

memorandum



Date: February 14, 2013
To: **Mr. Steve Marshall**
City of Novato From: Zack Matley
Project: NOV911

Subject: San Marin Interchange Evaluation – Preliminary Findings

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Following is a summary of the analysis W-Trans has conducted thus far for the San Marin Drive interchange. We have broadly evaluated operation under a near-term condition as well as under buildout of the current General Plan. The land use assumptions for both scenarios are based on projections collaboratively updated by the City and W-Trans, which were finalized on February 13, 2013. The near-term analysis includes traffic associated with major vacancies in existing developments surrounding the interchange area, as well traffic associated with projects that have received entitlements from the City but are not yet generating traffic. The buildout scenario includes this near-term traffic in addition to traffic associated with undeveloped/underutilized parcels throughout the City of Novato and surrounding County of Marin.

Existing Operation

The interchange-area intersections are currently operating acceptably at LOS C or better during both the AM and PM peak hours, with queues contained within available storage.

Near-Term Operation

Traffic associated with occupation of currently-vacant uses and entitled projects would add approximately 550 AM peak hour and 625 PM peak hour trips to the interchange. The interchange-area intersections are projected to continue operating acceptably at LOS D or better. Vehicle queuing issues would arise, however, on the northbound and eastbound approaches of the Redwood Boulevard/San Marin Drive intersection. Queuing on northbound Redwood Boulevard would extend through the intersection at Rush Creek Place-Escallonia Drive, and queuing on eastbound San Marin Drive would extend through the signal at East Campus Drive.

The adverse queuing projected to occur with near-term operation could be alleviated with the following three improvements.

- Widen eastbound San Marin Drive by approximately five feet in order to create a 100-foot long eastbound right turn lane onto Redwood Boulevard. Existing on-street parking in this area would be eliminated.
- Add right turn overlap signal phasing on the northbound and eastbound approaches.
- Implement coordinated signal timing on Atherton Avenue-San Marin Drive between East Campus Drive and the US 101 North Ramps intersections.

With these improvements, the interchange-area intersections are projected to operate acceptably at LOS C or better, with queues remaining within available storage.

General Plan Buildout

Buildout of the General Plan and occupation of currently-vacant buildings is projected to add approximately 4,100 AM peak hour trips and 4,800 PM peak hour trips to the City's roadway network. Of these, approximately 1,650 AM peak hour trips and 1,400 PM peak hour trips would pass through this interchange.

Several interchange-area intersections would operate at unacceptable levels of service and with adverse queuing conditions under General Plan buildout with no improvements.

Conditions with Capital Improvement Projects

The City has already identified in its CIP the following improvements to the interchange area needed to support buildout of the General Plan.

- Widen intersection approaches and railroad overcrossing at Redwood Boulevard/San Marin Drive (project AGP-5). The southbound approach should be modified to include two left turn lanes and one shared through-right turn lane, and the eastbound approach modified to include one left turn lane, three through lanes, and one right turn lane. Modifications to the westbound approach include provision of two left turn lanes, two through lanes and one right turn lane. Right turn overlap signal phasing should be installed for the northbound and westbound approaches. Widen the railroad overcrossing to accommodate the additional westbound lane.
- Modify northbound off-ramp at U.S. 101 Northbound Ramps/Atherton Avenue (project AGP-10). The northbound off-ramp should be modified to include dual left turn lanes and a shared through-right turn lane.
- Create a free right-turn from eastbound San Marin Drive to the southbound on-ramp at U.S. 101 Southbound/San Marin Drive. The eastbound right turn lane should be modified so that it becomes a free movement onto the southbound on-ramp. This modification may also require widening of the on-ramp itself to create two accepting lanes that then merge to one.
- Modify approaches and signal phasing on Redwood Drive north of San Marin Drive. Redwood Drive should be widened to include two southbound lanes between Wood Hollow Drive and San Marin Drive. The widened southbound approach at San Marin Drive should include dual left turn lanes.

