



PRESENTED TO  
THE MUELLER COMMISSION  
JUNE 14, 2022



- Overview
- Flora
- Fauna
- Infrastructure
- Benefits
- Parks
- Resources
- Recognition





- Sustainability is one of Mueller's six primary goals, established by a citizen's task force, long before "sustainability" was a household word.
- Of the 700 acres that were once part of a brownfield site, 140 acres (or 20%) will be parkland and open space.
- The entire community was the largest neighborhood in the world and the first in Texas to earn LEED-Gold, Stage 3 certification from the U.S. Green Building Council.
- All homes are within 600 feet of nine current and three future parks or other open space.
- Mueller's purposely diverse parkland uses offer a variety of healthy activities for residents, employees and the surrounding community.
- The Mueller Team, with support from the Wildflower Center, gathered plant species from the endangered Blackland Prairie between the airport's runways, cultivated them in greenhouses, then populated them in the Southwest Greenway.
- Mueller's parks utilize recycled content and/or materials that are sourced within 500 miles of the community.
- Deconstructed runway material was reused for many of Mueller early roadways, and even parts of State Highway 130.



- More than 15,000 trees will be planted
- Hundreds of these trees were rescued from a Bastrop-area pecan farm that was going to be destroyed for more retail
- Mature trees that were located at the former airport where the Northwest and Southeast Greenways are located were preserved
- Main tree species are:
  - Cedar elm
  - Live oak
  - Pecan
  - Mexican sycamore
  - Bald cypress
  - Bur oak
- The live oak tree at the Aldrich St./Mueller Blvd. roundabout is believed to be the largest successful tree relocation in Texas history
- Mueller uses native and adaptive plants that use less water and help pollinators like bees and butterflies thrive
- Mueller uses a non-seed-producing Bermuda hybrid grass, which requires less water and can better survive Austin's hot summers
- All of Mueller's trees and garden areas are re-mulched every 1-2 years to help protect roots and maintain moisture for plant life





- Birds
  - The Southwest and Southeast Greenways have become popular locations for Travis Audubon Society members and other birders to view migratory species and water fowl
  - A variety of ducks and geese naturally gravitated to Lake Park
  - Catellus maintains a barn owl area in the control tower
  - Purple martin and chimney swift habitats added by Landscape Committee
- Butterflies and other pollinators
- Coyotes
- Squirrels
- Fish
- Turtles



- Integrated pest management
- Walking and biking trails made of decomposed granite when possible
- Three storm water retention and filtration ponds that invite active human use and attract abundant wildlife
- Mueller is one of the few communities where the vast majority of irrigation comes from reclaimed, non-potable water
- Protected bicycle lanes
- Water fountains
- Trash, recycling and dog waste bins
- Seating and stretching facilities
- Playscapes
- Public art, including:
  - Sunflowers
  - Spider
  - Pollen Grain
  - Wigwam
  - Nessy
  - Ocho
  - Manhole covers
  - Ella Wooten pool fence iron gates

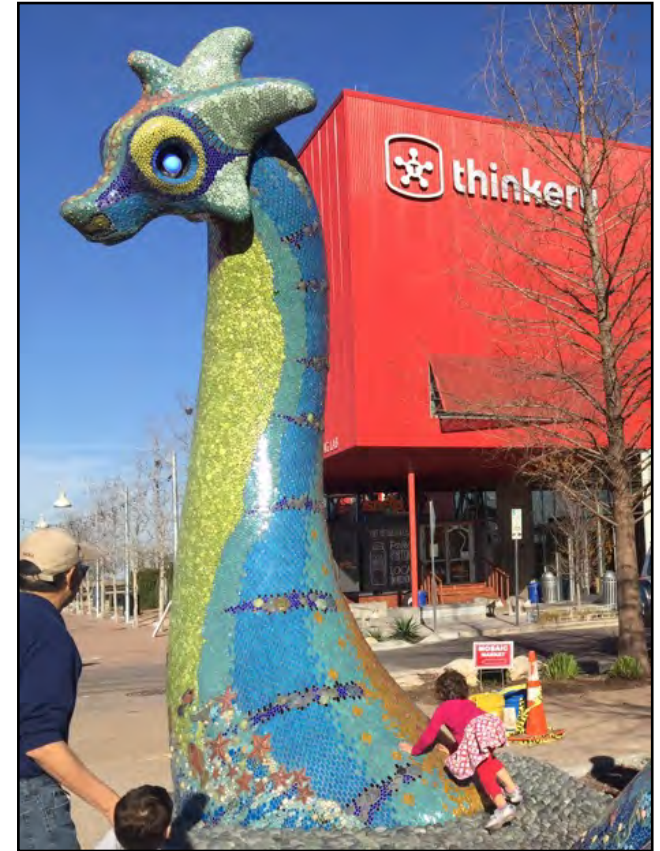




## BENEFITS

MUELLER

- Shared open space and sidewalks along every street allow greater opportunity to meet neighbors; it also increases efficiency of land and allows for more density at Mueller, reducing urban sprawl elsewhere.
- Street trees encourage more walking in shade and help curb the heat-island effect.
- More direct access to sidewalks and trails improves the health of residents and visitors, according to Texas A&M, which studied Mueller.
- More direct access to sidewalks and trails also means more eyes in the community and more eyes to reduce potential crime.
- Storm water ponds provide shallow areas that support natural plant habitats, forebays that remove heavy metals and pollutants from the water and control flooding before it moves to Upper Boggy Creek and Lady Bird Lake.
- Limited lighting at open spaces and capped street lamps mean darker skies for bird migration and star gazing.



