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**About the Mueller Redevelopment**

Located in the heart of Austin, the redevelopment of Mueller is an historic event for the City and its residents. The approximately 700 acres of land have been carefully planned to bring to life the community's vision to create a new district for the City.

Mueller is strategically located three miles northeast of downtown Austin. It is within three miles of the state capitol, two miles of the University of Texas, and it is near three additional accredited institutions of higher learning, three regional shopping destinations, and a belt of technology centers that runs along U.S. Highways 183 and 290.

During the last 20 years, a clear community plan has emerged for the old airport – a vision that will create an interactive mixed-use community, including residential neighborhoods, retail shops and services, offices and employment centers.

Mueller is designed as a model for responsible urban planning and development and will result in the creation of a community that is compact and pedestrian-scaled, supportive of transit, and compatible and complementary with the surrounding fabric of single-family neighborhoods.

**Goals for the Mueller Redevelopment**

- Fiscal Responsibility – The redevelopment must create a revenue stream that will substantially fund onsite infrastructure and increase the City's tax base for the benefit of all citizens.
- Economic Development - The redevelopment will reinforce Austin's role in an increasingly global marketplace and create a wide range of employment opportunities for the community's citizens.
- East Austin Revitalization - The redevelopment 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 - Mueller will offer a wide range of housing choices in order to create a new community of ethnically and economically diverse residents.
- Sustainability - Development has been planned in a way that promotes energy efficiency, reduced auto dependency, watershed protection and green space preservation.

**Public Benefit**

**What are the benefits of the Mueller redevelopment to the City, to local taxpayers and to the public in general?**

- Tax Base Increase – The total value of new buildings at final buildout of the Mueller redevelopment is expected to be approximately \$1 billion in today’s dollars, which at current tax rates will generate roughly \$4.5 million in annual property tax revenues to the City.
- Financial Implication – It is currently estimated that the City of Austin will receive approximately \$10-15 million in taxes during the first 10 years, and \$55-65 million during the first 20 years over and above what is required to pay for the bonds.

Once the infrastructure is complete, an increasing proportion of the taxes generated by the redevelopment will be available for the City’s General Fund.

- Employment – The redevelopment will support roughly 10,500 long-term jobs in medical, office and retail industries.

In addition, the construction of infrastructure and buildings at Mueller is expected to generate approximately 10,000 total “job years.” This means that during a 10-year build-out period, an average of 1,000 full-time workers would be employed in construction each year.

- Affordable Housing – Of the approximately 4,600 residential units expected at Mueller, at least 25 percent will be affordable to low-income households, or approximately 1,150 affordable units distributed throughout the community.
- Education – A new neighborhood school will be part of the redevelopment of the Mueller property. Discussions have also occurred regarding the development of a proposed Academic Health Center property at Mueller.
- Healthcare – The development of the Dell Children’s Medical Center of Central Texas is already underway at Mueller. Additional medical offices are expected to locate within the property, and the potential for an Academic Health Center property would make Mueller a unique location for healthcare in Central Texas.
- Transit – Transit is essential to the goal of achieving a compact, pedestrian-oriented community. The Mueller Master Plan accounts for possible commuter rail service in the future, as well as Rapid Bus and expanded local bus service.
- Open Space – The Mueller Master Plan incorporates approximately 140 acres of open space usable by the public, including neighborhood parks, a new lake, sports fields, greenways with hike/bike paths and 15,000 new trees.
- Pedestrian-Friendly – The streets at Mueller have been designed to provide a network of pedestrian ways throughout the community.

- **Bicycle-Friendly** – Mueller will host a comprehensive network of bicycle facilities to extend the existing system of bike lanes adjacent to the property, including those on Wilshire, Manor, East 51<sup>st</sup> and Berkman streets. Overall, a total of 13 miles of new bike routes, lanes and paths are planned for the redevelopment.
- **Sustainability** – Mueller’s design promotes sustainability at three levels: Green Community Design, Green Buildings and Green Infrastructure. The creation of a compact, walkable, transit-oriented development provides an alternative to the automobile-dominant patterns of development.

The Mueller redevelopment also incorporates principles based on the U.S. Green Building Council’s LEED (Leadership in Energy and Environmental Design) program and the City’s own Green Building Program.

The park system has been designed to reduce off-site flooding and to treat stormwater before it is released into natural streams, while the street system has been designed to support bicycle and pedestrian circulation.

- **M/WBE** – Through a comprehensive outreach effort, Catellus has achieved approximately 25 percent Minority/Women-Owned Business Enterprise participation at the Mueller redevelopment for the first phase of construction.

## **Project History**

### **Who designed the Mueller Master Plan?**

The Mueller Master Plan was a collaborative community process led by ROMA Design Group, an urban design firm based in San Francisco. ROMA is world-renowned for designing and planning urban infill developments and transit-oriented communities.

### **What role has the community played in creating the Mueller Master Plan?**

The Mueller Master Plan represents more than 20 years of community involvement.

