



SAN FRANCISCO PUBLIC UTILITIES COMMISSION  
**MILLBRAE CAMPUS IMPROVEMENTS**  
CIVIC DESIGN REVIEW | PHASE 1 | 08.18.2025





# AGENDA

## 1. Overall Campus Design

- *Scope, Phasing, Approach*
- *Design Language: Materiality, Campus Identity and Unity*

## 2. Campus Landscape Design

## 3. Phase 1 - South Campus (South Shops)

## 4. Phase 2 - North Campus (Lab-Administration Building)

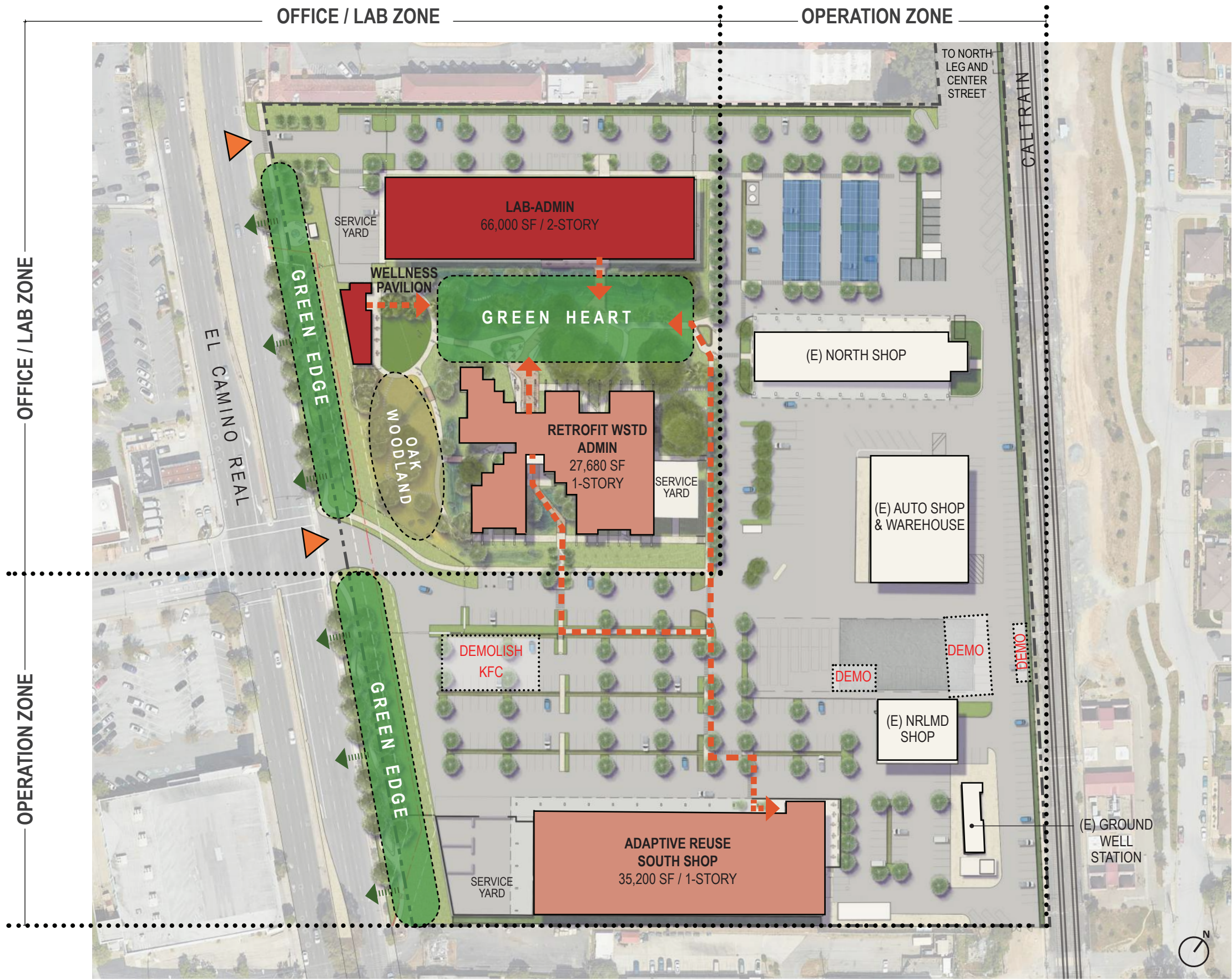
## 5. Phase 3 - Central Campus (WSTD Administration Building)

## 6. Next Steps







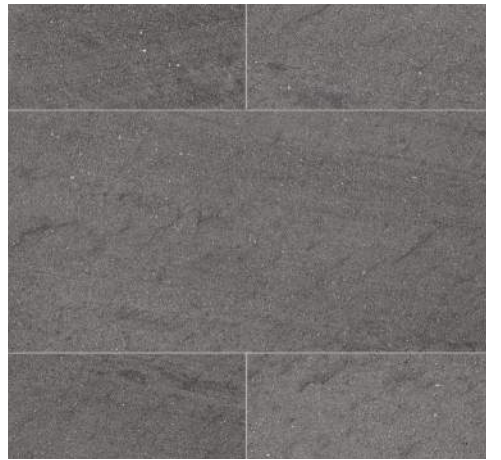
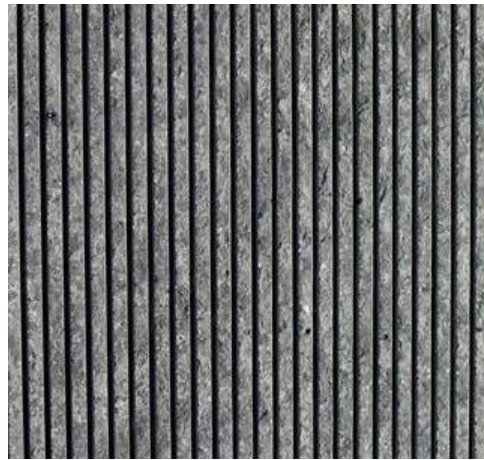
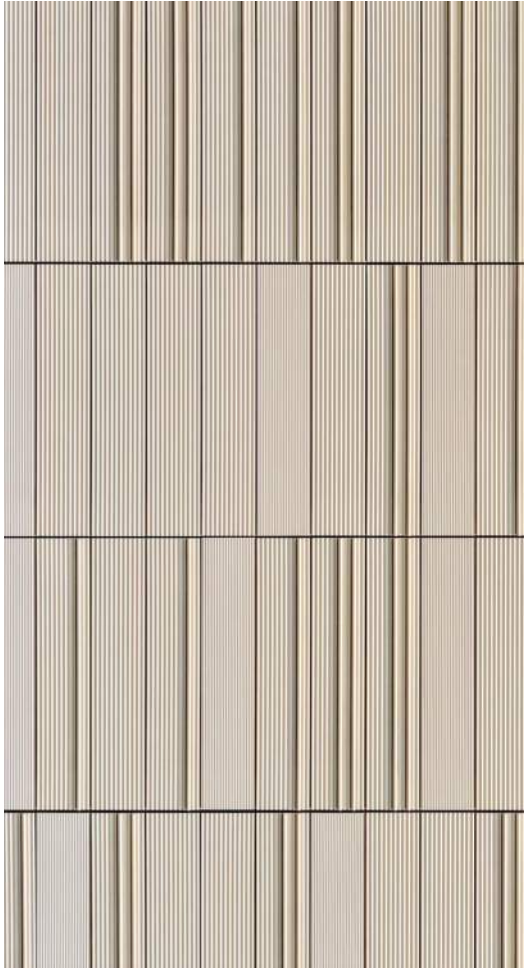




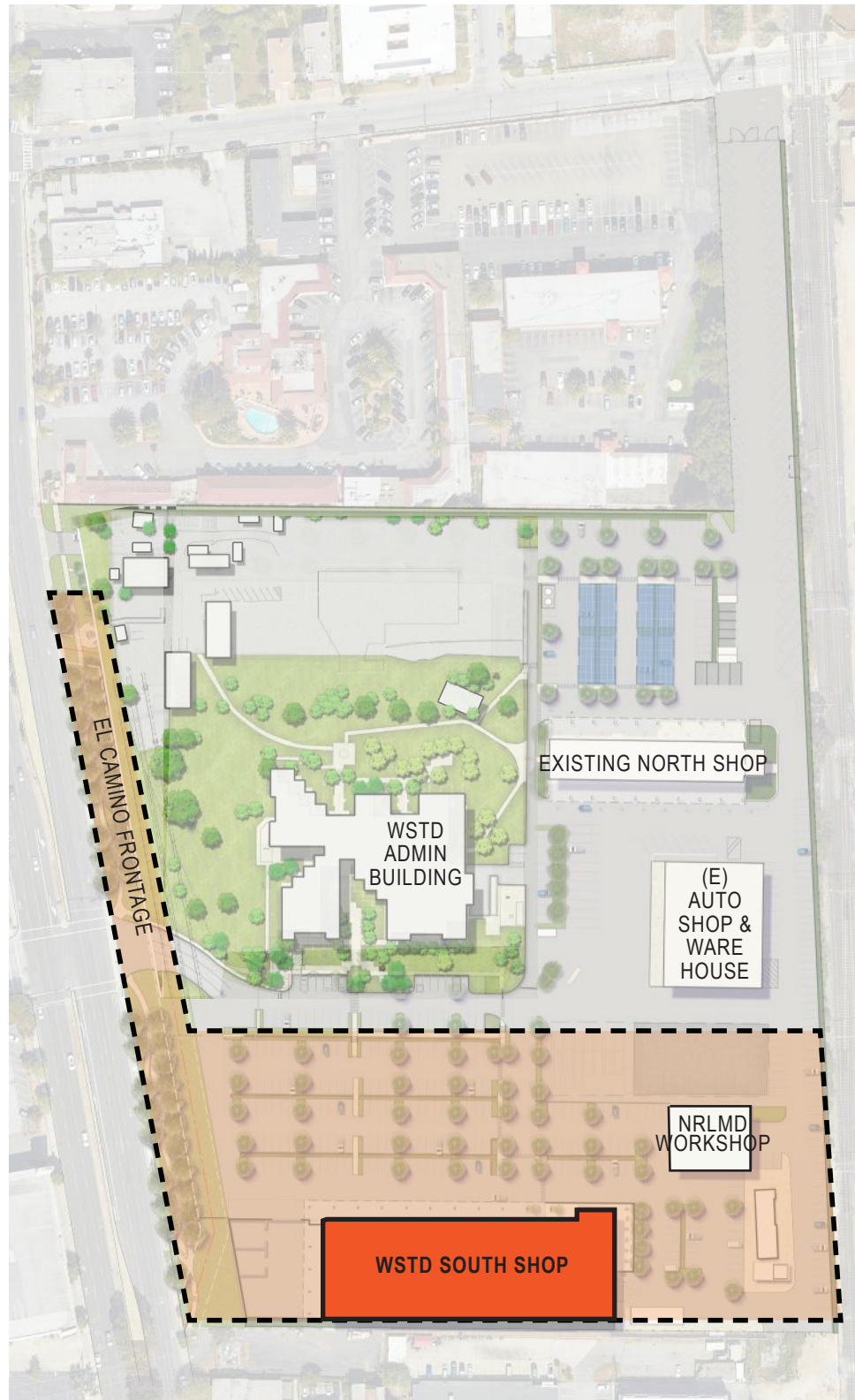


- 1** CONFERENCE ROOMS / TRAINING ROOM / SOCIAL & GATHERING
- 2** SHARED WELLNESS / BBQ AREA / OUTDOOR GATHERING SPACE
- 3** ADMIN TRAINING ROOM / SOCIAL & GATHERING SPACE
- 4** SOUTH SHOP BREAK ROOM / SOCIAL SPACE / OUTDOOR PATIO & BBQ

