



# NORTHGATE TOWN SQUARE

SAN RAFAEL, CALIFORNIA

---

REDEVELOPMENT PLAN  
6.11.2021



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SD  
SITE DESIGN

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RT  
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RE  
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C  
CIVIL ENGINEERING

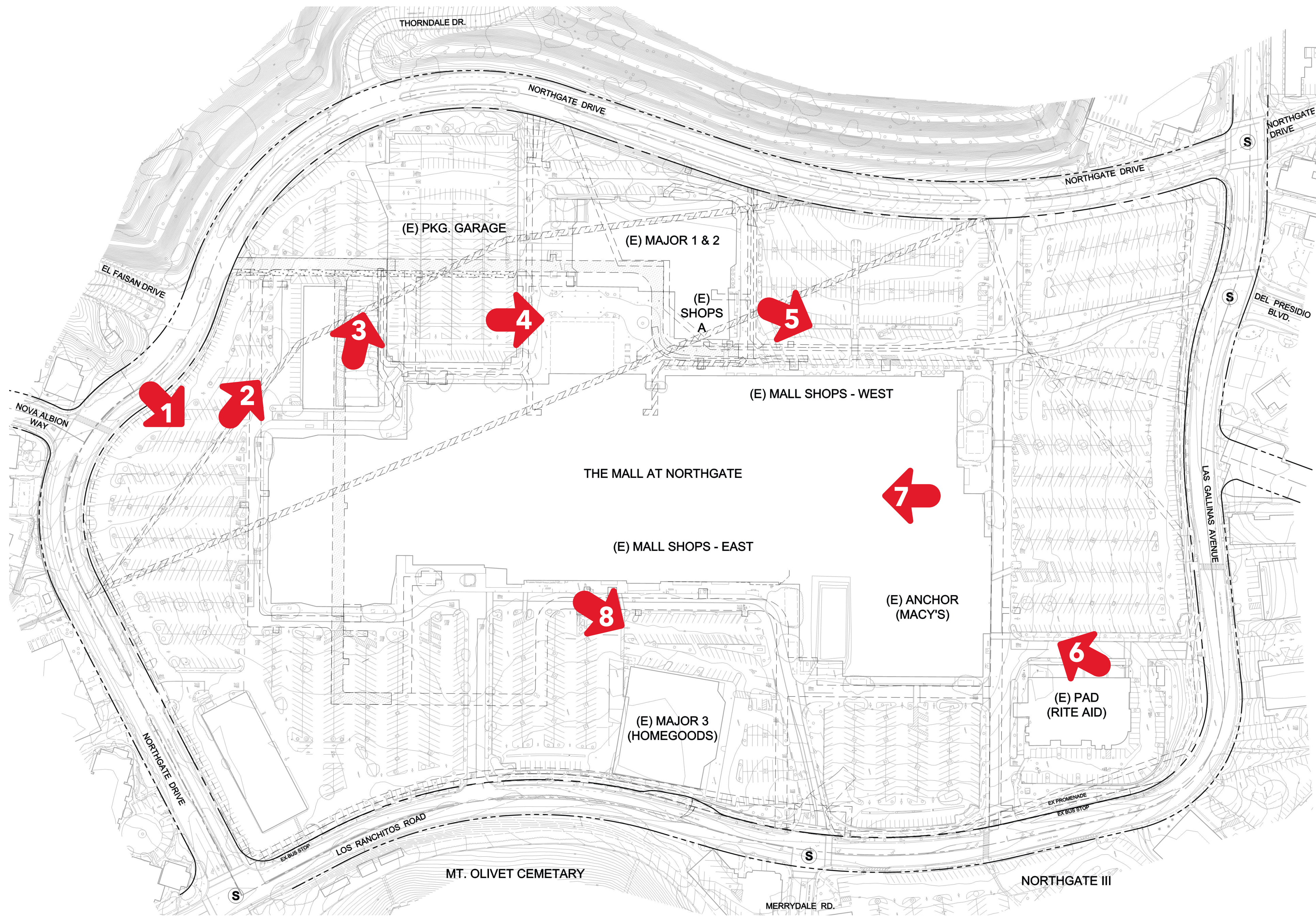
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# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

