


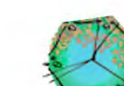
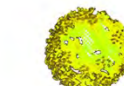




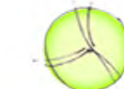





PLANT PALETTE

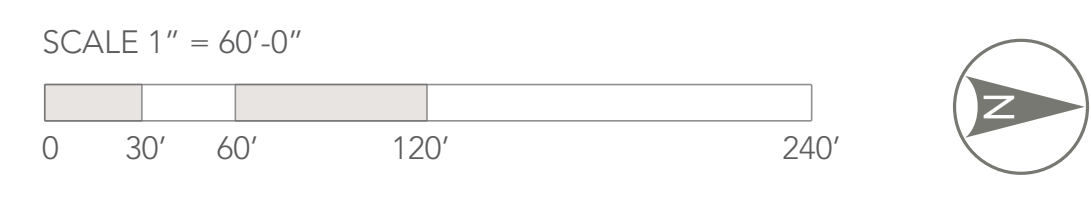
TREES:

-  EXISTING TREE TO REMAIN - EXISTING
-  ENTRY ACCENT TREE - 36" BOX (MIN.)
ACER RUBRUM 'ARMSTRONG' - COLUMNAR RED MAPLE
QUERCUS AGRIFOLIA - COAST LIVE OAK
SEQUOIA SEMPERVIRENS - COAST REDWOOD
-  PARKING LOT ACCENT TREE - 24" BOX (MIN.)
ARBUTUS MARINA - MARINA STRAWBERRY TREE
GINKGO BILOBA 'AUGUMN GOLD' - AUTUMN GOLD MAIDENHAIR TREE
PLATANUS X ACERIFOLIA - LONDON PLANE TREE
-  PARKING FIELD TREE - 24" BOX (MIN.)
ACER RUBRUM 'OCTOBER GLORY' - RED MAPLE
PISTACIA CHINENSIS 'KEITH DAVEY' - KEITH DAVEY CHINESE PISTACHE
ZELKOVA SERRATA 'GOLD FALL' - GOLD FALL ZELKOVA
-  TOWN SQUARE PARKING LOT ACCENT TREE - 36" BOX (MIN.)
ACER RUBRUM 'ARMSTRONG' - COLUMNAR RED MAPLE
GINKGO BILOBA 'AUTUMN GOLD' - AUTUMN GOLD MAIDENHAIR TREE
OLEA EUROPAEA 'SWAN HILL' - OLIVE
-  TOWN SQUARE PARKING FIELD TREE - 24" BOX (MIN.)
ULMUS 'FRONTIER' - FRONTIER CHINESE ELM
OLEA EUROPAEA 'SWAN HILL' - FRUITLESS OLIVE
-  LAS GALLINAS AVENUE STREET TREE- 36" BOX (MIN.)
PYRUS CALLERYANA - FLOWERING PEAR
-  LOS RANCHITOS ROAD STREET TREE- 36" BOX (MIN.)
PYRUS CALLERYANA - FLOWERING PEAR
-  NORTHGATE DRIVE STREET TREE - 36" BOX (MIN.)
PISTACIA CHINENSIS 'KEITH DAVEY'
PYRUS CALLERYANA - FLOWERING PEAR
ZELKOVA SERRATA 'GOLD FALL' - GOLD FALL ZELKOVA
-  INTERIOR STREET TREE 1- 36" BOX (MIN.)
ACER RUBRUM 'ARMSTRONG' - COLUMNAR RED MAPLE
PLATANUS X ACERIFOLIA - LONDON PLATE TREE
-  INTERIOR STREET TREE 2 - 36" BOX (MIN.)
PODOCARPUS GRACILIOR - FERN PINE
QUERCUS PALUSTRIS - PIN OAK
-  BUILDING PERIMETER AND COURTYARD TREE - 24" BOX (MIN.)
ACER RUBRUM 'ARMSTRONG' - COLUMNAR RED MAPLE
ACER RUBRUM 'OCTOBER GLORY' - RED MAPLE
MELALEUCA LINARIFOLIA - FLAXLEAF PAPERBARK
LAGERSTROEMIA INDICA 'NATCHEZ' - NATCHEZ GRAPE MYRTLE
MALUS X SIEBOLDII 'CALOCARPA' - REDBUT CRABAPPLE
ARBUTUS 'MARINA' - MARINA STRAWBERRY TREE
PINUS CANARIENSIS - CANARY ISLAND PINE
ULMUS 'FRONTIER' - FRONTIER CHINESE ELM
-  SPECIMEN TREE - 48" (MIN.)
PLATANUS X RACEMOSA - CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA - COAST LIVE OAK

- SHRUBS & VINES SUCH AS:**
- ABELIA X GRANDIFLORA - GLOSSY ABELIA
 - ARBUTUS UNEDO COMPACTA - DWARF STRAWBERRY TREE
 - ARCHTOSTAPHYLOS 'HOWARD MCMINN' - HOWARD MCMINN MANZINITA
 - BAMBUSA TEXTILIS - WEAVER'S BAMBOO
 - CEANOTHUS X 'CONCHA' - CONCHA CALIFORNIA LILAC
 - DIANELLA TASMANICA 'CASA BLUE' - FLAX LILY

- SHRUBS & VINES SUCH AS (CONTINUED):**
- DIETES VEGETA 'VARIEGATA' - VARIGATED FORTNIGHT LILY
 - LIGUSTRUM JAPONICUM 'TEXANUM' - WAX LEAF PRIVET
 - RHAMNUS CALIFORNICA 'EVE CASE' - COFFEBERRY
 - RHAPHIOLEPIS SPECIES - INDIAN HAWTHORN
 - ROSMARINUS OFFICINALIS - ROSEMARY
 - VIBURNUM JAPONICUM - EVERGREEN VIBURNUM
 - PITTOSPORUM SPECIES - MOCK ORANGE

- STORMWATER TREATMENT SHRUBS AND GRASSES SUCH AS:**
- ACHILLEA MILLEFOLIUM - YARROW
 - IRIS DOUGLASIANA - DOUGLAS IRIS
 - CAREX PANSA - CALIFORNIA MEADOW SEDGE
 - CAREX PRAEGRACILIS - CLUSTERED FIELD SEDGE
 - JUNCUS PATENS - BLUE RUSH
 - LEYMUS CONDENSATUS 'CANYON PRINCE' - CANYON PRINCE WILD RYE
 - MUHLENBERGIA RIGENS - DEER GRASS



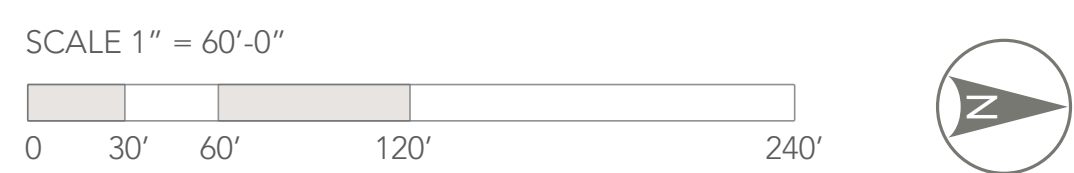
OVERALL PLANTING PLAN - 2025 VISION PLAN

NORTHGATE TOWN SQUARE
MARCH 09, 2022





NORTHGATE LANDSCAPE AREA CALCULATIONS - PHASE 1 2025						
LOT SIZE	VEHICULAR AREA	BUILDING COVERAGE	OPEN SPACE	USABLE OPEN SPACE (pedestrian paving)	LANDSCAPE (planting area)	LANDSCAPE %
1,949,409 SF	638,924 SF	732,872 SF	577,613 SF	240,791 SF	336,822 SF	17.3%



OPEN SPACE DIAGRAM - 2025 VISION PLAN

NORTHGATE TOWN SQUARE

MARCH 09, 2022

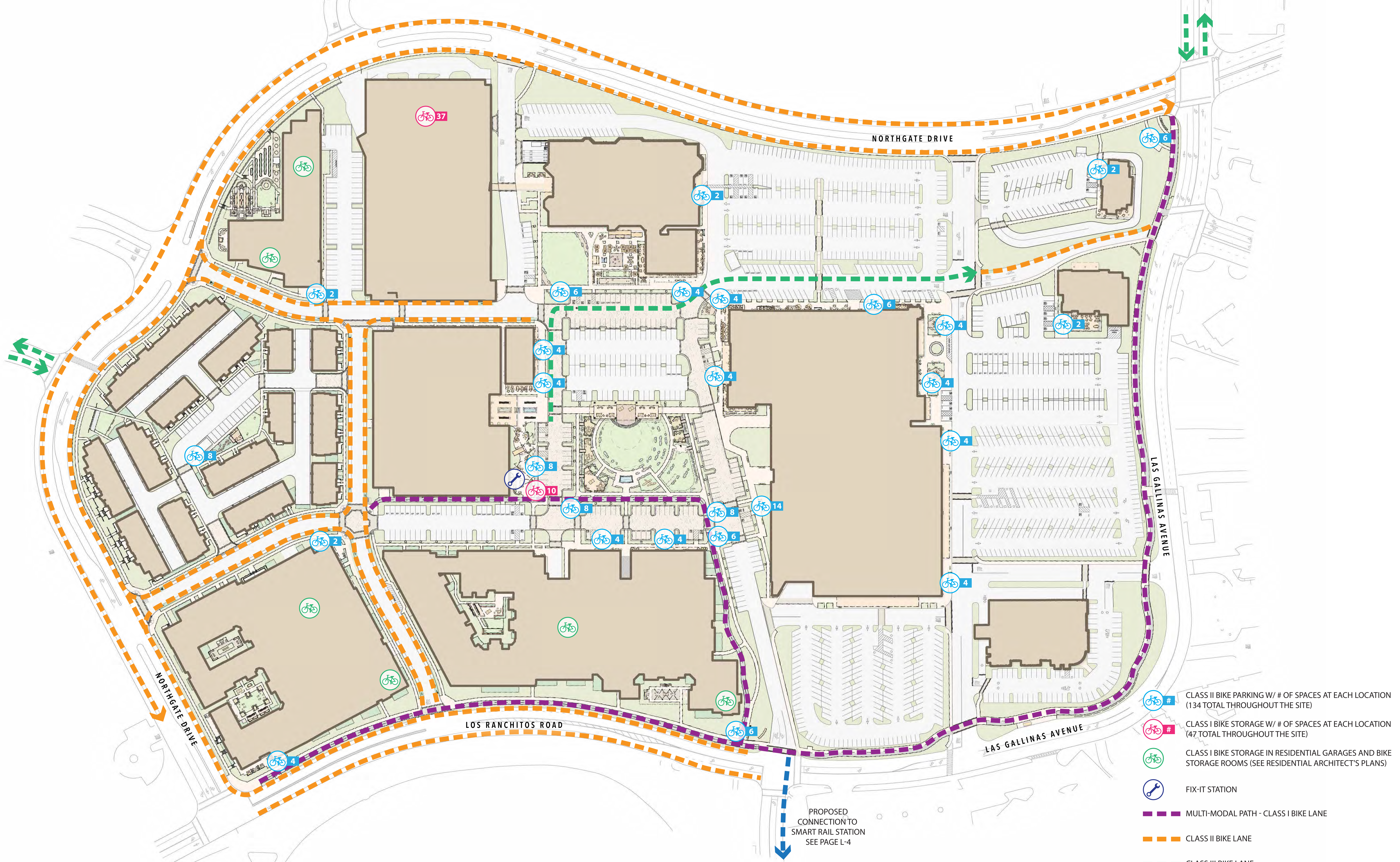
MerloneGeier
Partners

CSW | ST2

URBAN
ARENA

STUDIO
TSQUARE

FIELD
PAOLI



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

PROPOSED BICYCLE CONNECTIVITY PLAN - 2025 VISION PLAN

NORTHGATE TOWN SQUARE

MARCH 09, 2022

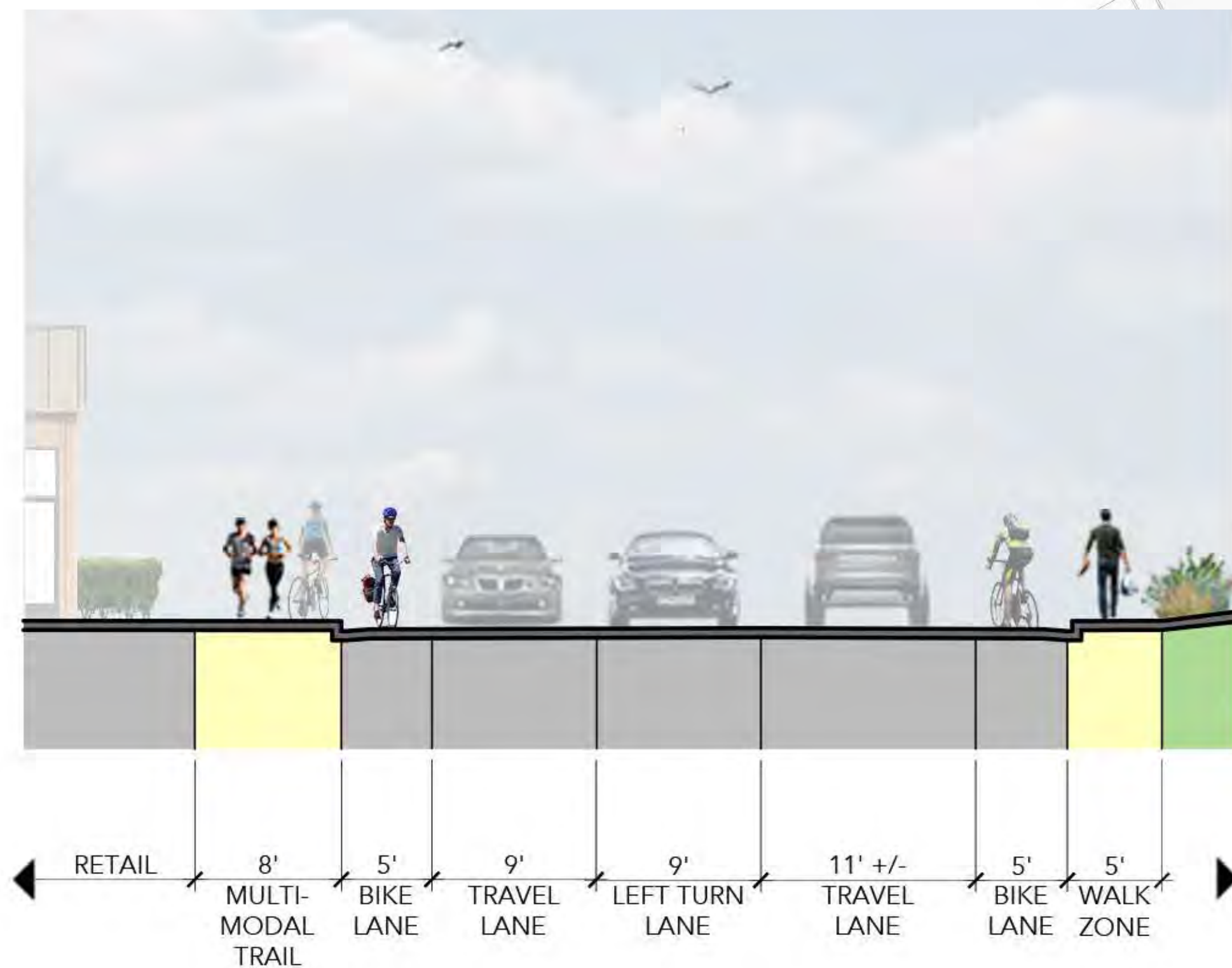
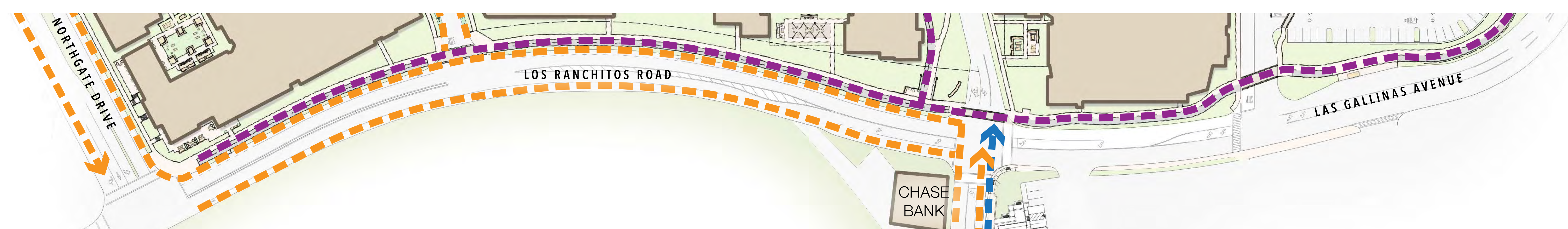
MerloneGeier
Partners

