Stanford – Historical Facts
Stanford was founded by Leland and Jane Stanford in 1885 and opened its doors on October 1, 1891. The first cornerstone in the Main Quad was placed on May 14, 1887.

Stanford Campus
Stanford has more than 49 miles of roads, a 49-megawatt power plant, two separate water systems, three dams and lakes, 88 miles of water mains, a central heating and cooling plant, a high-voltage distribution system and a post office. Stanford provides or contracts for its own fire, police and other services.

Stanford Land
8,180 acres
Main Campus (including Medical Center, Golf Course, Foothills to ridge): 2,616 acres
Jasper Ridge: 1,186 acres
Stanford Research Park: 700 acres
Stanford Shopping Center: 69 acres
Sand Hill Road: 41 acres
SLAC: 424 acres
Other Managed Lands (including agricultural lands): 3,144

Stanford Buildings
14.2 million gsf
700 major buildings

Trees
43,000 campus trees; Coast Live Oak most common

Number of Students, Faculty and Staff
Total undergraduates: 6,812
Total graduates: 8,328
Total faculty: 1,874
424 appointed to endowed chairs
27 winners of the Nobel Prize since the founding of the University
Total staff: 9,821 including:
Managerial and professional: 5,127
Clerical and technical: 3,042
Service and maintenance: 756
Stanford Linear Accelerator Center: 1,420

Housing
Stanford is a residential teaching and research university. Nearly 95% of undergraduates and about 60% of graduate students live in University housing. Undergraduate campus housing is guaranteed for four years for entering freshmen. Housing for single graduate students consists of University-owned apartments, residences, and spaces in cooperative houses.

Information above, Stanford Facts 2008, produced by the Office of University Communications
www.stanford.edu
Design and photography: Karin Moriarty
http://lbre.stanford.edu
**OVERVIEW**

The purpose of this report is to provide the financial results for the 2007/08 fiscal year and an overview of significant initiatives. This report includes discussion of both the Land & Buildings (LB) and Real Estate (RE) divisions. We are pleased to announce that in addition to this annual report communication, LBRE launched a new website on January 12, 2009 which provides a comprehensive view of the LBRE organization (http://lbre.stanford.edu).

With the possible exception of the original planning and construction of the University’s founding, Stanford is taking on the largest capital construction program in its history. As a result of the economic downturn, LBRE has been working with senior university management on potential construction project delays and cancellations in order to mitigate the budget impact of the capital program.

**FINANCIAL HIGHLIGHTS**

**Land and Buildings**

Operating results of $149.5 million for the LB organization exceeded the 2007/08 budget by $4 million and increased $15.7 million over the previous year. The budget variance was primarily due to increased reactive and preventive maintenance costs and a general rise in both cost and demand for services. This variance was funded by additional Service Center revenue. The substantial year-over-year increase was driven by 1) an increase in the cost of natural gas and purchased electricity ($4.3 million); 2) an increase in transportation expense due to new bus routes and higher gas prices ($2.3 million); 3) a $5.4 million increase in Building and Grounds Maintenance expense due to the addition of new structures to our inventory ($2.5 million); increased demand for services ($1.7 million) and the first full year of Material Management Service Center expense ($1.2 million); and 4) increased staff cost in the Department of Project Management in order to manage Stanford’s $2.8 billion capital plan ($1.45 million).
In addition to operations, LB managed $286 million of capital expenditures and completed seven Board of Trustee level projects: Parking Structure 6, 3145 Porter Drive Renovation, Durand Building Phased Renovation (Phase 2), Ford Center Expansion, Campus Center Renovation, Madera Grove Children’s Center - Acorn House, and the Black Community Services Center Expansion.

Real Estate
Consolidated 2007/08 real estate operations included $88.8 million in revenue offset by $12.5 million of property operating expenses and $13.7 million of depreciation and amortization, resulting in $62.6 million of consolidated net income. Net income exceeded budget by $4.8 million primarily due to earlier than expected rent commencement at three properties and stronger than expected performance at the Stanford Shopping Center, Classic Residence by Hyatt, and our hotel properties. Consolidated net income is reduced by the net income from Merged Pool (MP) assets that flow back to the MP, General and Administrative expenses and internal transfers (primarily to pay down debt), leaving a net balance of $42.5 million. These net funds flow directly to the University as unrestricted funds to support operations.

At the end of 2007/08, the value of real estate assets under management, including MP assets of $330 million, was $1.6 billion.

SIGNIFICANT LBRE INITIATIVES
The following projects and programs have and continue to be high priority for LBRE and the University.

Sustainability and Carbon Inventory Program
The impact of Stanford’s carbon emissions on the environment has increasingly become a key area of concern for faculty, staff and students. Historically, Stanford’s Facilities Operations department, like most university facilities operations groups, has been challenged by seemingly competing priorities: expanding the plant to ensure future growth while at the same time reducing energy consumption and increasing the efficiency of the existing infrastructure. Approximately two-thirds of Stanford’s greenhouse gas emissions are attributed to the Central Energy Facility with the remaining emissions coming from commuting, the university fleet and air travel. A few of our peer institutions, such as Yale and Cornell, have recently declared long-term greenhouse gas reduction goals with the expectation that a plan for implementation will follow. We have chosen to take a more methodical course that focuses on three key points: 1) understanding our current and future greenhouse gas impact 2) engaging faculty leaders in the arena of environmental stewardship and developing an informed, strategic goal for reduction; and 3) implementing responsible reduction programs that are measurable, verifiable and financially viable.

The current emphasis on greenhouse gas reduction adds another dimension to the traditional focus on facilities operations by mandating that these new greenhouse gas reduction programs provide a comprehensive strategy to achieve a reduced carbon footprint. To that end, we have completed and certified greenhouse gas emissions inventories for calendar years 2006 and 2007. A faculty and staff task force is expected to recommend a carbon reduction strategy in 2009.
Sustainable Development Study (SDS)

The General Use Permit (GUP) from Santa Clara County requires that we prepare a Sustainable Development Study (the Study) to assess potential future development beyond the current GUP of Stanford lands under County regulation. The County requirement specifies that the study must be prepared by Stanford and approved by the County before allowing Stanford’s facilities development to exceed 1 million gross square feet (gsf) of the 2.035 million gsf allowed under the 2000 GUP. LBRE’s current Capital Plan includes the development of 1 million gsf under the GUP by 2011. LBRE originally anticipated a two to three-year process to prepare, submit and gain approval of the Study; however, we are now targeting approval in February/March 2009. The Study, which is approximately 200 pages, accomplishes the following:

- Identifies campus planning principles for locating possible future growth on the Central Campus
- Indicates that maximum planned build-out of the Central Campus through 2035 could likely be accomplished within the existing Academic Growth Boundary
- Identifies planning principles for locating possible future facilities in the Foothills
- Recognizes sensitive resource areas
- Provides internal planning tools for incorporating resource information into site selection, planning and future development of the Foothills
- Describes Stanford’s ongoing efforts to manage its operations to promote sustainability principles

For additional information, please go to http://lbre.stanford.edu/luep/sustainability_development-study

Redwood City Campus and Interim Porter Space

LBRE has developed a conceptual master plan for the development of a new campus located on 35 acres in Redwood City owned by the University. The current plan is to redevelop the site to provide up to 1.5 million square feet of professional staff, amenity and research space. Phase I of the Stanford Redwood City Campus, approximately 558,000 square feet, has received Concept and Site Approval from the Board of Trustees. We have submitted a project application to Redwood City and the project entitlement and environmental impact report process is moving forward. Entitlement approval is targeted for fall 2009. We plan to have several non-academic campus programs relocate to the new campus, and have a projected target date for move-in of June 2012 - March 2013, though this schedule may be delayed due to the current economic downturn.

Many of these non-academic professional staff moved to interim offices at 3145 Porter Drive in the Stanford Research Park during the summer of 2008 to allow for the demolition of the Serra Complex. The demolition was completed in September 2008 and makes way for the development of the new Graduate School of Business Knight Management Center. The Porter staff will ultimately move to the redeveloped Redwood City Campus.

For additional information, please go to http://lbre.stanford.edu/redwood_city
Stanford University Medical Center Entitlement Process

LBRE and the Medical Center are requesting entitlements in Palo Alto to create a new hospital zone which would allow development of approximately 1.3 million square feet of net new hospital, clinic and medical office space. In addition, the new zone would allow for an increase in the height limit from 50 feet to 130 feet.

Since the fall of 2006, representatives from the two hospitals, the School of Medicine and the University (including LBRE, Public Affairs and the Legal Office) have worked together to manage the entitlement process. The formal project application was submitted in August 2007. The City Council hearing on the final Environmental Impact Report (EIR) and approval of the Development Agreement is now targeted for late 2009 or early 2010. Our ability to meet targeted environmental review and ultimate entitlement dates will be a significant challenge given the discretionary (city) nature of this process.

For additional information, please go to www.stanfordpackard.org

Habitat Conservation Plan

Stanford lands support several threatened species that are protected under the Endangered Species Act. In order to continue ongoing operations and future development at the University, Stanford is preparing a Habitat Conservation Plan (HCP) which, when approved, will result in a comprehensive approach to species conservation and Incidental Take Permits (ITP). This has proven to be a very long process.

In 2002, Stanford began informal discussions with the U.S. Fish and Wildlife Service and the U.S. National Marine Fisheries Service, the federal agencies that will approve and issue Stanford’s ITP. The process was formally and publicly initiated in September 2006 when the agencies issued a Notice of Intent to begin an environmental assessment for Stanford’s HCP. The target for approval is now December 2009, but this timing is heavily dependent on agency processing, public participation, and negotiation of the final HCP, which have not yet occurred. We submitted an initial draft in April 2008 and continue to work with agency personnel on contents of a final draft and a firm schedule for approval.

Anticipated HCP approval issues include items likely to be required by the federal agencies such as dedicated conservation easements, a third party to hold the easements and establishment of an operating budget for management of the easements. Issues that may come from the public process include Stanford’s participation in regional flood control solutions, the future of Searsville Reservoir, and future development of Stanford’s agricultural lands.

For additional information, please go to http://hcp.stanford.edu

Construction Program

Stanford is in the midst of the largest construction program in its history. This program is driven in part by the need to replace and upgrade many of our aging science and engineering facilities. Additionally, the program includes a new facility for the art department, a new campus for the Graduate School of Business, and a Law School Clinics and Faculty Office Building. Once completed, the $2.8 billion Capital Plan will expend the first 1 million GUP square footage and related housing development of 1,210 net new beds.
Given the economic downturn, there is a plan to delay some of the construction projects for six months to two years. These delays will help alleviate budget constraints as they not only defer construction outlays but also postpone debt service, utilities, operations and maintenance supported by general funds.

After several years of volatility and higher than historical increases, escalation was back down near 3% for 2006/07 and 2007/08. We anticipate escalation to remain at or below historical levels in the foreseeable future and therefore have eliminated the Escalation Risk category from our project budgets. Project budgets will now only include the historical annual escalation of 3%. We anticipate lower construction costs overall as the economic downturn affects our contractors and suppliers.

For additional information, please see the Project Management website at http://lbre.stanford.edu/dpm

LOOKING FORWARD

As Stanford reacts to the impacts of the economic downturn through University-wide budget reductions, LBRE is looking at efficiencies and cost reductions in its operations and construction programs. We are considering strategic changes to our operations to save money without eliminating services. Additionally, we have seen construction costs decrease and anticipate further reductions. We are delaying our contract buyouts where possible to take advantage of lower costs.

The Real Estate division will be focusing on ways to preserve the level of income that has supported the General Funds budget these past several years, as well as increase sources of revenue. Even in distressing economic times, the strength of Stanford’s land endowment, its superior brand and location within the Bay Area attracts businesses and patrons. This, coupled with LBRE’s concerted effort to minimize risk through ground lease structures, should provide adequate downside protection as we face the pressures of a declining market.

Stanford is an extraordinary institution and LBRE staff take great pride in participating in its stewardship. The resources and support provided by the University leadership have allowed us the opportunity to protect and enhance its land assets and continue Stanford’s commitment as a responsible landowner. All the accomplishments highlighted in this report are the product of a great effort that would not have been possible without the leadership, management and work of all the staff within Land, Buildings and Real Estate.

