

1806 Clubview Avenue Unit B, Austin, TX 78741

Development Site For Sale

Zone: ERC-CMU

Lot: 1.657 Acres

Height Limit: 120' (Height and density bonus unlocked with unit A)

Potential: Commercial Mixed Use, Multifamily

Total Allowable Building Area:
533,778 sf



The Development

Development Summary

Site Area: 1.657 acres / 72,179 sf

Zoning: ERC-CMU

Regulating plan for the East Riverside Corridor (ERC) zoning district - Corridor Mixed Use with Height and Density Bonuses unlocked by Unit A multifamily development. Unit A currently under construction.

Site Development Plan: # SP-2018-0223C.SH

Approved for Unit A. Unit B requires only an amendment to the existing site development plan; 3-4 month process. Civil Engineering has commenced.

View of Downtown Austin from 11th floor



Max. Building Areas and Height

Unit B Total Allowable Building Area: 533,778 sf

Max. Building Area with development bonus unlocked by Unit A and Open Space (206,126 sf Baseline)

Unit B Height: 120'

Height Bonus unlocked by Unit A and Open Space. East Riverside Corridor development bonus height map places the site within the 120' height zone allowed.

East Riverside Development



Related ERC Regulating Section & Area Bonuses Acheived

6.4.1: Bonus granted: 4 bonus sq ft for each 1 square foot of on-site affordable housing provided.

Affordable housing area (provided by Unit A): 49,400 sf.

Development Bonus 49,400 sf x 4 sf Bonus/sf = 197,600 sf Bonus

6.4.2: Bonus granted: 10 bonus sq ft for each 1 square foot of publicly accessible open space provided.

Publicly accessible open space (provided by Unit B): 32,661 sf.

Development Bonus 32,661 sf x 10 sf Bonus/sf = 326,610 sf Bonus

6.3.5.A.1: A minimum of 50% of the Bonus Area shall be earned through the provision of on-site affordable housing or payment of an in-lieu fee for affordable housing.

50% of the Bonus Area from on-site affordable housing: 197,600 sf

6.3.5.A.2: A minimum of 25% of the Bonus Area shall be earned through the provision of publicly accessible open space. The remainder of the Bonus Area shall be earned through the provision of any combination of public benefit options for which the project is eligible.

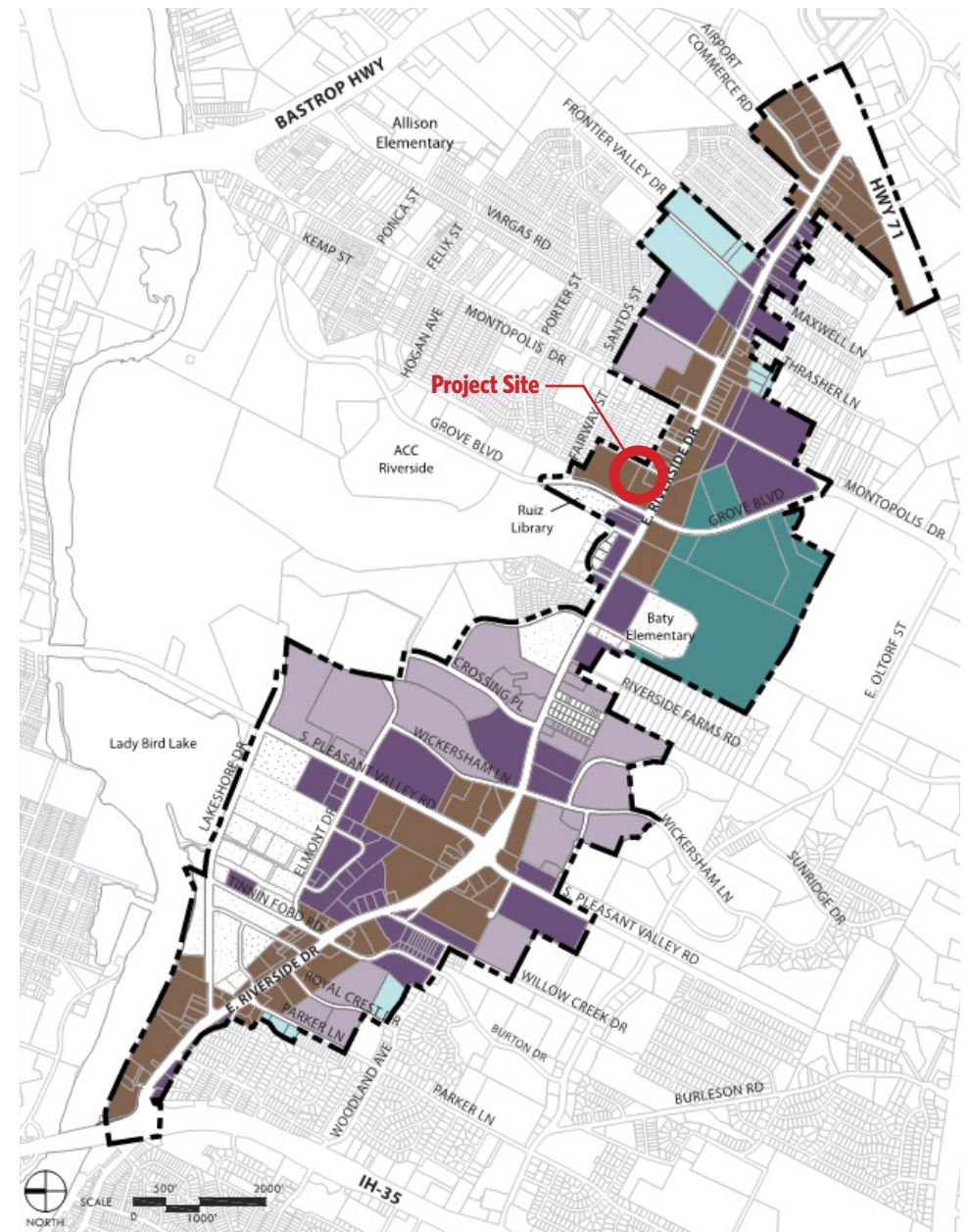
50% of the Bonus Area from publicly accessible open space: 197,600 sf (< 326,610 sf)

