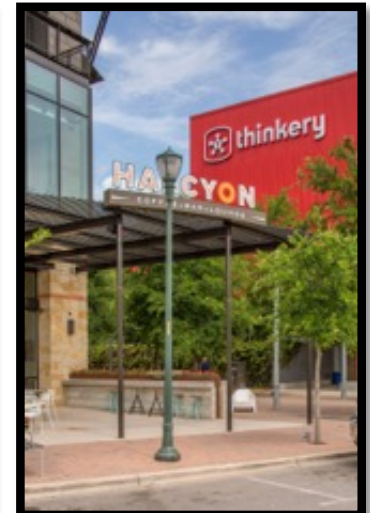
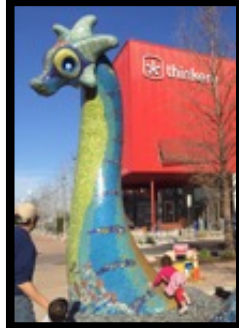


Town Center Update for PIAC – Jan. 8, 2019

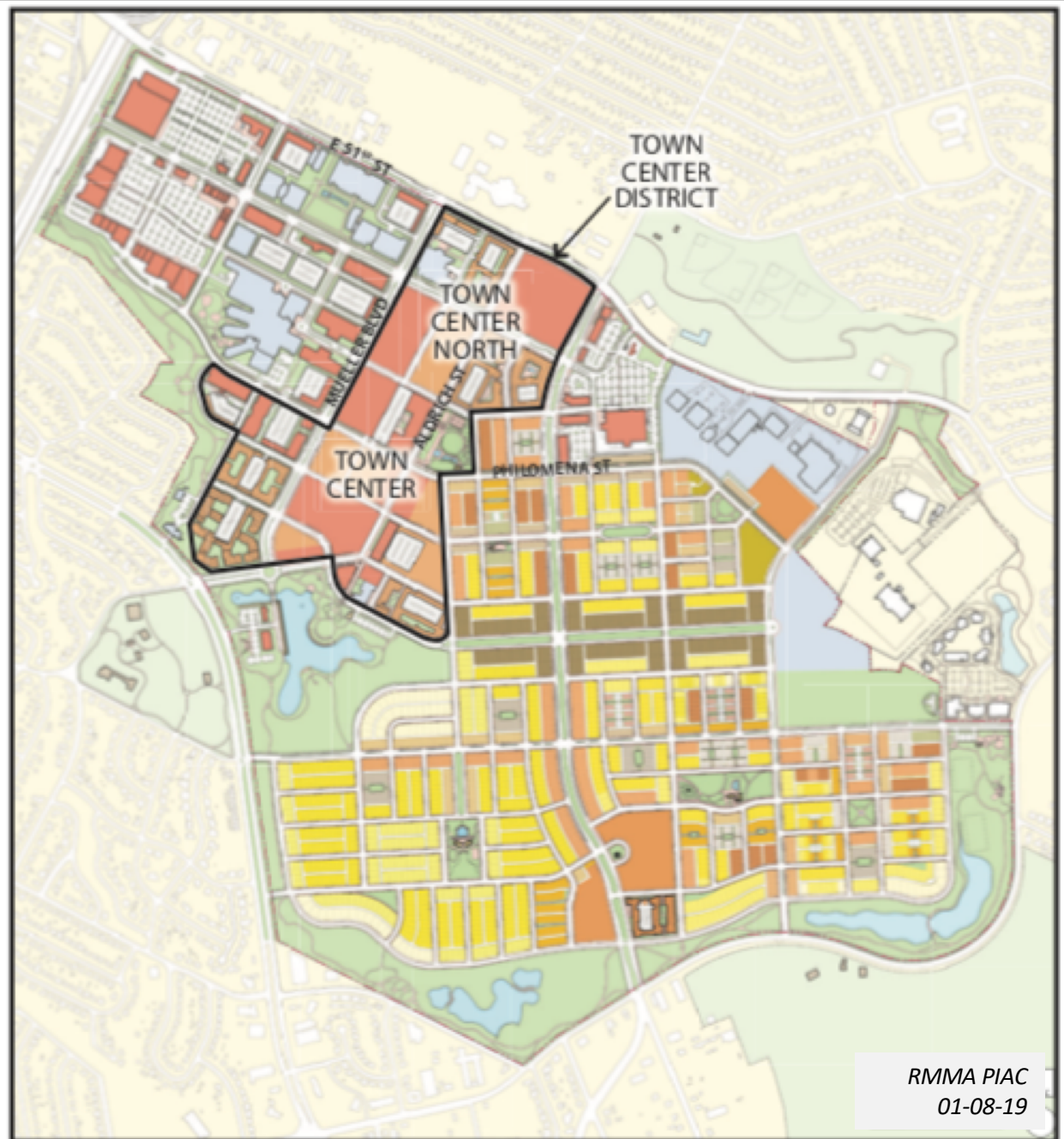
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Design Book Definition:

