Architectural Review Board
Staff Report (ID # 7445)

Report Type:	Action Items	**Meeting Date:**	12/15/2016

Summary Title: 240 Pasteur Drive - Biomedical Innovations Building

Title: PUBLIC HEARING / QUASI-JUDICIAL MATTER. 240 Pasteur Drive [16PLN-00362]: Recommendation to the Director of Planning and Community Environment for a Requested Approval of an Architectural Review Application to Allow the Construction of the a new Biomedical Innovations Building for the Stanford University School of Medicine. The Approximately 215,000 Square Foot Building was Previously Entitled in 2011. The Proposed Project Includes Architectural Modifications to Reflect Updated Internal Program Needs, Surrounding Pathways, Heritage Trees, and the Architecture of the Adjacent Hospital. Environmental Assessment: An Environmental Impact Report was Previously Certified for This Project Pursuant to the California Environmental Quality Act (CEQA). Zoning District: HD

From: Hillary Gitelman

Recommendation

Staff recommends the Architectural Review Board (ARB) take the following action:

1. Conduct a public hearing and continue the project to a date uncertain.

Report Summary

At the applicant's request, the first formal hearing for this project has been scheduled prior to completion of staff's review for project consistency the Comprehensive Plan and Municipal Code, previous entitlement documents, and the prior Environmental Impact Report and Mitigation Monitoring and Reporting Program. The staff report primarily disseminates background entitlement history and outlines forthcoming key analysis topics. The hearing will allow an understanding of the project design goals, opportunities/constraints, as well as the benefit for early Architectural Review Board feedback.

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

Background

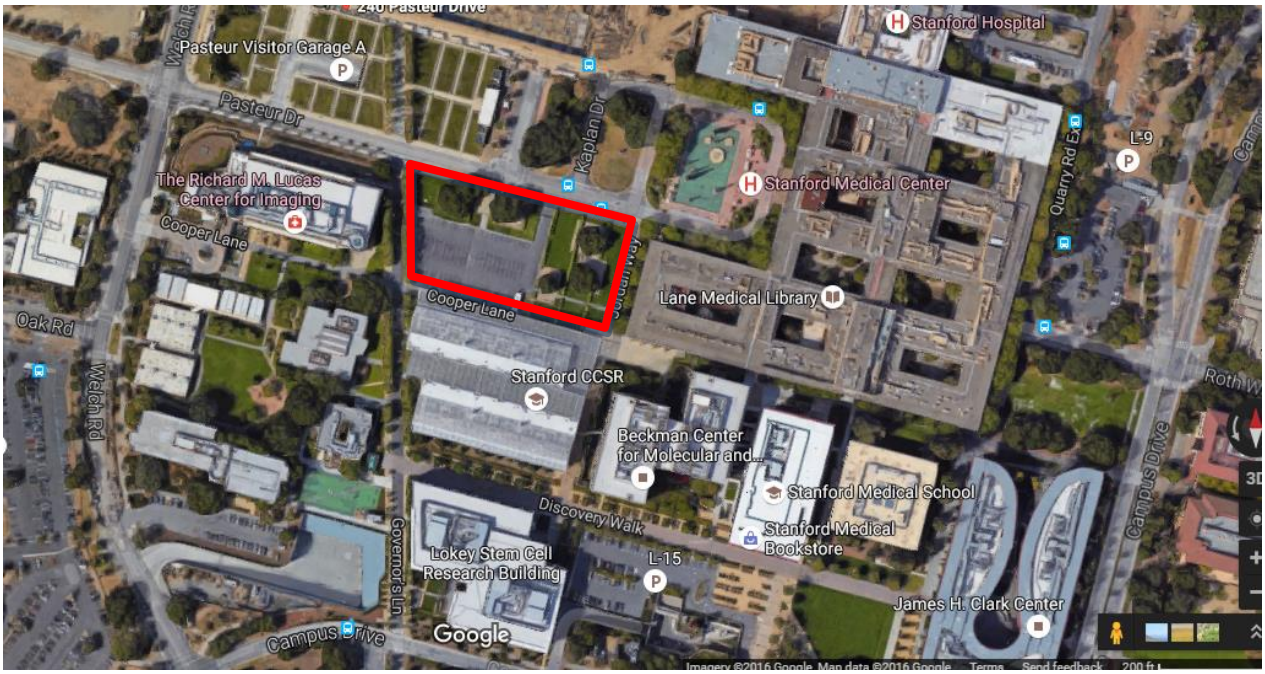
Project Information

Owner:	Board of Trustees of the Leland Stanford Junior University
Architect:	Zimmer Gunsul Frasca Architects LLP
Representative:	Stanford University; School of Medicine
Legal Counsel:	Not Applicable

Property Information

Address:	240 Pasteur Drive
Neighborhood:	Stanford University
Lot Dimensions & Area:	APN 142-05-044 and APN 142-23-003; Over 11 acres
Housing Inventory Site:	Not Applicable
Located w/in a Plume:	Not Applicable
Protected/Heritage Trees:	Yes, ten protected oak trees
Historic Resource(s):	Not Applicable
Existing Improvement(s):	Valet Parking Lot and Landscaping
Existing Land Use(s):	Valet Parking Lot and Landscaping
Adjacent Land Uses & Zoning:	North: Hospital (HD) Zoning West: Santa Clara County (Stanford University) East: Hospital (HD) Zoning South: Santa Clara County (Stanford University)

Aerial View of Property:



Land Use Designation & Applicable Plans

Zoning Designation:	Hospital (HD) Zoning District
Comp. Plan Designation:	Major Institution/ Special Facilities (MISF)
Context-Based Design Criteria:	Not Applicable
Downtown Urban Design Guide:	Not Applicable
South of Forest Avenue Coordinated Area Plan:	Not Applicable
Baylands Master Plan:	Not Applicable
El Camino Real Design Guidelines (1976 / 2002):	Not Applicable
Proximity to Residential Uses or Districts (150'):	Not Applicable
Located w/in the Airport Influence Area:	Not Applicable

Prior City Reviews & Action

City Council:	10PLN-00397
PTC:	10PLN-00397
HRB:	10PLN-00397
ARB:	10PLN-00397

The following information on prior City reviews and actions can be found on the City's website: (http://www.cityofpaloalto.org/news/displaynews.asp?NewsID=3774&TargetID=319):

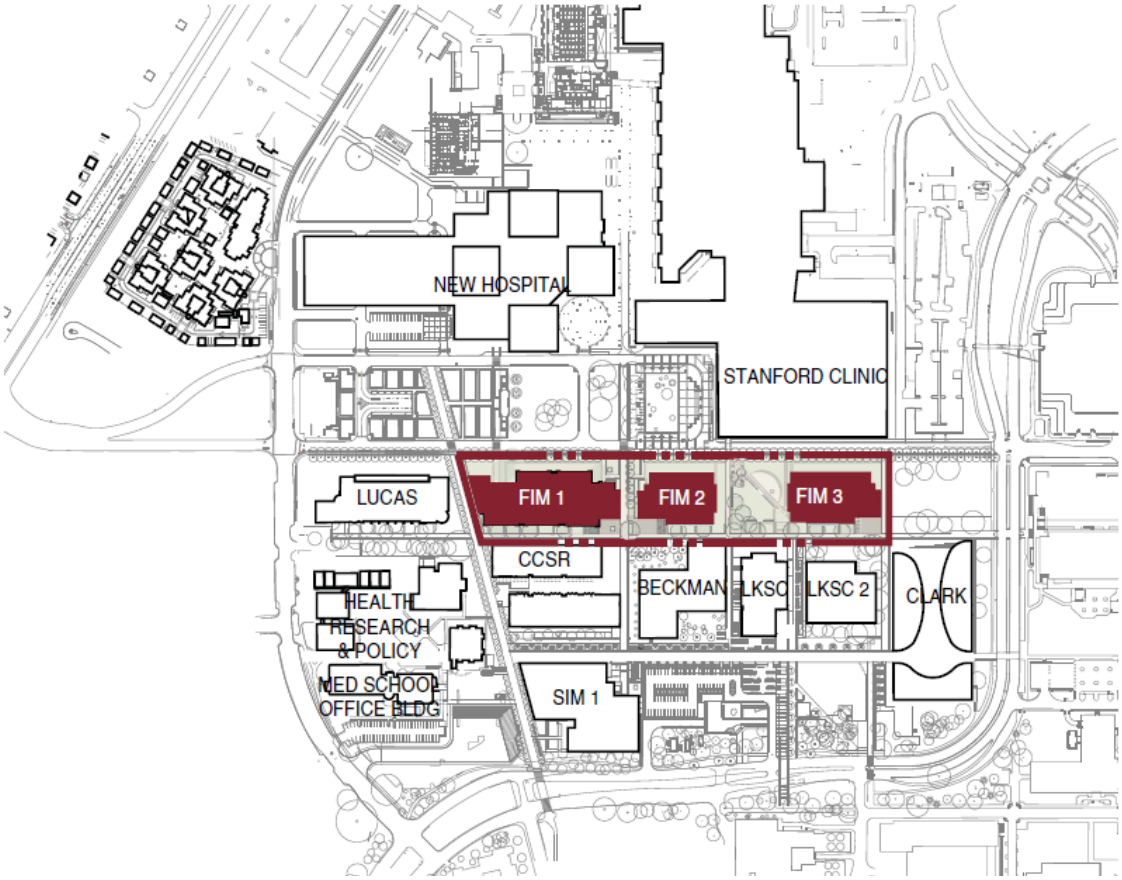
- City Council Res No. 9168 June 6 2011 (SUMC EIR Certification)
- City Council Res No. 9169 June 6 2011 (Comprehensive Plan Amendment)
- City Council RLUA 2011-3 June 6 2011 (SUMC Conditional Use Permit MMRP)
- City Council Res No. 9170 June 6 2011 (LAFCO Initiation)
- City Council Res No. 9171 June 6 2011 (SUMC Architectural Review)
- City Council Ord No. 5123 June 6 2011 (Hospital District Zoning)
- City Council Res No. 9186 July 11 2011 (LAFCO Annexation)
- City Council Ord No. 5124 July 11 2011 (SUMC Development Agreement)
- Architectural Review Board Staff Report - March 24 2011 & Attachments
- SUMC Campus Design Guidelines March 17 2011
- School of Medicine Foundations in Medicine Master Plan March 17 2011

On June 11, 2011 the City Council approved the Stanford University School of Medicine (SoM) Foundations in Medicine (FIM 1) building as part of the School of Medicine Master Plan on Pasteur Drive (Attachment A). The FIM 1 building is the subject of the current application; the applicant is seeking building design modifications, which warrant board-level review.

The FIM 1 building and the School of Medicine Master Plan was discussed by the Architectural Review Board, Planning and Transportation Commission, and City Council on multiple occasions between 2007 and 2011 as part of the much larger Stanford University Medical Center (SUMC) Facilities Renewal and Replacement project for which the City Council also certified an Environmental Impact Report with a Mitigation Monitoring and Reporting Program, entered into a Development Agreement, and approved a Comprehensive Plan Amendment, Zoning Change, Conditional Use Permit, and Design Guidelines.

The School of Medicine (SoM) component of the larger Stanford University Medical Center Facilities (SUMC) Renewal and Replacement project entails demolition of four existing buildings occupied by the SoM (Edwards, Lane, Alway, and Grant). The project location for the replacement three new Foundations of Medicine buildings (FIM 1, FIM 2, and FIM 3) is the site of the existing aforementioned buildings and an existing temporary valet parking lot and landscaped area at 240 Pasteur Drive. While FIM 1 has received the necessary planning entitlements, FIM 2 and FIM 3 have not yet received architectural review approvals.

