PROJECT: NORTHGATE TOWN SQUARE

ADDRESS: 1000 NORTHGATE DRIVE, SAN RAFAEL, CA 94903

SUBJECT: GENERAL REVISIONS

DATE: JUNE 4, 2024

Please find below revisions per last issuance dated July 21, 2023.

GENERAL REVISIONS

SD-8 Residential Parcel 1 has been adjusted to be townhomes. Number of residential units adjusted.
 Town square has been extended. Program within the town square has been rearranged.
 Plaza in front of Major 1 and Shops 1 has been modified.

Major 2 loading zone has been adjusted.

Before



After



NORTHGATE TOWN SQUARE

MerloneGeier Partners CSW ST2 OCULUS STE TO SD-8



Residential Parcel 1 has been adjusted to be townhomes. Number of residential units adjusted SD-10

Parking and landscape calculations have been updated per new extended town square.

Before

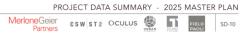
After

RESIDENTIAL		SITE						
Residential 1 - Affordable (4-Story over podia Total Units	um)	PROJECT INFORMATION						
Total Units Total Parking Provided	96 Units 96 Stalls	ASSESSOR'S PARCEL NUMBER:	175-060-12; 40; 1	59; 61; 66 & 67				
Parking Ratio Total Building Area	1.00 91,423 SF	EXISTING GP LAND USE: EXISTING ZONING:	COMMERCIAL GC GENERAL CO	OMMERCIAL				
Property Area	1.91.40	EXISTING USE: SITE AREA:	OCCUPIED RETA 44.76 ACRES	AIL.				
Total Residential FAR Approximate Average Parapet Height With Elevator Penthouses & Stairs Projections	1.10 60 FT							
With Elevator Penthouses & Stairs Projections up to	75 FT	RETAIL			EXISTING			
Residential 2 (Townhome)		RETAIL GLA	EXISTING	DEMOLISHED	TO REMAIN	NEW	TOTAL	
Total Units Parking	100 Units 215 Stalls	MACY'S ANCHOR	254,015 sf		254,015 sf		254,015 sf	
Parking Parking Ratio Total Building Area	2.14	MAJOR 1 (Incl. Tenant 1, 2, and Shops) SEARS ANCHOR	79,051 sf 134,976 sf	134,976 sf	79,051 sf		79,051 sf 0 sf	
Property Area	155,325 SF 4.83 AC.	SEARS AUTO CENTER SEARS SEASONAL BUILDING	Included	Included			0 sf 0 sf	
Total Residential FAR Approximate Average Parapet Height	0.74 35 FT	HOMEGOODS PAD	29,538 sf	29,538 sf			0.4	
		RITE AID PAD (E) MALL (Incl. Major 2, Shops 2, 2A, Restaurant, Police, Management) CENTURY THEATER	17,340 sf 199,792 sf	144,432 sf	17,340 sł 55,360 sł		17,340 sf 55,360 sf	
Residential 3 (6-Story) Total Units	280 Units		45,000 sf		45,000 sf	20,000 sf 480 sf	65,000 sf 480 sf	
Parking Parking Ratio	471 Stalls 1.68	SHOPS 1 SHOPS 3	6,795 sf		6,795 sf	5.000 sf	6,795 sf 5,000 sf	
Fotal Building Area Property Area	325,144 SF 3.36 AC	SHOPS 4				6.200 sf	6,200 sf	
	2.22	PAD 1 PAD 2				8,400 sf 4,300 sf	8,400 sf 4,300 sf	
Avg Parapet Height Approximately With Elevator Penthouses & Stairs Projections	68 FT 80 FT	GLA SUBTOTALS	766,507 sf	308,946 sf	457,561 sf	44,380 sf	501.941 sf	
ip to	80 F1		700,507 51	308,946 31	457,501 5	44,360 51	501,941 51	
Residential 4 (7-Story)	444.11-2-	ZONING / FAR CALCULATIONS Total Commercial Sq Ft.	501,941 sf					
Total Units Total Parking Provided	446 Units 845 Stalls	Entire Mall Property Sq. Ft. Total Commercial FAR	501,941 sf 1,949,746 sf 0.26 0.30					
Parking Ratio	1.89 540,964 SF	Allowable Commercial FAR	0.30					
Fotal Building Area Property Area Total Residential FAR	5.17 AC. 2.40	Constructions	601.227 ef					
	78 FT 90 FT	Usable Open Space (pedestrian paving) Landscape (obstion area)	295,659 sf 305,568 sf 15.7%					
With Elevator Penthouses & Stairs Projections up to	90 FT	Open Space Usable Open Space (predestrian paving) Landscape %	15.7%					
OVERALL 2025		PARKING REQUIRED	170 spac	Ces.				
Overall Unit Count	922 Units 20.6 du/ac	Surface Parking for Macy's furniture store (2/1000 @ 84,672 sf) Surface Parking for Retail (4/1000 @ 417,269 sf) TOTAL	1,669 spac 1,839 spac	ces				
Residential Pkg Ratio Total Residential SF	1.68 1,112,856 SF	PARKING PROVIDED	1,037 spac					
Total Residential SP	1,112,000 5P	Surface Parking for Macy's furniture store Parking Structure for Retail	170 spac	ces				
		Surface Parking for Retail	473 spaces 1,220 spaces 1,863 spaces					
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Surface TOTAL

