



## COMMUNITY BENEFITS

*Gateway at Millbrae Station benefits Millbrae by creating high-quality shops, offices and much-needed housing in a walkable, environmentally-friendly neighborhood next to great transit. A total of 55 affordable homes for qualified veterans who served their country will also be created. The proposal generates millions of dollars in surplus tax revenues and fees for the City and our schools.*

### Creating Needed Housing

In the midst of a housing crisis, Gateway is filling a long-standing need, and in the best location for 376 new rental homes — near transit. The increase in housing stock will help Millbrae do its part to help mitigate rising rents in the area, while avoiding displacement of existing housing. Gateway will provide 76 units of affordable housing, significantly higher than required by the City's specific plan for the area, as well as apartments for middle-class residents.

### Serving Those Who Served Our Country

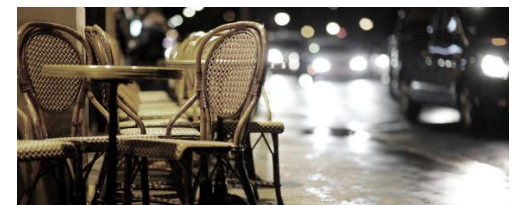
Qualified military veterans will be given first priority for 55 affordable apartments. These veterans who may be priced out of the local rental market will benefit from affordable homes as well as a community room and gym.

### High Quality Design, Quality Shopping

Distinctive architecture, enhanced open space and appealing retail shopping will be hallmarks of Gateway at Millbrae Station. By creating an attractive place for people to live, work, shop, and dine, Gateway will complement and connect Millbrae's existing downtown area to the BART/Caltrain station. Walkable and bikeable civic spaces will offer residents and commuters the opportunity to shop, socialize in the plaza, relax in open spaces throughout the property, or grab a bite to eat at a sidewalk café.

### More Revenues, Better City Services

Gateway will generate millions in new tax revenues, adding more than \$400,000,000 to the City's property tax rolls and contributing more than \$1,000,000 to Millbrae schools in fees alone. Surplus tax revenues will also provide better funding for vital services for Millbrae residents, such as police, fire, and parks and recreation.





### Improving Walking and Bicycling Paths

As an environmentally-friendly site, Gateway will include the latest energy-efficient and water-saving features. With access to BART/Samtrans/Caltrain and local shuttle buses, residents and workers will have the opportunity to take transit and shuttles to their jobs/homes, instead of commuting via car – thus limiting congestion and greenhouse emissions. And downtown Millbrae shopping is just half a mile away.

Gateway will also provide a multitude of walkable and separate bikeable pathways to increase accessibility in the area. The Bay Trail also will be extended, allowing easy access to the trail. Visitors, workers and residents will enjoy a variety of amenities, to include bike racks, secure bicycle parking, and a bike repair facility.

### Improving BART

Gateway will generate tens of millions of dollars for BART from ground lease rent payments. The additional revenue generated will help fund key infrastructure improvements for BART and potentially for Millbrae Station.

### An Economic Engine for Millbrae

Gateway will be the greatest economic stimulus Millbrae has received in decades, providing major fiscal and economic benefits. The new community includes a hotel to serve visitors using transit, new homes, and job-creating offices and retail. Once completed and occupied, the operations of the office, retail, and hotel space are projected to generate an "on-going" economic impact on the local economy as tenants produce sales, pay wages to employees, and purchase goods and services from other businesses in the local economy. The on-going operations from commercial and hotel tenants and the expenditures of multi-family households are forecasted to generate a total annual economic output of \$390 million within the local Millbrae economy.

## Yes! We Support Gateway at Millbrae Station!

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