Approved FIM 1, FIM 2, and FIM 3 Site Plan, March 17, 2011:



Project Description

The project is the construction of the new Biomedical Innovations Building (BMI, formerly known as FIM1) on two parcels. An application for a lot merger is still outstanding. The project architect prepared a detailed BMI project description that is included as Attachment B.

Requested Entitlements, Findings and Purview:

The following discretionary applications are required for the project:

- Architectural Review – Major (AR): The process for evaluating this type of application is set forth in PAMC 18.77.070. Architectural Review applications are reviewed by the ARB and recommendations are forwarded to the Planning & Community Environment Director for action within five business days of the Board's recommendation. Action by the Director is appealable to the City Council if filed within 14 days of the decision. AR projects are evaluated against specific findings. All findings must be made in the affirmative to approve the project. Failure to make any one finding requires project redesign or denial.
- Certificate of Compliance/Lot Merger: The process for evaluating this type of application to remove a lot line and merge two parcels is set forth in PAMC Title 21.

Analysis[1]

Urban Design Questions and Insights

According to the March 24, 2011 Architectural Review Board staff report (Attachment C), the urban design analysis for the School of Medicine (SoM) component of the larger SUMC project primarily focused on four key questions:

1. What are the spatial and functional relationships of the FIM buildings to the School of Medicine (SoM), the Medical Center and University campus?
2. What are the connections and entrance points to and from the SoM and the FIM buildings?
3. How are places and activities organized to attract informal interaction, collaboration and campus community?
4. How does the architectural design of the FIM buildings contribute to the identity of the SoM district, the Medical Center and the Stanford campus?

Two key insights defined the role of the FIM buildings in the SoM, Medical Center and academic campus context, framing how to think about the urban design of the FIM buildings:

- The FIM buildings, as bio-medical lab/office/research facilities part of the SoM, need to orient towards the core of the SoM along Discovery Walk and the campus entrance to the SoM at the Alumni Green open space. The Alumni Green connects the SoM to Serra Mall, the organizing axis of the Stanford Campus that connects the academic precincts together.

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

- To facilitate interdisciplinary team collaboration, the FIM buildings and site design need proximity, access and campus places to attract and support meaningful interdisciplinary connections between the Medical Center and the SoM. The interdisciplinary nature of translational research benefits from informal encounters that foster communication, relationships and creativity among physicians, scientists, medical students, post doc's, researchers and others.

At this time, staff is currently analyzing how the updated Biomedical Innovations Building design responds to the overall School of Medicine Master Plan and the aforementioned key urban design questions and insights.

Project Design to Reduce or Avoid Environmental Impacts

The previously approved School of Medicine (SoM) component addressed those potentially significant environmental impacts identified in the CEQA Environmental Impact Report and agreed to comply with the associated Mitigation Monitoring and Reporting Program. The March 24, 2011 Architectural Review Board staff report discusses how the site design and architecture for the FIM buildings evolved to address potentially significant visual quality impacts (VQ-2, VQ-3, and VQ-5). Furthermore, City Council adopted the Tree Preservation Alternative outlined in the Draft EIR and the site design and architecture for the FIM buildings evolved to incorporate extensive tree protection, relocation, and replacement provisions at the SoM and other SUMC project sites. At this time, staff is currently analyzing how the updated Biomedical Innovations Building design responds to the visual quality, tree protection, and additional Mitigation Measures to determine if the proposed project is consistent with the prior CEQA review.

Municipal Code

At this time, staff is currently analyzing how the updated Biomedical Innovations Building site design and architecture responds to the Hospital (HD) zoning district requirements, architectural review findings, and previous conditions of approval. It is important to note that the Development Agreement for the overall SUMC project requires the use of the 2011 Municipal Code during project review.

Gross Floor Area

The previously approved SoM component of the SUMC project would be constructed in phases and there would be no net increase in gross floor area for the SoM buildings.

Existing School of Medicine gross floor area to be demolished:	
Edwards	65,8000 square feet
Lane	84,700 square feet
Always	112,500 square feet
Grant	152,000 square feet
Total Demolition:	**415,000 square feet***

Proposed School of Medicine gross floor area to be constructed:	
Foundations in Medicine #1 (FIM1)	168,000 square feet

Foundations in Medicine #2 (FIM2)	116,000 square feet
Foundations in Medicine #3 (FIM3)	131,000 square feet
Total Construction:	**415,000 square feet***

Development Standards

The previously approved SoM component of the SUMC project met the new Hospital (HD) zoning district requirements. Please see Attachment D for a comparison between the previously approved and the proposed project.

Architectural Review Findings

With the incorporation of detailed conditions of approval, the previously approved SoM component met the sixteen architectural review findings that were required by the Municipal Code (Attachment E). Exhibit A of City Council Resolution No. 9171 contains the general architectural review-related project conditions of approval for all of the SUMC project sites. Exhibit B contains the project-specific conditions of approval for each of the SUMC project sites, including multiple FIM 1 items to return to the Architectural Review Board Subcommittee for review, as shown below.

Exhibit B Specific Project Conditions Related to Design:

B.5. School of Medicine, Foundations in Medicine 1 (FIM1)

B.5.1. Architectural Review Board

1. The following items shall be reviewed by the Architectural review Board Subcommittee:

   a. Final landscape plan;

   b. Proposal for a School of Medicine gateway entry feature from Pasteur Drive area;

   c. Final photometric plan; and

   d. Revisions to both FIM1 building entries to be more visible and prominent to pedestrians.

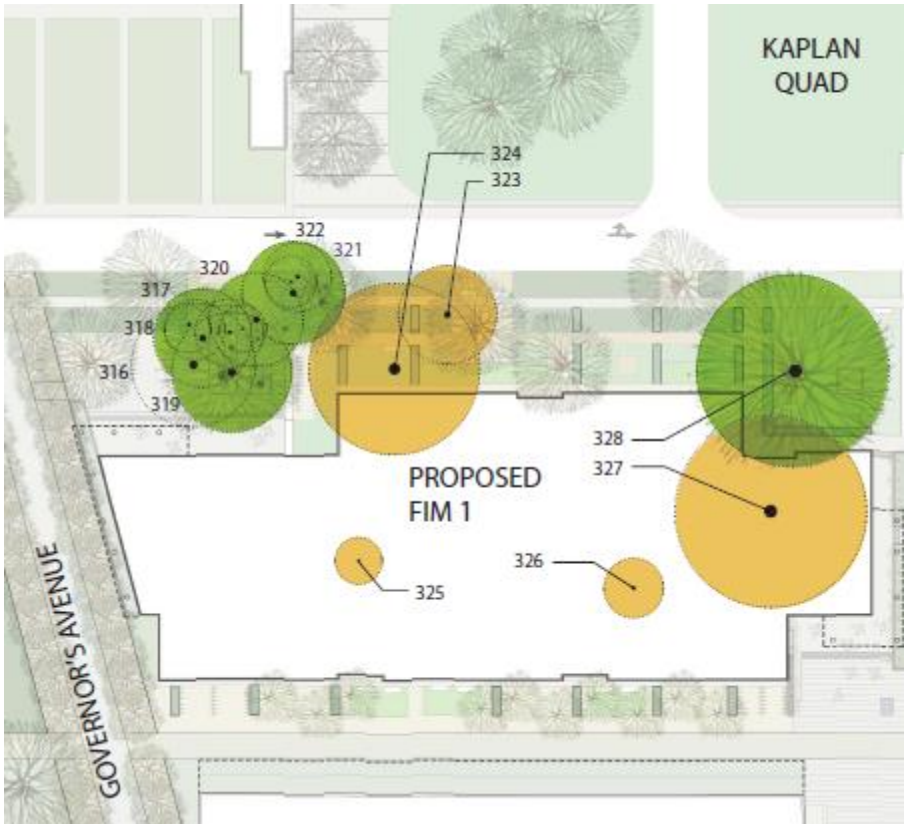
Protected Trees, Landscaping, Hardscape, Utilities, and Stormwater Management

There are 12 oak trees at the project location. Ten of them are protected as either Group 1 or Group 2 trees per the HD zoning district:

- Group 1 Trees: 317, 318, 319, 320, 322, 323*, 324* (* To be relocated)
- Group 2 Trees: 326, 327, 328
- Not Protected Trees: 316, 321

The former Group 2 Tree #325 was removed and relocated consistent with standard City and SUMC review. Consistent with the prior FIM 1 approval, the updated site design for the BMI building still proposes to remove two Group 2 trees (326 and 327), as well as relocate two Group 1 trees (323 and 324) to another location in the vicinity. The remaining oaks would be retained in place. The applicant adjusted landscaping, hardscape, and utility designs to offer additional tree protection for the Group 1 trees in post-project conditions. Stormwater management is proposed on the east side of the BIM building. Urban Forestry, Public Works, Utilities, Green Building, and Planning staff are still analyzing the updated design.

Approved FIM 1 Tree Removal and Relocation, March 17, 2011:



Off-Site Santa Clara County Components

At this time, Building, Zero Waste, Utilities, and Planning staff are also analyzing the extension of a new underground tunnel and a new transformer and other key utilities onto land in Santa Clara County.

SUMC Design Guidelines

The previously approved SoM component addressed the SUMC Design Guidelines. At this time, Transportation, Urban Forestry, Building, and Planning staff are currently analyzing how the updated Biomedical Innovations Building design responds to the relevant SUMC Design Guidelines, including Gateways and Pathways; Visual Hierarchy; Density, Pattern and Context; Massing & Building Composition; Material Palette; and Entry Expression.

Gateways and Pathways

The design of the "gateway" near Pasteur Drive between the new hospital (SCH) and the interior SoM FIM plaza along the Promenade was a key concern for the Architectural Review Board and City Council, as mentioned in the conditions of approval for FIM 1. The "gateway" pertained to the entrance transition onto the SoM campus from other portions of the SUMC project sites and would be created through building form, massing and architectural details,

paving and other hardscape gestures, and organic materials, such as tree placement and landscaping design. Transportation and Planning staff are still analyzing the updated design.
Pathways in the project vicinity include Governor's Avenue, the Promenade, Discovery Walk, Ortega Walk, Pasteur/Roth, Research Way, and Academic Walk. The design guidelines outline how the pathways should be designed. For example, Research Way would serve as a secondary route that will link FIM1, FIM2 and FIM3 with the other School of Medicine Buildings as well as the Chemistry and Biology buildings to the west. The character of this path will be more intimate than the grander scale of the Academic Walk and will include a series of smaller scaled 'outdoor rooms' that serve as additional collaborative and gathering spaces adjacent to the proposed research facilities. Transportation and Planning staff are still analyzing the updated design.

Visual Hierarchy

The design guidelines outline a visual hierarchy for the Pasteur Mall District between the new hospital (SCH) and the SoM buildings with Pasteur Mall at its center. The stepped massing of SCH allows for a visual relationship across the mall to the SoM buildings to allow for distinct but also complimentary identities. According to the applicant, the updated BMI building was designed in part to further develop and refine the visual relationship with the SCH. The design guidelines also outline a visual hierarchy for the SoM District itself. The three new buildings are to form a clear and porous boundary to the SoM and reinforce the SoM vernacular which consists of exposed steel, and generous expanses of glazed wall areas framed with limestone-colored walls. The positioning of the three new buildings would extend the developing grid of axial open spaces with the SoM and create a gateway to facilitate cross-district population relating to the translational medicine nature of their programming. Planning staff are still analyzing the updated design.