Robert C. Reidy
Vice President
Land, Buildings and Real Estate

Megan W. Davis
AVP-Finance and Administration
Land, Buildings and Real Estate
## 2007/08 Capital Project Descriptions

This section provides detailed descriptions of capital projects active in 2007/08.

<table>
<thead>
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<th>PROJECTS (BY STATUS)</th>
<th>STATUS</th>
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<tr>
<td>PRES/PROV</td>
<td>3145 Porter Drive Renovation</td>
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<tr>
<td>VPSA</td>
<td>Black Community Services Center (BCSC) Expansion</td>
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<td>PRES/PROV</td>
<td>Campus Center Renovation</td>
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<td>SoE</td>
<td>Durand Phased Renovation, Phase 2</td>
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<td>Li Ka Shing Center for Learning and Knowledge</td>
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<td></td>
<td>SOM Connective Elements</td>
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<td>Lorry I. Lokey Stanford Daily Building</td>
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<td>R&amp;DE</td>
<td>Munger Graduate Residences</td>
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<td>Athletics Practice Gymnasium</td>
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<td>Jen-Hsun Huang SoE Center Building</td>
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<td>SEQ 2 Connective Elements</td>
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<td>Serra Buildings Demolitions</td>
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<td>Parking Structure 7 (PS 7)</td>
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## 2007/08 Capital Project Descriptions

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<td>SOM Connective Elements</td>
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<td>SoE</td>
<td>Mechanical Engineering (ME) Building</td>
<td>Design</td>
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<td>RE</td>
<td>Stanford Avenue Faculty Homes</td>
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<td>SoE</td>
<td>Automotive Innovation Facility (AIF)</td>
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<td>SLS</td>
<td>Law School Clinics and Faculty Office Building</td>
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<td>PRES/PROV</td>
<td>Madera Grove Children’s Center - Mulberry House</td>
<td>Concept and Site</td>
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<tr>
<td>PRES/PROV</td>
<td>Redwood City Campus Master Plan, Phase 1</td>
<td>Concept and Site</td>
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<td>R&amp;DE</td>
<td>Crothers Hall and Crothers Memorial Hall Renovation (CIP) and Seismic Upgrade</td>
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<tr>
<td>LBRE</td>
<td>Habitat Conservation Plan (HCP)</td>
<td>Land Use</td>
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3145 PORTER DRIVE RENOVATION

Background
The Graduate School of Business is designing and developing a brand new 419,000 gross square feet (gsf) campus on the Serra site across the street from the Schwab Residential Center. The 3145 Porter Drive Renovation project was identified as the best enabling project for the site clearing and subsequent construction of the new GSB campus. The intention of the 3145 Porter Drive renovation project was to create a viable off campus working environment for the following groups currently housed primarily within the Serra Buildings: Administrative Systems, Controllers Office, and Land, Buildings and Real Estate. Some of the occupants of the Serra buildings have been relocated on campus with the majority moved to the newly renovated buildings at Porter Drive. The project was complete in July 2008.

Scope
3145 Porter Drive consists of six, existing inter-connected two-story buildings initially constructed in the late 1960s time period; which encompass 72,400 gsf of space. The complex is owned by the University and administered by the Stanford Management Company. The buildings have served various tenants over time; with the most recent tenant being software developer VMWare. To prepare the site for the former Serra building occupants, selective demolition and subsequent reconstructive tenant improvements took place over the spring and summer of 2008. Code and accessibility violations were corrected and modifications were made to meet the functional requirements of the new occupants. Special consideration was given to ensuring that all the occupants would physically within the renovated new spaces, including the provision of new office and open office furniture to create the appropriate working environments.

Site Features
Parking and Circulation
- Existing parking surrounds the buildings, and is accessed from two curb cuts on Porter Drive on the south side of the property. Bicycle parking was added, and the Stanford Marguerite shuttle system serves the site.

Architecture
- Interior tenant improvements comprised the majority of the project; minimal exterior modifications or changes to the existing façades, massing or materials of the existing buildings were implemented.

Landscape
- Most of the existing landscaping remains as per the requirements of the Stanford Management Company lease requirements, and some additional improvements and planting have been implemented.

Project Data
Project Phase: Completed
Architect: MKink
Contractor: Dome Construction
Gross Square Feet - Renovation: 72,400
Department: President/Provost (PRES/PROV)
BLACK COMMUNITY SERVICES CENTER EXPANSION

Background
The Black Community Services Center (BCSC) cultivates the intellectual, cultural and social growth of Stanford’s students by providing academic advising and support, leadership development opportunities, student organizational advising, community service outreach, and various cultural and educational programs. For approximately the past 35 years, all of this has taken place in the current facility, which has approximately 1,200 assignable square feet within a 1,620 gsf facility. The current space was not designed to support either the level of activity or the administrative personnel required to staff the Center.

Scope
The BCSC expansion added 2,500 gsf in a new building adjacent to the existing facility with an outdoor deck linking the two structures. The deck provides space for outdoor events on the west side of the Center and informal gatherings on the east side. Consideration was given to linking this facility to the Harmony House, Kennedy Grove and campus circulation routes through landscape elements. The square footage associated with the new building falls under the GUP allocation for community service facilities.

This project is located in a context of smaller scaled stucco and wood framed buildings adjacent to Kennedy Grove. Buildings in the immediate neighborhood that influence the proposed design (stucco, gable roof, wood windows) include the Harmony House, the Stanford Humanities Center and the Faculty Club. The existing BCSC building is a wood framed structure with an asphalt shingle roof, natural wood shingle siding, and wood ‘divided-lite’ windows. In order to respond to the neighborhood’s architectural context and not compete with the original shingle style building, the addition is wood framed, stucco, vinyl clad wood windows and a gable roof form to match the existing building. The height to roof peak of the new addition does not exceed that of the existing BCSC.

The trex composition deck with wood handrail, stained to match the original wood shingles, connects the two structures and provides additional program and pre-function space. An ADA ramp replaces the existing ramp. Landscaping softens the edge of the building where it meets the asphalt parking lot. Consolidated parking for 15 bikes has been provided. Existing paths from the Humanities Center to the Harmony House have been maintained.

The project was completed in May 2008.

Project Data
- Project Phase: Completed
- Architect: KDG Architects
- Contractor: SC Builders
- Gross Square Feet - New construction: 2,500

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<td>Gross Square Feet - New construction:</td>
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BCSC Front View

BCSC Front View
CAMPUS CENTER RENOVATION

Background
In 2002, the Student Activities Space Task Force began a master plan for all student space on campus. One of its recommendations called for substantial site improvements to the Campus Center, resulting in the 2004 Campus Center Exterior Space Plan. This plan was the result of a four-year effort by the University Architect/Planning Office in conjunction with consultants, the University Committee on Land and Building Development, the Student Activities Space Task Force, student groups, and the White Plaza general public. The general goals were to reinvigorate the area as the “downtown” of campus and to create a safe and memorable place for student life. The recommendations were to reorganize the space to clarify and improve circulation; reduce asphalt; consolidate small pieces of unusable lawns and landscape; create improved exterior spaces to support the various programs identified by users; and upgrade the overall outdoor appearance of White Plaza. The key elements of this plan included:

- Create a Primary Events Zone: Expand and create a central plaza between Tresidder and the Post Office
- Enhance the Green Space: Enhance the zone in front of Old Union as a park-like green space which is associated directly with Old Union
- Develop a “Main Street:” Reinforce Lasuen Mall as a major cross campus bicycle and pedestrian street
- Improve east-west Corridors: Define and improve east-west travel corridors for bicycles and pedestrians with particular attention to Panama Mall and Santa Teresa
- Upgrade Entries: Improve the entrances to the Campus Center Area to provide orientation, identity and convenient bike parking

Scope
In support of the five plan elements, the 2008 Campus Center improvement project included:

- Safe pedestrian walkways distinguishable from major bike travelways
- Landscaped bicycle parking at the entrances and adjacent to neighboring buildings
- Flexibility in the space design to accommodate the traditional tented and boothed events that occur in White Plaza
- A sign, banner, posting and student art district that will be lively and informative
- Introduction of new lights to highlight evening events
- A large stage platform for group performances centered on the pedestrian plaza
- Landscape design, materials, lighting and infrastructure consistent with Stanford University Design and Sustainability Guidelines

Project Data
Project Phase: Completed
Architect: Stanford CPD Office; SWA Group; William J. Johnson; Donlyn Lyndon
Contractor: McGuire and Hester
Gross Square Feet - Renovation: n/a
Department: President/Provost (PRES/PROV)
DURAND BUILDING PHASED RENOVATION, PHASES 2, 3, AND 4

Background

The renovation of the Durand Building is part of the Panama Mall Master Plan, which involves the renovation of multiple buildings along Panama Mall and the relocation of several programs and departments. Over the past few years, the School of Engineering (SoE) has led a comprehensive programming effort in concert with the new SEQ 2. The Master Plan’s main objectives are to improve adjacencies between departments, to create flexibility for current and future research groups and teaching facilities, and to project a physical image befitting the academic stature of the departments and programs.

The 120,000 gsf Durand Building has five floors including a basement and is located at the intersection of Lomita Mall and Panama Mall at the center of SoE. The building currently houses the Department of Aeronautics and Astrophysics, two Mechanical Engineering groups (Biomechanical Engineering, and Mechanics and Computation), the Stanford Center for Professional Development, the Institute for Computational and Mathematical Engineering, and Engineering Research Administration.

Programmatic renovation goals are:

- Consolidate and relocate MSE (Materials Science and Engineering) to Durand and the Geballe Laboratory for Advanced Materials (GLAM)
- Consolidate Aero/Astro to better optimize its space
- Provide all building occupants with modern teaching, research and administration facilities
- Improve and create shared facilities for the entire building
- Free up space in Peterson for the new Hasso Plattner Institute for Design (the d.institute)

Scope

The entire renovation project will be implemented in four phases, which are expected to be completed by October 2010.

Phase 1 was completed in September 2007. Surge and relocation of existing occupants to their final locations took place during the implementation of this phase. Engineering Research Administration (ERA) was relocated to the surge modulars. The North 2nd and 4th floors were renovated as part of this phase.

Phase 2, except for the stairways, was completed in May 2008. The basement and first floor were refurbished for occupation by the MSE group. In addition, the three building stairways are being brought up to code as part of this phase.

Phase 3 includes renovation and code upgrades in the basement, sprinkler upgrades on the third floor, and renovation of a server room in the basement. It is expected to be complete in January 2009.

During Phase 4 (future project) portions of the basement and the first, second, and third floors of Durand will be renovated for MSE, Aero/Astro and the Dean’s Reserve. This phase will be further subdivided for implementation as additional portions of the building become available after the opening of the Mechanical Engineering building in 2010.

Project Data

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Architect: CAS
Contractor: Dome Construction
Gross Square Feet - Renovation: 100,000
School: Engineering (SoE)
**FORD CENTER EXPANSION**

**Background**

The expansion of the Ford Center was completed to address program requirements for the Department of Athletics, Physical Education and Recreation (DAPER). The expansion provides new racquetball facilities and improved team facilities for Stanford’s gymnastics teams. In addition, the relocation of gymnastics team space allowed for conversion of that space to recreational locker and shower facilities in support of activities at the Ford Center and the Arrillaga Family Recreation Center.

**Scope**

The Ford Center not only provided practice space but also lockers for Stanford’s gymnastics teams. The addition included the development of new shower and locker facilities for the gymnastics teams, immediately adjacent to their practice facilities. Expansion of the Ford Center facilitated the consolidation of the gymnastics program and provided lockers and showers for the gymnastics team, office space for coaches, and an ergometric training area. The space formerly occupied by the gymnastics team in the Ford Center was converted into expanded locker and shower space for use by Stanford students, faculty, and staff in support of the recreation programs at the Ford Center, Burnham Pavilion, and the Arrillaga Family Recreation Center.