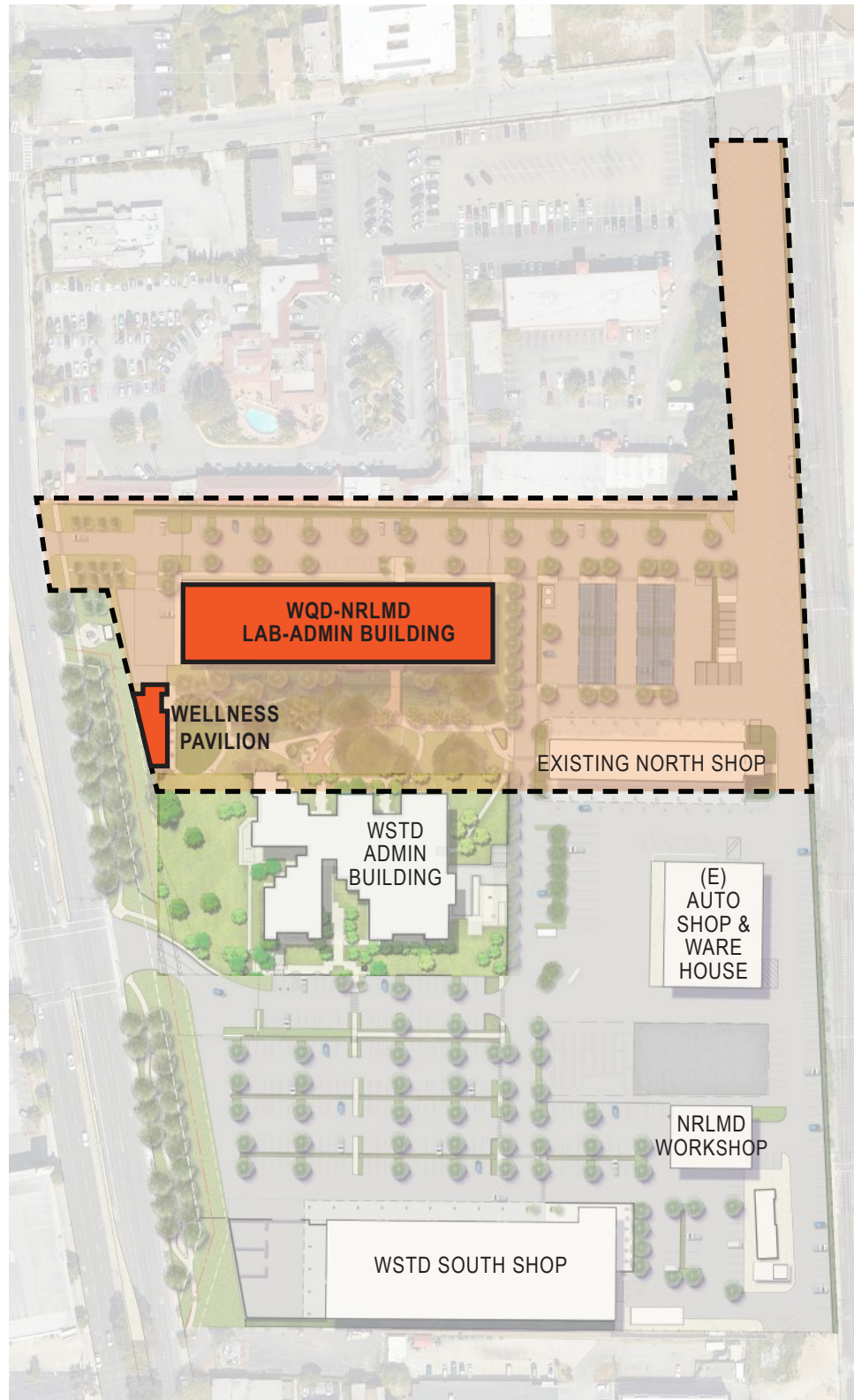




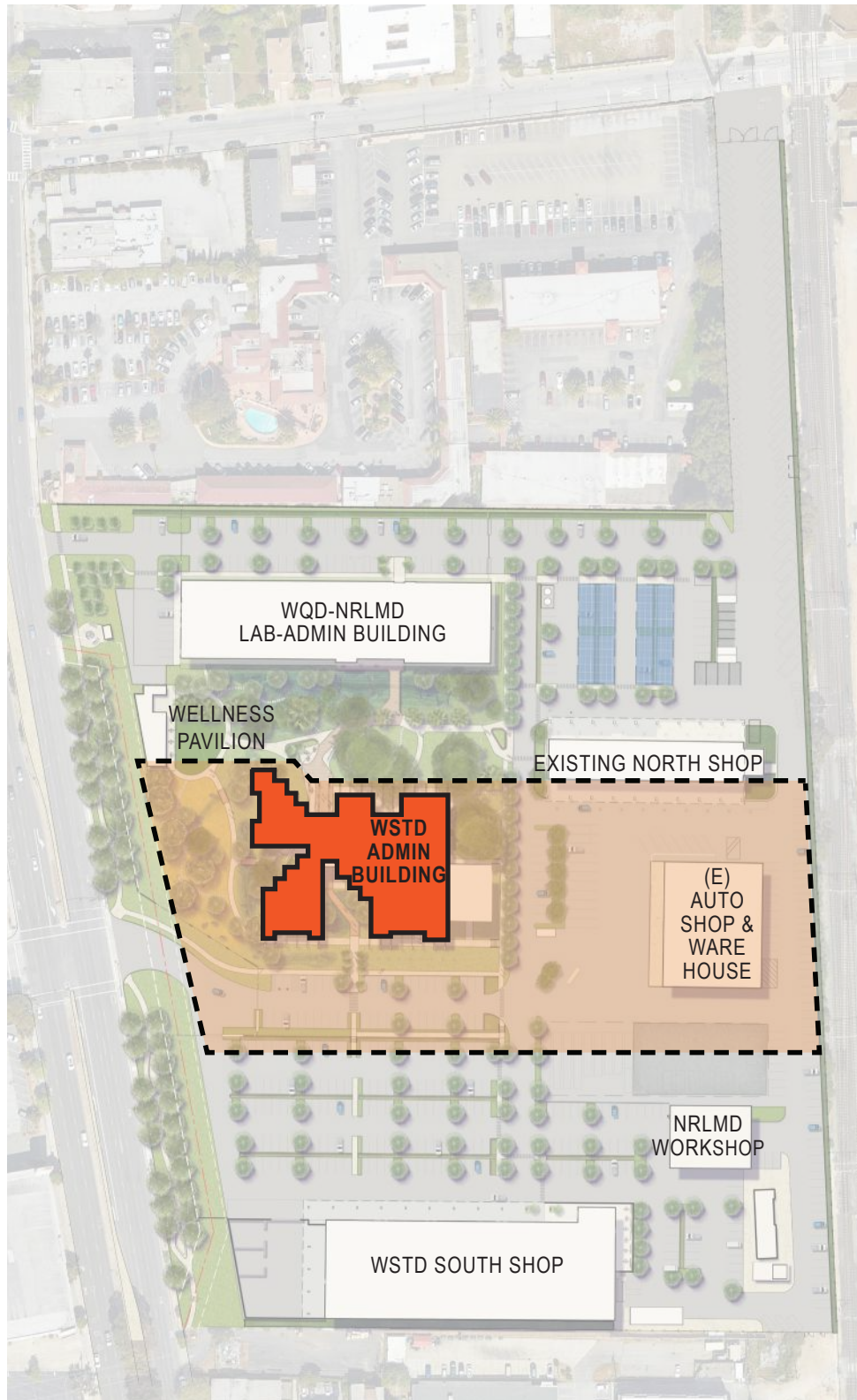




PHASE 1 - ADAPTIVE RE-USE / GUT RENOVATION



PHASE 2 - NEW CONSTRUCTION



PHASE 3 - ADAPTIVE RE-USE / GUT RENOVATION





# SITE PROGRAM

## PROGRAMMATIC ELEMENTS

At over 17 acres, the Millbrae yard is large in scope, diverse in the type of landscapes it contains and complex in the activities that occur on site every day.

This diagram conveys, in very simple terms, the big programmatic moves that are proposed for the site.

### PUBLIC CAMPUS EDGE ALONG FRONTAGE

- 1) Double row of trees
- 2) 10' secure fence
- 3) Respect historic meter house
- 4) Interpretive elements
- 5) Public art
- 6) Campus entries

### GREEN HEART

- 1) Retain existing trees
- 2) Outdoor gathering spaces for large & small groups
- 3) Pathways & boardwalks
- 4) Visible stormwater management features
- 5) Planting - low water, low maintenance

### OAK WOODLAND

- 1) Pathways
- 2) Native planting - "re-oak"
- 3) Passive use: low maintenance nature area

### CAMPUS PEDESTRIAN CONNECTION

- 1) Campus north/south connection
- 2) Single row of trees
- 3) 6' wide sidewalk

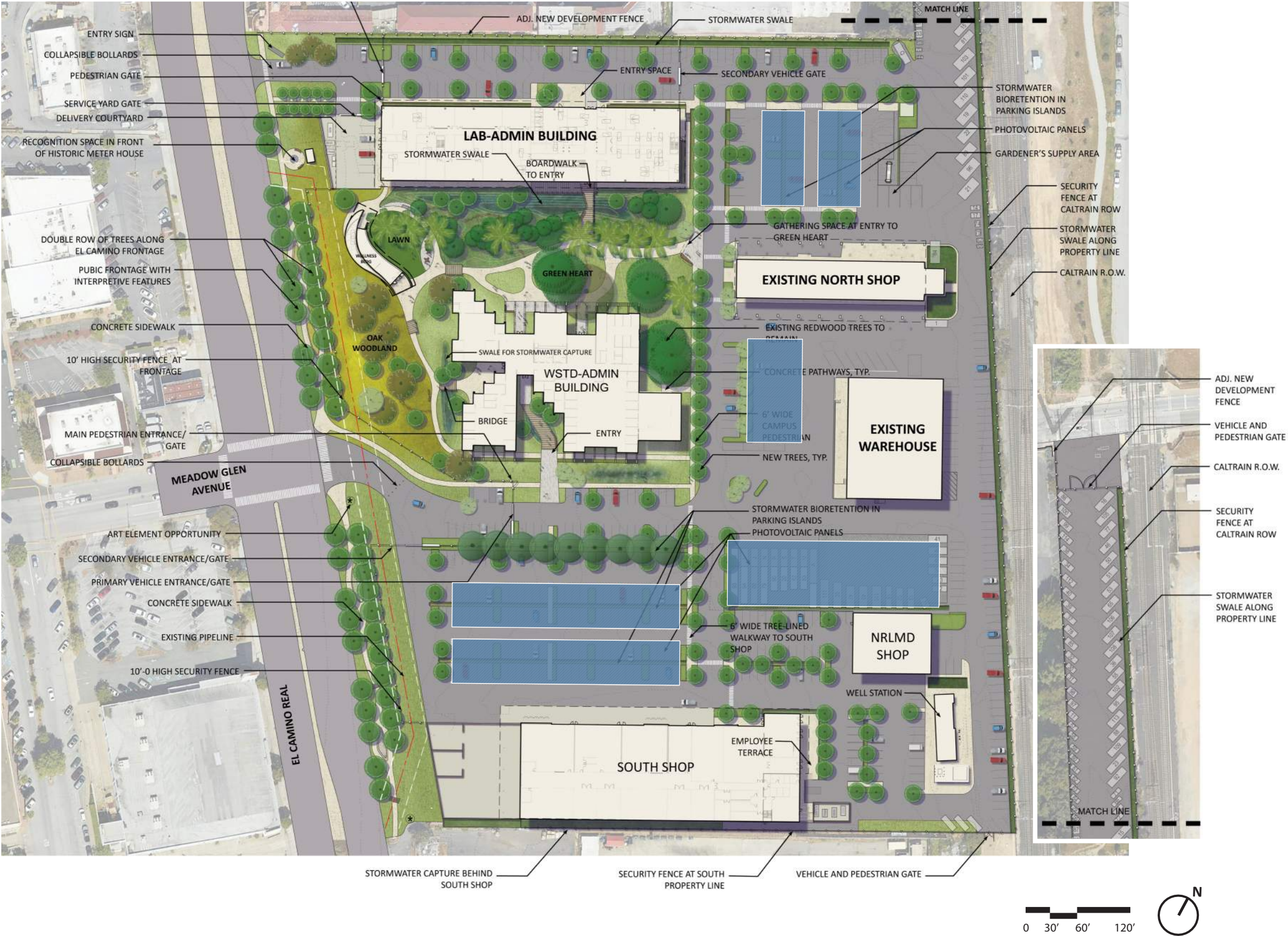
### STORMWATER MANAGEMENT

- 1) Reconfigured parking areas
- 2) Bioretention swales
- 3) Permeable paving
- 4) Planting - mostly natives





# CONCEPTUAL SITE PLAN

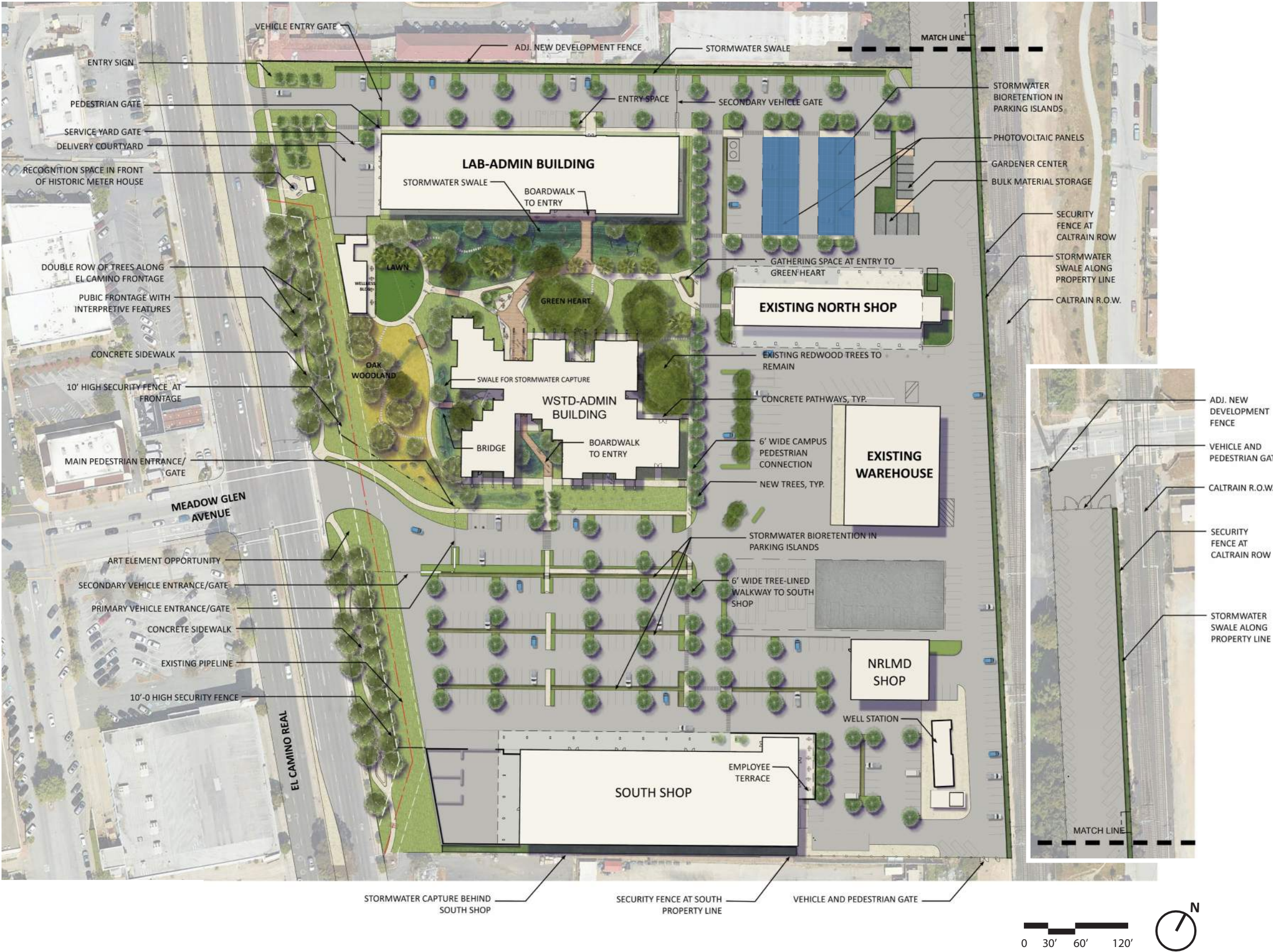




# SCHEMATIC DESIGN SITE PLAN

## BRIDGING PEOPLE AND PLACE

The landscape concept is the “Bridge”. The landscape design strives to bridge and connect various facilities, departments and people who work on the site. The Millbrae Yard is a complex site with various uses, buildings, user groups. The landscape design will make the most of existing landscape features such as the Meter House and large redwoods, while creating new features that create a safe, functional and beautiful place to work. Anticipated materials may include CIP paving, unit paving, cut stone retaining walls, site furnishings, lighting, planting and irrigation.



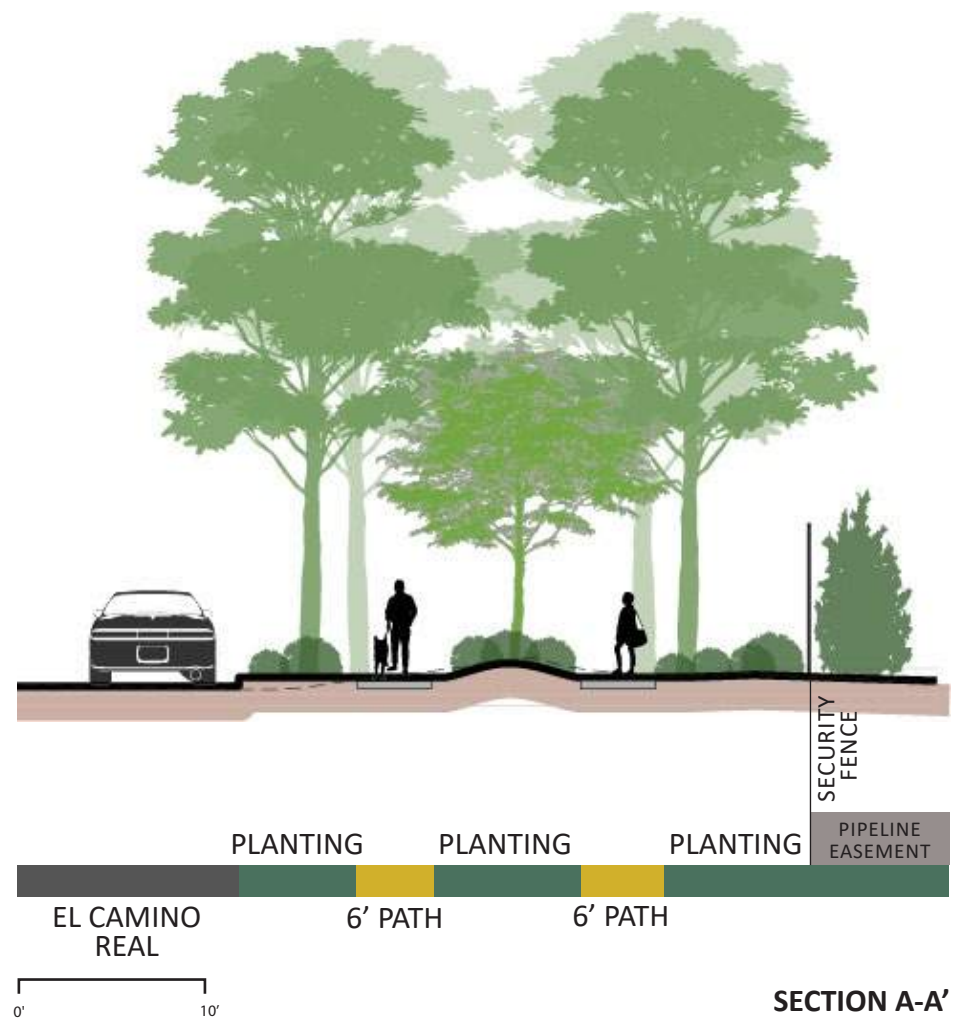


# PUBLIC CAMPUS EDGE

## EL CAMINO REAL FRONTAGE

The public facing campus edge is the landscaped area from the curb of El Camino Real (State Route 1) to the eastern edge defined by secure 10’ non-climbable fence and vehicular gates. Overall, the frontage is 990’ feet long and averages 30’-0” wide. The frontage includes 2 driveways, the existing entry at Meadow Glen Avenue and a new northern driveway. Materials for this area to include CIP concrete paving with integral color, paving accents, cut stone retaining wall, tree and ground cover plantings, lighting and a complete irrigation system.

