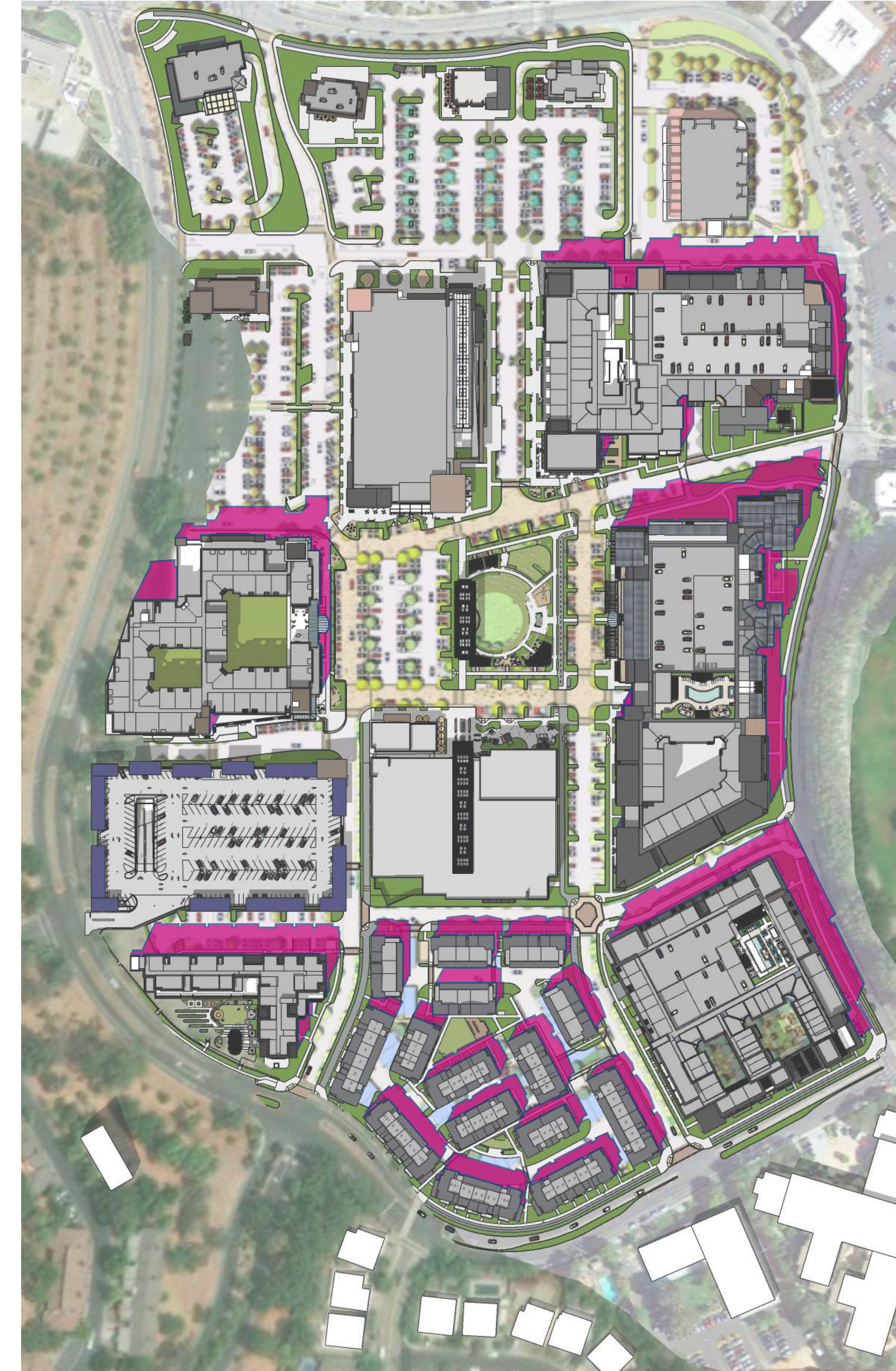


SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 9AM



SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 12PM



SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 3PM

SHADOW OF PROPOSED BUILDINGS
 SHADOW STUDIES -SITE

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

JULY 13TH, 2023

MerloneGeier
Partners

CSW | ST 2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI



SUMMER SOLSTICE ON JUNE 21ST - 9AM



SUMMER SOLSTICE ON JUNE 21ST - 12PM



SUMMER SOLSTICE ON JUNE 21ST - 3PM

SHADOW OF PROPOSED BUILDINGS
 SHADOW STUDIES -SITE

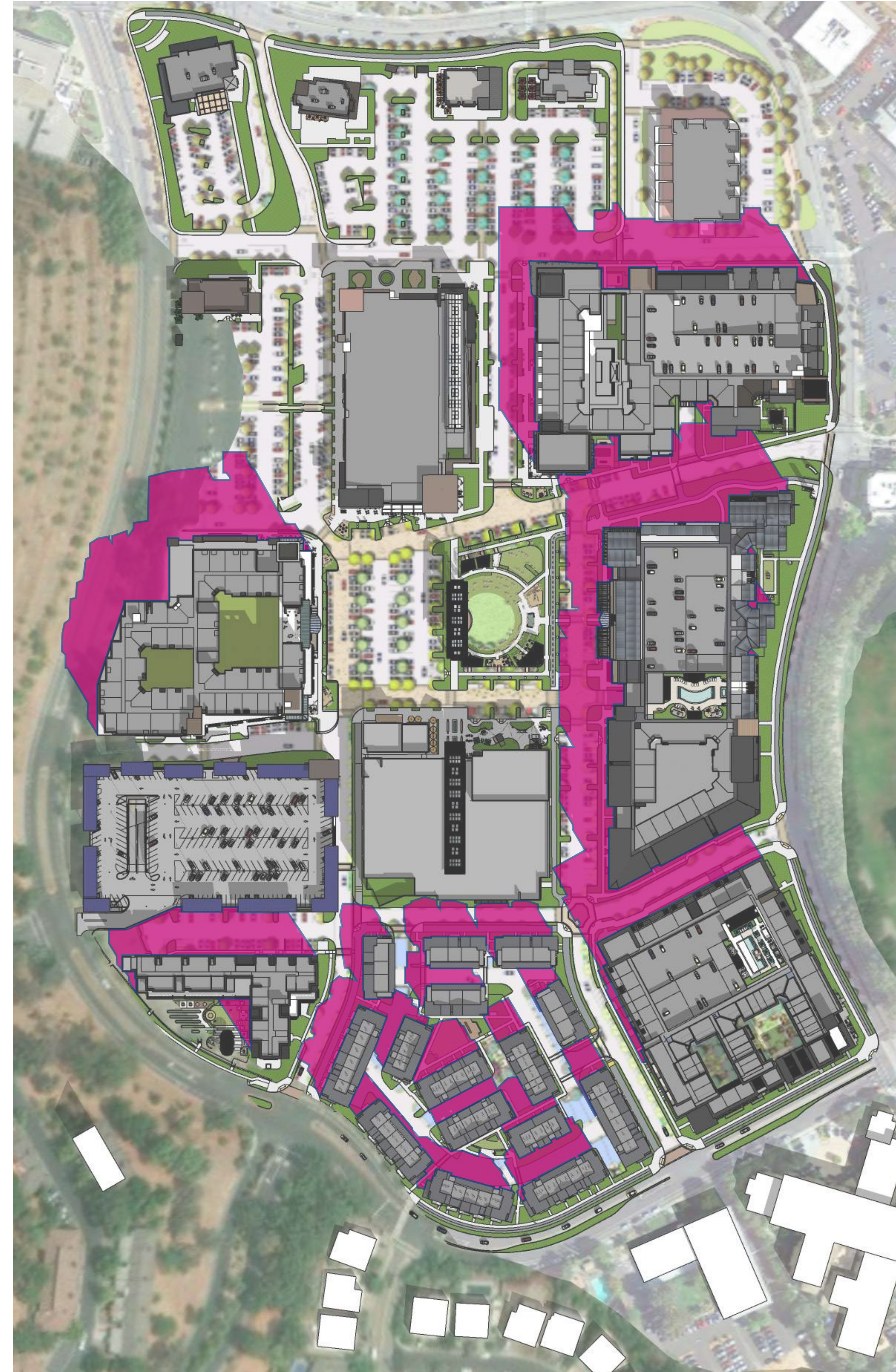
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN JULY 13TH, 2023