As early as 1984, the Citizens for Airport Relocation (CARE) Plan sponsored by the surrounding neighborhoods, 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 spectrum of Austin interests challenged the City to create a district that would be a model for responsible urban development and that could influence the form and pattern of growth in Austin.

The Reuse and Redevelopment Plan was formulated on the basis of the Task Force goals over a period of four years (1996 to 2000) and involved hundreds of meetings and work sessions with the community. It was adopted by the City Council in 2000.

This plan became the springboard for more detailed development planning when Catellus Development Corporation was selected as the master developer for Mueller in 2002. Since that time, Catellus and the City of Austin have worked to refine the plan and to establish the specific terms for the disposition of the airport property within an overall Master Development Agreement.

For a more detailed project history, please click here: [Project History](#)

## **General / Timeline**

### **What is the Master Development Agreement?**

The Master Development Agreement is the agreement between the City and Catellus, which governs the transfer of land, the deconstruction of existing improvements, the construction of infrastructure, sales to third parties and numerous other development obligations and responsibilities.

### **What are the next steps after the Master Development Agreement is signed?**

Once the Master Development Agreement (MDA) is signed, Catellus will market and sell sites to homebuilders, retailers and other future users of the site. Catellus will also build infrastructure such as streets and utilities that will facilitate the marketing of the property.

### **How long will it take to redevelop Mueller?**

It will take approximately 10 to 20 years to redevelop Mueller, depending upon market conditions.

### **What is the proposed phasing for Mueller?**

Catellus will determine the phasing pattern, which will be based upon infrastructure requirements and market conditions, and will include specific requirements for park development.

The City and Catellus expect the first phase to focus on the areas near the Dell Children's Medical Center of Central Texas, particularly the parcels adjacent to I-35 and the residential areas east of the Dell Children's Medical Center of Central Texas, followed by parts of the Town Center and then the residential areas to the south.

**When will residential property be available at Mueller?**

The City of Austin and Catellus anticipate the first residential housing to be available in early 2006.

**Mueller Master Plan**

**How large is the Mueller redevelopment?**

The Mueller redevelopment is approximately 700 acres.

**How much parkland will the Mueller redevelopment have?**

Approximately 140 acres of land or more than 20 percent of the Mueller redevelopment will be developed with parks and open spaces.

**Will there be a school at Mueller?**

Yes. Mueller will include a new 10-acre neighborhood school.

**What is the breakdown of residential property at Mueller?**

The Mueller redevelopment will have approximately 4,600 residential units, including:

- Approximately 1,500 single-family detached homes
- Approximately 900 attached row houses, shop houses and Mueller houses (four-to-six-unit buildings)
- About 2,200 apartments and condominiums

**What is the breakdown of commercial property at Mueller?**

A total of up to 4 million square feet of commercial development is anticipated at Mueller, including:

- Approximately 2.5 million square feet of office
  - Approximately 1.1 million square-feet for the Dell Children's Medical Center of Central Texas (at build-out)
- Approximately 650,000 square feet of retail
- Approximately 20 acres for the Austin Film Studios complex

**What is Mueller's projected population?**

At build-out, a resident population of approximately 10,000 people is anticipated at Mueller.

**What different types of housing will Mueller offer?**

Mueller will include a diverse range of housing opportunities, including:

- Single-family yard houses with front porches and rear garages, some of which could include carriage houses above the garage



- Attached residential row houses
- Attached live-work shop houses that provide a workspace at street level
- Apartments and condominiums – some of which will be in mixed-use buildings with ground-level retail and small businesses

**How many residential units at Mueller will be for sale, rather than for rent?**

At least 50 percent of the residential units at Mueller will be for sale.

**What is the anticipated price range for single-family homes at Mueller?**

Prices for single-family homes at Mueller have yet to be determined; however, the diverse housing will help ensure that homes will be available in a range of prices, including affordable housing.

**Can locally owned businesses locate at Mueller?**

Yes. The Master Development Agreement requires Catellus to use good-faith efforts to achieve the goal of 30 percent of occupants in the Town Center to be locally owned businesses.

**How many trees will be planted at Mueller?**

It is estimated that more than 15,000 trees will be planted within the parks, streetscapes and private properties of the Mueller redevelopment. In addition, more than 270 trees will be relocated or protected in place during redevelopment.

**Controls**

**What kind of controls will be in place to protect the City's interests at Mueller?**

As with any other property in Austin, the City will exercise its regulatory control and oversight of Mueller.

The Master Development Agreement (MDA) grants the City some unusual landowner controls during the redevelopment period, such as approval rights to amend, modify or supplement the [Mueller Community Covenants](#) or [Mueller Design Guidelines](#).

Also, with respect to architectural master plans concerning the [Mueller Regional Retail Property](#), the Mueller Town Center and the Austin Film Studios property, the City must review and approve them prior to the start of construction.

