January 8, 2019
City Council Study Session

Gateway at Millbrae Station
Transportation

SAN FRANCISCO INTERNATIONAL AIRPORT (SFO)
2019 – 57.5 Million Passengers
7th Busiest Airport in the U.S.

CALTRAIN RIDERSHIP
Average Weekday Entries 3,645

BART RIDERSHIP
Average Weekday Exits 6,564
(7-10 A.M.) A.M Entries 2,890
(4-7 P.M.) Exits 2,681
Gateway at Millbrae Station Aerial View
Project Site Plan with Key Facts

Site Plan Overview:

- **Site 5A**
  - Office: 157,694 sf
  - Retail: 22,099 sf

- **Site 5B**
  - Residential: 320 units
  - Retail: 7,660 sf

- **Site 6A**
  - Residential: 600 units
  - Retail: 7,660 sf

- **Site 6B**
  - Residential: 164 units

**Project Summary**

- **Office**: 157,694 sf
- **Residential**: 420 units (80% affordable)
- **Hotel**: 164 rooms

**Parking Stall Summary**

- **Total**: 124

**Retail**

- 5A: 22,093 sf
- 5B: 13,419 sf
- 6A: 7,660 sf
- **Total**: 43,373 sf
Gateway at Millbrae Station Project Approvals

Approval Milestones

• BART Approval of ENA - April 24, 2013
• MSASP Update – February 10, 2016
• Final Environmental Impact Report (FEIR) – January 12, 2016
• Millbrae General Plan Amendment – January 26, 2016
• Site Development Plan – April 10, 2018
• Conditional Use Permit (CUP) for the Hotel – April 10, 2018
• Vesting Tentative Map – April 10, 2018
• Statement of Overriding Considerations for FEIR – April 10, 2018
• Development Agreement: April 10, 2018
• BART Approved City Approved Updated Project – December 6, 2018
• Design Review Approvals-June 11, 2019
• Site Grading Permit-December 2019
• Building Permit-Projected June 2020
• Affordable Apartments opened October 2022
• Projected Hotel COO December 2022
• Projected Office Substantial Completion December 2022
• Projected Market Rate Residential Phased Occupancy starting December 2022
NEW AFFORDABLE APARTMENTS FOR VETERANS
200 Rollins Rd, Millbrae, CA 94030

The Bay Area
In 2015, collectively, approximately 140,000 new jobs were created in the SF Bay Area. During that same period, only 7,000 new residential units were delivered in the region. The 1:20 ratio of homes to jobs is dramatically insufficient, leading to drastic increases in cost of housing, relocation of long-time residents and workforce out of the Bay Area, and increased commute times and traffic congestion.

Our Plan
The proposed affordable housing development at Gateway at Millbrae Station (TOD #2) will be funded by a combination of State and Federal Low Income Housing Tax Credits, equity contribution by developer, and other state and local proceeds, as necessary. The 80-unit affordable housing project, of which 55 units will be Veterans preferred, will provide housing for extremely low-, very low-, and low-income households, or those earning 30% to 60% of the San Mateo County Area Median Income (AMI). This exceeds the Millbrae Station Area Specific Plan (MSASP) requirement of 15% affordable housing by 5% (20 additional units) and meets the criteria of a Community Benefit as defined in the Plan.

Our Veterans
The US Census in 2014 calculated that, out of an American population of 319.2 million, 21.8 million men and women are veterans of the US Armed Forces. There are many Veterans who are priced out of the local rental market. Even with housing vouchers, given the high market rents and low vacancy, vouchers are often unusable. By creating a preference for Veterans and coordinating with the local VA Palo Alto Domiciliary Staff, the Housing Authority of San Mateo County, Department of Housing of San Mateo County, and veteran service non-profits, the project would target its leasing outreach to this population of veterans.

What We Will Provide – 80 Units of Affordable Housing (55 Veterans Preferred Units)
- TOD 2: New Affordable Housing
  - 5A: Stand-alone building on TOD #2 with 80 units of Affordable Housing
  - Meets the Millbrae Station Area Specific Plan (MSASP) requirement of 15% affordable housing by providing 20 additional affordable units.
- 5-story building with “unbundled” parking to encourage transit ridership.
- Building will be designed to LEED Silver standards
- A mix of studio apartments and 1-bedroom apartments available to Veterans, seniors, and workforce
- An amenity rich environment including a community room, library, bicycle storage room, laundry facilities and workspace for residents and resident services.
- Within walking distance to BART, CalTrain, and downtown Millbrae.
- Within a new mixed-use development that will provide shopping and dining opportunities and publicly accessible open spaces.

Gateway at Millbrae Station is an Equal Opportunity Housing provider, admitting applicants in accordance with Local, State and Federal Fair Housing Laws.
The Gateway at Millbrae Station has been endorsed by:

- San Mateo County Building & Construction Trades Council
- San Mateo County Union Community Alliance
- San Mateo County Veterans Commission
- Vietnam Veterans of America
- Greenbelt Alliance
- Housing Leadership Council
- Peninsula Young Democrats
- San Mateo County Association of Realtors
- Silicon Valley Bicycle Coalition
- Silicon Valley Leadership Group
- American Legion – Cathay Post
The Gateway at Millbrae Station has been endorsed by:

- **Sentinels of Freedom**
- **Helmets to Hardhats**
- **Swords to PlowShares**
- **Veterans of Foreign Wars Post 4618**
- **Honorable Marge Colepietro, Mayor of the City of Millbrae (2012) and forty-five-year resident of Millbrae**
- **Honorable San Mateo County Supervisor Don Horsley**
- **Honorable San Mateo County Supervisor Warren Slocum**
- **Honorable San Mateo County Supervisor David Canepa**
- **Honorable Adrienne Tisser, San Mateo County Supervisor (2005-2016)**
- **Honorable State Senator Jim Beall**
- **Honorable State Senator Kevin Mullin**
Community Engagement & Outreach:

- Millbrae Art & Wine Festival 10/30/2014
- Joint Study Session City Council & Planning Commission – 6/30/2015
  - Community Meeting 7/16/2015
  - Community Meeting – 9/9/2015
  - Planning Commission – 11/2/2015
- Veterans Housing Press Conference – 12/16/2015
- Planning Commission – 11/16/2015
  - City Council – 1/26/2016
- Millbrae Chamber of Commerce – 3/21/2016
  - Rotary – 4/18/2016
Community Engagement & Outreach:

- San Mateo County Association of Realtors – 5/18/2016
  - Community Rally – 9/1/2016
- Rotary Club of South San Francisco – 3/15/2017
  - Veterans Housing Town Hall – 3/28/2017
- Housing Leadership Council of San Mateo County,
  - Affordable Housing Week – 5/7/2017
- Peninsula Chinese Business Association – 5/25/2017
  - Millbrae Community Foundation – 7/25/2017
- San Mateo County Association of Realtors – 10/3/2017
Millbrae Station’s Community Benefits

- Creates much needed workforce and affordable housing in Millbrae / San Mateo County
  - Provides 80 units of affordable housing on-site, 55 of which will be given priority to Veterans
  - This is in excess of the 15% affordable requirement of the MSASP

- Provides additional revenue to the City of Millbrae through new sales tax opportunities and property taxes, and supports City services like police, fire, and parks.

- Constructs a multi-use trail which will connect to the future Bay Trail extension

- Provides enhanced access throughout the site to promote walkability and bicycle ridership

- Provides a network of open spaces that include paseos, plazas, and pocket parks, exceeding the requirement in the MSASP
Millbrae Station’s Community Benefits

- Incorporates public art within open space areas
- Provides revenue to help fund key infrastructure improvements for BART
- Includes a Project Labor Agreement with the San Mateo County Building & Construction Trades Council
- Creates an attractive place for people to live, work, shop, visit, and dine
- Provides an estimated $1.4 Million in School Impact Fees to support Millbrae schools
- Incorporates various Traffic Demand Management (TDM) measures to reduce traffic and to support walking, biking, transit ridership and ridesharing
Estimated City of Millbrae Annual General Fund Revenue = $1.86 Million (1)

❖ Property Taxes to Millbrae
Gateway at Millbrae Station is projected to generate over $485,000 in property taxes annually (1)

❖ Sales Taxes to Millbrae
Gateway at Millbrae Station is projected to generate $230,000 in sales taxes annually (1)

❖ Transit Oriented Tax (TOT)
The proposed 164 room hotel is projected to generate approximately $791,500 annually from the Transit Oriented Tax (12% tax on gross room revenue) for the City of Millbrae (1)
School Impact Fees
Gateway at Millbrae Station is projected to contribute over $1.4 Million in School Impact Fees (2)

Other Fees, Assessments, and Taxes
There are numerous other fees, assessments, and taxes projected to generate approximately $355,000 annually to the City’s General Fund. (1) Based upon Fiscal Impact Report prepared by Gruen Gruen & Assoc.

Total Project Costs
The project construction costs are estimated to be $380 Million (2) Based upon 2017 Impact Fee Rate for the Millbrae School District & the San Mateo Union High School District
9 Goals of the MSASP

"With an increase in intensity and diversity of uses, the Plan Area will become not just a place to live or work, but a community destination”
Source: Millbrae Station Area Specific Plan, Vision Statement, p.3.1

A Vibrant Daytime and Evening Activity Center
Where People Live, Work, Visit
The project proposes a mix of land uses - residential, retail, office and hotel. This will create an active community throughout the day for residents, workers, visitors, and BART riders.

A Significant Regional and Local Transit Hub
The BART Station will continue to operate as a major transit hub for BART, Caltrain, shuttles, and buses for current and future riders.

A Balanced, Safe, and Efficient Circulation System In and Around the Plan Area
The project proposes key improvements to the existing vehicular circulation while balancing the needs of pedestrian and bicyclists to promote alternative modes of transportation.

A Well-Designed District That Creates A Sense of Place for Millbrae
New architecturally pleasing buildings with ground floor retail spaces and integrated open space will create a destination for Millbrae.
• **A Network of Public Open Spaces**
  • Public open spaces are proposed throughout the project in the form of public plazas, paseos, and pocket parks.

• **A Station Area Where New Development is Sensitive to Surroundings**
  • The buildings are designed to create a Gateway element along Millbrae Avenue that promote activity and interest through ground floor retail space, site furniture, enhanced landscaping, project signage and public art.

• **A District That Benefits Millbrae’s Local Economy**
  • New businesses, including a hotel, retail, and office space, will contribute to the local economy.

• **An Environmentally Sustainable Neighborhood**
  • The project promotes walkability, bicycling, and public transportation to reduce vehicular trips. The project will also feature sustainable building practices.
Ground Breaking December 4th, 2019
Persistence

• “Nothing in this world can take the place of persistence. Talent will not: nothing is more common than unsuccessful men with talent. Genius will not; unrewarded genius is almost a proverb. Education will not: the world is full of educated derelicts. Persistence and determination alone are omnipotent.”
Now What?

• COVID.
• Employee work location.
• Interest rates.
• Shift in retail.
• BART Ridership.
• Office Market Shift.
• Construction costs.
• Parking.
• Entitlement Process.
  • What can we do better?
  • It’s a process.