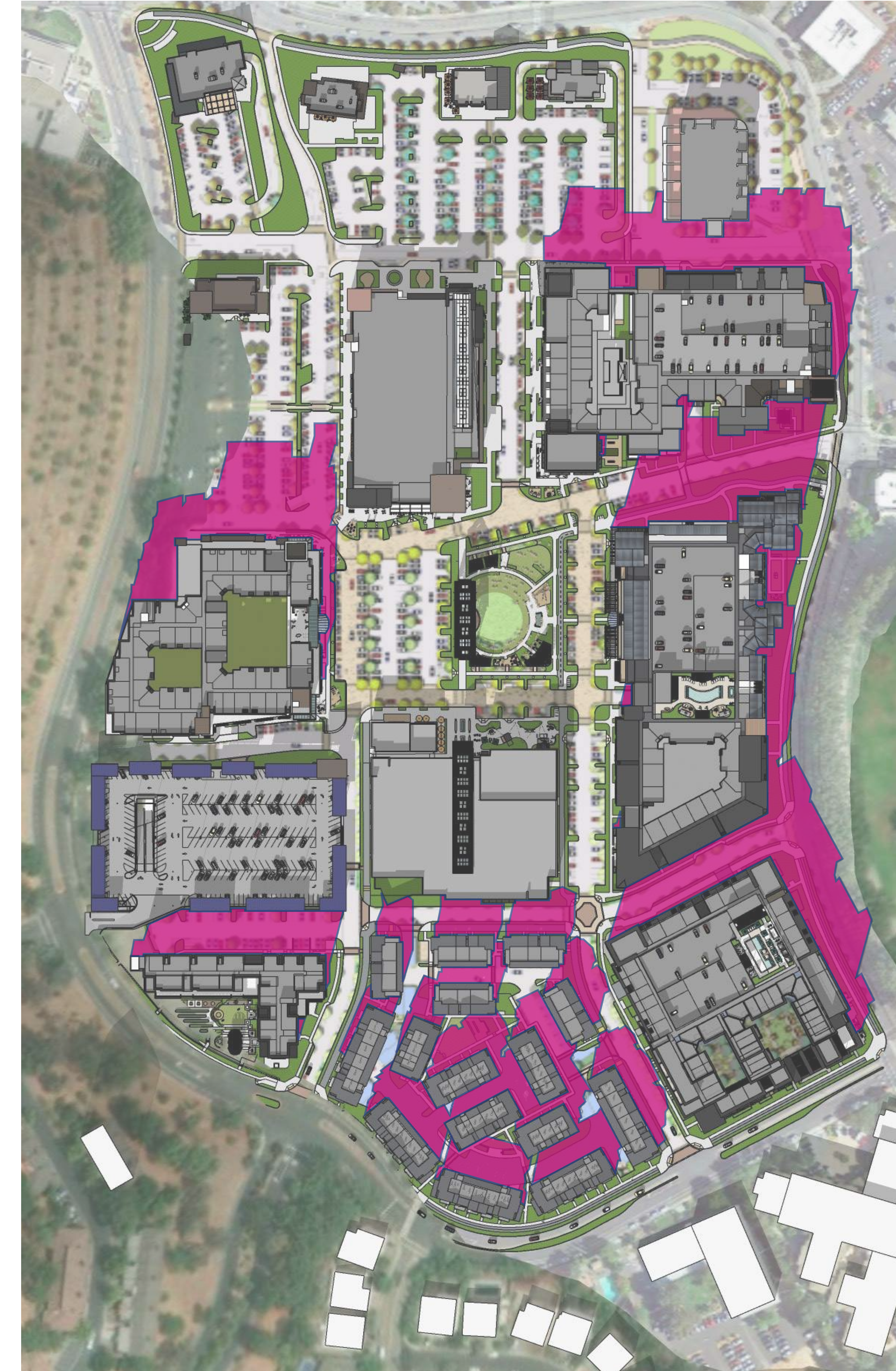




WINTER SOLSTICE ON DEC 21ST - 9AM*



WINTER SOLSTICE ON DEC 21ST - 12PM



WINTER SOLSTICE ON DEC 21ST - 3PM

SHADOW OF PROPOSED BUILDINGS
 SHADOW STUDIES -SITE

*UNABLE TO DEFINE SHADOW OF PROPOSED BUILDINGS AT THIS TIME

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

JULY 13TH, 2023

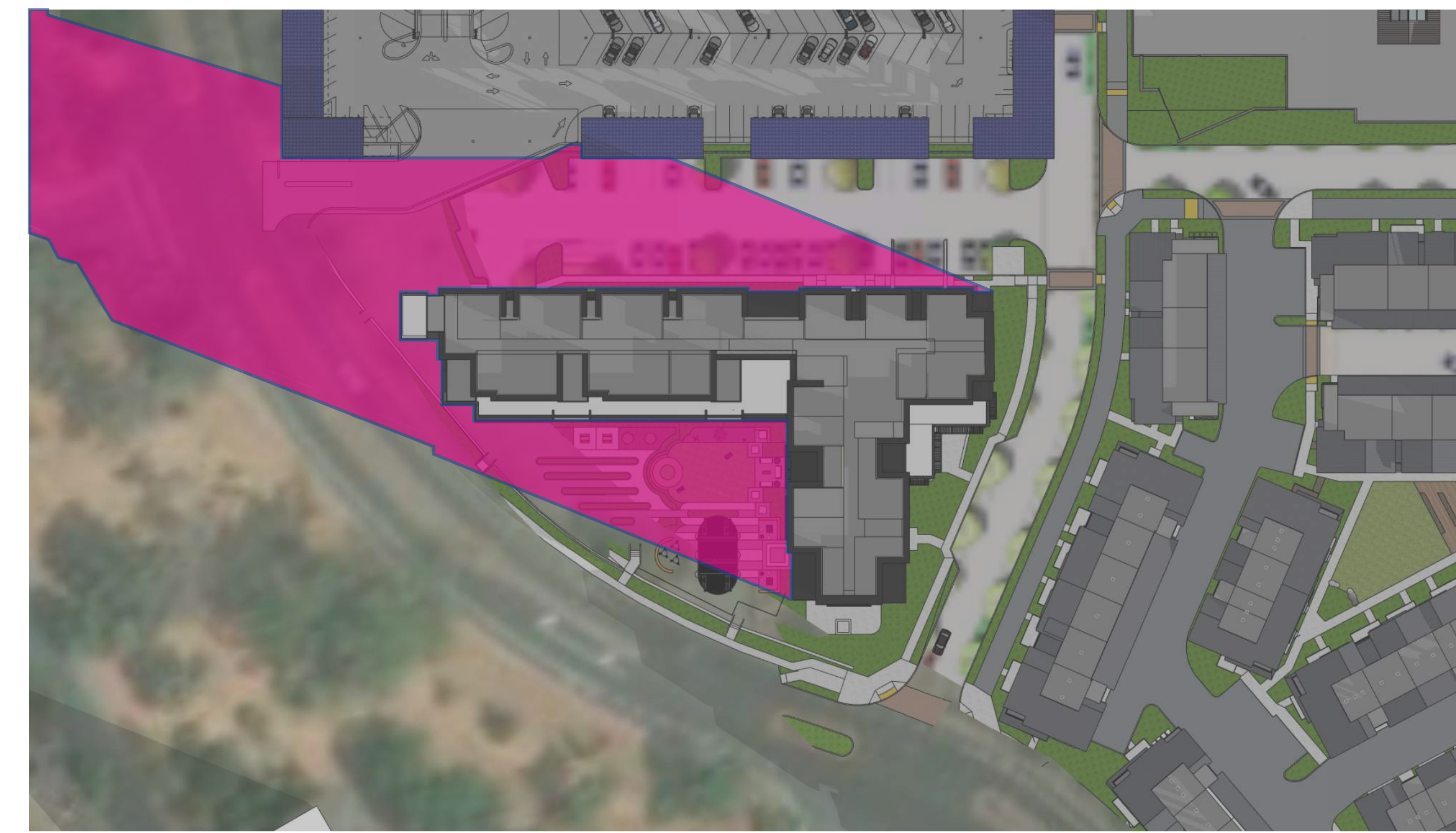




SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 9AM



SUMMER SOLSTICE ON JUNE 21ST - 9AM



WINTER SOLSTICE ON DEC 21ST - 9AM



SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 12PM



SUMMER SOLSTICE ON JUNE 21ST - 12PM



WINTER SOLSTICE ON DEC 21ST - 12PM



SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 3PM



SUMMER SOLSTICE ON JUNE 21ST - 3PM



WINTER SOLSTICE ON DEC 21ST - 3PM

SHADOW OF PROPOSED BUILDINGS

SHADOW STUDIES -RESIDENTIAL 1

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

JULY 13TH, 2023





SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 9AM



SUMMER SOLSTICE ON JUNE 21ST - 9AM



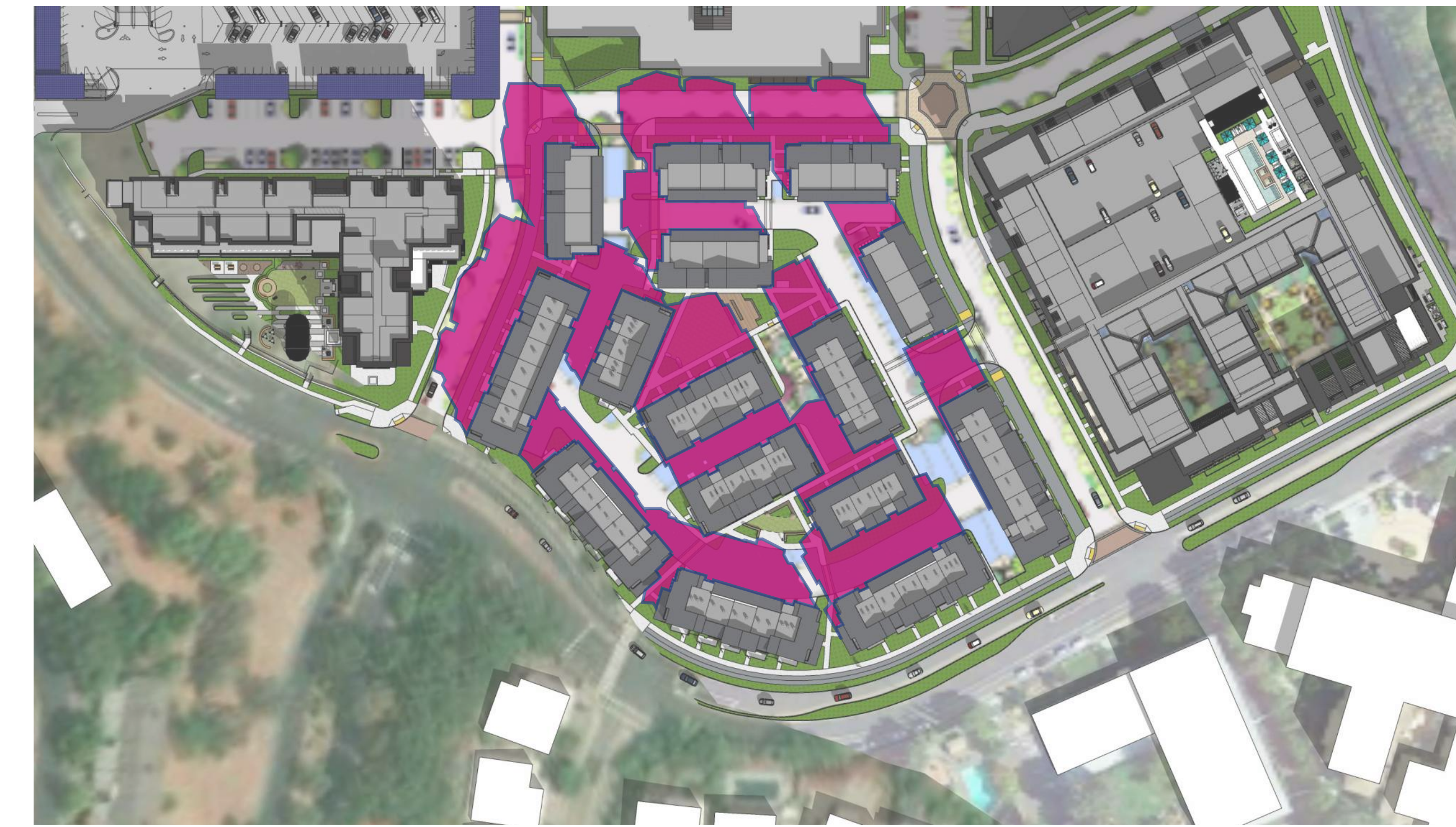
WINTER SOLSTICE ON DEC 21ST - 9AM*



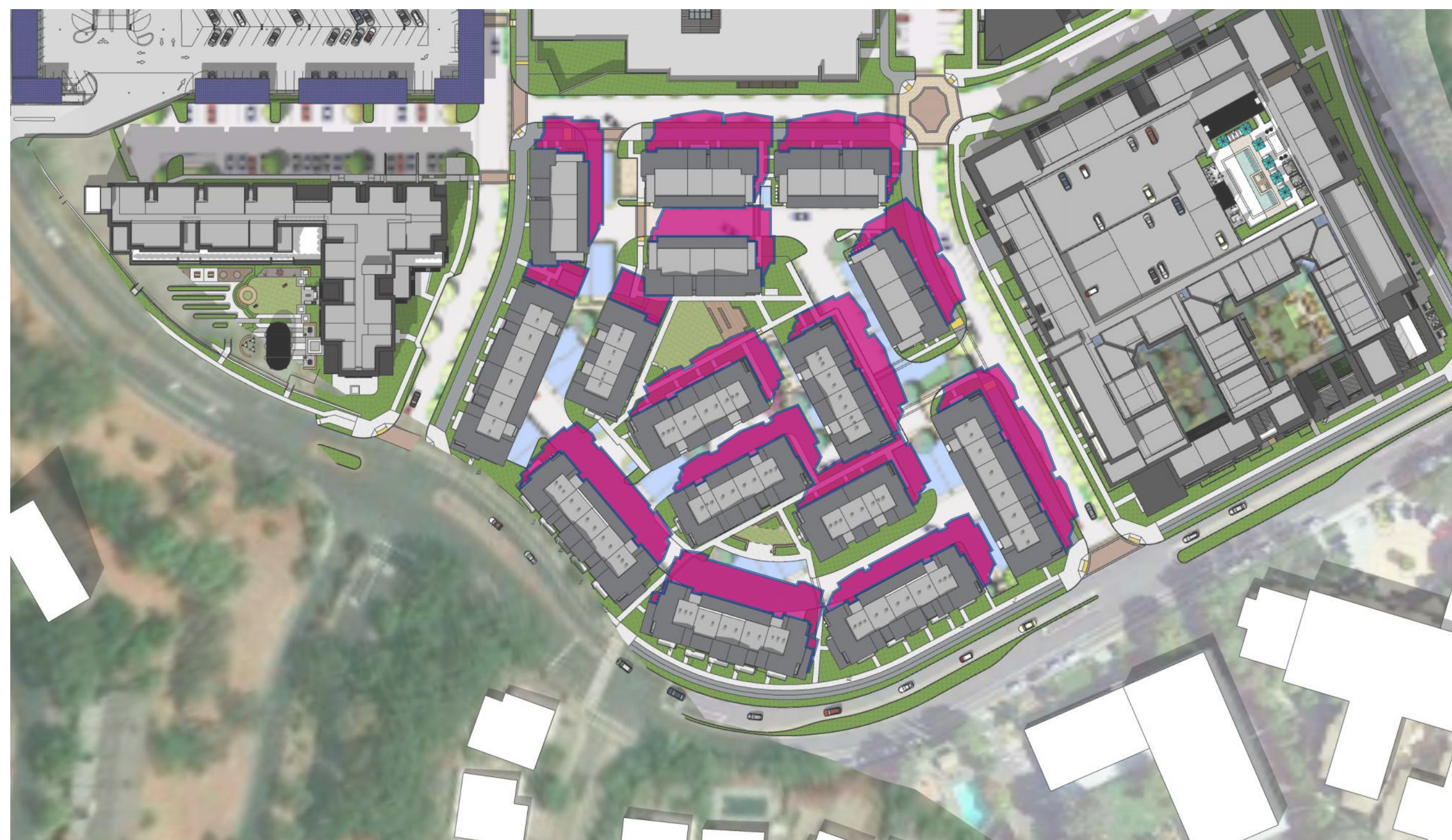
SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 12PM



SUMMER SOLSTICE ON JUNE 21ST - 12PM



WINTER SOLSTICE ON DEC 21ST - 12PM



SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 3PM



SUMMER SOLSTICE ON JUNE 21ST - 3PM



WINTER SOLSTICE ON DEC 21ST - 3PM

SHADOW OF PROPOSED BUILDINGS

SHADOW STUDIES -RESIDENTIAL 2

*UNABLE TO DEFINE SHADOW OF PROPOSED BUILDINGS AT THIS TIME

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

JULY 13TH, 2023

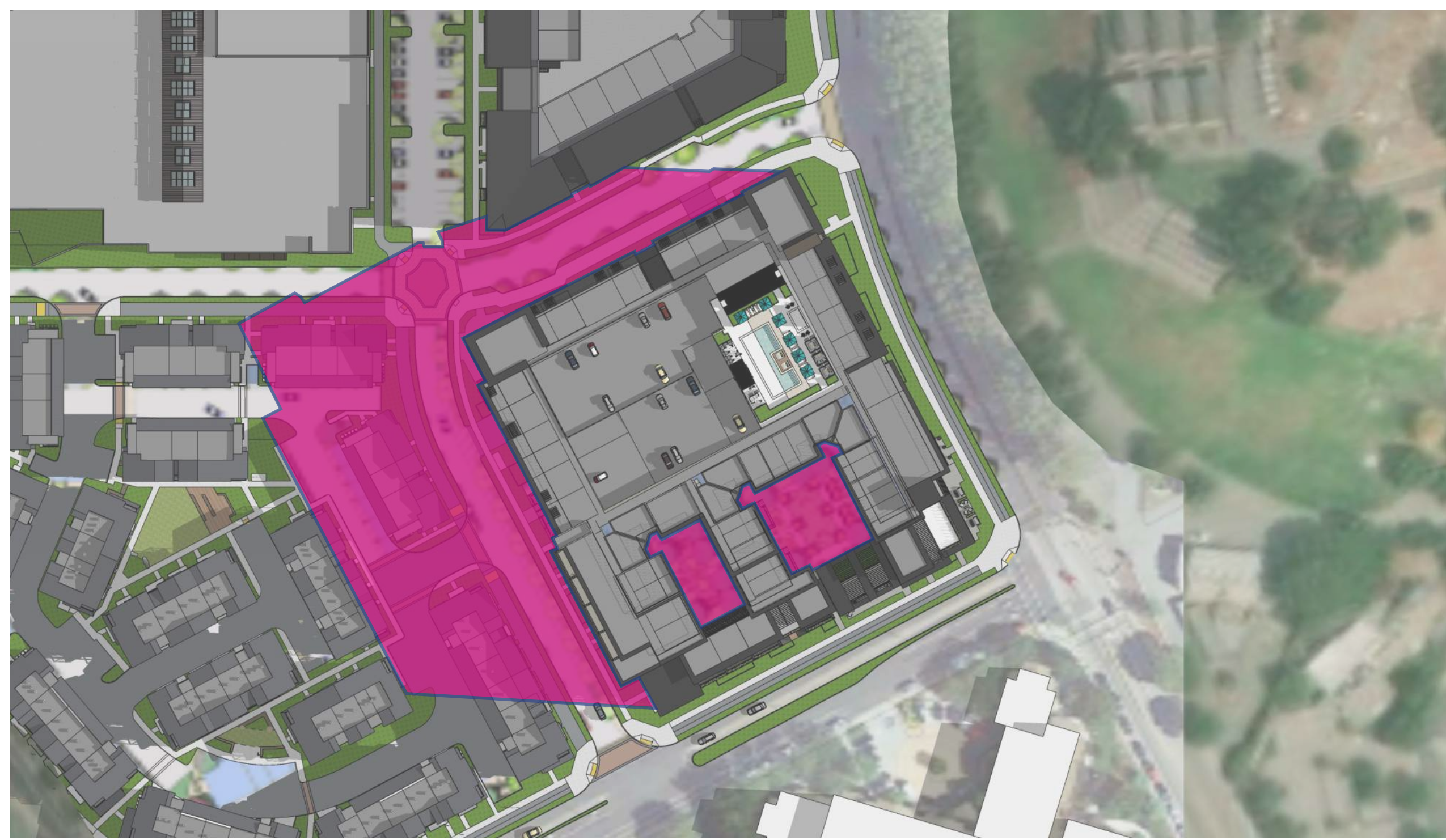
MerloneGeier Partners

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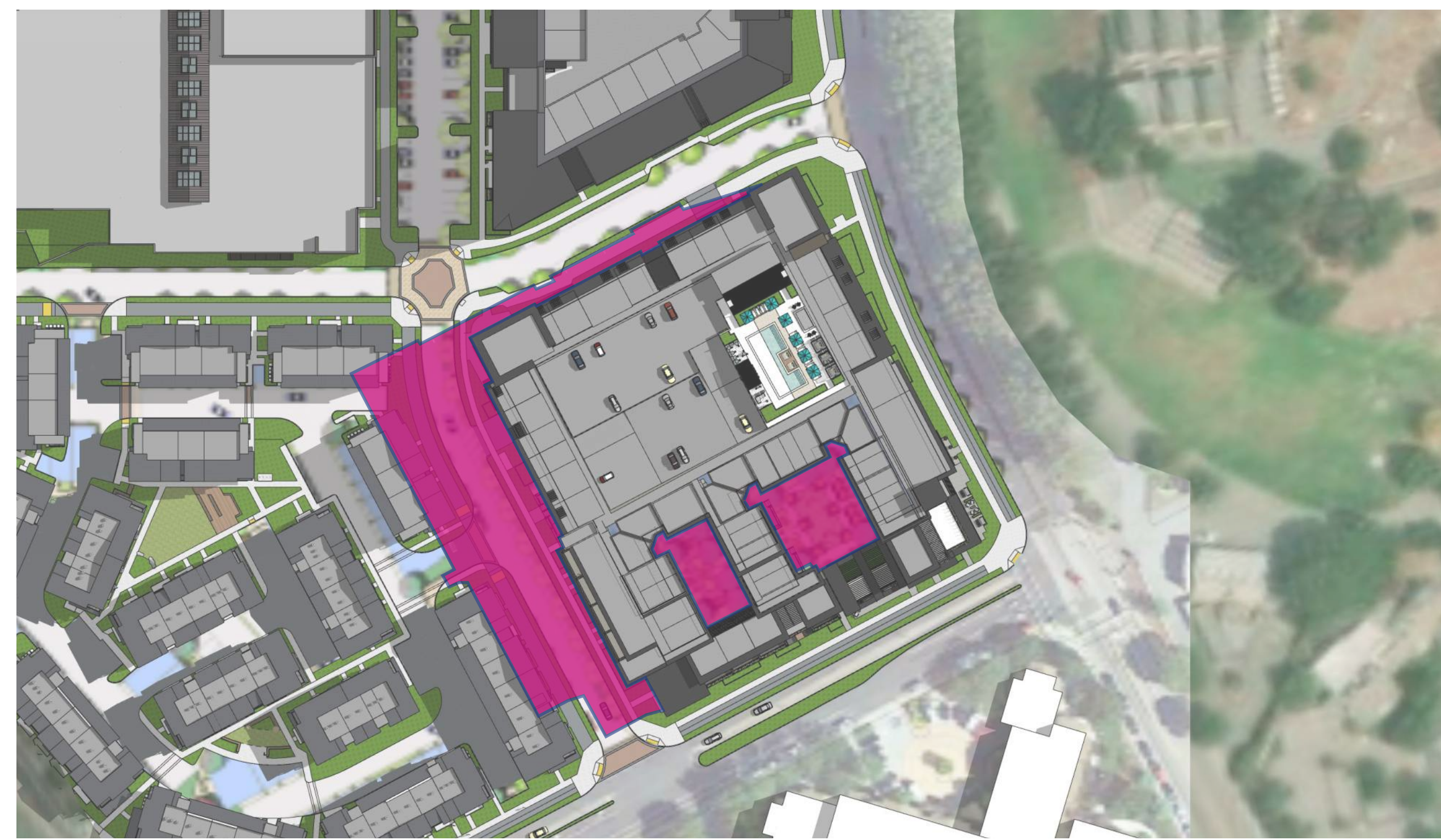
URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI



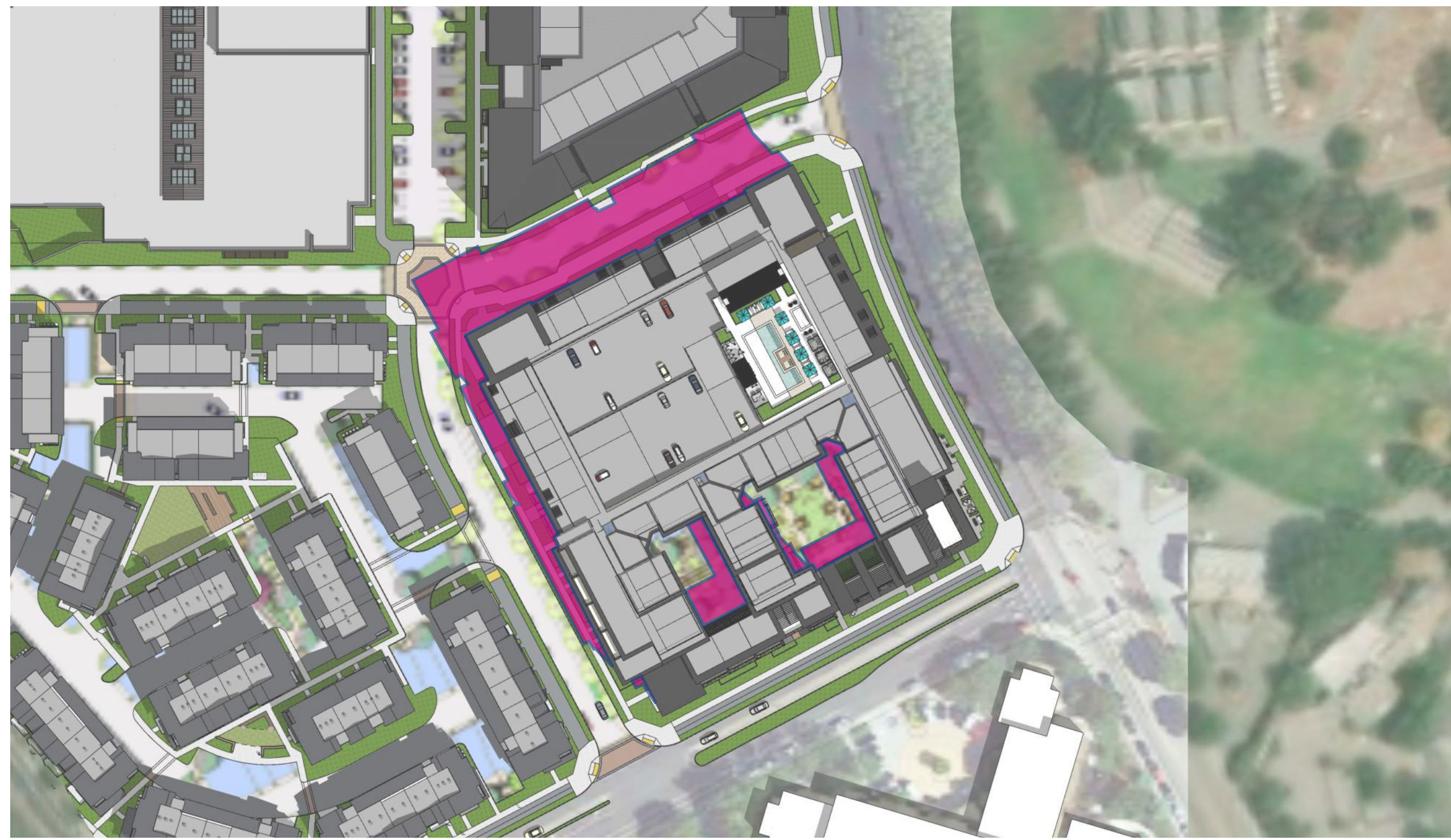
SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 9AM



