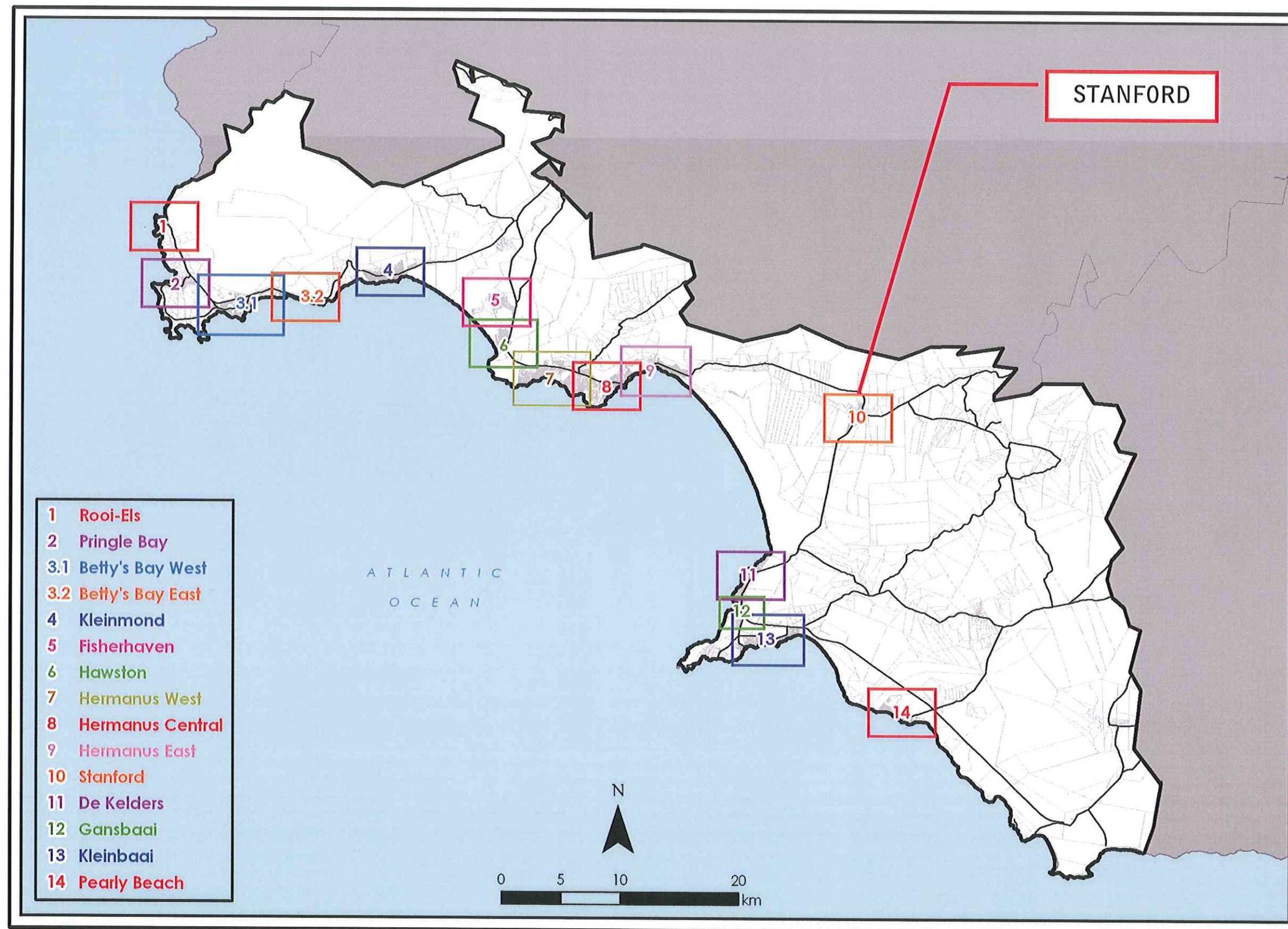


STANFORD



7.4.10 STANFORD

A: Contextual Overview

(i) Location and function (refer to Locality Plan: Sheet A)



Figure 62: Locality

Stanford is located 22km east of Hermanus and 21km west of Gansbaai on the banks of the Klein River.

Stanford is a historical village, which functions as an increasingly popular tourist destination and retirement town.

(ii) Current Urban Structure and Form (refer to Urban Structure and Form Plan: Sheet A)

The current form and structuring features of Stanford is mainly the Klein River on the northern side of the village, the stream originating from Die Oog, flowing into the Klein River and the R43 and R326 Provincial Roads.

Stanford's residential suburbs are renowned for its grid pattern on the western side of the R43 Provincial Road and garden city type layout at the latest development on the western side of the village.

(iii) Population Composition: Age Distribution (Source: Statistics South Africa, 2001)

The following graph gives an overview of the age distribution of the Stanford population according to the 2001 census figures.

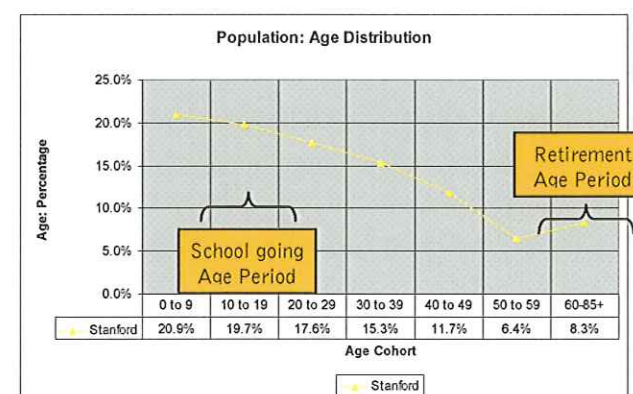


Figure 63: Age Analysis for the Stanford population

Within the low income area of the village, a relatively young community with children is found whilst in the historic Stanford an older community is found.

(iv) Historical Growth Pattern (refer to Historical Township Establishment Pattern Plan: Sheet A)

Stanford originated in the period pre 1900 (approximately 20% of the erven), followed by another 5% urban settlement during between the 1900 to 1939 period. No urban settlement took place during the period 1940 to 1969. Further urban settlement only commenced during the 1970 to 1999 period when approximately 70% of Stanford's urban settlement (900 erven) was realised. Post 1999, a further 6% of the settlement was developed.

(v) Landscape Setting

The settlement which dates from the mid nineteenth century is located on the coastal plateau on a bend in the Klein River.

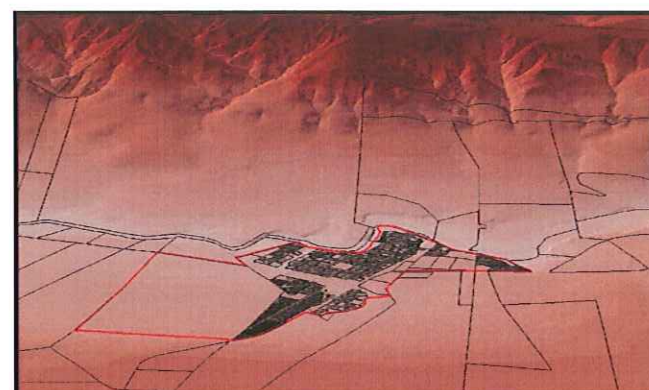


Figure 64: Landscape setting

The distinctive natural context comprising the mountain backdrop and the winding nature of the river contains the village and contributes substantially to its character. The natural elements which contain the village and contribute to its form and structure include the following:

- The mountain backdrop formed by the Klein River Mountains.
- The nature of the bend of the Klein River and the green backdrop formed by the northern bank.
- The natural spring "Die Oog" which contributed to the growth and development of the town and feeds into the "leiwater" system, has reinforced the orthogonal grid of the town. The stream fed by the spring feeds into the Klein River forming a riverine horseshoe containing the village.
- The milkwood forest at the confluence of the vlei system and Klein River.

(vi) Vacant Land Ownership (refer to Land Ownership Pattern Plan: Sheet A)

Within the urban edge of Stanford, the majority of land is within private ownership. Approximately 6.7ha of vacant municipal land and 2.4ha of vacant government owned land is located within the village.

B: Local Area Character and Density Analysis:

(i) Land use pattern (refer to Locality Plan: Sheet B)

Stanford predominantly consists of residential erven with single residential, medium to high income dwellings, on the northern side of the stream feeding the Klein River. On the southern side medium to low income housing has been established. A gated security residential township has been established on the north-eastern side of the village.

A further feature is the linear business developments along Queen Victoria Road, branching from the R43 Provincial Road into Stanford.

A service industrial area is located on the south-eastern side of the village.

Approximately 20% (15ha) of the erven in Stanford are vacant.

(ii) Zoning (refer to Zoning Plan: Sheet B)

The zoning of Stanford is generally consistent with the land-use of the village.

(iii) Community Facilities (refer to Community Facilities Provision Plan: Sheet B)

Based on the standards for the provision of community facilities as set out in *Annexure B*, Stanford is relatively well provided with community facilities.

(iv) Civil Services Capacity (refer to Civil Services Plan: Sheet C)

Stanford has a well developed road network operating within acceptable levels of service.

The water source feeding from "Die Oog" spring serves the village with sufficient fresh water through a well developed water reticulation system.

Parts of the town are not connected to the sewerage network system and operate from septic tanks systems. These need to be connected to the existing waste water treatment works over the medium to long term. However, the waste water treatment works need to be upgraded to accommodate any additional development.

The Eskom intake point offers sufficient capacity for the town. The existing local electricity network makes no provision for further development prior to any further development.

The solid waste drop off system in Stanford provides sufficient capacity for the village.

C: *Synthesis: Status Quo Density and Character Assessment (refer to Density and Character Plan: Sheet D, Contextual Overview Plan: Sheet E, and the Opportunities and Constraints Plan: Sheet F)*

Opportunities for densification within the original grid of the village are limited due to its conservation status. Densification opportunities are also limited to greenfield sites to the east and the R43 to the west of the existing township "Die Skema". The western boundary of this area is determined by the setback line required for the chicken hatchery located to the west.

Limited densification opportunities exist within the existing "old" historic areas of Stanford which are mostly protected heritage areas, whilst the southern low income residential area of Stanford is already over developed.

On the western side of the town vast areas of vacant land within the urban edge is available for greenfields development.

The lack of capacity in terms of bulk sewerage provision hinders further development and will have to be upgraded prior to any further development taking place.

D: *Proposed Densification Interventions*

(i) Densification Strategy

The following general densification strategy principles are proposed for Stanford:

- To encourage spatial integration between the village of Stanford and the township area to the south in accordance with PSDF principles of spatial integration.

- To provide a greater range and choice of residential accommodation.
- To provide a legible structural framework to channel development to areas which can accommodate further growth and to protect natural features such as the river and vlei system and the heritage value of the original village.
- To provide increased thresholds for a greater range of land uses and urban opportunities, particularly for previously disadvantaged areas.

