2018 General Use Permit as conditions of approval. Stanford proposes that the County also include conditions of approval designed to implement the policies of the Stanford Community Plan, similar to the conditions included in the 2000 General Use Permit.

7.1 No Net New Commute Trips Goal

As explained in Section 3.3, the Stanford Community Plan establishes a goal to achieve No Net New Commute Trips, defined to mean no additional trips above a measured base level during the peak commute time in the campus commute direction. The Community Plan also include a policy to credit Stanford's participation in off-campus trip reduction efforts that benefit the streets surround the campus towards achievement of the No Net New Commute Trips goal. (Policy C-8.) The Community Plan recognizes that if Stanford does not achieve the No Net New Commute Trips goal, Stanford must contribute to intersection improvements at impacted intersections or provide equivalent funding toward other transportation impact mitigation efforts. (Implementation Measure C(i)(9).)

Stanford proposes to continue to mitigate the transportation impacts of its additional development by implementing a transportation demand management program designed to achieve the No Net New Commute Trips goal. Stanford's award-winning program to reduce traffic and its related impacts is one of the most comprehensive in the country. Stanford's transportation demand management program has decreased the drive-alone rate from 72% in 2002 to 50% today.

Stanford also proposes to continue to implement off-campus trip reduction programs as contemplated by the Stanford Community Plan's trip credit policy. Further, Stanford proposes that, per Community Plan policy, if Stanford cannot achieve the No Net New Commute Trips goal through on-campus trip reduction and off-campus trip credits, it would provide funding to the County for other programs to reduce trips in an amount equivalent to its contribution toward improvements at impacted intersections.

7.1.1 Proposed adjustments to compliance methodology

Stanford does not propose to change the No Net New Commute Trips goal or the flexibility afforded by the 2000 General Use Permit to modify its transportation demand management programs. However, Stanford proposes some adjustments to the methods used for demonstrating compliance.

Monitoring

Under the 2000 General Use Permit, a boundary, or cordon, was established around the campus to identify campus entryways where sensor tubes could be installed to measure vehicle trips into and out of the campus. In 2001, an independent consultant acting under the direction of the County Planning Office conducted baseline counts at 16 gateways to the campus. The initial baseline counts were taken three times during the year in order to determine the peak hour and measure the traffic volumes during that hour. Since then, similar counts have been taken twice every year for a total of eight weeks of measurements. Trips

coming through campus to the hospital or to other non-campus destinations have been factored out of the cordon counts.

Stanford proposes that under the 2018 General Use Permit, traffic counts continue to be taken at the current cordon count locations. However, Stanford proposes to update the monitoring methodology so that monitoring can be conducted through automated means (e.g., imbedded loop detectors in the pavement in each travel lane, video detection or license plate recognition) as approved by the County. All vehicular entrances to the campus would continue to be included in the monitoring; and transit vehicles, motorcycles, cut-through traffic and hospital-related trips would continue to be excluded from the counts. Stanford would be solely responsible for paying all costs related to monitoring, including, but not limited to, development, installation, maintenance and repair of all monitoring equipment. Testing and calibration of new equipment would require coordination with the County, not unlike the establishment of the cordon baseline in 2001. Stanford also requests that a County approval process be established for replacement of monitoring equipment with new technologies as they become available.

