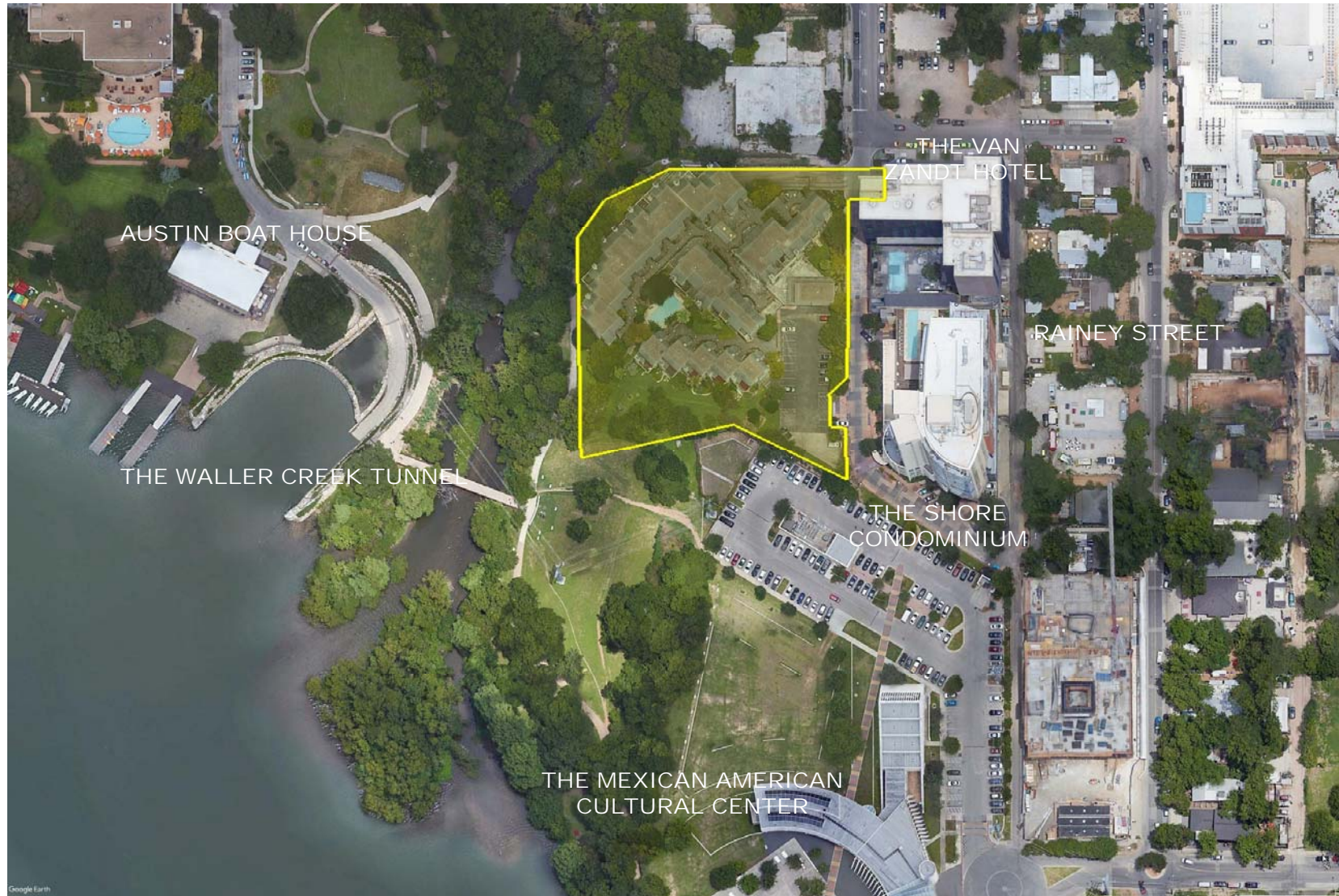




80 RED RIVER





SITE





SITE EASEMENTS

## 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 free-in-lieu is \$ 2,070,767





## PROPERTY FACTS

Lot Size: 2.291 acres / 99,796 square feet

Entitled FAR: 8:1\*