(ii) Proposed Interventions (refer to Strategic Growth Management Interventions Plan: Sheet G)

Areas and guidelines of specific mention within the Stanford area are the following:

- The provision of a new activity spine, parallel to Queen Victoria road, through the township linking the R43 to the proposed new development area to the west.
- The provision of medium density housing on greenfield sites to the west of the existing township and to the east of the R43, and to the west of the existing Sunrise Village.

(iii) Urban Design Guidelines

- The proposed new activity spine branching from the R43 towards Skool Street has been identified as an area for urban design guidelines to be set up. The following Urban Design Impression, *Figure 65* illustrates a typical development for this area.

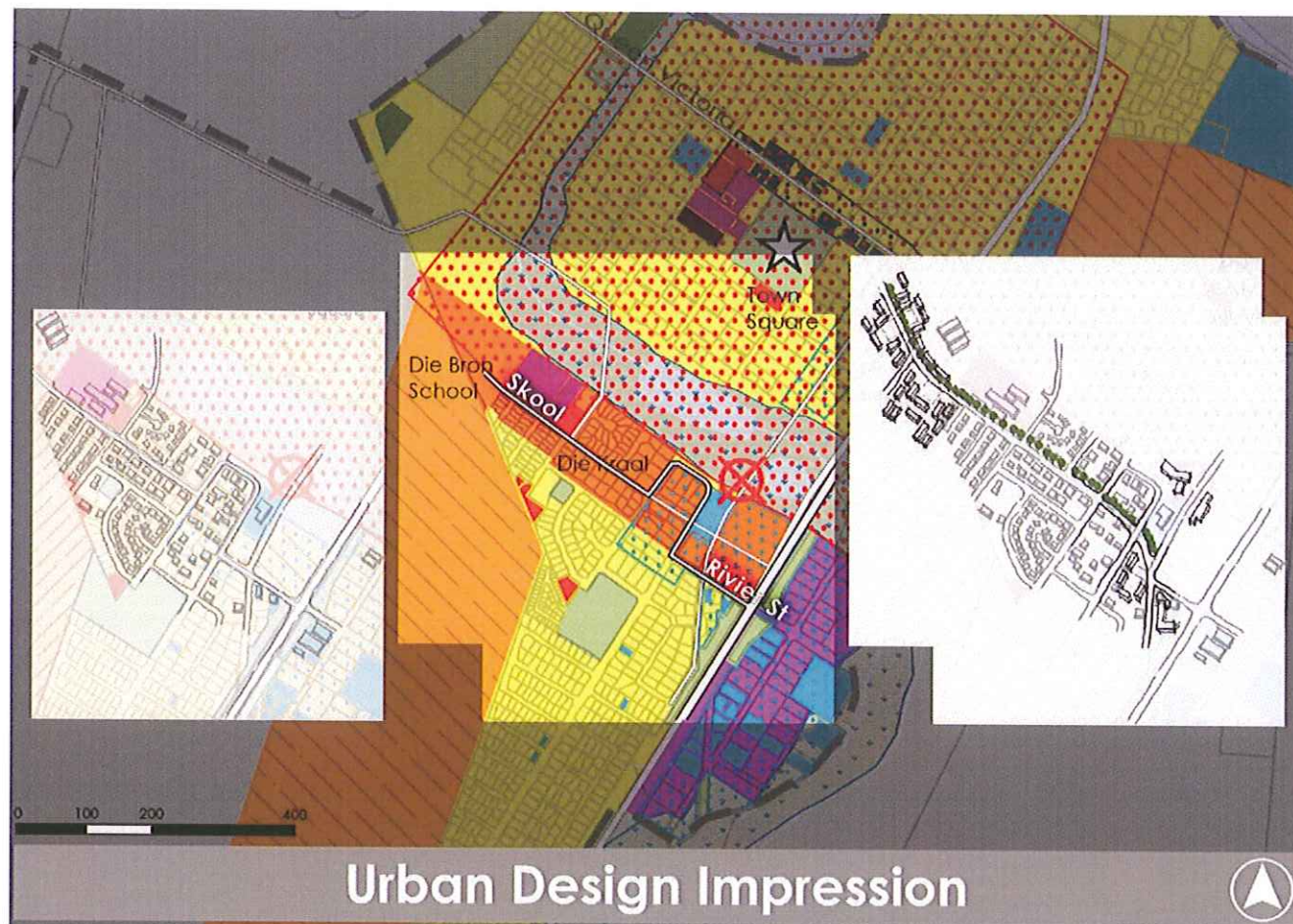


Figure 65: Skool Street Activity Spine

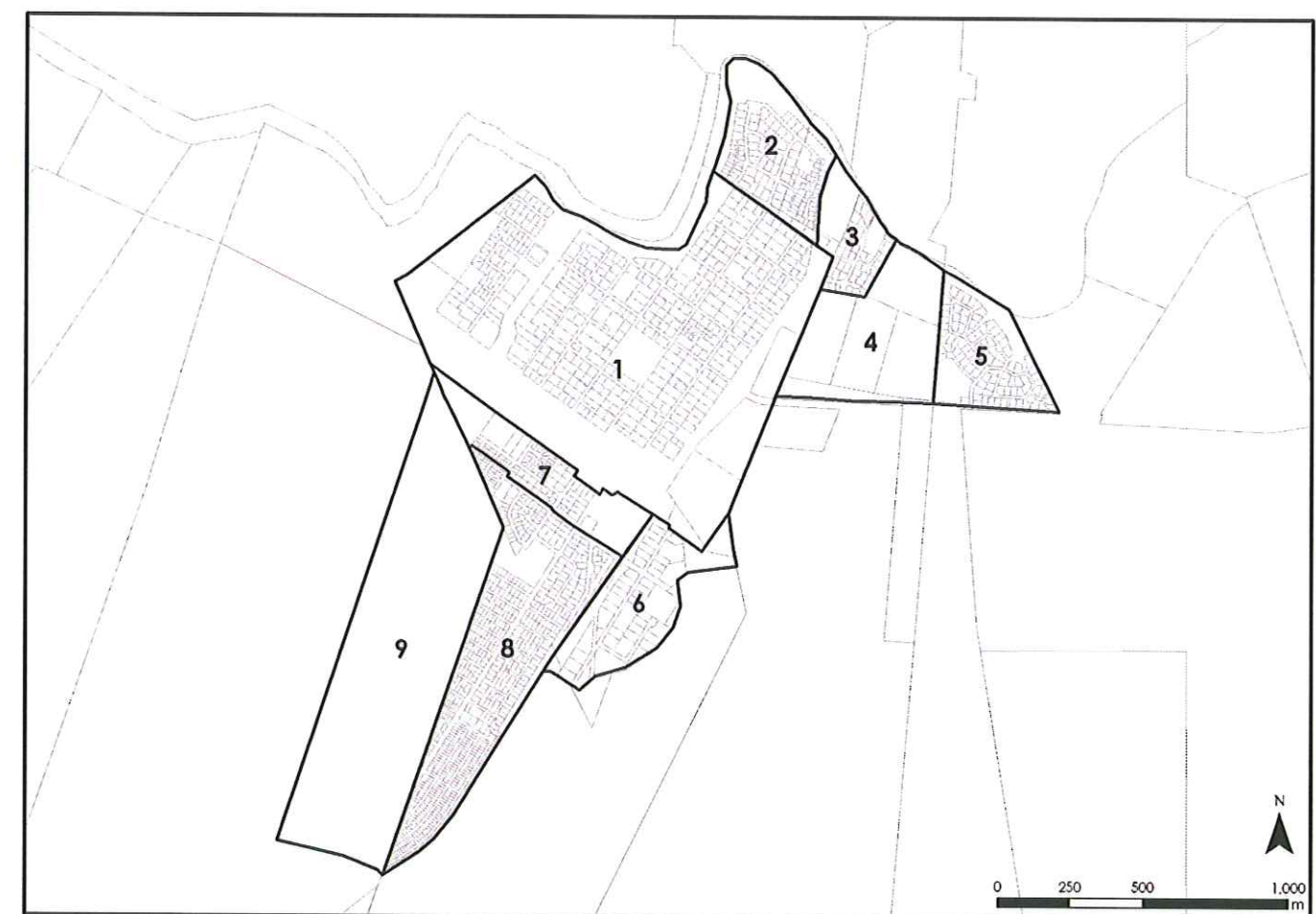


Figure 66: Stanford Planning Units

As illustrated by the Urban Design Impression, this proposal will substantially contribute to the visual appearance and enhancement of the character of the area at these points of access to De Kelders.

(iv) Densification proposals per identified Planning Unit (refer to Proposals Plan: Sheet H)

Ten Planning Units have been identified for the Stanford area. The proposals made for the Stanford area can potentially contribute to an increase of more than 1400 additional dwelling units and increase the current gross density for the area from 4.8 to 9.8 dwelling units per hectare.

The following interventions are proposed (refer to Contextual Overview Plan). They respond to areas of natural environmental sensitivity, the need to protect a natural environment adjacent to the scenic route and existing land use patterns in the form of economic opportunities at local level.

The following proposals are relevant for this area:

• **Planning Unit 1**

Planning Unit 1 consists of the original historical area of Stanford.

▪ **Residential Densification**

This area is proposed to be retained in its existing format and subsequently no densification proposals are made for this Planning Unit.

▪ **Community Facilities**

No additional community services are proposed for this area.

▪ **Civil Services**

Although no densification proposals are made for this Planning Unit the following civil services provision and/or upgrades will be required should any changes in this Planning Unit take place:

- An investigation to determine if the water network is sufficient,

- An investigation to determine the bulk supply of potable water and the capacity of the potable water treatment works,
- The upgrade of the waste water treatment works (sewerage),
- The upgrade of the sewerage network system,
- An investigation to determine if the storm water runoff can satisfactorily be dealt with,
- An investigation to determine if the electrical input capacity is sufficient,
- A local investigation in order to determine if the existing local electrical network can be extended to this Planning Unit.

• **Planning Unit 2**

This Planning Unit consists of a recent development wedge within the bends of the Klein River and the old historical Stanford village.

▪ **Residential Densification**

This area is proposed to be retained in its existing format and subsequently no densification proposals are made for this Planning Unit.

▪ **Community Facilities**

No additional community services are proposed for this area.

▪ **Civil Services**

As per Planning Unit 1.

• **Planning Unit 3**

This Planning Unit consists of a settlement east of the R43 Provincial Road where most of the erven are still vacant.

▪ **Residential Densification**

This area is proposed to be retained in its existing format and subsequently no densification proposals are made for this Planning Unit.

▪ **Community Facilities**

No additional community services are proposed for this area.

▪ **Civil Services**

As per Planning Unit 1.

• **Planning Unit 4**

Planning Unit 4 is located north of the R326 and east of the R43 Provincial Roads. Part of this development contains a working wine cellar which serves as a characteristic attraction to this Planning Unit.

