



NORTHGATE TOWN SQUARE

1000 NORTHGATE DRIVE
SAN RAFAEL, CA 94903

REDEVELOPMENT PLAN
RESUBMITTAL APPLICATION: 5.8.23

DESIGN REVIEW BOARD: 5.1.22
RESUBMITTAL APPLICATION: 3.9.22
APPLICATION DATE: 6.11.21
PRE-APPLICATION DATE: 3.10.21

SD
SITE DESIGN

Developer: Merlone Geier Partners
4365 Executive Drive, Suite 1400
San Diego, CA 92121

Contact: Dave Geiser
dgeiser@merlonegeier.com
(858) 350-1977

MerloneGeier
Partners

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RT
RETAIL ARCHITECTURE

Retail Architect: Field Paoli Architects
711 Market St. 2nd Floor
San Francisco, CA 94103

Contact: Trish Beckman
pkb@fieldpaoli.com
(415) 788-6606 ext. 1281

FIELD
PAOLI

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RE
RESIDENTIAL ARCHITECTURE

Residential Architect: Studio T Square
1970 Broadway, Suite 615
Oakland, CA 94612

Contact: Chek F. Tang
ctang@studiot-sq.com
(510) 451-2850

STUDIO
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L

LANDSCAPE ARCHITECTURE

Landscape Architect: Urban Arena

11300 Sorrento Valley Road, Suite 230

San Diego, CA 92121

Contact: Keith Mitemeyer

keith@urbanarena.com

(858) 625-0112 ext 201

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C

CIVIL ENGINEERING

Civil Engineer: CSW/Stuber-Stroeh Engineering Group, Inc.

504 Redwood Boulevard, Suite 310

Novato, CA 94947

Contact: Wayne Leach

wayne@cswst2.com

(415) 883-9850 ext 123

CSW ST 2

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C

CIVIL ENGINEERING

Civil Engineer: CSW/Stuber-Stroeh Engineering Group, Inc.

504 Redwood Boulevard, Suite 310

Novato, CA 94947

Contact: Wayne Leach

wayne@cswst2.com

(415) 883-9850 ext 123

CSW ST 2

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C

CIVIL ENGINEERING

Civil Engineer: CSW/Stuber-Stroeh Engineering Group, Inc.

