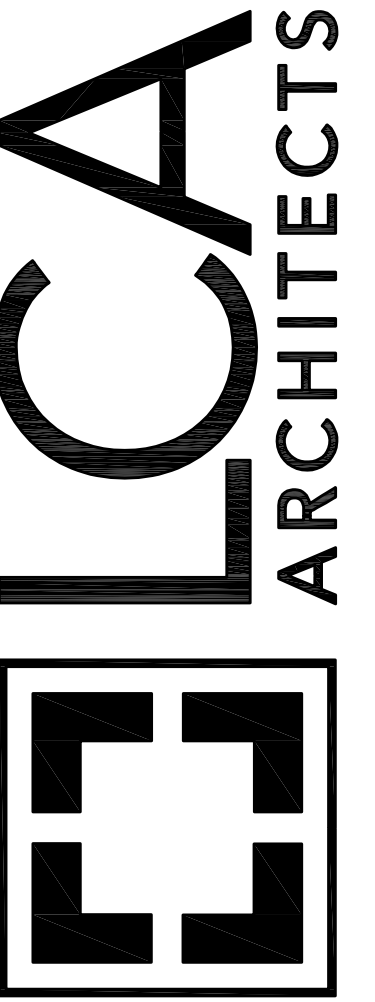


NORTHGATE WALK 1007, 1010, 1020, & 1030 NORTHGATE DRIVE

SAN RAFAEL, CALIFORNIA



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Northgate Walk
1007, 1010, 1020 & 1030
Northgate Drive
SAN RAFAEL, CA 94903

SITE INFORMATION

PROJECT ADDRESSES: PROPOSED NEW ADDRESS AT: 1007 NORTHGATE DRIVE, SAN RAFAEL, CA (PREVIOUSLY 1005 NORTHGATE DRIVE)
1010 NORTHGATE DRIVE, SAN RAFAEL, CA
PROPOSED NEW ADDRESS AT: 1020 NORTHGATE DRIVE, SAN RAFAEL, CA
PROPOSED NEW ADDRESS AT: 1030 NORTHGATE DRIVE, SAN RAFAEL, CA

ZONING DESIGNATION: SITES 1010, 1020, & 1030: MULTIFAMILY RESIDENTIAL: HIGH DENSITY (HR1)
SITE 1007: OFFICE (O) AND MULTIFAMILY RESIDENTIAL: HIGH DENSITY (HR1)

GENERAL PLAN DESIGNATION: SITES 1010, 1020, & 1030: HIGH DENSITY RESIDENTIAL
SITE 1007: OFFICE AND HIGH DENSITY RESIDENTIAL

PROJECT DESCRIPTION

Introduction

Northgate Walk is a residential infill project designed to provide a much-needed mix of market-rate, senior, and low income housing. The project is strategically located next to a variety of walkable amenities, as well as number of public transit stops and bikeways. The development consists of three multi-family residential buildings adjacent to existing hotel and office buildings, and utilizes the already developed or disturbed portions of the site.

The amenities of the hotel and the residential uses will be providing an economy of scale that allows for:

Unit Mix

The overall unit mix is as follows:

- 106 for-sale condominiums
 - 20% of which will be affordable (29 units)
- 30 for-sale senior Units
 - 20% of which will be affordable (6 units)

The proposal includes a subdivision of the property that will result in 4 total parcels. The unit mix and usage breakdown per parcel is as follows:

- 1007 – 30 senior units, 6 of which are affordable
- 1010 – Existing hotel to remain
- 1020 – 48 units, 10 of which are affordable; amenity building for hotel and new units
- 1030 – 58 units, 12 of which are affordable

Design

The project has been through multiple design iterations in response to community input. The final product incorporates multiple mass-reducing techniques in its suburban design vernacular, and steps back substantially from Freitas Parkway and other important view corridors. Much of the parking is located below grade in order to avoid additional bulk and mass, and also to free up other areas of the site for conservation. Multiple shadow studies were also performed in order to create a design that minimizes impacts on surrounding uses. The existing development pattern on the site, and adjacent property, consists of a very large office building and hotel structure, which almost entirely screens the new development from long-distance views. This, when combined with the large setback buffers proposed around much of the property, greatly softens the visual impact.