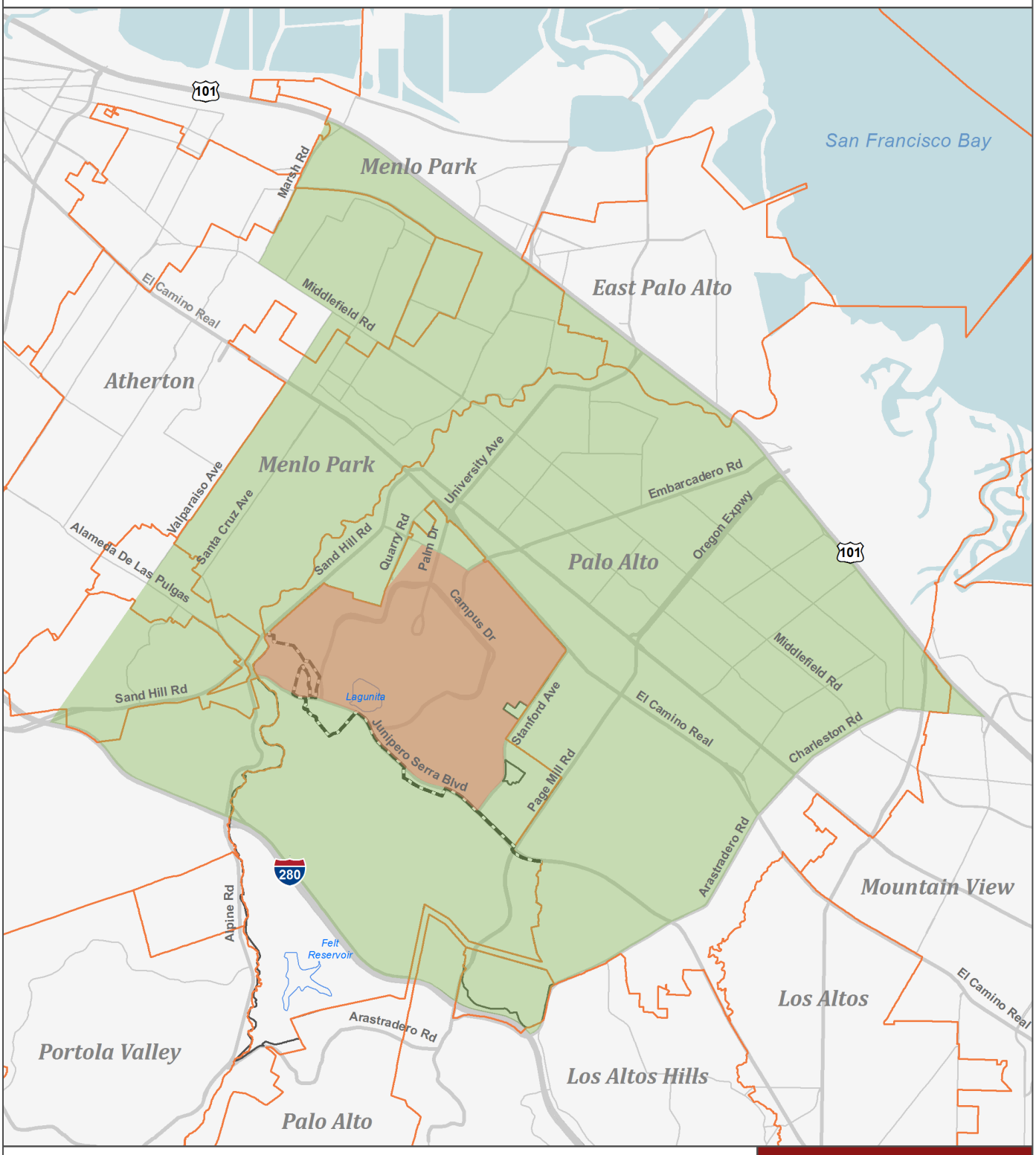
Trip Credits

As required by Community Plan policy C-8, 2000 General Use Permit Condition G.8 specified that the County will recognize participation by Stanford in off-campus trip reduction efforts and credit reduced trips towards Stanford's attainment of the No Net New Commute Trips goal. Under this condition, Stanford can receive credits commensurate with the predicted or actual number of trips reduced and the proportion of the cost of the program that Stanford is contributing. Trip reduction must occur in the area between U.S. Highway 101, Valparaiso Avenue/Sand Hill Road, Marsh Road, Interstate 280, and Arastradero Road/Charleston Road (see **Figure PD.6**). The County Planning Office determines the appropriate trip credit and monitoring methodology for each program in which Stanford proposes to participate, and proposals are presented to the Community Resource Group prior to any determination by the County Planning Office.

Stanford proposes to continue to recognize credits for off-campus trip reductions efforts as specified by Community Plan policy C-8 and 2000 General Use Permit Condition G.8 with two minor modifications. First, Stanford proposes a clarification that reduction of an off-campus trip can be recognized as long as one terminus for the trip is within the boundary described by the condition. For example, if Stanford runs a shuttle to East Palo Alto and an East Palo Alto resident rides that shuttle to a business in Palo Alto, a vehicle trip will have been removed within the targeted geographic boundary.

Second, Stanford proposes that funding of off-campus circulation infrastructure improvements may qualify for trip credits as long as the improvements would enhance safety or increase mobility for pedestrians, bicyclists or transit users within the local impact area. For example, funding roadway widening or modifications to add transit vehicle or bicycle lanes or to add signals to improve pedestrian or bicycle safety could qualify for trip credits under this approach if approved by the County. Any proposal for such credits would be accompanied by evidence demonstrating how the infrastructure project would remove vehicular trips from the local impact area.

Figure PD.6: Cordon Credit Area



Funding for Off-Campus Trip Reduction Programs

Under the 2000 General Use Permit, if the cordon counts, as modified by trip reduction credits, exceed the baseline volume by 1% or more for any two out of three consecutive years, mitigation of impacts to intersections is required.

The Stanford Community Plan includes an implementation recommendation (measure C(i)(9)) specifying that if Stanford does not meet the No Net New Commute Trips goal, the County should require Stanford's contribution toward intersection improvements at impacted locations "or equivalent funding toward other transportation impact mitigation efforts, to a degree proportional to the effect of the new development on future traffic levels."

Because trip reduction is preferable to intersection improvements, Stanford proposes that, for the 2018 General Use Permit, it's first priority would be to take steps within its own control to reduce trips through trip reduction measures and trip credits; however, if it cannot achieve the No Net New Commute Trips goal using those two means, Stanford would be given the option of achieving No Net New Commute Trips by funding other entities' trip reduction programs before applying such funds to its proportionate share of intersection improvements. Payment would be made to an account managed by the County Planning Office that would be used to fund off-campus projects that encourage and improve use of alternative transportation modes or otherwise reduce peak period traffic, including but not limited to transit improvements, that directly or indirectly would benefit the local impact area. This fund also could be used for transportation improvements that increase safety and mobility for pedestrians, bicyclists and transit users.

Stanford proposes that the amount of the payment for each exceeded trip be based upon the dollar amount that otherwise would be expended for intersection improvements required to mitigate the effects of development under the 2018 General Use Permit. Such a payment program is consistent with Stanford Community Plan implementation measure SCP-C (i)(9).

To calculate the annual payment on a per-trip basis, the total amount of Stanford's fair share contribution to all intersection improvements would be divided by 17, to reflect the number of years that the 2018 General Use Permit is expected to be in effect. The resulting quotient would then be divided by the number of peak hour, peak direction vehicle trips anticipated to occur absent the No Net New Commute Trips goal. That per-trip dollar amount times the number of trips exceeding the goal would constitute the payment necessary. In no event would Stanford be required to pay cumulatively over the time period of the 2018 General Use Permit more than the total amount of its fair share contribution toward improvements at impacted intersections and roadways.