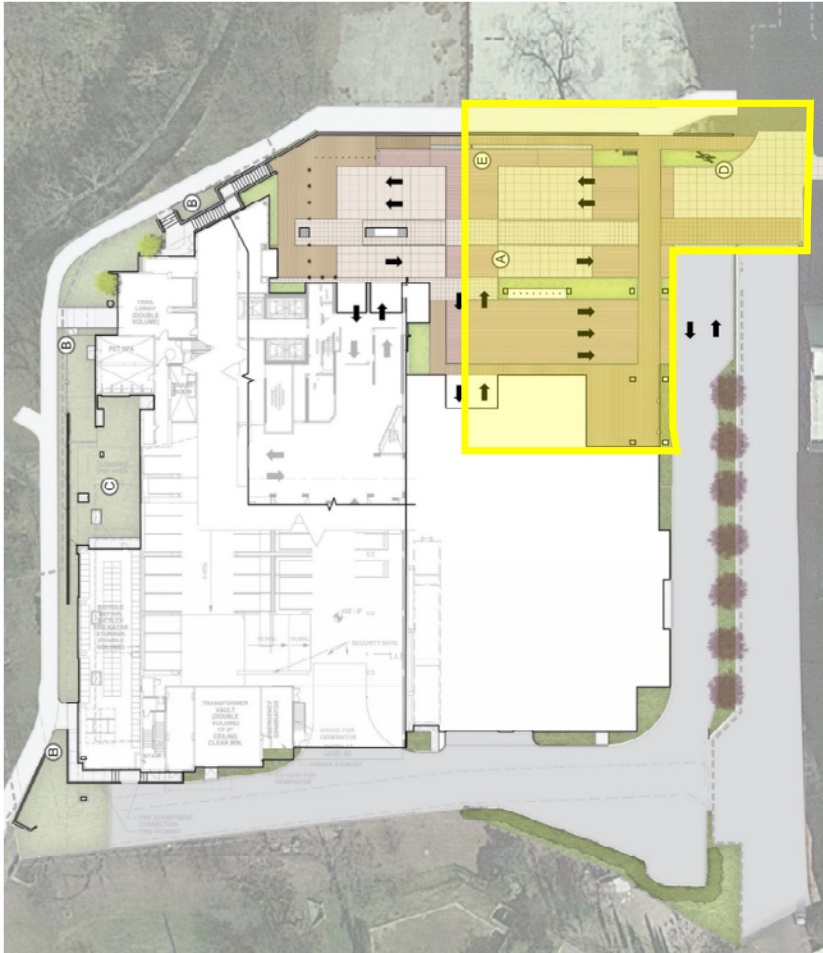
Entitled Height: 40 feet

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

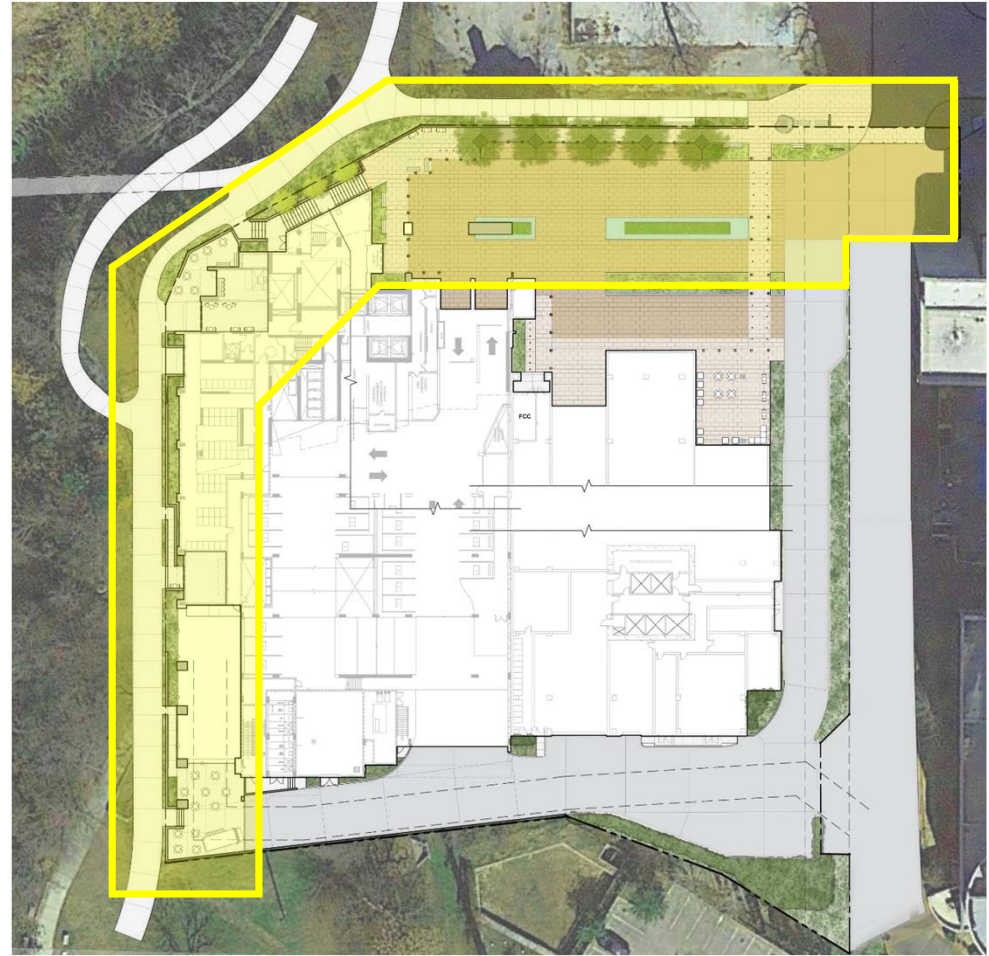
\*8:1 FAR achievable with compliance with  
Waterfront Overlay Rainey Street subdistrict  
affordable housing provision requirements.