▪ **Residential Densification**

Block development with free-standing simplex type housing (housing typology E1) is proposed for an assumed 75% of this Planning Unit. Based on this assumption, an additional 266 dwelling units at a resulting gross density of 12.8 dwelling units per hectare could potentially be provided.

▪ **Community Facilities**

Given the availability of land the following community facilities are proposed for this Planning Unit:

- 1 Pre-Primary School,
- 1 Worship site, and
- 1.4ha Private / Public Open Space.

▪ **Civil Services**

In order to facilitate any densification in this Planning Unit, the following civil services provision and/or upgrade will be required:

- The investigation of the existing bulk water treatment works and network system to determine if the increased densities can be accommodated,
- The upgrade and the connection in the medium to long term of the area to the sewerage waste water treatment works,
- An investigation to determine if the electrical distribution network is sufficient to accommodate the increased densities.

- The provision of a local road network.

• **Planning Unit 5**

Planning Unit 5 is located in the eastern end of Stanford north of the R326 Provincial Road. This Planning Unit contains a recent settlement of which most of the erven are undeveloped.

▪ **Residential Densification**

No densification proposals are made for this Planning Unit.

▪ **Community Facilities**

No community facilities are proposed for this Planning Unit.

▪ **Civil Services**

As per Planning Unit 1.

• **Planning Unit 6**

Planning Unit 6 consists of the industrial area located on the south-eastern side of Stanford.

▪ **Residential Densification**

No densification proposals are made for this Planning Unit.

▪ **Community Facilities**

No community facilities are proposed for this Planning Unit.

▪ **Civil Services**

As per Planning Unit 1.

• **Planning Unit 7**

This Planning Unit consists of a linear development proposal in the low income area of Stanford and serves as an integration area between the old historic village and the low income area of Stanford.

■ Residential Densification

Site development with two storey gallery access simplex-row housing types is proposed for 25% (housing typology C4) of this Planning Unit. This can potentially provide for an additional 169 dwelling units at an overall gross density of 20,4 dwelling units per hectare.

■ Community Facilities

Given the limited availability of land no additional community facilities are proposed for this Planning Unit.

■ Civil Services

As per Planning Unit 1.

● Planning Unit 8

This Planning Unit consists of the existing over developed low income residential area of Stanford.

■ Residential Densification

No densification proposals are made for this Planning Unit.

■ Community Facilities

Although no densification is proposed for this Planning Unit, the following additional community facilities are proposed for this Planning Unit:

- 1 Clinic ,
- 1 Pre-Primary school, and
- 5.5ha Public / Private Open Space.

■ Civil Services

As per Planning Unit 1.

● Planning Unit 9

Planning Unit 9 consists of a large vacant portion of land west of the existing Stanford low income area.

■ Residential Densification

Block development in the form of free-standing simplex and duplex type housing (housing typologies E1 and E2) is proposed for this Planning Unit over an assumed area of 20%. Based on this assumption, this can potentially provide for an additional 979 dwelling units at an overall gross density of 17.1 dwelling units per hectare.

■ Community Facilities

Given the availability of land the following community facilities are proposed for this Planning Unit:

- 2 Pre-Primary schools,
- 1 Primary school,
- 1 Secondary school,
- 3 Worship facilities, and
- 5.2ha Private / Public Open Space.

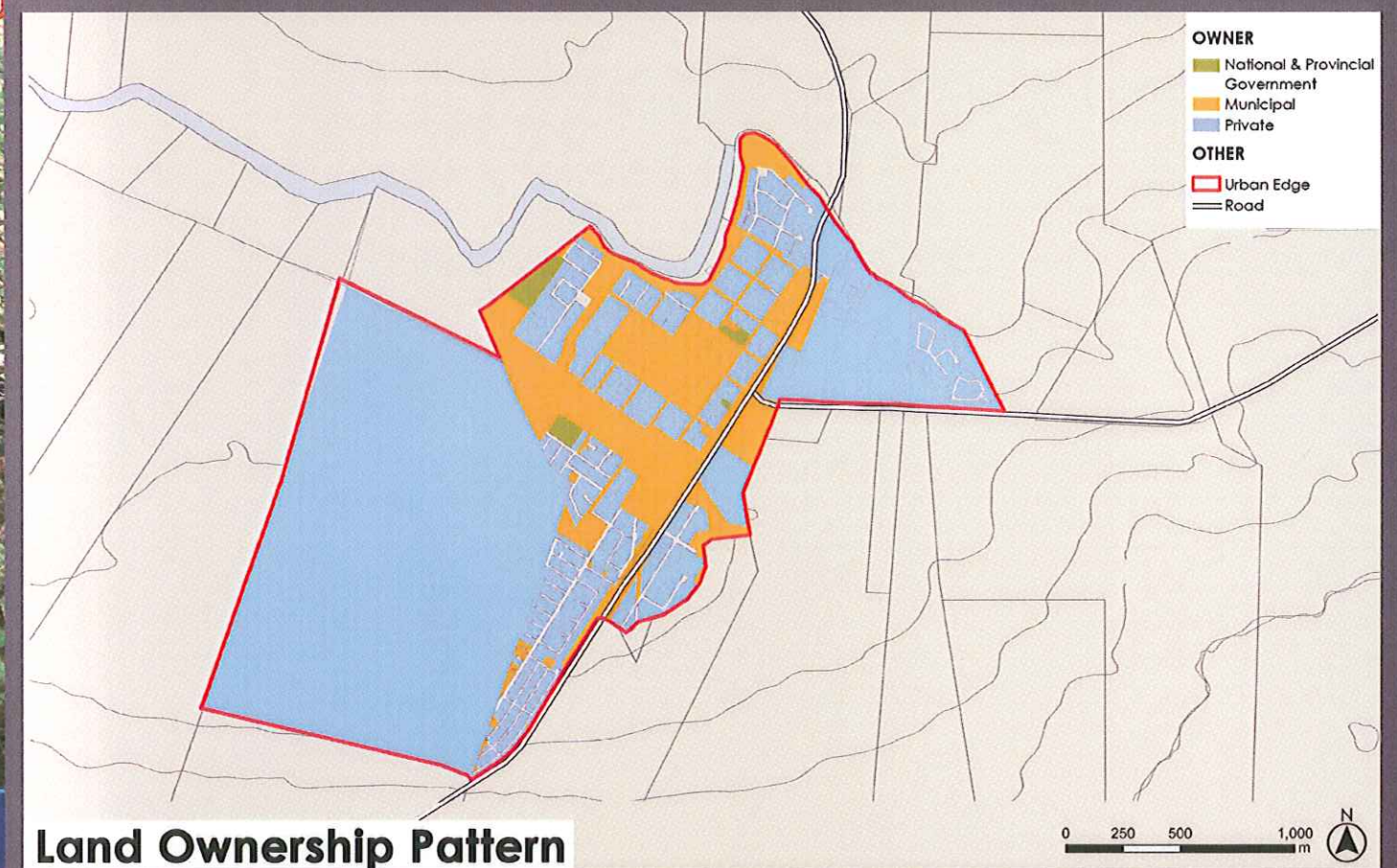
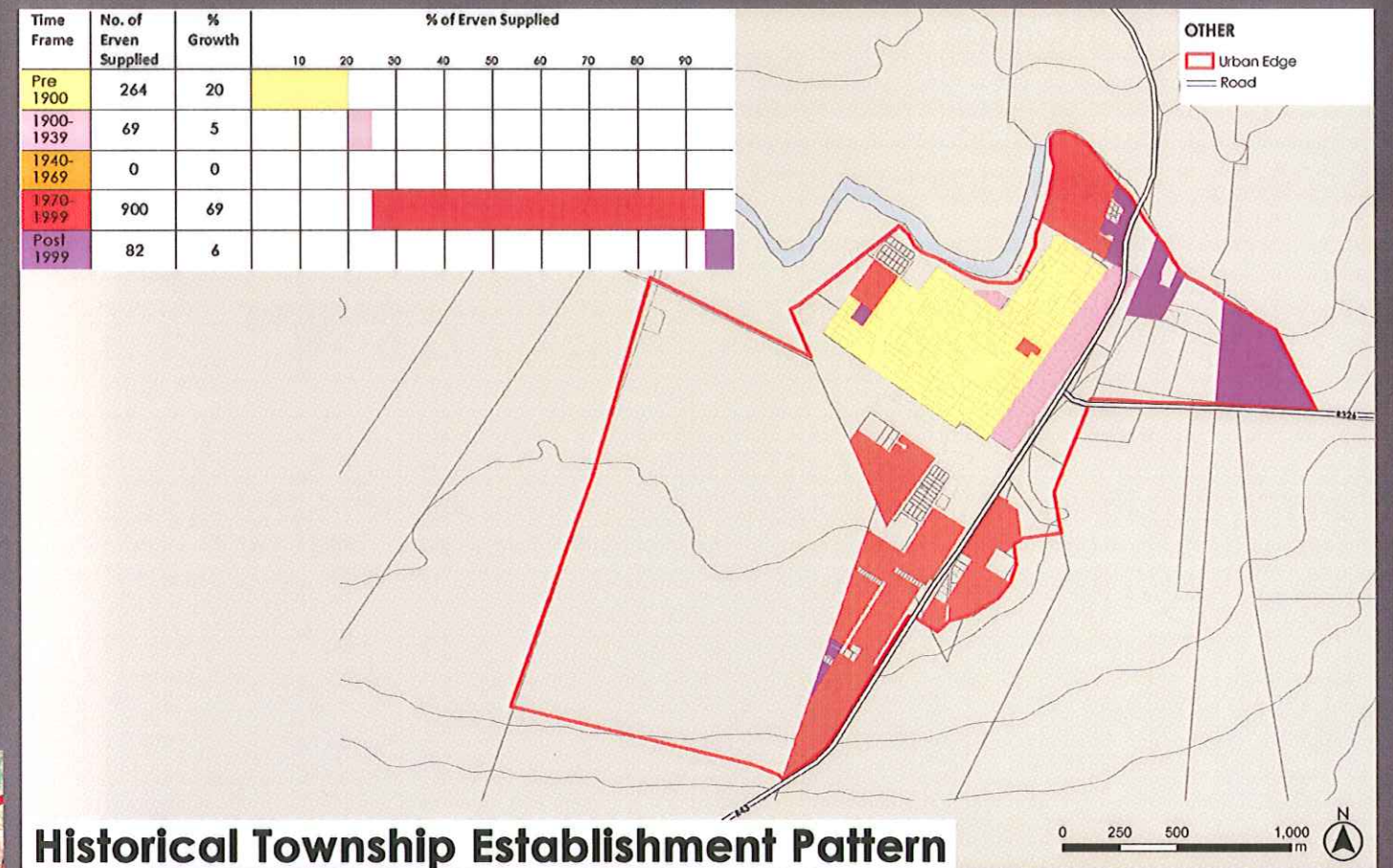
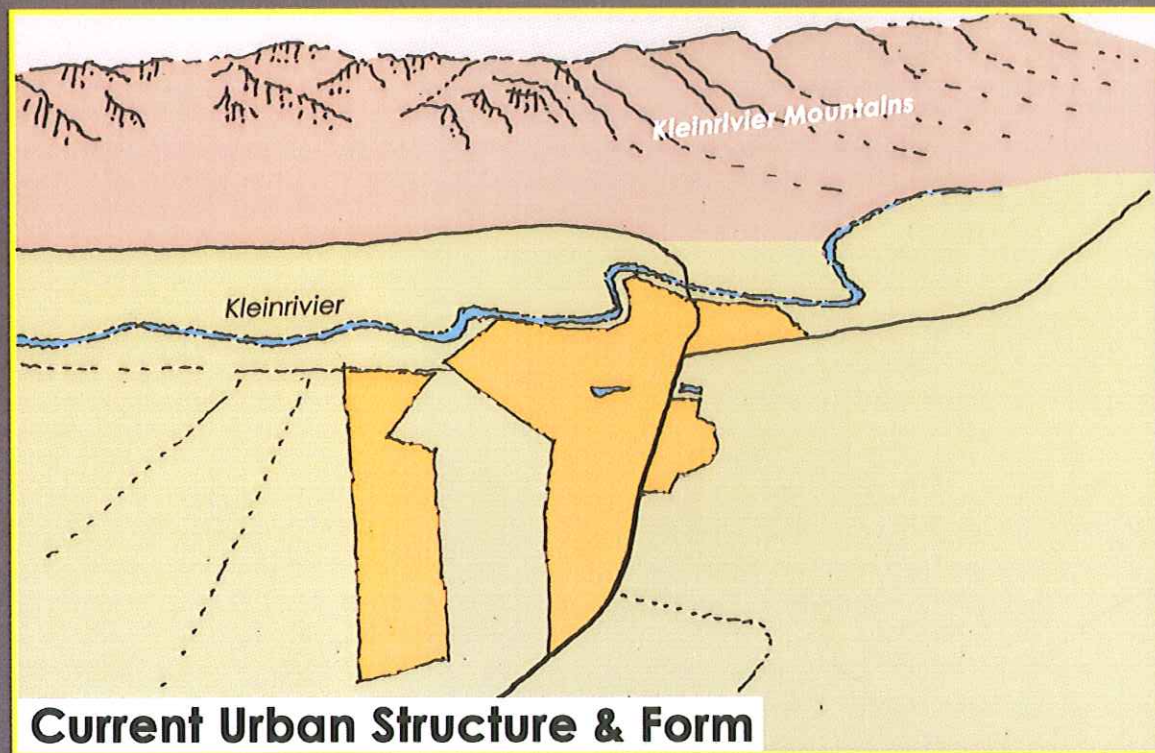
■ Civil Services

