

MUELLER ILLUSTRATIVE PLAN AND PROGRAM UPDATE

ROBERT MUELLER MUNICIPAL AIRPORT
PLAN IMPLEMENTATION ADVISORY COMMISSION

February 14, 2017

MUELLER

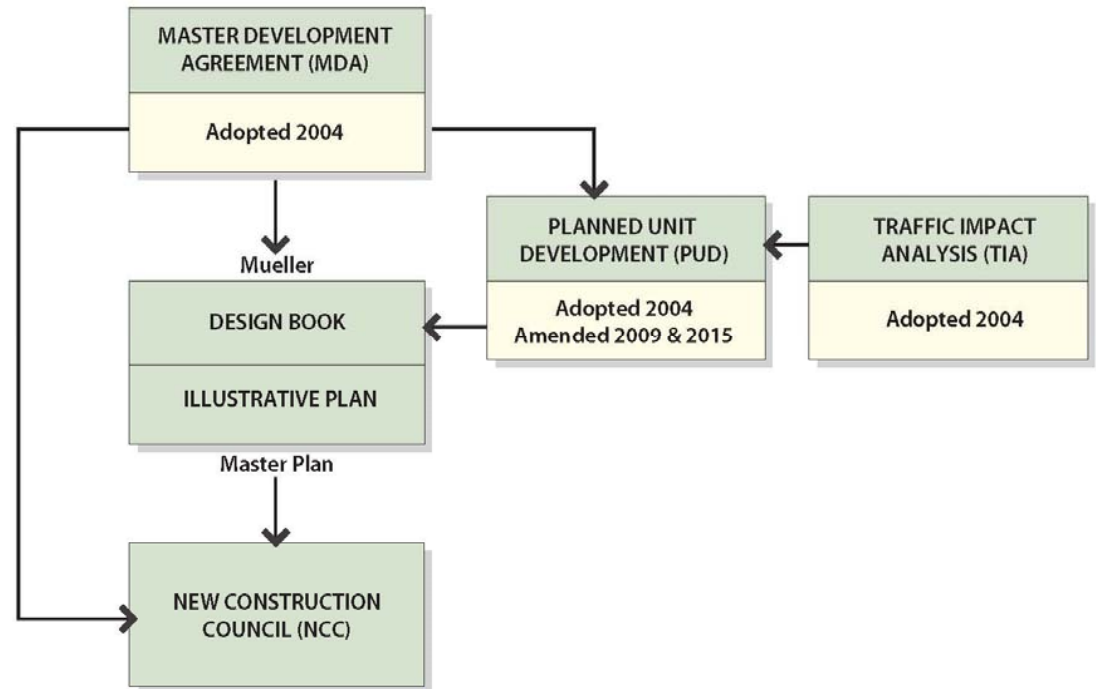
MUELLER ILLUSTRATIVE PLAN AND PROGRAM UPDATE

Purpose:

- Revisit key documents and regulations that influence the design of Mueller, and how they allow some flexibility to respond to evolving conditions.
- To provide an update on the Mueller Illustrative Plan and how the plan has evolved within these parameters.
- To provide an update on the Development Program.

Governing Documents

- January 2016
 - Overview of Illustrative Plan & Design Book
- February 2016
 - Relationship between 2004 MDA, PUD zoning, TIA & Market



