

2025 MASTER PLAN - STREET LEVEL

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

R2

MARCH 09, 2022

Merlone Geier
Partners

G S W | S T 2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

SD-8

2025 MASTER PLAN

RESIDENTIAL

Residential 1 - Affordable (4-Story over podium)

Total Units	96 Units
Total Parking Provided	96 Stalls
Parking Ratio	1.00

Residential 2 (Townhome)

Total Units	85 Units
Parking	194 Stalls
Parking Ratio	2.28

Residential 3 (6-Story)

Total Units	280 Units
Parking	471 Stalls
Parking Ratio	1.68

Residential 4 (7-Story)

Total Units	446 Units
Total Parking Provided	805 Stalls
Parking Ratio	1.89
Retail/ Guest Parking Provided	40 Stalls

OVERALL 2025

Overall Unit Count	907 Units
Density	20.3 du/ac
Residential Pkg Ratio	1.71

SITE

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:	175-060-12; 40; 59; 61; 66 & 67
EXISTING GP LAND USE:	COMMERCIAL
EXISTING ZONING:	GC GENERAL COMMERCIAL
EXISTING USE:	OCCUPIED RETAIL
SITE AREA:	44.76 ACRES

RETAIL

RETAIL GLA	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
(E) MACY'S ANCHOR	254,015 sf		254,015 sf		254,015 sf
MAJOR 1 (Incl. Tenant 1, 2, and Shops)	79,051 sf		79,051 sf		79,051 sf
(E) SEARS ANCHOR	134,976 sf	134,976 sf			0 sf
(E) HOMEGOODS PAD	29,538 sf	29,538 sf			0 sf
(E) RITE AID PAD	17,340 sf		17,340 sf		17,340 sf
(E) MALL (Incl. Major 2, Shops 2/2A/Restaurant)	199,792 sf	147,432 sf	52,360 sf		52,360 sf
(E) CENTURY THEATER	45,000 sf		45,000 sf	20,000 sf	65,000 sf
SHOPS 1	6,795 sf		6,795 sf		6,795 sf
SHOPS 3				5,000 sf	5,000 sf
SHOPS 4				6,400 sf	6,400 sf
PAD 1				4,300 sf	4,300 sf
PAD 2				8,400 sf	8,400 sf
GLA SUBTOTALS	766,507 sf	311,946 sf	454,561 sf	44,100 sf	498,661 sf

ZONING / FAR CALCULATIONS

Total Commercial Sq Ft.	498,661 sf
Entire Mall Property Sq Ft.	1,949,746 sf
Total Commercial FAR	0.26
Allowable FAR	0.30

PUBLIC PARKING SPACES

Surface Parking for Retail	1,347 spaces
Residential 4 Parking for Retail	40 spaces
Parking Structure	476 spaces
TOTAL PARKING*	1,863 spaces

Retail Parking Ratio

3.74

NOTES

* Shared parking supported by a shared

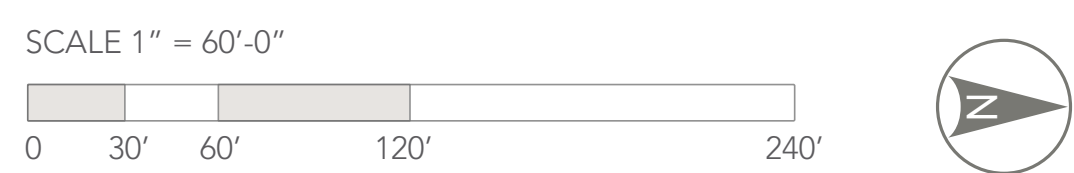
LANDSCAPE AREA CALCULATIONS

Open Space	557,613 sf
Usable Open Space (pedestrian paving)	240,791 sf
Landscape (planting area)	336,822 sf
Landscape %	17.3%

PROJECT DATA SUMMARY - 2025 MASTER PLAN



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

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CSW | ST2





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



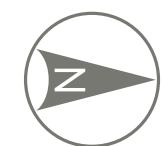
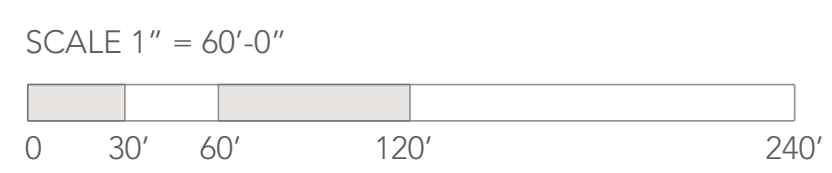
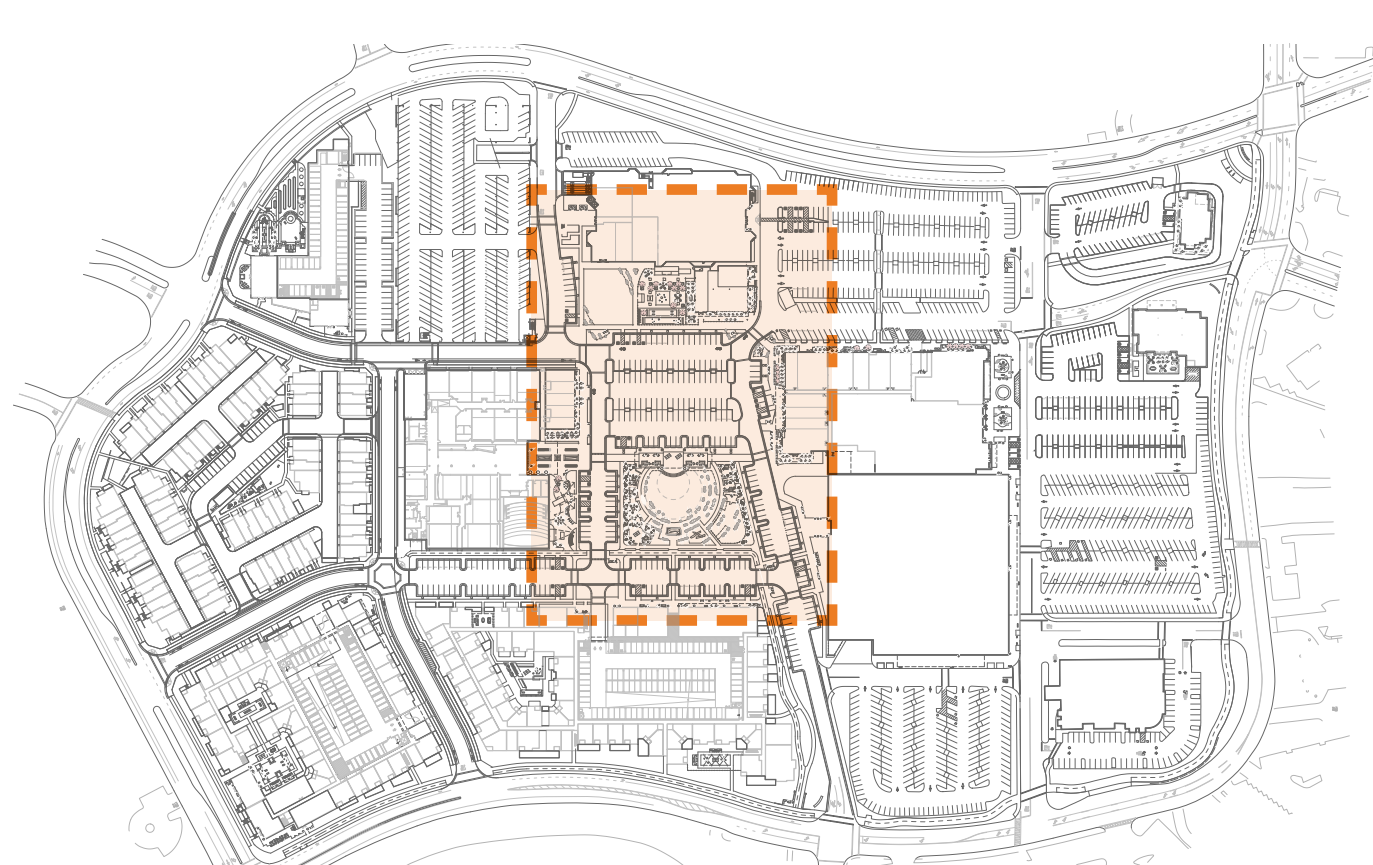
FOUNTAIN



