

From: Claire Halenbeck [REDACTED]
Sent: Tuesday, September 14, 2021 11:16 AM
To: Distrib- City Clerk <City.Clerk@cityofsanrafael.org>; Leslie Mendez <Leslie.Mendez@cityofsanrafael.org>
Subject: PUBLIC COMMENTS FOR JOINT PLANNING COMMISSION AND DESIGN REVIEW BOARD MEETING 9-14-21

Dear Planning Commissioners and Design Review Board Members,
Thank you for holding a joint meeting to streamline the process for the Northgate project.

- The **TOWN CENTER element must be INCLUDED IN PHASE I** and must accommodate a variety of events and activities as outlined in planning documents for more than **20 years and in GP2040**.
- It also must also serve to provide healthy open space/parkland type areas for the proposed new residents of our community. At least **3 contiguous acres** are required.
- **Parking is not an excuse** not to provide adequate open space for the Town Center. A good model could be the **Millworks project in Novato** which accommodates parking, housing and a major grocery store all on one site as proposed here.

Respectfully,
Claire Halenbeck
Terra Linda Resident, business owner and RGM Leadership Team member



Claire Halenbeck, IIDA, CID
principal
[REDACTED] | [REDACTED]

From: Lauren Withey [REDACTED]
Sent: Tuesday, September 14, 2021 8:18 AM
To: Leslie Mendez <Leslie.Mendez@cityofsanrafael.org>; Distrib- City Clerk <City.Clerk@cityofsanrafael.org>
Subject: SEPTEMBER 14 MEETING - FOR PUBLIC COMMENT

Dear Board Members and Commissioners,

As a Terra Linda resident, I'm thrilled to see the Northgate Mall redevelopment plan finally coming together. Adding this mixed housing and retail center so close to SMART and the accompanying bike path, and several bus routes, will be a great addition to the community and sets a good example for how we can address our housing and climate crisis simultaneously.

In order to maximize residents' and shoppers' ability to access this space in a carbon-free way (and make it more pleasant and safe for everyone by reducing car traffic), I would encourage improvements to biking infrastructure in and around the facility, in line with the recommendations of MCBC.

In addition, I agree with MCBC's concern about having too many parking spaces. I suggest removing *both* of the lots at the center of the complex (Lots 5 and 6) as early as possible in the project, making room for more park space for residents and visitors (including perhaps a playground and space to run pets). The town square is a great addition, but having additional park space abutting it will further improve the experience for residents and visitors alike. We understand well by now that people are much more likely to go out of their way to shop and dine in a space that offers them a pleasant and relaxing sensory experience, including green spaces and space for their kids to run around in safely. This change still leaves more than enough space for both residents and those driving to the complex to park.

The implementation of this redevelopment cannot come soon enough. I hope that the City of San Rafael and you, members of the Design Review Board and Planning Commission, do everything in your power to make it a reality as quickly as possible.

Sincerely,
Lauren Withey

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Lauren S. Withey
[REDACTED]