

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



NORTHGATE TOWN SQUARE

MerloneGeier Partners CSW ST2 OCULUS FIELD PAOLI SD-8

After



NORTHGATE TOWN SQUARE

MerloneGeier Partners CSW ST2 OCULUS FIELD PAOLI SD-8



SD-10 Residential Parcel 1 has been adjusted to be townhomes. Number of residential units adjusted
Parking and landscape calculations have been updated per new extended town square.

Before

2025 MASTER PLAN

RESIDENTIAL	
Residential 1 - Affordable (4-Story over podium)	
Total Units	94 Units
Total Parking Provided	94 Stalls
Parking Ratio	1.00
Total Building Area	91,433 SF
Property Area	1.91 AC.
Total Residential FAR	1.10
Approximate Average Parapet Height	60 FT
With Elevator Penthouses & Stairs Projections up to	75 FT
Residential 2 (Townhome)	
Total Units	190 Units
Parking	215 Stalls
Parking Ratio	2.16
Total Building Area	155,525 SF
Property Area	4.83 AC.
Total Residential FAR	0.74
Approximate Average Parapet Height	35 FT
Residential 3 (6-Story)	
Total Units	280 Units
Parking	471 Stalls
Parking Ratio	1.68
Total Building Area	325,144 SF
Property Area	3.36 AC.
Total Residential FAR	2.22
Avg Parapet Height Approximately	68 FT
With Elevator Penthouses & Stairs Projections up to	80 FT
Residential 4 (7-Story)	
Total Units	446 Units
Total Parking Provided	845 Stalls
Parking Ratio	1.89
Total Building Area	540,964 SF
Property Area	5.17 AC.
Total Residential FAR	2.40
Avg Parapet Height Approximately	78 FT
With Elevator Penthouses & Stairs Projections up to	90 FT
OVERALL TOTALS	
Overall Unit Count	922 Units
Density	29.6 du/ac
Residential Pig Ratio	1.68
Total Residential SF	1,112,854 SF
Total Residential FAR	1.67

SITE					
PROJECT INFORMATION					
ASSESSOR'S PARCEL NUMBER:	175-060-12-40, 59, 61, 66 & 67				
EXISTING GP LAND USE:	COMMERCIAL				
EXISTING ZONING:	GC - GENERAL COMMERCIAL				
EXISTING USE:	OCCUPIED RETAIL				
SITE AREA:	44.74 ACRES				
RETAIL					
RETAIL GLA	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
MACY'S ANCHOR	254,015 sf		254,015 sf		254,015 sf
MAJOR 1 (incl. Tenant 1, 2, and Shops)	79,051 sf		79,051 sf		79,051 sf
SEARS ANCHOR	134,974 sf	134,974 sf			0 sf
SEARS AUTO CENTER	Included	Included			0 sf
SEARS SEASONAL BUILDING	Included	Included			0 sf
HOMEGOODS PAD	29,538 sf	29,538 sf			0 sf
RITE AID PAD	17,340 sf		17,340 sf		17,340 sf
(E) MALL (incl. Major 2, Shops 2, 2A, Restaurant, Police, Management)	199,792 sf	144,432 sf	55,360 sf		55,360 sf
CENTURY THEATER	45,000 sf		45,000 sf	20,000 sf	65,000 sf
QUINCES			480 sf		480 sf
SHOPS 1	6,795 sf		6,795 sf		6,795 sf
SHOPS 3				5,000 sf	5,000 sf
SHOPS 4				6,200 sf	6,200 sf
PAD 1				8,400 sf	8,400 sf
PAD 2				4,300 sf	4,300 sf
GLA SUBTOTALS	766,507 sf	308,946 sf	457,561 sf	44,380 sf	501,941 sf
ZONING / FAR CALCULATIONS					
Total Commercial Sq Ft	501,941 sf				
Entire Mall Property Sq Ft	1,949,746 sf				
Total Commercial FAR	0.26				
Allowable Commercial FAR	0.30				
LANDSCAPE AREA CALCULATIONS					
Open Space	681,227 sf				
Usable Open Space (pedestrian paving)	295,659 sf				
Landscape (planting area)	305,568 sf				
Landscape %	15.7%				
PARKING REQUIRED					
Surface Parking for Macy's furniture store (2/1000 @ 84,672 sf)	170 spaces				
Surface Parking for Retail (4/1000 @ 417,269 sf)	1,669 spaces				
TOTAL	1,839 spaces				
PARKING PROVIDED					
Surface Parking for Macy's furniture store	170 spaces				
Parking Structure for Retail	473 spaces				
Surface Parking for Retail	1,200 spaces				
TOTAL	1,843 spaces				

2025 MASTER PLAN - PROJECT DATA SUMMARY



After

2025 MASTER PLAN

RESIDENTIAL	
Residential 1 - (Townhome)	
Total Units	38 Units
Total Parking Provided	81 Stalls
Parking Ratio	2.13
Total Building Area	54,813 SF
Property Area	1.91 AC.
Total Residential FAR	0.68
Approximate Average Parapet Height	35 FT
Residential 2 (Townhome)	
Total Units	190 Units
Parking	215 Stalls
Parking Ratio	2.16
Total Building Area	155,525 SF
Property Area	4.83 AC.
Total Residential FAR	0.74
Approximate Average Parapet Height	35 FT
Residential 3 (6-Story)	
Total Units	280 Units
Affordable Units Included	39 Units
Parking	471 Stalls
Parking Ratio	1.68
Total Building Area	325,144 SF
Property Area	3.36 AC.
Total Residential FAR	2.22
Avg Parapet Height Approximately	68 FT
With Elevator Penthouses & Stairs Projections up to	80 FT
Residential 4 (7-Story)	
Total Units	446 Units
Affordable Units Included	54 Units
Total Parking Provided	845 Stalls
Parking Ratio	1.89
Total Building Area	540,964 SF
Property Area	5.17 AC.
Total Residential FAR	2.40
Avg Parapet Height Approximately	78 FT
With Elevator Penthouses & Stairs Projections up to	90 FT
OVERALL TOTALS	
Overall Unit Count	864 Units
Density	19.3 du/ac
Residential Pig Ratio	1.96
Total Residential SF	1,074,244 SF
Total Residential FAR	1.62