EXISTING SITE PHOTOS

MerloneGeier  
Partners

CSW | ST 2

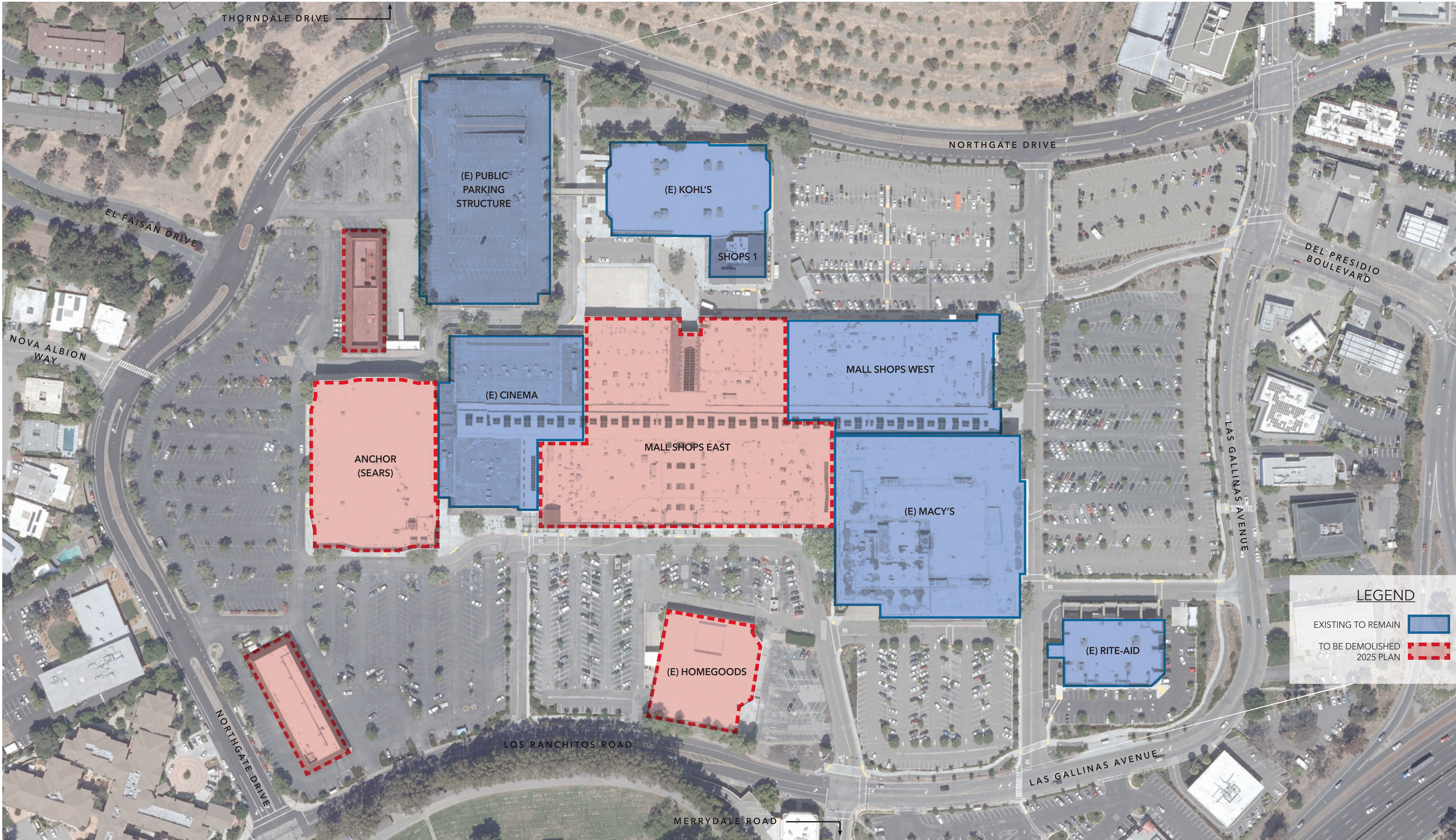
URBAN  
ARENA

STUDIO  
T SQUARE

FIELD  
PAOLI

SD-1

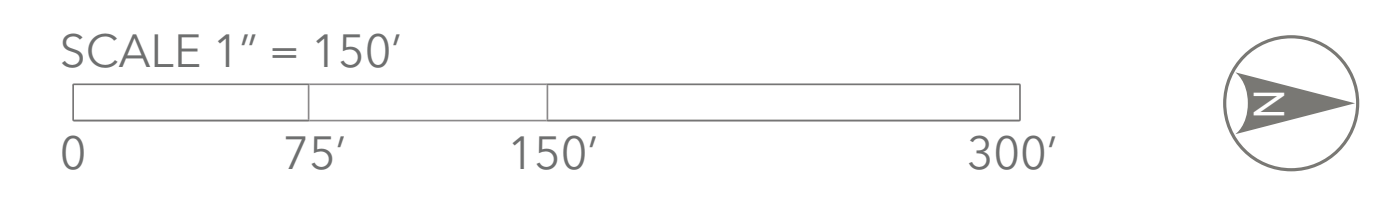




**LEGEND**

EXISTING TO REMAIN

TO BE DEMOLISHED 2025 PLAN



# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2025 COMPOSITE SITE PLAN - EXISTING & DEMOLISHED