7.2 Housing Linkage

The Stanford Community Plan recognizes that provision of on-campus housing reduces vehicle trips and helps in achieving the No Net New Commute Trips goal. The 2000 General Use Permit ensured that Stanford construct on-campus housing on pace with academic growth by including a housing linkage ratio. Stanford proposes to maintain the same housing linkage ratio as was identified by Condition F.8 in the 2000 General Use Permit (see **Table 5**). Stanford would be required to build housing units at the rate of one unit/bed per 826 net new square feet of academic development, or a total of 2,753 housing units/ beds by the time of completion of the requested academic square footage. Interim milestones must be met at each 500,000 square feet of academic development to ensure housing keeps pace with academic facility growth.

Table 5: Proposed Housing Linkage

Academic and Academic Support Space (net new gsf)	Housing Units/Beds at 1/826 net new gsf	Cumulative # of Housing Units/Beds
0 – 0.5M	605	605
0.5 – 1.0M	605	1,210
1.0 – 1.5M	605	1,815
1.5 – 2.0M	605	2,240
2.0 - 2.275M	333	2,753

7.3 Affordable Housing

7.3.1 Affordable Housing on Stanford Lands

Stanford anticipates continuing to build affordable housing on its campus lands. The two recent Santa Clara County General Plan's Housing elements quantify the affordable housing units that Stanford constructed since 2000 and recognize that Stanford provided 816 graduate student housing units at the low and very low income affordability level from 2000-2014. The General Plan's Housing element states that the County credited those 816 affordable housing units toward its Regional Housing Needs Allocation (RHNA). Stanford charges student rents that are 40% below the rents currently charged in the local market.

Of the 3,150 housing units/beds that Stanford has applied for, Stanford estimates that 900 new beds would be used to house graduate students. For RHNA purposes, an affordable housing unit is defined by a unit that contains both beds and a kitchen. Based on past graduate student housing projects at Stanford, 900 new graduate student beds conservatively would equate to approximately 450 affordable units.

The value of providing affordable housing can be quantified by calculating the subsidy required to construct such a unit, which is the cost of the unit minus the return one would expect from the below market rental income to be charged. The estimated value of the affordable housing subsidy required to construct 450 units affordable to moderate income residents is $103 million.

The subsidy for each affordable housing subsidy per unit is estimated to be approximately $229,325. This estimate is based on affordable housing and supportable debt at the moderate income level, as shown in **Table 6**. The average development cost for a two-bedroom unit is estimated to be $534,525, based on development budgets for six comparable affordable housing projects in California. The amount of supportable debt per unit, or the amount of private financing a rental unit can undertake based on rent charged, is estimated to be $305,201 per unit based on maximum affordable rent at the moderate-income

level, less vacancy and operating expenses, and assuming a debt coverage ratio of 1.25, an interest rate of 4.86%, and 30-year mortgage term. The difference between the $534,525 development cost and the $305,200 supportable debt amount is the $229,325 per unit subsidy required to provide these units to moderate income residents. 450 units is multiplied by $229,325 yields approximately $103 million in affordable housing subsidies.

Table 6: Affordable Housing Subsidy

Total Affordable Unit Development Cost for a 2-Bedroom Unit[a]	**$ 534,525**
Moderate Income (81-120% AMI), Santa Clara County, 2016	
Maximum Monthly Rent	$ 2,807
Annual Income	$ 33,687
Less Vacancy	$ (1,684)
Less Operating Expense per Unit	$ (7,574)
Annual Net Operating Income per Unit	$ 24,428
Supportable Debt	$ 305,201
Affordable Housing Subsidy Needed ("Unsupportable Debt")	$ 229,325

[a] Unit development costs and net operating expenses per unit are based on development budgets for six affordable housing projects totaling 368 units that submitted requests for funding to the California Tax Credit Allocation Committee in 2015. Household incomes are based on those published by the California Department of Housing and Community Development for 2016. Supportable debt refers to how much private financing a rental unit can undertake, based on rent charged. Assumptions include a debt coverage ratio of 1.25, an interest rate of 4.86% and a 30-year mortgage term.

By dividing the $103 million subsidy amount by the 2,275,000 square feet of academic and academic support space proposed for the 2018 General Use Permit, the construction of 450 affordable graduate student units equates to approximately $45 in affordable housing subsidies provided per square foot of net new academic and academic support space.

7.3.2 Affordable Housing Contribution to County-Administered Fund

In addition to building affordable housing, Stanford is also offering to continue its contribution to the Stanford Affordable Housing Fund, maintained and distributed by the County to subsidize affordable housing in the community.

Commercial linkage fees are adopted at the local level and are imposed on development projects to generate funds for another entity, most often a nonprofit housing developer, to build affordable housing within a community. The linkage fees are determined through a nexus study that shows how there is a connection between the construction of new commercial buildings and need for affordable housing, and that the proposed fee is roughly proportional to the impact the project is creating. Each nexus study adjusts the fees for a specific community, based upon the feasibility of being able to pay the fee and still make a profit.

Here, Stanford already provides affordable housing on its campus. Further, it is important to note that nonprofit institutions, including college and universities, rarely are asked to pay affordable housing linkage fees. For example, City of Palo Alto expressly exempts colleges, universities and hospitals from the City's affordable housing linkage fee. Almost no cities in California charge fees to educational or institutional facilities. Santa Monica does charge an affordable housing fee for new educational and cultural facilities; that fee is $10.23 per square foot.