Environmental Highlights

Probably the most eco-friendly component of the project is its location. "Northgate Walk" is more than just a title, it is the entire concept. This project site is pedestrian-adjacent to shopping, transit, and multiple major employers. The proposed design carefully integrates pathways designed to give residents and hotel guests direct access to these nearby services via walking or biking. Also, the removal of the existing gas station and retail store actually reduces the daily car-trips for the site, even after factoring in the new residential units. This type of transit-oriented infill development on an already disturbed site is the least impactful way to satisfy the serious need for new housing.

Another major conservation element of the project is a significant greenway buffer between the project, nearby concrete wash, and 101 Freeway. This buffer will contain a public pathway that provides access around the perimeter of the property.

Other "green" design elements of the project include:

- LEED Silver certifiable design
- Secure bike storage sites throughout the property
- Shuttles to the nearby SMART train station
- Dedicated car share spaces
- EV charging stations
- Dedicated clean air vehicle spaces
- Solar panels
- Water and power efficient landscaping and appliances

Entitlements Sought

The specific entitlements sought for this project are as follows:

- Design Review
- Subdivision/Tentative Map
- Lot Line Adjustment
- Use Permit

Under the current zoning for the property, 313 units are allowed, with an option for a density bonus up to 422 units. However, the application seeks less than one third of this density at 138 units. A portion of Parcel 1007 is zoned O (1 unit/1000 square feet), and multifamily housing is permitted as a matter of right when a structure on site is also used for another purpose (i.e. hotel amenities). A portion of Parcel 1007 as well as Parcels 1020 and 1030 are zoned HR1 (1 unit/1000 square feet), and multifamily housing is permitted as a matter of right.

While the city parking requirements would require 498 parking spots for this project including the hotel, the current proposal exceeds the city requirements by fully replacing the existing parking provided for the hotel and instead proposes 519 parking spots (21 beyond the amount required.)

Finally, this project fits squarely within many of the goals of the City's housing element, which has a primary goal of using land more efficiently to provide additional housing. Just some of the Housing Element goals this project supports are:

- H-1 - Promote new and affordable housing.
- H-13 - Encourage senior housing
- H-14b. - Efficiently use multifamily housing sites.

Conclusion

As noted by the City in multiple guiding and governing documents, there is a desperate need for new housing of various types, especially senior and low income. This project presents a very rare opportunity to produce both of those housing types at a site that has already been disturbed, and is within walking distance of major transit lines, amenities, and employers. Because of the elimination of the current high-intensity traffic generators at the site (gas station and retail), this residential project is also a rarity in that it will be a net-decrease in trip generation; a win-win for the City and the community.

PROJECT TEAM

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SHADOW STUDIES

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LANDSCAPE

L1 LANDSCAPE MASTER PLAN
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LOCATION MAP

