

# NORTHGATE TOWN SQUARE

SAN RAFAEL, CALIFORNIA

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PRELIMINARY REDEVELOPMENT PLAN  
PRE-APPLICATION PACKAGE

NORTHGATE TOWN SQUARE

PRELIMINARY REDEVELOPMENT PLAN | PRE-APPLICATION PACKAGE | MARCH 10, 2021

MerloneGeier  
Partners

CSW | ST 2

URBAN  
ARENA

STUDIO  
T SQUARE 2

FIELD  
PAOLI

COVER

# TABLE OF CONTENTS

2025 MASTER PLAN - Street Level	1	View of Major 3 and Residential at Parcel 4	15	View at Main Street	29
2025 MASTER PLAN - Typical Upper Level	2	Enlarged Site Plan 2025 - EAST	16	Enlarged Site Plan 2040 - NORTHEAST	30
Project Data Summary - 2025 Master Plan	3	View of Community Park	17	View of Residential Court along Merrydale Road	31
Key Plan to Enlarged Site Plans 2025	4	Enlarged Site Plan 2025 - NORTHWEST	18	Existing Site Photos	32
Enlarged Site Plan 2025 - SOUTHWEST	5	Enlarged Site Plan 2025 - NORTH	19	Composite Site Plan - Existing & Demolished	33
View of Residential along Northgate Drive	6	Enlarged Site Plan 2025 - NORTHEAST	20	Open Space Diagram - 2025 MASTER PLAN	34
Enlarged Site Plan 2025 - SOUTH	7	2040 VISION PLAN - Street Level	21	Open Space Diagram - 2040 VISION PLAN	35
Enlarged Site Plan 2025 - SOUTHEAST	8	2040 VISION PLAN - Typical Upper Level	22	Planting Zone Diagram - 2025 MASTER PLAN	36
View of Residential Stoops at Northgate Drive	9	Project Data Summary - 2040 Vision Plan	23	Planting Zone Diagram - 2040 VISION PLAN	37
Enlarged Site Plan 2025 - WEST	10	Key Plan to Enlarged Site Plans 2040	24	Tree Images	38
View of Town Green	11	Enlarged Site Plan 2040 - WEST	25	Tree Images	39
View of Major 1	12	View of Retail Shops and Residential	26	Roadway Site Connectivity Map	40
Enlarged Site Plan 2025 - CENTER	13	Enlarged Site Plan 2040 - NORTHWEST	27	Multi-modal Site Connectivity Map	41
View of Town Square & Cinema	14	Enlarged Site Plan 2040 - NORTH	28	Site Circulation Diagram	42





**LEGEND**

RETAIL SHOPS	
RESTAURANTS	
ANCHOR STORES	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	



2025 MASTER PLAN - Street Level





2025 MASTER PLAN - Typical Upper Level



# 2025 MASTER PLAN

RESIDENTIAL	
Parcel 1 (4-Story over podium)	
Total Units	81 Units
Total Parking Provided	81 Stalls
Parking Ratio	1.00
Parcel 2 (5-Story)	
Total Units	320 Units
Parking	560 Stalls
Parking Ratio	1.75
Parcel 3 (5-Story)	
Total Units	225 Units
Parking	393 Stalls
Parking Ratio	1.75
Parcel 4 (5-Story)	
Total Units	270 Units
Total Parking Provided	472 Stalls
Parking Ratio	1.75
OVERALL 2025	
Overall Unit Count	896 Units
Density	20.0 du/ac
Residential Pkg Ratio	1.56

RETAIL					
RETAIL GLA	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
(E) MACY'S ANCHOR	254,015 sf		254,015 sf		254,015 sf
(E) KOHL'S ANCHOR ***	79,051 sf		79,051 sf		79,051 sf
(E) SEARS ANCHOR	134,976 sf	134,976 sf			0 sf
(E) HOMEGOODS PAD	29,538 sf	29,538 sf			0 sf
(E) RITE AID PAD	17,340 sf		17,340 sf		17,340 sf
(E) MALL *	199,792 sf	140,932 sf	58,860 sf		58,860 sf
(E) CENTURY THEATER	45,000 sf		45,000 sf	20,000 sf	65,000 sf
SHOPS 1	6,800 sf		6,800 sf		6,800 sf
SHOPS 3				5,000 sf	5,000 sf
MAJOR 3				35,000 sf	35,000 sf
PAD 1				4,277 sf	4,277 sf
PAD 2				8,400 sf	8,400 sf
GLA SUBTOTALS	766,512 sf	305,446 sf	461,066 sf	72,677 sf	533,743 sf
PUBLIC PARKING SPACES **					
Surface Parking for Macy's furniture store	179 spaces				
Surface Parking for Retail	1,290 spaces				
Parking Structure	476 spaces				
TOTAL PARKING	1,766 spaces				
Parking per 1000 sf for Macy's furniture	2.00				
Parking per 1000 sf for Retail	3.97				