504 Redwood Boulevard, Suite 310

Novato, CA 94947

Contact: Wayne Leach

wayne@cswst2.com

(415) 883-9850 ext 123

CSW ST 2

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LT

LIGHTING DESIGN

Lighting Design: Oculus Light Studio

107 Spring Street

Seattle, WA 98104

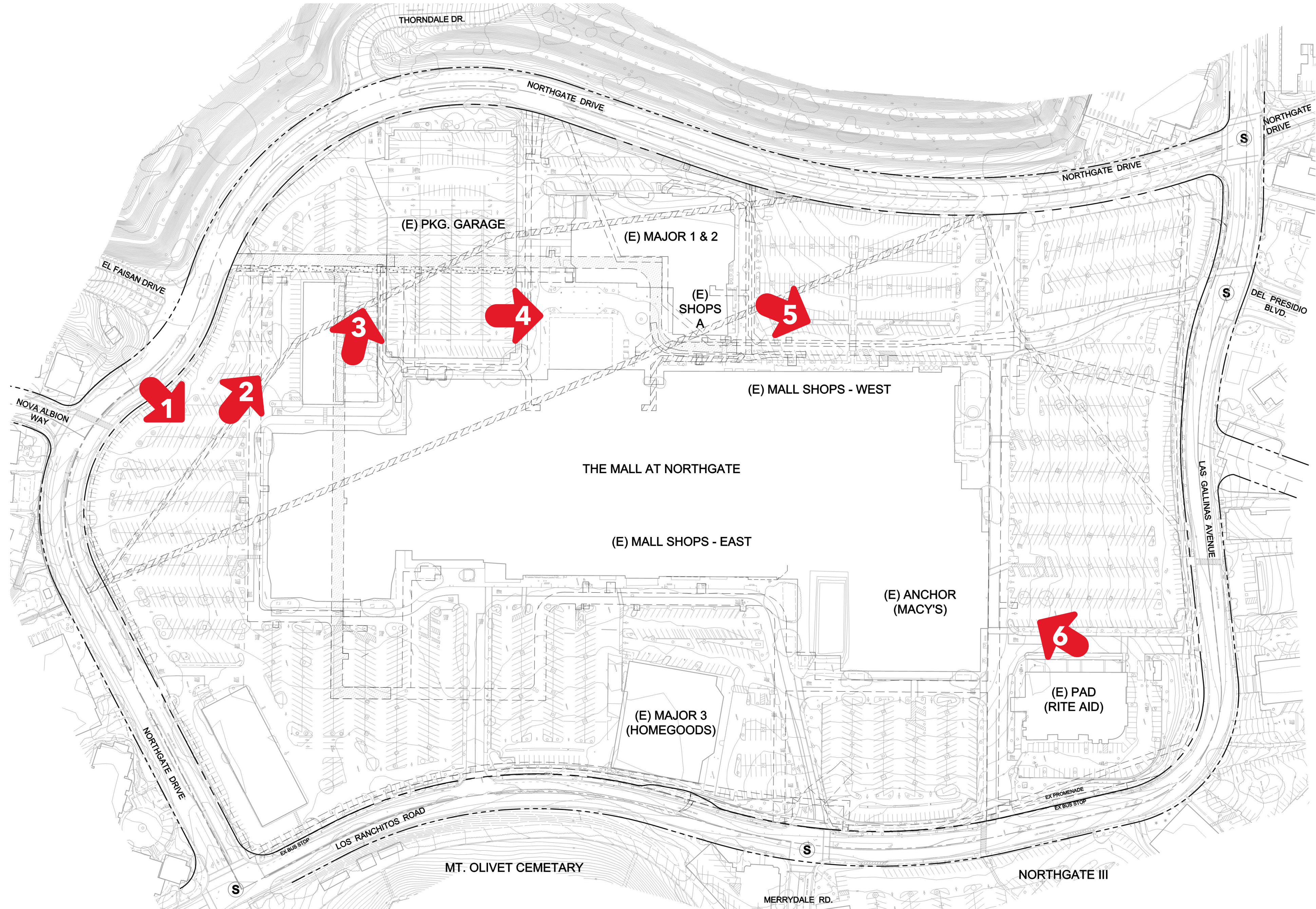
Contact: Jesse Prince

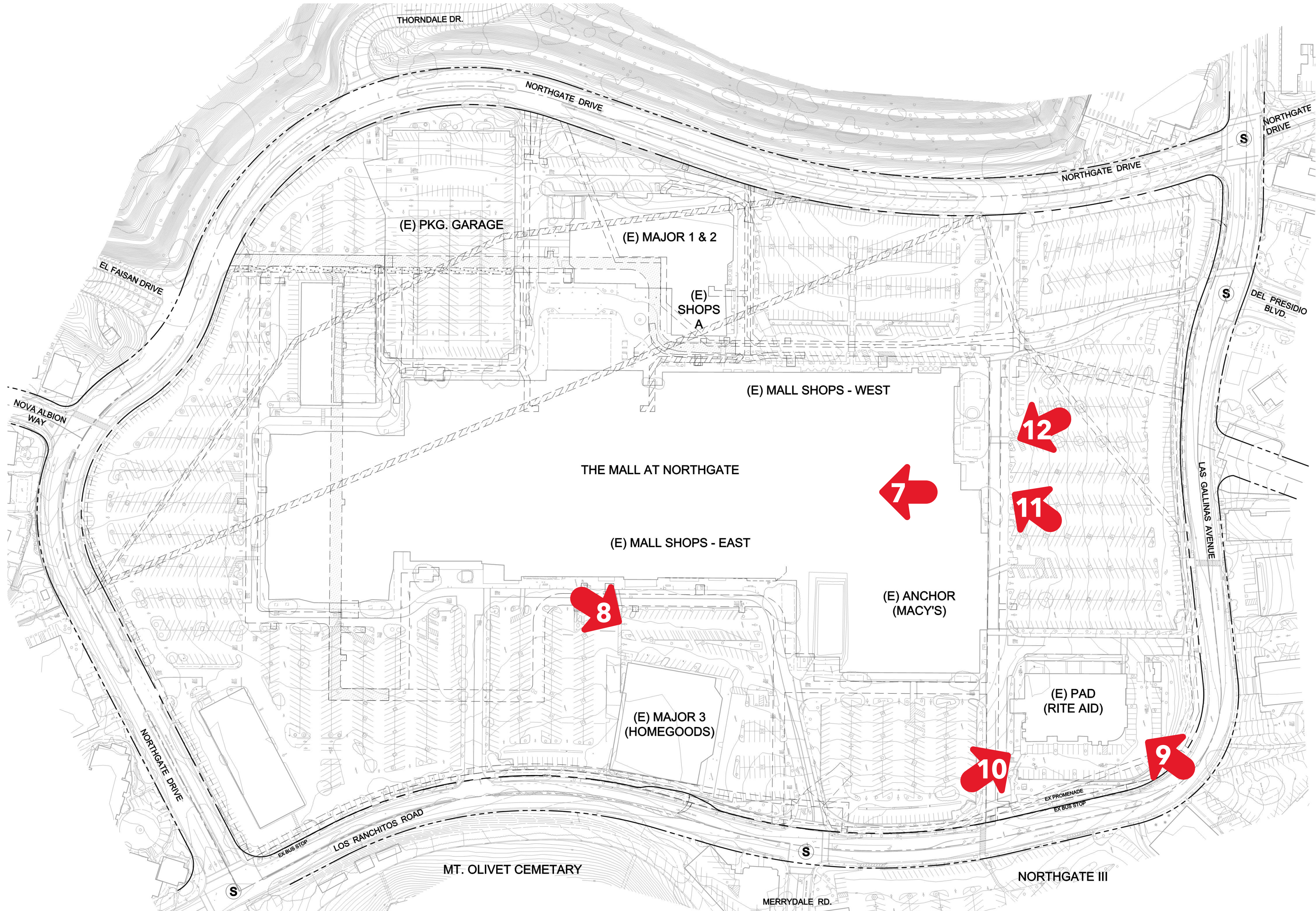
jprince@oculuslightstudio.com

(206) 876-8555 ext 324

OCULUS LIGHT STUDIO

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NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MAY 8, 2023