The 2000 General Use Permit tied development of academic and academic support facilities to the City of Palo Alto for-profit developer commercial linkage fee. That fee rose dramatically shortly after approval of the 2000 General Use Permit, increasing from an initial amount of $4.12 per square foot to $15 per square foot in the second year of the 2000 General Use Permit. The fee then increased with inflation each year thereafter.

The affordable housing fee that other jurisdictions require for-profit commercial developers to pay varies, with some cities such as San Diego and Sacramento charging a nominal fee of approximately $2 per square foot for office development. The fee is higher in Oakland and West Hollywood, ranging from $5 to $8 per square foot. Locally, Cupertino and Redwood City's fees are currently $20 per square foot, and Menlo Park and Sunnyvale's fees are currently $15 per square foot. The highest fee for office development is in Mountain View at $25 per square foot. Palo Alto's fee is currently $20.37 per square foot. The City of Palo Alto is considering raising its fees for office and research and development space, but not for other types of commercial development.

In order to provide greater certainty with regard to academic facility planning compared to being tied to the Palo Alto commercial fee, and to recognize that, unlike for-profit commercial developers, Stanford builds affordable housing units on its campus that qualify for Regional Housing Needs Assessment credit, Stanford proposes to contribute $20 per net new square feet of academic and academic support space to the County-administered Stanford Affordable Housing Fund, subject to an annual increase with inflation.

Assuming 2,275,000 square feet of net new academic and academic support space over the life of the 2018 General Use Permit, taking inflation into consideration, this proposed contribution is expected to generate an estimated $56 million in total subsidies that Stanford would contribute to the County-administered Stanford Affordable Housing Fund over the life of the 2018 General Use Permit.[5]

Stanford further proposes that this contribution towards affordable housing should support development of affordable housing within one-half mile of a major transit stop or a high-quality transit corridor [as defined by Senate Bill (SB) 375], and should not be limited to within a six-mile radius of campus as it is under the 2000 General Use Permit. SB 375 defines a high-quality transit corridor as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours. By encouraging affordable housing near major transit corridors, the fee not only would promote affordable housing, it also would be consistent with statewide programs for reduction of greenhouse gas emissions.

[5] The contribution is increased annually by inflation, which was calculated based on the 10-year historic average based on data from the US Bureau of Labor Statistics, 1.95%.

8.0 OTHER COMMITMENTS

8.1 Sustainability Programs

Stanford incorporates sustainability practices and innovation into every aspect of campus life. The University has undertaken major ongoing initiatives to reduce energy and water use, apply stringent environmental standards to all new buildings, encourage sustainable living, promote low-impact transportation, conserve natural resources and decrease waste, while growing during the 2000 General Use Permit.

Please see Section 8.8 of the Background Conditions Report for a description of Stanford's current sustainability programs.

Stanford plans to continue to implement sustainability programs to continue its commitment to sustainability. In addition, to minimize impacts of development under the 2018 General Use Permit, Stanford commits as follows:

- During the life of the 2018 General Use Permit, Stanford will meet final Tier 4 standards for all construction equipment, except for chainsaws and paving phase equipment.
- All Marguerite buses will be electric by 2035.
- 70% of Stanford Land Buildings and Real Estate and Bonair fleet vehicles will be electric by 2035.
- During the life of the 2018 General Use Permit, Stanford will rely heavily on low-water-demand, native plants for new landscaping.

8.2 Contribution to Off-Campus Recreation Facilities

Stanford analyzed whether the 2018 General Use Permit's impacts to park and recreation facilities would be significant, such that substantial physical deterioration of the facility would occur or be accelerated. Please see Tab 16 for additional information on this topic.

Stanford provides excellent sports, fitness and recreation facilities for its faculty, staff and students. In addition, designated Campus Open Space provides park and recreation facilities in excess of planning standards for residential communities. The 2018 General Use Permit would not necessitate new park and recreation facilities.

Occasionally, some campus residents visit public park and recreation facilities in neighboring communities. Data from a survey of Stanford campus residents were analyzed to estimate the potential for increased visitorship to these public facilities resulting from growth in campus residents under the proposed 2018 General Use Permit. This analysis suggests that there will be no substantial deterioration of public park and recreation facilities associated with the proposed 2018 General Use Permit.

While no park would experience substantial deterioration as a result of the 2018 General Use Permit, Stanford recognizes that increased daily visits to the four College Terrace parks combined would be higher

than the increase in visitors experienced at other neighborhood parks. This is likely due to the proximity of these parks to the areas of the campus in which families with children are most likely to reside. Stanford also recognizes that these small neighborhoods parks are not managed by reservation systems or other controls and that uncontrolled visitorship may result in some additional maintenance costs not previously identified by the City of Palo Alto. As a voluntary good neighbor measure, Stanford will provide to the City of Palo Alto a one-time payment equivalent to the capital maintenance budget needs previously identified by the City of Palo Alto (approximately $300,000) to provide for an additional maintenance cycle and ensure that these parks remain in good condition.

Improvements identified in the Palo Alto Capital Budget were:

- Tennis court upgrade ($215,000 planned for both Terman Park and Weisshaar Park, this good neighbor offer assumes half the cost, or $107,500, is for Weisshaar Park), planned for FY 2021.