NO SCALE



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GENERAL INFORMATION

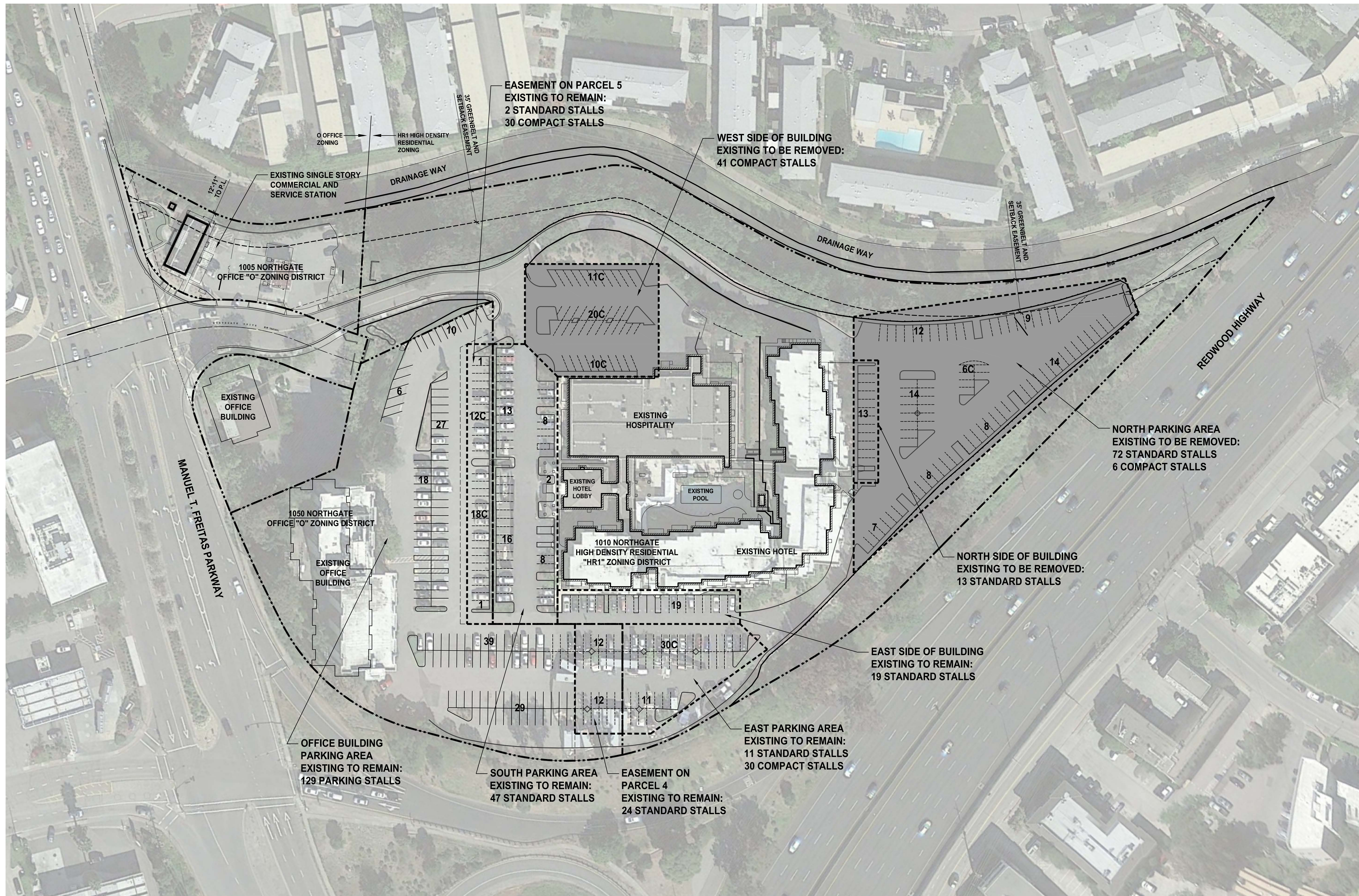
SCALE:
DATE: 03 / 30 / 2018

REVISIONS:

PROJECT NO. 15005

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SHEET OF



PARKING AREA TO BE REDEVELOPED AND REPLACED BY GARAGE PARKING
 85 STANDARD STALLS
 47 COMPACT STALLS
 132 TOTAL STALLS DISPLACED AT SITE 1010

1 REFERENCE EXISTING SITE PLAN
 50' 0' 50' 100'
 SCALE: 1" = 50'-0"

Northgate Walk
1007, 1010, 1020 & 1030
Northgate Drive

SAN RAFAEL, CA 94903

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SCALE:
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REVISIONS:

