

# Tanforan Preliminary Project Application

1122-1178 El Camino Real

San Bruno, CA 94066

## PRELIMINARY PROJECT APPLICATION PACKAGE

Tanforan, San Bruno

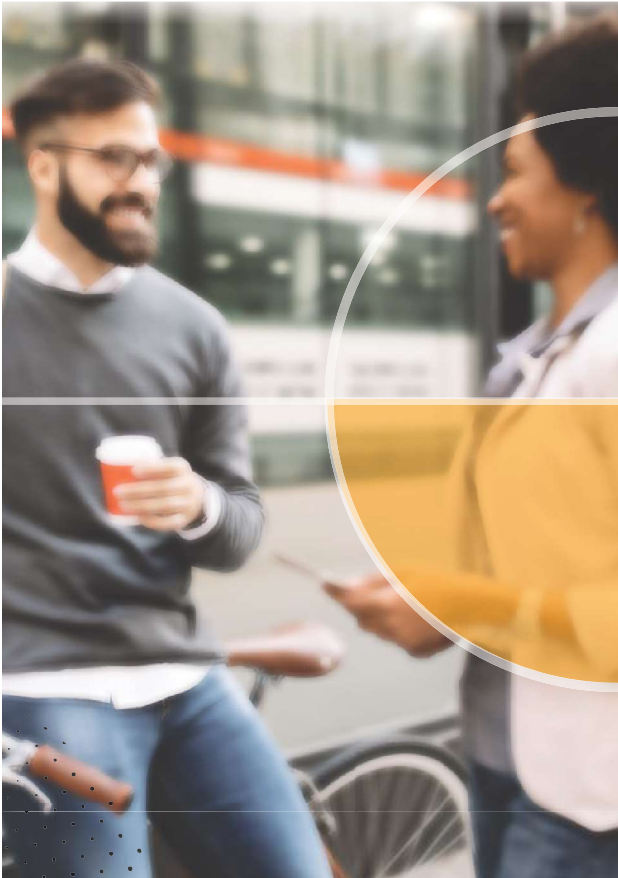
### Contributors

Alexandria  
Strada  
Gensler  
James Corner Field Operations

**Alexandria Real Estate Equities** (Alexandria), and its development partners, **Strada Investment Group** (Strada) and **MidPen Housing** (MidPen), are excited to present this Preliminary Project Application for the redevelopment of the Tanforan site in San Bruno. This Preliminary Project Application is the first step in a series of collaborative planning processes to ensure a successful redevelopment of this 44 acre property that also delivers long term benefits to the San Bruno community. In 2021, Alexandria acquired the approximate 15 acre parcels formerly

owned by JC Penney and the approximately 14 acre former Sears store owned by Seritage Growth Properties. In 2022 Alexandria acquired the parcels owned by Queensland Investment Corporation (QIC) encompassing 16.4 acres and including the enclosed mall. The existing uses on the site are scheduled to close down except for Target and the Century at Tanforan movie theater both of which are performing well, have long-term leases on the property, and will be incorporated in the new development.





Recognizing changes in consumer buying patterns and their negative impact on traditional retail including enclosed shopping malls, the San Bruno City Council adopted the Reimagining Tanforan Land Use Fact Sheet: The City was aware that each then property owner was seeking to sell and or recapitalize its fee simple interest in the Property. Therefore, on July 27, 2021, the City

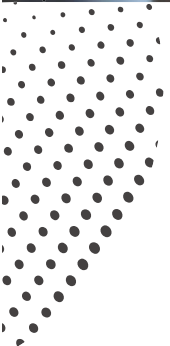
put forward the Land Use Fact Sheet describing a Strategic Vision for A Transit-Oriented Development of the property. The City described its belief that an intentional clustering of a diverse mix of uses with sustainable infrastructure would ensure the property becomes one of the greenest, most inclusive, and economically viable developments on the San Francisco Peninsula.