The MDA also addresses matters such as [Affordable Housing](#), [Minority and Women-Owned Business Participation](#), [Local Business Participation](#), [Green Building](#) and requires construction of parks and other open space.

The MDA requires regular performance reporting regarding Mueller's financial performance, Mueller's development performance, [Affordable Housing](#) and [Minority and Women-Owned Business Participation](#).

The results of the [Mueller Affordable Housing Program](#) will be reviewed annually by the Austin Housing Finance Corporation ([AHFC](#)) and specifically incorporated into the City's consolidated affordable housing plan reviewed by the Community Resource Council and the Austin City Council.

Primary City oversight will be performed by a project manager dedicated to the Mueller redevelopment within the City's Economic Growth and Redevelopment Services Office.

Oversight is complemented by a dedicated team of City personnel within the applicable City development departments. External oversight of Mueller's redevelopment consists of Council's appointment of the members of Robert Mueller Municipal Airport Plan Implementation Advisory Commission and the City's ability to approve certain members of the [Mueller Owner Association Board of Directors](#) and [Mueller New Construction Council](#).

**What kind of oversight will be in place to address surrounding neighborhoods' concerns?**

The Robert Mueller Municipal Airport Plan Implementation Advisory Commission was formed in June 2000. It has held regular meetings to discuss specific aspects of Mueller's redevelopment, made recommendations to Council and has acted as the primary vehicle to address neighborhood concerns.

The Commission will continue in its current capacity to make recommendations to Catellus and Council regarding the implementation of, or any changes to, the Master Development Agreement. To provide a sense of ownership, as residents move into Mueller, members of the Commission will be replaced by these residents of the redevelopment.

**Financing**

**What is the financing arrangement between the City of Austin and Catellus for Mueller?**

In the Master Development Agreement (MDA), both the City and Catellus have committed to fund the cost of constructing the Mueller Master Plan and each will realize financial gains from the successful redevelopment of Mueller.

At the beginning of the project, Catellus will mostly use its own money to finance early infrastructure construction. The City will defer its land-sale proceeds and issue debt that is supported by project-generated tax revenues for the first few years of the development, providing "seed money" that can help finance the costly infrastructure improvements.

Once land sales begin, the proceeds from those sales will be used to repay Catellus' previous infrastructure investments and future infrastructure costs. The City may issue more tax-based financing later in the project if the land-sale proceeds are not sufficient to cover the various costs of redevelopment.

All public financing for Mueller will be repaid out of sales taxes and property taxes generated by development at Mueller. City General Fund dollars are NOT committed to any expenditures for the Mueller redevelopment costs.

At the end of the redevelopment, after all costs and land-sale proceeds are known, there will be a final accounting, and Catellus will realize its investment returns through the money generated by land sales. While the City may also share in land-sale proceeds, the City's primary source of financial gain will be the ongoing property and sales tax revenues generated by the project.

**Why is the City providing financing for the Mueller redevelopment?**

The community’s vision for Mueller contains many features that add significant and nonstandard costs to the redevelopment, including affordable housing, extensive open space and parks, bike/pedestrian facilities, street design, alleys and structured parking near the Town Center.

Due to the lack of infrastructure in place, the cost to demolish existing buildings and runways and the high level of amenities, the City has always known that public financing would be required to fulfill the vision. No private developer would construct the Mueller Master Plan as envisioned by the community without significant public financial participation.

The most comparable projects around the country have also required public financing, including the City of Denver’s airport redevelopment (Stapleton).

**How will the tax increment financing (TIF) work?**

State law allows cities and counties to calculate the taxes generated by a given property at a selected point in time, and then to dedicate the future increases in taxes over the current taxes (the “tax increment”) to finance public improvements such as streets, utilities and parks. An example is shown below, in which a given property generates \$100,000 in current taxes (Year 1), but the taxes generated increase in subsequent years:

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Current Taxes	\$100,000	\$100,000	\$100,000
<u>Future Taxes</u>	<u>N/A</u>	<u>\$110,000</u>	<u>\$120,000</u>
Tax Increment	N/A	\$ 10,000	\$ 20,000

The Mueller redevelopment currently generates no sales or property taxes, as the City owns the land and buildings. When redevelopment occurs, the land and buildings will be sold to private entities (homeowners, businesses, etc.) that will pay City property taxes. In addition, any new retail space developed at Mueller will generate sales taxes. A portion of these property and sales taxes will be pledged to funding public improvements at Mueller. Taxes paid to other taxing entities will not be pledged to tax increment financing at Mueller, and will continue to be received by those entities.

Over time, the tax increment from the Mueller redevelopment will grow substantially, as more development occurs and as property values rise. In turn, the City can issue bonds to raise money to cover infrastructure costs now that can be paid off by those tax revenues over time. As TIF bonds are paid off – typically within 20 years of issuance – the City will retain more and more of the sales and property taxes generated by the Mueller redevelopment for use in its General Fund.