DG SEATING



DOG PARK



NORTHGATE TOWN SQUARE

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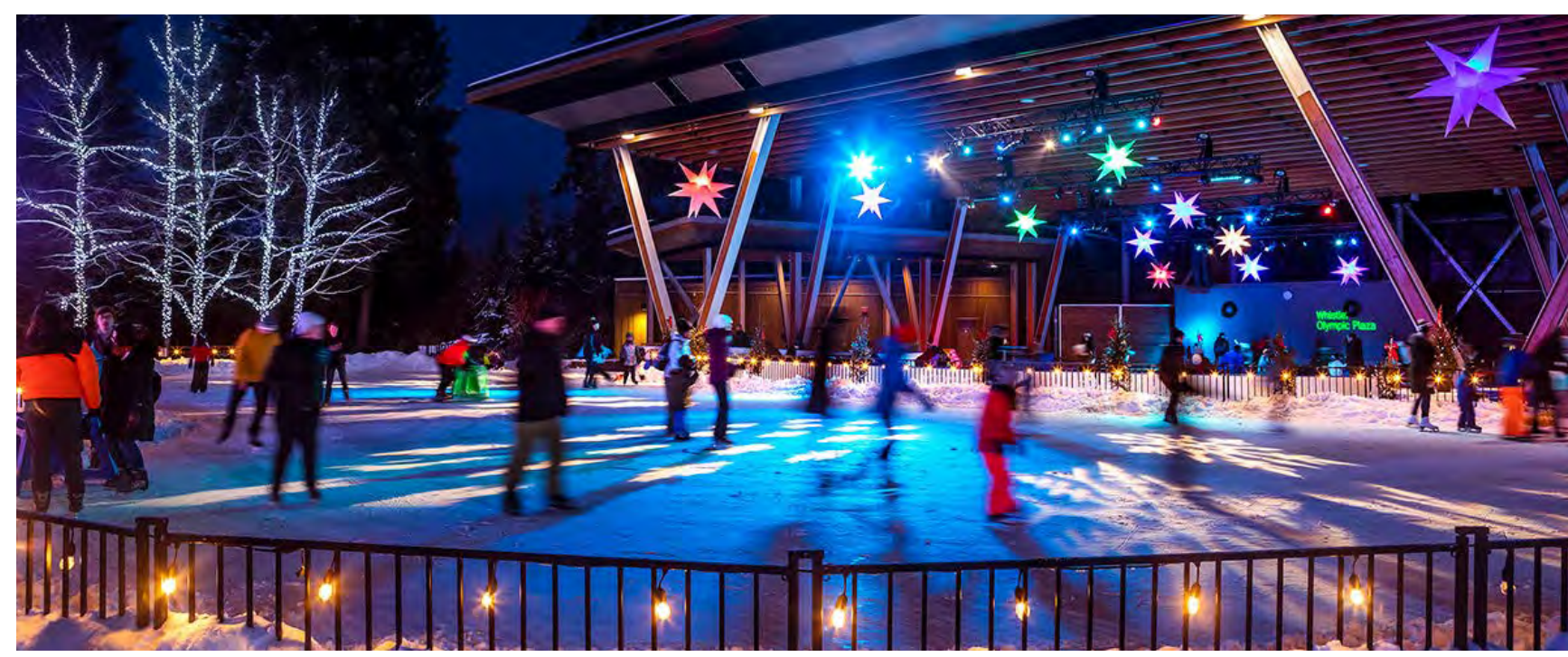
ENLARGEMENT - 2025 VISION PLAN



CSW | ST2



L-10



WINTER ICE RINK



PUBLIC LAWN



BOCCE COURTS



FOUNTAINS



FARMER'S MARKET



BREWERY



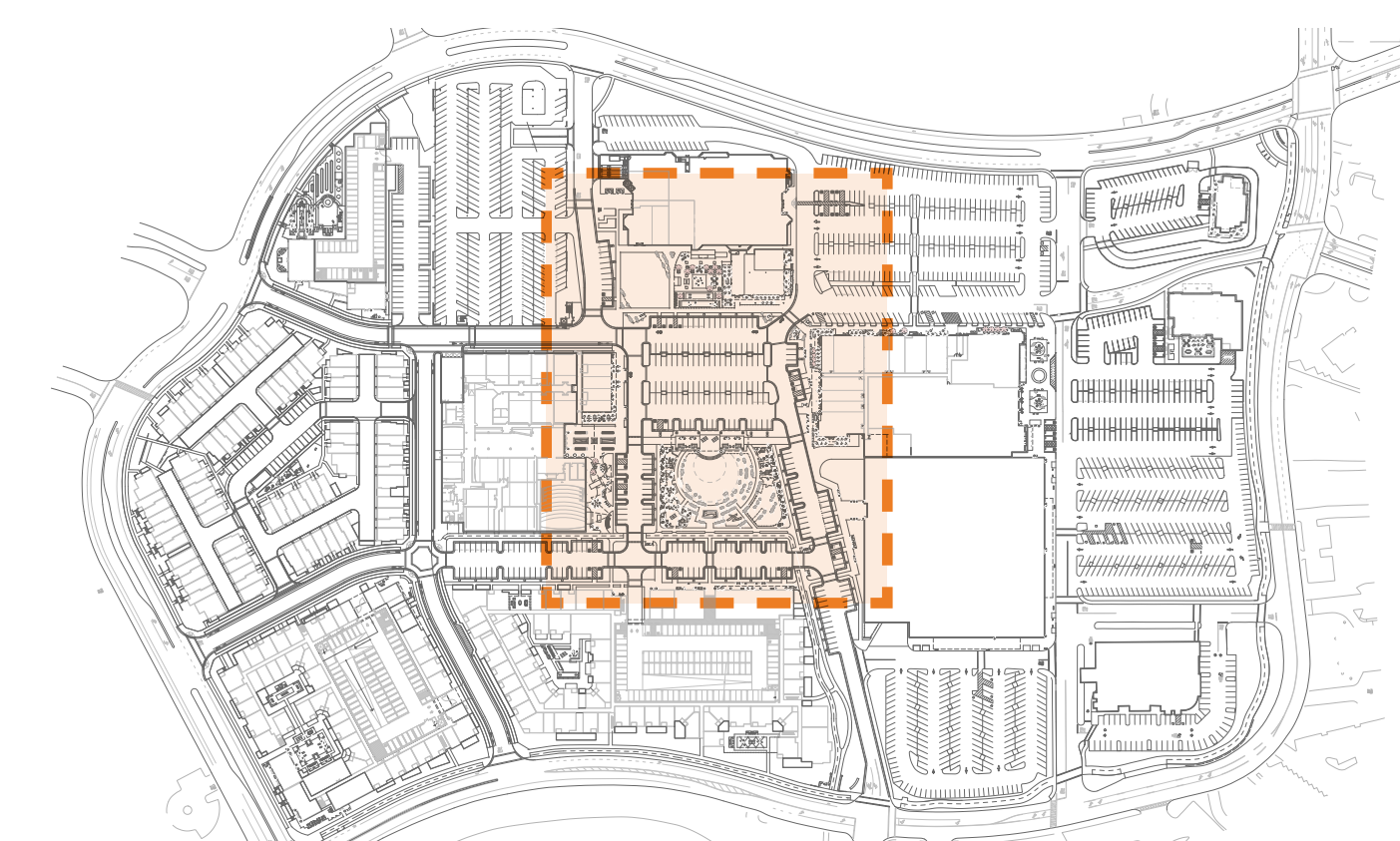
CONVERTED SHIPPING CONTAINERS



PAVILLION



LIVE MUSIC AT THE PAVILLION



KEY MAP nts



NORTHGATE TOWN SQUARE

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ENLARGEMENT - 2025 VISION PLAN

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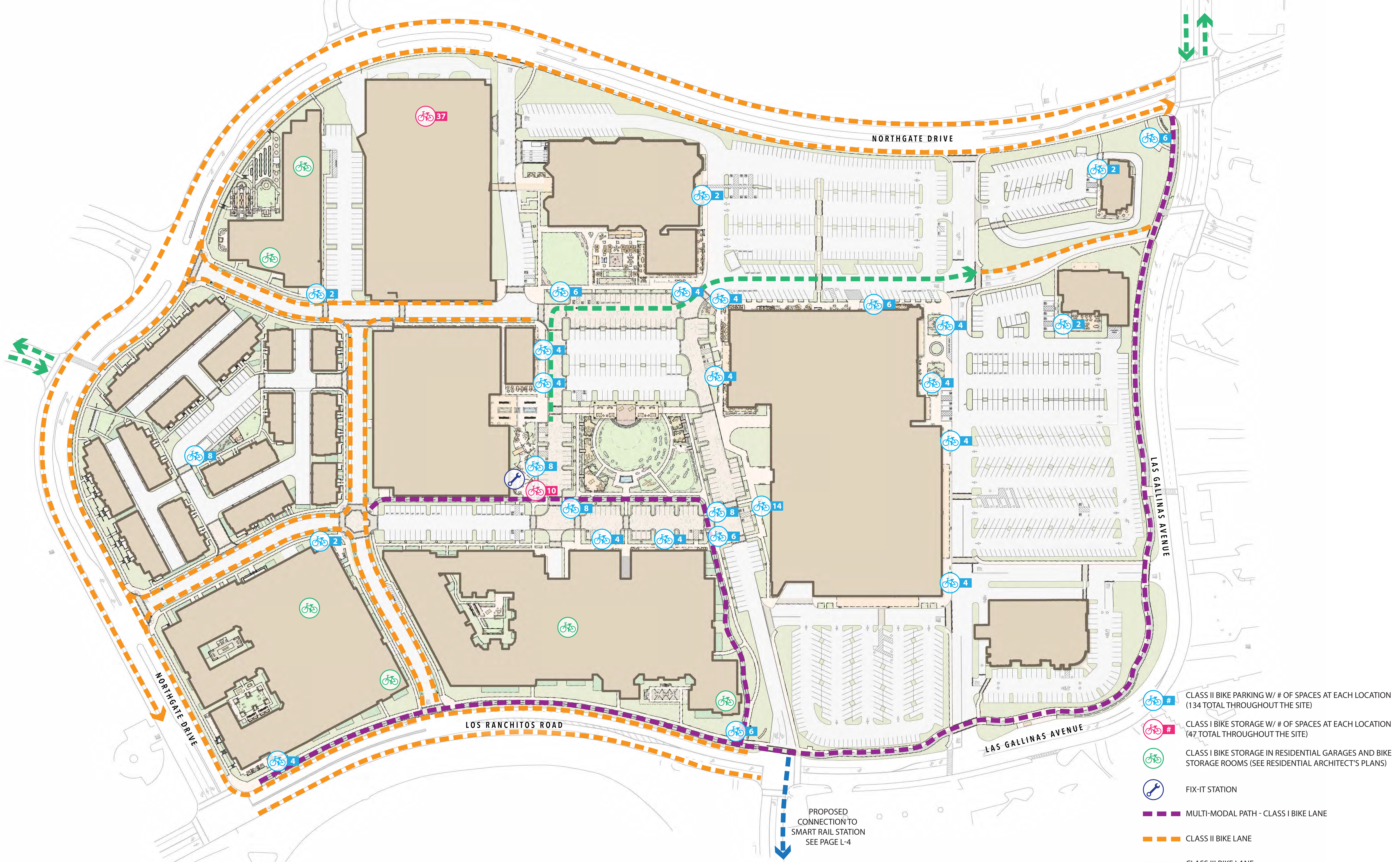
CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