- Planned infrastructure improvements to upgrade and renovate safety and accessibility of the playground and other features in Cameron Park, $159,994, planned for FY 2020.

9.0 PROPOSED COUNTY APPROVALS

Stanford requests the following County approvals.

9.1 Stanford Community Plan Amendments

Stanford does not seek to modify any strategies, policies or implementation measures in the Community Plan.

Stanford requests the following amendments to the Community Plan's figures, tables and background text:

Stanford requests an amendment to the Community Plan land use designation of the Driving Range Site from Campus Residential – Medium Density to Academic Campus to reflect existing and future use of the site (see **Figure PD.7**).

Stanford requests an amendment to the Stanford Community Plan land use designation for nine faculty houses from Academic Campus to Campus Residential – Low Density to reflect the existing and future use of these houses (see Figure PD.7).

Stanford proposes the following changes to the Housing chapter:

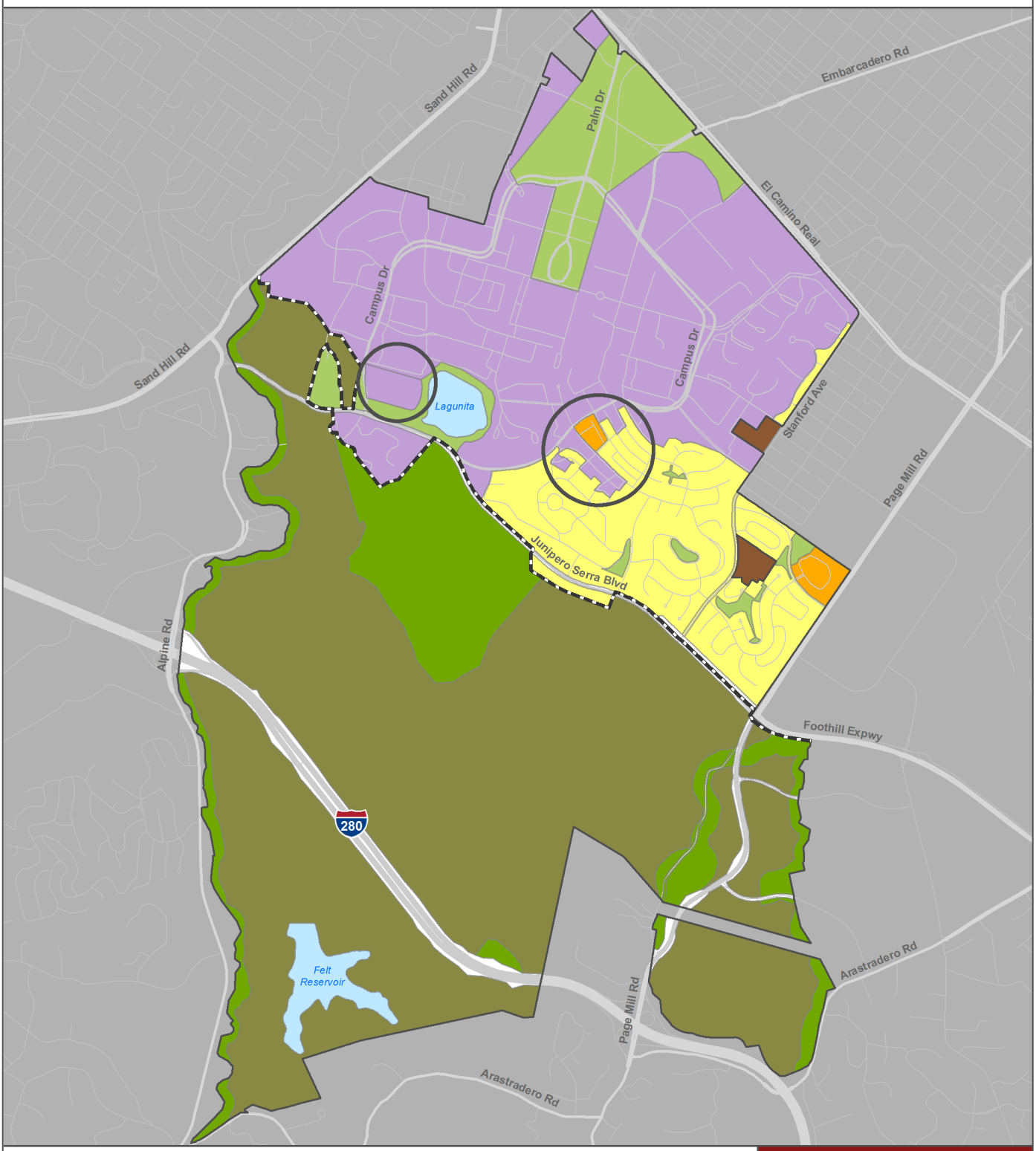
- Remove outdated text under Strategy #1 of the Housing chapter, Figure 3.1 showing Potential Housing Sites and associated Tables 3.2 and 3.3.

- Remove references in SCP-H 2 to Table 3.2 and Figure 3.1.

The text, figure and tables proposed for deletion are shown in **Appendix A**. They describe the housing sites, types and distribution anticipated when Stanford applied for the 2000 General Use Permit. Several of those sites were not developed with housing and are no longer anticipated to be used as housing sites. The text, tables and figure identifying specific housing sites is not necessary. The County General Plan Housing element contains a more frequently updated description of planned housing supply throughout the County, including on Stanford lands. The most recent Housing element update was completed in 2015, and the next will be completed in approximately 2023 (reflecting the approximate 7-year planning cycle). The County's 2015 Housing Element (pages 99 to 102) includes a capacity chart and capacity map showing the number of units built and approved, and remaining housing capacity on Stanford lands in unincorporated Santa Clara County. The capacity chart and map replaces the function of Figure 3.1 and Tables 3.2 and 3.3 in the Stanford Community Plan Housing element.