## PROPOSED SECTION



## PLAN ENLARGEMENT



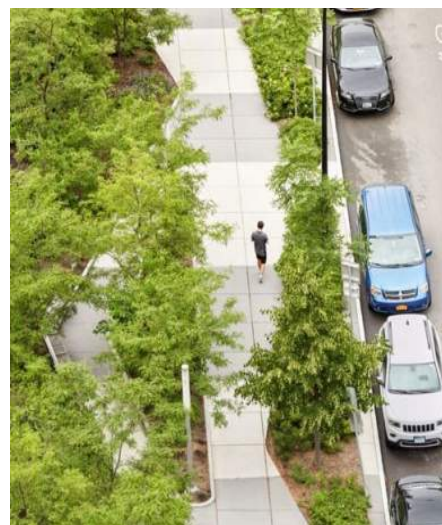
## PRECEDENT IMAGES



El Camino Real, Burlingame



Mills College



Sidewalk



Historic Meter House



Meter House Today



Entry Sign



Art



Secure Wall and Fence



Pedestrian Lighting







# GREEN HEART

## THE CAMPUS QUAD

The “green heart” is the equivalent of the campus quad. It will be the place where all employees will mix, coming from all corners of the campus to the Lab-Admin and WSTD-Admin buildings. New pathways will flow from building entrances, seating areas will be designed for outdoor meetings, having lunch or taking a break and bioretention areas will connect water and land. Materials for this area include CIP concrete paving with integral color, unit paving, cut-stone retaining walls, boulders, seating and furnishings, tree and ground cover plantings, lighting and a complete irrigation system.



Preserve Existing Redwoods



Boardwalk



Seating Areas



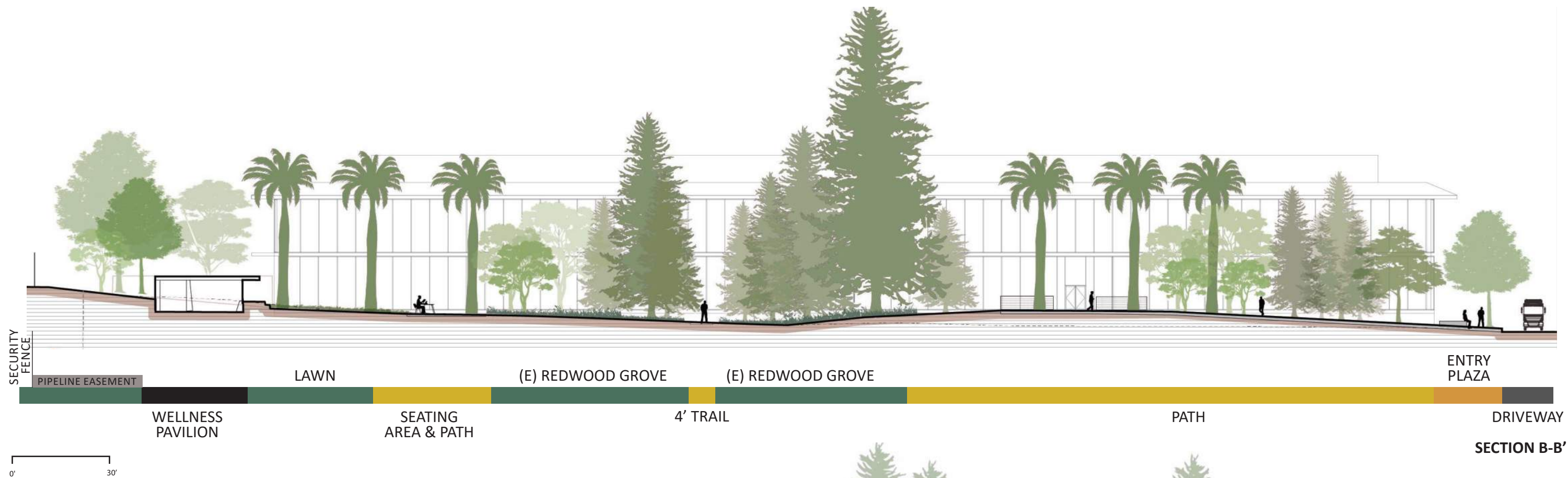
Stormwater



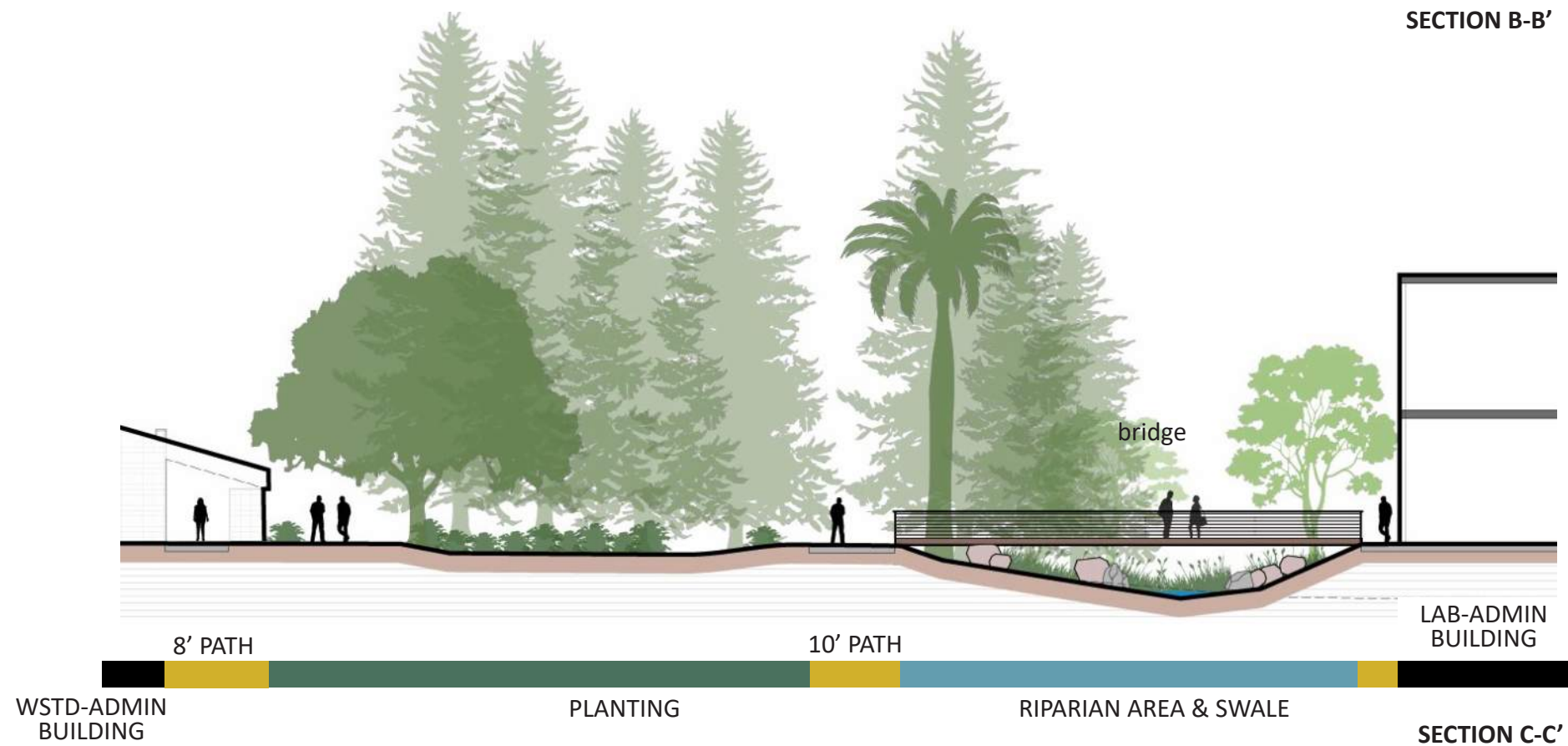
Large Gathering Space







KEY PLAN







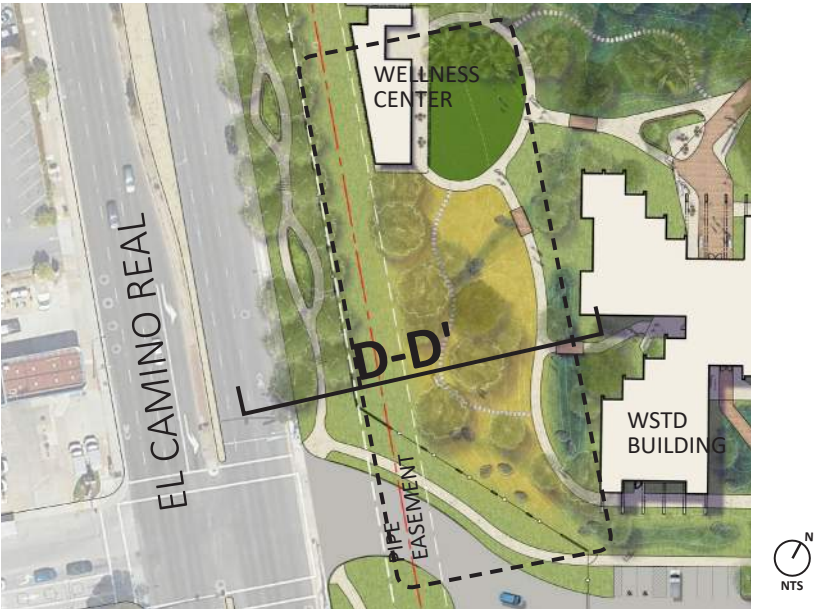


# OAK WOODLAND

## RE-OAK FOR BIODIVERSITY

Native oak trees add biodiversity. area between the existing Administration building and the El Camino provides the opportunity to partially “re-oak” this area. Planting oaks as well as lower ground covers, this area will provide habitat and create passive, meditative space where employees can go to recharge or pass through between facilities. Materials for this area may include CIP concrete paving, stabilized decomposed granite paths, cut stone retaining walls, boulders, seating and furnishings, tree and ground cover plantings, lighting and a complete irrigation system.

### SITE PLAN



### PRECEDENT IMAGES



Walking Loops



Small Group Seating

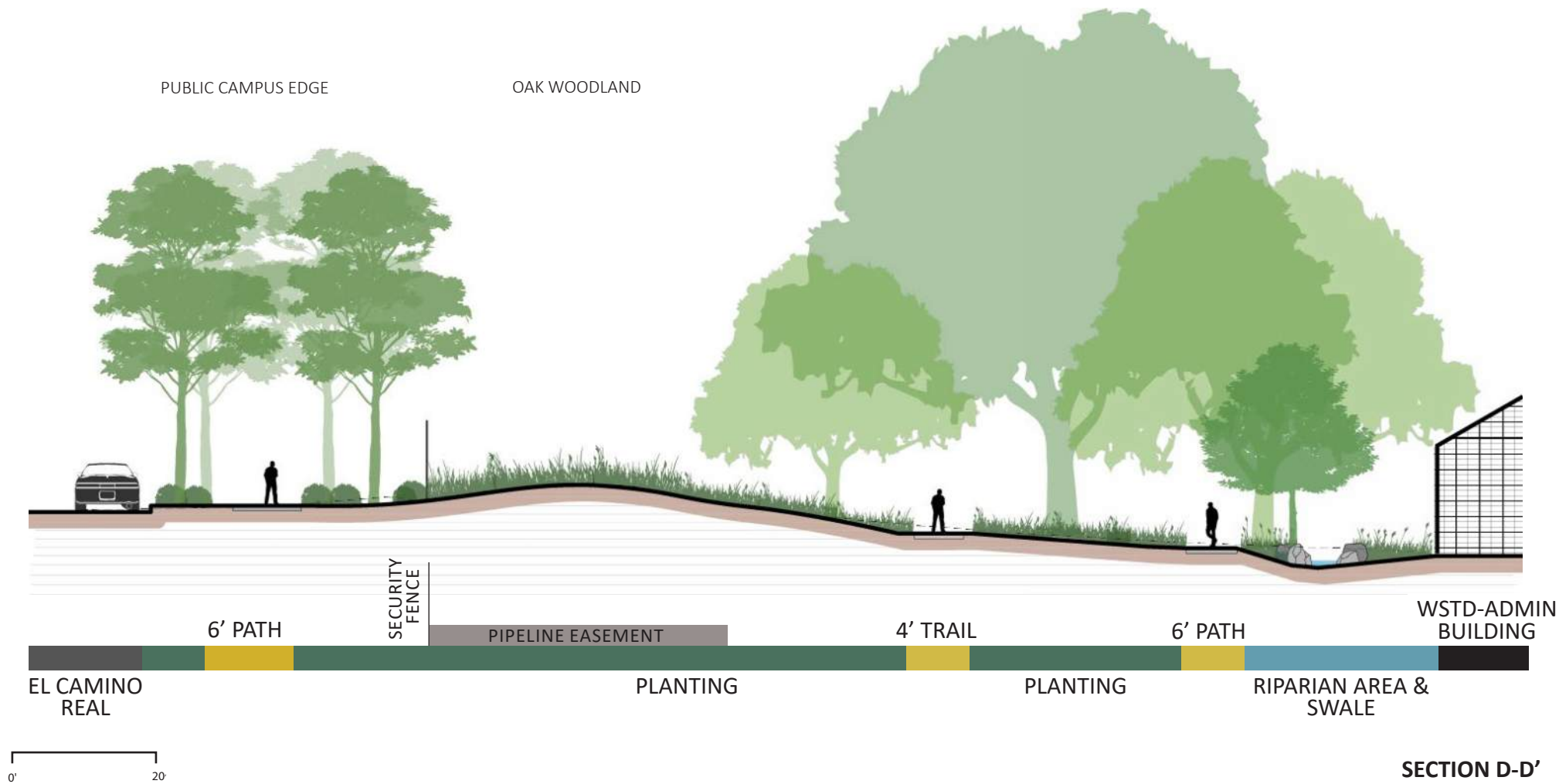


Nature Path



Oak Woodland

### PROPOSED SECTION





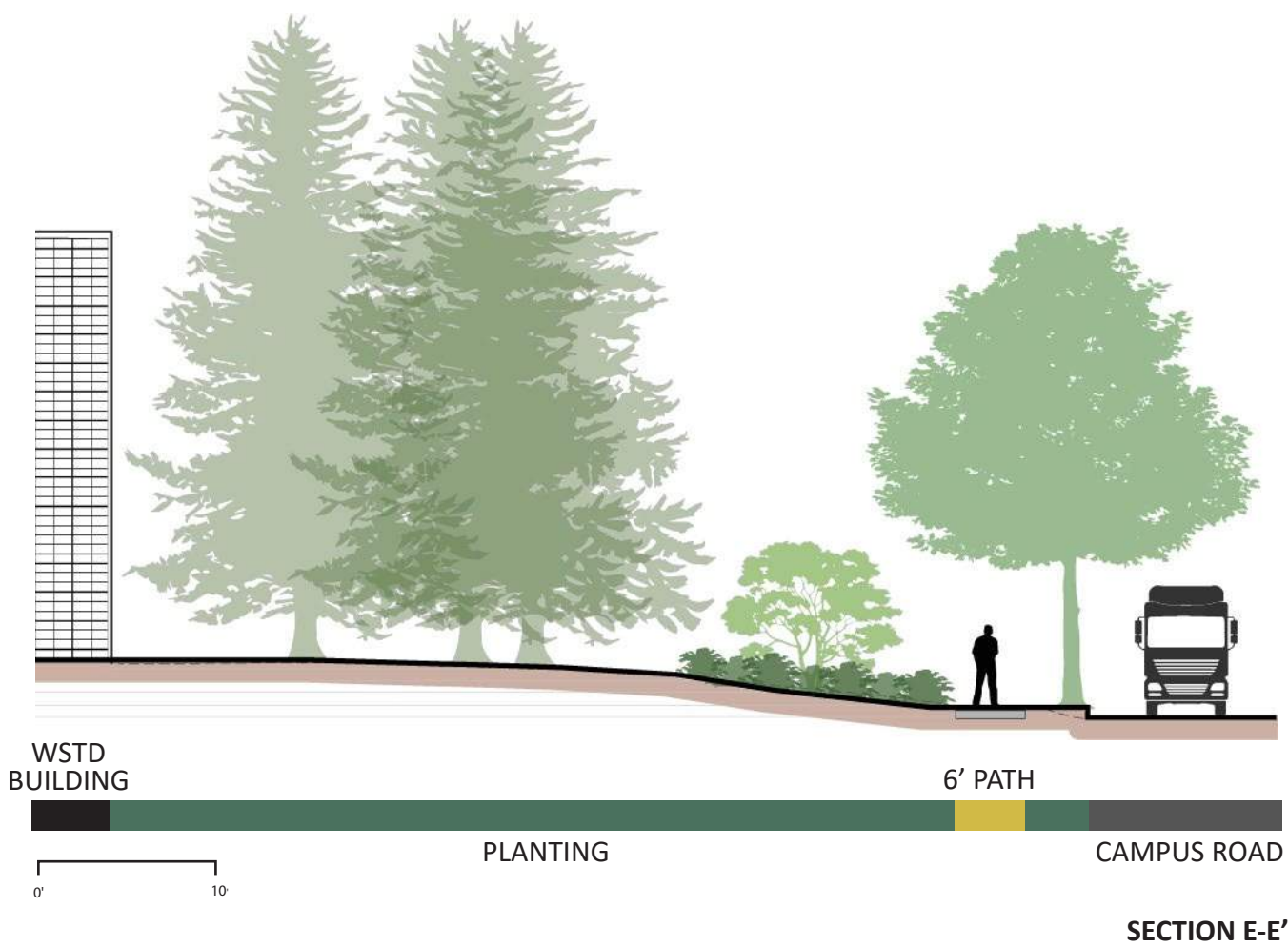
# CAMPUS PEDESTRIAN CONNECTION

## SAFETY AND FUNCTION

The campus pedestrian connection is just that, a well-defined, safe, pedestrian-friendly corridor that runs from the new south shops to the new laboratory building. This tree lined connection made with a 6'-0" wide, accessible pathway will separate people from vehicles and provide a direct line between campus facilities.

