

NORTHGATE TOWN SQUARE LANDSCAPE REVISIONS

PROJECT: NORTHGATE TOWN SQUARE
 ADDRESS: 1000 NORTHGATE DRIVE, SAN RAFAEL, CA 94903
 SUBJECT: LANDSCAPE REVISIONS
 DATE: JUNE 4, 2024

Please find below revisions per last issuance dated July 21, 2023.

LANDSCAPE REVISIONS

L-1 Overall Planting plan has been adjusted to include changes to Residential 1, the Town Square, the spill out at Major 1 (Ounces Plaza), bike rest stops at Merrydale entry to site and corner of Northgate drive and Las Gallinas, and loading at Major 2.

Before:

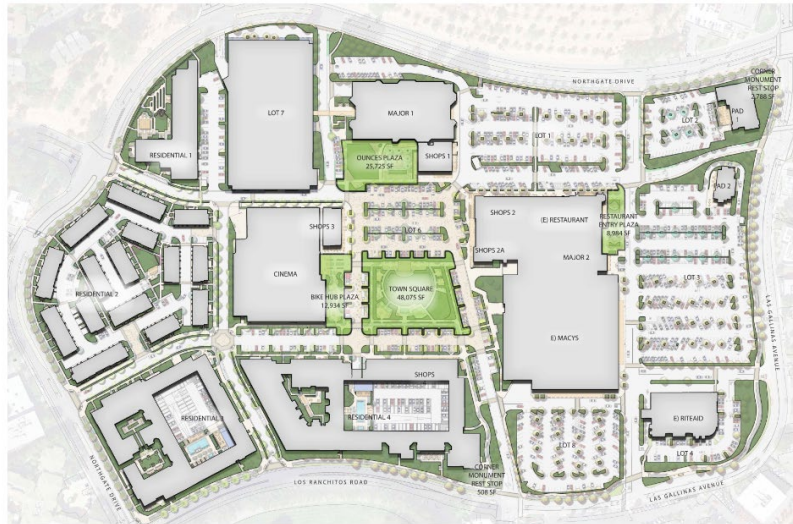


NORTHGATE TOWN SQUARE JULY 21, 2023

OVERALL PLANTING PLAN - 2025 MASTER PLAN

L-2 Landscape Area Diagram has been adjusted to reflect site plan changes. Calculations have been updated based on changes. The Town Square increased in size from 48,075 SF to 56,975 SF per DRB recommendations. Ounces plaza is no longer highlighted in green due to site plan changes.

Before:



NORTHGATE LANDSCAPE AREA CALCULATIONS - PHASE 1 2025					
LOT SIZE	VEHICULAR AREA	BUILDING COVERAGE	PEDESTRIAN AND PLANTING AREA	PEDESTRIAN AREA	PLANTING AREA
1,949,450 SF	691,632 SF	686,051 SF	491,728 SF	239,829 SF	302,898 SF
					15.5%
					31%

REFER TO DETAILED ENLARGEMENT PLANS FOR INDIVIDUAL RESIDENTIAL LANDSCAPE CALCULATIONS.

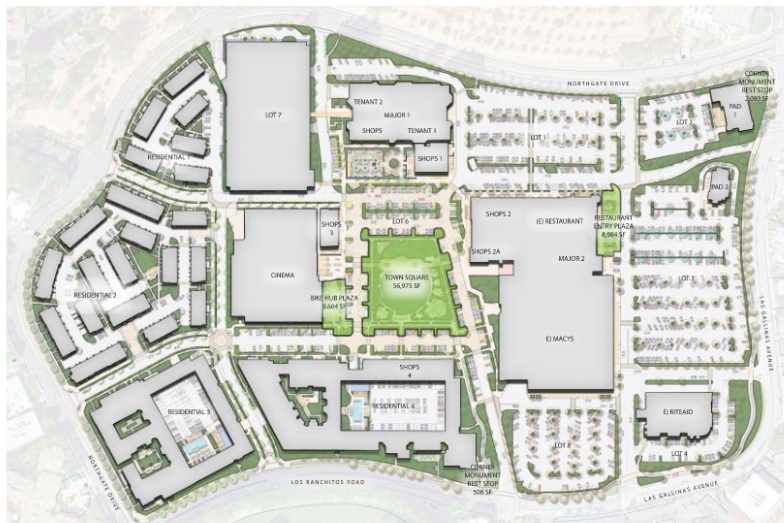


NORTHGATE TOWN SQUARE
JULY 21, 2023

LANDSCAPE AREA DIAGRAM - 2025 MASTER PLAN



After:



NORTHGATE LANDSCAPE AREA CALCULATIONS - PHASE 1 2025					
LOT SIZE	VEHICULAR AREA	BUILDING COVERAGE	PEDESTRIAN AND PLANTING AREA	PEDESTRIAN AREA	PLANTING AREA
1,949,450 SF	698,902 SF	686,172 SF	601,335 SF	297,228 SF	304,197 SF
					16.6%
					31%

REFER TO DETAILED ENLARGEMENT PLANS FOR INDIVIDUAL RESIDENTIAL LANDSCAPE CALCULATIONS.



