



EXECUTIVE DECISION DOCUMENT

GENERAL MANAGER APPROVAL: <div style="float: right; border: 1px solid black; padding: 2px;"> DocuSigned by: <i>Michael Jones</i> <small>47000790F2D7463...</small> </div>		GENERAL MANAGER ACTION REQ'D: no		
DATE: 4/25/2022 5/5/2022		BOARD INITIATED ITEM: No		
Originator/Prepared by: Kimberly Koempel Dept: Real Estate & Prop Development <div style="float: right; border: 1px solid black; padding: 2px;"> DocuSigned by: <i>Kimberly Koempel</i> <small>F7DE5520BDEB49C...</small> </div> Signature/Date: 4/29/2022	General Counsel <div style="float: right; border: 1px solid black; padding: 2px;"> DocuSigned by: <i>Jana Belan</i> <small>F8FD7B3A73E74E8...</small> </div> Signature/Date: 5/2/2022 <div style="text-align: right;">[]</div>	Controller/Treasurer <div style="float: right; border: 1px solid black; padding: 2px;"> DocuSigned by: <i>Chris Gan</i> <small>EE11C8CEEEA04FD...</small> </div> Signature/Date: 5/3/2022 <div style="text-align: right;">[]</div>	District Secretary <div style="float: right; border: 1px solid black; padding: 2px;"> DocuSigned by: <i>Carl Holmes</i> <small>2243E3B49EA349E...</small> </div> Signature/Date: 5/3/2022 <div style="text-align: right;">[]</div>	BARC <div style="float: right; border: 1px solid black; padding: 2px;"> DocuSigned by: <i>Carl Holmes</i> <small>2243E3B49EA349E...</small> </div> Signature/Date: 5/3/2022 <div style="text-align: right;">[]</div>

Authorization to Enter into Property Exchange Agreement with Millbrae Adrian Science Park LLC at Millbrae Station and to Grant Easements to the City of Millbrae to accommodate new multi-modal access infrastructure

PURPOSE:

To obtain Board Authorization for the General Manager or his designee to:

1. enter into a property exchange agreement with Millbrae Adrian Science Park, LLC
2. subject to, and following completion of the property exchange agreement, grant right-of-way easements to the City of Millbrae that will result in the construction and maintenance of a new road and multimodal access improvements on Harriet Tubman Way.

DISCUSSION:

The Millbrae Station (the “Station”) was built as part of a larger, federally funded project to extend BART to the San Francisco International Airport (SFO). Revenue service on the SFO extension project, including Millbrae Station, began in June 2003. Millbrae Station can be accessed on both the west and east sides of the Station.

As part of the SFO extension project, BART acquired Harriet Tubman Way (formerly known as South Station Road), which connects the east side of the Station to the local road network (Adrian Road) just south of the Station and under Millbrae Avenue. Harriet Tubman Way provides critical emergency access to and from Millbrae Station as well as an alternate egress for users of the BART garage. The BART Board approved the renaming of South Station Road to Harriet Tubman Way on October 22, 2020. As Harriet Tubman Way



extends past the immediate Station area (owned by BART), it passes through two privately owned parcels before it connects to Adrian Road (refer to Attachment A). The privately owned parcels adjacent to Harriet Tubman Way are currently being redeveloped, and the owners of those parcels are working with the City of Millbrae (City) to entitle two life science office/lab developments, which are expected to bring 3,500 – 4,000 jobs to the Millbrae Station area. One of those developments is located at 210 Adrian Road and is owned by Millbrae Adrian Science Park LLC ("Developer" and also known as Longfellow Real Estate Properties).

The City's Millbrae Station Area Specific Plan contemplates that a new road be constructed which would provide a straight and direct connection from Adrian Road to Millbrae Station, as opposed to the current configuration of Harriet Tubman Way, which is very narrow and has curves that create challenging line of sight issues. The City, the Developer, and BART have collaborated to develop a new road system design that improves vehicle, pedestrian, and bicycle access to and from both Millbrae Station and the proposed life science developments (refer to Attachment A). The new roadway design prioritizes Harriet Tubman Way for bicycles and pedestrians by including a new two-way cycle track and new sidewalks. The new direct roadway would allow all vehicle traffic to exit Millbrae Station directly to Adrian Road.

To allow the Developer's building site to be shifted approximately 11 feet to the east, which would enable construction of the desired multimodal access improvements, including the new road, BART and the Developer would need to exchange two, equal-sized parcels of land. An appraisal of the BART-owned parcel and the Developer-owned parcel was completed with an appraisal date of January 27, 2022, and the parcels were determined to be of equal value. In addition to the station access benefits, the land exchange will also benefit BART as the newly acquired parcel is directly adjacent to the BART trackway providing the opportunity to use the new road for maintenance activities.

Because the land owned by BART was purchased with federal funds, Federal Transit Agency approval is required for the property exchange and easements. BART staff has submitted a formal request to FTA and is coordinating with them on their review. BART staff would not complete a property exchange unless and until FTA approval is received.

Assuming the Board authorizes staff to do so, once the property exchange has been completed, BART will dedicate right-of-way easements to the City of Millbrae over the existing Harriet Tubman Way and the new road, which will allow the City to work with the developers to construct the new roadway improvements. In addition, the easements will require the City to be responsible for maintenance of the roadway improvements.

FISCAL IMPACT:

There is no fiscal impact from the proposed actions

ALTERNATIVES:

The Board can choose not to authorize the exchange of land or easement dedication and to direct staff to collaborate with the City and Millbrae Adrian Science Park LLC on improving Harriet Tubman Way in its current configuration. BART would continue to be responsible for the maintenance and repair of the roadway.

RECOMMENDATION:

It is recommended that the following motions be adopted.

MOTIONS:

1. Authorize the General Manager or his designee, subject to approval by the Federal Transit Agency, to enter into a land exchange agreement with Millbrae Adrian Science Park, LLC
2. Authorize the General Manager or his designee to grant right-of-way easements to the City of Millbrae.
3. Authorize the General Manager or his designee to execute such documents and agreements as are necessary to effectuate the foregoing motions.

Attachment A

Millbrae Station Area