SITE					
PROJECT INFORMATION					
ASSESSOR'S PARCEL NUMBER:	175-060-12-40, 59, 61, 66 & 67				
EXISTING GP LAND USE:	COMMERCIAL				
EXISTING ZONING:	GC - GENERAL COMMERCIAL				
EXISTING USE:	OCCUPIED RETAIL				
SITE AREA:	44.74 ACRES				
RETAIL					
RETAIL GLA	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
MACY'S ANCHOR	254,015 sf		254,015 sf		254,015 sf
MAJOR 1 (incl. Tenant 1 and 2)	79,051 sf		79,051 sf		79,051 sf
SEARS ANCHOR	134,974 sf	134,974 sf			0 sf
SEARS AUTO CENTER	Included	Included			0 sf
SEARS SEASONAL BUILDING	Included	Included			0 sf
HOMEGOODS PAD	29,538 sf	29,538 sf			0 sf
RITE AID PAD	17,340 sf		17,340 sf		17,340 sf
(E) MALL (incl. Major 2, Shops 2, 2A, Restaurant, Police, Management)	199,792 sf	144,432 sf	55,360 sf		55,360 sf
CENTURY THEATER	45,000 sf		45,000 sf	20,000 sf	65,000 sf
QUINCES			480 sf		480 sf
SHOPS 1	6,795 sf		6,795 sf		6,795 sf
SHOPS 3				5,000 sf	5,000 sf
SHOPS 4				6,200 sf	6,200 sf
PAD 1				8,400 sf	8,400 sf
PAD 2				4,300 sf	4,300 sf
GLA SUBTOTALS	766,507 sf	308,946 sf	457,561 sf	44,380 sf	501,941 sf
ZONING / FAR CALCULATIONS					
Total Commercial Sq Ft	501,941 sf				
Entire Mall Property Sq Ft	1,949,746 sf				
Total Commercial FAR	0.26				
Allowable Commercial FAR	0.30				
LANDSCAPE AREA CALCULATIONS					
Open Space	681,335 sf				
Usable Open Space (pedestrian paving)	297,228 sf				
Landscape (planting area)	384,107 sf				
Landscape %	15.6%				
PARKING REQUIRED					
Surface Parking for Macy's furniture store (2/1000 @ 84,672 sf)	170 spaces				
Surface Parking for Retail (4/1000 @ 417,269 sf)	1,669 spaces				
TOTAL	1,839 spaces				
PARKING PROVIDED					
Surface Parking for Macy's furniture store	170 spaces				
Parking Structure for Retail	473 spaces				
Surface Parking for Retail	1,200 spaces				
TOTAL	1,843 spaces				

PROJECT DATA SUMMARY - 2025 MASTER PLAN



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



NORTHGATE TOWN SQUARE
REDEVELOPMENT PLAN
JULY 21, 2023

MerloneGeier Partners CSW ST2 OCULUS URBAN ARENA FIELD PAOLI SD-12

After



NORTHGATE TOWN SQUARE
REDEVELOPMENT PLAN
MAY 10, 2024

MerloneGeier Partners CSW ST2 OCULUS URBAN ARENA FIELD PAOLI SD-12

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

2040 VISION PLAN

RESIDENTIAL	
EXISTING	
Total Affordable Units Provided	94 Units
Total Units	922 Units
Total Parking Provided	1,627 Stalls
Parking Ratio	1.68
Total Residential SF	1,112,856 SF
Total Residential FAR	1.67
Residential 5 (5-Story)	
Total Units	251 Units
Affordable Units Included	26 Units
Total Parking Provided	458 Stalls
Parking Ratio	1.82
Total Building Area	311,186 SF
Property Area	5,117 AC.
Total Residential FAR	1.38
Approximate Average Parapet Height	60 FT
With Elevator Penthouses & Stairs Projections up to	75 FT
Residential 6 (7-Story)	
Total Units	249 Units
Affordable Units Included	25 Units
Total Parking Provided	439 Stalls
Parking Ratio	1.76
Total Building Area	322,894 SF
Property Area	3.18 AC.
Total Residential FAR	2.33
Approximate Average Parapet Height	78 FT
With Elevator Penthouses & Stairs Projections up to	90 FT
OVERALL 2040	
Overall Unit Count	1,422 Units
Density	31.8 du/ac
Residential Pkg Ratio	1.77
Total Residential SF	1,746,936 SF
Total Residential FAR	1.70

