



NORTHGATE TOWN SQUARE

1000 NORTHGATE DRIVE
SAN RAFAEL, CA 94903

REDEVELOPMENT PLAN
RESUBMITTAL APPLICATION: 3.9.22

APPLICATION DATE: 6.11.21
PRE-APPLICATION DATE: 3.10.21

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SITE DESIGN

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RE
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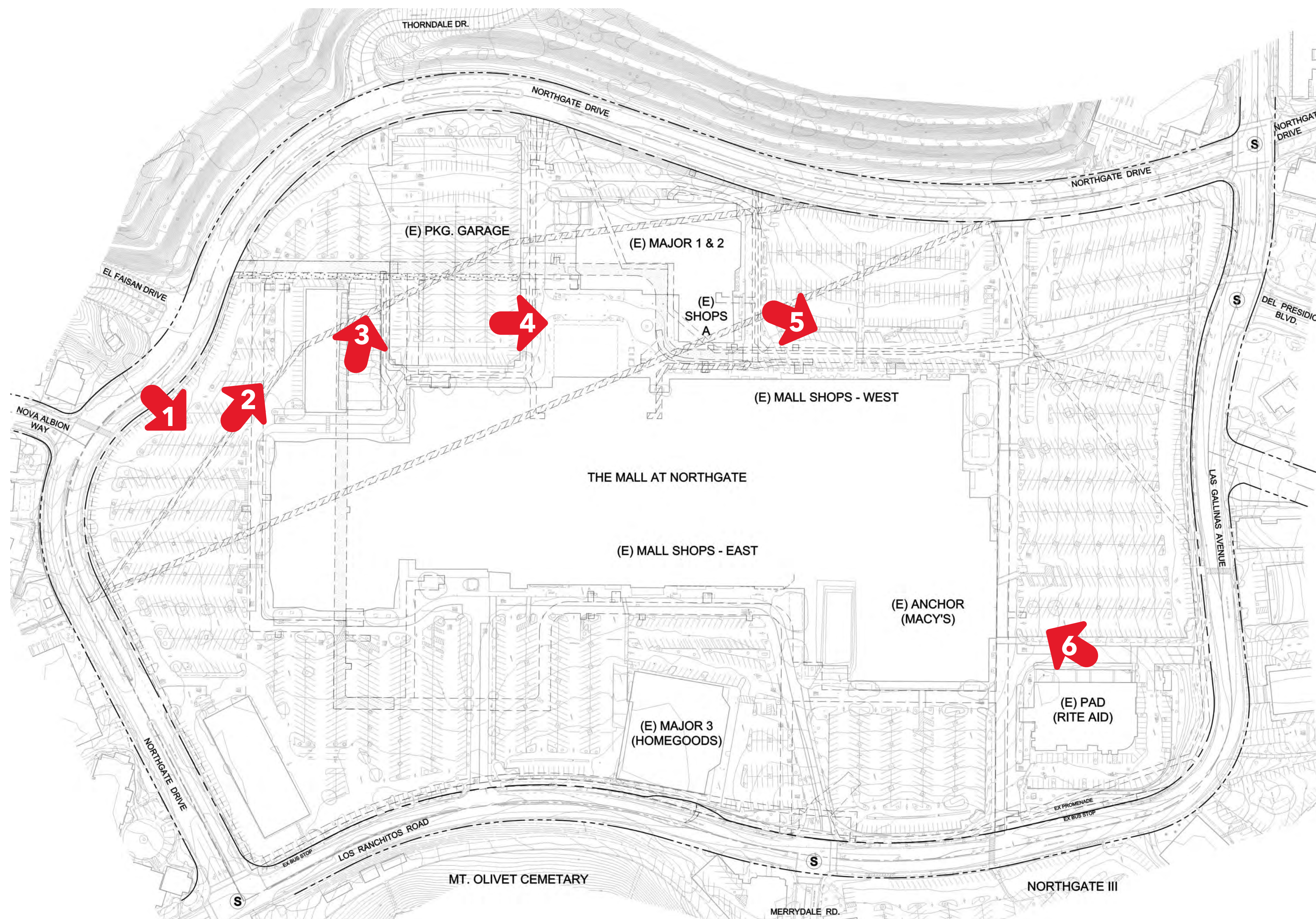
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NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