**What will the City receive financially from the redevelopment of Mueller?**

During the redevelopment period (currently estimated to be 10 to 20 years), much of the taxes generated by the Mueller redevelopment will be used to pay off bonds used to finance infrastructure investments.

It is currently estimated that the City will receive roughly \$10-15 million in taxes during the first 10 years, and \$55-65 million during the first 20 years over and above what is required to pay for the bonds.

Once the infrastructure is complete, an increasing proportion of the taxes generated by the project will be available for the City's General Fund. Current projections suggest that all of the City's bonds for Mueller could be repaid by 2032.

In addition, as development occurs, the City will receive development and permit fees. Catellus will not receive any fee waivers and is expected to pay \$5 million in City development fees.

**Is the City of Austin at risk in the deal?**

The City of Austin has limited risk in the Master Development Agreement (MDA).

The City's financial contributions will be based on tax revenues generated by redevelopment at Mueller, not from existing revenue sources that the City currently uses for other purposes. There is some risk that the financial projections mentioned above will not be realized; however, this risk reflects a lost opportunity rather than incurred debt.

**Is Catellus at risk in the deal?**

Yes. The developer bears the bulk of the risk in the Master Development Agreement. Catellus is directly responsible for financing, constructing, and marketing the development, and will be investing a significant amount of equity into the project.

If the redevelopment does not achieve the prices currently assumed, takes longer to develop, or the infrastructure costs more than currently anticipated, Catellus may not achieve its currently anticipated financial returns and could potentially lose money.

**What will Catellus' return on its investment be?**

Earnings for large-scale land developers such as Catellus are dependent on a number of factors, such as the amount of money they must invest, how long that money will be outstanding, the complexity of the project and how much risk they are taking on in the redevelopment.

Catellus will invest a good deal of money in the Mueller project, particularly in the early years when major infrastructure must be built in advance of revenue-generating development. And, that money will be at risk for a long period of time.

Beginning in 2002 and extending through 2008, Catellus is currently projected to have invested approximately \$30-35 million of its funds in the Mueller project. At the end of the development phase, Catellus is currently expected to recoup that initial investment and earn a 15 percent return on that investment.

This return is consistent with real estate industry standards for projects of this scale, complexity and duration, which range from 15 to 25 percent.

**How committed is Catellus to the Mueller redevelopment?**

Catellus is 100 percent committed to the redevelopment of Mueller.

The company's commitment to the redevelopment includes implementation of the Mueller Master Plan, recognizing the importance of its potential to the people of Austin.

Mueller remains an important part of Catellus' portfolio of mixed-use developments – a project where the company can best apply its unique skills to create value for community stakeholders.

### **Zoning/Codes, Covenants and Restrictions/Design Guidelines**

Please explain:

#### o Zoning at Mueller

Mueller is zoned as a planned unit development (PUD), which is a zoning category that sets a higher standard than typical developments and is for large tracts of land.

PUD zoning provides some flexibility over time within the parameters set by the ordinance. The Mueller PUD is based on the City's Traditional Neighborhood District (TND) ordinance, which encourages the mixed-use, compact development of residences, shops and workplaces oriented toward pedestrian activity. The zoning ordinance provides waivers from standard City code when necessary in order to develop the Mueller Master Plan as a TND.

The Mueller PUD establishes geographic areas within the project:

- Employment Centers
- Dell Children's Medical Center of Central Texas
- Town Center
- Mixed Residential
- Open Space

Within each area are restrictions on land uses, density, building height, setbacks, lot sizes and impervious cover.

These standards for Mueller reflect the dense urban nature of the redevelopment, such as building heights in the Town Center up to 120 feet; however, compatibility standards limit building height next to existing neighborhoods.

#### o Community Covenants

Typically, community covenants are adopted by an owner or developer of land to facilitate a community vision by implementing use, architectural and building restrictions. Also, they create community association(s) to serve as the primary vehicle to administer the community covenants and maintain community recreational facilities.

With respect to Mueller, the City and Catellus have jointly prepared the community covenants to form a link between the [Mueller Zoning](#) and [Mueller Design Guidelines](#).

Because of the diversity of redevelopment and the interaction required among the different product types in the Mueller Master Plan (e.g., single family residential, multifamily residential, shop houses, Mueller houses, retail and office), the Mueller Community Covenant consists of multiple covenants and community associations to encourage interaction, facilitate localized communication and govern Mueller in a fair and decisive manner.

The City, Catellus and Mueller residents will appoint representatives to serve on the boards of the Mueller community associations.

o Design Guidelines at Mueller

The design guidelines augment the zoning for Mueller by providing more detailed standards for the treatment of buildings and open spaces within the Neighborhoods, the Town Center and the Employment Centers.

The design guidelines are aimed at creating a cohesive and high-quality development that achieves the vision of a compact and pedestrian-friendly mixed-use community. The guidelines serve as performance criteria to encourage diversity, creativity and innovation in the spirit of the Austin community.