With these CIP improvements, the interchange-area intersections would be expected to operate at LOS D or better, with the exception of Atherton Avenue/Binford Road, which would operate unacceptably at LOS F. There would, however, be adverse queuing impacts, including queues extending onto mainline US 101 at both the northbound and southbound offramps.

It is clear that any mitigation scheme developed for the interchange will likely need to include signalization and coordination of the intersection at Atherton Avenue/Binford Road.

Preliminary Assessment of Additional Buildout Improvements

In addition to the interchange-area improvements already included in the CIP, the following improvements would be necessary to support buildout of the General Plan.

- Redwood Drive/San Marin Drive - reconfigure the northbound approach to include dual left turn lanes, a single through lane, and a right turn lane
- Atherton Avenue/Binford Road – signalize the intersection; widen the westbound approach 100 feet in advance of the intersection to accommodate dual through lanes, and widen the southbound approach to include a 75-foot long right turn pocket
- Implement coordinated signal timing along the San Marin Drive-Atherton Avenue corridor between East Campus Drive and the new signal at Binford Road

With these additional improvements, the study area intersections are projected to operate acceptably during the AM and PM peak hours. Queues would be contained on the two US 101 offramps and not extend onto US 101. Queues on City streets would generally be contained within available storage, though at the four closely-spaced intersections between Redwood Boulevard and Binford Road, queues would occasionally spillback through the adjacent signal. Such impacts would be brief, however, typically clearing the next signal cycle and not causing significant delay.

A screenshot of the SYNCHRO network depicting these improvements is enclosed.

Next Steps

Through the use of traffic simulation, it is clear that the improvements described above would function with traffic associated with General Plan buildout, but would result in a system that is essentially at capacity. It is unlikely that the interchange would be able to support additional increases in traffic. For instance, the added traffic associated with projects such as the North Redwood Plan and the former Commons at Mount Burdell would trigger the need for additional improvements beyond those described above.

Based on the work completed thus far, we believe that the next set of improvements would entail major infrastructure upgrades, potentially including one or more new freeway ramps to the north and/or substantial reconfiguration of the existing interchange. We are currently underway with analysis of a diverging diamond interchange (DDI) solution for the existing ramps, which is showing promise for providing at least some increment of additional capacity in a cost-effective manner (in comparison to other options such as new ramps or grade separation of Redwood Boulevard).