L-11



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

PROPOSED BICYCLE CONNECTIVITY PLAN - 2025 VISION PLAN

NORTHGATE TOWN SQUARE

MARCH 09, 2022

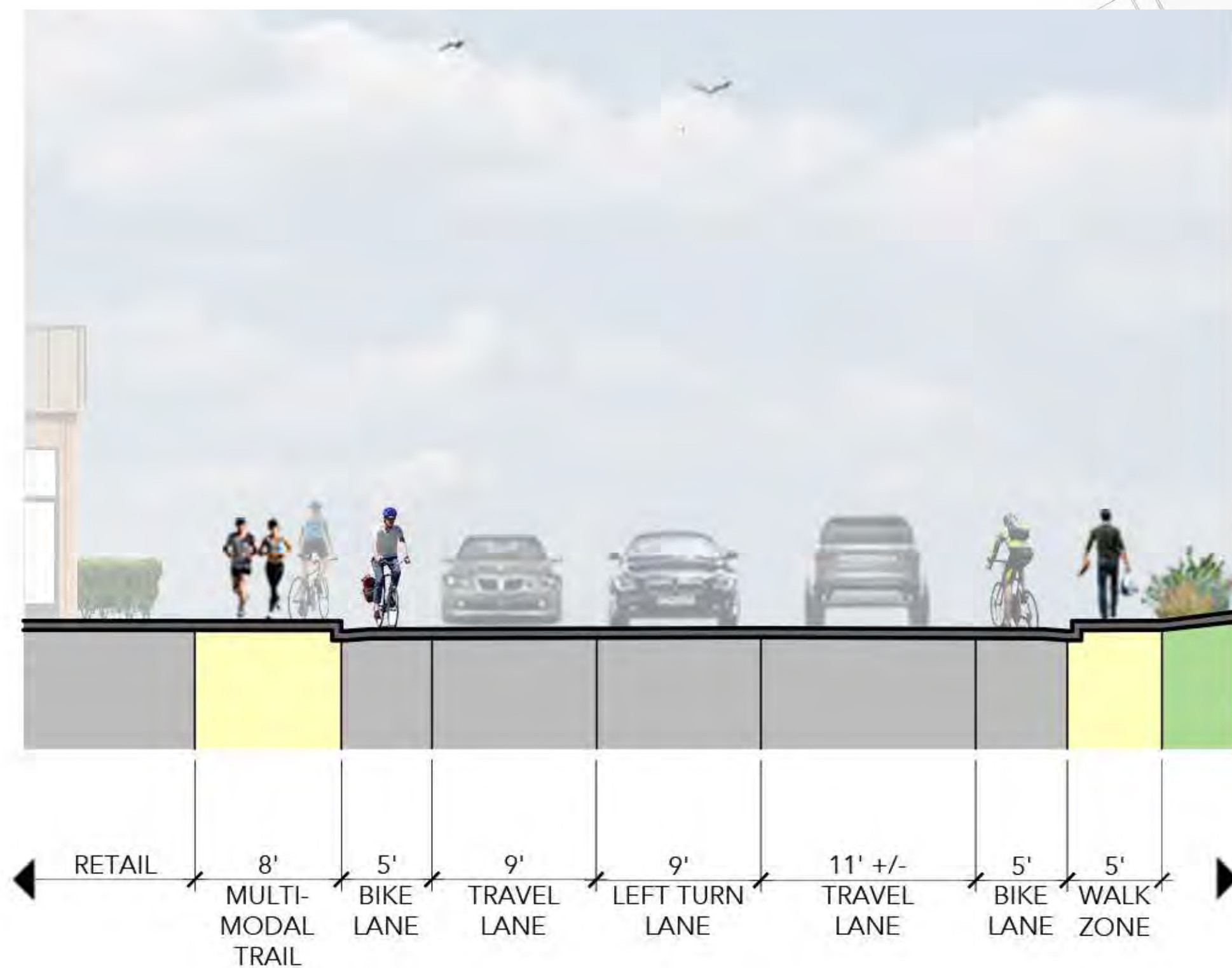
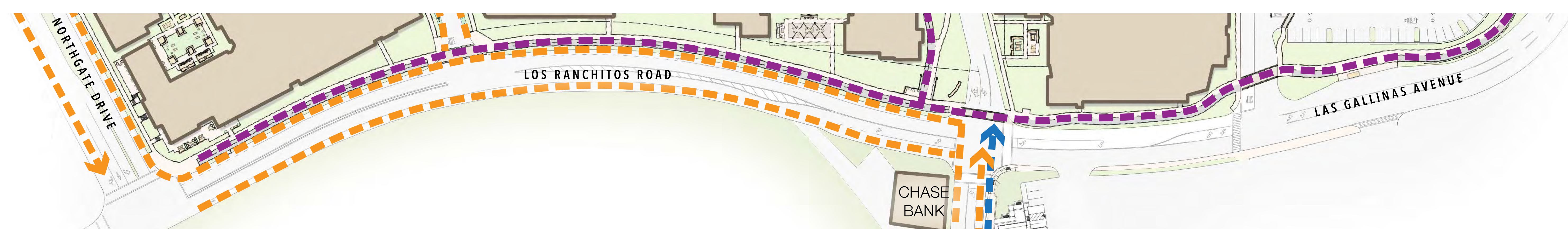
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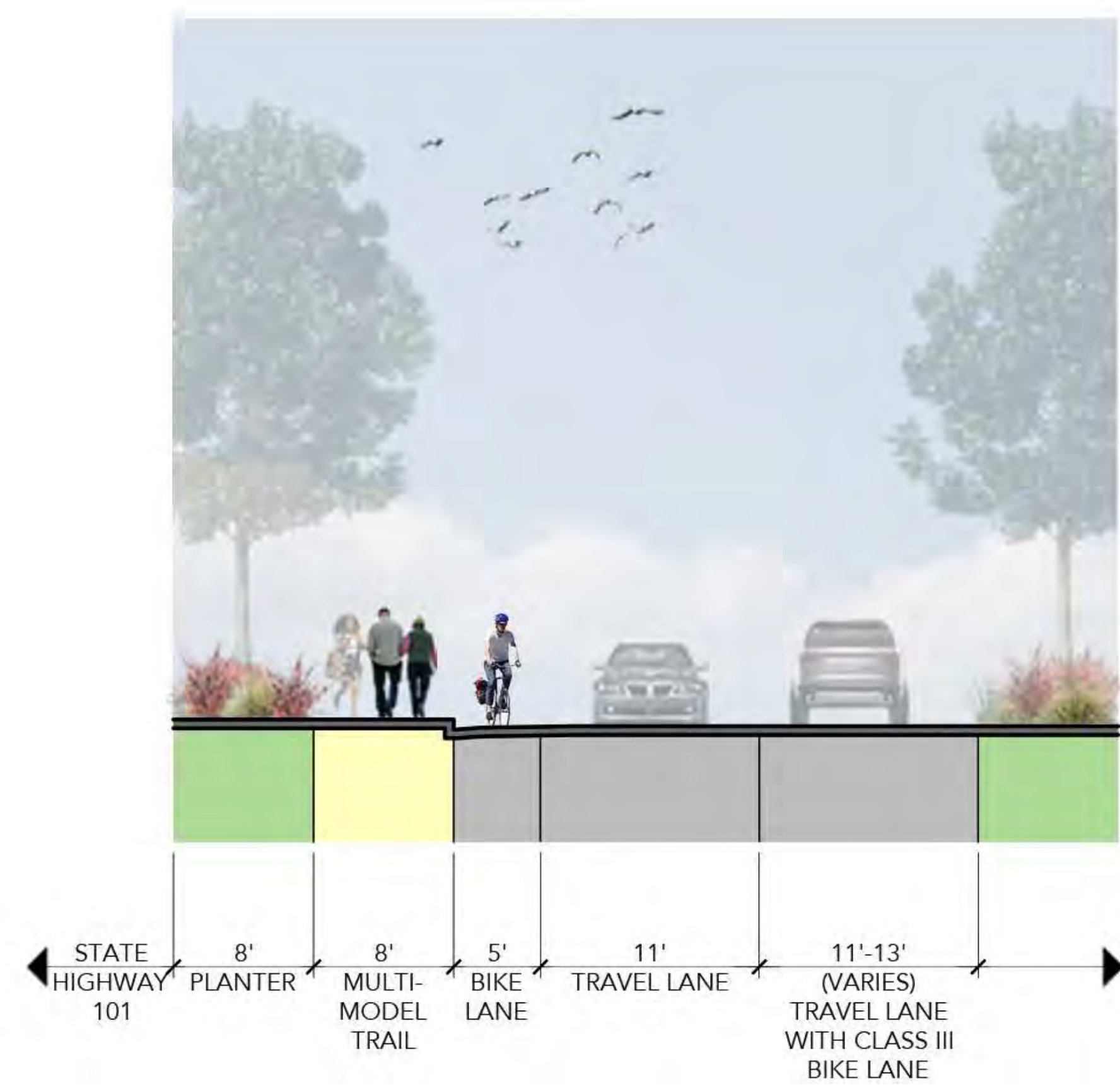
URBAN
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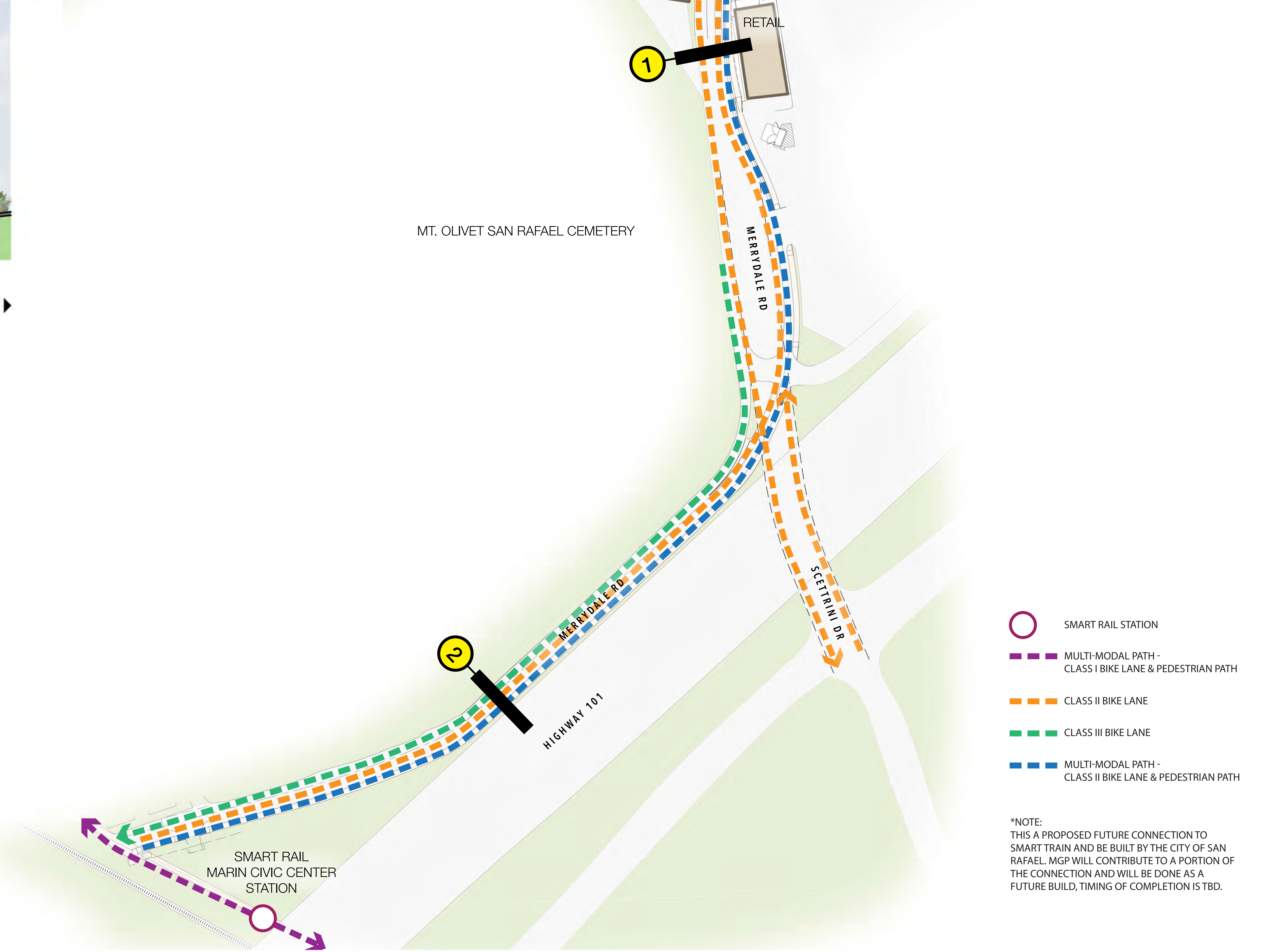
FIELD
PAOLI