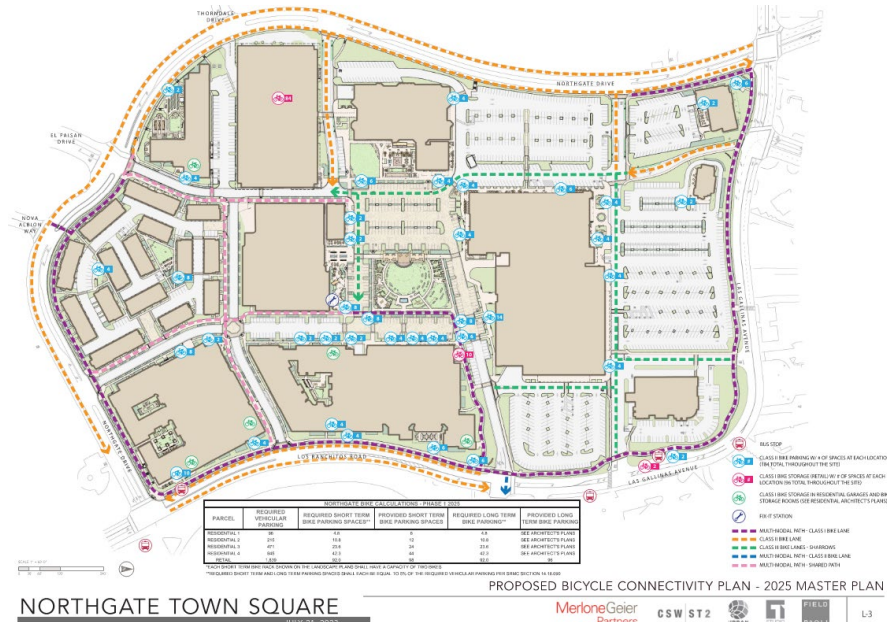
NORTHGATE TOWN SQUARE
JULY 31, 2024

LANDSCAPE AREA DIAGRAM - 2025 MASTER PLAN

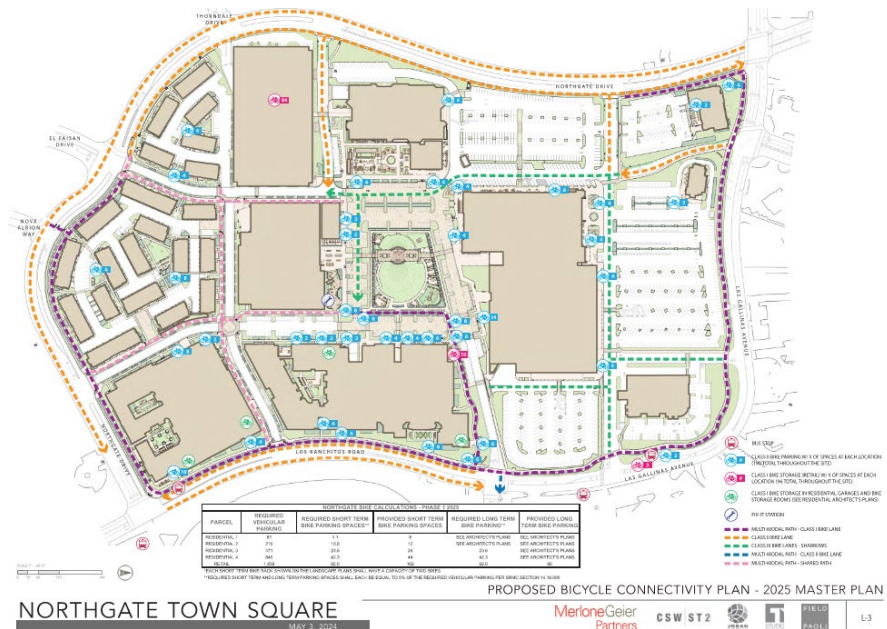


L-3,L-4 Proposed Bicycle Connectivity Plan and Pedestrian Connectivity Plans. Short term bike parking has been adjusted at Residential 1, bike rest stop at Merrydale entry to site, and bike rest stop. Bike Parking increased from 184 to 190. Pedestrian circulation has been adjusted to reflect site plan changes.

Before:

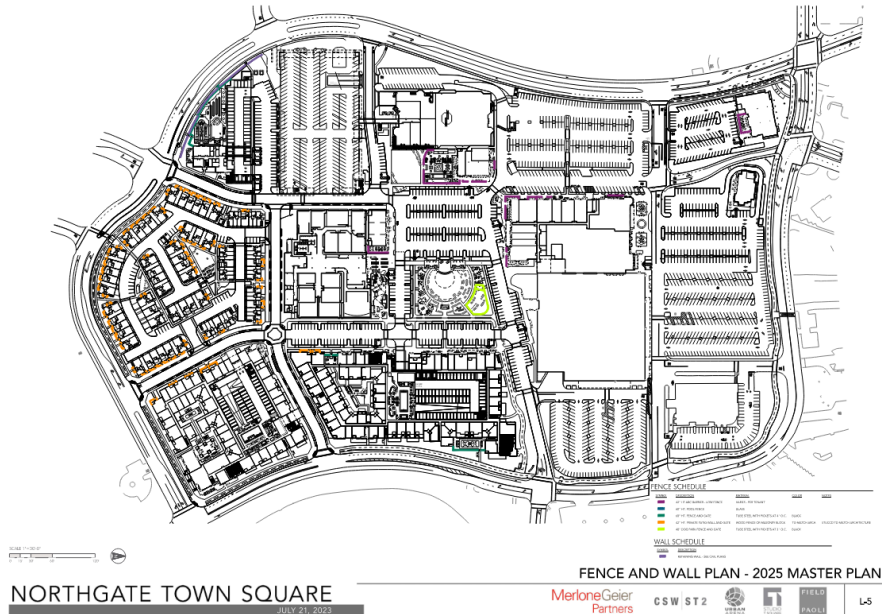


After:



L-5 Fence and Wall Plan has been updated to reflect site plan changes at Residential 1, Town Square, and Ounces Plaza in front of existing Kohls.

Before:



After:



L-7 Schedule and Notes- Planting Schedule numbers, plant quantity estimates, and schedules have been updated per site plan changes.

L-10 Residential 1 Enlargement plan and calculations have been updated to reflect the townhome plan.

Before:

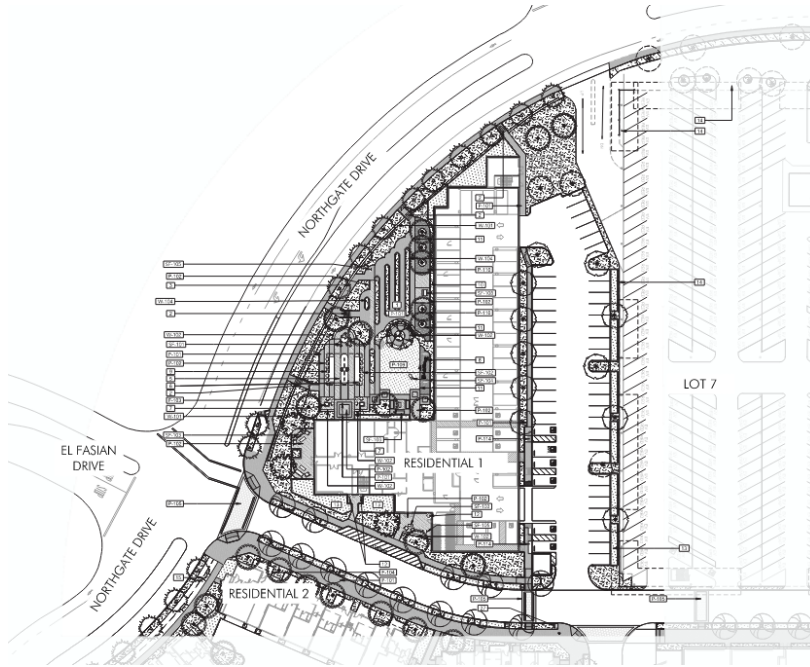


After:

