

I support the Northgate Mall Redevelopment Project

Sandra Becker [REDACTED]

Wed 9/8/2021 3:14 PM

To: Tricia Stevens <Tricia.Stevens@cityofsanrafael.org>

Hello San Rafael Planning Commissioners and Design Review Board Members,

My name is Sandra Becker and I live in San Anselmo. I have lived in central Marin (Larkspur, San Rafael, San Anselmo) since 1991. I am a professional, earning six figures, yet I cannot afford to purchase a house in Marin. With a median price of \$1.8MM, unless you inherit generational wealth, there is NO affordable housing in Marin County. My current rent is \$3,500/month and increases 5%/year. I fear I will have to leave the county when I retire.

I'm writing to share my support for the Northgate Mall Redevelopment Project. I'm excited that the revitalization of Northgate Mall includes over 1,300 new homes near transit and jobs, including affordable homes in partnership with an affordable housing developer. This is a rare opportunity to create housing at various income levels in an ideal location and contribute to the 3,000 housing units needed for the next RHNA cycle.

I look forward to the collaboration between Merlone Geier, the community, and the City to create much-needed housing and a new town center that fits into the fabric of San Rafael.

Thank you,
Sandra Becker
[REDACTED]

Northgate mall project

Patti Breitman [REDACTED]

Wed 9/8/2021 1:10 PM

To: Tricia Stevens <Tricia.Stevens@cityofsanrafael.org>

We desperately need housing, and I fully support the housing planned for Northgate mall.

Best, Patti Breitman

[REDACTED]
Fairfax



Tricia Stevens <tstevens@migcom.com>

FW: Some thoughts about

Leslie Mendez <Leslie.Mendez@cityofsanrafael.org>
To: Tricia Stevens <tstevens@migcom.com>

Mon, Sep 13, 2021 at 8:55 AM

From: John Burris [REDACTED]
Sent: Friday, September 10, 2021 5:05 PM
To: tlhoa.email@gmail.com
Cc: Leslie Mendez <Leslie.Mendez@cityofsanrafael.org>; Lindsay Lara <Lindsay.Lara@cityofsanrafael.org>
Subject: Some thoughts about

Kim,

Some thoughts my neighbors in Terra Linda and I have been tossing about.

In spite of a major drought and an expected decrease in precip over the next centuries because of anthropologically driven climate change some folks are still looking to pack more people into Marin (and CA). Besides a lack of enough water in California to provide for the simultaneous needs of agriculture and urban areas another reason to **DECREASE** the population density in the Bay Area (and Southern CA) are earthquakes. There are two known, active, faults in the Bay Area, the Hayward fault and the San Andreas fault. Both are currently snoozing but not deceased. As long as the Pacific plate continues to grind away against the North American plate these faults will be active. When another quake of the magnitude (or greater) that hit SF in 1906 occurs what will happen to the folks displaced (killed) and the businesses and buildings destroyed? Who will pay? Certainly not the California Earthquake Authority that currently has a reported ~\$20 billion in assets - this is enough to probably cover San Rafael and adjacent communities but not the Bay Area or southern CA.

In 1960, a year I can remember, we had ~180 million people in the US; today its ~330 million. This is a whopping big increase in less than a lifetime. A blunt but politically incorrect assessment about the problems being experienced in CA are that they are either directly or indirectly being driven by too many folks.

John



Tricia Stevens <tstevens@migcom.com>

Northgate

Kathi Ellick [REDACTED]
To: tstevens@migcom.com

Fri, Sep 10, 2021 at 7:08 AM

Good morning,
I saw that the Northgate shopping center has a proposal of mixed use. I am concerned about the water use. The drought has magnified the problem with new use of residential and irrigation. It is a surprise that the planning department is allowing new residential plans. I will not be able to attend the 9/14 meeting, but would like my concerns to be noted and documented.
Kathi Ellick

[Sent from the all new AOL app for Android](#)



Tricia Stevens <tstevens@migcom.com>

Northgate mall

Farida Hakimi [REDACTED]
To: tstevens@migcom.com

Sun, Sep 12, 2021 at 3:16 PM

Hello Tricia ,

This letter is in regards to the Northgate mall planning ; I've been living in San Rafael for over 20 years close to Northgate mall and it saddens me to see is going to be converted to another "affordable housing" place ; why is it that we need so many low income housing here, personally I live where I can afford to live and don't expect to live somewhere that I can not afford! This place is already crowded and there is a large housing complex currently under construction off of San Pedro on frontage Rd, close to my house; There is going to be more traffic , pollutions, trash , crime , noise and many other adverse affects.

It would be nice to convert the area to an open space park area vs houses ; also why isn't there affordable housing in the more

affluent cities in marin and it always has to be in San Rafael !