SECTION 1

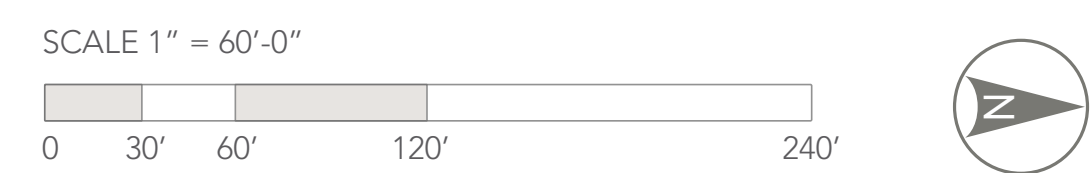


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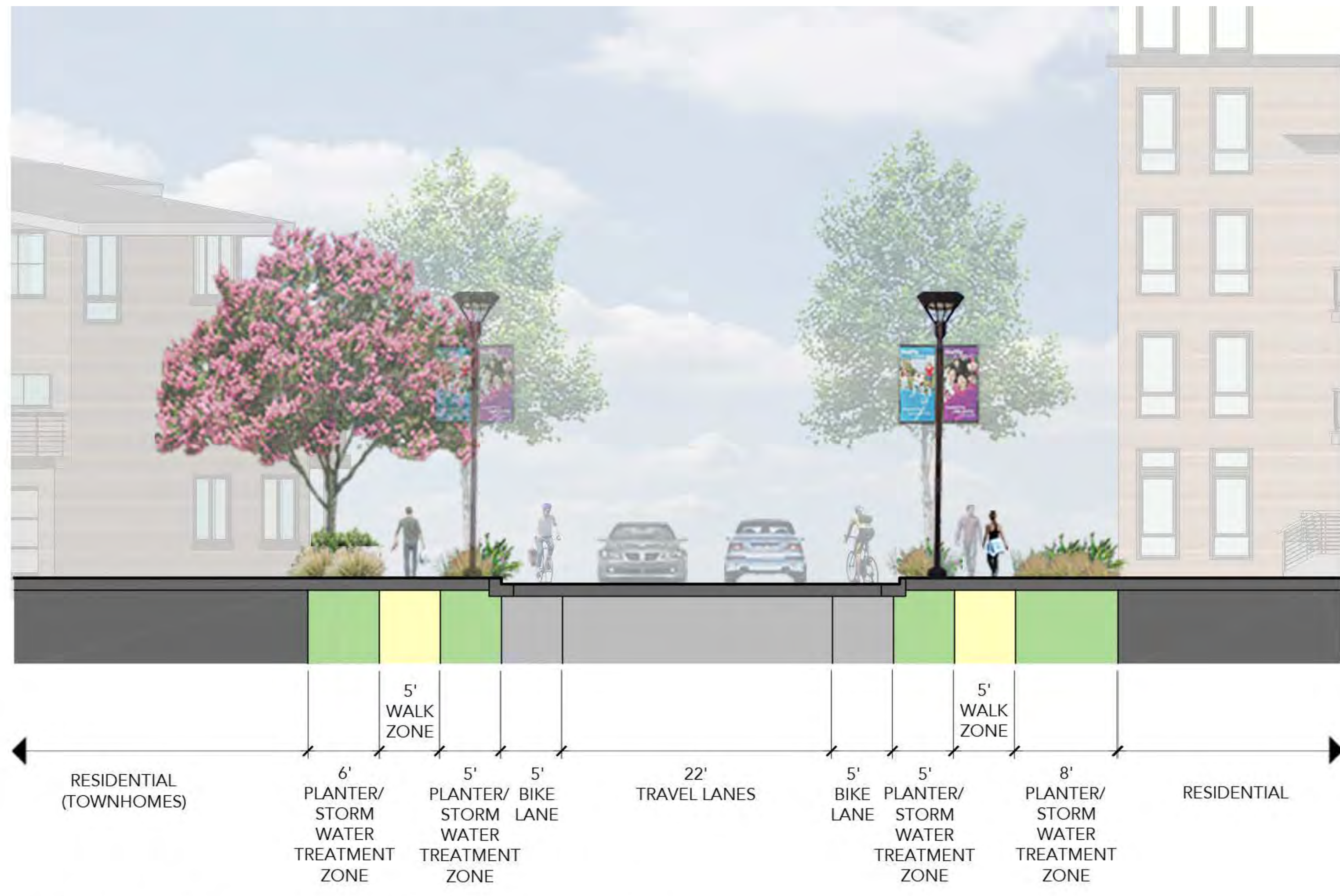


- SMART RAIL STATION
- MULTI-MODAL PATH - CLASS I BIKE LANE & PEDESTRIAN PATH
- CLASS II BIKE LANE
- CLASS III BIKE LANE
- MULTI-MODAL PATH - CLASS II BIKE LANE & PEDESTRIAN PATH

*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.