Density, Pattern and Context

The design guidelines outline that the character of the SoM project should be built upon a rectangular grid of avenues and walks running east-west. As mentioned previously, the updated BMI building would be the first of three buildings to be constructed as part of the SoM project component of the overall SUMC project. It is currently unknown how the change in design and increase in gross floor area for the BMI building would translate into the design of the second and third buildings. It is still generally assumed that the proposed buildings would still be long linear buildings that engage the grid, would still use staggered footprints to break down the length of the facades, and would still provide courtyards fronting the district's axial walks. Previously, the density standards for the FIM buildings were as follows:

- Max allowable heights: 85' for FIM1, and 60' for FIM 2 and 3
- Alternate building and open space with rational density pattern
- Enforce semi-urban qualities of the SoM campus
- Reinforce FIM's role in defining edge of SoM
- Structure major and minor common open spaces
- Strengthen connectors to SUMC.

Planning and Urban Forestry staff are still analyzing the updated design.

Massing and Building Composition

The updated BMI building has increased gross floor area and has shifted massing, footprint, and setbacks from adjacent buildings. It also has increased height when compared with the former FIM 1 building. Furthermore, the rooftop mechanical screen is no longer setback as much from the cornice as it was in the previous FIM 1 building. The design guidelines outline that massing technique of staggering should be used for SoM to break down the length of their facades, and provide more intimately scaled open space for entry expression. The massing technique of cantilevering portions of the building should also be used to further define areas of the façade to express the building's internal organization, lend human scale, and create protected areas around the building where it fronts exterior open space. The design guidelines also highlight the use of sculptural canopies to further develop main building entries and the use of mechanical screening as another layer in the massing of each building to be set back from the cornice at the roof. Relating the height and distance between structures was an important consideration in the previous ARB review toward understanding the scale of the building and open spaces. Building and Planning staff are still analyzing the updated design.

Entry Expression at the Pedestrian Level and Site Circulation

The design of the building entrances was a key concern for the Architectural Review Board and City Council, as mentioned in the conditions of approval for FIM 1. The design guidelines prioritize the combined use of entry canopies and the recessed volume approach to signify entries. The updated BMI building has shifted the number and location of building entrances, interior floorplans at entrances, and exterior pedestrian circulation. The visitor entrance is at the southern side of the building off of the pedestrian-oriented Promenade. The northern entrance with its bicycle racks is now designed primarily for employees. There are changes in the locations of plazas and sidewalks. Transportation and Planning staff are still analyzing the updated design.

Material Palette

The updated BMI building material palette is shown on Page 20 of the project plans and the applicant will bring additional color/material samples to the December 15, 2016 ARB meeting. The design guidelines emphasize differentiated base and body treatments, modulation of the grouped openings and glassed walled areas, and the use of the material palette to further the massing and building composition goals to express the building's internal organization, lend human scale, and create protected areas around the building where it fronts exterior open space. Planning and Building staff are still analyzing the updated material palette.

Environmental Review

An Environmental Impact Report (EIR) and a Mitigation Monitoring and Reporting program (MMRP) was previously certified by City Council for the Stanford University Medical Center (SUMC) Facilities Renewal and Replacement project pursuant to the California Environmental Quality Act (CEQA). The Draft and Final Environmental Impact Report can be found on the City's website (http://www.cityofpaloalto.org/gov/topics/projects/landuse/sumc/default.asp).

As mentioned above, staff is still evaluating the consistency of the proposed project with previous approvals and CEQA analysis in order to determine if any further review of the project under CEQA is necessary.

Public Notification, Outreach & Comments

The Palo Alto Municipal Code requires notice of this public hearing be published in a local paper and mailed to owners and occupants of property within 600 feet of the subject property at least ten days in advance. Notice of a public hearing for this project was published in the *Palo Alto Weekly* on December 2, 2016, which is 13 days in advance of the meeting. Postcard mailing occurred on December 5, 2016, which is 10 days in advance of the meeting.

Public Comments

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

Alternative Actions

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

1. Approve the project with findings or conditions; or
2. Recommend project denial based on revised findings.

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ARB[2] Liaison & Contact Information
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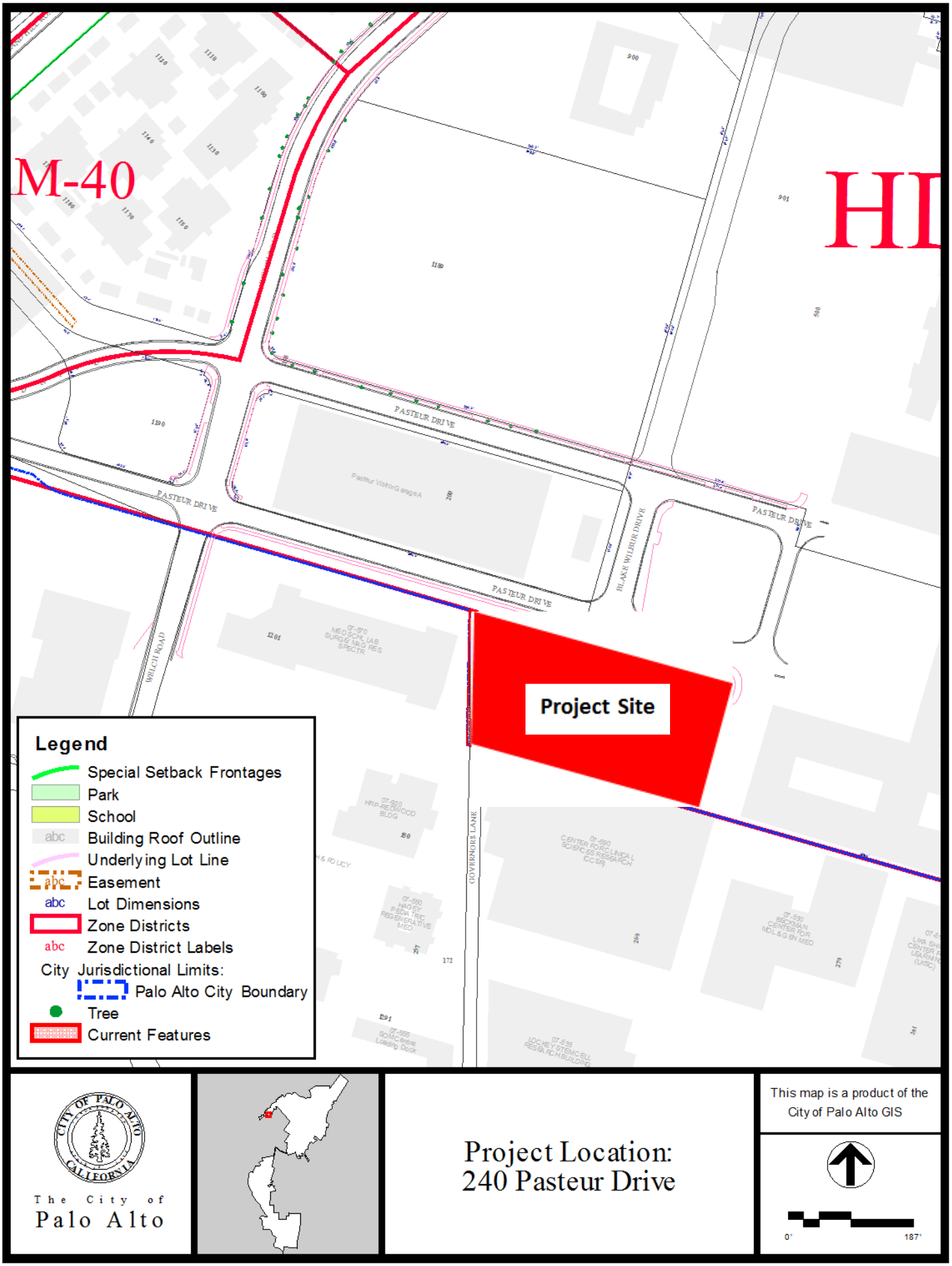
Attachments:

- Attachment A: Project Location (PDF)
- Attachment B: Applicant's Project Description (DOCX)
- Attachment C: March 24, 2011 ARB Staff Report with Attachments (PDF)
- Attachment D: Zoning Comparison Table (DOCX)
- Attachment E: ARB Findings (DOCX)
- Attachment F: Approved Project Plans - School of Medicine Foundations in Medicine Master Plan March 17 2011 (DOCX)
- Attachment G: Proposed Project Plans - School of Medicine Biomedical Innovations Building December 15 2016 (DOCX)

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

Attachment A



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Location Map (Basic) (\\co-maps\gis$\gis\admin\Personal\Planning.mdb)

ATTACHMENT B

STANFORD UNIVERSITY BIOMEDICAL INNOVATIONS BUILDING (BMI)

Project Description

Revised, November 29, 2016

The new proposed BMI building design draws from the previously designed and approved 2011 ARB Submittal; it responds similarly to the location of existing Heritage Trees, draws upon the architectural "kit of parts" vocabulary previously established for the Stanford University School of Medicine, and its architectural expression has been further refined to respond to an updated site context with the addition of the new Stanford Hospital immediately to the north. The building is proposed to be 4 stories high above-grade with mechanical penthouse, and a full lower level with a lightwell along the northern exposure. The building will include four levels above grade, with one below-grade Lower Level with tunnel connection to the south.

Lower Level:	42,931 gsf	34,321 CoPAsf
Level 1:	41,882 gsf	40,467 CoPAsf
Level 2:	43,667 gsf	42,256 CoPAsf
Level 3:	43,667 gsf	42,256 CoPAsf
Level 4:	43,795 gsf	42,384 CoPAsf
Roof (stair):	298 gsf	298 CoPAsf
TOTAL:	216,240 gsf	201,982 CoPAsf

In preparing the new BMI design, a comprehensive tour of existing labs was made, and workshops and interviews were conducted by the design team with School of Medicine research staff to observe the current range of uses. This led to revised internal planning approach for the BMI Building. Plans for a common, "generic" 24-bench research lab, with associated lab and core building support space, grew out of these work sessions, and form the basis for this Concept Design. These functions are aligned within the interior of the building, along a central east-west linear equipment corridor "spine". Unlike the earlier 2011 internal planning, office workplace now flanks the labs on the building's perimeter on all sides, giving daylight and views to the most highly occupied work zones within the building.

A prominent entry canopy at the east end of the building has been retained in the design. At Jordan Way, it will help to signify both a School of Medicine Promenade Gateway and the point of arrival for the BMI building, with reference to the roof elements of the Clark Center, LKC and Lokey. The red entry element is identified in the SoM Master Site Plan as one of several "kit of parts" for new buildings providing a common building vocabulary on the SoM campus. This canopy anticipates a future development

The taller elements of the building massing, such as rooftop exhaust stacks and mechanical equipment, stand back from the building cornice line, and will be screened to minimize the visual impact.

EXTERIOR BUILDING FEATURES

The building elevations are composed of 4 primary cladding systems, curtain wall, Stanford French "Rocamat" limestone, precast GFRC arcade elements, and discrete zones with terra cotta clad panels and piers at building entries. With research wetlabs all located within the center of the floorplates, desk and office areas are now located on the building perimeter. These work areas are typically open plan, and articulated volumetrically on the north and south sides of the building, expressed as stone volumes framing curtain wall elements to promote views and natural daylight within the workplace. Circulation spaces along the east and west ends of the north elevation are captured in a re-interpretation of the Stanford arcade, composed primarily of GFRC clad piers and lintels. The piers are expressed in a syncopated rhythm, with curtain wall infill. The building language utilizes and re-interprets the standard Stanford School of Medicine kit of parts, with an intent to relate to the current architecture of the campus while continuing to evolve the architectural vocabulary of new construction on campus.