EXISTING SITE PHOTOS

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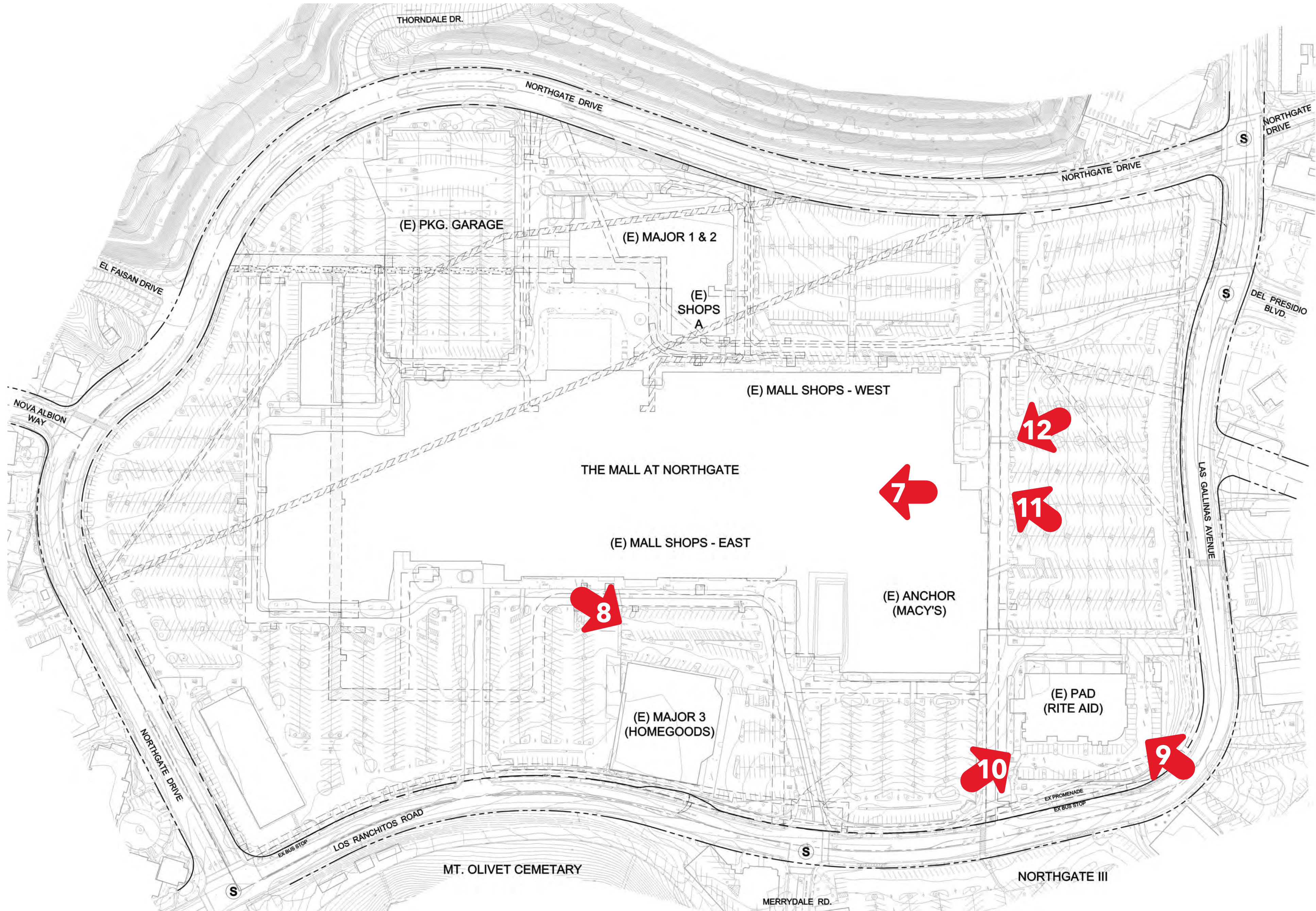
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REDEVELOPMENT PLAN

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EXISTING SITE PHOTOS

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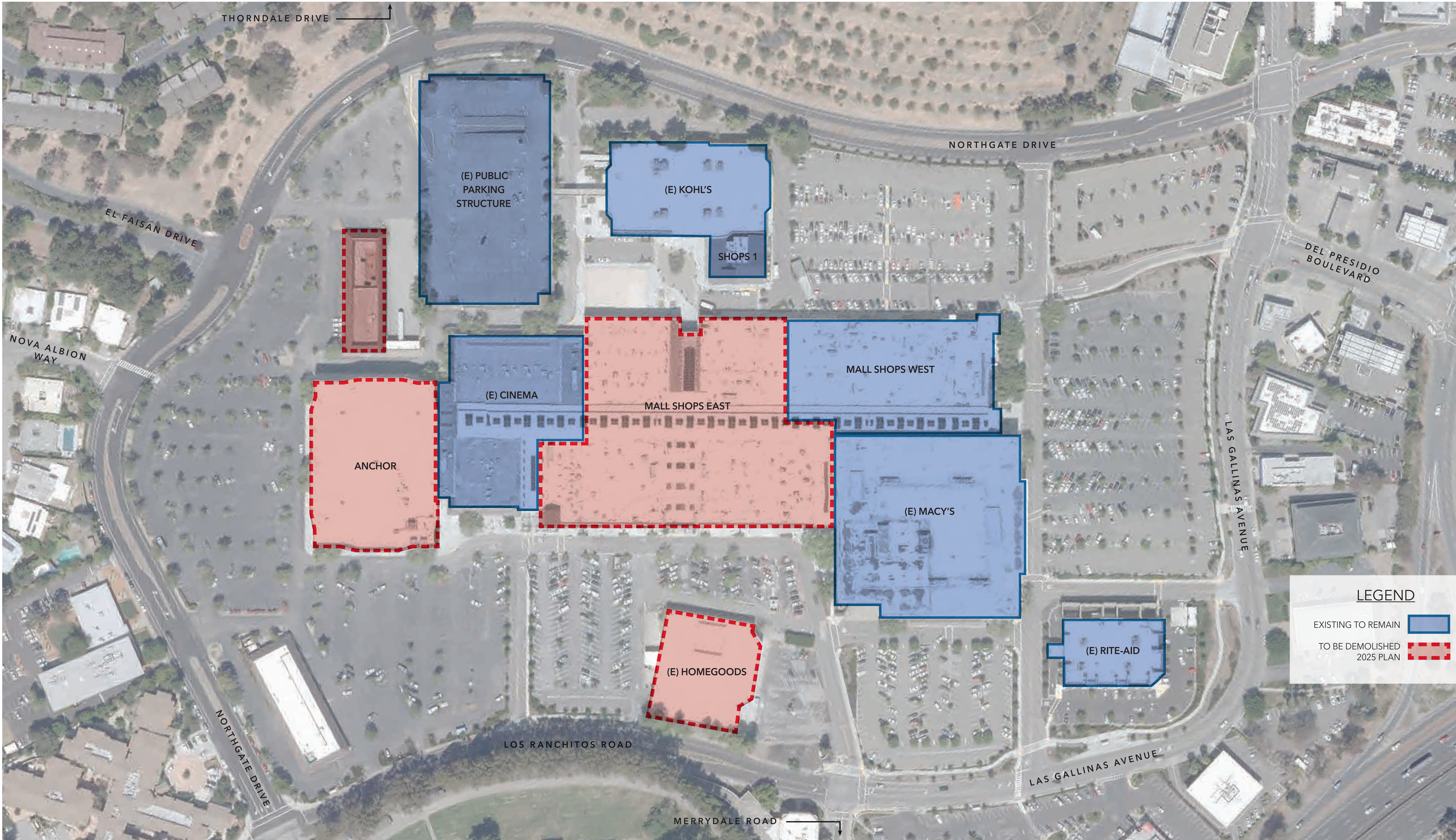
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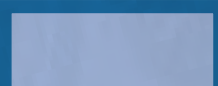
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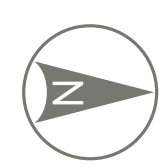
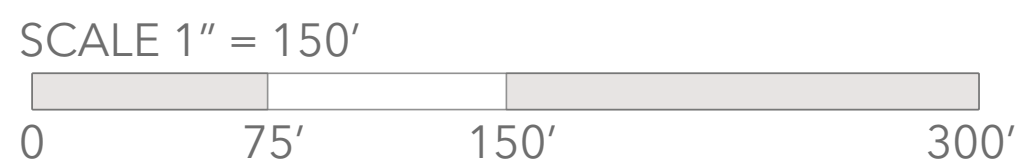
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LEGEND