**What is the role of the New Construction Council? Who is on this council?**

The New Construction Council (NCC), comprised of representatives from the design and development community, will serve as a design review body, responsible for the review and approval of all new construction within the community. The design guidelines will provide the criteria for the NCC's review of individual projects.

**Community Governance**

**What is the proposed governance structure at Mueller?**

The community-based governance structure for Mueller will consist of the Community Covenant and two subordinate covenants for the residential/mixed use and commercial portions.

The Community Covenant will create a master community association to represent all of the Mueller stakeholders. It includes provisions authorizing the master community association to enforce covenants, adopts rules for the use of certain recreational facilities and levy assessments to pay for the maintenance of master community facilities.

**Mixed-Use Covenant**

One subordinate community covenant will govern residential and mixed-use properties at Mueller. It will create a community association to more closely represent the needs and concerns of the residential and mixed-use community stakeholders and authorize the community association to adopt rules and levy assessments for facilities particular to this community.

**Commercial Covenant**

This subordinate community covenant will govern the uses within the Town Center and Employment Centers. It will provide for the creation of a community association to more closely represent the needs and concerns of the commercial stakeholders and authorize the community association to adopt rules and levy assessments for facilities particular to this community.

## **Retail**

### **What kind of retail will be available at Mueller?**

The Mueller Master Plan calls for approximately 650,000 square feet of space for retail uses. A variety of sizes and types of retail stores will be included, ranging from regional retail to neighborhood services and shops.

Regional retailers will locate near the I-35 frontage where greater numbers of regional customers may access them from the interstate and frontage roads. A neighborly Town Center will be located within the interior of the redevelopment and is designed as a retail cluster of smaller shops, locally owned establishments and a grocery store.

### **What steps will be taken to ensure that retail is implemented well at Mueller?**

Retail development will be subject to design requirements and standards.

Specific design guidelines augment the zoning for retail sites by providing more detailed standards for the treatment of buildings and grounds. These guidelines are aimed at creating a cohesive and high-quality development that achieves the vision of a compact and pedestrian-friendly mixed-use community. The guidelines serve as performance criteria to encourage diversity, creativity and innovation in the spirit of the Austin community.

For more information about design guidelines at Mueller, please visit [Mueller Design Guidelines](#).

### **Why is it necessary to have regional retail at Mueller?**

Regional retail has been viewed as an economic driver for the entire redevelopment since the Citizens for Airport Relocation Plan in 1984.

Because of the high cost of building infrastructure at Mueller, and because much infrastructure must be built before land can be sold, the land sales and sales tax revenues from regional retail will greatly benefit the project financially in the early years.

## **Affordable Housing**

### **What are the affordable housing goals for Mueller?**

A minimum of 25 percent of the Mueller residential units will be affordable to families at or below 80 percent of [Median Family Income](#). For rental units, the affordability goal is generally 60 percent of [Median Family Income](#).

The current plan contains approximately 4,600 total residential units; 25 percent is approximately 1,150 affordable housing units.

### **What is Median Family Income?**

[Median Family Income](#) (MFI) is a leading economic calculation commonly used as a benchmark in affordable housing programs.

MFI is an annual income figure. The median divides income distribution into two equal parts: one-half below the median income and one-half above. The U.S. Department for Housing and Urban development (HUD) determines the median family income for the Austin area annually.

**How do Mueller’s affordable housing goals compare with other developments around the country?**

Affordable housing goals at Mueller exceed similarly situated developments around the country. The redevelopment of the former [Stapleton Airport in Denver, Colorado](#) is the most comparable development to Mueller. Stapleton is the nation’s largest urban redevelopment comprised of homes, shops, offices, parks and schools, similar to Mueller.

- 1) At Stapleton, the developer reports that a total of only 10 percent of its residential ownership units will be affordable for families at 80 percent of Median Family Income and 20 percent of its residential rental units will be affordable for families at or below 60 percent of Median Family Income. Based on the projected number of total residential units, the overall Stapleton affordable housing requirement is 13 percent, significantly less than the Mueller affordable housing goal of 25 percent.

Many cities around the country have zoning requirements that all new residential development projects contain some portion of affordable units. The following chart indicates that the Mueller plan targets much more affordable housing at much lower prices than is required in these other cities.

<u>City or Project</u>	<u>Percent of All Units</u>	<u>Affordability Thresholds</u>
Boston	10%	Up to 120% of MFI
San Diego	10%	Up to 100% of MFI
San Francisco	10-12%	Up to 100% of MFI
Denver	10%	Up to 95% of MFI
<b>Mueller</b>	<b>25%</b>	<b>Up to 80% of MFI</b>

**How will affordable housing units be spread throughout the Mueller redevelopment?**

Mueller will be built in as many as 13 or more phases during the next 10 to 20 years. The affordable housing units will generally be dispersed across product type and will be available for both lease and sale.