EXISTING SITE PHOTOS

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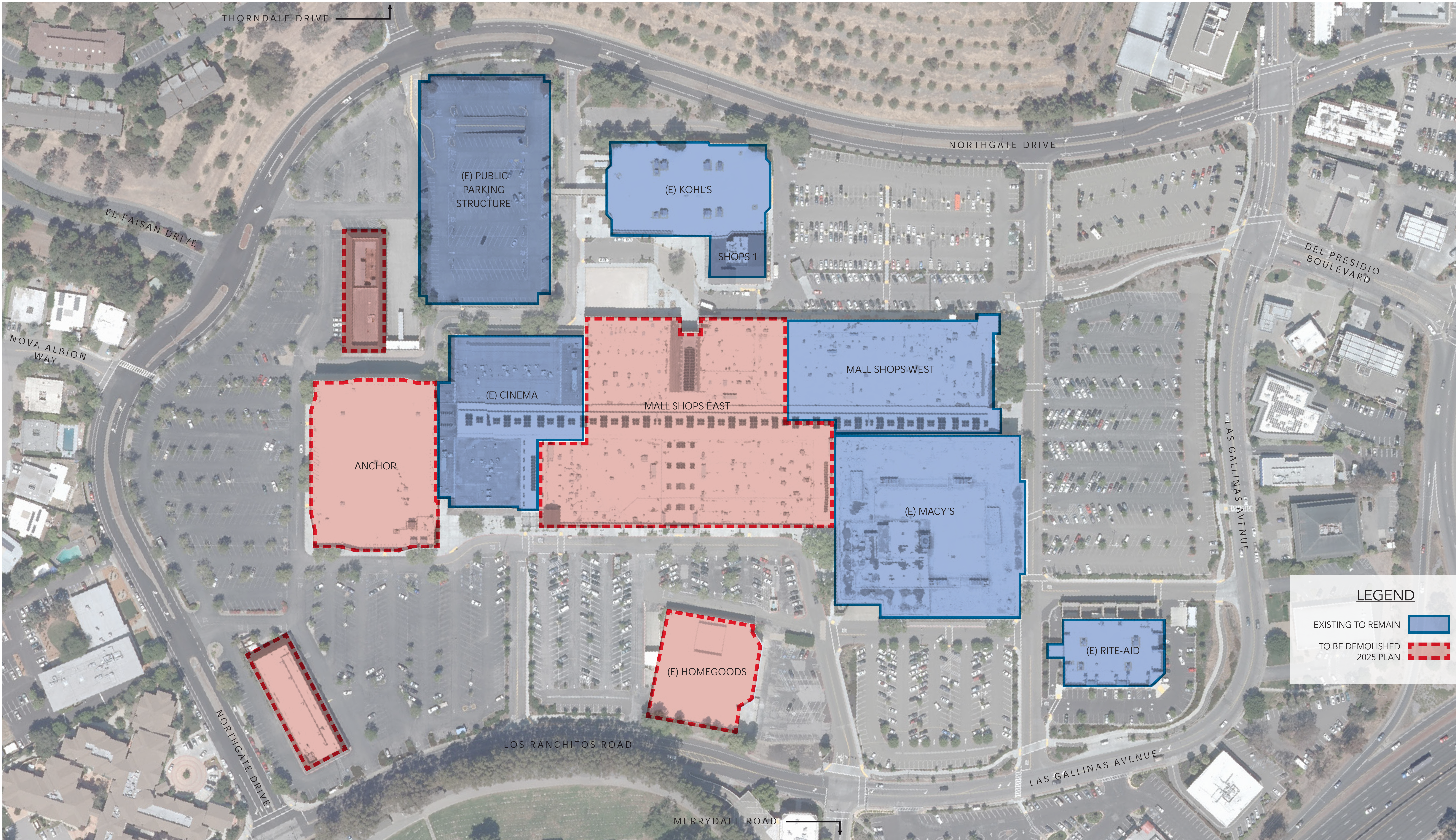
OCULUS
LIGHT STUDIO

