

5025 Mueller Blvd

- Mixed-use project consistent with zoning
 - Ground floor retail with 3 floors of retail. Encroachments will accommodate projecting balconies on residential 2nd, 3rd, and 4th floors.
 - Providing wrap for AISD Performing Arts Center parking garage
- No existing housing is being demolished.
- Adjacent to 51st Street – a Core Transit Corridor
- Two units will be affordable at 80% MFI
 - All affordable units have balconies
- Project aligns with Imagine Austin goals:
 - Compact and Connected
 - Green Infrastructure – 3-star AEGB
 - Healthy Austin
 - Balconies are deep enough to provide viable outdoor living space.
 - Large weather-protected at each unit
- Staff supported



Mueller has been envisioned and carefully planned to provide a rich urban environment for its residents and visitors and to offer density, a mix of uses, and streetscapes such that walking is comfortable and safe. This project is a mixed use multifamily development with ground floor retail and residential above. Of the 31 residential units, 2 will be affordable per the Mueller PUD requirements. This project is providing the long-anticipated wrap for the AISD Performing Arts Center parking garage.

The encroachment request is to accommodate projecting balconies on the residential floors. Such balconies are consistent with and further the vision for Mueller and the Imagine Austin Comprehensive Plan in that they promote sustainability by encouraging outdoor living when weather conditions are favorable (limiting use of building mechanical systems), they enhance the landscaped sidewalks adjacent to the building by providing shade and weather protection for pedestrians and, perhaps most importantly, they put eyes on the street, which promotes healthy living by making the public sidewalk safer and more hospitable to pedestrians.

The projecting balconies will be constructed on the second, third, and fourth floor of the project. There will be no encroachment at the street/pedestrian level. There are no utility lines in the proposed encroachment area.