



## **Annual Internal Review**

**This report covers the time period of 1/1/2014 to 12/31/2014**

(This report is due in the first quarter of each calendar year for the previous year.)

### **Robert Mueller Municipal Airport Plan Implementation Advisory Commission**

**The Board/Commission mission statement (per the City Code) is:**

Advise the city council on implementation of the Robert Mueller Municipal Airport Master Plan, the 1996 Robert Mueller Municipal Airport Process and Goals Task Force Report, and other redevelopment issues at Robert Mueller Municipal Airport, including proposed amendments to the Master Plan, land disposition strategy, traffic, urban design and zoning issues, demolition of existing facilities; and at the request of the city council, make recommendations on amendments to the Master Plan and other matters related to Robert Mueller Airport redevelopment. Section [2-1-169](#) of the City Code.

The Robert Mueller Municipal Airport (RMMA) Plan Implementation Advisory Commission (PIAC) was created in 2000 to provide oversight at a time when the Redevelopment and Reuse Plan for Mueller had been accepted, and the City was preparing to seek a master developer. In 2002 the master developer, Catellus, was selected and approved by City Council, and in December of 2004, the Master Development Agreement (MDA) between the City of Austin and Catellus was approved by City Council and executed. Because the MDA contractually obligates the City and Catellus to develop the property per the provisions in the agreement, the practical role of the PIAC has evolved to encompass the following:

- 1) advise Council on items that come before Council, including those needing formal approval, such as proposed zoning revisions;
- 2) advise Council on any items that require Council approval stipulated in the MDA, such as selling land within the Mueller boundary to another governmental entity;
- 3) advise Council on bigger picture topics that may impact the ability to implement the plans as fully anticipated, such as, but not limited to, transit or Interstate 35 improvements; and
- 4) serve as a venue for the master developer and City staff to report progress, hear concerns and receive feedback. This last role is paramount and provides a unique opportunity to problem-solve as Catellus, together with the community and City staff, work to implement the Mueller vision.

## Mueller Background

The airport was established on farmland, but as neighborhoods grew to encompass it, Mueller represented a void in the fabric of the East Austin community. During the first half of the 20<sup>th</sup> century, municipal zoning policies and private lending practices had led to disinvestment and deterioration throughout East Austin. Redevelopment has provided the opportunity to knit the 700-acre property into the community in a manner that has complemented and enhanced the quality of life and environment of adjacent areas, while creating a new mixed-use community reflective of the City’s goals for a more sustainable and livable approach to growth in the region. Milestones in the evolution of Mueller are listed below.

<b>Year</b>	<b>Milestone</b>
1928	Voters approve bonds to build Austin’s first airport
1936	Robert Mueller Municipal Airport (RMMA) opens for commercial service
1961	New control tower and terminal built for the Jet Age dedicated by Vice President Lyndon B. Johnson
1971	Over the next two decades, citizens and leaders consider options for a new Austin airport as RMMA becomes increasingly landlocked
1984	A grassroots group, Citizens for Airport Relocation (C.A.R.E.), calls for the airport to move and releases a vision plan for redeveloping the site calling for “low-density development on the edge with high density in the center
1993	Voters approve bonds to build a new airport at the site of the recently decommissioned Bergstrom Air Force Base
1996	The vision and goals for the Mueller redevelopment are memorialized within the final report of the RMMA Redevelopment Process and Goals Task Force, published and presented to City Council
1997	The City contracts with ROMA Design Group to develop the RMMA Redevelopment and Reuse Plan, dedicates City staff to the planning effort, and the City Council appoints the RMMA Advisory Group to oversee development of the plan
1999	Robert Mueller Municipal Airport officially closes
2000	City Council accepts the RMMA Redevelopment and Reuse Plan, directs staff to implement it, and creates the RMMA Plan Implementation Advisory Commission (PIAC)
2002	After a nationwide search, the City selects Catellus Development Group as its intended master developer and begins negotiations on the Mueller Master Development Agreement
2003	Seton and the City commit to building a new Children’s Medical Center at Mueller
2004	Zoning to implement the plan is approved by Council, and in December the Master Development Agreement, creating a public private partnership between the City of Austin and Catellus, is approved by City Council
2007	First Mueller residents move in

As early as 1984, the CARE plan called for a new town in-town, promoting compact and higher density development, compatible with the surrounding single-family neighborhoods. In 1996, a 16-member task force representing a broad spectrum of Austin interests reiterated this vision, calling for the creation of a compact, pedestrian-oriented, and mixed-use community.

The task force challenged the City to create a district that would be a model for responsible urban development - an alternative to land-consumptive and automobile-dependent development patterns throughout the region that could influence the form and pattern of growth within Austin as it entered the new millennium. With this vision, the task force and the City Council articulated some clear goals, stating the redevelopment of RMMA must marshal long-term market forces through an effective public-private partnership to promote the vision and goals.

- *Fiscal Responsibility:* Redevelopment must create a positive revenue stream that will fund on-site infrastructure and increase the City's tax base for the benefit of all citizens.
- *Economic Development:* The project should serve to reinforce Austin's role in an increasingly global marketplace and create a wide range of employment opportunities for a diversity of the community's citizens.
- *East Austin Revitalization:* The project must promote economic development opportunities within East Austin, giving local residents a direct stake in redevelopment.
- *Compatibility with Surrounding Neighborhoods:* Development must maintain and enhance the quality of life in adjacent neighborhoods, providing complementary linkages, land uses and transportation patterns.
- *Diversity:* Redevelopment must offer a wide range of housing choices in order to create a new community of socially and economically diverse residents.
- *Sustainability:* Development should be planned in a way that promotes energy and water efficiency, environmental quality, reduced auto dependency, watershed protection and green space preservation.