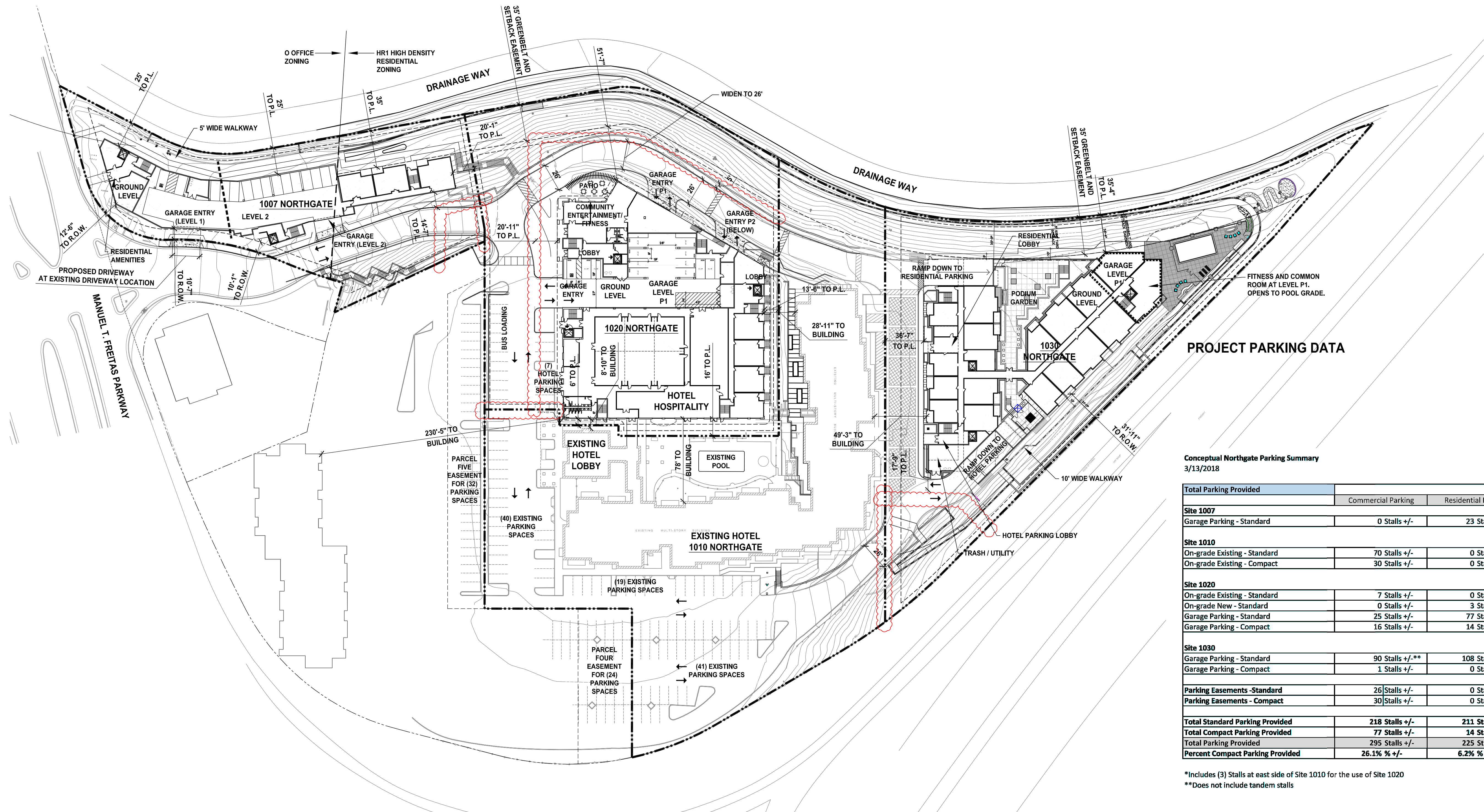
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SHEET OF

**Northgate Walk
 1007, 1010, 1020 & 1030
 Northgate Drive**

SAN RAFAEL, CA 94903



PROJECT PARKING DATA

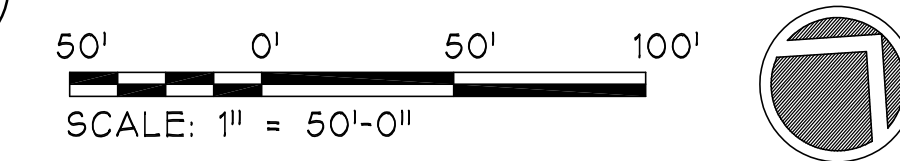
Conceptual Northgate Parking Summary
 3/13/2018