MerloneGeier  
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CSW | ST 2

URBAN  
ARENA

STUDIO  
T SQUARE

FIELD  
PAOLI

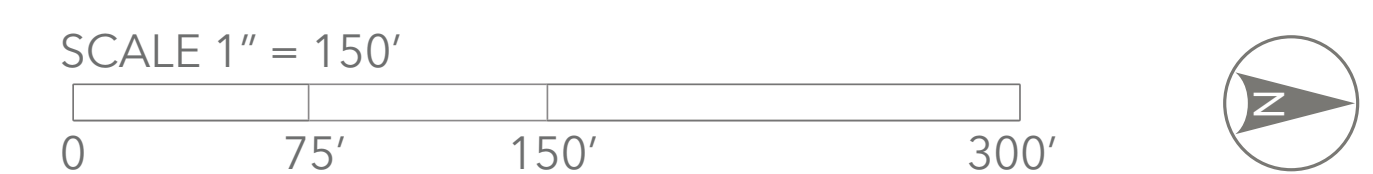
SD-2





**LEGEND**

EXISTING TO REMAIN	
PREVIOUSLY DEMOLISHED 2025 PLAN	
TO BE DEMOLISHED 2040 PLAN	



# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

## 2040 COMPOSITE SITE PLAN - EXISTING & DEMOLISHED

MerloneGeier  
Partners

CSW | ST2

URBAN  
ARENA

STUDIO  
T SQUARE

FIELD  
PAOLI

SD-3





# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

## ROADWAY SITE CONNECTIVITY MAP

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CSW | ST 2



SD-4





# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

## MULTI-MODAL SITE CONNECTIVITY MAP

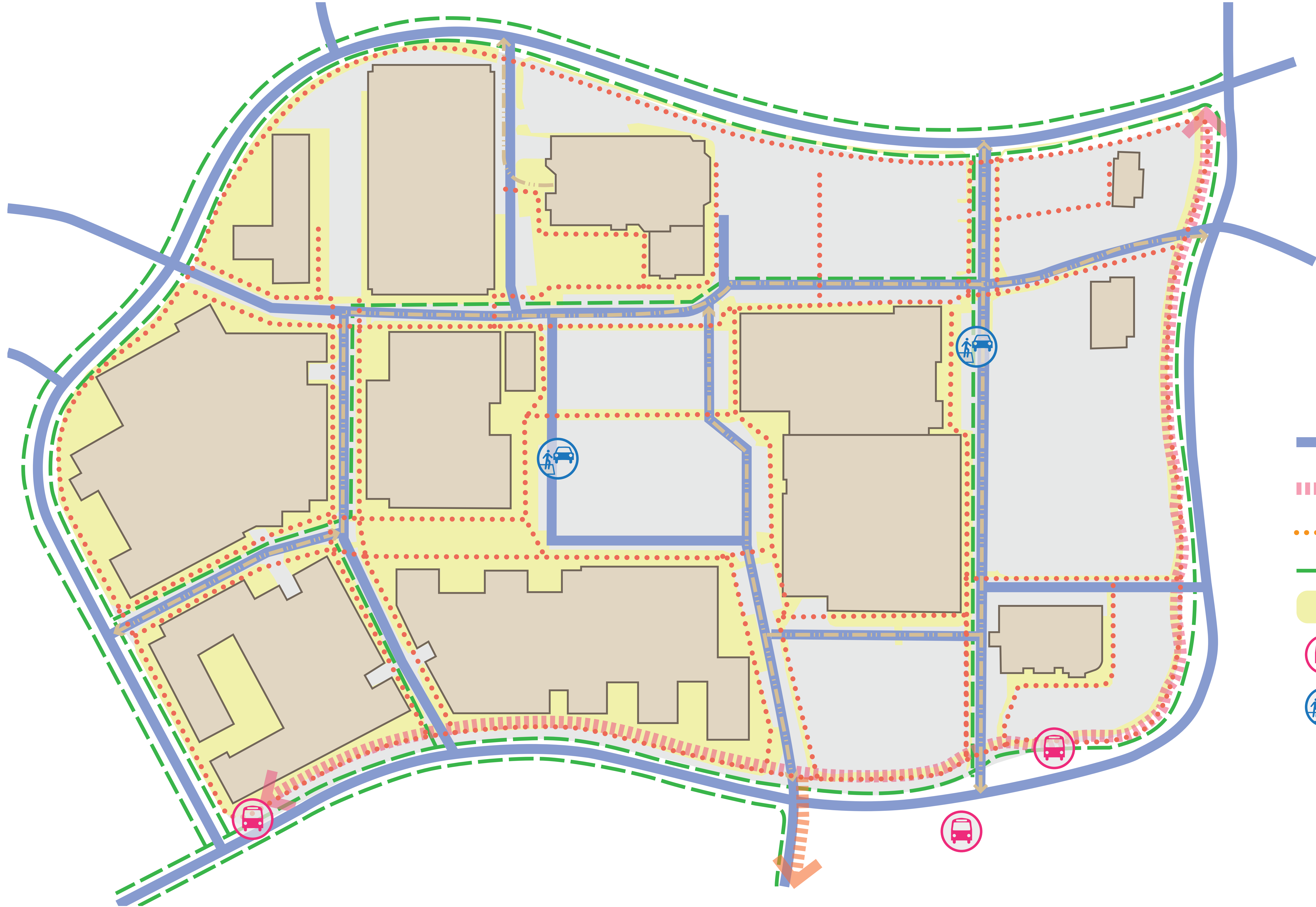
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CSW | ST2



SD-5





- PRIMARY VEHICULAR ROUTE
- MULTI-MODAL PATH
- PEDESTRIAN PATH
- BICYCLE
- WALKABLE AREA
- BUS STOP
- DROP-OFF





2025 MASTER PLAN - STREET LEVEL

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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Partners

CSW | ST2

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STUDIO  
T SQUARE

FIELD  
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SD-7





SCALE 1" = 60'-0"

0 30' 60' 120' 240'

N

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2025 MASTER PLAN - TYPICAL UPPER LEVEL