Aluminum and glass curtainwall system with incorporate vision glass to match that used for Lokey, with opaque spandrel glass panels at sill conditions. All glass will be of high performance low-e insulated units with some vision panels having a ceramic fritted pattern. An infill of narrow painted aluminum panels within and to match this system are designed to create larger "frames" on the facade that relate to the new Stanford Hospital

design. All areas of exterior glazed window wall will include integrated automated internal roller shades to control glare and solar gain, and operable awning-type windows are proposed for thermal comfort. The main east entry lobby, and a secondary west staff entry, will each include glass doors and storefront at the ground level with open views within and into the lobbies.

Terra cotta rain-screen cladding is incorporated at ground floor entry areas for accent and as an indirect reference to Stanford Red.

At the rooftop, a continuous mechanical equipment roof screen will be of painted perforated metal panels on a steel framing system. The exposed exhaust fan stacks extend approximately 9 feet above the mechanical penthouse screen, which is approximately 11'-6" tall.

LANDSCAPE FRAMEWORK

BMI is located on an existing property along Pasteur Drive between Governors Avenue and Jordan Way, and across from and within view of the new Stanford Hospital. The existing Pasteur Drive frontage is highlighted by several mature Heritage Oaks, designated to be preserved. These trees offer opportunities for shaded seating areas for pedestrians and shaded views to work areas within BMI along the north façade. At the northwest corner of the site, the existing grove of Heritage Oaks will be preserved and incorporated into a special garden with wooden furniture and detailed planting specifically dedicated to the use of building users. In addition, new trees of the same species of Live Oak will be planted to provide for future continuity and replacement as mature trees extend past their expected life cycle.

The project also fronts on Governor's Avenue, an important cross campus connector framed by existing Sycamore trees to be preserved and/or replaced in kind by the end of the construction project. To the south, Cooper Lane runs between CCSR and BMI – this is a 50' wide connector space that extends east / west across the entire Medical School campus. Its character is more casual and relaxed than Discovery Way, and as it will be shared by both BMI and CCSR, it will provide space for informal study and seating in a series of small garden spaces edging the pathway.

LANDSCAPE ELEMENTS

The vocabulary of landscape components for the BMI project -- Paving, Site Furnishings, Planting, Site Lighting and Site Signage -- is defined in the School of Medicine's 2011 "Foundations in Medicine Master Plan". This landscape vocabulary was established by earlier phase SoM built projects including Foundations Walk, Discovery Walk, LKSC and Lorry I. Lokey Building.

PAVING

The palette of hardscape paving materials will consist primarily of precast concrete unit pavers and decomposed granite. Building terraces and 'social porches' will be paved with larger module concrete pavers, while major pedestrian circulation spines and walkways, such as SoM Promenade and Cooper Lane, will be paved with 3"x18" linear concrete pavers. Entry plaza spaces will also be paved with modular concrete pavers. Smaller garden rooms and bicycle parking corrals will be paved with decomposed granite. Secondary walks may be paved with asphalt pavers or simple asphalt, consistent with Stanford's campus-wide standards. The base of the BMI building, where it meets landscape areas, will be paved with narrow ornamental reiver-rock maintenance strips.

SITE FURNISHINGS

Site furnishings will include concrete seat walls, concrete stair seating, wood benches, café tables, chairs & umbrellas, painted metal trash receptacles and bike racks. The palette will be consistent with established Stanford Campus and School of Medicine standards.

PLANTING

The palette of plantings will consist of preserved /relocated trees (primarily Live Oaks and the Sycamores along Governor's Lane) and new trees, hedges and detail understory/garden plantings. New trees proposed for BMI include Live Oaks (*Quercus agrifolia*), Cork Oak (*Quercus suber*), Chinese Scholar Tree (*Sophora japonica*), Himalayan Birch (*Betula jacquemontii*) along Cooper Lane, and Western Redbud (*Cercis occidentalis*) flowering accent trees. Wax-Leaf Privet (*Ligustrum japonicum 'Texanum'*) hedges will be used to define garden room spaces and to screen bike parking corrals, consistent with Stanford Campus standards.

SITE LIGHTING

The palette of site lighting will be consistent with Stanford Campus standards and the fixture type and location criteria established by the 2011 “Foundations in Medicine Master Plan”. As guided by the Master Plan proposes, the ‘Holophane RSL 350’ pole fixture (10’ height) is proposed along Pasteur, SoM Promenade and Governor’s Avenue, and the Bega Indirect 88-309 Type V Pole luminaire (10’ height) is proposed along Cooper Lane and to illuminate entry plaza areas at the NE and NW corners of the site.

SITE SIGNAGE

The palette of site wayfinding signage, established by the 2011 “Foundations in Medicine Master Plan”, will be consistent with Stanford Campus and School of Medicine standards.

TUNNEL

As this building adds to a network of other research buildings that draw upon the existing School of Medicine central core services tunnel, a lower level tunnel connection will be created from the SE corner of BMI. It will extend south, running under Promenade between CCSR and Beckman, infilling a portion of the existing lower level areaway along Beckman’s west façade and connecting to the existing tunnel below Discovery Walk. As no loading dock or street service access is planned for BMI, the tunnel will provide direct below-grade connection to the Central Loading dock, just West of the Lorry Lokey building, for daily service and trash removal.

GREEN BUILDING PROGRAM

The project will follow Stanford Guideline for Sustainable Buildings, and comply with California’s Title 24 Energy Code as well as City of Palo Alto’s green building requirements.

Stanford University has demonstrated its leadership with respect to environmental stewardship by, among other aspects, creating a comprehensive set of guidelines and criteria for creating responsible and well-performing buildings on its campus. As noted in The Guideline for Sustainable Buildings, Stanford University maintains a commitment to plan and develop high-value, quality, long-term, cost effective facilities and landscapes that enhance the academic mission of the University, embrace their partnership, and reinforce their stewardship of Stanford land. The Guideline acknowledges the resource intensive nature of wet labs due to stringent air change requirements, high process uses of water and energy, and 24-hour operation of systems. As a result, lab buildings are good candidates for a broad range of efficiency measures as even a small percentage improvement in performance can yield significant savings.

SITE DESIGN & PLANNING

“The intent is to encourage optimum use of natural/existing features in architectural and site design of campus buildings, such that building energy use is diminished and the environment is enhanced.”

While building orientation and massing have been largely defined by site boundaries and Heritage Trees, design considerations such as window to wall ratio, building self-shading measures, automated internal shading and high efficiency envelop systems have been employed to optimize occupant comfort, building energy use, and exterior microclimates to positive effect.

Careful consideration has been given to the ample accommodation for bicycle racks adjacent to the building, to accessibility from nearby existing parking, and to the connections to basic services of the surrounding community.

ENERGY USE

“By making its buildings more energy efficient, Stanford can reduce its energy consumption and cost and the pollution associated with the burning of fossil fuels.”

For the building envelope, analysis of solar gain and cooling loss will help the design team to optimize insulation, shading, glazing selection for variable thermal conditions, and locate areas of glazing for the greatest benefit. Glazing selection and layout, and artificial lighting control systems, will be optimized

for daylighting of interior spaces. Ventilation rates for laboratories will be reviewed with university and local authorities, and strategies for enabling lower airflow rates will be employed. Exhaust air heat recovery will be evaluated with LCCA for potential cost and energy savings over time.

WATER MANAGEMENT

"Stanford is currently approaching its limit for water use under its General Use Permit (GUP); and as further growth of the campus is planned, the need for water conservation becomes even more apparent."

In addition to meeting Calgreen Tier Two requirements, strategies like the harvesting, storing and treating RO/DI reject lab water to flush toilets will reduce the need for indoor potable water use. Use of nearby Stanford lakewater for on-site irrigation will eliminate the need for outdoor potable water use. The building will be double piped for future connection to the City of Pal Alto's reclaimed water distribution system, when it becomes available.

MATERIALS, RESOURCES & WASTE

"From a sustainability perspective, the best building materials are those that are long-lived, least disruptive to harvest, ship and install, and are also easiest and safest to maintain and reuse."

The project team will establish strategies to reduce construction waste and ensure the proper disposal or recycling of construction materials. The project team will consider attributes such as embodied carbon, occupant health, durability and ecological or ethical sourcing in the material selection process. When possible, preference will be given to materials with high recycled content value.

INDOOR ENVIRONMENTAL QUALITY

"Research has shown that buildings with daylight, fresh air, and occupant control are consistently rated as more comfortable and contribute to occupants' performance and productivity."

The project team will implement systems that are shown to produce the highest satisfaction from building users in terms of thermal comfort, acoustic comfort, indoor air quality, lighting, ventilation, and individual control. Additionally, a high degree of adjust-ability will be built into these systems so that they can be tuned more fully to occupant preferences subsequent to the initial commissioning.

Building materials not only have an overall environmental impact, but impact occupant comfort and indoor air quality. The project team will provide recommendations and ensure specification of low to no VOC-emission materials as well as non-CFC/HFC/HCFC HVAC systems to contribute to proper air pollutant control.

Architectural Review Board

Staff Report

Agenda Date: March 24, 2011

From: Steven Turner, Advance Planning Manager

Department: Planning and Community Environment

Subject: **Stanford University Medical Center – Foundations in Medicine [10PLN-00397]**: Request by Stanford University School of Medicine on behalf of The Board of Trustees for the Leland Stanford Junior University for Final Architectural Review of Foundations in Medicine Building 1, containing approximately 185,000 square feet of research, office, and administrative support uses. This project is a component of the Stanford University Medical Center Facilities Renewal and Replacement Project. Existing Zone District: PF (Public Facility).

RECOMMENDATION

Staff requests that the Architectural Review Board (ARB) review the development plans, Architectural Review findings (Attachment A) and recommend that the City Council approve the Foundations in Medicine Building 1.

BACKGROUND

Stanford University Medical Center Facilities Renewal and Replacement Project

The Stanford University Medical Center (SUMC) comprises the general area between Sand Hill Road, Vineyard Lane, Quarry Road, Pasteur Drive, and including Welch Road and Blake Wilbur Drive. The area is zoned Medical Office and Medical Research (MOR) and Public Facilities (PF). The applicant is proposing the demolition of the existing Stanford Hospital and Clinics (SHC), construction of new hospital buildings, renovation and expansion of the Lucile Packard Children's Hospital (LPCH), reconstruction of the School of Medicine (SoM) facilities, and construction of new medical office buildings and parking structure as well as the renovation of the Hoover Pavilion to meet State mandated seismic safety standards (SB 1953) and to address capacity issues, changing patient needs and modernization requirements. The renovation and expansion project, which would be constructed over a 20-year horizon, would result in a net increase of approximately 1.3 million square feet of hospital, clinic, and office space.

An application for the project described above was filed on August 13, 2007 with the City of Palo Alto (See Attachment F for an excerpt). In summary, the applicants have requested, among other entitlements, a zoning code amendment to establish a new "Hospital" district with development standards designed to accommodate the proposed project. The applicants have requested design approval for Stanford University Medical Center Campus Design Guidelines, SHC, LPCH, a new medical office building and parking garage as well as the renovation of the

Hoover Pavilion, and the SoM's Foundations in Medicine 1 (FIM) building.

Over the course of the past two years, each of the SUMC Project components has been reviewed by the ARB through a series of study sessions and early preliminary review meetings. Each component of the SUMC Project has gone through preliminary ARB reviews and the ARB will be providing a final recommendation to the City Council for their consideration. This ARB meeting is the final review for the FIM buildings.

PROJECT DESCRIPTION

The architect for the School of Medicine building is Zimmer Gunsul Frasca Architects and Tom Leader Studio is the landscape architect. A detailed project description can be found in Attachment D.