Total Parking Provided	Commercial Parking	Residential Parking	Total Parking
Site 1007			
Garage Parking - Standard	0 Stalls +/-	23 Stalls +/-	23 Stalls +/-
Site 1010			
On-grade Existing - Standard	70 Stalls +/-	0 Stalls +/-	70 Stalls +/-
On-grade Existing - Compact	30 Stalls +/-	0 Stalls +/-	30 Stalls +/-
Site 1020			
On-grade Existing - Standard	7 Stalls +/-	0 Stalls +/-	7 Stalls +/-
On-grade New - Standard	0 Stalls +/-	3 Stalls +/-*	3 Stalls +/-
Garage Parking - Standard	25 Stalls +/-	77 Stalls +/-	102 Stalls +/-
Garage Parking - Compact	16 Stalls +/-	14 Stalls +/-	30 Stalls +/-
Site 1030			
Garage Parking - Standard	90 Stalls +/-**	108 Stalls +/-	198 Stalls +/-
Garage Parking - Compact	1 Stalls +/-	0 Stalls +/-	1 Stalls +/-
Parking Easements - Standard	26 Stalls +/-	0 Stalls +/-	26 Stalls +/-
Parking Easements - Compact	30 Stalls +/-	0 Stalls +/-	30 Stalls +/-
Total Standard Parking Provided	218 Stalls +/-	211 Stalls +/-	429 Stalls +/-
Total Compact Parking Provided	77 Stalls +/-	14 Stalls +/-	90 Stalls +/-
Total Parking Provided	295 Stalls +/-	225 Stalls +/-	520 Stalls +/-
Percent Compact Parking Provided	26.1% +/-	6.2% +/-	17.3% +/-

*Includes (3) Stalls at east side of Site 1010 for the use of Site 1020
 **Does not include tandem stalls

REFERENCE HOTEL PARKING BY LOCATION	EXISTING PARKING			TOTAL PROPOSED	REMOVED OR ADDED
	ON-SITE	EASEMENTS	TOTAL EXISTING		
SOUTH SIDE OF BUILDING (SITE 1010)	47		47	40	-7
EAST SIDE OF BUILDING (SITE 1010)	19		19	19	0
NORTH SIDE OF BUILDING (SITE 1010)	13		13	0	-13
NORTH PARKING AREA (SITE 1030)	78		78	0	-78
EAST PARKING AREA (SITE 1010)	41		41	41	0
WEST PARKING AREA (SITE 1020)	41		41	0	-41
EASEMENT ON PARCEL 4		24	24	24	0
EASEMENT ON PARCEL 5		32	32	32	0
NEW EASEMENT FOR PARKING SPACES AT 1020 NORTHGATE				48	+48
NEW EASEMENT FOR PARKING SPACES AT 1030 NORTHGATE				91	+91
TOTAL	239	56	295	295	0

1 REFERENCE SITE PLAN



City Parking Required	Units	Rate	Parking Spaces
Site 1007 - Senior Housing	30 DU	0.75 space per unit	23 Stalls +/-
Site 1020 - Multi-Family	48 DU	1.5 for 1 bdr 2.0 for 2+ bdr plus 1 space per 5 units for guests	94 Stalls +/-
Site 1030 - Multi-Family	58 DU	1.5 for 1 bdr 2.0 for 2+ bdr plus 1 space per 5 units for guests	107 Stalls +/-
Site 1010 - Hotel	235 Rooms	1.0 per room plus 1 space for manager plus one space for every 2 employees	274 Stalls +/-
Total Residential Parking Required - City Standard			224 Stalls +/-
Total Hotel Parking Required - City Standard			274 Stalls +/-
Total Parking Required - City Standard			498 Stalls +/-
Total Hotel Parking Required to Match Existing			295 Stalls +/-
Total Parking Required - Increased to Match Existing for Hotel			519 Stalls +/-

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SCHEMATIC REFERENCE SITE PLAN

SCALE:
 DATE: 03 / 30 / 2018
 REVISIONS:
 PROP. LINE REVISION 03/26/18

PROJECT NO. 15005

**Northgate Walk
 1007, 1010, 1020 & 1030
 Northgate Drive**

SAN RAFAEL, CA 94903

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**SCHEMATIC
 FIRE ACCESS
 PLAN**

