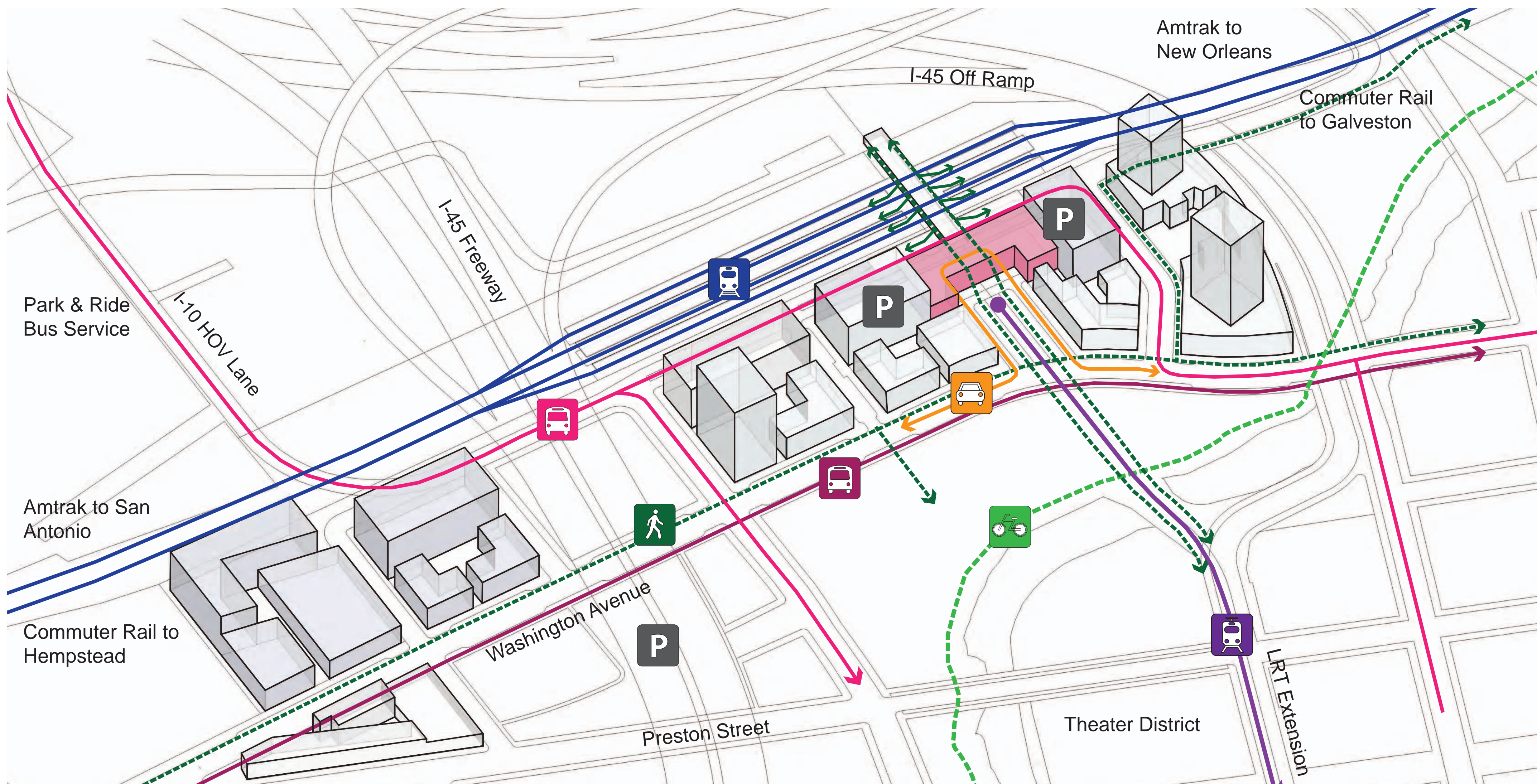


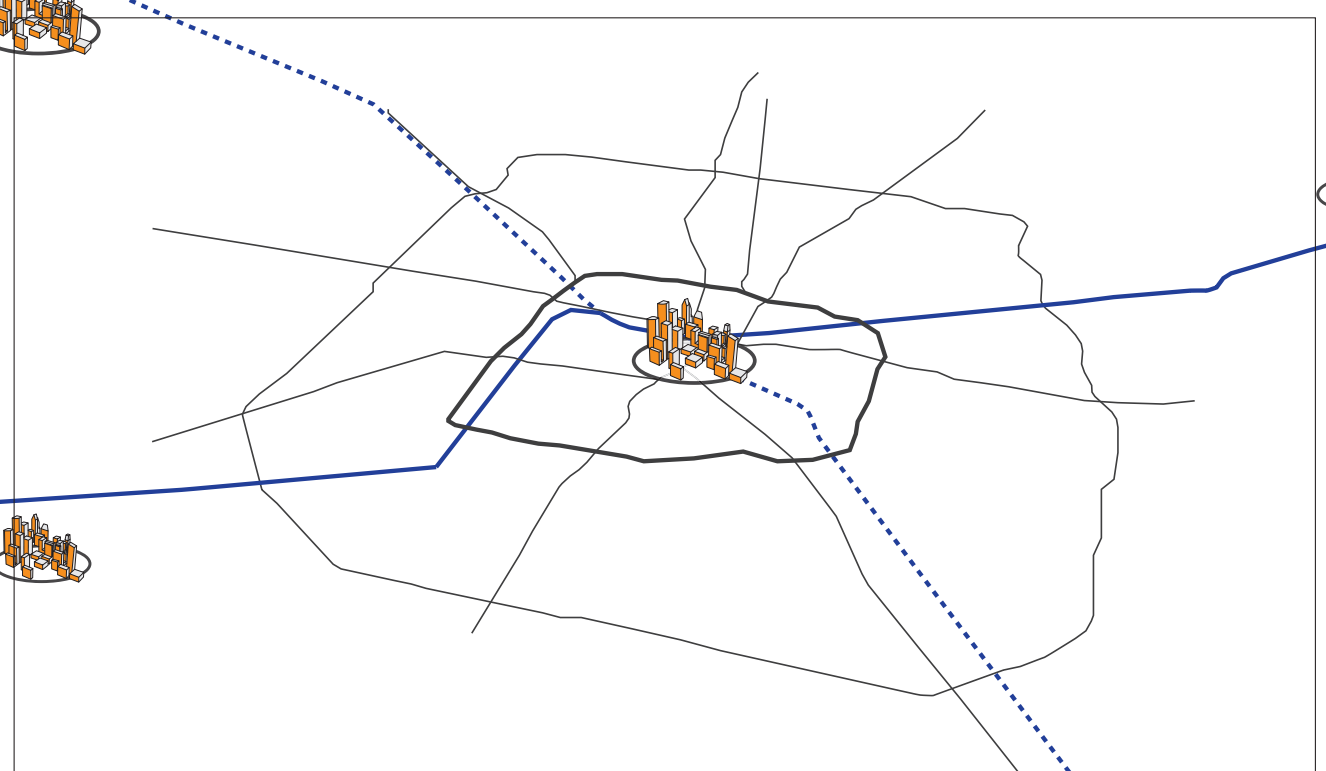
THE STATION. *living downtown now offers the most connected lifestyle available.*



who will use it?