CSW | ST2

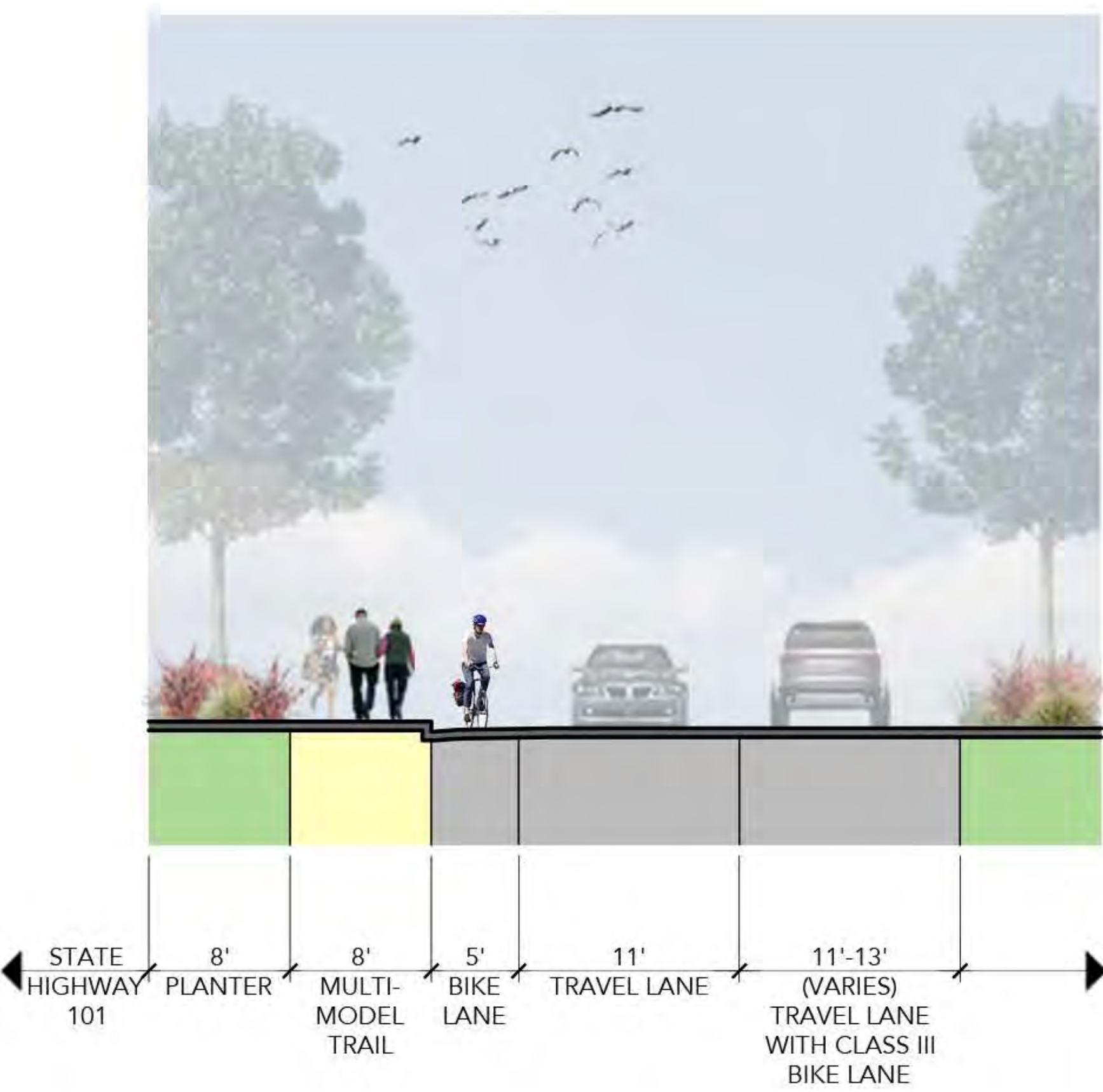
URBAN
ARENA

STUDIO
T SQUARE

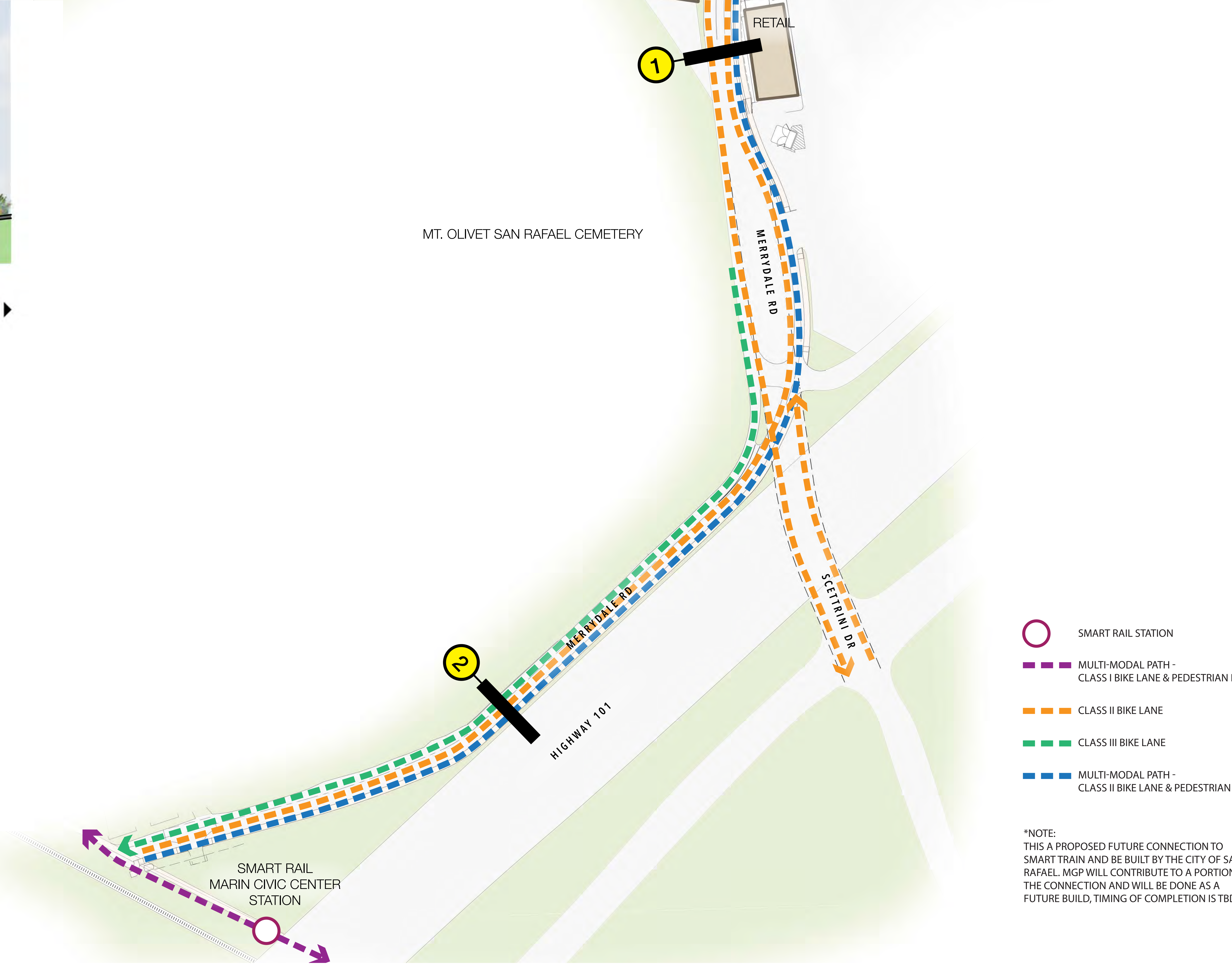
FIELD
PAOLI



SECTION 1

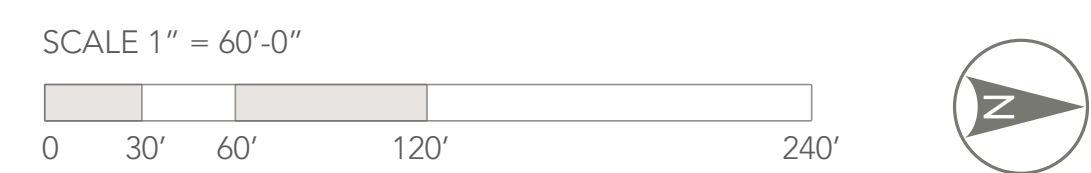


SECTION 2

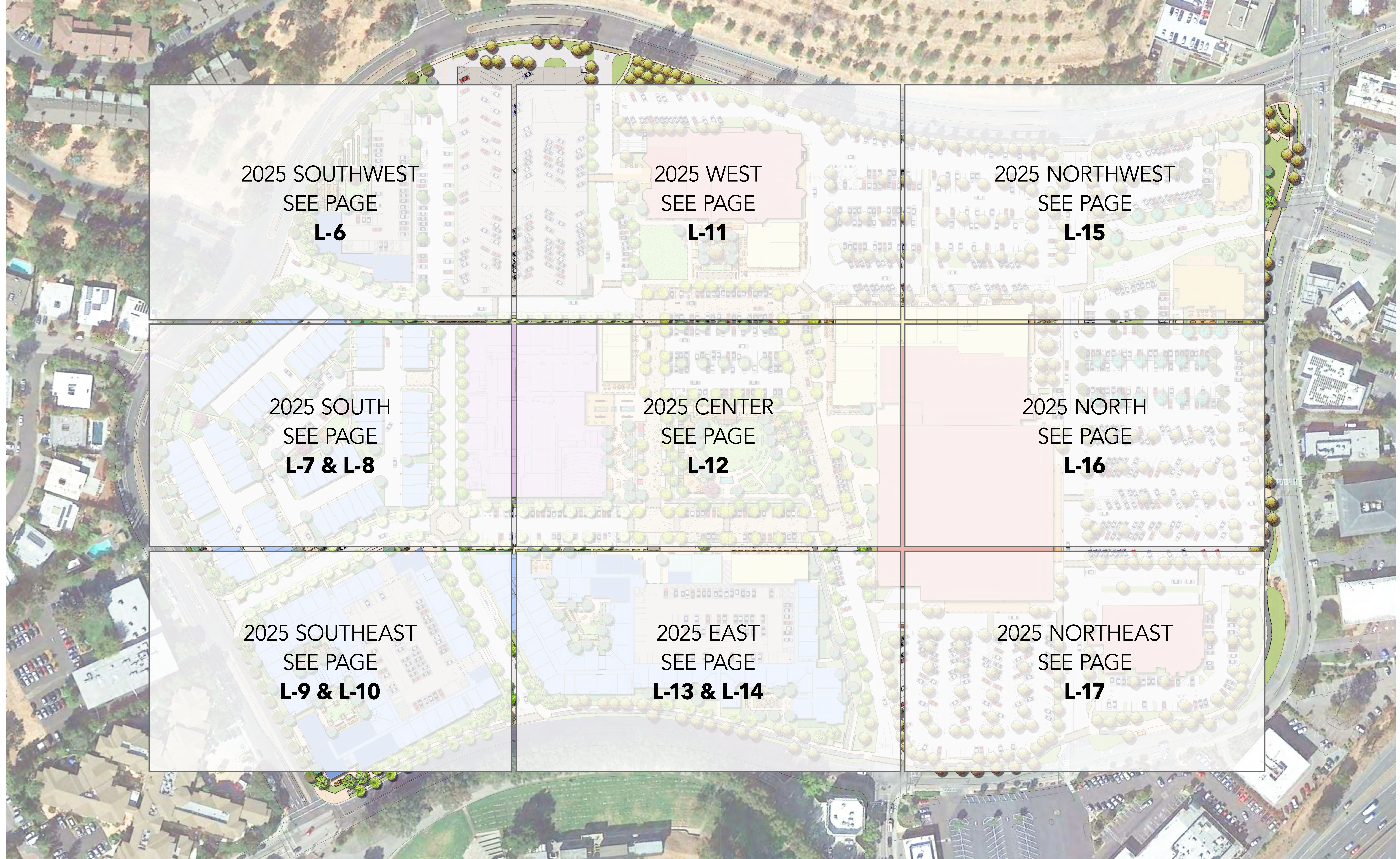


- SMART RAIL STATION
- MULTI-MODAL PATH - CLASS I BIKE LANE & PEDESTRIAN PATH
- CLASS II BIKE LANE
- CLASS III BIKE LANE
- MULTI-MODAL PATH - CLASS II BIKE LANE & PEDESTRIAN PATH

*NOTE:
THIS A PROPOSED FUTURE CONNECTION TO SMART TRAIN AND BE BUILT BY THE CITY OF SAN RAFAEL. MGP WILL CONTRIBUTE TO A PORTION OF THE CONNECTION AND WILL BE DONE AS A FUTURE BUILD, TIMING OF COMPLETION IS TBD.



