

REPUBLIC MILLBRAE LLC BLACH+CAHILL







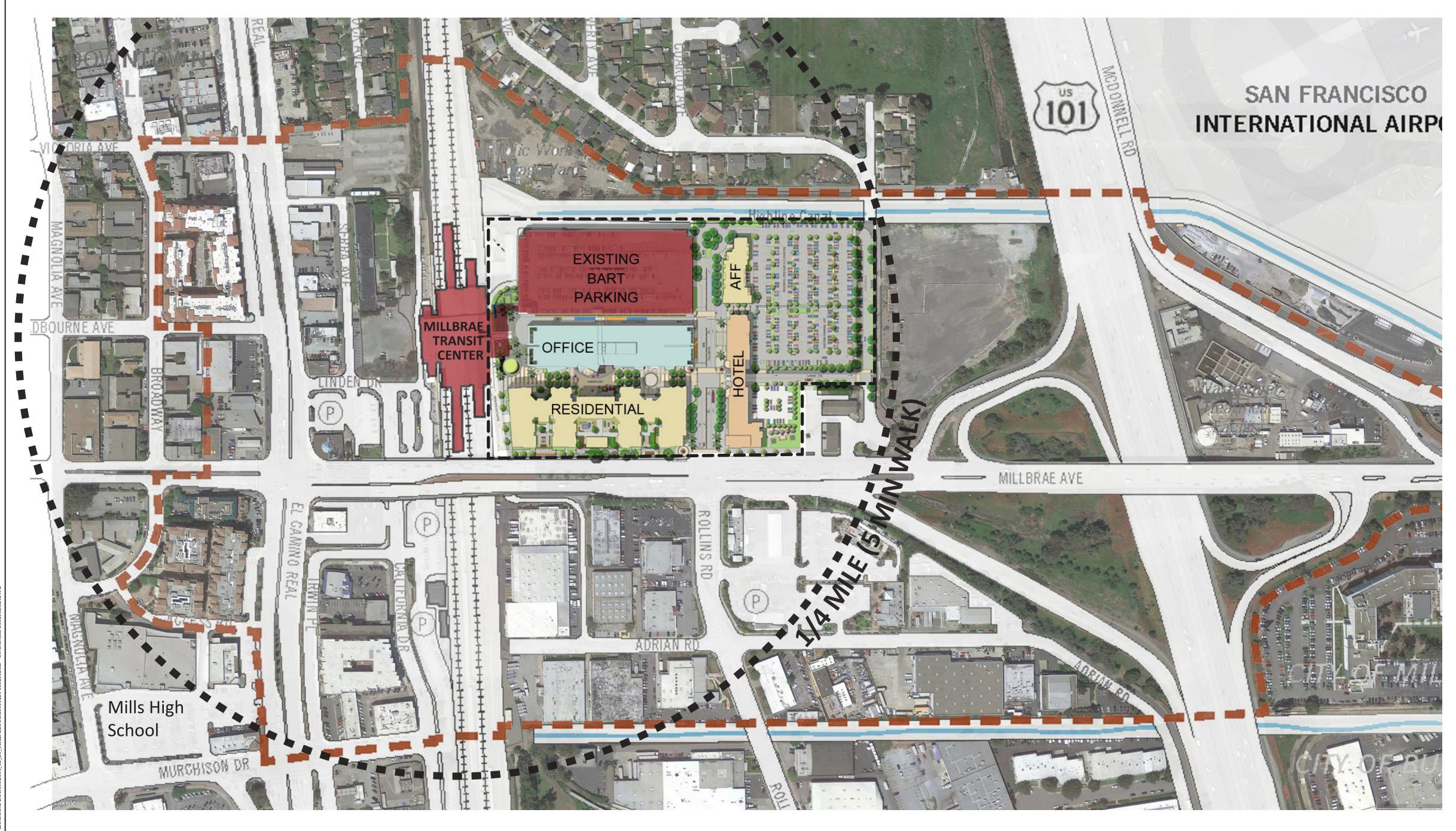








"A vibrant transit - oriented activity center @ the Heart of the Specific Plan area"



MSASP Boundary

Millbrae BART/Caltrain Station & Parking Structure Railroad



Gateway at Millbrae Station

meeting and exceeding
MILLBRAE STATION AREA SPECIFIC PLAN
GOALS:

- 1 A vibrant daytime and evening activity center
 - A mix of land uses **Residential, Retail, Office** and Hotel that promotes **24/7** activity
- A significant regional and local transit hub
 - Urban design reinforces multi-modal transit by creating activity spaces and providing supporting land uses
- **2** A balanced, safe and efficient circulation system
 - The major pedestrian route to BART is along Garden
 Lane automobile, bus and shuttles use East Station Rd
- A well designed district that creates and sense of place for Millbrae
 - Architecturally significant **gateway** with **pedestrianfriendly** activity spaces **enriching urban life** in Millbrae
- A station area where new development is sensitive to surroundings
 - Creates **gateway** at **Rollins Rd and Millbrae Ave** to draw additional interest and activity toward the station
- Beneficial to the local economy
 - Hotel and retail development will **provide** additional **tax revenues** to the **local economy**
- **7** Environmentally sustainable encourages walking
 - Pedestrian friendly streets and paseo are amenitized to encourage walking and bike riders

