



February 1, 2017

SITE DEVELOPMENT APPLICATION and
CONDITIONAL USE PERMIT FOR MARRIOTT RESIDENCE INN

Gateway at Millbrae Station

REPUBLIC MILLBRAE LLC
BLACH+CAHILL
JOINT VENTURE

HVH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 481-2200
San Jose, CA 95131 HVH.com

ACRM
AWBREY COOK ROGERS MCGILL
ARCHITECTS + INTERIORS

SQUARE PEG DESIGN
1631 Telegraph Avenue
Oakland, California 94612
510 596 8810

LPMD
Architects
1288 Kifer Road, Unit 206,
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281

Form 4

Pirzadeh
& ASSOCIATES, INC.

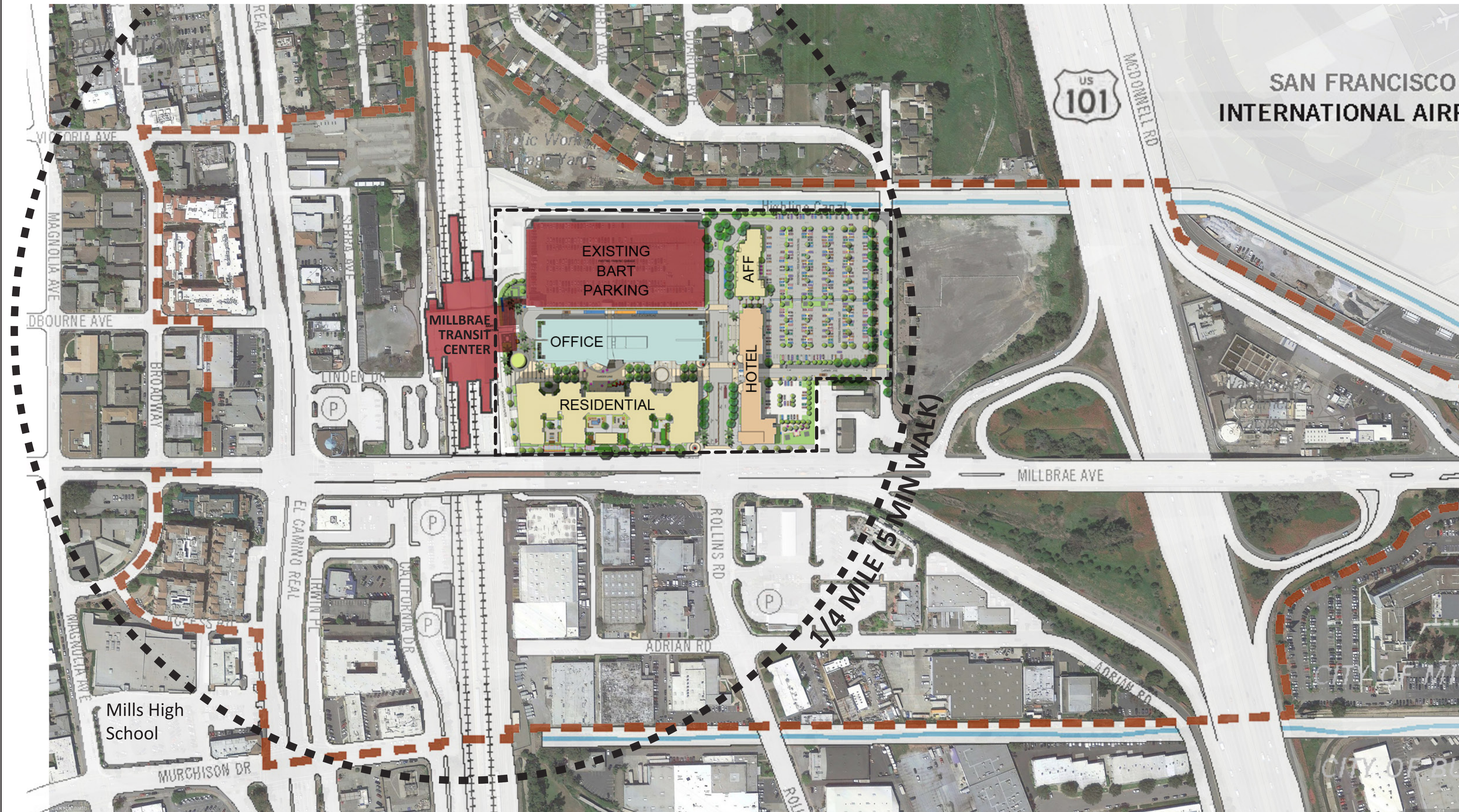
STUDIO T SQUARE
PLANNING : URBAN DESIGN : ARCHITECTURE

**“A vibrant transit - oriented activity center
@ the Heart of the Specific Plan area”**

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
- 2** A significant regional and local transit hub
 - Urban design reinforces **multi-modal transit** by creating **activity spaces** and providing supporting land uses
- 3** 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**
- 4** A well designed district that creates and sense of place for Millbrae
 - Architecturally significant **gateway** with **pedestrian-friendly activity spaces** enriching urban life in Millbrae
- 5** 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
- 6** 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**



- MSASP Boundary
- Millbrae BART/Caltrain Station & Parking Structure
- Railroad



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



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

SITE CONTEXT

**PRELIMINARY AND TENTATIVE.
NOT FOR CONSTRUCTION.**

**ALL DIMENSIONS
SUBJECT TO CHANGE.**

PROJECT NO. 3862.00
SHEET NO. **UD.01**
ISSUE DATE 06.24.2016
PARCEL NO.

PROJECT NO. 3862.00, MILLBRAE STATION AREA SPECIFIC PLAN, CONSULTANTS: JIMMY CITY AND LANDSCAPE ARCHITECTS, 12.21.16, TITLE BLOCK: 10/18/21 38620001 - STANDARD 38620001.DWG



PROJECT SUMMARY:

OFFICE: 151,583 sf

RESIDENTIAL: 400 UNITS
(80 AFFORDABLE)

HOTEL: 164 ROOMS

RETAIL: 44,123 sf

P:\2016\1001 - REPUBLIC MILLBRAE\02 - COMMUNICATIONS\02 - JIMI CITY AND LANDSCAPE\PROVIDE_12_21_TITLE_BLOCK\1018121_3806881 - STANDARD\3806888.DWG

REPUBLIC MILLBRAE LLC

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



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

ILLUSTRATIVE SITE PLAN

PRELIMINARY AND TENTATIVE.
 NOT FOR CONSTRUCTION.

ALL DIMENSIONS
 SUBJECT TO CHANGE.

PROJECT NO. 3862.00

SHEET NO. UD.04

UD.04

06.24.2016

PARCEL NO.



BART PLAZA

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



AERIAL VIEW



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
(408) 487-2200
HMhca.com

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.

PROJECT NO. 3862.00
ISSUE DATE 06.24.2016

SHEET NO. PARCEL NO.

UD.05b