PROPOSED BICYCLE CONNECTIVITY PLAN - 2025 VISION PLAN



KEY PLAN TO ENLARGED SITE PLANS 2025



FIRE ELEMENT SEATING



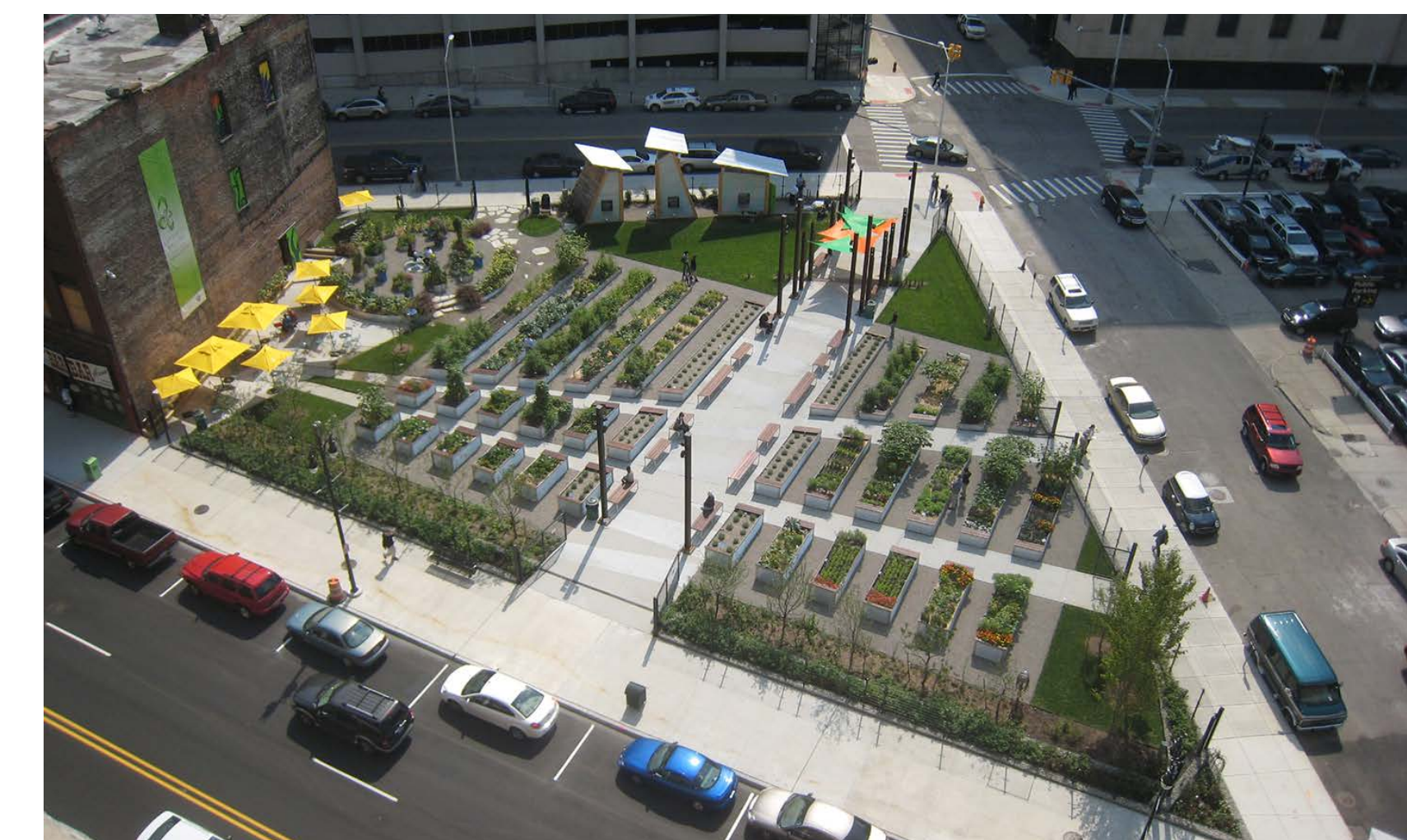
OUTDOOR BAR



LOUNGE AREAS



TREE-LINED STREETScape



COMMUNITY GARDEN



LAWN AREA



PLAY SPACE



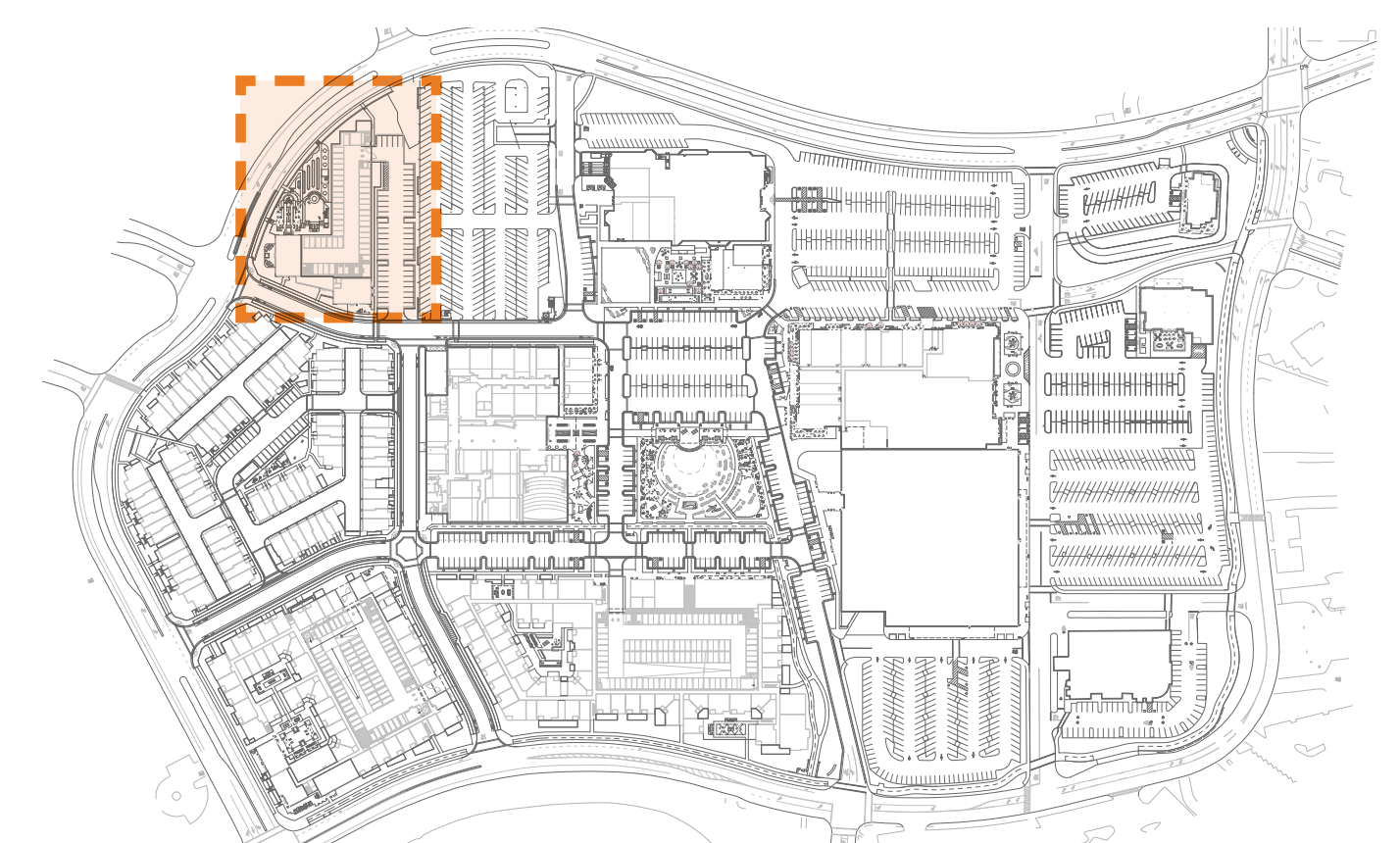
ACCENT TREE



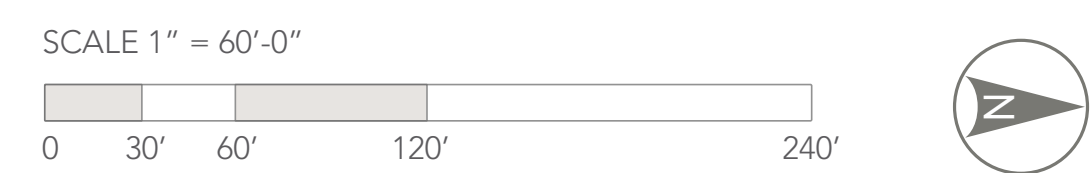
COMMUNITY GARDEN



COMMUNITY GARDEN



KEY MAP nts



ENLARGEMENT - 2025 VISION PLAN

NORTHGATE TOWN SQUARE

MARCH 09, 2022





PRIVACY WALLS



VARIABLE WALL HEIGHTS



GROUND LEVEL PATIOS



LANDSCAPED VEHICULAR AREAS



GREEN STREETScape



LANDSCAPED WALKS