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CSW | ST2

URBAN  
ARENA

STUDIO  
T SQUARE

FIELD  
PAOLI

SD-8



2025 MASTER PLAN

RESIDENTIAL	
Parcel 1 (4-Story over podium)	
Total Units	96 Units
Total Parking Provided	96 Stalls
Parking Ratio	1.00
Parcel 2 (5-Story)	
Total Units	309 Units
Parking	541 Stalls
Parking Ratio	1.75
Parcel 3 (5-Story)	
Total Units	239 Units
Parking	419 Stalls
Parking Ratio	1.75
Parcel 4 (5-Story)	
Total Units	267 Units
Total Parking Provided	456 Stalls
Parking Ratio	1.71
Retail/ Guest Parking Provided	35 Stalls
OVERALL 2025	
Overall Unit Count	911 Units
Density	20.4 du/ac
Residential Pkg Ratio	1.55

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:		44.76 ACRES			
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				4,300 sf	4,300 sf
PAD 2				8,400 sf	8,400 sf
GLA SUBTOTALS	766,512 sf	305,446 sf	461,066 sf	72,700 sf	533,766 sf
PUBLIC PARKING SPACES **					
Surface Parking for Macy's furniture store	179 spaces				
Surface Parking for Retail	1,211 spaces				
Parcel 4 Parking for Retail	35 spaces				
Parking Structure	476 spaces				
TOTAL PARKING	1,722 spaces				
Parking per 1000 sf for Macy's furniture	2.00				
Parking per 1000 sf for Retail	3.88				

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" = 60'-0"

0 30' 60' 120' 240'

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2040 VISION PLAN - STREET LEVEL

