



3rd and Colorado Fact Sheet

Project Name: TBD

Location: 300 Colorado Street, Austin, Texas
78701 (NW corner of W. 3rd and
Colorado Streets)

Type: Multi-family tower

Size: 429,237 sq. ft. of building area,
including 8,700 sq. ft. of ground-
floor retail/restaurant

Units: 315 apartment residences

Height: 517 feet/ 44 stories tall

Site size: Quarter block property with 17,712
square feet of land area

Land Owner: Austin 3C Venture, LP

Developer: Joint venture between Riverside
Resources and partner Ironwood
Real Estate

Architect: GDA Architects

Community Benefits: The project is participating in the
Downtown Density Bonus
Program, and the Design Commis-
sion voted that the project
substantially complied with the
Urban Design Guidelines on a vote
of 8:1.

As part of the program, the project
will pay \$2,875,410 into the Afford-
able Housing Trust Fund, and the
building will meet a minimum
2-star Austin Energy Green Build-
ing (AEGB) certification.

Upon completion, the property is
projected to produce approxi-
mately \$3.5M in annual tax
revenue at today's tax rates.

As designed, the existing driveway
that crosses the Lance Armstrong
Bikeway along W. 3rd Street will be
relocated to Colorado Street. The
project will also maintain the Art in
Public Places sculpture and incor-
porate it into the new streetscape
design.