SITE					
PROJECT INFORMATION					
ASSESSOR'S PARCEL NUMBER:	175-060-12; 40; 59; 61; 66 & 67				
EXISTING GP LAND USE:	COMMERCIAL				
EXISTING ZONING:	GC GENERAL COMMERCIAL				
EXISTING USE:	OCCUPIED RETAIL				
SITE AREA:	44.74 ACRES				
RETAIL					
RETAIL GLA	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
MACY'S ANCHOR	294,015 sf	294,015 sf	17,340 sf	0 sf	17,340 sf
RITE AID PAD	17,340 sf	0 sf	0 sf	0 sf	0 sf
MAJOR 1	79,051 sf	79,051 sf	55,360 sf	0 sf	55,360 sf
(E) MAIL (incl. Major 2, Shops 2, 2A, Restaurant, Police, Management)	55,360 sf	0 sf	10,000 sf	23,140 sf	33,140 sf
MAJOR 4	0 sf	0 sf	0 sf	23,140 sf	23,140 sf
CENTURY THEATER	65,000 sf	65,000 sf	65,000 sf	0 sf	65,000 sf
CUNCEYS	480 sf	480 sf	480 sf	0 sf	480 sf
SHOPS 1	6,795 sf	6,795 sf	5,000 sf	0 sf	5,000 sf
SHOPS 3	5,000 sf	0 sf	5,000 sf	0 sf	5,000 sf
SHOPS 4	6,200 sf	0 sf	6,200 sf	0 sf	6,200 sf
SHOPS 5	0 sf	0 sf	3,500 sf	3,500 sf	3,500 sf
SHOPS 6	0 sf	0 sf	5,000 sf	5,000 sf	5,000 sf
PAD 1	8,400 sf	8,400 sf	8,400 sf	0 sf	8,400 sf
PAD 2	4,300 sf	4,300 sf	4,300 sf	0 sf	4,300 sf
PAD 3	0 sf	0 sf	5,000 sf	5,000 sf	5,000 sf
PAD 4	0 sf	0 sf	3,800 sf	3,800 sf	3,800 sf
PAD 5	0 sf	0 sf	5,000 sf	5,000 sf	5,000 sf
GIA SUBTOTALS	501,941 sf	339,861 sf	162,080 sf	55,440 sf	217,520 sf
ZONING / FAR CALCULATIONS					
Total Commercial Sq Ft:	217,520 sf				
Entire Mail Property Sq Ft:	1,949,746 sf				
Total Commercial FAR	0.11				
Allowable Commercial FAR	0.30				
LANDSCAPE AREA CALCULATIONS					
Open Space	705,384 sf				
Usable Open Space (pedestrian paving)	377,400 sf				
Landscape (planting area)	327,975 sf				
Landscape %	16.7%				
PARKING REQUIRED					
TOTAL Surface Parking for Retail (4/1000 @ 217,520 sf)	971 spaces				
PARKING PROVIDED					
Parking Structure for Retail (120 for RES 6)	353 spaces				
Surface Parking for Retail	922 spaces				
TOTAL	1,325 spaces				

NORTHGATE TOWN SQUARE
REDEVELOPMENT PLAN JULY 21, 2023

2040 VISION PLAN - PROJECT DATA SUMMARY

After

2040 VISION PLAN

RESIDENTIAL	
EXISTING	
Total Affordable Units Provided	87 Units
Total Units	864 Units
Total Parking Provided	1,612 Stalls
Parking Ratio	1.96
Total Residential SF	1,076,346 SF
Total Residential FAR	1.62
Residential 5 (8-Story)	
Total Units	309 Units
Affordable Units Included	31 Units
Total Parking Provided	533 Stalls
Parking Ratio	1.73
Total Building Area	367,125 SF
Property Area	5,117 AC.
Total Residential FAR	1.63
Approximate Average Parapet Height	68 FT
With Elevator Penthouses & Stairs Projections up to	80 FT
Residential 6 (7-Story)	
Total Units	249 Units
Affordable Units Included	25 Units
Total Parking Provided	439 Stalls
Parking Ratio	1.76
Total Building Area	322,894 SF
Property Area	3.18 AC.
Total Residential FAR	2.33
Approximate Average Parapet Height	78 FT
With Elevator Penthouses & Stairs Projections up to	90 FT
OVERALL 2040	
Overall Unit Count	1,422 Units
Density	32.2 du/ac
Residential Pkg Ratio	1.82
Total Residential SF	1,766,265 SF
Total Residential FAR	1.72

