

Mueller Redevelopment



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



Site History

M U E L L E R

- 1930 Robert Mueller Municipal Airport opens
- 1984 Citizen groups engage City on airport relocation
- 1996 City Council appoints citizen Task Force to create vision and goals for redevelopment
- 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
- 2000 City Council accepts the Redevelopment Plan
- 2002 Catellus selected as Master Developer
- 2004 Master Development Agreement signed



Community Participation

- Hundreds of sessions with ROMA and the City to guide the plan
- RMMA Plan Implementation Advisory Commission
- Ongoing input from citizens and stakeholders:
 - Grocery Town Hall
 - Affordable Housing Summit
 - Town Center Town Hall
 - PUD Amendment Outreach
 - Market District Community Meeting
 - Key issue discussion groups



Development Program

M U E L L E R



Residential

Commercial

Institutional

Retail

Greenspace

Infrastructure

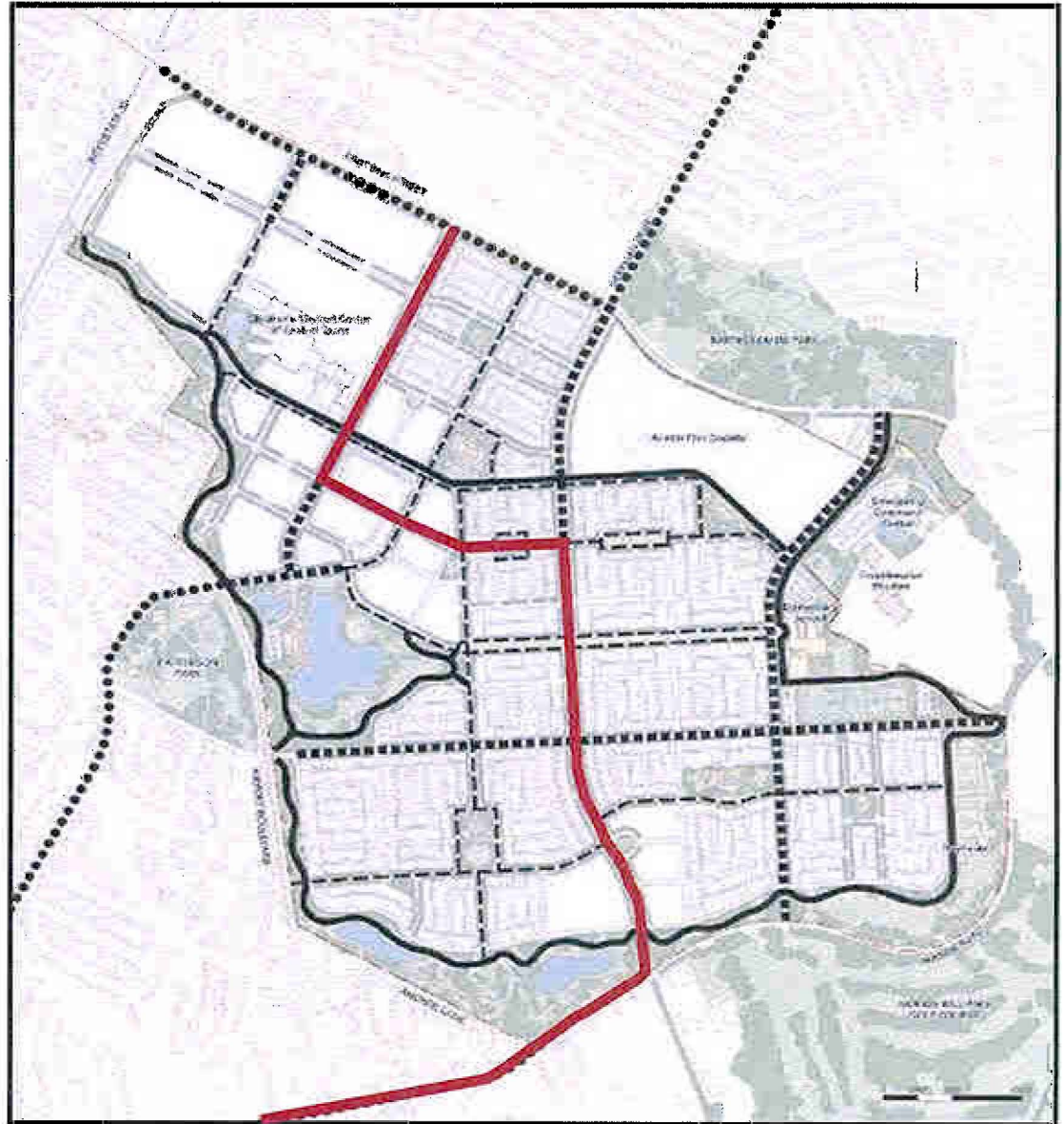
Current Density Overview:

- **5,500 homes:**
 - 2,000 single-family
 - 3,500 multi-family homes
- **2,000,000 sf of commercial**
- **2,000,000 sf of institutional**
- **140 acres of parks and open space**

Multi-Modal / Transit-Oriented

M U E L L E R

- Infrastructure planned for future transit
- Planned urban rail stops within Mueller
- Commuter rail within 1 mile of Mueller
- Site served by multiple bus routes
- Corridors planned for rapid bus transit, bicycles, pedestrians
- Most residents and workers will be less than 10 minutes walk to transit
- Streets designed to distribute traffic to minimize impact on neighborhoods



Mueller Now

M U E L L E R

Parks and Open Spaces

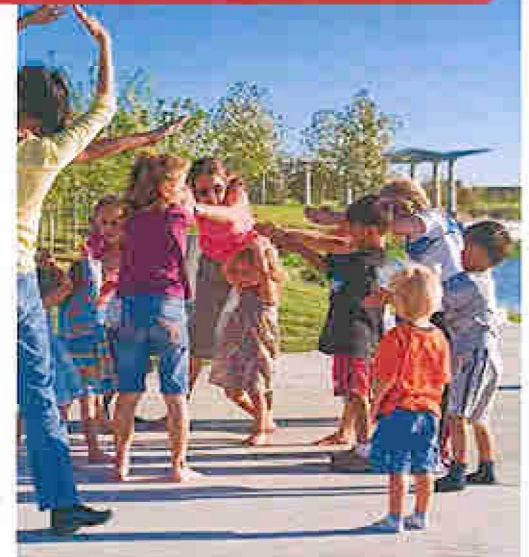
- 5 parks complete
- Over 75 acres of parks and open space in use
- 3 miles of trails complete

Homes

- Approximately 700 single-family homes complete
- 441 apartments complete
- Nearly 1,100 families living in Mueller; estimated 3,000 people

Commercial

- 400,000 sf of retail complete
- 1.3 million sf of commercial & institutional space complete
- 45 businesses open
- 2 corporate headquarters open
- Over 3,300 employees working in Mueller



Sustainable Design

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- 17 acres of beautiful ponds protect watershed, water quality and runoff
- 50% native plants and 40% adapted plants
- Partnership with LBJ Wildflower Center to restore native prairie ecosystem
- Restriction on toxic pesticides and herbicides
- Light colored, porous, pervious paving used
- Efforts to minimize night sky impacts



Friends of the Mueller Prairie



Sustainable Development Highlights

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Seton's Administration Building
LEED Gold

- Mueller has the highest concentration of green-built buildings in central Texas (possibly the nation)
- USGBC LEED Neighborhood Development pilot
- All single-family homes rated a minimum of three stars in AEGB and now, LEED certified

Dell Children's Hospital
LEED Platinum

Facility Highlights	LEED/AEGB rating
Mueller Community	LEED ND Silver
Dell Children's	Platinum / 5-star
Ronald McDonald House	Platinum
Mueller Central - Catellus	Gold / 4-star
Seton Admin Building	Gold / 4-star
UT's Dell Pediatric Research	Gold
Regional Retail	3- and 4-Star
52 Homes	5-Star
19 Homes	4-Star

