



LAKE MERRITT BOULEVARD
APARTMENTS

Developer: UrbanCore-Integral, LLC, San Francisco
Architects: AVR Studio, San Diego and Pyatok Architects, Oakland



UrbanCore-Integral

Development Program

- Infill Residential, Mixed Use Building
- Maximize Density within Existing Context
- Create Market Rate Residential Apartment Complex
- Create Iconic Building Architecture
- 247 Units, Mix of Studios, One Bedroom & Two Bedroom Units
- Community & Building Amenities Package
- Parking Ratio for Transit Oriented Development
- Mixed Uses at the Ground Level

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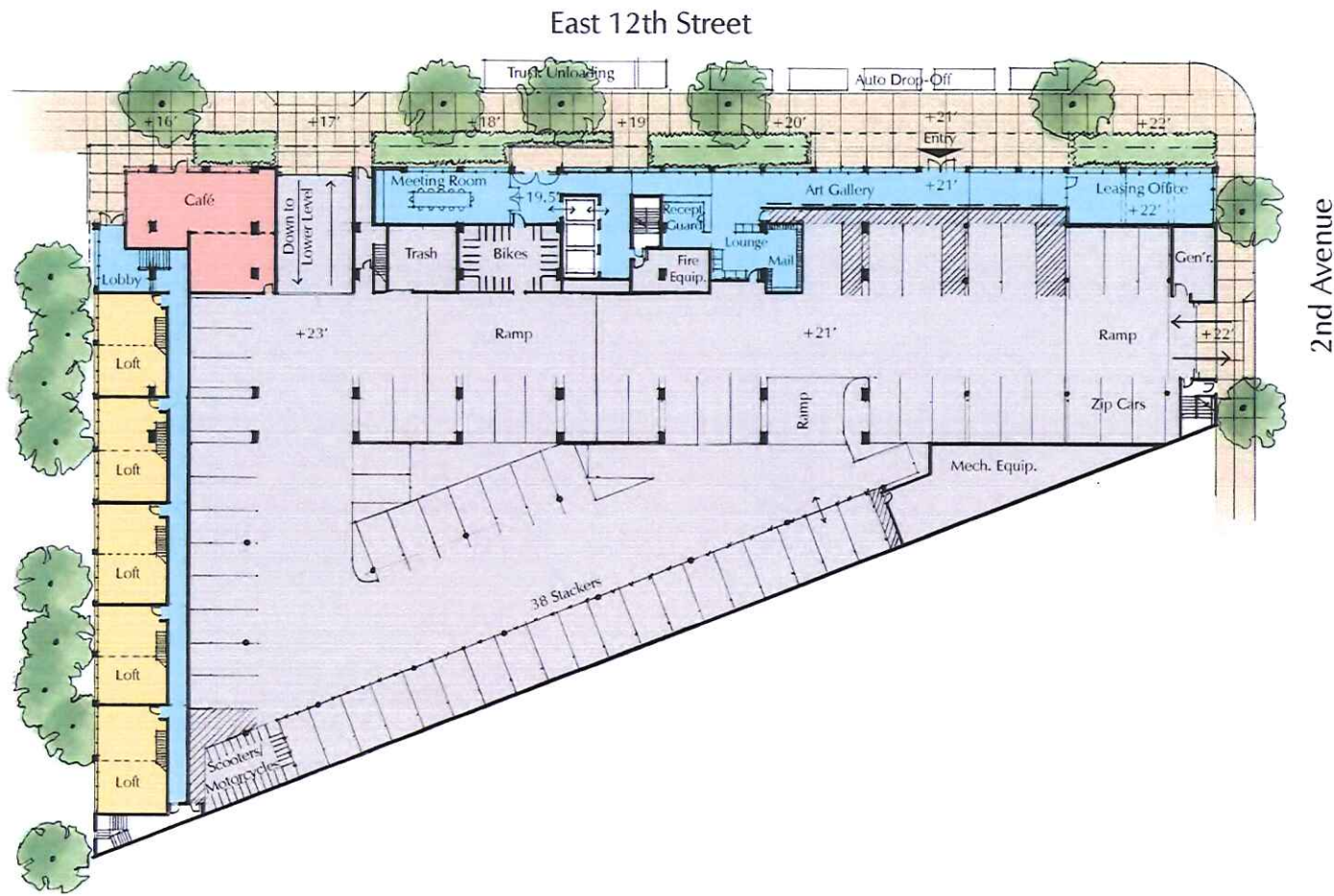
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Site Plan

0' 25' 50' 100'

UrbanCore-Integral

3



Lobby Level (+21')