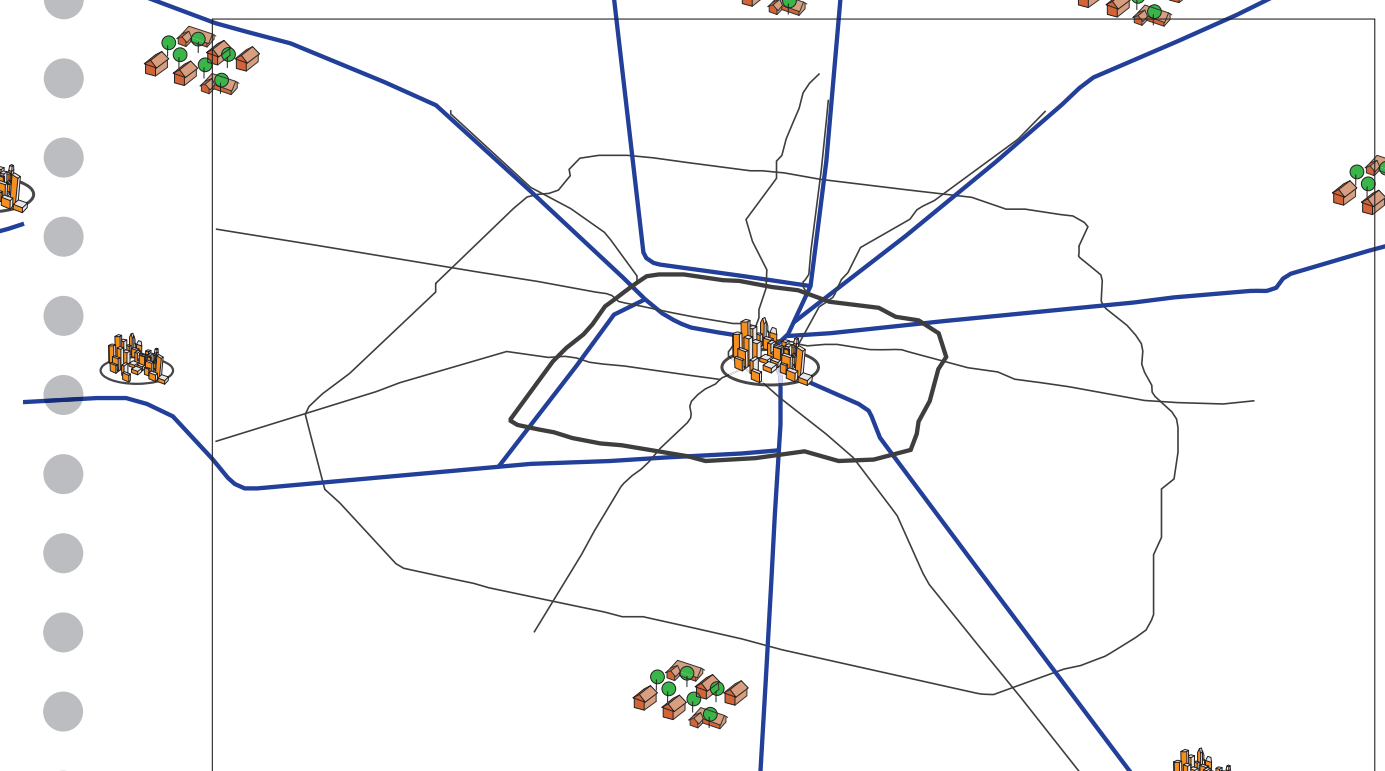
- Amtrak / high speed train
- Commuter rail
- Metro park & ride
- Light rail
- Local / Greyhound bus
- Taxi
- Pedestrian
- Bike

where are they going?



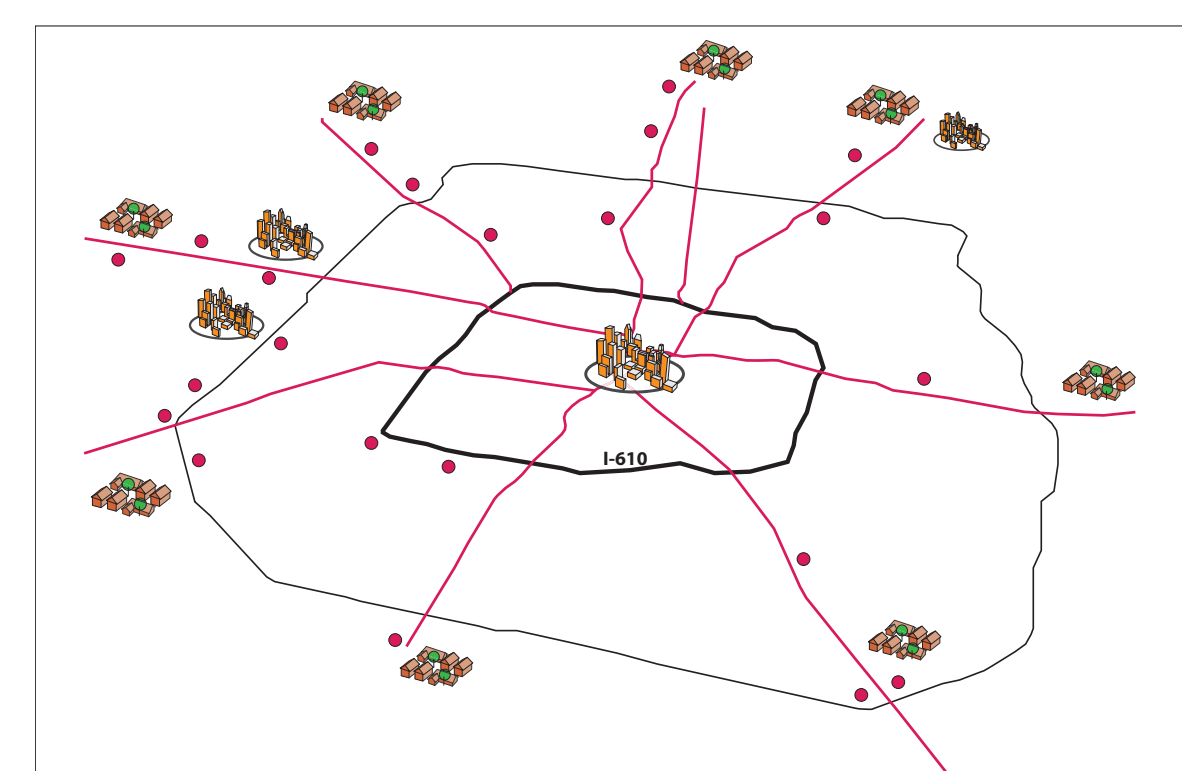
CITY TO CITY TRAVEL

AMTRAK:
Rail has the opportunity to do offer what airlines cannot: easy access in the place where you live. Wake up 30 minutes before your departure, work wirelessly on the train, meet your Dallas clients in person, and be back for that dinner party with your next door neighbor.