**What tools are available for implementation as part of the affordable housing component at Mueller?**

Some tools being considered for affordable housing at Mueller include:

- Tax credits for single or multi-family development
- Special-needs housing grants
- Low-equity cooperative housing models for home ownership that serve families between 50-65 percent MFI and rental housing that serves families at or below 50 percent MFI
- Down Payment Assistance
- Mortgage Credit Certificates
- Rental Housing Development Assistance
- Tenant Based Rental Assistance
- Bond Financing
- Housing Trust Fund, S.M.A.R.T. Housing™ Capital Improvement Funds or other non-federal resources



- Federal funding included in the City of Austin Consolidated Plan and Action Plans
- Cooperative arrangements with non-profits and stakeholder groups
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For more information about affordable housing at Mueller, please see the [Affordable Housing Resolution](#).

### **Green Building**

#### **Is Mueller being redeveloped using green-building principles? If so, what standards are incorporated?**

The Mueller Master Plan demonstrates sustainable planning and design at multiple levels.

At the community level, it involves the recycling of a major urban infill site for more productive use and providing an alternative to the patterns of auto-dominant sprawl that have occurred within the region.

At the building level, all structures within the community will be guided by Austin Energy's Green Building Program and by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) guidelines.

At the infrastructure level, Mueller will include a reclaimed water system, a centralized energy plant and regional detention and water-quality ponds to capture and filter stormwater runoff before entering the Tannehill and Boggy Creek watersheds.

All residential units will be built to meet a three-star rating in the Austin Energy Green-Building Program. Commercial development, including multi-family units, will meet a two-star rating in Austin Energy's program or will be LEED-certified.

#### **Are you working with an expert to ensure that green building is appropriately incorporated into the redevelopment?**

Yes. The City and Catellus are working with Gail Vittori, co-director of The Center For Maximum Potential Building Systems.

Vittori has worked on other significant projects, including the Dell Children's Medical Center of Central Texas, the Pentagon Renovation Program (Washington, D.C.), the University of Texas at Houston Health Science Center, the Downtown Homeless Shelter and Austin's 911 Emergency Management Center.

#### **What innovative tools are being incorporated into the Mueller redevelopment?**

Mueller offers several unique opportunities to successfully apply green building and new urbanism strategies.

Among Mueller's objectives are:

- Onsite Cooling-Heating Power (CHP) plant – Austin Energy is providing an innovative onsite plant to meet the electrical and thermal needs for the new Dell Children's Medical Center of Central Texas. This allows new developments to be designed without chillers, cooling towers and noisy physical plants.

- Park System Design – Mueller’s park system is being designed to reduce off-site flooding and to naturally remove pollutants before it is released into natural stream systems.
- Deconstruction of runways and buildings – Mueller will recycle and reuse runway and building materials in the redevelopment.

**What is being done at Mueller to counter the urban heat island effect?**

The urban heat island effect is the result of non-shaded, heat-absorbing impervious cover. It adds to the temperature, especially in regions like Austin, characterized by long, hot summers.

Through sensible hydrologic, landscape and building approaches, the urban heat island effect will be substantially reduced at Mueller. More than 15,000 trees will be planted, and orchard parking is planned for the regional retail, which over 10 years will take a big step toward reducing the heat island effect at Mueller.

**Construction**

**When will construction start at Mueller and what are the proposed phases?**

Infrastructure construction related to the Dell Children’s Medical Center of Central Texas is underway and is anticipated to be completed in June 2005.

This work will provide the roads and utilities necessary for the construction of the Dell Children’s Medical Center, as well as other future office and retail buildings.

Construction of the infrastructure for the first residential phase is anticipated to begin in early 2006 and is currently planned to provide approximately 230 units of residential housing.

**What steps are being taken to ensure that construction crews use appropriate routes to and from the redevelopment?**

Traffic routing maps are included within the construction documents to indicate which streets are available for construction-related vehicles.

The construction documents are part of the construction agreement (contract) that has been executed with the general contractor currently working at Mueller.

For more information about construction, traffic and schedules at Mueller, please visit the [Mueller Traffic Website](#).

**Who do I contact with construction-related questions?**

Please contact the Traffic Information Hotline:

(512) 473-9963

or

Contact:

Carl Paulson

Catellus

(512) 473-0400

[carl\\_paulson@catellus.com](mailto:carl_paulson@catellus.com)

**Transportation**

**Has the development been designed to accommodate mass transit?**

Yes. A transit boulevard has been planned to accommodate a commuter or light rail line through the Mueller redevelopment, and station locations have been identified. The roadway will have a very wide median that will accommodate both the stations and possible rail service in the future.

In the meantime, the City and Catellus are working with Capital Metro on the potential use of Rapid Bus service and other transit options. Bus service to Mueller on the proposed roadway network will begin immediately upon the opening of the Dell Children's Medical Center of Central Texas.

In addition, the TxDOT Major Investment Study for I-35 has been revised to incorporate a connection to Mueller with the proposed HOV lane.