The redlined pages from the Housing chapter are provided in Appendix A.

Figure PD.7: Land Use Designations - Proposed



Land Use Designations

- Academic Campus
- Campus Residential - Low Density
- Campus Residential - Medium Density
- Campus Open Space
- Open Space and Field Research
- Special Conservation
- Reservoir
- Public School
- Proposed Changes
- Academic Growth Boundary

Stanford University

0 0.5 Miles

Stanford University, LBRE/LUEP
November 5, 2016

N

9.2 Zoning Map Amendment

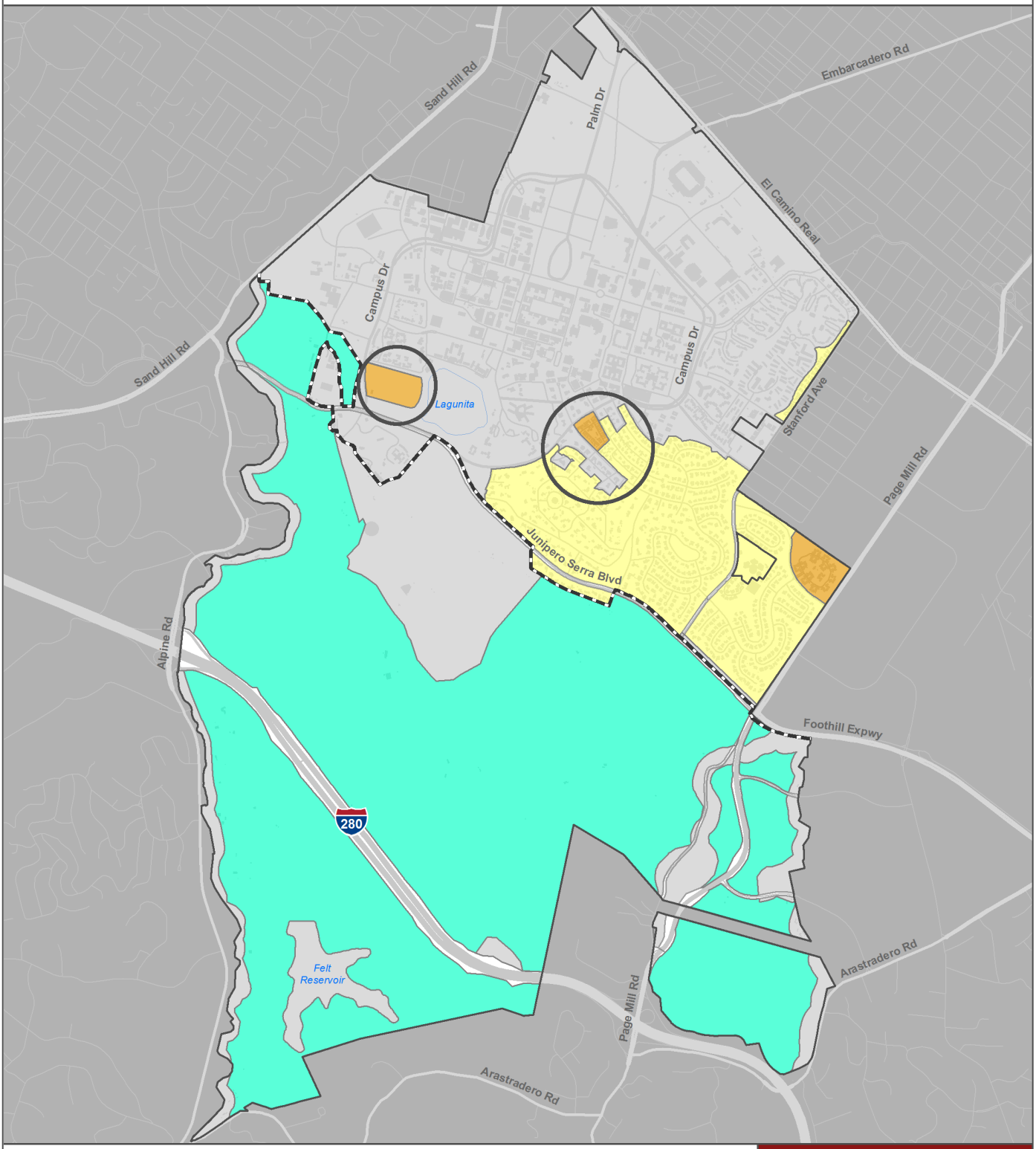
Stanford requests an amendment to the County zoning map to change the Driving Range Site from R3S to A1 to reflect existing and future use of the site (see **Figure PD.8**).

Stanford also requests an amendment to the County zoning map to change nine faculty houses from A1 to R1S to reflect existing and future use of these sites (see Figure PD.8).

9.3 2018 General Use Permit

Stanford requests that the County issue a new General Use Permit authorizing continuation of existing uses and Stanford's development proposal described in Section 6.0. Stanford also requests that the 2018 General Use Permit include the conditions of approval described in Section 7.0.