## PUBLIC REALM FOCUS

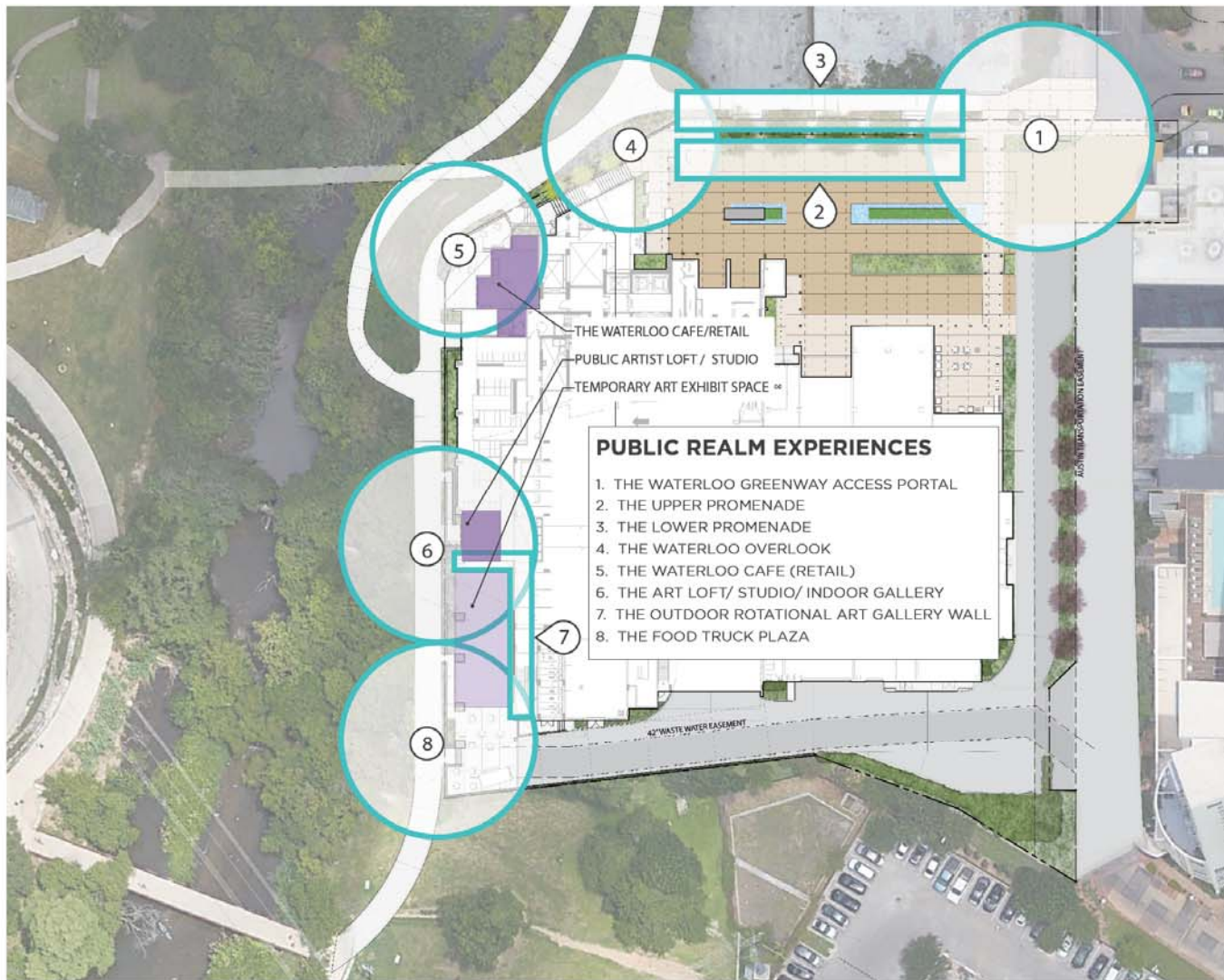


PRIOR FOCUS

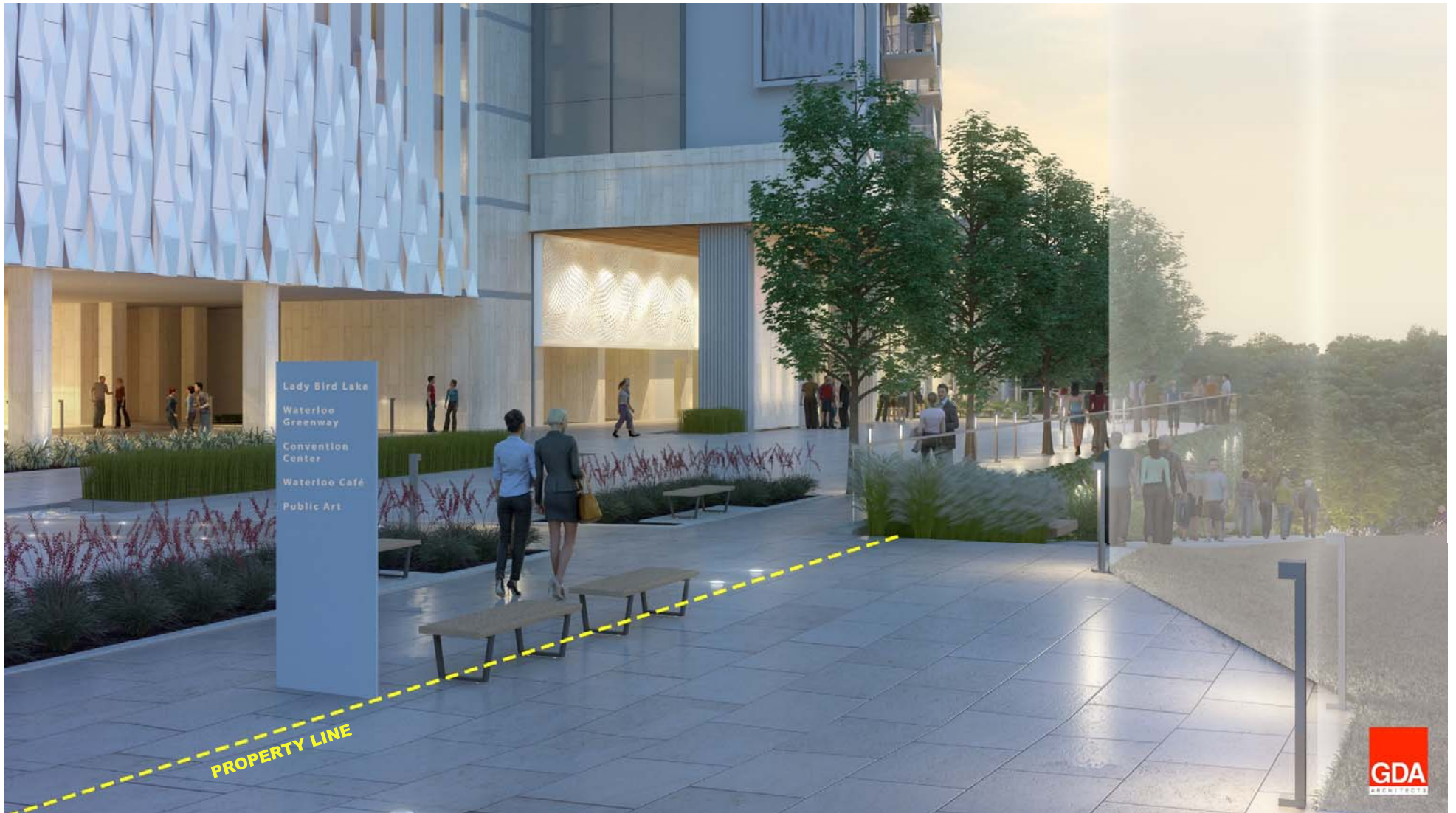


EXPANDED FOCUS





PUBLIC REALM EXPERIENCES