The expansion of the Ford Center also provided the opportunity to replace racquetball courts that were eliminated by the closure of the DeGuerre Courts. Five courts were previously dedicated for racquetball at the Avery Aquatics Center, prior to the conversion of this space for the Music Rehearsal Facility. With the Ford Center Expansion, four new courts were constructed on the west side of the facility, complementing the squash courts located within the Arrillaga Family Recreation Center.

The project adds approximately 8,690 gsf of space to the existing facility (plus an additional 720 gsf exterior arcade). Approximately 4,500 gsf was allocated to create four new racquetball courts. The remaining 4,190 gsf will be used for additional facilities (lockers, showers, and office/storage areas) for the men’s and women’s gymnastic teams.

The Ford Center Expansion complements the series of buildings that have recently been renovated and developed along Galvez Street (Arrillaga Alumni Center, Arrillaga Family Recreation Center, Montag Hall and the Gunn Building for the Stanford Institute of Economic Policy Research, currently under construction).

**Project Data**

- **Phase:** Completed
- **Architect:** Hoover Associates
- **Contractor:** Vance Brown Builders
- **Gross Square Feet - New Construction:** 8,690
- **Department:** Athletics, Physical Education and Recreation (DAPER)
MADERA GROVE CHILDREN’S CENTER - ACORN HOUSE

Background
To respond to increased child care needs for students and staff, the University constructed a new child care center on the east side of Campus. The new Madera Grove Children’s Center - Acorn House (previously known as the East Campus Child Care Center) opened in September 2008. It is the fourth child care center offering full-day care on campus. It is six children’s programs on the Stanford campus that can serve approximately 650 children in either a full-time, part-time or nursery school schedule. All six programs offer quality early childhood education and care, and are taught by highly qualified staff in a warm and nurturing environment. The four centers that provide full-day care and education for children ranging from eight weeks to five years of age, and in total accommodate 478 full-time children. The new center accommodates 100 children from infants (eight weeks) to pre-kindergarten (five years old).

Scope
Madera Grove Children’s Center is located near the southeast corner of Serra Street and backs up to El Camino Real, across from the family neighborhood of Escondido Village. The new child care facility fronts Olmsted Road with a covered main entry. A fence encloses the center’s play yards east of the building. The center encompasses 8,354 gsf in a residential-type, two-story building. It includes amenities similar to those at the other existing centers on campus such as tree-shaded outdoor play areas. The project falls under the GUP Community Service Center requirement.

Landscape treatments include fenced play yards and gathering spaces. The landscape strip along the El Camino Real and Serra Street was developed to minimize views of the building and fence. The landscape treatment outside the fence include drought tolerant tall grasses that blend very easily into the existing open landscape. The Olmsted Road frontage was developed with an inviting streetscape to the community and consistent with Escondido Village landscape materials. Mature oak trees on site and in the landscape buffers were preserved and protected.

The project set backs are a minimum of 35’ from Olmsted Road, 105’ from Serra Street and 75’ from the existing El Camino fence. A street crossing On Olmsted Road at Barnes Court allows for pedestrian connection to Escondido Village.

Project Data
Project Phase: Completed
Architect: Johnson Lyman Architects
Contractor: Meade Construction Group
Gross Square Feet - New Construction: 8,354
Department: President/Provost (PRES/PROV)

Madera Grove Children’s Center - Acorn House Front View

Madera Grove Children’s Center - Acorn House Courtyard View
PARKING STRUCTURE 6 - MUNGER GRADUATE RESIDENCES

Background
As part of the development of the Munger Graduate Residences, the construction of an underground parking structure beneath Wilbur Field was envisioned. The new parking structure was conceived as an underground garage to better utilize this prime campus location while preserving the characteristics of the recreational field. The plantings and grass are complete, and the entrance towers are distinct accents on the site. The parking structure is known as Parking Structure 6 (PS 6) as the newly redesigned campus sings clearly indicate.

Scope
The new underground parking structure is located beneath Wilbur Field and provides 1,187 parking stalls on 4 underground levels. It is sized to accommodate parking demand from the new graduate residence, replacement of lost parking from the Stern and Law School lots associated with the development of the Munger Graduate Residence, as well as an additional surplus to accommodate future parking loss in the region. A key scope element of the project was the return of Wilbur Field as a natural turf recreational field as well as additional site amenities for picnicking and intramural sports. The turf was constructed as a “green roof” to provide storm water treatment as well as an all-weather, well-drained surface.

Several subprojects were required to facilitate the construction of the new parking structure:

- Several road improvements were completed to provide coordinated access into and out of the parking structure, including the construction of Wilbur Way off Campus Drive and the development of Bowdoin Lane as the principal access to the structure
- Wilbur Lot was reconfigured in coordination with Bowdoin Lane to provide improved access and replacement parking to address the loss of regional parking capacity

Project Data
- Project Phase: Completed
- Architect: Hoover Associates
- Contractor: Vance Brown Builders
- Gross Square Feet - New Construction: 384,103
- Department: Land, Buildings and Real Estate (LBRE)
JOHN A. AND CYNTHIA FRY GUNN SIEPR BUILDING

Background

The Stanford Institute for Economic Policy Research (SIEPR) is a non-partisan economic policy research organization designed to unite economists from a variety of entities within the University to analyze, discuss, and debate economic topics and issues. SIEPR’s research program is conducted within three key centers: the Stanford Center for International Development (SCID), the Center on Employment and Economic Growth (CEEG), and the Center for Public and Private Finance (CPPF). Additionally, SIEPR hosts a number of conferences throughout the year.

SIEPR currently occupies space within the Landau Economics Building. In the past five years, SIEPR’s annual budget has grown from $2.8 million to over $6 million. This substantial increase has come without any additional space, making it necessary to house SIEPR scholars and research assistants in shared and cramped quarters and to convert the SIEPR library into additional office space. SIEPR’s continued growth and ability to impact policy research hinges on the successful resolution of its space limitations.

Scope

The project is constructing a new building and a conference center for SIEPR. The new facility will provide office and support space for faculty, fellows, and research assistants as well as a conference and seminar center. The site is located at the corner of Galvez Street and Memorial Way, next to the Landau Economics Building. A series of connective elements were designed to create synergy between the proposed new building and the existing facility.

The new program will occupy a three-story structure that will be divided into two wings with a glass connector. The architecture of the new building references attributes of important Stanford buildings. The arched entry is reminiscent of the Memorial Auditorium. The rhythm of two-story arches and deep window niches are derived from Green Library. The new building is similar in height to the existing Landau Building and the Alumni Center, and respects Memorial Auditorium as the tallest building in the neighborhood. The ground floor of the main building will include a large conference room (max. capacity 180 people), a small conference room and the main lobby area. The ground floor directly spills into a large courtyard, which could be used for gathering and pre-function events. The courtyard is surrounded by arcades on two sides and also serves as the main connector between the old and the new building. A landscaped seat wall/trellis parallel to Galvez has been designed to provide an edge to the SIEPR courtyard as well as visually connect Landau and the new SIEPR building. All other floors of the building are mainly comprised of office spaces.

The new building will use the existing color palette of Stanford, with red clay tile roof, beige stone and stucco walls, dark wood soffits and steel framed windows. New street trees and landscape will supplement the streetscape along Galvez Street and Memorial Way. The Memorial Auditorium loading dock and service was reconfigured and screened from the new building with trees, shrubs and vines.

Project Data

Phase: Construction
Architect: Kornberg Associates/ Ike Kligerman Barkley Architects
Contractor: Vance Brown Builders
Gross Square Feet - New Construction 35,337
Department: Dean of Research (DoR)
LI KA SHING CENTER FOR LEARNING AND KNOWLEDGE

Background
The entire Li Ka Shing Center for Learning and Knowledge (LKSC) will be housed in two new buildings; the current LKSC building and a future LKC 2 building. The Center will include a full complement of teaching, learning, knowledge management, and public assembly facilities for the School of Medicine (SOM). The learning and information use practices and activities enabled by the new facilities will transform medical and bioscience education and training and contribute to the translation of discovery to clinical medicine. LKC 2 is planned to house the bulk of the library, student services offices, and a suite of teaching labs.

Scope
The 14,600 gsf Fairchild Auditorium was demolished in October 2007 to clear the site. The 118,000 gsf LKSC building will house a conference center, classrooms, student study and social areas, and medical simulation and virtual reality environments on four floors above grade and a basement level. The basement will house the Center for Immersive and Simulation-based Learning, the main objectives for this space are:

- Provide an integrated environment for hands-on learning of clinical, procedural, cognitive and interpersonal skills
- Be reconfigurable to simulate a range of medical environments
- Facilitate the integrated experience of patient care as well as enabling the development of discrete skills
- Focus on medical students by supporting interns, residents, Continued Medical Education/Continued Education Units (CME/CEU), and allied health professionals
- Enable learning along a scale of complexity from the early years of medical school through the seasoned practitioner
- Encompass evaluation, education and training
- Support research on pedagogy, new technologies and human performance

The first floor will accommodate classroom environments with different teaching formats: in a lecture hall setting, case style learning and various sizes of small group discussions. The second floor will house a large conference center style space (capacity 350) divisible into three smaller rooms, and contiguous breakout space. The third floor will provide a central location for the Dean’s Office, as well as boardroom space; offices to support teaching, and three seminar rooms. The fourth floor will provide space for various student groups—medical, graduate students and postdoctoral—in the form of study areas, a social meeting space and lounge, and a small fitness area.

The existing SOM's buildings have a wide variety of architectural styles, palettes, and scales. The new LKSC building and associated connective elements provide the opportunity to establish a strong, cohesive identity for the School. Situated at the edges of the both the Main Campus and the Main Medical Center, SOM serves as an architectural transition between two different programs of design guidelines.

Project Data
Phase: Construction
Architect: NBBJ
Contractor: Whiting Turner
Gross Square Feet - New construction 118,000
School: Medicine (SOM)
SCHOOL OF MEDICINE CONNECTIVE ELEMENTS

Background
The School of Medicine’s Connective Elements (CE) project will, in addition to solving significant service and delivery problems, create a “front door” and establish a “sense of place” for the School through the use of exterior design elements, circulation and landscaping that will unify the architectural and site aesthetic of the SOM campus.

Scope
The Connective Elements project, also known as the School of Medicine Master Site Plan, was commissioned to study the development options and infrastructure to be implemented over the next 15-20 years in support of the School’s Capital Plan. The SOM Master Site Plan’s objectives include:

- Provide a compact development plan that preserves future expansion potential, maintains the walkability of the campus and encourages interaction between disciplines
- Establish an identifiable “front door” for SOM, which is distinct from the hospital and improves connections east and south toward the campus
- Solve current and future service and delivery access to new and existing buildings
- Consider constraints and required phasing during upcoming development of the region

The Connective Elements encompass primarily that part of the School campus bounded by the Clark Center, Fairchild Science Building, Beckman Center, CCSR, MSOB, the LKSC site, and the existing parking lot. The project scope includes five components: utilities relocation (Phases 0 and 1A); utilities relocation (Phases 1B and 1C); loading dock and tunnel; RAF ramp relocation; and landscape and sitework. These components play a critical role in bringing together the variety of existing buildings and future buildings.

Utilities relocation project included relocation of many major utilities within the SOM area to consolidate them into defined pathways. This effort cleared sites for the loading dock and tunnel as well as for the future Stanford Institutes of Medicine (SIM) Buildings. Construction of the Utilities Phases 0 and 1A were complete in September 2007. The Utilities Phases 1B and 1C are expected to be completed concurrently with the building in Spring 2010.

A tunnel and dock were complete in the fall of 2008. The new 5,890 gsf loading dock facility serves all of the SOM buildings. The tunnel runs east-west along the south side of CCSR connecting to the existing tunnel system. The loading dock is nestled between SIM 1 and SIM 3 and is situated below grade to minimize its visibility. It connects into a centralized tunnel system serving the needs of the existing and future SOM buildings.

RAF ramp relocation includes work to reorient the driveway access to the RAF dock from its current location in the parking area south of Fairchild to a direct turn from Campus Drive.

