



2040 VISION PLAN - STREET LEVEL

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

R2

MARCH 09, 2022

Merlone Geier
Partners

CSW ST2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

SD-11

2040 VISION PLAN

RESIDENTIAL

EXISTING

Total Affordable Units Provided	96 Units
Total Units	907 Units
Total Parking Provided	1,606 Stalls
Parking Ratio	1.71

Residential 5 (5-Story)

Total Units	266 Units
Affordable Units Included	27 Units
Total Parking Provided	458 Stalls
Parking Ratio	1.72

Residential 6 (5-Story)

Total Units	147 Units
Affordable Units Included	15 Units
Total Parking Provided	250 Stalls
Parking Ratio	1.70

OVERALL 2040

Overall Unit Count	1,320 Units
Density	29.5 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	NEW	TOTAL
(E) MACY'S ANCHOR	254,015 sf	254,015 sf		0 sf
MAJOR 1 (Incl. Tenant 1, 2, and Shops)	79,051 sf	79,051 sf		0 sf
(E) RITE AID PAD	17,340 sf			17,340 sf
(E) MALL (Incl. Major 2, Shops 2/2A/Restaurant)	52,360 sf		6,500 sf	58,860 sf
(E) CENTURY THEATER	65,000 sf			65,000 sf
SHOPS 1	6,795 sf	6,795 sf	7,500 sf	7,500 sf
SHOPS 3	5,000 sf			5,000 sf
SHOPS 4	6,400 sf			6,400 sf
SHOPS 5			3,500 sf	3,500 sf
MAJOR 1			25,000 sf	25,000 sf
MAJOR 3			10,000 sf	10,000 sf
PAD 1	4,300 sf			4,300 sf
PAD 2	8,400 sf			8,400 sf
PAD 3			5,000 sf	5,000 sf
PAD 4			3,800 sf	3,800 sf
PAD 5			5,000 sf	5,000 sf
GLA SUBTOTALS	498,661 sf	339,861 sf	66,300 sf	225,100 sf

ZONING / FAR CALCULATIONS

Total Commercial Sq Ft.	225,100 sf
Entire Mall Property Sq Ft.	1,949,746 sf
Total Commercial FAR	0.12
Allowable FAR	0.30

PUBLIC PARKING SPACES

Surface Parking	926 spaces
Parking Structure	476 spaces
TOTAL PARKING	1,402 spaces

Retail Parking Ratio	6.23
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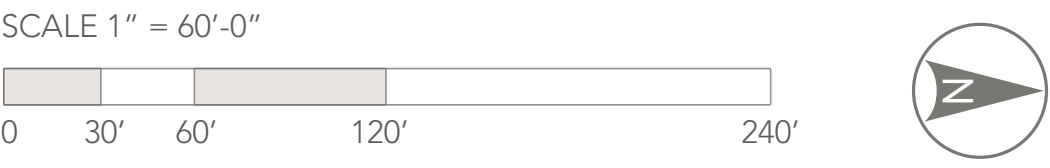
LANDSCAPE AREA CALCULATIONS

Open Space	585,799 sf
Usable Open Space (pedestrian paving)	225,500 sf
Landscape (planting area)	360,299 sf
Landscape %	18.5%