NORTHGATE TOWN SQUARE



1,669 spaces 1,839 spaces

170 space 473 space 1,200 space 1,843 space





SD-9 Residential Parcel 1 has been adjusted to be townhomes.

Additional units added to Residential Parcel 5 and surrounding curbs and sidewalks have been adjusted.

Major 2 loading zone has been adjusted to match 2025.

Before







SD-14 Additional units have been added to Residential 5. Overall unit count remains the same.

Major 4 adjusted to be 25,000sf.

Parking and landscape calculations have been updated per new extended town square.

Before

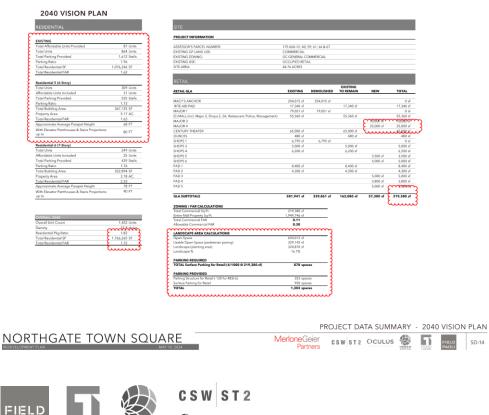
RESIDENTIAL		SITE					
		PROJECT INFORMATION					
EXISTING							
Total Affordable Units Provided	96 Units	ASSESSOR'S PARCEL NUMBER:	175-060-12; 40;	59; 61; 66 & 67			
Total Units	922 Units	EXISTING GP LAND USE:	COMMERCIAL				
Total Parking Provided	1.627 Stalls	EXISTING ZONING: EXISTING USE:	GC GENERAL O OCCUPIED RET.				
Parking Ratio	1.68	SITE AREA:	44.76 ACRES	AL			
Total Residential SF	1,112,856 SF	SITE AREA:	44.76 AURES				
Total Residential FAR	1.67						
iota nesidentiari zer	1.07	RETAIL					
Residential 5 (5-Story)					EXISTING		
Total Units	251 Units	RETAIL GLA	EXISTING	DEMOLISHED	TO REMAIN	NEW	TOTAL
Affordable Units Included	26 Units						
Fotal Parking Provided	458 Stalls	MACY'S ANCHOR	254,015 sf 17.340 sf	254,015 sf	17.040 -1		0
Parking Ratio	458 Stalls	RITE AID PAD	17,340 st 79.051 st	79.051 sf	17,340 sf		17,340
		(E) MALL (Incl. Major 2, Shops 2, 2A, Restaurant, Police, Management)	55.360 sf	79,051 81	55,360 sf		55,360
Total Building Area	311,186 SF	(c) MALL (Inc. Major 2, Shops 2, 2A, Restaurant, Porce, Management) MAJOR 3	20,360 8		20,360 88	10.000 sf	10,000
Property Area	5.17 AC.	MAJORA				23,140 sf	23,140
Total Residential FAR	1.38	CENTURY THEATER	65.000 sf		65,000 sf		65,000
Approximate Average Parapet Height	60 FT	OUNCES	480 sf		480 sf		480
With Elevator Penthouses & Stairs Projections	75 FT	SHOPS 1	6,795 sf	6,795 sf			0
up to		SHOPS 3	5,000 sf		5,000 sf		5,000
		SHOPS 4	6,200 sf		6,200 sf		6,200
Residential 6 (7-Story)		SHOPS 5				3,500 sf	3,500 1
Total Units	249 Units	SHOPS 6				5,000 sf	5,000 :
Affordable Units Included	25 Units	PAD 1	8,400 sf		8,400 sf		8,400
Total Parking Provided	439 Stalls	PAD 2	4,300 sf		4,300 sf		4,300
Parking Ratio	1.76	PAD 3 PAD 4				5,000 sf 3,800 sf	5,000 :
Total Building Area	322.894 SF	PAD 4 PAD 5				5.000 sf	5.000
Property Area	3.18 AC.	1403				3,000 8	3,000 1
Total Residential FAR	2.33	GLA SUBTOTALS	501,941 sf	339.861 sf	162.080 sf	55,440 sf	217,520
Approximate Average Parapet Height	78 FT						
With Elevator Penthouses & Stairs Projections		ZONING / FAR CALCULATIONS					
with Elevator Penthouses & Stairs Projections up to	90 FT	Total Commercial Sq.Ft.	217,520 sf				
ap to		Entire Mall Property Sq Ft.	1,949,746 sf				
		Total Commercial FAR Allowable Commercial FAR	0.11				
		Allowable Commercial PAR	0.50				
OVERALL 2040		LANDSCAPE AREA CALCULATIONS					
Dverall Unit Count	1,422 Units	Open Space	705,384 sf				
Density	31.8 du/ac	Usable Open Space (pedestrian paving)	377,409 sf				
Residential Pkg Ratio	1.77	Landscape (planting area) Landscape %	327,975 sl 16.8%				
Total Residential SF	1,746,936 SF	Lanualape in	+0.076				
Total Residential FAR	1.70	PARKING REQUIRED					
		TOTAL Surface Parking for Retail (4/1000 @ 217,820 sf)	871 spa	ces			
		PARKING PROVIDED Parking Structure for Retail (-120 for RESI 6)	353 spa				
		Parking Structure for Retail (-120 for RESI 6) Surface Parking for Retail	353 spa 972 spa				