LANDSCAPED WALKS



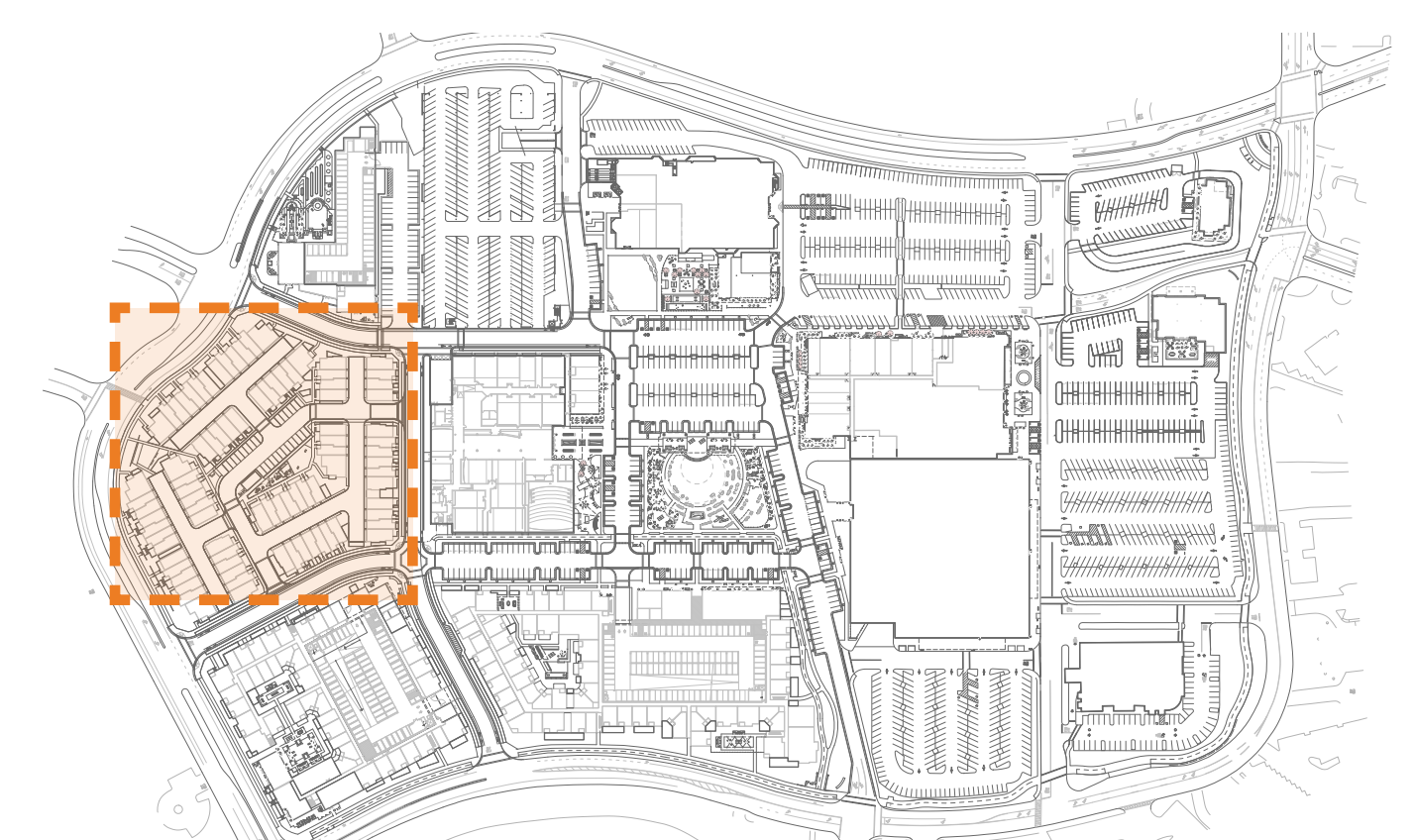
CENTRAL LAWN SPACE



REGENERATIVE AMENITIES



ACCENT WALL



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2025 VISION PLAN

MerloneGeier Partners

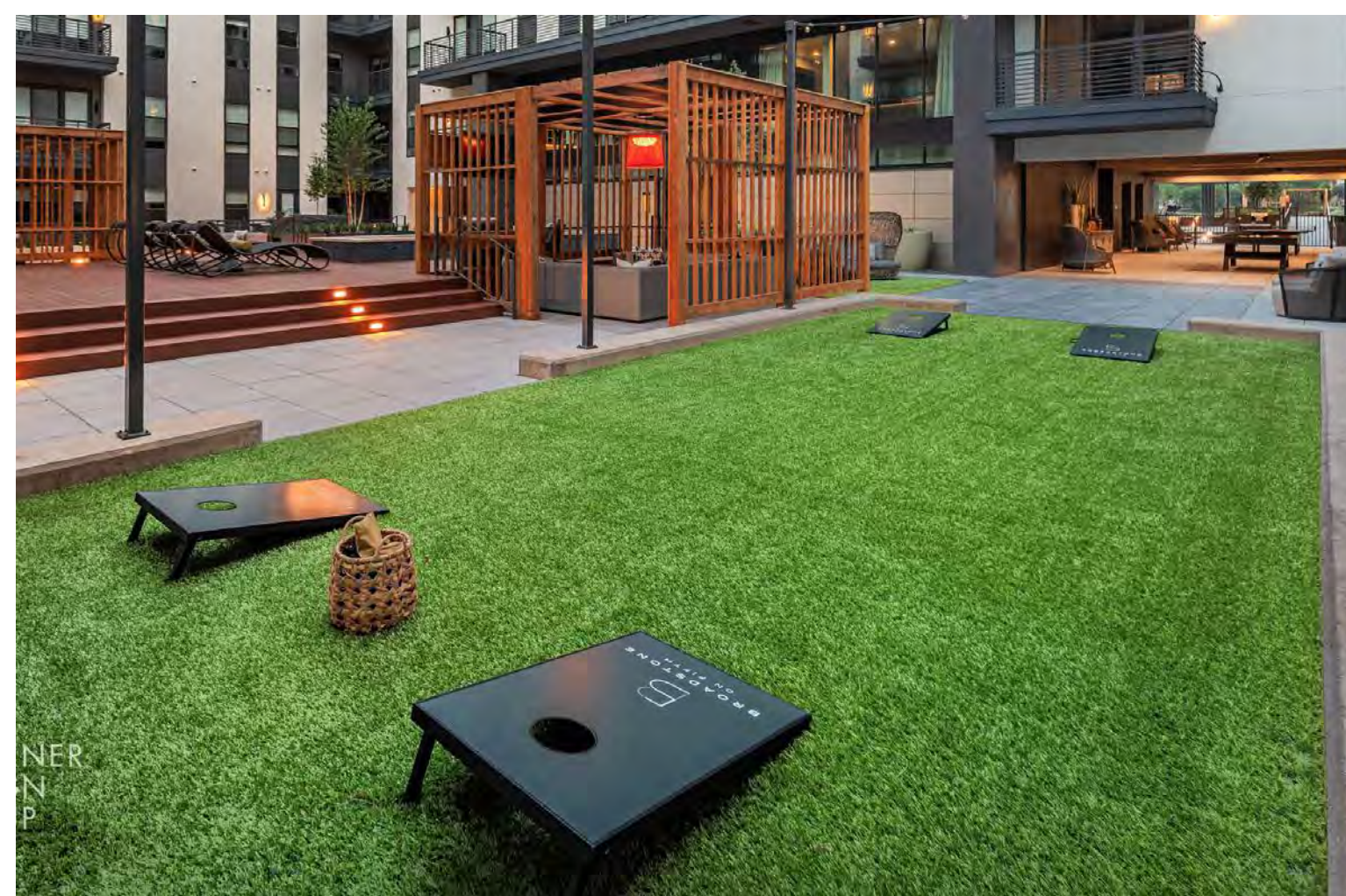
CSW | ST2

URBAN ARENA

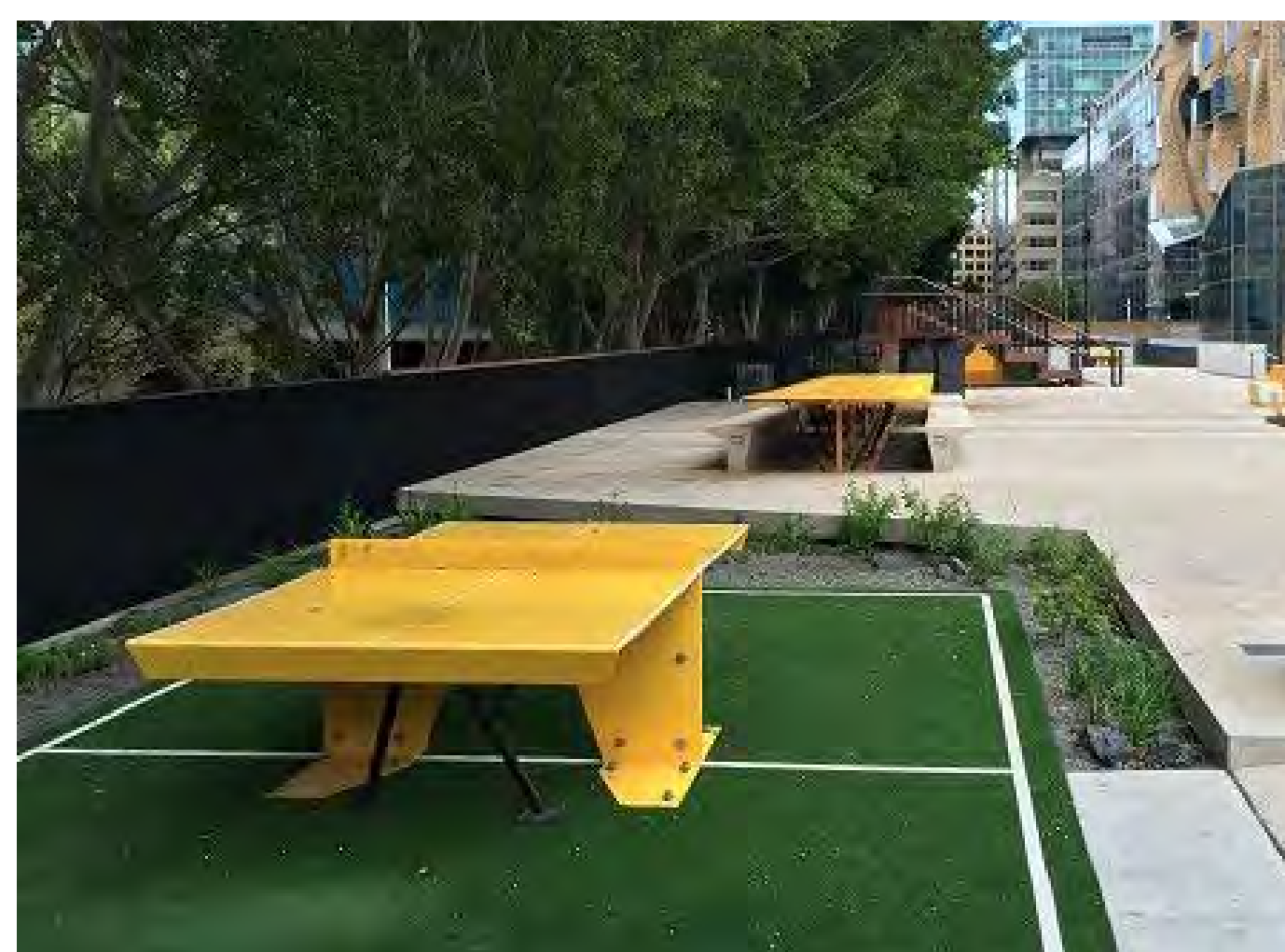
STUDIO T SQUARE

FIELD PAOLI

L-7



FLEXIBLE TURF AREA



GAMES



OUTDOOR KITCHEN



LOUNGE AREAS



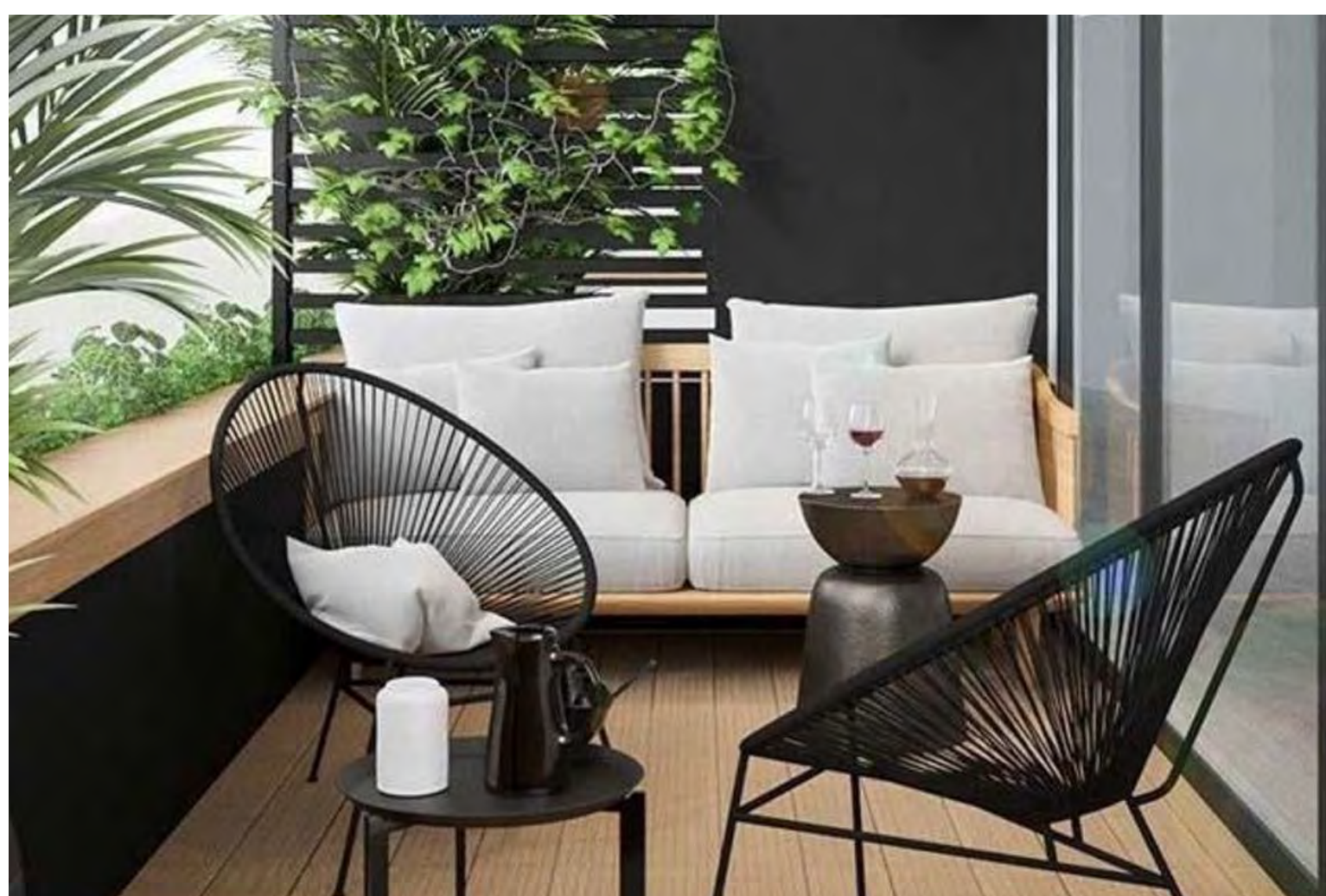
OUTDOOR LOUNGE



LEASING/LOBBY SPILL OUT



LEASING/LOBBY SPILL OUT



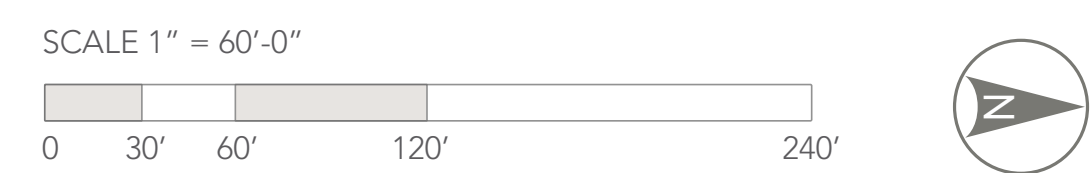
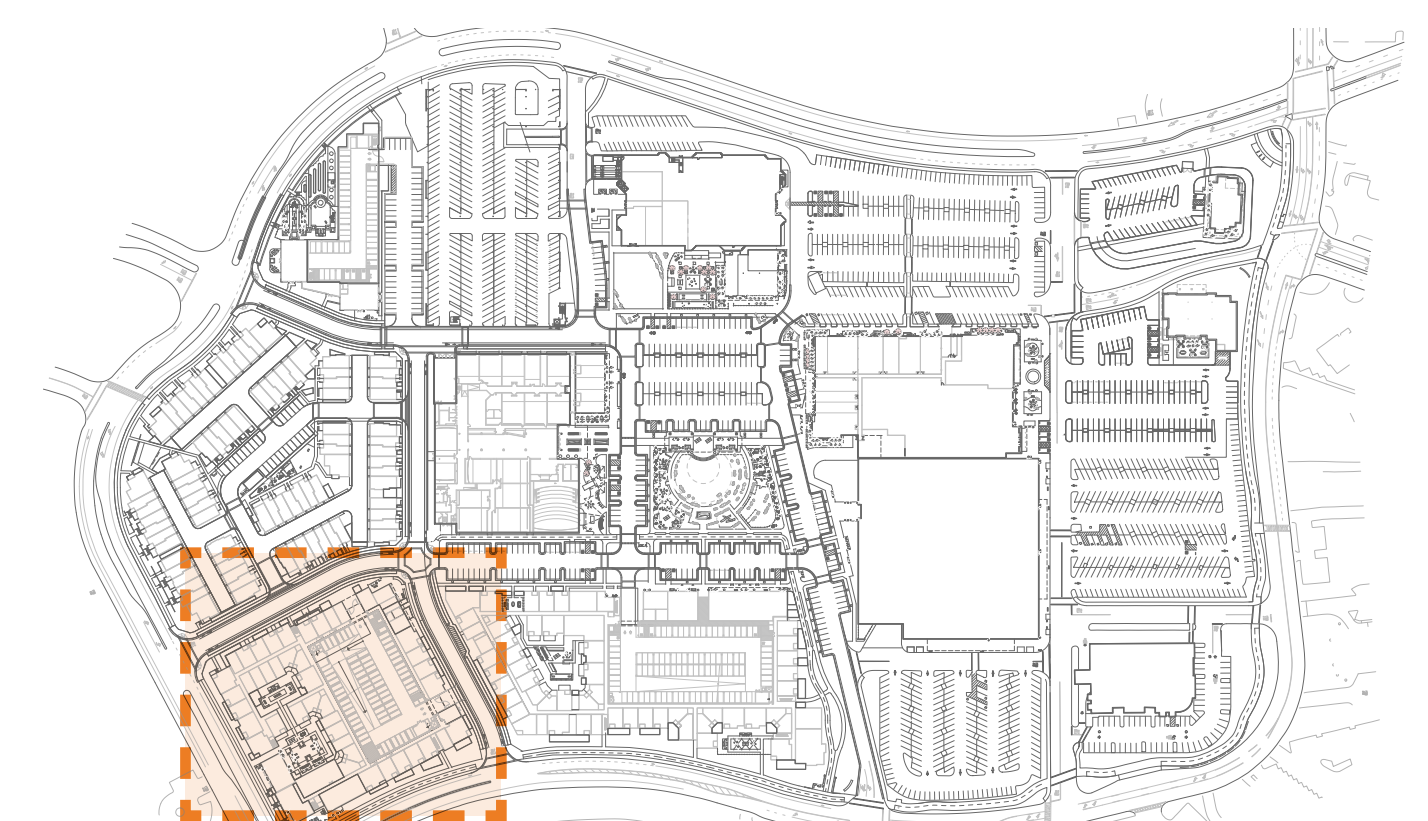
FRONT PATIOS