# Reimagining TANFORAN Land Use Fact Sheet

*San Bruno, California*



Adopted by the San Bruno City Council / July 27, 2021



# Site Opportunities + Constraints

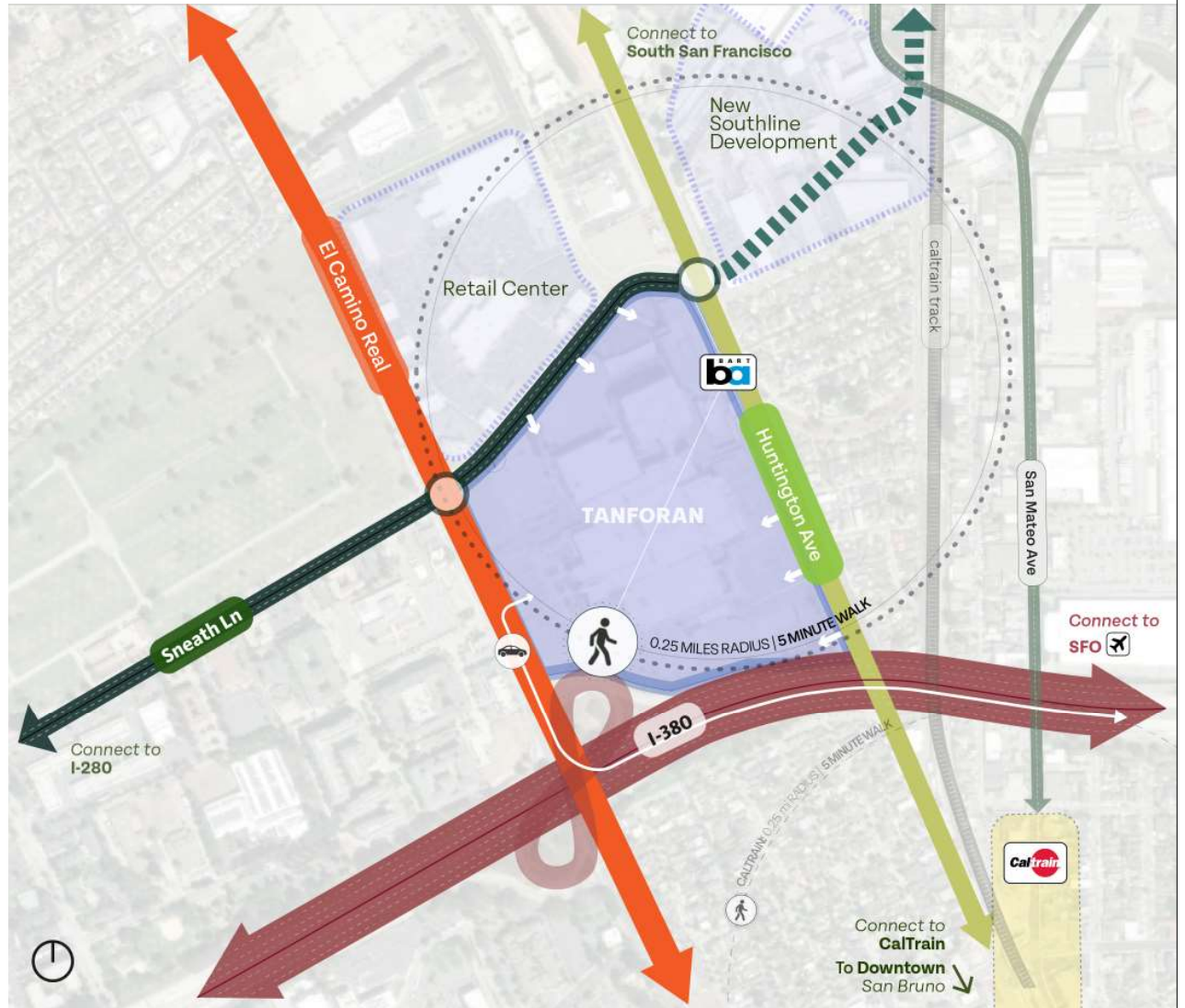
**TANFORAN PRELIMINARY PROJECT APPLICATION REGIONAL AND LOCAL CONTEXT**

TRANSIT ORIENTED TANFORAN

The property is a unique development opportunity. It is a large site of approximately 44 acres that allows room for truly transformational planning and design. The property is also incredibly well-served by transit, with an adjacent BART station and a CalTrain station within easy walking distance. In addition, the site is served by the San Bruno exit from Highway 380 providing direct connections to highways 101, 280 and San Francisco International Airport (SFO). Tanforan sits at the nexus of an expanding life science and technology innovation spine spanning the San Francisco Peninsula.

