

PROJECT: NORTHGATE TOWN SQUARE REDEVELOPMENT PLAN  
ADDRESS: 1000 NORTHGATE DRIVE, SAN RAFAEL, CA 94903  
SUBJECT: BUILDING DESIGN REVISIONS  
DATE: JUNE 04, 2024

**Residential 1**

1. Revised from 96 apartment units to 38 townhome units.
2. Utilizing the same unit prototypes and exterior design as Residential 2.

**View A: Southwest Corner of Residential 1 on Northgate Drive  
(Before)**



**(After)**



**View B: Southeast corner of Residential 1 on Northgate Drive  
(Before)**



**(After)**





**Residential 2**

1. No design changes.

**View A: View of Residential 2 facing the Cinema**



**View B: View of Residential 2 from Northgate Drive**



### **Residential 3**

1. Added new color of fiber cement siding and slate stone veneer.
2. Added a one-story stone base to the east and north elevations. (See View A)
3. Added a one-to-two-story stone base with architectural canopies on top to the northwest corner lobby. Replaced the porcelain tile with warm-colored fiber cement siding above the stone base. (See View B)
4. Articulated the north portion of the building with a one- or two-story stone base and vertical breaks above. The building already steps down towards the south side. (See View B and C)
5. Replaced a portion of the fiber cement siding with porcelain tile at the southwest corner to recreate a similar look to the southeast corner. (See View C)

### **View A: Northeast corner of Residential 3 on Las Gallinas Ave (Before)**



### **(After)**





**View B: Northwest Corner of Residential 3 facing the Cinema  
(Before)**



**(After)**





**View C: Southwest Corner of Residential 3 on Northgate Drive  
(Before)**



**(After)**



**Residential 4**

1. Added a horizontal trim on the top level with a material change at the recess portion of the east elevation. (See View A)
2. Replaced the dark gray metal panels with light gray metal panels in some areas. (See View A)
3. Incorporated gabled canopies to the building frontage facing the Townsquare. (See View B)

**View A: View of Residential 4 on Las Gallinas Ave  
(Before)**



**(After)**





**View B: View of Residential 4 facing the Townsquare  
(Before)**



**(After)**





### **Residential 5**

1. Revised from 251 units to 309 units.
2. The building height changed from 5-story to 6-story.
3. Add a pool roof deck on top of the parking.
4. Ground floor shops and retail space are consistent with the previous layout. (See View A and B)
5. Modified the storefront awnings and light fixtures to enhance pedestrian experience at the corner of the building with the white brick facing the Townsquare. (See View A)
6. Exterior design followed the previous design language, with some 1-story and 2-story bases added to reduce the scale of the building. (See View C and D)

**View A: Southwest Corner of Residential 5 facing the Townsquare  
(Before)**



**(After)**



**View B: Northwest corner of Residential 5  
(Before)**



**(After)**





**View C: Northeast corner of Residential 5 on Las Gallinas Ave  
(Before)**



**(After)**



**View D: Southwest corner of Residential 5 on Las Gallinas Ave  
(Before)**



**(After)**





### **Residential 6**

1. Added trellises to the private decks above the two-story base facing the Townsquare. (See View A)
2. Replaced the porcelain tile with warm-colored stone veneer on the south and east elevations and slate stone veneer on the retail frontage to the north. (See View A, B, and D)
3. Added a variety of plaster colors. Above the podium, the building has two different color configurations of plasters for the west and the east portions. (See View B, C, and D)
4. Articulated the building with a horizontal trim on the top one or two levels in various locations. (See View B, C, and D)
5. Created a pattern on the garage elevations by placing the garage screens behind the structural frames and the crash walls. (See View C and D)

### **View A: Northeast Corner of Residential 6 facing the Townsquare (Before)**



### **(After)**



**View B: Southeast Corner of Residential 6  
(Before)**



**(After)**





**View C: Southwest Corner of Residential 6  
(Before)**



**(After)**



**View D: Northwest Corner of Residential 6  
(Before)**



**(After)**