- 90 Autos
- 25 Scooters/Motorcycles
- 50 Bicycles



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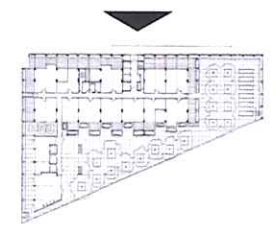
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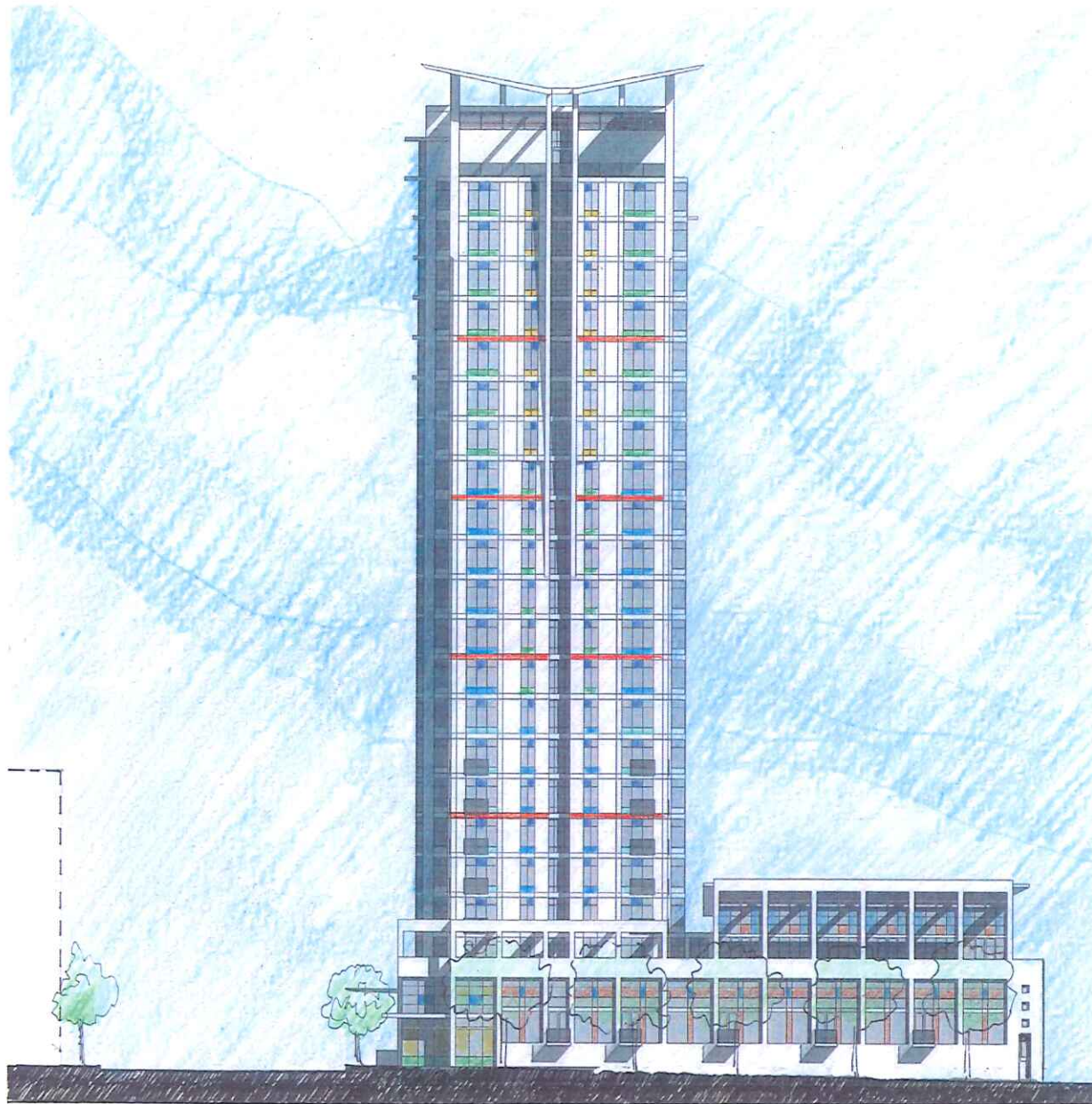
Northeast Elevation



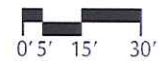
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Northwest Elevation