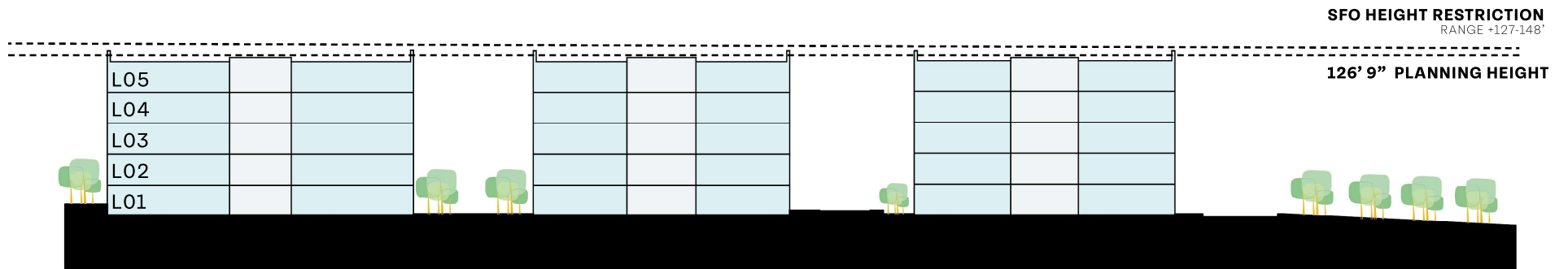


- - - - BART Line
- - - - CalTrain Line
- Roads
- Life Science Campus
- BART Station
- Caltrain



## TANFORAN PRELIMINARY PROJECT APPLICATION HEIGHT RESTRICTIONS

There are a number of height limitations impacting the site. Given its proximity to SFO, Tanforan must strictly comply with the established SFO height limits. All of the buildings as well as any other equipment must be below the established limits. The site is also subject to a voter initiative limiting development on the Tanforan site to the maximum height of the current Target building. As a result of these overlapping constraints, the proposed building structures are planned to be limited to 126'-9" maximum height, as set forth below.