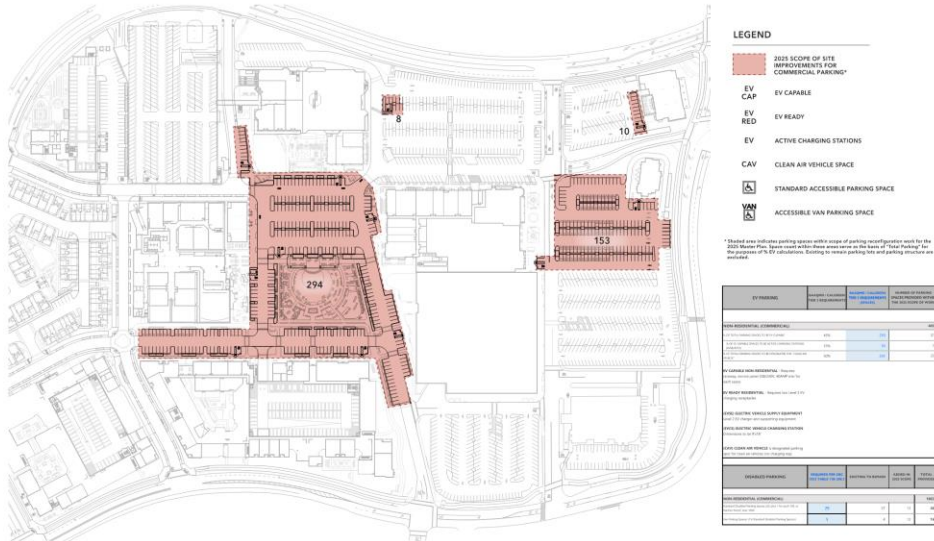
SITE					
PROJECT INFORMATION					
ASSESSOR'S PARCEL NUMBER:	175-060-12; 40; 59; 61; 66 & 67				
EXISTING GP LAND USE:	COMMERCIAL				
EXISTING ZONING:	GC GENERAL COMMERCIAL				
EXISTING USE:	OCCUPIED RETAIL				
SITE AREA:	44.74 ACRES				
RETAIL					
RETAIL GLA	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
MACY'S ANCHOR	294,015 sf	294,015 sf	17,340 sf	0 sf	17,340 sf
RITE AID PAD	17,340 sf	0 sf	0 sf	0 sf	0 sf
MAJOR 1	79,051 sf	79,051 sf	55,360 sf	0 sf	55,360 sf
(E) MAIL (incl. Major 2, Shops 2, 2A, Restaurant, Police, Management)	55,360 sf	0 sf	10,000 sf	25,000 sf	35,000 sf
MAJOR 4	0 sf	0 sf	0 sf	25,000 sf	25,000 sf
CENTURY THEATER	65,000 sf	65,000 sf	65,000 sf	0 sf	65,000 sf
CUNCEYS	480 sf	480 sf	480 sf	0 sf	480 sf
SHOPS 1	6,795 sf	6,795 sf	5,000 sf	0 sf	5,000 sf
SHOPS 3	5,000 sf	0 sf	5,000 sf	0 sf	5,000 sf
SHOPS 4	6,200 sf	0 sf	6,200 sf	0 sf	6,200 sf
SHOPS 5	0 sf	0 sf	3,500 sf	3,500 sf	3,500 sf
SHOPS 6	0 sf	0 sf	5,000 sf	5,000 sf	5,000 sf
PAD 1	8,400 sf	8,400 sf	8,400 sf	0 sf	8,400 sf
PAD 2	4,300 sf	4,300 sf	4,300 sf	0 sf	4,300 sf
PAD 3	0 sf	0 sf	5,000 sf	5,000 sf	5,000 sf
PAD 4	0 sf	0 sf	3,800 sf	3,800 sf	3,800 sf
PAD 5	0 sf	0 sf	5,000 sf	5,000 sf	5,000 sf
GIA SUBTOTALS	501,941 sf	339,861 sf	162,080 sf	57,300 sf	219,380 sf
ZONING / FAR CALCULATIONS					
Total Commercial Sq Ft:	219,380 sf				
Entire Mail Property Sq Ft:	1,949,746 sf				
Total Commercial FAR	0.11				
Allowable Commercial FAR	0.30				
LANDSCAPE AREA CALCULATIONS					
Open Space	654,072 sf				
Usable Open Space (pedestrian paving)	329,142 sf				
Landscape (planting area)	324,870 sf				
Landscape %	16.7%				
PARKING REQUIRED					
TOTAL Surface Parking for Retail (4/1000 @ 219,380 sf)	878 spaces				
PARKING PROVIDED					
Parking Structure for Retail (120 for RES 6)	353 spaces				
Surface Parking for Retail	922 spaces				
TOTAL	1,303 spaces				

NORTHGATE TOWN SQUARE
REDEVELOPMENT PLAN MAY 2024

PROJECT DATA SUMMARY - 2040 VISION PLAN

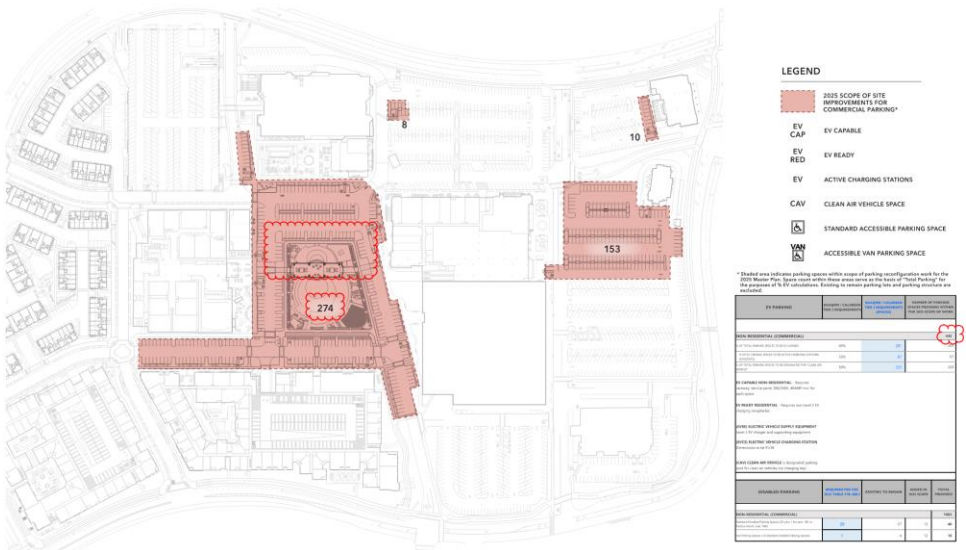


RT-1 Parking counts have been adjusted for extended town square.
Before



NORTHGATE TOWN SQUARE REDEVELOPMENT PLAN
2025 MASTER PLAN - PARKING LAYOUT
MerloneGeier Partners CSW ST2 OCULUS URBAN ARENA STUDIO T SQUARE FIELD PAOLI RT-1

After



NORTHGATE TOWN SQUARE REDEVELOPMENT PLAN MAY 15, 2024
2025 MASTER PLAN - PARKING LAYOUT
MerloneGeier Partners CSW ST2 OCULUS URBAN ARENA STUDIO T SQUARE FIELD PAOLI RT-1

