



Millbrae Station Transit-Oriented Development (TOD)



November 21, 2019
BART Board of Directors



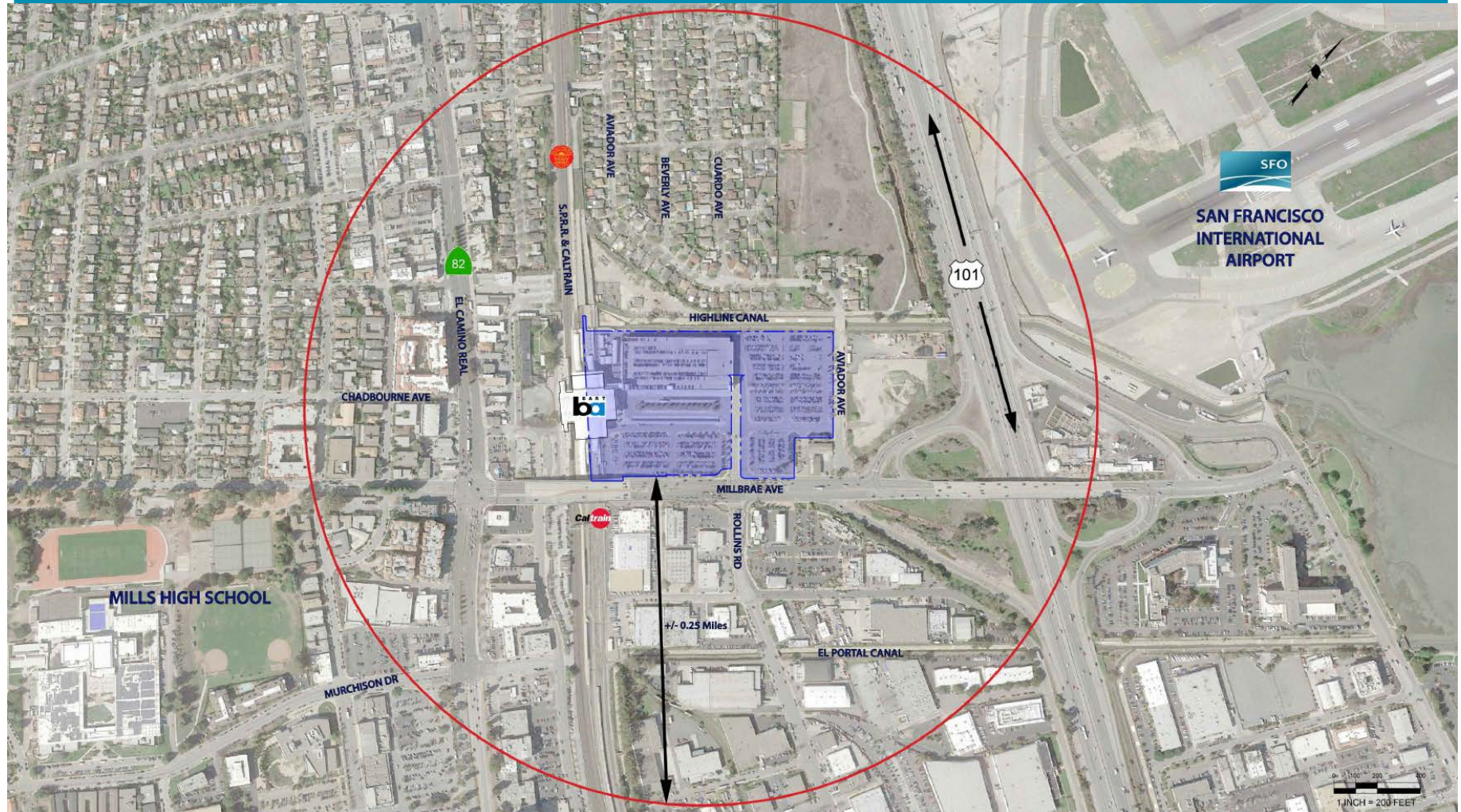
Presentation Overview

1. Gateway at Millbrae Station TOD Project Summary
2. Project Updates
3. Project Schedule





Site Context





Gateway at Millbrae Station Site Plan





Gateway at Millbrae Station



Residential



Office



Veterans Affordable Housing



Gateway at Millbrae Station Summary of Board Actions

- Approved Exclusive Negotiation Agreement (ENA) with Republic Urban Partners (RUP) – February 2013
- Approved two ENA extensions – October 2014 & April 2016
- Approved Project and took CEQA actions – June 2016
- Authorized General Manager to execute Option Agreement with Republic Millbrae LLC for a 99-year ground lease – June 2016
- Approved updated Project and updated CEQA actions – December 2018
- Approved updated deal terms – December 2018