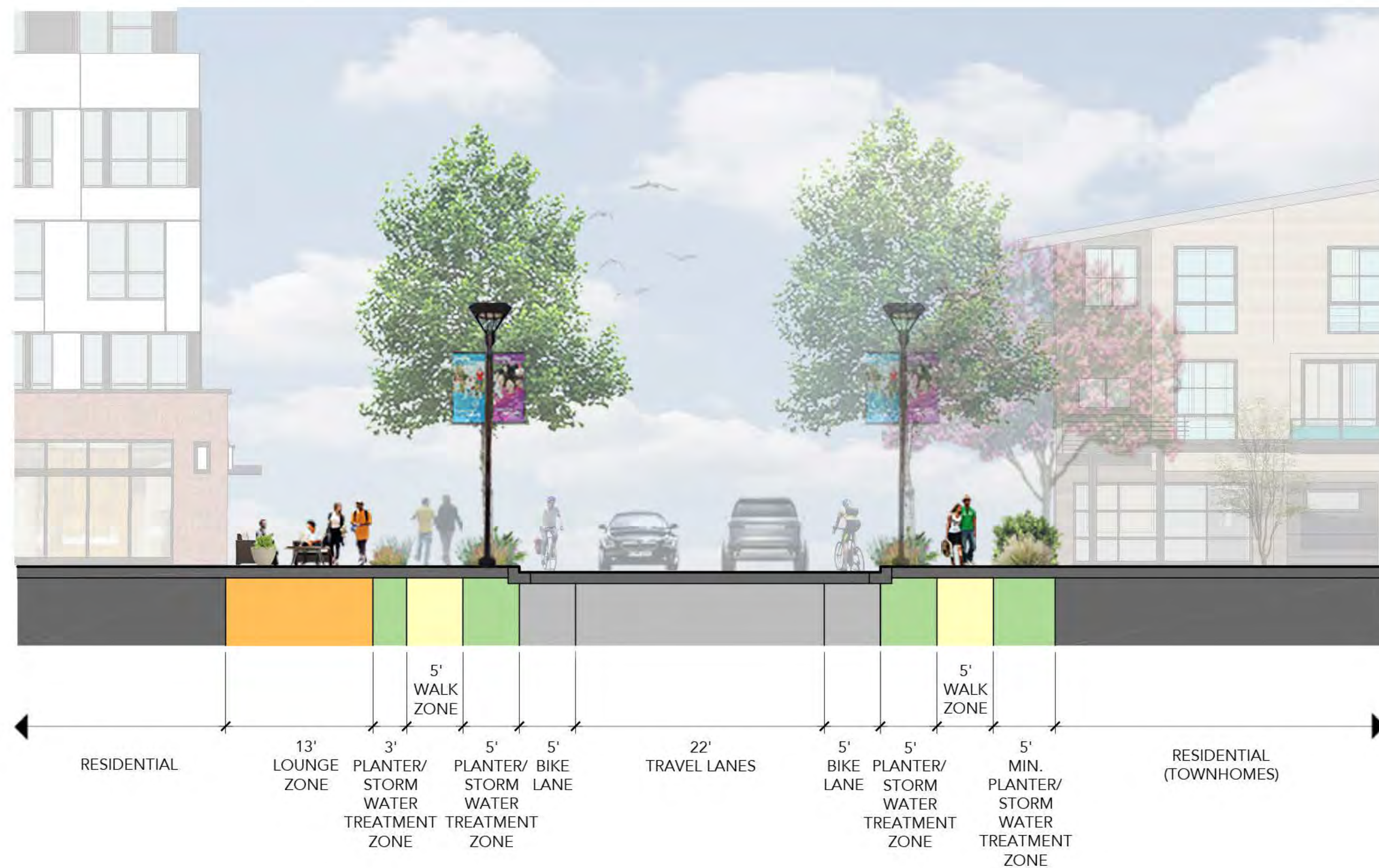
PROPOSED BICYCLE CONNECTIVITY PLAN - 2025 VISION PLAN