ILLUSTRATIVE PLAN

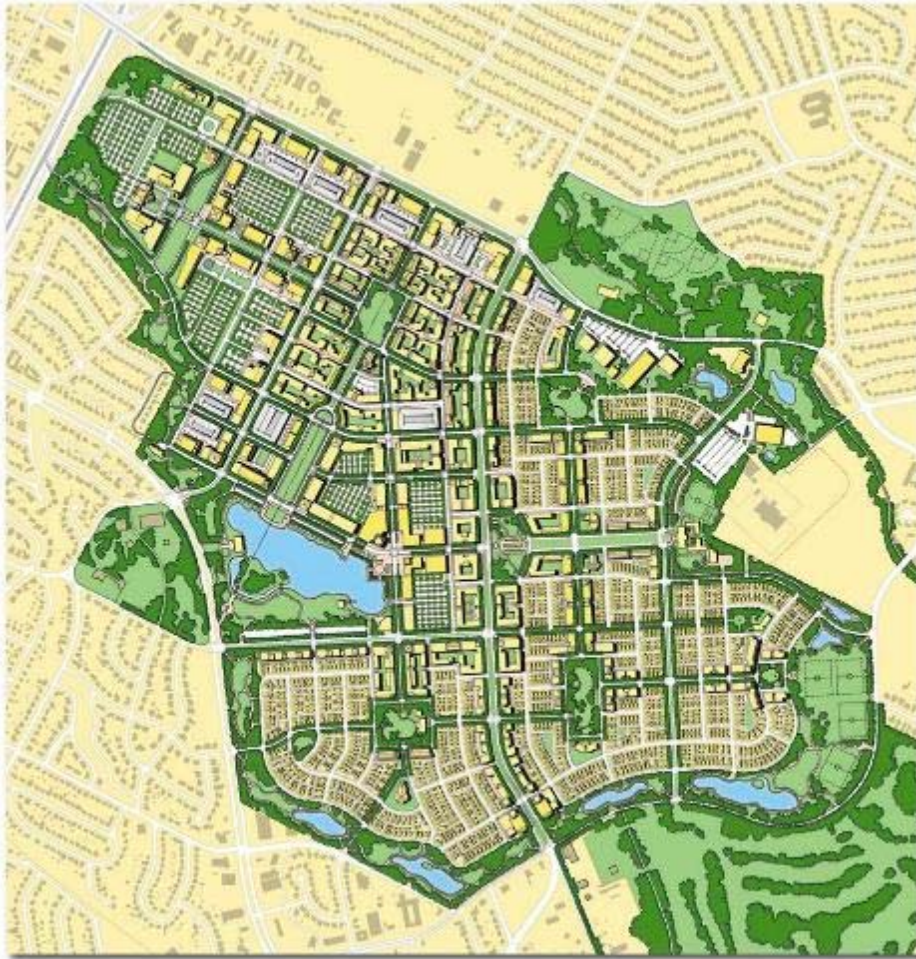
A snapshot of how the development is expected to build out under provisions of the PUD and Design Book.

- Updated periodically to reflect actual projects and updated planning.



The information contained in this site plan is subject to change without notice. Catalyst Development Corporation, their affiliates and representatives make, and expressly disclaims any representation or warranty as to the accuracy of the site plan or that the site plan will not change. Each party reviewing this site plan acknowledges it is relying on its own investigation in connection with the Mueller property and not on any statements in the site plan or on the site plan not changing.

Illustrative Plans: 2000 - 2017



2000 Reuse and Redevelopment Plan

- 4,100 dwelling units
- 5.3 msf commercial
- Concentration of high-tech office buildings in the northwest quadrant.

Over the years, Mueller's Illustrative Plans have evolved to reflect then current market conditions.

Illustrative Plans: 2000 - 2017



2004 Plan

- [illegible]

Illustrative Plans: 2000 - 2017



2009 Plan

- 5,300 dwelling units
- 5.0 msf commercial/institutional
- PUD amendment increases density.
- Town Center and Town Center North are intensified.
- Grocery store is moved from TC to Market District

Illustrative Plans: 2000 - 2017



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2013 Plan

- 5,700 + dwelling units
- 4.7 msf commercial
- Missing middle housing types expanded.
- AISD Performing Arts Center
- Thinkery