Materials for this area include CIP concrete paving with integral color, pole top lighting and a complete irrigation system.

## PROPOSED SECTION



## SITE PLAN



## PRECEDENT IMAGES



Tree-Lined Walkway



Wide Paths



Campus Connectivity



# STORMWATER MANAGEMENT

## FUNCTION AND BEAUTY

Stormwater management is a critical functional and aesthetic component of landscape improvements for the campus. Bioretention areas will hold storm water on site where it can be absorbed or released into the City of Millbrae storm water system. The bioretention areas also offer aesthetic value by creating unique habitat and educational opportunities as well landscape for bridges to cross. Bioretention areas will have appropriate soil and stone lining as well as accent boulders, planting and complete irrigation systems.

### PRECEDENT IMAGES



Integrated Stormwater Landscaping



Pervious Paving



Integrated Stormwater Landscaping

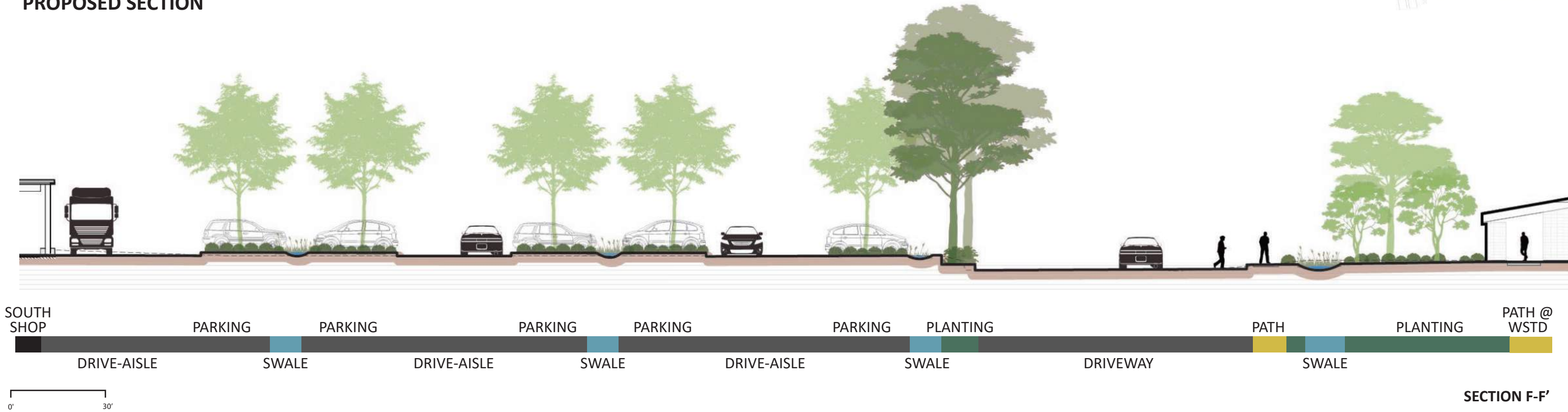


Bioretention Planter

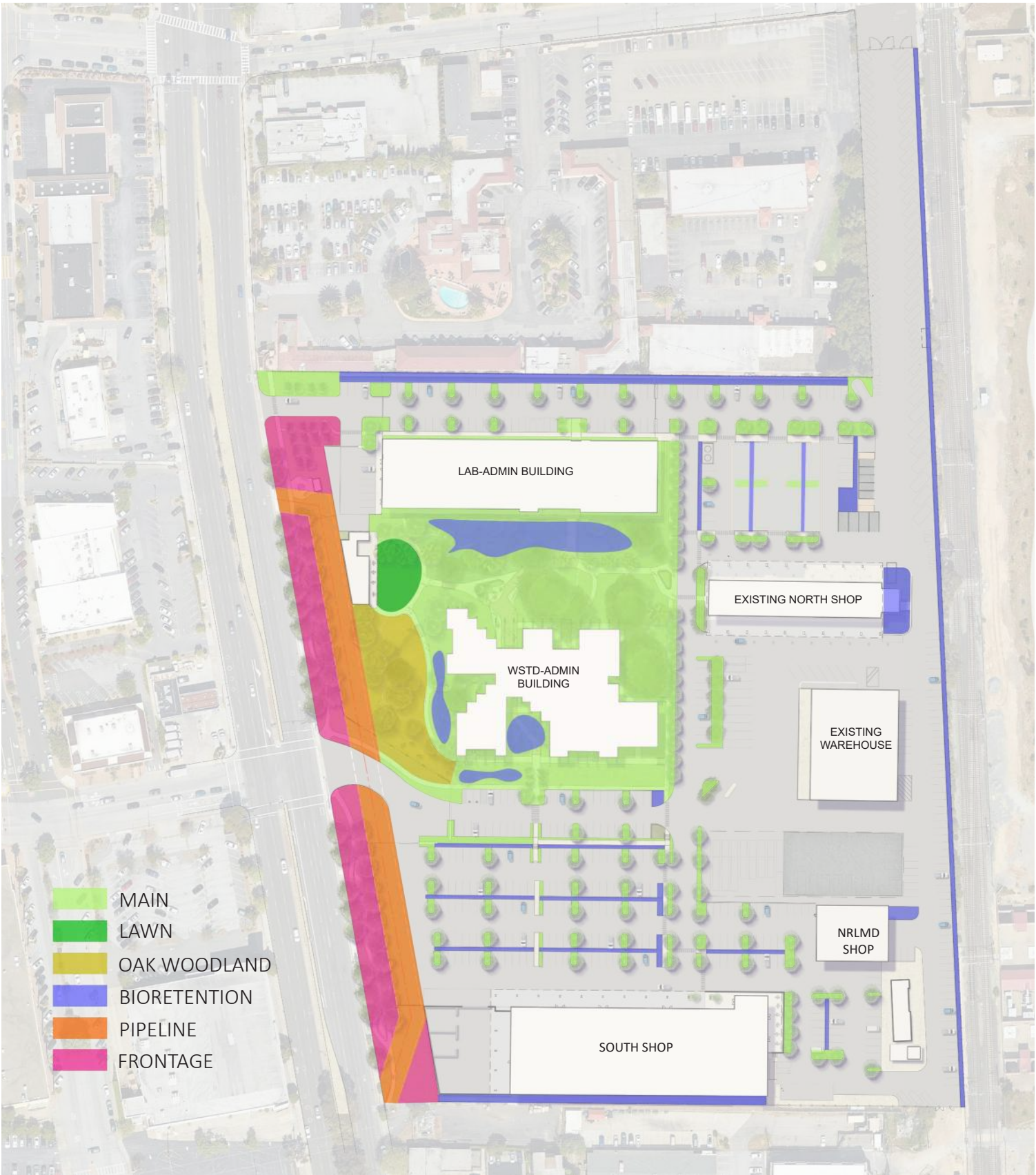
### KEY PLAN



### PROPOSED SECTION







TREE PLANTING

- California Buckeye  
*AESCLUS CALIFORNICA*
- Pacific Madrone  
*ARBUTUS MENZIESII*
- Strawberry Tree Multi-Trunk  
*ARBUTUS UNEDO*
- Desert Willow  
*CHILOPSIS LINEARIS*
- Swan Hill Fruitless Olive  
*OLEA EUROPAEA 'SWAN HILL'*
- Emerald Sunshine Elm  
*ULMUS PROPINQUA 'JFS-BIEBERICK'*
- Village Green Japanese Zelkova  
*ZELKOVA SERRATA 'VILLAGE GREEN'*
- St. Mary Southern Magnolia  
*MAGNOLIA GRANDIFLORA 'ST. MARY'*
- Keith Davey Chinese Pistache  
*PISTACIA CHINENSIS 'KEITH DAVEY'*
- Roberts California Sycamore  
*PLATANUS RACEMOSA 'ROBERTS'*
- California Black Oak  
*QUERCUS KELLOGGII*
- Valley Oak  
*QUERCUS LOBATA*
- Southern Live Oak  
*QUERCUS VIRGINIANA*

FRONTAGE

- Common Yarrow  
*ACHILLEA MILLEFOLIUM*
- Emerald Carpet Manzanita  
*ARCTOSTAPHYLOS X 'EMERALD CARPET'*
- Erigeron glaucus  
*SEASIDE DAISY*
- Eriogonum umbellatum  
*SULPHUR BUCKWHEAT*
- Ficus pumila  
*CREeping FIG*
- Lomandra 'Lomlon'  
*LOMANDRA LIME TUFF*
- Limonium perezii  
*SEA LAVENDER*
- Penstemon heterophyllus  
*FOOTHILL PENSTEMON*

BIORETENTION

- Blonde Ambition Blue Grama  
*BOUTELOUA GRACILIS 'BLONDE AMBITION'*
- Pacific Reed Grass  
*CALAMAGROSTIS NUTKAENSIS*
- Meadow Sedge  
*CAREX PANSA*
- Foothill Sedge  
*CAREX TUMULICOLA*
- Desert Willow  
*CHILOPSIS LINEARIS*
- Small Cape Rush  
*CHONDROPETALUM TECTORUM*
- California Hair Grass  
*DESCHAMPSIA CALIFORNICA*
- Blue Oat Grass  
*HELICOTRICHON SEMPERVIRENS*
- Soft Rush  
*JUNCUS EFFUSUS*
- Canyon Prince Giant Wild Rye  
*LEYMUS CONDENSATUS 'CANYON PRINCE'*
- Bush Lupine  
*LUPINUS ALBIFRONS*
- Hummingbird Sage  
*SALVIA SPATHACEA*
- Bog Sage  
*SALVIA ULIGINOSA*

PIPELINE

- Carmel Creeper  
*CEANOTHUS GRISEUS HORIZONTALIS*
- Baccharis pilularis 'Twin Peaks'  
*TWIN PEAKS COYOTE BRUSH*

LAWN

Turf Sod/ Drought Tolerant Fescue Blend

NATIVE OAK WOODLAND

- Hybrid Manzanita  
*ARCTOSTAPHYLOS UVA-URSI X IMBRICATA*
- Point Reyes Ceanothus  
*CEANOTHUS GLORIOSUS*
- California Fuchsia  
*EPILOBIUM CANUM*
- Red Buckwheat  
*ERIOGONUM GRANDE RUBESCENS*
- Toyon  
*HETROMELES ARBUTIFOLIA*
- Deer Grass  
*MUHLENBERGIA RIGENS*
- Hollyleaf Cherry  
*PRUNUS ILICIFOLIA*
- Arroyo Willow  
*SALIX LASIOLEPSIS*
- California Coffeeberry

MAIN PLANTING AREAS

- Acacia cognata 'ACCOG01  
*COUSIN ITT LITTLE RIVER WATTLE*
- Agave Attenuata  
*FOXTAIL AGAVE*
- Gaultheria shallon  
*SALAL*
- Hakonechloa macra  
*JAPANESE FOREST GRASS*
- Heuchera maxima  
*ISLAND ALUM ROOT*
- Iris douglasiana  
*DOUGLAS IRIS*
- Lomandra longifolia  
*MAT RUSH*
- Mahonia repens  
*CREeping MAHONIA*
- Miscanthus sinensis  
*EULALIA GRASS*
- Pacific Wax Myrtle  
*MYRICA CALIFORNICA*
- Polystichum munitum  
*WESTERN SWORD FERN*
- Ribes sanguineum  
*RED FLOWERING CURRANT*
- Satureja douglasii  
*YERBA BUENA*



**PHASE 1 – SOUTH CAMPUS (SOUTH SHOPS + NRLMD SHOP)  
& EL CAMINO FRONTAGE**

**Construction: November 2026 – April 2028**

**- South Shops**

Adaptive re-use/ Gut renovation of former OSH 38,000  
with full backup power

**- New WDT Infrastructure and Micro-grid**

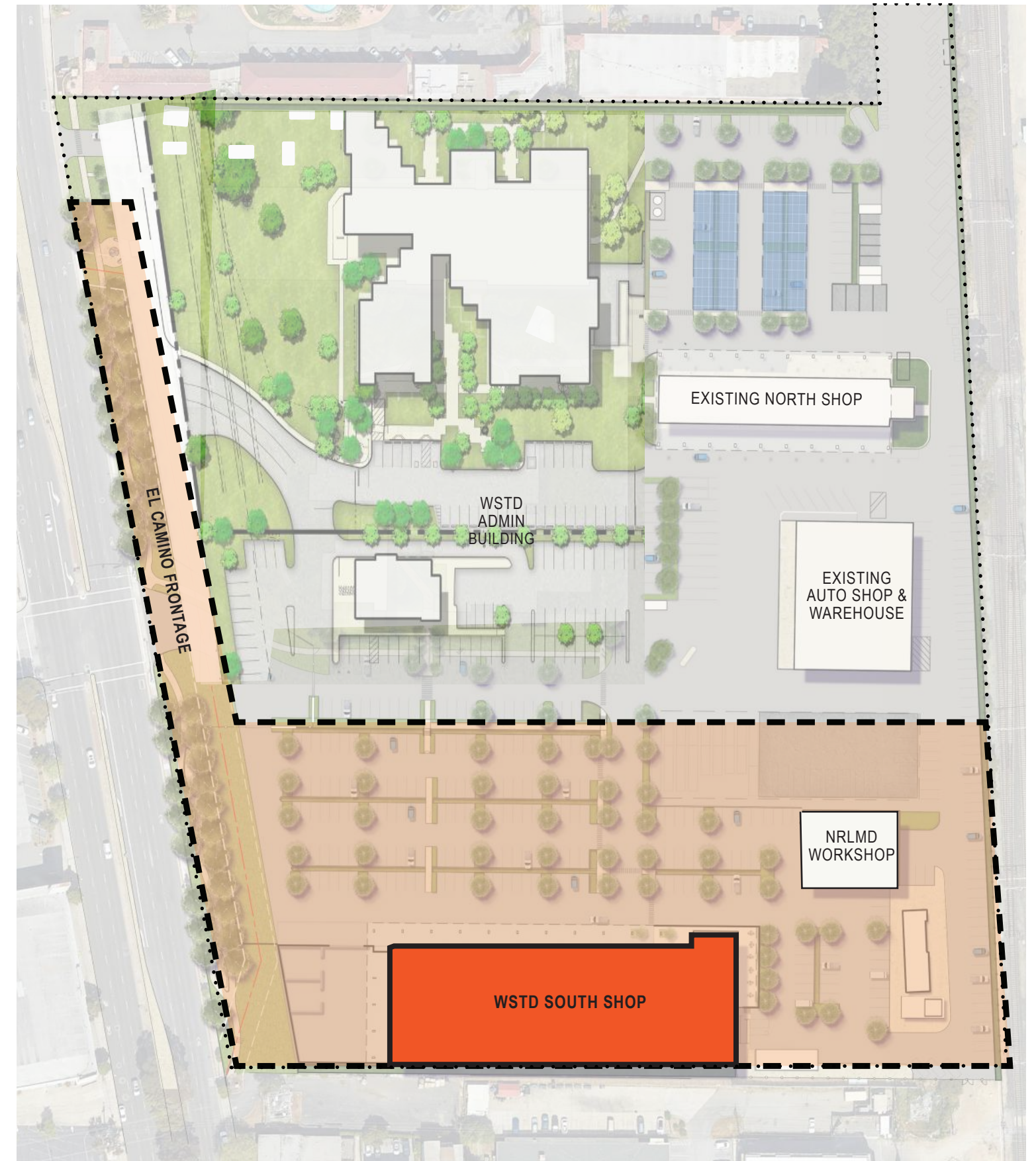
Power for shops, EV fleet charging  
PV / battery storage and diesel generators (600kVA)

