



# 80 RED RIVER











# PROJECT FACTS

- 1,236,806 total square feet
- 13:1 total proposed FAR
- Phase I – 575 feet in height
- Phase II – 695 feet in height
- Apartment - 662,636 Gross SF
- Condo - 377,247 Gross SF
- Hotel -194,523 Gross SF
- Coffee/Bar - 2,400 Gross SF

## AFFORDABLE HOUSING

- 24,518 SF of new affordable housing in the Rainey Street Subdistrict.
- Affordable housing fee-in-lieu is \$ 2,070,767





# PROPERTY FACTS

Lot Size: 2.291 acres / 99,796 square feet

Entitled FAR: 8:1\*

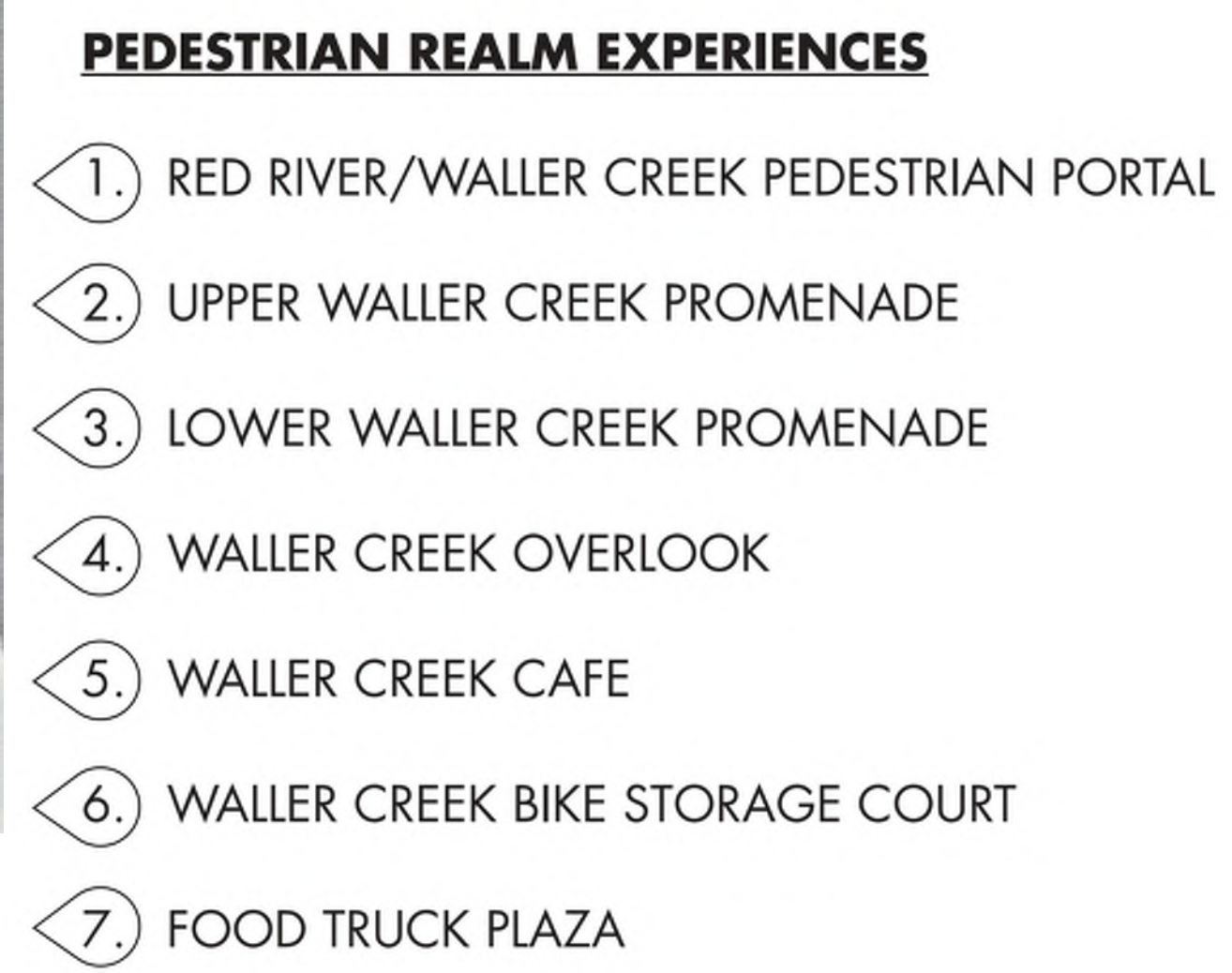
Entitled Height: 40 feet

Up to 15:1 FAR and unlimited height allowed in the Rainey Street district with participation in the Downtown Density Bonus Program.