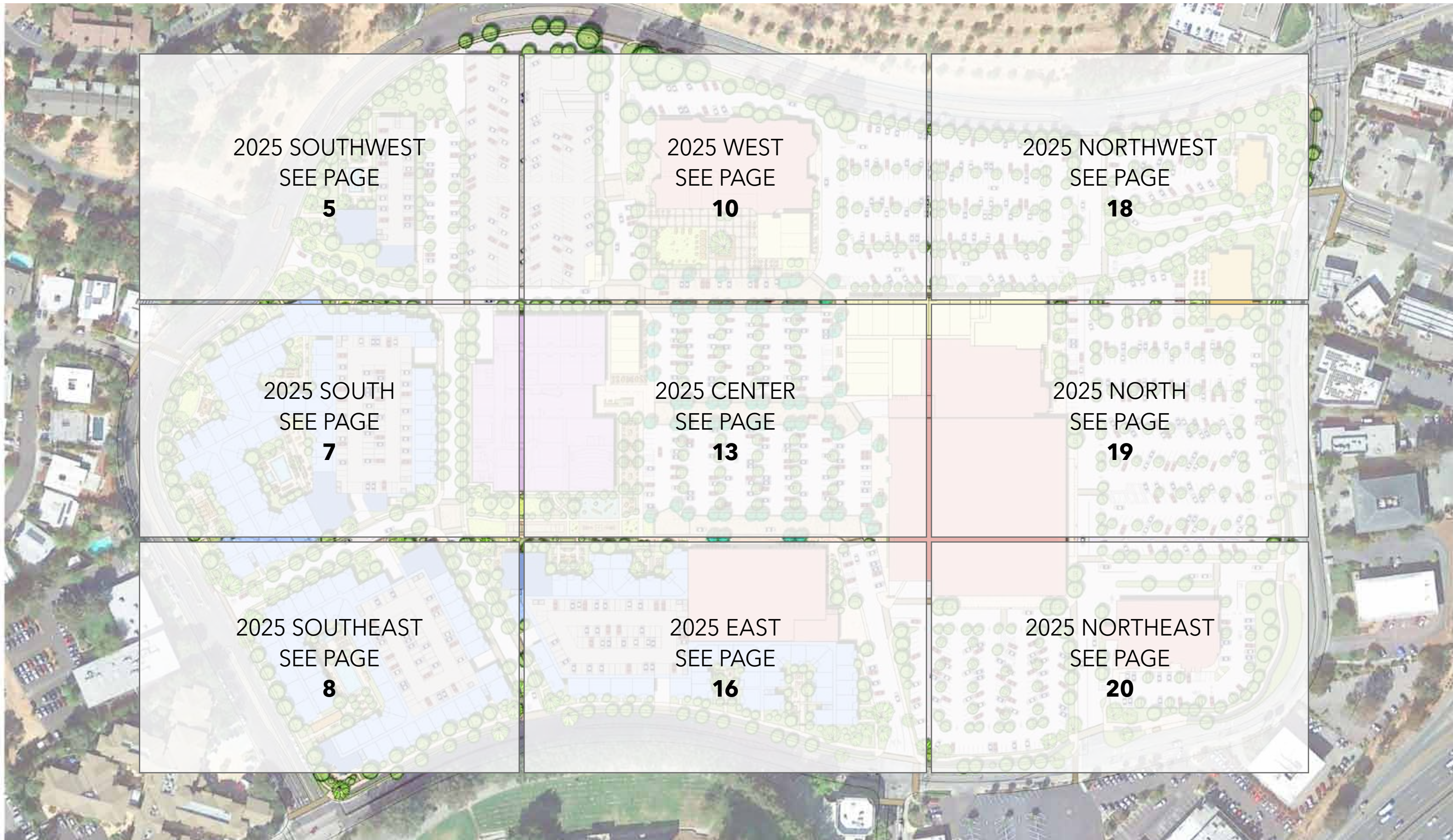
NOTES

\* Includes Major 2, Shops 2 & 2A, Restaurant

\*\* Parking includes existing non-compliant spaces and does not account for potential bio-filtration areas, landscape islands or EV parking.

\*\*\* Kohl's building includes 6,000 sf of tenant shops





SCALE 1" = 150'

0 75' 150' 300'



KEY PLAN TO ENLARGED SITE PLANS 2025

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SCALE 1" = 60'  
0 30' 60' 120'



ENLARGED SITE PLAN 2025 - SOUTHWEST

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VIEW OF RESIDENTIAL ALONG NORTHGATE DRIVE

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ENLARGED SITE PLAN 2025 - SOUTH

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0 30' 60' 120'



ENLARGED SITE PLAN 2025 - SOUTHEAST

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VIEW OF RESIDENTIAL STOOPS AT NORTHGATE DRIVE

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ENLARGED SITE PLAN 2025 - WEST

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VIEW OF TOWN GREEN

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VIEW OF MAJOR 1

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ENLARGED SITE PLAN 2025 - CENTER

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VIEW OF TOWN SQUARE AND CINEMA

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VIEW OF MAJOR 3 and RESIDENTIAL AT PARCEL 4

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0 30' 60' 120'



ENLARGED SITE PLAN 2025 - EAST





VIEW OF COMMUNITY PARK

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ENLARGED SITE PLAN 2025 - NORTHWEST





SCALE 1" = 60'

0 30' 60' 120'



ENLARGED SITE PLAN 2025 - NORTH

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ENLARGED SITE PLAN 2025 - NORTHEAST

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SCALE 1" = 150'

0 75' 150' 300'



## 2040 VISION PLAN - Street Level

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0 75' 150' 300'

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2040 VISION PLAN - Typical Upper Level

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# 2040 VISION PLAN

RESIDENTIAL	
EXISTING	
Total Units	896 Units
Total Parking Provided	1,506 Stalls
Parking Ratio	1.56
Parcel 5 (5-Story)	
Total Units	300 Units
Total Parking Provided	525 Stalls
Parking Ratio	1.75
Parcel 6 (5-Story)	
Total Units	160 Units
Total Parking Provided	280 Stalls
Parking Ratio	1.75
OVERALL 2040	
Overall Unit Count	1,356 Units
Density	30.3 du/ac
Residential Pkg Ratio	1.62

RETAIL				
RETAIL GLA	EXISTING	DEMOLISHED	NEW	TOTAL
(E) MACY'S ANCHOR	254,015 sf	254,015 sf		0 sf
(E) KOHL'S ANCHOR	79,051 sf	79,051 sf		0 sf
(E) RITE AID PAD	17,340 sf			17,340 sf
(E) MALL *	58,860 sf			58,860 sf
(E) CENTURY THEATER	65,000 sf			65,000 sf
SHOPS 1	6,800 sf	6,800 sf	7,500 sf	7,500 sf
SHOPS 3			5,000 sf	5,000 sf
MAJOR 1			25,000 sf	25,000 sf
MAJOR 3	35,000 sf			35,000 sf
MAJOR 4			6,500 sf	6,500 sf
PAD 1	4,277 sf			4,277 sf
PAD 2	8,400 sf			8,400 sf
PAD 3			5,000 sf	5,000 sf
PAD 4			3,800 sf	3,800 sf
PAD 5			5,000 sf	5,000 sf
GLA SUBTOTALS	528,743 sf	339,866 sf	57,800 sf	246,677 sf
PUBLIC PARKING SPACES **				
Surface Parking	1,300 spaces			
Parking Structure	476 spaces			
TOTAL PARKING	1,776 spaces			
Parking per 1000 sf for Retail	7.20			

NOTES

- \* Includes Major 2, Shops 2 & 2A, Restaurant
- \*\* Parking includes existing non-compliant spaces and does not account for potential bio-filtration areas, landscape islands or EV parking.