REPUBLIC MILLBRAE LLC
REPUBLIC MILLBRAE LLC
84 W SANTA CLARA STREET

SAN JOSE, CA 95113 USA



REVISIONS

No. Description Date

1 PER CITY COMMENTS 08/26/16
2 PER CITY COMMENTS 02/01/17

GATEWAY AT MILLBRAE
MILLBRAE BART STATION | MILLBRAE, CA USA

MILLBRAE BART STATION | MILLBRAE, CA USA SITE DEVELOPMENT PERMIT

ALL DIMENSIONS SUBJECT TO CHANGE.

PRELIMINARY AND TENTATIVE NOT FOR CONSTRUCTION.

PROJECT NO.
3862.00
SHEET NO.

06.24.2016

PARCEL NO.

UD.01

A variety of outdoor spaces



P-UD7+8 Building entrances activate ground floor

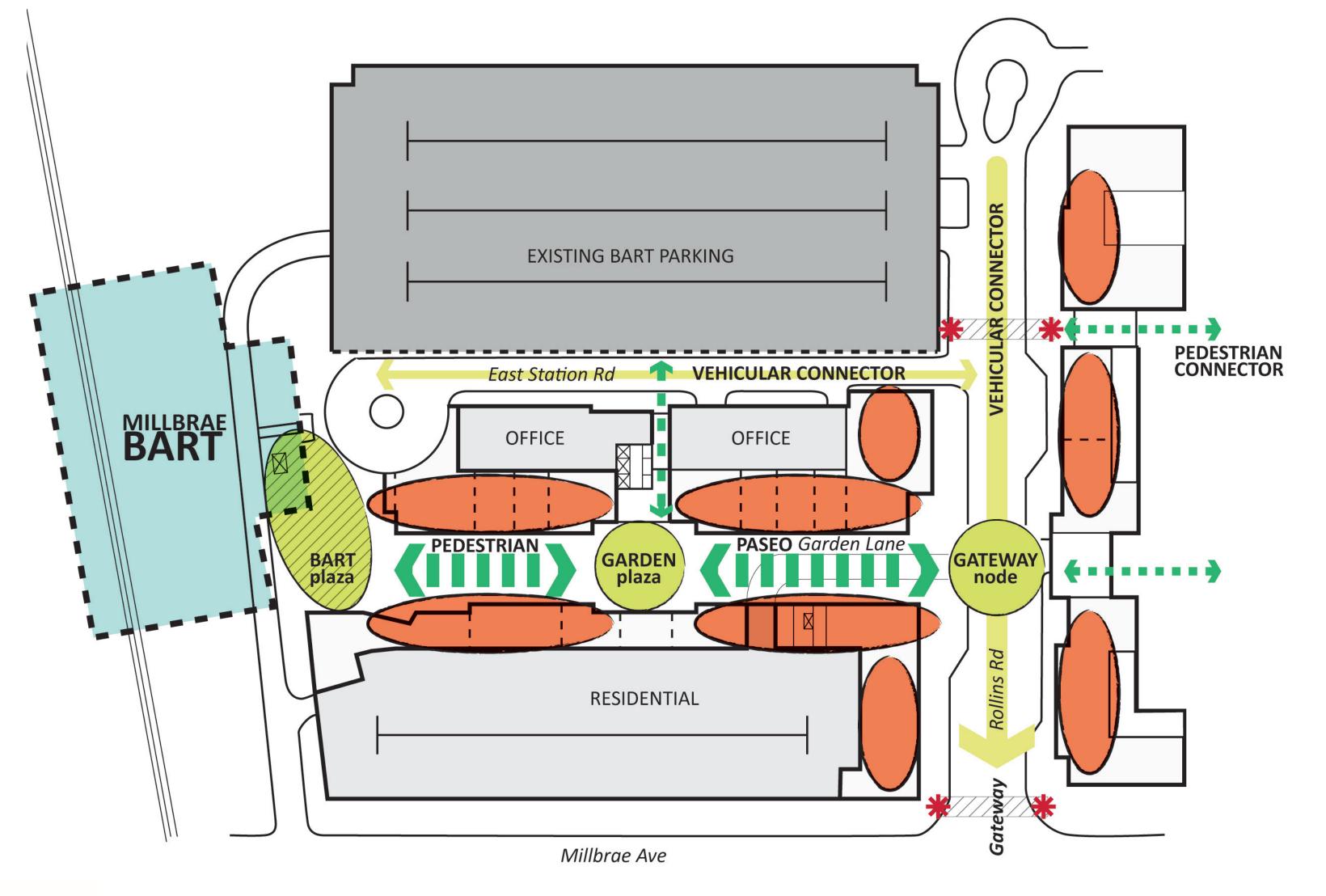


Parking screened from view

URBAN DESIGN CONCEPT: LINKS AND NODES

Gateway at Millbrae Station

"A place to connect"