**- Parking**

New grading and paving  
Bioretention basins and bioswales

**- El Camino Frontage**

Fencing, landscaping, gates and public art







EXISTING OSH RETAIL MAIN ENTRY











PERSPECTIVE VIEW OF THE SOUTH SHOP FROM THE AMENITY SPACE





PERSPECTIVE VIEW OF THE SOUTH SHOP FROM THE AMENITY SPACE





PERSPECTIVE VIEW OF THE SOUTH SHOP FROM SERVICE YARD



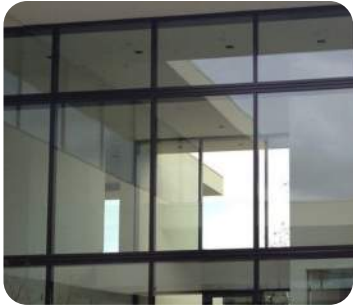


PERSPECTIVE VIEW OF THE SOUTH SHOP FROM THE SERVICE YARD





1 MASS TIMBER



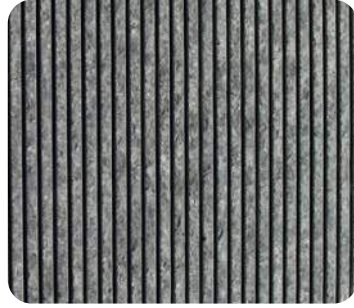
2 CURTAIN WALL



3 CONCRETE MASONRY UNIT



4 CEMENT PLASTER



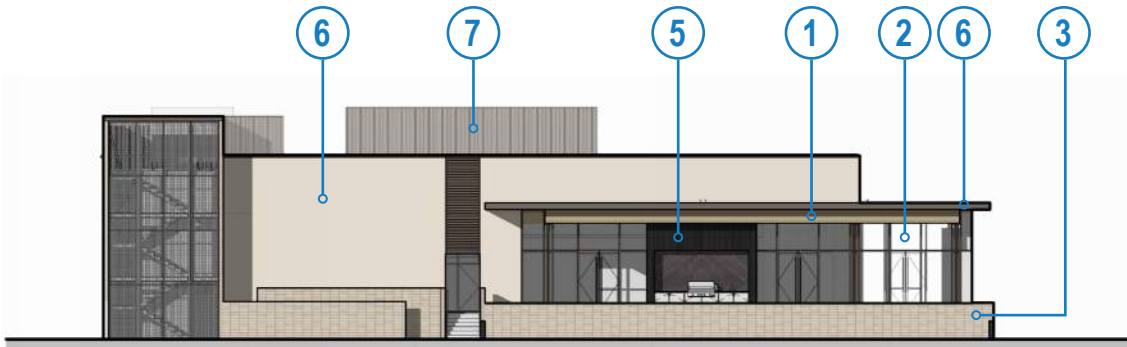
5 BASALT PANEL



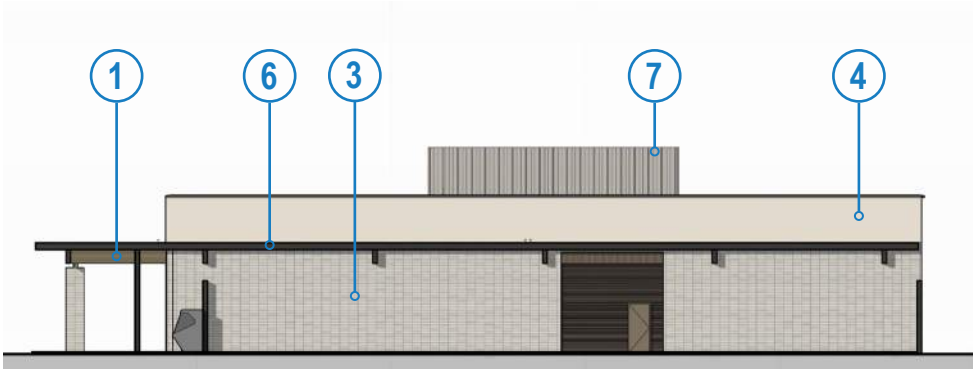
6 METAL PANEL



7 METAL PANEL  
MECHANICAL SCREEN



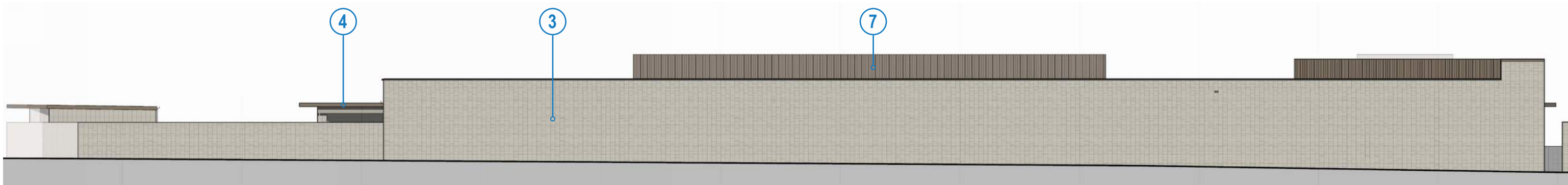
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



## **PHASE 2 – NORTH CAMPUS (LAB/ADMIN + WELLNESS)**

**Construction: May 2028 – August 2030**

- New Lab and Administration Building**

New Construction, 66,000 SF, full backup power Lab and Office space for WQD, NRLMD and ITS

- Wellness Pavilion**

New Construction, 1,800 SF, no backup power

- New WDT Infrastructure and Micro-grid**

Power for Lab-Admin, EV fleet charging

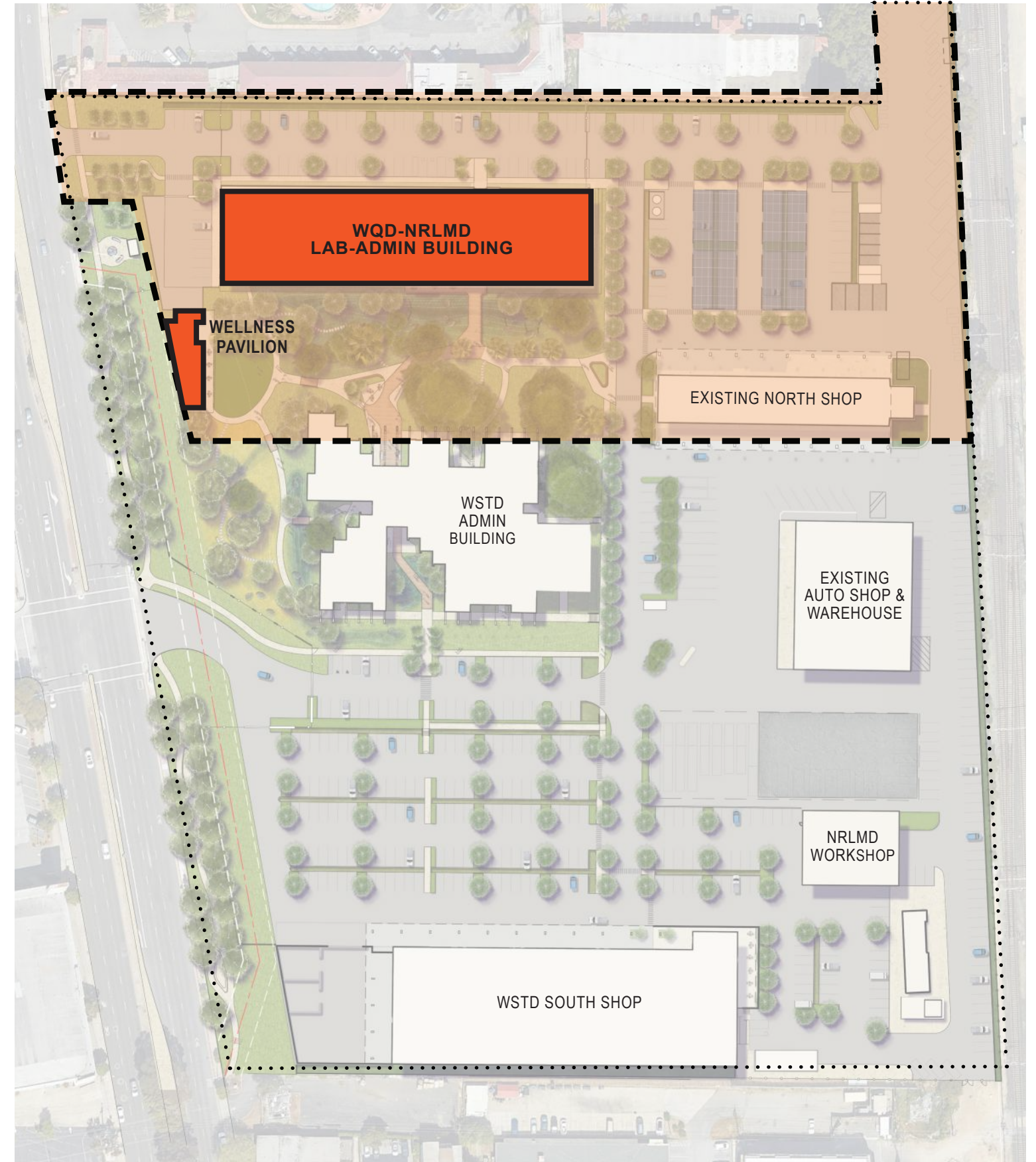
PV / battery storage and diesel generators (2x 600kVA)

- Parking / Stormwater Management**

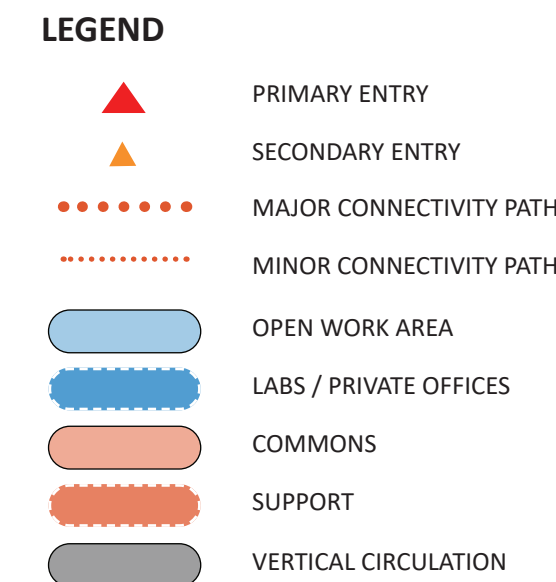
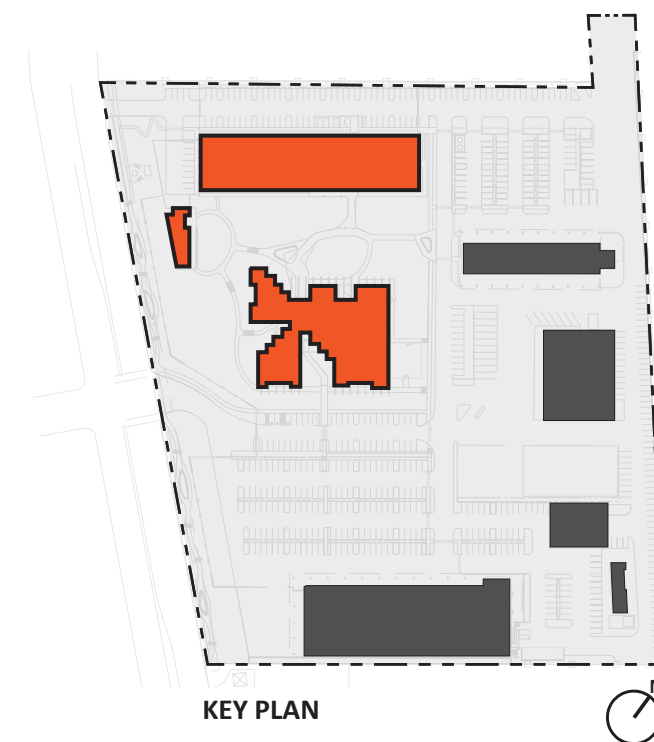
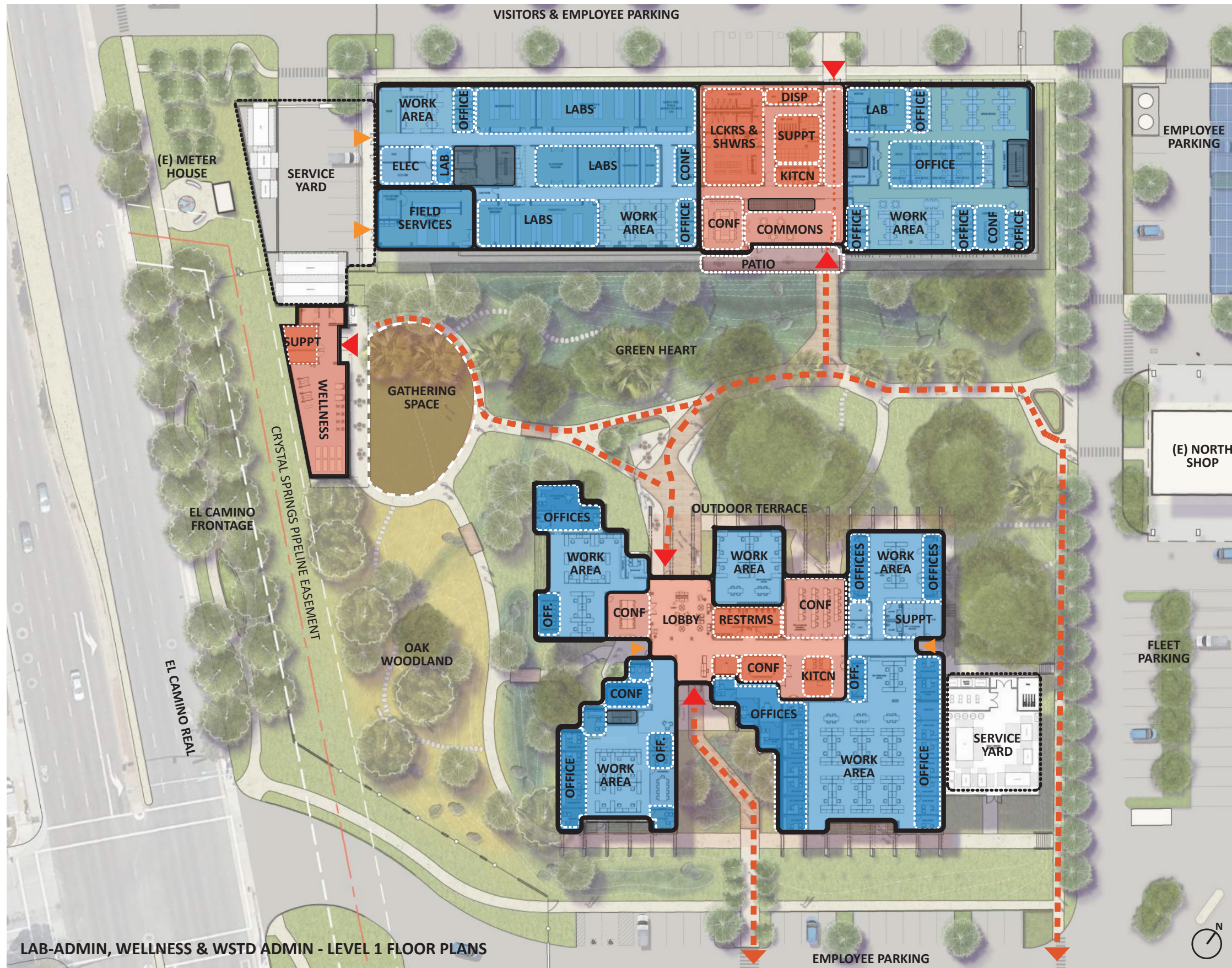
New grading and paving