SUMMARY OF KEY ISSUES

The applicants have requested that the ARB provide a formal review of the FIM buildings. The project plans contain site plans, elevations, floor plans, sections, site diagrams showing the pedestrian, bicycle/cart, vehicular/service circulation patterns as well as open space, primary connectors and walkways, nodes, architectural kit of parts, landscape character, gateway designs, details for Pasteur Walk, Governor's Avenue, Cooper Lane, the Quad, courtyards and plazas, protected tree diagrams, lighting plans, signage of the proposed project (Attachment G).

Excerpts from the project application materials including the applicant's entitlement requests, project objectives, project description, design intent, text for the tree preservation alternative, compliance to the comprehensive plan and project fact sheets are contained in Attachment F.

For the final review, the applicants have updated their plans to include the following:

1. Revised landscaping at FIM Gateway to reinforce notion of gateway at ground plane: The line of trees was completely removed and the specimen tree has been moved in the plaza to the south-east. In addition, some of the proposed redwoods have also been removed in front of Beckman to keep the plaza open and welcoming.
2. As requested by the Urban Design Consultant, Bruce Fukuji, more context has been added at the FIM Quad to show the relationship to LKSC by extending the diagonal line of the bamboo grove across Cooper Lane and into the FIM Quad. Some of the Oaks along the south edge of the quad have been removed to open up the connection between LKSC and the Quad.
3. Building area calculations have been clarified. The Dec. 15, 2010 graphic submittal and the new submittal are both correct.
4. The building section (page 14, Attachment G) has been updated to describe the location of the interior light shelves which also serve as sunshades.
5. In order to address the concern about the proliferation of hedge-clipping, the Cooper Lane and Pasteur Walk views have been modified to show the hedges as less manicured.
6. Graphic clarification of elevations: the enlarged elevation (page 14, Attachment G) shows updated callouts and clarifies the difference between shadow box, vision glass, and fritted vision glass. Shadows have been removed for more clarity.

7. Per comments regarding the Northwest FIM1 plaza: a more detailed plan has been provided showing how paving would pass through existing grove of trees to get people to the door. A side path has been added to access from Governor's Avenue. All the existing trunks have been added to the plan for clarity. The plaza hardscape has been extended to encompass all of the existing trees and pathways have been allowed through the existing grove to the FIM entrance. Also, the cross walk to the north has been removed as it no longer relates to the hospital entrance and a side path has been added from Governor's Avenue.

Prior ARB Review
The ARB has earlier held a preliminary review meetings on the School of Medicine, Foundations in Medicine, FIM1 building on July 17, 2008, July 1, 2010 and October 21, 2010. In addition, the ARB held its first formal review of the LPCH on January 6, 2011. Please see Attachment D for a detailed description of these prior meetings.

During the formal review of the FIM Buildings on January 6, 2011, the ARB expressed support for the plans for the project, but requested the architects rework the landscaping at the FIM Gateway. They agreed with most of the comments from the City's urban design consultant, Bruce Fukuji, during the meeting and requested that the applicants consider them, and make changes accordingly. In addition, the ARB requested that the views shown in the project plans should not use sheared or clipped hedges as per LEED standards, and requested that more detail be provided regarding the different glazing types used for the project. Finally, they finally requested that the applicants provide a material palette and colors for the final review.

Zoning Development Standards
The FIM buildings would be located in the new "Hospital" zone district. Although the site development regulations for the new "Hospital District" have not yet been approved, the Project's conformance with the draft standards is described in Attachment B.

Summary of Issues Identified by Urban Design Consultant
The City's urban design consultant, Bruce Fukuji, has provided comments on each of the Project components throughout this review process. His updated comments on the FIM buildings are contained in Attachment E.

Design Guidelines and the School of Medicine Buildings
The applicant has submitted under a separate cover the final Stanford University Medical Center Campus Design Guidelines. The document sections include discussion on Site Design, Building Design and Connective Elements. The ARB will review the final Design Guidelines as a separate review item. Attachment C provides a summary of how the final Guidelines relate to the proposed School of Medicine buildings.

Environmental Impact Report
The City has prepared an environmental impact report (EIR) for the SUMC Project. Please see Attachment D for a detailed discussion of the visual quality sections in the EIR.

The ARB review has resulted in changes from the originally proposed design that addresses the visual quality impacts identified in the EIR. The staff recommends that the ARB find that the projects are consistent with the Architectural Review Findings in Attachment A. In addition, if the ARB finds that the project is consistent with the Architectural Review Findings, then the mitigations applicable to the LPCH project have been satisfied.

The Final EIR for the SUMC Project was released on February 17, 2011. With this final review of the project, the ARB needs to find that the Project is consistent with the sixteen findings of approval. Staff's recommended findings are contained in Attachment A. The ARB's final recommendations will be forwarded to the Planning and Transportation Commission and City Council for their consideration.

Conditions of Approval

Draft conditions of approval are being prepared for the Project. These conditions will focus on the "standard" conditions that apply to development within Palo Alto, as well as specific requirements that address unique development aspects of the Project. In addition, the conditions would contain any design-related conditions that the ARB may recommend. Staff recommends that the ARB discuss appropriate conditions at the meeting. These conditions would be forwarded to the City Council for their review and decision. Staff expects to provide a draft list of conditions to the ARB at the March 24, 2011 meeting. These conditions may be modified prior to final City Council review.

NEXT STEPS

The ARB will review all of the Project components at the March 24 meeting and at a second meeting in April 2011. The ARB's recommendation on all of the project components will be forwarded to both the Planning and Transportation Commission and City Council. The City Council will take action on these items after certification of the Final EIR, anticipated in May 2011.

ATTACHMENTS

Attachment A: Draft Architectural Review Findings for Approval
Attachment B: Conformance with Proposed "Hospital District" Site Development Regulations
Attachment C: Summary of Design Guidelines related to the School of Medicine buildings
Attachment D: ARB Staff Report, FIM Buildings, January 6, 2011
Attachment E: Urban Design Peer Review Memo, FIM buildings, March 14, 2011
Attachment F: SUMC Project Application Excerpt, including: Project Overview, Project Description, Comprehensive Plan Conformance, SUMC Design Intent, SUMC Applicant's Objectives, Entitlements Request, Summary of the Tree Preservation Alternative, Fact Sheets and FAQ's for the SUMC Project (separate attachment, previously distributed to the ARB; also available at the meeting)
Attachment G: Drawings for the proposed School of Medicine Foundations in Medicine (FIM) buildings (provided by Architects - Zimmer Gunsul Frasca Architects and Tom Leader Studio, ARB members only)

COURTESY COPIES

William T. Phillips, Sr. Assoc. Vice President, Stanford University – Land, Buildings & Real Estate

Jean McCown, Director of Community Relations, Office of Government and Community Relations

Zach Pozner, Project Manager, Stanford University Medical Center, Facilities

Charles Carter, Director Land Use and Environmental Planning, Stanford University

Mark Tortorich, Vice President of Facilities and Design & Construction, Stanford Hospitals & Clinics / Lucile Packard Children's Hospital

Catherine Palter, Assistant Director Land Use and Environmental Planning, Stanford University

Bruce Fukuji, Fukuji Planning & Design

Prepared by: Ruchita Kadakia, Consulting Planner

ATTACHMENT A
ARCHITECTURAL REVIEW BOARD
DRAFT FINDINGS FOR APPROVAL
Stanford University School of Medicine
10PLN-000397

(1) The design is consistent and compatible with applicable elements of the Palo Alto Comprehensive Plan in that the project is consistent with the following significant policies and programs:

- Policies L-1, L-2, L-3, L-5, L-6, L-7, L-8, L-45, L-48, L-49, L-50, L-70, L-74, L-75, L-77, T-1, T-3, T-19, T-23, T-48, N-17, N-18, N-20, N-21, N-22, N-23, N-24, N-25, N-29, N-30, N-39 and N-47;

(2) The design is compatible with the immediate environment of the site in that the proposed heights of the three foundations buildings are compatible with the adjacent Stanford School of Medicine campus. Further, the project utilizes the full build out potential of the site through additional square footage and the creation/completion of several quads along Pasteur Drive and Cooper Lane. Governors Avenue along the East side of the site is also strengthened. A new front door for the School of Medicine along Pasteur Drive is created in relationship with the new Stanford Hospital entry and an emphasized connection between the two campuses along Medical Center Promenade.

(3) The design is appropriate to the function of the project in that it continues the physical and programmatic needs of the Stanford School of Medicine through continued development of research facilities.

(4) In areas considered by the board as having a unified design character or historical character, the design is compatible with such character in that the project continues the language established with the Clark Center and continued with the Lorry I. Lokey building of limestone facades with red roof elements signifying major entries. The building proportions and massing are also consistent with existing buildings on the School of Medicine campus.

(5) The design promotes harmonious transitions in scale and character in areas between different designated land uses in that the Foundation in Medicine buildings create a northern edge for the School of Medicine Campus within a consistent architectural character and scale that has already been established. The articulation of the base with exposed structure and transparent glass create a consistent rhythm along the entirety of Cooper Lane. In addition, all glass entries are set back to create a series of "front porches" along Cooper Lane for student and staff interaction.

(6) The design is compatible with approved improvements both on and off the site in that it will follow Stanford Design guidelines and reference the architectural "Kit of Parts" established on the Stanford School of Medicine Campus. The project will also help

establish connector elements and walkways between the School of Medicine and the new Stanford Hospital.

(7) The planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general communities in that the proposed buildings help establish a series of new quads along and "porches" along both Pasteur Drive and Cooper Lane. The buildings also complete a distinct and cohesive School of Medicine Campus.

(8) The amount and arrangement of open space are appropriate to the design and the function of the structures in that the proposed buildings create a series of open spaces and quads consistent with the scale and density of the School of Medicine campus.

(9) Sufficient ancillary functions are provided to support the main functions of the project and the same are compatible with the project's design concept in that service areas, garbage, bike parking, and other support functions are all available on or adjacent to the site as part of the campus plan and architecture.

(10) Access to the property and circulation thereon is safe and convenient for pedestrians, cyclists and vehicles in that the site plan creates a clear distinction for vehicular access and departure to the site on Pasteur Drive. Numerous options exist for pedestrian access including Cooper Lane connection back to Stanford University and the Medical Center Promenade that will connect pedestrians through the School of Medicine Campus to the new Stanford Hospital north of the site.

(11) Natural features are appropriately preserved and integrated with the project as the building footprints have been located in order to preserve as many of the existing mature trees as possible. The existing mature oak trees along Pasteur Drive are augmented with additional oak trees to create three large groves along the south side of the Drive.

(12) The materials, textures, colors and details of construction and plant material are appropriate expression to the design and function and whether the same are compatible with the adjacent and neighboring structures, landscape elements and functions as the landscape paving and plant materials have been carefully selected to complement the existing campus palette. At the project boundaries, the design intent is to align with and, in many cases, extend the existing paving materials in order to create a seamless edge.

(13) The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site in that the landscape design incorporates a range of open space opportunities at varying scales, from a central plaza to an open green suitable for outdoor recreational activities. Bike parking is located close to the entrances of the buildings. Plant massing, form, texture, will enhance the functionality of the open spaces, as well as provide screening where necessary.

(14) Plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which would tend to be drought-resistant and to reduce consumption of water in its installation and maintenance in that all plant material will be native or acclimated to the site's climate zone.

(15) The design is energy efficient and incorporates renewable energy design elements in that the project will be designed in compliance with the following standards:

(A) Stanford University Guidelines for Sustainable Buildings

(B) Title 24 Green Standards

(C) Cal Green Standards

(D) All City Ordinances

(16) The design is consistent and compatible with the purpose of architectural review as set forth in Palo Alto Municipal Code, section 18.76.020(a).