Figure PD.8: Zoning Districts - Proposed



Zoning Districts

- A1 | General Use
- OSF | Open Space and Field Research
- Academic Growth Boundary
- R1S | Low-Density Campus Residential
- R3S | Medium-Density Campus Residential
- Proposed Changes

Stanford University

0 0.5 Miles

Stanford University, LBRE/LUEP
November 5, 2016

N

APPENDIX A

Proposed edits to the Community Plan Housing chapter

Strategies, Policies and Implementation

Strategy #1: Increase the Supply and Affordability of Housing

The Stanford campus provides one of the most significant opportunities for substantial amounts of new housing development in Santa Clara County. This strategy expresses the fundamental objective of the Community Plan to increase the general supply of housing on campus. Sub-strategies similar to those contained within the Housing Chapter of the General Plan for countywide housing issues elaborate on the principal strategy. These involve planning for housing, expediting the actual construction of needed housing, and augmenting affordability programs.

Sub-Strategy # 1A: Plan for a More Adequate and Balanced Housing Supply

Planning for a more adequate and balanced housing supply involves both supplying more housing types that meet various Stanford population needs as well as providing housing that is more affordable to the target populations. Strategy 1A emphasizes the importance of designating lands for housing development, as a necessary precursor to actual development. The diversity of the Stanford community and the groups in need of housing requires a multifaceted approach to housing development that enhances Stanford's already varied housing stock.

Specifically, the Community Plan provides for increased housing supply to students and faculty, the two groups which have traditionally been the priority populations for campus housing. The Plan also provides more balance in priorities for various populations, such as increased housing for medical residents and postdoctoral fellows, who have traditionally not been served by campus housing.

This Community Plan further recognizes the differing characteristics between student housing areas and faculty/staff housing areas. Student housing consists of dormitories and apartments that surround the academic portions of the campus. Its occupants are more transitional, with students moving on a frequent basis and heavily involved in activities throughout the campus. The nature of this housing is reflected in its inclusion in the Academic Campus land use designation, which allows for flexibility in the location and use of new student housing by not separating it from the academic uses.

~~Within the Academic Campus land use designation, this plan identifies several locations for new student housing, particularly in Escondido Village and an area near existing student housing known as the "Searsville Block" that is currently occupied by~~

~~13 faculty homes. Other potential sites are also identified near existing student housing areas. The Community Plan also defines locations along Quarry Road for medical resident and postdoctoral fellow housing.~~

In contrast to the student housing areas, the faculty/staff residential areas more closely reflects a traditional residential neighborhood. The density of most single family portions of the area is generally 3-5 units per acre, although some lots exceed one acre in size. There are two multi-family condominium complexes of approximately 15 units per acre and one complex of attached townhomes. Faculty and staff housing on the campus is almost entirely owner-occupied.

In recognition of the residents' interest in maintaining the character of the faculty/staff residential area, the Community Plan contains separate land use designations for these portions of the campus to distinguish them from the academic core area. These two land use designations for low- and medium-density housing allow up to 8 and 15 units per acre, respectively (see Land Use Chapter). Higher density faculty/staff housing is a permitted use in the Academic Campus land use designation.

With these designations, the Community Plan emphasizes higher densities than that characteristic of existing single family areas in an effort to use land more efficiently and promote production of more affordable housing. ~~The plan also identifies two major sites for new faculty/staff residential neighborhoods at the medium density designation. The first is located on a field northeast of the Red Barn and is known as the "Stable Site." The second is located on the existing driving range near Lake Lagunita.~~

Developing substantial amounts of additional housing will require development of significant undeveloped sites and/or intensification of use in existing housing areas through redevelopment. ~~Opportunity sites for housing development are identified under this strategy in the table below and should be the focus of future housing development on the campus.~~ The housing sites as shown in ~~this plan in Table 3.2 below~~ the Housing Element of the County's General Plan do not preclude the identification of other locations for housing inside the AGB in the future, particularly within the Academic Campus land use designation. The Community Plan may also be amended to identify other low- and medium-density residential areas appropriate for housing development over time to facilitate appropriate housing development. No amendment to the Community Plan is needed to identify housing areas within the Academic Campus land use designation.