SUMMER SOLSTICE ON JUNE 21ST - 9AM



WINTER SOLSTICE ON DEC 21ST - 9AM*



SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 12PM



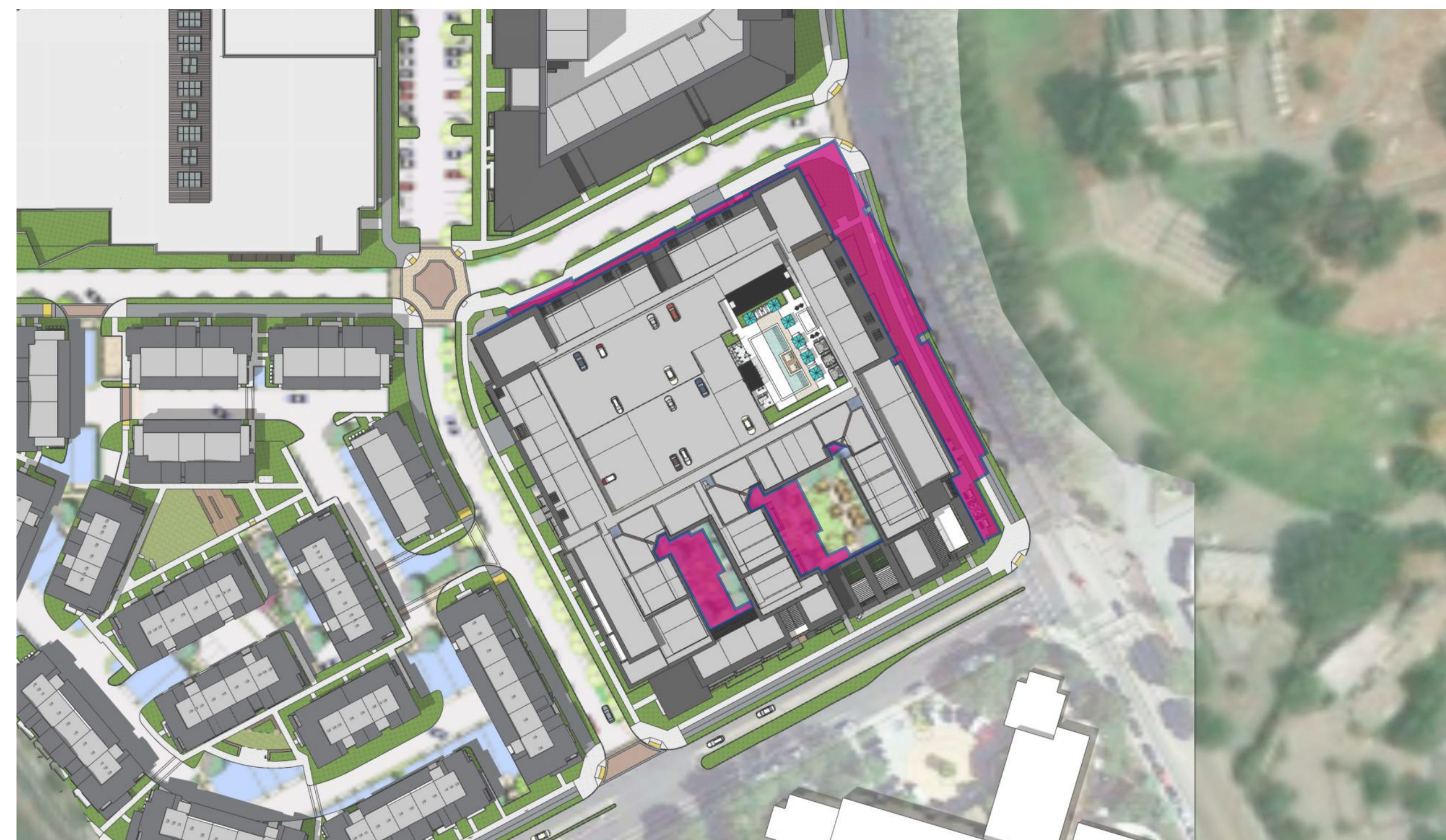
SUMMER SOLSTICE ON JUNE 21ST - 12PM



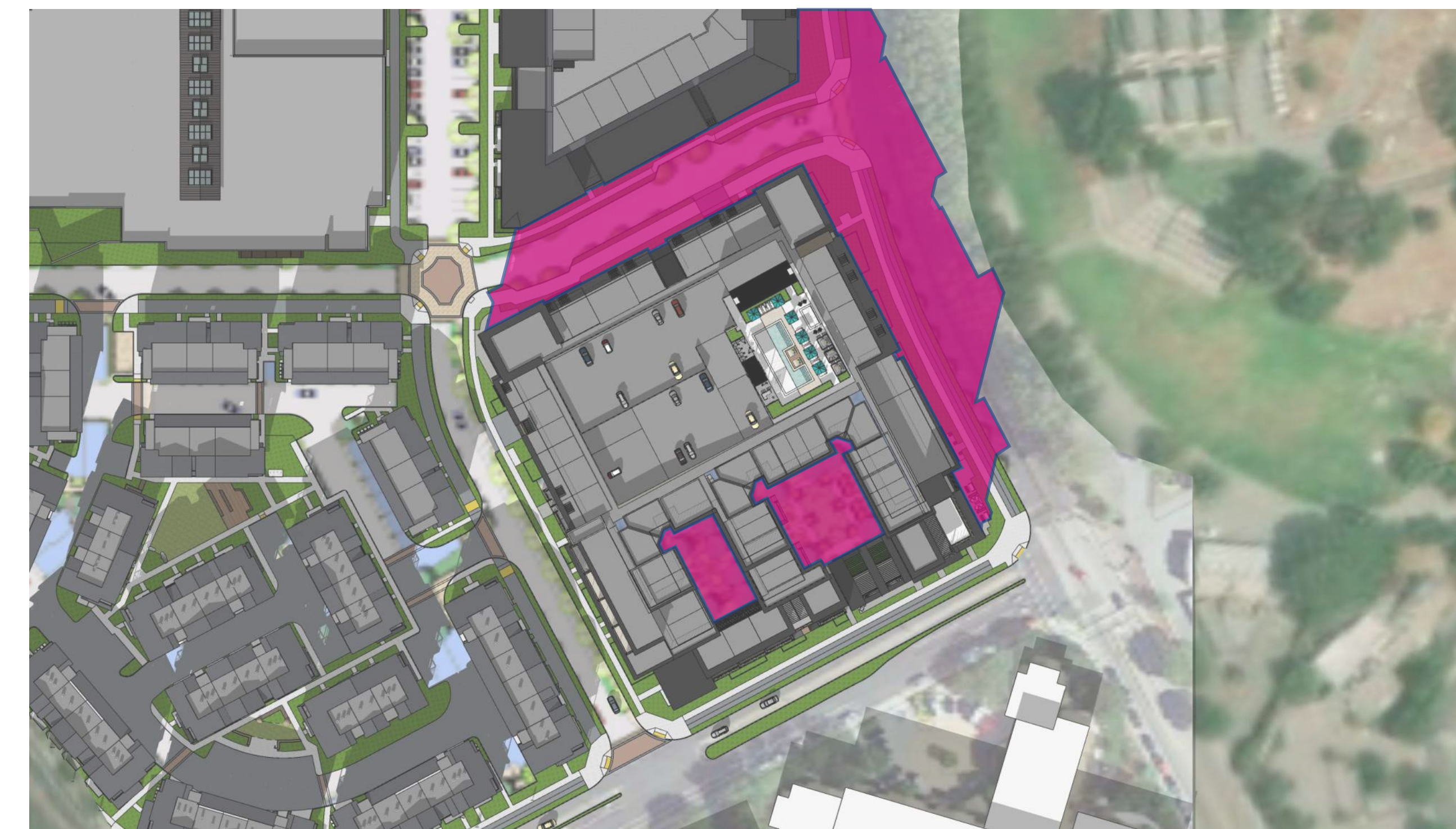
WINTER SOLSTICE ON DEC 21ST - 12PM



SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 3PM



SUMMER SOLSTICE ON JUNE 21ST - 3PM



WINTER SOLSTICE ON DEC 21ST - 3PM

SHADOW OF PROPOSED BUILDINGS

SHADOW STUDIES -RESIDENTIAL 3

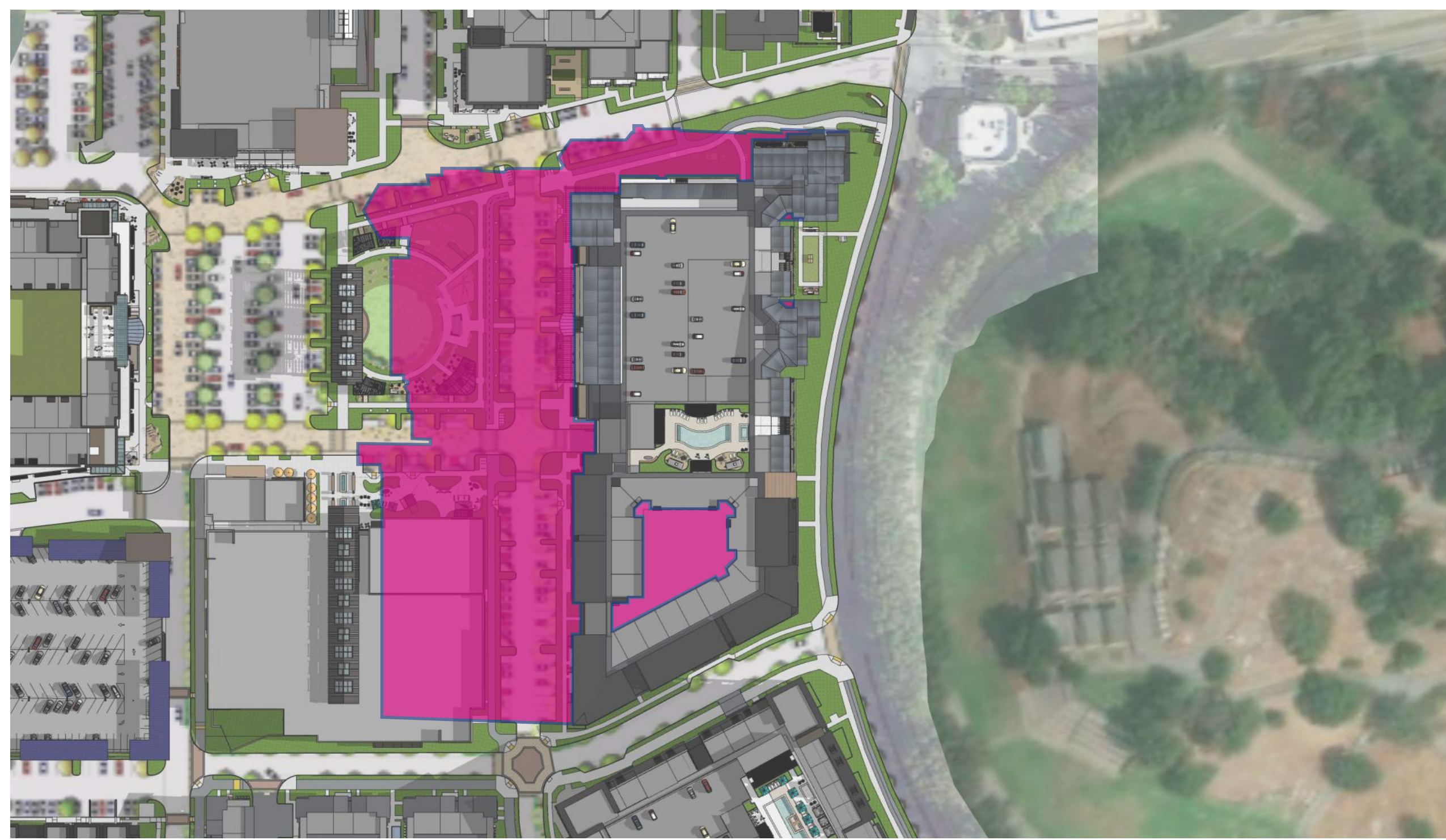
*UNABLE TO DEFINE SHADOW OF PROPOSED BUILDINGS AT THIS TIME