ATTACHMENT B
PROJECT DATA AND "HOSPITAL" DISTRICT DEVELOPMENT REGULATIONS CONFORMANCE
Stanford University School of Medicine
10PLN-000397

PROJECT DATA	
Applicant	Stanford University School of Medicine
Owner	Leland Stanford Junior University
Assessor's Parcel Numbers	142-23-003,
Comprehensive Plan Designation	Major Institution, Special Facility
Zoning District	Public Facility (PF)
Surrounding Land Use	Hospital, Medical Office, Retail, Eating & Drinking, Parking
EXISTING CONDITIONS	
Property size, for APs above	±11.08 acres
Street frontage	±415-feet at Pasteur Drive
Existing buildings floor area School of Medicine	Lane- 84,700 square feet Grant- 152,00 square feet Alway- 112,500 square feet Edwards- 65,800 square feet
Building setbacks	
Front	±30-feet from Pasteur Drive
Rear	±280-feet from Campus Drive
Street Side	NA
Interior Side	±25-feet from Beckman Building
Floor Area Ratio	1.0 (entire PF site)
Site coverage, existing SoM buildings	110,934 square feet
Height of existing building(s)	±20 to 30-feet
Existing parking facilities	Surface parking
Landscape features	Perimeter landscaping, interior plantings
PROPOSED PROJECT- Foundations in Medicine 1 (FIM 1) Building	
FIM1 Addition Area	±168,000 gross square feet
Setbacks	
Front	±28-feet at Pasteur Drive
Rear	±18-feet to canopy at CCSR building
Side	±11-feet at Governor's Lane

Floor Area Ratio, SUMC Project	1.46
Site coverage, building	±40,689 square feet
Height of proposed building	±68-feet to roof, ±80-feet to top of mechanical
Parking facilities	Provided at SHC
Landscape Features	Extensive interior gardens and perimeter landscaping

Table 1: CONFORMANCE WITH PROPOSED "HOSPITAL" DISTRICT

Feature	**Regulation**	**Proposed**	**Conformance**
Floor Area Ratio (Entire SUMC Site)	1.5	1.46	Conforms
Floor area Entire SUMC site FIM1	 2.6 million sf No regulation	 2.6 million sf 168,000 gsf	 Conforms Conforms
Site Coverage Entire SUMC site FIM1	 40% No regulation	 33% 40,689 sf	 Conforms Conforms
Street Setback	10-feet	28-feet	Conforms
Building Height	130-feet	68-feet	Conforms

ATTACHMENT C

SUMC Design Guidelines – School of Medicine, Foundations in Medicine (FIM) Buildings

a) Within the **Site Design** section, the applicant presents specific guidelines for the open spaces for the proposed site.

Design Guidelines: Gateways and Pathways (Pages 42 and 43 of the Guidelines)
Campus gateways often occur at the transition between buildings fronting public thoroughfares. The consistent use of landscape components that comprise gateways and pathways are a common paving palette that extends from the sidewalk across the access, a repetition of a single species of tree, and an integrated system of kiosks, campus maps, and signage. For example, the gateways located at either end of the Promenade serve as transitions to the SoM to the south, and to Welch Corridor past LPCH to the north and are similar in programming.

Pathways separate modes of circulation (peds, bikes, cars, carts, buses) into multiple systems of the connective fabric. The programming for pathways is specific to their role within the connective fabric of the campus. There are pathways that are pedestrian only – such as the Promenade – and there are other pathways that are "bicycle friendly" such as Governor's Avenue. In general, Pathways utilize secondary paving materials from the Connective Elements section (in the Design Guidelines) that compliments primary material at plaza-like areas. Pathways and plaza areas are typically punctuated with small groves of ornamentals, or "Passage Trees", that are artfully arranged with lighting and interspersed with other Shared Amenities such as benches, receptacles and signage.

b) Within the **Building Design** section, the applicant presents specific guideline categories that describe the approaches to visual hierarchy, density, pattern & context, massing & building composition, materials palette, and entry expression.

Design Guidelines: Visual Hierarchy (Page 54 of the Guidelines)
The three new FIM Buildings form a boundary to the Stanford University SoM. The placement of these buildings is influenced by recent additions of the Clark Center and the CCSR to contribute to an emerging vernacular for the SoM.

The SoM vernacular would consist of expanses of glazed wall areas framed by limestone-colored walls. The close proximity of the FIMs to one another, as well as the location of their building entries to the FIMs, flanking axial open spaces, creates gateway conditions between the SoM and the SUMC.

Design Guidelines: Density, Pattern and Context (Page 60 of the Guidelines)
The character of the SoM would be built upon a rectangular grid of avenues and walks running east-west. The three proposed FIM buildings would be long linear buildings which engage the grid and define the edge of SoM. The buildings' use of staggered footprints breaks down the length of the facades and provides courtyards fronting the district's axial walks. Density standards for the FIM buildings are as follows:

- Max allowable heights: 85' for FIM1, and 60' for FIM 2 and 3
- Alternate building and open space with rational density pattern
- Enforce semi-urban qualities of the SoM campus
- Reinforce FIM's role in defining edge of SoM
- Structure major and minor common open spaces
- Strengthen connectors to SUMC.

Design Guidelines: Massing & Building Composition (Page 78 of the Guidelines)
The character of the SoM is dominated by the recently completed Clark Center and CCSR buildings. The three proposed FIM buildings are similar to these long, linear buildings that define the edge of the SoM. The use of staggered massing techniques would help to break down the length of the facades, and would provide more intimately scaled open space for entry expression. The massing technique of cantilevering would also be used to further define areas of the façade to express the building's internal organization, lend human scale, and create protected areas around the building where it fronts exterior open spaces. The taller massing of the FIMs help provide a strong edge along Pasteur Drive which helps transition between the SHC modules and the SoM campus. Sculptural canopies further develop the main entries. Mechanical screening would be setback from the cornice at the roof, resulting in another layer of massing.

Design Guidelines: Material Palette (Page 86 of the Guidelines)
Differentiated base and body material treatments are used to further break down the lengths of the facades of the FIMs, and reinforce more intimate scaled open space for entry expression. The modulation of grouped openings and glass walled areas reinforce the massing for the FIMs to further define areas of the façade to express the building internal organization, lend human scale and create protected areas around the building fronting exterior open space. Sculptural canopies further develop the main entries. Mechanical screening would be setback from the cornice at the roof, resulting in another layer of massing.

Design Guidelines: Entry Expression (Page 95 of the Guidelines)
The FIM buildings would use a recessed volume approach to signify entries which run perpendicular to circulation avenues within the district. Taking cues from the CCSR building, this element signifies entry for each building and provides some shelter and protection for its users, clearly defining the outdoor space within the building's boundaries. This space may create opportunities for informal gathering, interaction of users, or public amenities such as coffee shops or cafés.

Architectural Review Board

Staff Report

Agenda Date: January 6, 2011

From: Steven Turner, Advance Planning Manager

Department: Planning and Community Environment

Subject: **Stanford University Medical Center – Foundations in Medicine [10PLN-00397]**: Request by Stanford University School of Medicine on behalf of The Board of Trustees for the Leland Stanford Junior University for Architectural Review of Foundations in Medicine Building 1, containing approximately 185,000 square feet of research, office, and administrative support uses. This project is a component of the Stanford University Medical Center Facilities Renewal and Replacement Project. Existing Zone District: PF (Public Facility).

RECOMMENDATION

Staff requests that the Architectural Review Board (ARB) review the development plans, draft architectural review findings, provide comments to the applicant and staff and continue the review until after the release of the Final Environmental Impact Report. Recommended conditions of approval will be provided at the final review meeting.

BACKGROUND

Stanford University Medical Center Facilities Renewal and Replacement Project

The Stanford University Medical Center (SUMC) comprises the general area between Sand Hill Road, Vineyard Lane, Quarry Road, Pasteur Drive, and including Welch Road and Blake Wilbur Drive. The area is zoned Medical Office and Medical Research (MOR) and Public Facilities (PF). The applicant is proposing the demolition of the existing Stanford Hospital and Clinics (SHC), construction of new hospital buildings, renovation and expansion of the Lucile Packard Children's Hospital (LPCH), reconstruction of the School of Medicine (SoM) facilities, and construction of new medical office buildings and parking structure as well as the renovation of the Hoover Pavilion to meet State mandated seismic safety standards (SB 1953) and to address capacity issues, changing patient needs and modernization requirements. The renovation and expansion project, which would be constructed over a 20-year horizon, would result in a net increase of approximately 1.3 million square feet of hospital, clinic, and office space.

An application for the project described above was filed on August 21, 2007 with the City of Palo Alto (See Attachment D for an excerpt). In summary, the applicants have requested, among other entitlements, a zoning code amendment to establish a new "Hospital" district with development standards designed to accommodate the proposed project. The applicants have requested design approval for Stanford University Medical Center Campus Design Guidelines,

SHC, LPCH, a new medical office building and parking garage as well as the renovation of the Hoover Pavilion, and the SoM's Foundations in Medicine 1 (FIM) building.

Over the course of the past two years, each of the SUMC Project components has been reviewed by the ARB through a series of study sessions and early preliminary review meetings. Each component of the SUMC Project has gone through preliminary ARB reviews and the ARB will be providing a final recommendation to the City Council for their consideration. This ARB meeting is the first formal review for the FIM buildings. The intention of this meeting is to present to the ARB the final design for the proposed project. Once the Final EIR is published, the ARB will take action on all of the SUMC Project components and forward recommendations to the City Council for action.

PROJECT DESCRIPTION

The site for the SoM replacement facilities is generally the site of the existing facilities to be replaced. The four buildings occupied by SoM within the City's boundaries are designated as Edwards, Lane, Alway and Grant. The site includes these four buildings as well as an existing landscape area currently developed as a forecourt/garden immediately north of the Center for Clinical Sciences Research (CCSR) building. The site abuts the boundary between the City of Palo Alto and Santa Clara County campus lands.

According to the applicant, these buildings no longer serve the medical center's clinical and translational research needs and must be replaced. Currently, the buildings house the primary faculty offices, research laboratories and administrative support for 13 of the School's 28 academic departments, including the departments of Medicine, Neurology, Neurosurgery, Obstetrics & Gynecology, Orthopedic Surgery, and Pediatrics. In addition, the applicant has stated that upgrading the existing buildings to accommodate changes to the building requirements for occupancy separation, exiting, mechanical systems, circulation, laboratory support, and Americans with Disabilities Act requirements could only be accomplished at great cost and would result in inefficiencies in the use of space. According to the application materials, the SoM would replace the existing buildings in a series of new FIM buildings, to be constructed in phases.

Existing gross square footage (gsf) to be demolished:

Edwards:	65,800 gsf
Lane:	84,700 gsf
Alway:	112,500 gsf
Grant:	152,000 gsf
Total Demolition:	415,000 gsf

Proposed gross square footage:

Foundations in Medicine #1 (FIM1):	168,000 gsf
Foundations in Medicine #2 (FIM2):	116,000 gsf
Foundations in Medicine #3 (FIM3):	131,000 gsf
Total Construction:	415,000 gsf

FIM1 would be the first SoM building to be constructed as part of this project. The architect for the School of Medicine building is Zimmer Gunsul Frasca Architects and Tom Leader Studio is the landscape architect. FIM1 is proposed to be a four story building with a basement, located at the southwest corner of the SUMC project site, adjacent to Pasture Drive, Governor's Avenue, and the CCSR. The gross floor area would be approximately 168,000 square feet. Building heights would be approximately 68' to the top of the building parapet and approximately 80' to the top of the mechanical penthouse screen.

The uses within the building would consist of laboratory and laboratory support areas, offices, interior circulation, building infrastructure and "building commons" areas consisting of lobbies, elevator/stairs, and meeting room spaces.