2040 WEST  
SEE PAGE  
**25**

2040 NORTHWEST  
SEE PAGE  
**27**

2040 NORTH  
SEE PAGE  
**28**

2040 NORTHEAST  
SEE PAGE  
**30**

SCALE 1" = 150'  
0 75' 150' 300'



KEY PLAN TO ENLARGED SITE PLANS 2040

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SCALE 1" = 60'

0 30' 60' 120'



ENLARGED SITE PLAN 2040 - WEST

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VIEW OF RETAIL SHOPS and RESIDENTIAL

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ENLARGED SITE PLAN 2040 - NORTHWEST





SCALE 1" = 60'

0 30' 60' 120'



ENLARGED SITE PLAN 2040 - NORTH

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VIEW AT MAIN STREET

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ENLARGED SITE PLAN 2040 - NORTHEAST

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VIEW OF RESIDENTIAL COURT ALONG MERRYDALE ROAD

# NORTHGATE TOWN SQUARE

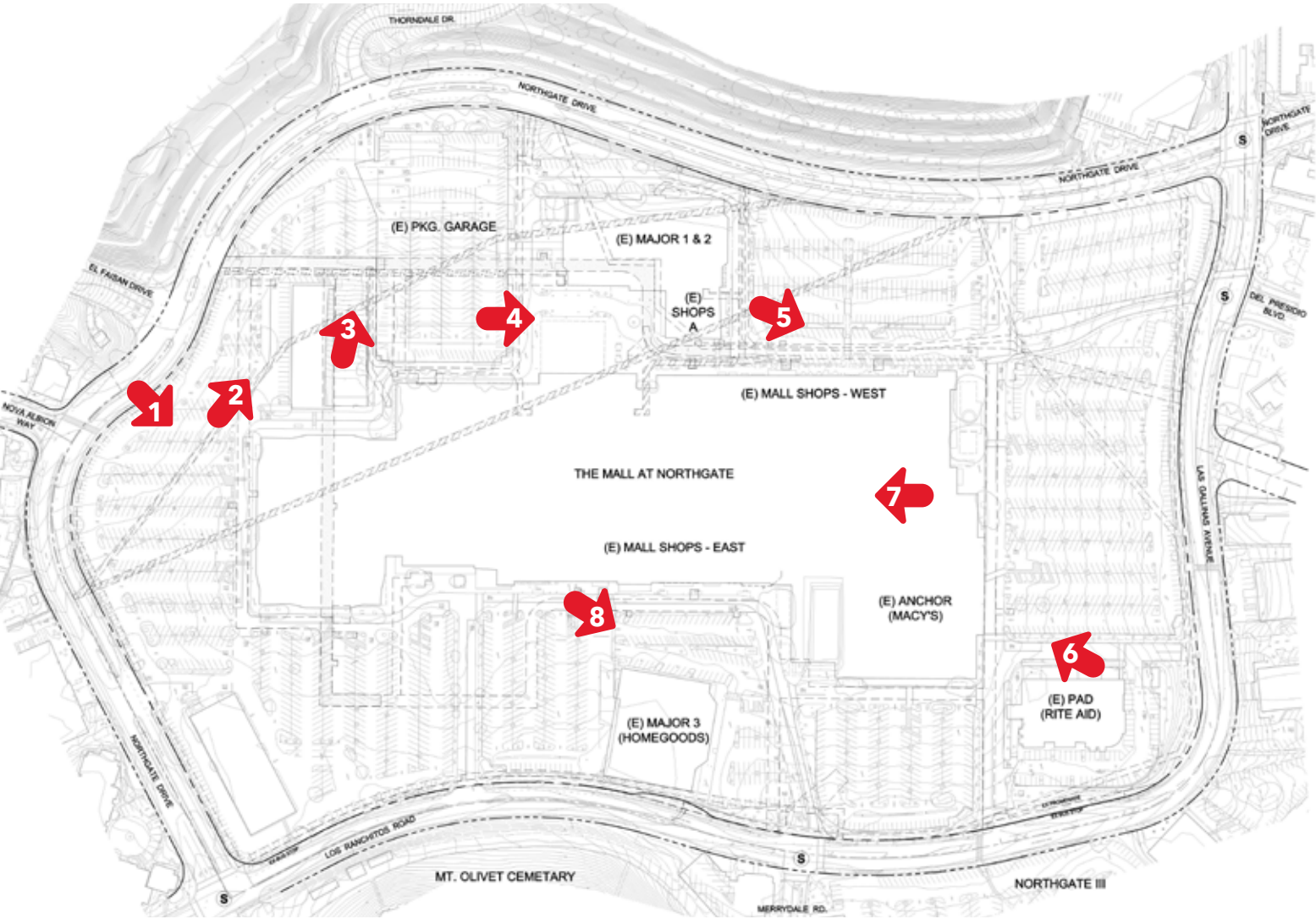
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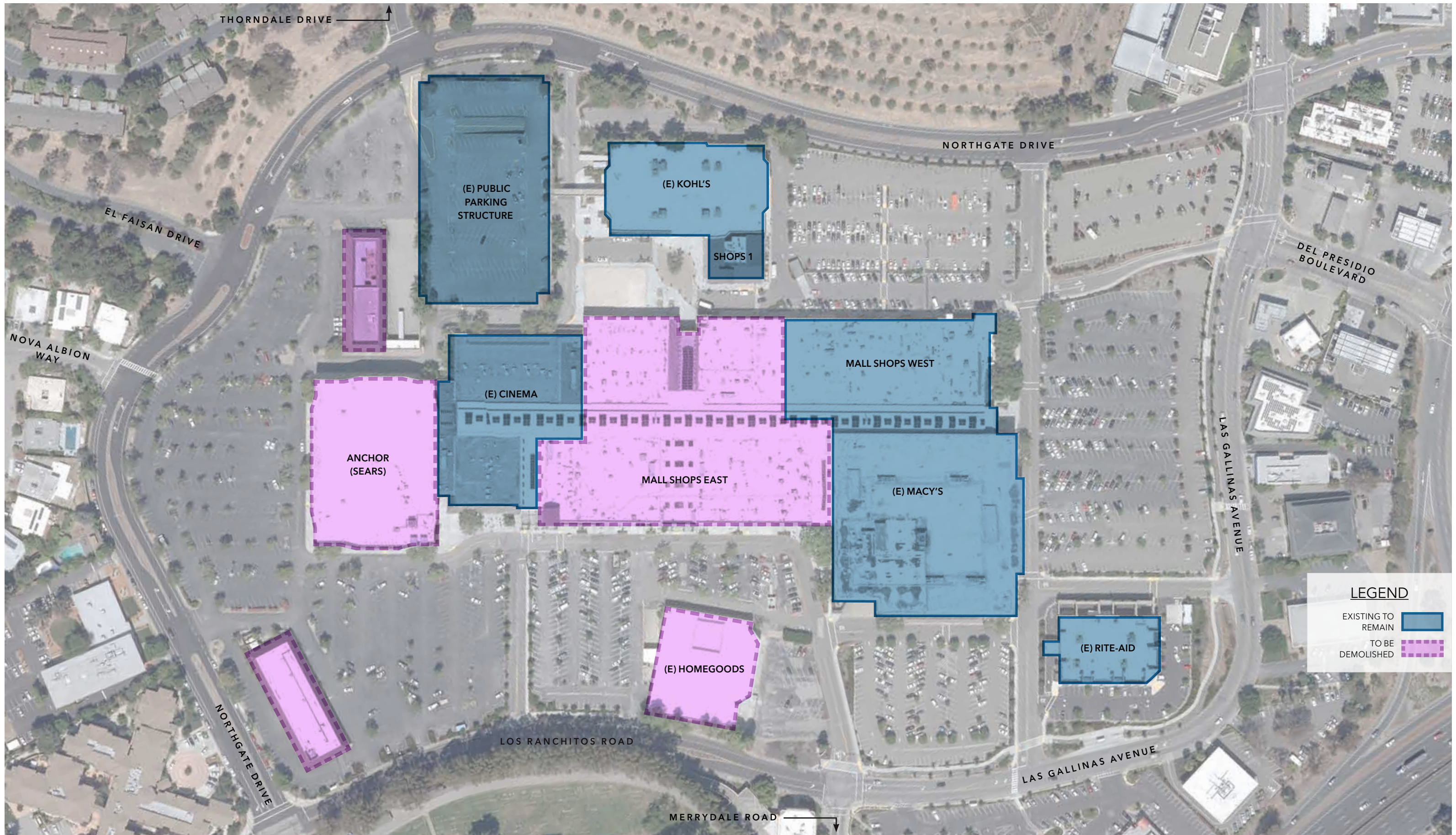