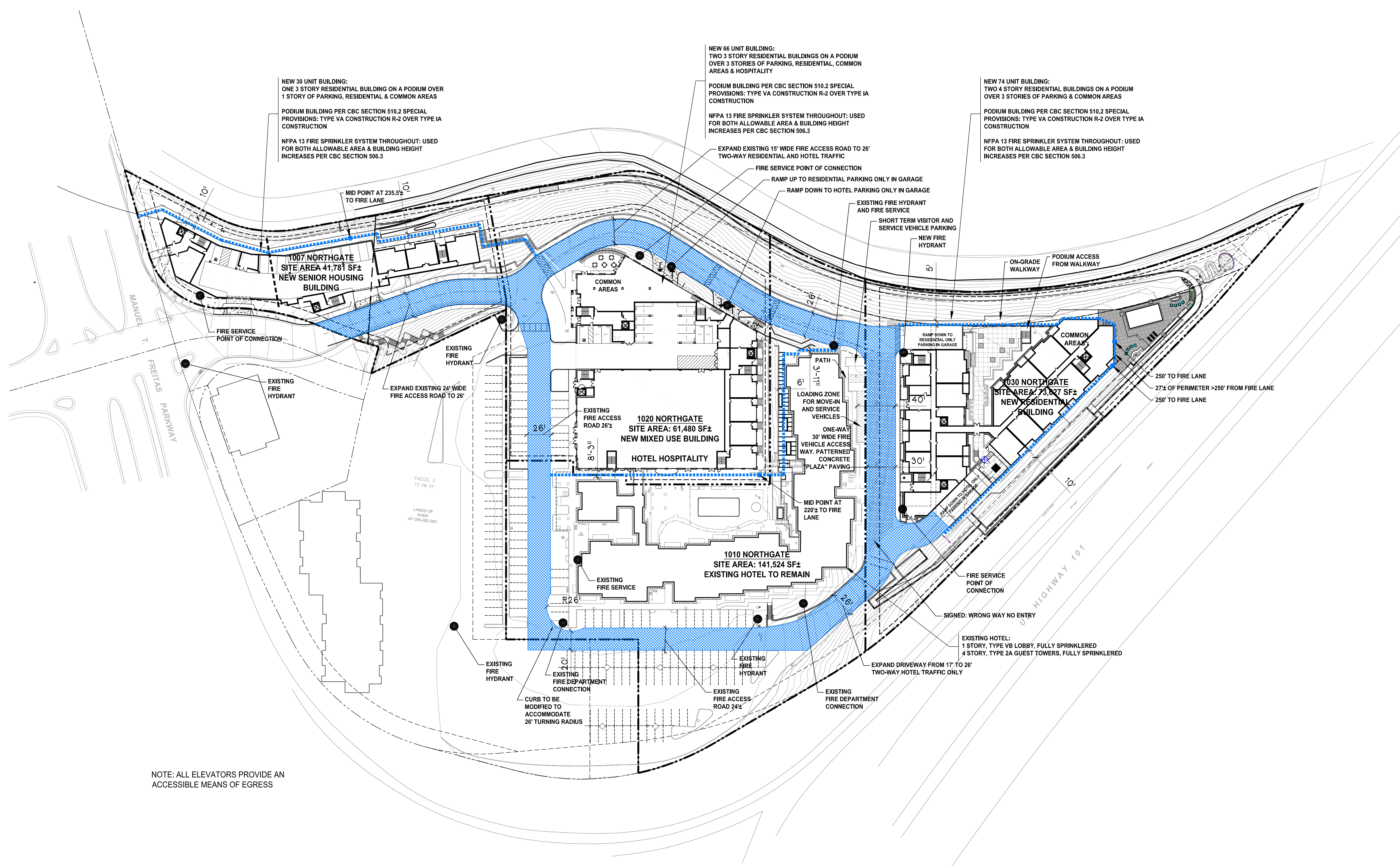
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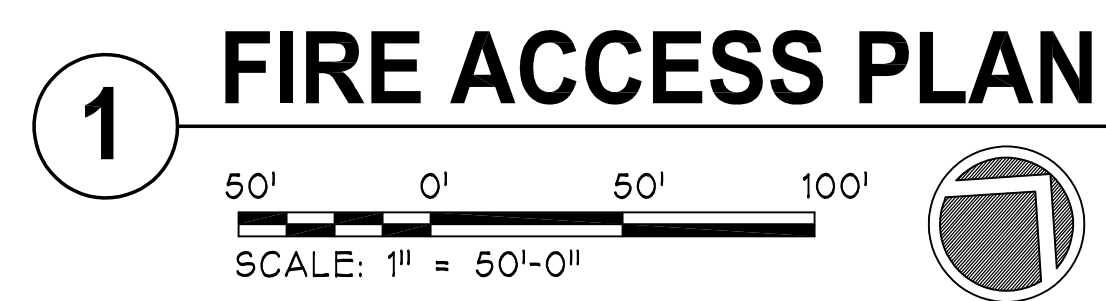
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