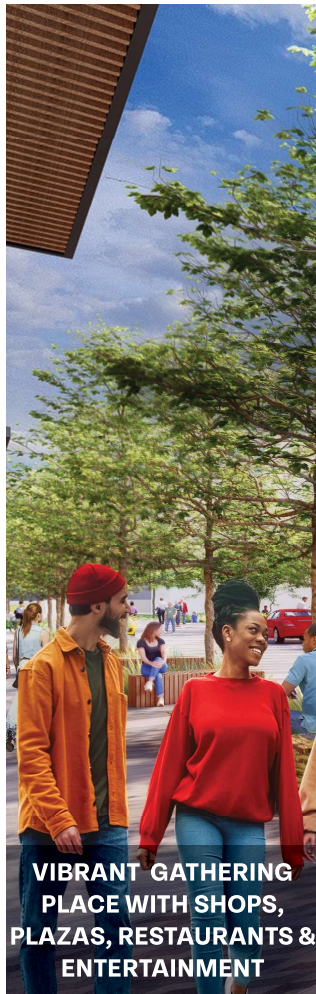


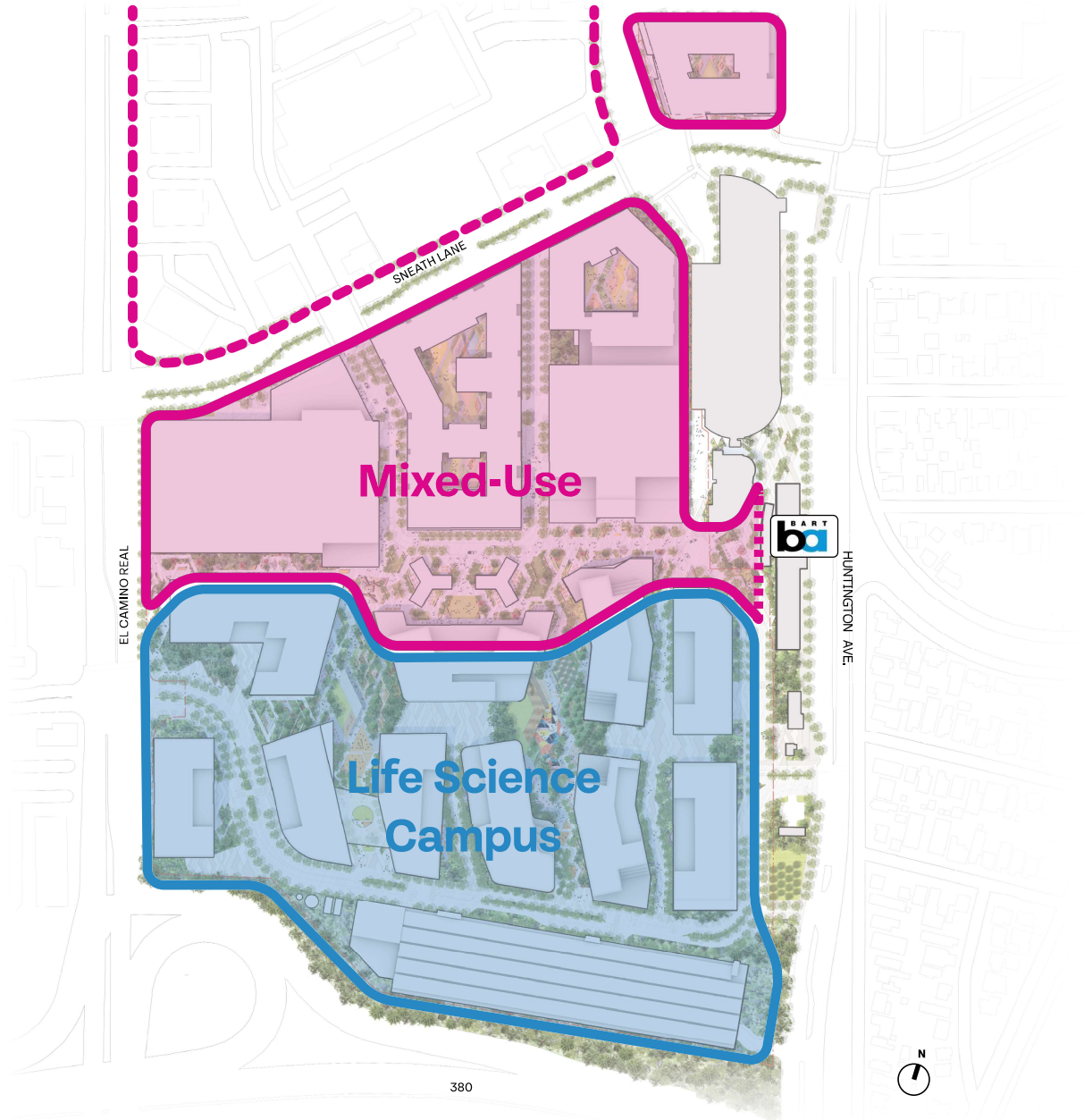
# Land Plan

## TANFORAN MASTERPLAN GUIDING PRINCIPLES

Alexandria and its development partners are proposing a set of Guiding Principles for redevelopment of the site which is consistent with and supportive of the City's expressed Strategic Vision for A Transit-Oriented Development:

- Compose a new mixed-use transit village with places to work, live, shop and relax.
- Design vibrant gathering places with shops, plazas, restaurants and entertainment.
- Prioritize needed new housing including affordable housing.
- Implement modern sustainability strategies and practices that result in a healthier environment.
- Create a world-class science and innovation center that will be an economic catalyst for the City of San Bruno.
- Honor and preserve the local and cultural heritage of the site. Create new pedestrian, bike and transit connections and physical and programmatic connections to link this site with Downtown San Bruno.





TANFORAN PRELIMINARY PROJECT APPLICATION LAND USE PLAN

PROGRAM	TOTAL (SF)
<span style="color: #ADD8E6;">■</span> LIFE SCIENCE/OFFICE	1,954,000
<span style="color: #9370DB;">■</span> RESIDENTIAL	1,050,000 (1,002 UNITS)
<span style="color: #FFD700;">■</span> RETAIL	331,200
a. TARGET	158,000
b. CINEMA	83,200
c. MULTI-TENANT VILLAGE	90,000





**RETAIL**

Target, Cinema,  
Retail Stores,  
Restaurants, Cafe

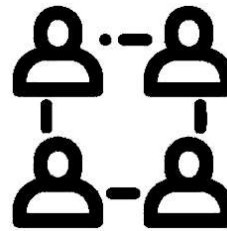
**331,200**  
sq.ft



**HOUSING**

Market Rate &  
Affordable Housing  
≈ 1,000 UNITS

**1,050,000**  
sq.ft



**COMMUNITY**

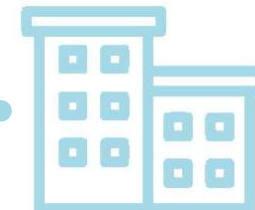
Active Play, Public  
Squares, Retail  
Village



**OPEN SPACES**

Courtyards, Plazas &  
Avenues

**400,500**  
sq.ft



**LIFE SCIENCE CAMPUS**

9 Life Science/Office  
Buildings  
with public space

**1,954,000**  
sq.ft



The Project will re-envision and enhance the Target store:

A newly built Target store will be located at the corner of El Camino Real and Sneath Lane with dedicated parking under the store accessed from both El Camino Real and Sea Biscuit Avenue.