EXISTING SITE PHOTOS





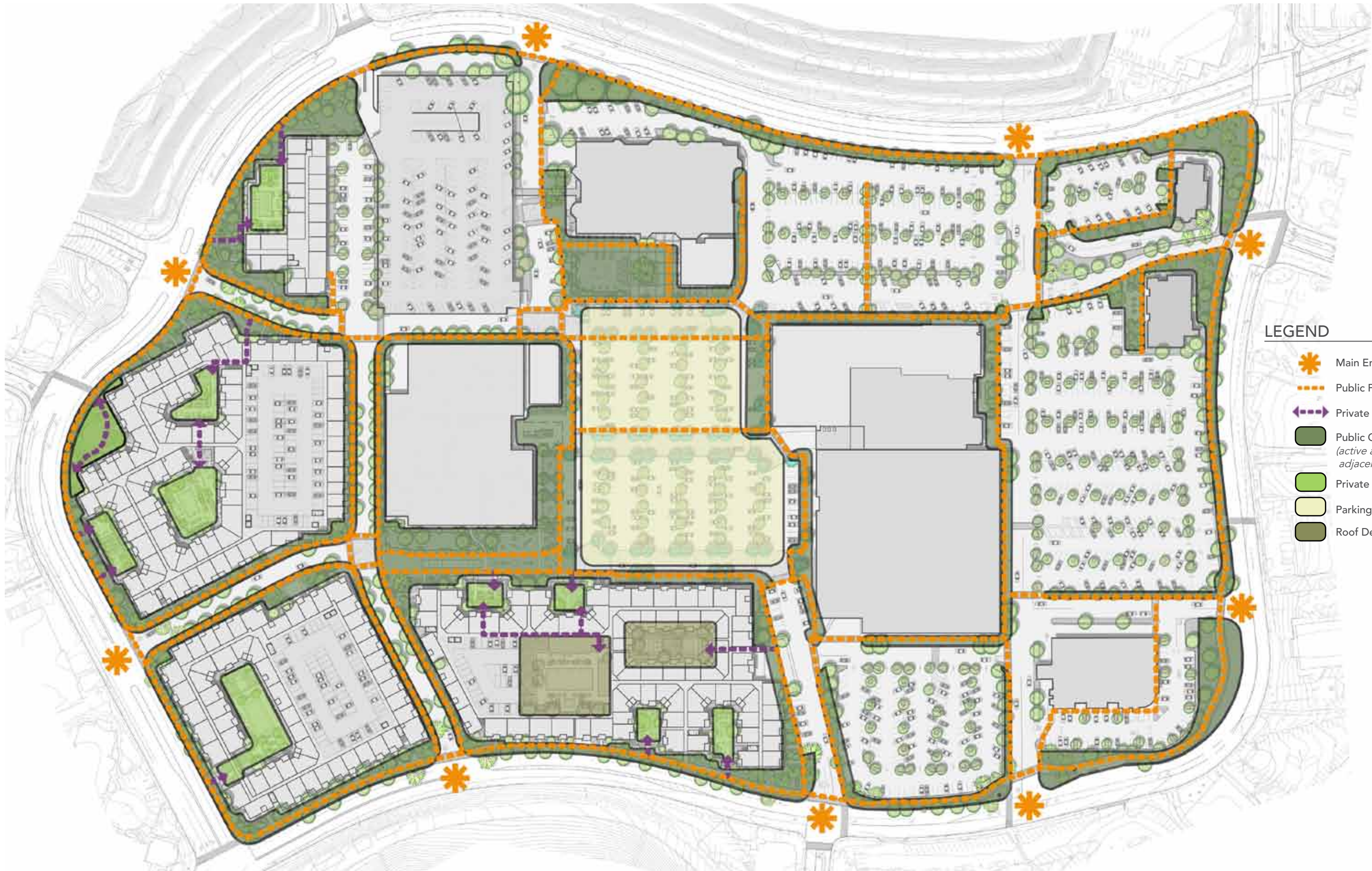
**LEGEND**

EXISTING TO REMAIN	
TO BE DEMOLISHED	



COMPOSITE SITE PLAN - EXISTING & DEMOLISHED





# LEGEND

- Main Entry
- Public Pedestrian Circulation
- Private Pedestrian Circulation
- Public Open Space  
(active and passive landscaped areas adjacent to pedestrian circulation)
- Private Open Space
- Parking Special Pedestrian Space
- Roof Deck Swimming Pool

SCALE 1" = 150'

0 75' 150' 300'