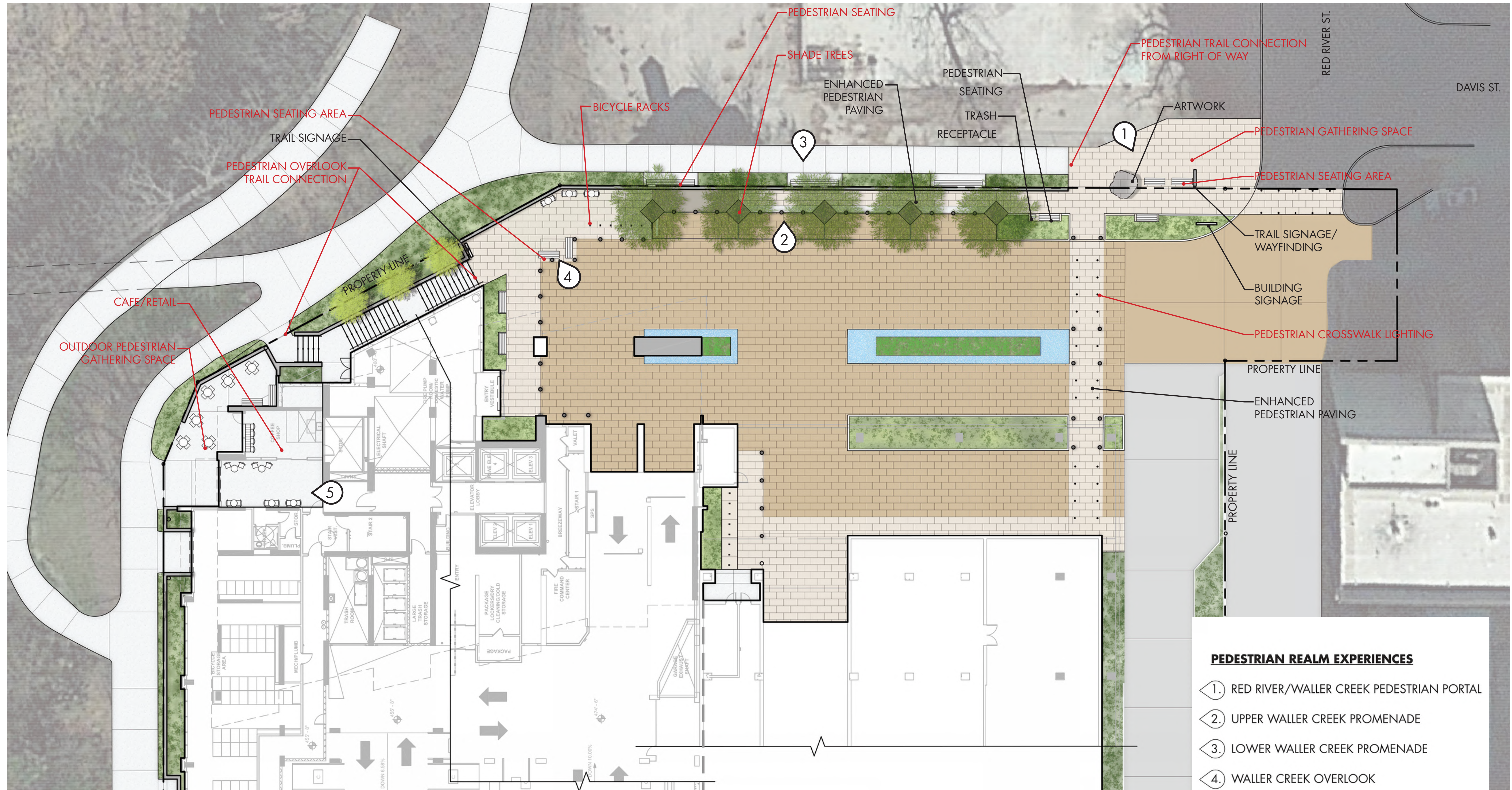
\*8:1 FAR achievable with compliance with Waterfront Overlay Rainey Street subdistrict affordable housing provision requirements.