WATERLOO GREENWAY ACCESS POINT





UPPER AND LOWER PROMENADE



WATERLOO OVERLOOK







RETAIL / CAFÉ SPACE





PREVIOUS BICYCLE KAYAK FOCUS



ARTIST IN RESIDENCE INDOOR / OUTDOOR GALLERY





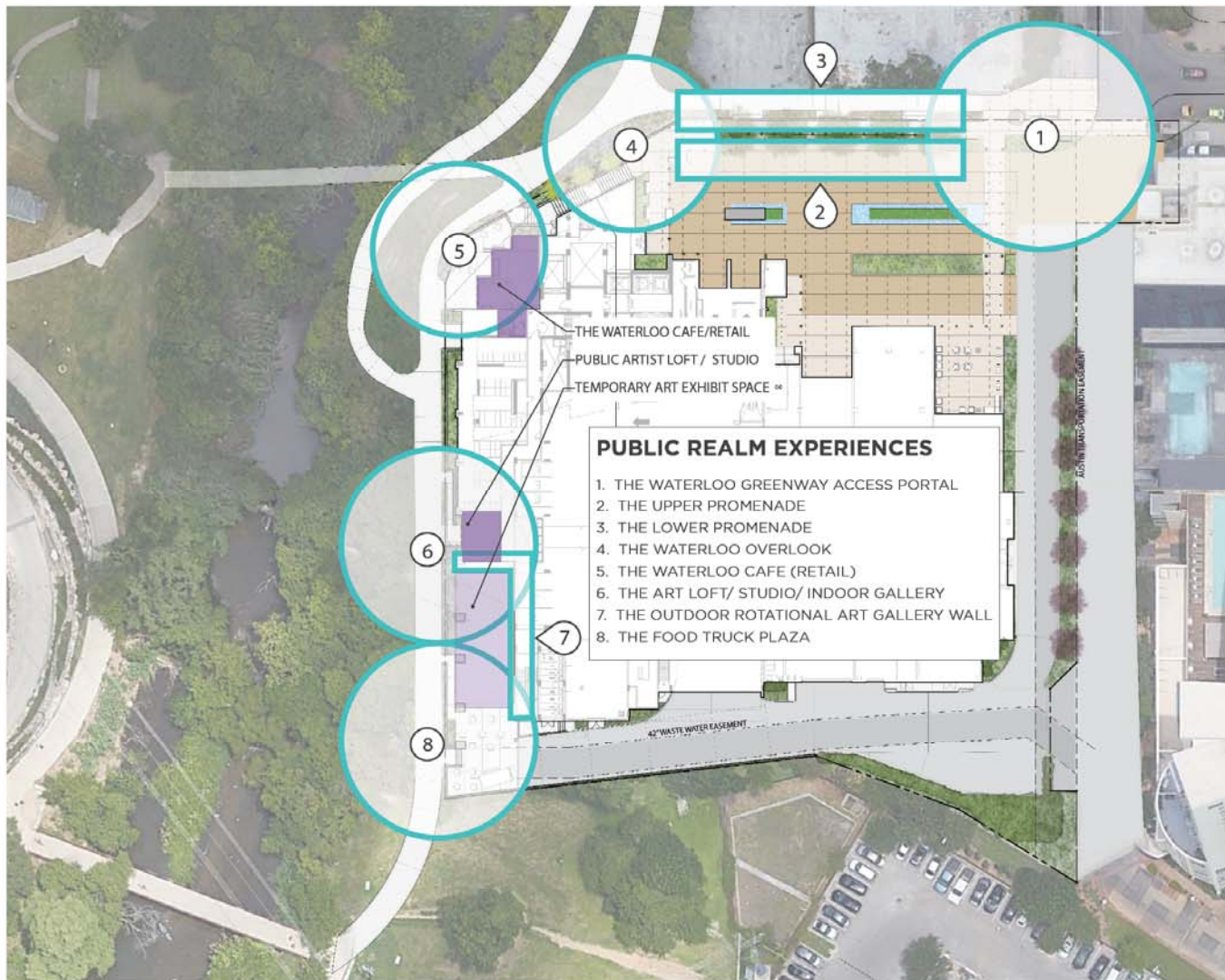
PUBLIC ARTIST IN RESIDENCE STUDIO  
PUBLIC ART OUTDOOR GALLERY WALL  
EXPANDABLE PUBLIC ART EVENT VENUE