MerloneGeier  
Partners

CSW | ST2

URBAN  
ARENA

STUDIO  
T SQUARE

FIELD  
PAOLI

SD-10





2040 VISION PLAN - TYPICAL UPPER LEVEL

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

MerloneGeier  
Partners

CSW | ST2

URBAN  
ARENA

STUDIO  
T SQUARE

FIELD  
PAOLI

SD-11



2040 VISION PLAN

RESIDENTIAL	
EXISTING	
Total Units	911 Units
Total Parking Provided	1,512 Stalls
Parking Ratio	1.55
Parcel 5 (5-Story)	
Total Units	264 Units
Total Parking Provided	462 Stalls
Parking Ratio	1.75
Parcel 6 (5-Story)	
Total Units	145 Units
Total Parking Provided	251 Stalls
Parking Ratio	1.73
OVERALL 2040	
Overall Unit Count	1,320 Units
Density	29.5 du/ac
Residential Pkg Ratio	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:	44.76 ACRES			
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
SHOPS 4			3,500 sf	3,500 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	4,300 sf			4,300 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	528,766 sf	339,866 sf	61,300 sf	250,200 sf
PUBLIC PARKING SPACES **				
Surface Parking	934 spaces			
Parcel 4 Parking for Retail	35 spaces			
Parking Structure	476 spaces			
TOTAL PARKING	1,445 spaces			
Parking per 1000 sf for Retail	5.78			

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.





# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2025 - VIEW OF MAJOR 3

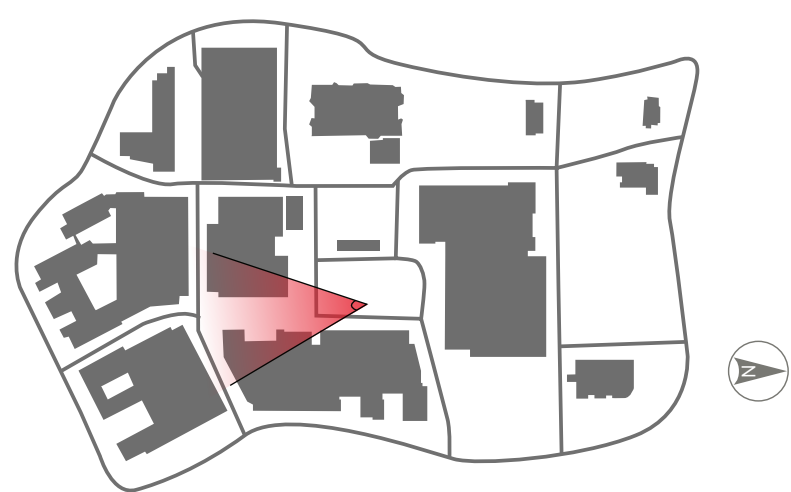
MerloneGeier  
Partners

CSW | ST2



SD-13





# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2025 - VIEW OF PARK BETWEEN CINEMA AND PARCEL 4

MerloneGeier  
Partners

CSW | ST2



SD-14





# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2025 - VIEW OF CINEMA AND SHOPS 3

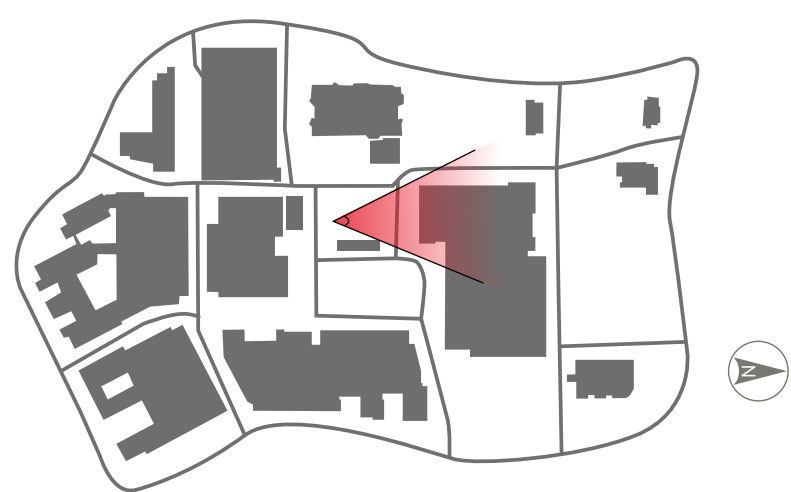
MerloneGeier  
Partners

CSW | ST2



SD-15





# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2025 - VIEW OF SHOPS 2A

MerloneGeier  
Partners

CSW | ST2



SD-16





# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2025 - VIEW OF RESIDENTIAL PARCEL 1