Novato General Plan Build-Out Projections - Cumulative Scenario No. 1

PROJECT NAME	LOCATION/DESCRIPTION	Site#	AP#	ACREAGE	LAND USE	DENSITY	PROJECTED DEV.	TYPE	TAZ	RESIDENTIAL POTENTIAL			COMMERCIAL/INDUSTRIAL POTENTIAL			
										BUILT UNITS	ADDITIONAL UNITS	BUILT SQ. FT.	ADDITIONAL SQ. FT.			
Marin Independent Journal Parcels	Hillside/Native Tree Constraints - Open Space Easement	31	160-450-33, 34, & 35	19.67	CG/LILO	0.4	80,000	OF	175	0	8	8	70,200	6,860	80,000	
Bahia - Privately Owned	Along Bahia Drive - Hillside Constraints	7	143-151-06	6.7	R1	5	8	SF	191	0	11	11	-	-	-	
Bahia - Privately Owned	End of Misty Road - Hillside Constraints	28f	157-180-47 phn	8.69	R1	5	11	SF	191	0	4,000	4,000	4,000	4,1913	4,1913	
City of Novato Mixed Use Parcel at Hamilton	Southwest corner of Hamilton Pkwy & Palm	30-P-A4	157-970-07	0.24	MU	0.4	4,000	CO	176	41,913	41,913	41,913	41,913	41,913	41,913	
Novato Public Finance Authority	Commissionary Triangle at Hamilton Field	30-P-A4	157-970-03	2.83	CF	0.4	41,913	CF	176	68,868	68,868	68,868	68,868	68,868	68,868	
Novato Public Finance Authority	Commissionary Triangle at Hamilton Field	30-P-A4	157-970-04	4.85	CF	0.4	23,104	CF	176	-	-	23,104	23,104	-	-	
Westbay Builders	Owned by United States - 971 C Street	30-P-A5	157-980-06	12.16	CF	0.4	49,000	S	176	49,000	49,000	49,000	49,000	49,000	49,000	
Exchange Triangle at Hamilton Field	Owned by United States - 971 C Street	30-P-A5	157-980-06	combined	CF	0.4	13,500	S	176	13,500	13,500	13,500	13,500	13,500	13,500	
Main Gate Plaza at Exchange Triangle	Owned by United States - 971 C Street	30-P-A5	157-980-06	combined	CF	0.4	18,200	S	176	18,200	18,200	18,200	18,200	18,200	18,200	
Novato SMART Station South	Westbay Builders - Office Condominiums	30-P-A5	157-980-05	2.2	CN	0.4	7,500	S	176	-	-	7,500	7,500	-	-	
Future Transit Center	30-P-A5	157-980-05	4.1	CF	0.4	30,550	OF	176	SMT	30,550	30,550	30,550	30,550	30,550	30,550	
Hamilton Senior & Hamilton Community Room	Theater (Vacant) & Community Room	30-P-A6	157-980-47	4.88	MU	0.5	6,000	CO	176	-	-	-	-	-	-	
Hamilton Hospital Hill	On Hamilton Hospital - Vacant	30-P-A7	157-980-52	3.4	MU	0.4	10,000	CO	176	10,000	10,000	10,000	10,000	10,000	10,000	
Hamilton Bowing Aley - Planning Area B	Hamilton Gymnasium	30-P-A8	155-010	3.2	P	0.4	22,250	CO	176	-	-	22,250	22,250	-	-	