In order to facilitate any densification in this Planning Unit, the following civil services provision and/or upgrades will be required:

- An investigation to determine if the existing bulk water treatment works can accommodate the increased densities and the provision of a water network system for this Planning Unit,
- The upgrade and the connection of the sewerage waste water treatment works and the provision of a sewerage network system in the medium to long term for the area.
- An investigation to determine if the electrical distribution network is sufficient to accommodate the increased densities.
- An investigation to determine if the collector road needs to be upgraded as a result of this proposal and the provision of a local road network.

● Conclusion

The densification proposals made for Stanford, is made taking into consideration the complex character of the village which consists of several national historic assets, but also an economic subsidised housing area where limited employment opportunities presently exist. The public investment, in a manner which will create an enabling structure for an efficient and equitable urban form, is of high priority in this village.



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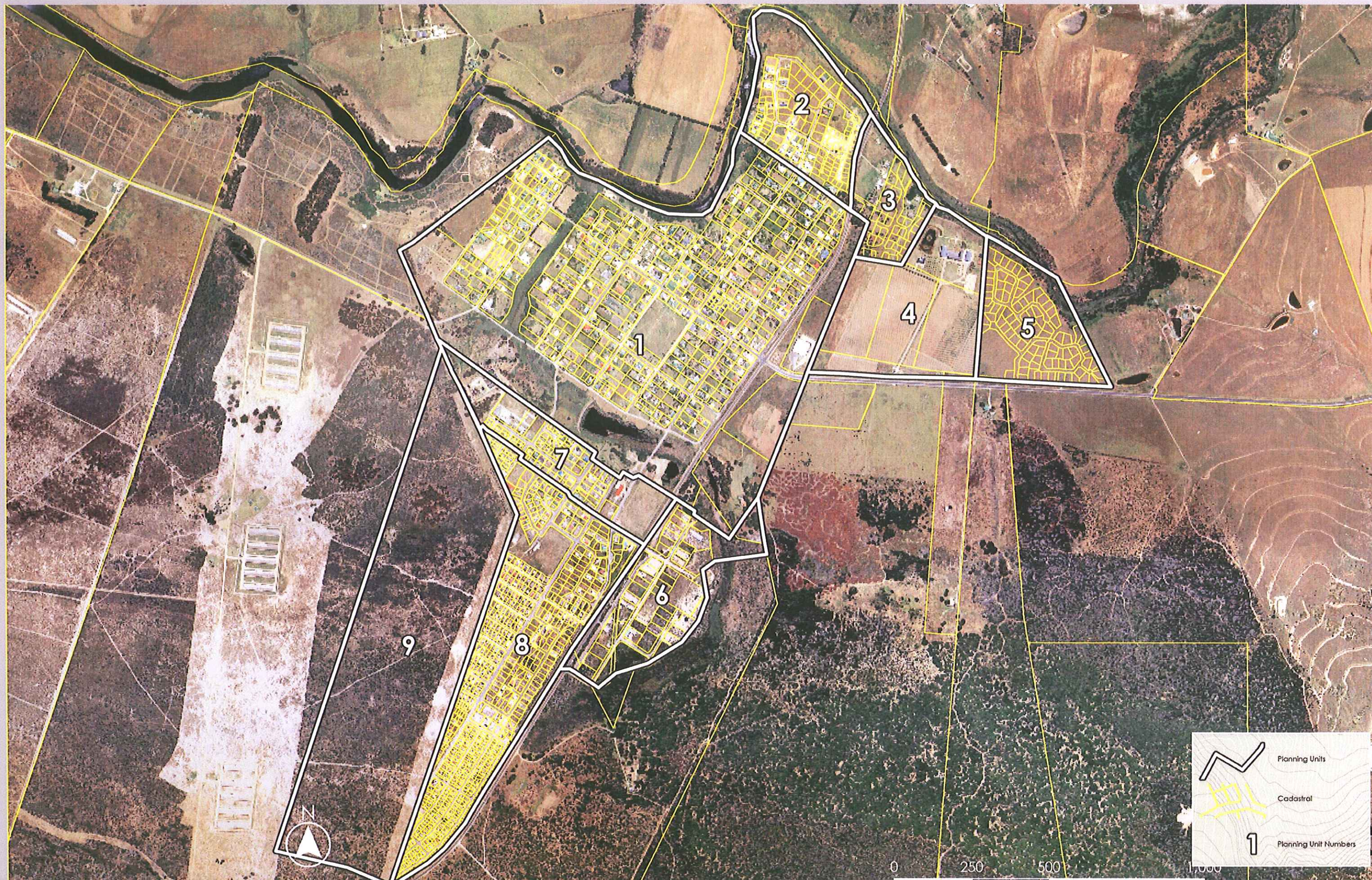
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A. GROWTH & OWNERSHIP PATTERNS

(MAY 2010)