## OPEN SPACE DIAGRAM - 2025 MASTER PLAN

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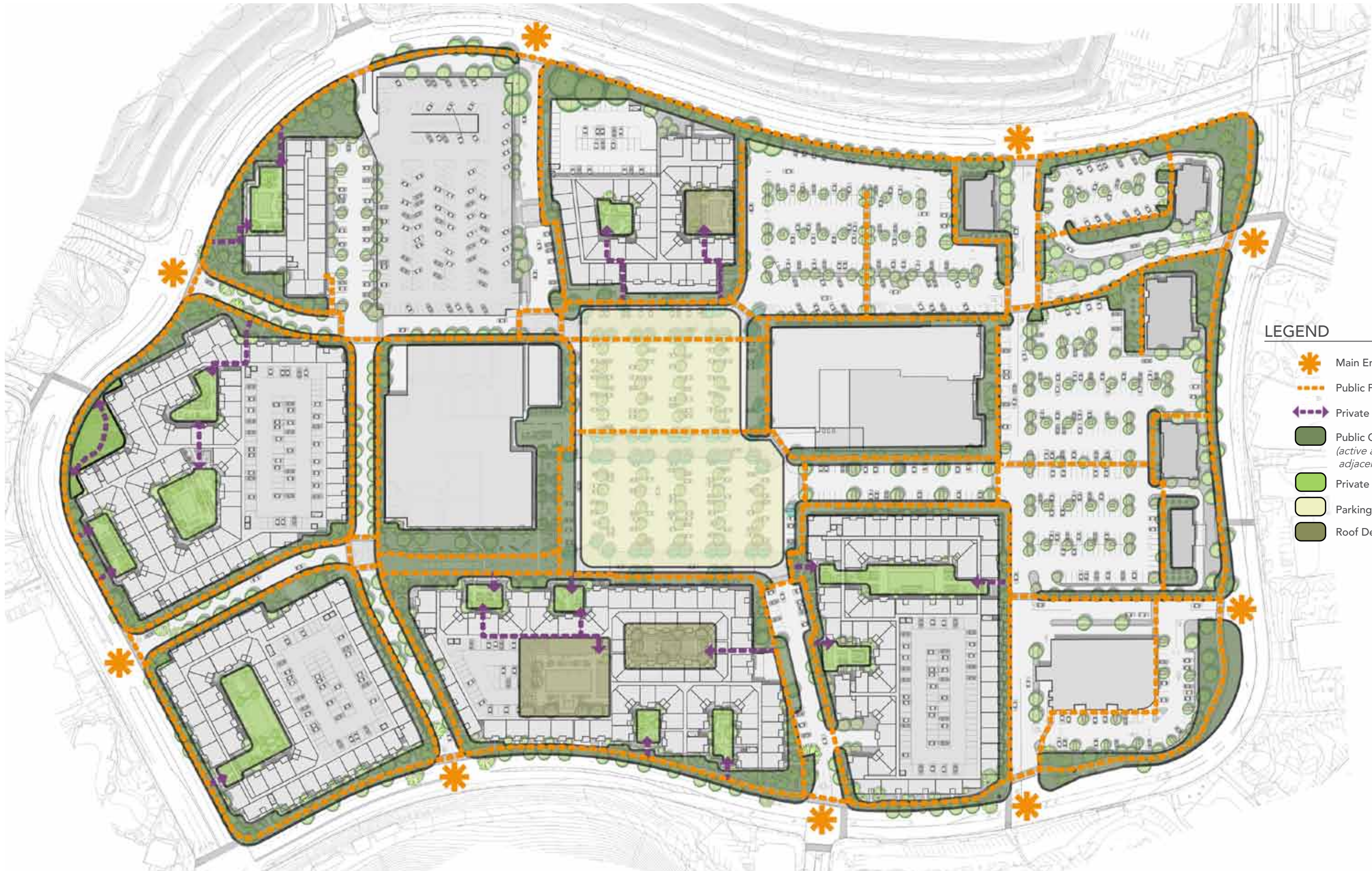
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- LEGEND**
- Main Entry
  - Public Pedestrian Circulation
  - Private Pedestrian Circulation
  - Public Open Space  
*(active and passive landscaped areas adjacent to pedestrian circulation)*
  - Private Open Space
  - Parking Special Pedestrian Space
  - Roof Deck Swimming Pool