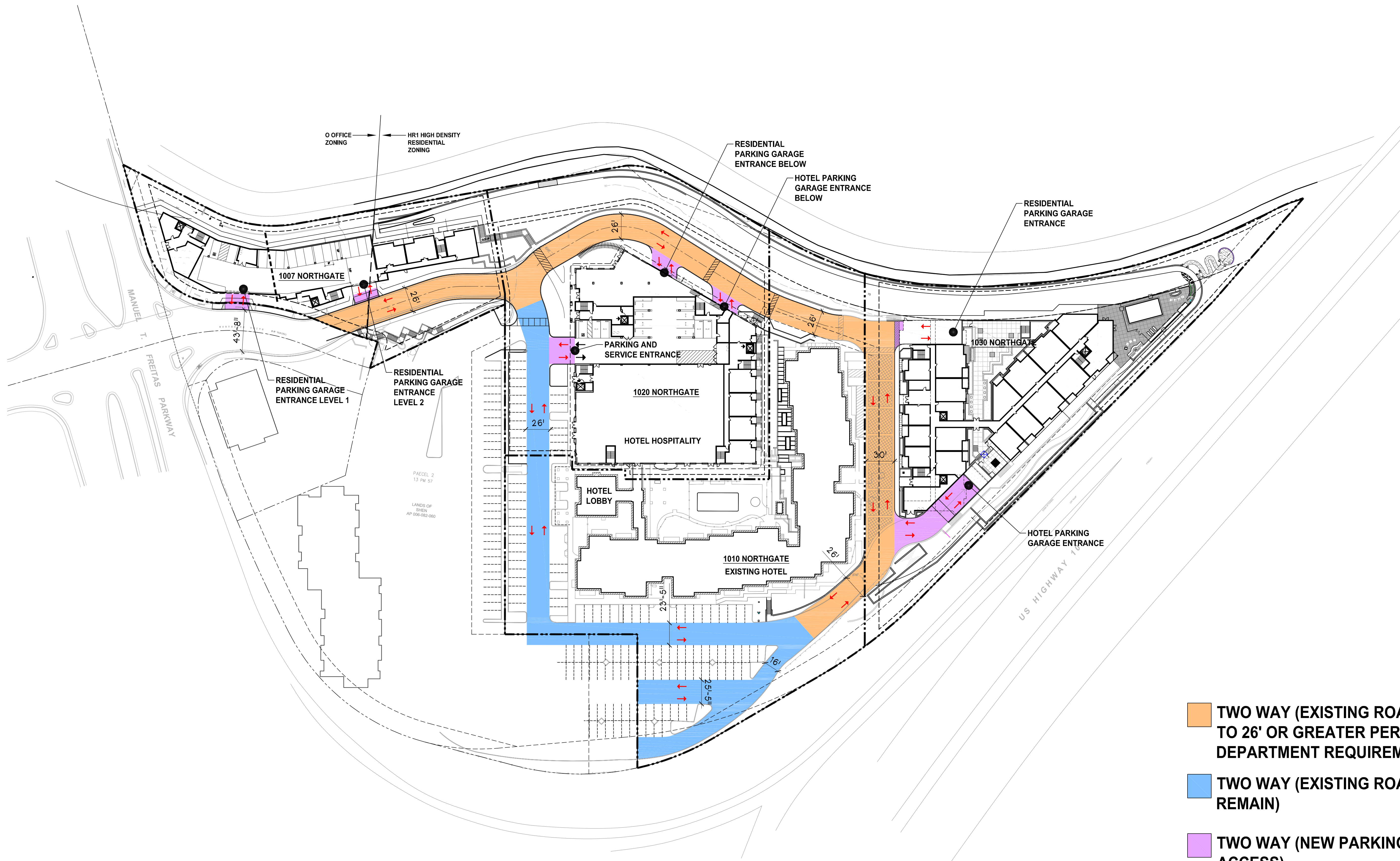
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NOTE: ALL ELEVATORS PROVIDE AN ACCESSIBLE MEANS OF EGRESS