Hamilton Officers Club - Planning Area 9	Officers Club & Visiting Officer's Quarters (Vacant)	30-P-A9	155-010	5.4	CF	0.4	15,000	CO	176	-	-	15,000	15,000	-	-	
Hamilton Landfill 26	Owned by United States Army - Capped Landfill	36-P-A10	157-180-24	2.7	VC	0.4	21,000	CO	176	-	-	21,000	21,000	-	-	
Hamilton Senior Housing Site	Future Senior Rental Housing (287)	28e	157-180-24	1.5	R10	20	25	PK	176	-	-	-	-	-	-	
Hamilton Landing	Hangars Reserve Office (287)	29	157-690-03-10	22.06	LIO	0	470,000	OF	177	413,812	413,812	413,812	413,812	413,812	413,812	
Hamilton Runway	Wetlands Parcel	29 [pt]	157-180-24	700	OS	0	0	OS	177A	3	4	7	7	7	7	
Main County Club Estates Unit 3	West terminus of Fairway Drive	-	160-852-01-07	8.97	R1	5	7	SF	178	0	12	12	12	12	12	
Pacheco Ranch	Significant Slope and Native Tree Constraints	32b	160-020-04	17.22	R1	5	12	SF	178	0	30,000	30,000	30,000	48,582	48,582	48,582
Im Marin	250 Entrada Drive - Existing Hotel	39	160-161-21	4.51	MU	0.4	78,582	HO	181	-	-	-	-	-	-	
Victoria Commons	Multi-Family Residential Potential S. Novato/Redwood Blvd (former Fire Station site)	45	160-591-71	0.6	BPO	0	10,000	OF	184	20	20	20	20	20	20	
Sunset Ridge	Hillside W of Sunset Pkwy	25	150-030-01	32.82	R1	1	4	SF	186A	0	4	4	4	4	4	
Sunset Ridge	Significant Slope and Native Tree Constraints	35	150-030-04	1.19	R1	1	combined	SF	186A	0	0	0	0	0	0	
Indian Valley College	250 Entrada Drive - Existing Hotel	39	150-480-12	2.7	CF	0.2	200,000	S	186B	-	-	-	-	-	-	
The Pavilions at Waterfall Terrace	Terminus of Landing Court	19	153-170-56	3.42	BPO	0.4	31,000	OF	188A	0	2	2	2	2	2	
610 Davidson	610 Davidson Street (Fake Property)	46	153-111-07	1.5	R1	5	2	SF	188A	0	-	-	-	-	-	
827 Delano Avenue (Lang)	Existing SPD, Hillsides/Native Tree Constraints	17a	153-064-15	2.63	MU	0.4	11,456	OF	188A	0	-	-	-	-	-	
Hanna Ranch	Vacant hillside below Hill Top Restaurant - Flynn Parcel	17c	153-121-03	2.83	MU	0.4	12,327	OF	188A	0	-	-	-	-	-	
McPhails Property	eastern terminus of Rowland Boulevard	24a	153-340-06	18.7	BPO	0.4	42,200	OF	189A	116	0	0	116	116	116	
InNOut	southeast corner of S.R. 37	24b	153-220-19	5.06	BPO	0.4	62,000	OF	189A	23,500	0	0	23,500	23,500	23,500	
North Marin Water District Parcel	Vintage Oaks (replaces Burgen King)	18a	153-111-10	4.5	RVL	1	3,750	CO	189A	0	1	1	1	1	1	