**What mode of transportation will service the residents at Mueller?**

All modes of transportation will service Mueller residents: pedestrian, bicycle, auto, carpool/vanpool, local bus, Rapid Bus and possibly rail in the future, depending on the outcome of required federal studies and a public vote.

**Will Mueller eventually have rail service?**

Mueller is designed to accommodate rail service if the public approves it through a required vote. Mueller has been designed with the density necessary to support transit and with sufficient public rights-of-way dedicated to accommodate rail.

**Will the Mueller redevelopment be pedestrian and bicycle friendly? If so, what steps are being taken?**

Yes. All major streets in Mueller are being designed to accommodate both pedestrian and bicycle traffic.

Bicycles

Mueller will have a comprehensive network of bicycle facilities to extend the existing system of bike lanes adjacent to the property, including those on Wilshire, Manor, East 5<sup>th</sup> and Berkman streets.

Overall, a total of 13 miles of new bike routes, lanes and paths are planned for the redevelopment.

Pedestrians

All streets will have streetscape requirements of minimum five-foot wide sidewalks on both sides to create a friendly pedestrian environment.

Traffic

**What steps are being taken to address traffic issues in the area as a result of the Mueller redevelopment?**

Every effort has been made to minimize neighborhood impacts by working with the surrounding neighborhoods to address concerns.

The Robert Mueller Municipal Airport Plan Implementation Advisory Commission, the City and Catellus formed the Mueller Transportation Subcommittee, comprised of representatives from the surrounding neighborhoods, to examine potential traffic issues resulting from the redevelopment. The committee has met five times during the last two years to address these traffic concerns and work side-by-side with the City and Catellus to develop solutions.

Working with a transportation engineer, the City and Catellus also conduct regular traffic modeling to research the effects of various redevelopment scenarios. Both community participation and traffic modeling will continue throughout the redevelopment.

Some specific steps that have been taken include:

Mueller has been designed with multiple entry and exit points with the goal of evenly distributing traffic to and from Mueller to the many access points. One reason for this access design was to minimize the impact on any one particular neighborhood.

Along Airport Boulevard, a traffic-calming device called "the longhorn" will be installed at Wilshire Boulevard and Scheiffer Street, which will prohibit through-movements between the neighborhood and Mueller.

In addition, a median opening at 40<sup>th</sup> Street is being closed to avoid neighborhood cut-through traffic.

Catellus, the City and TxDOT worked together to develop the "Jughandle" solution at 51st Street/Cameron Road/I-35. The new Mueller roadway network will divert northbound I-35 frontage road traffic destined for 51st Street through Mueller. This will allow southbound traffic on Cameron Road to turn left at 51<sup>st</sup> Street. This will remove existing cut-through traffic from the Windsor Park neighborhood and place the cut-through pattern within Mueller.

**What opportunities have the neighborhoods had to participate in traffic planning in the area?**

Public meetings have been held since the plan approval in 2000 where neighbors were given the opportunity to comment.

- City Council (approximately four sessions)
- Planning Commission (approximately four meetings)
- RMMA Plan Implementation Advisory Commission (12-18 meetings)
- Neighborhood Association Meetings (at least 20 meetings)
- Mueller 101 and Mueller 201 Community Information Meetings (two meetings)
- RMMA Transportation Subcommittee Meetings (five meetings)
- RMMA Bicycle Workshop with biking community leaders

**Dell Children's Medical Center of Central Texas**

The new Dell Children's Medical Center of Central Texas will be a world-class facility for the region and a cornerstone of the Mueller redevelopment.

Children from a 46-county area will have the only not-for-profit pediatric medical center in the region to call their own with 169 beds, nine operating rooms, two procedure rooms, outpatient radiology and outpatient rehabilitation capabilities, and a specialty care center as well a combined cooling, heating and power plant in the first phase.

The state-of-the-art facility will incorporate new technologies, making it easier for physicians and nurses to communicate. The entire building will be wireless, and electronic records will replace paper documentation. The Dell Children's Medical Center of Central Texas will also offer a full-range of employment opportunities.

**What are the project specifics of the Dell Children's Medical Center of Central Texas?**

- Amount of land – 32.2 acres
- Building square footage – approximately 470,000 square feet in the initial phase
- SETON is working to attain a “LEED” (Leadership in Energy & Environmental Design) Platinum rating from the United States Green Building Council. If successful, it will be the first hospital in the world to achieve this standing, which translates into an energy-efficient, environmentally-friendly building that maximizes daylight, green spaces, zoned climate control and air quality
- Number of beds - 169
- Amenities
  - Family Resource Center
  - Half Pint Library
  - A unique open-air multi-level courtyard
  - Three-acre Healing Garden
  - Interior Courtyards
  - Reflecting Pond
  - Labyrinth
  - Parent Accommodations
  - Drop-Off Daycare for Siblings
  - Age-Specific Child Life Playrooms
  - H-E-B Amphitheater
  - Rehab Therapy Pool
  - Auditorium & Conference Center
  - Bone marrow transplant capability
  - Proposed full-service Children's Inpatient Pediatric Rehabilitation Program (allows for long-term care for trauma patients).
  - A proposed Pediatric Medical-Psychiatric Program
  - New pediatric emergency center, named after the Topfer Family
  - Community education and training center for up to 300 participants

**What is the timeline for the Dell Children's Medical Center of Central Texas?**

Construction completion is slated for the first quarter of 2007. Occupancy will occur in June 2007.

