



Millbrae Station Transit-Oriented Development (TOD)



December 6, 2018
BART Board of Directors



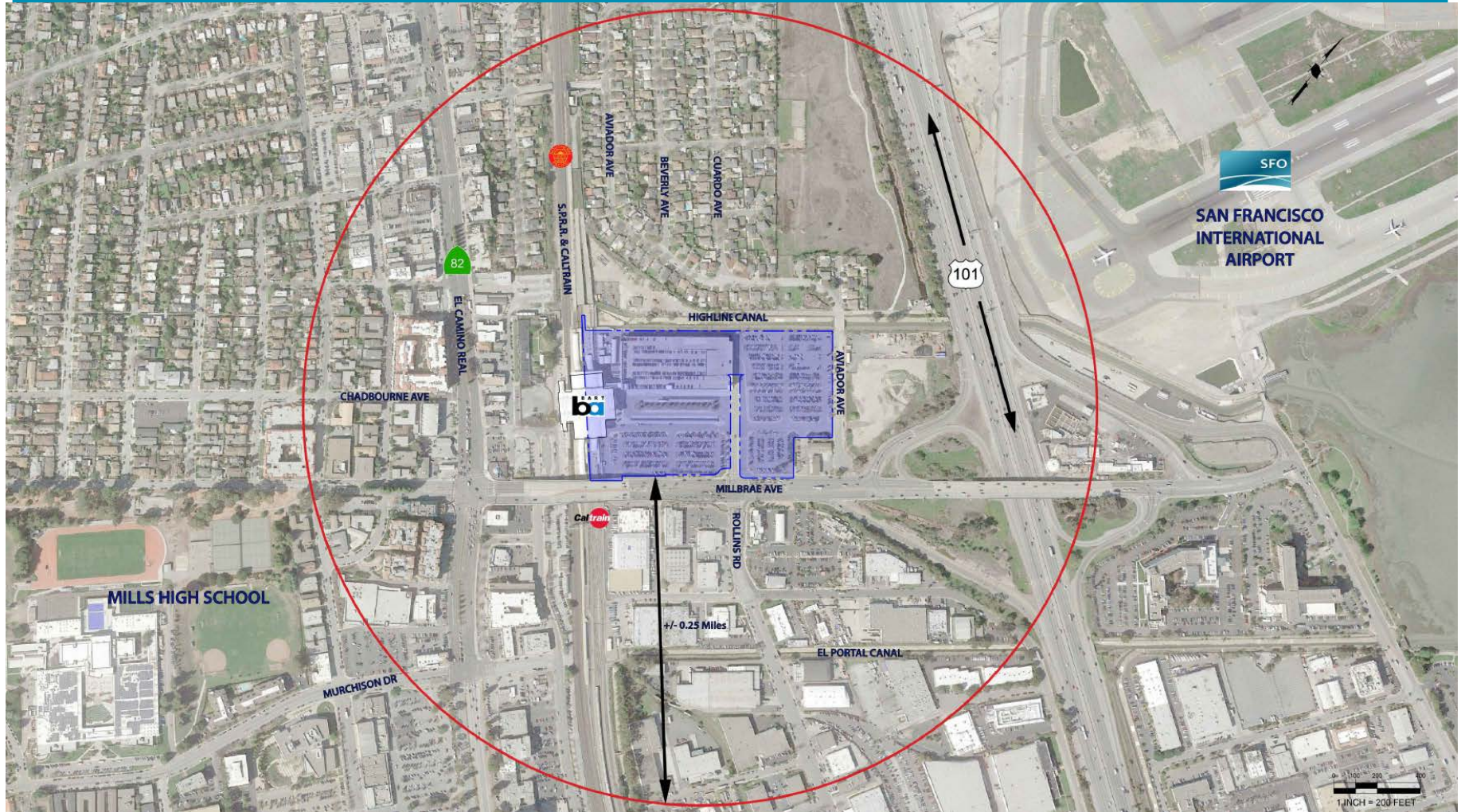
Presentation Overview

1. Gateway at Millbrae TOD Project Overview
2. Project Entitlement Status
3. Access and Circulation
4. Next Steps
5. Proposed Board Motions:
Final Environmental Impact
Report (FEIR) actions and Project
approval
6. Real Estate Deal Terms Update
(closed session)