MerloneGeier  
Partners

CSW | ST2

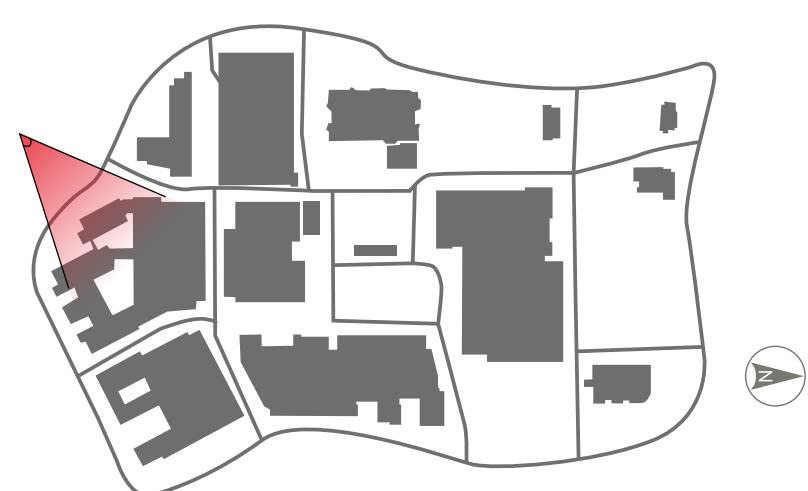
URBAN  
ARENA

STUDIO  
T SQUARE

FIELD  
PAOLI

SD-17





# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2025 - VIEW OF RESIDENTIAL PARCEL 2

MerloneGeier  
Partners

CSW | ST2



SD-18





# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2025 - VIEW OF RESIDENTIAL PARCELS 2 & 3

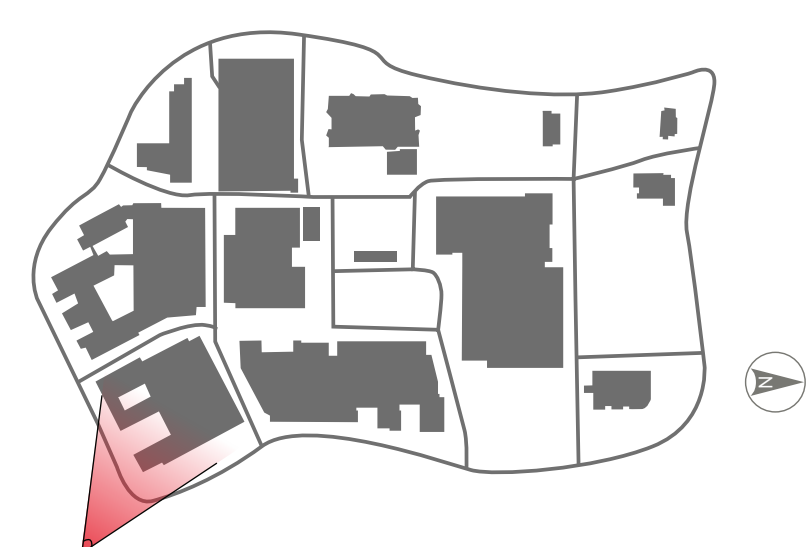
MerloneGeier  
Partners

CSW | ST 2



SD-19





# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2025 - VIEW OF RESIDENTIAL PARCEL 3