- Reclaimed water system allows Mueller's parks and open space to receive more irrigation during drier weather conditions.
- Flora and fauna diversity fosters a curiosity, interest and understanding of nature and the local ecosystem.
- Maintaining some natural areas encourages a variety of native species to return to an area that was once concrete and concourses.
- Mueller's density and amount of acreage dedicated to landscaped open space improves the air quality for humans and wildlife with fewer vehicle trips.
- Employing new designs (e.g. reclaimed water and rain gardens) in a large-scale like Mueller encourages other developments to consider similar designs.
- Viewing a variety of vegetation has been shown to improve mental health (hence the seven healing gardens representing seven Central Texas ecosystems around Dell Children's Medical Center)







- Northwest Greenway
- Lake Park
- Southwest Greenway
- Ella Wooten Park
- Paggi Square
- John Gaines Park
- Mary Elizabeth Branch Park
- Jessie Andrews Park
- Southeast Greenway

# MUELLER'S PARKS — NORTHWEST GREENWAY

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- 14 acres completed in 2007
- Special features:
  - Preserved grove of post oaks, one of few former airport sites with mature trees
  - Accessible playscape with adjacent picnic area and shade trellis
  - Start of hike & bike trail that loops around community
  - Serves as buffer to only adjoining neighborhood, Delwood II, and includes individual fencing and gates for adjacent homeowners' privacy and access





# MUELLER'S PARKS — LAKE PARK

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- 30 acres completed in 2008
- Special features:
  - 6.5-acre constant-level, storm water retention and filtration pond surrounded by hike and bike trails
  - Open-area amphitheater that seats 1,000+ attendees and shade structure
  - "Best in Austin" European-designed playscape
  - "Nessy" mosaic tile public art sculpture
  - Hosts dozens of events each year
  - Loop trail with stretching area





# MUELLER'S PARKS — SOUTHWEST GREENWAY

MUELLER

- 32 acres completed in 2008
- Special features:
  - Restored endangered Blackland Prairie ecosystem and natural area
  - Constant-level, storm water retention and filtration pond, plus waterfalls
  - Demonstration gardens to inform parkgoers about native and adaptive species that can work in their own gardens
  - Educational signage about prairie and demo gardens
  - Three metal art sculptures: “Pollen Grain,” “Wigwam” and the “Spider”
  - Purple martin and chimney swift homes
  - Hike and bike trail extension





# MUELLER'S PARKS — ELLA WOOTEN PARK

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- 2.5 acres completed in 2008
- Special features:
  - *Named for the first women to serve on the Austin Chamber board*
  - Junior Olympic pool with five lap lanes and a kids pool
  - Shaded picnic tables and grills
  - Basketball/sports court
  - Open lawn





# MUELLER'S PARKS — PAGGI SQUARE

MUELLER

- 0.33 acres completed in 2013
- Special features:
  - *Named for one of Austin's first entrepreneurs and first person to bring ice to Austin*
  - Multi-sport court for pétanque, bocce ball
  - Special seating with ledge rock water feature
  - One of city's first rain gardens built in a public right of way
  - Gazebo





# MUELLER'S PARKS — JOHN GAINES PARK

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- 3.6 acres completed in 2016
- Special features:
  - *Named for one of Austin's first Black police officer to die in the line of duty*
  - 132-plot community gardens with former airport bus shelter providing shade
  - Unique playscape with climbing net, hills and tunnels shaped like former runways
  - Community pool with lap lanes and separate children's wading pool
  - Rooftop garden at swim center
  - Open lawn





# MUELLER'S PARKS — MARY ELIZABETH BRANCH PARK

MUELLER

- 3.5 acres completed in 2019
- Special features:
  - *Named for first Black woman president of an accredited senior Black college*
  - Earned SITES recognition from U.S. Green Building Council
  - Events pavilion that is home to Austin's most popular farmers' market
  - 15-foot high "prospect hill" overlooking park
  - Playscape featuring a kid-friendly propeller plane
  - Sand volleyball courts and dog run
  - Open field and restroom facilities
  - Rain garden and rooftop garden
  - Lending library





# MUELLER'S PARKS — JESSIE ANDREWS PARK

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- 1 acre completed in 2020
- Special features:
  - *Named after the first female graduate and teacher at UT Austin*
  - “Ocho,” a mixed-media octopus sculpture
  - Green roof over restroom building
  - Outdoor dining area with room for occasional food trucks
  - Permanent tables for games like chess and checkers
  - Multi-purpose open space
  - Nature-inspired playscape
  - Live performance space





