



City of Millbrae

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City Manager

NEWS RELEASE

CITY OF MILLBRAE
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FOR IMMEDIATE RELEASE

One Meadow Glen Groundbreaking Celebration

MILLBRAE, CA – The [City of Millbrae](#), in collaboration with [High Street Residential](#), the residential subsidiary of [Trammell Crow Company](#), [SBI Builders](#), and other valued community partners, proudly celebrated the groundbreaking of One Meadow Glen Last week, This momentous occasion marks the beginning of a transformative project that will enhance the City's downtown with new housing, including affordable housing, commercial spaces, and a vibrant public plaza.

Located at the former Office Depot property at 959 El Camino Real, the 1.86-acre site is set to become a six-story, mixed-use building that seamlessly blends residential living with community-focused amenities. The project includes 278 residential units, 26 of which will be affordable housing, along with approximately 17,000 square feet of ground-floor retail and commercial space.

Millbrae Mayor Anders Fung shared their enthusiasm at the event, “We are creating these homes to serve seniors, families, and all who wish to call Millbrae home. This project reflects our unwavering commitment to expanding affordable housing options and meeting the needs of our growing community. I am thrilled to see this vision come to life and cannot wait to celebrate its completion.”

One Meadow Glen will also feature a thoughtfully designed public plaza on Broadway. Highlights of this space include a trellis with a connected seat wall, lush landscaping, trees, decorative pavers, and well-lit pathways. This plaza will serve as a welcoming area for residents and visitors to gather, relax, and enjoy the downtown environment.

Brian Pianca, Principal at High Street Residential, commented on the project, stating, “This project marks the first multifamily start in Millbrae since the pandemic, bringing much-needed housing options and vibrant retail space to the heart of downtown. With its prime location, exceptional amenities, and a mix of affordable and market-rate units, One Meadow Glen will be a cornerstone of the community, offering residents an unparalleled living experience.”

The project reflects Millbrae's commitment to smart growth and sustainability, offering modern living options while maintaining the City's charm and vibrancy. By combining housing, retail



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opportunities, and shared public spaces, One Meadow Glen will provide significant benefits to the community, including economic growth, enhanced urban design, and improved quality of life.

The City of Millbrae extends its gratitude to the development partners and community members who have contributed to bringing this project to life. As construction begins, the City looks forward to this new development's opportunities.

About City of Millbrae

Centrally located on the San Francisco Peninsula in San Mateo County, Millbrae has approximately 23,000 people and is the Transportation Hub of the Bay Area. Connected through San Francisco International Airport, BART, SamTrans, and Caltrain providing easy and direct access to the region as well as foreign and domestic destinations. The Millbrae Station Area has two approved transit-orient developments designed to include retail, office, hotel and market-rate and affordable residential housing to further compliment the area and provide additional housing, shopping, dining, and entertainment options. The strong pedestrian scale connections and vibrant sidewalk activity areas will make these mixed-use high-density developments a great place for residents, workers, visitors, and commuters to live, work, shop, and play. For more information visit: <https://ci.millbrae.ca.us/>

About Trammell Crow Company

Trammell Crow Company (TCC) is a global commercial real estate developer and wholly-owned subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas. Founded in 1948, TCC has developed or acquired nearly 2,900 buildings valued at \$75 billion and over 655 million square feet. As of September 30, 2024, TCC had \$19 billion of projects in process and \$13.4 billion in its pipeline. With 575 employees throughout the United States and Europe in 26 offices, the company serves users of and investors in office, industrial/logistics, healthcare, life science, data center and mixed-use projects, as well as multi-family residential through its operating subsidiary High Street Residential. For more information visit www.TrammellCrow.com.

About High Street Residential

High Street Residential, the residential subsidiary of Trammell Crow Company, specializes in the development of multifamily housing. We have a deep background in urban, infill mixed-use residential development, as well as the redevelopment or repurposing of existing facilities. In the last 15 years, the firm has completed over \$4 billion with a current pipeline of more than 6,500 units. For more information, visit www.highstreetresidential.com.

About SBI Builders

SBI Builders, Inc. is a residential and commercial general contracting company headquartered in San Jose, CA. Since opening its doors in 2005, SBI Builders has successfully operated throughout Northern and Southern California for the past 18 years specializing in affordable and



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market-rate multi-family housing, single family luxury and tract home building, commercial tenant improvements, and residential rehabilitation projects.

SBI Builders began its construction history amidst California's explosive single-family residential community growth. SBI built a reputation for constructing high quality projects with a focus on rapid delivery and competitive pricing. Given that the predominance of SBI's staff had previous experience with larger scale projects, SBI was able to successfully transition from single family home building into multi-family and commercial projects as the market landscape changed. Over the past fifteen years, SBI has realized continued growth in the Bay Area, Central Coast, and Southern California markets building affordable (TCAC), market-rate multi-family apartments and single-family / townhome / condominium projects. For more information visit: <https://www.sbibuilders.com/about-us/>

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