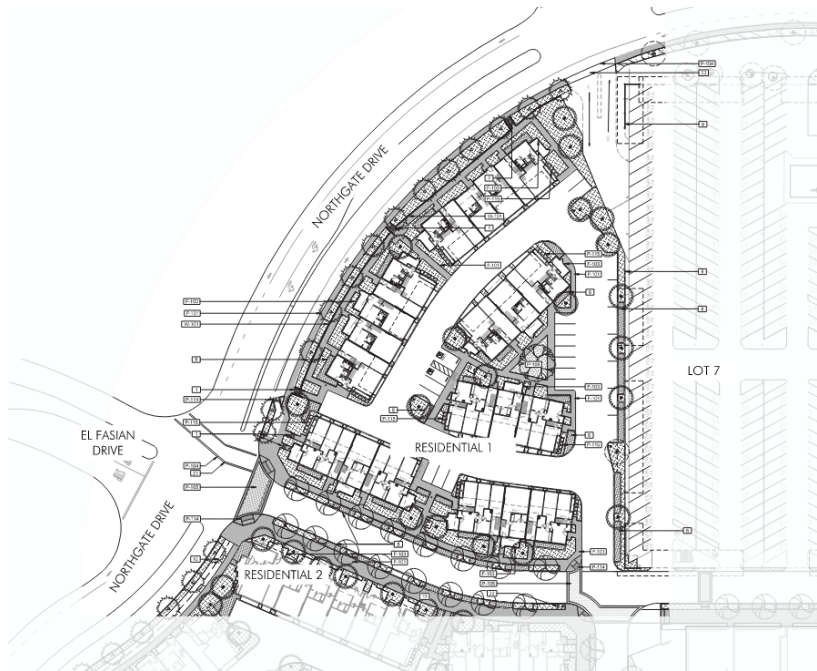


L-11 Residential 1 Detailed Enlargement has been updated with the townhome plan. Tree counts in conceptual planting legend have been updated.

Before:



After:



L-17 Major 1 Enlargement Plan has been updated to reflect the new ounces brewery layout. Retail spill out and a public entry plaza has been added to the plan.

Before:

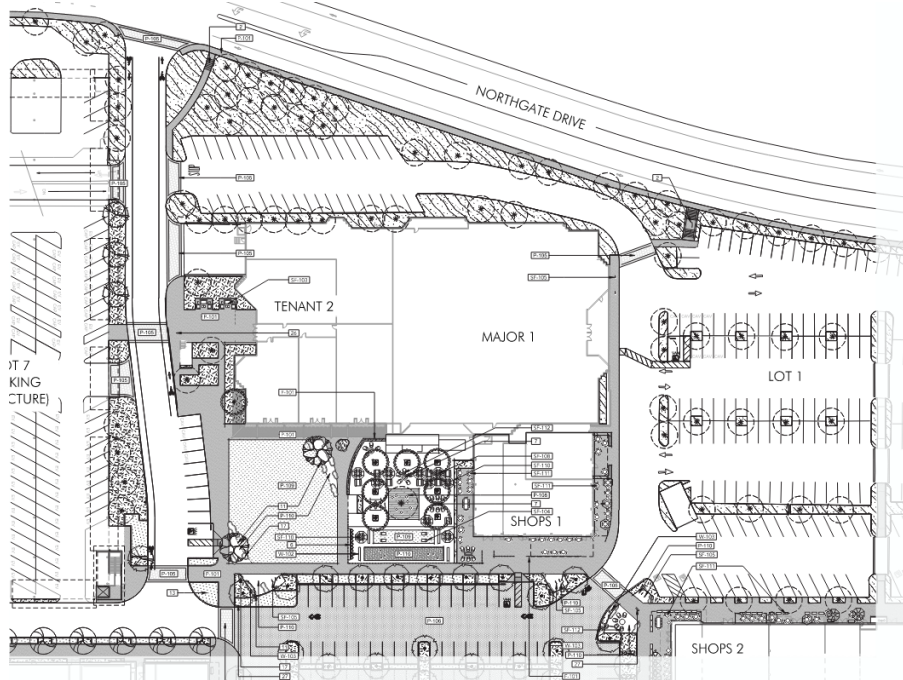


After:

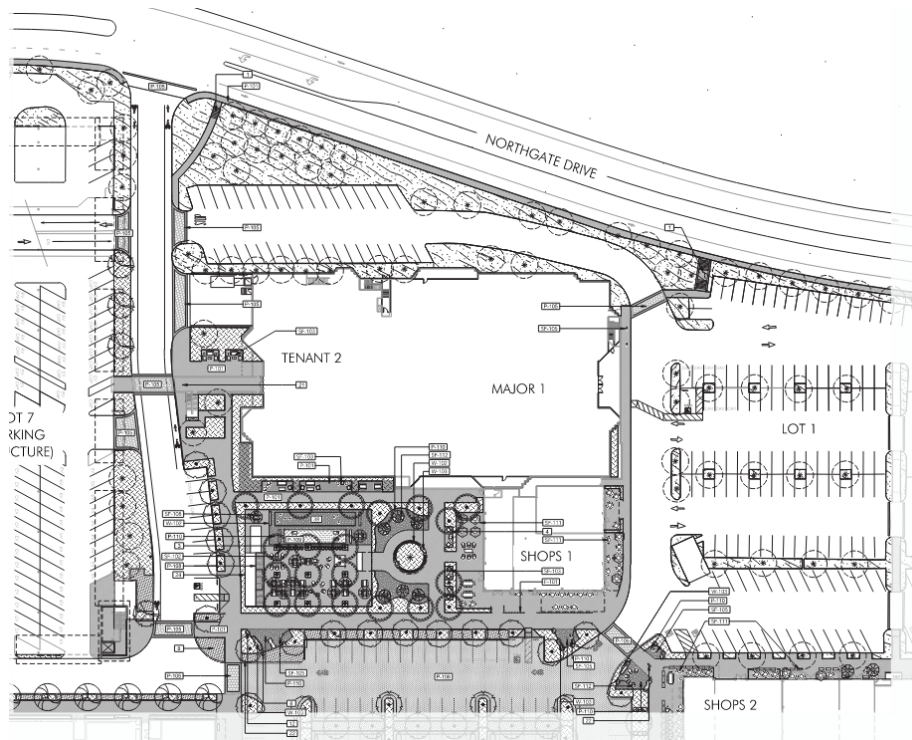


L-18 Major 1 Detailed Enlargement has been updated to include the changes described above.

Before:



After:



L-19 The Town Square Enlargement has been updated to reflect the larger Town Square. The site plan for the Town Square has been modified per DRB recommendations and community comments. The Town Square increased in size from 48,075 SF to 56,975 SF. The synthetic turf has been changed to natural turf. The faux boulders have been altered to be natural boulders and there are fewer boulders to make the lawn more open and usable. Trees have been added along the perimeter of the open turf space for shade, the Town Square spill out spaces have overhead cover, and the pavilion has additional seating to provide shade. The large space along the north part of the Town Square is used for a larger feature playground. The dog park has been moved to a smaller portion of the Town Square.