Unfortunately I don't think my voice and opinion will make much difference but just wanted to put it out there anyway .

Regards

Farideh H

↩ Reply all ▾ 🗑 Delete 🚫 Junk 🚫 Block ⋮

Questions Regarding Northgate Mall Redevelopment Project

HH

Heidi Howerton [REDACTED]

Sun 9/12/2021 10:32 AM

To: Tricia Stevens



Hi Tricia,

I have a few comments/questions in relation to the plans for the Northgate Mall Redevelopment:

Parking

1. Orientation: The drawings and concepts of the proposed design are great. I am concerned that the beautiful buildings and spaces presented will be lost behind a sea of parking lots. Is there a way to reorient the parking lots so that the buildings and green spaces are the focal point? Where re-orientation is not possible, would you consider parking garages with green roofs and/or a biophilic wall to add to the aesthetic of the site?

2. Heat: When the parking lots are used, have you considered painting over the black asphalt with a lighter colored paint to reduce the surface and surrounding temperatures? One example is the following street painting project in LA;
<https://www.cbsnews.com/news/los-angeles-is-painting-some-of-its-streets-white-and-the-reasons-why-are-pretty-cool/>

3. Safety: Walking through a parking lot with little kids or elderly parents is terrifying. When possible, please consider adding tree-lined sidewalks between parking rows to create a safe passage for pedestrians. A few tree-lined sidewalks within a parking lot could also serve as a way to guide the view towards the buildings, and away from the parking lot.

Designing for Disabled People

In addition to meeting the requirements set forth by the ADA, I think it would be beneficial to engage with the local disabled population to determine how the design can specifically benefit all users.

I also encourage you to take a look at the work of Sarah Vaughn-Brainard, if you haven't already:

<https://www.landscapeperformance.org/collections/deafscape>

Thank you for your time.

Regards,
Heidi Howerton



Tricia Stevens <tstevens@migcom.com>

FW: Northgate Mall Redevelopment Project

Leslie Mendez <Leslie.Mendez@cityofsanrafael.org>
To: Tricia Stevens <tstevens@migcom.com>

Mon, Sep 13, 2021 at 10:31 AM

-----Original Message-----

From: Ruth Jaeger [REDACTED]
Sent: Monday, September 13, 2021 10:25 AM
To: Leslie Mendez <Leslie.Mendez@cityofsanrafael.org>
Subject: Northgate Mall Redevelopment Project

As a member of the Affordable Housing Team of the Marin Organizing Committee, I urge this Commission to advance the Northgate Mall Redevelopment Project. A critical component of this proposal is the creation of workforce affordable housing, which is desperately needed for the essential workers in our community. This need is great throughout Marin County not just in northern Marin. The acceptance of in-lieu fees as a substitute for actual affordable housing getting built is counter-productive to fulfilling this great need at this time.

Best, Ruth Jaeger

Sent from my iPhone



Tricia Stevens <tstevens@migcom.com>

FW: Meeting on Tuesday, September14th

Leslie Mendez <Leslie.Mendez@cityofsanrafael.org>
To: Tricia Stevens <tstevens@migcom.com>

Mon, Sep 13, 2021 at 9:21 AM

From: Lindsay Lara <Lindsay.Lara@cityofsanrafael.org>
Sent: Monday, September 13, 2021 8:40 AM
To: Brenna Nurmi <Brenna.Nurmi@cityofsanrafael.org>; Leslie Mendez <Leslie.Mendez@cityofsanrafael.org>
Subject: Fwd: Meeting on Tuesday, September14th

From: Regina Kretschmer [REDACTED]
Sent: Saturday, September 11, 2021 7:57:08 PM
To: Lindsay Lara <Lindsay.Lara@cityofsanrafael.org>
Subject: Meeting on Tuesday, September14th

Thank you for holding the meeting and I would like to ask the Board to take into consideration that my family and I are not against housing at Northgate, but we do not agree with the number of housing proposed, all of them rentals for the area that for the last 20 years has been earmarked as a town center with some housing.

We do not have the water to house these many people. We do not have the water now, how are we going to have it then??? Impossible and you know that. We would like to see a promenade that would make it easier to access different areas we need to. There are lots of things in consideration that we hope the Board will analyze and respect the wishes of tax paying residents in Terra Linda.

Also having resided here for over 50 years would eventually downsize and would love to buy into a property by the Center that with age increasing, would meet most of our needs, and with easy access to affordable public transportation.

You represent us and listen to our wishes and future needs please.