Site Context





Gateway at Millbrae (TOD #2) Site Plan





Gateway at Millbrae (TOD #2) Summary of Board Actions

- Approved Exclusive Negotiation Agreement (ENA) with RUP – February 2013
- Approved two ENA extensions – October 2014 & April 2016
- Approved Project and delegated to the General Manager the decision to approve or disapprove any project modifications subject to CEQA analysis – June 2016
- Authorized General Manager to execute Option Agreement with Republic Millbrae LLC for a 99-year ground lease – June 2016
- Adopted the Findings, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program – June 2016



Gateway at Millbrae (TOD #2) City of Millbrae Actions

- Millbrae Station Specific Area Plan and FEIR Approval – February 2016
- Planning and Zoning Approval – December 2017
- City Council Approval – April 2018
 - ❖ Site Development Plan, Development Agreement, Conditional Use for Hotel, and Tentative Vesting Map
- Design Review Approval in Process – Planned for January 2019



Project Changes over the Entitlement Process

Real Estate Product	February 2013 (BAFO)	October 2015	June 2016	September 2018
Office (square feet)	140,000	143,575	157,852	151,853
Retail (square feet)	17,300	42,450	46,411	44,000
Residential – Market Rate (units)	350	311	301	300
Residential – Affordable (units)	0	65 (17%)	75 (20%)	100 (25%) 80 Veteran Pref. Low Income 20 Moderate Income
Hotel (rooms)	0	110	126	164