EXISTING TO REMAIN 

TO BE DEMOLISHED 2025 PLAN 



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REDEVELOPMENT PLAN

MARCH 09, 2022

2025 COMPOSITE SITE PLAN - EXISTING & DEMOLISHED

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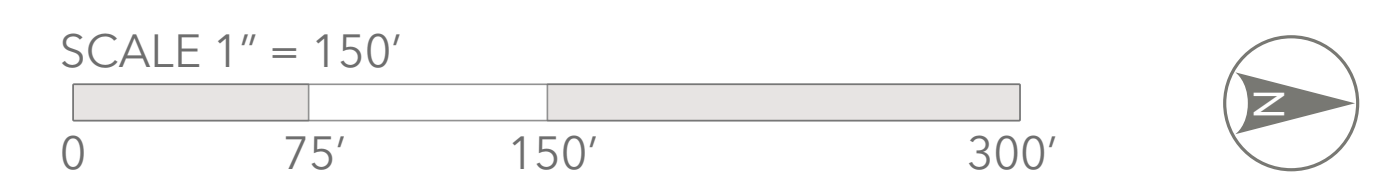


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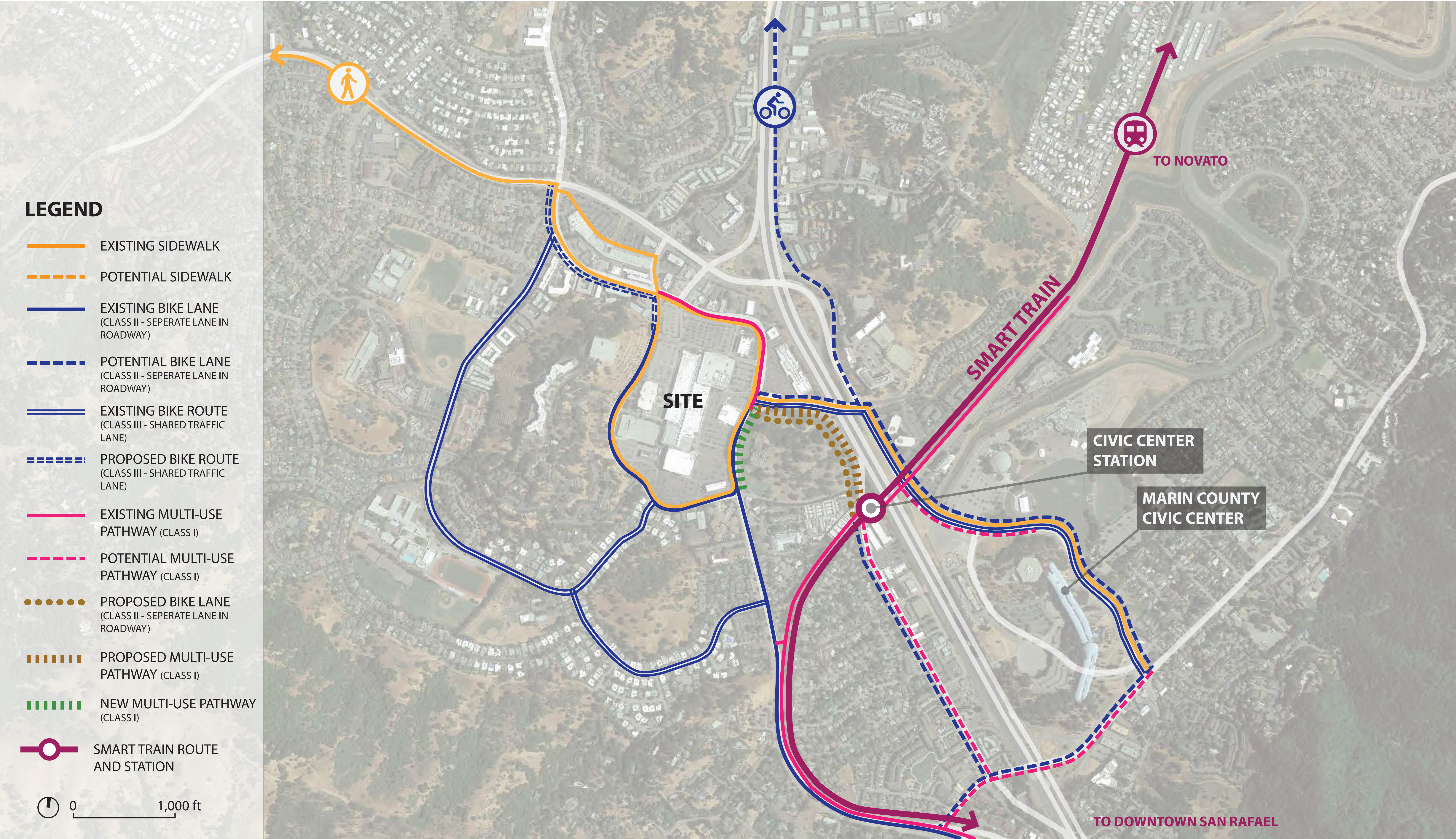
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PREVIOUSLY DEMOLISHED 2025 PLAN	
TO BE DEMOLISHED 2040 PLAN	