MULTI-MODAL TRAIL



LANDSCAPED PERIMETERS



NORTHGATE TOWN SQUARE

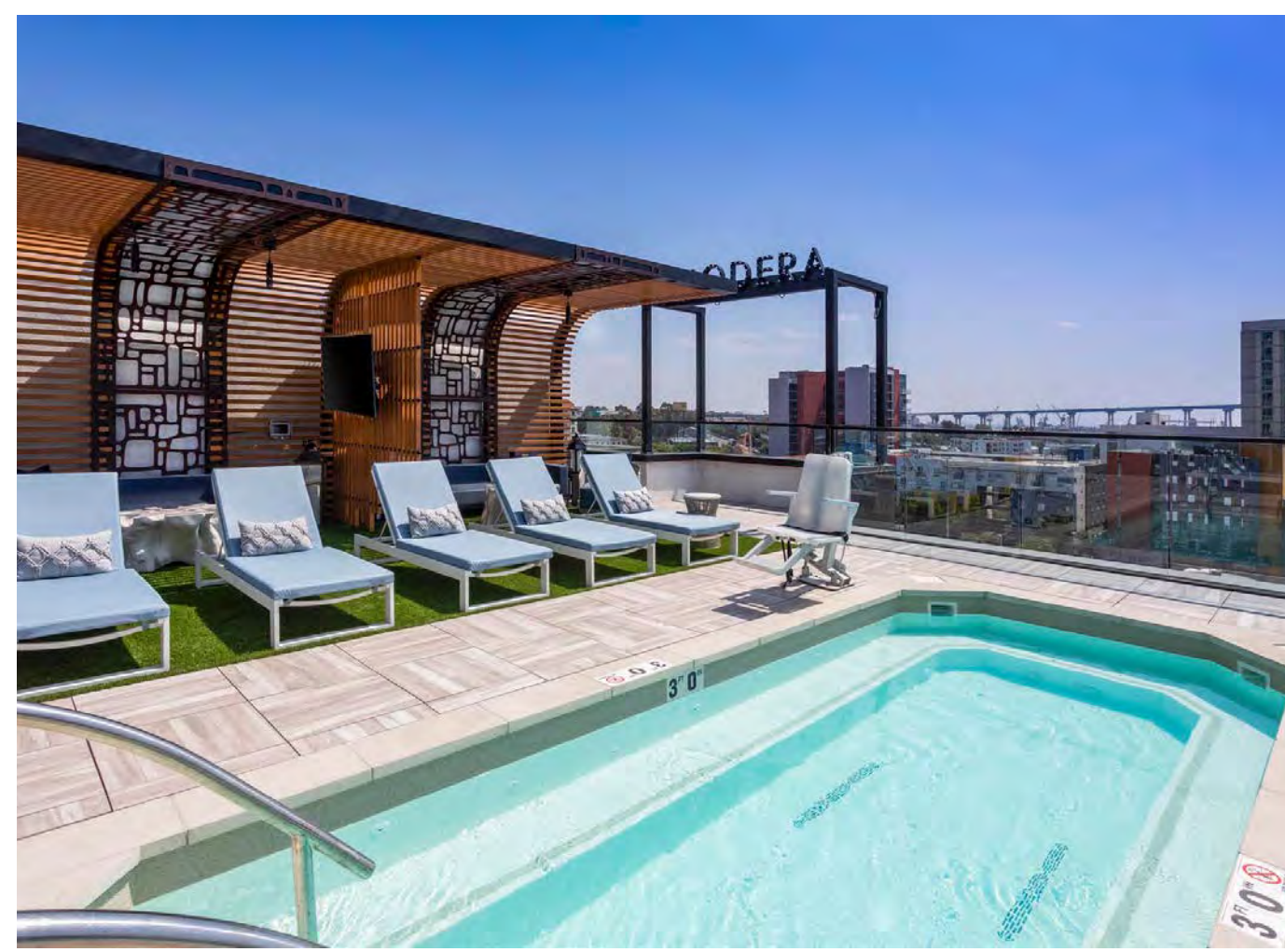
MARCH 09, 2022

ENLARGEMENT - 2025 VISION PLAN





POOL CABANAS



ROOFDECK SPA



ROOFTOP POOL DECK



POOLSIDE LOUNGERS



BARTOP SEATING



DINING SEATING



LOUNGE AREA



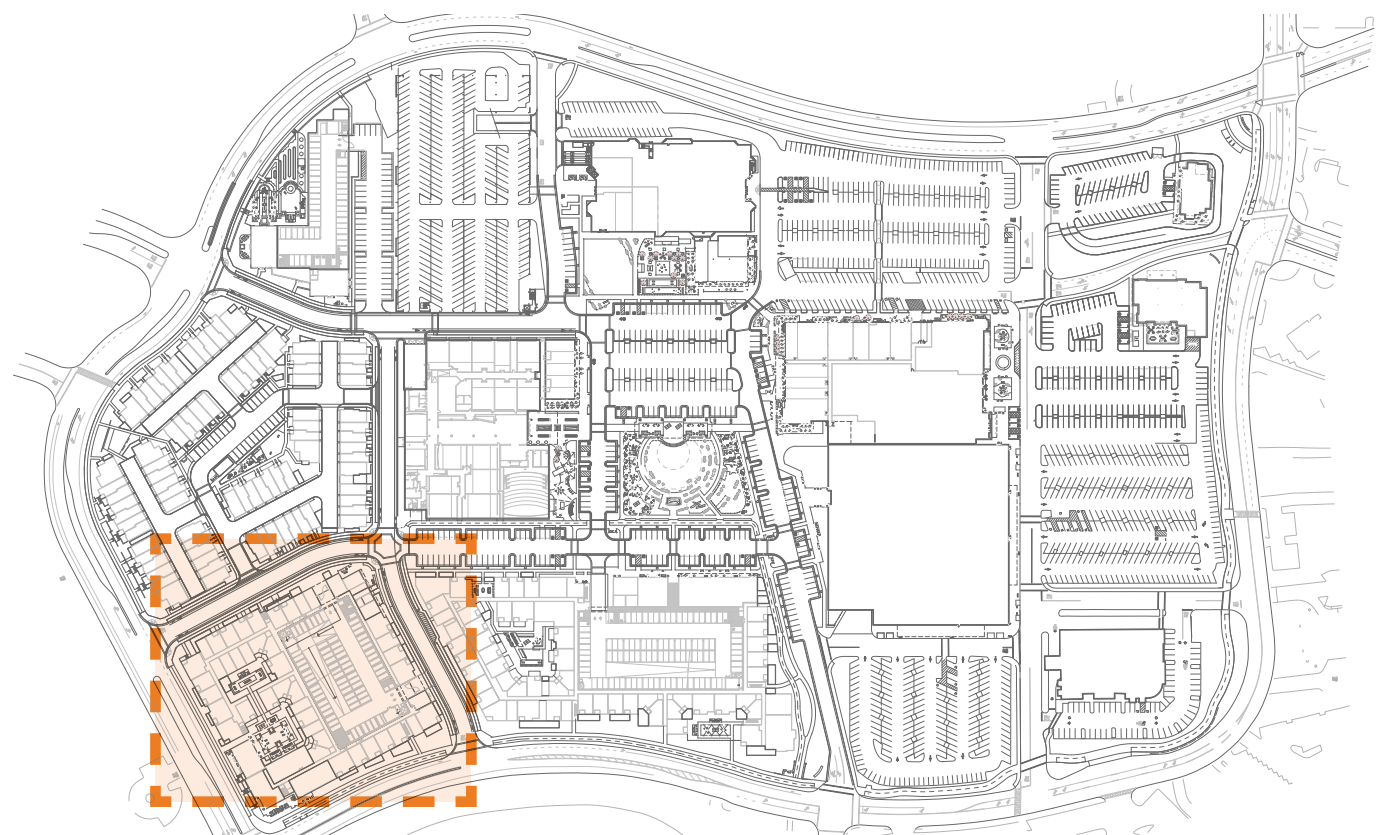
OUTDOOR KITCHEN



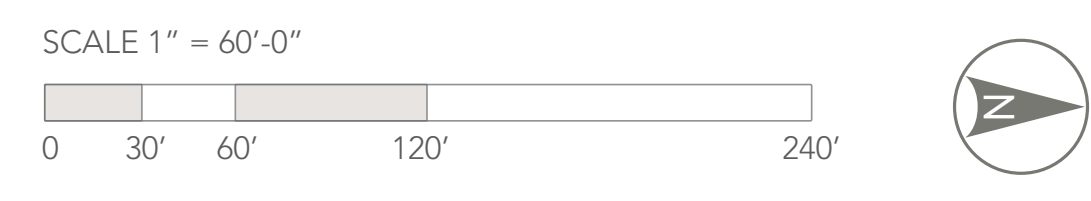
GAMING AREA



POOL CLUBHOUSE



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2025 VISION PLAN





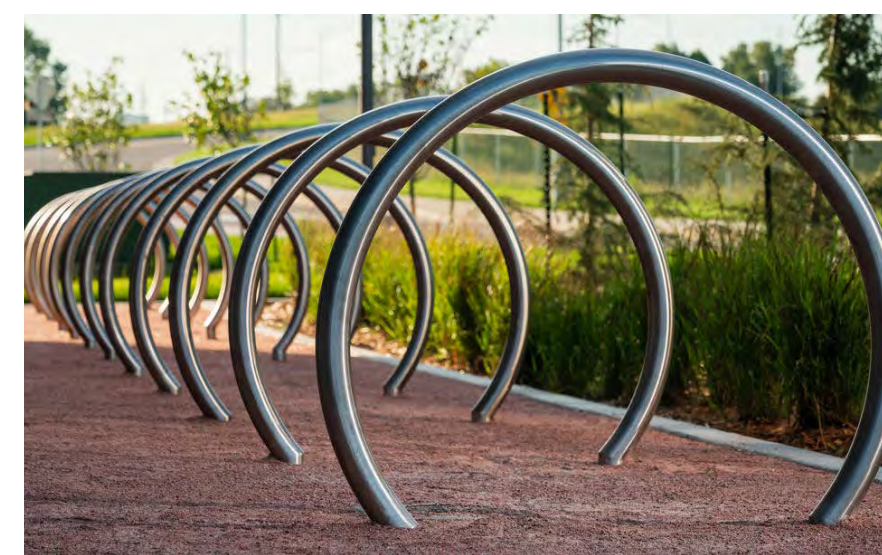
CAFE



BIKE REPAIR



SHIPPING CONTAINER FIX-IT HUB



BIKE RACKS



MULTI-MODAL TRAIL



OPEN LAWN AREA



SWING SEATING



FIRE PIT



REGENERATIVE LANDSCAPE



NATURE PLAY



LOUNGE SEATING



GAMES



ROCK SEAT WALLS



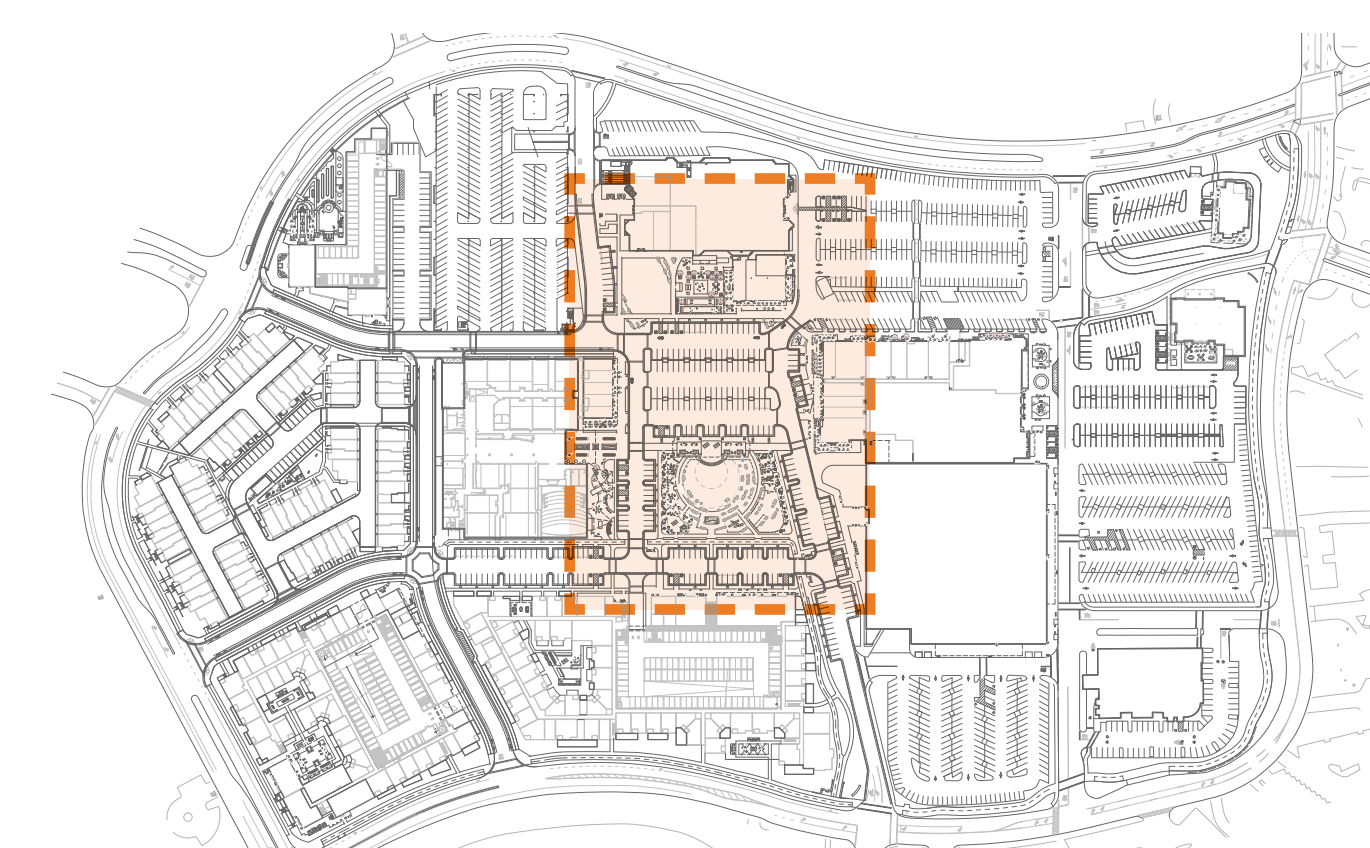
FOUNTAIN



DG SEATING



DOG PARK



SCALE 1" = 60'-0"

0 30' 60' 120' 240'



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2025 VISION PLAN

MerloneGeier
Partners

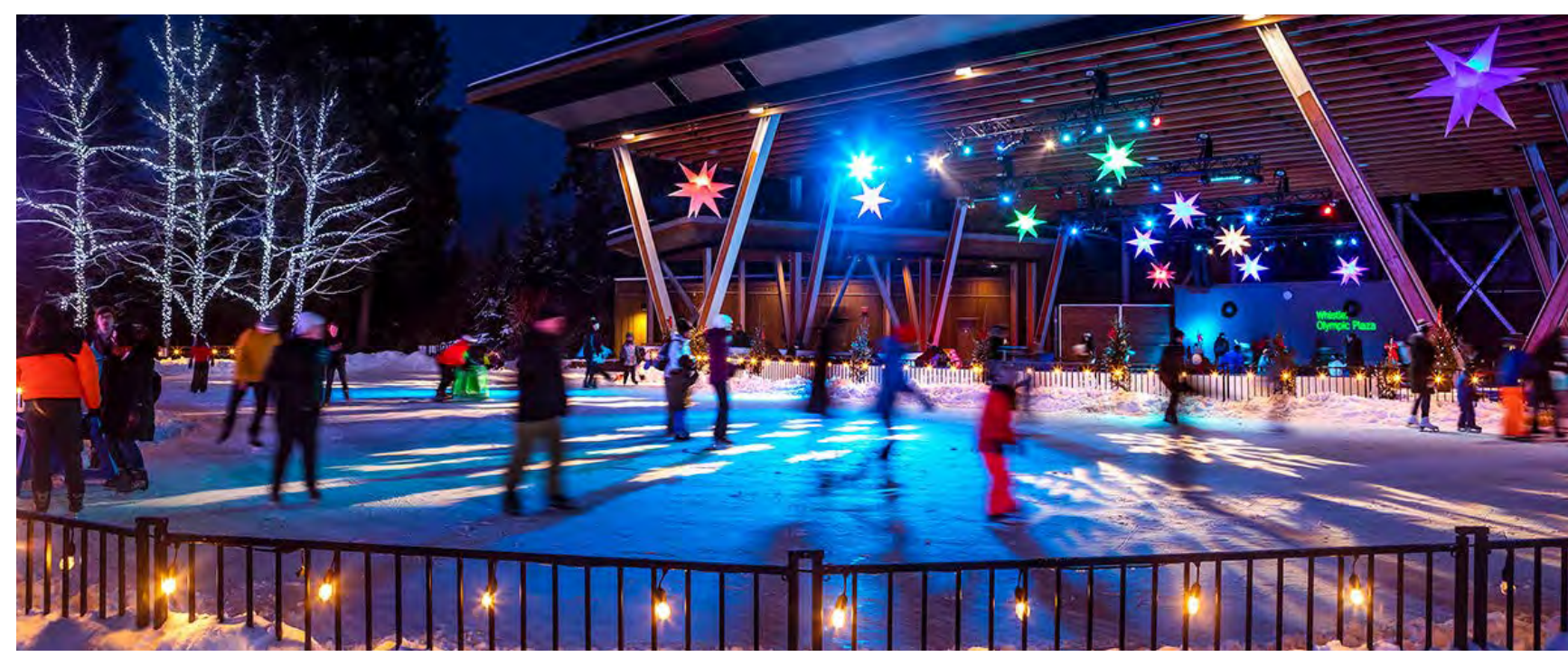
CSW | ST2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