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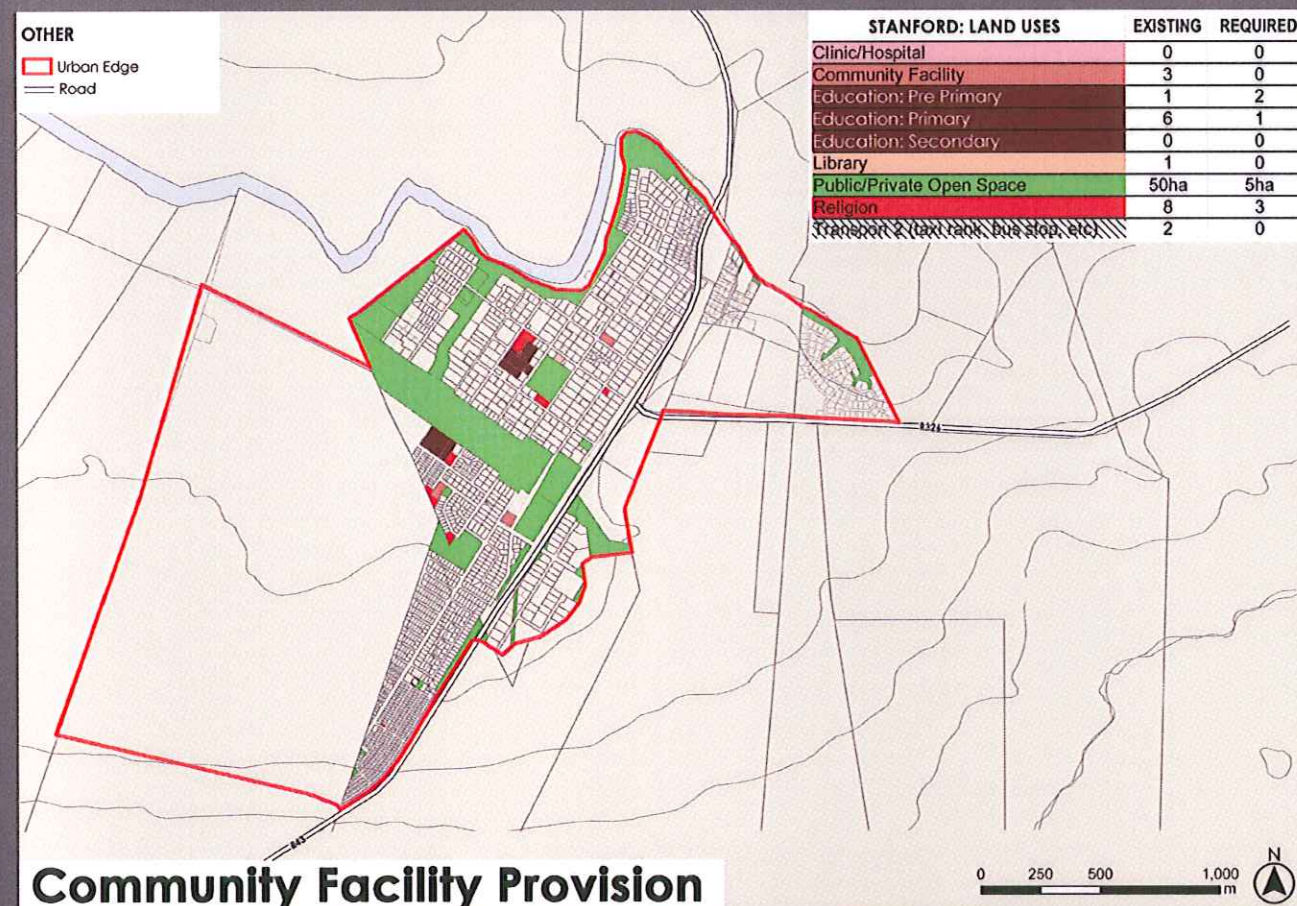
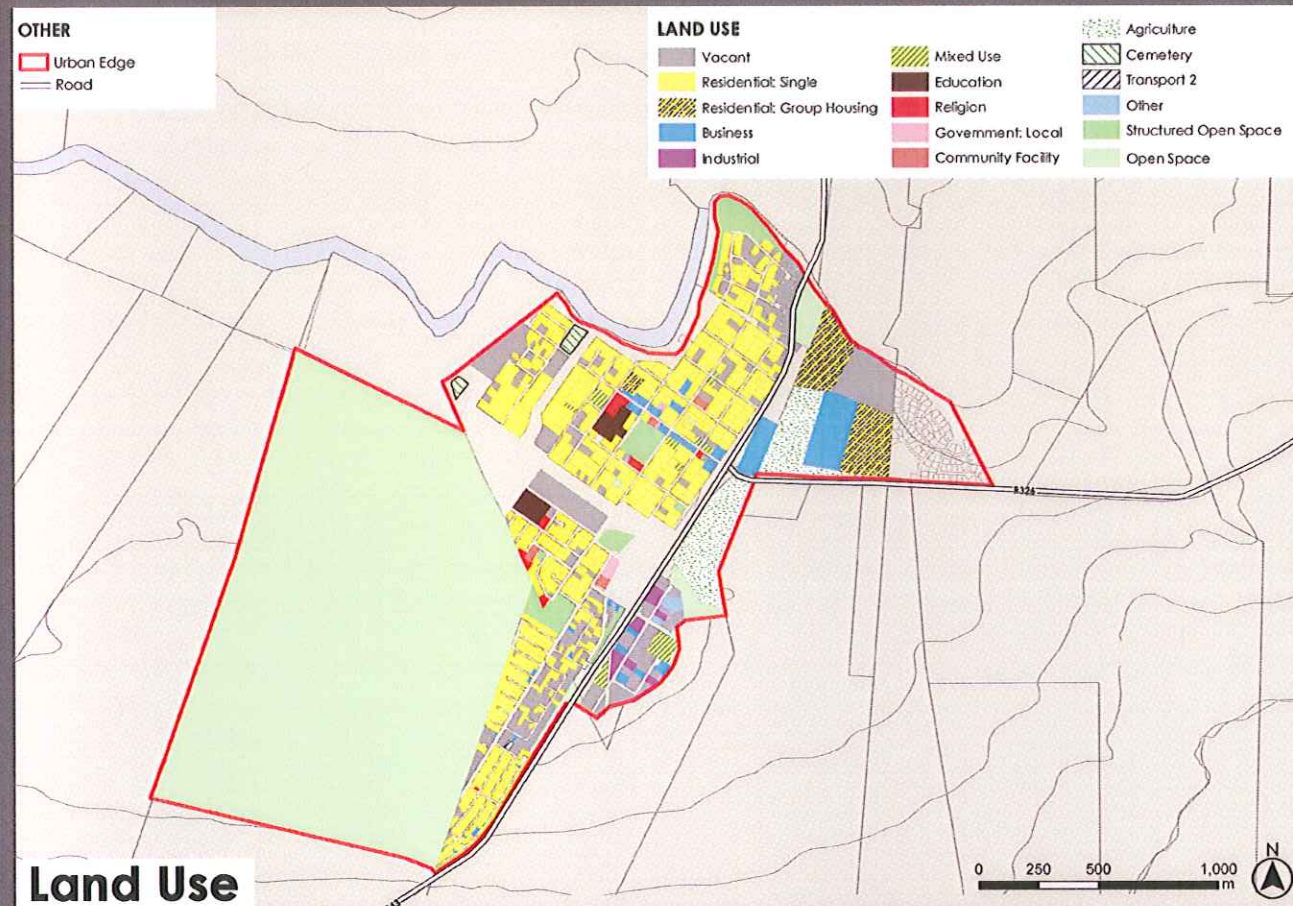
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AI. AERIAL VIEW OF PLANNING AREA

(MAY 2010)



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B. CURRENT LAND USE, ZONING & COMMUNITY FACILITIES (MAY 2010)

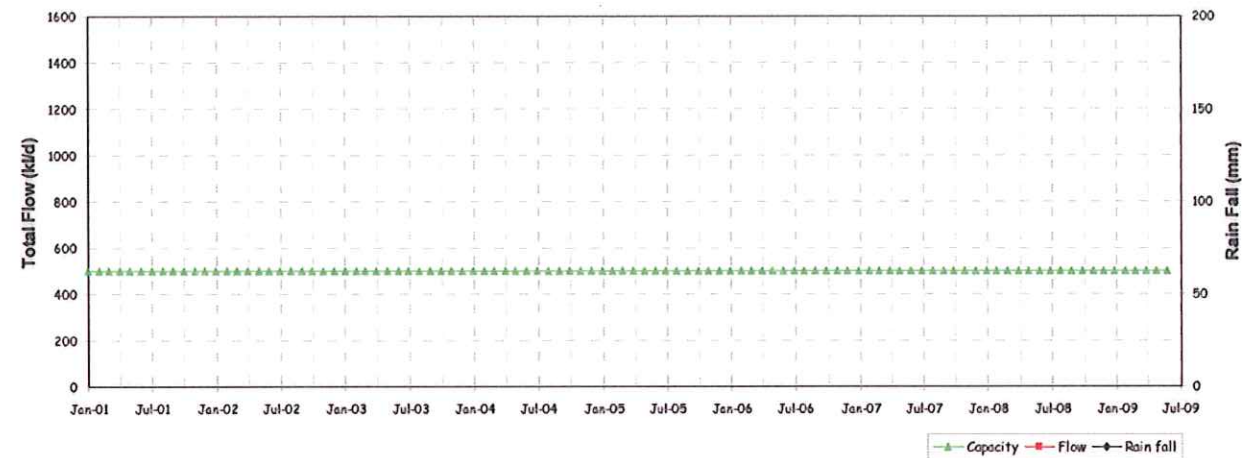


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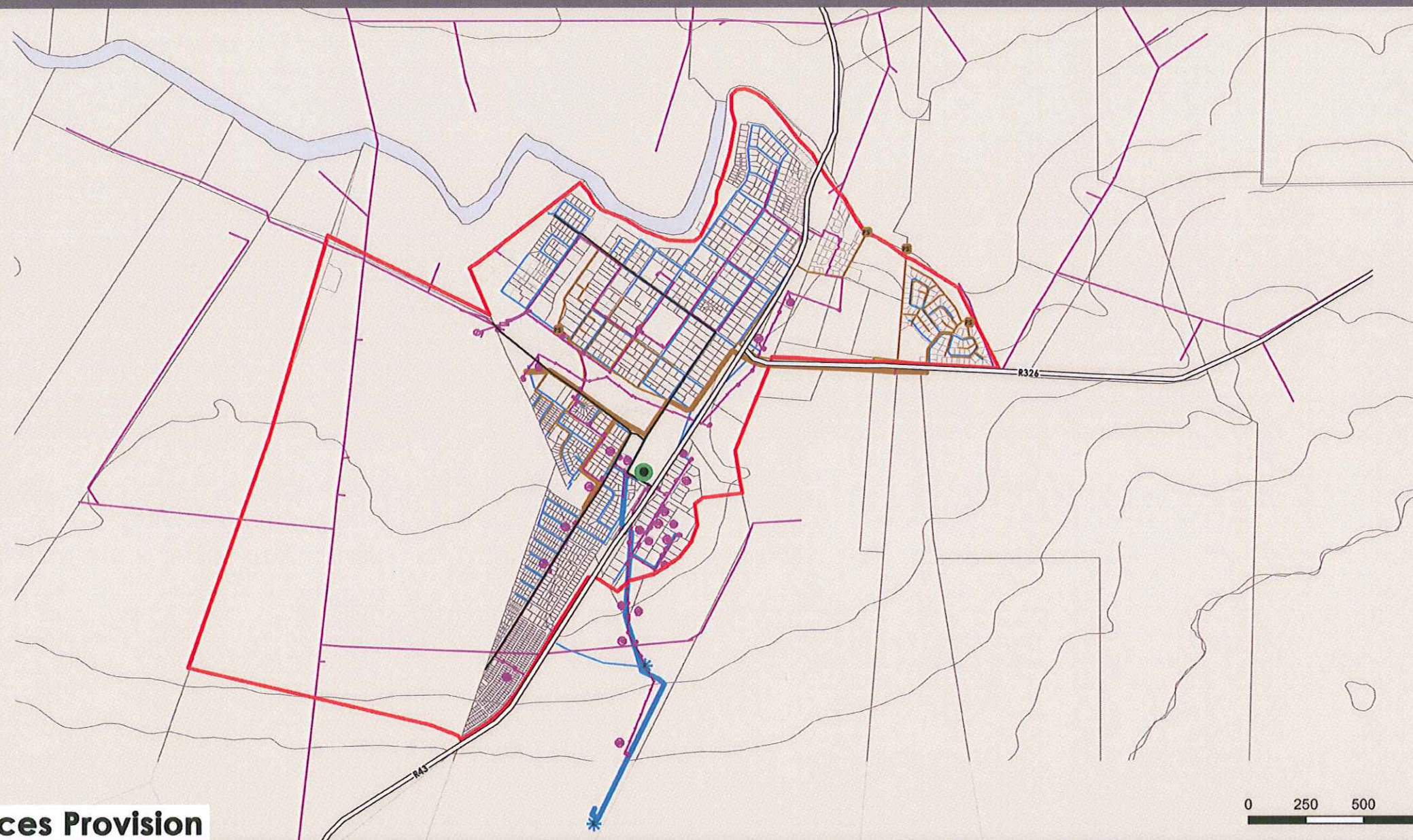
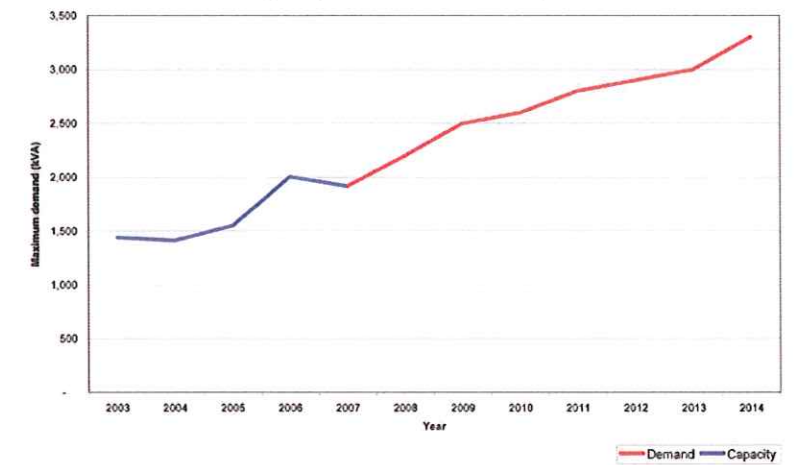
Buffels River WTWs (KI/d) - Potable Water Treatment Works