SCALE 1" = 150'

0 75' 150' 300'



OPEN SPACE DIAGRAM - 2040 VISION PLAN





## LEGEND

- Town Square Trees
- Street and Entry Drive Trees
- Storefront and Alley Trees
- Parking Field Trees
- Grove and Buffer Screen Trees
- Courtyard and Stoop Trees
- Feature Trees

Symbol	Botanical name / Common Name	Water-use
	<i>Acer rubrum</i> 'Armstrong' Columnar Red Maple	Moderate
	<i>Acer rubrum</i> 'October Glory' Red Maple	Moderate
	<i>Arbutus</i> 'Marina' Marina Strawberry Tree	Low
	<i>Cedrus deodara</i> Deodar Cedar	Low
	<i>Cedrus atlantica</i> 'Glauca' Blue Atlas Cedar	Moderate
	<i>Ginkgo biloba</i> 'Autumn Gold' Autumn Gold Maidenhair Tree	Moderate
	<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Natchez' Natchez Crape Myrtle	Low
	<i>Malus</i> x <i>sieboldii</i> 'Calocarpa' Redbud Crabapple	Moderate
	<i>Melaleuca quinquenervia</i> Paperbark Tree	Moderate
	<i>Olea europaea</i> Common Olive	Very Low
	<i>Platanus</i> x <i>acerifolia</i> London Plan Tree	Moderate
	<i>Pistacia chinensis</i> 'Keith Davey' Keith Davey Chinese Pistache	Low
	<i>Tristania laurina</i> Water Gum	Moderate
	<i>Quercus agrifolia</i> Coast Live Oak	Very Low
	<i>Quercus palustris</i> Pin Oak	Moderate
	<i>Ulmus</i> 'Frontier' Frontier Chinese Elm	Low
	<i>Zelkova serrata</i> 'Gold Fall' Gold Fall Zelkova	Moderate
	Existing Tree to Remain	

SCALE 1" = 200'

0 100' 200' 400'



## PLANTING ZONE DIAGRAM - 2025 MASTER PLAN

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LEGEND

- Town Square Trees
- Street and Entry Drive Trees
- Storefront and Alley Trees
- Parking Field Trees
- Grove and Buffer Screen Trees
- Courtyard and Stoop Trees
- Feature Trees

Symbol	Botanical name / Common Name	Water-use
	<i>Acer rubrum</i> 'Armstrong' Columnar Red Maple	Moderate
	<i>Acer rubrum</i> 'October Glory' Red Maple	Moderate
	<i>Arbutus</i> 'Marina' Marina Strawberry Tree	Low
	<i>Cedrus deodara</i> Deodar Cedar	Low
	<i>Cedrus atlantica</i> 'Glauca' Blue Atlas Cedar	Moderate
	<i>Ginkgo biloba</i> 'Autumn Gold' Autumn Gold Maidenhair Tree	Moderate
	<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Natchez' Natchez Crape Myrtle	Low
	<i>Malus x sieboldii</i> 'Calocarpa' Redbud Crabapple	Moderate
	<i>Melaleuca quinquenervia</i> Paperbark Tree	Moderate
	<i>Olea europaea</i> Common Olive	Very Low
	<i>Platanus x acerifolia</i> London Plan Tree	Moderate
	<i>Pistacia chinensis</i> 'Keith Davey' Keith Davey Chinese Pistache	Low
	<i>Tristania laurina</i> Water Gum	Moderate
	<i>Quercus agrifolia</i> Coast Live Oak	Very Low
	<i>Quercus palustris</i> Pin Oak	Moderate
	<i>Ulmus</i> 'Frontier' Frontier Chinese Elm	Low
	<i>Zelkova serrata</i> 'Gold Fall' Gold Fall Zelkova	Moderate
	Existing Tree to Remain	

SCALE 1" = 200'

0 100' 200' 400'



PLANTING ZONE DIAGRAM - 2040 VISION PLAN

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STREET AND ENTRY DRIVE TREES