Before:

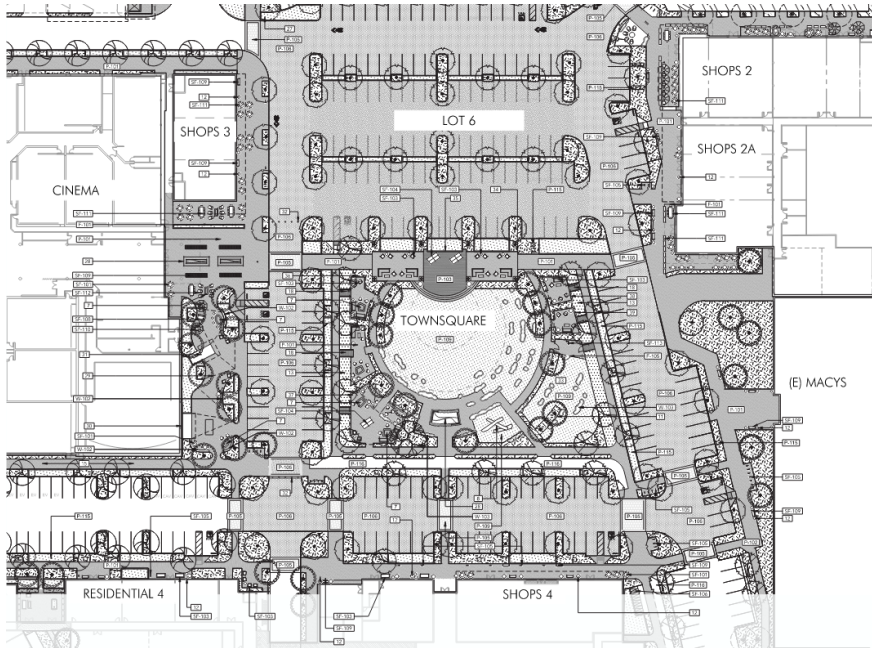


After:

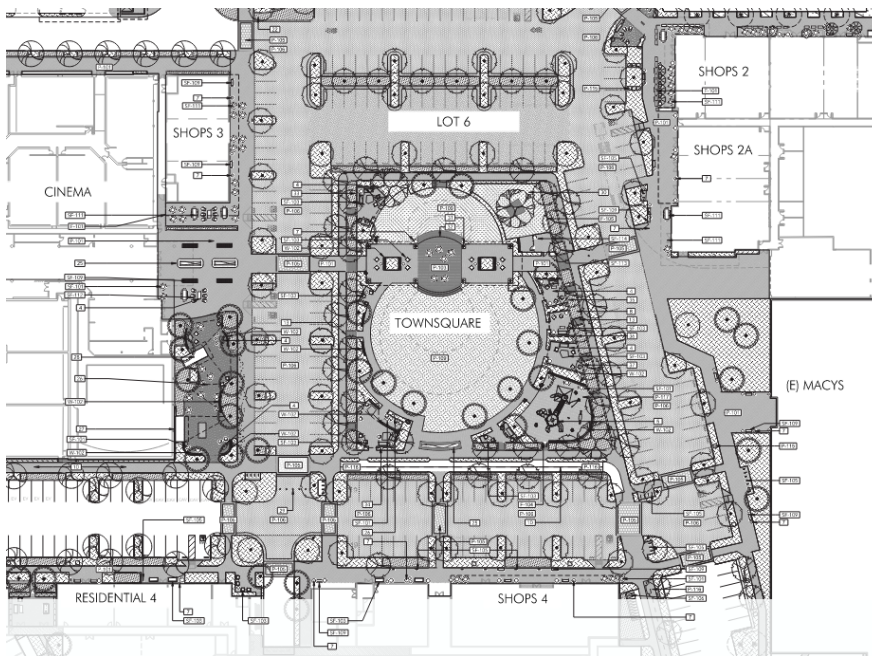


L-20 Town Square Detailed Enlargement has been updated to include changes described for L-19 above.

Before:

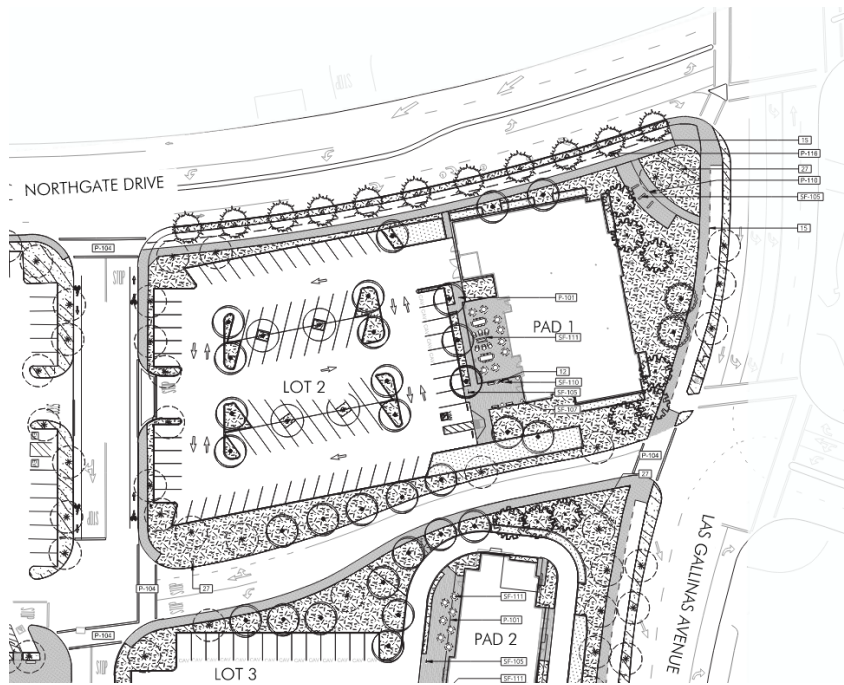


After:

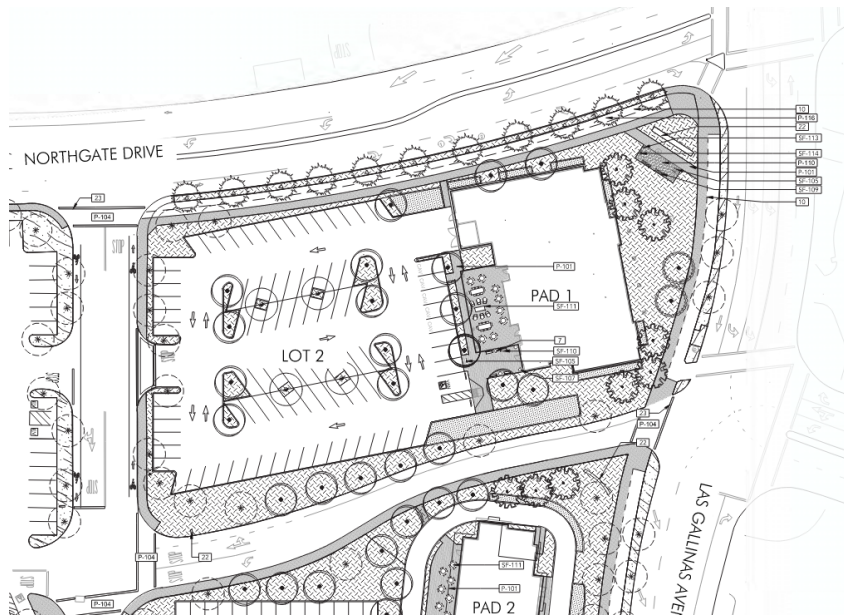


- L-25 Bike rest stop along corner of Northgate Drive and Las Gallinas has been adjusted with additional amenities. Amenities include a water fountain, benches, a dog waste dispenser, and bike racks.