PROJECT DATA SUMMARY - 2040 VISION PLAN



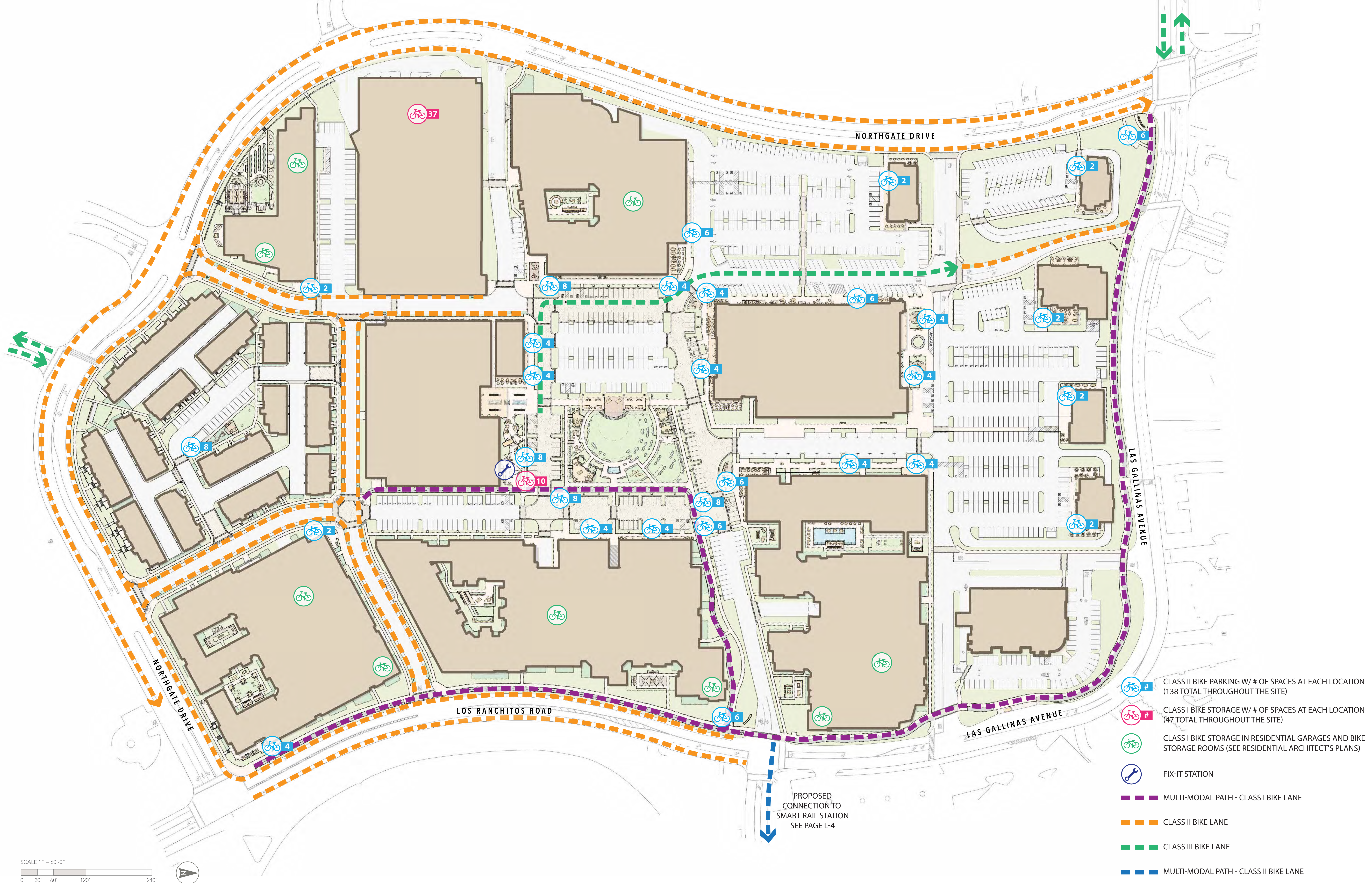
NORTHGATE LANDSCAPE AREA CALCULATIONS - PHASE 2 2040						
LOT SIZE	VEHICULAR AREA	BUILDING COVERAGE	OPEN SPACE	USABLE OPEN SPACE (pedestrian paving)	LANDSCAPE (planting area)	LANDSCAPE %
1,949,409 SF	550,467 SF	813,143 SF	585,799 SF	225,500 SF	360,299 SF	18.5%