SECTION 1

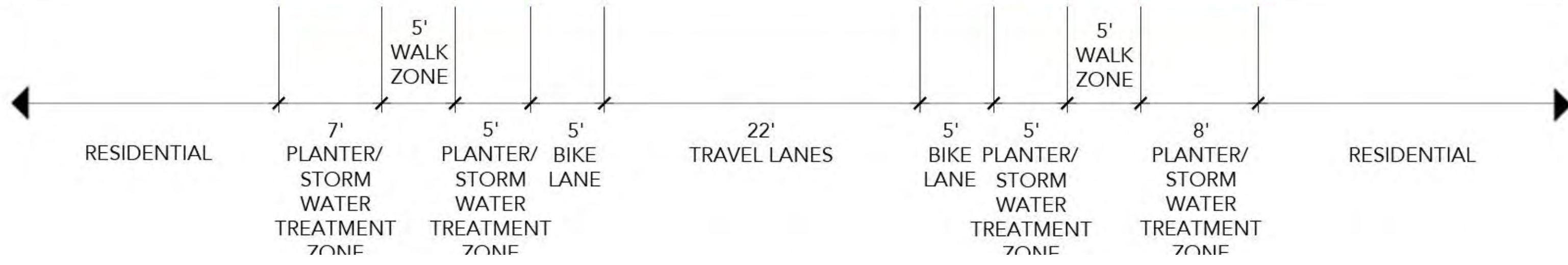


SECTION 3



SECTION 2

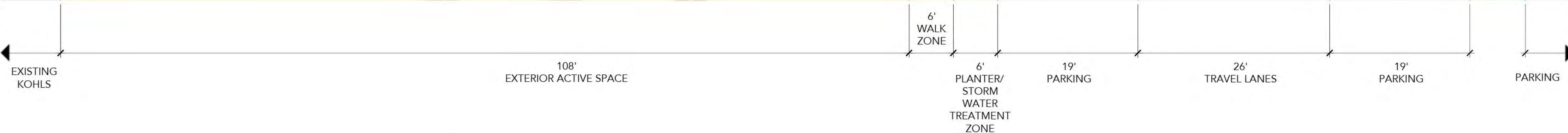
STREET SECTION VIEWS - 2025 VISION PLAN



SECTION 4

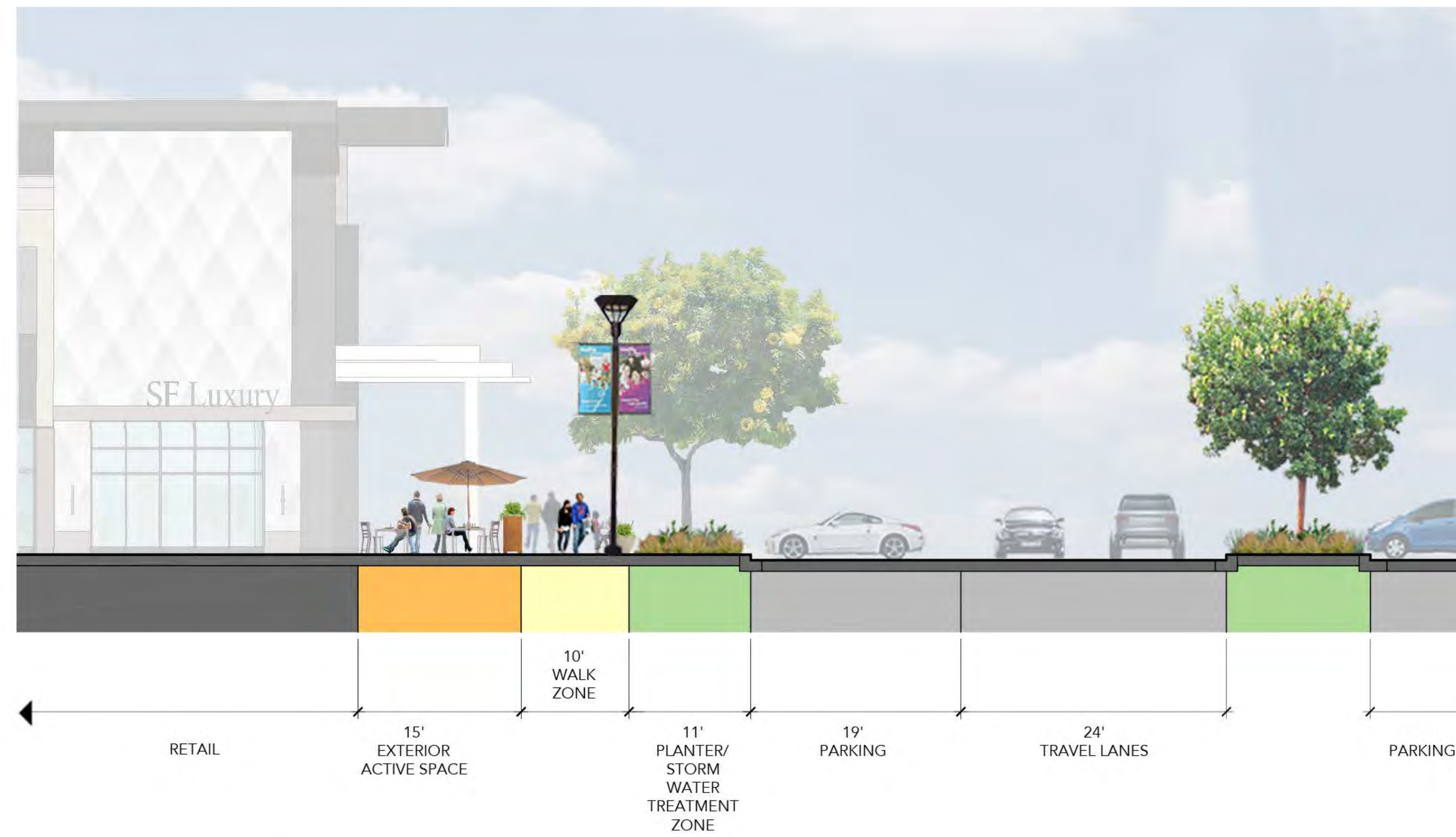


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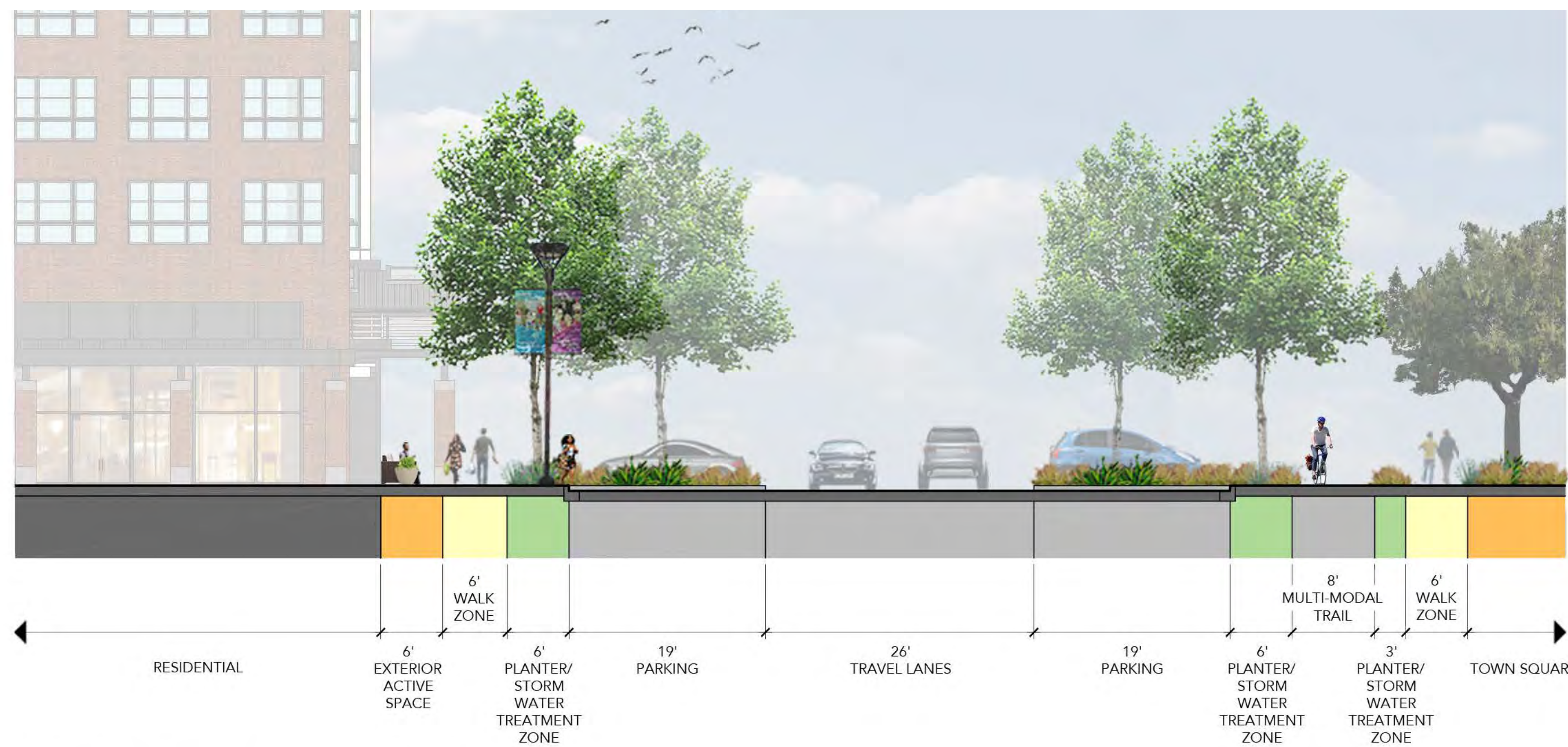


SECTION 6

STREET SECTION VIEWS - 2025 VISION PLAN

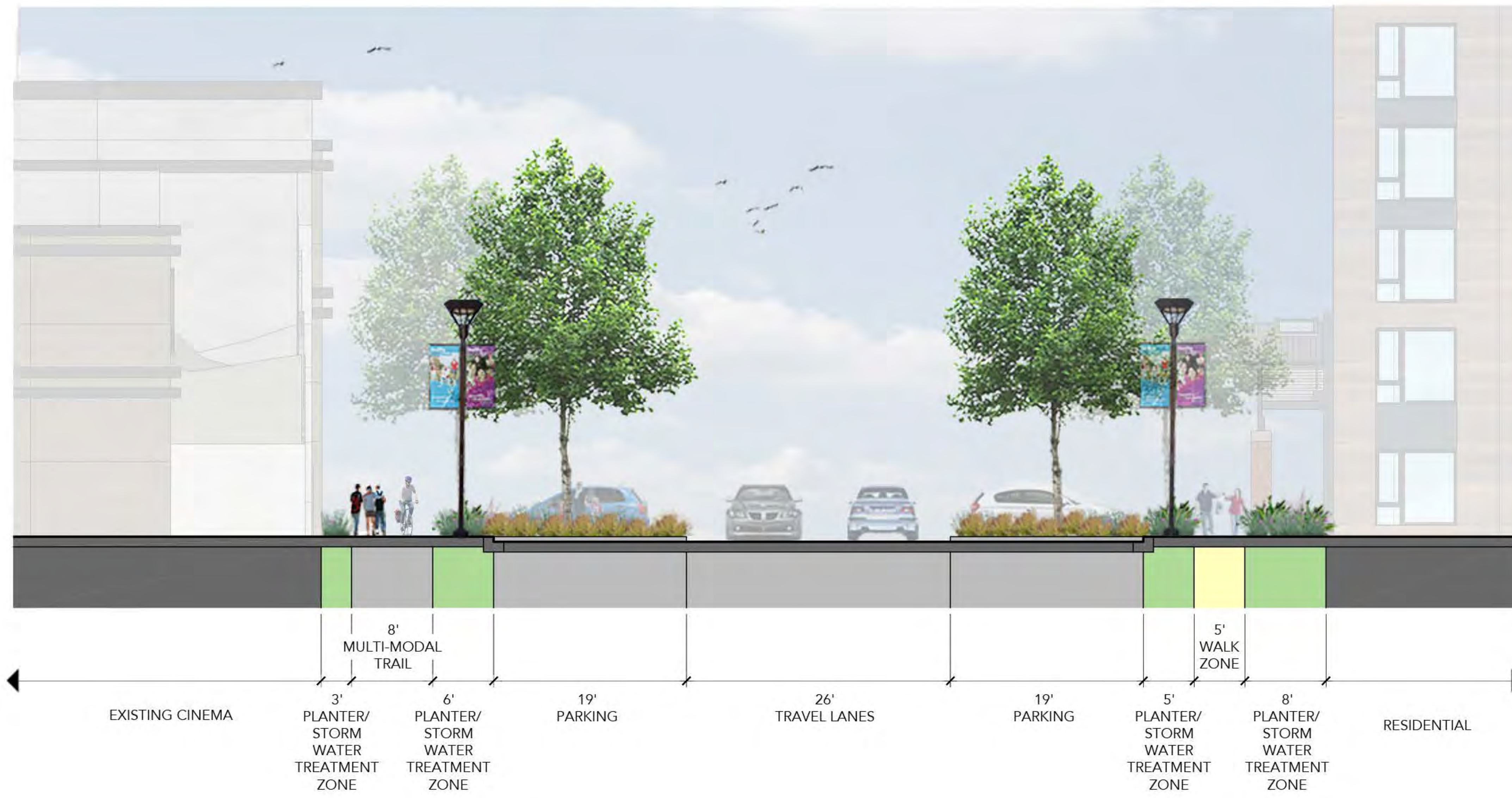


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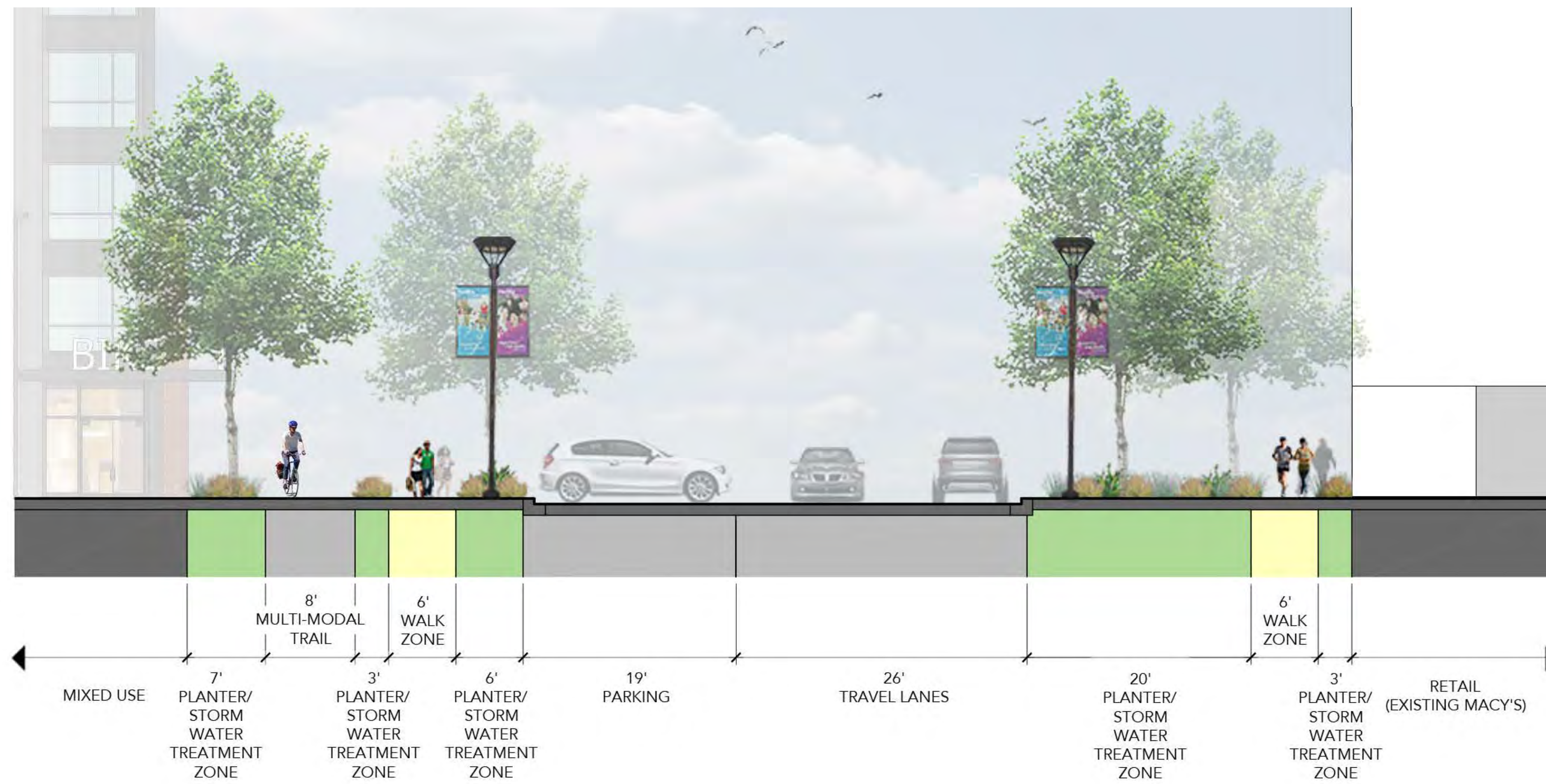