# MUELLER'S PARKS — SOUTHEAST GREENWAY

MUELLER

- 28.5 acres completed in 2022
- Special features:
  - Professional skate park and pump track with colorful shade canopies and unisex restrooms
  - Pond that has become migrating bird habitat
  - Hike and bike trails connecting to large open fields
  - Orchard area with fruit- and nut-bearing trees
  - Rain garden





# MUELLER'S PARKS – STILL TO COME

MUELLER

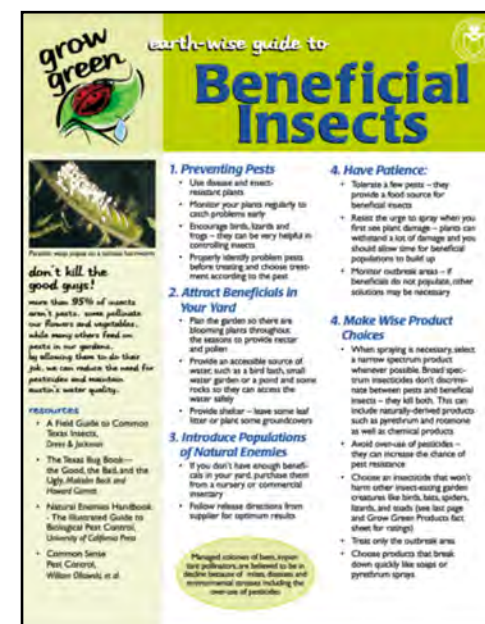
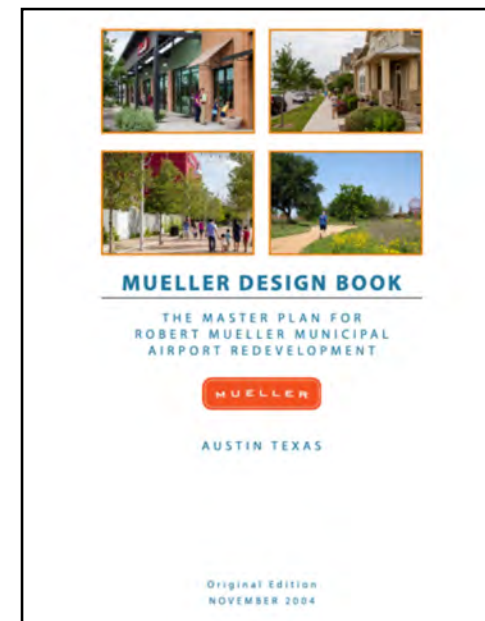
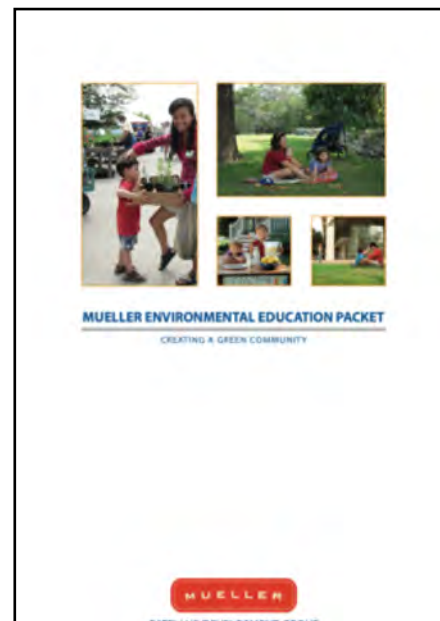


Park south of middle school

Section 11 park

Tower plaza

- Mueller Environmental Education Packet
  - Tips to reduce home energy and water use
  - Keeping a 'greener' household
  - Lawn care and weeds
  - Plant choice
  - Unwanted garden pests
  - Beneficial insects
- Mueller Residential Landscape Design Guidelines
- Integrated Pest Management Plan
- Mueller Design Book
- Grow Green Guide
- Parks Guide
- Trail Map





YEAR	ORGANIZATION	AWARD	NOTES
2008	Envision Central Texas	Community Stewardship Award	A national jury selected Mueller for its innovative master plan and green space
2008	Austin Business Journal	Greenest Neighborhood	"Mueller is paving the way for the future of green communities"
2009	Developer Magazine	Sustainable Community of the Year	"The project's sustainable and smart growth elements have excited the community instead of angering it."
2010	Liveable Cities	Vision Award	For the SunFlowers sculpture garden
2011	Yahoo! News	One of five eco-friendly communities	"These smartly planned, transit-oriented, eco-conscious communities are raising the bar on quality of life."
2012	ULI Austin	Public Impact Award	For Lake Park's overall design
2013	Austin Monthly	Best of the City: New Park	"This little pocket park [Paggi Square] is perfect for neighborhood residents to relax, walk a dog or enjoy a band perform."
2014	American Society of Landscape Architects, Texas	Honor Award	For the Southwest Greenway's overall design
2018	U.S. Green Building Council	Greenbuild Leadership Award	"As one of the world's largest LEED ND developments, you have demonstrated exemplary leadership in environmental stewardship."
2019	National Association of Landscape Professionals	Gold Award	For Branch Park's overall design
2021	U.S. Green Building Council	SITES certification	For Branch Park