Gateway at Millbrae



Residential



Office

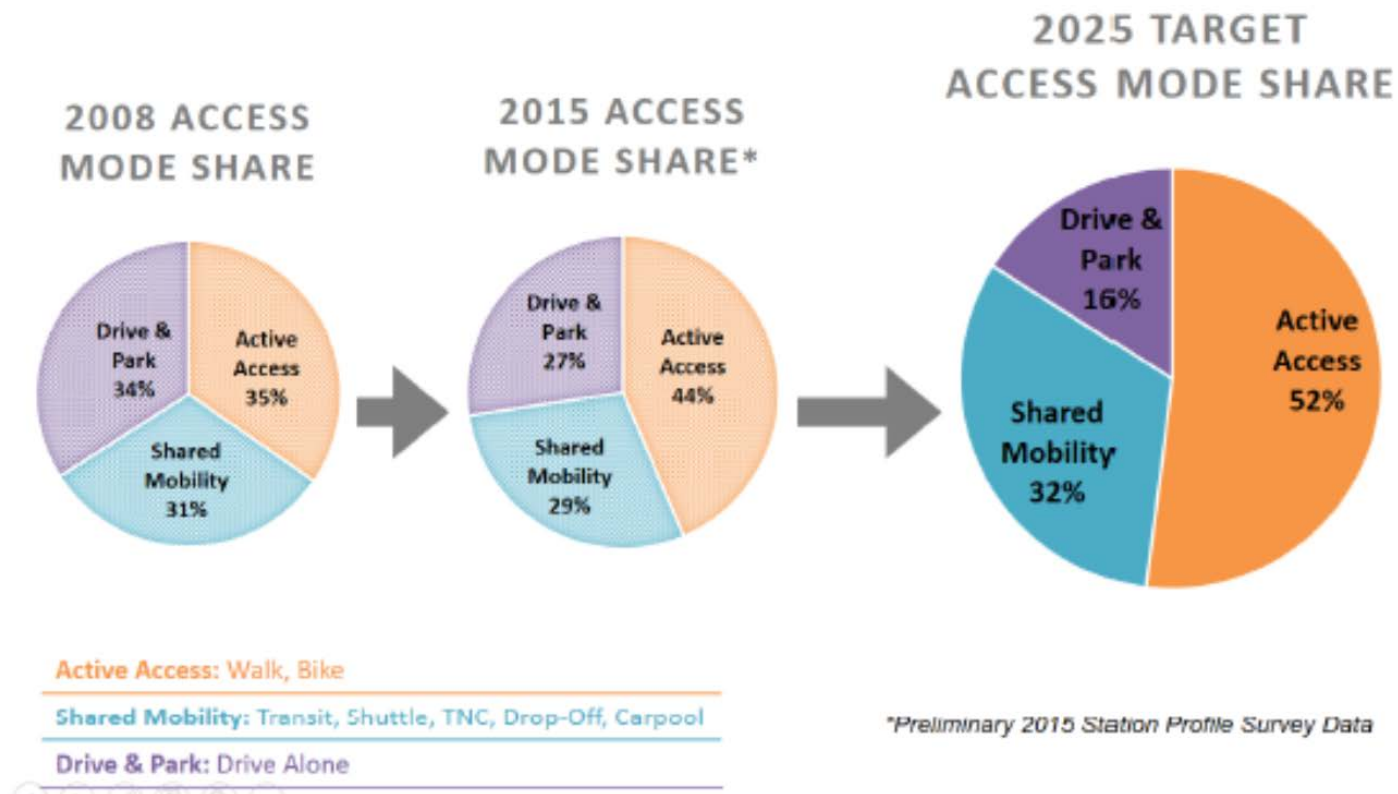


Veterans Affordable Housing



BART Board Adopted Station Access Performance Targets

Millbrae Station: Currently Intermodal –Auto Reliant
Envisioned to become Balanced Intermodal





Access and Circulation

Pedestrian Improvements

- Paseo with plaza/art leading from Rollins Road to station
- Enhanced crosswalks at Rollins Road
- Improved and activated transit plaza
- Pedestrian activated signal at Rollins Rd. and Garden Lane

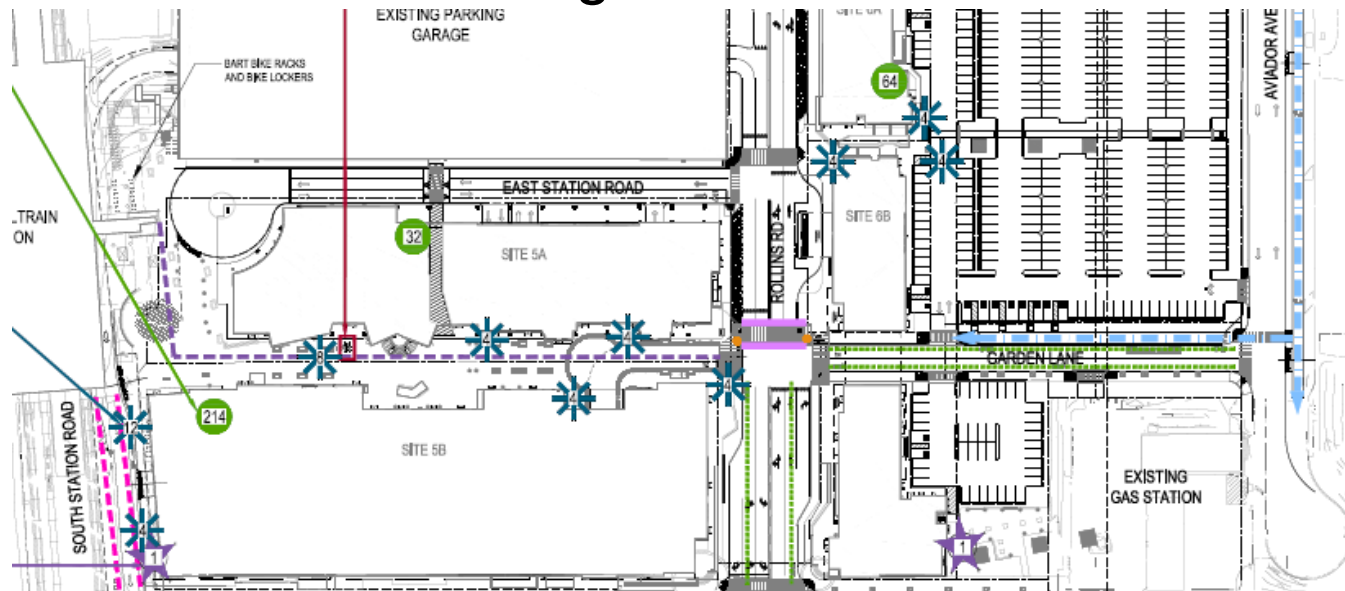




Access and Circulation

Bike Improvements

- Bike parking throughout project (denoted by blue stars)
- Class 1 multi-use paths along Aviador Avenue and Garden Lane (providing a future connection to regional Bay Trail)
- Class 2 bike lanes along S. Station Road