URBAN
ARENA

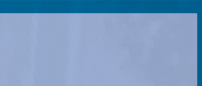
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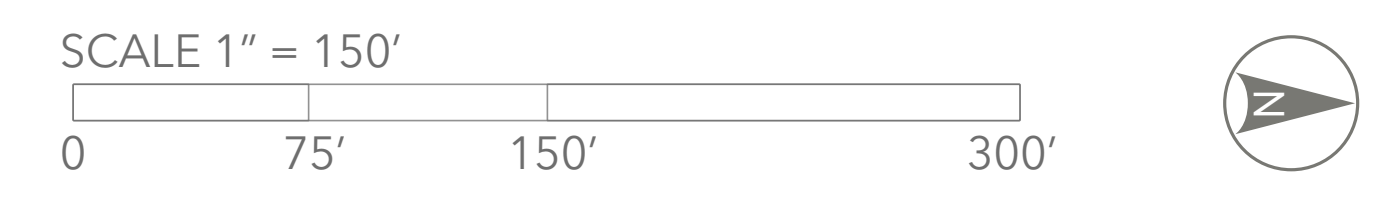
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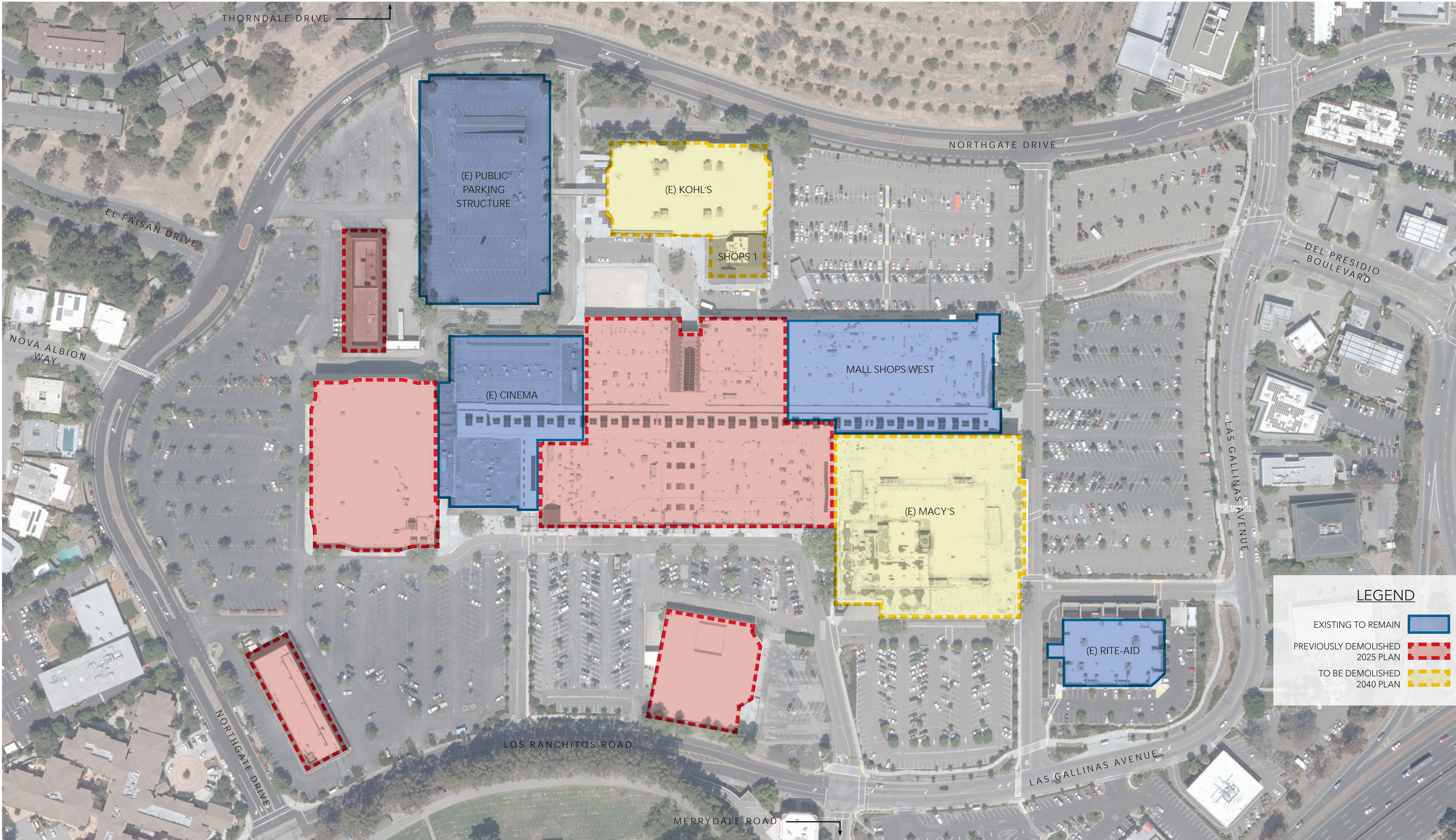


