

# Recommendation to Approve Agreements with IQHQ at the South San Francisco Caltrain Station

Finance Committee  
May 22, 2023



# Overview

- Staff have been working with IQHQ, a developer building adjacent to the South San Francisco Caltrain Station, to advance a set of mutually beneficial improvements at and near the station
- Staff recommends that the Board authorize the Executive Director to:
  1. Extend the Exclusive Negotiation Agreement (ENA) between the Peninsula Corridor Joint Powers Board (JPB) and IQHQ to enable the parties to develop an Agreement for Comprehensive Planning and Exchange of Easements for the South San Francisco Caltrain Station parking lot property
  2. Execute the Agreement and exchange of property consistent with the Term Sheet attached to the resolution for this item

# Background: South San Francisco Station

- The Caltrain station property was identified as a potentially developable site in the Caltrain Rail Corridor Use Policy (RCUP)
- Staff determined that the site was not independently developable:
  - The site is partially under Grand Avenue
  - The site is an irregular shape
  - Access is through a contiguous property owned by IQHQ
  - Traction Power Station 1 (TPS-1) was recently built on the northern half of the site
- Caltrain maintenance staff have historically accessed the Caltrain corridor in South San Francisco via an informal access roadway on Dubuque Avenue. Given planned development along Dubuque, along with construction of TPS-1, a new location to access the right of way is required. Formalizing these access rights will ensure that safe and legal access to the right of way is permanently available in this critical location.

# South San Francisco Station



# Background: IQHQ Development

- IQHQ is currently constructing a biotech lab and office project directly adjacent to the Caltrain Station at 580 Dubuque Avenue
  - 8 stories, 3.19 FAR
  - 295,000 sq. ft. office + lab/R&D space
  - 345 parking spaces + TDM program
  - Pedestrian access improvements including sidewalks, landscaping and lighting along Dubuque Avenue
- IQHQ also has plans to develop two other properties along Dubuque Avenue within walking distance of the Caltrain Station






