

NORTHGATE TOWN SQUARE

Merlone Geier Partners is pleased to share the updated master plan to transform Northgate Mall into Northgate Town Square, a vibrant and open-air, mixed-use town center in the City of San Rafael. The future vision for Northgate mixes transit-oriented housing, interconnected community gathering spaces, and relevant retail and restaurants that naturally draw people into an active social environment and encourage public interaction. Central to this vision is the creation of the new outdoor town square that will serve as the heart of the project, attracting residents throughout the community and new retailers to this one-of-a-kind destination in Marin County.

Over the past year, the applicant team has gathered considerable feedback from the community and the City of San Rafael regarding the initial project application. The comprehensive redevelopment plan has been extensively modified in response to the input from a wide range of community stakeholders. Key components of these changes include:

Town Square

An enlarged town square destination will be constructed at the start of the redevelopment process. Originally proposed for phase two of the master plan, the creation of the town square will commence following project approval during phase one. Anchored by a repurposed, iconic pavilion structure, the town square has been increased substantially in size to nearly 50,000 square feet, with programming spaces for family-friendly community gathering, outdoor concerts and movies, a fenced dog park, a children's nature playground, and other public amenities. The town square also will incorporate flex space that can further expand the open space via raisable bollards for larger pedestrian-only special events, such as food truck nights, bike races or 5k runs, and other community-driven purposes. Surrounding the town square will be new retail shop spaces, outdoor restaurants, and the completely remodeled and upgraded Century Theater, all of which will bring a constant energy to the center.

In addition to the expanded town square, the project will feature an additional 26,000 square foot plaza and green space outside of the KOHL's building. Additional open space is integrated throughout the site, as well.

Housing Choices

The introduction of housing at the Northgate Town Square is a fundamental element of the redevelopment plan. In response to public and city feedback, new home ownership opportunities will be created with the addition to the project of townhomes. Along the southern parcel that is closest to the existing single-family neighborhood, a total of 85 three-story townhomes will replace the previously proposed five-story building containing 309 apartments, to create a more natural transition for the adjacent neighbors. To maintain the overall unit count of the project, 224 apartments will be transferred into the two multi-family structures along Los Ranchitos / Las Gallinas Avenue where the buildings are less impactful to residential neighbors and even more conveniently located near public transit and the multimodal connection to the SMART Civic Center Station.

Affordable Housing

EAH Housing has joined the applicant team as the development partner leading the creation and management of 96 new units of affordable housing within the initial phase of the project. Upon project

approval, the San Rafael-based affordable housing developer will assume control of 1.91 acres of the site to create a diverse mix of affordable family housing for different income levels as well as onsite support services. In the second phase of the redevelopment, an additional 42 affordable units will be dispersed throughout the remaining market-rate housing.

Bicycle Amenities

Between the town square and movie theater, there will be a locally-inspired Cycle Center that is programmed for Marin County bicycle enthusiasts as well as the broader community. The 9,000 square foot outdoor area will feature a boutique bicycle repair shop, abundant bike parking, a shipping container café/bar, and lounge seating areas with fire pits.

Site Connectivity

New multimodal pathways will be integrated throughout the interior of the site, leading pedestrians and bicyclists into the town square, retail shops, and restaurants. Bike lanes and enhanced gateway features will invite community members into the site through a prominent entrance along Merrydale Road as well as other visible entry points.

Sustainability

Recycled water will be utilized on all landscaping materials. Additionally, solar power generation will be incorporated into the site, and all of the residential buildings will now be 100% electric to reflect the goals within the City of San Rafael's Climate Change Action Plan 2030.

Community Uses

Next to the town square, the project will provide a new location for the city's existing satellite public library and will expand the space to include a public meeting room for use by local community groups. The library and community room will serve to further activate the town center with regular residents and organizations.

SMART Connection

Access to and from the nearby SMART Marin Civic Center station from the new Northgate Town Square will serve as a great amenity for the public. Merlone Geier strongly supports the City's plans to enhance the pedestrian and bicycle connections to SMART in the near future. As part of its application, Merlone Geier proposes to contribute financially to the City's implementation of these offsite improvements in order to finalize the connection to Northgate and other adjacent properties.

Merlone Geier is proud to present the revised master plan to the City of San Rafael for its consideration. The applicant team deeply values community feedback and has worked extensively over the past year to shape the project in ways that reflect the public's long-held aspirations for the site. The following redevelopment application represents a substantial investment by the project sponsor to make the Northgate Town Square vision a reality for the residents of San Rafael and the broader Marin community.