Site Work and landscape design include the area west of Clark Center to the new loading dock west of Governor’s Lane, and south of CCSR, Beckman, LKC and Fairchild Science to Campus Drive West. It also includes continuation of the east-west access, Academic Walk, extending from the Clark Center to CCSR, development of a new SOM entry, Discovery Walk, from Campus Drive West, a formal entry plaza for the LKSC, a small parking area and a large green space.

Project Data
Phase: Construction (Utilities 1B & 1C; RAF Ramp Relocation; and Site and Landscape)
Architect: NBBJ
Contractor: Whiting Turner
Gross Square Feet - Loading Dock 5,890
School: Medicine (SOM)
LORRY I. LOKEY STANFORD DAILY BUILDING

Background
The Stanford Daily occupied over 4,500 gsf of space within the 10,323 gsf Storke Student Publications Building located at 537 Lomita Mall between Panama Mall and Santa Teresa Streets. The building facility was no longer the most suitable place for the Daily functions. Inadequate conditions of the existing building (including lack of accessibility and other code compliance issues) and the siting of the new Mechanical Engineering building resulted in the need to demolish Storke, and to relocate the Stanford Daily to a brand new 5,000 gsf building. The new building was approved in 2007 after a Site Study was completed by the University Architect's Office in collaboration with the Department of Project Management, the Office of the Vice Provost for Student Affairs and the Stanford Daily.

The location selected is at the southeast corner of Panama Mall and Dueña Street, where the Old Union parking lot used to be. The new location provides not only adjacency to the Old Union and other student organizations but also the centrality and late night safety requested by the Stanford Daily. While designed with the Daily's needs in mind, the space remains under the management of the Vice Provost for Student Affairs.

Scope
The new 5,000 gsf facility is a two-level structure with an exterior stairway. The building design integrates well within the neighboring architecture of Panama Mall. Many site challenges were encountered during design such as low two-story eave height limitations along Panama Mall, deep side-yard setbacks imposed by the adjacent Old Union Building, and placement within the 100-year flood path.

The new structure was designed to maximize long-term flexibility for a campus newspaper. It contains a few private offices but the majority of the space is an open floor plan housing multiple workstations with internal circulation and building support functions. The building has two stairways, one exterior, and all floors are accessible via an elevator. Exterior architectural elements relate contextually to the buildings along Panama Mall. The building has a clay tile, hipped mansard roof and clerestory, and the exterior wall finish is stucco with wood windows. The building concept is based on a centralized lobby element. User groups are organized around this lobby, which continues from the north to south edges of the building and vertically connects to the second floor with an open stairway and two large floor slots. These floor slots allow the clerestory to bring in natural daylight to the ground floor. At the same time the slots also contribute to the building's ventilation system. The building has a hydronic heating system and is naturally ventilated.

Project Data
Project Phase: Construction
Architect: Cody Anderson Wasney (CAW) Architects
Contractor: Meade Construction
Gross Square Feet - New Construction: 5,000
Department: Vice Provost for Student Affairs (VPSA)
MUNGER GRADUATE RESIDENCES

Background
Since the inception of the original concept to construct a student housing complex for Law School students, the project has undergone significant changes, emerging into the current 600-bed Munger Graduate Residences. Numerous design elements have been addressed in response to concerns from both the Board of Trustees and the community. The proposed design results in a residential complex that will house an increased percentage of graduate students on campus and will offer graduate student housing that is unparalleled in the nation. It will facilitate the return of Crothers Hall and Crothers Memorial Hall to relieve overcrowding within existing undergraduate facilities. This project meets Stanford’s General Use Permit (GUP) housing linkage requirements, entitling the construction of 999,000 gsf and Stanford’s capital plan now proposed between 2004 and 2012.

Scope
The residences will provide 600 new beds of premium quality graduate student housing in a unit distribution of: 241 studios, 17 one-bedroom units, 31 two-bedroom units, 70 four-bedroom units. Unit square feet ranges from 500 sf for the studios to 1,870 sf for the four-bedroom units. The entire new complex encompasses five buildings, four and six-stories, on the site bounded roughly by Campus Drive, the Student Services Building, Haas Center, Lane A, the Law School, Stern Hall, and Arguello Way. The project will also construct a 31,000 gsf Commons Program featuring a great hall; food service; convenience store; conference and meeting rooms; and administrative space.

Parking Structure 6: An underground parking structure was developed adjacent to the Munger Graduate site. The parking structure was completed in July 2008. For further details, refer to page 23.

Enabling Projects: Several subprojects were required to facilitate the construction of the new residence, and are now complete:

- The Zapata House at Stern Hall was demolished and reconstructed via an addition to Stern Hall in order to facilitate road and utilities improvements
- Substantial Utilities and Access Improvements have been completed
- Wilbur Lot was reconfigured to provide replacement parking to address the loss of regional parking capacity
- The Campus Bike Shop was demolished, and the bike operation was relocated to Tresidder

Project Data
Project Phase: Construction
Architect: Hoover Associates
Contractor: Vance Brown Builders
Gross Square Feet - New Construction: 459,064
Department: Residential & Dining Enterprises (R&DE)
VISITOR INFORMATION CENTER & TRACK BLEACHERS EXPANSION

Background
Currently, visitors and prospective students and parents are introduced to the University through small areas at Montag Hall and Memorial Auditorium. The space within these facilities is insufficient for greeting and organizing group tours, lacking room for individual and group meetings, and for presenting brochures and materials to prospective students and visitors. A designated Visitor Information Center with a central entry point is needed to improve this service.

One such significant entry point into the campus is located at the corner of Campus Drive and Galvez Street, which currently includes Cobb Track and Angell Field as well as the Track House store. Each year DAPER hosts several significant track and field events with facilities currently limited to a set of track bleachers—the North and South Track Bleachers. This requires the department to regularly erect temporary bleachers for additional seating, platforms for media and officials, and portable ticket booths.

Scope
The project will provide a new Visitor Information Center at the existing Track House at the corner of Campus Drive and Galvez Street, a key visitor entrance into the campus from El Camino Real.

The South Track Bleachers will be expanded by 3,084 gsf to provide additional bleacher seating as well as newly developed space underneath the bleachers to accommodate the relocated Bookstore operation. The space currently under the South Track Bleachers is used for track team storage and operations for events at Cobb Track and Angell Field. The expansion will include a media platform.

The North Track Bleachers will be expanded by 940 gsf to provide under bleacher space for a new ticket office for track and field events as well as storage for the track team, which is being relocated from the South Track Bleachers.

Once the track bleacher expansion is complete, the Track House will be remodeled to provide new space for the Visitor Information Center. This will include a reception area and pre-function space, University displays and materials, and conferencing and meeting space for groups as well as prospective students. In addition, the Track House lot will be configured to provide a staging area for bus parking and the organization of tours.

Site Planning
- Develop a warm and inviting ‘first experience’ for the Stanford Visitor
- Develop a cohesive site plan that integrates the functions of the Visitor Information Center, the Track House Replacement, and the Ticket Center

Landscape
- Maintain and supplement existing softscape and hardscape vocabulary of Galvez Street

Project Data
Phase: Construction
Architect: Hoover and Associates
Contractor: Vance Brown Builders
Gross Square Feet - New construction 4,024
Department: Athletics, Physical Education and Recreation (DAPER)
ATHLETICS PRACTICE GYMNASIUM

Background
Currently, recreational basketball courts continue to be in high demand with insufficient numbers of available courts within the system of courts operated by the Department of Athletics, Physical Education, and Recreation (DAPER). In addition, Maples Pavilion is limited in the amount of practice courts that can be provided for the men’s and women’s basketball and women’s volleyball teams.

Additionally, the women’s softball and field hockey teams are in need of locker facilities. DAPER needs to provide such facilities to comply with Title IX requirements as mandated by the NCAA. The teams must currently share existing facilities within the Arrillaga Family Sports Center, which is located remotely from Boyd and Jill Smith Stadium (for softball) and artificial turf field (for field hockey).

Scope
The project will provide a new 21,092 gsf practice gymnasium to support the sports and recreational basketball and volleyball programs. The site for the new gymnasium is located adjacent to Maples Pavilion to take full advantage of support facilities such as lockers, showers, and restrooms. A tunnel will be constructed to connect Maples Pavilion to the new practice facility. Two courts will be provided for basketball and volleyball in the new facility. Space for varsity weight training, currently in 340 Bonair, will be relocated to the new gymnasium.

To keep within expansion limitations under the General Use Permit, DAPER will defer the implementation of several previously planned Athletics facilities. In addition, the project will demolish several existing facilities at the DAPER Corporation Yard, which will provide a credit of 12,030 gsf. The Corporation Yard currently includes facilities maintenance shops and infrastructure support for DAPER maintenance operations. The entire Corporation Yard will be demolished, including a potentially historic barn, wood shop, metal shop, recreation restrooms, and other maintenance structures. The project also includes demolition of up to five antiquated restrooms at Stanford Stadium totaling 2,000 gsf.

Finally, 10,000 gsf of space within 340 Bonair would be renovated to provide replacement maintenance facilities as well as locker space for the softball and field hockey teams and public restroom facilities. Space currently occupied by the varsity weight room (to be relocated to the new practice gymnasium), Buildings and Grounds Maintenance, and Procurement storage will be provided for relocated DAPER space.

Architecture
The new facility is 21,092 gsf. The practice gymnasium will complement the existing scale and character of Maples Pavilion. The concrete walls, metal roof and glass window system will match the palette of the Maples Pavilion addition completed in 2005. The proposed gymnasium will be one level below grade in order to reduce the height of the facility so that it complements the height and scale of the Maple's concourse. The landscaped area west of the proposed facility will be sloped down to this lower level in order to maximize natural light and connections to the associated facilities in Maples Pavilion. It will be aligned with the face of Maples Pavilion and will continue the landscape/lighting vocabulary on the Campus Drive face.

Project Data
Phase: Project and Construction
Architect: Hoover and Associates
Contractor: Vance Brown Builders
Gross Square Feet - New construction 21,092
Department: Athletics, Physical Education and Recreation (DAPER)
JEN-HSUN HUANG SCHOOL OF ENGINEERING CENTER

Background
 SEQ 2 Master Plan includes the construction of four major academic buildings: the Jerry Yang and Akiko Yamazaki Environment and Energy building (Y2E2), the Jen-Hsun Huang School of Engineering Center (SoE Center), Center for Nanoscale Science and Technology (a.k.a. the Nano Center) and the Bioengineering and Chemical Engineering Building (Bio&ChemE). The Plan also includes the connective elements, associated demolitions, and utilities and infrastructure in support of these buildings.

Jen-Hsun Huang SoE Center will be the headquarters for the school and a major destination for west campus, at the heart of the new SEQ 2. The Center will be an inspiring, vibrant environment, embodying the SoE’s values of entrepreneurship and innovation, depicting the School’s rich history and connections to Silicon Valley, and serving as a living example of the future of engineering.

The Center will be located on the southern portion of the HEPL building site. The 128,821 gsf facility will house the Dean’s Office, and the Management Science and Engineering Department.

Scope
 The building skin, architectural elements, and sustainable design features are being carried forward from the Y2E2 building to the SoE Center. The building is composed of two and three stories above ground. The Center will have a partially exposed basement on the south side. The building will be clad in limestone like the SEQ 1 and 2 buildings with a hipped roof with clay tile. The roof will be constructed with infrastructure for future installation of photovoltaic (PV) panels on the south roof. The PV panels will provide a source for on site energy production for the building. Another prominent sustainable feature is the atria roof design. Windows in non-lab spaces will be operable and fenestration is designed to address solar orientation impacts to each façade. Continuous arcades are provided on the north façade of the Center. The two-story portions of the building will contain external terrace courtyards, which will enhance the exterior of the building.

Project Data
 Project Phase: Project/Construction
 Architect: BOORA
 Contractor: Hathaway Dinwiddie
 Gross Square Feet - New construction 128,821
 School: Engineering (SoE)
Background
The SEQ 2 Master Plan includes the construction of four major academic buildings: the Jerry Yang and Akiko Yamazaki Environment and Energy building (Y2E2), the Jen-Hsun Huang School of Engineering Center (SoE Center), the Center for Nanoscale Science and Technology (a.k.a. Nano Center) and the Bioengineering and Chemical Engineering Building (Bio&ChemE). The Plan also includes the connective elements, associated demolitions, and utilities and infrastructure in support of these buildings.