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MARCH 09, 2022

2040 COMPOSITE SITE PLAN - EXISTING & DEMOLISHED



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REDEVELOPMENT PLAN

MARCH 09, 2022

MULTI-MODAL SITE CONNECTIVITY MAP



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REDEVELOPMENT PLAN

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ROADWAY SITE CONNECTIVITY MAP

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REDEVELOPMENT PLAN

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NEIGHBORHOOD CONTEXT

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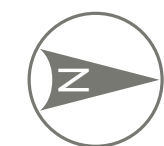


SD-7



SCALE 1" = 60'-0"

0 30' 60' 120' 240'



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

R2

MARCH 09, 2022

2025 MASTER PLAN - STREET LEVEL

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NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

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2025 MASTER PLAN - TYPICAL UPPER LEVEL

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2025 MASTER PLAN

RESIDENTIAL

Residential 1 - Affordable (4-Story over podium)	
Total Units	96 Units
Total Parking Provided	96 Stalls
Parking Ratio	1.00

Residential 2 (Townhome)	
Total Units	85 Units
Parking	194 Stalls
Parking Ratio	2.28

Residential 3 (6-Story)	
Total Units	280 Units
Parking	471 Stalls
Parking Ratio	1.68

Residential 4 (7-Story)	
Total Units	446 Units
Total Parking Provided	805 Stalls
Parking Ratio	1.89
Retail/ Guest Parking Provided	40 Stalls

OVERALL 2025	
Overall Unit Count	907 Units
Density	20.3 du/ac
Residential Pkg Ratio	1.71

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
MAJOR 1 (Incl. Tenant 1, 2, and Shops)	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 (Incl. Major 2, Shops 2/2A/Restaurant)	199,792 sf	147,432 sf	52,360 sf		52,360 sf
(E) CENTURY THEATER	45,000 sf		45,000 sf	20,000 sf	65,000 sf
SHOPS 1	6,795 sf		6,795 sf		6,795 sf
SHOPS 3				5,000 sf	5,000 sf
SHOPS 4				6,400 sf	6,400 sf
PAD 1				4,300 sf	4,300 sf
PAD 2				8,400 sf	8,400 sf
GLA SUBTOTALS	766,507 sf	311,946 sf	454,561 sf	44,100 sf	498,661 sf

ZONING / FAR CALCULATIONS	
Total Commercial Sq Ft.	498,661 sf
Entire Mall Property Sq Ft.	1,949,746 sf
Total Commercial FAR	0.26
Allowable FAR	0.30
PUBLIC PARKING SPACES	
Surface Parking for Retail	1,347 spaces
Residential 4 Parking for Retail	40 spaces
Parking Structure	476 spaces
TOTAL PARKING*	1,863 spaces

Retail Parking Ratio	3.74
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NOTES
* Shared parking supported by a shared

LANDSCAPE AREA CALCULATIONS	
Open Space	557,613 sf
Usable Open Space (pedestrian paving)	240,791 sf
Landscape (planting area)	336,822 sf
Landscape %	17.3%



2040 VISION PLAN - STREET LEVEL

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN R2 MARCH 09, 2022

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Partners

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SD-11



2040 VISION PLAN - TYPICAL UPPER LEVEL

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

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SD-12

2040 VISION PLAN

RESIDENTIAL

EXISTING

Total Affordable Units Provided	96 Units
Total Units	907 Units
Total Parking Provided	1,606 Stalls
Parking Ratio	1.71

Residential 5 (5-Story)

Total Units	266 Units
Affordable Units Included	27 Units
Total Parking Provided	458 Stalls
Parking Ratio	1.72

Residential 6 (5-Story)

Total Units	147 Units
Affordable Units Included	15 Units
Total Parking Provided	250 Stalls
Parking Ratio	1.70