LEGEND

EXISTING TO REMAIN 

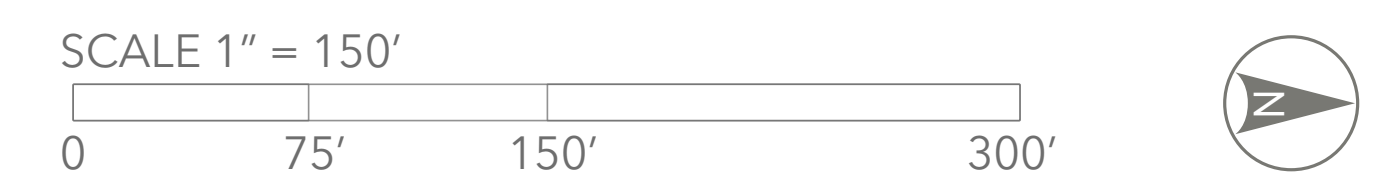
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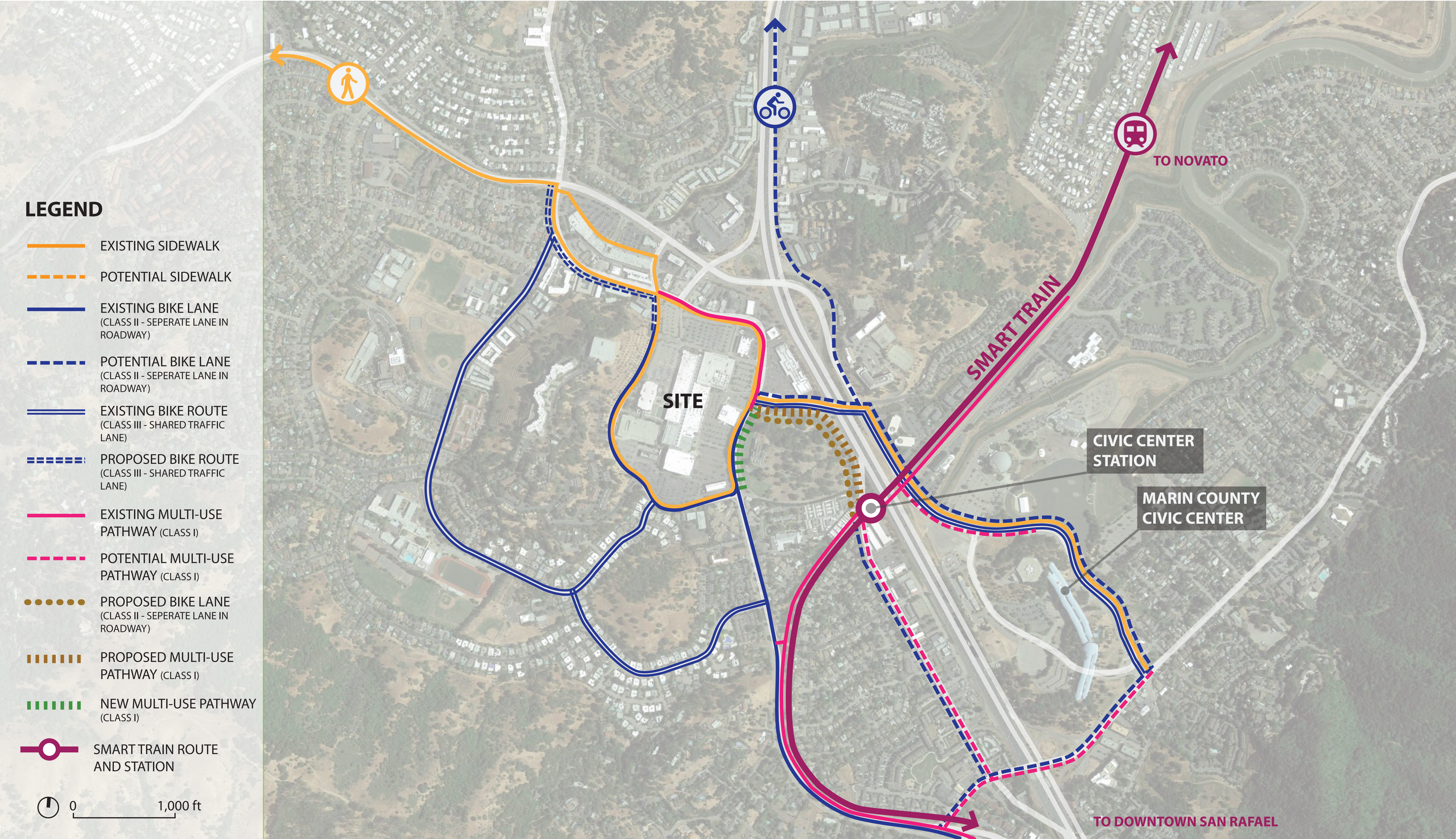




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EXISTING TO REMAIN	
PREVIOUSLY DEMOLISHED 2025 PLAN	
TO BE DEMOLISHED 2040 PLAN	







NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MAY 8, 2023

ROADWAY SITE CONNECTIVITY MAP

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NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MAY 8, 2023

NEIGHBORHOOD CONTEXT

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SD-7

PROJECT SUMMARY

Total Residential Units 922
Total Commercial Sq Ft. 501,941 sf



SCALE 1" = 60'-0"
0 30' 60' 120' 240'

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MAY 8, 2023

2025 MASTER PLAN - STREET LEVEL

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SD-8

REDEVELOPMENT PLAN MAY 8, 2023

	2010	2011	2012	2013
2010				
2011				
2012				
2013				

2025 MASTER PLAN

RESIDENTIAL

Residential 1 - Affordable (4-Story over podium)	
Total Units	96 Units
Total Parking Provided	96 Stalls
Parking Ratio	1.00
Total Building Area	91,423 SF
Property Area	1.91 AC.
Total Residential FAR	1.10
Approximate Average Parapet Height	60 FT
With Elevator Penthouses & Stairs Projections up to	75 FT

Residential 2 (Townhome)	
Total Units	100 Units
Parking	215 Stalls
Parking Ratio	2.16
Total Building Area	155,325 SF
Property Area	4.83 AC.
Total Residential FAR	0.74
Approximate Average Parapet Height	35 FT

Residential 3 (6-Story)	
Total Units	280 Units
Parking	471 Stalls
Parking Ratio	1.68
Total Building Area	325,144 SF
Property Area	3.36 AC.
Total Residential FAR	2.22
Avg Parapet Height Approximately	68 FT
With Elevator Penthouses & Stairs Projections up to	80 FT

Residential 4 (7-Story)	
Total Units	446 Units
Total Parking Provided	845 Stalls
Parking Ratio	1.89
Total Building Area	540,964 SF
Property Area	5.17 AC.
Total Residential FAR	2.40
Avg Parapet Height Approximately	78 FT
With Elevator Penthouses & Stairs Projections up to	90 FT

OVERALL 2025	
Overall Unit Count	922 Units
Density	20.6 du/ac
Residential Pkg Ratio	1.68
Total Residential SF	1,112,856 SF
Total Residential FAR	1.67

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
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
SEARS ANCHOR	134,976 sf	134,976 sf			0 sf
SEARS AUTO CENTER	16,300 sf	16,300 sf			0 sf
SEARS SEASONAL BUILDING	12,200 sf	12,200 sf			0 sf
HOMEGOODS PAD	29,538 sf	29,538 sf			0 sf
RITE AID PAD	17,340 sf		17,340 sf		17,340 sf
(E) MALL (Incl. Major 2, Shops 2, 2A, Restaurant, Police, Management)	199,792 sf	144,432 sf	55,360 sf		55,360 sf
CENTURY THEATER	45,000 sf		45,000 sf	20,000 sf	65,000 sf
OUNCES				480 sf	480 sf
SHOPS 1	6,795 sf		6,795 sf		6,795 sf
SHOPS 3				5,000 sf	5,000 sf
SHOPS 4				6,200 sf	6,200 sf
PAD 1				8,400 sf	8,400 sf
PAD 2				4,300 sf	4,300 sf
GLA SUBTOTALS	795,007 sf	337,446 sf	457,561 sf	44,380 sf	501,941 sf

ZONING / FAR CALCULATIONS

Total Commercial Sq Ft.	501,941 sf
Entire Mall Property Sq Ft.	1,949,746 sf
Total Commercial FAR	0.26
Allowable Commercial FAR	0.30

LANDSCAPE AREA CALCULATIONS

Open Space	601,227 sf
Usable Open Space (pedestrian paving)	295,659 sf
Landscape (planting area)	305,568 sf
Landscape %	15.7%