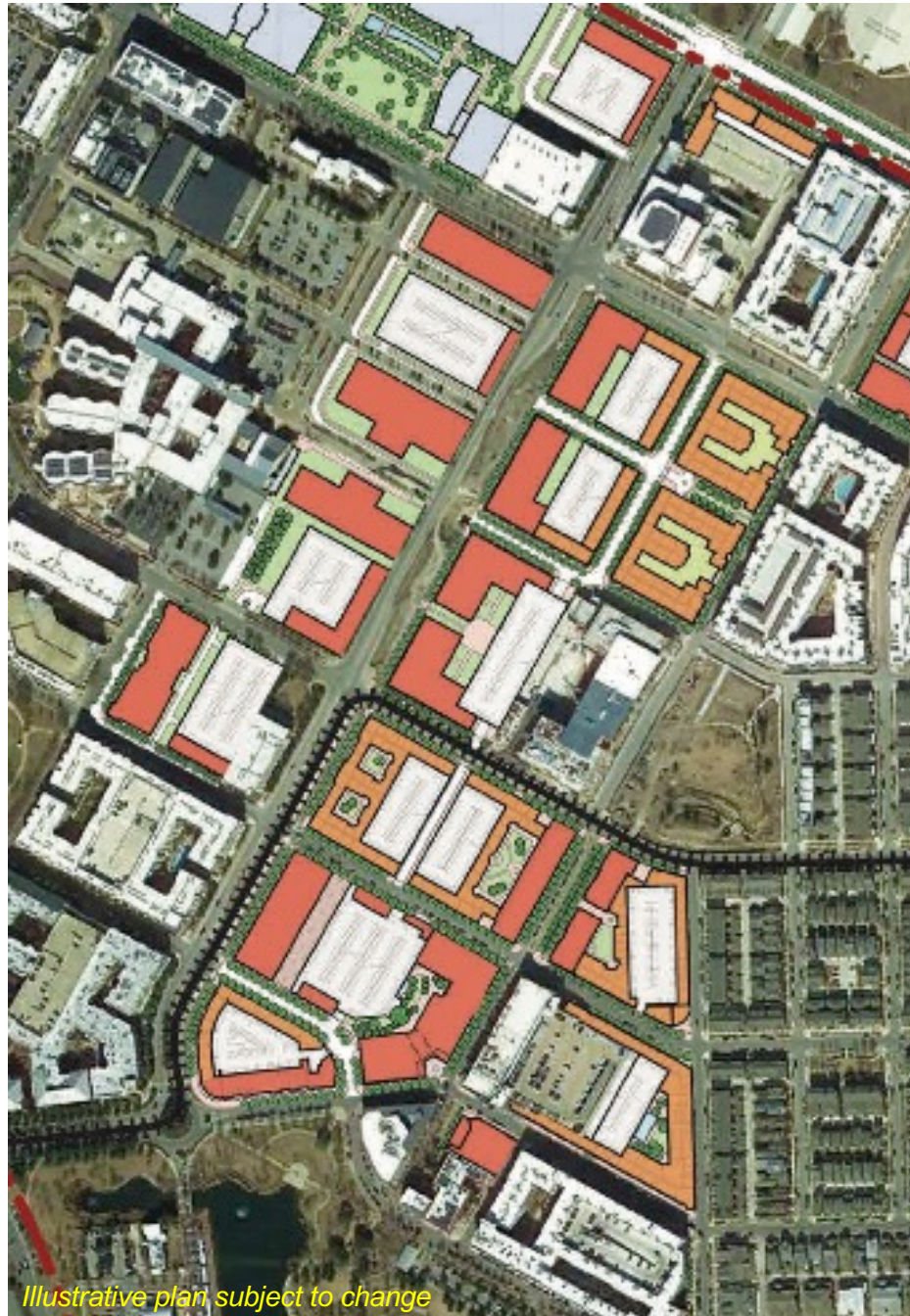
At the heart of the Mueller community, the Town Center District will be a:

- Vibrant-mixed-use district composed of:
- Higher-density residential and commercial office buildings,
- Cultural institutions and
- Ground-level environment:
 - Shops,
 - Restaurants,
 - Cafes,
 - Entertainment,
 - High-quality public parks and
 - Public-serving uses.



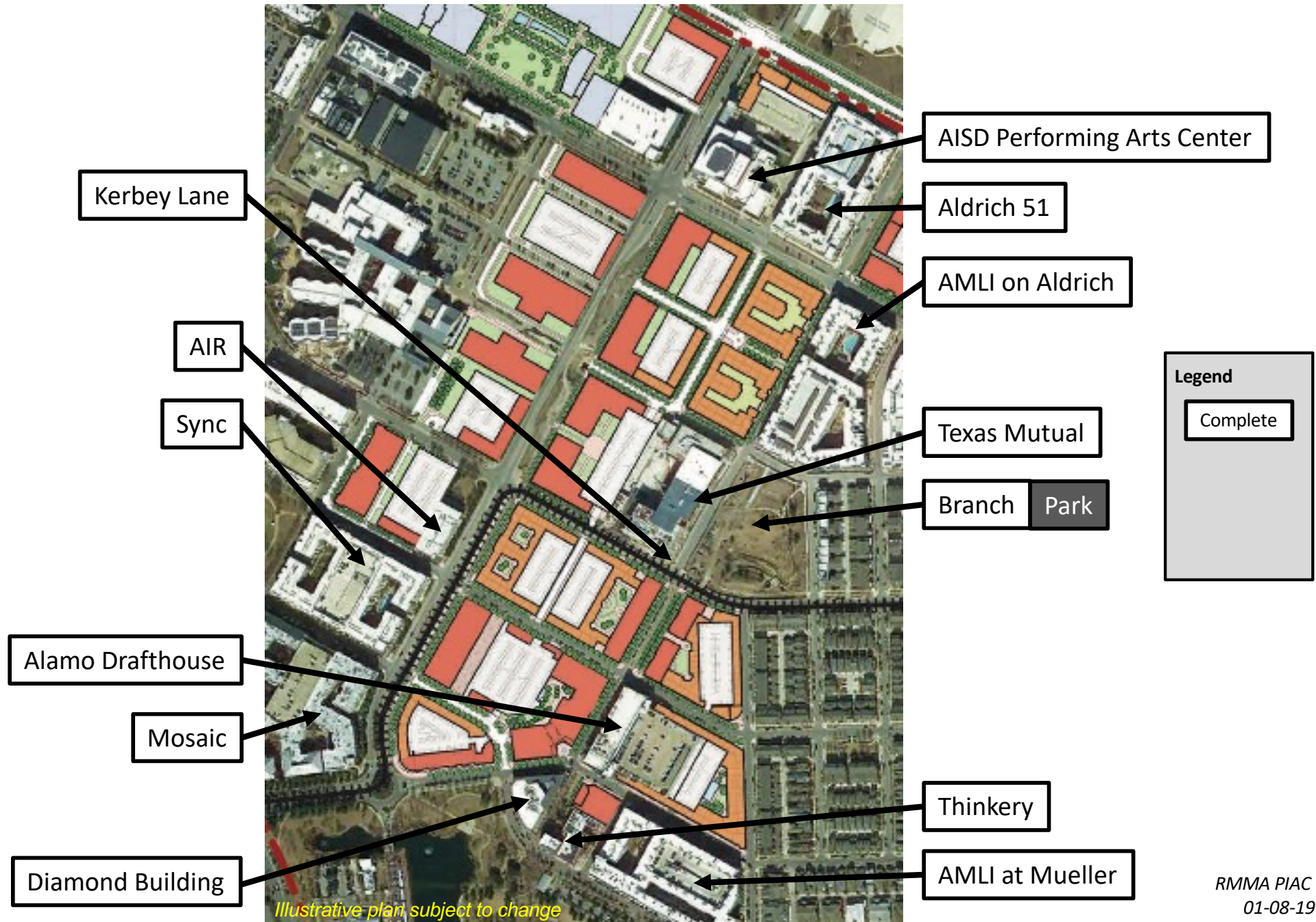
Aldrich Street

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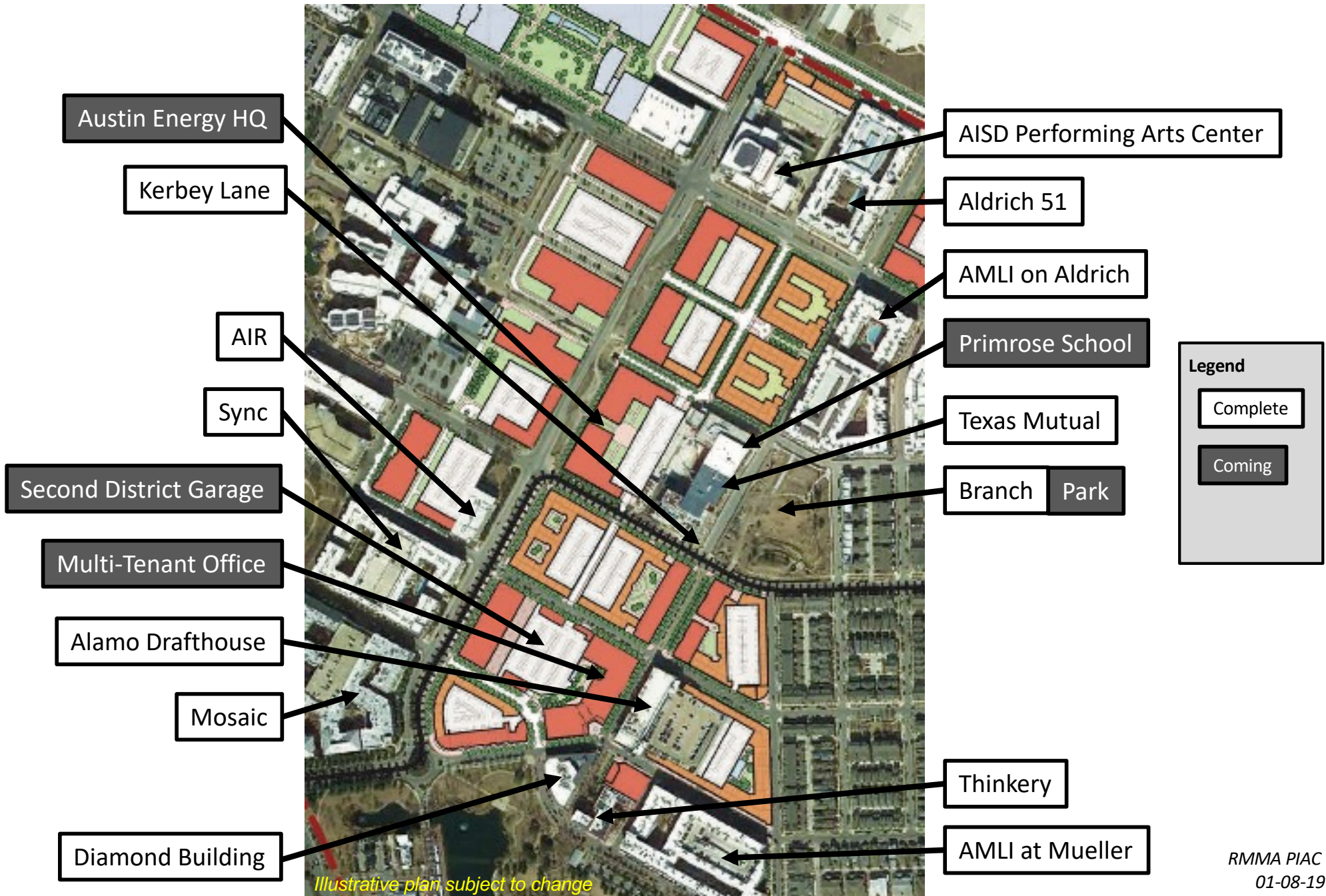
Aldrich Street