**Minority/Women-Owned Business (M/WBE) Participation**

**What steps have been taken to ensure participation of minority/women-owned businesses in the redevelopment of Mueller?**

Catellus has developed an aggressive strategy to encourage and ensure M/WBE participation at Mueller.

The M/WBE marketing and outreach efforts for Mueller encompass a three-phase approach:

- Contractor utilization in design and construction projects;
- Participation in economic development investment opportunities;
- Participation in hiring by investors/developers and business employers.

**What are the results of the first phase (work associated with the Dell Children's Medical Center of Central Texas)?**

Catellus achieved approximately 25 percent M/WBE participation for the first phase of construction as follows:

- 9.8 percent African-American-Woman-Owned business
- 13.7 percent Hispanic-Male-owned business
- 1.4 percent Asian American-owned business

For more information about M/WBE participation at Mueller, please see the [M/WBE Resolution](#).

**Public Involvement Process**

**What opportunities has the community had to provide input into the Mueller redevelopment?**

Following is a sample list of meetings that have been held to secure community input about the Mueller redevelopment since Catellus was selected as the Master Developer in 2002.

**Community-Wide Kickoff Celebration and Input Meeting**

- March 1, 2003

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

- January 14, 2003
- February 11, 2003
- March 8, 2003
- May 13, 2003
- May 20, 2003
- June 10, 2003
- August 12, 2003
- September 9, 2003
- October 14, 2003
- November 18, 2003
- December 16, 2003
- January 13, 2004

- January 27, 2004
- February 10, 2004
- April 20, 2004
- May 11, 2004
- May 18, 2004
- May 25, 2004
- June 8, 2004
- June 22, 2004
- July 15, 2004
- July 27, 2004
- August 10, 2004
- August 25, 2004

Other Meetings

- January 6, 2003 – RMMA Neighborhood Coalition Meeting
- April 6, 2003 – Unitarian Church Forum
- May 23, 2003 – Windsor Park NA Meeting
- November 8, 2003 – Pecan Springs/Springdale Hills NA Meeting
- January 10, 2004 – Windsor Park NA Meeting
- February 4, 2004 – Mueller Neighborhoods Coalition
- March 6, 2004 – Delwood II Neighborhood Meeting
- March 16, 2004 – Town Hall Meeting
- May 5, 2004 – Mueller Neighborhood Coalition Meeting

Mueller 101 and Mueller 201

- April 6, 2004
- August 25, 2004

Community-wide Transportation Forums

- August 26, 2003
- September 23, 2003

Transportation Sub-Committee Meetings

- October 13, 2003
- December 9, 2003
- February 17, 2004
- June 10, 2004
- October 5, 2004

Dell Children's Medical Center of Central Texas Design Forums

- June 24, 2003
- December 2, 2003

*November 17, 2004*

In addition, committees comprised of members of the public have been created to study specific issues such as traffic around Mueller and affordable housing.



**Contact Information**

**Where do I go to get more information about Mueller?**

More information about Mueller may be found on the project's Web site ([www.muelleraustin.com](http://www.muelleraustin.com)) or please contact Greg Weaver of Catellus.

Greg Weaver  
Vice President of Catellus  
(512) 473-0400  
[greg.weaver@catellus.com](mailto:greg.weaver@catellus.com)

**Who do I contact about:**

**Buying a home, townhouse or loft? Leasing an apartment or townhouse? Locating a business at Mueller?**

Greg Weaver  
Vice President of Catellus  
(512) 473-0400  
[greg\\_weaver@catellus.com](mailto:greg_weaver@catellus.com)

**Who do I contact with construction-related questions?**

The Traffic Information Hotline:

(512) 473-9963

or

Carl Paulson of Catellus  
(512) 473-0400  
[carl\\_paulson@catellus.com](mailto:carl_paulson@catellus.com)

**Who do I contact with the City of Austin about Mueller?**

Economic Growth and Redevelopment Services Office

City of Austin

(512) 974-9799

[MuellerMDA@ci.austin.tx.us](mailto:MuellerMDA@ci.austin.tx.us)

**Who do I contact about the Dell Children's Medical Center of Central Texas?**

Robert Moroz

Vice President, Network Facilities

Seton Healthcare Network

(512) 324-1000

[bmoroz@seton.org](mailto:bmoroz@seton.org)

**Who do I contact about media or upcoming events and community outreach?**

Jed Buie

Director, Public Affairs Group

TateAustin

(512) 344-2032

[jbuie@tateaustin.com](mailto:jbuie@tateaustin.com)