

Millbrae RFQ  
Questions and Answers

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February 6, 2009

1. How will the proposed High Speed Rail impact the Millbrae Development plan?

*According to the City of Millbrae Redevelopment Director direct physical impacts in the areas adjacent to the Millbrae BART Station from the proposed High Speed Rail will be concentrated on the west side of the station in the vicinity of the planned California Drive Extension . It is not anticipated to directly physically impact the BART property offering at the Millbrae Station. At this preliminary stage of the proposed High Speed Rail Project, impacts to surrounding communities are unknown.*

2. What is the preferred development product for Sites 5 and 6?

*The Millbrae Station Area Specific Plan indicates a preference for commercial uses at these locations. This preference was reiterated by the City Redevelopment Director during the January 13, 2009 Pre-Submittal Meeting who explained that the sites might accommodate office, hotel and/or transit oriented retail uses. The Specific Plan does not propose residential uses for these specific sites.*

3. Has a traffic study been conducted?

*According to the City Redevelopment Director, a program level EIR has been prepared but a project level study may be needed.*

4. What is the prospect of Federal financial participation?

*BART would work with the selected development team to explore all potential fund sources, including any Federal money that may be available.*

5. Has public funding been identified to relocate the BART/SamTrans Intermodal Facility?

*Not at this time.*

6. How do you envision the collaborative effort with BART, the City and SamTrans?

*While this solicitation is a BART offering, collaborative input occurred during the drafting of the Millbrae Station Area Specific Plan and is expected to continue. Key City and SamTrans contacts include City of Millbrae Redevelopment Director Ralph Petty and SamTrans Real Estate Department Manager Brian Fitzpatrick. They may be reached at (650) 259-2341 and (650) 508-7781, respectively.*

7. What about parking at Millbrae Station?

*BART currently maintains nearly three thousand parking spaces at the Millbrae BART Station. Their occupancy rate varies, but as of July 2008 typical weekday occupancy was at about 75%. Currently, garage spaces total 2,097 spaces and the total number of surface spaces is 881. The BART replacement parking policy entitled 'Replacement Parking for Joint Development: An Access Policy Methodology' is included in the Appendix section and should be reviewed by those who intend to submit their qualifications to BART. It should be noted that the policy does not necessarily require a one to one replacement of parking spaces.*

8. The November 24, 1998 Millbrae Station Area Specific Plan includes a larger area than just the specific BART parcel. Why is the RFQ just for the BART property?

*BART is only in a position to offer the property it owns. Please refer to the RFQ for the specific parcels.*

9. Would BART consider selling this property?

*Not at this time. BART prefers a long-term ground lease. Please see the BART Transit-Oriented Development Policy that appears in the RFQ Appendix.*