- 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



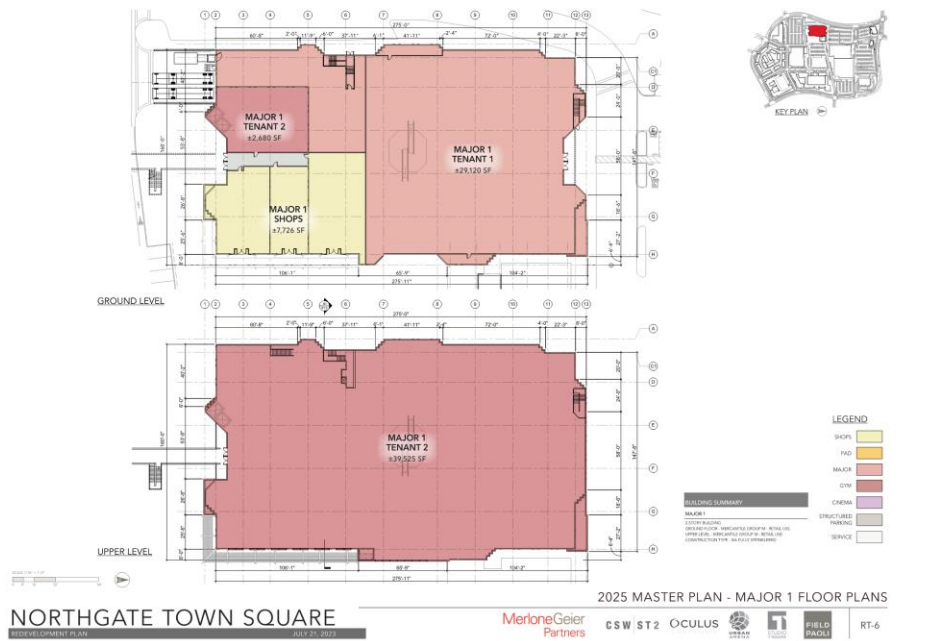
2025 MASTER PLAN - CINEMA / SHOPS 3 ELEVATIONS
 NORTHGATE TOWN SQUARE REDEVELOPMENT PLAN MAY 23, 2024
 MerloneGeier Partners CSW ST2 OCULUS FIELD PAOLI RT-4

After

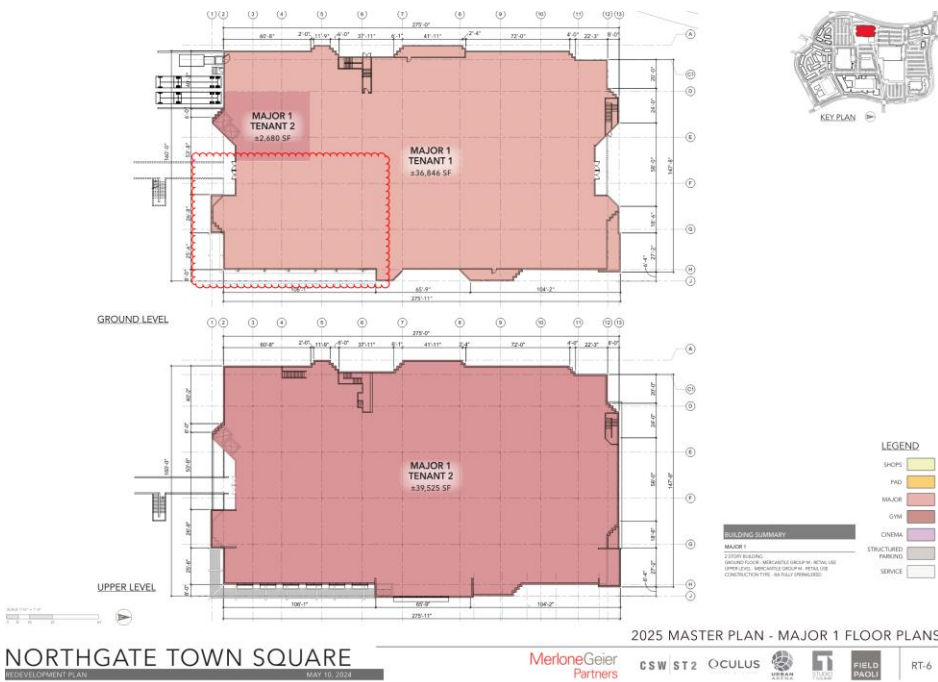


2025 MASTER PLAN - CINEMA / SHOPS 3 ELEVATIONS
 NORTHGATE TOWN SQUARE REDEVELOPMENT PLAN MAY 28, 2024
 MerloneGeier Partners CSW ST2 OCULUS FIELD PAOLI RT-4

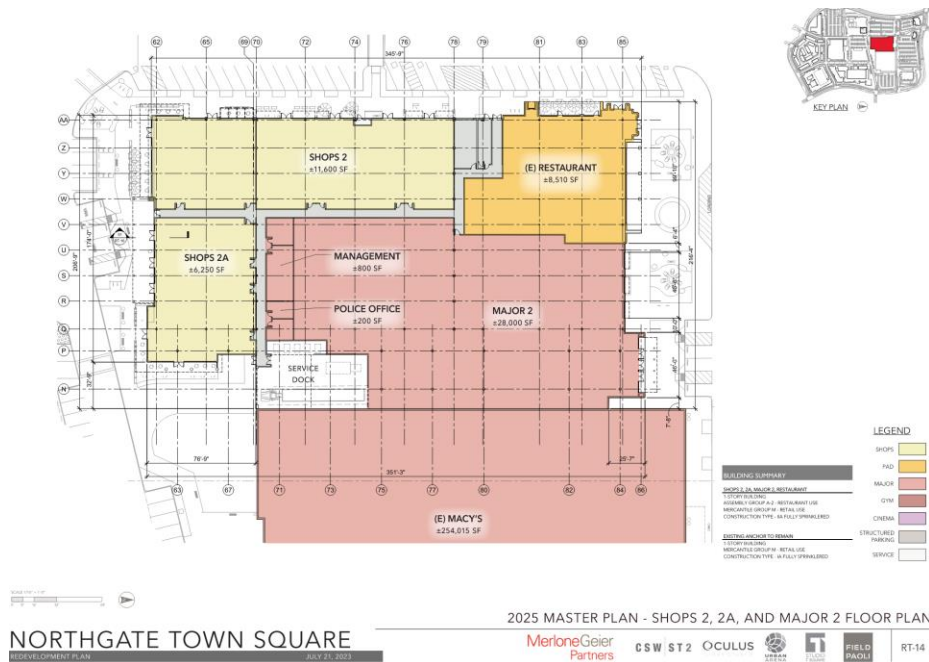
RT-6 Removed shops from Major 1. Planning for only two tenants.
Before