OPEN SPACE DIAGRAM - 2040 VISION PLAN

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PROPOSED BICYCLE CONNECTIVITY PLAN - 2040 VISION PLAN

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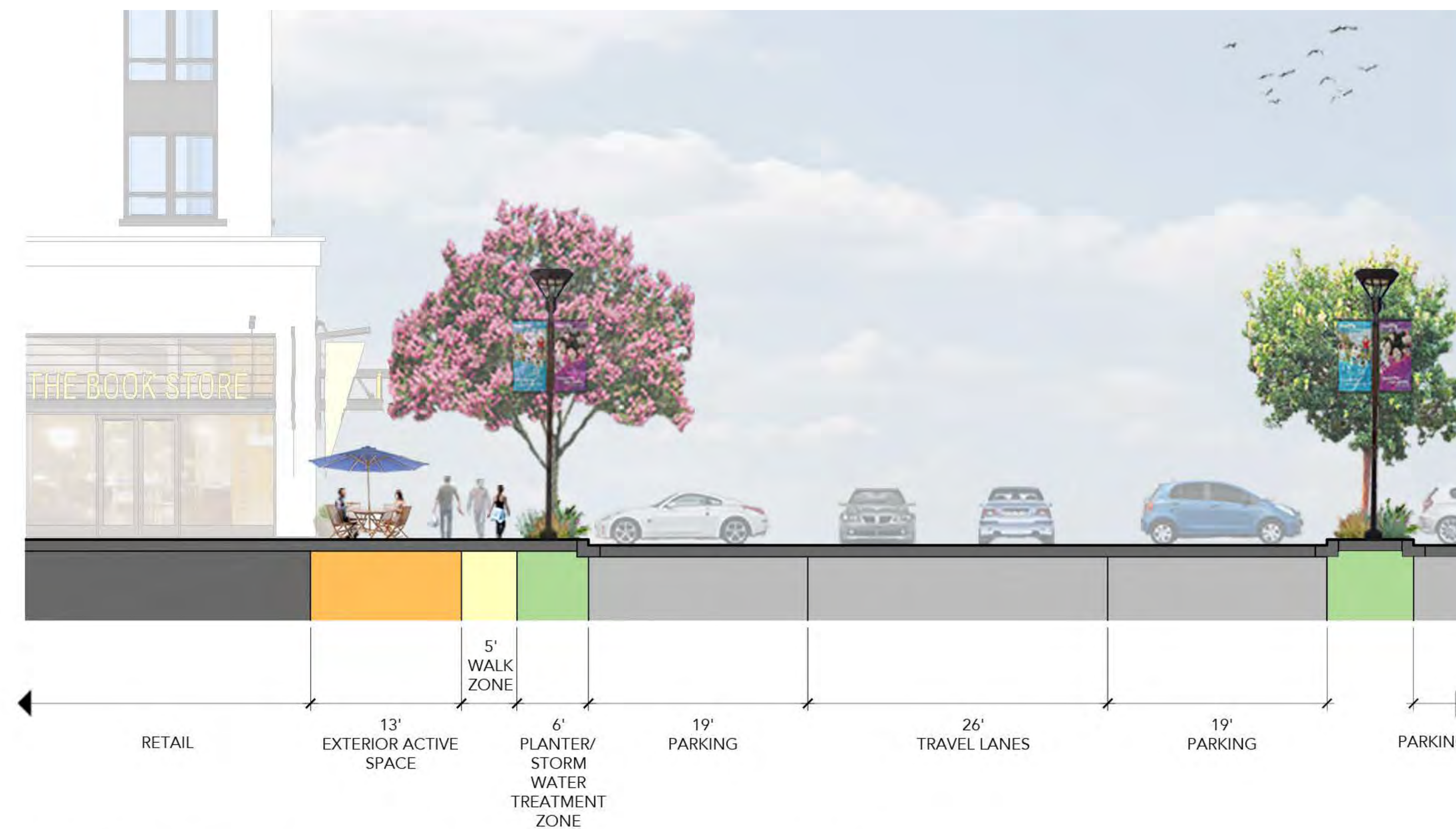
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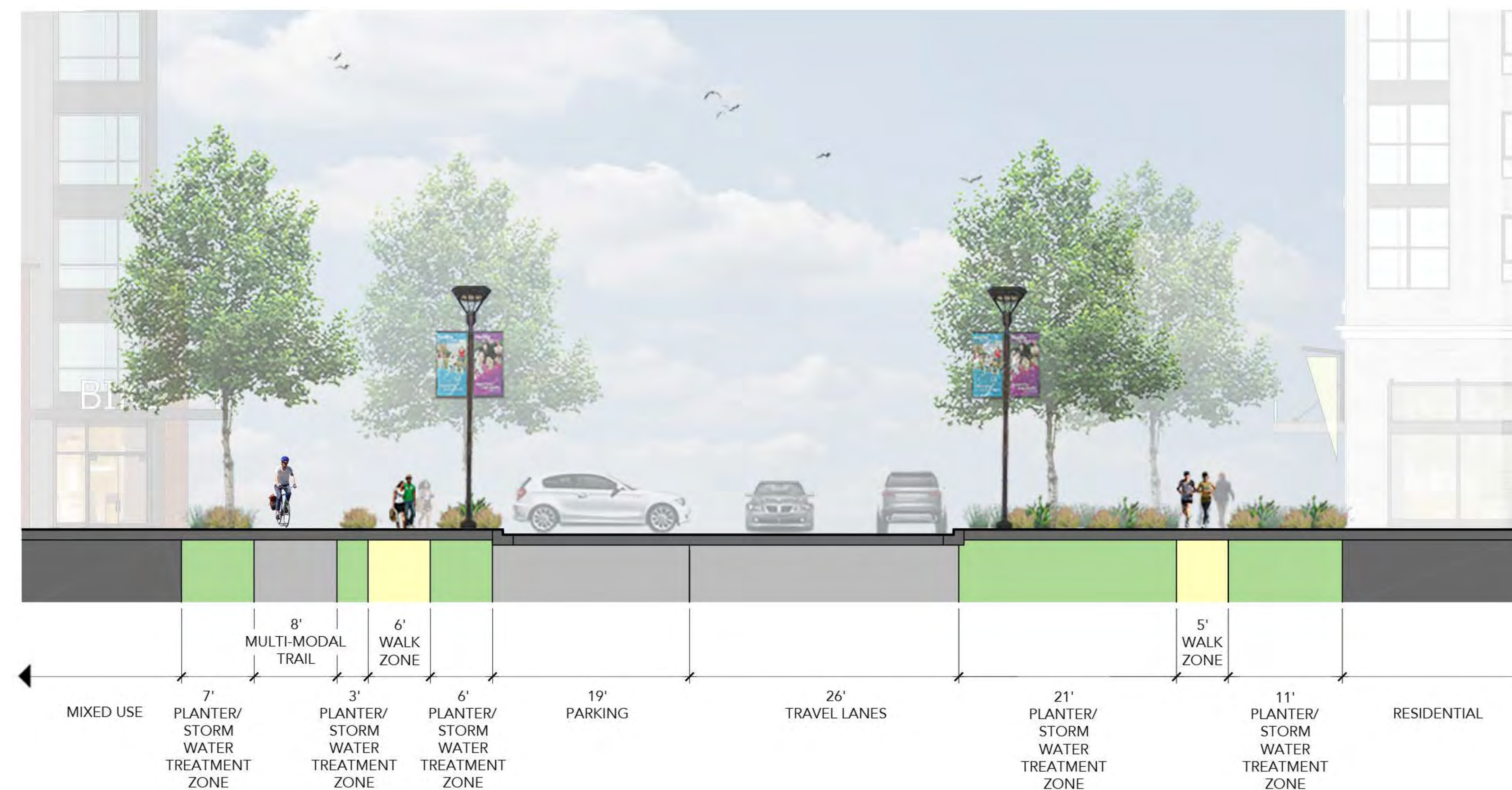