PUBLIC FOOD TRUCK PLAZA  
EXPANDABLE PUBLIC ART EVENT VENUE  
PUBLIC ART OUTDOOR GALLERY WALL

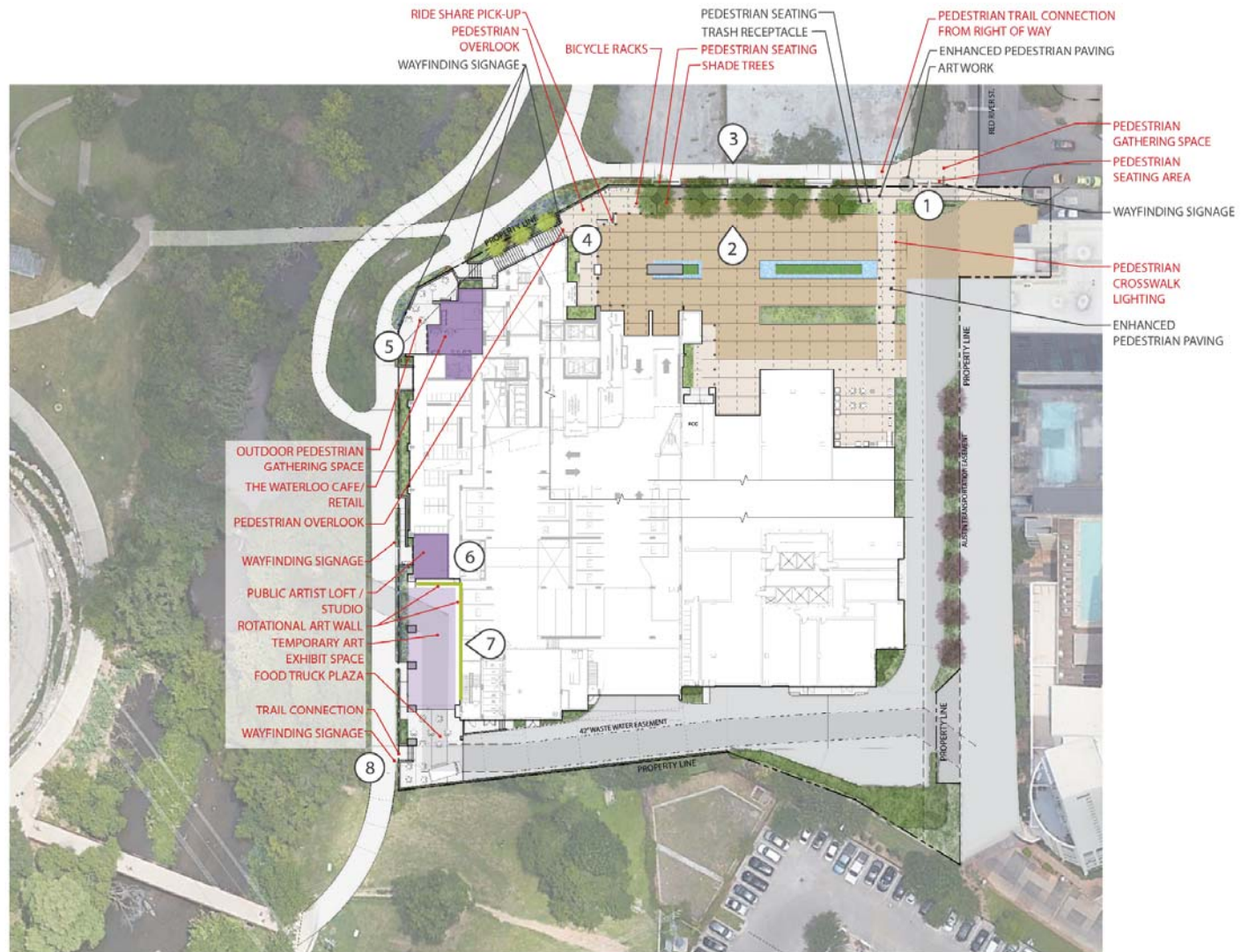




PUBLIC REALM EXPERIENCES







SITE PLAN WITH INTERIOR BUILDING PLANS