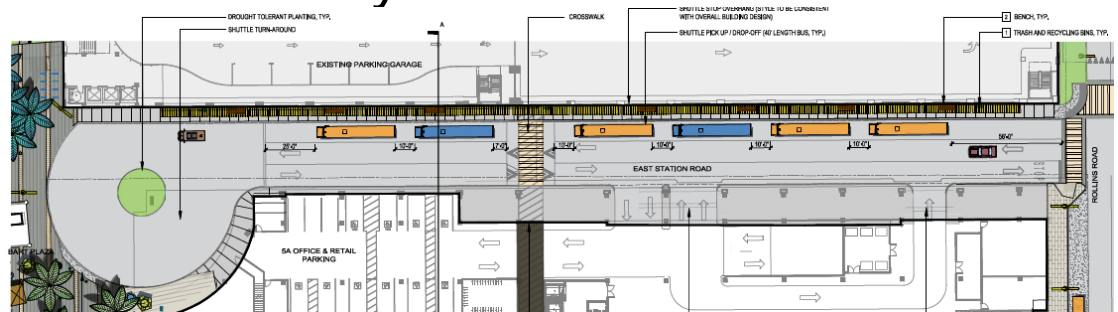




Access and Circulation

Shuttles/Transit

- 8 stops total, 6 on East Station Road
- East Station Road turn around will be limited to transit and BART maintenance only