NORTHGATE TOWN SQUARE

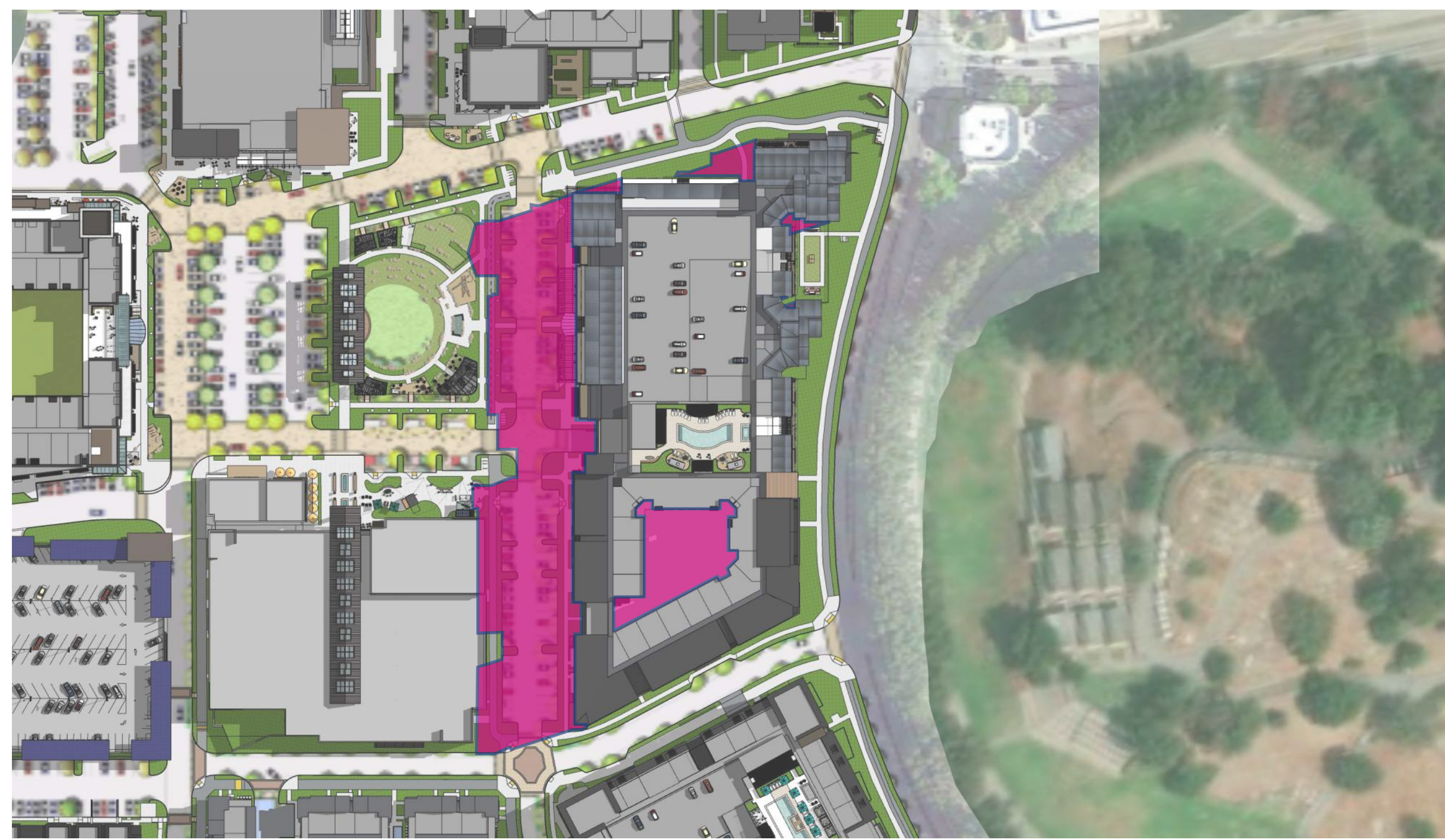
REDEVELOPMENT PLAN

JULY 13TH, 2023

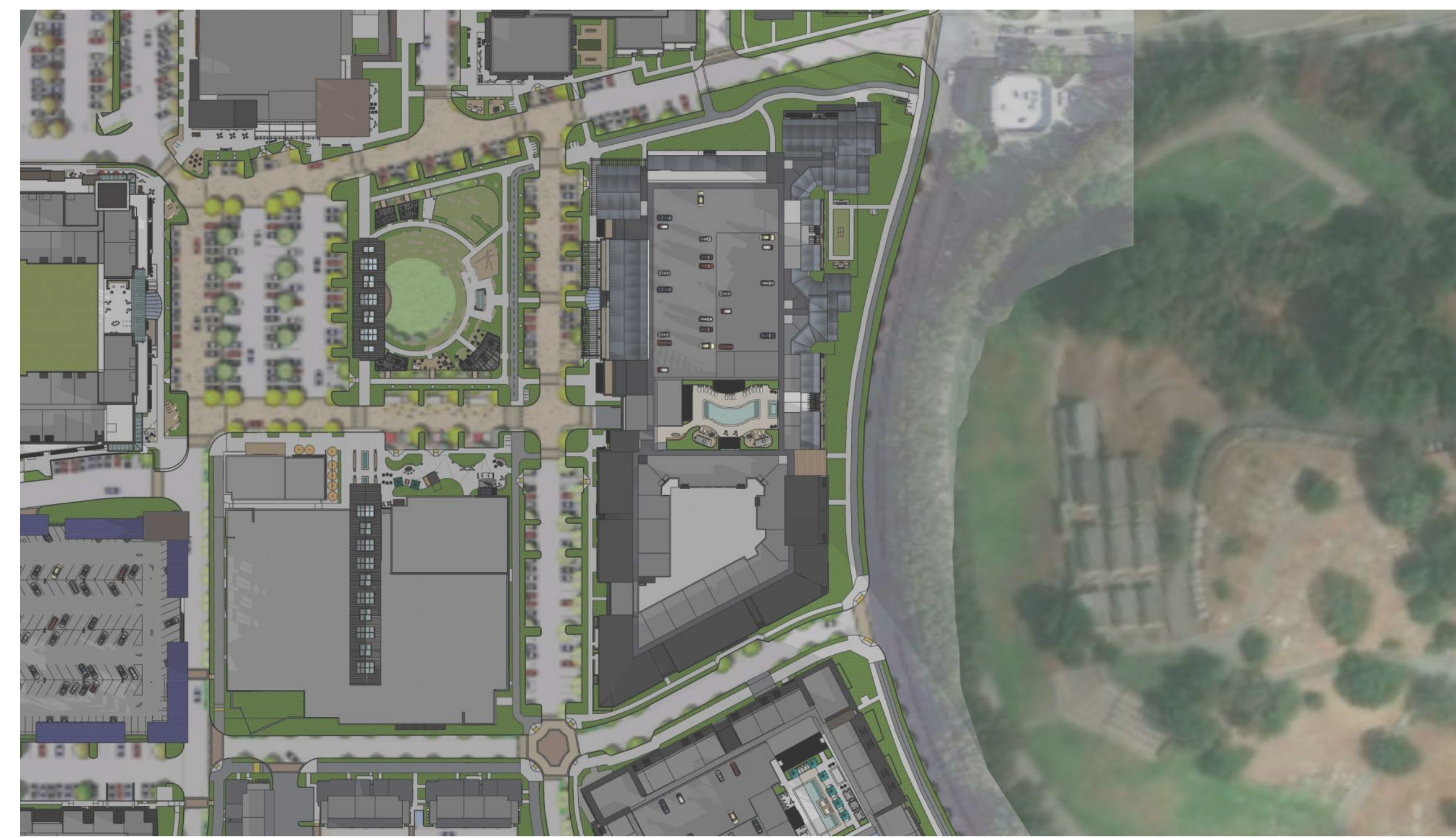




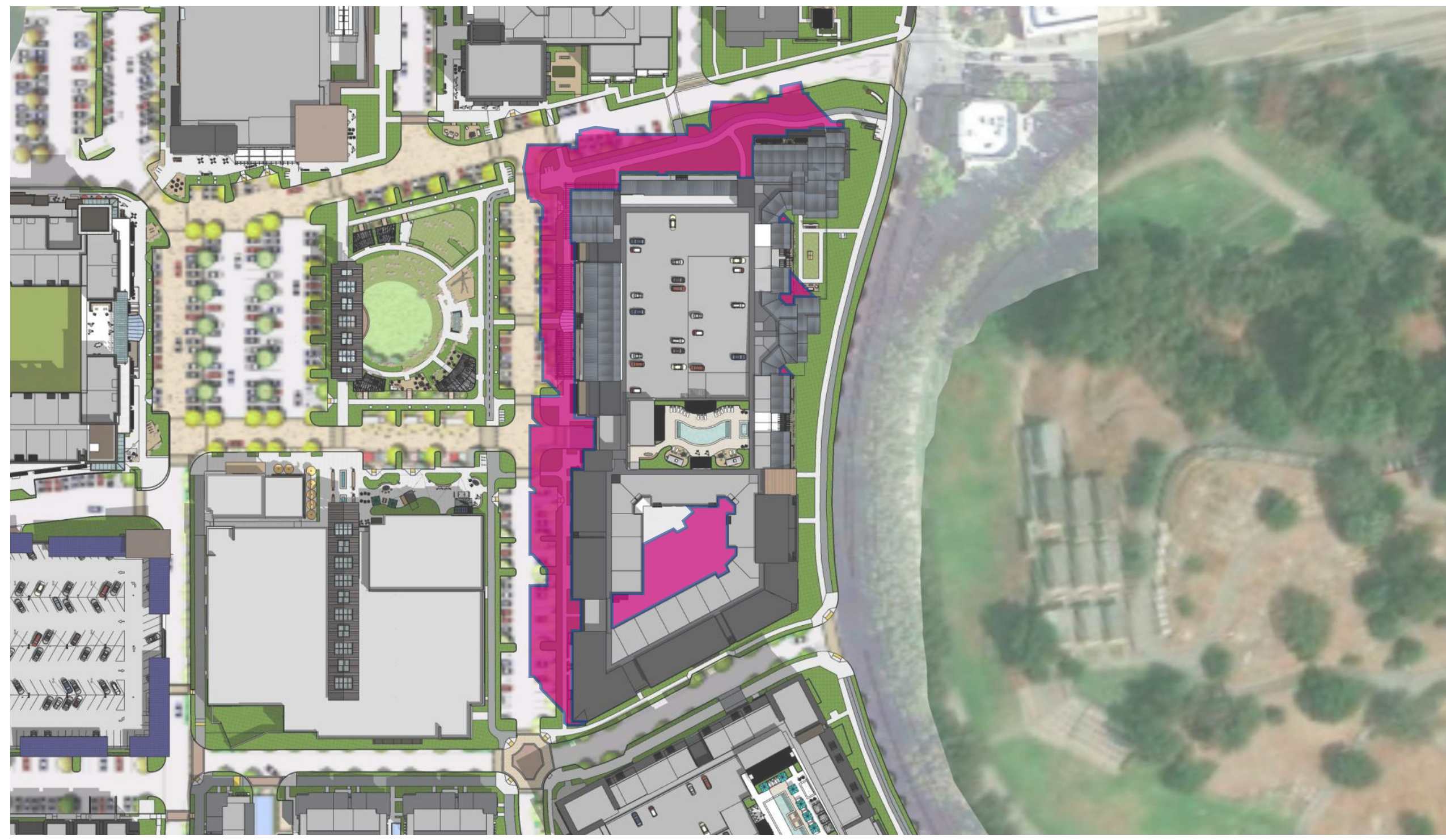
SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 9AM



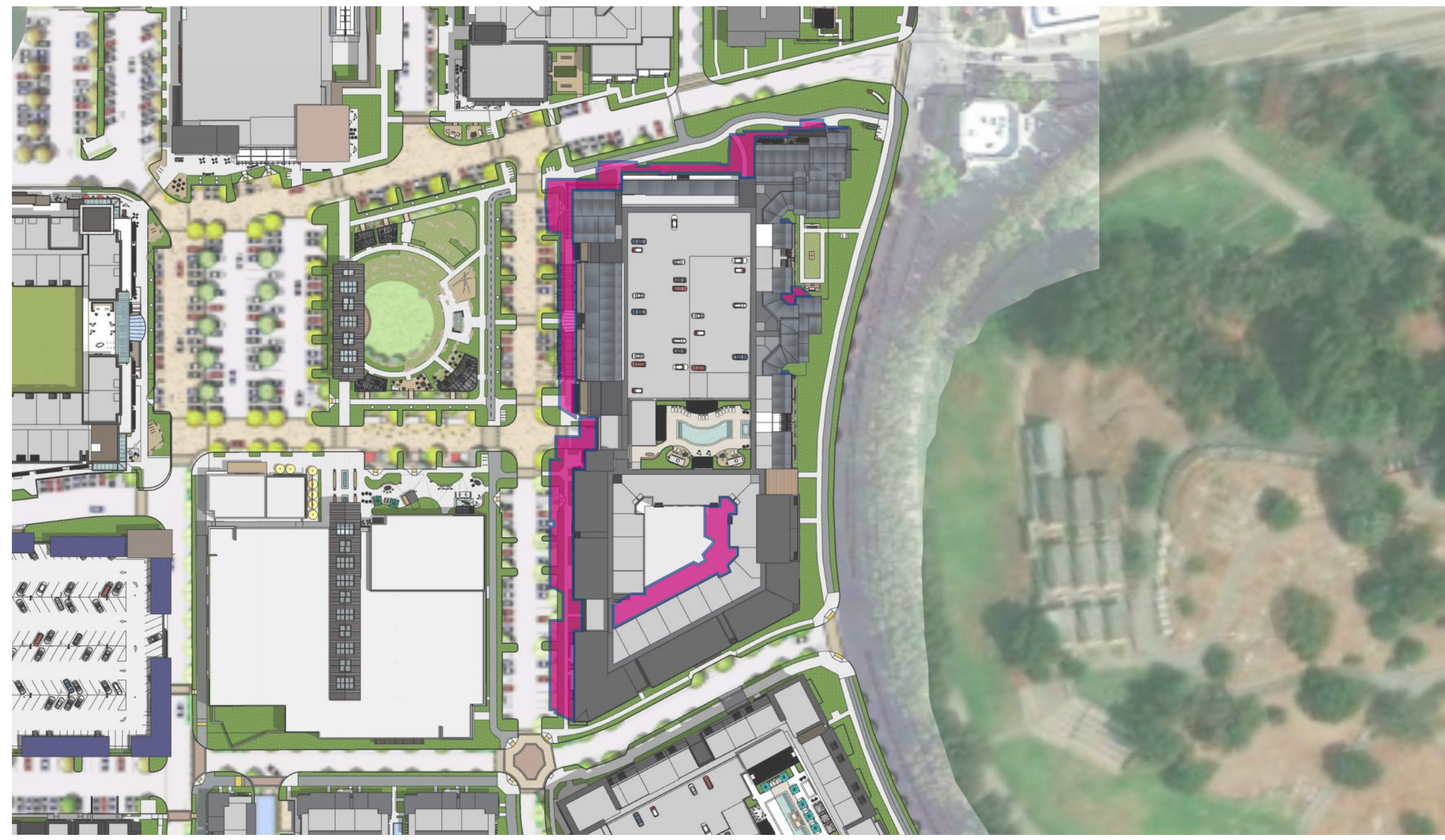
SUMMER SOLSTICE ON JUNE 21ST - 9AM



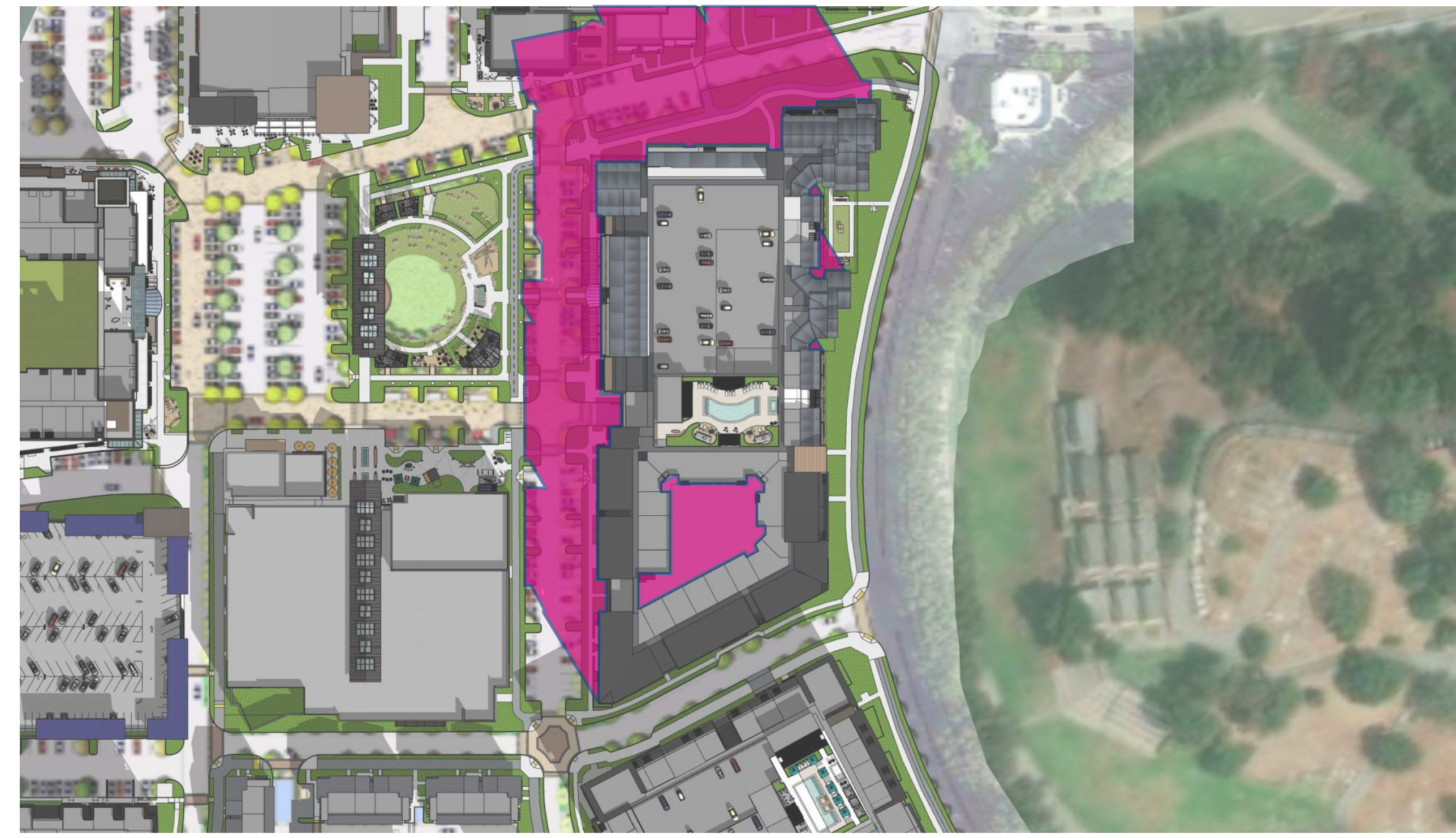
WINTER SOLSTICE ON DEC 21ST - 9AM*



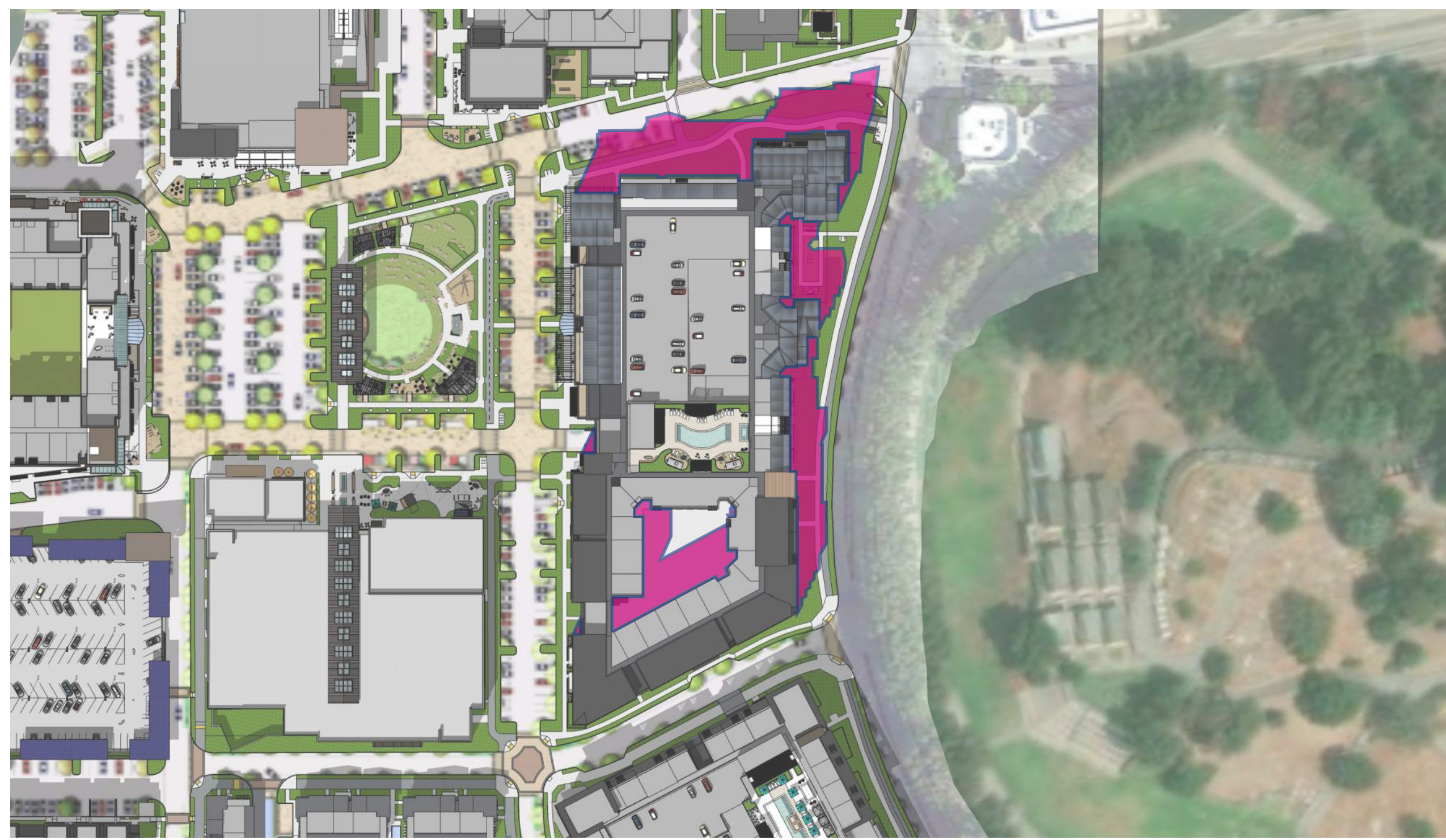
SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 12PM



