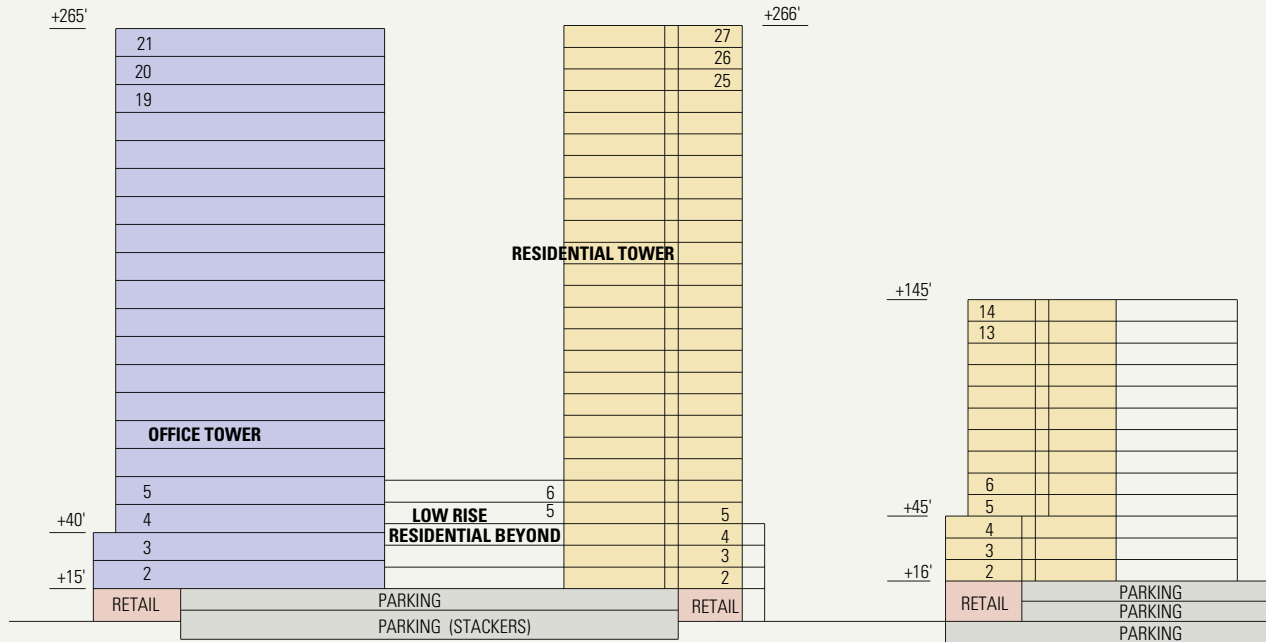


## RESIDENTIAL AND MIXED-USE DENSITY STUDY | PROPOSED BY KWAN HENMI



### FULL BLOCK

RETAIL	14,000sf		
OFFICE	315,000sf	MAX. ALLOWED	706,000sf
TOTAL RESIDENTIAL	430 DU	MAX. ALLOWED	545 DU
PARKING	245 CARS (2 LEV)	REQUIRED	.5/1DU

### QUARTER BLOCK

RETAIL	3,750sf		
OFFICE	0sf	MAX. ALLOWED	176,250sf
TOTAL RESIDENTIAL	136 DU	MAX. ALLOWED	136 DU
PARKING	68 CARS (3 LEV)	REQUIRED	.5/1DU

## CONCEPTUAL SECTION THRU SITES

SCALE 1"=60'-0"  
SEPTEMBER 10, 2014



**NOTE:** Kidder Mathews recommends Buyer conduct its own independent investigation into the development potential under the Lake Merritt Station Area Plan.