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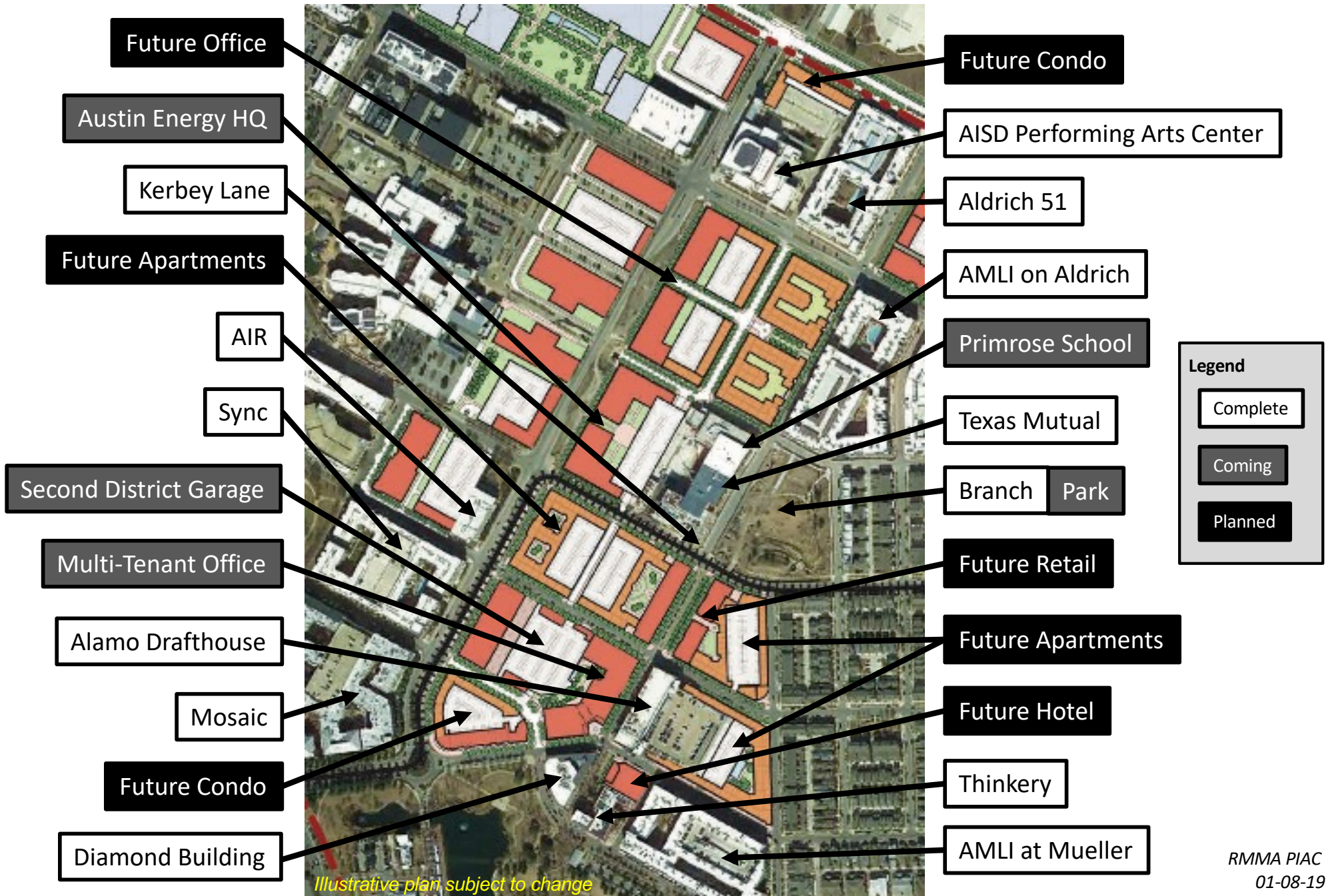
Aldrich Street