* not available

Stanford WWTWs - Waste Water Treatment Works (Sewerage)



Overstrand Municipality Kleinmond Electricity Demand



- ROADS**
- Provincial Routes
 - Local Collector Road
- SEWERAGE**
- Main Collector Line
 - Local Network
 - Treatment Works
- WATER**
- Main Supply Line
 - Local Supply Line
 - Reservoir
- ELECTRICITY**
- High Voltage Transmission Line
 - Medium Voltage Transmission Line
 - Mini Substation
- SOLID WASTE**
- Drop-Off Site

OPPORTUNITIES

- Sufficient water source capacity
- Sufficient solid waste capacity

CONSTRAINTS

- Parts of town to be added to sewerage network
- Upgrade of purification works required

OTHER

- Urban Edge

Civil Services Provision



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C. SERVICES PROVISION (MAY 2010)



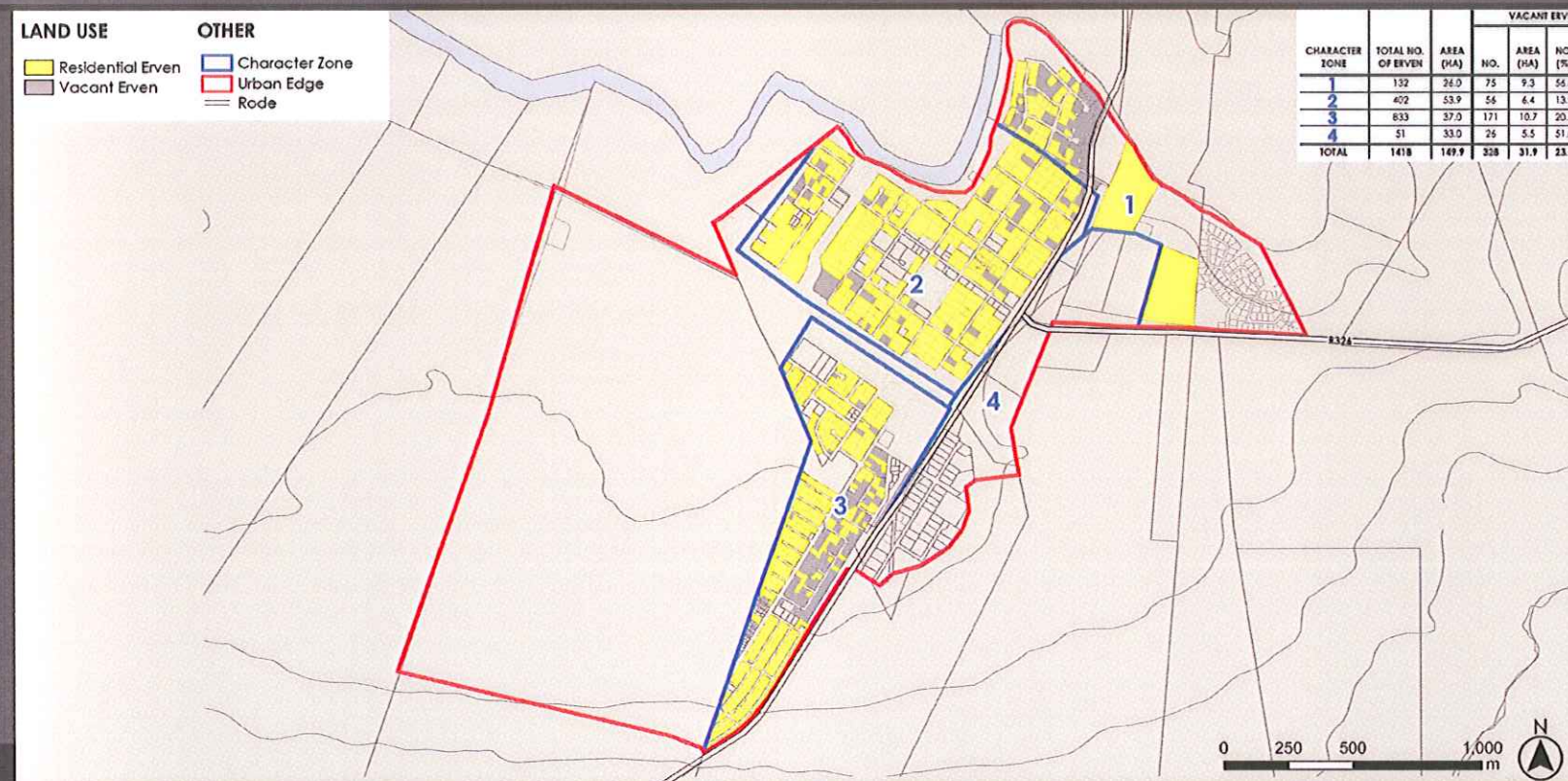
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AREA 3

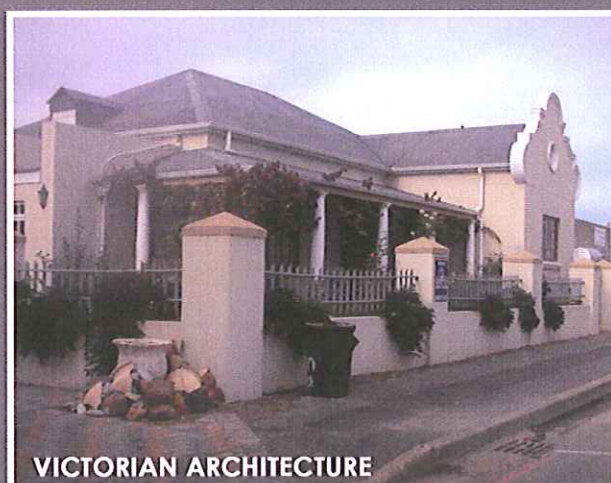
The original village centered on the Market Square contains a high number of buildings of heritage significance and a number of streetscapes which contribute substantially to the character of the village and its status as a proclaimed urban conservation area. The application of strict design controls has ensured that new developments are sympathetic to the existing urban fabric in terms of massing, scale and architectural character. It has limited opportunities for future growth.

Density & Area Character

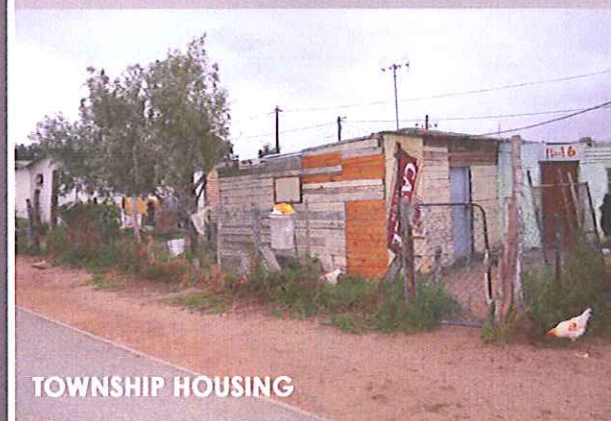


AREA 2

The township comprises a central distributor route with a tight grid pattern to the west and a series of looped lower order routes to the east. The RDP unit is the predominant typology. In most instances additions have been built, either in front or behind the original unit depending on its position on the site. Severe overcrowding is evident and the growth management strategy will have to identify land for future growth. It is essential that such growth contributes positively to the functioning of the village as a whole and does not perpetuate the separatist mono-use practices of the past. Appropriate densification could achieve these positive ends.