Nano Center will feature the most advanced equipment available to explore matter at the nanoscale, such as an e-beam lithography tool and an atomic force microscope, much of it located underground to provide the stringent control of vibration, light, and cleanliness that is essential for nanoscale research. Nano Center will make labs available to approximately 70 researchers from all over campus, including leaders in the natural and physical sciences, engineering, and medicine.

Scope
Nano Center will be located on the southern portion of the old HEPL building site. The 102,219 gsf facility will house a broad spectrum of laboratories including a Nanopatterning lab optical facilities, optical materials labs, a flexible cleanroom, crystal shop, and biological research labs. The building will also support the Ginzton Laboratory and the proposed Institute for Nanoscience and Technology. The new building will be a three-story above grade with a basement and sub-basement housing low vibration laboratories.

Nano Center will feature a series of arcades on the south façade of the building. The architectural vocabulary is based on the design concepts outlined on the SEQ 2 Master Plan, which were approved by the Board of Trustees in December of 2004.

Project Data
Project Phase: Project and Partial Construction
Architect: BOORA
Contractor: Hathaway Dinwiddie
Gross Square Feet - New Construction 102,219
School: Dean of Research (DoR), Engineering (SoE), and Humanities and Sciences (H&S)
OLMSTED ROAD STAFF RENTAL HOUSING

Background
The Department of Athletics, Physical Education, and Recreation (DAPER) has become more reliant on using mortgage subsidies and housing assistance in recruiting and retaining athletics coaches in a very competitive environment. In lieu of providing a subsidy for the purchase of homes, where equity increases are retained by the faculty and staff, DAPER proposes to construct and retain on-campus housing for coaches.

The proposed project proposes to construct 25 units of staff housing – 17 single-family detached homes and four duplexes. The approximate 3.0-acre site proposed for the development is bound by El Camino Real, Stanford Avenue, Olmsted Avenue, and the expansion site of the new child care center. The single detached family units will be three bedrooms each, and will range in size from 1,929 sf to 2,035 sf based on three different floor plans. The duplexes will offer two-bedroom units ranging from 1,170 sf to 1,300 sf. Each unit will include an attached 400 to 500 sf, two-car garage.

Scope
The 25 housing units will offer 53,824 gsf of housing. (Housing is currently provided by means of subsidies and a few homes owned by DAPER.)

Architecture
The architectural styles of the two-story housing have been designed to meld into the surrounding neighborhoods, taking architectural cues from the bungalow cottages in College Terrace with respect to massing, scale, proportion, detail and color, and complementing the architecture of the proposed faculty homes along Stanford Avenue. The planned architectural styles include Bay Area Bungalow, California Craftsman, Historical California, European and Classic Traditional styles, which will provide an assortment of differentiated styles that are appropriate for a residential development at Stanford. Careful color selection and application, appropriate scale and design of style-specific details, along with simple room forms and porch integrations, will provide for a timeless quality. The homes will make use of wrap-around porches, bays, dormers, gables and other architectural features that will animate the community green spaces and provide pedestrian level interest. The homes will not be perceived as “turning their backs onto El Camino,” nor will they lack architectural detail on the Olmsted Road side, where most residents will enter and exit the homes.

The collection of homes meets the setback and buffer recommendations of the El Camino Plan. Although primary access to the housing will be off of Olmsted Road, pathway connections to El Camino and to the University with associated lighting and landscaping will provide flexibility for guest parking and encourage alternative means of transportation for those staff that will rent the homes. The majority of the existing mature trees on the site will remain and be supplemented with residential landscaping appropriate for the use and region.

Project Data
Phase: Project
Architect: Hunt Hale Jones
Contractor: TBD
Gross Square Feet - New construction: 53,824
Department: Athletics, Physical Education and Recreation (DAPER)
PETERTSON BUILDING RENOVATION

Background

The School of Engineering, working with the Department of Project Management, completed a Master Plan to assess the feasibility of realigning space along Panama Mall. One objective of this study was to meet the needs of three School of Engineering groups: the Hasso Plattner Institute of Design, also known as "d.institute," the Stanford Center for Design Research (CDR) and the Design Group of the Mechanical Engineering Department. The Master Plan identified the Peterson building as the appropriate building to accommodate these programs.

The programmatic goal of the Peterson Renovation project is to create an innovative collaborative space where d.institute, CDR and Design Group faculty, students, and other design partners can work together on collaborative projects. The interior design should reflect the character and culture of each of the groups, invite creativity and collaboration, prioritize functionality of the space, and promote strong interconnectivity among building occupants and visitors. The ultimate goal is to create a world-class facility for interdisciplinary design and "design-based-learning."

Scope

The renovation includes a seismic upgrade, new MEP systems, new fire alarm and fire sprinkler system, new elevator, rest room renovation; and the demolition and infill of the original interior courtyard. The scope will include limited exterior upgrades coordinated under the guidelines of the Panama Mall Master Plan. Peterson building (Building 550) is one of the original 1900 sandstone buildings on campus. Multiple additions over the years have transformed its original narrow rectangular shape from an "L" to a large square footprint with very dark interiors. The renovation project will replace the original courtyard with a two-story atrium space designed as the main interaction space for the new programs and shared by all three groups. The original stone and stucco façades will be restored and exposed in the building interior, and light will penetrate right into the center through a rectangular clerestory. The building is considered a qualified historic building by Santa Clara County and Stanford University.

The main South entrance from Panama Mall will connect the building with the Mechanical Engineering facility across the street. The North entrances connect the facility with Escondido Mall and Lomita Mall. All entrances lead to the central atrium, which is the new interior lobby and the new heart of the building.

The original 1949 infill structure will be replaced maintaining the scale, mass and rhythm of the original building. The architectural style and glass and metal frame materials will clearly differentiate old from new, following the Secretary of the Interior’s Standards. The new metal roof follows the profile of the original clay tile roof but is easily distinguished from the original in terms of materials and color.

A new gracious entry from Panama Mall, integrates Building 550 with the future Panama Mall design as a major east-west bicycle and pedestrian corridor. A new patio adjacent to the new east entrance is designed for gathering and pre-function events. The east service area is maintained and adequately screened with buffer planting. Planting and irrigation design are consistent with Stanford’s water conservation policies.

Project Data

Architect: Cody Anderson Wasney and MKThink
Contractor: Vance Brown
Gross Square Feet - Renovation: 42,461
School: Engineering (SoE)
KNIGHT MANAGEMENT CENTER

Background
The Graduate School of Business has developed a master plan for the construction of a new 419,000 gsf campus to be located between Serra Street, Campus Drive East and Arguello Way. The new campus will be known as the Knight Management Center (KMC). The Serra Street location ensures a strong sense of campus by consolidating academic and residential programs of the School in one location and will improve the GSB’s peer competitiveness.

The goals for the new campus are to create a sense of place and purpose, foster collaboration, accommodate program growth, and address changes in classroom program requirements and technology. The GSB’s instructional space requirements related to the School’s new MBA curriculum launched in fall 2007, and a larger auditorium that replaces Kresge Auditorium are incorporated in the new campus plan. The plan includes construction of a new underground parking structure with 870 spaces.

Scope
The buildings will be organized around four primary places and connected by open arcades that will serve as circulation and program space; the courtyards and arcades will also create an opportunity for natural light in the majority of the buildings’ spaces. A Welcome Center on the ground floor of the Bass Center will be used as a main central focus area, and it is intended to provide a clear welcoming sense to visitors and students.

The Center will establish a new 21st century benchmark for creating a vibrant, engaging ‘sense of place’ that reflects both the mission of Stanford University and the differentiating brand attributes of the GSB. The collection of academic buildings is located on Serra Street opposite the Schwab Residences. The connective elements of the project are designed to encourage a highly interactive living/learning environment for MBA and PhD students, the Sloan Masters’ Program, as well as the School’s executive education program. The KMC is designed around four primary places:

- Town Square: the social hub of the GSB encouraging active interaction between students, faculty, and the rest of Stanford
- Academic Quad: quiet, more contemplative space surrounded by faculty offices and classrooms
- Academic Walk: more energetic academic space where classrooms, seminar spaces, and breakout rooms provide a variety of educational and collaborative opportunities
- Community Court: space reserved for organized events, which includes the Auditorium, Dining Pavilion and Student Commons

A main entry on Serra Street establishes a front door that leads into the Town Square, while secondary entries on Serra Street, Arguello Way and Campus Drive encourage a permeable and inviting campus for the rest of the University. By aligning building entries across Serra Street and continuing a pattern of lawns and groves, the GSB campus will be consolidated while also connected to the larger Stanford campus.

The hardscape and landscape of the exterior spaces supports the program, activities and collaborative culture of the GSB and balances the attributes of a formal academic campus with an informal, social and collaborative atmosphere. The architecture of the GSB campus captures the essence of Stanford, but offers greater transparency to showcase the collaborative culture of the GSB. The buildings are predominantly three stories with a glass fiber reinforced concrete (GFRC) exterior envelope. The window openings accent the depth of the wall and sloped precast sills add apparent length to the window openings, providing a more appropriate scale for the façades. The red tile mansard roofs in the “Stanford blend” and the arcades reference some of the greatest attributes of Stanford architecture.

Project Data
Project Phase: Design and Partial Construction
Architect: BOORA
Contractor: Turner Construction
Gross Square Feet - New construction: 419,000
School: Graduate School of Business (GSB)

KMC Town Square
LORRY I. LOKEY STEM CELL RESEARCH BUILDING

Background

The School of Medicine’s (SOM) long-range plan, in support of the Dean’s Strategic Plan, calls for the development of new research facilities focusing on Institutes. SOM has developed five Institutes of Medicine--Cancer Center; Institute for Stem Cell Biology and Regenerative Medicine; Cardiovascular; Neurosciences; and Immunity Transplantation and Infection. The initial Stanford Institutes of Medicine building (SIM 1), planned by the School, will have stem cell research as its theme and will house the Stem Cell Biology and Regenerative Medicine Institute (SCBRM) and the Cancer Center. Researchers from other SOM institutes will also occupy the building.

SIM 1 is part of the larger SEMC (Science, Engineering and Medical Campus) initiative. SIM 1, along with LKSC (Li Ka Shing Center for Learning and Knowledge), LKC 2, SIM 2 and 3, and the FIM (Foundations in Medicine) buildings (replacing Grant, Alway, Lane and Edwards) will form the new School of Medicine Campus.

Scope

The SIM 1 building is 200,000 gsf, sited south of the CCSR building along Campus Drive, with a basement vivarium and three above-grade floors of research labs and support facilities. The building will be connected to other adjacent research facilities (RAF, CCSR, and Beckman) via a tunnel. Numerous research core facilities in addition to the vivarium are being planned. These cores include Imaging, Proteomics/Genomics suite, Tissue Bank, and Stem Cell FACS (fluorescent activated cell sorter) suite.

The SIM 1 entry plaza sits at the intersection of the Medical Center Promenade and the School of Medicine Academic Walk. The entry plaza and the SIM 1 garden on the south-west corner break down the scale and length of the building in order to minimize the impact on Campus Drive. The face of SIM 1 on Campus Drive is set back 50’ behind the natural landscape buffer of redwood, oak trees and understory ground cover planting typical of Campus Drive. The east/west orientation of the building allows the labs and offices to be located on the north and south faces of the building to maximize natural light and to encourage natural ventilation. Service will be accommodated through the regional loading dock/tunnel system as well as through the RAF service area.

The design for SIM 1 builds on the “architectural kit of parts” for SOM that was established in the Clark Center design, which serves as a transition between the design guidelines for the Main Campus and the design guidelines for the Medical Center. The three-story building façade to the Main Campus has a primary structural framework of stone, precast columns, an aluminum window system, and a cardinal red metal overhang element to tie into the designs of the Clark Center. The primary entrance for SIM 1 is situated on the Academic Walk and is highlighted by a dynamic three-story glass lobby and red entry feature that celebrate the entrance and the termination of the Medical Center Promenade.