Mueller Central
LEED Gold

Sustainable Development Facts

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Commercial Project Results

- **28%** of building water saved or 6,259,162 gallons and **95%** of irrigation water saved or 3,783,383 gallons
- **37%** of building energy saved or 75,793 BTUs x 10⁶
- **88%** of construction waste diverted 39,123 tons
- **445,276 CCF** natural gas saved
- **13,385,477 KWh** of electricity saved
- **4,742 KW** of electricity saved

Savings add up:

- Electricity saved could power **1,184 residences** for a year and compares to removing **1,897 cars** from Austin roads
- Electricity demand saved is equivalent to 474,222sf or **11 acres** of solar photovoltaic panels
- The amount of potable water saved is equivalent to **9.5** Olympic sized swimming pools

AEGB Data as of August 2010



Pecan Street Project

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Smart Grid Demonstration Project at Mueller

US Department of Energy \$10.4 million grant

- Integrates with Austin Energy's next generation smart grid platform to create, operate, and evaluate an open platform Energy Internet that allows two-way electricity and information flow modeled on the Internet.
- Will quantify how the integration of these technologies impacts electricity usage and bills, the utility's finances, environmental outcomes and overall system performance.
- Mueller residential and commercial volunteers will participate to implement technologies and provide data.



Mixed-Income Community

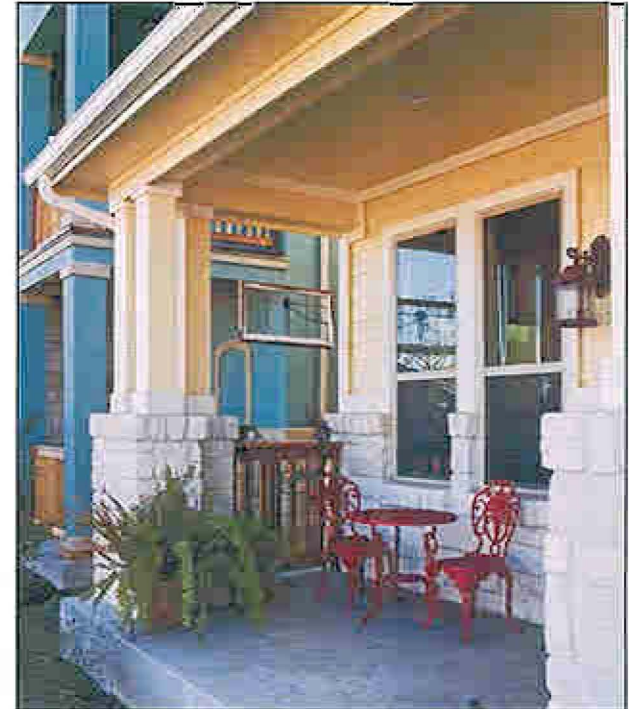
Diverse housing types/prices

- Yard and Row Homes
- Shop Houses
- Condos – Loft & Mansion-style
- Apartments / mixed-use buildings



Affordable Homes Program

- **On track to achieve 25% of total homes**
 - Interspersed and indistinguishable
 - 80% MFI for-sale
 - 60% MFI for-rent
- **For – Sale results**
 - 136 affordable homes
 - 47 more homes now under construction
- **For – Rent results**
 - 44 affordable apartments
 - 171 of 201 apartments now under construction
 - 30 more apartments break ground Q4
- **30% - 80% MFI served**



Diversity and MWBE

M U E L L E R

- Broad mix of uses and job opportunities
- Offering six home types with prices ranging from \$120,000s – almost \$1 million
- Outreach to minority- and women-owned businesses
- Nearly 21.5% of infrastructure construction completed by M/WBE certified subcontractors totaling more than \$13 million



Economic Impact

M U E L L E R

Tax Increment Financing

Anticipated results at completion:

- Taxes (estimated over 20 years)
 - \$30 million of sales tax revenue
 - \$104 million of property tax
 - \$1 billion tax base
- Jobs
 - Over 10,000 full time jobs on site
 - Over 11,000 construction jobs
- \$230 million in infrastructure

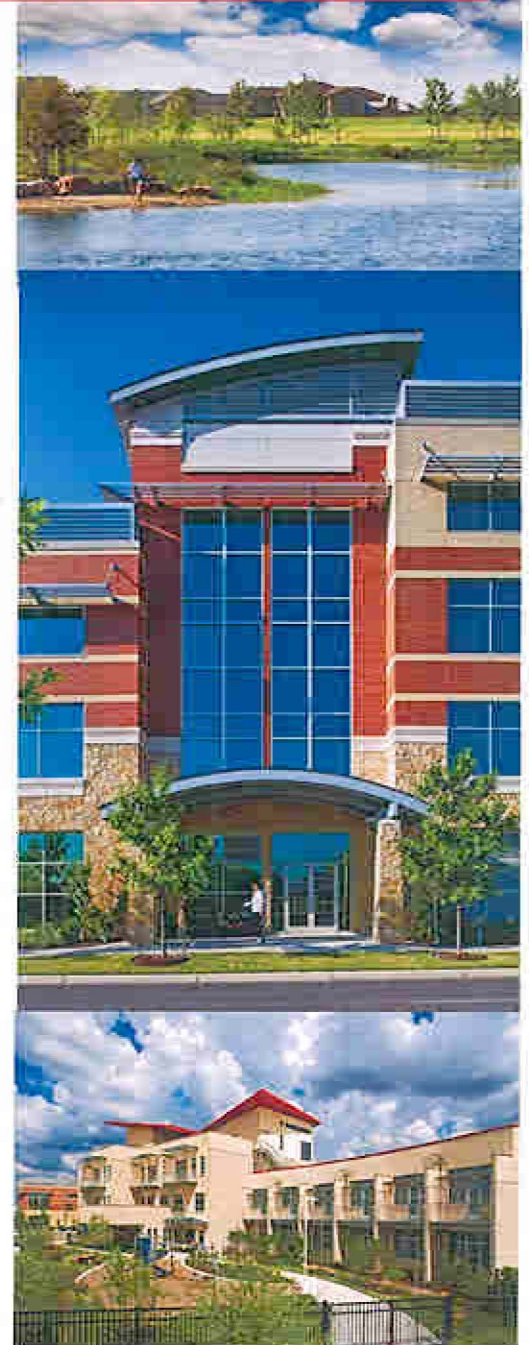


Mueller as a National Model

M U E L L E R

- **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
- **Awards**
 - 2001 Charter Award – Congress of the New Urbanism
 - 2005 Award for Municipal Enrichment – National League of Cities
 - 2008 Envision Central Texas – Community Stewardship for Redevelopment
 - 2009 Excellence in Economic Development – IEDC
 - 2010 Livable Cities Vision Award for Esthetics
- **National and International Visitors**

Civic and business leaders; students and researchers



Upcoming Development

M U E L L E R

Residential

- **Wildflower Terrace**

- 201-unit senior, age-restricted apartment complex
- Mixed-income affordability reaching from 30% MFI to market rate
- Under construction; Projected move-ins November 2011

- **Multi-family apartments**

- 301-unit apartment community
- Built by Simmons Vedder
- Projected ground breaking 4th quarter 2011

- **Single Family Homes (Section VI)**

- Approximately 220 lots
- Diverse product types including live/work shop houses
- Projected home construction start by summer 2012



Upcoming Development

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Commercial

- **Extended-stay Hotel**
 - 107 rooms
- **Market District –**
 - 100,000 – 120,000 sf
 - Grocery anchored
- **Town Center**
 - Austin Children's Museum
 - Austin Playhouse
 - Prospects include
 - Hotel, Cinema, Restaurants, Multi-family
- **AISS Performing Arts Center**
 - 1200 seats





AI SD Performing Arts Center

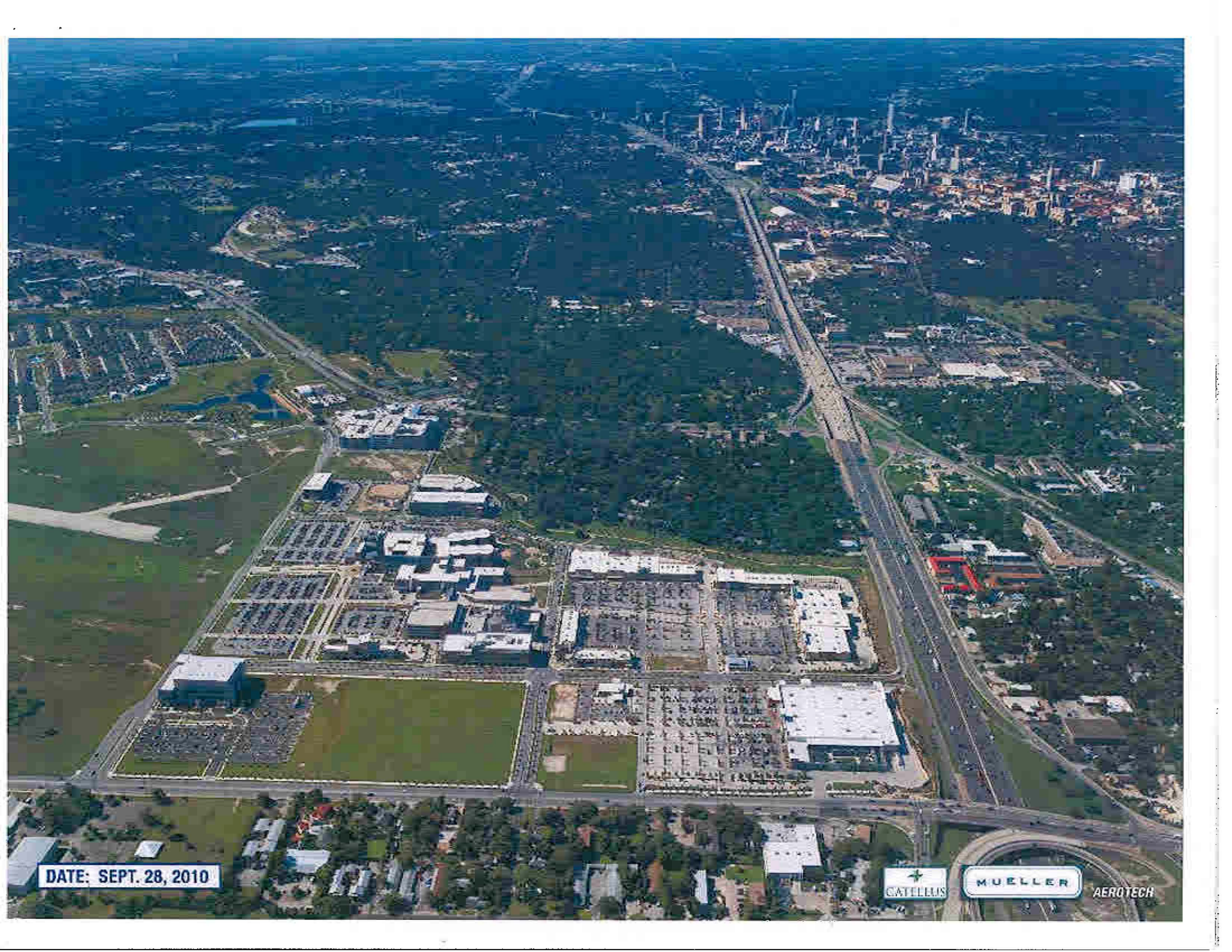
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Location Factors:

- Employment Center & Town Center Quadrant
- Permitted & Compatible Mix of Uses
- Access & Circulation

-  **Civic/Institutional**
- Elementary School, Recreation Center, Hospital, Austin Film Society, Fire Station
-  **Mixed Use Commercial**
- Retail, Office, Medical Office, Research Development
-  **Mixed Use Residential**
- Office, High Density Multifamily, Retail





DATE: SEPT. 28, 2010



AEROTECH



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