

A2

Late Backup



Vision and Goals MUELLER

Vision

- Mueller will be an interactive mixed-use community, including residential neighborhoods, retail shops and services, and commercial offices
- Mueller will be a model for responsible urban planning and development

Goals

| | |
|-----------------------------|-----------------------------|
| -Fiscal Responsibility | -Diversity & Affordability |
| -East Austin Revitalization | -Neighborhood Compatibility |
| -Economic Development | -Sustainability |

The slide features a vertical strip of four small images on the left: a couple sitting on a lawn, a colorful mural, a view of a modern building, and a man in a suit. The title 'Vision and Goals' is in a black box at the top left, and 'MUELLER' is in a black box at the top right.

Timeline

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- 1930 Robert Mueller Municipal Airport opens
- 1984-96 Task forces recommend moving the airport with goals for redevelopment of the site
- 1997 City hires ROMA Design Group to prepare a redevelopment plan
- 1997-2000 ROMA and City hold hundreds of meetings with focus groups and general public
- 1999 Last scheduled flight from Mueller
- 2000 City Council adopts the Redevelopment Plan
- 2002 Catellus selected as Master Developer
- 2004 Master Development Agreement signed
- 2009 Proposed update to the Mueller PUD





What has happened since 2004?

- 400,000 sf of retail complete
- 1.3 million sf of commercial and institutional space complete
- 75 acres of parks and open space in use
- 3,000 people working at Mueller
- 2 corporate headquarters open
- 473 families living in Mueller
- 441 apartments built or under construction



Mueller as a Model

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Mueller is attracting national attention as a model for responsible development

- **Sustainable Development**
 - 2007 U.S. Green Building Council, Denver
 - 2008 Congress of the New Urbanism, Austin
 - 2008 Urban Land Institute Greenbuild, Boston
- **Public / Private Partnership**
 - 2008 Congress of the New Urbanism, Austin
 - 2009 Urban Land Institute, Los Angeles
- **Affordable Housing**
 - 2008 Shared Equity Symposium, Portland
 - 2008 Models of Excellence Study – ULI Terwilliger
- **Chambers of Commerce**
 - San Jose, CA
 - Lexington, KY
 - Lakeland, FL
- **Awards**
 - 2001 Charter Award – Congress of the New Urbanism
 - 2005 Award for Municipal Enrichment – National League of Cities



Infrastructure

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- 100 acres of commercial land platted
- 75 acres of parks completed
- 671 single-family lots platted

Sustainable Development Highlights

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Seton's Administration Building
LEED Gold



Dell Children's Hospital
LEED Platinum



Mueller Central
LEED Gold

- Mueller has the highest concentration of green-built buildings in central Texas and perhaps the nation
- USGBC LEED Neighborhood Development pilot
- Single-family homes built and under construction
 - 64 5-star AEGB rated
 - 12 4-star AEGB rated
 - 462 3-star AEGB rated
- Setting the bar for commercial green building
 - First LEED Platinum hospital in the world
 - Best Buy's first green-rated store is in Mueller; now replicating this model
 - Home Depot recycled 94% of construction waste

| Facility | Certification |
|----------------------------|-----------------|
| Dell Children's | LEED Platinum |
| Ronald McDonald House | LEED Platinum |
| Mueller Central - Catellus | LEED Gold |
| Seton Admin Building | LEED Gold |
| SEDL | LEED Silver |
| Regional Retail | Three/Four-Star |

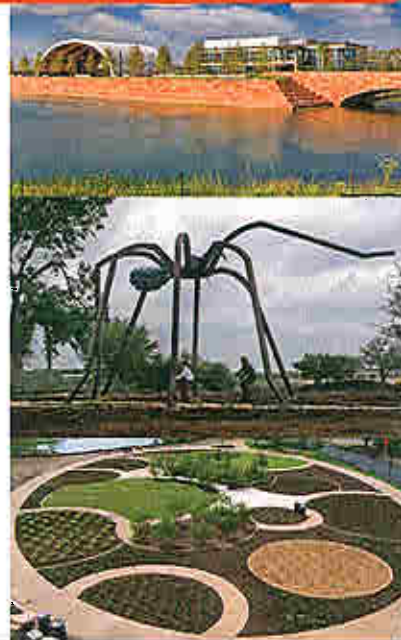
Parks and Greenways

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- 75 acres of 140 acres are complete
- Sustainable landscape consistent in developed areas
- 17 acres of beautiful ponds protect watershed: water quality and runoff

Southwest Greenway

- Lady Bird Johnson Wildflower Center partnership
- Restored native ecosystem, Texas blackland prairie
- Educational features create interactive family experience



Mueller Affordable Homes

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On track to achieve 25%

- 107 affordable homes are complete and occupied
- 26 more affordable homes are underway
- 44 affordable apartments are under construction
- Senior affordable housing tax credit project of 220 units, Wildflower Terrace, is currently pursuing financing.

◀ Affordable-qualifying homes indistinguishable & interspersed in Mueller

Mueller Affordable Homes Program

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MDA states:

- Catellus to provide 25% of all housing for affordable-qualifying families
 - 80% MFI for-sale
 - 60% MFI for rent
- Catellus to work with AHFC to increase the affordability and duration
- Catellus to work with AHFC to find funding sources



Mueller Foundation Established

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Purpose

The Mueller Foundation is a non-profit corporation created by Catellus to support long-term goals such as the Affordable Homes Program and educational objectives.

Sources of Funds

- Fees on builders
- Community Assessment Fees (.25% on all real estate sales at Mueller in perpetuity)
- Shared Equity proceeds on affordable housing sales

Progress

- 107 affordable homes have closed in Mueller to date
- Over \$6 million in value has been captured to ensure long-term affordability



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FOUNDATION

Diversity

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- Broad mix of uses and job opportunities
- Offering six home types with prices ranging from \$120,000s - \$1 million
- Outreach to minority- and women-owned businesses
- Nearly 22% of all infrastructure work has been completed by M/WBE certified subcontractors
- Town center is planned to include at least 30% local businesses



Economic Impact to Date

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- \$620 million into local economy
- More than 300 local vendors employed
- \$100 million in new public infrastructure constructed
- \$550,000 in sales tax revenue collected (9/08)*
- \$690,000 in property tax revenue collected (12/08)*



* Statistics provided by City of Austin

Mueller Now

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Live

- 1,200 residents
- 900 residences (20%)

Work

- 3,000 employees (30%)
- 42 businesses

Play

- 5 parks; 75 acres (50%)
- 3 miles of trail



* Statistics are approximate based on current projections









Evolution of the Plan

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Opportunities

- Utilize new design directions to create more affordable single family home ownership, without subsidy
- Develop the Market District area with a mixture of commercial and residential uses, allowing the town center to be developed in a more intense urban pattern
- Create a smoother transition from the dense medical, commercial and retail uses in the northwest quadrant and the mixed-use town center to the adjacent areas north of town center

Public Process

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Outreach and Input

- Over two years of discussions:
 - RMMA PIAC meetings
 - Grocery Town Hall
 - Town Center Town Hall
 - Affordable Housing Summit
 - Informal public input sessions
- Support from the RMMA PIAC residents, neighbors, greater community and advocates



Proposed PUD Amendments

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Key Changes

- Redistribution of uses and density:
 - to allow the town center and adjacent areas to be developed in a more intensive urban pattern
- Change in lot size:
 - to allow for new, higher density "family-friendly" home types



Looking Ahead

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Priorities

- PUD Zoning Amendment
- Education plan for Mueller and elementary school
- New resident stakeholders

Opportunities in this economy