SECTION 8

STREET SECTION VIEWS - 2025 VISION PLAN



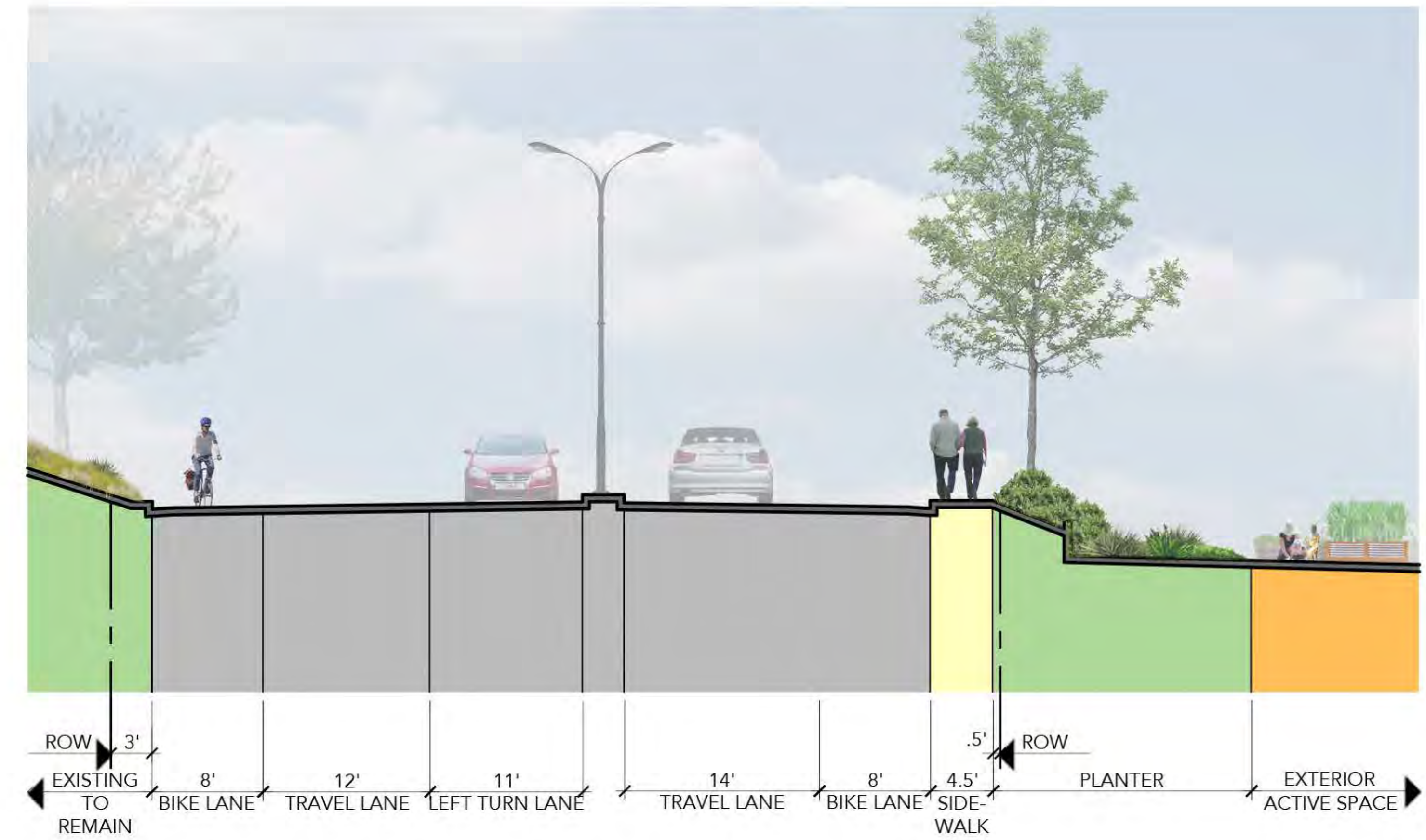
SECTION 9



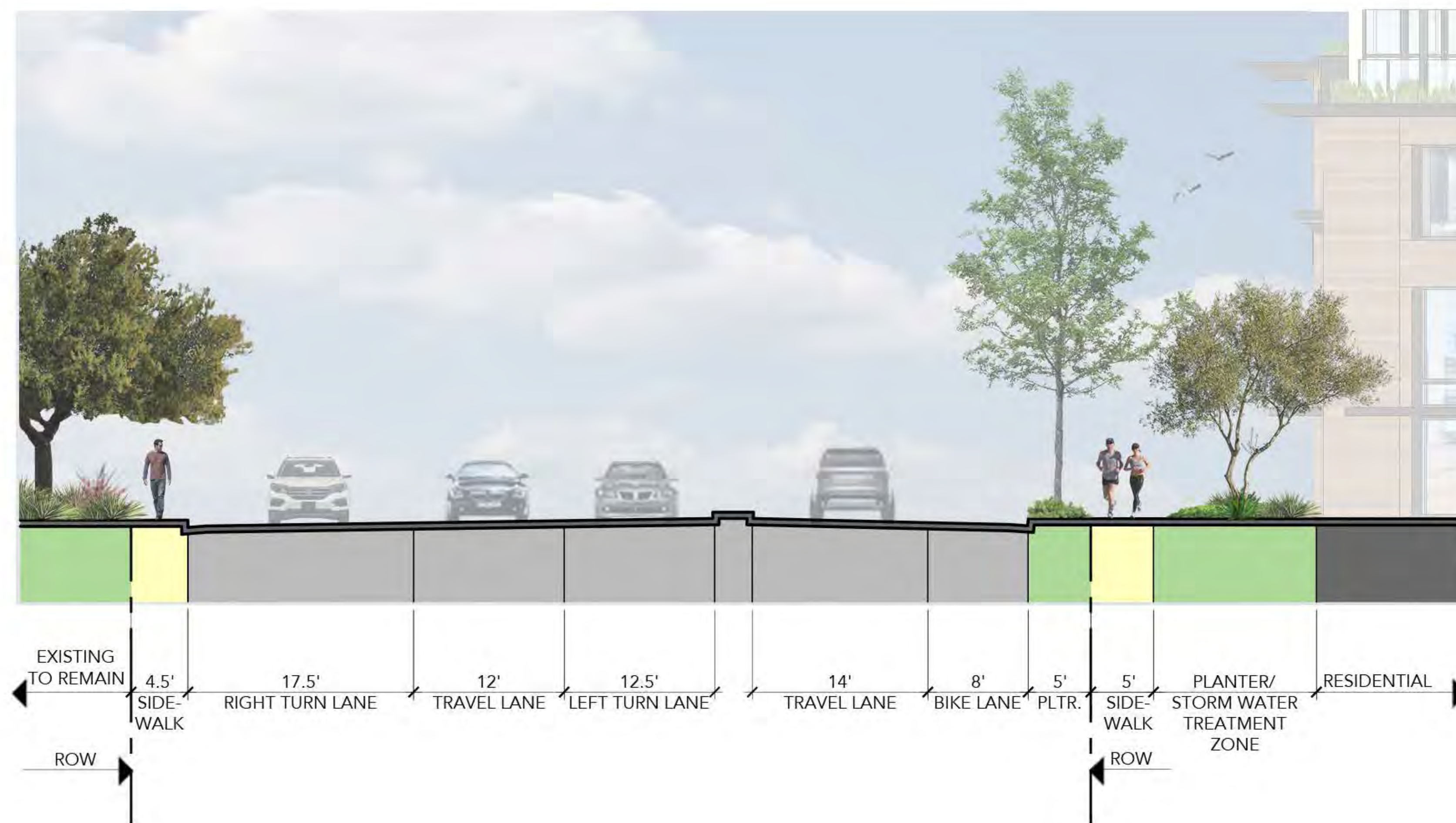
SECTION 10



SECTION 11



SECTION 13

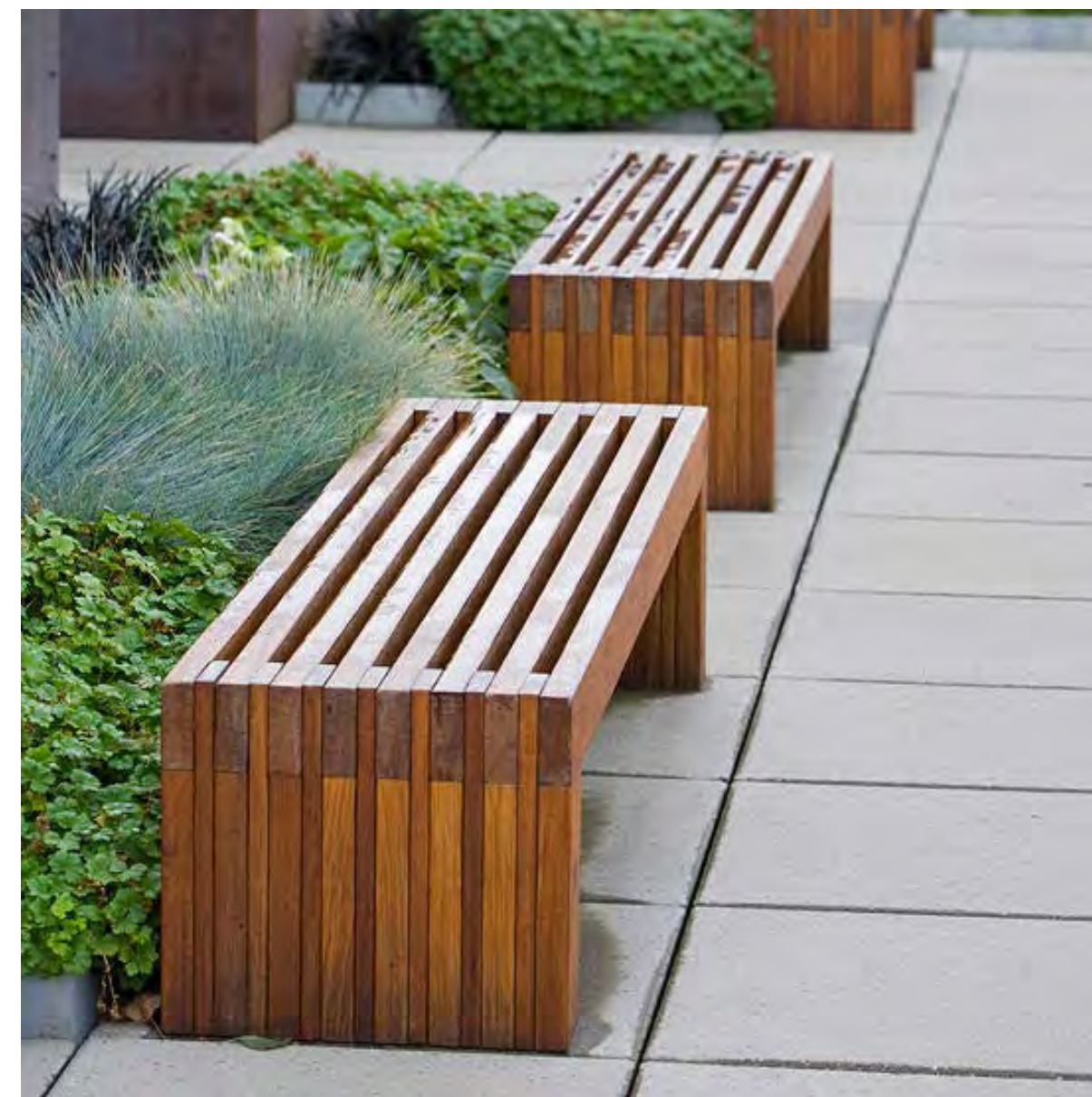


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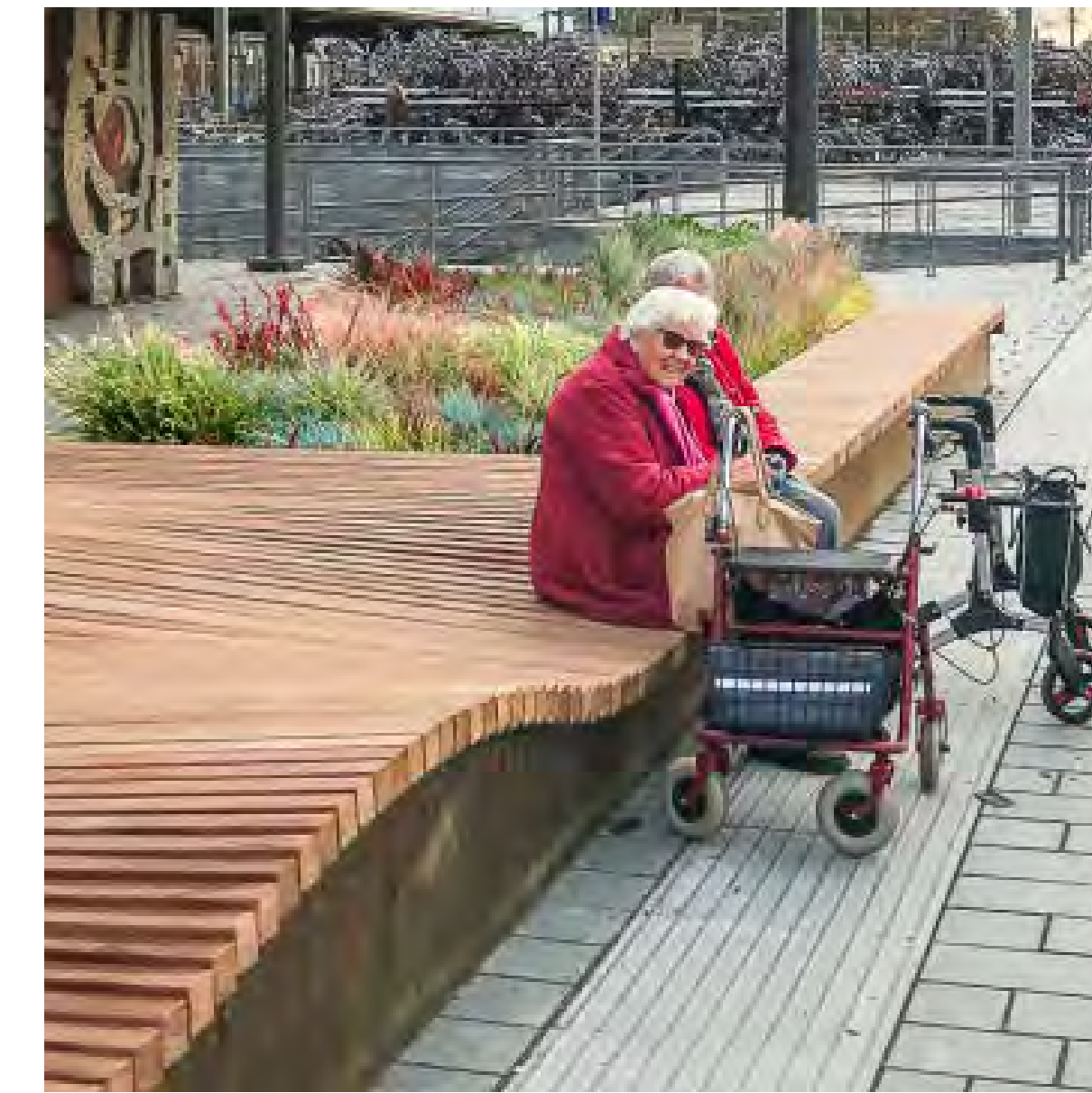
STREET SECTION VIEWS - 2025 VISION PLAN



BIKE RACK



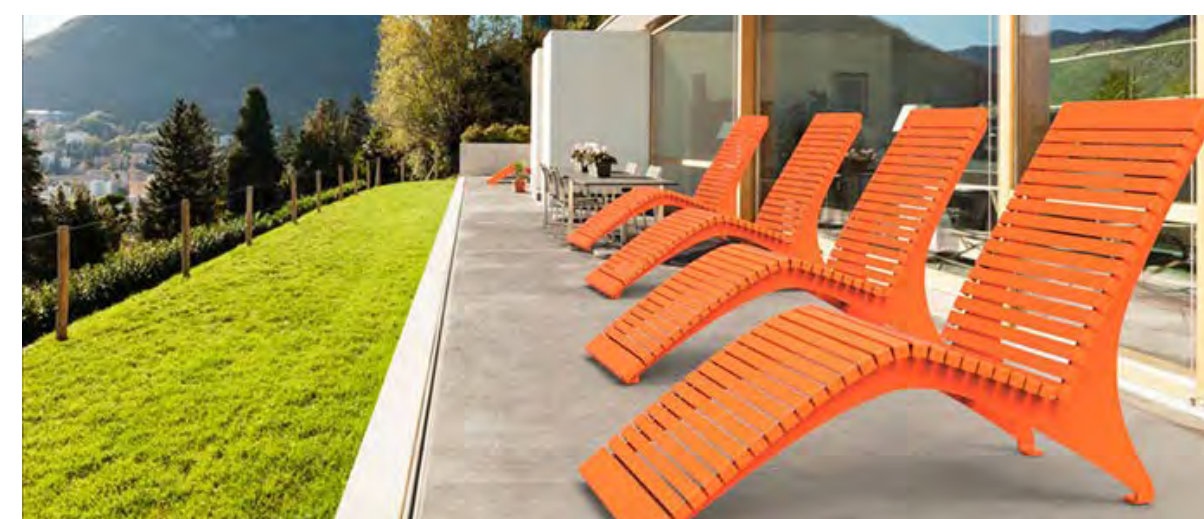
BENCH



BISTRO TABLE



ADIRONDACK CHAIRS



LOUNGE FURNITURE



UMBRELLAS



PLANTER POTS



LOUNGE FURNITURE



TRASH AND RECYCLE RECEPTACLES



OUTDOOR DINING TABLE





BUILT-IN SEATING



METAL TOP RAIL



PLANTER POTS



EVERGREEN HEDGE



GLASS SCREEN



METAL FENCING



WOOD SCREEN FENCING



CABLE RAIL FENCING

PUBLIC WALKWAY & DINING SEPARATION - 2025 & 2040 VISION PLAN

NORTHGATE TOWN SQUARE

MARCH 09, 2022