During the course of the application review, project refinements have been developed which are discussed in the Draft EIR under the Tree Preservation Alternative. These refinements minimize tree impacts by modifying the northeast corner of the FIM 1 building. The applicants' preferred project is now the Tree Preservation Alternative. This design is reflected in this final submittal.

There are 12 protected trees within the SoM portion of the SUMC Project. Of those 12 trees, three will be removed and two will be transplanted to other locations in the vicinity. The other seven protected trees would be retained. The EIR analyzes the removal and proposed transplanting of these protected trees.

SUMMARY OF KEY ISSUES

The applicants have requested that the ARB provide a formal review of the FIM buildings. The project plans that accompany this staff report contain site plans, elevations, floor plans, sections, site diagrams showing the pedestrian, bicycle/cart, vehicular/service circulation patterns as well as open space, primary connectors and walkways, nodes, architectural kit of parts, landscape character, gateway designs, details for Pasteur Walk, Governor's Avenue, Cooper Lane, the Quad, courtyards and plazas, protected tree diagrams, lighting plans, signage of the proposed project (Attachment E). Excerpts from the project application materials including the applicant's entitlement requests, project objectives, project description, design intent, text for the tree preservation alternative, compliance to the comprehensive plan and project fact sheets are contained in Attachment D.

Prior ARB Review

The ARB has earlier held a preliminary review meetings on the School of Medicine, Foundations in Medicine, FIM1 building on July 17, 2008, July 1, 2010 and October 21, 2010. As a result of these design meetings, the project site, landscaping and buildings have evolved.

During the preliminary review meetings held on July 1, 2010 the ARB reviewed revisions to the design of the FIM buildings and the landscaping. The ARB liked the plans for the revised buildings and the site planning, but requested the architects evaluate the scale of the buildings and open spaces by relating the height and distance between the structures. They liked the overall landscaping plan and the FIM Gateway, and requested that the next submittal include the Kaplan Lawn, the relationships between FIM 1 and FIM 2, and between FIM 1 and CCSR, and the open space along Pasteur Drive. They also felt that the FIM buildings lacked an entry expression at the

pedestrian level.

The landscape plans were then presented to the ARB on October 21, 2010, which included an illustrative landscape plan for the FIM buildings; details for the FIM Gateway, Pasteur Walk, the FIM Quad, details of the FIM 1 entry, the protected tree diagram and perspective views of the proposed project. The ARB generally liked the design and felt that the landscaping was thoroughly thought out. They preferred that the tree palette should be limited, and requested that details for the lighting should be included for final review. Those items are incorporated into this final submittal package.

Zoning Development Standards
The current zoning for the Stanford Hospital is the Public Facilities (PF) zone, and the SoM buildings would be located in the new Hospital zone district. As proposed by the applicant, the land within this district would be considered as one large parcel for the purposes of determining gross floor area and site coverage. As proposed, the new Hospital district would have a maximum floor area ratio of 1.5 to 1 and maximum site coverage of 40 percent. The requirements for parking would be performance-based (based upon projected needs). The new zone would also include regulations for building heights and open space.

Although the site development regulations for the new Hospital district have not yet been approved, the Project's conformance with the draft standards is described in Attachment B.

Protected Trees
There are 11 protected trees within the SoM portion of the SUMC Project, seven of which are considered aesthetic tree resources. Of these trees, three will be removed and two will be transplanted to other locations in the vicinity. The other protected trees would be retained.

As part of the new Hospital district regulations, there would be specific regulations for tree protection, removal and replacement that would exist only for the SUMC project. The intent of these new tree regulations is to acknowledge the unique conditions of the SUMC site and the proposed project, to protect unique tree specimens, and to permit removal, replacement and/or transplantation of trees that would be protected in other zone districts.

The 3 trees to be removed would be replaced, as proposed, in accordance with the ratios set forth in Table 3-1 of the City of Palo Alto Tree Technical Manual (TTM) in order to maintain the appropriate landscape approach at the SUMC. The difference between the required tree replacement and the number of trees planted at SUMC would be mitigated through contribution to the Forestry Fund in the City of Palo Alto. Payment to the Forestry Fund would be in the amount representing the value of the replacement trees that would be required under the TTM standard if appropriate replacement tree locations cannot be identified within the proposed Hospital district.

Design Guidelines and the School of Medicine Buildings
The applicant has submitted, for preliminary review, proposed Stanford University Medical Center Campus Design Guidelines. The document sections include discussion on Site Design,

Building Design and Connective Elements. The ARB will review the final Design Guidelines in early 2011. Attachment C provides a summary of how the draft Guidelines relate to the proposed LPCH project.

Environmental Impact Report
The City has prepared an environmental impact report (EIR) for the SUMC Project. The Draft EIR includes an analysis of how development of the SUMC Project would affect the existing visual quality of the SUMC Sites and the vicinity. Visual quality pertains to how people see and experience the environment, particularly its visual character. The EIR identifies the following significant environmental impacts related to visual quality:

- VQ-2: Permanent Degradation of Visual Character Post Construction. The SUMC Project as a whole would have a significant impact pertaining to degradation of the existing visual character or quality of the SUMC Sites and their surroundings, in that 1.3 million square feet of building floor area would be added to the medical center site and the overall height limit would be raised to 130 feet.

- VQ-3: Alteration of Public Viewsheds, View Corridors, or Scenic Resources. The SUMC Project as a whole would result in significant impacts on views, in that the additional floor area, massing and height could impact viewsheds protected under the Compressive Plan, such as the Santa Cruz Mountains, and view corridors such as Sand Hill Road and views from other public streets.

- VQ-5: New Sources of Light and Glare. The SUMC Project as a whole could increase light and glare nuisance from exterior lighting, resulting in a significant impact.

Implementation of Mitigation Measure VQ-2.1 from the Draft EIR would reduce Impacts VQ-2, VQ-3 and VQ-5 to a less-than-significant level. This mitigation measure requires compliance with ARB recommendations for final design.

> *VQ-2.1 Adhere to City's Architectural Review Process and Recommendations.* The SUMC Project sponsors shall submit final building and site plans to the ARB prior to issuance of any development permits. Architectural Review shall assess the appropriateness of proposed demolitions, proposed building heights and massing, siting of buildings and structures, architecture and façade treatments, landscaping, circulation plans, and parking. The ARB may require alterations to any of the above project features, or the ARB may suggest new features, such as new landscaping or public art, to improve the proposed SUMC Project design. Any recommendations made by the ARB with respect to the design of the SUMC Project shall be implemented by the SUMC Project sponsors.

The Project applicant has submitted design drawings submitted for ARB review respond to each of the impacts identified in the Draft EIR:

- VQ-2: Permanent Degradation of Visual Character Post Construction. Compliance with VQ-2.1 would ensure that impact on on-site visual character and quality would be less

than significant because the ARB's recommendations, through the Architectural Review process, would address massing, layout, landscaping, and architectural design impacts from the SUMC Project.

The School of Medicine FIM buildings has evolved through the preliminary review process to address building massing, site planning and layout, and landscaping concerns raised by the ARB. The draft Architectural Review findings in Attachment A describe how the project is appropriately designed to address the visual character impacts.

- VQ-3: Alteration of Public Viewsheds, View Corridors, or Scenic Resources. Compliance with VQ-2.1 would reduce impacts on views from the proposed buildings under the SUMC Project. The Architectural Review of the SUMC Project would consider, among other factors, whether the SUMC Project has a coherent composition and that its bulk and mass are harmonious with surrounding development.

  As stated above for VQ-2, the FIM buildings have evolved through the preliminary review process to improve the composition of the massing elements, to ensure that existing natural features and significant landscape elements are preserved, that there is a harmonious transition in scale and character between land uses.

  VQ-5: New Sources of Light and Glare. The mitigation measure requires compliance with ARB recommendations for final design and would reduce light and glare impacts from the proposed buildings under the SUMC Project. The Architectural Review of the SUMC Project would consider, among other factors, whether the SUMC Project incorporates quality materials, harmonious colors, appropriate ancillary features, a cohesive design with a coherent composition, and an appropriate lighting plan.

  As stated above for VQ-2, the FIM 1 project has evolved to address exterior finishes, treatments, colors, and materials. The choice of exterior materials and lighting to be used would minimize excessive glare and reflectivity.

The preliminary review and study session process has resulted in changes from the originally proposed design that addresses the visual quality impacts identified in the EIR and summarized above. The staff recommends that the ARB find that the projects are consistent with the draft Architectural Review Findings in Attachment A. In addition, if the ARB finds that the project is consistent with the Architectural Review Findings, then the mitigations applicable to the FIM1 building has been satisfied.

Under the California Environmental Quality Act (CEQA), the City of Palo Alto is required to respond to all comments raised during the public review period for the Draft EIR. The Final EIR is made up of the Responses to Comments document and any proposed edits to the language provided in the Draft EIR. The emphasis in the Responses to Comments document will be to provide clarification and further substantiation for the analysis and conclusions presented in the Draft EIR. Additionally, the responses shall seek to correct and remedy minor technical mistakes or errors identified in the Draft EIR.

Currently, the staff is in the process of preparing the Final EIR for the SUMC Project, which is expected to be released in early 2011. No formal recommendations by any board or commission may be made until the Final EIR has been released. The staff recommends that the ARB continue the review of the FIM 1 project until after the release of the Final EIR. If any additional design information is required by the ARB, this would be through conditions of approval.

With the final review of the project, the ARB will need to find that the Project is consistent with the sixteen findings of approval. Staff's recommended draft findings are contained in Attachment A. After the ARB has completed their preliminary review of each Project component, the ARB's final recommendations will be forwarded to the Planning and Transportation Commission (P&TC) and City Council for their consideration.

Summary of Issues Identified by Urban Design Consultant
The City's urban design consultant, Bruce Fukuji, has provided comments on each of the Project components throughout this review process. His comments on the FIM 1 building and landscaping will be provided at the meeting.

NEXT STEPS

The ARB will review the other project components through early 2011. Staff will recommend that the ARB approve the FIM 1 project once the Final EIR has been completed. The meeting to review this recommendation is expected to take place in February, 2011.

The ARB's recommendation on all of the project components will be forwarded to both the P&TC and City Council during the first half of 2011. The City Council will take action on these items after certification of the Final EIR.

ATTACHMENTS

Attachment A: Draft Architectural Review Findings for Approval
Attachment B: Conformance with Proposed "Hospital District" Site Development Regulations
Attachment C: Summary of Design Guidelines related to the School of Medicine buildings
Attachment D: SUMC Project Application Excerpt, including: Project Overview, Project Description, Comprehensive Plan Conformance, SUMC Design Intent, SUMC Applicant's Objectives, Entitlements Request, Summary of the Tree Preservation Alternative, Fact Sheets and FAQ's for the SUMC Project (previously submitted to the ARB)
Attachment E: Drawings for the proposed School of Medicine Foundations in Medicine (FIM) buildings (provided by Architects - Zimmer Gunsul Frasca Architects and Tom Leader Studio, ARB members only)

COURTESY COPIES

William T. Phillips, Sr. Assoc. Vice President, Stanford University – Land, Buildings & Real Estate
Jean McCown, Director of Community Relations, Office of Government and Community Relations
Zach Pozner, Project Manager, Stanford University Medical Center, Facilities
Charles Carter, Director Land Use and Environmental Planning, Stanford University
Mark Tortorich, Vice President of Facilities and Design & Construction, Stanford Hospitals &

Clinics / Lucile Packard Children's Hospital
Catherine Palter, Assistant Director Land Use and Environmental Planning, Stanford University
Bruce Fukuji, Fukuji Planning & Design

Prepared by: Ruchita Kadakia, Consulting Planner

Attachment E

This attachment will be provided to the ARB at the meeting on March 24, 2011

F u k u j i

Planning & Design

City and Town Planning

Urban Design

Architecture

FOUNDATIONS IN MEDICINE
COMMENTS TO THE PALO ALTO ARCHITECTURAL REVIEW BOARD
March 14, 2011

This memo summarizes my urban design comments on the Foundations in Medicine (FIM) Master Plan and FIM One building application per Stanford University's 12/15/2010 final submittal to the Palo Alto Architectural Review Board.