The heart of the new Transit Village will have an inviting vehicular and pedestrian entrance at the intersection of Sneath Lane and Sea Biscuit Avenue.

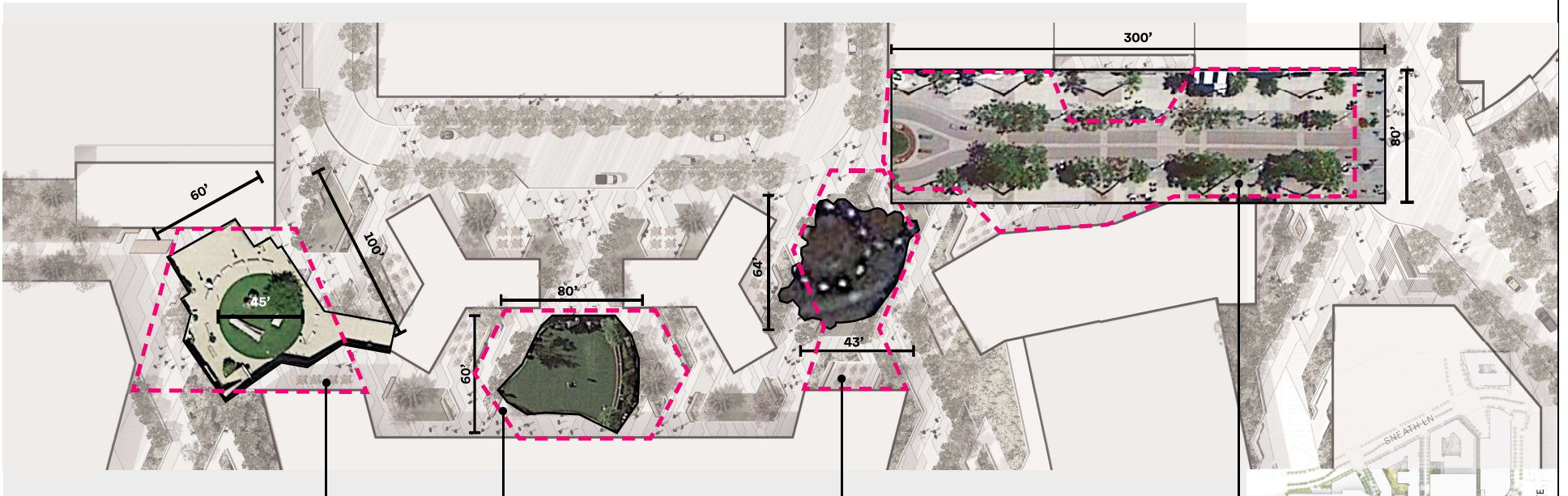


The Century at Tanforan cineplex will remain at its current location but will be improved with an inviting new entrance including a mix of stairs, escalators and elevators framed by additional retail spaces



**TANFORAN PRELIMINARY PROJECT APPLICATION**

The large scale of the overall site offers the ability to create meaningful open spaces with a variety of sizes and functions. The comparisons below indicate the scale and types of outdoor uses envisioned.





A well-designed pedestrian and bicycle access pathway will provide a community pathway from El Camino Real along the edge of the new Target store, through the new retail village to the San Bruno BART Station.



At the heart of the project and anchored by Target and the Century at Tanforan is a retail village of approximately 80,000 to 90,000 square feet organized around a series of courtyards, plazas and open spaces creating a new neighborhood center.



A well-designed pedestrian and bicycle access pathway will provide a community pathway from El Camino Real along the edge of the new Target store, through the new retail village to the San Bruno BART Station.





The Project is truly mixed-use with approximately 1,000 housing units organized in three clusters, including an affordable housing community to be developed and managed by MidPen. The resulting on-site affordability percentage will exceed minimum City requirements.






The Project will include an approximately 2,000,000 square foot innovative life science campus. The campus, composed of nine building structures will be organized around a series of open spaces developed in phases over time.