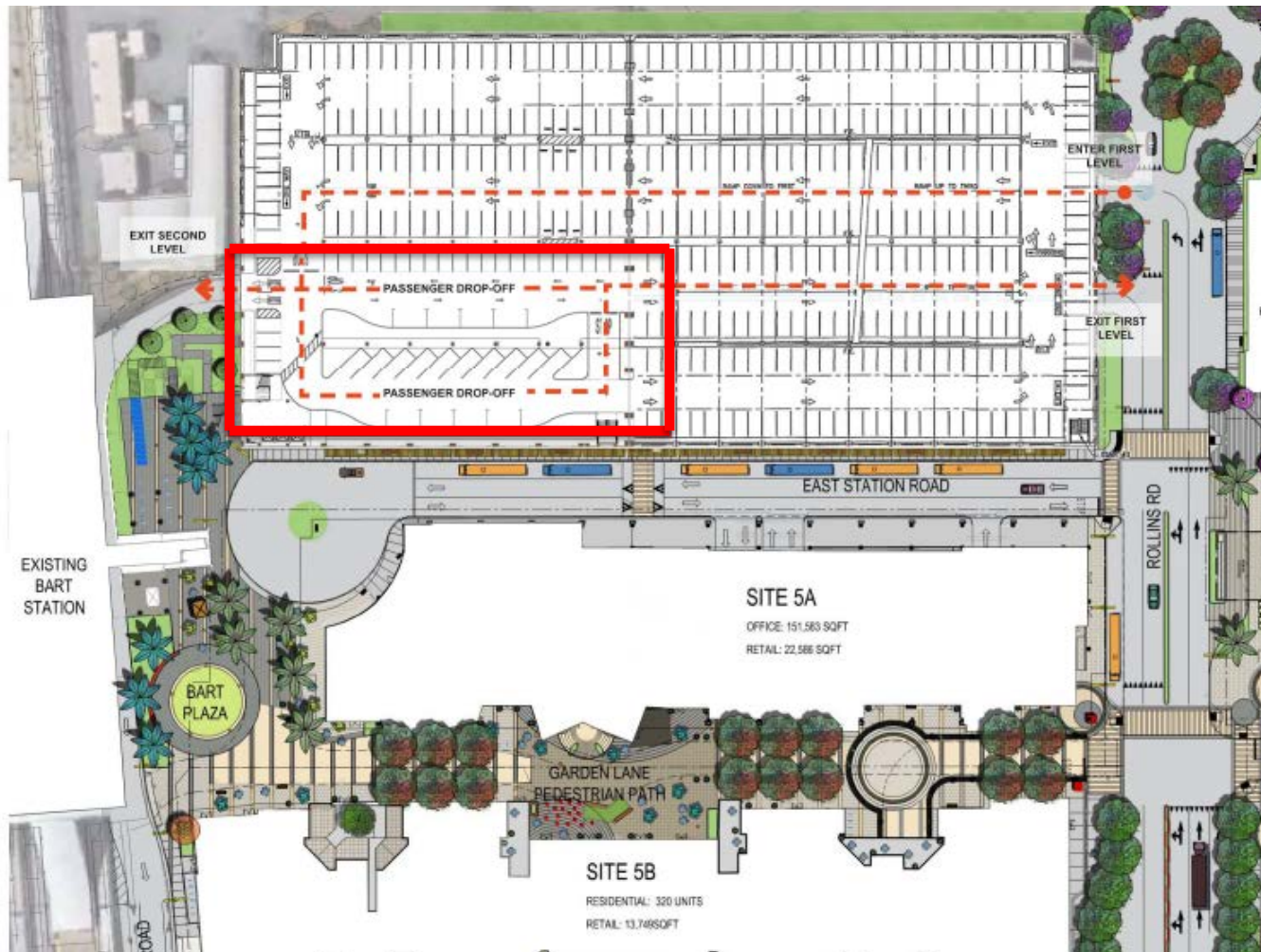


Passenger Pick up/Drop off

- New facility on 2nd floor of parking garage
- 8 Spaces for quick drop off and 10 spaces for waiting



New Passenger Pick Up/Drop Off Facility





Parking

Development Parking

- Parking is below BART TOD parking maximums
- Working with BART and City on a shared parking program
- Robust Transportation Demand Management (TDM) program
 - ❖ *On site TDM Coordinator*
 - ❖ *Bike share and ride share programs*
 - ❖ *Showers and locker rooms provided for hotel and office employees*
 - ❖ *Unbundled parking for market rate residential, office, and hotel*

BART Parking

- 20% parking reduction creates opportunity for TOD
- 2,409 Spaces (2,092 structured and 317 surface)



Next Steps

City of Millbrae

- Design Review Approval – January 2019
- Plan Review and Building Permits – Spring 2019

BART

- Finalize Lease Option Agreement – December 2018
- Execute Ground Leases – Summer 2019

FTA

- Joint Development Approval – Spring 2019

Construction

- Currently anticipated to begin Summer 2019



Board Action Today

BART is the “Responsible Agency” for CEQA

- June 23, 2016: BART Board of Directors took actions related to the Project EIR and approved the Project

City of Millbrae is “Lead Agency” for CEQA

- Project has changed since 2016 and City took CEQA actions in April 2018
 - ❖ *Hotel and affordable housing changed locations*
 - ❖ *Residential units and hotel rooms increased*
 - ❖ *Office and Retail square footage decreased*
 - ❖ *Number of affordable housing units increased*

Staff Recommendation is for BART Board of Directors to update CEQA actions and approve updated Project



Proposed Board Motion (CEQA Actions

- a. Adopt Findings, Statement of Overriding Consideration and Mitigation Monitoring and Reporting Program for the TOD #2 Project.**
- b. Find that changes or alterations have been required in, or incorporated into, the project which mitigate or avoid significant effects on the environment.**
- c. Find that for the significant and unavoidable effects of the TOD #2, benefits of the project outweigh the significant effects on the environment, as identified in the Final EIR and the Statement of Overriding Considerations.**



Proposed Board Motion Continued (Modified Project Approval)

- d. Approve changes to the TOD #2 Project.**
- e. Delegate the General Manager or her designee the decision to approve or disapprove any additional modifications to TOD #2, and conclude that the modifications will not result in any new significant environmental effects not considered in the Final EIR or a substantial increase in the severity of previously identified significant effects.**