Davidson (Walker)	East of Delano - Hillsides Constraints/Trees	18a	153-111-15	1.03	BPO	0.4	4,487	OF	189B	0	1	1	1	4,487	4,487	
Oceanside Subdivision	Hillside Constraints/Trees	18d	153-182-21	2.6	RVL	1	1	SF	189B	0	1	1	1	-	-	
Rudnick Master Plan Area	End of Oceanside Lane	18e	153-182-53, 54, 55, 56, 57	14.05	RVL	1	4	SF	189B	0	4	4	4	-	-	
Cherry Hill Townhomes/Apartments	Rudnick Estates	9	143-100-46	40.06	RVL	1	24	SF	190	0	24	24	24	-	-	
Fiedel	Madrone Lane	43	143-072-31	1.4	R5	10	6	MF	190	0	6	6	6	-	-	
Barwick (formerly Laguna Vista Drive)	formerly 153-053-02	44	153-053-13	1.46	R5	10	4	SF	190	0	4	4	4	-	-	
Downtown	Laguna Vista Drive at Lindsay - Hillside/Tree Constraints	8	143-331-45	26	RVL	1	7	SF	191B	0	7	7	7	-	-	
999 Grant Avenue	Novato Theater 820 Grant	41a	153-046-06	14.68	CD	1	300 seats	CO	192A	0	4	4	4	-	-	
City Hall	20' ksf even split office/retail	-	-	-	-	-	10,000	CO	192A	-	-	-	-	-	-	
Pies/Pasta Restaurant Space	Machi/Cain (current parking lot)	19	153-170-56	3.42	BPO	0.4	18,877	OF	192A	8,268	0	8,268	8,268	8,268	8,268	
Area N of Olive Ave	7320 Redwood	10b	143-011-05	5.92	GC	0.4	103,150	CO	192B	-	-	-	-	103,150	103,150	
Area N of Olive Ave	Redwood Mobile Home Park - Village at Novato Phase II	10c	143-011-06	3.07	CI	0.4	53,492	IP	192B	-	-	-	-	53,492	53,492	
Shamrock	Dairyman's Milling/Feed Store	10d	143-061-01	0.9	CI	0.4	15,682	IP	192B	1,000	1,000	1,000	1,000	14,982	14,982	
Area N of Olive Ave	Recycling Yard - Warehouse	10d	143-061-02	combined	CI	0.4	7,667	IP	192B	-	-	-	-	-	-	
Area N of Olive Ave	Novato Lumber and Fence/Marin Karts	143-061-11	0.42	CI	0.4	7,318	IP	192B	-	-	-	-	-	-	-	
Area N of Olive Ave	Shamrock	143-061-10	0.48	CI	0.4	8,364	IP	192B	-	-	-	-	-	-	-	
Area N of Olive Ave	Mission Lodge	143-061-08	0.72	CI	0.4	12,545	CO	192C	-	-	-	-	-	-	-	
Fourth St Single Family Homes	Mission Lodge - Front Street	41c	141-305-06 & 07	0.93	GC	0.4	16,204	CO	192C	10	10	10	10	10	10	
Ahertron Ranch Commercial	Master Plan Approved Office/Retail (this line Office)	11	125-600-51/52	3.6	MU	0.4	70,550	OF	193B	0	-	-	-	-	-	
Hillside W of 7th St	(this line Retail)	12c	141-120-03	4.22	RVL	1	2	SF	193B	1	1	1	1	35,275	35,275	
Seventh Street - Hillside/Tree Constraints	12d	141-120-31	4.85	RVL	1	2	SF	193A	1	2	2	2	-	-		
Hillside W of 7th St	Ten Eyck & Keegan - Seventh Street Oaks	12e	141-130-76	7.48	RVL	1	2	SF	193A	0	2	2	2	-	-	