Project Data

Project Phase: Design and Partial Construction
Architect: Zimmer, Gunsul, Frasca
Contractor: Whiting-Turner
Gross Square Feet - New Construction: 200,000
School: Medicine (SOM)
MECHANICAL ENGINEERING BUILDING

Background
The Mechanical Engineering (ME) building is part of the Panama Mall Master Plan. The project will consolidate Bio-Mechanical Engineering (BME) and Mechanics and Computation Groups (M&C) functions in a new building. The new building will be located in close proximity to the Mechanical Engineering Research Laboratory Building (MERL), as well as neighboring SoE programs along Panama Mall.

Scope
The project will construct a new stucco and stone, three-level structure with a mansard-style, terra-cotta tile roof on the site of the existing Storke Student Publications Building. The Storke Building and Building 630 will be completely demolished prior to construction of the ME building. The new building’s architecture balances the scale, palette and texture of the older buildings along Panama Mall, but also serves as a transition to the larger Schools of Engineering and Earth Sciences buildings such as Mitchell and Durand. The building’s height is 45’ to the eave.

The new ME building will be located on the east side of Lomita Mall, at the midpoint between Panama Mall and Santa Teresa Street fronting the open landscaped space south of Terman Engineering. Strategically, this site places the new building immediately adjacent to the Mechanical Engineering Research Laboratory (MERL) facility and strengthens the school’s presence in the Panama Mall vicinity.

The new structure will include faculty, staff and student offices; Bio-Motion Facility and computational spaces; conference rooms and collaborative spaces; ADA-compliant restrooms; an elevator; and a new exterior courtyard and landscaping. Opportunities for sustainable design elements will be considered and integrated into the project scope, where appropriate.

The building will utilize exterior circulation paths on the west façade to leverage the GUP square footage allocation, and these balconies will also serve as a passive solar design device to reduce the building’s energy requirements. A stone façade wall on Lomita Drive will provide a quality-building front to the Terman block and complement the scale of Mitchell and other larger buildings along Panama Mall.

Street trees along Lomita Drive will soften the building face as well as contribute to the control of the western sun. A landscaped bike parking area will be located to the west of the building. A buffered trash enclosure will be provided to the south near Santa Teresa. A new courtyard to the east of the building and connective element features will begin to further connect the new building with MERL, Bldg. 570, the Product Realization Lab and other Panama Mall Mechanical Engineering buildings and a future replacement for the Press building to the south.

Project Data
Project Phase: Design
Architect: Cody Anderson Wasney (CAW) Architects
Contractor: Vance Brown Builders
Gross Square Feet - New Construction: 21,000
School: Engineering (SoE)
STANFORD AVENUE FACULTY HOMES

Background
The availability of high-quality affordable housing on or in close proximity to campus plays a critical role in recruiting and retaining Stanford faculty. In recent decades, the desirable but increasingly high-priced housing in the greater Stanford area has challenged the University’s ability to assist faculty in identifying suitable, affordable housing opportunities. To ameliorate this issue, the 2000 General Use Permit (GUP) requires the University to increase the on-campus supply of housing for faculty. Along these lines, in December 2007, the Board of Trustees approved conceptual plans for the development of single-family detached homes for faculty on a 6.7-acre parcel located between Stanford Avenue and Olmsted Road in the southeastern area of campus, adjacent to Escondido Village graduate student housing and the College Terrace neighborhood.

In addition to increasing the supply of on-campus housing for faculty, the University is designing an Index Program in order to sell these homes to faculty at affordable prices into perpetuity. A key to the Index Program involves initially selling the homes at the cost to build (approximately $860,000 per unit), which means the University will subsidize approximately $1 million per unit in land value. In order to maintain the affordability of these homes into the future, the resale prices will be fixed to an index that will cap the equity appreciation the faculty sellers can capture.

Scope
This project entails the construction of 39 single-family detached homes on the narrow 6.7-acre parcel at a density of 5.8 units to the acre. The homes will range from 1,870 to 2,350 square feet on lot sizes that average 5,500 square feet. These two-story homes will offer three or four bedrooms, two full bathrooms and a powder room, a private office, a kitchen/great room, a private yard/patio, and a two-car garage. The architectural style of the homes, including Bay Area Bungalow, California Craftsman and European Traditional styles, will integrate these homes within the adjacent College Terrace neighborhood.

Site Planning
The low density site plan was designed to maximize the unit yield along this linear, narrow parcel, while also providing for a public access jogging trail and public sidewalks along Stanford Avenue and Olmsted Road. The units are clustered around shared private courtyards. Shared private driveways will minimize curb cuts on Olmsted Road and provide for 39 guest parking spaces on site. The site plan mirrors the College Terrace street pattern, as well as the 25-foot setback and 30-foot height restriction, which helps the faculty homes further integrate into the fabric of the College Terrace neighborhood.

Landscape
The project entails significant site work in order to make the parcel developable for residential use, including the relocation of a large open-air seasonal drainage ditch to an underground pipe, as well as the relocation of water, sewer and gas utilities in Olmsted Road. The project is expected to be complete by September 2011.

Project Data
Project Phase: Design
Architect: William Hezmalhalch Architects
Contractor: Regis Homes of Northern California
Gross Square Feet - New Construction: 85,000
Department: President/Provost (PRES/PROV)
AUTOMOTIVE INNOVATION FACILITY

Background
Cars, trucks, airplanes, helicopters, and submarines: each of these vehicles provides the platform and the impetus for robust research and teaching activities at the School of Engineering’s Automotive Innovation Facility (AIF). The challenges for each are unique, but also overlapping: improving vehicle systems, safety, energy efficiency, and economics provide interesting and important avenues for basic and applied research that taps into software, hardware, and materials. Moving vehicle technology forward will require complex and interdisciplinary approaches that test individual ideas but recognize and embrace complex systems. The AIF would provide just such a place—where research ideas can be tested in real vehicles. High-profile Stanford projects include the autonomously operated Stanley and Junior, Stanford’s winning entries in the 2005 and 2007 DARPA Grand Challenge respectively, drive-by-wire research in the lab of Chris Gerdes, and the next generation of Global Positioning System (GPS) work in the Center for Position, Navigation, and Time. Strong student interest in vehicle design, performance, and competition is reflected in the Stanford Solar Car and the Stanford Formula SAE teams.

Scope
The proposed new facility will be constructed on Oak Road, near the southeast corner of Stock Farm Road. The lab will encompass 8,000 gsf in an industrial-type, one-story, metal frame construction building. Exterior spaces will include patios, bike parking, and a small test track for the experimental vehicles.

Site Planning
- The building will be located facing Oak Road with a 101’ setback from Stock Farm Road, which will allow an appropriate landscape buffer for the entry into campus from Sand Hill Road. The building will also open itself internally to the site via roll-up doors, taking advantage of optimal south solar orientation and ample covered outdoor work bays fronting a vehicle test track and gathering landscape area.

Architecture
- The building will be of a pre-engineered industrial system, which yields a structure with extremely efficient use of structural shapes and materials and is sensible for the economy of its construction. The building will possess efficient lighting with daylight sensors, and efficient passive solar design with long north and south exposures, clearstory windows, and large overhangs on the south face.

Landscape
- Trees along Stock Farm Road and Oak Road will screen the side and back elevations of the building as seen from Stock Farm Road while framing views to the building entry. Screening shrubs will be planted along the building’s north and west edges to provide a sense of enclosure and entry, respectively.

Circulation and Parking
Vehicular access is provided by an asphalt drive entering from Oak Road aligned with the existing drive across the street. South of the asphalt drive, a screened gravel area allows storage of trailers and experimental vehicles.

Project Data
Project Phase: Concept and Site
Architect: Cody Anderson Wasney Architects
Contractor: Blach Construction
Gross Square Feet - New Construction: 21,000
School: Engineering (SoE)
LAW SCHOOL CLINICS AND FACULTY OFFICE BUILDING

Background
Crown Quad has been the home of the Stanford Law School since the completion of the building in 1975. During the intervening thirty years, the spatial needs of the Law School have increased causing a number of programs to be housed outside of Crown Quad in other buildings, both on and off campus. The Law School’s goal is to consolidate various programs and centers in a single complex. The first phase of the Law School Master Plan includes the new Law School Clinics and Faculty Office building.

Scope
The project involves the construction of a new 70,000 gsf building that will provide offices for faculty, fellows, and researchers and space for an expanded Law Clinics program along with a faculty lounge, terrace, interactive areas and meeting rooms.

Site Planning
- The new building will be located at a crossroads between academic and residential life, and is also at the junction of the orthogonal academic grid and the angular residential grid. The new building is expected to become the “heart” of the Law School with simple yet powerful design and massing moves.
- The south building is designed as a transparent portal over Salvatierra Walk visually connecting the Law School and Munger Residences. Linking the original complex and the new complex, a rotunda serves as a connector and iconic entry from the existing Crocker Garden to the second story terrace space. The new vibrant heart of the Law School complex will be formed by the buildings wrapping around an exterior second story terrace, which serves as an interaction space for faculty and students.
- Interior spaces are configured to optimize programmatic adjacencies and efficiently accommodate the building program. Seminar rooms, clinics, and support staff areas are located on the ground floor to provide easy access for visitors and to activate the first floor.

Architecture
- Integrate the massing, scale, material pallet and architectural style of the new building with the Stanford University Campus, Munger Residences, and existing Law School complex. The material palette includes concrete, stucco and tile, which will complement the surrounding buildings and the Stanford palette.

Landscape
- Entry plaza should be urban in character and provide furniture for seating, bike parking, trash, ash, recycling, and news functions.
- Maintain Canfield Court as the public central space connecting the Law School to other academic departments at Stanford.
- The second floor balcony will include outdoor ‘rooms,’ which will provide space for both interactive and contemplative uses.

Circulation
- Nathan Abbott Way will provide bike access, while pedestrians will circulate through the project, including through the rotunda.

Project Data
Project Phase: Concept and Site
Architect: Polshek Partnership
Contractor: Dome Construction
Gross Square Feet - New Construction: 70,000
School: Stanford Law School (SLS)
Background
With the opening of Stanford’s Madera Grove Children’s Center Acorn House, Stanford has four full-time children’s centers. These centers provide education and care for children eight weeks to five years of age, and can accommodate 478 full-time children.

Stanford’s Madera Grove Children’s Center (SMGCC) is providing child care services for Stanford University faculty, students, post-docs, and staff. The recently opened, Acorn House, accommodates 100 children. SMGC’s Mulberry House, the proposed new building, will be part of a larger, single facility that will accommodate 200 children from infants to pre-kindergarten. This project will help satisfy a continuing need for child care in the Stanford community.

Scope
Mulberry House will be constructed on Olmsted Road, near the southeast corner of Serra Street and El Camino Real, adjacent to Acorn House. The new building will encompass 8,300 gsf in a residential-type, two-story, wood frame construction building. Together with the first building, the new Center will enjoy amenities similar to those at the existing centers on campus, such as tree-shaded outdoor play areas.

The new building will respond to the residential context of Escondido Village (EV) and provide an efficient use of the University’s land resources. It will be residential in character, providing for a home-like atmosphere for the children. The facility will include an elevator for second floor access, ADA bathrooms, office and teacher lounge in addition to classrooms. The exterior play areas will incorporate existing mature trees along with new vegetation. By making the infant and toddler rooms the same size, the new program has been designed for program flexibility to accommodate changes in the demographic configuration of children.

Site Planning
The site is across from the family neighborhood in Escondido Village. The center will be visible from El Camino; the intent is to provide sufficient landscape and plantings to minimize the views to the complex. Near-term plans for Escondido Village include a central spine pathway that would connect the child care center, through the village and terminate at the Graduate Student Community Center. In addition, a new housing project is currently in design on Olmusted Road, adjacent to the center.

Site Planning
• Orient primary building entry to Olmsted Road. Site and develop buildings to be sensitive to adjacent uses and travel routes. Develop play areas per program and legislated requirements.

Circulation and Parking
• Existing Olmsted Road parking will be retained as possible. A small parking lot will be developed east of the building. This parking shall be coordinated with the proposed Olmsted Road Staff Housing and allow circulation with a turnaround. A path will be located between the east parking lot and the facility to provide access and enable the EV Central Spine to continue to/from El Camino Real.