Thank you Regina and Werner Kretschmer

Northgate Mall Redevelopment Project Landscape

Lisa M [REDACTED]

Thu 9/9/2021 8:50 PM

To: Tricia Stevens <Tricia.Stevens@cityofsanrafael.org>

Hi Tricia,

I was looking at the plans for the Northgate Mall Redevelopment Project and noticed many of the plants are not native. I live across the 101 and walk and/or run in the area. I would love to see locally native plants used in the landscape. Native plants provide many benefits (see below), while also looking amazing and requiring less water. It would be great if the City either required or encouraged native plants in all projects where new plants were going to be installed. There are great resources, such as calscape.org, that provide a great tool on what is locally native and many local nurseries that grow native plants. Many native plants are also less fire prone. I noticed some of the plants on the plan, such as bamboo, are no longer allowed to be planted in San Rafael. I'm happy to offer suggestions on plants or offer any other advice on how to support biodiversity.

It would also be great if sustainable materials were used and if the buildings would be LEED certified.

Thank you,
Lisa

Reasons to Use Native Plants:

- Native plants increase the number of insects, which help support birds: https://wildlife.org/bird-declines-tied-to-fewer-insects/?utm_medium=email&utm_source=getresponse&utm_content=This+Week%27s+eWildlifer+%26+TWS+Talks&utm_campaign=
- Native plants support more insects than non-native plants, thus they support more biodiversity. For example, a non-native plant can support 3 species of bees, while a native plant can support 15 species of bees.
- Local native plants have adapted to the soil and water conditions of this area and require less water (especially important in times of drought!).
- Native plants can survive together in small areas with a lot of diversity (i.e. different species of plants), as shown in Tending the Wild: <https://www.ucpress.edu/book/9780520280434/tending-the-wild>
- Many native plants support endangered species or species of special concern, like milkweed and monarchs.
- Native plants have really deep roots that store carbon, thus helping to fight climate change.
- And many other benefits that we still don't even know yet!



Tricia Stevens <tstevens@migcom.com>

FW: San Rafael Design Review Board and the Planning Commission -- public comment

Leslie Mendez <Leslie.Mendez@cityofsanrafael.org>
To: Tricia Stevens <tstevens@migcom.com>

Mon, Sep 13, 2021 at 9:19 AM

From: Mangurian, Christina [REDACTED]
Sent: Sunday, September 12, 2021 12:56 PM
To: Leslie Mendez <Leslie.Mendez@cityofsanrafael.org>
Subject: San Rafael Design Review Board and the Planning Commission -- public comment

I would like to attend this zoom meeting.

I would like this space to be welcoming to all ages, have more interactive opportunities, and ideally be more of an open mall. Should have lots of good meal options and good clothing stores.

Thanks!

C

[REDACTED]

Christina Mangurian, MD, MAS

[REDACTED]

 [REDACTED]

[REDACTED]

9/13/21, 12:24 PM

MIG, Inc. Mail - FW: San Rafael Design Review Board and the Planning Commission -- public comment

Tel: (628) 206 5925 | **Fax:** (628) 206-8942 | **E-mail:** christina.mangurian@ucsf.edu

Preferred Gender Pronouns: she/her/hers

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September 10, 2021

Below are comments from Warren Wells, Marin County Bicycle Coalition's Director of Policy and Planning, on the June 11, 2021 conceptual design for Northgate Town Square. The comments are divided between circulation mode.

SD-5: Multimodal Connectivity Map:

There are a few things that are inconsistent with existing conditions or current plans.

- Show the planned SMART Path from McInnis Parkway to Smith Ranch Road
- Existing sidewalks are shown inconsistently. Are they just shown coming from certain activity centers?
- Redwood Highway is planned for a Class 1 path between Professional Center Drive and the Freitas Interchange.
- Class 1 path currently planned on Nova Albion Way
- Correct multi-use path on Las Gallinas to match existing conditions

SD-6 and SD-7:

Pedestrian

- All internal crosswalks should be raised to provide priority to pedestrian safety over internal auto speed
- Recommend smaller curb radius for entrances/exits. As shown in conceptual designs, large curb radii allow cars to turn quickly around curves. Recommend maximum 25' radius, lower would be preferable. [See NACTO recommendations.](#)
- Several additional recommended crosswalks
 - Signalized and/or pedestrian refuge at Northgate/Thorndale, improving access to Villa Marin
 - Signalized and/or pedestrian refuge at Northgate/El Faisan Dr
- Improve several existing crossings
 - Add median crossing island and bulb out on east side of Gallinas between Northgate III and mall (first crosswalk north of Merrydale)
 - Add median crossing island and possibly signalize crosswalk across Northgate Dr and Nova Albion Way.
- Some intersections are missing a 4th crosswalk leg
 - Las Gallinas/Del Presidio Blvd
 - Las Gallinas/Merrydale Road
- Recommend bulbing out crosswalk on Las Gallinas east of Del Presidio Blvd. Current unsignalized crossing is 44', very far for someone to cross.