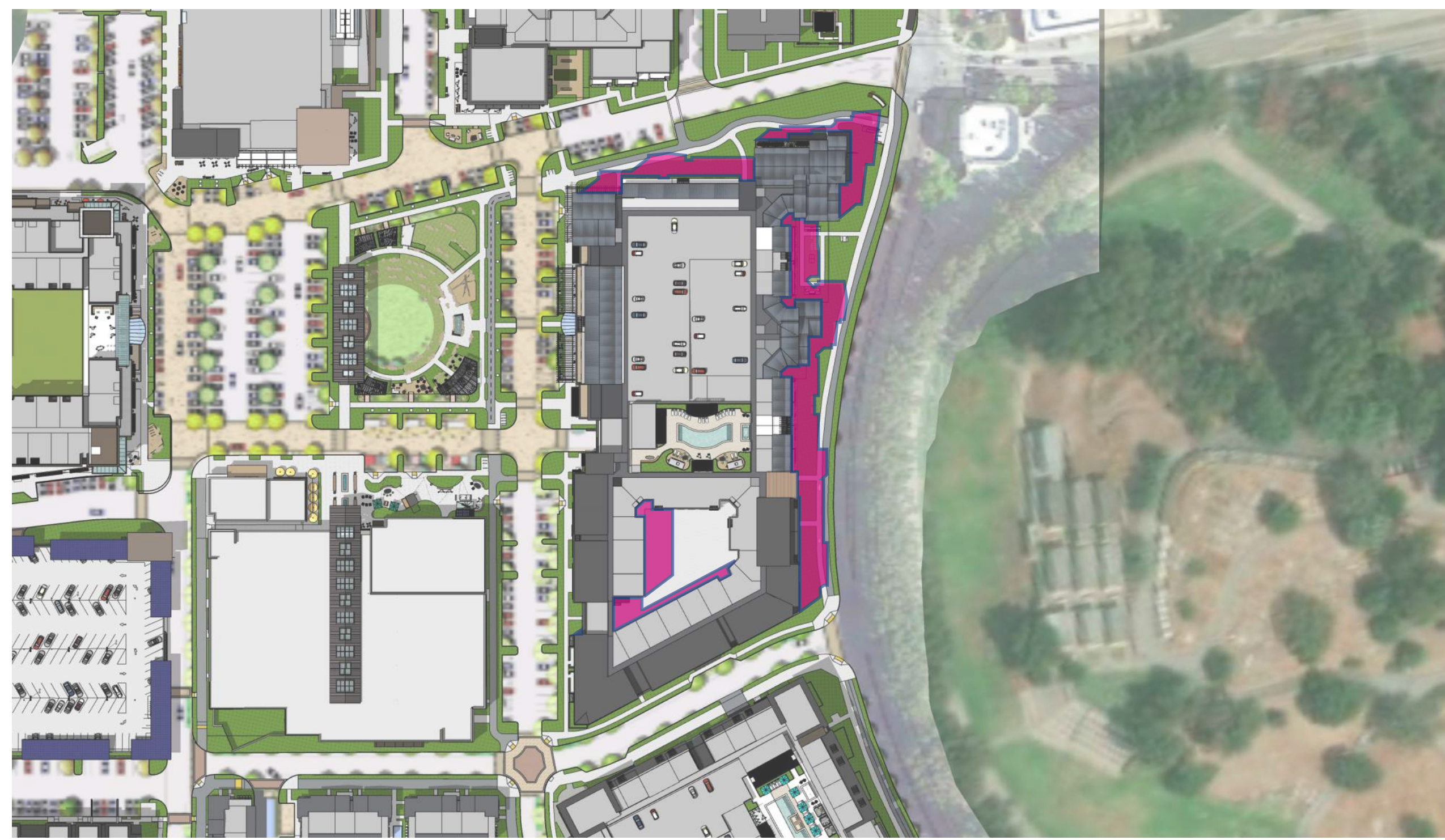
SUMMER SOLSTICE ON JUNE 21ST - 12PM



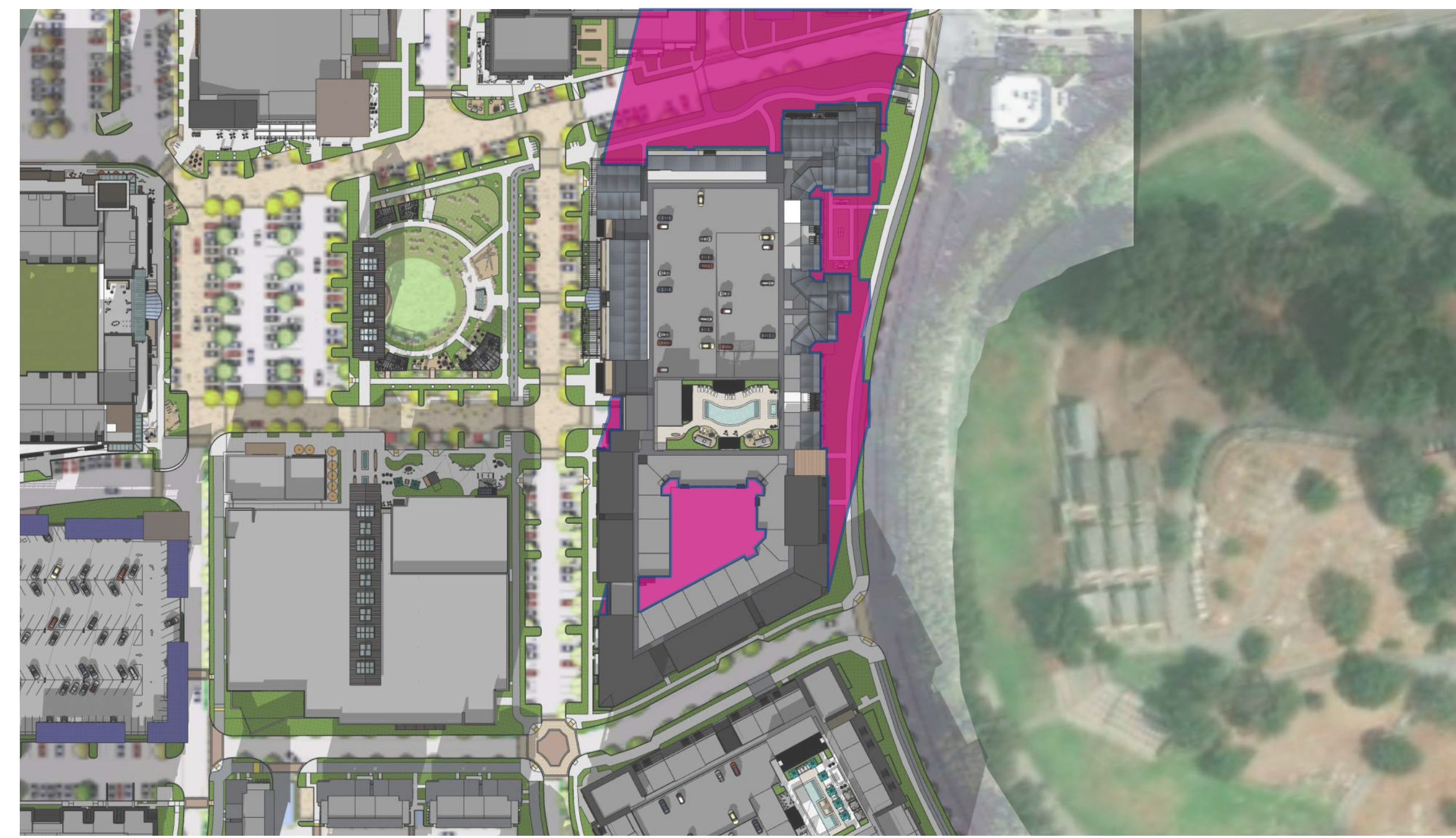
WINTER SOLSTICE ON DEC 21ST - 12PM



SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 3PM



SUMMER SOLSTICE ON JUNE 21ST - 3PM



WINTER SOLSTICE ON DEC 21ST - 3PM

SHADOW OF PROPOSED BUILDINGS

SHADOW STUDIES -RESIDENTIAL 4

*UNABLE TO DEFINE SHADOW OF PROPOSED BUILDINGS AT THIS TIME

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

JULY 13TH, 2023

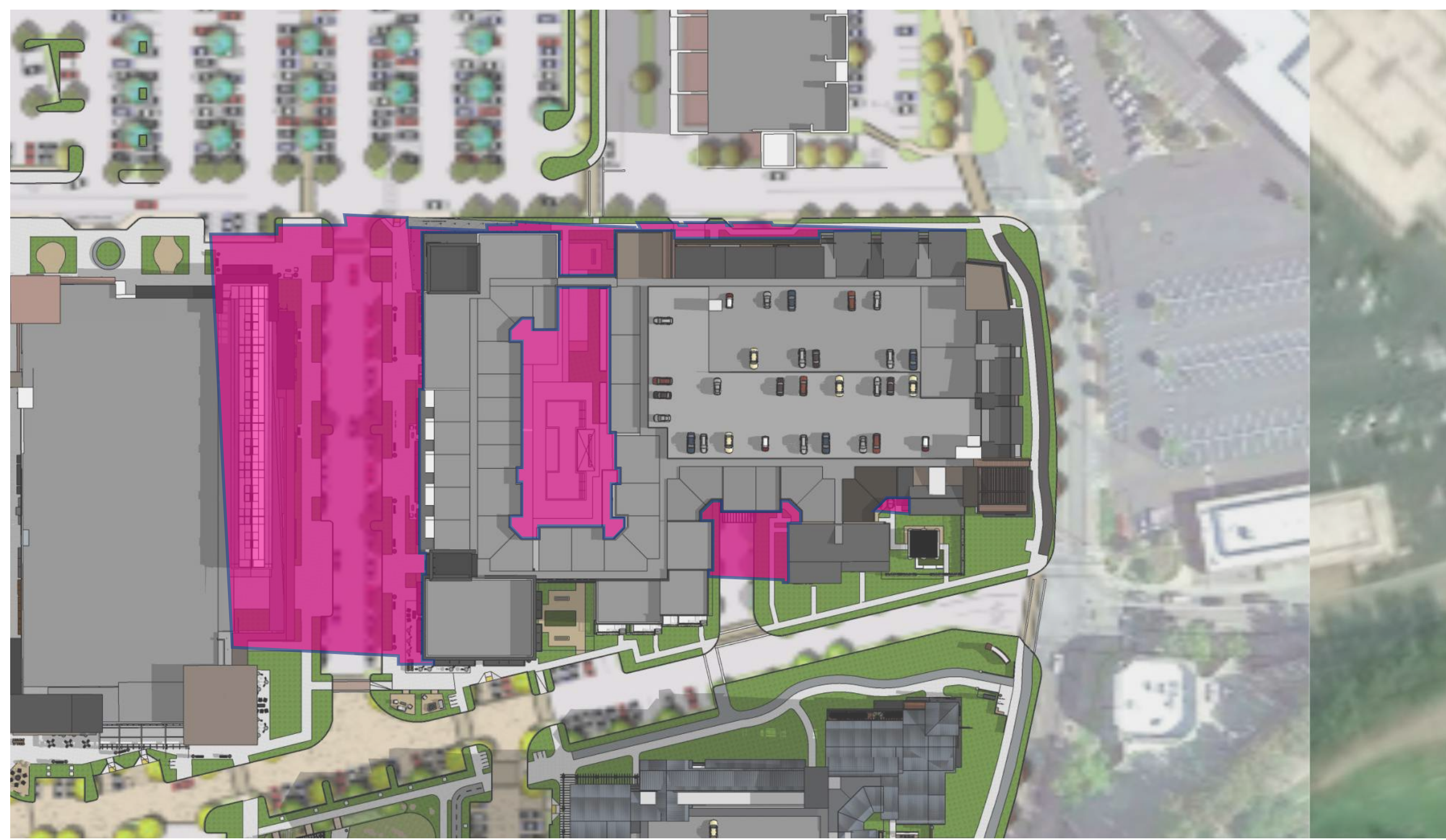
MerloneGeier Partners

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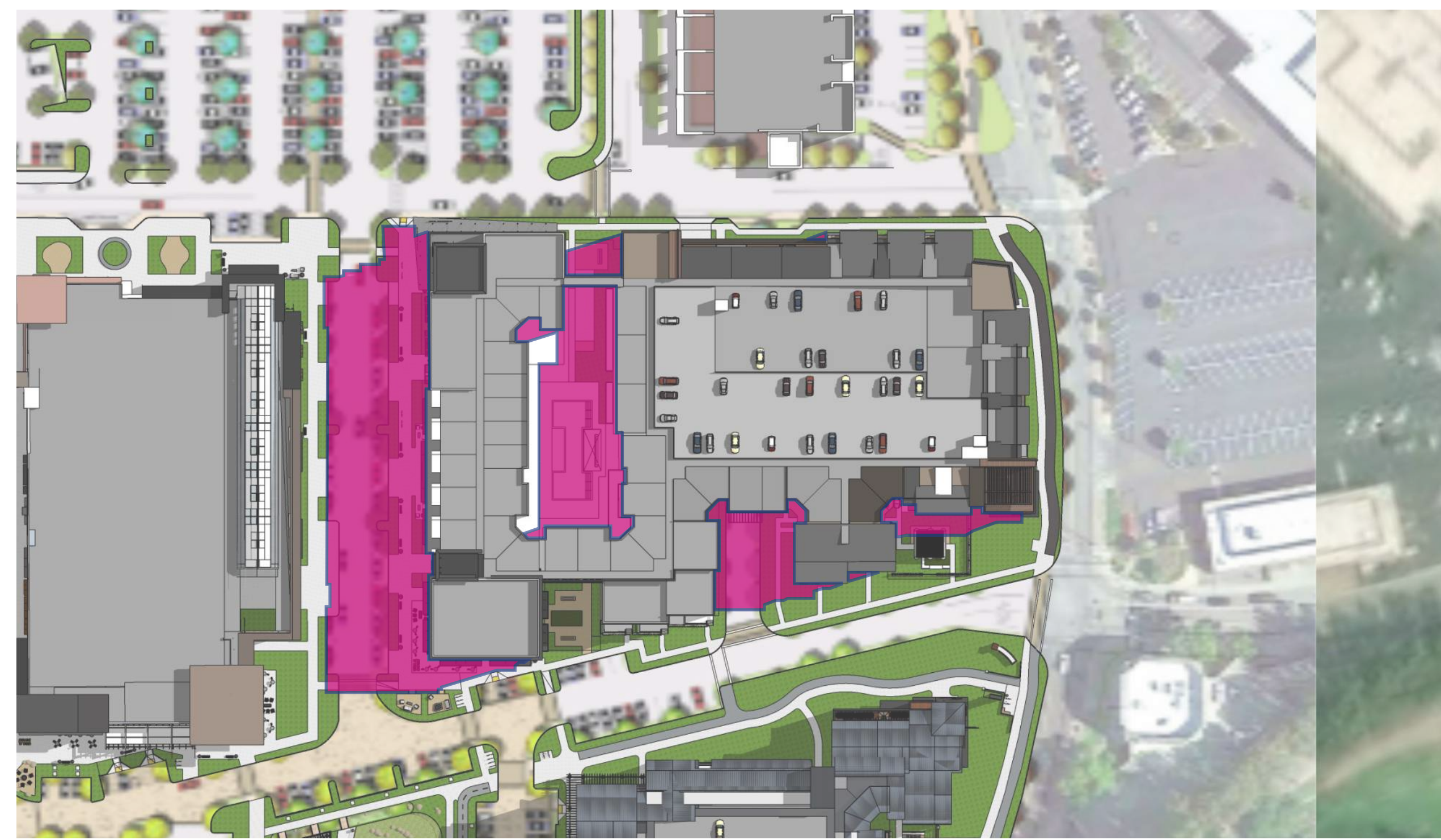
URBAN ARENA