L-10



WINTER ICE RINK



PUBLIC LAWN



BOCCE COURTS



FOUNTAINS



FARMER'S MARKET



BREWERY



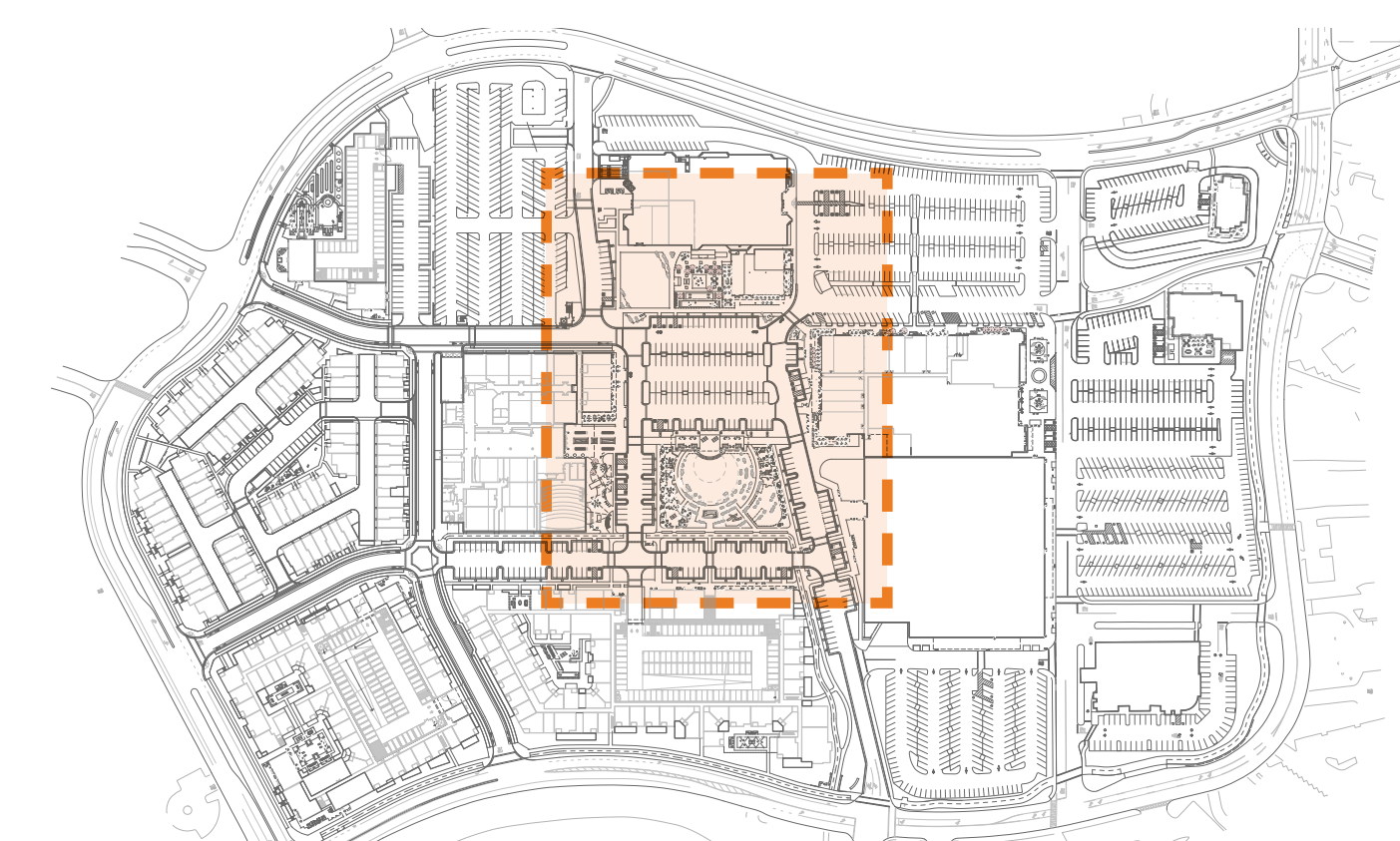
CONVERTED SHIPPING CONTAINERS



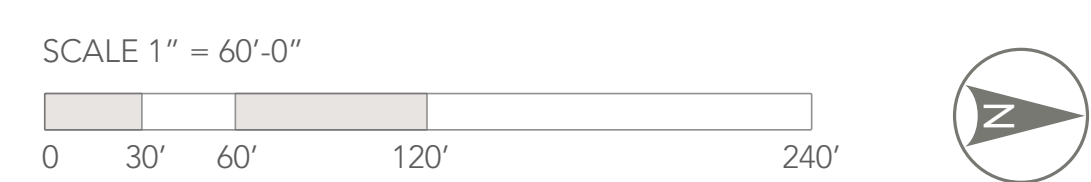
PAVILLION



LIVE MUSIC AT THE PAVILLION



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2025 VISION PLAN

MerloneGeier Partners

CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

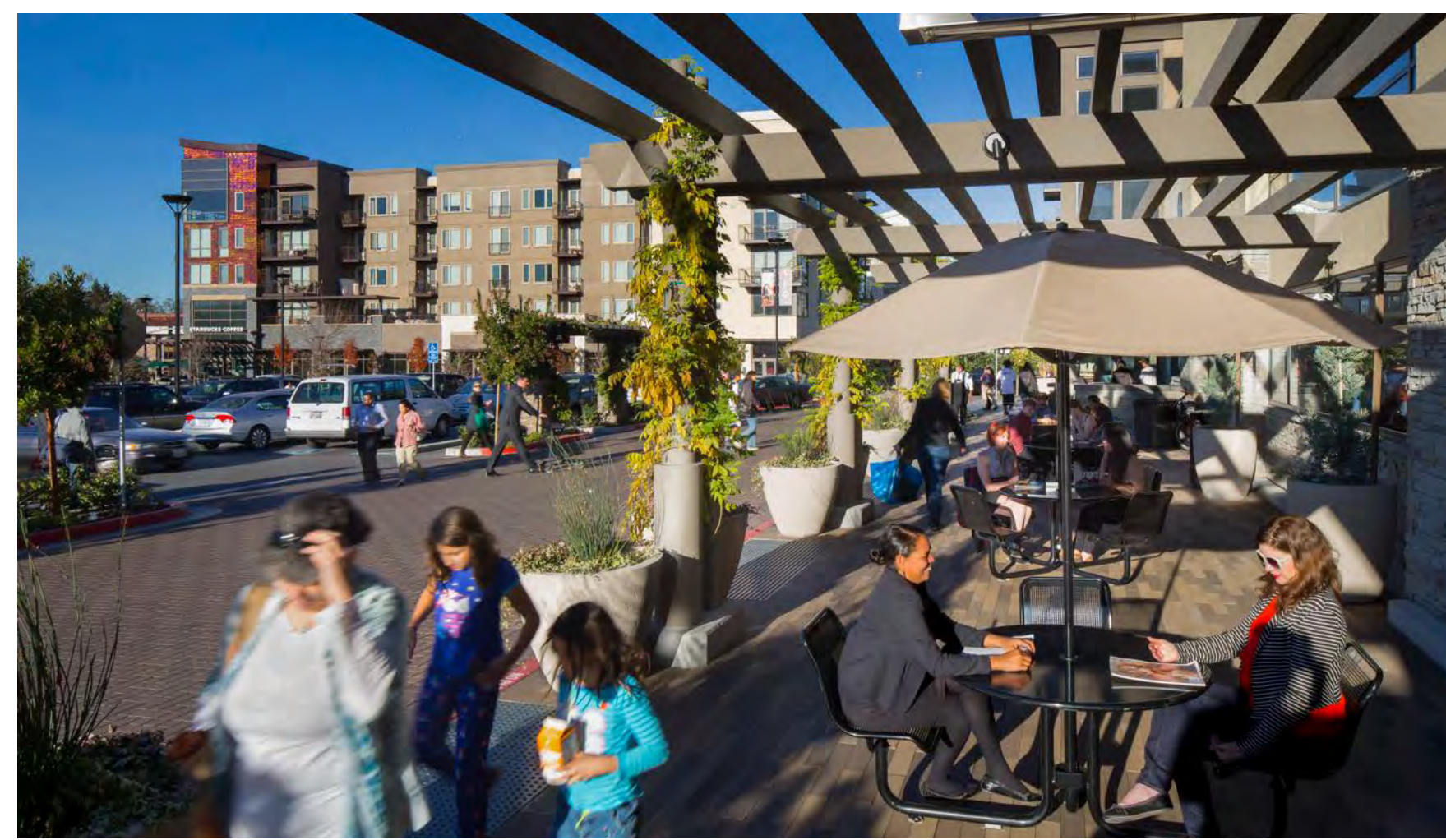
L-11



ENHANCED VEHICULAR PAVING



RETAIL STORE FRONTAGE



RETAIL STORE FRONTAGE



RETAIL FURNISHINGS



MONUMENT SIGNAGE



BBQ COUNTERTOP



AMENITIZED SPACE



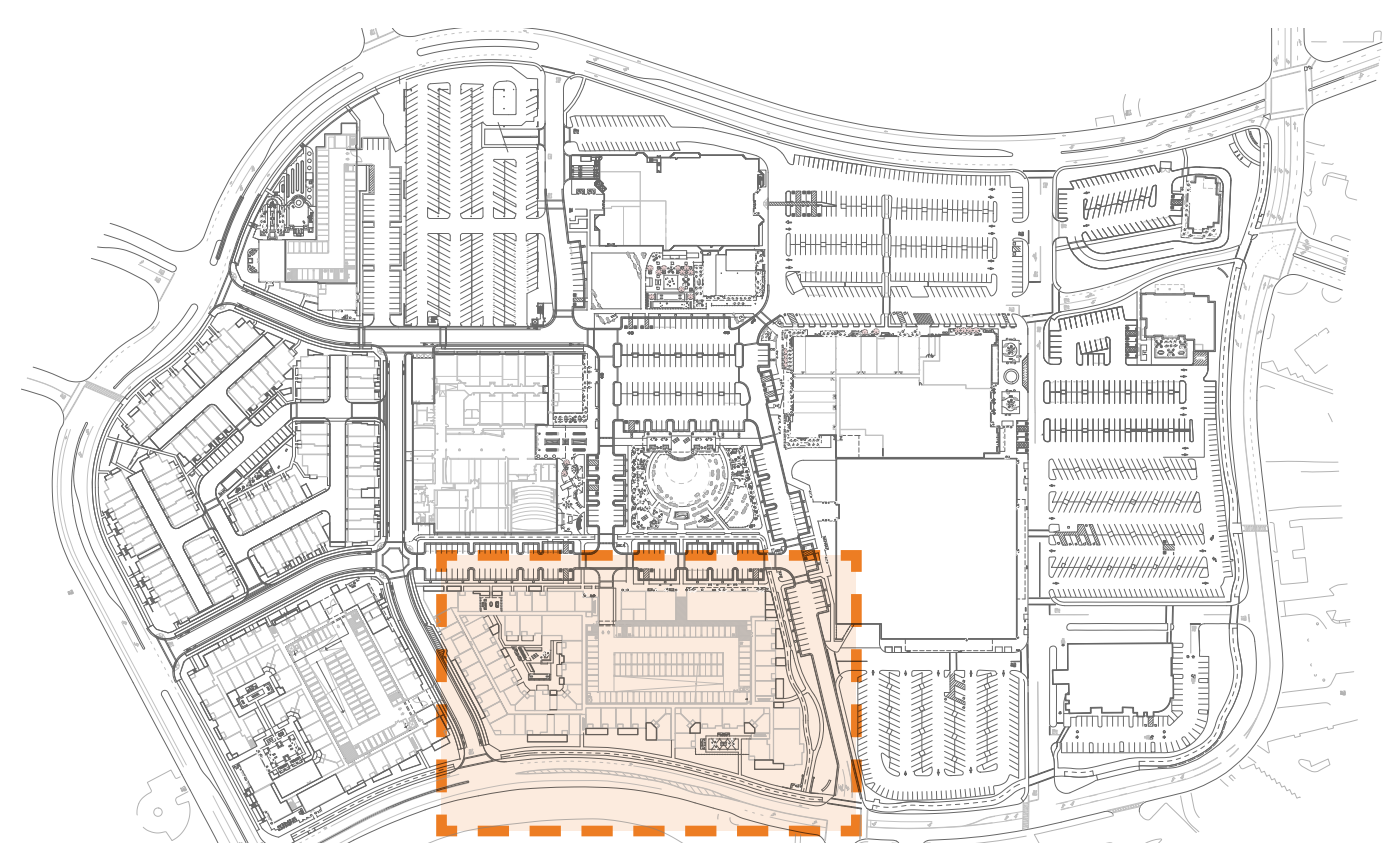
RESIDENTIAL COURTYARDS



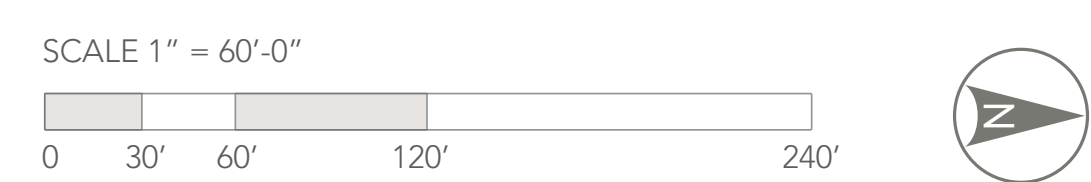
BIKE REST STOP ON TRAIL



MULTI-MODAL TRAIL



KEY MAP nts



ENLARGEMENT - 2025 VISION PLAN

NORTHGATE TOWN SQUARE

MARCH 09, 2022

MerloneGeier
Partners

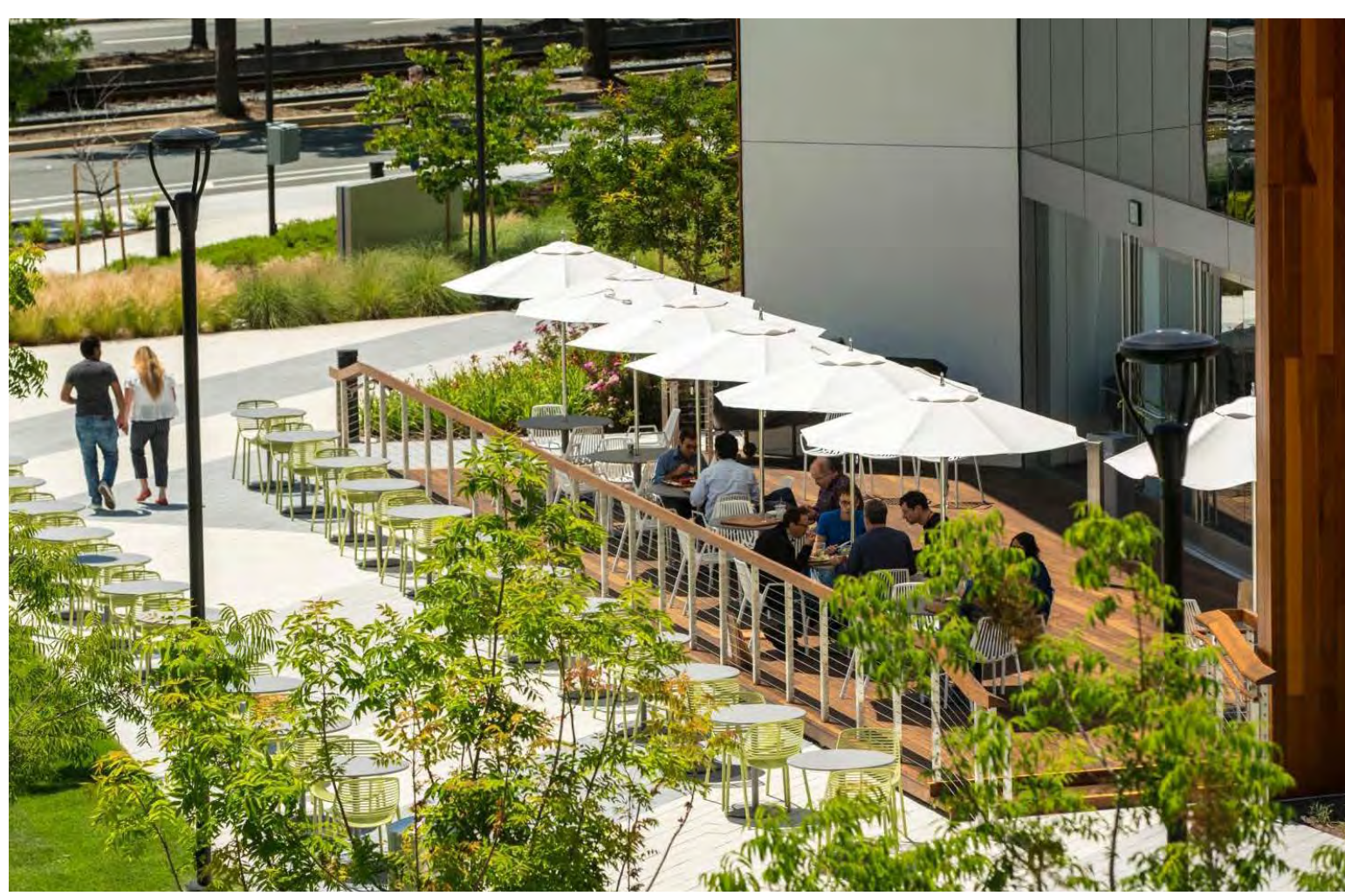
CSW | ST2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