197,600 sf + 197,600 sf = 395,200 sf (Total Bonus Area)

206,216 (Baseline F.A.R.) - 67,638 sf (provided by Unit A)

= 138,578 sf + 395,200 (Total Bonus Area)

= 533,778 sf Total Allowable Building Area



Site

Zoning Information

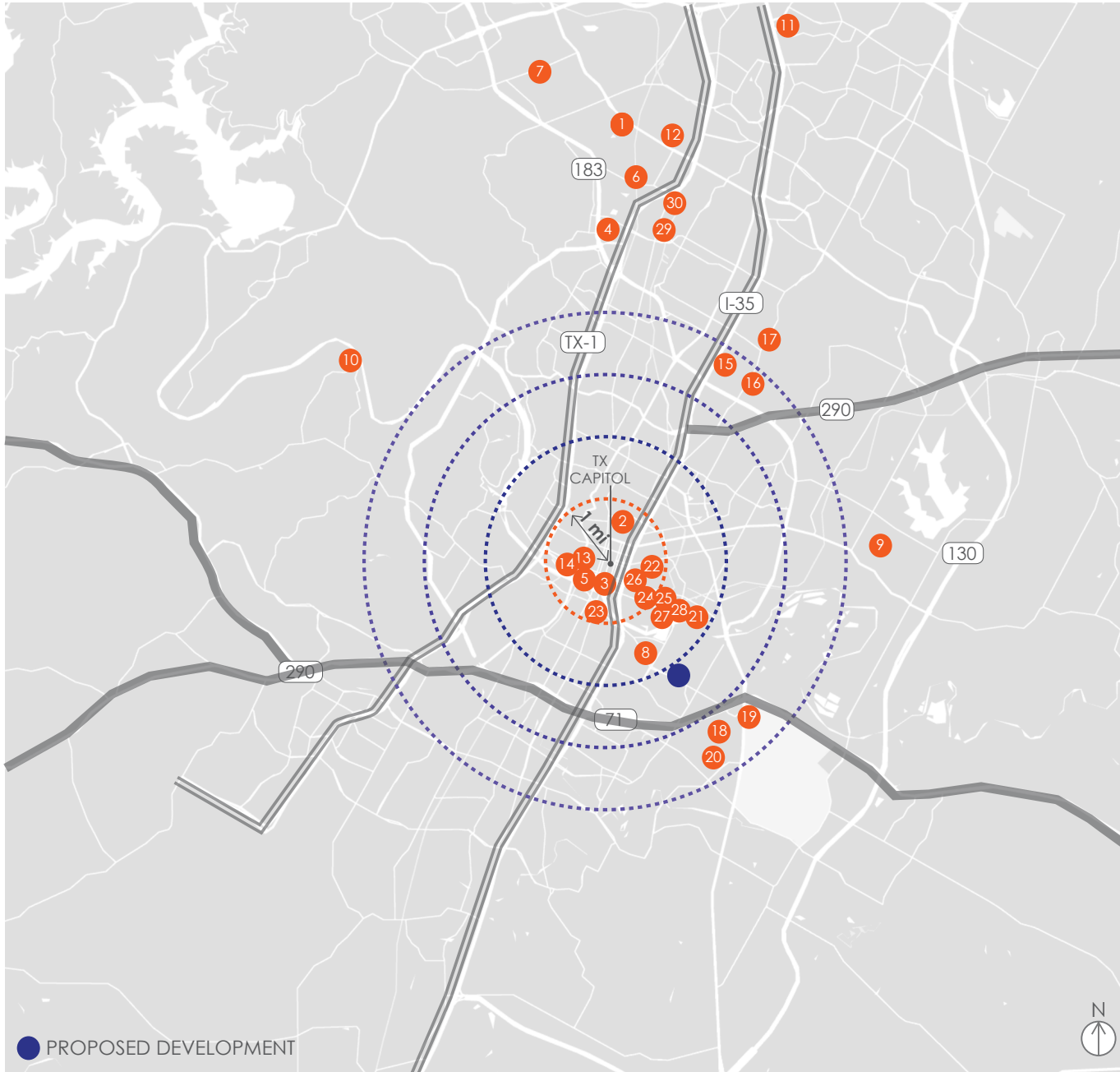
Site Area: 1.657 Acres / 72,179 SF (Unit B only). 120' building height achieved through development bonus unlocked by development on Unit A per East Riverside Zoning Code.