Gateway at Millbrae Station

meeting and exceeding
MILLBRAE STATION AREA SPECIFIC PLAN **URBAN DESIGN + OPEN SPACE POLICIES:**

Create gateway features at the intersections of Millbrae Avenue and Rollins Road to enhance the identity of Millbrae and the Plan Area.

• Architecture at the intersection of Millbrae Ave and Rollins Rd is articulated on each corner with transparent tower elements, signage/ graphics and special paving at the corners

P-UD15 Ensure parking structures are screened from pedestrian views and/or wrapped with active uses.

> • Parking for residences, offices and retail are all located in structures behind active ground floor uses along Garden Lane and Rollins Rd.

Provide a variety of public and private open P-OS1 spaces, pedestrian oriented streetscapes, and gathering spaces.

• The design includes a variety of **public** and **private open spaces** • Apartments include private open space on rooftop decks • Public spaces include a series of plaza nodes at intersections and along Garden Lane including gateway seating areas at the intersections of Rollins Rd and Millbrae Ave/Garden Lane.

• Two primary plazas, Garden Plaza and the BART Plaza afford opportunities for multiple activities including concerts, street fairs and farmers markets as well as areas for outdoor cafes.

Require the development of new publically P-OS3 accessible open space and necessary pedestrian connections.

• Market Rate housing is designed to maximize sunlight along Garden Lane and is **setback at Garden Plaza** to create a **centrally located** gathering space and entrance to residences and offices.

• Garden Plaza is framed by architecturally iconic tower and grand **stairway** to the North.

• BART Plaza is the primary open space linking BART commuters to Gateway Plaza/multi-modal transportation options throughout greater Millbrae.

Streetscape improvements should incorporate open spaces such as pocket parks in bulb outs, to the extent feasible

• Project includes **seating alcoves** at **key intersections** – Millbrae Ave to Rollins Rd and Garden Lane and Rollins Rd

• Moveable seating within Garden Lane, Garden Plaza and BART plaza creates venues for programed and informal events while ensuring visibility and clear access to ground floor retail spaces.

REPUBLIC MILLBRAE LLC REPUBLIC MILLBRAE LLC 84 W SANTA CLARA STREET SAN JOSE, CA 95113 USA

P-UD15

P-OS1+2



REV	EVISIONS				
No.	Description	Date			
1	PER CITY COMMENTS	08/26/16			
2	PER CITY COMMENTS	02/01/17			

GATEWAY AT MILLBRAE MILLBRAE BART STATION | MILLBRAE, CA USA SITE DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION. **ALL DIMENSIONS**

SUBJECT TO CHANGE.

PROJECT NO. 06.24.2016 3862.00 PARCEL NO. SHEET NO. **UD.03**

VISION

PRELIMINARY AND TENTATIVE



REPUBLIC MILLBRAE LLC 84 W SANTA CLARA STREET SUITE 600 SAN JOSE, CA 95113 USA (408) 292-1601

PLANNING: URBAN DESIGN: ARCHITECTURE

ILLUSTRATIVE SITE PLAN

ALL DIMENSIONS SUBJECT TO CHANGE.

UD.04



P-UD14

Project includes State-of-the-art **151,583 sf Office** development with ground floor retail oriented towards public open space

P-UD5

Buildings use **high quality** materials, **visually interesting** physical elements, and facade modulation

P-UD7

Building **entries and frontages** are oriented **toward** public spaces



ENTITY OF BUILDING OF ENGLY POURLY TROUBLE IN STREET CALTRAIN DEPARTS IN ES MINUTES

DIGITAL SCREEN WALL

REPUBLIC MILLBRAE LLC

REPUBLIC MILLBRAE LLC 84 W SANTA CLARA STREET SUITE 600 SAN JOSE, CA 95113 USA (408) 292-1601

1570 Oakland Road San Jose, CA 95131

REVISIONS			
No.	Description	Date	
1	PER CITY COMMENTS	08/26/16	
2	PER CITY COMMENTS	02/01/17	

GATEWAY AT MILLBRAE

MILLBRAE BART STATION | MILLBRAE, CA USA SITE DEVELOPMENT PERMIT

PLACEMAKING: BART PLAZA

PRELIMINARY AND TENTATIVE.
NOT FOR CONSTRUCTION.

ALL DIMENSIONS SUBJECT TO CHANGE.

3862.00 SHEET NO. **UD.05**b

PROJECT NO.

06.24.2016 PARCEL NO.