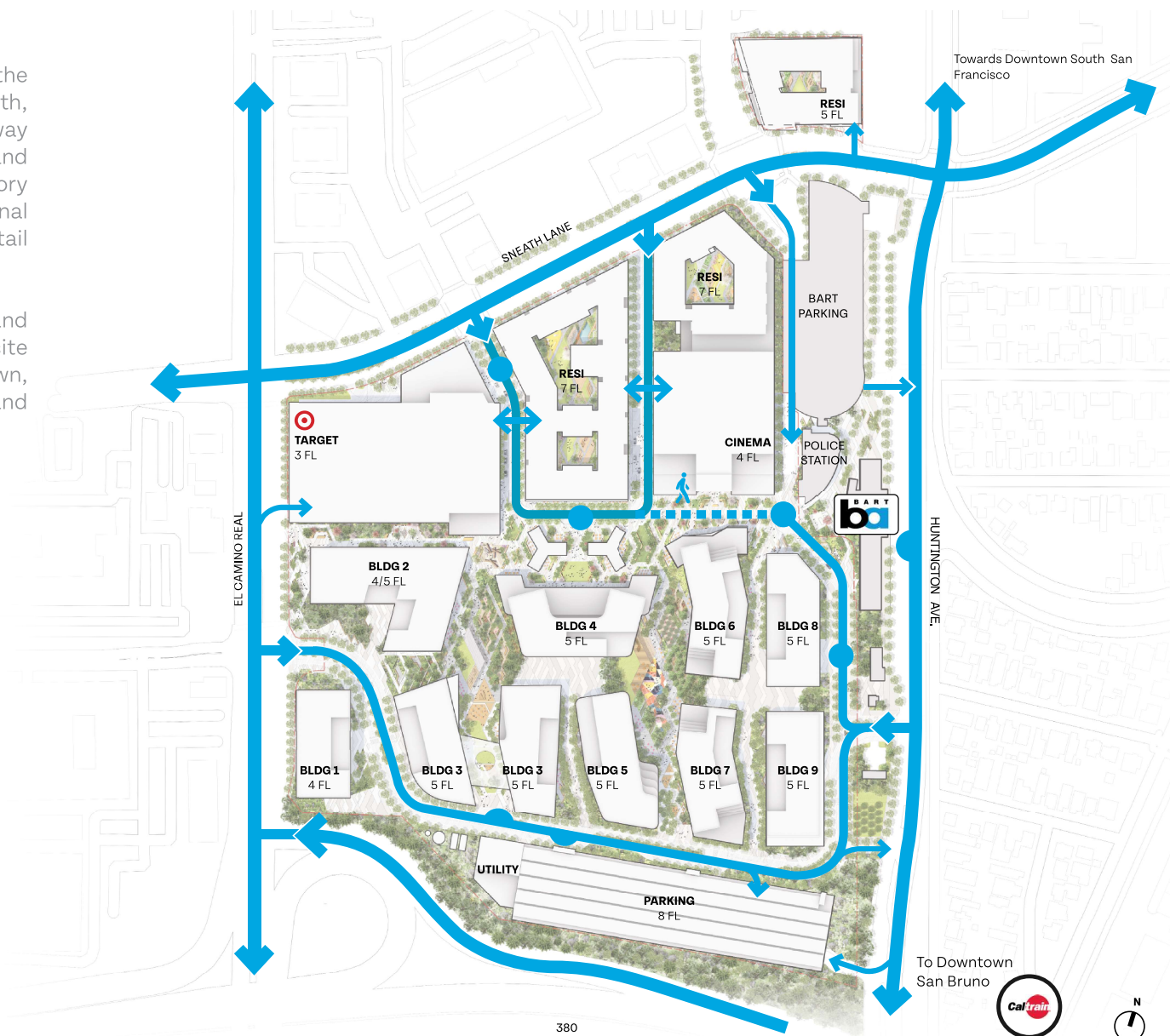
# Mobility

# TANFORAN MASTERPLAN VEHICULAR CIRCULATION

Located north of the interstate 380 freeway, the site has easy vehicular access from the north, east, and west directions. Our first gateway extends from the historic El Camino Real and provides access to Target and laboratory parking. Sneath Lane provides three additional entries leading to residential parking and retail street parking. The development plan will allow cars, bikes, and pedestrians to move efficiently across the site and establish strong connections to Downtown, CalTrain, BART through El Camino Real and Sneath Lane.