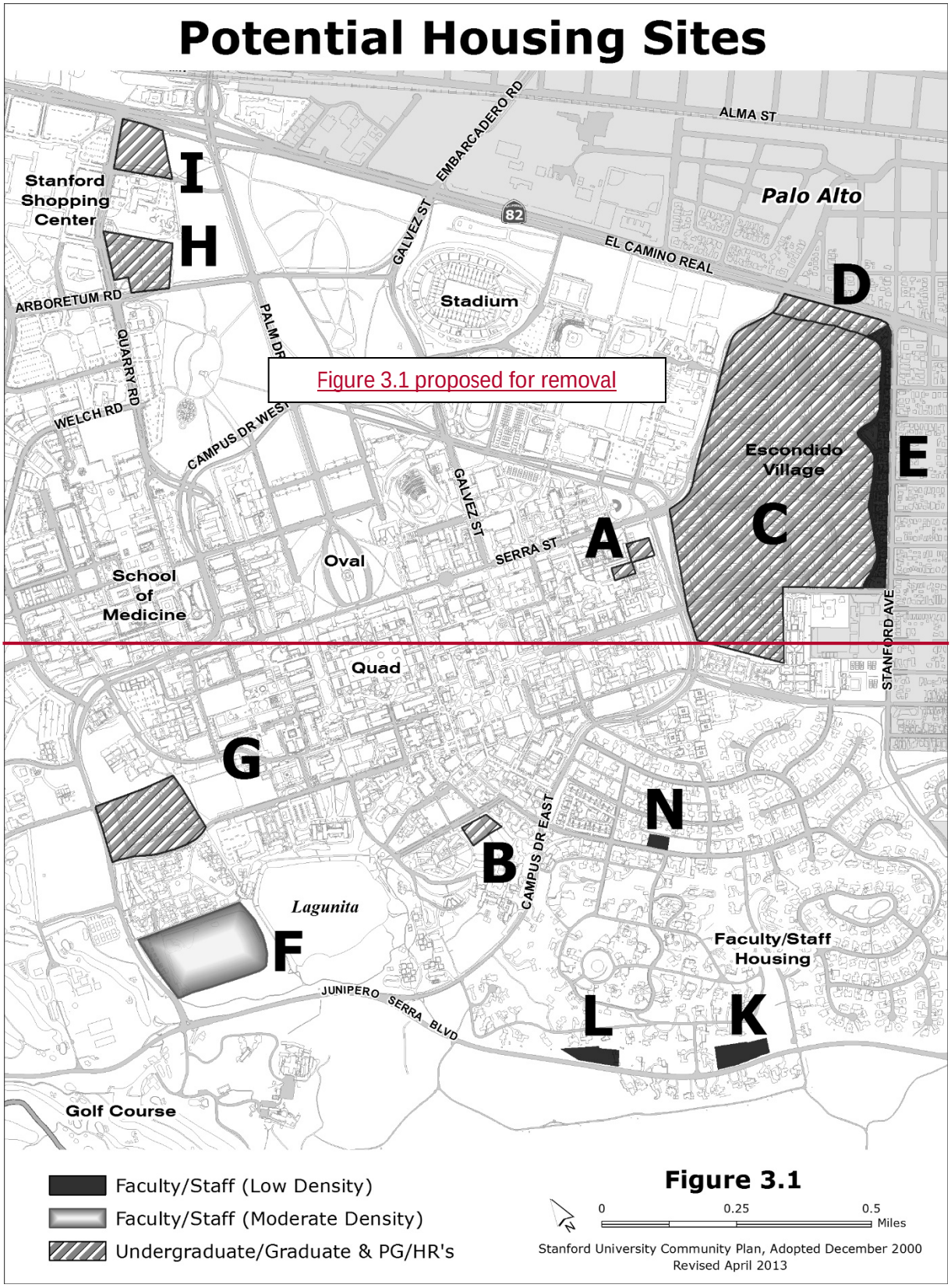
Table 3.2: Proposed Housing Development Potential

Code	Location	Acres	# Units
A	Manzanita	1.6	100
B	Mayfield/Row by Florence Moore area	1.3	125
C	Escondido Village: Infill	116.5	1,495
D	Escondido Village: El Camino Real Frontage	4.3	250
E	Escondido Village: Stanford Avenue	9.4	9-75
F	Driving Range	17.5	102-195
G	Searsville Block W/removal of units	12.8	380 (-13)389
H	Quarry and Arboretum	8.0	200
I	Quarry & El Camino Real	6.2	150
J	The Lower Knoll	---	---
K	Lower Frenchman's	2.2	2-18
L	Gerona/Junipero Serra Blvd.	1.5	1-12
M	Dolores	---	---
N	Mayfield	1.3	1-9
O	Stable Site	---	---
	Totals (14 sites)	**182.6**	**2,824 to 3,018**

Table Notes: Previously identified sites including the Lower Knoll and Dolores sites have been eliminated from consideration. The 200 units of potential housing in the Lower Knoll site have been transferred to within the Escondido Village: Infill site (site C).

The Driving Range (site F) has been converted from graduate student housing as originally identified to faculty/staff housing to compensate for a reduction in the size of the Stable Site. The 350 units identified for the Driving Range site have been transferred to Searsville Block (site G) and Escondido Village: Infill (site C). In 2013, the 372 units identified for the Stable Site were removed from the faculty/staff housing category and added to the student housing category. In 2015, the housing type classifications were removed to provide greater flexibility in meeting campus housing needs; however, the General Use Permit retained the requirement that no more than 668 of the housing units can be constructed for faculty and staff and no more that 350 of the housing units can be constructed for postdoctoral residents and medical residents.

~~**Figure 3.1 – Potential Housing Sites**~~



Potential housing sites by resident category are described in Table 3.3:

Table 3.3: Planned Housing and Sites

Planned Housing	Sites
New housing for single students, including: • apartments or group housing for graduate students or postgraduate fellows, and • dormitory spaces for single undergraduate students.	Escondido Village Mayfield/Row Searsville Block area Manzanita Quadrangle (undergrads)
Apartments for hospital residents and postdoctoral fellows	Arboretum and Quarry Rd. corner Quarry Rd. and El Camino Real
New units for faculty and staff, depending on the mix and densities	Driving Range Escondido Village: Stanford Ave. area Sites in existing campus residential neighborhoods (Mayfield, Lower Frenchman's, Gerona/Junipero Serra Blvd.

Policies

SCP-H 1
Promote a variety of housing types and supply adequate to meet the needs of faculty, staff, students, postgraduate fellows, and hospital residents.

SCP-H 2
Designate sufficient campus land at appropriate densities for student, faculty, and staff housing, as identified in Table 3.2 and Figure 3.1, Proposed Housing Development Potential and Sites.

SCP-H 3
Maintain student and postgraduate housing as an integral part of the academic areas of the campus.

SCP-H 4
Develop housing at densities that make more efficient use of land and enhance the affordability of housing.