L-12



RESTAURANT DINING



PEDESTRIAN CONNECTION



DYNAMIC LANDSCAPE



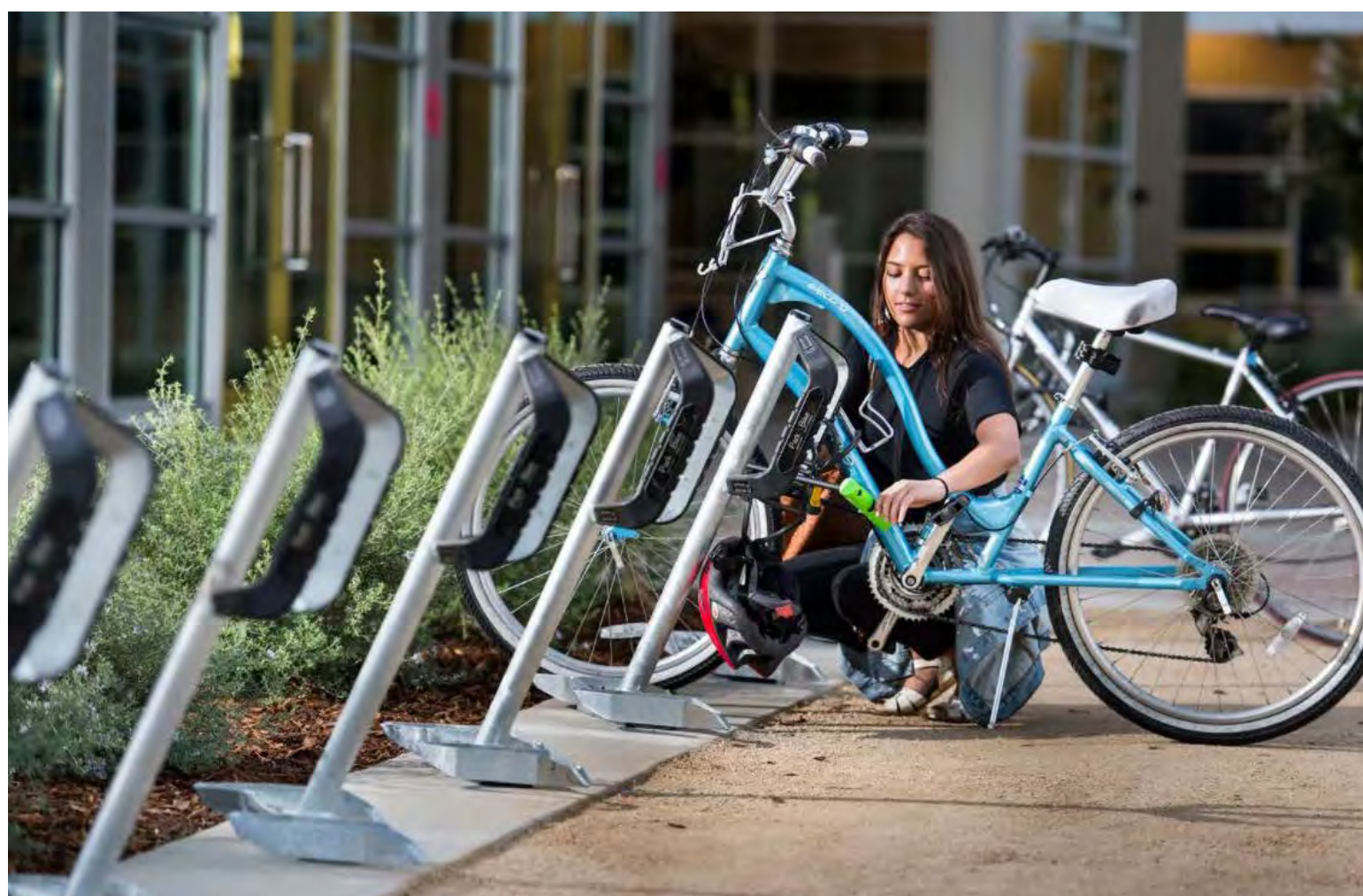
RETAIL FRONTAGE



RETAIL FRONTAGE



RESTAURANT DINING



BIKE REST STOP ON TRAIL



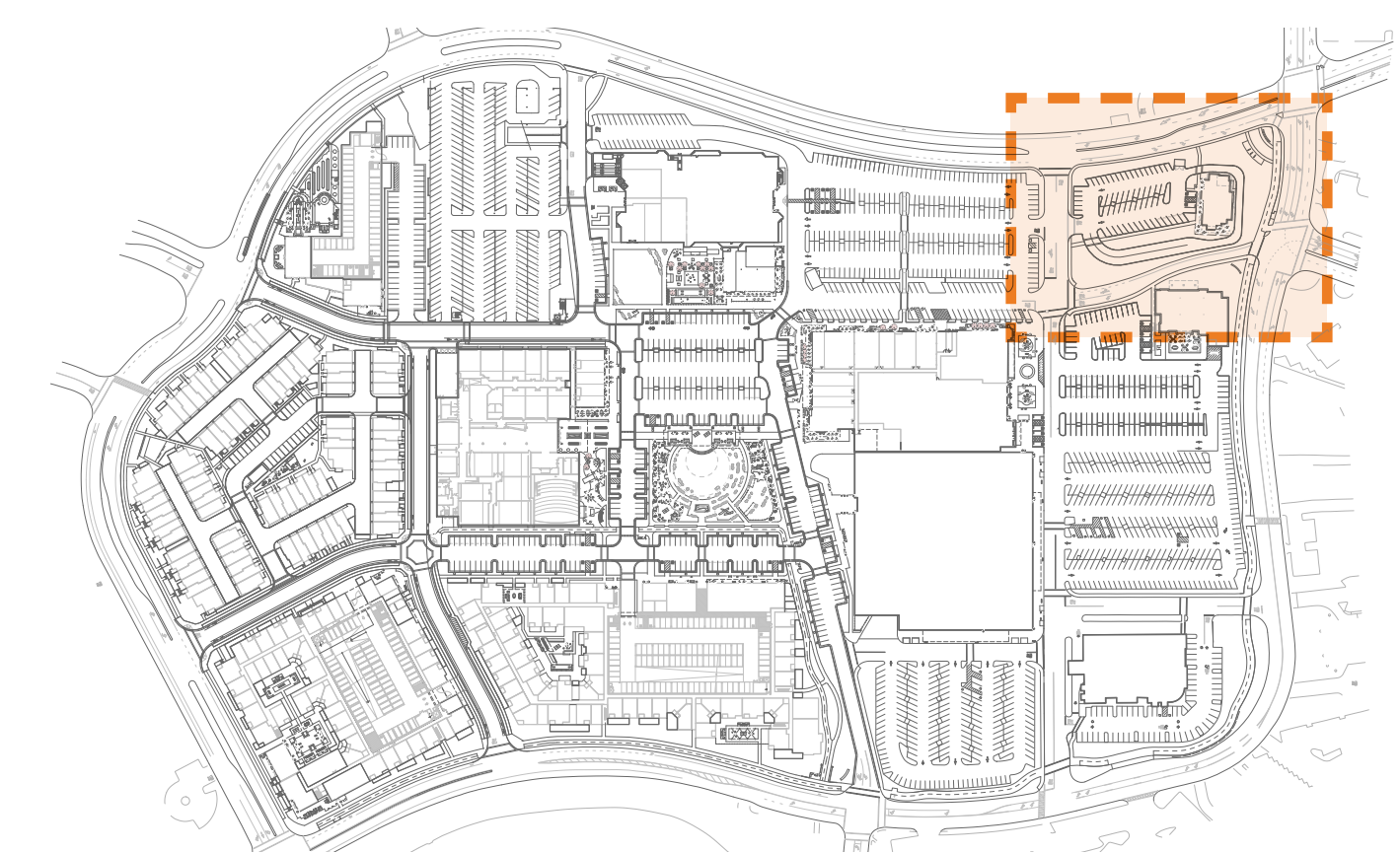
HERRITAGE OAKS



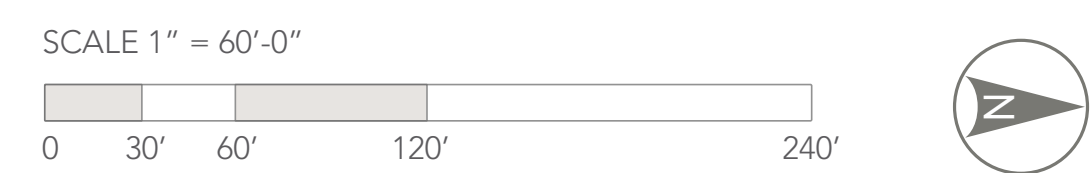
MONUMENT SIGNAGE



MULTI-MODAL TRAIL



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2025 VISION PLAN

MerloneGeier Partners

CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

L-14



RETAIL FRONTAGE



RETAIL FRONTAGE



SHADED PARKING



RESTAURANT SEATING



SOCIAL SPACES



RETAIL FRONTAGE



MULTI-MODAL TRAIL



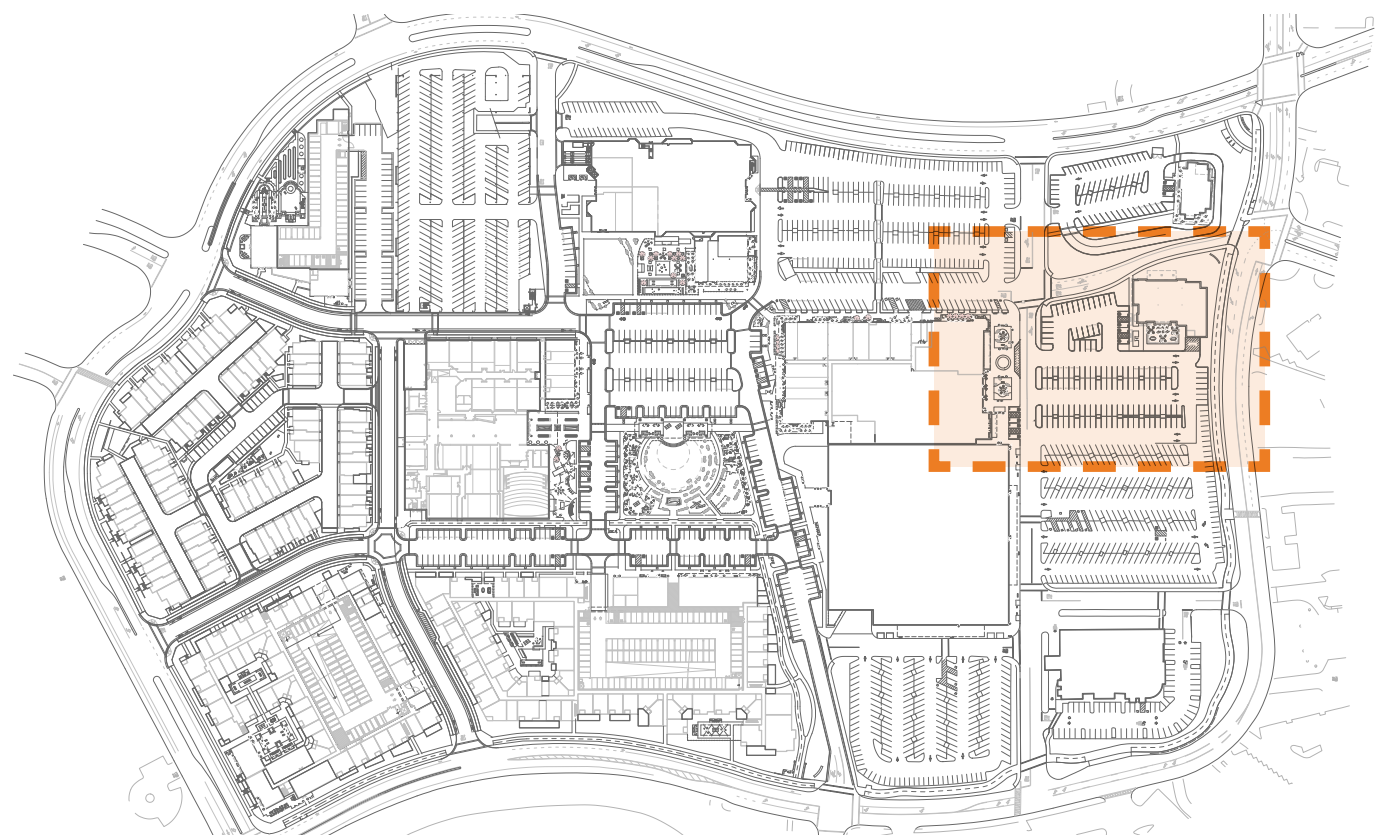
PEDESTRIAN CONNECTION



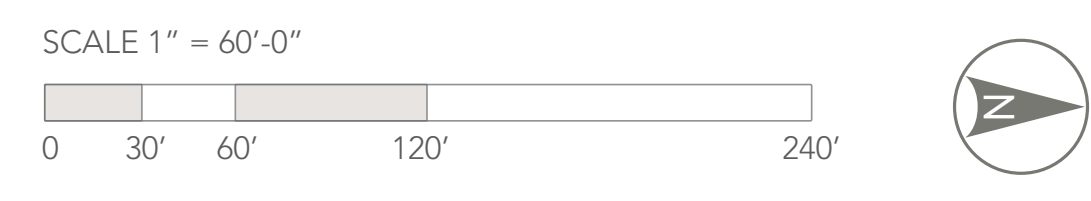
MULTI-MODAL TRAIL



FIRE PIT AREA



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2025 VISION PLAN



L-15



ENHANCED PAVING



EXISTING RETAIL FRONTAGE



RETAIL FRONTAGE



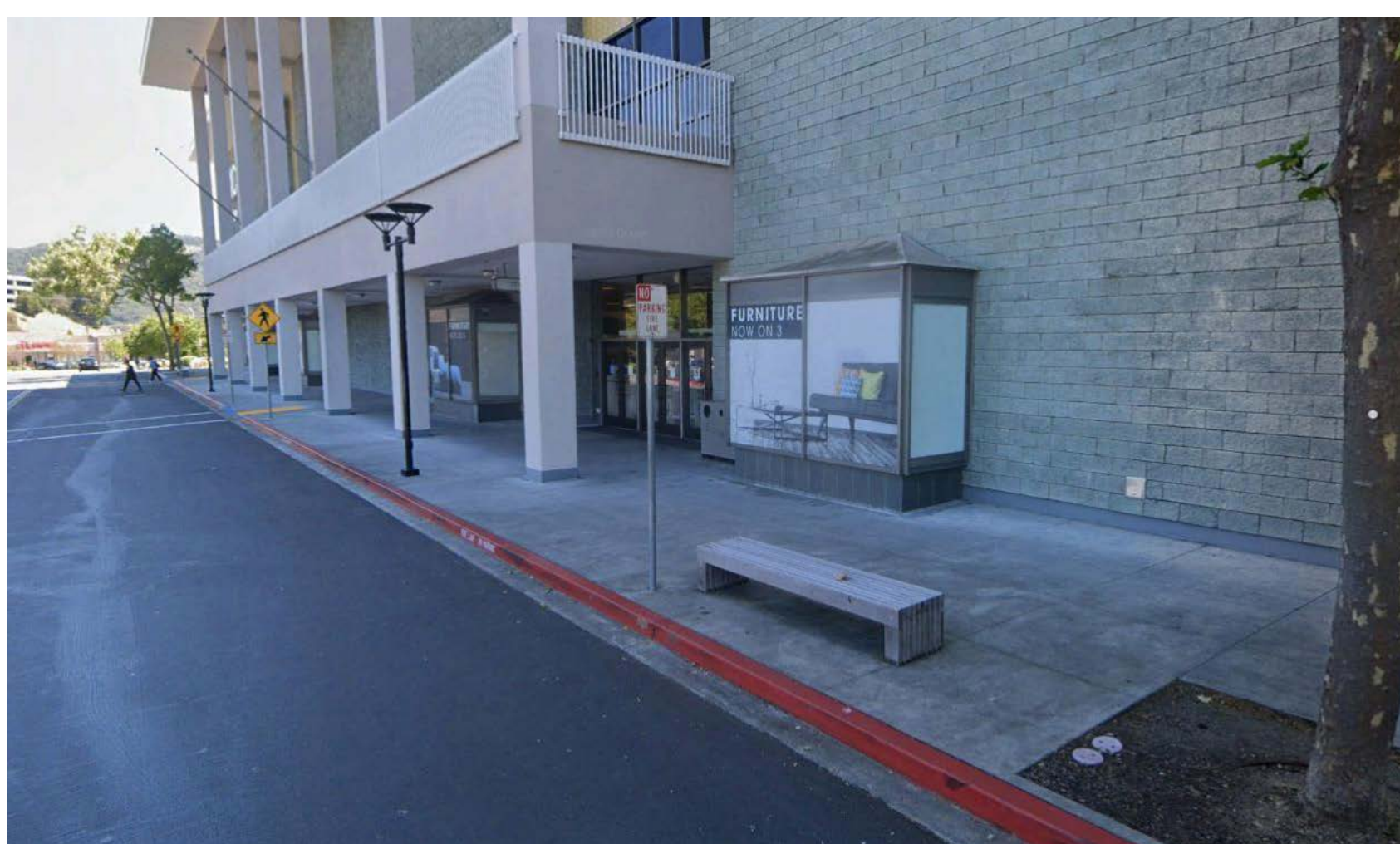
BIKE PARKING



MULTI-MODAL TRAIL



SHADED PARKING



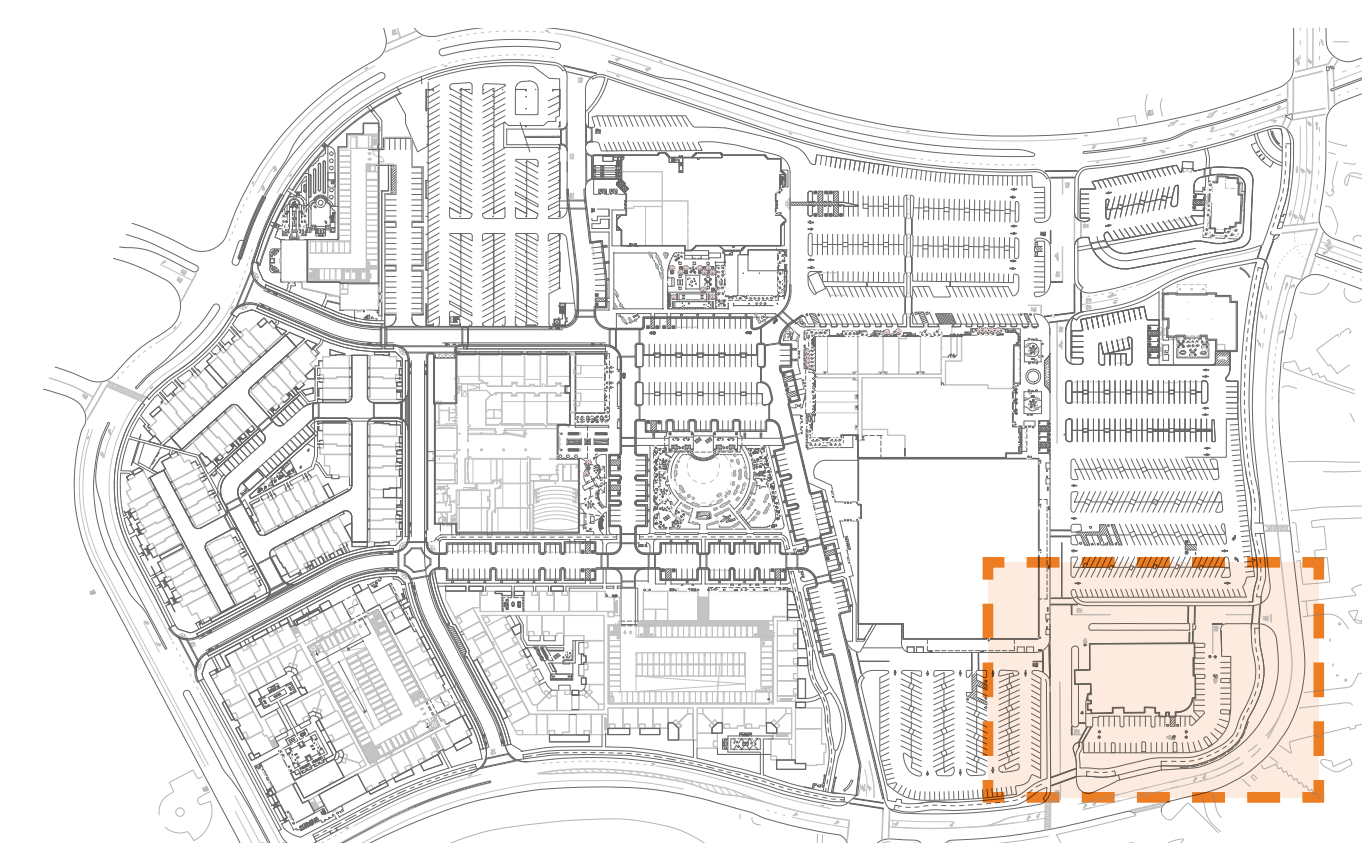
EXISTING SITE FURNISHINGS



ENTRY LANDSCAPING



ENTRY LANDSCAPING



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2025 VISION PLAN

MerloneGeier
Partners

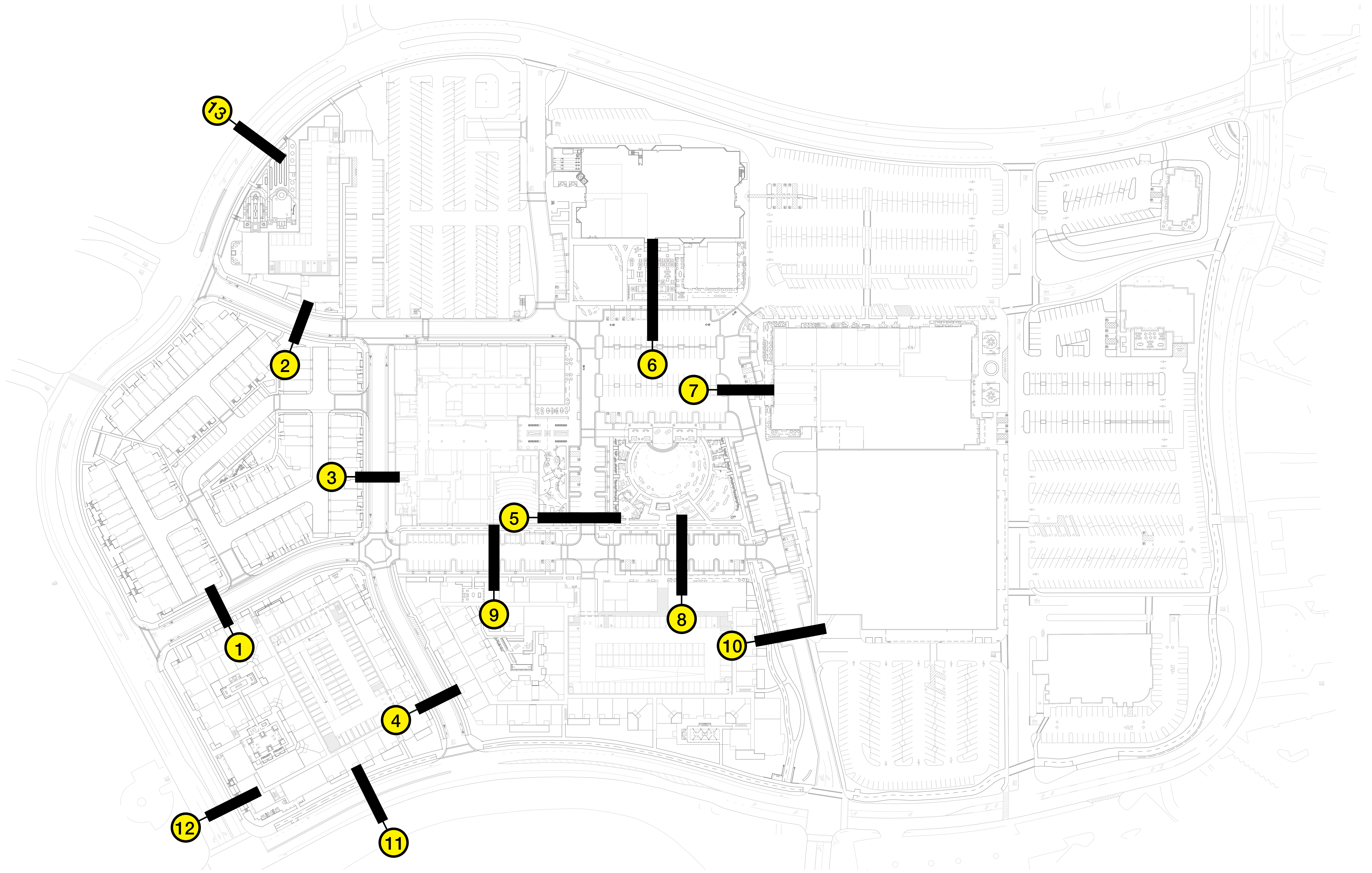
CSW | ST 2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