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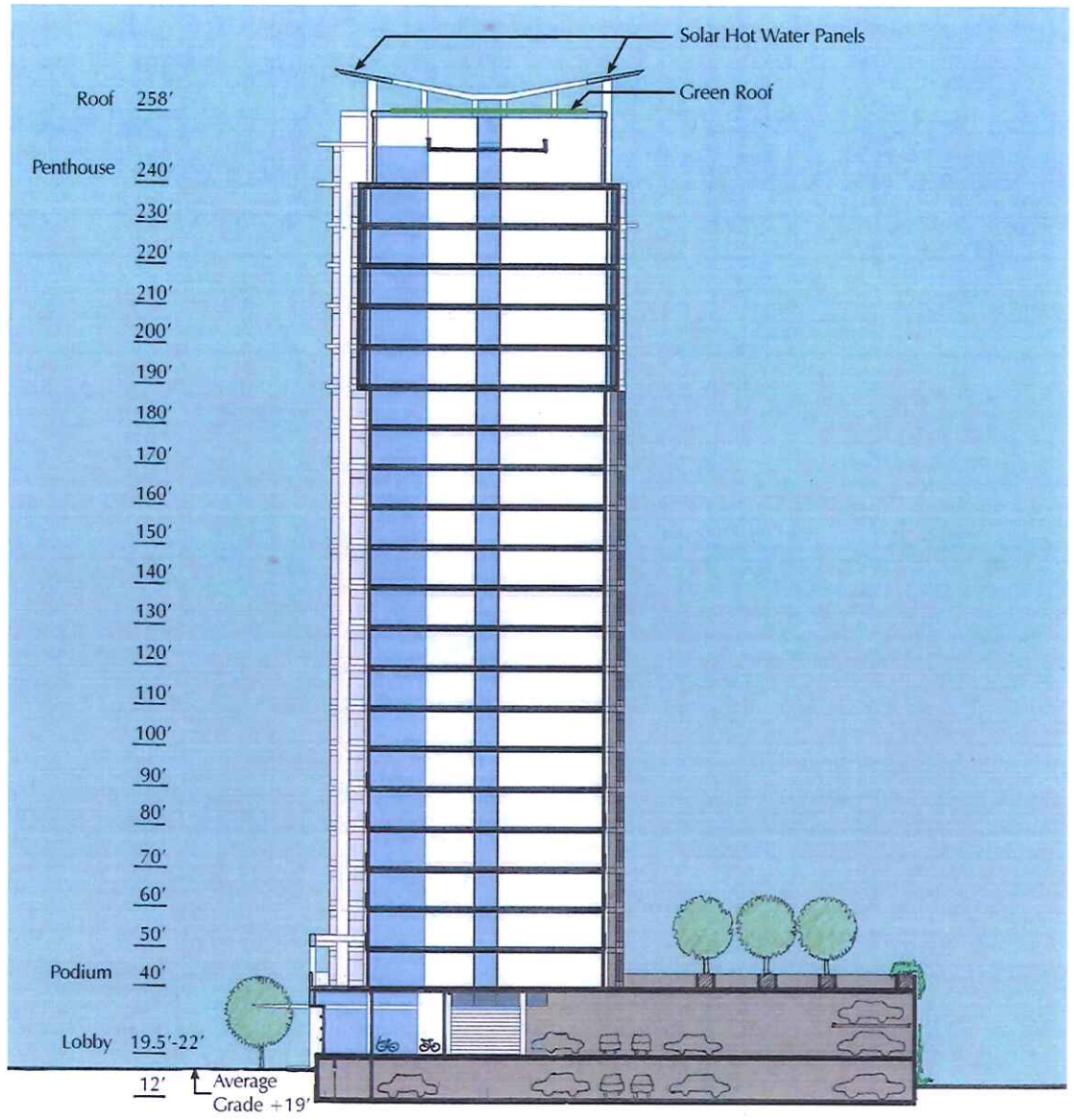
Aerial View from East

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Section Diagram
 0' 5' 15' 30'

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Development Team Composition

- **Developer: UrbanCore-Integral, LLC**

- UrbanCore Development, LLC:

- Based in Bay Area for 20 Years
 - Focused on Urban Infill, Market Rate, Mixed Income, Mixed Use & Affordable Housing
 - Completed over \$500 million and 3,000 housing units

- Integral Development, LLC:

- Based in Atlanta for 20 Years, with Offices in Washington, DC, Denver, Dallas
 - Focused on Urban Infill, Market Rate, Mixed Income, Mixed Use & Affordable Housing
 - Completed over \$2.0 Billion and 8,000 housing units

- Combined Real Estate Owned Assets of \$600 million

- **Architects: Joint Venture of AVR Studio & Pyatok Architects**

- AVR Studio,

- Based in San Diego for 36 Years
 - Focused on Urban Infill, High Rise Expertise, Mixed Use & Sustainability
 - Completed over \$2.0 Billion and 5,000 housing units

- Pyatok Architects

- Based in Oakland for 30 Years
 - Focused on high-density affordable and market-rate housing
 - Designed over 35,000 units; won over 150 awards

- **General Contractor: Joint Venture of Suffolk & Davis Reed Contractors**

- Multi-Billion Commercial Contractors with Significant Urban Infill & High Rise Construction

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