*Platanus x acerifolia*  
London Plan Tree



*Quercus palustris*  
Pin Oak



*Ginkgo biloba* 'Autumn Gold'  
Autumn Gold Maidenhair Tree



*Acer rubrum* 'Armstrong'  
Columnar Red Maple



*Melaleuca quinquenervia*  
Paperbark Tree



*Acer rubrum* 'Armstrong'  
Columnar Red Maple



*Platanus x acerifolia*  
London Plan Tree

PARKING FIELD TREES



*Zelkova serrata* 'Gold Fall'  
Gold Fall Zelkova



*Pistacia chinensis* 'Keith Davey'  
Keith Davey Chinese Pistache



*Ulmus* 'Frontier'  
Frontier Chinese Elm



*Cedrus deodara*  
Deodar Cedar



*Cedrus atlantica* 'Glauca'  
Blue Atlas Cedar



*Acer rubrum* 'Armstrong'  
Columnar Red Maple



*Olea europaea*  
Common Olive

GROVE AND BUFFER SCREEN TREES

TOWN SQUARE TREES



COURTYARD AND STOOP TREES



*Lagerstroemia indica x fauriei* 'Natchez'  
Natchez Crape Myrtle



*Tristania laurina*  
Water Gum



*Malus x sieboldii* 'Calocarpa'  
Redbud Crabapple



*Arbutus* 'Marina'  
Marina Strawberry Tree



*Acer rubrum* 'Armstrong'  
Columnar Red Maple



*Acer rubrum* 'October Glory'  
Red Maple

FEATURE TREES



*Quercus agrifolia*  
Coast Live Oak



*Olea europaea*  
Common Olive



*Acer rubrum* 'October Glory'  
Red Maple



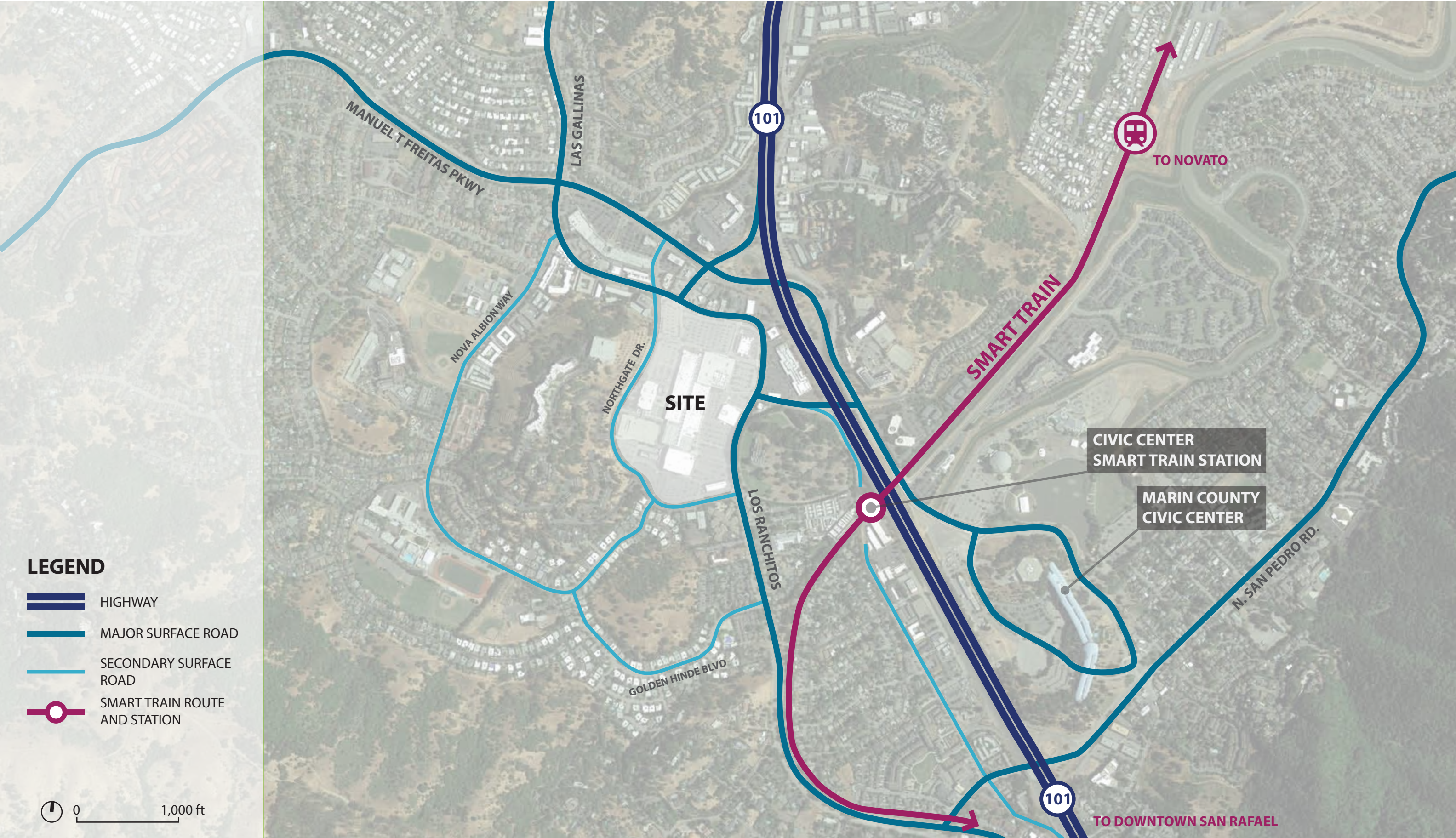
*Ulmus* 'Frontier'  
Frontier Chinese Elm