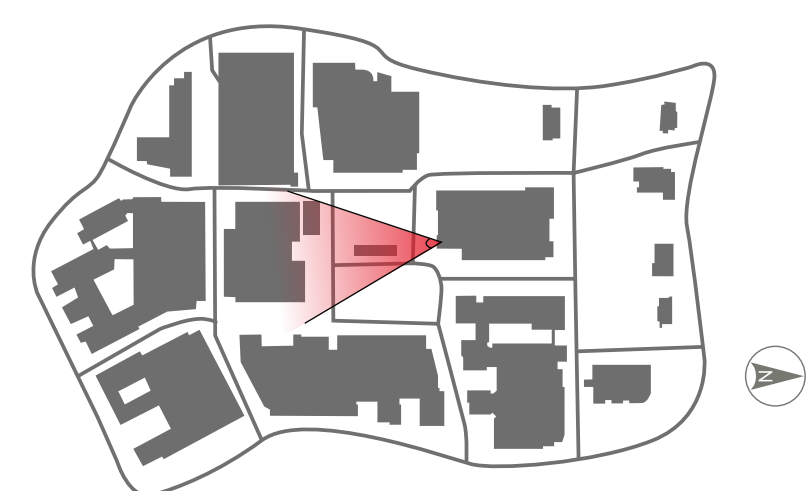
MerloneGeier  
Partners

CSW | ST2



SD-20



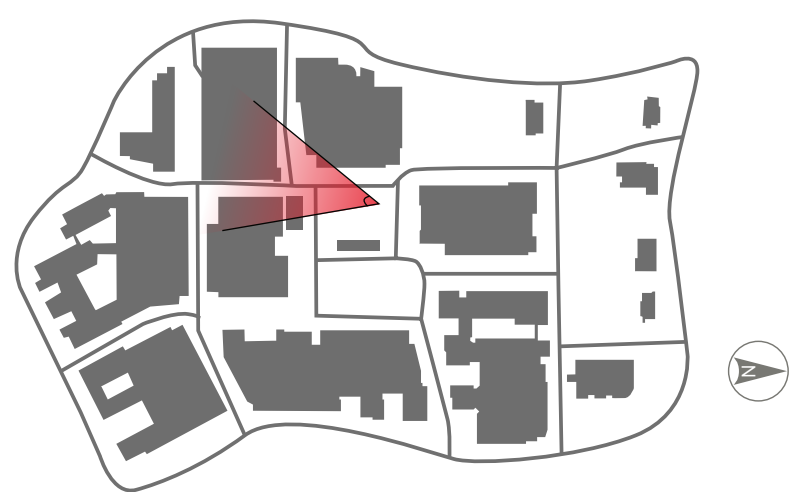


# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2040 - VIEW OF TOWN SQUARE AND CANOPY





# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2040 - VIEW OF PARKING STRUCTURE

MerloneGeier  
Partners

CSW | ST2

URBAN  
ARENA

STUDIO  
T SQUARE

FIELD  
PAOLI

SD-22





# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2040 - VIEW OF SHOPS 1 AND RESIDENTIAL PARCEL 6

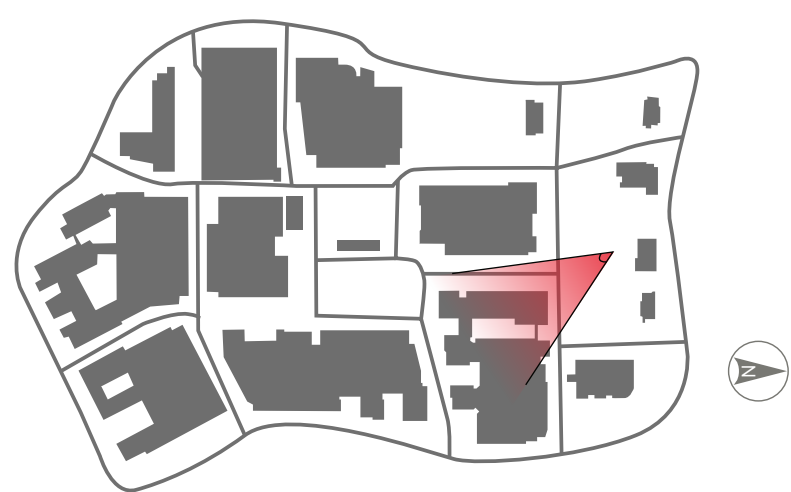
MerloneGeier  
Partners

CSW | ST2



SD-23





# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2040 - VIEW OF RESIDENTIAL PARCEL 5 - NORTHWEST

MerloneGeier  
Partners

CSW | ST2



SD-24





# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2040 - VIEW OF RESIDENTIAL PARCEL 5 - SOUTHWEST

MerloneGeier  
Partners

CSW | ST2



SD-25





# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2040 - VIEW OF ENTRY AT RESIDENTIAL PARCEL 4 AND 5

MerloneGeier  
Partners

CSW | ST2



SD-26