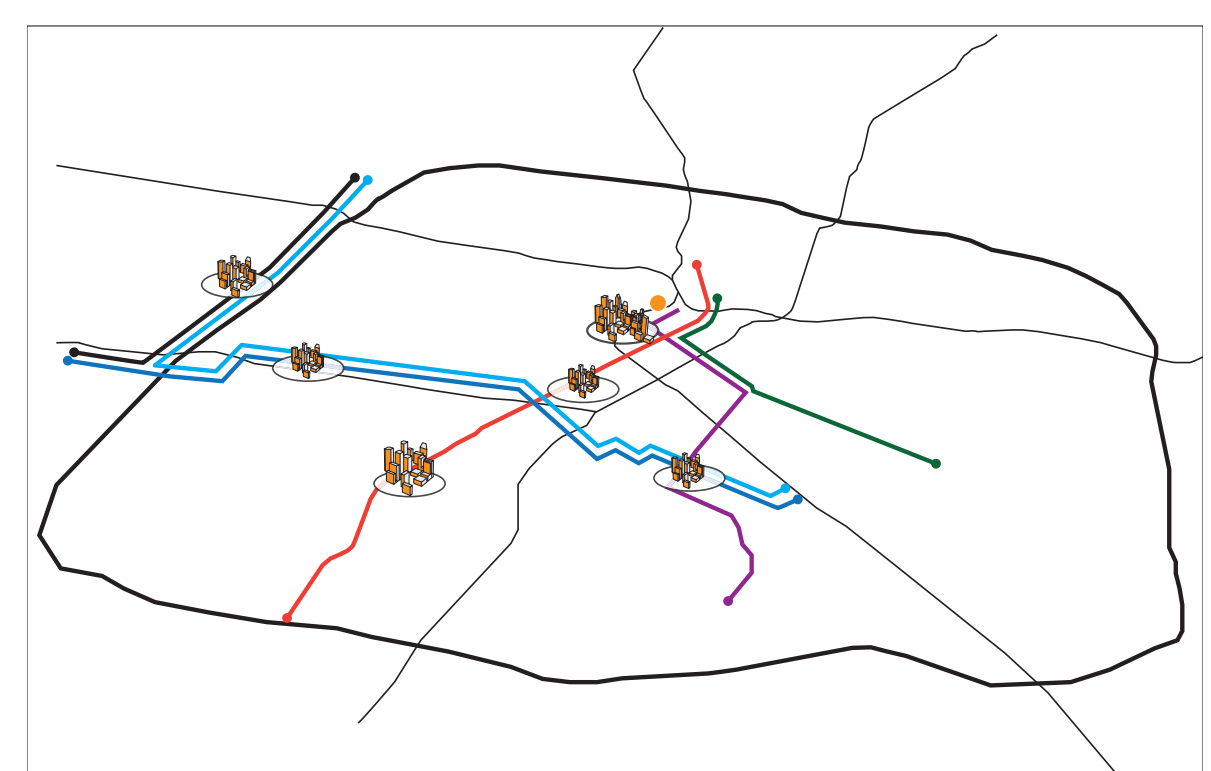
A MEETING IN SUGARLAND

COMMUTER RAIL:
Houston's many dispersed urban centers each offer employment and opportunity to those within reach. A downtown commuter rail not only connects from outside in, but also inside out; making downtown living one of the most connected lifestyles possible.



GETTING TO WORK

PARK & RIDE:
Metro Park & Ride connects the inner suburbs in key locations around Houston. Our proximity to I-10, I-45, and HOV access provide a perfect opportunity for this station to compliment that system.



GOING TO THE GAME

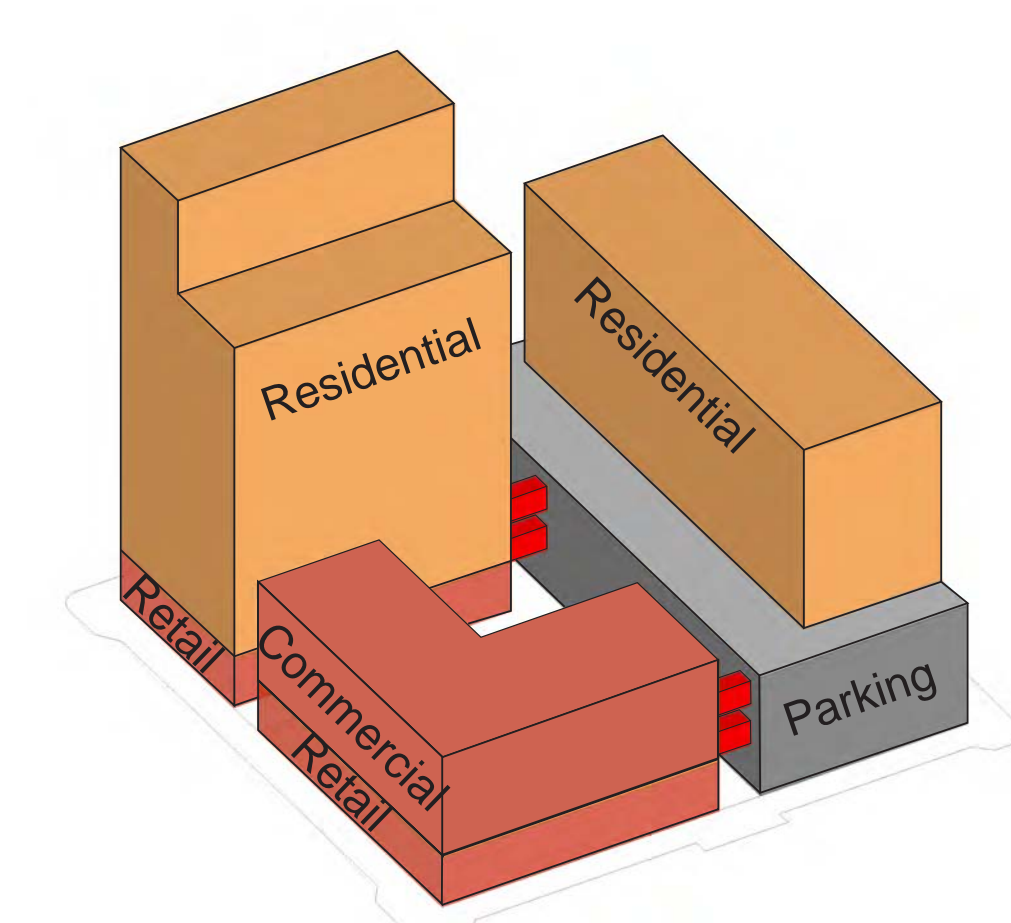
LIGHT RAIL:
Proposing a seamless lightrail connection at the station allows our site to conveniently connect to the broader downtown light rail system. Go to the Astros game, the theater, or convention center and get home... without the frustration of parking or traffic!

Proposing a station anywhere depends on many assumptions. While we recognize that other options exist there are many advantages to this location. The capacity of this land to connect to other systems: park systems,

why here?

Today the rail lines next to our site may seem like an eyesore the same way the bayous did 100 years ago. Today the buffalo bayou is Houston's greatest asset and its greatest value generator.