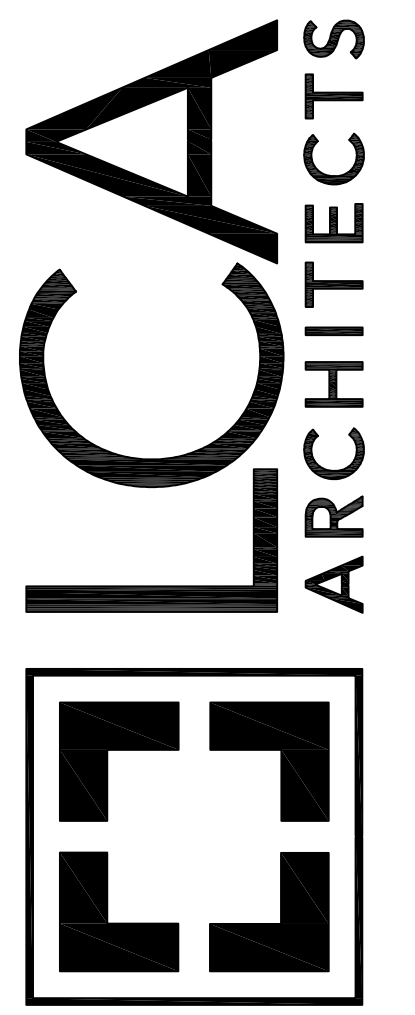


- TWO WAY (EXISTING ROAD WIDENED TO 26' OR GREATER PER FIRE DEPARTMENT REQUIREMENTS)
- TWO WAY (EXISTING ROADWAY TO REMAIN)
- TWO WAY (NEW PARKING GARAGE ACCESS)

1 VEHICULAR CIRCULATION PLAN

50' 0' 50' 100'

SCALE: 1" = 50'-0"



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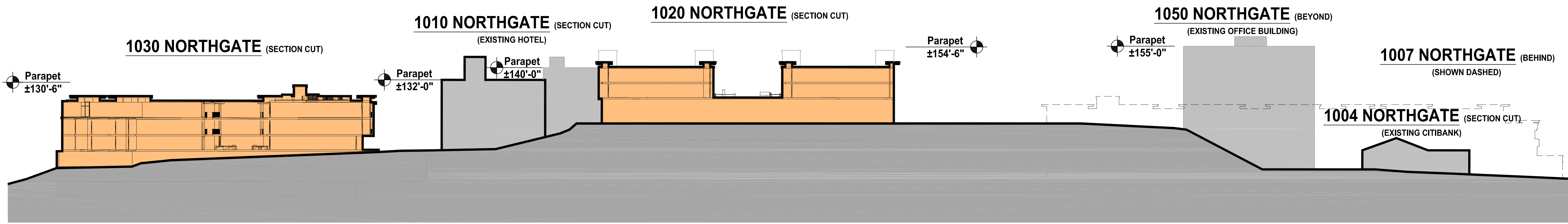
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SCHEMATIC
 VEHICULAR
 CIRCULATION
 PLAN

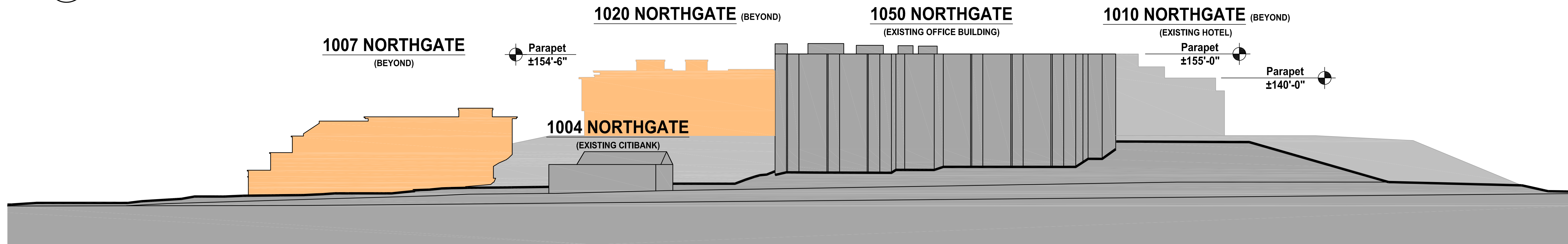
SCALE:
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A1.3
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CONCEPTUAL SECTION AA



CONCEPTUAL SECTION BB



KEY PLAN

RELATIVE HEIGHT DIAGRAMS