Novato General Plan Build-Out Projections - Cumulative Scenario No. 1

PROJECT NAME	LOCATION/DESCRIPTION	Site#	AP#	ACREAGE	LAND USE	DENSITY	PROJECTED DEV.	TYPE	TAZ	RESIDENTIAL POTENTIAL		COMMERCIAL/INDUSTRIAL POTENTIAL		DA or VTM
										BUILT UNITS	ADDITIONAL	BUILT SQ.FT.	ADDITIONAL	
Canyon Green (former Novato Hospital site)	Single Family Residential - Hillside Constraint	37	140-341-14	7.37	R1	5	25	SF	194	0	25	25	1	-
Old Water Tank Site - Privately Owned	Hillside Constraints (landlocked parcel)	14a	140-481-01	0.8	R1	5	1	SF	194	0	1	1	7	-
Hillside S of Center Rd	501 and 509 Canyon Road - Hillside Waterway & Trees	15a	148-980-17 & 18	28.49	RVL	1	7	SF	194	4	3	7	10	-
Eben Housing	652 McCay Road - Hillside Waterway Constraints	15b	148-980-08	19.59	R1	5	10	SF	194	1	9	9	61	-
Diablo Affordable Housing Site	formerly Terraces Assisted Living	16b	140-131-22	2.47	R10	20	combined	MF	194	0	combined	combined	combined	-
Diablo Affordable Housing Site	formerly Terraces Assisted Living	16b	140-131-23	combined	R10	20	combined	MF	194	0	0	0	6	-
Sutro Ave/Novato Blvd	2349 Novato Boulevard - Waterway & Tree Constraints	3a	132-031-04	4.59	R1	5	195	SF	195	1	5	5	6	-
Sutro Ave/Novato Blvd	2300 Block of Novato Boulevard - Waterway & Trees	3b	132-031-08	3.71	R1	5	9	SF	195	1	8	9	9	-
N. Novato Blvd/Suto Ave	2311 Novato Boulevard - Waterway & Tree Constraints	3b	132-031-07	1.29	R1	5	2	SF	195	1	1	1	2	-
N. Novato Blvd/Suto Ave	2373 Novato Boulevard - Waterway & Tree Constraints	3c	132-031-10	1.87	R1	5	5	SF	195	1	4	5	5	-
N. Novato Blvd/Suto Ave	870 Sutro Avenue - Waterway & Tree Constraints	3d	132-031-11	2.87	R1	5	4	SF	195	1	3	4	4	-
N. Novato Blvd/Suto Ave	870 Sutro Avenue - Waterway & Tree Constraints	3e	132-031-12	2.00	R1	5	5	SF	195	1	4	5	5	-
NUSD Junior High School Site (Undeveloped)	San Marin Dr/San Andreas Dr	4a	124-010-08	21.58	R4	7	100	SF	196	0	100	100	100	-
200 San Marin	Medical Offices	4b	124-028-18	0.41	GC	0.4	7144	CO	196	-	7,144	7,144	park ac	-
City Parcel	Future Neighborhood park	4c	124-010-09	4.43	PL	-	PK	196	-	180,000	175,000	355,000	-	-
Buck Institute	Per Master Plan	40	125-180-61	81.18	REI	0.2	355,000	OF	197B	-	-	-	-	-
Buck Institute	new Apn 125-18 and 125-58	40	125-180-67	85.28	REI	0.2	130	MF	197B	130	130	24,000	24,000	-
Buck Institute	Per Master Plan	40	125-180-67	85.28	REI	0.2	130	MF	197B	130	130	272,783	272,783	-
Mann Business Center	Oakview Office - formerly Accountmaste	6b	125-202-12	10.6	BPO	0.4	24,000	OF	197B	-	-	75,000	75,000	-
San Marin Business Park	Landslide, Hillside, and Tree Constraints	6c	125-202-18 (plan)	39.92	BPO	0.4	272,783	OF	197B	-	-	39,204	39,204	-
San Marin Business Park (hotel)	San Marin Business Park - 7701 Redwood Boulevard	6d	125-202-18 (plan)	4.5	BPO	0.4	75,000	HO	197B	-	-	172,490	27,510	200,000
SMART	North Redwood at Rush Landing	6f	125-180-45	93.36	LIO	0.4	200,000	SMT	197B	-	-	-	-	40,000
Birkenstock	8171 Redwood Blvd.	6g	125-180-49	13.56	LIO	0.4	40,000	OF	197B	-	-	-	-	40,000
COUNTY DEVELOPMENT														
St. Vincent's/Silvera	Marin Countywide Plan: Max 221 Res. Units	34	1200	PDA/G Enviro	221	SF	174	221	221	-	-	-	-	-
Ronshimer Parcel (formerly Leveroni)	County Outside of Novato SOI (per LAFCO)	22	157-171-14	134.17	AGC3	1 unit/2.9 acres	15	179	0	3	3	-	-	-
Bel Marin Keys Unit 5	Coastal Conservancy - Wetland Restoration	28	157-172-38	1600	AGC3	1 unit/2.9 acres	-	180	-	-	-	-	-	-
Gross Field - Industrial Lands	County of Marin Projections/Land Use	33a	280	IND	0.35	1,176,822	IN	191A	267	1,048	269,189,00	917,633	1,176,822	-
Gross Field/Anderson Ave/Greenpoint	County of Marin Projections/Land Use	33a	280	SF2	1 unit/1.5 acres	1,048	191C	781	197,320	CO	183	43,891	197,320	-
Blackpoint - Neighborhood Commercial	County of Marin Projections/Land Use	33a	280	NC	197,320	419	SF	183	277	142	419	-	-	-
Blackpoint - Residential Lands	Area 9 in LAFCO Boundary Study Report	33a	280	SF3AGC2	0 unit/2.9 acres	71	SF	184	378	72	450	-	-	-
Indian Valley	Area 8 in LAFCO Boundary Study Report	33a	280	9	SF	195	0	43	43	-	-	-	-	-