SECTION THROUGH THE TRANSIT CENTER



EXISTING STREET NETWORK



PROPOSED STREET NETWORK



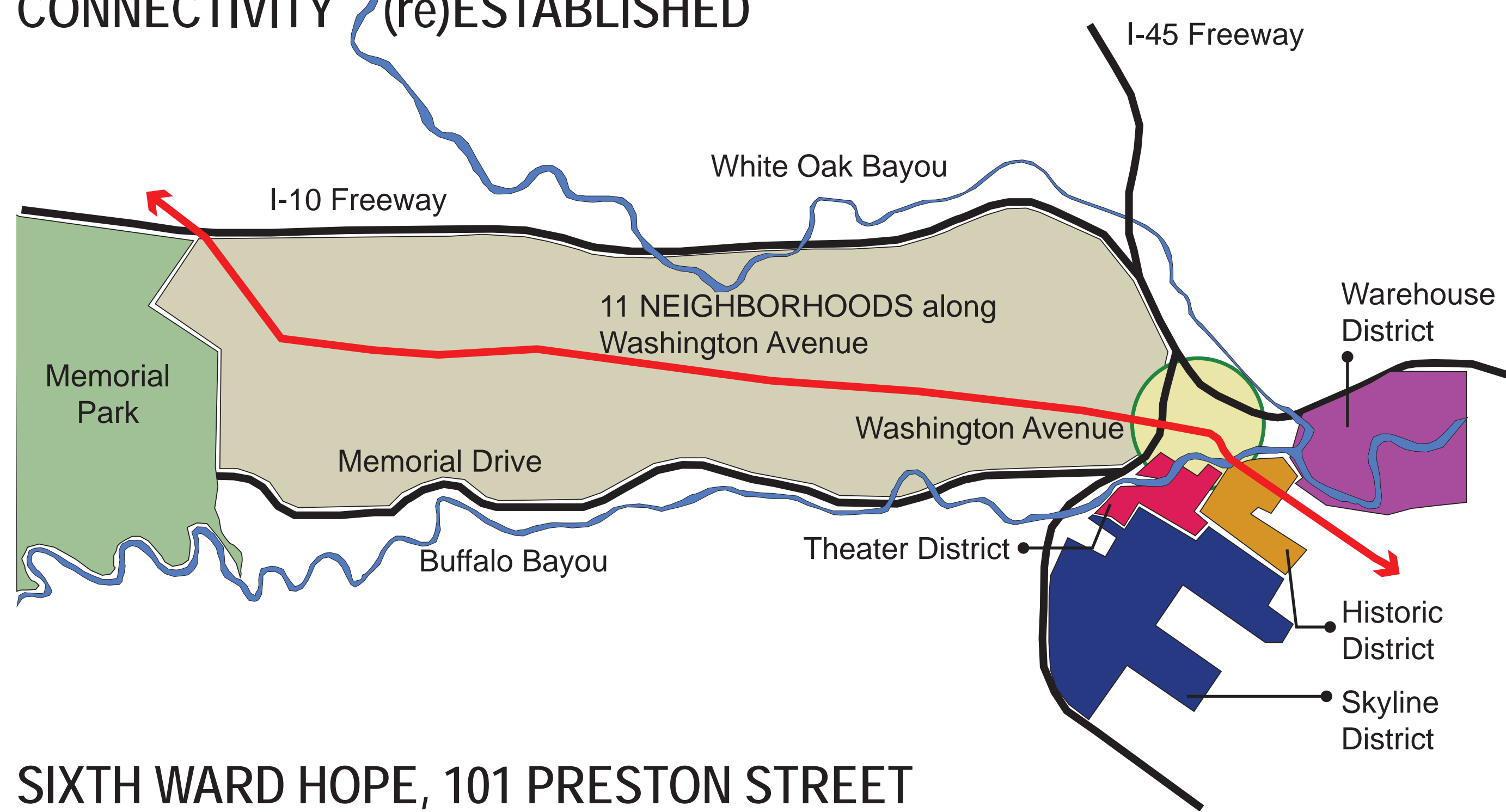
PARKING



THE STREET. shopping, dining and the best view of downtown



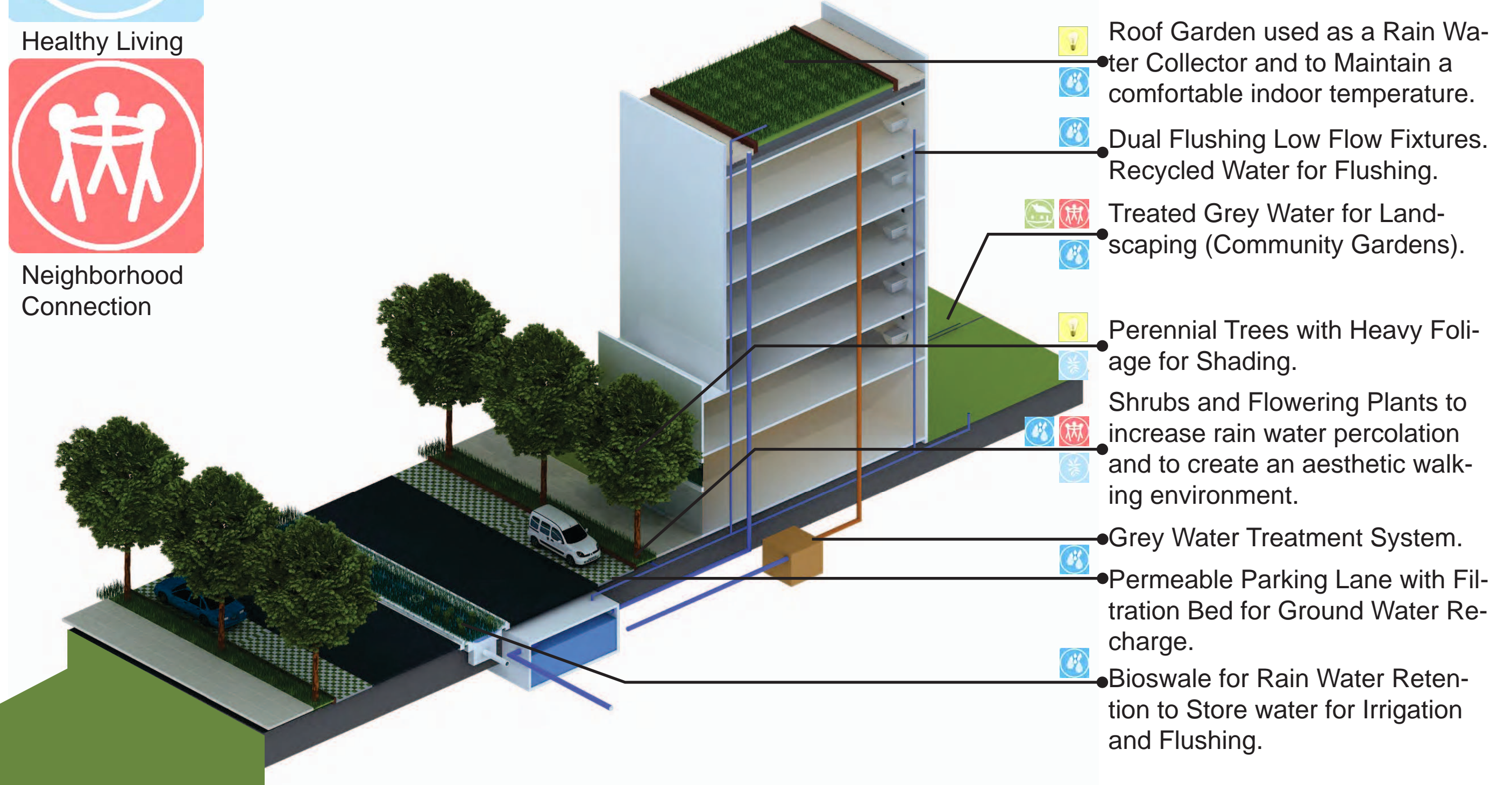
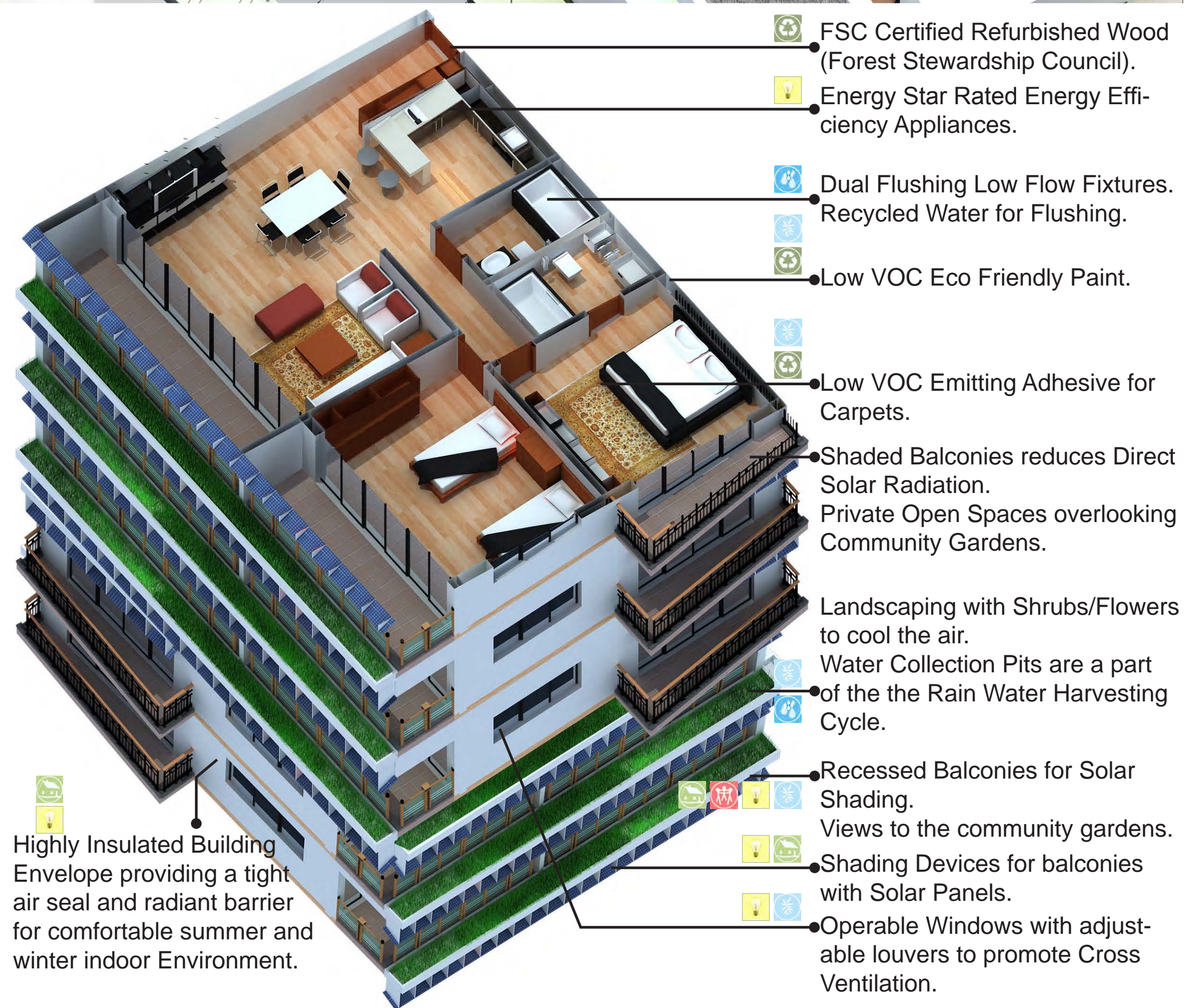
CONNECTIVITY (re)ESTABLISHED