OVERALL 2040

Overall Unit Count	1,320 Units
Density	29.5 du/ac
Residential Pkg Ratio	1.71

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
MAJOR 1 (Incl. Tenant 1, 2, and Shops)	79,051 sf	79,051 sf		0 sf
(E) RITE AID PAD	17,340 sf			17,340 sf
(E) MALL (Incl. Major 2, Shops 2/2A/Restaurant)	52,360 sf		6,500 sf	58,860 sf
(E) CENTURY THEATER	65,000 sf			65,000 sf
SHOPS 1	6,795 sf	6,795 sf	7,500 sf	7,500 sf
SHOPS 3	5,000 sf			5,000 sf
SHOPS 4	6,400 sf			6,400 sf
SHOPS 5			3,500 sf	3,500 sf
MAJOR 1			25,000 sf	25,000 sf
MAJOR 3			10,000 sf	10,000 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	498,661 sf	339,861 sf	66,300 sf	225,100 sf

ZONING / FAR CALCULATIONS

Total Commercial Sq Ft.	225,100 sf
Entire Mall Property Sq Ft.	1,949,746 sf
Total Commercial FAR	0.12
Allowable FAR	0.30

PUBLIC PARKING SPACES

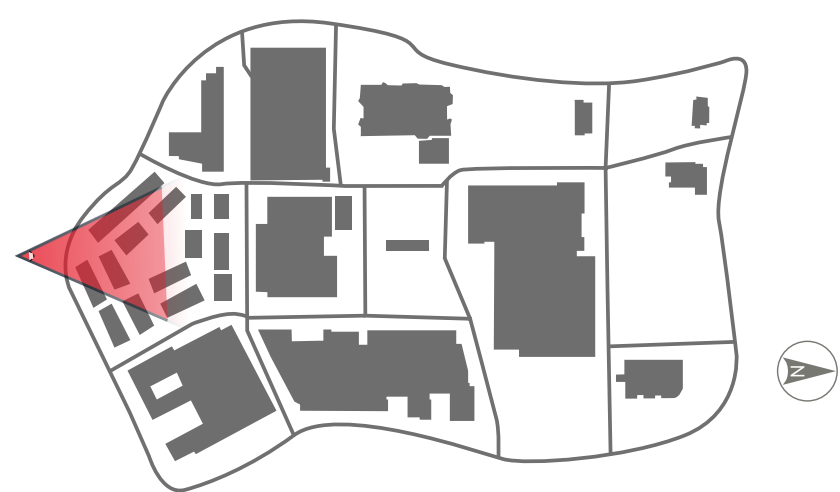
Surface Parking	926 spaces
Parking Structure	476 spaces
TOTAL PARKING	1,402 spaces

Retail Parking Ratio	6.23
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LANDSCAPE AREA CALCULATIONS

Open Space	585,799 sf
Usable Open Space (pedestrian paving)	225,500 sf
Landscape (planting area)	360,299 sf
Landscape %	18.5%