Bicycle

- Broadly speaking, what is the plan for bicycle circulation? In the roadway or on a shared use path above the curb. I would strongly recommend narrowing the roadway (no need for bicycle lanes) and putting riders on shared use paths above the curb. Confident riders can take the lane if necessary, and less-experienced riders will not have to share roadway with automobiles.
- Recommend raised crossings where circumferential shared use path crosses street. This would improve yield rate and increase bike/ped safety.
- Recommend reconfiguration of fronting Northgate Drive to provide shared use path rather than Class 2 paint-only bike lane. ROW appears to be sufficiently wide.
- Add bicycle access to driveway to/from Merrydale Road, as that is access to SMART Train and Pathway.
- Greenspace east of theater should have paths that are wide enough for slow-moving bikers to share with walkers.
- Recommend bending in SUP at driveway crossing south of Merrydale Road to ensure riders are not encountered by drivers at acute angle.

Roadway

- Recommend internal circulation speed limit of 15 mph maximum
- What is planned internal roadway width? Recommend 22'-24' curb to curb with bicycle circulation above the curb on shared use path

I support the Northgate Mall Redevelopment Project

Julie Robino [REDACTED]

Wed 9/8/2021 12:24 PM

To: Tricia Stevens <Tricia.Stevens@cityofsanrafael.org>

Hello San Rafael Planning Commissioners and Design Review Board Members,

My name is Julie Robino and I live in Greenbrae. I'm writing to share my support for the Northgate Mall Redevelopment Project. I am a Marin County native, borne and raised here and spent a lot of time as a teenager in the Northgate mall. Times have changed and the opportunity to create much needed affordable housing is here and now. This is a great opportunity for Marin to step up and meet the needs of our community by creating affordable housing.

I'm excited about the opportunity to revitalize Northgate Mall into a new mixed-use town center with over 1,300 new homes near transit and jobs, including affordable homes in partnership with an affordable housing developer. This is a rare opportunity to create housing at various income levels in an ideal location and contribute to the 3,000 housing units needed for the next RHNA cycle.

This project has come a long way from a Costco with gas stations and I am glad the developer listened to community input. The current project is comprehensive and an asset to San Rafael and Marin as a whole – it includes housing, a focus on gathering spaces, outdoor amenities, walkability, and refreshing retail and dining.

I look forward to the collaboration between Merlone Geier, the community, and the City to create much-needed housing and a new town center that fits into the fabric of San Rafael.

Thank you for your time,
Julie Robino



Fwd: SAVE THE DATE: Tuesday, 9/14 _ Joint Meeting on the Future of Northgate Mall

Kim Keith-Brown [REDACTED]
To: Tstevens@migcom.com
Cc: Ross Guehring [REDACTED]

Wed, Sep 8, 2021 at 2:12 PM

Dear Tricia and Ross,

I am forwarding this email, sent to our membership this morning, just as an FYI. Please let me know if there is any additional information that we could provide. I am hopeful we'll have strong community participation at Tuesday's meeting.

Thank you again for keeping us updated.

Warm regards, Kim

----- Forwarded message -----

From: Kim Keith-Brown [REDACTED]
Date: Wed, Sep 8, 2021 at 2:03 PM
Subject: SAVE THE DATE: Tuesday, 9/14 _ Joint Meeting on the Future of Northgate Mall
To: Kim Keith-Brown [REDACTED]

Dear Neighbors and TLHOA members,

Mark your calendars for next **Tuesday, September 14, 7:00pm**, when the City of San Rafael's Planning Commission and Design Review Board will hold a joint study session to review a proposal for comprehensive redevelopment of Northgate Mall.

This is a critical opportunity to hear about the vision proposed by property owner Merlone Geier Partners to convert the existing mall into a mixed-use (housing and retail) development, and to provide input before the plan moves to a more comprehensive formal review. Merlone Geier has been receptive to community members and organizations like TLHOA as this plan has evolved and has indicated continued interest in hearing community input as the project moves forward.

Next Tuesday's joint meeting will be streamed live on the City's YouTube channel (www.youtube.com/sanrafael). We will send additional information when the agenda and meeting link become available. Members of the public will be able to comment using the chat feature; instructions will be provided on the YouTube channel.

For more information prior to Tuesday's meeting, visit futurenorthgatemail.com (scroll down to sign up for regular updates); see independent analysis from community-

based Responsible Growth in Marin (<https://rgmarin.org/>); or look for the City's staff report, which will be available online after 5:00pm on Friday, September 10 (<http://www.cityofsanrafael.org/meetings>).

Our voices are important so don't miss your opportunity to be heard!

Warm regards,
Kim Keith-Brown
TLHOA President