

Perkins Coie Helps Secure Transformative California Town Square Project for Merlone Geier Partners

SAN FRANCISCO (January 21, 2024) - Perkins Coie is pleased to have advised Merlone Geier Partners, a retail investment group focused on residential and mixed-use properties, community and neighborhood shopping centers, on securing approval for its transformative Northgate Town Square project in San Rafael, California.

As the largest residential development in Marin County's history, Northgate Town Square encompasses more than 1,400 townhomes and multifamily apartments and 200,000 square feet of retail and restaurant space across a 42-acre site.

The San Rafael city council unanimously approved the development on December 2 following three years of diligent negotiations, extensive environmental reviews, and public hearings, reflecting a collaborative approach between Merlone Geier, city officials, and the local community.

The Perkins Coie land development and real estate team that advised Merlone Geier included San Francisco partners [Matt Gray](#), [Julie Jones](#), [Alan Murphy](#), and [Garrett Colli](#); counsel [Chris Termyn](#); associates [Lucy Miller](#) and [Angela Luh](#); and legal practice assistant Shari Harewood.

The development will provide housing and a lively urban environment including essential amenities such as local-serving stores and open recreational spaces. It features a vibrant town square and a new bike and pedestrian network that will help connect residents to a nearby SMART train station.

Perkins Coie began advising on the project in 2017 with land use due diligence and entitlement strategy soon after Merlone Geier's acquisition of the site. The team then worked closely with stakeholders to refine the project in response to community feedback, including the integration of inclusionary affordable housing throughout the project. Implementation will take place in two phases, with construction due to begin in 2025. For more information, see futurenorthgatemall.com.

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