PROJECT DATA SUMMARY - 2040 VISION PLAN



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

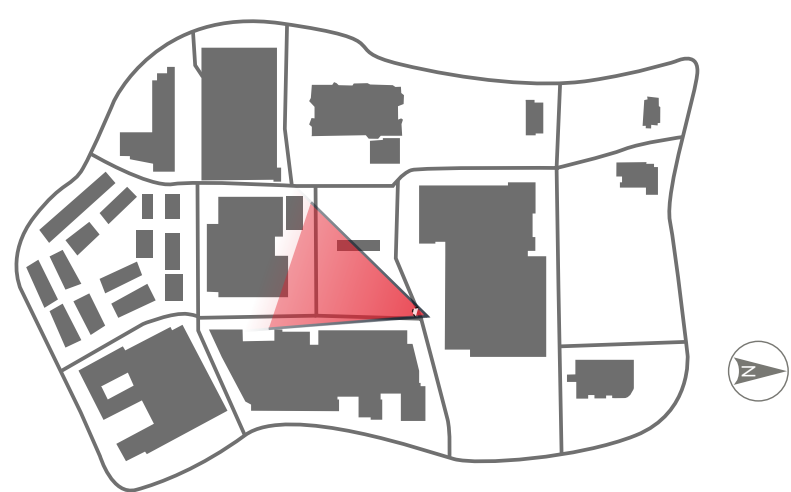
2025 - AERIAL VIEW

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SD-14



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

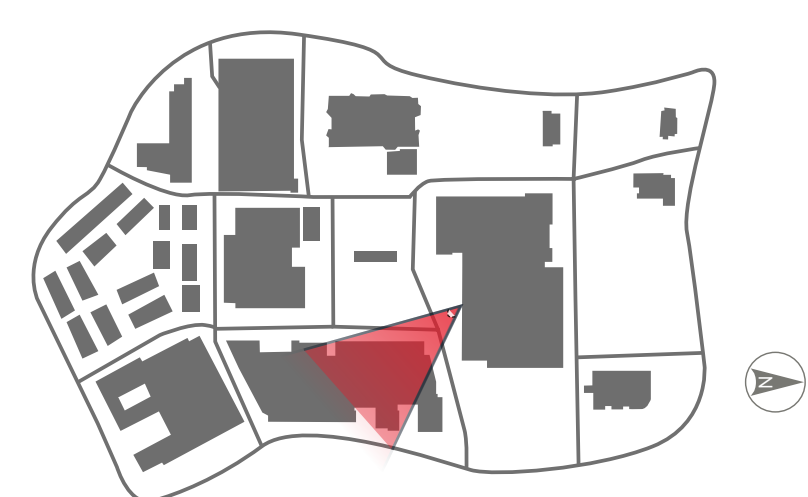
2025 - VIEW OF TOWN SQUARE AND PAVILION

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Partners

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SD-15



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

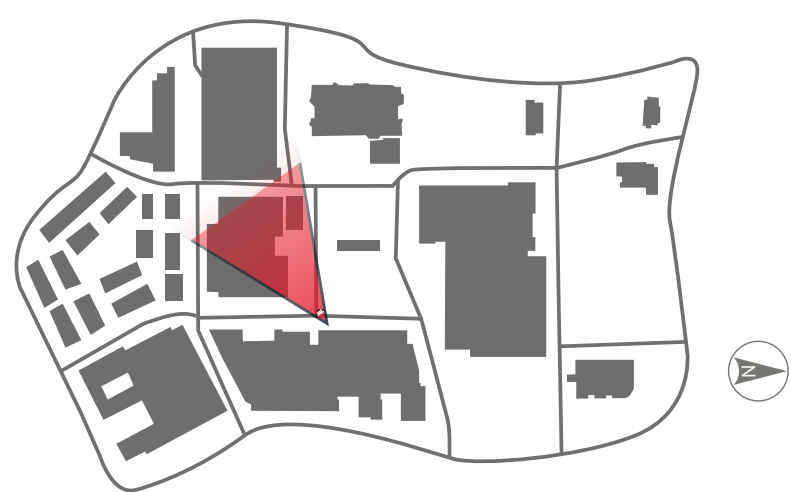
2025 - VIEW OF RESIDENTIAL 4

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SD-16



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

2025 - VIEW OF CINEMA AND SHOPS 3

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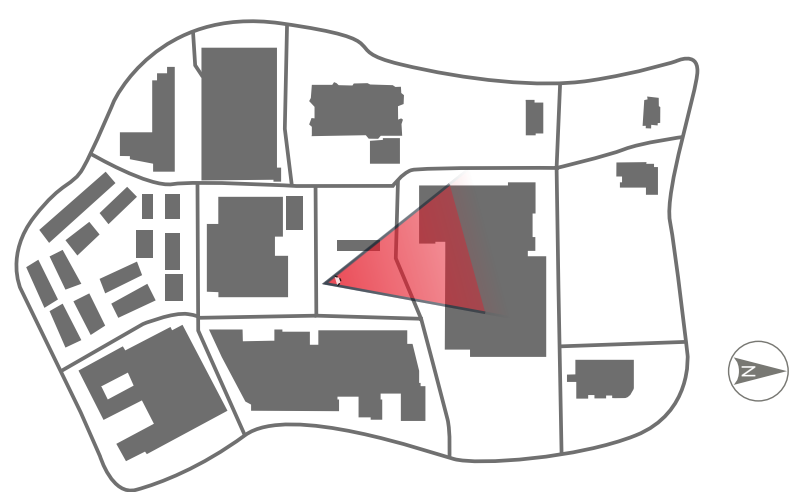
CSW | ST2

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ARENA

STUDIO
T SQUARE

FIELD
PAOLI

SD-17



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

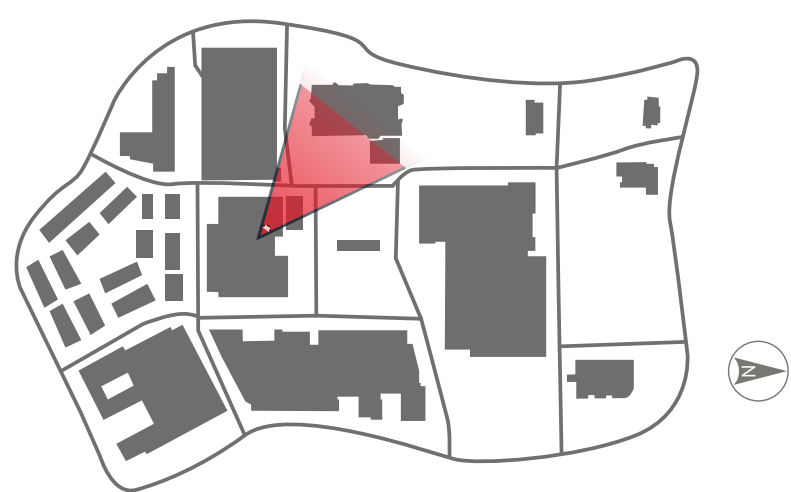
2025 - VIEW OF SHOPS 2A

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Partners

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SD-18



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

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2025 - VIEW OF MAJOR 1 AND SHOPS 1

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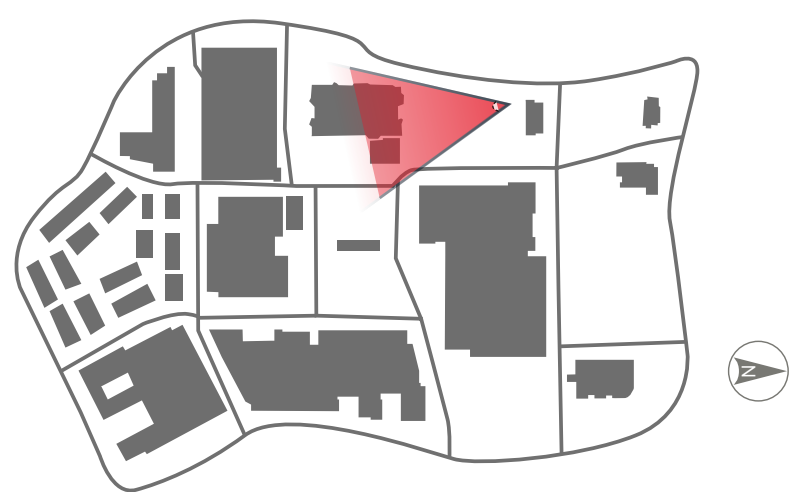
CSW | ST2