Architecture
• The building shall be a maximum of two stories. The entry will be identifiable and welcoming. Colors will complement the palette approved for the adjacent child care building.
• The building will respect sustainable practices within the context of the overall project program and goals in accordance with the Stanford Sustainability Guidelines.

Landscape
• Develop landscape along El Camino to screen the project from view, and blend with the natural appearance of the surrounding landscape. Preserve and protect significant mature trees on site and in buffers.

Project Data
Project Phase: Concept and Site
Architect: tba
Contractor: tba
Gross Square Feet - New Construction: 8,300
Department: President/Provost (PRES/PROV)
**REDWOOD CITY CAMPUS MASTER PLAN, PHASE 1**

**Background**
The University has developed a conceptual master plan for the construction of a new campus to be located in Redwood City between Highway 101, Douglas Avenue, Bay Road, and 2nd Avenue. The site is approximately 7 miles from the Stanford Oval and was chosen as an expansion site in early 2005. Stanford Hospital and Clinics purchased an adjoining site and is currently constructing an outpatient clinic using 4 existing buildings on the site.

The objective is to create a satellite campus to the main Stanford campus that will accommodate non-academic user groups and academic users not required to be on the main campus. Creating outdoor open space and integrating the campus into the neighboring communities are key priorities. Programmed amenities (employee center, fitness center, conference center, childcare, and dining) shall be considered in the long range planning. The site will be built out in phases, depending on Stanford’s needs.

**Scope**
The existing 536,000 sf of office space will be replaced over time. The new project’s first phase targets approximately 500,000 new sf for administrative buildings, 58,000 gsf of common area and associated parking. The overall site will encompass approximately 1,500,000 sf, including amenities, and have a capacity of up to 6,000 people. Structured parking will be provided as required.

The concept design responds to guiding principles and objectives that will enrich and carry forward the existing Stanford culture, as well as benefit the surrounding community. The campus shall bring a sense of “higher purpose” and a culture that reminds those on the Redwood City campus that they contribute to something important to Stanford University as a whole. The project will also set an example of Stanford’s commitment to environmental responsibility and sustainability. The new campus will blend a sense of warmth with a contemporary aesthetic, and draw from the community context and qualitative attributes of the Stanford campus.

**Site Planning Concepts**
- Develop a central greenway as a high performance, sustainable landscape feature that provides a link to the existing City park.

**Architecture**
- The primary building elements may be of varying heights from three to five stories above ground.
- Concentrate social/collaborative functions on the greenway with a high level of transparency.
- The buildings should exemplify sustainable practices within the overall project program and goals.

**Parking and Circulation**
- The continuation of existing streets through the site can take the form of a visual and pedestrian connection, or an actual service/vehicular connection.
- Parking will be in primarily above-grade parking structures and should enhance the architectural integrity of the campus.

**Project Data**

- **Project Phase:** Concept and Site
- **Architect:** SMWM
- **Contractor:** n/a
- **Gross Square Feet - New Construction:** 1,500,000 +/- (Requested) First Phase: 500,000
- **Department:** President/Provost (PRES/PROV)

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*Redwood City Campus Master Plan - Site Plan*
CROTHERS HALL AND CROTHERS MEMORIAL HALL RENOVATION

Background
Crothers Hall, and Crothers Memorial Hall comprise a total of 100,000 gsf of coeducational housing that currently supports 236 graduate students. With the opening of the Munger Graduate Residences, both Crothers Hall and Crothers Memorial Hall will be re-purposed for undergraduate housing. The renovated project is anticipated to house 378 undergraduate students whose occupancy will be at the original design capacity for these buildings. A new Resident Fellow apartment will be added in the renovation as well as housing offices and associated support spaces. The project will also renovate the Mark Taper Law Student Center (4,344 sf), which currently provides gym space for Law School students. This space will be repurposed and converted into an administrative center linking the Crothers buildings into one Crothers complex.

The existing Crothers Hall complex is located at the junction of Escondido Mall, a major residential street, and Galvez Mall, which bridges the academic and residential life. These buildings are located on Escondido Road, between Green Library and Toyon Hall.

Scope
The buildings will be renovated to be consistent with characteristics inherent in original design and building type. Exterior modifications, such as the addition of ramps, windows and door replacement, etc. will be consistent with the architectural style of the building and neighborhood context. Building colors, materials, and overall design elements will respond to the Central Campus Design Guidelines. Appropriate light fixtures will enhance the interior and exterior of the building and will be selected carefully to enhance the unity of the neighborhood.

Architecture
- Bring structures up to code and seismic performance standards
- Maintain principal entry points to the buildings from Escondido Mall, Crothers Way and Galvez Mall along with the major pedestrian/bike routes at Galvez and Escondido Malls

Landscape
- Maintain the central courtyard between Crothers Memorial and Crothers as the main public central space for large community gatherings and events
- Introduce a variety of outdoor rooms within the courtyard to encourage interactions and study

Project Data
Project Phase: Concept
Architect: DES Architects/Engineers
Contractor: Devcon Construction
Gross Square Feet - Renovation: 104,344
Department: Residential & Dining Enterprises (R&DE)
HABITAT CONSERVATION PLAN (HCP)

Background

The Endangered Species Act (ESA) prohibits “take” of any protected species. A Section 10(a) Incidental Take Permit allows take of species covered by the permit and incidental to the activities described in the permit, with a comprehensive mitigation program provided in compensation.

In addition, as part of the 2000 General Use Permit (GUP) approval, the County required dedication of a permanent conservation easement over Lagunita to mitigate California tiger salamander (CTS) impacts, prior to any “development activity” in the CTS Management Zone around Lagunita. Because the University does not want a permanent conservation easement in the central part of campus, this condition has led to the delay of several projects located within the CTS Management Zone. However, the GUP conditions allow that Stanford can prepare a Habitat Conservation Plan (HCP), and that the HCP would supersede the GUP conditions pertaining to the CTS, so long as the HCP provides at least as much habitat value and protection for the CTS as the GUP.

In 2004, the CTS was officially listed as a threatened species under the ESA, joining the steelhead and California red-legged frog as federally protected species known to exist on Stanford lands. During the preparation of the HCP, Stanford will comply with the Endangered Species Act, and remove the GUP requirement of a permanent easement over Lagunita.

Scope

The HCP identifies the species to be covered by the permit and establishes four different habitat zones. It identifies Stanford activities to be “covered,” proposes measures to reduce impacts, and establishes a conservation program, which includes creation of conservation easements, covering approximately 360 acres, over the most important riparian habitat along the creeks. These permanent easements will include lands that could not be developed due to their environmental sensitivities but will provide Stanford with greater flexibility in the use of other lands, especially those around Lagunita. The program also includes establishment of a 315-acre no-build zone in the lower foothills to compensate for CTS impacts around Lagunita. A comprehensive conservation program allows the University the flexibility to provide the necessary habitat protection and continue operation and expansion over the 50-year life of the permit. The plan also proposes that Stanford establish a non-profit entity to hold the conservation easements, rather than dedication to a public agency.

After many years of document drafting and consultation, the permit application and a draft HCP were submitted to the agencies after Board approval in April 2008. The draft HCP will be made available for public review after the federal agencies have completed their Environmental Impact Statement (EIS), which is currently anticipated at the end of 2009. The agencies will then take public comment, make recommendations for changes to the HCP, and finalize their EIS. When Stanford and the agencies agree on the terms and conditions of the HCP, the parties can enter into an Implementation Agreement and the permit will be issued. Target date for obtaining the permit is December 2009.

Project Data

Project Phase: Land Use
Architect: n/a
Contractor: n/a
Gross Square Feet: n/a
Department: Land, Buildings & Real Estate (LBRE)
FORECASTED PROJECTS - MAP LEGEND

1  PRES/PROV  Concert Hall
2  H&S      Arts Building
3  DoR      Encina Renovation
4  HOOVER  Cummings Replacement
5  SOM      800 Welch Road (Blood Center)
6  R&DE    East Campus Dining Commons
7  R&DE/SoE  Green Dorm
8  SoE     Panama Mall Renovations:
         Bldg. 02-520
         Bldg. 02-524
         Bldg. 02-560
9  DAPER  Golf Club House/Pro Shop/Cart Barn Renovation
10  H&S    Biology Research Labs and Undergraduate Teaching Labs
11  SUL    Stanford Auxiliary Library 3, Phase 2 (Livermore)
FORECASTED PROJECT DESCRIPTIONS
2008/09 – 2010/11

This section provides brief descriptions of forecasted projects based on the 2008/09 Budget Plan.

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FORECASTED PROJECTS

ACADEMIC RESEARCH

Arts Building
School: Humanities and Sciences (H&S) / Hoover Inst.
Construction Date: 2010-2012
Efforts are currently under way to begin renovating the Old Anatomy building for the Department of Art and Art History. It is will provide the Department of Art and Art History with much needed space in a location contiguous to the Stanford Museum, and will encourage multidisciplinary collaboration between the Departments of Art History, Visual Arts (sculpture, painting) Studio Art, and Media/Film, and Film Studies. It is project will include space for faculty offices, studios, classrooms and the arts library.

Arts is project will include vacating the Cummings Building, the current home of the Art Department. Hoover is planning to demolish the existing building to construct a new building on the Cummings site.

Biology Research Labs & Undergraduate Teaching Labs
Department: Humanities and Sciences (H&S)
Construction Date: 2010-12
It is project is part of the SEMC Initiative along with seven other projects including the SEQ 2 buildings, the Li Ka Shing Center for Learning and Knowledge, and the Lorry I. Lokey Stem Cell Research Center in the School of Medicine.

It is Biology Research Labs will provide laboratory space for almost half of the department’s faculty and research staff, and create intellectual ‘neighborhoods’ to encourage collaboration within the department and across H&S boundaries. It is new facility will also include a satellite vivarium.

It is undergraduate Teaching Labs will provide for state-of-the-art teaching laboratories for students and faculty. In order to maximize efficiency and utilization, the Biology and Chemistry departments will to share the teaching space.

Cummings Replacement
Department: Hoover Institution
Construction Date: 2012-14
Hoover Institution is planning a new conference center and office building on the site of the existing Cummings Art Building on Lasuen Mall. It is new facility will address Hoover’s space needs for scholarly research, conferencing, and hosting global events. It is project includes the construction of a 50,000 gsf building and an exterior event court situated between the new facility and the existing Art Gallery.

It is face of the proposed building on Lasuen Mall will align with the faces of the Art Gallery and the School of Education building (a.k.a. Cubberley), and will reinforce the courtyard in front of Green Library.

Encina Renovation
Department: Dean of Research (DoR)
Estimated Completion Date: 2009-11
In support of the International Initiative, a renovation of Encina Commons and Encina basement is planned to meet the needs of this new University-wide interdisciplinary program. It is renovation will develop shared, open spaces at Encina Commons in the former dining rooms for program elements such as seminar and meeting rooms, library, student space, etc. In the Encina basement, similar collaborative interdisciplinary program spaces will be developed. It is courtyard linking these spaces will be restored. Programs supported by this renovation include:

Freeman Spogli Institute for International Studies - Programs:
- Freeman Spogli Institute for International Studies Central Administration (FSI)
- International Policy Studies (IPS)
- Global Justice
- Center on Health Policy (CHP, PCOR)
- Center on Democracy, Development, and Rule of Law (CDDRL)
- Center for International Security and Cooperation (CISAC)
- Asia/Pacific Research Center (APARC)
- Program on Environment and Sustainable Development (PESD)

**H&S Programs:**
- International Comparative Area Studies (ICAS)
- Institute for Research in the Social Sciences (IRISS)
- Public Policy
- Political Sciences

**800 Welch Road (Blood Center)**
School: Medicine (SOM)
Estimated Completion Date: 2010-12

The School of Medicine has plans to redevelop the 800 Welch Road site for the new home of the Friedenrich Center for Translational Medicine. The building will house the Comprehensive Cancer Center and the Stanford Center for Clinical Trials, Education and Research (SCCTER) and the Clinical Trials Research Unit. The project will be affected by the Hospital plan to extend Durand Way from Sand Hill Road to Welch Road.