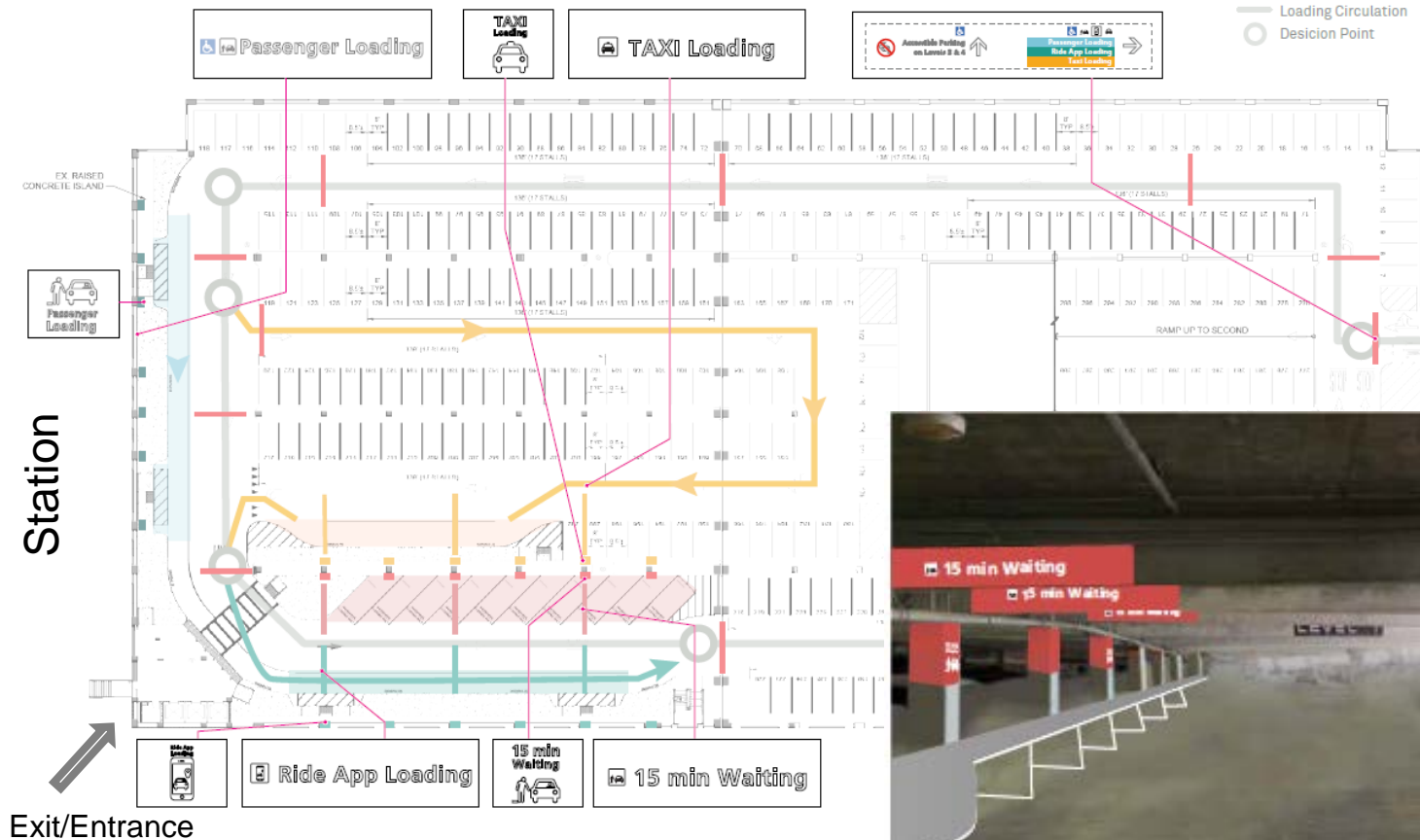


Gateway at Millbrae Station Project Updates

- Pick-up/drop-off location change in existing garage
- BART parking:
 - *Now: 2,360 Spaces (2,060 structured, 300 surface) 21% reduction*
 - *Was: 2,409 Spaces (2,092 structured and 317 surface) 20% reduction*
- \$18M Affordable Housing Sustainable Communities (AHSC) grant
 - *\$2M for Millbrae Tail Track Project*
 - *\$1M for Station Security Improvements*
- Deal term updates – closed session



New Passenger Pick Up/Drop Off Facility – Garage 1st Floor





Gateway at Millbrae Station Schedule

- Final Design – Current
- Signed Lease Option – August 2019
- Began Public Outreach – September 2019
- Closing on all 4 leases – Late November 2019
- Construction Start – December 2019
- Construction Duration - 4 years (December 2023)