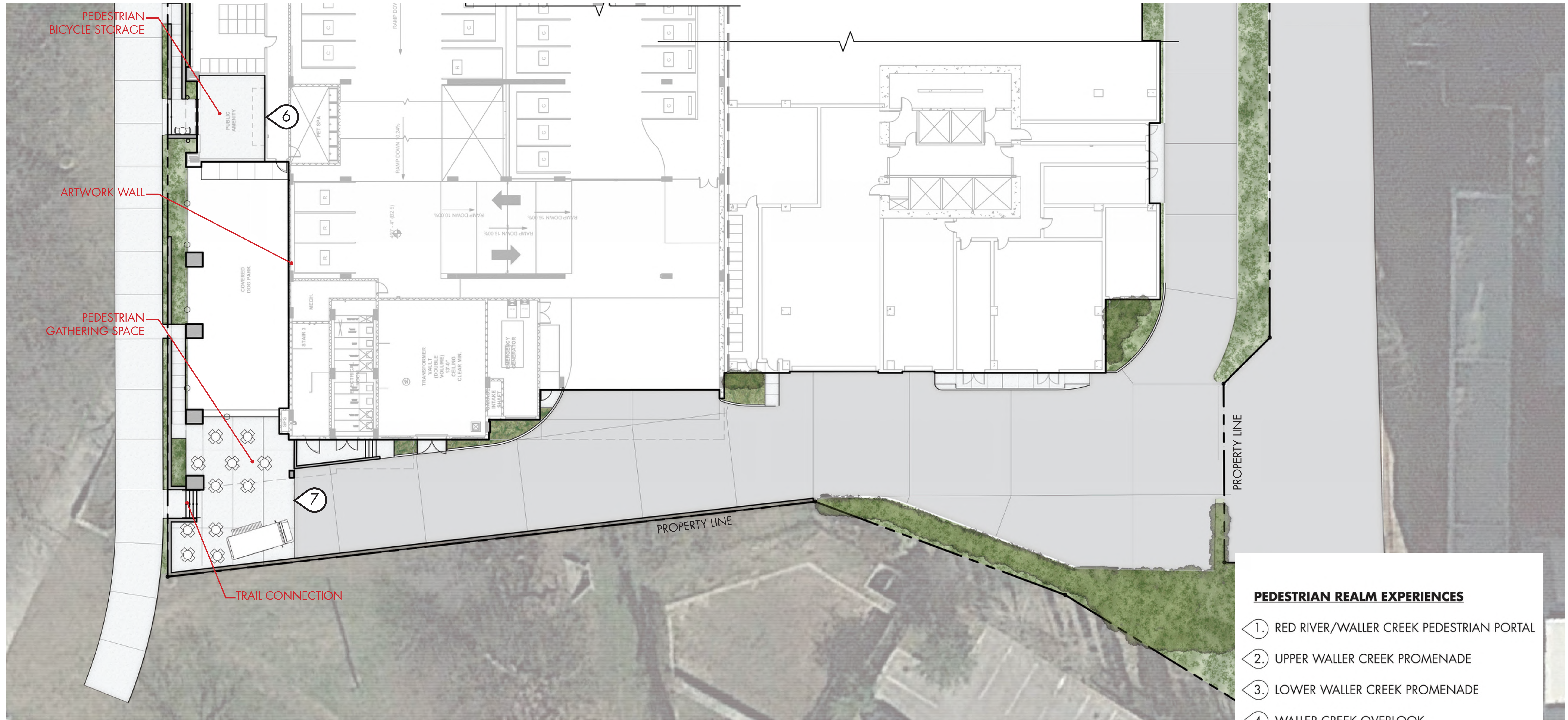




#### PEDESTRIAN REALM EXPERIENCES

- ① RED RIVER/WALLER CREEK PEDESTRIAN PORTAL
- ② UPPER WALLER CREEK PROMENADE
- ③ LOWER WALLER CREEK PROMENADE
- ④ WALLER CREEK OVERLOOK
- ⑤ WALLER CREEK CAFE
- ⑥ WALLER CREEK BIKE STORAGE COURT
- ⑦ FOOD TRUCK PLAZA





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