*Zelkova serrata* 'Gold Fall'  
Gold Fall Zelkova

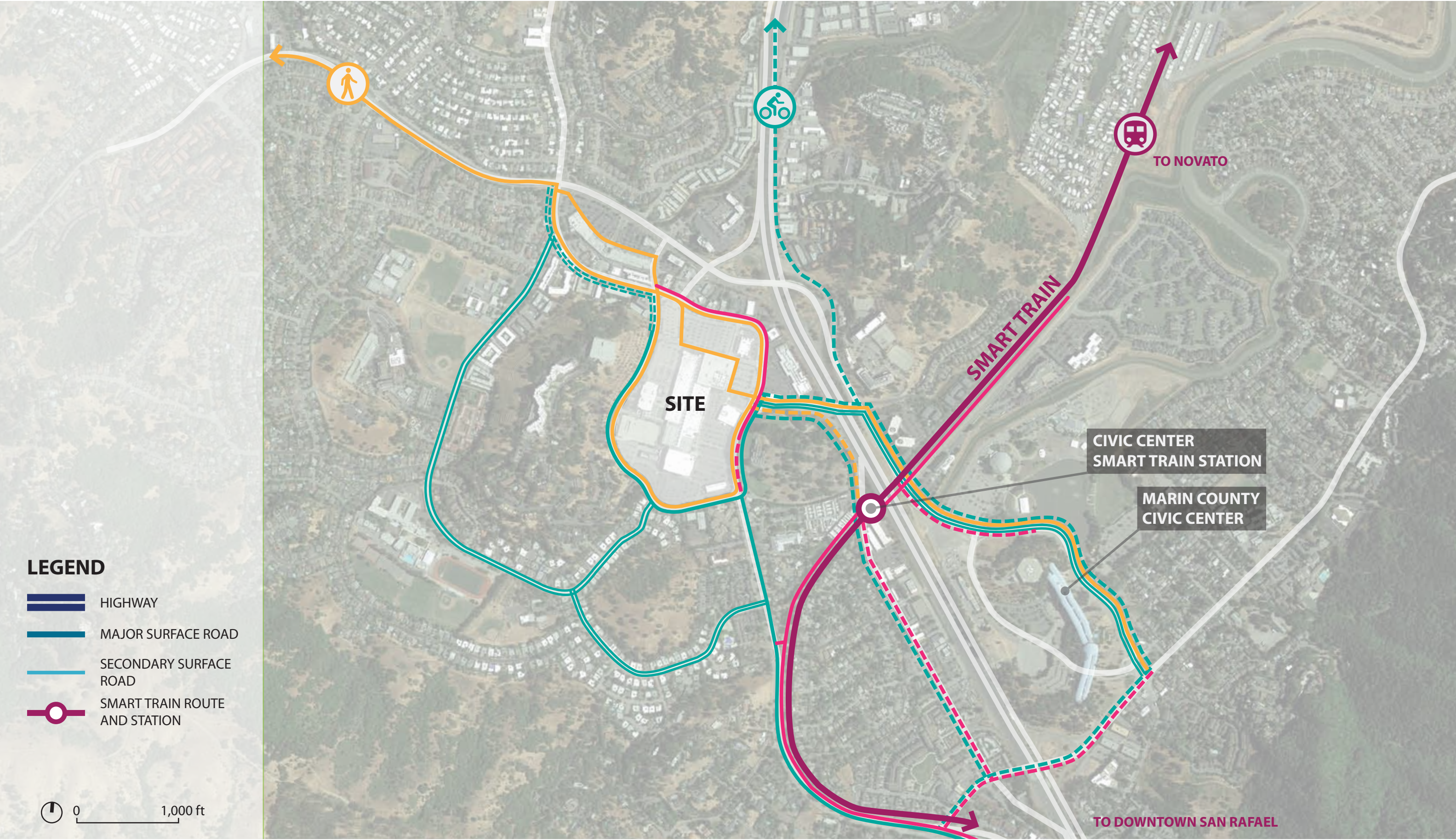
TREE IMAGES





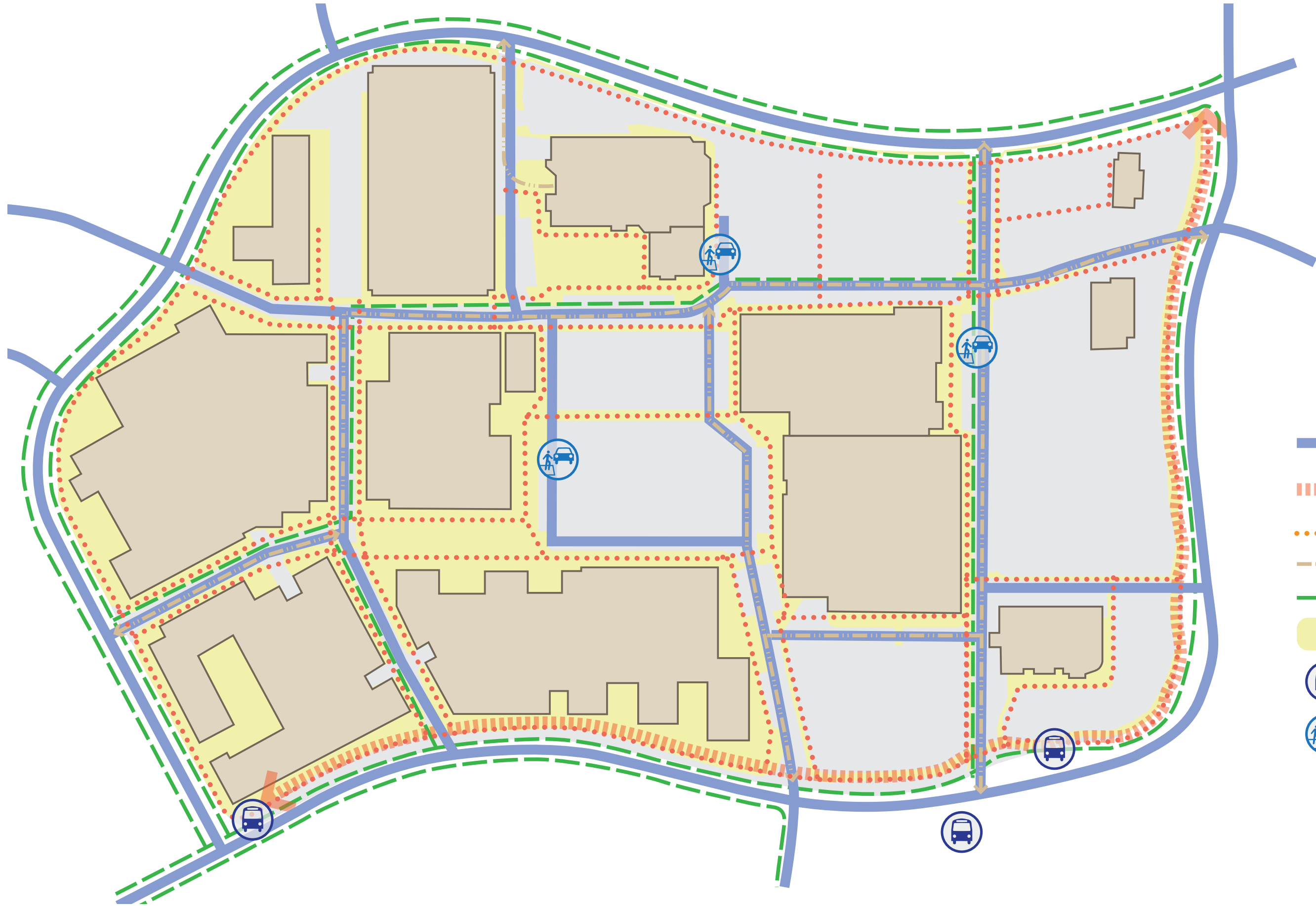
ROADWAY SITE CONNECTIVITY MAP






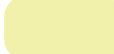






MULTI-MODAL SITE CONNECTIVITY MAP





-  PRIMARY VEHICULAR ROUTE
-  PROMENADE
-  PEDESTRIAN PATH
-  TRUCK ROUTE
-  BICYCLE
-  WALKABLE AREA
-  BUS STOP
-  DROP-OFF

SITE CIRCULATION DIAGRAM