Evolution of the FIM Plans

Stanford has significantly refined the FIM ARB submittals in response to ARB, staff and the city's urban design consultant comments. In July 2008, urban design review focused on four questions:

1) What are the spatial and functional relationships of the FIM buildings to the School of Medicine (SoM), the Medical Center and University campus?

2) What are the connections and entrance points to and from the SoM and the FIM buildings?

3) How are places and activities organized to attract informal interaction, collaboration and campus community?

4) How does the architectural design of the FIM buildings contribute to the identity of the SoM district, the Medical Center and the Stanford campus?

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Two key insights define the role of the FIM buildings in the SoM, Medical Center and academic campus context, framing how to think about the urban design of the FIM buildings:

- The FIM buildings, as bio-medical lab/office/research facilities part of the SoM, need to orient towards the core of the SoM along Discovery Walk and the campus entrance to the SoM at the Alumni Green open space. The Alumni Green connects the SoM to Serra Mall, the organizing axis of the Stanford Campus that connects the academic precincts together.

- To facilitate interdisciplinary team collaboration, the FIM buildings and site design need proximity, access and campus places to attract and support meaningful interdisciplinary connections between the Medical Center and the SoM. The interdisciplinary nature of translational research benefits from informal encounters that foster communication, relationships and creativity among physicians, scientists, medical students, post doc's, researchers and others.

These insights led to a shared understanding among the ARB, city staff, urban design consultant and the Stanford team of the project, which formed the basis for subsequent ARB reviews.

In the July 2010 Preliminary ARB, Stanford presented a tree-preservation concept that introduced a new approach to site planning. This changed the FIM site planning and the FIM One building footprint by increasing the building setback along Pasteur Drive to protect six existing trees, including the addition of new Oak trees informally planted to complement and visually extend the Kaplan Quad. The ARB gave Stanford design review feedback on the building architecture and requested that landscape plans be provided to answer questions as to how the "ground plane" landscape environment will work along Pasteur Drive, Pasteur Walk, the Promenade, Cooper's Lane and the FIM Quad to address pedestrian/bike connectivity and campus place-making.

In October 2010 Stanford provided the ARB with FIM landscape plans, and in January 2011 the ARB reviewed the FIM master plan, FIM Building One and updated landscape plans.

My comments below focus on Stanford's most recent design refinements in response to the initial urban design questions raised about the project.

FIM Site Planning Relationships to Medical Center and Stanford Campus

- The FIM setbacks, consistent heights, and design palette for the FIM buildings create an appropriate architectural frame for Pasteur Mall, giving spatial definition to this significant campus entrance and open space. The height and mass of the FIM buildings will balance the large scale and mass of Stanford Hospital and clinic buildings.

- The design palette of the FIM buildings, consistent in character with the Learning and Knowledge Center, will help visually unify the SoM environment.

- The Princeton Elm canopy along Pasteur Drive/walk, which opens to informal Oak plantings and lawn at the Kaplan and FIM quads and terminates at Dean's Lawn, will be an attractive landscape edge to the FIM buildings and the SoM facing the Medical Center. This creates continuity of campus landscape for the Medical Center, SoM and Stanford campus.

- Consideration is needed for how the FIM 2 and 3 buildings will relate to the future Clinic buildings and their tower elements. There will need to be sufficient space between the clinic and SoM buildings for landscape and a potential framed view to the Stanford Campus.

Shaping Campus Places, Connections and Entrances

- The revised landscape plans show an improved "Gateway to the SoM" from the Pasteur Mall and the Medical Center. Trees were removed to have a framed view created by the FIM One and Two buildings. The view extends to the entrance plaza and terrace environment for FIM One and Two, the Beckman Center and CCSR building. Shifting the location of the central tree and reducing the number of trees along Beckman all improve the attractiveness of this space, given the close proximity of the buildings and the tall building heights. Locating café spots at the terraces will activate the space as a gathering place.

- The street crossing of Pasteur Drive, paving and continuity of lighting through the Kaplan Quad to the Medical Center Promenade creates a clear, direct and attractive pedestrian and bike connection to the Medical Center.

- The redesign of the entrance plaza at the corner of the FIM One building at Governor's Avenue to fit with the preservation of existing trees along Pasteur Drive is an attractive addition.

- Reducing the number of trees between the FIM Quad and the Li Ka Shing Center for Learning and Knowledge will increase the visibility and use of the FIM Quad. The informal edge planting of Oaks trees stepping down to a recreational lawn is attractive, and this open space will be the heart of the FMI Master Plan. An outdoor café will also activate this space as a community place during the day and evening.

- Cooper-Lane and Pasteur Walk garden rooms, the series of small garden rooms with bike racks near building entrances will provide attractive informal collaborative spaces. Along the Pasteur Walk having a decomposed granite paths linking the garden rooms together, separate from the public walk will make these spaces attractive and more intimate.

ATTACHMENT D
ZONING COMPARISON TABLE
240 Pasteur Drive/16PLN-00362

COMPARISON WITH CHAPTER 18.36 (HD DISTRICT)			
Regulation	**Required**	**Approved**	**Proposed**
Minimum Site Area	No standards	±11.08 acres	±11.08 acres
Minimum Site Width	No standards	±415 feet at Pasteur Drive	±415 feet at Pasteur Drive
Minimum Site Depth	No standards	±220-feet	±213-feet 6-inches
Minimum Street Setbacks	10 ft[(1)]	±55 feet from Pasteur Drive	±56-feet 6-inches from Pasteur Drive
Floor Area Ratio (Entire SUMC Site)	1.5	1.46	1.46
Floor area **Entire SUMC site** **FIM1**	 2.6 million sf No regulation	 2.6 million sf 168,000 gsf	 2.6 million sf To be determined; Between ±197,451 gsf and ±216,240 gsf
Maximum Site Coverage **Entire SUMC site** **FIM1**	 40%[(2)(4)] 18.04.030(a)(86)	 33% 40,689 sf	 To be determined To be determined; approximately ±42,597 sf
Maximum Height (ft)	130 ft[(5)] 18.04.030(a)(67); 18.40.090	±68-feet to roof; ±80-feet to top of mechanical	To be determined; ±72-feet 6.5-inches to roof; ±84-feet to top of mechanical screen; ±92-feet 11-inches to the top of the exhaust stacks
Recycling Storage	Required as part of Architectural Review	Unknown	Staging within lower level and proposed removal via tunnel to Central Loading Dock
Employee Shower Facilities	50,000 sf and up = 4 showers	Unknown	4 provided
Parking and Loading	Performance-based	Provided at SHC	Provided at SHC
Tree Protection	Group 1 Trees: 317, 318, 319, 320, 322, 323*, 324* (* To be relocated) Group 2 Trees: 326, 327, 328	Approved tree retention, removal and relocation plan	Proposed tree retention, removal and relocation plan is consistent with prior approved

Signs	PAMC 16.20, with HD exceptions	To standards	To standards

(1) Measured from the right-of-way line of any public street to the base of the buildings and not including any awnings or other projections. This setback requirement does not apply to below-grade parking facilities or portions of buildings that bridge a street. This setback requirement also does not apply to any portion of a lot or site that does not abut a public street.
(2) Site coverage is calculated based upon the total contiguous area within this zone (Main SUMC site or the Stanford Hoover Pavilion site), rather than on a parcel-by-parcel basis.
(3) FAR is calculated based up on the total contiguous area within this zone (Main SUMC site or the Stanford Hoover Pavilion site), rather than on a parcel-by-parcel basis.
(4) The maximum site coverage for the Stanford Hoover Pavilion site shall be 30 percent.
(5) The maximum height for new construction at the Stanford Hoover Pavilion site shall be 60 ft.
(6) The maximum floor area ratio for the Stanford Hoover Pavilion site shall be 0.5 to 1.
(7) The regulations referenced in this table apply except as revised in this chapter.

ATTACHMENT E
ARB FINDINGS
240 Pasteur Drive
16PLN-00362

In order for the ARB to make a future recommendation of approval, the project must comply with the Findings for Architectural Review, as outlined in Palo Alto Municipal Code Chapter 18.76.020 and in effect at the time of the SUMC Development Agreement.

Finding #1: The design is consistent and compatible with applicable elements of the Palo Alto Comprehensive Plan.
Finding #2: The design is compatible with the immediate environment of the site.
Finding #3: The design is appropriate to the function of the project.
Finding #4: This finding of compatibility with unified or historic character is not applicable to the project (there is no unified design or historic character along this portion of El Camino Real).
Finding #5: The design promotes harmonious transitions in scale and character in areas between different designated land uses.
Finding #6: The design is compatible with approved improvements both on and off the site.
Finding #7: The planning and siting of the building on the site creates an internal sense of order and provides a desirable environment for occupants, visitors and the general community.
Finding #8: The amount and arrangement of open space are appropriate to the design and the function of the structures.
Finding #9: Sufficient ancillary functions are provided to support the main functions of the project and the same are compatible with the project's design concept.
Finding #10: Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles.
Finding #11: Natural features are appropriately preserved and integrated with the project.
Finding #12: The materials, textures and colors and details of construction and plant material are an appropriate expression to the design and function and compatible with the adjacent and neighboring structures, landscape elements and functions.
Finding #13: The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment on the site and the landscape concept depicts an appropriate unit with the various buildings on the site.
Finding #14: Plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety that would tend to be drought-resistant and to reduce consumption of water in its installation and maintenance.
Finding #15: The design is energy efficient and incorporates renewable energy design elements including, but not limited to:

a. Careful building orientation to optimize daylight to interiors
b. High performance, low-emissivity glazing

c. Cool roof and roof insulation beyond Code minimum
d. Solar ready roof
e. Use of energy efficient LED lighting
f. Low-flow plumbing and shower fixtures
g. Below grade parking to allow for increased landscape and stormwater treatment areas

Finding #16: The design is consistent and compatible with the purpose of architectural review, which is to:

- Promote orderly and harmonious development in the city;
- Enhance the desirability of residence or investment in the city;
- Encourage the attainment of the most desirable use of land and improvements;
- Enhance the desirability of living conditions upon the immediate site or in adjacent areas; and
- Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other.

Attachment F

Approved Project Plans

Hardcopies of project plans are provided to ARB Members. These plans are available to the public by visiting the Planning and Community Environmental Department on the 5th floor of City Hall at 250 Hamilton Avenue.

Directions to review Project plans online:

1. Go to: https://paloalto.buildingeye.com/planning
2. Search for "240 Pasteur Drive" and open record by clicking on the green dot
3. Review the record details and open the "more details" option
4. Use the "Records Info" drop down menu and select "Attachments"
5. Open the attachment named "**School of Medicine Foundations in Medicine Master Plan March 17 2011**"

Attachment G

Proposed Project Plans

Hardcopies of project plans are provided to ARB Members. These plans are available to the public by visiting the Planning and Community Environmental Department on the 5th floor of City Hall at 250 Hamilton Avenue.

Directions to review Project plans online:

1. Go to: https://paloalto.buildingeye.com/planning
2. Search for "240 Pasteur Drive" and open record by clicking on the green dot
3. Review the record details and open the "more details" option
4. Use the "Records Info" drop down menu and select "Attachments"
5. Open the attachment named "**School of Medicine Biomedical Innovations Building December 15 2016**"