STUDIO T SQUARE

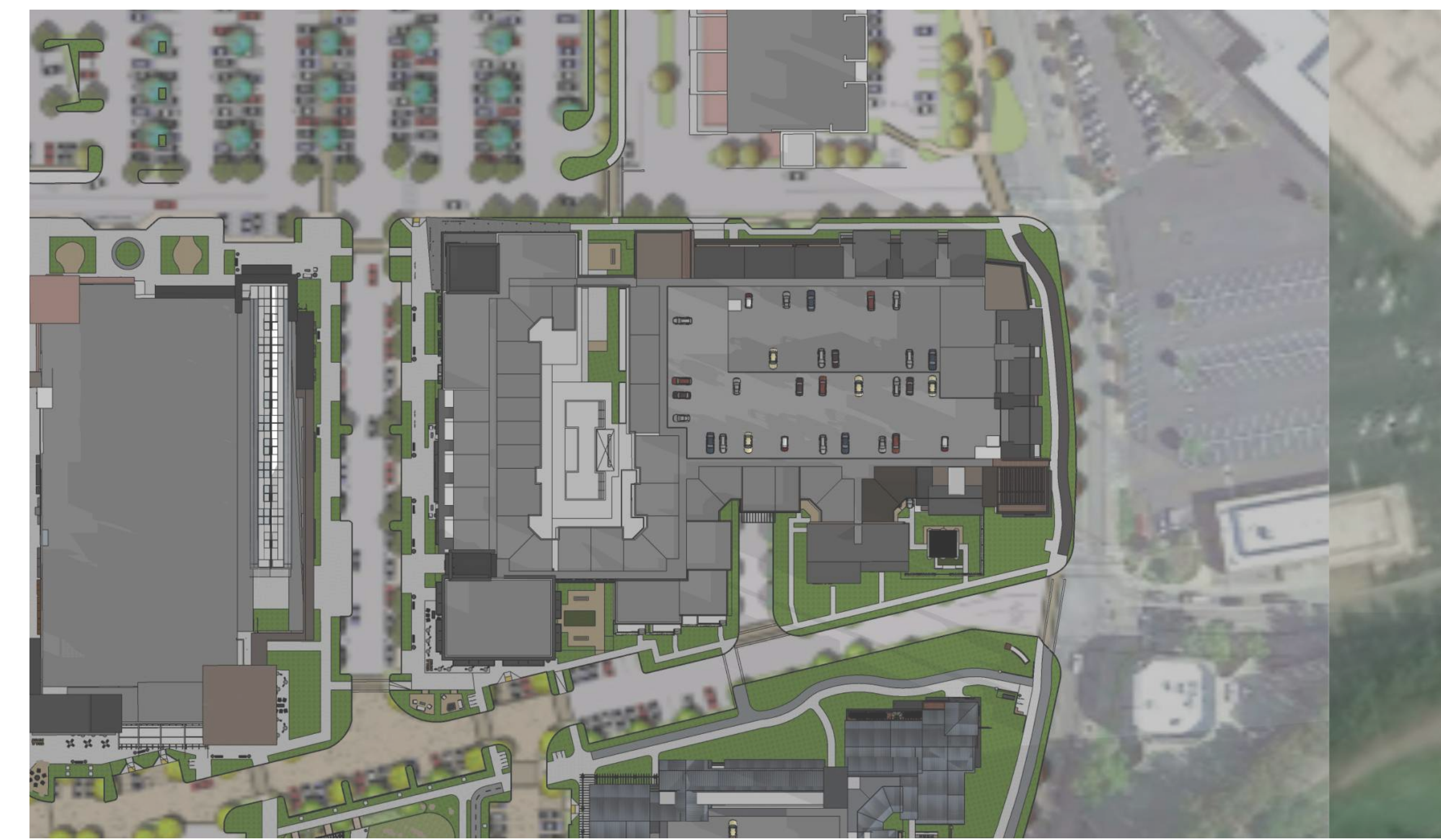
FIELD PAOLI



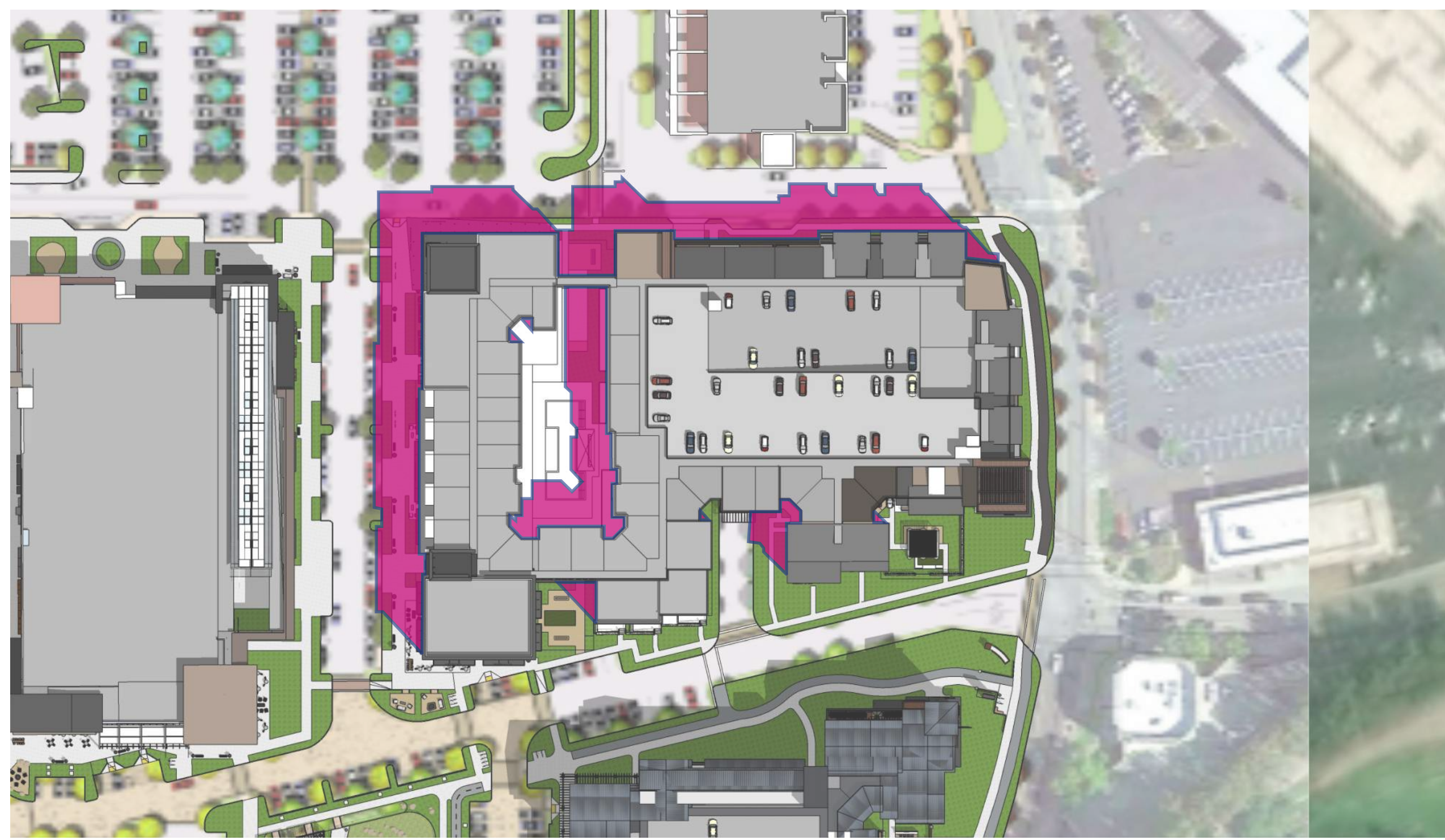
SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 9AM



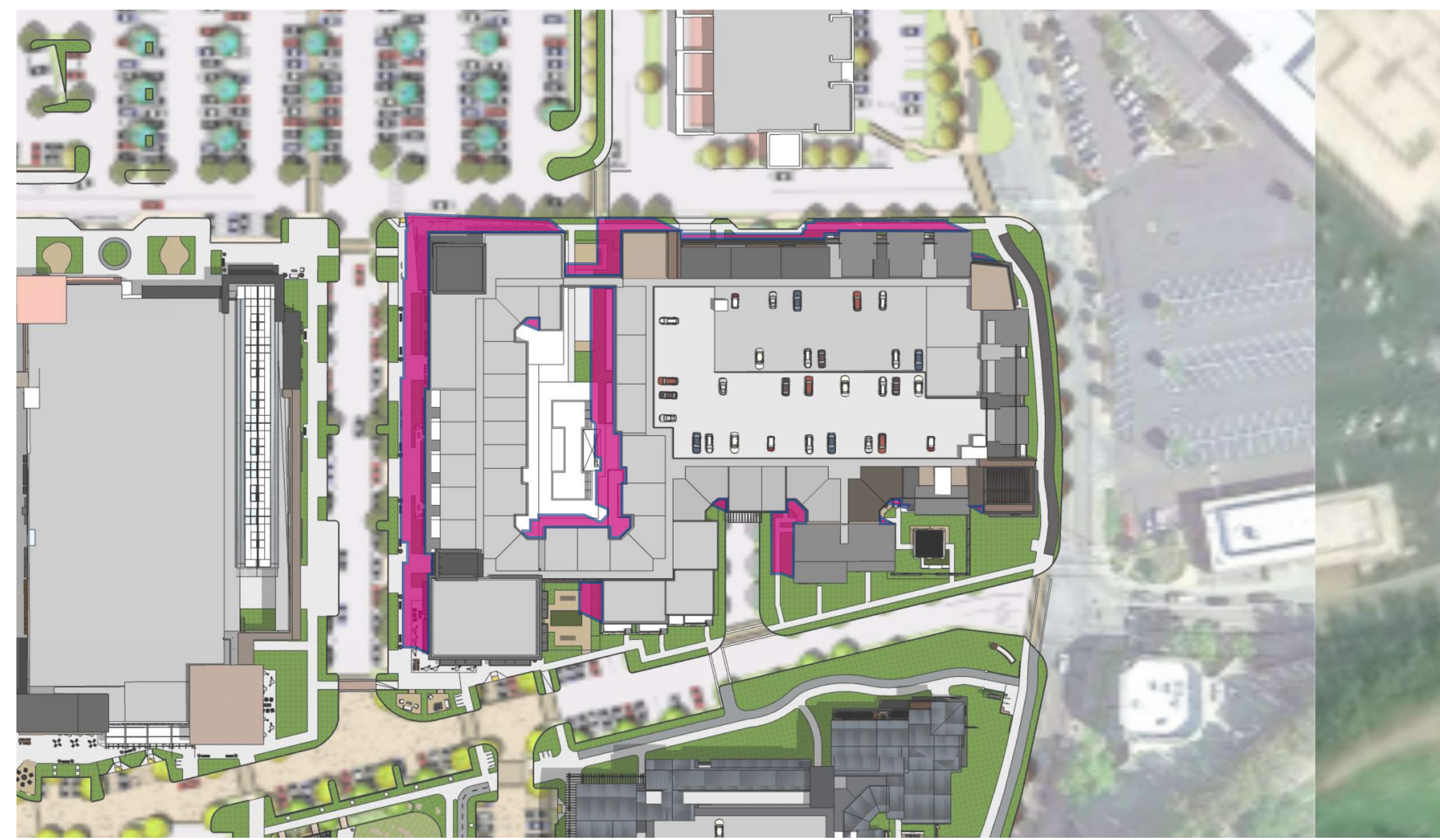
SUMMER SOLSTICE ON JUNE 21ST - 9AM



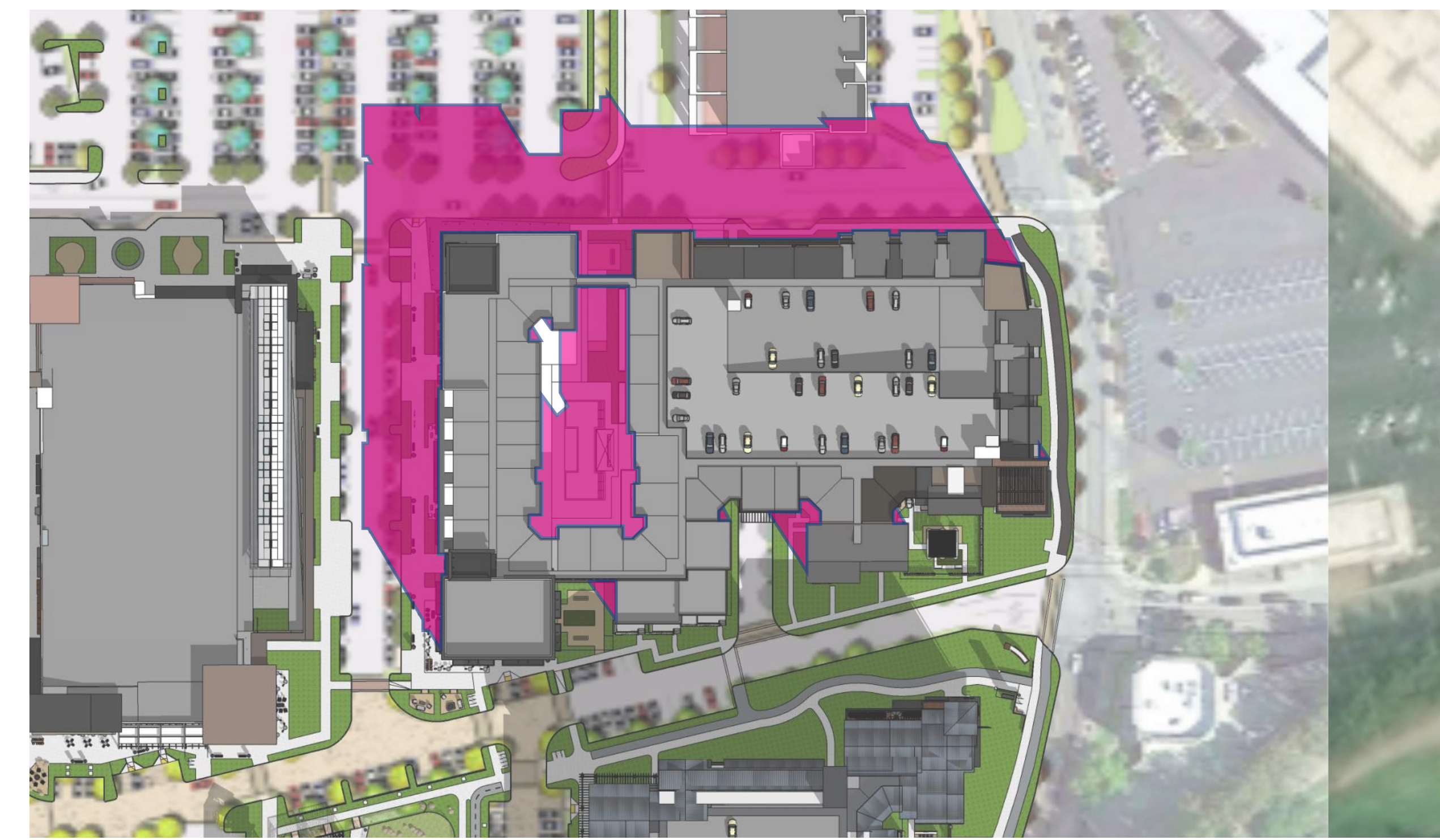
WINTER SOLSTICE ON DEC 21ST - 9AM*



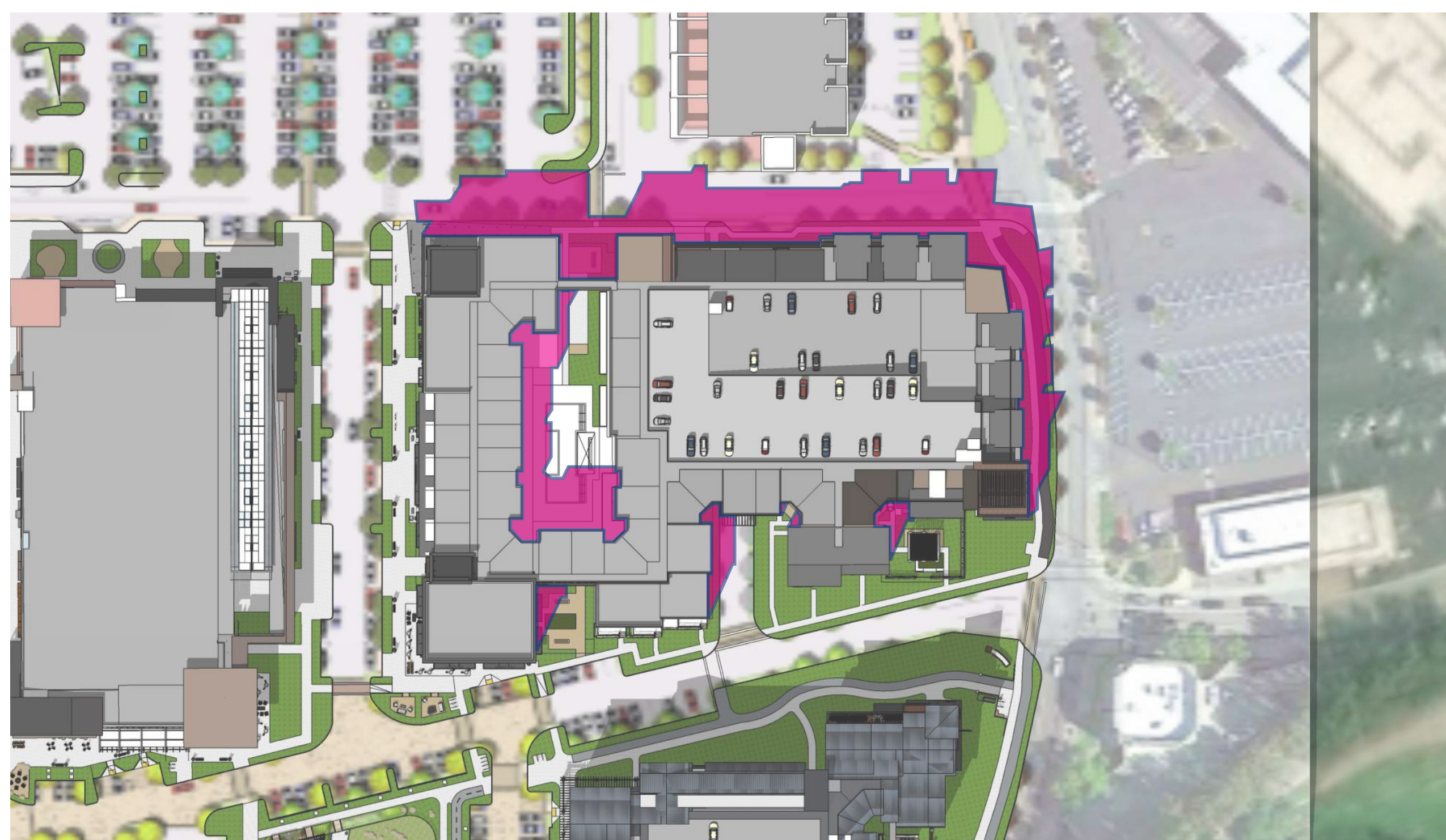
SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 12PM