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Aldrich Street

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Shorenstein Office

- Multi-tenant building on Aldrich across from Alamo Drafthouse
- Six floors, \approx 235,000 sf, including 20,000 sf of ground-floor retail
- Parking garage of \approx 985 spaces; will serve as second district garage
- Option for additional parcels for future office
- Anticipated opening fall 2020, weather permitting



Austin Energy Headquarters

- 3.3 acre site on Mueller Blvd., same block as Texas Mutual
- \approx 275,000 sf
- Parking garage behind building
- Anticipated opening spring 2021, weather permitting



Potential Hotel Site

- 0.4-acre site at Simond/McBee next to Thinkery
- Up to 150 rooms with ground-floor retail

Apartments

- Two sites on Mattie on either side of Robert Browning
- One of buildings would wrap McBee Garage
- Potentially \approx 400 units

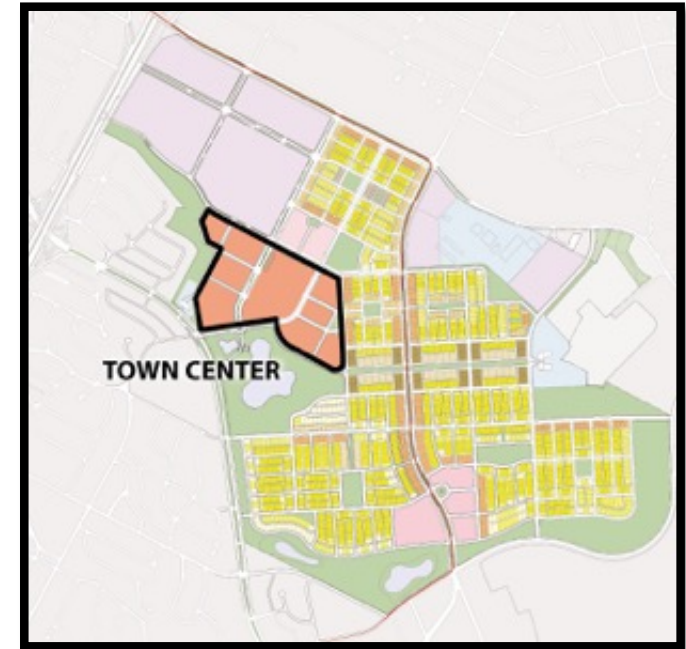


The Mueller Master Development Agreement (summary):

Good faith efforts to cause at least 30% of the initial commercial occupants of the Town Center to be “local businesses” defined as:

- Headquarters or first retail or restaurant location is located in Austin MSA
- Individual or at least half of group who resides in or has his or her principal place of business in the Austin MSA
- Organization having its principal place of business in the Austin MSA
- Any business that the City agrees, in writing, constitutes a local business even if it does not qualify as a local business under the Section

To date, as defined by the MDA, 89.5% of the initial commercial occupants of the town center are local (34 of 38 businesses)



Current Aldrich Street Businesses

M U E L L E R

AARP

Acai Hut

AIR (formerly SEDL)

Alamo Drafthouse

B.D. Riley's

Bao'd Up

Barre 3 (local franchise)

Colleen's Kitchen

Halcyon

HydroPros (was New Chicka-d)

Kerbey Lane

Kyoten Sushiko

L'Oca d'Oro

Lady Quackenbush's Cakery
(was Bribery)

Lash Lounge (local franchise)

Lemon Drop Children's Shop

Lick Honest Ice Creams

Lilla & Beth

Luminosity Hair Studio
(was Naturally White)

Massage Heights

Mosaic Market

Novi Labs

Orangetheory Fitness (local franchise)

Patchwork Austin (was Simplifiers)

Pushstart Creative

R. Todd Fisher

Rocket Electric

Sage Soul, The

Seton (now Ascension)

Soto & Co.

Stantec

Stella Public House

Texas Farmers' Market

Texas Mutual Insurance

Thinkery

To the Moon

TrainLifeFit

Troo Designs

WhichCraft Bottle Shop & Tap Room

Whole Family Chiropractors

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* **Bold teal indicates local business; as of January 2019**

RMMA PIAC
01-08-19

Thank You

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