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FIELD
PAOLI

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NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

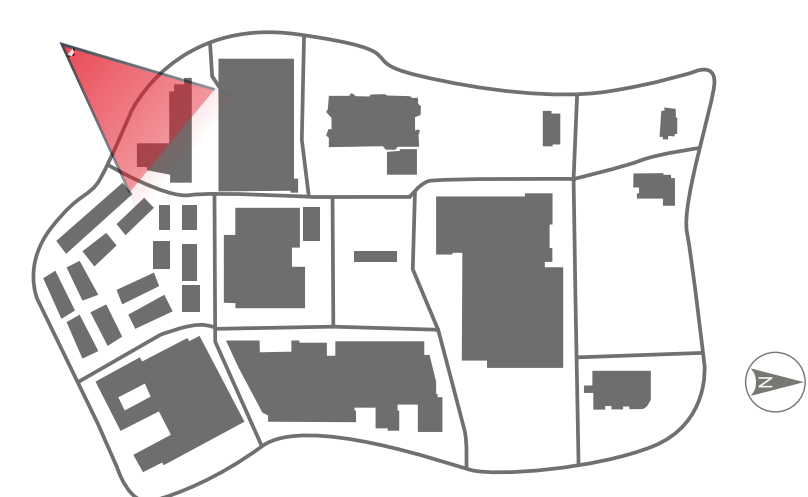
2025 - VIEW OF MAJOR 1 AND SHOPS 1

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Partners

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SD-20



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

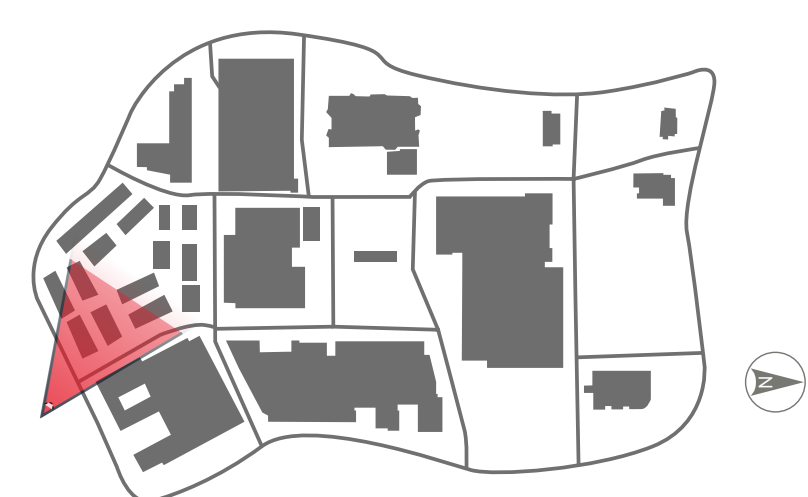
2025 - VIEW OF RESIDENTIAL 1

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SD-21



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

2025 - VIEW OF RESIDENTIAL 2

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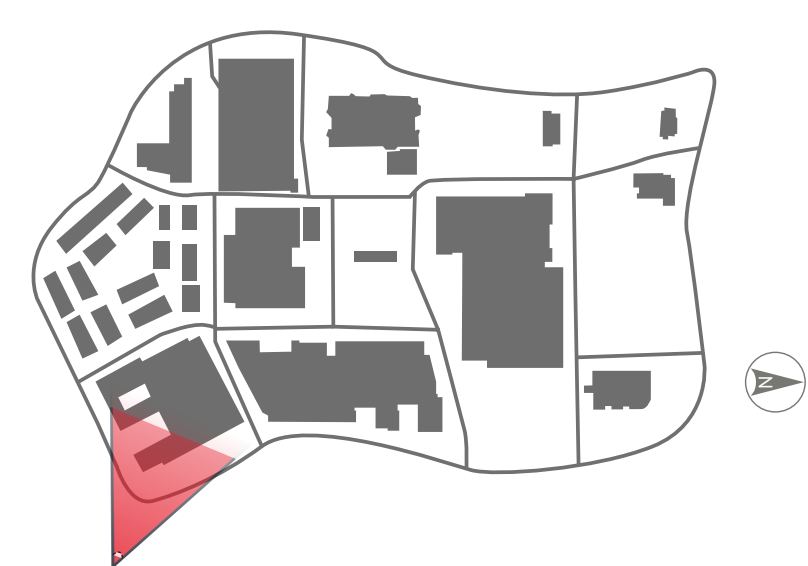
CSW | ST2

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ARENA

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PAOLI

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NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