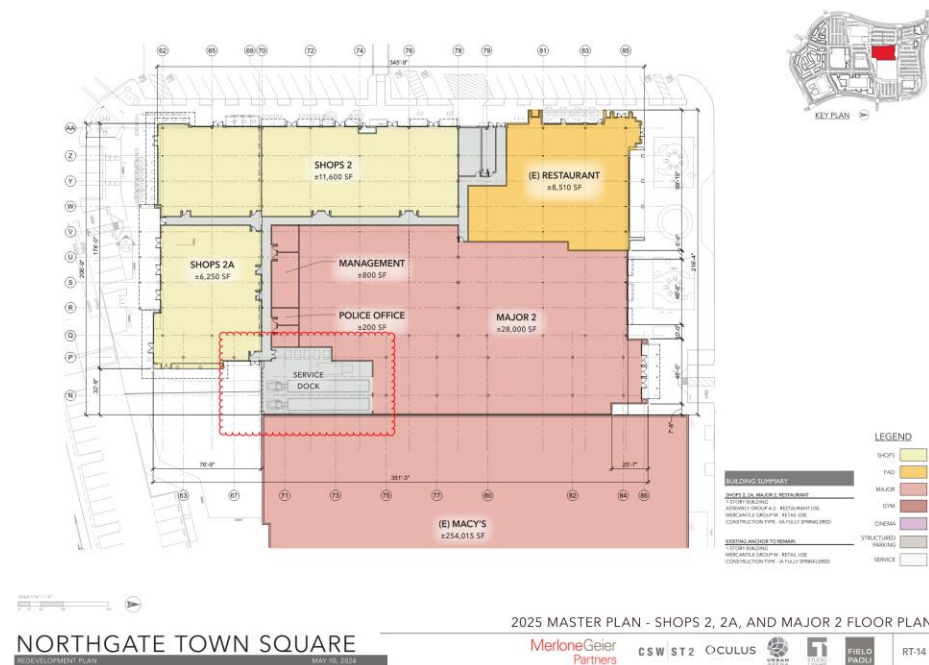
After



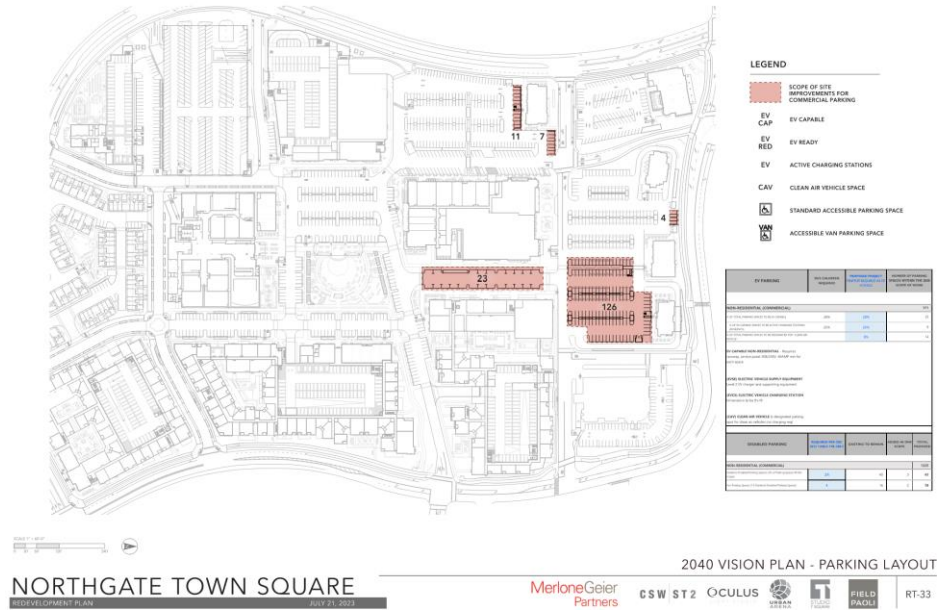
RT-14 Major 2 loading area has been adjusted.
Before