Before:



After:



L-31 Section 2 and 3 have been updated. Section 2 has been updated with the townhome landscaping along Residential 1. Section 3 has been modified with the updated Cinema landscape. Tall hedging plant material is included along the façade of the cinema to soften the experience of the townhomes.

Before:



After:



L-34 Section 9 has been updated to include the changes along the existing Cinema frontage.

Before:

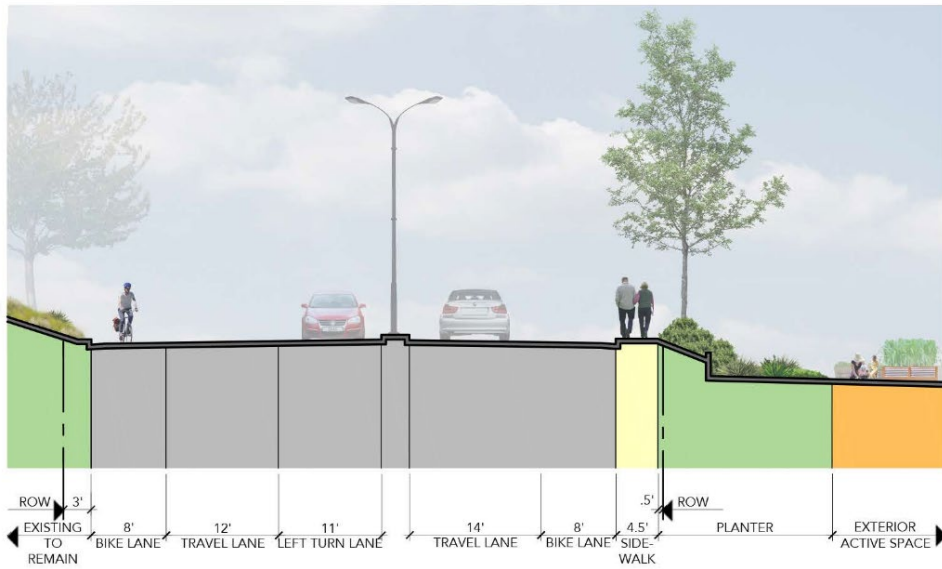


After:



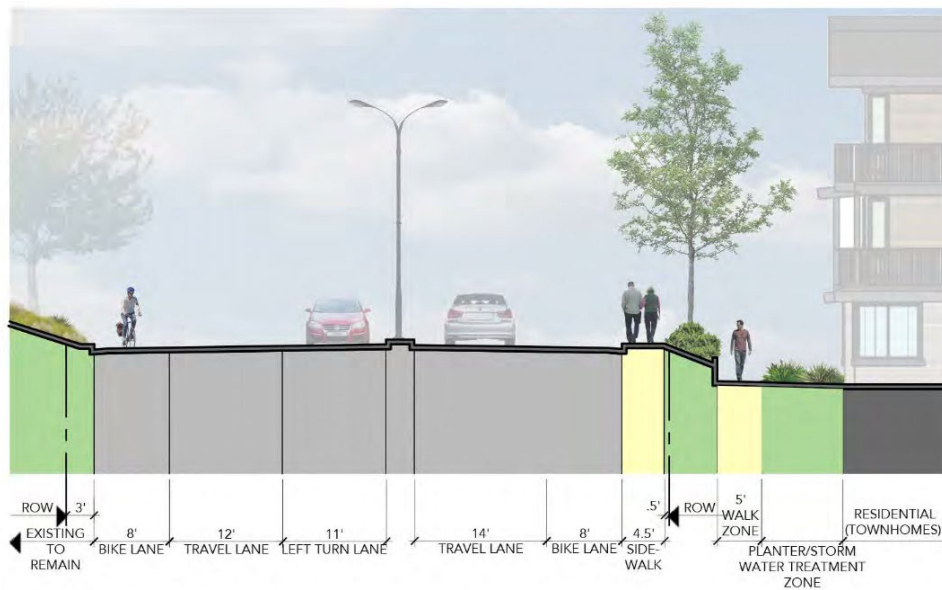
L-35 Section 13 has been updated to include the condition of the landscaping at the proposed Residential 1 townhomes.

Before:



SECTION 13

After:



SECTION 13

L- 36 Overall Planting plan has been adjusted to include all the changes to the 2025 plan and the changes to Residential 5 ground level landscape.

Before:



NORTHGATE TOWN SQUARE
JULY 21, 2023

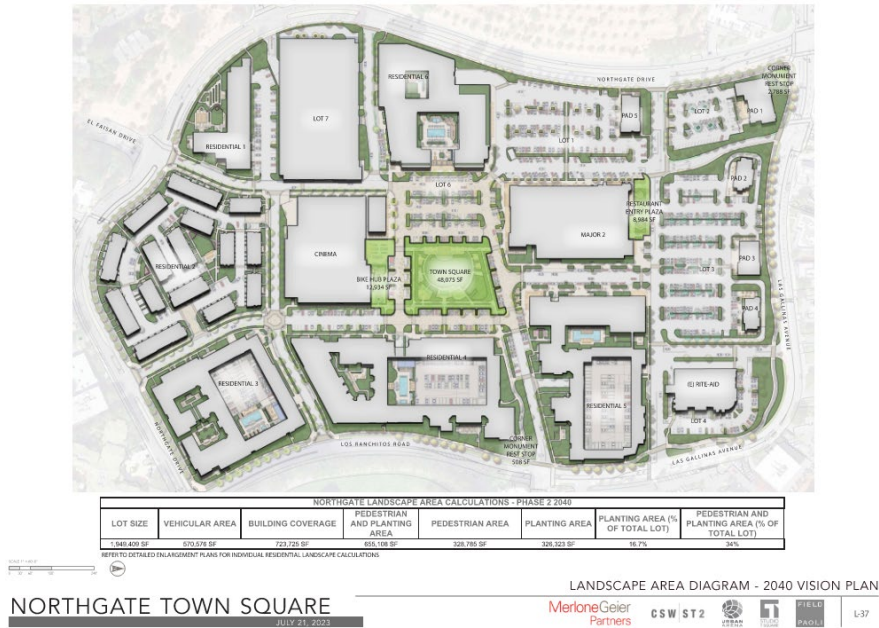
After:



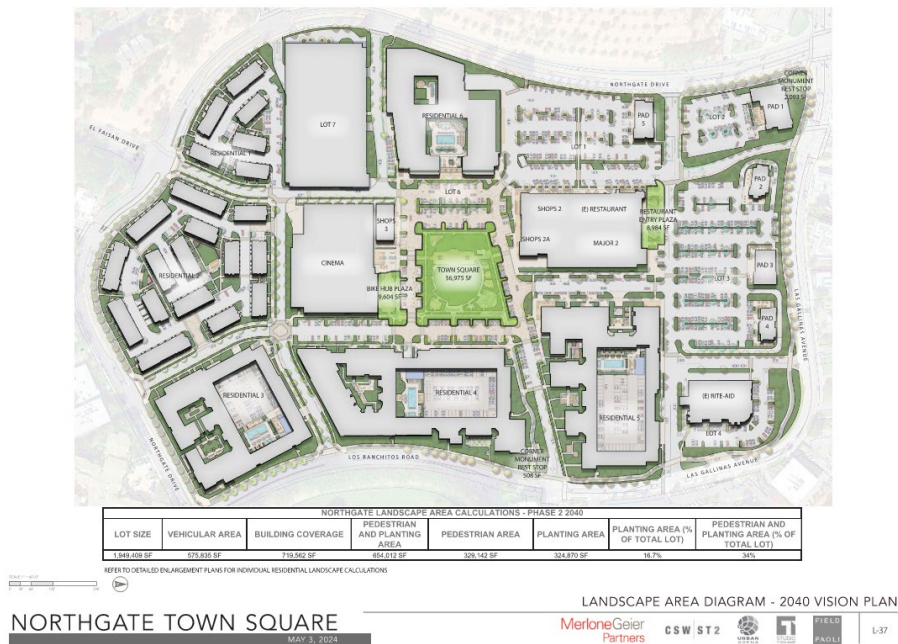
NORTHGATE TOWN SQUARE
MAY 3, 2024

L-37 The Landscape Area Diagram has been adjusted to reflect site plan changes. Calculations have been updated based on changes. The Bike Hub from 2025 is now included in the 2040 plan.

Before:

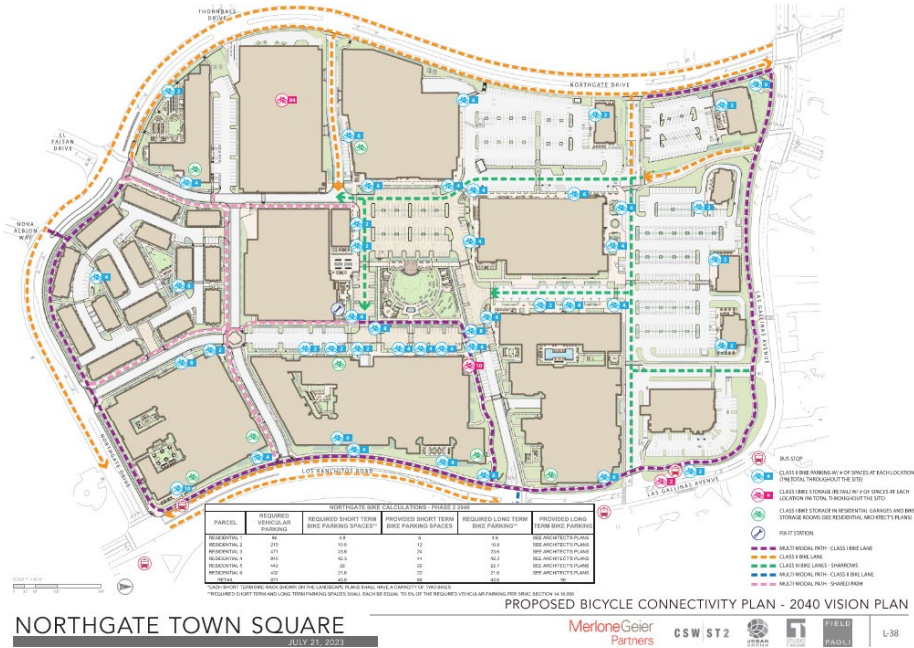


After:

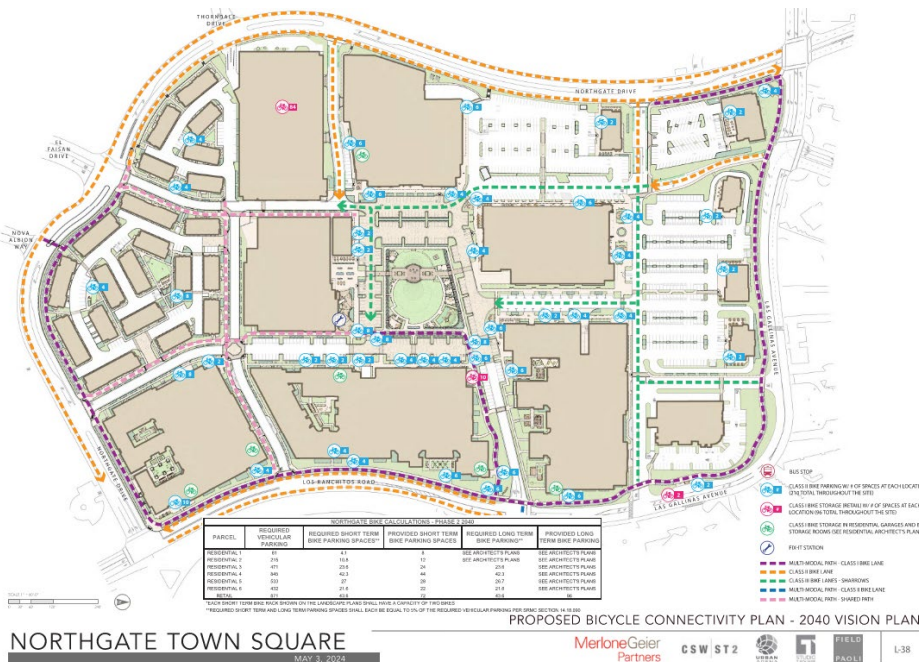


L-38/39 Proposed Bicycle Connectivity Plan and Pedestrian Connectivity plans. Short term bike parking has been adjusted at Residential 1, Residential 5, and the bike trail stops. Bike Parking at Residential 5 was increased by 6 stalls to meet the required number of stalls. The Pedestrian Circulation Plan has been adjusted to reflect site plan changes.