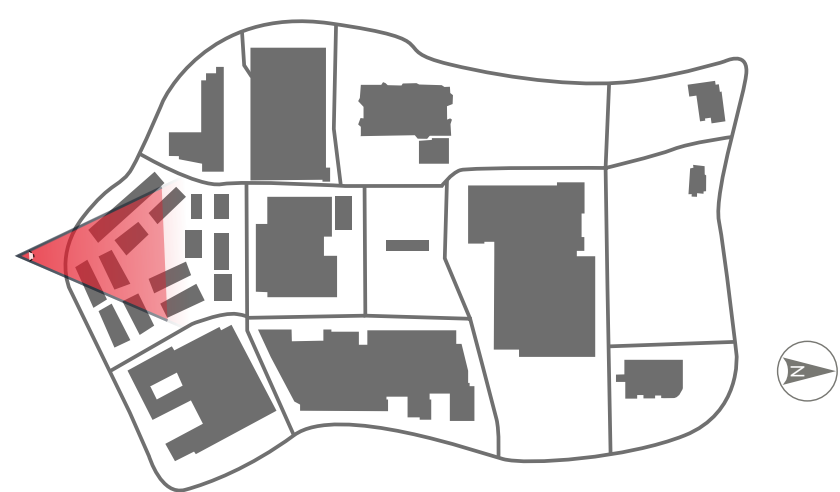
PARKING REQUIRED

Surface Parking for Macy's furniture store (2/1000 @ 84,672 sf)	170 spaces
Surface Parking for Retail (4/1000 @ 417,269 sf)	1,669 spaces
TOTAL	1,839 spaces

PARKING PROVIDED

Surface Parking for Macy's furniture store	170 spaces
Parking Structure for Retail	473 spaces
Surface Parking for Retail	1,214 spaces
TOTAL	1,857 spaces

2025 MASTER PLAN - PROJECT DATA SUMMARY



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MAY 8, 2023

2025 MASTER PLAN - AERIAL VIEW

MerloneGeier
Partners

CSW | ST 2

OCULUS
LIGHT STUDIO

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

SD-11

PROJECT SUMMARY

Total Residential Units 1,422
Total Commercial Sq Ft. 217,520 sf



LEGEND

- SHOPS
- PAD
- MAJOR
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

2040 VISION PLAN - STREET LEVEL

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MAY 8, 2023

MerloneGeier
Partners

CSW ST 2

OCULUS
LIGHT STUDIO

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

SD-12



2040 VISION PLAN - TYPICAL UPPER LEVEL

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MAY 8, 2023

MerloneGeier
Partners

CSW | ST 2

OCULUS
LIGHT STUDIO

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

SD-13

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
MACY'S ANCHOR	254,015 sf	254,015 sf			0 sf
RITE AID PAD	17,340 sf		17,340 sf		17,340 sf
MAJOR 1	79,051 sf	79,051 sf			0 sf
(E) MALL (Incl. Major 2, Shops 2, 2A, Restaurant, Police, Management)	55,360 sf		55,360 sf		55,360 sf
MAJOR 3				10,000 sf	10,000 sf
MAJOR 4				23,140 sf	23,140 sf
CENTURY THEATER	65,000 sf		65,000 sf		65,000 sf
OUNCES	480 sf		480 sf		480 sf
SHOPS 1	6,795 sf	6,795 sf			0 sf
SHOPS 3	5,000 sf		5,000 sf		5,000 sf
SHOPS 4	6,200 sf		6,200 sf		6,200 sf
SHOPS 5				3,500 sf	3,500 sf
SHOPS 6				5,000 sf	5,000 sf
PAD 1	8,400 sf		8,400 sf		8,400 sf
PAD 2	4,300 sf		4,300 sf		4,300 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	501,941 sf	339,861 sf	162,080 sf	55,440 sf	217,520 sf

ZONING / FAR CALCULATIONS

Total Commercial Sq Ft.

217,520 sf

Entire Mall Property Sq Ft.

1,949,746 sf

Total Commercial FAR

0.11

Allowable Commercial FAR

0.30

LANDSCAPE AREA CALCULATIONS

Open Space

705,384 sf

Usable Open Space (pedestrian paving)

377,409 sf

Landscape (planting area)

327,975 sf

Landscape %

16.8%

PARKING REQUIRED

TOTAL Surface Parking for Retail (4/1000 @ 217,820 sf)

871 spaces

PARKING PROVIDED

Parking Structure for Retail (-120 for RESI 6)

353 spaces

Surface Parking for Retail

965 spaces

TOTAL

1,318 spaces