The community-inspired vision for the 700-acre site began to take a more detailed shape in 2000, when the City of Austin accepted the Reuse and Redevelopment Plan for the Robert Mueller Municipal Airport and directed implementation of it. Redevelopment of the airport was also intended to achieve broader public objectives for economic development and revitalization, helping to overcome the perceptual barrier of the IH-35 freeway, and providing an alternative to the outward expansion of the City.

In order to achieve the underlying goals of sustainability, compact development and neighborhood compatibility set forth by the community, specific planning principles have been established for Mueller. These principles are the structuring elements of the master plan, and support a vision of a new community within a community—one that is welcoming, diverse and inclusive, that complements and extends the surrounding neighborhoods and that becomes an integral part of the urban and social fabric of Austin.

## 2014 PIAC Activities

The following is a summary of the past year's activities by the PIAC toward implementation of the Master Plan:

**1. Describe the board's actions supporting their mission during the previous calendar year. Address all elements of the board's mission statement as provided in the relevant sections of the City Code.**

*(Reference all reports, recommendations, letters or resolutions presented to the City Council on mission-specific issues. If some of the elements of the mission statement were not acted on by the board in the past year, the report should explain why no action was taken.)*

The Commission sent the following communications to the Mayor and City Council, available on the City's RMMA PIAC Boards and Commissions website (<http://www.austintexas.gov/rmmapiac>), under Meeting Documents by month:

- Letter regarding the impacts of the I-35 Capital Area Improvement Plan (CAIP) on the Mueller master plan was approved during the April meeting.
- Letter of support for a Mueller Pilot Parking and Transportation Management District (PTMD) was approved during the May meeting.
- Letter of support for the November 2014 Bond Election and Austin Strategic Mobility Plan and recommended High Capacity Transit Study for Mueller was approved during the August meeting.
- Letter of support for the creation of a PTMD for Mueller was approved during the November meeting.

There were no Master Plan amendments, land dispositions, rezonings, or demolitions that required action by the Commission in 2014.

The Commission continued to monitor and receive updates from Catellus and City staff on the development status and actions regarding the implementation of the RMMA Master Plan, including, but not limited to, Project Connect, Texas Department of Transportation's (TxDOT) and the City of Austin's Interstate Capital Area Improvement Program/Mobility Study, town center planning, Mueller parking study and recommended Parking and Transportation Management District (PTMD) for Mueller, E. 51<sup>st</sup> Street 2012 Transportation and Mobility Bond Project, and workforce housing.

In addition, Catellus provided updates on their compliance with affordable-housing goals, new park designs, and outreach efforts related to the opportunity to create a new school at Mueller to serve the growing school-age population in northeast Austin, both from the new development in Mueller and families with school-age children in nearby neighborhoods.

**2. Determine if the board's actions throughout the year comply with the mission statement.**

*(If any of the board's actions were outside the scope of the mission statement, the report should explain the non-compliance issues.)*

The letters of support for the I-35 CAIP, the Mueller PTMD, and 2014 Bond Election and Austin Strategic Mobility Plan complied with the Commission's mission statement, as they pertain to the implementation of the Mueller Master Plan. The Commission also monitored, but did not take official action on, other items related to the implementation of the master plan such as affordable housing, infrastructure development, and specific updates on upcoming development projects.

**3. List the board's goals and objectives for the new calendar year.**

*(Make sure the goals and objectives fall within the mission statement of the board/commission.)*

To monitor and when appropriate, advise City Council on the following topics:

**A. Affordable Housing**

- a. Continue to support the efforts to bring and sustain affordable workforce and family housing to the Mueller project.
- b. Continue to encourage development of innovative housing design and offerings and policy measures that address the widening price gap between the affordable housing and the market rate homes.

**B. Transportation**

- a. Provide feedback on transportation issues such as increased public transit service, bike lanes, traffic signal opportunities and other transportation issues within and surrounding Mueller.
- b. Continue to pursue opportunities for increased development density within the Traffic Impact Analysis (TIA) and Mueller Plan limits.

**C. Town Center Planning and Development**

- a. Receive updates and provide feedback as specific plans develop; provide feedback on the vision and overall plan for these areas; and monitor good faith efforts at achieving the goal for 30% local businesses in the Town Center, as stipulated in the MDA.
- b. Continue to receive updates from the Mueller project team on the design and implementation of the Town Center.

**D. Diversity**

- a. Receive updates and monitor the implementation of the minority and woman-based enterprises (M/WBE) requirements per the MDA.

- b. Receive updates and provide feedback on shifting demographics and issues affecting diverse populations.

**E. Education**

- a. Continue to review the options available to address the growing need for primary and secondary schools to serve the northeast Austin area. Mueller's school-age population is estimated to be over 1,400 by the project's completion.

**F. Outreach and Continuing Collaboration**

- a. Provide feedback and guidance as development continues and monitor the impact to neighboring areas.
- b. Increase the frequency of formal and informal communication with surrounding neighborhoods to collaborate on areas of common interest.
- c. Provide forum for dialogue on issues impacting the vision for Mueller.