



# FACT SHEET: STANFORD UNIVERSITY MEDICAL CENTER DEVELOPMENT PROPOSAL

Revised: June 2010

An application has been submitted to the City of Palo Alto for the renovation, replacement and expansion of the Stanford University Medical Center (SUMC), which includes:

- **SHC:** Stanford Hospital and Clinics,
- **LPCH:** Lucile Packard Children’s Hospital,
- **SoM:** Stanford University’s School of Medicine Foundations in Medicine buildings (**FIM**), and
- **Hoover Pavilion:** renovation of existing building and new medical/clinic office building.

Project objectives include meeting State-mandated seismic standards (Senate Bill 1953), meeting future demand for patient care, providing state-of-the art facilities, meeting regional needs for emergency preparedness, maintaining relationships with community physicians, and providing a responsible and sustainable design.

These improvements would be implemented in multiple phases over a 15-year period.

## CITY APPROVALS REQUESTED

### Comprehensive Plan Amendments

- Change land use designation for 701 and 703 Welch Road to “Major Institution/Special Facilities”
- Modify Comp. Plan Program L-3 to allow taller buildings
- Modify Comp. Plan Policy L-8 so as to exempt hospitals from the City-wide development cap

### Zoning Ordinance Amendments

- Create new Hospital Zoning District
- Conditional Use Permit required for hospital and medical office uses

### Annexation

- Annex 0.75 acres at southwest corner of project area with a Major Institution/Special Facilities land use designation.

### Architectural Review

- Review by Architectural Review Board for SHC, LPCH, Hoover, SoM (FIM1) and Design Guidelines.

### Development Agreement

- Please see the Development Agreement (DA) fact sheet for a list of deal terms.

## PROPOSED SQUARE FOOTAGE (WITHIN PROJECT BOUNDARIES)

	Existing Floor Area (sq.ft.)	Proposed Construction (sq.ft.)	Proposed Demolition (sq.ft.)	Net Change (sq.ft.)	Total Floor Area (sq.ft.)	Building Heights (feet)	Right Sizing (sq.ft.)
SHC	1,447,115	1,529,000	705,228	823,772	2,270,887	Up to 130’	320,000
LPCH	354,500	521,300	79,800	441,500	796,000	Up to 85’	126,000
SoM	467,203	414,977	414,977	0	467,203	Up to 66’	
Hoover	105,436	60,000	13,831	46,169	151,605	Up to 65’	
<b>Total</b>	<b>2,374,254</b>	<b>2,525,277</b>	<b>1,134,116</b>	<b>1,311,441</b>	<b>3,685,695</b>		<b>34% of total requested sq.ft.</b>

### EMPLOYMENT SUMMARY

Existing employees (2007)	9,880
Projected Net Increase	2,417
<b>Total number of employees at Buildout (2025)</b>	<b>12,297</b>
Net Change (Adjusted for Part –Time Employment)	2,242

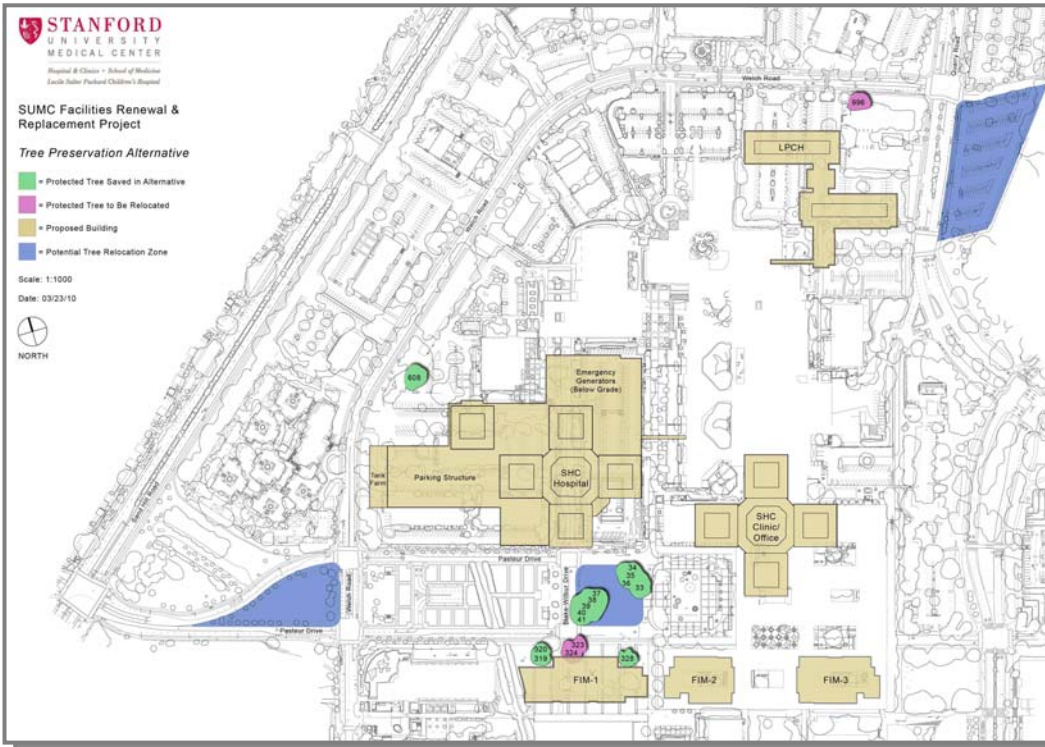
### NO. OF PATIENT BEDS

	Existing	Proposed
SHC	456	600
LPCH	257	361

### PARKING FOR SUMC

New Parking Demand	2,053
Replacement Parking Spaces	932
Total Required Spaces at Buildout	2,985
<b>Total Proposed Spaces at Buildout</b>	<b>2,985</b>

For more information please go to [www.cityofpaloalto.org/sumc](http://www.cityofpaloalto.org/sumc), or contact Steven Turner at [steven.turner@cityofpaloalto.org](mailto:steven.turner@cityofpaloalto.org)



**APPLICANT'S  
PREFERRED  
ALTERNATIVE:  
Tree Preservation  
Alternative**



**SUMC Project analyzed  
in the Draft EIR**

- Palo Alto Boundary
- Project Area Boundary
- Building Replacement
- 1. SHC Hospital Facility
- 2. SHC Clinic/Office Buildings
- 3. SHC Parking Structure
- 4. Clinics Parking (underground)
- 5. LPCH Hospital Facility
- 6. LPCH Clinic Building
- 7. LPCH Parking Structure (underground)
- 8. Foundations in Medicine #1 (FIM1)
- 9. Foundations in Medicine #2 (FIM2)
- 10. Foundations in Medicine #3 (FIM3)
- 11. Hoover Medical Office Building
- 12. Hoover Parking Structure



Figure 3-5b Project Replacement Buildings/Structures