NORTHGATE TOWN SQUARE

	2040 VISIO	N PLAN -	PROJI	ECT D	ATA SUM	IMARY
MerloneGeier Partners	CSW ST2	OCULUS		STUDIO	FIELD PAOLI	SD-14

After

PAOLI



OCULUS

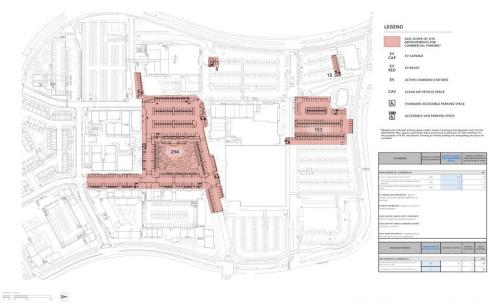
LIGHT STUDIO

URBAN ARENA



RT-1 Parking counts have been adjusted for extended town square.

Before



 2025 MASTER PLAN - PARKING LAYOUT

 NORTHGATE TOWN SQUARE

 MerloneGeier Partners

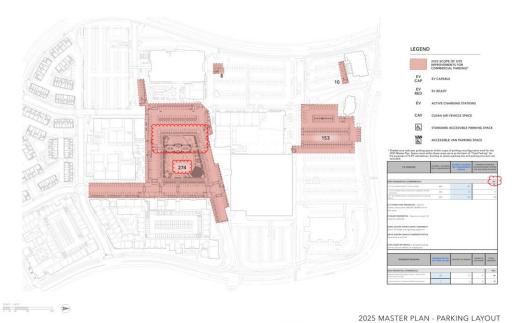
 CSW ST2
 Oculus

 Image: CSW ST2
 Oculus

 Image: CSW ST2
 Oculus

 Image: CSW ST2
 Oculus





MerloneGeier Partners

CSW ST2 OCULUS



NORTHGATE TOWN SQUARE



RT-4 Exterior elevation has been adjusted, including additional glazing and accents.

Added trellis along the east elevation.

Removed art wall from east elevation and paint colors from material finish legend.

Added planned landscape to elevations.

Before



After







RT-6 Removed shops from Major 1. Planning for only two tenants.