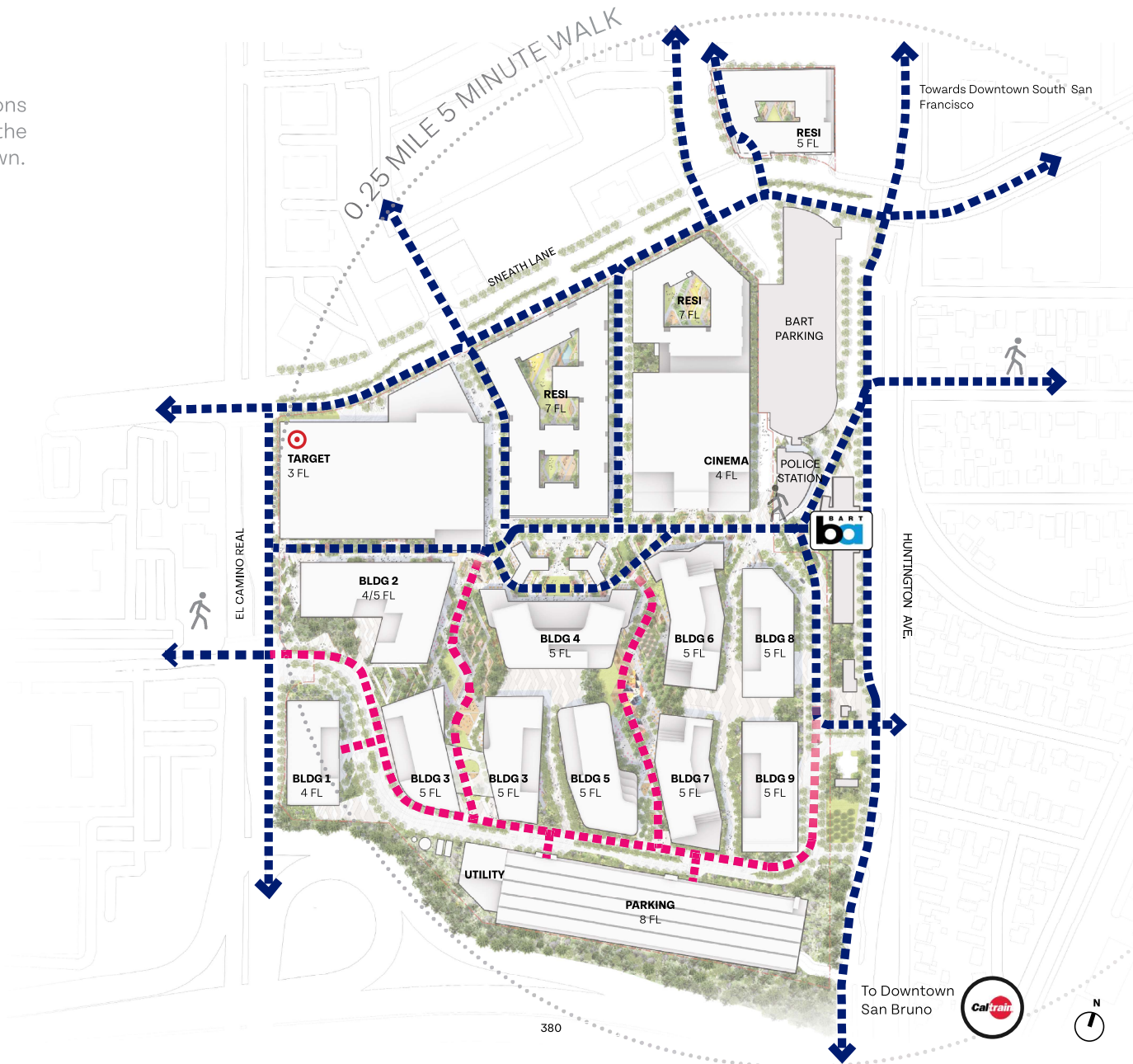
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-  Vehicular Circulation
-  Shared Path
-  Vehicular dropoffs



**TANFORAN MASTERPLAN PEDESTRIAN CIRCULATION**







The primary public pedestrian connections (shown in blue) allow easy access throughout the site and to BART, El Camino Real and downtown.



- Primary Public Pedestrian Circulation
- Secondary Pedestrian Circulation

# TANFORAN MASTERPLAN BIKE NETWORK

The proposed off-site bike improvements (shown in yellow) are part of the City bike plan. In addition, the development will include on-site bike paths and facilities.