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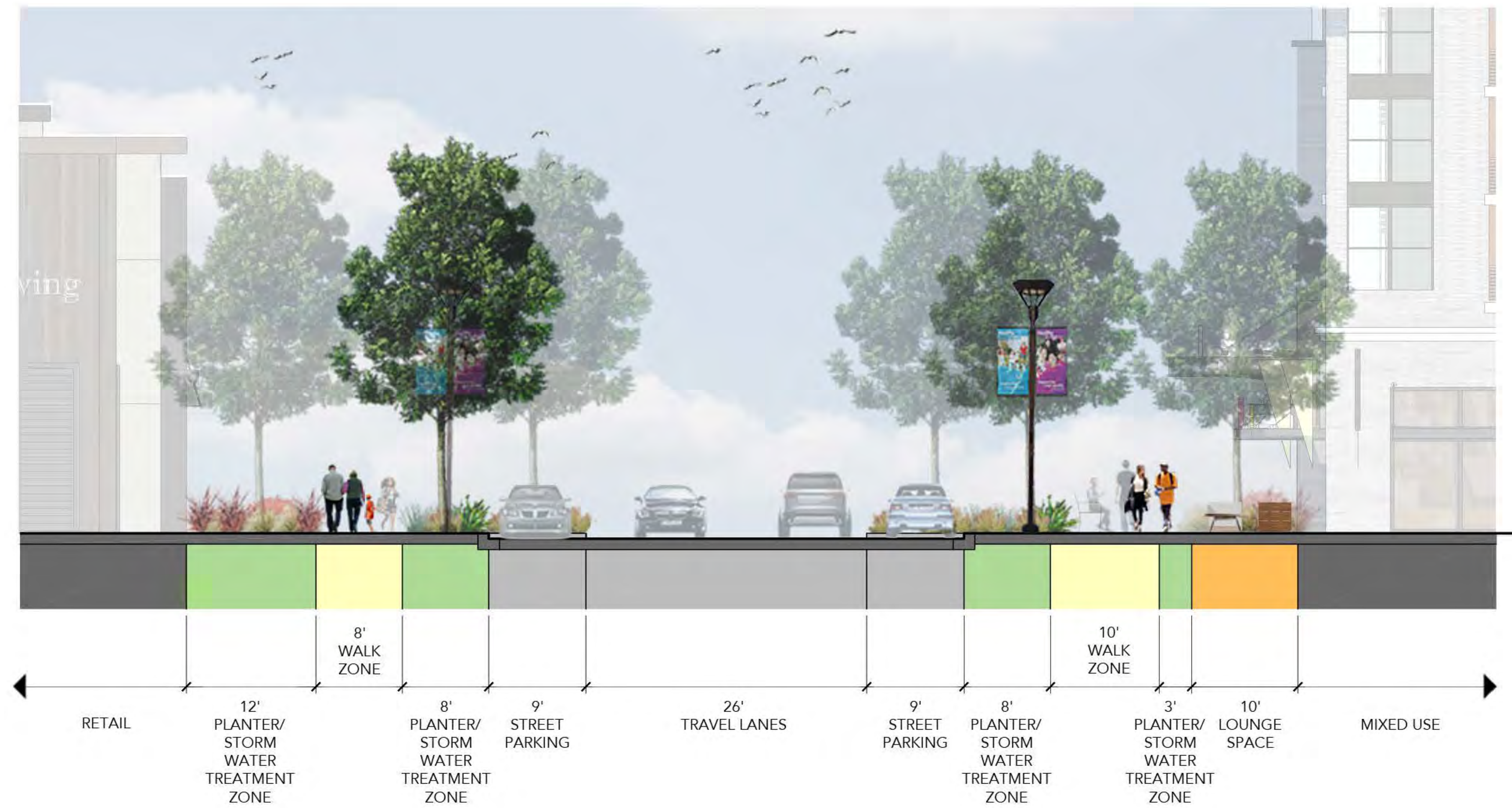


SECTION 14



SECTION 15

STREET SECTION VIEWS - 2040 VISION PLAN



SECTION 16