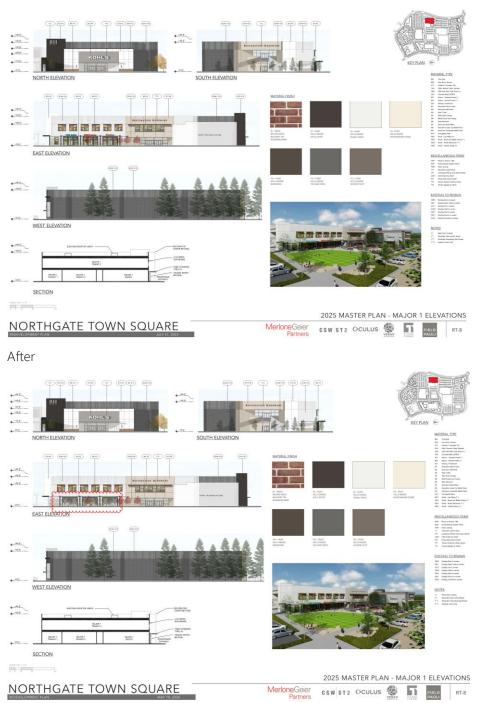
Before





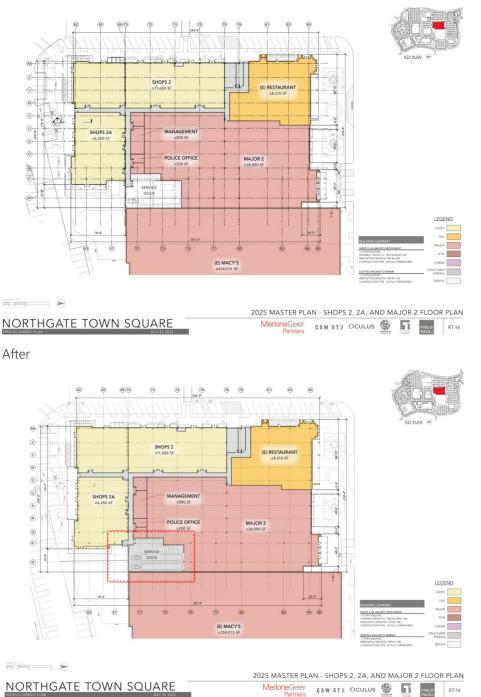
MerloneGeier Partners

RT-8 East elevation now shows green walls where shops storefronts were.





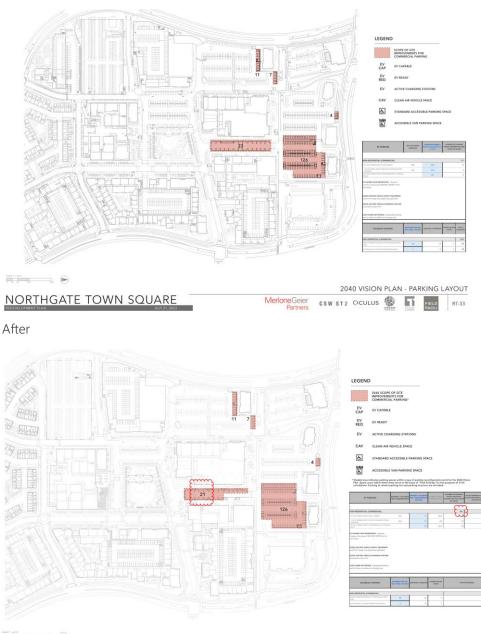








RT-33 Parking counts have been adjusted for loading zone at Major 3.







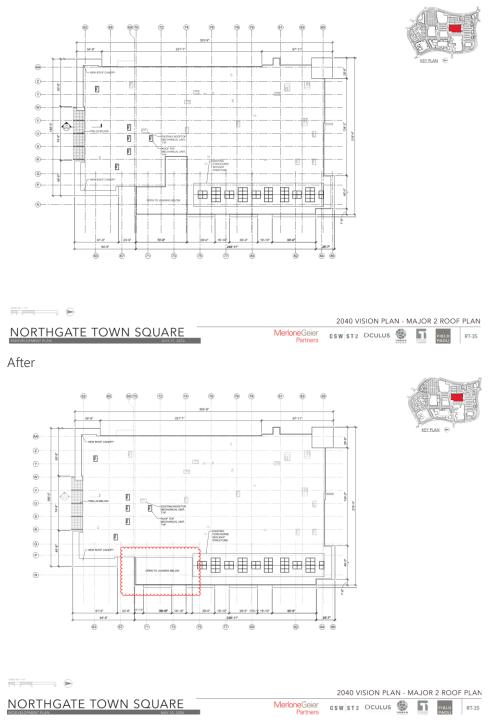






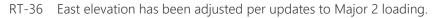


RT-35 Major 2 loading area has been adjusted.















RT-48 Removed "Cinema Art Wall Paint Colors"