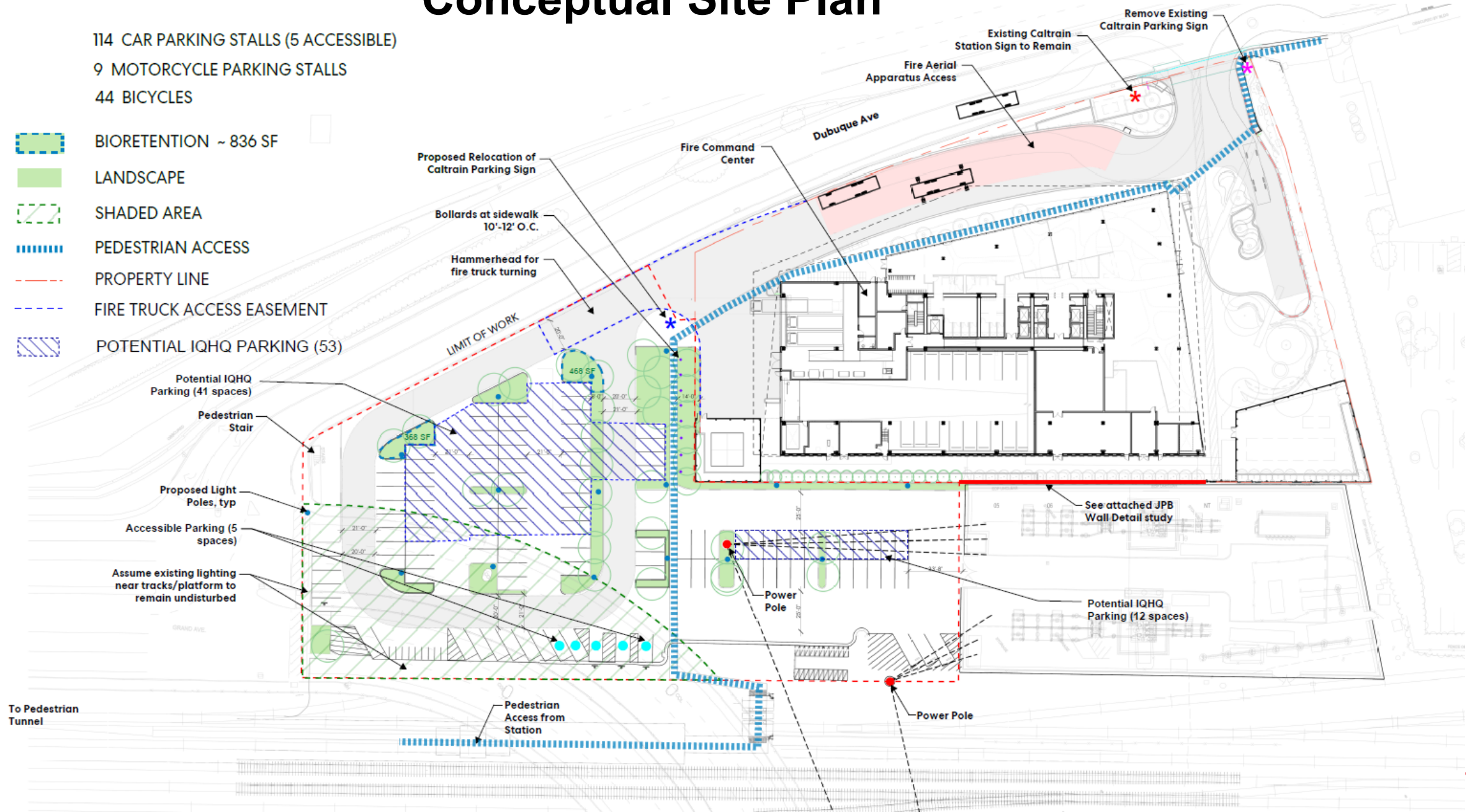
# Proposed Agreement

- In December 2021, the JPB and IQHQ entered into an ENA to explore the potential to work together to maximize the use of the Caltrain station property for mutual benefit
- Staff and the Developer worked together to develop a conceptual site plan and term sheet that includes:
  - An exchange of easements that will result in improved emergency vehicle access to both the station and the Development, as well as improved loading dock access for IQHQ
  - Developer-funded improvements to the Station Property, including enhanced pedestrian access and connectivity between the Development and the station, approximately 38 additional parking spaces, and landscaping
  - A formalized easement that will provide the JPB access from Dubuque Avenue to the Caltrain right of way as necessary for maintenance and rail operations
  - A provision allowing IQHQ to lease up to 53 parking spaces if not required by Caltrain

# Conceptual Site Plan

114 CAR PARKING STALLS (5 ACCESSIBLE)  
 9 MOTORCYCLE PARKING STALLS  
 44 BICYCLES

-  BIORETENTION ~ 836 SF
-  LANDSCAPE
-  SHADED AREA
-  PEDESTRIAN ACCESS
-  PROPERTY LINE
-  FIRE TRUCK ACCESS EASEMENT
-  POTENTIAL IQHQ PARKING (53)



# Proposed Easement for Right of Way Access





# Benefits of the Proposed Agreement

- Improved pedestrian, bike, auto and emergency access to the station
  - Cost of ongoing maintenance of the access road will be borne by developer
- Lighting, landscaping and parking improvements at the station
- Formalized, permanent access to the right of way for maintenance and rail operations
- Facilitates adjacent high-density transit-oriented development that will contribute to Caltrain ridership
- Potential revenue from leased parking spaces

# Budget Impact

- The proposed station improvements will be developer funded, and the exchange of easements will occur at no cost to JPB
- If parking is available and the Developer chooses to lease spaces, the JPB will collect fair market rent for use of the spaces
- IQHQ will cover the JPB's cost to negotiate, draft and execute the agreement

# Staff Recommendation

- Staff recommends that the Board authorize the Executive Director to:
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**Thank you!**