Bioretention basins and bioswales

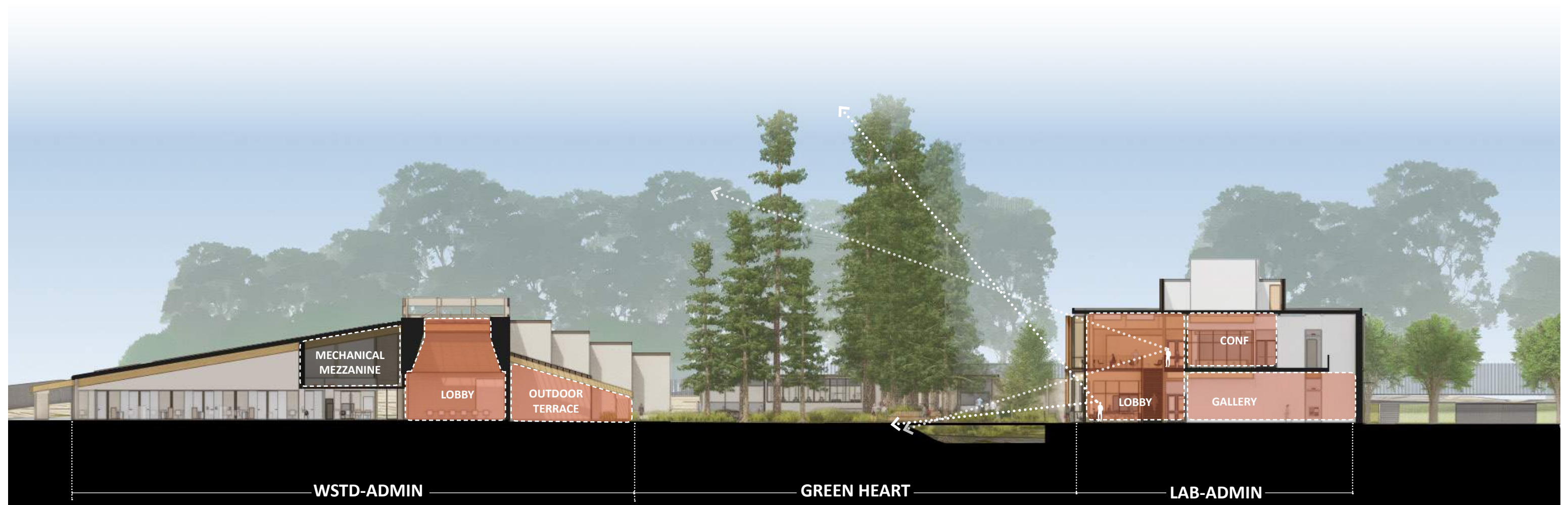
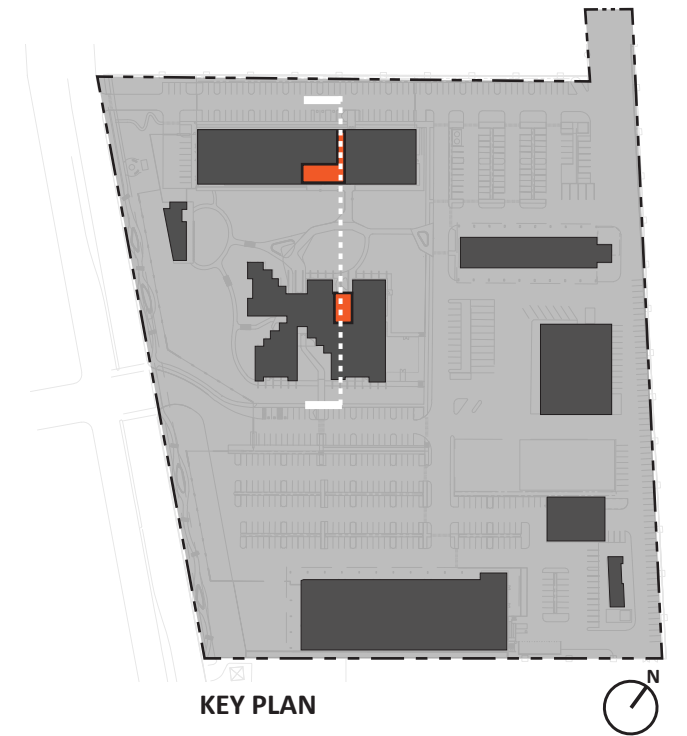
PV carport canopies at East Parking