SIXTH WARD HOPE, 101 PRESTON STREET



SECTION THROUGH SIXTH WARD HOPE



THE WATERFRONT. *I can see myself living here...*



creating an identity around the bayous



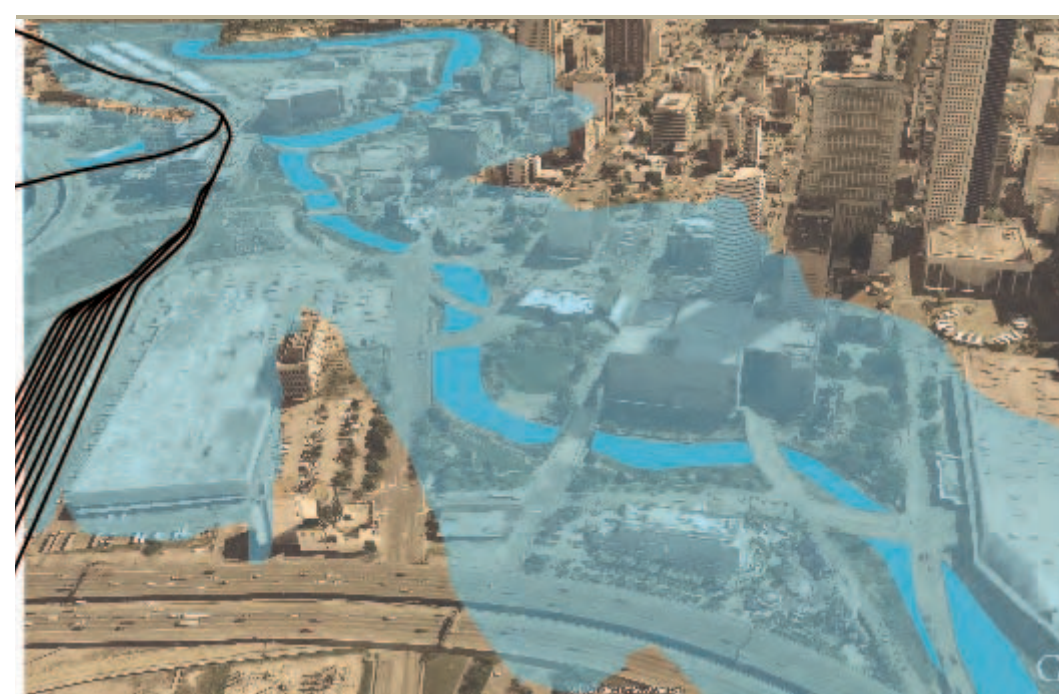
A new public realm along the bayou that unifies multiple neighborhoods & districts



TYPICAL FLOOD EVENT



100 YEAR FLOOD EVENT



500 YEAR FLOOD EVENT

its not if it will flood, but when...