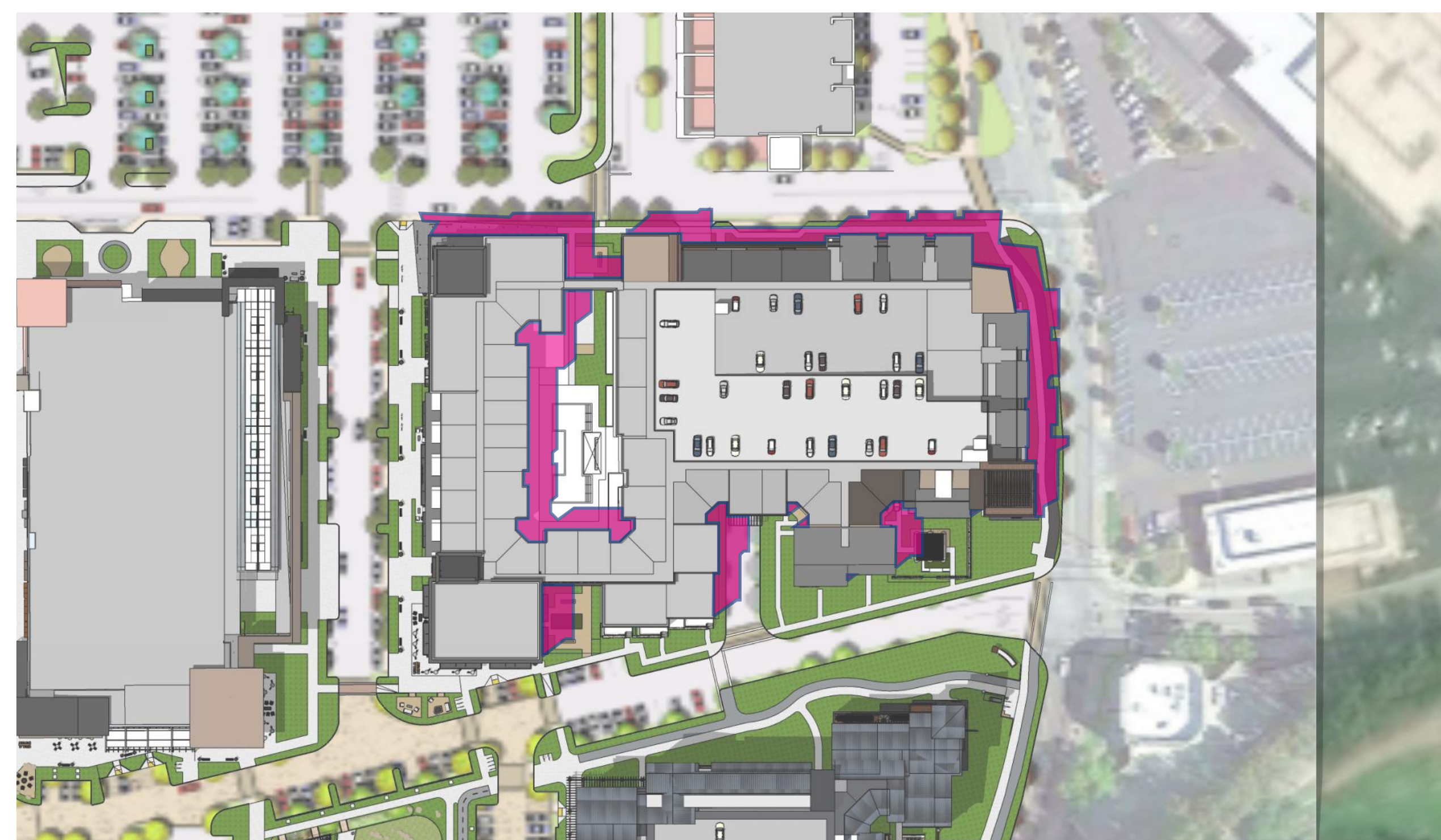
SUMMER SOLSTICE ON JUNE 21ST - 12PM



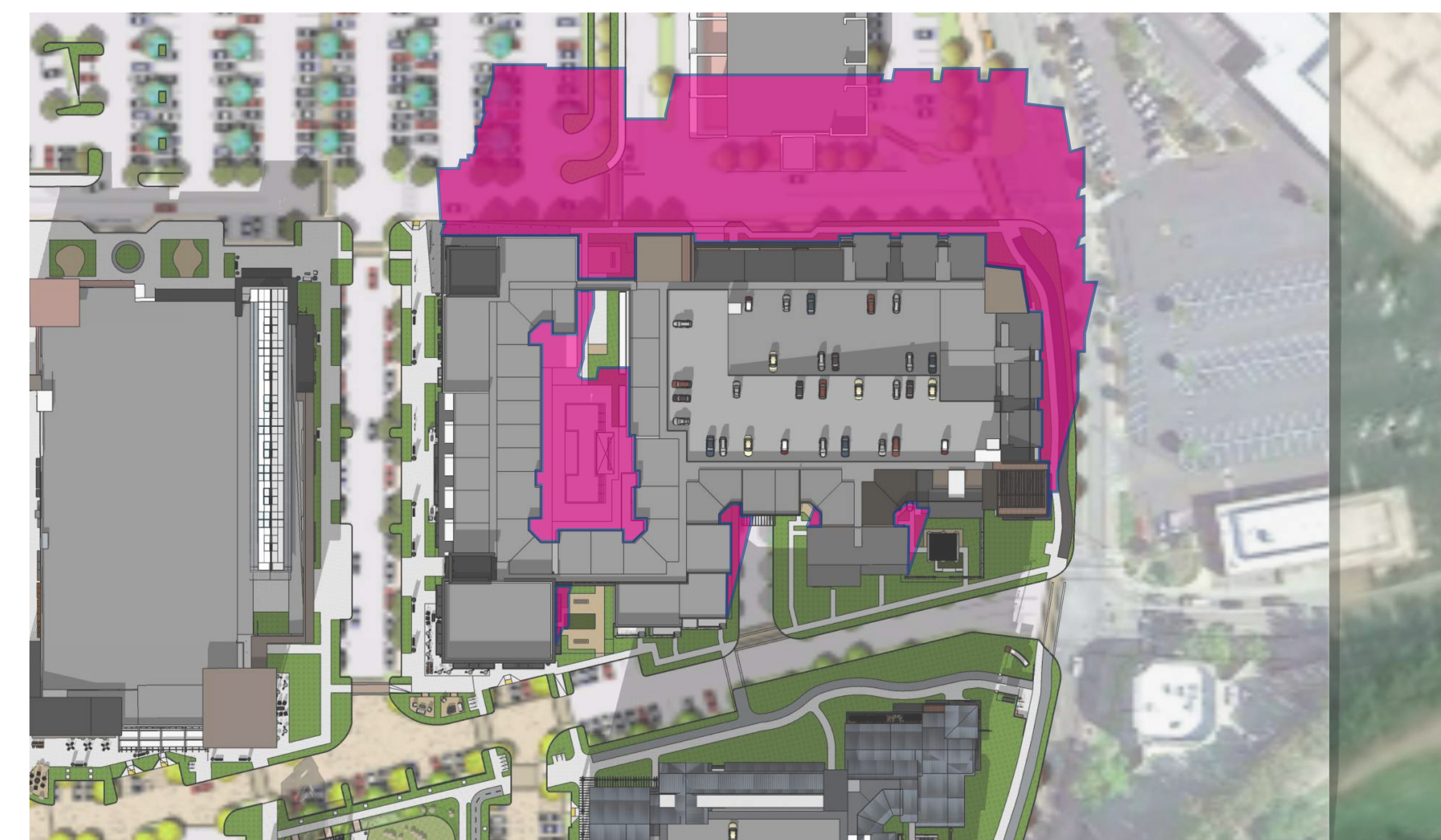
WINTER SOLSTICE ON DEC 21ST - 12PM



SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 3PM



SUMMER SOLSTICE ON JUNE 21ST - 3PM



WINTER SOLSTICE ON DEC 21ST - 3PM

SHADOW OF PROPOSED BUILDINGS

SHADOW STUDIES -RESIDENTIAL 5

*UNABLE TO DEFINE SHADOW OF PROPOSED BUILDINGS AT THIS TIME

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

JULY 13TH, 2023

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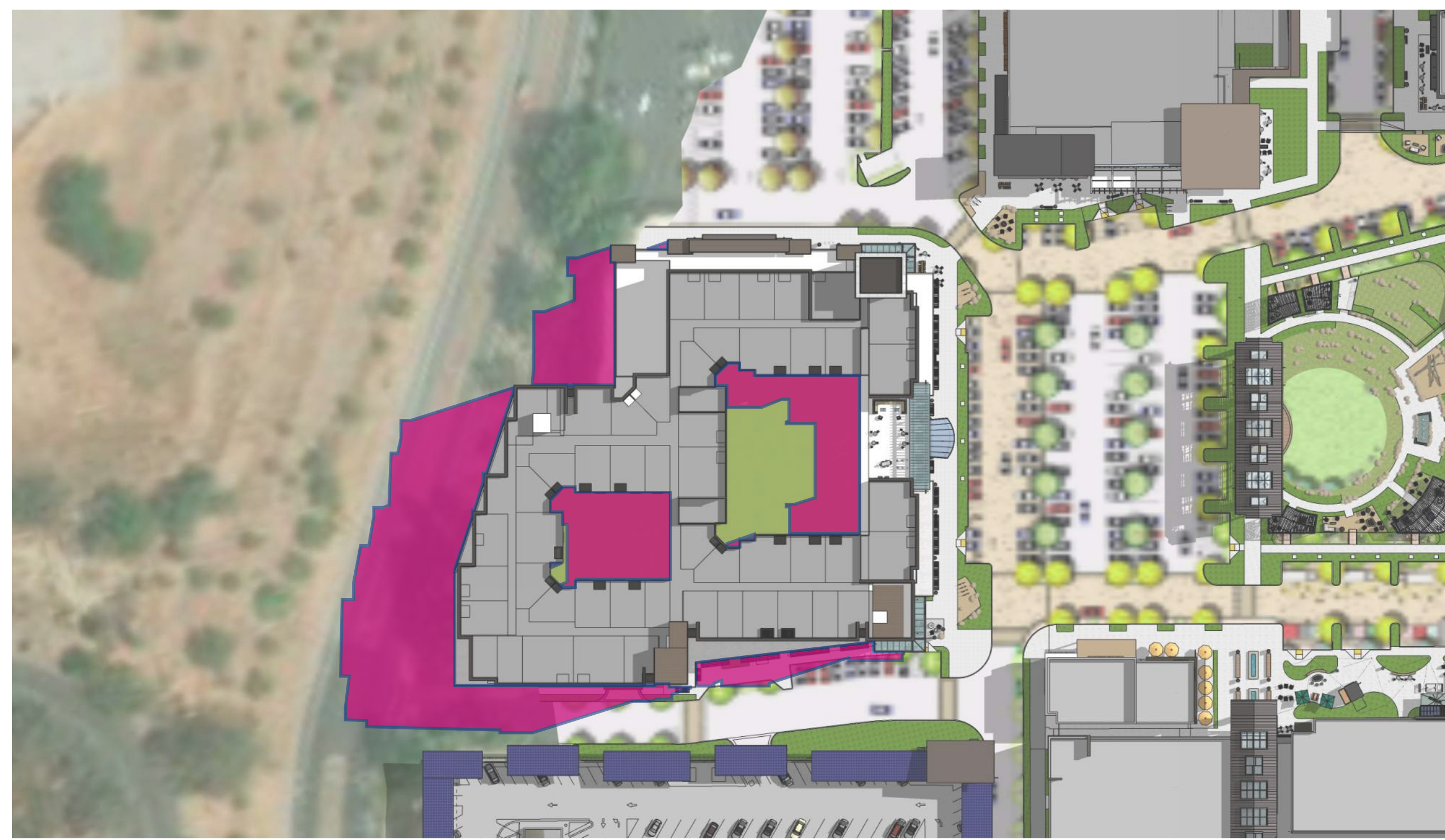
URBAN ARENA

STUDIO T SQUARE

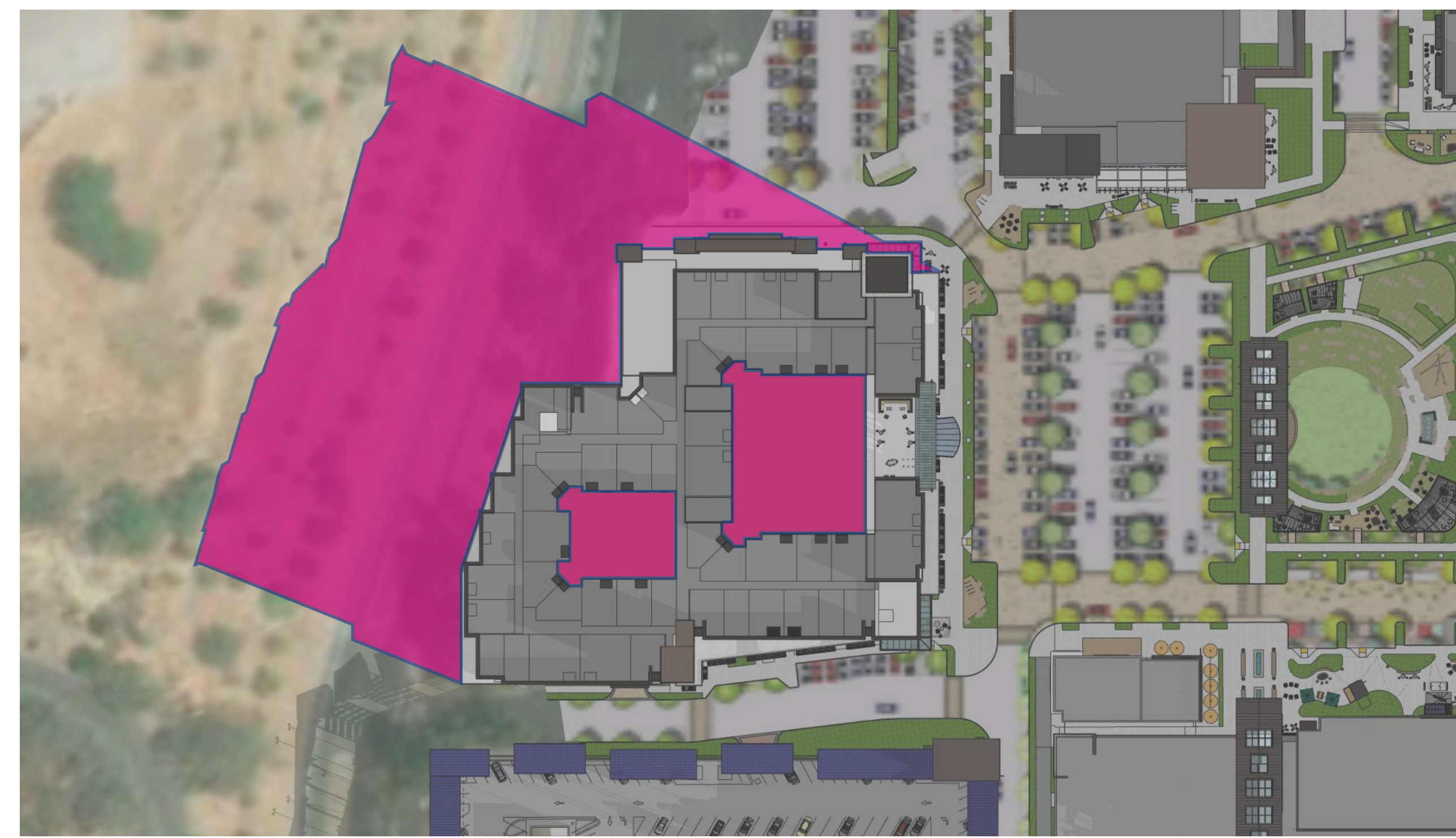
FIELD PAOLI



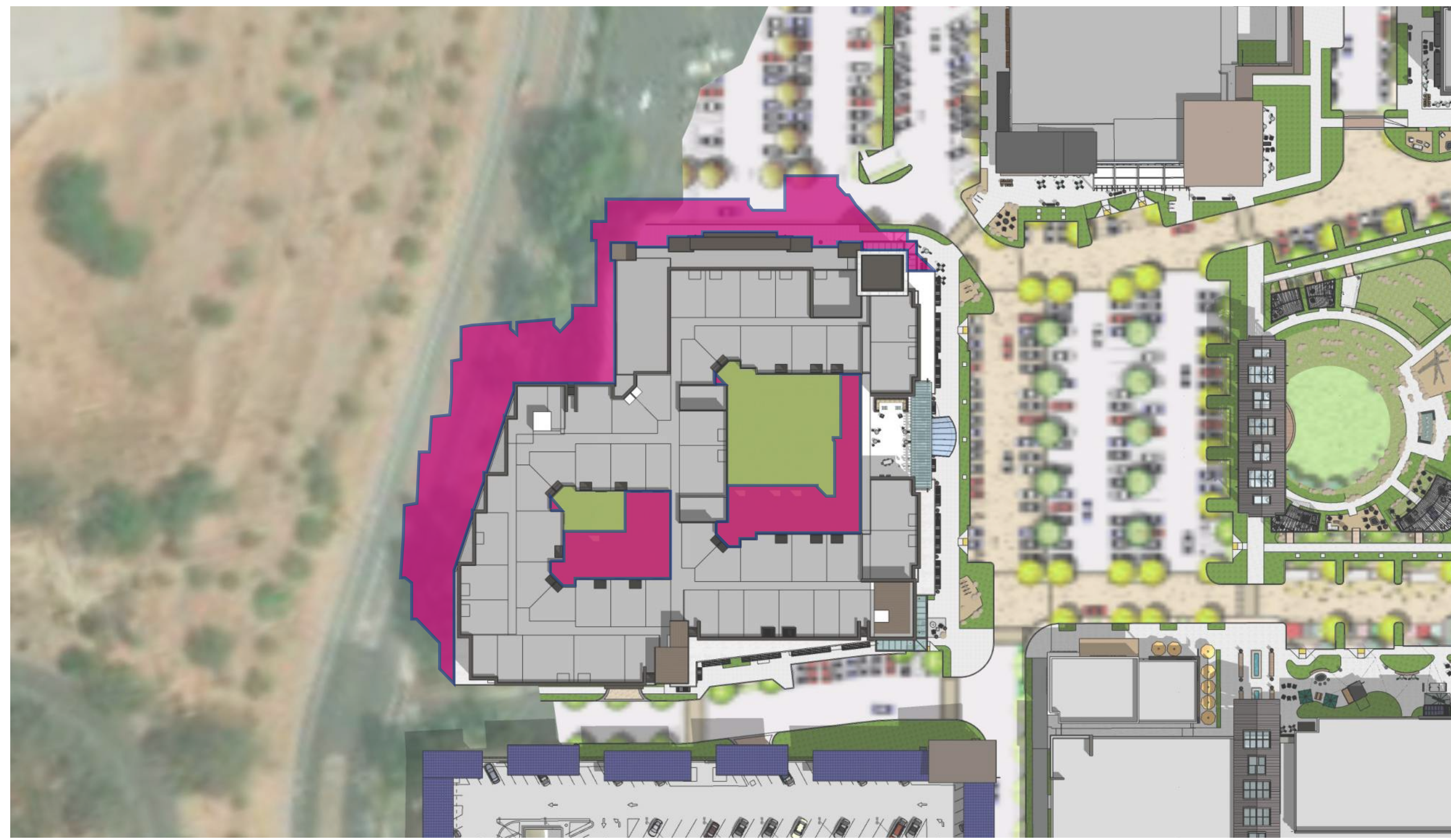
SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 9AM