**Panama Mall Renovations**
School: Engineering (SoE)
Construction Date: 2009-12

The School of Engineering is developing a master plan to provide 21st century facilities for all engineering departments. This major initiative will encompass several existing facilities along with a comprehensive study of connective elements in this region of the campus.

The School of Engineering’s Panama Mall Master Plan is related to the construction of the new School of Engineering Center and has been developed to meet the needs of engineering departments located on Panama Mall and foster a better utilization of the existing space. The project will renovate, update, and add to program spaces within the school in order to provide 21st century teaching and research facilities.

The plan will also examine how to better link the buildings in the Panama Mall area by using connective elements, creating improved outdoor spaces, and linking the spaces to one another. Details of the plan, particularly related to cost and timing, will be developed over the next year. Projects will include:

**Building 02-520 and 02-524 Renovations**
As part of the Panama Mall Master Plan, building 02-524 and 02-520 will be renovated to house the faculty, staff and students of the thermosciences Group of the Mechanical Engineering Department. In addition, the building will house a number of classrooms for the Registrar’s office. These two buildings are adjacent to each other and therefore it is possible that one elevator and one set of restrooms on each floor could serve both buildings. These renovations will provide modern teaching and research facilities for the School of Engineering Groups. Renovation of these buildings is tied to the completion of the Peterson building.

**Building 02-560 Renovation**
The renovation of Bldg. 560 is also part of the Panama Mall Master Plan. It is a 6,600 gsf building will be renovated to house the Engineering Research and Administration (ERA) group currently occupying temporary modular buildings. This project is also tied to the completion of the Peterson Renovation project and potentially to the construction of the new Biology Research Labs and Undergraduate Teaching Labs.
ACADEMIC SUPPORT

Concert Hall

Department: President/Provost (PRES/PROV)

Construction Date: 2009-12

As part of a major arts initiative, the University plans to build a new Concert Hall, estimated at $145,000,000 and encompassing 90,400 gsf. The 900-seat concert hall will be an acoustically exceptional hall that will be well suited for a range of music groups from small chamber ensembles to a medium-sized orchestra. The concert hall will present visiting artists in an environment ideally suited to their art and will potentially give Stanford the reputation for being one of the country’s premier presenters of chamber, recital, and world music. The center will include a vineyard style hall along with well designed and functional “back of the house” spaces such as green rooms, dressing rooms, rehearsal spaces, storage and service spaces. It will also have public areas that include a lobby, spaces for, master classes, receptions, pre-show community events, and offices for house management staff.

The academic arts departments — Music, Drama/Dance, and Art/Art History (which include Film and Media Studies) — as well as Stanford’s Lively Arts program, the Cantor Art Center, Stanford Events, and the Stanford Institute for Creativity and the Arts (SICA) are working collaboratively to develop the program, vision, and design for the new center.

Concert Hall Site - Old Gym Archaeological Dig - Summer '08

Stanford Auxiliary Library 3 (SAL 3) - Phase 2

Department: Stanford University Libraries (SUL)

Construction Date: 2010-13

Estimated at 35,000 gsf, SAL 3, Phase 2 will expand Stanford’s storage library facilities in Livermore, California. Phase 2 will extend the ground capacity of the Library system over several years. The new facility will also double storage processing space and will substantially improve the loading dock area.

The existing SAL 3 facility also houses a data storage facility for Stanford’s Information Technology Services, which currently is utilizing precious book storage space. The space will be replaced in Phase 2 of the project.
ATHLETICS/STUDENT ACTIVITIES

Golf Club House, Pro Shop, Cart Barn Renovation

Department: Athletics, Physical Education and Recreation (DAPER)

Project currently “On Hold”

The project is currently on “hold” pending the resolution of issues related to the easement and habitat conservation plan for the California tiger salamander species. The Golf Clubhouse and Pro Shop were constructed in 1930 as support facilities for the Stanford Golf Course, providing lockers, equipment storage, and social space. The facilities were originally designed by Bakewell and Brown and have undergone numerous modifications over the years. The current Clubhouse is poorly oriented, inefficient in floor plan and ineffective in supporting growing programs and services for the Stanford Golf Team, tournaments, and special events organized for faculty, staff, and students. The existing clubhouse is a single story building with a utility basement, totaling approximately 7,879 gsf. The proposed project would include a partial demolition and expansion of the east and south wings to provide additional shower and locker space as well as a renovated kitchen and dining facility. Seismic and code upgrades and updating of the building infrastructure would be included in the project. The project will also include an historic restoration of the porch and existing dining facility. Underneath the renovated wings would be an expansion of the existing utility space for subsurface storage of electric carts. With the classification of the subsurface storage as non-habitable, the renovations and expansion would constitute a net add of 2,878 gsf.
**HOUSING**

**East Campus Dining Commons**
Department: Residential & Dining Enterprises (R&DE)  
Construction Date: 2009-10

The construction of a new 26,000 sf dining commons on Escondido Road will support Stanford Dining’s commitment to provide quality meals and excellent service to the 375 undergraduate students that will be housed in the renovated residences at Crothers and Crothers Memorial, together with staff, faculty, conferees and other guests. The new facility will also serve as a regional dining facility, which will offer an alternative dining location for students housed in Toyon Hall.

To enhance the residence hall’s living and learning experience, the new facility is planned to provide a unique, innovative, attractive, and exciting dining alternative. The new facility will follow a “culinary studio” approach in its design and showcase “just-in-time” cooking concepts and flexible cooking stations and seating areas. The menu will be multi-cultural and diverse, with choices ranging from hamburgers to jambalaya. Dining Commons will not only be state of the art, but also comfortable for students, with a warm ambience.

*Design Features Cooking Stations*
Interaction between chef and student will be a design feature that might translate into counters where cooking surfaces are within close proximity to students where verbal interaction will be encouraged. The new facility will allow students and guests to experience a wide variety of cuisines and menu options while seated near the production and service area.

*Dining/Seating Areas*
Large dining areas may include retractable walls or other options that will allow the area to be transformed into smaller dining/meeting rooms.

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**Green Dorm (47 new beds)**
School: Engineering (SoE)  
and Residential & Dining Enterprises (R&DE)  
Construction Date: 2010-12

A new row house, to be located in the Mayfield Avenue area, is being planned by the Department of Civil Engineering in conjunction with R&DE to house approximately 47 students. The row house is expected to be a “green dorm” - incorporating a range of sustainable building design features. Students will be integrally involved in managing the sustainable aspects of the program over time.

The “living environment” planned for the Green Dorm will encourage a dynamic student/faculty interaction that will allow the occupants to not only test the ongoing performance of the building, but also continue to investigate and develop new environmentally sustainable practices. In addition to the typical row house program of sleeping rooms, dining and common spaces, a working laboratory will be incorporated into the building program.
CAPITAL PROGRAM DESCRIPTIONS
2007/08

This section provides brief descriptions of all LBRE capital programs.

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CAPITAL PROGRAM DESCRIPTIONS

Capital Utilities Program (CUP)
- The CUP consists of projects that are proposed at Stanford’s Central Energy Facility and for its energy and water infrastructure to respond to the growing needs of the University, to ensure the high reliability of the utilities systems, and to comply with all federal and state-mandated regulations. The projects fall into four categories: 1) System Expansion, 2) System Replacement (Wear-out), 3) Controls, and 4) Regulatory.

Storm Drainage Capital Improvement Program
- The need for storm drainage system improvements became apparent after the storms in February 1998 when the University incurred over six million dollars in flood-related damage and associated interruption of academic and operations activity. Although the campus storm drain pipe system meets conventional engineering standards to handle typical storms, the campus requires surface diversions and drainage improvements to handle the infrequent but much larger storm runoff flows to protect its buildings. The goal of this program is to engineer and implement appropriate drainage improvements to provide much needed flood protection. The drainage improvements will also reduce insurance premiums.

- The program is currently completing the surface diversions and runoff detention facilities to meet General Use Permit (GUP) 2000 Conditions of Approval, and is focusing on engineering and implementing recently adopted storm water quality regulations and correcting drainage system deficiencies.

ADA Barrier Removal Program (ADABRP)
- The ADABRP makes accessibility improvements in existing campus buildings, facilities, and exterior areas in accordance with the Americans with Disabilities Act. Projects must comply with accessibility requirements of the California Building Code. The primary goal is to respond to the ADA requirements to remove architectural barriers that are “readily achievable” in existing facilities, including communication barriers that are structural in nature. Additionally, the program provides quick response to special needs on an individual basis.

- The ADABRP does not fund accessibility improvements that are required as part of new construction or facility renovations. Continued annual funding has been requested for 2008/09.

Family Farm Road and Sediment Control
- The program is a major component of ongoing efforts to minimize the potential for flooding in the Family Farm Road area. In recent years, the road has been flooded as a result of the silting-in of Corte Madera Creek and Searsville Reservoir in Stanford’s Jasper Ridge Biological Preserve. Hydrologic studies of the problem and potential solutions have been completed. A study of potential downstream sediment impacts was completed in conjunction with the San Francisquito Creek Joint Powers Authority (JPA). Maintaining Searsville as an open water habitat and water supply for the campus is a priority for academic, research, and operational reasons. A project was established to perform additional channel modifi-

San Francisquito Creek Sediment
cations to address flooding from Corte Madera Creek. Further investigation of implementing the project and a dredging program is needed to preserve the reservoir and open water habitat to support academic, research and operational needs.

**General Use Permit (GUP) Mitigation Costs**

The three-year plan addresses capital expenditures for GUP mitigation. These planned expenditures are required to fulfill the Conditions of Approval of the General Use Permit and Community Plan approved by Santa Clara County in December 2000. Ongoing expenditures have included the Trails Easements, Water Conservation program, and Transportation Demand Management programs. Funding for these expenditures will continue to be generated by GUP Entitlement Fees. These fees are levied on capital projects that increase the school/department’s current core campus space allocation.

**Stanford Infrastructure Program (SIP)**

SIP consists of campus planning and transportation projects and programs for the improvement and general support of the University’s academic community, hospitals and physical plant. These projects include the construction of parking, campus transit improvements, roads and parking lot infrastructure improvements, site improvements, bicycle and pedestrian paths, lighting and outdoor art.

*Trails - Alpine Road C-1 Existing*

*Transplanted Oak Tress, GSB Site, Summer 2008*

*View of Transplanted Oak Tree - Black Community Services Center*
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Stanford – Historical Facts
Stanford was founded by Leland and Jane Stanford in 1885 and opened its doors in October 1, 1891. The first cornerstone in the Main Quad was placed on May 14, 1887.

Stanford Campus
Stanford has more than 49 miles of roads, a 49-megawatt power plant, two separate water systems, three dams and lakes, 88 miles of water mains, a central heating and cooling plant, a high-voltage distribution system and a post office. Stanford provides or contracts for its own fire, police and other services.

Stanford Land
8,180 acres
- Main Campus (including Medical Center, Golf Course, Foothills to ridge): 2,616 acres
- Jasper Ridge: 1,186 acres
- Stanford Research Park: 700 acres
- Stanford Shopping Center: 69 acres
- Sand Hill Road: 41 acres
- SLAC: 424 acres
- Other Managed Lands (including agricultural lands): 3,144

Stanford Buildings
14.2 million gsf
700 major buildings

Trees
43,000 campus trees; Coast Live Oak most common

Number of Students, Faculty and Staff
Total undergraduates: 6,812
Total graduates: 8,328
Total faculty: 1,874
424 appointed to endowed chairs
27 winners of the Nobel Prize since the founding of the University
Total staff: 9,821 including:
- Managerial and professional: 5,127
- Clerical and technical: 3,042
- Service and maintenance: 756
- Stanford Linear Accelerator Center: 1,420

Housing
Stanford is a residential teaching and research university. Nearly 95% of undergraduates and about 60% of graduate students live in University housing. Undergraduate campus housing is guaranteed for four years for entering freshmen. Housing for single graduate students consists of University-owned apartments, residences, and spaces in cooperative houses.