PERFORMING LANDSCAPE

VIEW FROM THE COMMUNITY GARDEN TOWARDS THE DOWNTOWN

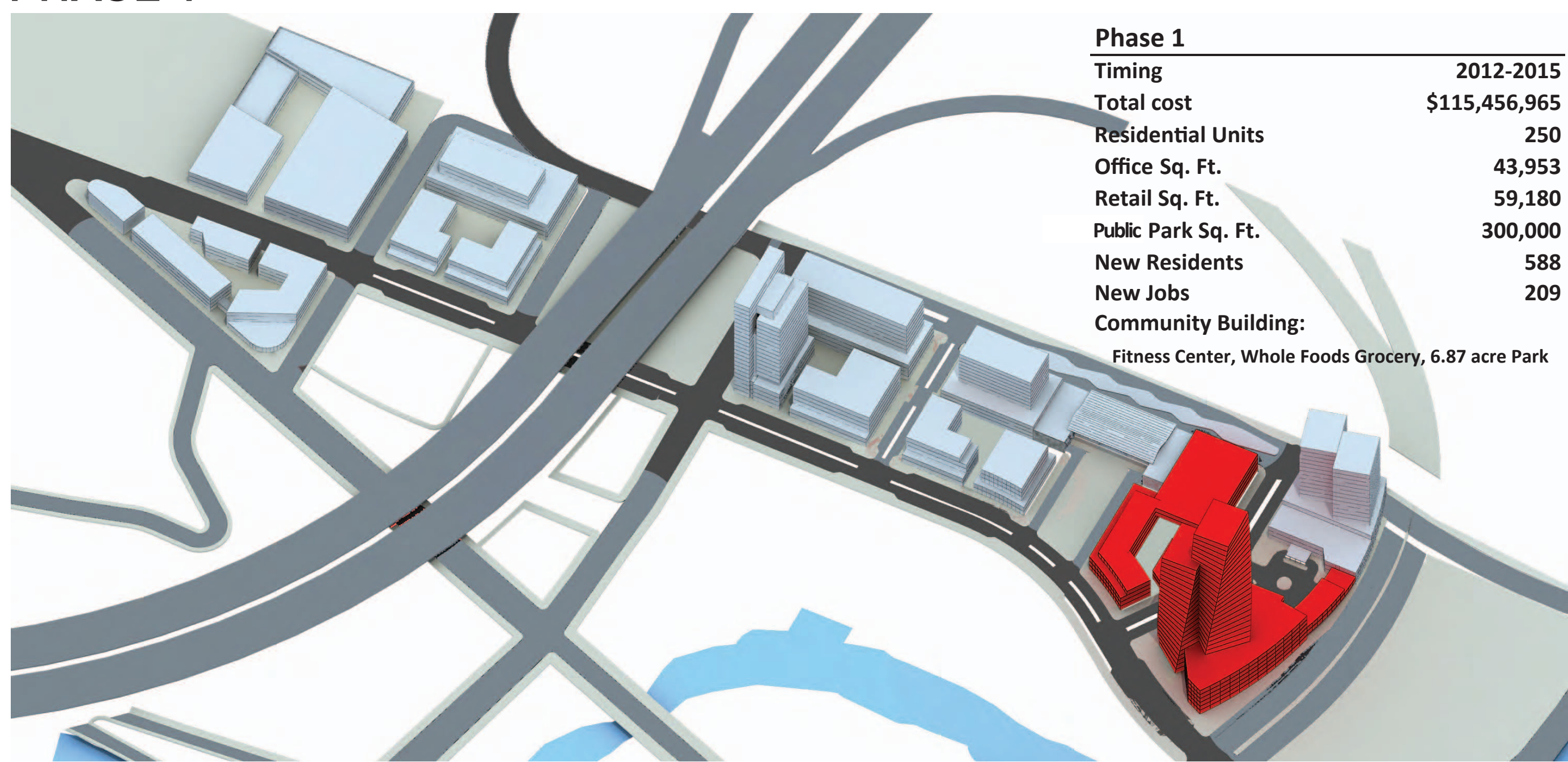


THE FRAMEWORK PLAN. *how it all comes together*

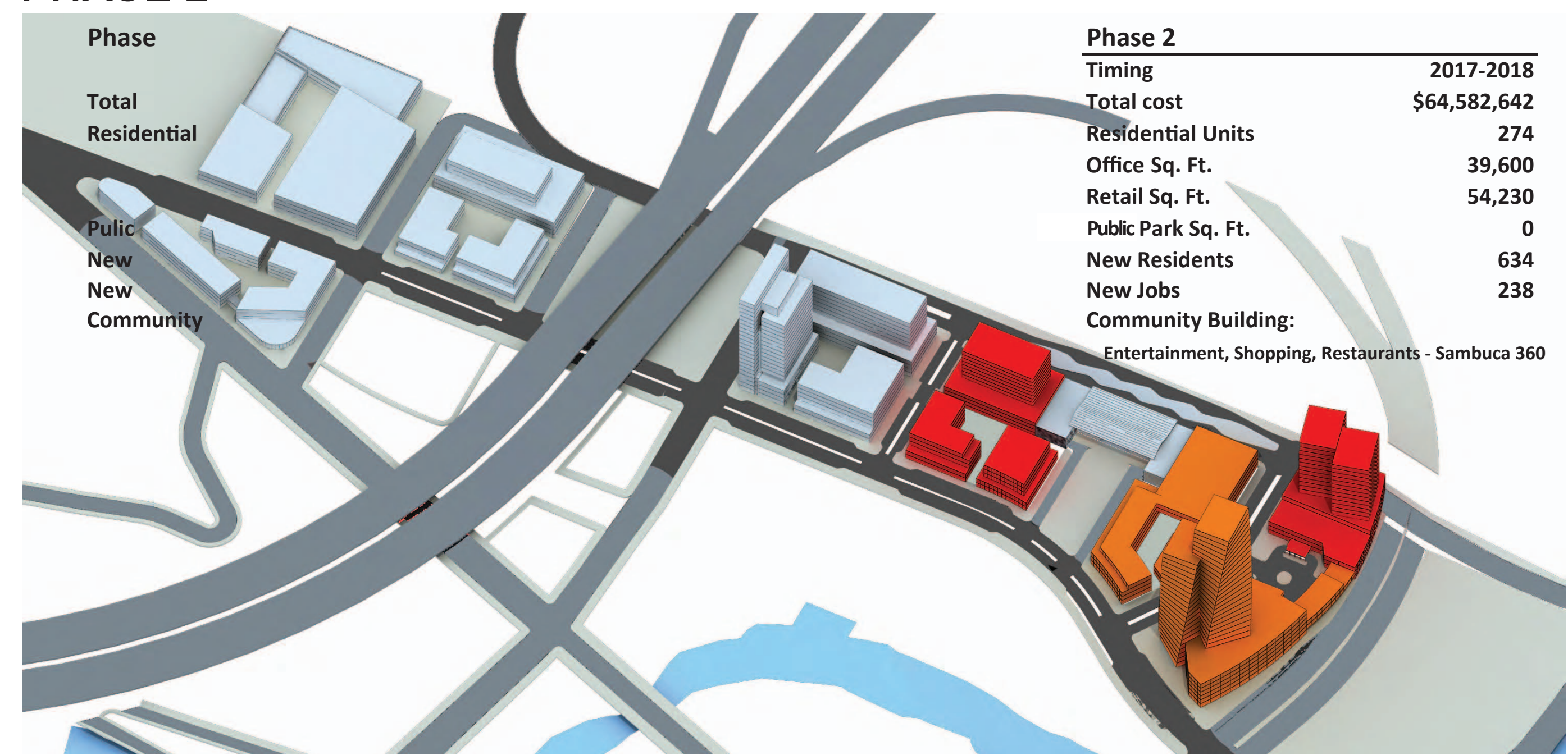


- ① The Grand Central - Multi-modal Transit Center
- ② LRT Plaza
- ③ Park & Ride Bus Station
- ④ 'The Grand'- Rental / Commercial Tower
- ⑤ Residential Tower 2
- ⑥ Arrival Court for Tower Buildings
- ⑦ Detached Commercial Building
- ⑧ Commercial Building
- ⑨ Shared Parking Garage
- ⑩ Commercial Building
- ⑪ Commercial / Residential Mix Building
- ⑫ Residential / Parking garage Mix Building
- ⑬ Commercial / Residential Mix Building
- ⑭ Residential Mix Building
- ⑮ Residential / Parking garage Mix Building
- ⑯ Urban Flex Park - Skate Park, Farmers' Market, Food Trucks
- ⑰ Affordable Offices / Residential Mix Buildings
- ⑱ Affordable Offices
- ⑲ 6th Ward Hope- SRO Housing
- ⑳ The Glade
- ㉑ Realigned HOV Ramp
- ㉒ Consolidated Smith Street Bridge