Location



1806 Clubview Avenue – Silicon Hills Context



1. Apple
2. UT Austin
3. Central Business District
4. Google
5. Google (new campus)
6. National Instruments
7. Oracle
8. Oracle (new campus)
9. Freescale
10. VMWare
11. Dell
12. IBM
13. Facebook
14. Indeed
15. Rackspace
16. Silicon Hills
17. Samsung
18. Data Foundry
19. XBiotech
20. CyrusOne
21. Uber Austin
22. Favor
23. uShip Inc.
24. Condé Nast
25. C3 Presents
26. Handsome
27. LIVESTRONG Foundation
28. FloSports
29. TACC
30. Amazon

● PROPOSED DEVELOPMENT



1806 Clubview Avenue – Amenity Map



Transportation



■ Bus Lines	
● Bus Stops	
6000 Riverside / Clubview (Lines 4, 20, 271, 350)	0.1 miles
6015 Riverside / Clubview (Lines 20, 350)	0.1 miles
Grove / Riverside (Lines 4, 20, 271, 310, 311, 331, 350)	0.4 miles
■ Train Lines	
● Train Stop	
Plaza Saltillo (Redline)	4.5 miles 10 mins.
● Airport	
Austin Bergstrom International Airport	3.5 miles 08 mins.

Schools



Baty Elementary	0.7 miles	02 mins.
IDEA Allan	0.6 miles	02 mins.
Allison Elementary	1.4 miles	04 mins.
Linder Elementary	3.3 miles	06 mins.
William B Travis High	3.1 miles	10 mins.
IDEA Public Schools ARO	3.4 miles	10 mins.
Master's Senior High	4.1 miles	11 mins.
ACC Riverside	1.3 miles	04 mins.

Restaurants/ Grocery



HEB	1.3 miles	04 mins.
Shop n' Save	1.8 miles	06 mins.
CVS	1.2 miles	04 mins.
Sonic Drive-In	0.2 miles	01 mins.
Honduras Food	0.9 miles	03 mins.
Safina Kebob House	1.1 miles	04 mins.
Subway	1.1 miles	04 mins.
Planet Fitness	1.2 miles	04 mins.

Entertainment



Austin Public Library Ruiz Branch	0.3 miles	01 mins.
Montopolis Neighborhood Park	0.7 miles	02 mins.
Riverside Golf Course	1.3 miles	03 mins.
Jungle Island	1.4 miles	03 mins.
Emo's	1.8 miles	06 mins.

Project Site

1806 Clubview Avenue - Neighborhood

The Boardwalk at Lady Bird Lake



Austin Public Library - Ruiz Branch



Oracle Campus



Hi Sign Brewing



Buzzmill Coffee Shop



Riverside Golf Course



Roy G Guerrero Park



ACC Riverside Campus



Justine's Restaurant and Bar