Before:

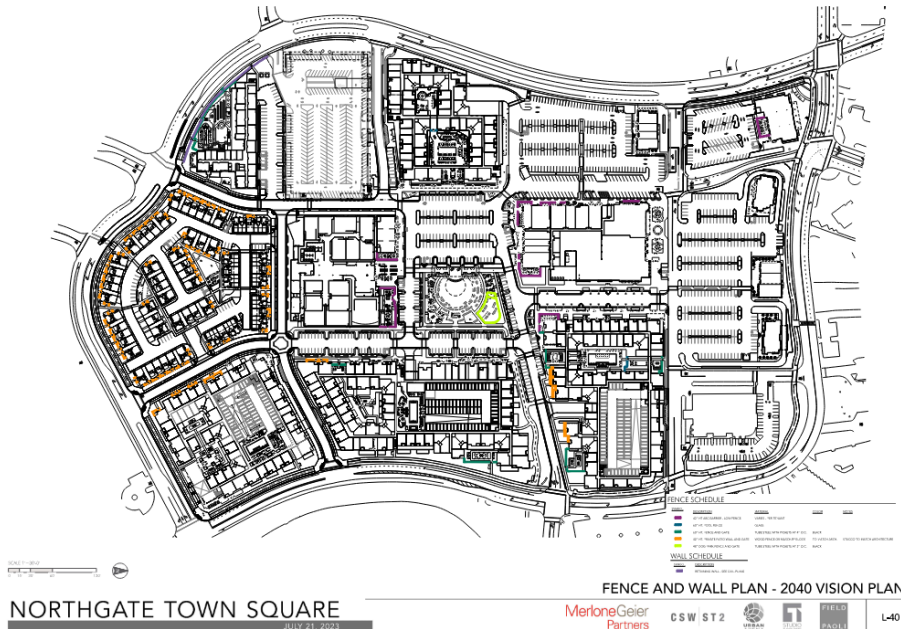


After:

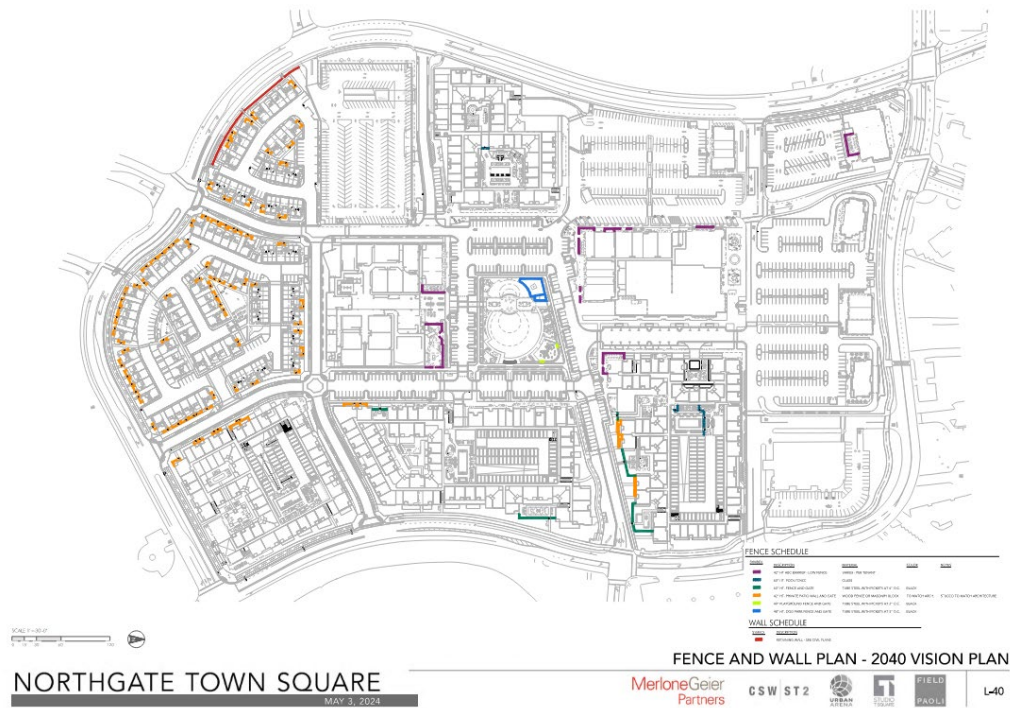


L-40 The Fence and Wall Plan has been updated to reflect site plan changes at Residential 1, the Town Square, and Residential 5.

Before:



After:



- L-42 Schedule and notes- Planting Schedule numbers, plant quantity estimates, and schedules have been updated per site plan changes.
- L-52 The Residential 5 Enlargement was adjusted to include adjustments to ground level patio and loading for major 4.

Before:



After:

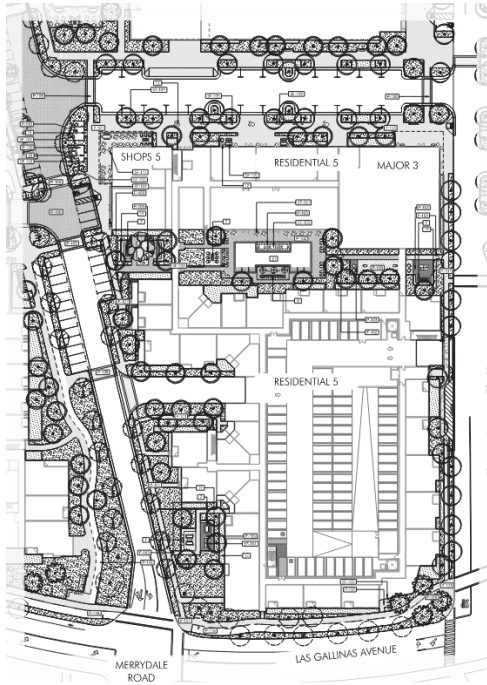


L-53 The Residential 5 Roof Level Enlargement was added to show the adjustments to the roof level of Residential 5. A podium courtyard and a roof deck pool have been added.

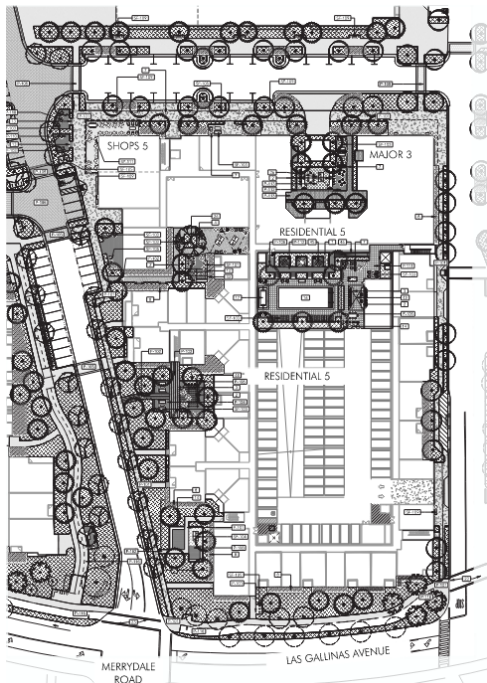


L-54 The Residential 5 Detailed Enlargement Plan has been adjusted to include all the changes to the Residential 5 layout.