PERSPECTIVE VIEW OF THE GREEN HEART



# LABORATORY-ADMINISTRATION BUILDING



LEGEND

▲

PRIMARY ENTRY

▲

SECONDARY ENTRY

OPEN OFFICE

OFFICE

LAB

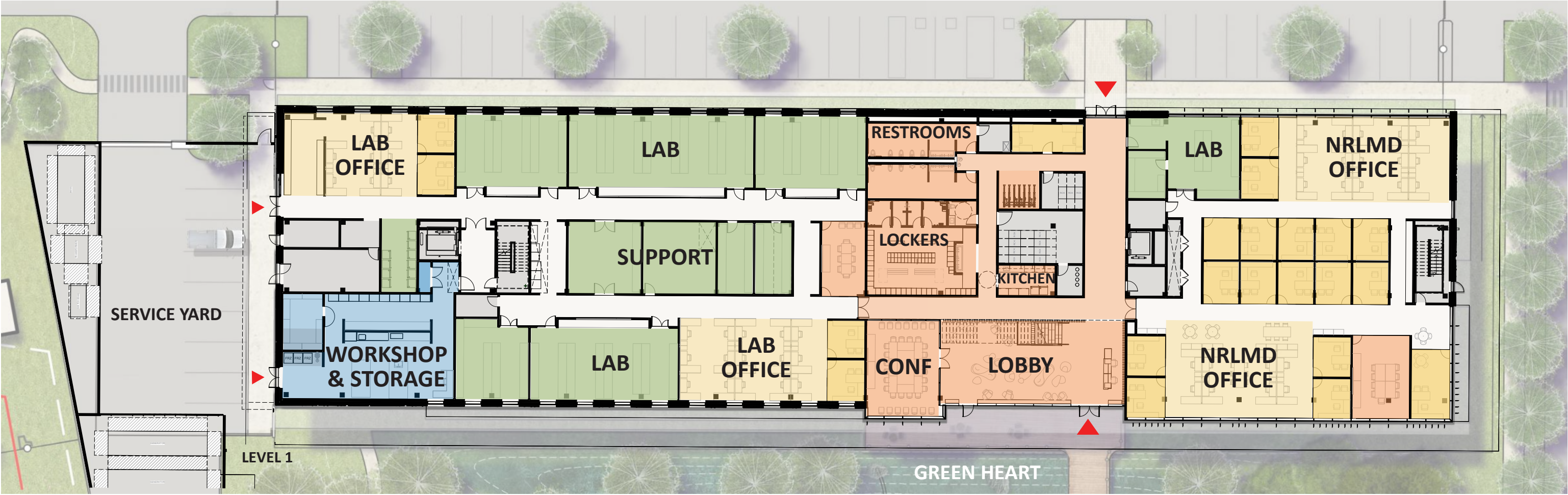
ENVIRONMENTAL  
FIELD SERVICES

SHARED

GENERAL / SUPPORT



LEVEL 2





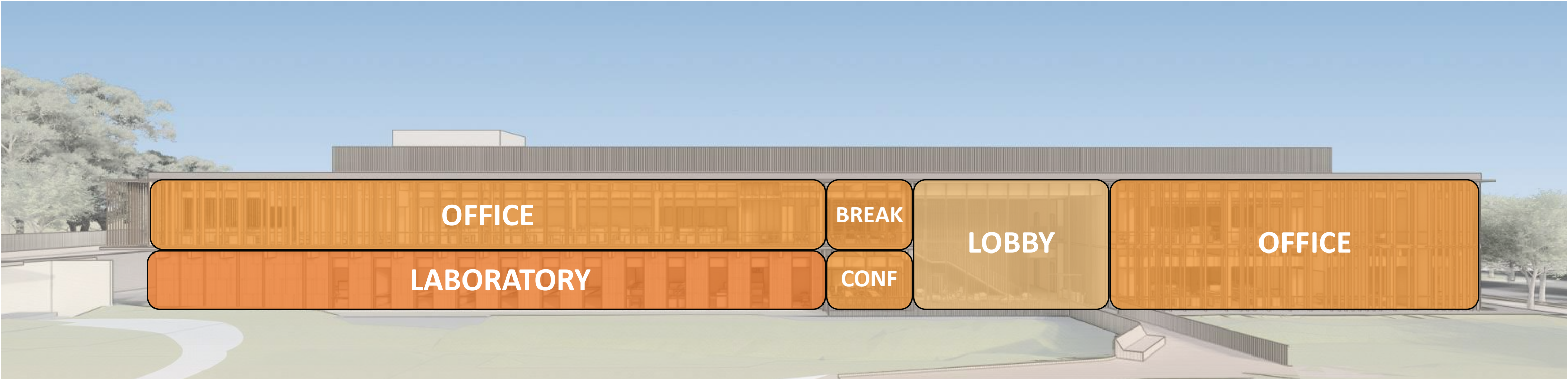


LAB-ADMIN NORTH ELEVATION





LAB-ADMIN SOUTH ELEVATION



LAB-ADMIN EXTERIOR SOUTH ELEVATION PROGRAM





LAB-ADMIN NORTH ELEVATION



LAB-ADMIN EXTERIOR NORTH ELEVATION PROGRAM





LAB-ADMIN EXTERIOR PERSPECTIVE FROM THE GREEN HEART





LAB-ADMIN EXTERIOR PERSPECTIVE FROM BRIGE & MAIN ENTRY





1 MASS TIMBER



2 STRUCTURAL GLAZING



3 CURTAIN WALL



4 ALUMINUM FIN



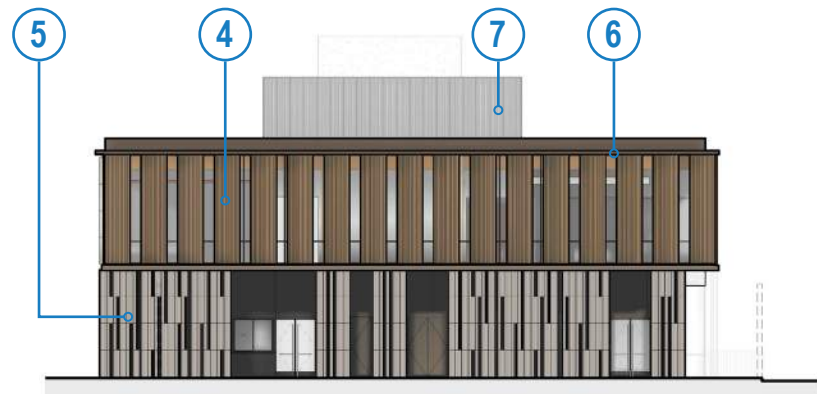
5 TERRA COTTA



6 METAL PANEL



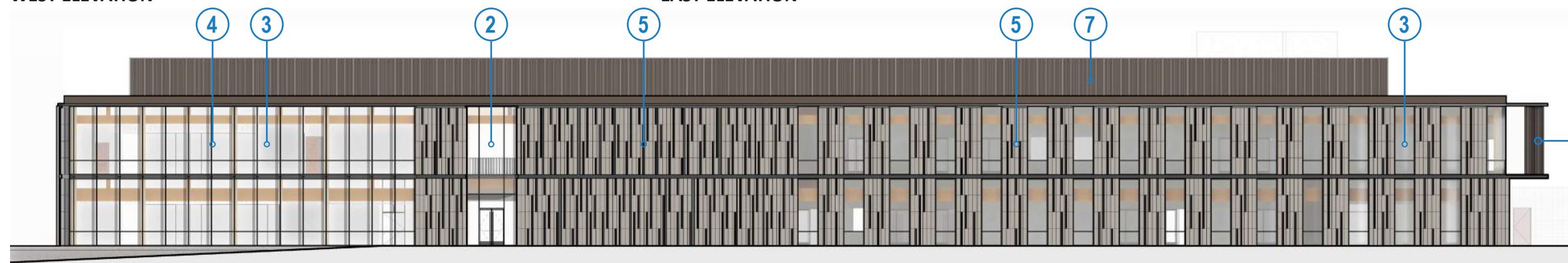
7 METAL PANEL  
MECHANICAL SCREEN



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

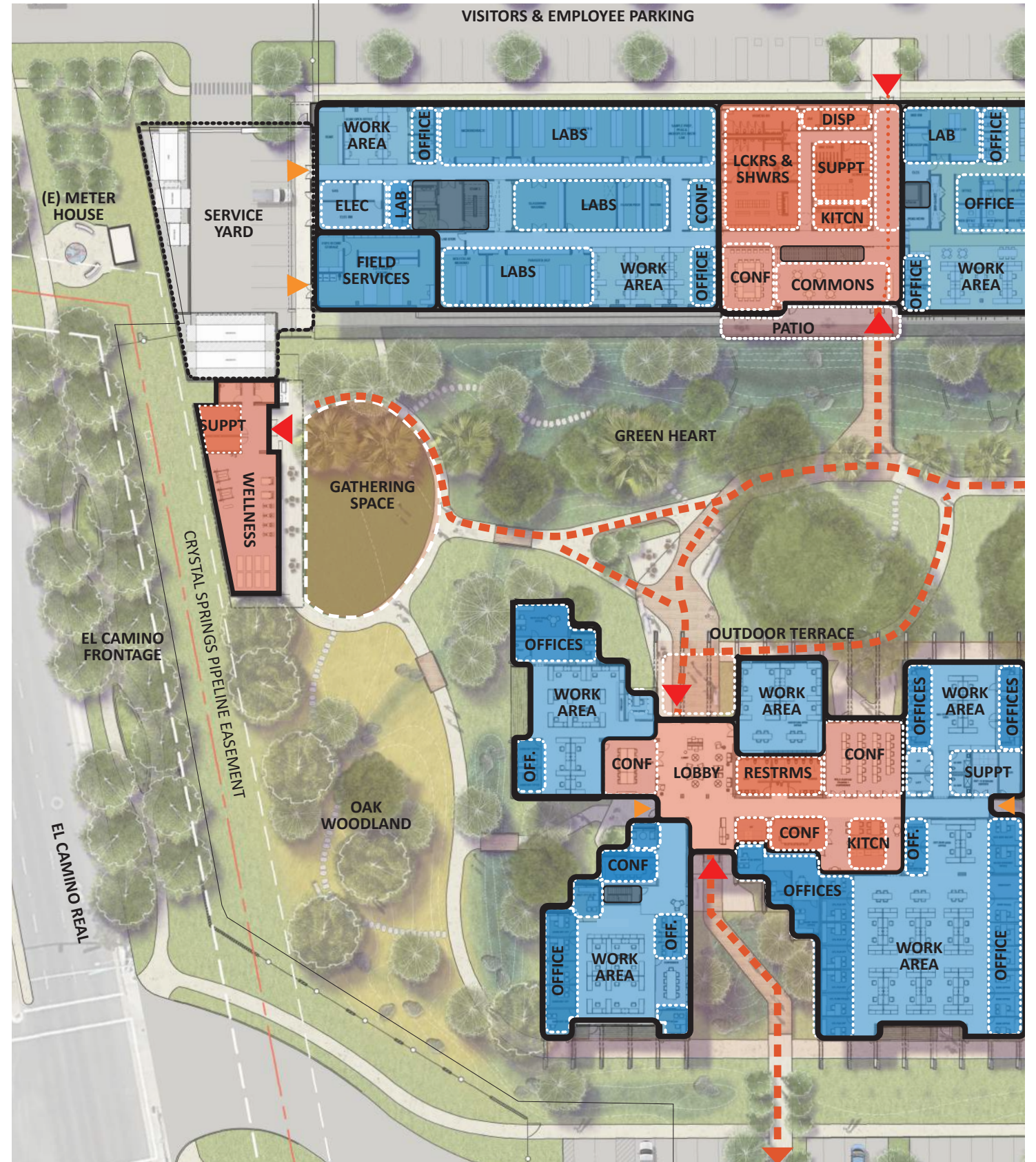


# WELLNESS PAVILION





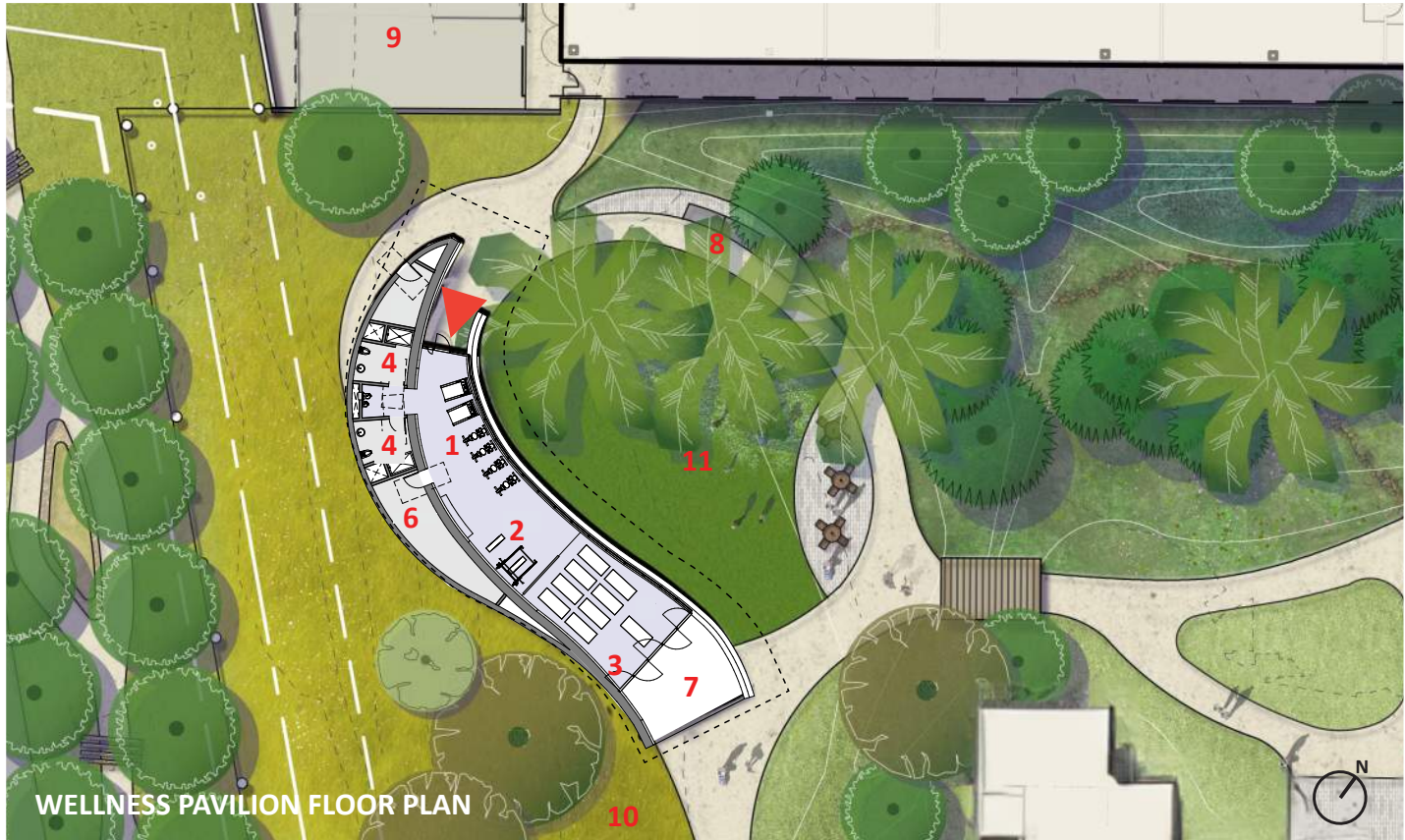
WELLNESS PAVILION LOCATION - CDR CONCEPT



WELLNESS PAVILION LOCATION - CDR PHASE 1



CONCEPT PHASE 07/2024



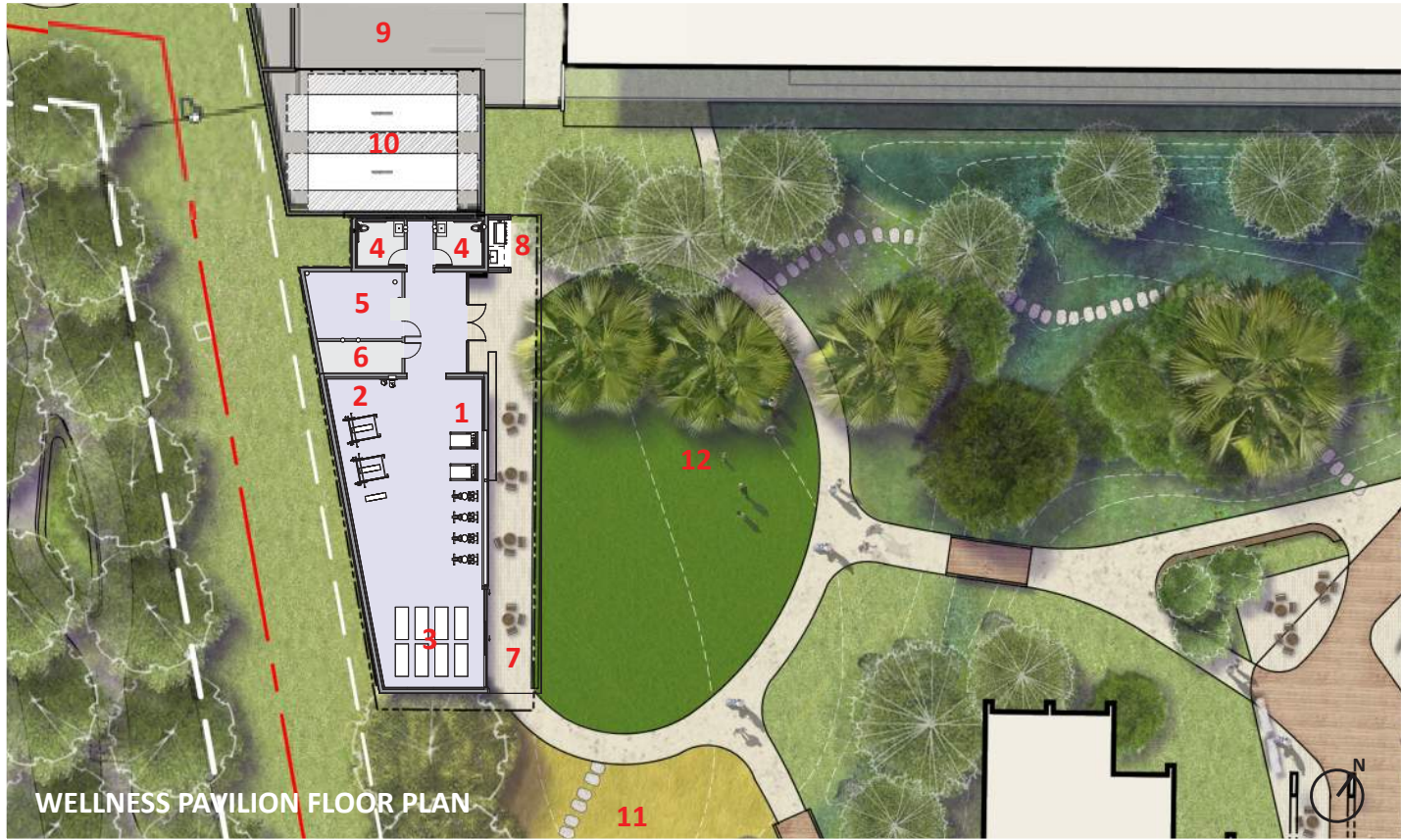
- LEGEND**
- 1 CARDIO
  - 2 STRENGTH
  - 3 FITNESS / YOGA
  - 4 ALL GENDER RESTROOM & SHOWER
  - 5 STORAGE
  - 6 STORAGE / MEP ROOM
  - 7 OUTDOOR EXERCISE AREA
  - 8 BBQ STATION
  - 9 SERVICE YARD
  - 10 OAK WOODLAND
  - 11 OUTDOOR GATHERING SPACE / GREEN LAWN



PERSPECTIVE VIEW TOWARDS GREEN LAWN AND WELLNESS PAVILION



100% SCHEMATIC DESIGN 07/2025



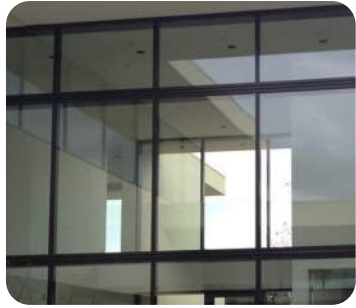
LEGEND

- 1 CARDIO
- 2 STRENGTH
- 3 FITNESS / YOGA
- 4 ALL GENDER RESTROOM & SHOWER
- 5 STORAGE
- 6 STORAGE / MEP ROOM
- 7 OUTDOOR EXERCISE AREA
- 8 BBQ STATION
- 9 SERVICE YARD
- 10 LAB-ADMIN GENERATORS
- 11 OAK WOODLAND
- 12 OUTDOOR GATHERING SPACE / GREEN LAWN



PERSPECTIVE VIEW TOWARDS GREEN LAWN AND WELLNESS PAVILION

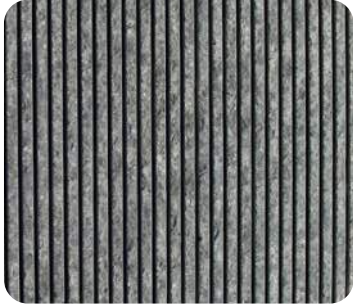




1 CURTAIN WALL /  
STOREFRONT



2 CEMENT PLASTER



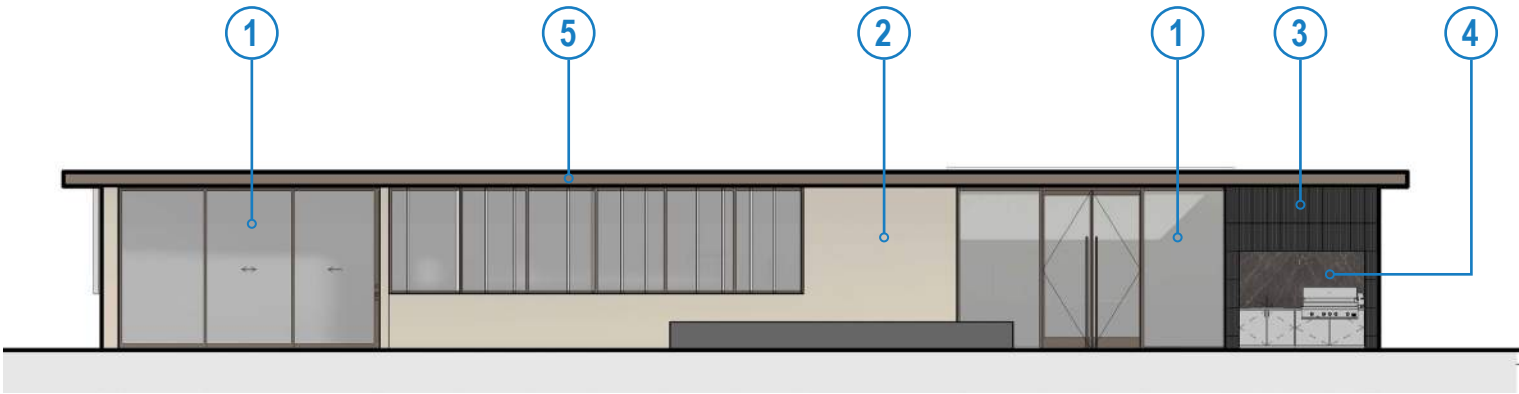
3 BASALT PANEL



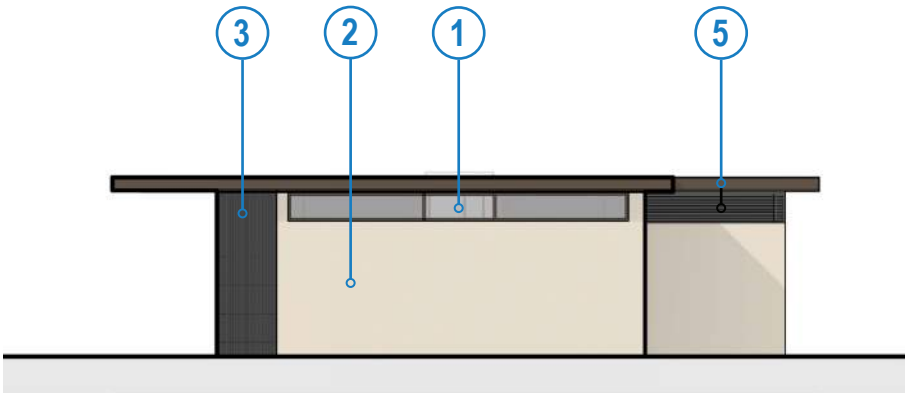
4 STONE



5 METAL PANEL



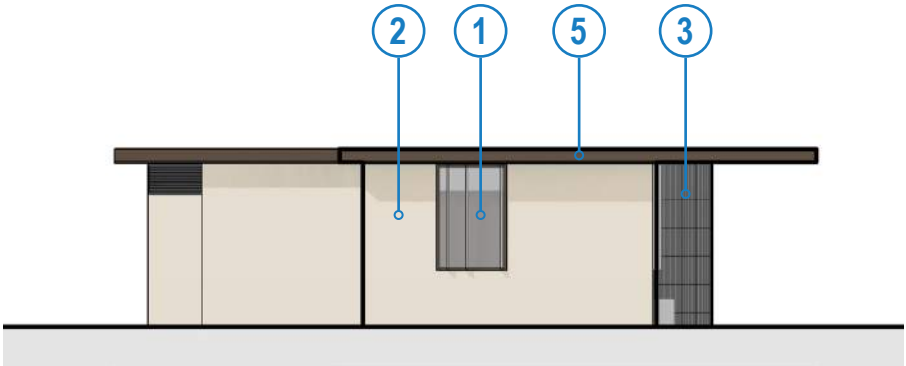
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



### **PHASE 3 – CENTRAL CAMPUS (WSTD ADMINISTRATION)**

**Construction: August 2030 – January 2032**

- WSTD Administration Building**

Gut renovation / seismic retrofit of existing building  
28,000 SF, full backup power