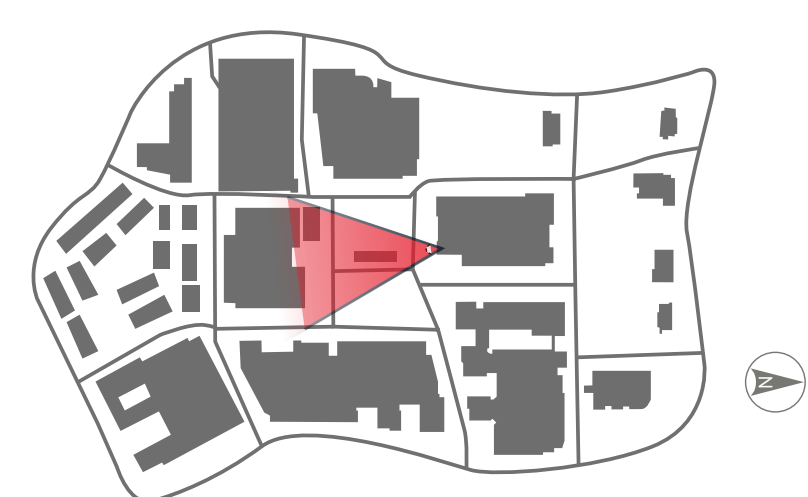
2025 - VIEW OF RESIDENTIAL 3

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SD-23



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

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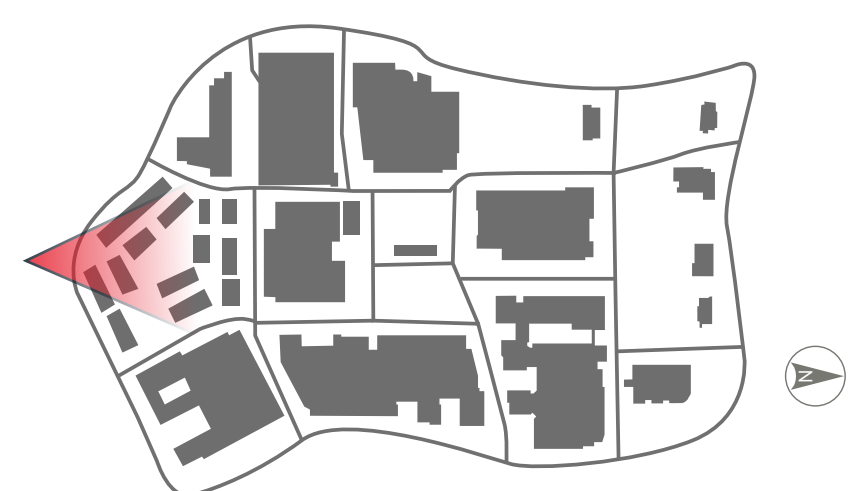
2025 - VIEW OF PAVILION

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SD-24



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

2040 - AERIAL VIEW

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SD-25



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

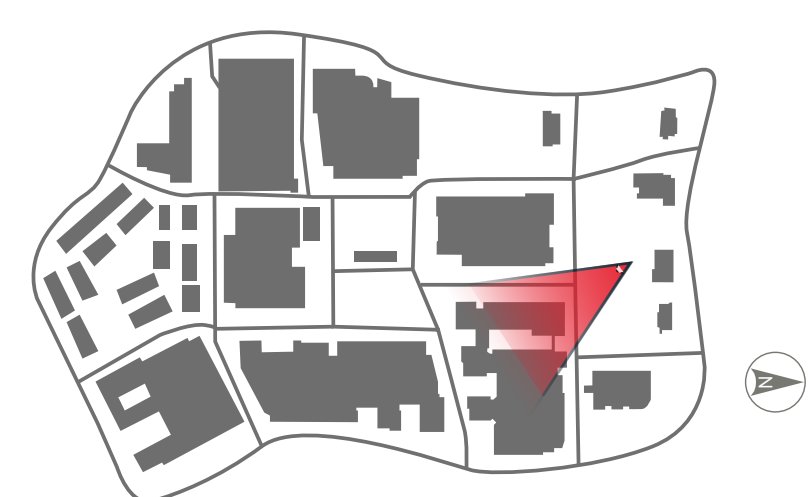
2040 - VIEW OF SHOPS 1 AND RESIDENTIAL 6

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SD-26



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

2040 - VIEW OF RESIDENTIAL 5 - NORTHWEST

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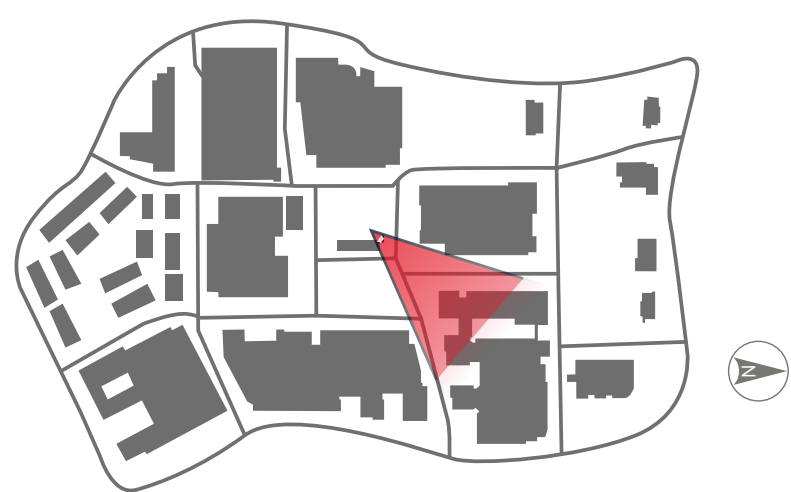
CSW | ST2

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T SQUARE

FIELD
PAOLI

SD-27



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

2040 - VIEW OF RESIDENTIAL 5 - SOUTHWEST

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NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

2040 - VIEW OF ENTRY AT RESIDENTIAL 4 AND 5

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ARENA

STUDIO
T SQUARE

FIELD
PAOLI

SD-29