Before:

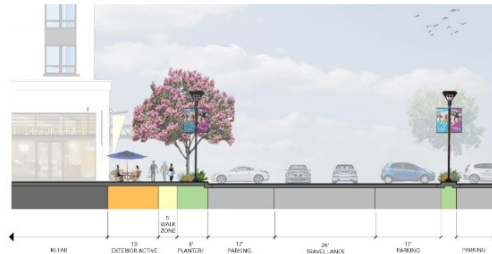


After:



L-58 Section 15 and 16 have been updated with updated Residential facades.

Before:



SECTION 15



SECTION 16

After:



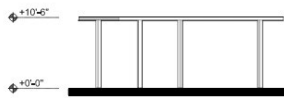
SECTION 15



SECTION 16

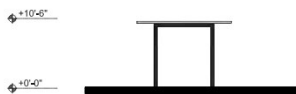
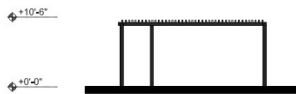
L-60 The overhead at Residential 2 has been updated to match the current site plan. The Section numbers have been revised based on Residential 1 Overheads being removed.

Before:



3 OVERHEAD 3 RESIDENTIAL 2

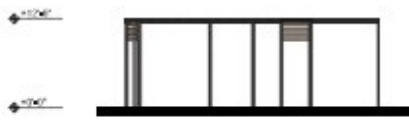
After:



1 OVERHEAD 1 RESIDENTIAL 2

L-61 Town Square Overheads have been updated to match the current site plan.

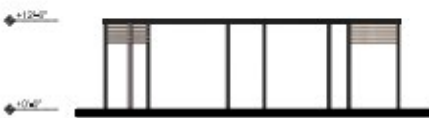
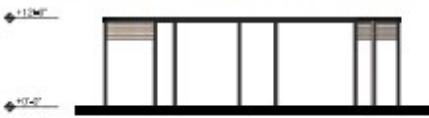
Before:



13 OVERHEAD 13 TOWNSQUARE



15 OVERHEAD 15 TOWNSQUARE

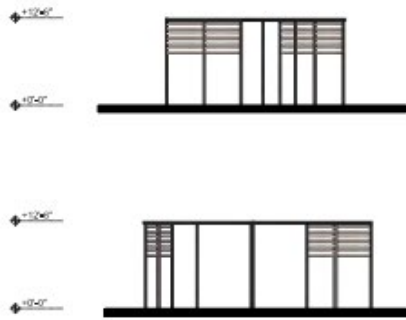
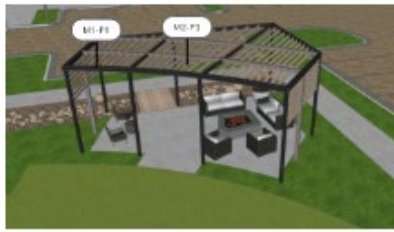


14 OVERHEAD 14 TOWNSQUARE

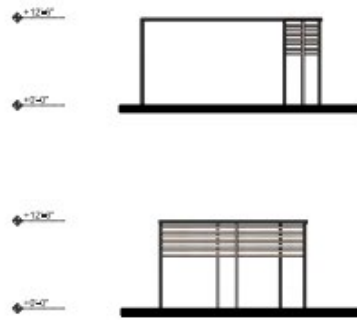


16 OVERHEAD 16 TOWNSQUARE

After:



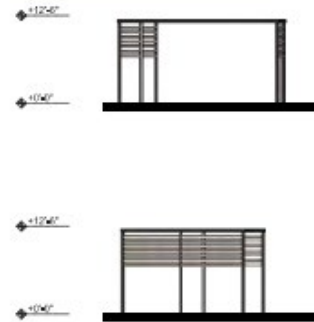
11 OVERHEAD 11 TOWNSQUARE



13 OVERHEAD 13 TOWNSQUARE



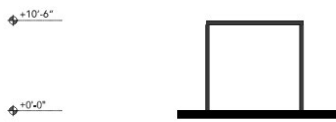
12 OVERHEAD 12 TOWNSQUARE



14 OVERHEAD 14 TOWNSQUARE

L-62 Updated Residential 5 overheads added to sheet.

Before:



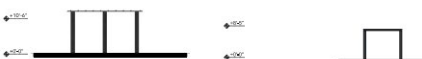
18 OVERHEAD 18 RESIDENTIAL 5 -2040

After:



17 OVERHEAD 17 RESIDENTIAL 5 -2040

19 OVERHEAD 19 RESIDENTIAL 5 -2040



18 OVERHEAD 18 RESIDENTIAL 5 -2040

20 OVERHEAD 20 RESIDENTIAL 5 -2040

Responses to DRB Recommendations:

- Increase size of the town square
 - The Town Square increased in size from 48,075 SF to 56,975 SF.
- Eliminate the dog park and repurpose the area within the Town Square.
 - The dog park has been moved to a smaller portion of the Town Square and the location that the dog park was in is now a larger feature playground.
- Eliminate synthetic turf or other faux natural features as part of the design of the town square and use natural products instead.
 - The synthetic turf has been changed to natural turf. The natural turf area has increased within the Town Square. The faux boulders have been altered to be natural boulders and there are fewer boulders to make the lawn feel more open and usable.
- Eliminate the mountain relief on the cinema and consider green wall or other softer methods to break up the building massing.
 - Please refer to the architectural packages for the cinema massing. Tall hedging plant material is included along the façade of the cinema to soften the experience of the townhomes.
- Consider opportunities for music venue (Hopmonk example)
 - The stage under the pavilion and the open lawn areas are planned as a possible music venue.
- Add additional awnings and other shade options to make space more usable year-round.
 - Trees have been added along the perimeter of the open turf space for shade, the additional Town Square spill out spaces have overhead cover, and the pavilion has additional seating to provide shade. Evaluate
- additional opportunities to break up the sheer wall of the rear elevation of the cinema across from the townhomes.
 - Tall hedging plant material is included along the façade of the cinema to soften the experience of the townhomes.
- Incorporate additional landscaping between the outdoor common area of Residential 1 and Northgate Drive.
 - Site planning for Residential one has been altered please refer to latest plans.
- Provide landscaping or other features, such as a green wall on the south side of the parking garage to increase screening between the north elevation of Residential 1 and the adjacent parking garage.
 - Landscaping is included along the south side of the parking garage.
- Provide varied landscaping at the intersection of Los Ranchitos Road and the interior street adjacent to Residential 3 to provide adequate gateway differentiation.

- Entry Accent Trees highlight the corner intersection areas. These accent trees would be selected as a separate tree species from the adjacent street trees, and they would be installed as a larger box size. Shrub planting would be enhanced at corner entries too.