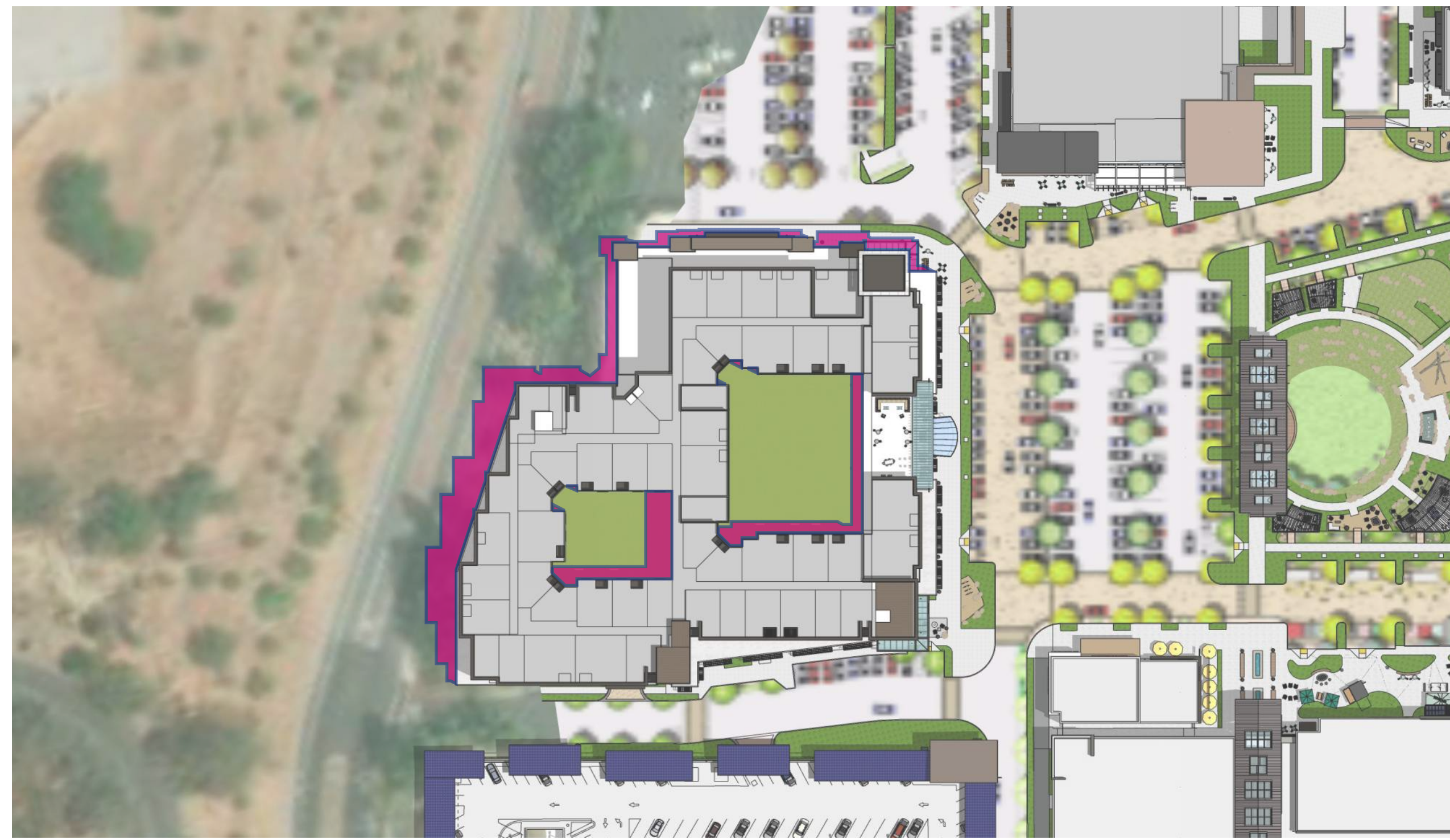
SUMMER SOLSTICE ON JUNE 21ST - 9AM



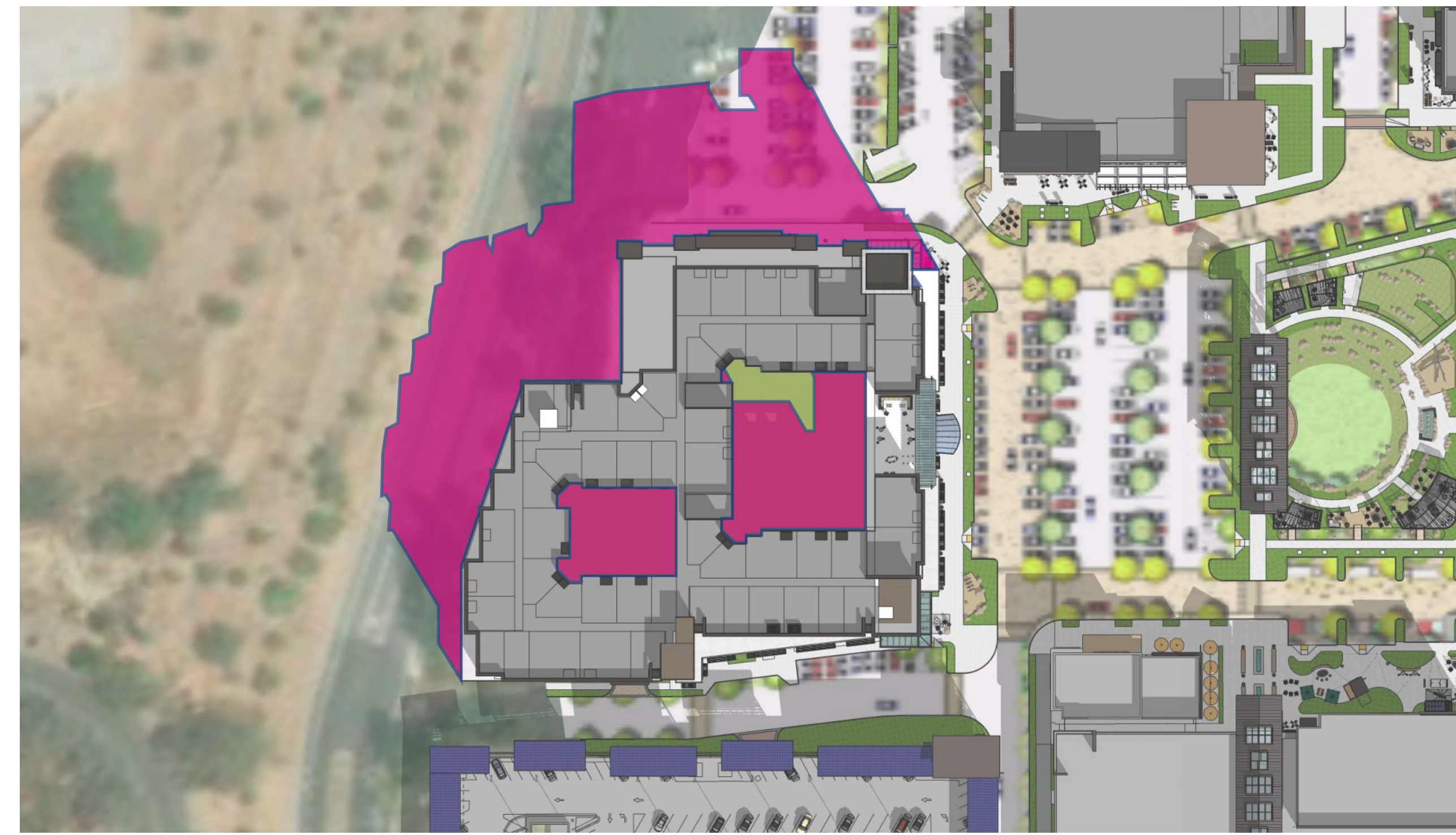
WINTER SOLSTICE ON DEC 21ST - 9AM



SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 12PM



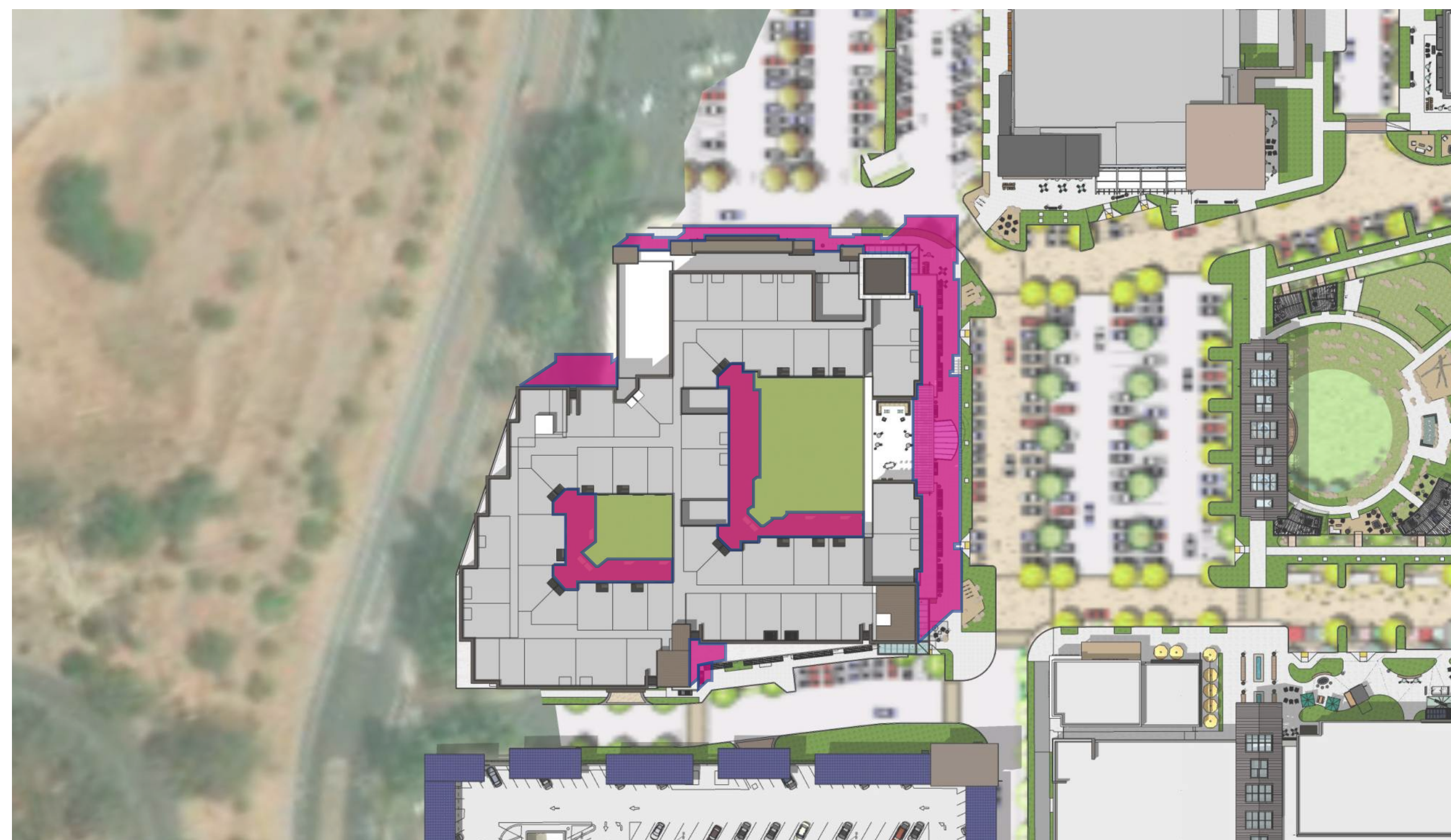
SUMMER SOLSTICE ON JUNE 21ST - 12PM



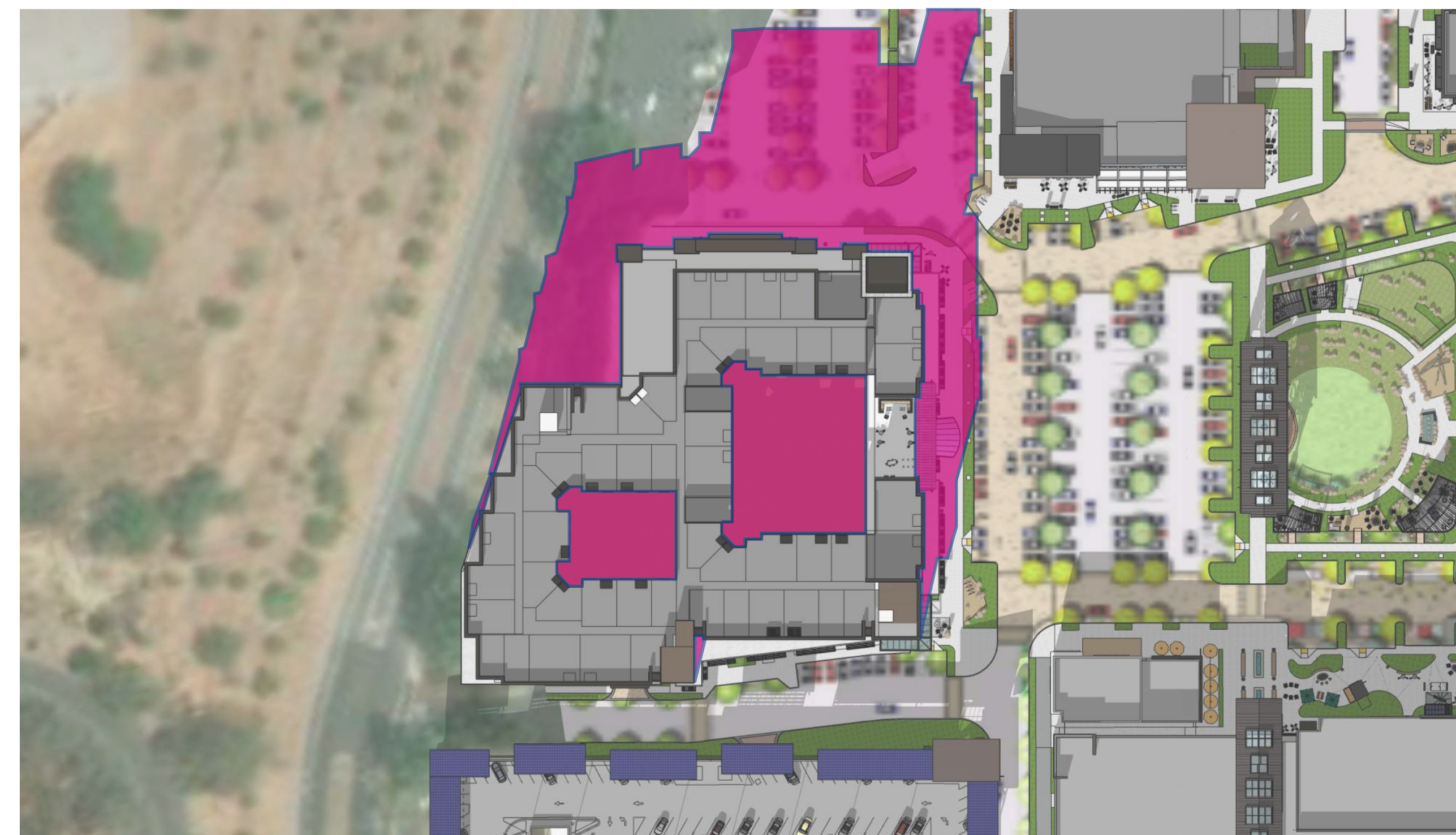
WINTER SOLSTICE ON DEC 21ST - 12PM



SPRING & AUTUMN EQUINOX ON MARCH/SEPT 21ST - 3PM



SUMMER SOLSTICE ON JUNE 21ST - 3PM



WINTER SOLSTICE ON DEC 21ST - 3PM

SHADOW OF PROPOSED BUILDINGS

SHADOW STUDIES -RESIDENTIAL 6

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

JULY 13TH, 2023

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Partners

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URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI