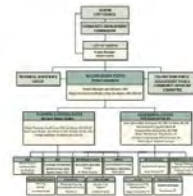
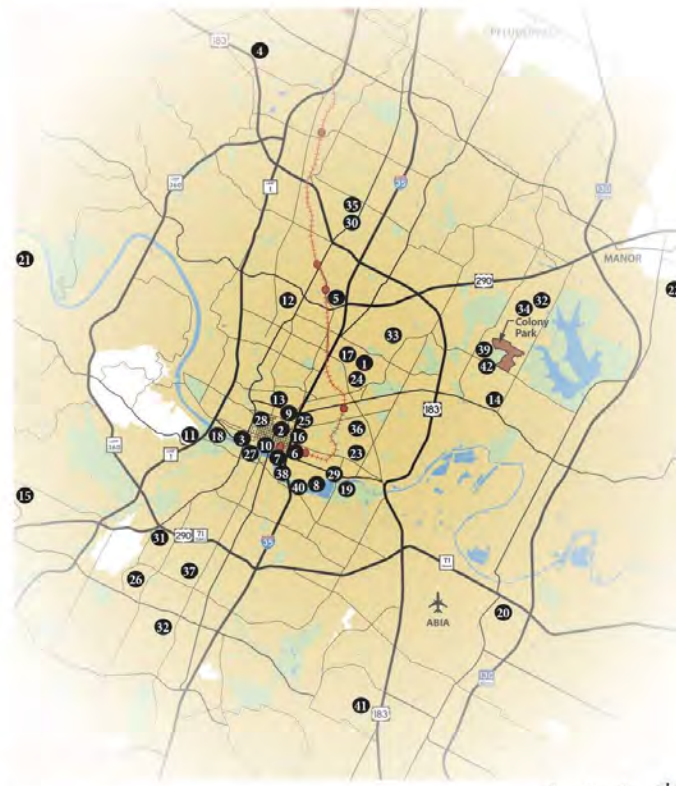


The MAS Team: Contributing to a Sustainable and Livable Austin



TEAM STRUCTURE

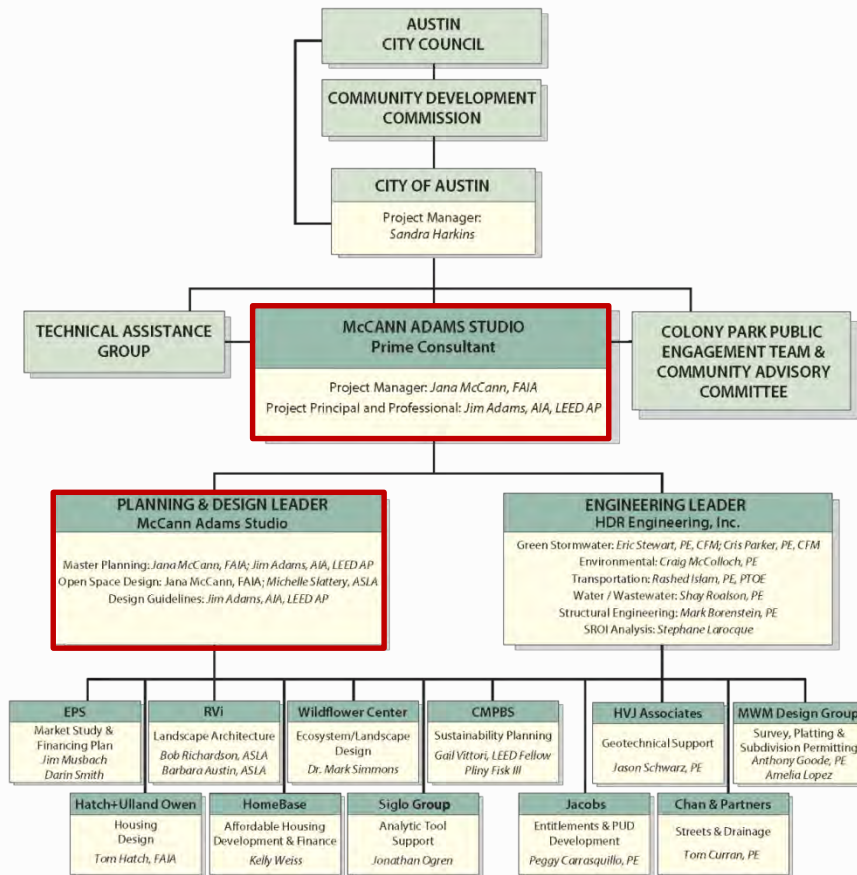


MAS TEAM MEMBERS' PROJECT LOCATIONS

MAS
HDR
EPS
CH2M HILL
Siga Group
RVI
LEUW
MWM
CPE
Jacobs
HNTB
HKS
HKS + HKS
Lead firm shown in bold



Introducing the McCann Adams Studio Team!



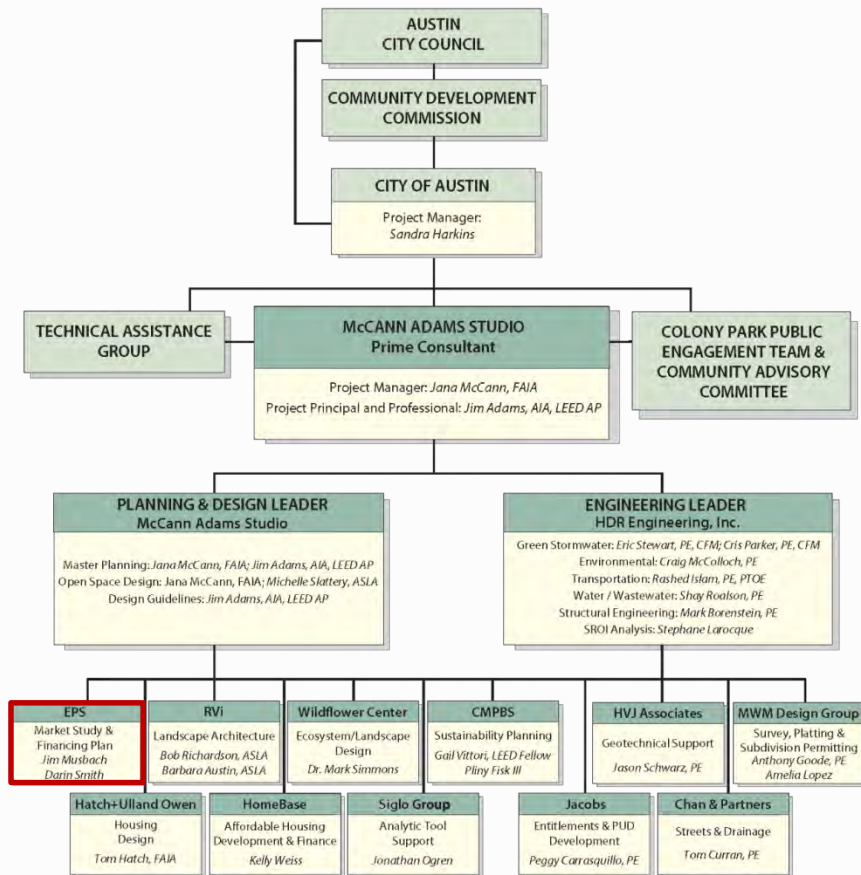
Mueller Development Completed to Date

Master Plan Architects of Mueller
 Jana McCann FAIA: Project Manager
 Jim Adams AIA, LEED AP: Project Principal



McCann Adams Studio

Introducing the McCann Adams Studio Team!

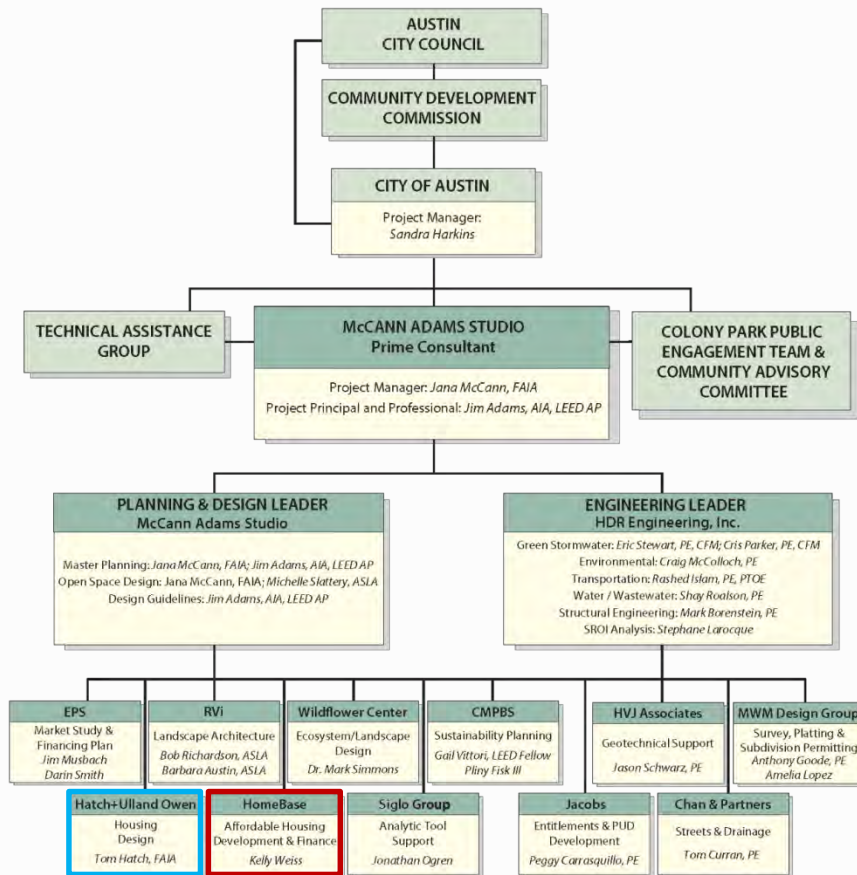


Green Water Treatment Plan Implementation Plan



Jim Musbach, Lead Economist
Market Analysis
Financing and Implementation Strategy

Introducing the McCann Adams Studio Team!

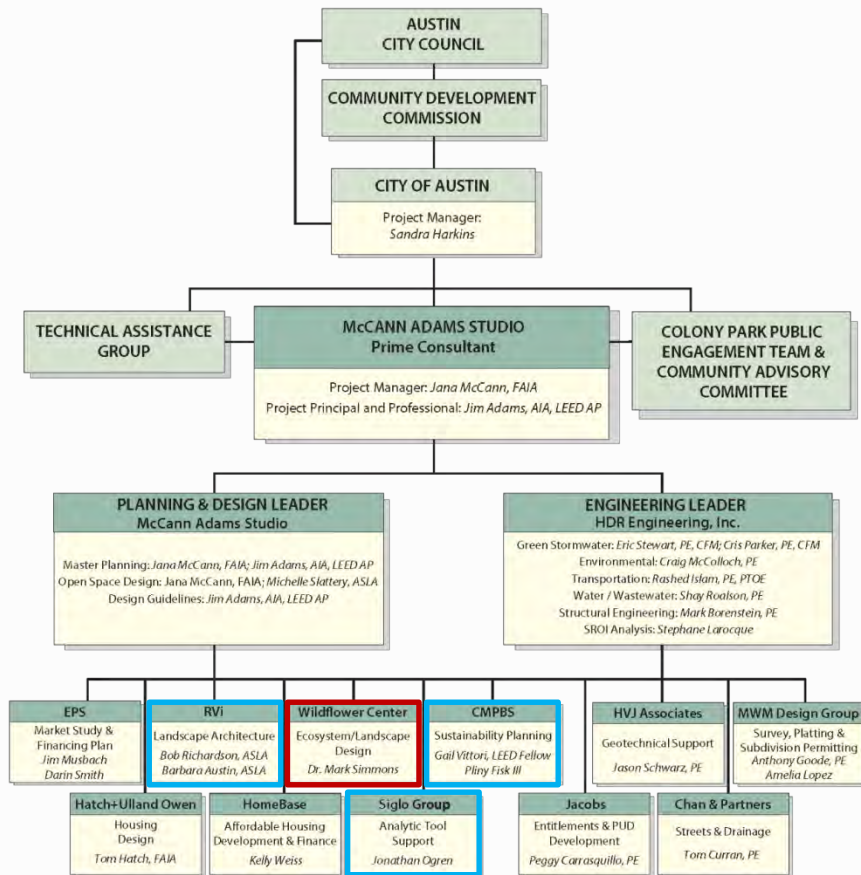


Senior Affordable Housing at Mueller



Kelly Weiss,
Affordable Housing Financing
and Development

Introducing the McCann Adams Studio Team!

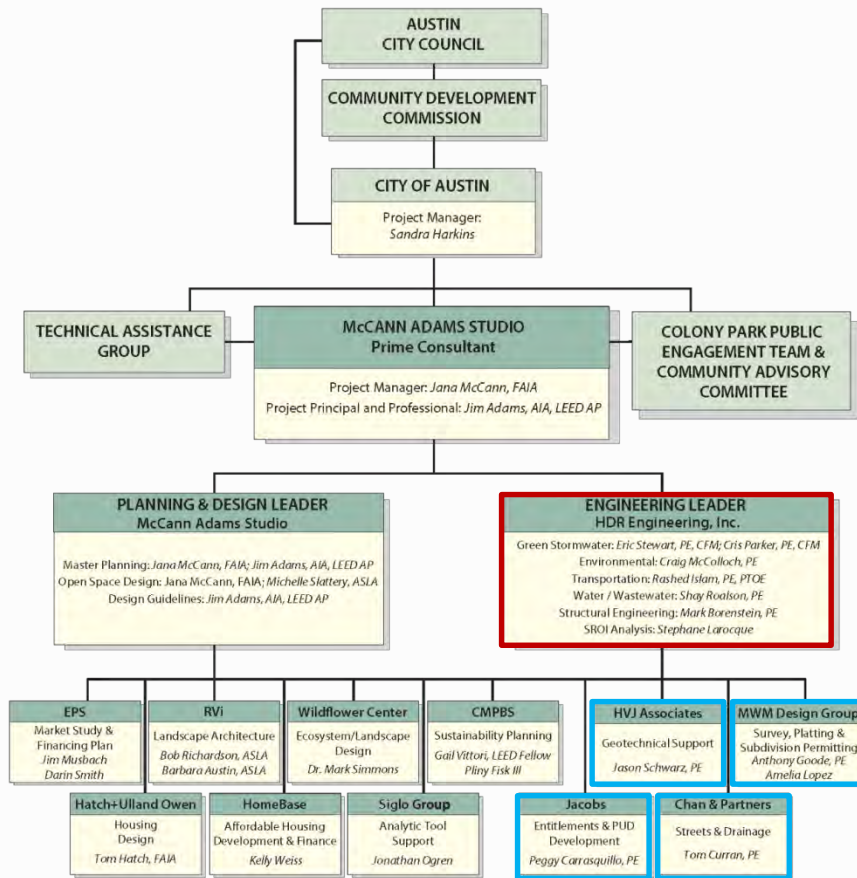


Southwest Greenway at Mueller

Emily Manderson, ASLA LEED AP
Ecosystem Planning and Design
Restoration and Management



Introducing the McCann Adams Studio Team!



Shoal Creek Restoration at Pease Park



Eric Stewart PE, Lead Engineer
 Water Resources Management
 Civil and Transportation Engineering

Lessons Learned from Mueller

MUELLER: PROJECT PRINCIPLES

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

HUD: LIVABILITY PRINCIPLES

- Compact and Connected
- Transportation Choices
- Economic Prosperity
- Housing Options
- Healthy Communities
- Environmental Protection

IMAGINE AUSTIN: PRIORITY PROGRAMS

- Development Regulations
- Transportation
- Green Infrastructure
- Water Resource Management
- Creative Economy
- Affordable Housing
- Education and Workforce
- Healthy Austin



Lessons Learned from Mueller

Compact and Connected



Mueller 1996



Colony Park 2013

1. The scale of the site and its unique attributes can help to establish a new identity for the area.

Lessons Learned from Mueller

Support Existing Communities



Mueller Friends of the Prairie maintain the Southwest Greenway

2. Intensive public participation by stakeholders at all stages of planning, design and implementation can create a community of “stewards”.

Lessons Learned from Mueller

Healthy Austin



3. Early implementation of parks and amenities that serve and connect surrounding communities can be transformative.

Lessons Learned from Mueller

Economic Prosperity, Education and Workforce



Dell Children's Medical Center of Central Texas

4. Attracting public, private and non-profit employers to the site early can act as a major catalyst for development.

Lessons Learned from Mueller

Housing Choices



Rowhouses



Yard Houses



Apartments



Four-plex "Mueller House"



Garden Court Cottages



Zero Lot Line Garden Houses

5. Mixing housing types in a fine-grained pattern makes the community more diverse, affordable and inclusive.

Lessons Learned from Mueller

Transportation Choices



Transit



Walkable Streets



Cycle Tracks



Trails

6. Providing viable transportation choices continues to be a significant challenge.

Lessons Learned from Mueller

Healthy Communities



Mueller Town Center

ELS Design Group

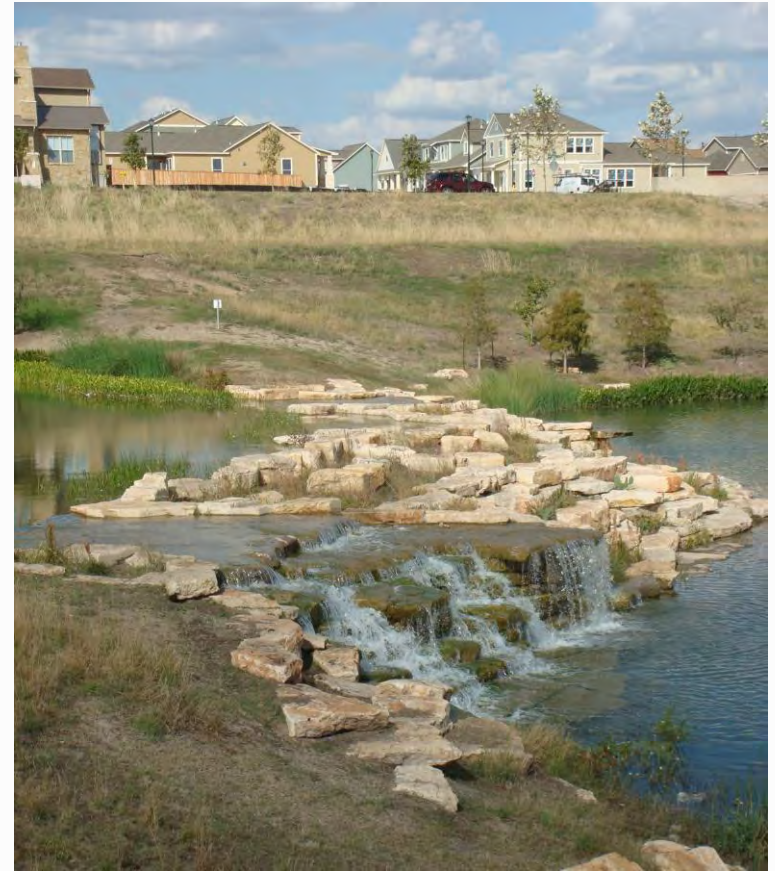
7. A central gathering place that can be the “heart and soul” of the community with retail, restaurant and other services takes time.

Lessons Learned from Mueller

Environmental Protection, Water Resource Management, Green Infrastructure



Rooftop Solar Panels and Electric Cars at Mueller

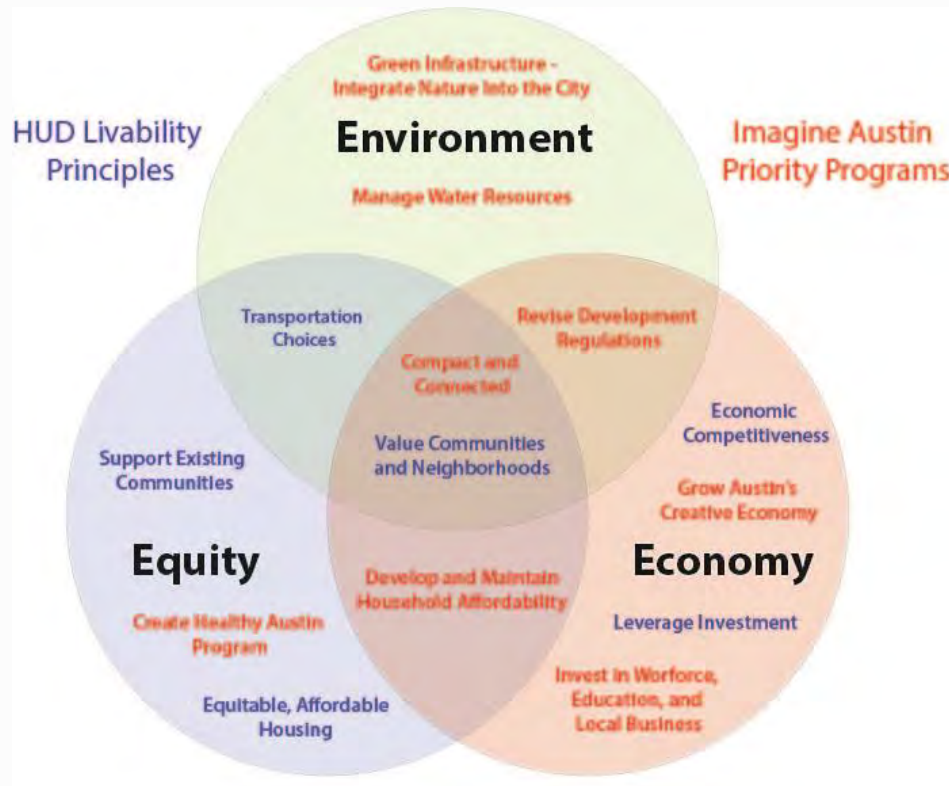


Water Quality Ponds

8. Although Mueller has set new standards for sustainable development, we can raise the bar even further for Colony Park.

Our Approach to Achieving the “Triple Bottom Line”

- 1 Work Effectively with the Community.
- 2 Understand the Site to Create Superior Benefits.
- 3 Understand the Market to Create an Implementable Plan.
- 4 Meet your Ambitious Schedule.



APPROACH

1. Work effectively with the community.

Scenario Planning with the *Envision Tomorrow* Software:



Scenario A: Business as Usual



Scenario B: Clusters

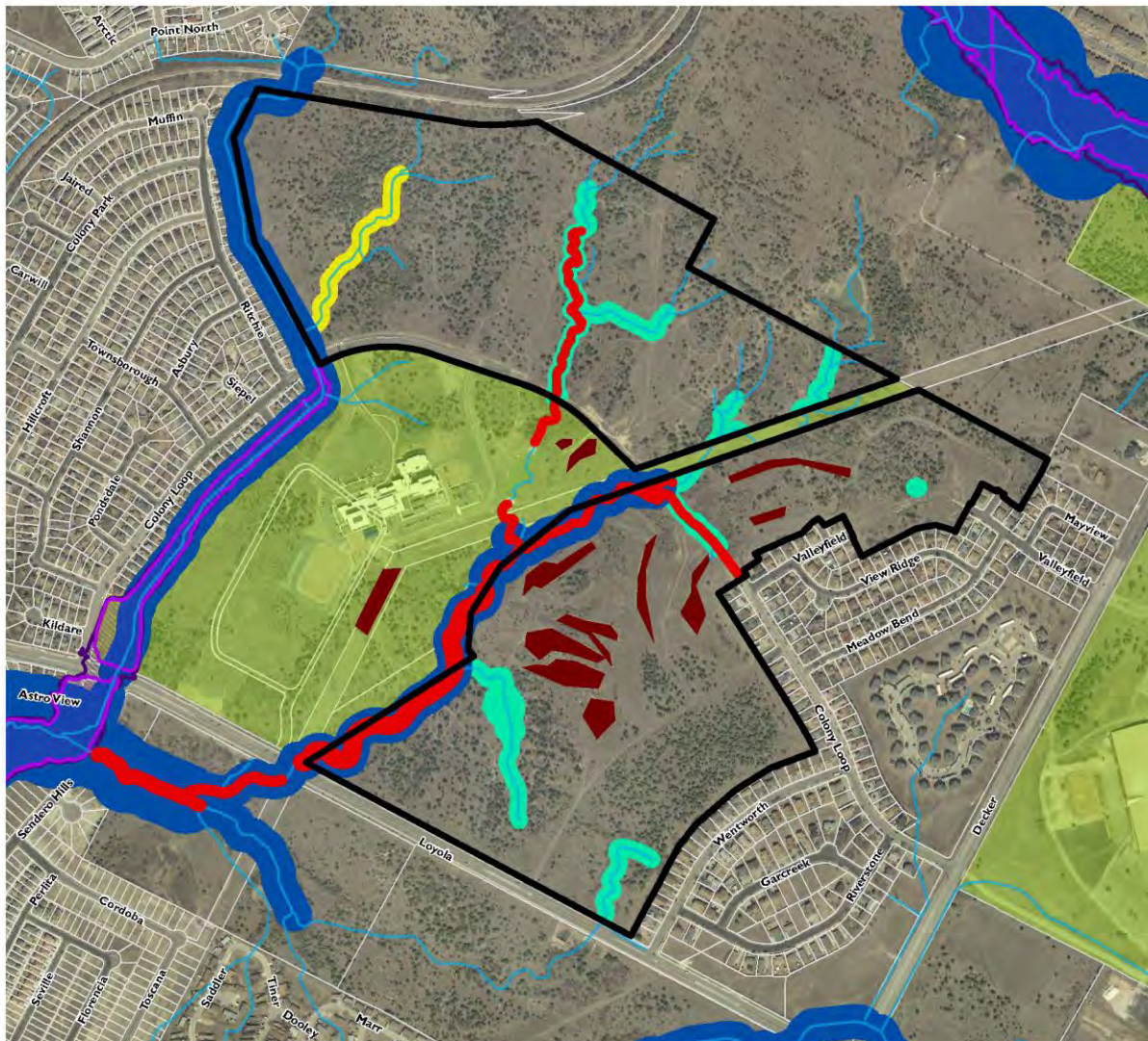


Scenario C: Transitioning Density

Creating and digitizing the table maps. Workshop participants can view indicators as they build their scenarios.

APPROACH

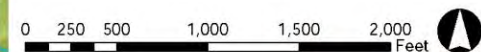
2. Understand the site to create superior benefits.



Colony Park Recommendation

- Colony Park Parcels
- Creeks
- Proposed Ordinance Buffers
- Erosion Hazard Zones
- Hillslope Erosion Areas
- Wetland Buffer
- Additional Riparian Buffer
- 25-Year Floodplain
- 100-Year Floodplain
- City Parkland

Scenario	Acres	Pct. Total
Total Site	209.25	100%
Current Code	21.58	10%
Wetland Buffer	21.58	10%
Recommendation	33.58	16%
Proposed Ordinance Buffer	11.47	5%
Wetland Buffer	13.40	6%
Additional Riparian Buffer	2.60	1%
Erosion Hazard Zone	0.20	0%
Hillslope Erosion Areas	5.90	3%