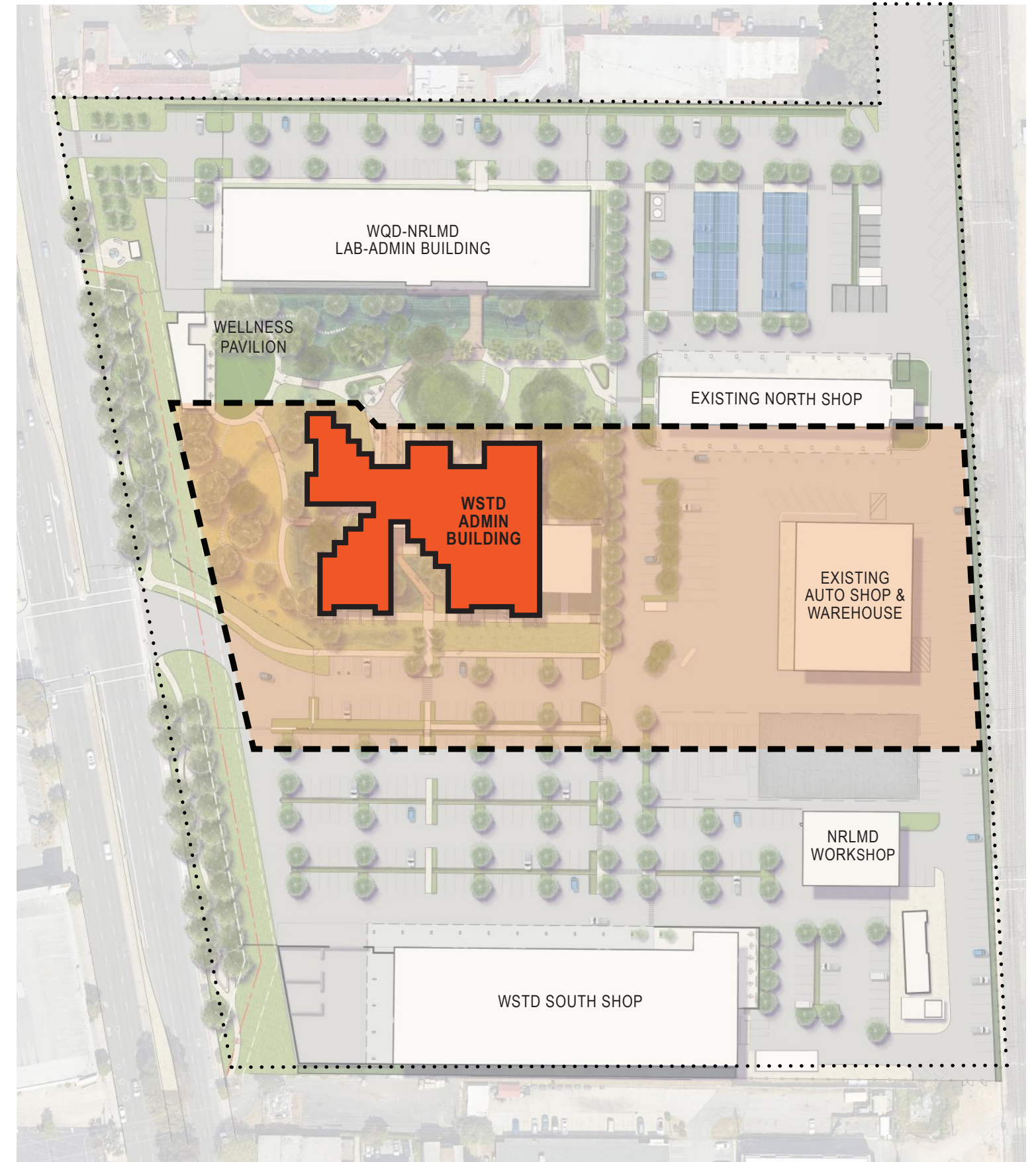
- Service Yard**

- New WDT Infrastructure and Micro-grid**

Power for WSTD Admin, EV fleet charging  
PV / battery storage and diesel generators (500kVA)

- Parking / Stormwater Management**

New grading and paving  
Bioretention basins and bioswales





EXISTING ADMIN BUILDING FROM THE GREEN



EXISTING ADMINISTRATION BUILDING TOWARDS LOBBY ENTRY





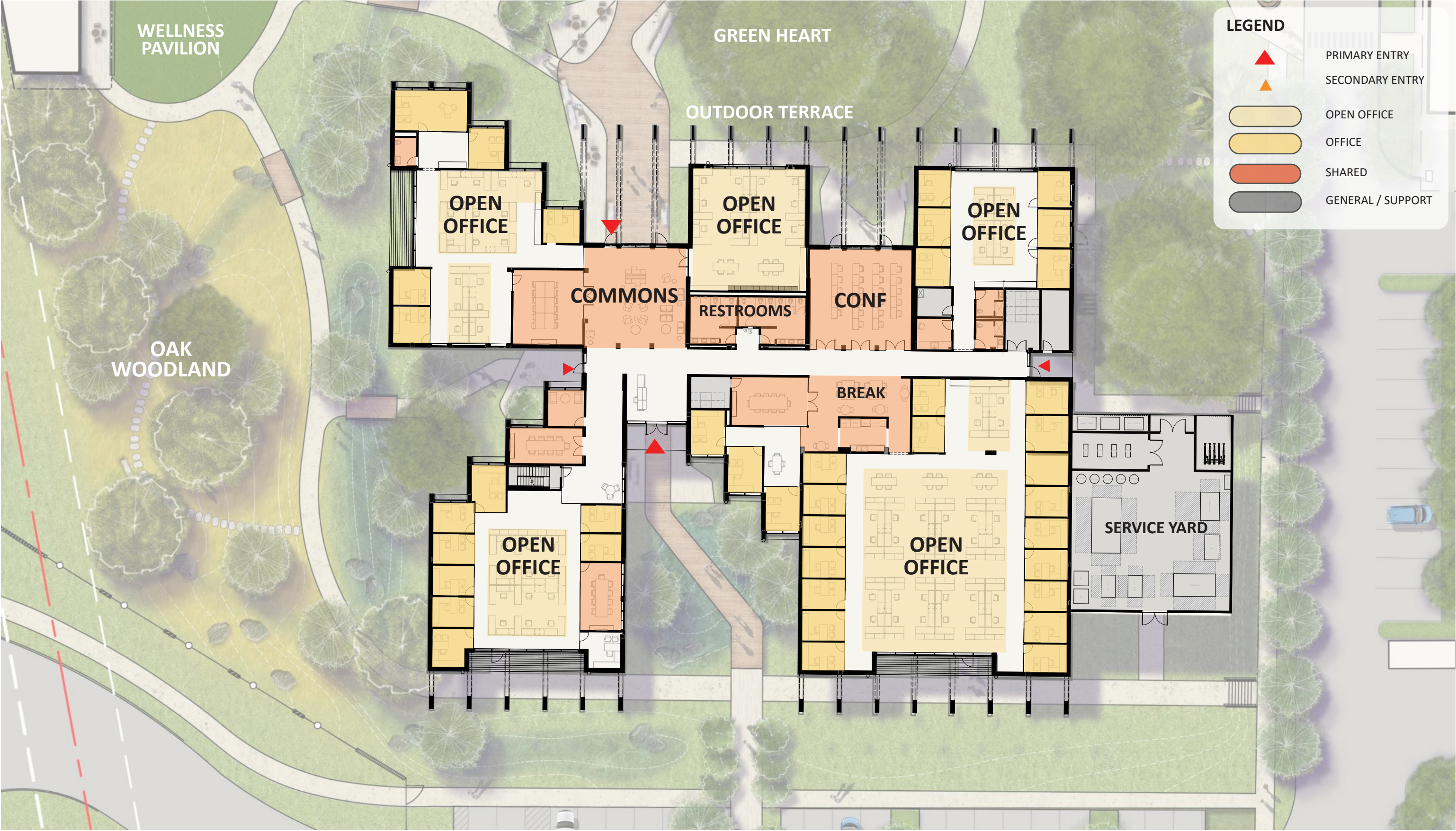
CONCEPT PHASE PERSPECTIVE VIEW OF THE WSTD ADMINISTRATION FROM GREEN HEART





PHASE 1 PERSPECTIVE VIEW OF THE WSTD ADMINISTRATION FROM GREEN HEART





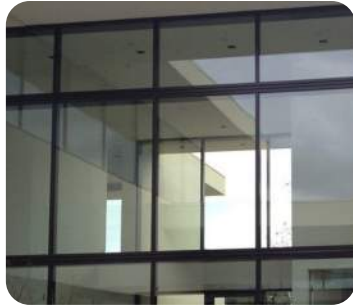




1 GLULAM BEAMS AND SIDING



2 WOOD TRELLIS



3 CURTAIN WALL / STOREFRONT



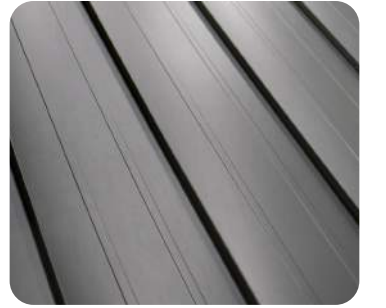
4 CEMENT PLASTER



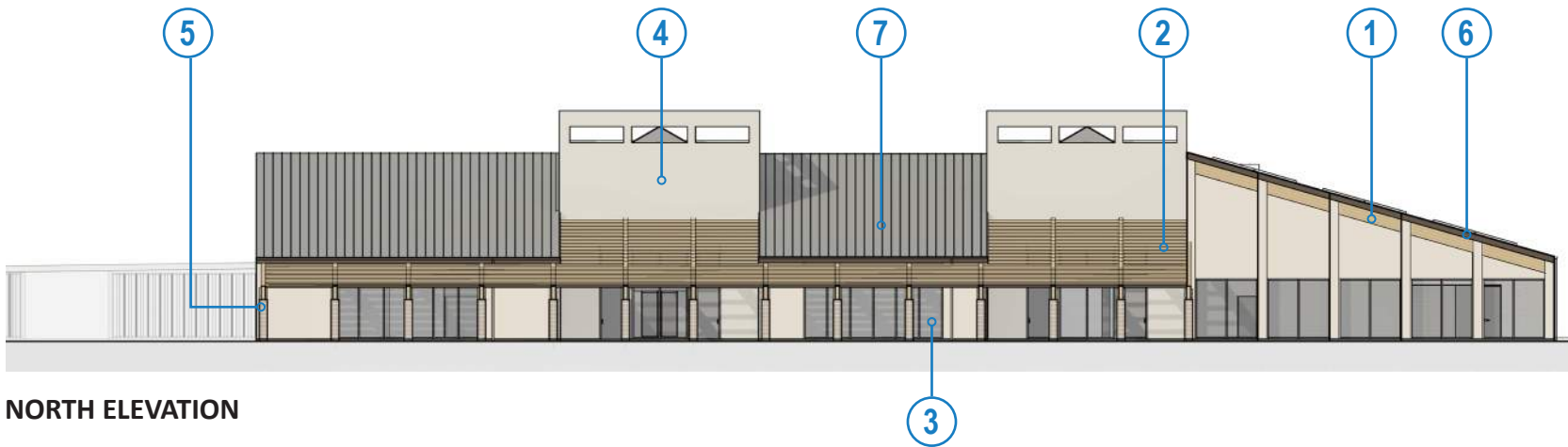
5 EXISTING CONCRETE MASONRY UNITS



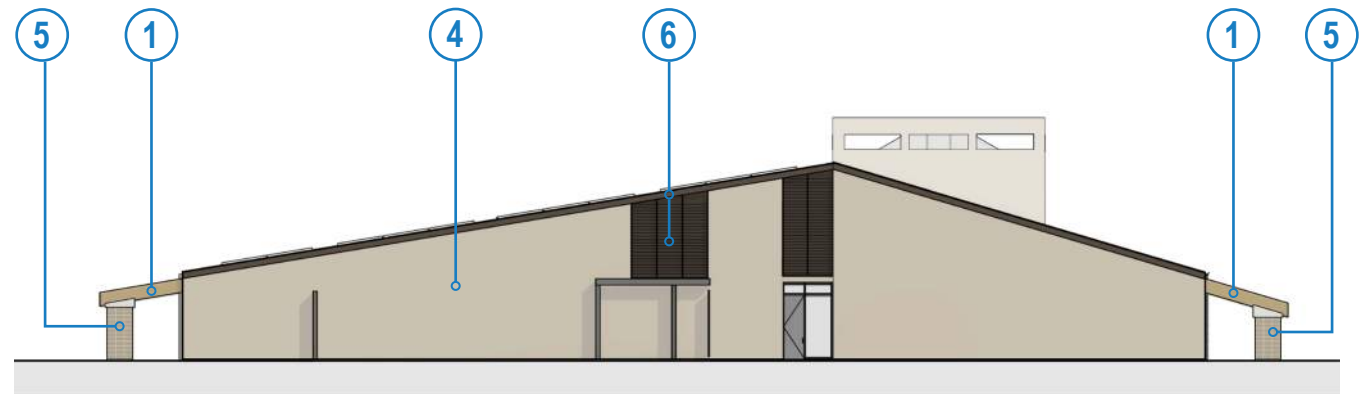
6 METAL PANEL



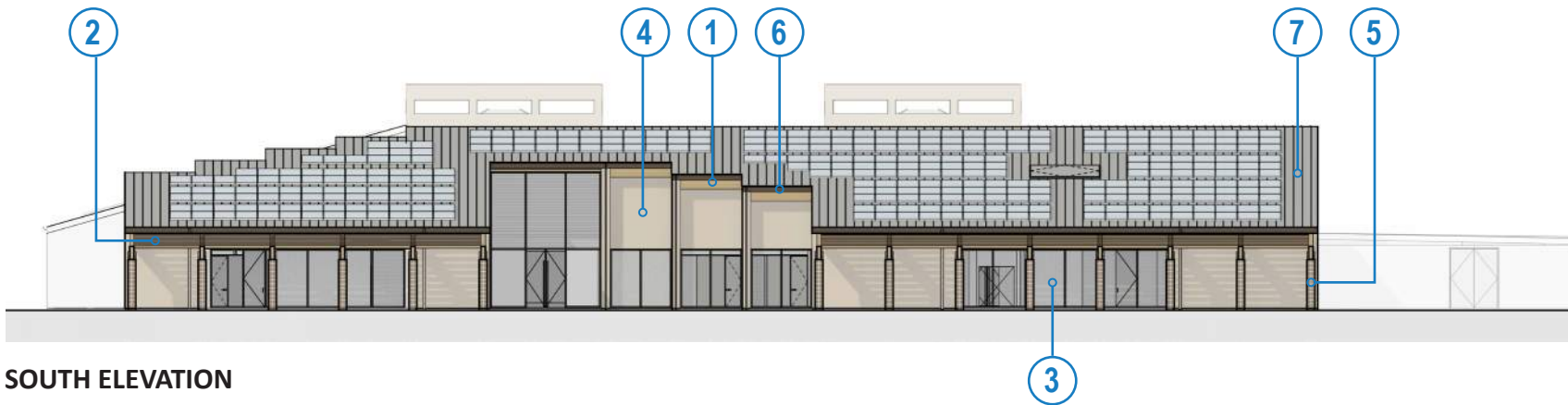
7 STANDING SEAM ROOF



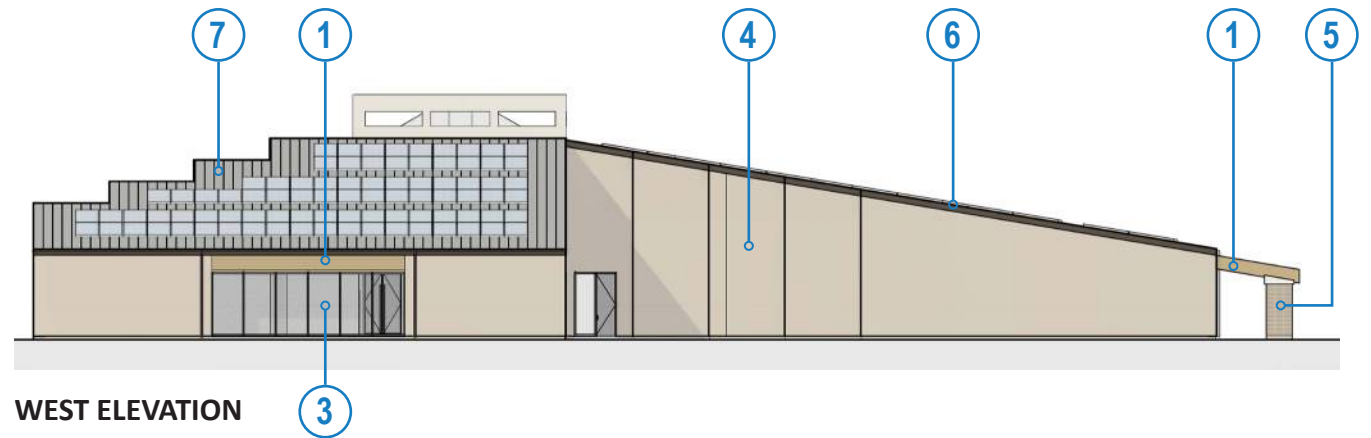
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



