



MUELLER DESIGN BOOK

AUSTIN TEXAS

NOVEMBER 2004

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CITY OF AUSTIN
CATELLUS DEVELOPMENT CORPORATION



CATELLUS

PREPARED BY ROMA DESIGN GROUP

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PREFACE

Over the past 20 years, a clear community vision has emerged for the Robert Mueller Municipal Airport site. As early as 1984, the CARE plan 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 complete spectrum of Austin interests reiterated this vision, calling for the creation of a compact and pedestrian-oriented, mixed-use community. The Task Force challenged the City to create a district that would be a model for responsible urban development - an alternative to land-consumptive and automobile-dependent development patterns throughout the region that could influence the form and pattern of growth within Austin as it entered the new millennium. With this vision, the Task Force and the City Council articulated some clear goals, stating that the redevelopment of RMMA must marshal long-term market forces through an effective public-private partnership to promote:



RMMA is located three miles northeast of downtown Austin.

*Transit-Oriented
Development*



Pedestrian-Friendly Streets



- ***Fiscal Responsibility:*** Redevelopment must create a positive revenue stream that will fund on-site infrastructure and increase the City's tax base for the benefit of all citizens.
- ***Economic Development:*** The project should serve to reinforce Austin's role in an increasingly global marketplace and create a wide range of employment opportunities for a diversity of the community's citizens.
- ***East Austin Revitalization:*** The project must promote economic development opportunities within East Austin, giving local residents a direct stake in redevelopment.



Natural Greenways



Interactive Neighborhoods

- ***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:*** Redevelopment must offer a wide range of housing choices in order to create a new community of socially and economically diverse residents.
- ***Sustainability:*** Development should be planned in a way that promotes energy and water efficiency, resource protection, reduced auto dependency, watershed protection and green space preservation.



The Mueller Plan is the product of many years of community involvement.

The Reuse and Redevelopment Plan was formulated on the basis of these goals and was adopted by the City Council in 2000. The product of many years of community involvement, the plan has become the springboard for more detailed development planning with Catellus Development Corporation, which was selected as the Master Developer for Mueller in 2002. Since that time Catellus (the Master Developer) and the City of Austin have been working to refine the plan and establish the specific terms for the disposition of the airport property within an overall Master Development Agreement. This Design Book represents an

updated Master Plan that encompasses and incorporates the 2000 Reuse and Redevelopment Plan, and is the result of that effort.

The Design Book sets forth guidelines for the design of buildings and public and private open spaces within the Mueller community and is incorporated as part of the Master Development Agreement between the Master Developer and the City of Austin. The guidelines are intended to supplement the zoning provisions of the Mueller Planned Unit Development (PUD), which was adopted by the City Council in August 2004, and the Mueller Master Community Covenants (Community Covenants) which have been formulated to establish the governance for the new community. As set forth in the Community Covenants, the design guidelines will be administered by a New Construction Council (NCC), comprised of design and real estate development professionals. The process for development and design approval is set forth in the final chapter of this Design Book.

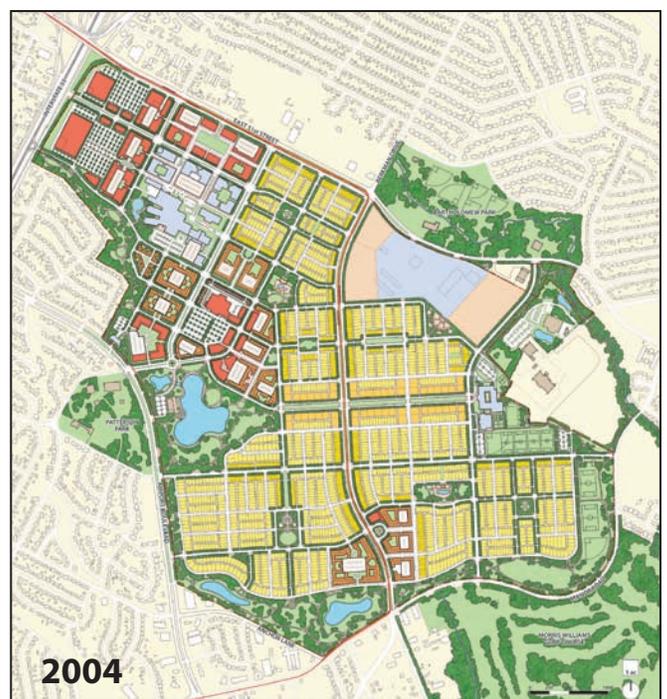
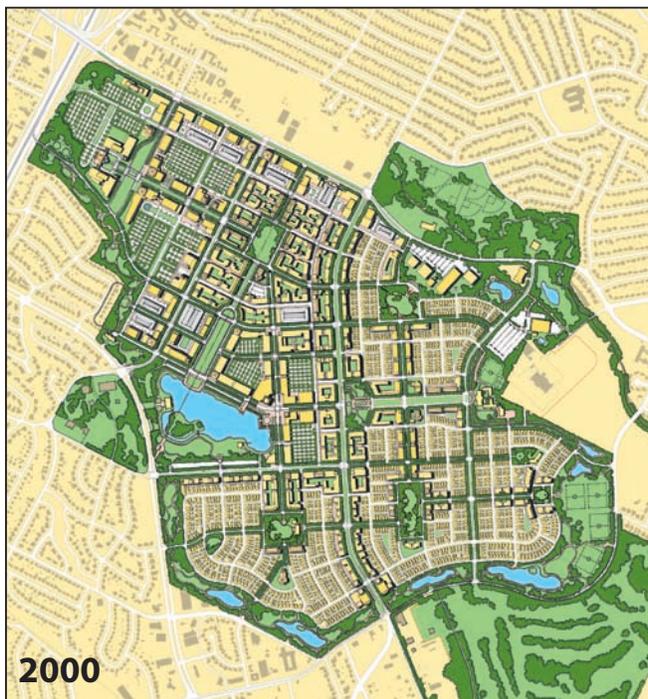
The design guidelines have been developed to promote a cohesive and high quality development that achieves the community's vision for Mueller. They are intended to guide new development in ways that promote connectivity, neighborliness, activity, authenticity, sustainability and livability. They are not intended to be highly prescriptive solutions that dictate a particular style, but rather as performance criteria that can encourage diversity, creativity and innovation in the spirit of the Austin community.

This Design Book is organized into eight chapters. Chapter One: The Plan for Mueller, describes the underlying goals and planning principles for the new community. Chapter Two: The Neighborhoods, outlines the design guidelines for Mueller's

four mixed-use residential neighborhoods. Chapter Three: The Town Center, provides the guidelines for the creation of a mixed-use commercial center within walking distance of these neighborhoods. Chapter Four: The Employment Centers, describes guidelines for the Northwest and Northeast Quadrants which include the Austin Film Studio, the Dell Children’s Medical Center of Central Texas (Children’s Hospital), and a regional retail and mixed-use complex along the I-35 frontage blocks. Chapter Five: Open Space and Recreation, describes the program and design treatments for parks and open spaces throughout Mueller. Chapter Six: Landscape and Streetscape, establishes the standards for planting and landscaping of streets and open spaces throughout the community. Chapter Seven: Sustainability and Green Urbanism, sets forth the design strategies for achieving a green urbanism through community design, building design and an integrated infrastructure system. Finally, Chapter Eight: Administration of the Design Book, describes the process and submission requirements for the review and approval of individual development projects.

In addition to these eight chapters, the Design Book includes two appendices that provide more detailed standards and technical information. Appendix A: Plant List, enumerates the range of trees, shrubs, vines, perennials, grasses and ground covers intended to create a sustainable, healthy, vibrant and diverse landscape palette. Appendix B: Mueller Street Cross Sections, describes the hierarchy of streets throughout the community, their critical dimensions and the location and placement of landscape elements.

Since 2002, Catellus and the City of Austin have been working to refine the plan. In so doing, the fundamental structure and organization of the community has been maintained.





City Context