

From: Kevin Casey [REDACTED]

Sent: Monday, June 15, 2020 3:05 PM

To: Gary Phillips <Gary.Phillips@cityofsanrafael.org>; Kate Colin <Kate.Colin@cityofsanrafael.org>; John Gamblin <John.Gamblin@cityofsanrafael.org>; Andrew McCullough <Andrew.McCullough@cityofsanrafael.org>; Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>

Subject: For Inclusion in Public Record

I want to let you all know that I support designating Northern San Rafael/ Northgate as a Priority Development area, Based on the success of the San Rafael Downtown 2009 PDA, which developed the Downtown Precise Plan through a community-driven process without pressure from or intervention by regional agencies, I am confident that a PDA for NSR would be a valuable asset in helping to shape the future of this area to include the vision for a Northgate Town Center. *I would also like to compliment the City Planning Department in the manner in which they presented this initiative to the community.*

Regards,
Kevin Casey

[REDACTED]
San Rafael, Ca 94903

From: Lance Kuykendall [REDACTED]
Sent: Monday, June 15, 2020 3:18 PM
To: Kate Colin <Kate.Colin@cityofsanrafael.org>
Subject: PDA

Representing the Fairhills Property Owners Association, after reading Mr. Hall's missive in today's IJ we wish to express our support for proceeding with a PDA for the Northgate and Canal neighborhoods. A study by Planning, not a tirade of what ifs and accusations, is the proper approach to address the concern of all parties. The specifics of a future development cannot be addressed until the desires of the various parties are determined. This request to apply for funding to determine the scope of a proposal that will affect nearly 1/2 of San Rafael should not be put off or ignored. Plan specifics will change and develop as we move towards the future but basic needs for infrastructure will remain and should be identified early in the process for proper implementation.

Lance Kuykendall

From: Cathy Manovi [REDACTED]
Sent: Monday, June 15, 2020 1:16 PM
To: Gary Phillips <Gary.Phillips@cityofsanrafael.org>; Kate Colin <Kate.Colin@cityofsanrafael.org>; John Gamblin <John.Gamblin@cityofsanrafael.org>; Andrew McCullough <Andrew.McCullough@cityofsanrafael.org>; Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>; cathy.manovi [REDACTED]
Subject: For Inclusion in Public Record - PDA Ratification

Dear Mayor Phillips and City Council Members,

I write to urge the City Council to ratify designating the Northgate area of North San Rafael as a Priority Development Area (PDA).

My reasons for supporting ratification are:

- The changes to PDA requirements since 2013, giving back local control over new development review, zoning, land use, etc.
- The planning funding that comes with having an PDA
- The opportunity to make better use of the Northgate Mall properties given the national trend of dying malls
- Input from residents desiring a better mix of uses for Northgate including housing and services to residents beyond national big box retail; creating opportunity for smaller businesses and self-care facilities including gyms and engaging activities, restaurants, etc.
- The proximity of the Northgate properties with existing public transit facilities
- The opportunity to combine PDA planning with improvements in multimodal transportation to and from the PDA area to surrounding public amenities such as the Civic Center, locals schools, etc.

Copied below for reference are my comments from the prior council meeting where the three specific PDA options were discussed.

Thank you for your consideration.

Respectfully,

Cathy Manovi

Resident, San Rafael Meadows Neighborhood

From: Cathy Manovi [REDACTED]
Sent: Monday, May 18, 2020 6:12 PM
To: Lindsay Lara <Lindsay.Lara@cityofsanrafael.org>; cathy.manovi [REDACTED]

Subject: Comments on Specific/Precise Plan for North San Rafael/Northgate PDA

Dear Ms. Lara,

This is to express **support for Northgate PDA Option 1** to include the PDA-eligible areas surrounding Northgate Mall, Northgate III, and the Four Points by Sheraton, and extending to the intersection of Las Gallinas Avenue and Manuel T. Freitas Parkway. Map. 7 Proposed Northgate PDA- Option 1.

I am not in favor of options 2 and 3

Option 2 is poor because of deficient roadway access for a mass exit the area in an emergency (fire evacuation and the like) and the potential traffic conflicts with the planned promenade on the on the dead ending Merrydale Road that runs between the SMART station and Northgate III.

Option 3 is a poor choice because S. Merrydale is already lined with existing multifamily condominium buildings with inadequate parking, and there are 2 large projects underway (a senior assisted living complex and 49 unit condo building access by or directly on S. Merrydale Road.

The Northgate Mall and other areas delineated on Option 1 present the best opportunity for a PDA because of the excellent existing roadway access on Las Gallinas, Northgate Drive, etc. and direct access to existing Marin bus transit stops and an easy walk or biked ride to the SMART station, if in fact it survives.

Will you please add my comments to tonight's City Council meeting, or let me know if I should call in?

Respectfully,

Cathy Manovi
Resident of Rafael Meadows neighborhood

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