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APPROACH

3. Understand the market to create an implementable plan.

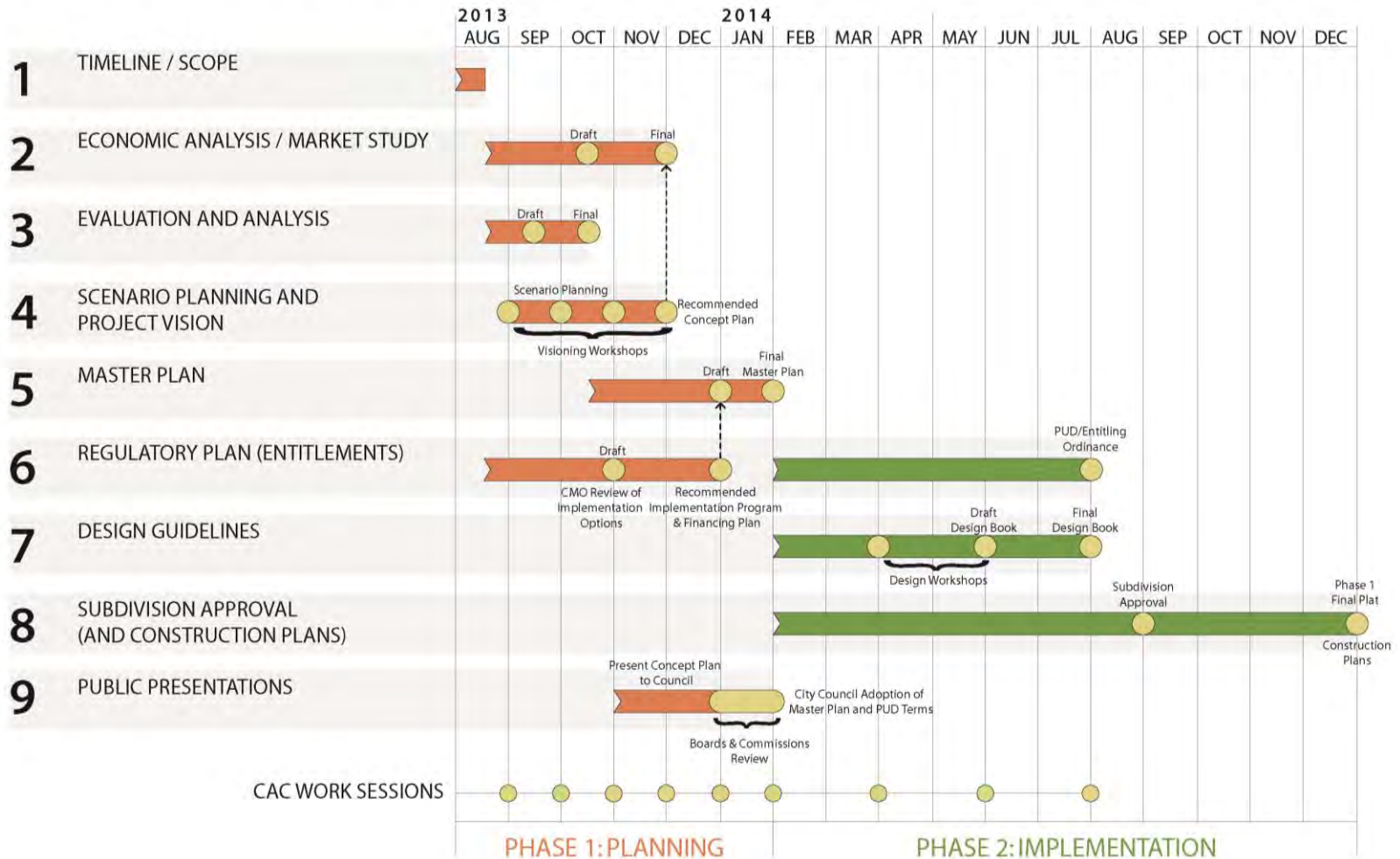
- Understand population demographics, economic drivers, community assets, development patterns and growth potential of market area
- Conduct builder and developer focus groups on product types, price points, retail services, phasing, and implementation
- Work with planning team to develop robust program of uses
- Work with City to calibrate Envision Tomorrow model
- Use market inputs to drive financing and implementation program



APPROACH

4. Meet the Ambitious Schedule.

COLONY PARK SUSTAINABLE COMMUNITY INITIATIVE WORK PLAN



Why the MAS Team?

- National and local experience in projects of a similar scope and complexity
- Leaders in sustainable planning and design
- Longstanding working relationships within team
- Longstanding working relationship with City staff across many departments
- In-depth understanding of City processes and regulatory procedures
- Experience with Sustainable Communities Initiative and Envision Tomorrow

and...

Passion and Commitment to plan and implement a model of Imagine Austin!

Thank You!