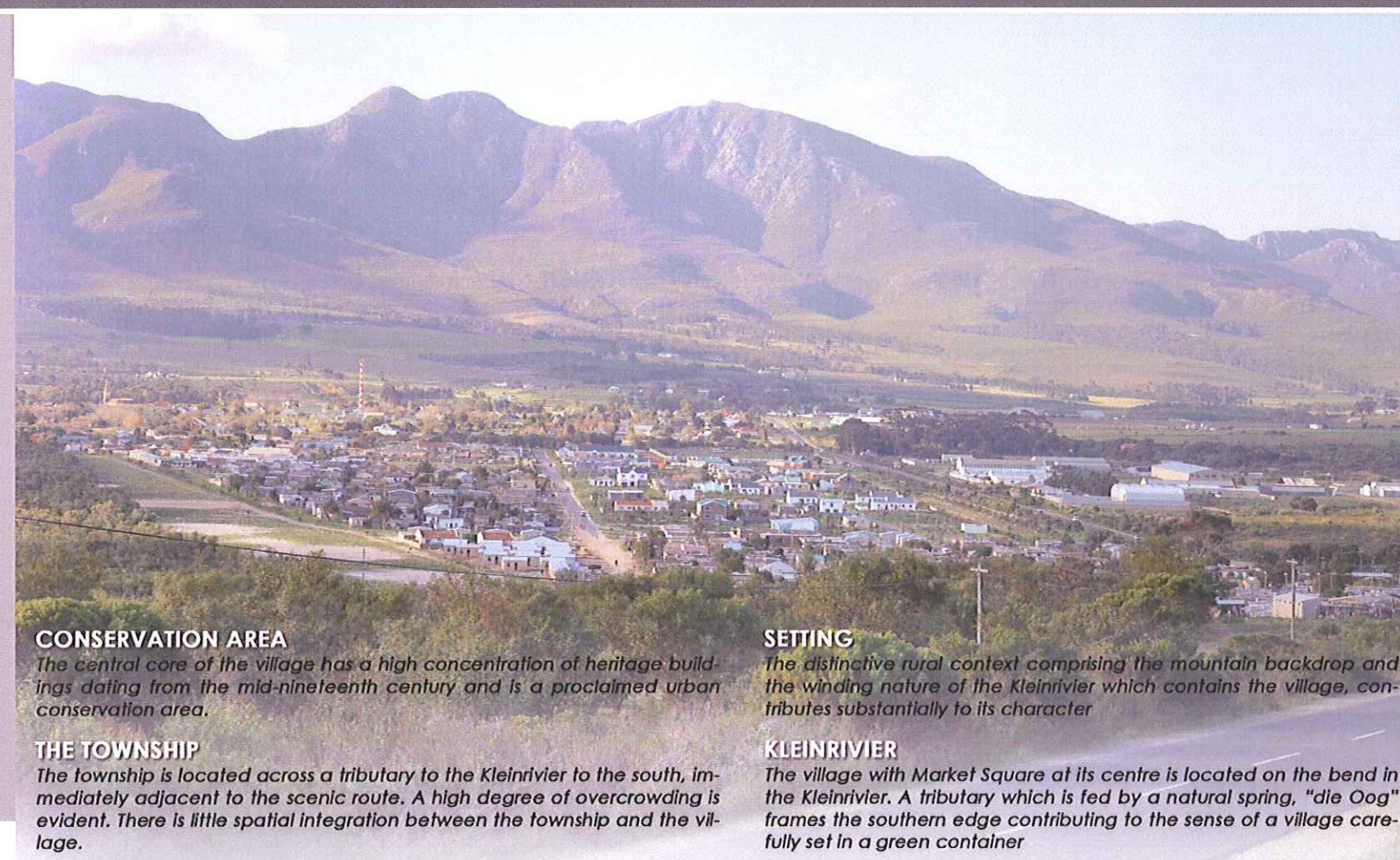


VICTORIAN ARCHITECTURE

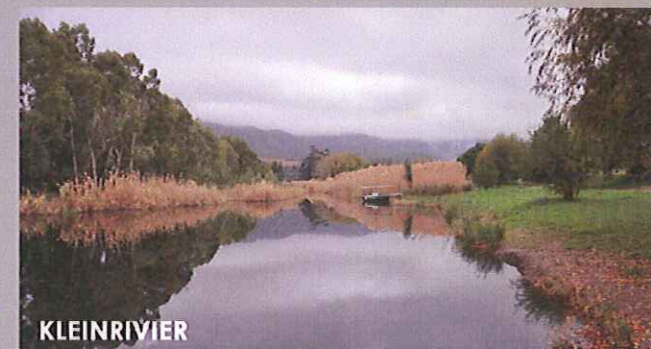


TOWNSHIP HOUSING

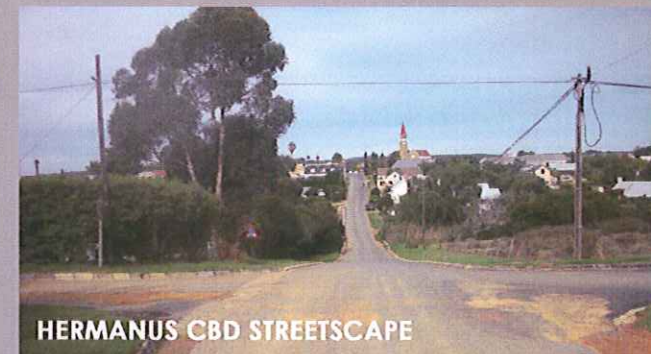
Place Making Qualities



RURAL SETTING



KLEINRIVIER



HERMANUS CBD STREETSCAPE



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D. DENSITY & AREA CHARACTER (MAY 2010)



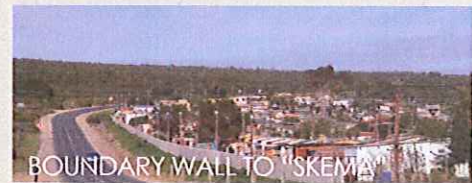
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A1 URBAN EDGE:

Four distinct precincts within the village can be identified which reflect its morphological development:

- The historic grid centered around the Market Square which dates from the latter half of the nineteenth century. (A1a)
- The grid is held by the Kleinrivier and its tributary which is fed by a natural spring "die Oog" to the south.
- The township, known as "die Skema" which stretches up the slope to the south on the west side of the R43. (A1b)
- Two gated village complexes to the north of the main access route between Stanford and Napier, the 326. (A1c)
- The small industrial complex to the east of the R43 and to the south of route 326. (A1d)

✓ The river connects the different precincts but a positive relationship is only evident around the edges of the historic grid where a "wandel pad" contributes substantially to the public amenity of the wetland system. Edges to the east and west are poorly defined and characterized by fallow farmland which contributes to some extent to the rural village quality of the settlement.



A2 SCENIC LINK ROUTE INTERFACE:

✓ The approach route from the north, as the R43 bends southwards, provides a strong visual image with the village nestled in the bend of the river to the west and rural farm and pasture lands to the east.

✗ The walled gated security villages to the west of the approach road mar this image to some extent.

✗ Similarly the high long boundary wall to the township to the south detracts from the visual experience of the scenic route.



B LEGIBILITY & CONNECTIVITY:

✓ The grid of the original layout provides a high degree of legibility with strong connections to the river.

✓ The Market Square provides a visual and social focus to the town contributing substantially to its legibility and the status of the village as an urban conservation area.

✗ The two gated villages to the north-east lack this sense of legibility and interconnectivity. There is a lack of connectivity between the village and the "Skema".



D GREEN CORRIDORS:

✓ The Kleinrivier and the bend in the tributary and the connection to the spring to the south-east provide the major green corridor and frame to the village and contribute substantially to its character and sense of place.

✓ The milkwood forest at the confluence of the two river systems and the location of the outspan at the intersection of the river and Bezuidenhout Street contribute to the environmental and heritage significance of the village.

C NODAL CENTRES:

✓ Queen Victoria Road is the main activity spine linking the village to the R43. Retail activity is restricted to the route. The Market Square is located at the centre of the village and provides its main social and recreational focus. It is a place of high heritage value and is being considered for a provincial heritage site status.

✗ There is at present a spatial dislocation between the old village and "die Skema" to the south. There are few nodal qualities evident in the latter.



0 100 200 400 600 m



To De Kelders



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E. CONTEXTUAL OVERVIEW (MAY 2010)



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A1 URBAN EDGE:

- The Kleinrivier forms a prominent natural edge to the village. Development on the northern edge of the river banks should be carefully controlled to maintain this green edge. (CONSTRANT)
- The maintenance and enhancement of the public walkways related to the river should be maintained and enhanced. (OPPORTUNITY)
- Linkages should be explored between the existing walkways and the historic "die Oog" to reinforce the heritage status of the settlement. (OPPORTUNITY)

A2 SCENIC LINK ROUTE INTERFACE:

- Controls should be implemented to ensure appropriate land uses and landscaping treatment adjacent to the scenic route and at the major point of access to the village. (CONSTRANT)

B LEGIBILITY & CONNECTIVITY:

Interventions to improve linkages between the village and the township possibly in the vicinity of Bezuidenhout Street and the Kraal area need to be developed as part of the growth management strategy. The linkage to the historic spring could form part of this interconnecting spatial network. (OPPORTUNITY)

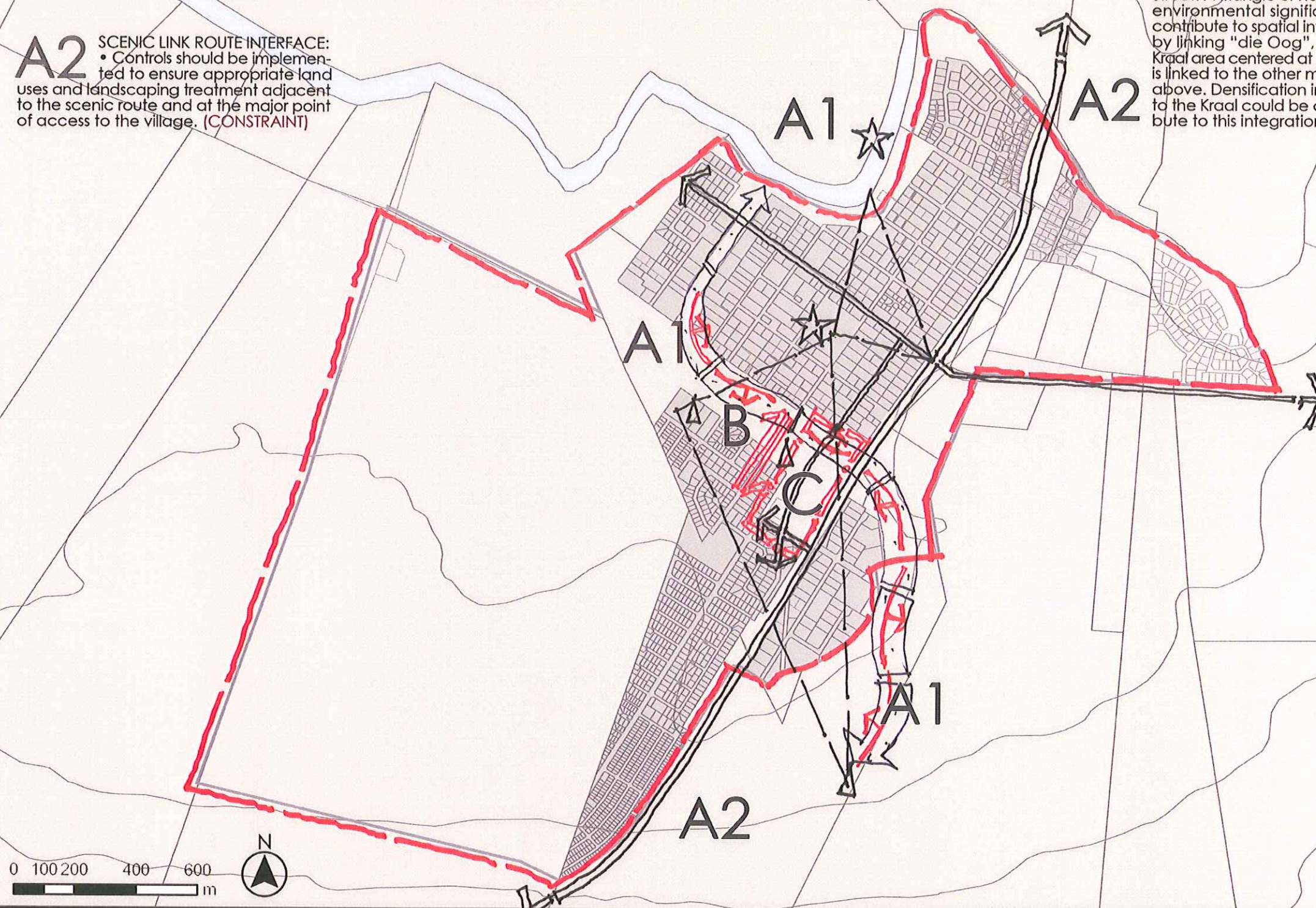
C NODAL DEVELOPMENT:

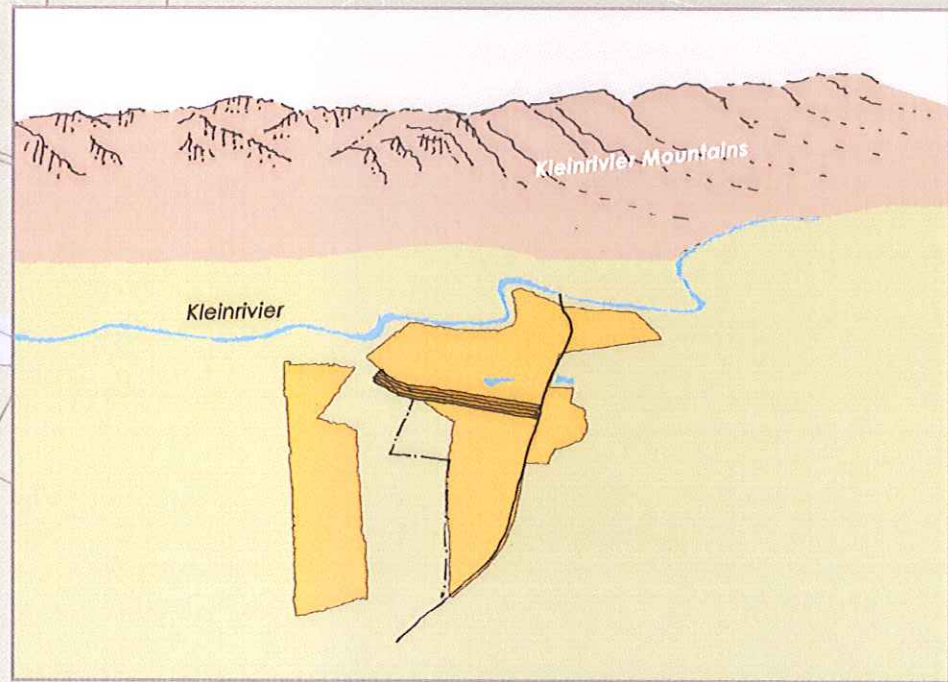
The area between the village and the township could become an opportunity to provide a zone of integration and interconnectivity. The position adjacent to the river and the old outspan area suggests an area of social, recreational environmental and heritage significance. Appropriate densification could thus be considered in this area. (OPPORTUNITY)

Within the village, points of activity include the entrance to the village from the R43, Market Square and the point of contact with the river at the northern end of King Street. A triangle of nodes of heritage and environmental significance which could contribute to spatial integration is provided by linking "die Oog", "die Bron" and the Kraal area centered at Market Square which is linked to the other major sites referred to above. Densification in the area adjacent to the Kraal could be considered to contribute to this integration. (OPPORTUNITY)

D GREEN CORRIDORS:

The major green corridor is formed by the Kleinrivier and the tributary which is fed by the spring and which winds its way through the settlement providing a seam of opportunity for integrating the disparate elements. Walking trails along the river and the associated milkwood forest and the high degree of accessibility to the grid of the settlement contribute to the role of the river as a resource of high public amenity value. (OPPORTUNITY)





To Hermanus

R43

Kleinrivier

Klein River Mountains

R326

To N2

NEW ROUTE
NEW SPINE

Town Square

Die Oog

To De Kelders

2. DEVELOPMENT CATALYSTS

- Access to Public Amenity
- Special Places
- Economic Opportunity (Local)
- Economic Opportunity (Regional)
- Urban Design Guidelines Needed
- Integration

1. SENSITIVE AREAS

- Open Spaces
- Heritage Overlay Zone (Heritage Areas)
- Wetlands
- Urban Edge

3. DENSIFICATION GRADING

- No Densification
- Densification Zone 10 - 20 DU/H
- Densification Zone 20 - 30 DU/H

4. LAND USE

- Education- Preprimary
- Education- Primary
- Industrial
- Worship
- Cemetery

0 100 200 400 600 m



GROWTH
MANAGEMENT
STRATEGY

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G. STRATEGIC GROWTH MANAGEMENT
INTERVENTIONS (MAY 2010)

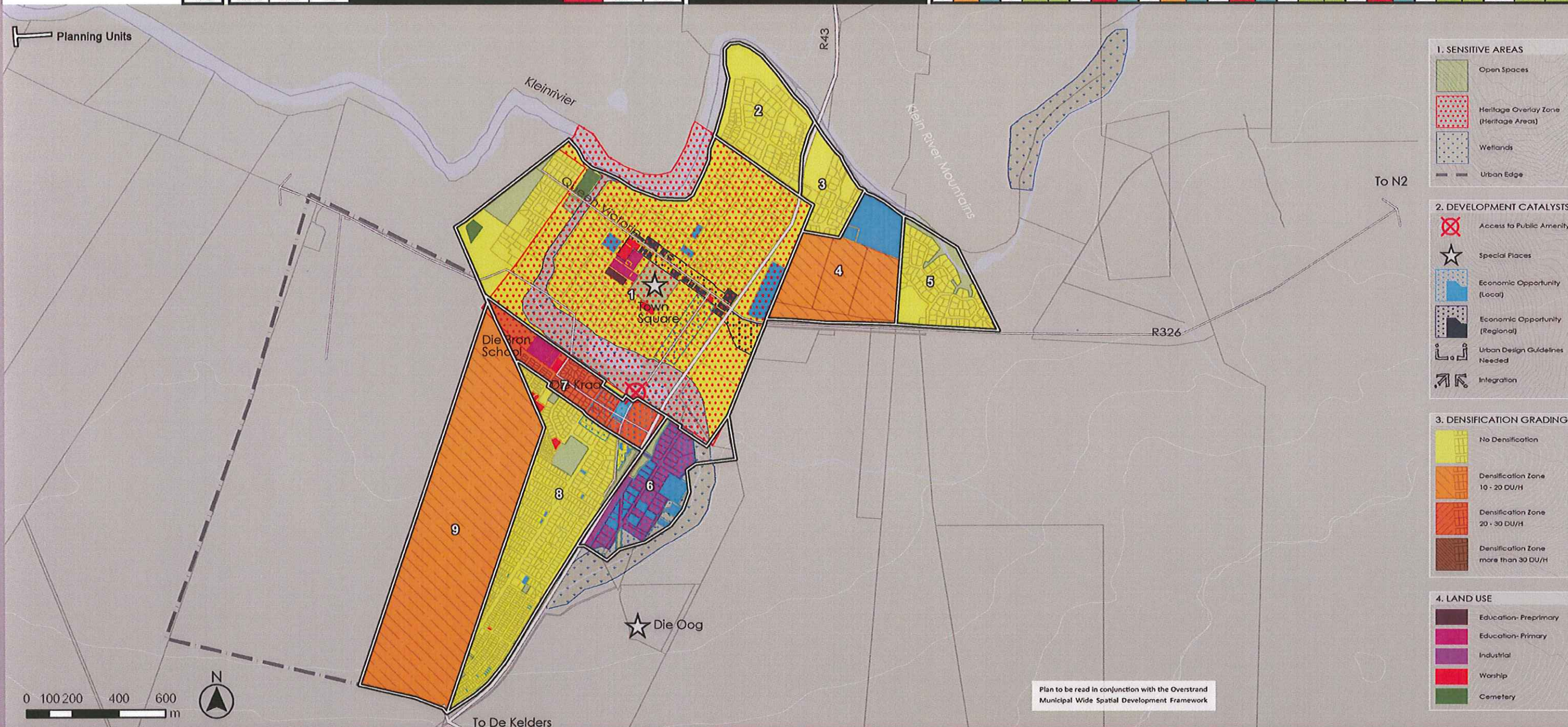


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Legend

•	Sufficient spare capacity
?	Further investigations required
X	No Spare Capacity Available
S	Water Source
N	Network
TW	Treatment Works
ET	Eskom Input
C	Collector Roads
L	Local Roads
E	Existing
R	Required
P	Proposed

Planning Unit	Density									Impact on Civil Services Capacity										Impact on Community Facilities																												
	Total Area of Planning Unit (ha)	Existing Number of Residential Units	Existing Gross Density	Densification Considerations (Refer to text for interpretation)	Height Restriction Proposal (Storeys)	Assumed Residential Developable Area (%)	Proposed increased gross residential density	Potential Total Number of Residential Units	Potential Number of Additional Residential Units	Water		Sewerage		Storm Water	Electricity		Roads		Solid Waste	Clinic / Hospital (C)			Community Hall (Ch)			Pre Primary School (PPs)			Primary School (Ps)			Secondary School (Ss)			Library (L)			Worship Sites (W)			Taxi Rank / Bus stop (T)			Public / Private Open Space (ha)				
										S	N	TW	N		TW	E	N	C		L	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	
1	109.2	360	3.3	SQ	n.a.	n.a.	3.3	360	0	•	?	?	X	X	?	•	?	•	•	•	0	0.1	0	1	0.1	1	1	0.6	1	1	0.4	1	0	0.2	0	1	0.1	1	4	1.2	4	1	0.1	1	27	1.9	27.0	
2	15.2	127	8.4	SQ	n.a.	n.a.	8.4	127	0	•	?	?	X	X	?	•	?	•	•	•	0	0.0	0	0	0.0	0	0	0.2	0	0	0.1	0	0	0.1	0	0	0.0	0	0	0.4	0	0	0.0	0	6	0.7	6.0	
3	7.8	39	5.0	SQ	n.a.	n.a.	5.0	39	0	•	?	?	X	X	?	•	?	•	•	•	0	0.0	0	0	0.0	0	0	0.1	0	0	0.0	0	0	0.0	0	0	0.1	0	0	0.0	0	0	0.0	0	0.2	0.2	0.2	
4	20.9	1	0.0	E1	2	75	12.8	267	266	•	?	?	X	X	?	•	?	•	X	•	0	0.1	0	0	0.1	0	0	0.4	1	0	0.3	0	0	0.1	0	0	0.1	0	0	0.9	1	0	0.1	0	0	1.4	1.4	
5	12.8	97	7.6	SQ	n.a.	n.a.	7.6	97	0	•	?	?	X	X	?	•	?	•	•	•	0	0.0	0	0	0.0	0	0	0.2	0	0	0.1	0	0	0.0	0	0	0.0	0	0	0.3	0	0	0.0	0	2.3	0.5	2.3	
6	16.1	0	0.0	Industrial	n.a.	n.a.	0.0	0	0	•	?	?	X	X	?	•	?	•	•	•	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0.7	0.0	0.7	
7	12.1	78	6.4	C4, 2 storeys	2	25	20.4	247	169	•	?	?	X	X	?	•	?	•	•	•	0	0.0	0	0	0.0	0	0	0.4	0	0	0.2	0	0	0.1	0	0	0.1	0	0	0.8	0	0	0.0	0	0	1.3	0.0	
8	35.7	687	19.2	SQ	n.a.	n.a.	19.2	687	0	•	?	?	X	X	?	•	?	•	•	•	0	0.1	1	2	0.1	2	0	1.1	1	1	0.7	1	0	0.3	0	0	0.2	0	4	2.3	4	1	0.1	1	5.5	3.7	5.5	
9	57.2	0	0.0	E1,80% / E2,20%	2	20	17.1	979	979	•	X	?	X	X	X	•	?	?	X	•	0	0.2	0	0	0.2	0	0	1.6	2	0	1.0	1	0	0.5	1	0	0.3	0	0	3.3	3	0	0.2	0	0	5.3	5.2	
Total	287.0	1389	4.8				9.8	2804	1415													0	0.6	1	3	0.6	3	1	4.7	5	2	2.8	3	0	1.4	1	1	0.8	1	8	9.3	12	2	0.6	2	41.7	15.1	48.3



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