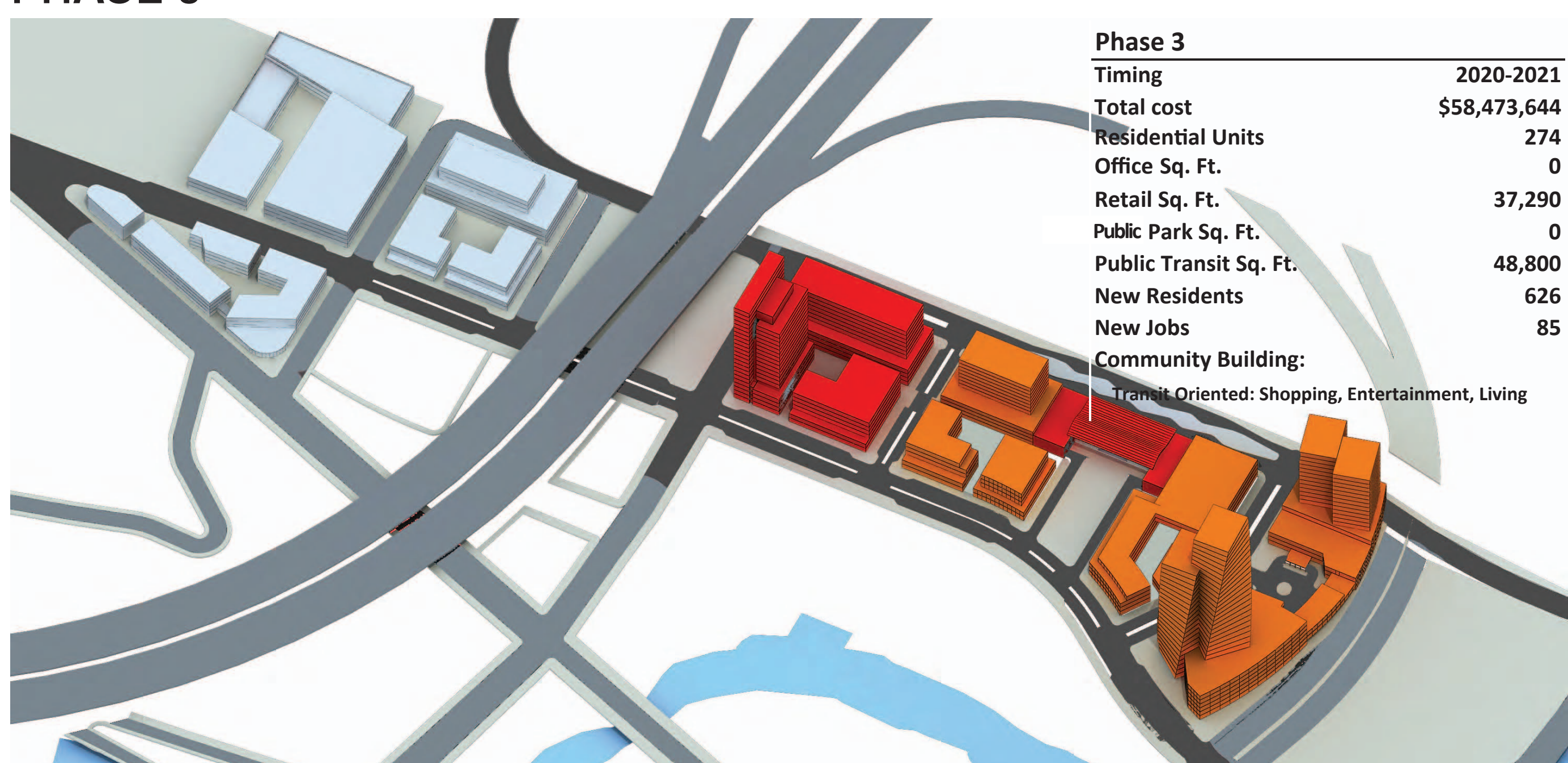
PHASE 1



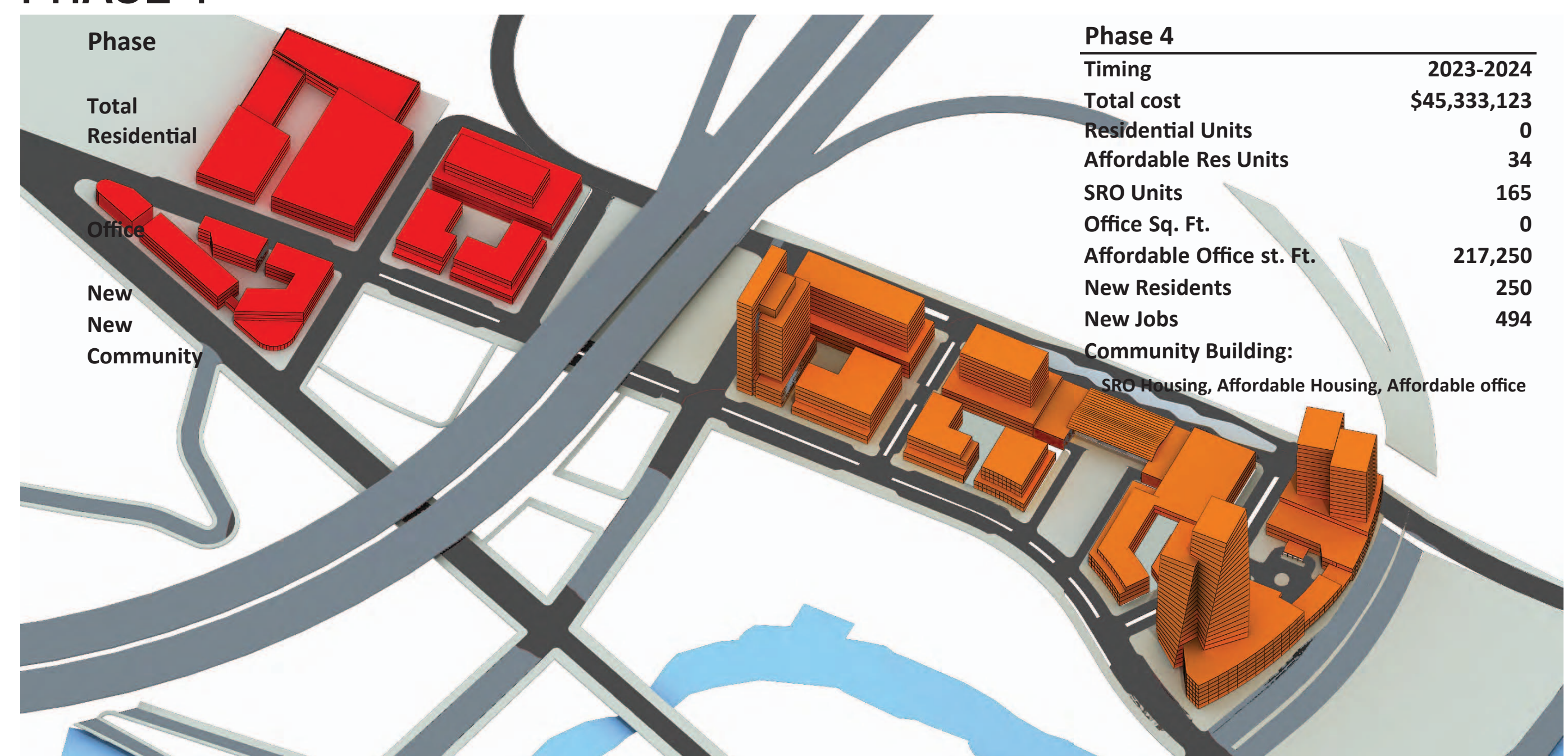
PHASE 2



PHASE 3



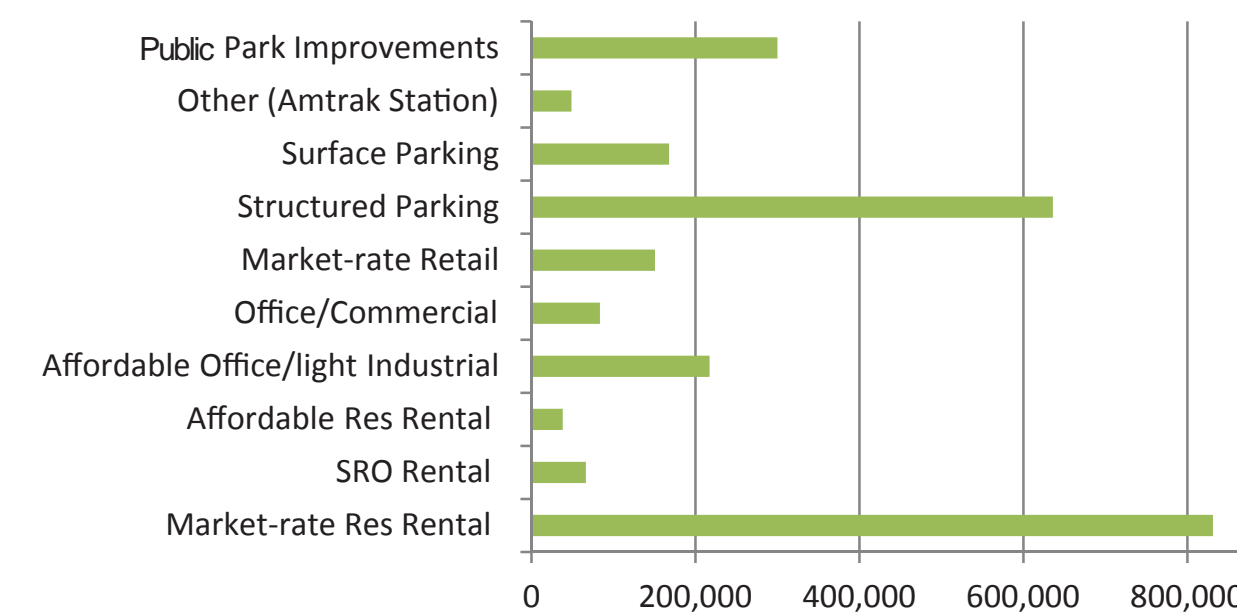
PHASE 4