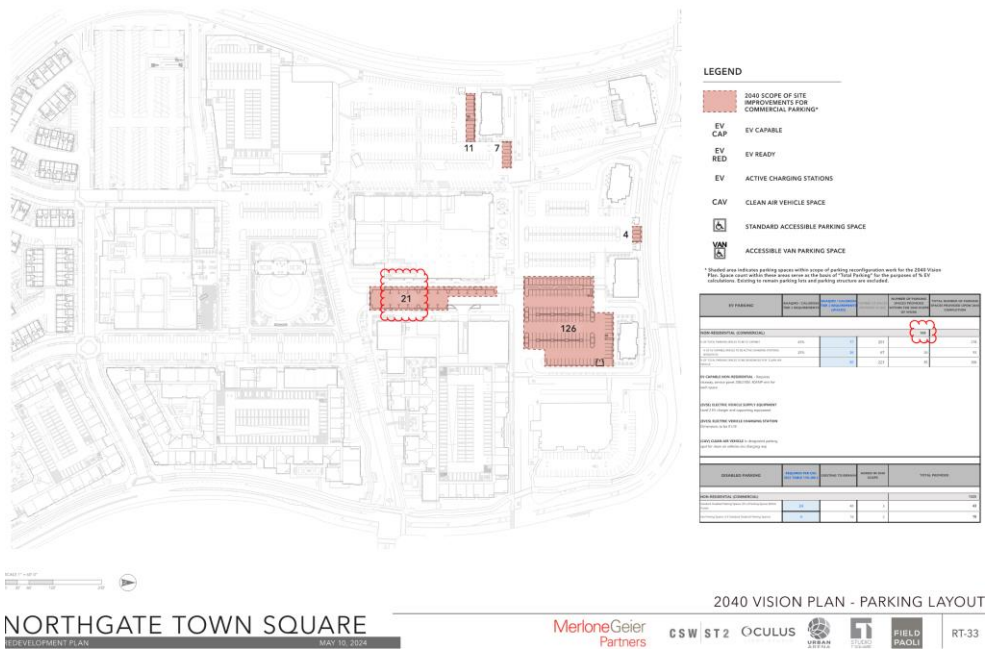
After



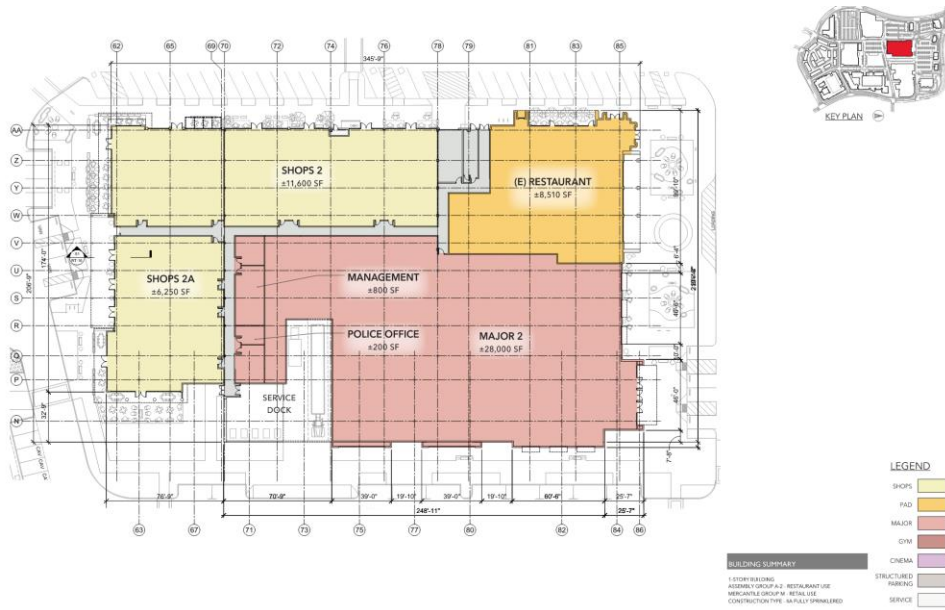
RT-33 Parking counts have been adjusted for loading zone at Major 3.
Before