L-16



NOT TO SCALE 

NORTHGATE TOWN SQUARE

MARCH 09, 2022

STREET EDGE CONDITION PLAN - 2025 VISION PLAN

MerloneGeier
Partners

CSW | ST 2

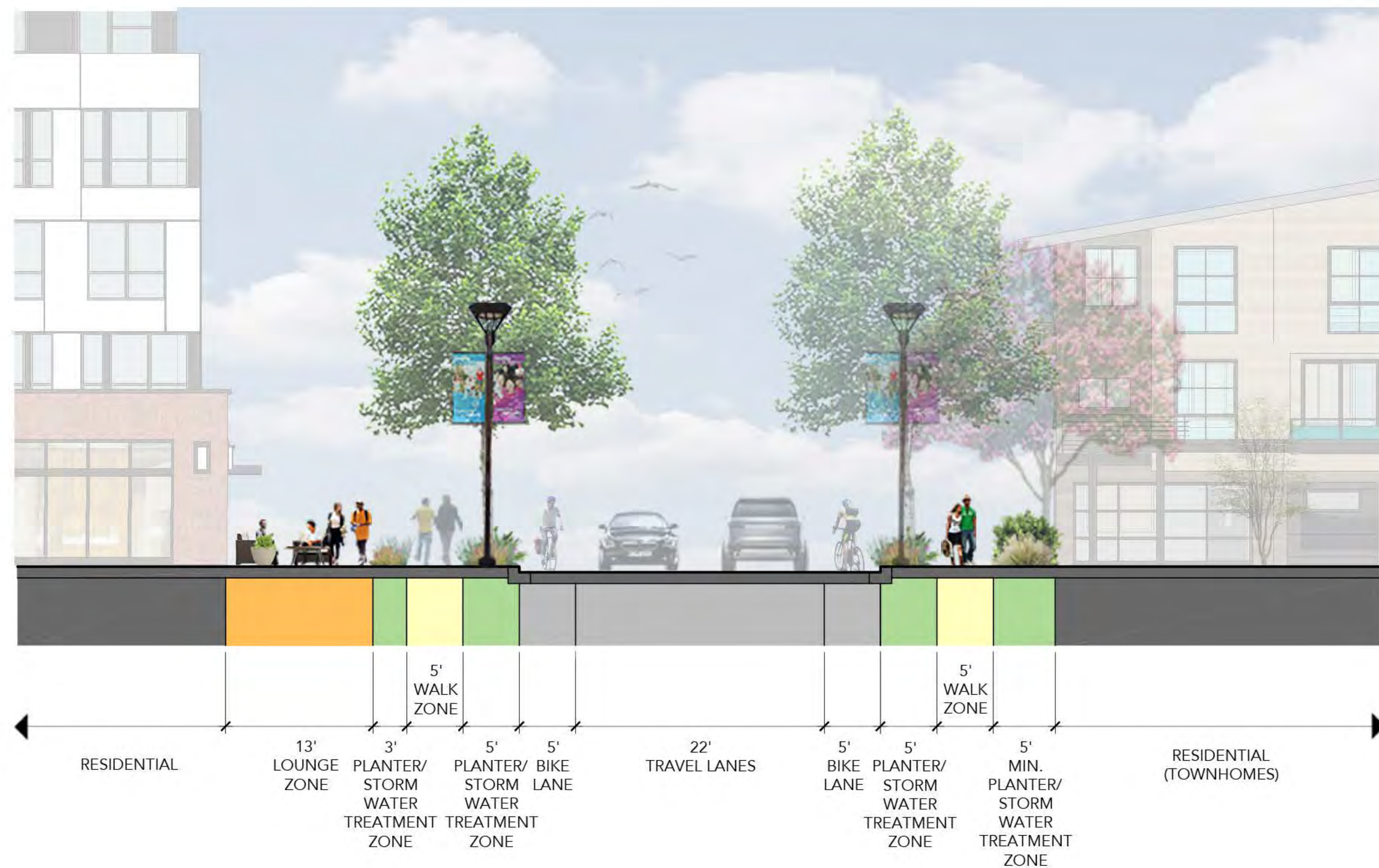




SECTION 1

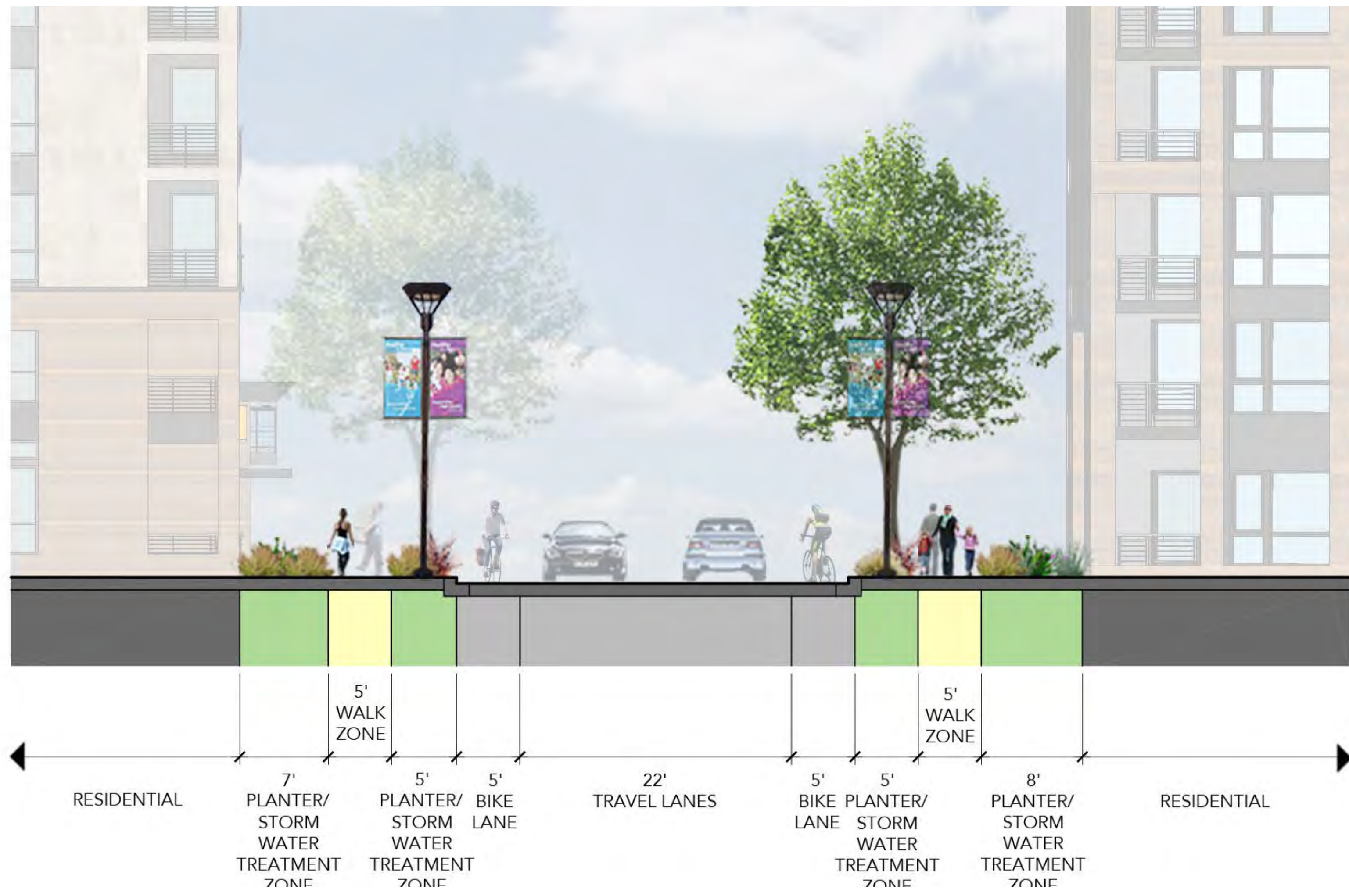


SECTION 3



SECTION 2

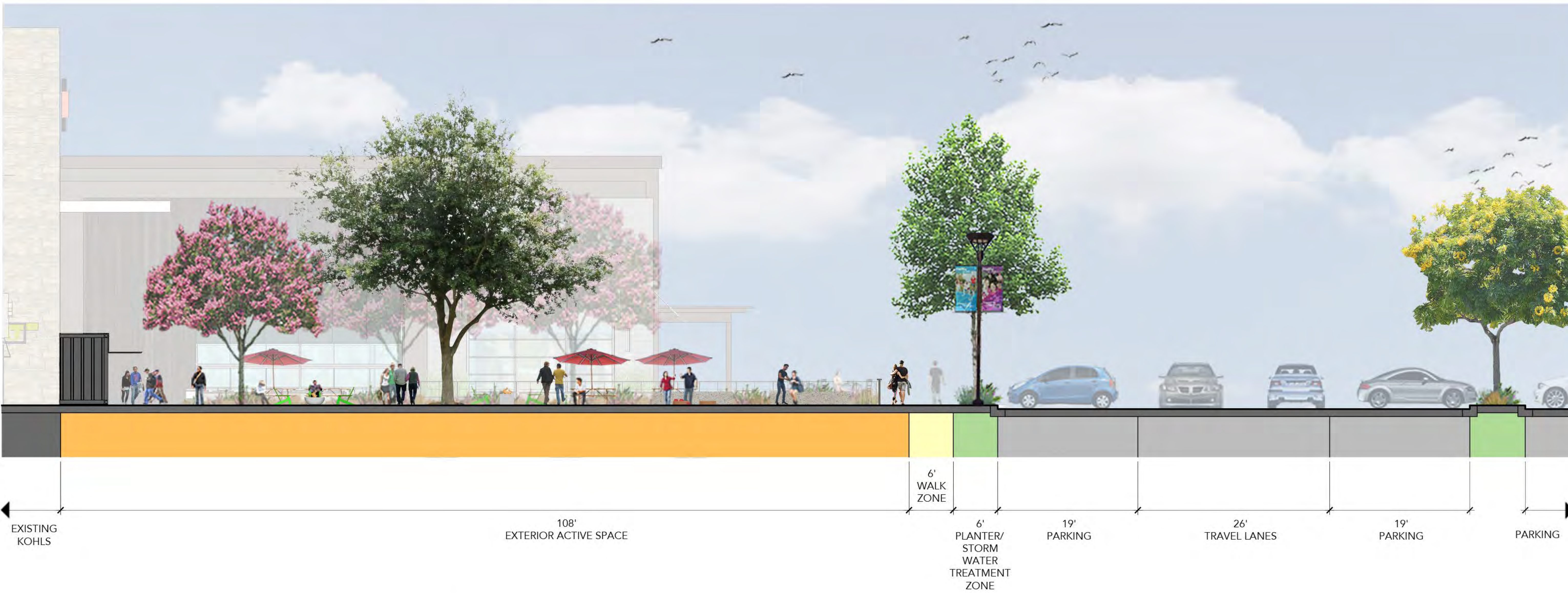
STREET SECTION VIEWS - 2025 VISION PLAN



SECTION 4

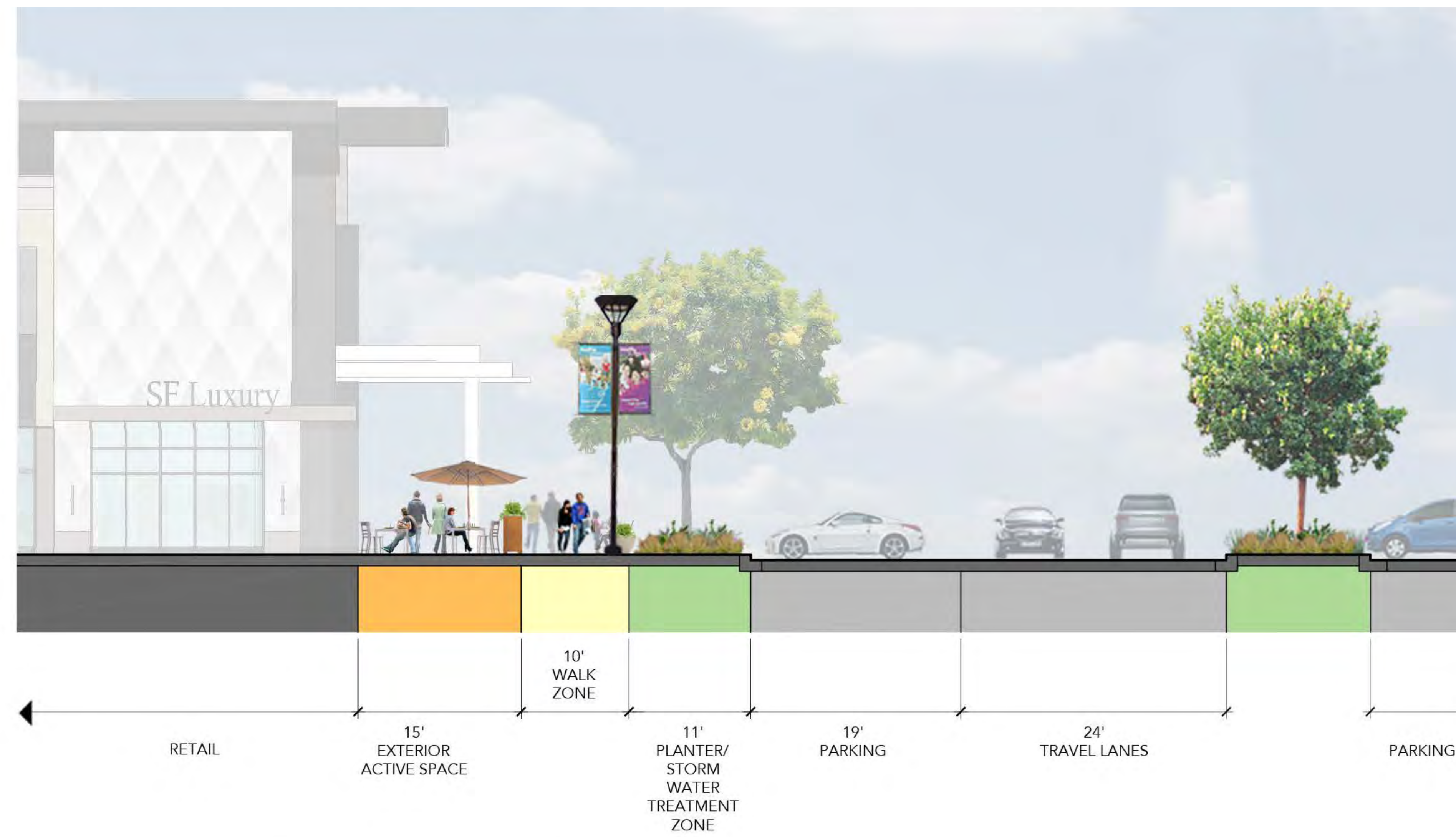


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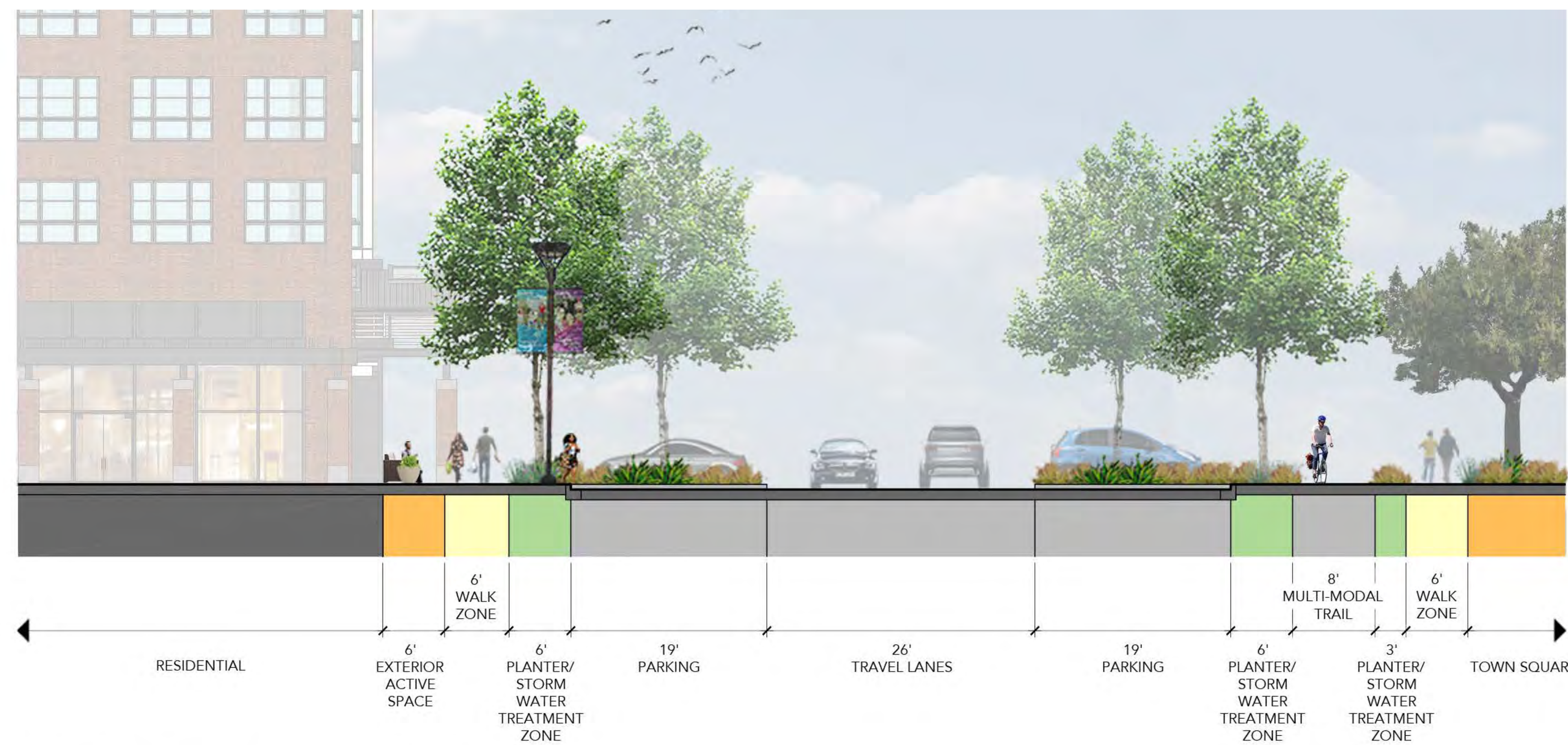


SECTION 6

STREET SECTION VIEWS - 2025 VISION PLAN



SECTION 7



SECTION 8

STREET SECTION VIEWS - 2025 VISION PLAN