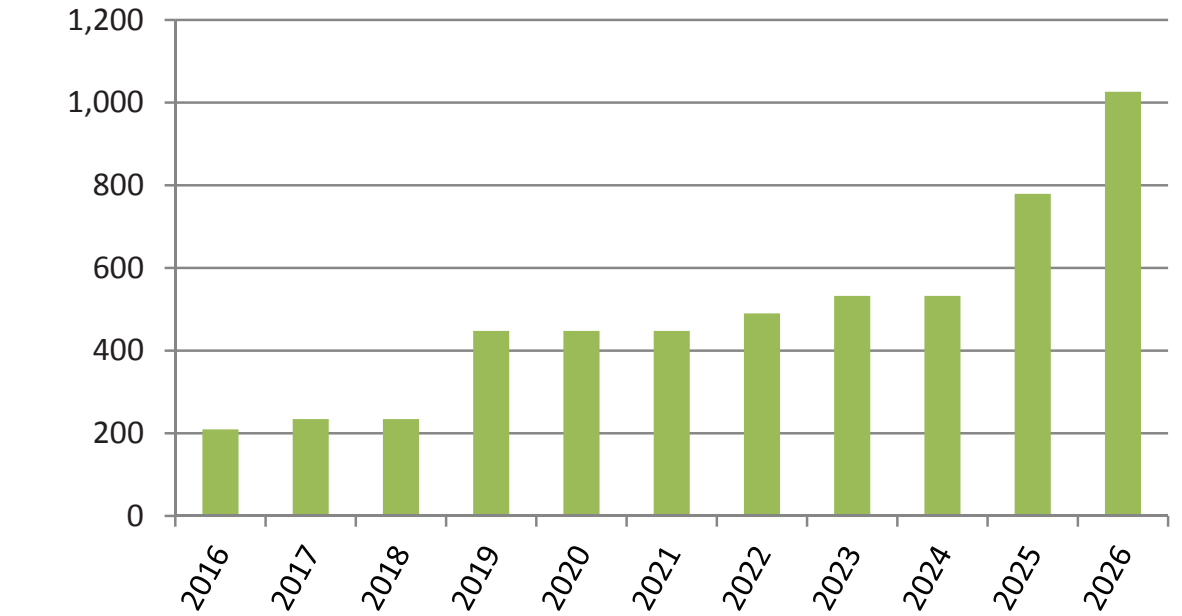
LAND USE



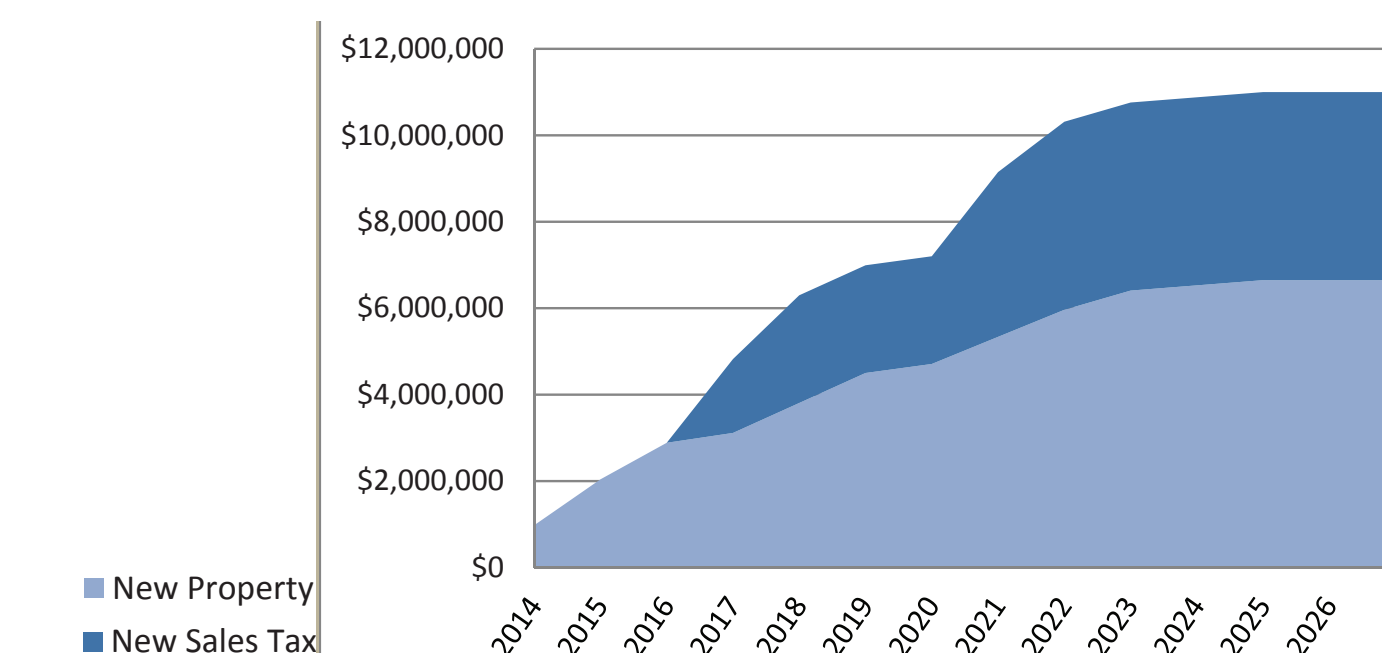
Total Development by Product Type



New Jobs Created



Total New Tax Revenue



Development Cost Allocation