After



RT-34 Major 2 loading area has been adjusted.
Before



NORTHGATE TOWN SQUARE
REDEVELOPMENT PLAN JULY 21, 2023

2040 VISION PLAN - MAJOR 2 FLOOR PLAN

MerloneGeier Partners CSW ST2 OCULUS URBAN ARENA FIELD PAOLI RT-34

After

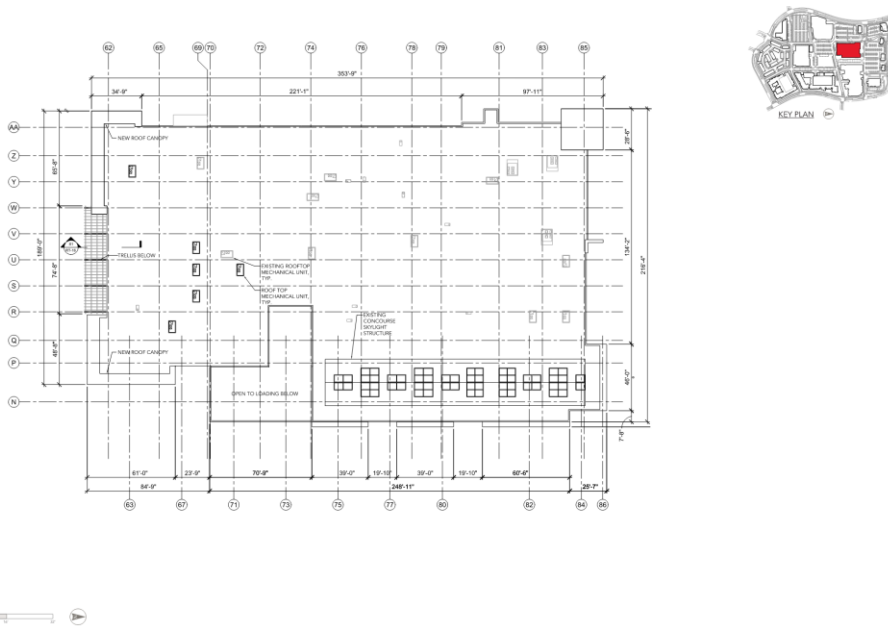


NORTHGATE TOWN SQUARE
REDEVELOPMENT PLAN MAY 10, 2024

2040 VISION PLAN - MAJOR 2 FLOOR PLAN

MerloneGeier Partners CSW ST2 OCULUS URBAN ARENA FIELD PAOLI RT-34

RT-35 Major 2 loading area has been adjusted.
Before

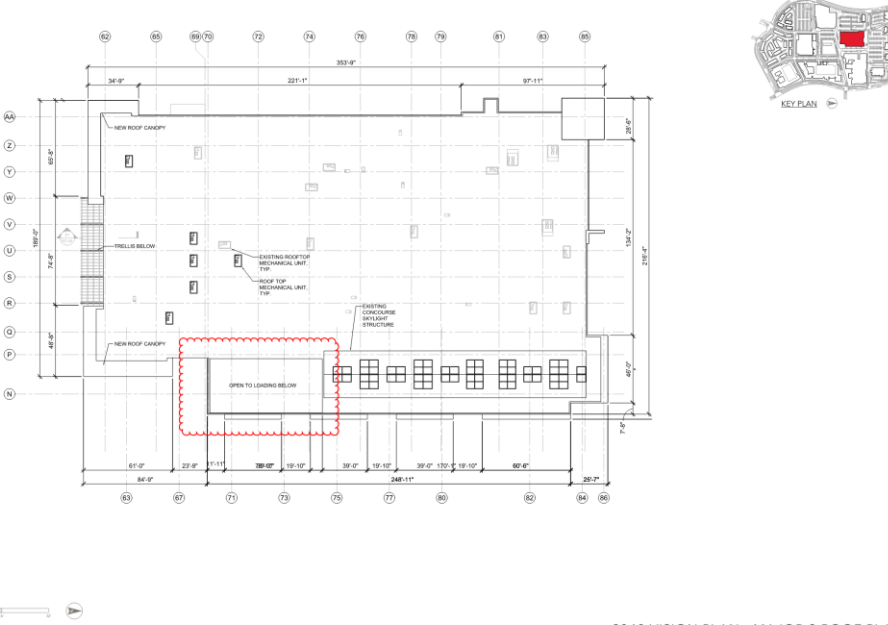


NORTHGATE TOWN SQUARE
REDEVELOPMENT PLAN JULY 21, 2023

2040 VISION PLAN - MAJOR 2 ROOF PLAN



After



NORTHGATE TOWN SQUARE
REDEVELOPMENT PLAN AUGUST 10, 2024

2040 VISION PLAN - MAJOR 2 ROOF PLAN



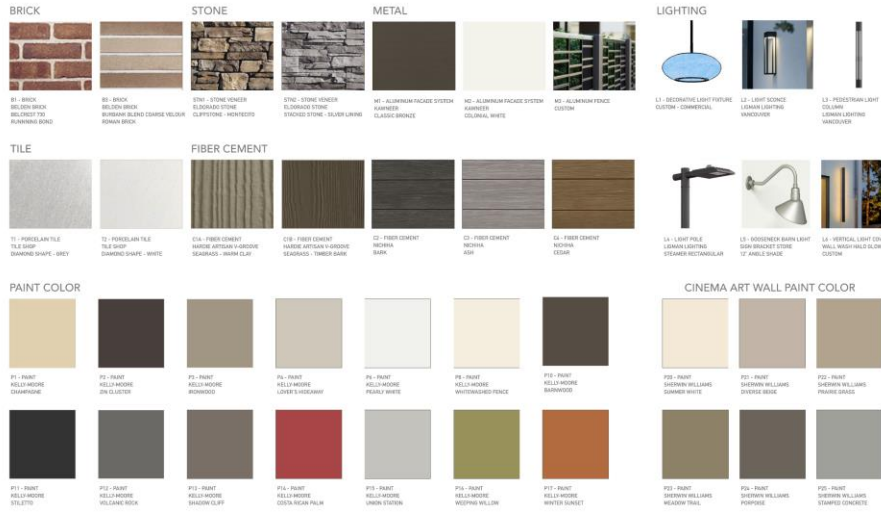
RT-36 East elevation has been adjusted per updates to Major 2 loading.
Before



After



RT-48 Removed "Cinema Art Wall Paint Colors"
Before



NORTHGATE TOWN SQUARE
REDEVELOPMENT PLAN

MerloneGeier
Partners

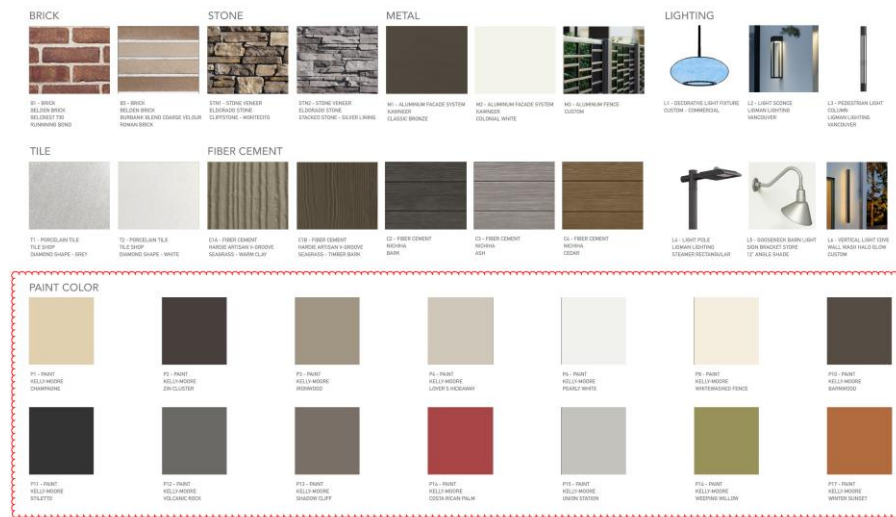
CSW ST 2 OCULUS



RT-48

MATERIAL BOARD

After



NORTHGATE TOWN SQUARE
REDEVELOPMENT PLAN

MerloneGeier
Partners

CSW ST 2 OCULUS



RT-48

MATERIAL BOARD