-  Existing Bike Facilities
-  Planned Bike Facilities
-  Shared Bike Facilities
-  Dedicated Bike Facilities
-  Connections to Network
-  Potential Bike Stations



# TANFORAN MASTERPLAN PARKING

The project will provide the sufficient parking required to serve the development on site. Below grade parking will serve the retail and residential programming on the northern half of the site. Parking for the life science campus is a dedicated 8-level structure that borders the Interstate 380-freeway.



## RESIDENTIAL PARKING

PARKING	# OF STALLS
<b>RESIDENTIAL</b>	<b>1,033</b>
resi a	657
resi b	200
resi c	176

## RETAIL PARKING

PARKING	# OF STALLS
<b>RETAIL</b>	<b>1,850</b>
target	350
cinema	730
retail	770

## LIFE SCIENCE PARKING

PARKING	# OF STALLS
<b>LIFE SCIENCE</b>	<b>2,863</b>

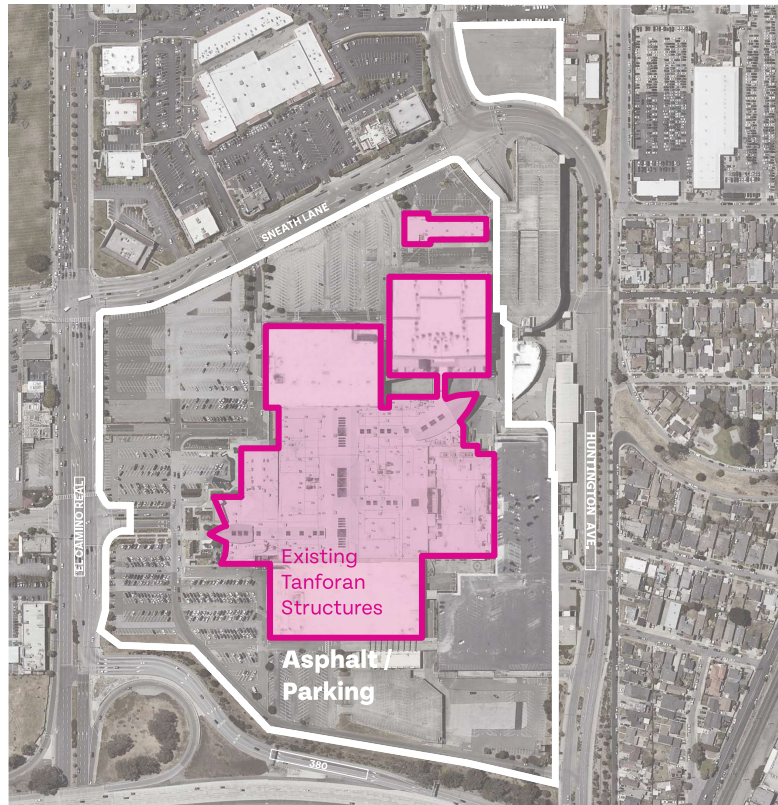
# Sustainability

## TANFORAN PRELIMINARY PROJECT APPLICATION EXISTING CONDITIONS

The scale and nature of the development offers a unique opportunity to transform what is today a largely hardscape and non-landscaped site into an urban oasis. The project will employ state-of-the-art sustainability strategies, enhancing environmental conditions throughout the site. Tanforan will be a mixed-use sustainable village, serving as a model in terms of efficient design, water stewardship and healthy community.

In addition to significantly greening the site, the project will utilize state-of-the-art energy and water efficiencies, including:

- Trees and plantings will be selected to support the local environment.
- Implement water efficiency strategies throughout the site.
- Parking garage and other large roof surfaces to be used for on-site renewable energy.
- Buildings will be designed to create shade and wind protection.



**EXISTING**



**PROPOSED**

# Phasing

## TANFORAN PRELIMINARY PROJECT APPLICATION PHASING

The entitlement process is expected to take 18 to 24 months. During that time, the development team will work with the City of San Bruno to ensure an authentic, transparent, and robust community engagement process.

The project entitlements are expected to include a Development Agreement. Project phasing will be subject to a number of external factors, including economic conditions and permitting timelines. The first phase of development is expected to include the new Target store, a significant portion of the residential component of the project, the Century at Tanforan improvements and a significant portion of the new retail village and open space improvements that help to form the connection between El Camino Real and BART. Phasing of the life science/office buildings will ultimately depend on tenant demand.