Range of Housing Choices



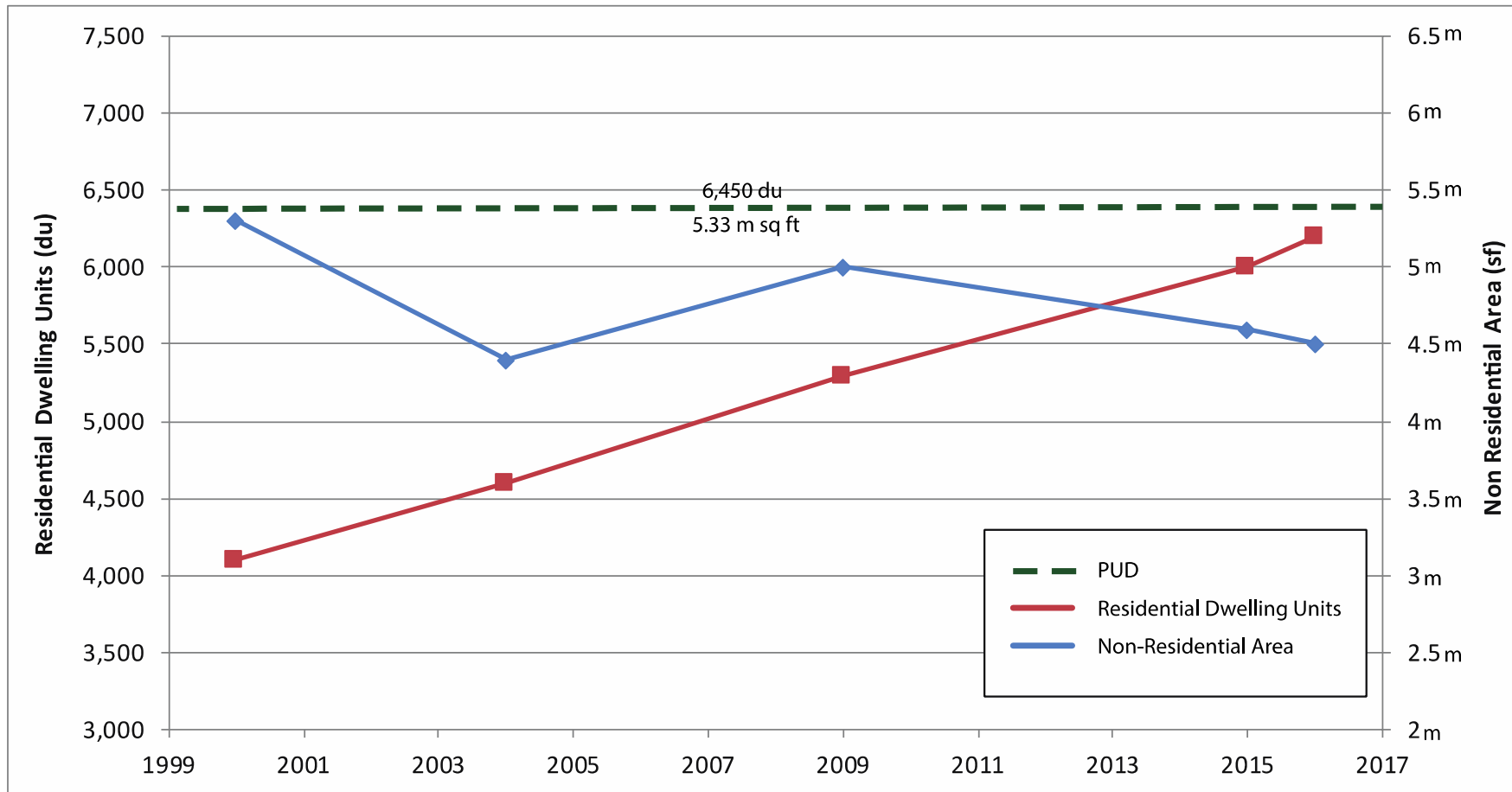
Illustrative Plans: 2000 - 2017



2017 Plan

- 6,200 dwelling units
- 4.5 msf commercial
- Higher density product types implemented widely.
- Missing middle housing types expanded.
- Actual projects achieve higher density.

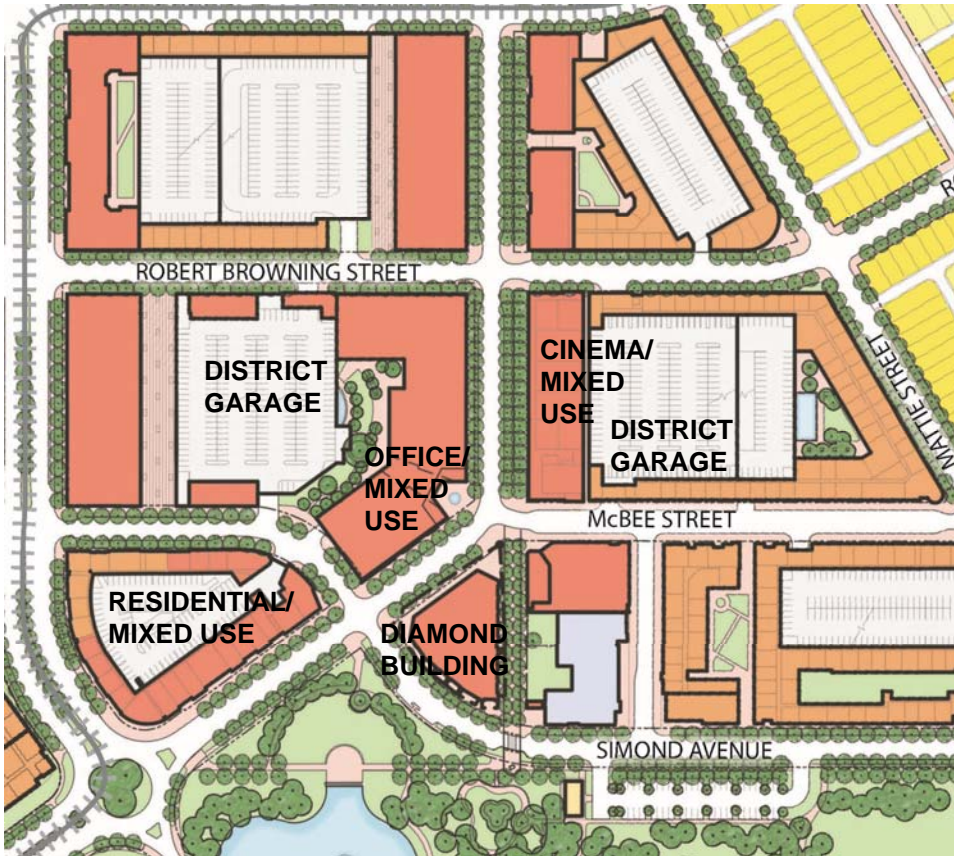
Illustrative Plans: 2000 - 2017



Over the past 17 years, the program has been adjusted to reflect market conditions and actual development status, always staying within the maximum TIA and PUD limits.

