
2. SUMMARY

This SEIR chapter includes a summary description of the proposed project changes, a summary identification of each anticipated supplemental significant impact resulting from the proposed project changes, and a summary of each associated supplemental mitigation measure. This summary should not be relied upon for a thorough understanding of the details of the proposed Stanford Medical Center project, its supplemental impacts, and related mitigation measures. Please refer to Chapter 3 for a complete description of the proposed project changes and Chapters 4 through 13 for a complete description of associated supplemental impacts and mitigation measures.

2.1 SUMMARY OF PROPOSED PROJECT CHANGES

The proposed Stanford Outpatient Center project includes modifications to a portion of the Midpoint Technology Park, an office/R&D project which was approved by the City of Redwood City in 1997. The previously-approved 1997 Midpoint Technology Park project comprised a total of 14 buildings, including renovation of eight existing buildings and the construction of six new buildings, for a total of 1,010,658 square feet of office/R&D uses. Stanford Hospital & Clinics, the project applicant, proposes to renovate and convert four of the 14 existing buildings located within the Midpoint Technology Park to create a new Stanford Outpatient Center. The four buildings--constructed between 1998 and 2000, and vacated in 2002--are located at 420, 430, 440, and 450 Broadway, and contain approximately 90,840 square feet, 86,904 square feet, 96,344 square feet, and 86,418 square feet (360,500 total square feet), respectively.

In 1998, the City approved an addition of approximately 60,000 square feet to one of the approved (but not yet constructed) Midpoint Technology Park buildings; however, the approved 47,000-square-foot building and the 60,000-square-foot addition were never constructed.

The applicant anticipates that the proposed changes to the Midpoint Technology Park necessary to develop the Stanford Outpatient Center would consist of an initial phased build-out of three of the buildings (430, 440, and 450 Broadway) beginning construction in 2006 and completing in 2008, with build-out of the fourth building (420 Broadway) to follow in a future phase. The specific sequence of renovation of the four buildings for medical clinic space has not yet been determined by the applicant. The applicant has indicated that, initially, two of the four buildings (440 and 450 Broadway) would be converted to medical clinic space, including clinical research functions related to outpatient health care functions, and two (430 Broadway initially and 420 Broadway later) may be used partially for administrative support uses, such as finance, billing, and human resources, and partially for medical clinic space. Per Redwood City Zoning Ordinance Section 17.3d, any office use on-site must total less than 25 percent of the gross floor area (i.e., 90,125 of the total 360,500 square feet on-site) and must serve the medical clinic uses. The applicant anticipates that, ultimately, all four buildings would be fully occupied with outpatient medical clinics. Urgent care, emergency room, and in-patient hospital services would not be provided.

The proposed physical changes to the project include construction and/or installation of a new patient drop-off area, new entrance canopy, covered walkway and main lobby at the west entrance to 440-450 Broadway, new central courtyard/dining terrace and trellis, new parapet signs at 430, 440 and 450 Broadway, new building function signs at entrances to each building, new monument signs at two existing vehicle entry-exit locations along Broadway, new east entrance lobby at 420-430 Broadway, new roof over existing loading dock, new enclosed pedestrian connection/corridor between 430-440 Broadway, additional rooftop mechanical systems and associated parapet screening additions, emergency generator additions and modifications (there are currently two generators; one would be relocated, and two generators would be added, to provide one for each of four buildings), associated above-ground fuel storage tanks for each generator, new exterior security cameras, new underground storm water retention basins, and modified and additional underground utility connections.

These proposed project changes will require the following City approvals: SEIR certification, Planned Development (PD) Permit Amendment, Use Permit, grading permit, building permit, water and sewer hook-ups, and other ministerial actions.

2.2 SUMMARY OF SUPPLEMENTAL IMPACT AND MITIGATION FINDINGS

Each significant supplemental impact and associated mitigation measure identified in this SEIR is summarized in the SUMMARY OF SUPPLEMENTAL IMPACTS AND MITIGATIONS chart that follows. The summary chart has been organized to correspond with the more detailed supplemental impact and mitigation discussions in Chapters 4 through 13 of this SEIR. The chart is arranged in five columns: (1) significant adverse supplemental environmental impacts, (2) level of impact significance prior to implementation of recommended supplemental mitigation measures, (3) recommended supplemental mitigation measures, (4) entity responsible for implementing each supplemental mitigation measure, and (5) level of impact significance after implementation of the mitigation measure(s).

For a complete description of the environmental setting, supplemental impacts, and supplemental mitigation measures associated with each topic of concern, please refer to Chapters 4 through 11 of this SEIR.

2.3 SUMMARY OF ALTERNATIVES

The 1996 EIR included an identification and evaluation of a range of alternatives to the proposed Midpoint Technology Park project. The proposed outpatient clinic conversion falls

within the range of alternatives described and evaluated in the 1996 EIR. No further discussion of alternatives to the proposed Midpoint Technology Park project is required.¹

2.4 MITIGATION IMPLEMENTATION

State law (Section 21081.6 of the Public Resources Code) requires all public agencies to adopt mitigation monitoring and reporting programs when they approve projects subject to environmental impact reports. As mandated by this law, a Mitigation Monitoring and Reporting Program (MMRP) Checklist was adopted by the City in 1996 upon certification of the 1996 Final EIR.

The supplemental environmental mitigation measures identified in this SEIR could ultimately be adopted and effectively implemented as conditions of one or more of the required project approvals (PD Permit Amendment, Use Permit, etc.). To satisfy state law, a documented record or "checklist" of supplemental mitigation implementation will be necessary. Prior to City certification of this SEIR, an associated Supplemental Mitigation Monitoring and Reporting Plan Checklist will be prepared.

¹This supplemental EIR is intended to revise the City-certified 1996 EIR through supplementation; it is not intended to be a completely new EIR. As required under CEQA Guidelines section 15163, the scope and content of this supplement to the 1996 EIR is limited to additions and changes necessary to make the previous EIR adequate for the project as revised.

The alternatives evaluation in the 1996 EIR included an evaluation of the following alternatives:

- Alternative 1--the "Project" Alternative (addition of 475,000 square feet of office/R&D space to existing approximately 545,658 square feet of building space; up to approximately 3,600 employees);
- Alternative 2--the "No Project" Alternative (approximately 545,658 square feet of building space; up to approximately 3,000 employees);
- Alternative 3--the "Less Intense" Alternative (addition of approximately 131,000 square feet of additional office/R&D space to existing approximately 545,658 square feet of building space; up to approximately 2,400 employees; and
- Alternative 4--the "More Intense" Alternative (addition of approximately 880,000 square feet of additional office/R&D space to existing approximately 545,658 square feet of building space; up to approximately 4,200 employees.

The proposed Outpatient Center project represents a modification to a portion of the Midpoint Technology Park office/R&D project addressed in the 1996 EIR--i.e., a portion of Alternative 1--the "Project Alternative," and therefore falls within the range of alternatives addressed in the 1996 EIR. The size and employment characteristics of the proposed Outpatient Center fall within the development parameters assumed in the 1996 EIR for Alternative 1. The total floor area of the four Midpoint Technology Park buildings to be converted to the outpatient clinic use (360,500 square feet) would not change. The total anticipated maximum staffing of the outpatient clinic, approximately 670, would be less than the approximately 1,200 employees anticipated for the four buildings in the 1996 EIR.

[insert summary chart]