1 Projected development based on recent project proposals, approved project or discussions with owners.

2 Projected development based on maximum General Plan densities (no known constraints and existing streets)

3 Projected development based on 50-75% of the gross area to account for constraints (slopes, native trees, wetlands, waterways)

4 Projected development per Marin Countywide Plan - 2007

5 Publicly Owned - Open Space/Conservation Land

6 Non-Profit Owned - Open Space/Conservation Land

Type Key

SF - Detached Single Family

AT - Attached Single Family (Townhome or Condominium)

CO - Commercial (Retail/Personal Services)

IN - Industrial

HO - Hotel

OF - Office

PK - Parkland

OS - Open Space

S - School

CF - Community Facility

RD - Research and Development (Buck Center)

IP - Industrial Park

SUMMARY OF CUMULATIVE ADDED DEVELOPMENT		
Type	City of Novato	County of Marin
CO	595	44
HO	376	retail
IP	91	0
MF	242	industrial park
OF	932	multifamily residential
PK	36	office
S	375	park
SF	266	educational
WH	748	single family residential
SMT	918	warehouse (gross field industrial)
	0	two Novato SMART stations

Entitled Projects (not yet generating traffic as of October 2012)

PROJECT NAME	LOCATION/DESCRIPTION	Site#	AP#	ACREAGE	GP LAND USE	DENSITY	PROJECTED DEV.	NOTES	TYPE	TAZ	COMMERCIAL/INDUSTRIAL		
											BUILT SQ. FT.	COMMERCIAL/INDUSTRIAL ADDITIONAL	POTENTIAL
Main Gate Plaza at Exchange Triangle	Westbay Builders - Office Condominiums	30-PAS	157-980-005	2.2	CN	0.4	30,550		OF	176	-	30,550	30,550
SMART Station South	Future Transit Center	30-PAS	157-980-005	4.1	CF				SMT	176	-	-	-
Victoria Commons	S. Novato/Redwood Blvd (former Fire Station site)	15	160-591-71	0.6	BPO		10,000		OF	184	-	10,000	10,000
Eden Housing of Diablo	Formerly Terraces Assisted Living	16b	140-131-22	2.47	R10	20			MF	194	0	-	-
Canyon Green (former Novato Hospital site)	Single Family Residential - Hillsides Constraint	37	140-341-14	7.37	R1	5	25		SF	194	0	0	0
Sunset Ridge	Hillside W of Sunset Pkwy	25	150-030-01	32.82	R1	1			SF	186A	4	-	-
The Pavilions at Waterfall Terrace	Terminus of Landing Court	19	153-170-56	3.42	BPO	0.4	31,000		OF	188A	-	30,525	30,525
Hanna Ranch	Terminus of Rowland Boulevard least terminus of Rowland Boulevard	24a	153-340-06	18.7	BPO	0.4	42,200		OF	189A	-	42,200	42,200
									HO	189A	116	116	116
									CO	189A	-	23,500	23,500
McPhail's Property	southeast corner of S.R. 37	24b	153-220-19	5.06	BPO	0.4			OF	188A	-	62,000	62,000
In-N-Out	Vintage Oaks (replaces Burger King)	18e	153-182-53, 54, 55, 56, 57	14.05	RVL	1	3,750		CO	189A	100	3,750	3,750
Oleander Subdivision	End of Oleander Lane					4			SF	188B	0	-	-
999 Grant Avenue	20' lot even split office/retail						10,000		OF	192A	-	10,000	10,000
Novato Theater	820 Grant	41a	153-046-06	3.42	CD		10,000		CO	192A	-	10,000	10,000
City Hall	Machin/Cain (current parking lot)	19	153-170-56		BPO	0.4	300 seats		CO	192A	-	-	-
Peets/Restaurant Space	7320 Redwood						18,877		OF	192A	-	18,877	18,877
Fourth St Single Family Homes	1112 Earth Street						62,000		CO	192A	10	3,400	4,868
Atherton Ranch Commercial	Master Plan Approved Office/Retail (this line Office) (this line Retail)	11	125-600-51/52	3.6	MU	0.4	8,268		SF	193A	0	-	8,268
Main Business Center	Oakview Office - formerly Accountmate	6b	125-202-12	10.6	BPO	0.4	10,000		OF	193B	10	10	10
SMART Station North	North Redwood at Rush Landing						24,000		CO	197B		35,275	35,275
									OF	197B		24,000	24,000
									SMT	197B		-	-

Vacant or Underutilized Parcels

PROJECT NAME									TYPE	TAZ	COMMERCIAL/INDUSTRIAL		
											BUILT SQ. FT.	COMMERCIAL/INDUSTRIAL ADDITIONAL	POTENTIAL
505 San Marin Drive									OF	197A	2,300	36,000	36,000
Birkenstock (office)									OF	197B	135,000	135,000	135,000
Birkenstock (warehouse)									WH	197B	25,060	25,060	25,060
100 Wood Hollow Drive									OF	197B	277,000	277,000	277,000
Fremian's Fund									FF	197B	7,400	7,400	7,400
7655/7655 Redwood Boulevard									OF	197B	2,300	2,300	2,300
7589 Redwood Boulevard									OF	193B	-	-	-

Configuration needed to support buildout of current General Plan