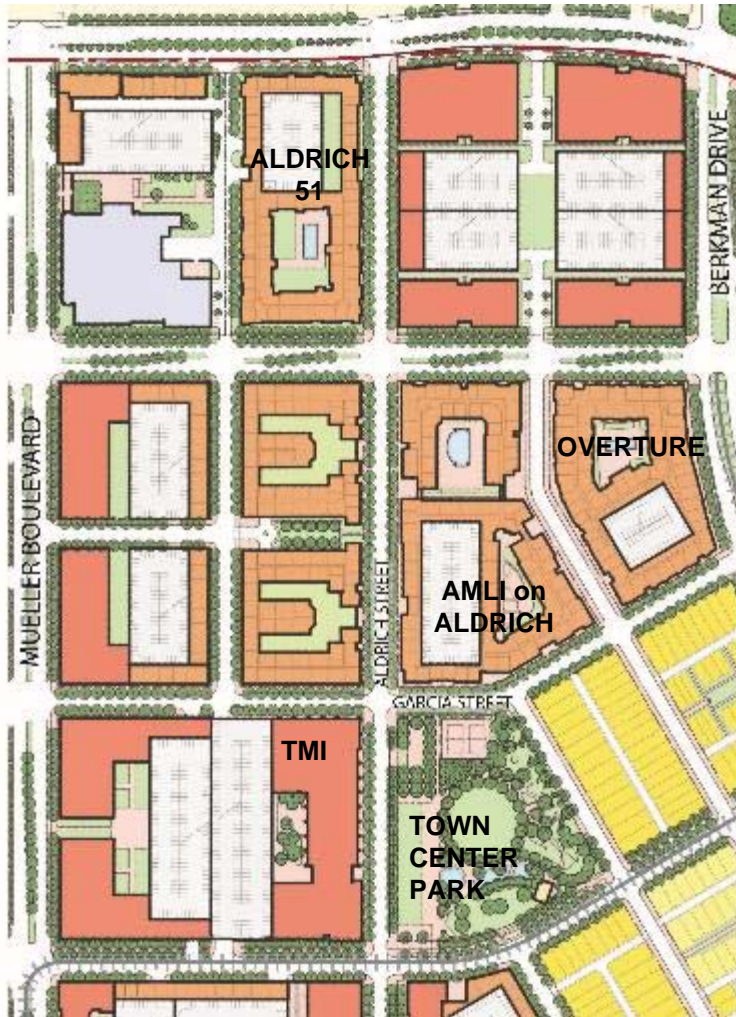
Illustrative Plans: 2000 - 2017

Town Center



- Diamond Building
- Cinema
- Market Potential for:
 - Higher Density Residential Development facing Lake Park.
 - Office/Mixed-Use along Aldrich Street and Mueller Boulevard

Illustrative Plans: 2000 - 2017



Town Center North

- Overture by Greystar
- AMLI on Aldrich
- Aldrich 51
- Texas Mutual Insurance (TMI)
- Town Center Park

Illustrative Plans: 2000 - 2017



Northeast Perspective (Aldrich Street at 51st Street)

Illustrative Plans: 2000 - 2017



Overture: View from Barbara Jordan and Berkman

Illustrative Plans: 2000 - 2017



AMLI Aldrich: View from Town Center North Park

Illustrative Plans: 2000 - 2017



Texas Mutual Insurance: View from Town Center North Park and Garcia Street

Illustrative Plans: 2000 - 2017



Texas Mutual Insurance: View from Aldrich and Philomena Streets

Illustrative Plans: 2000 - 2017

Northeast Quadrant



- Potential Foundation Communities
- High-density Row Home courtyard
- New Mueller House Type
- Paseo Row Houses
- Reconfigured Park

Illustrative Plans: 2000 - 2017



Mueller Houses

Illustrative Plans: 2000 - 2017



Mueller Houses

Illustrative Plans: 2000 - 2017



Paseo Row Houses

Illustrative Plans: 2000 - 2017



South Berkman – Tower District

- High-density Row Homes with Mixed-Use Building

Built Projects



Built Projects



MUELLER DEVELOPMENT PROGRAM



2013 Program

- 5,700 dwelling units
1,425 units affordable
- 4.7 msf commercial / institutional



2017 Program

- 6,200 dwelling units
1,550 units affordable
100 units affordable-120% MFI
- 4.5 msf commercial / institutional

THANK YOU