

Mueller Redevelopment

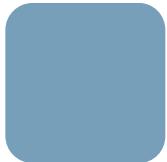
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Metropolitan Breakfast Club – December 13, 2006

Vision

- Mueller will be an interactive mixed-use community, including residential neighborhoods, retail shops and services and offices
- Mueller will be a model for responsible urban planning and development



Community Involvement

- A true partnership with the City and neighborhoods around Mueller
- Collaboration has made the Mueller plan a success
- Philosophy is to listen more than talk



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An Interactive Mixed-Use Community...

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Fiscal Responsibility:

A positive revenue stream and increased City's tax base

Economic Development:

Contributing to Austin's economy and providing new jobs

East Austin Revitalization:

A direct stake for East Austin resident's in redevelopment

Neighborhood Compatibility:

Enhancing the quality of life in adjacent communities

Diversity & Affordability:

A new community of ethnically & economically diverse residents

Sustainability:

Energy efficiency, reduced auto dependency, watershed protection—smart growth



The Illustrative Plan

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- Up to 4,600 units of housing, 25% of which will be affordable
- Approximately 650,000 square feet of Town Center and regional retail
- Approximately 4 million square feet of office and institutional uses, including the Dell Children's Medical Center of Central Texas, the Austin Film Studios, and the potential Academic Health Campus
- A Neighborhood School and Recreation Center

The Public Framework

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- A Comprehensive System of Public Open Space and Pedestrian Ways
- Approximately 20% of site (140 acres) in publicly accessible open space, including:

Greenways



Playfields



Neighborhood Parks



Lake Park



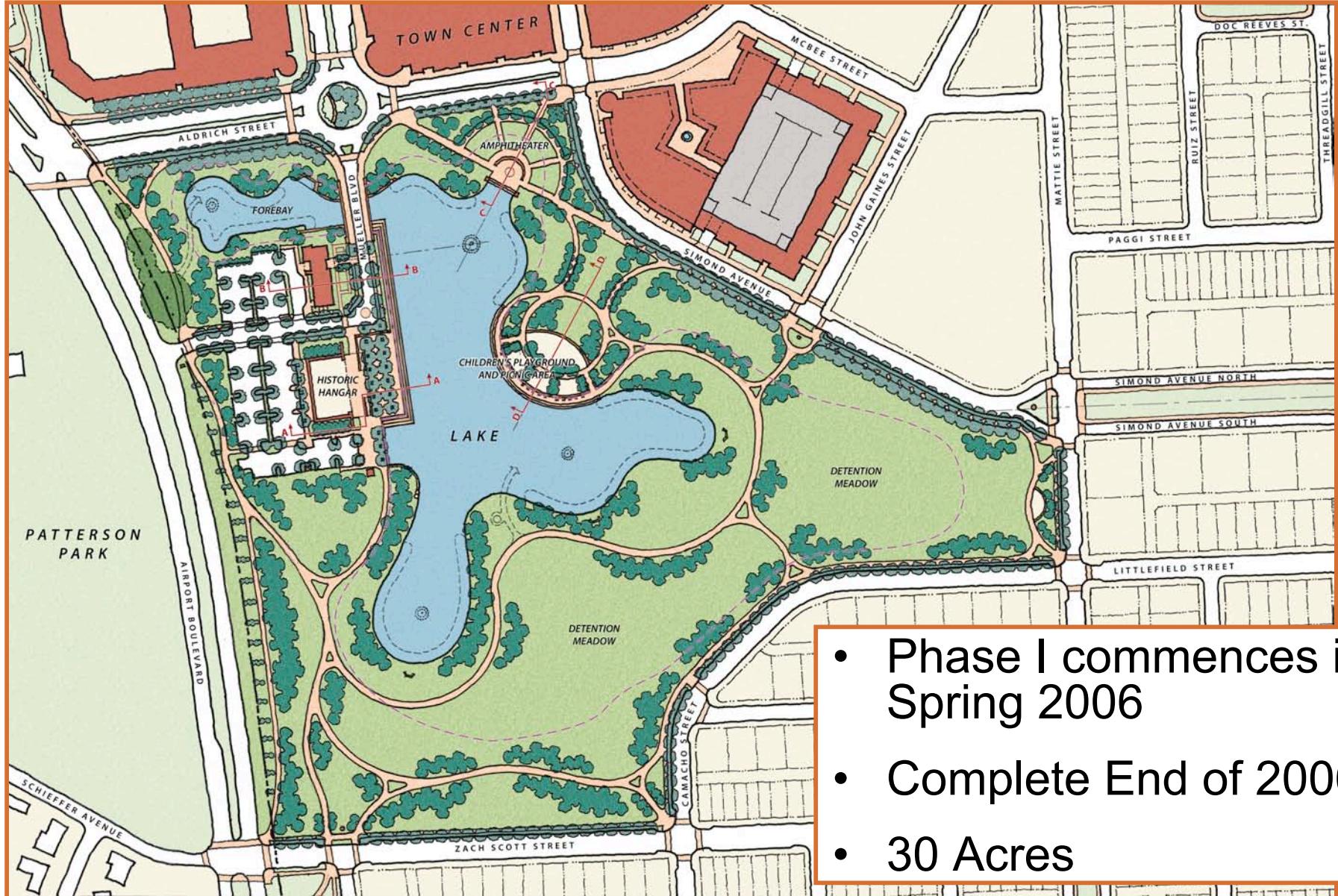
Mueller Northwest Greenway

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Mueller Lake Park

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- Phase I commences in Spring 2006
- Complete End of 2006
- 30 Acres

Mueller Southwest Greenway

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Mueller Trees

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500 Pecan Trees rescued for use throughout Mueller

Mueller Trees

M U E L L E R

Preserving historic Austin
trees for use in signature
locations in Mueller

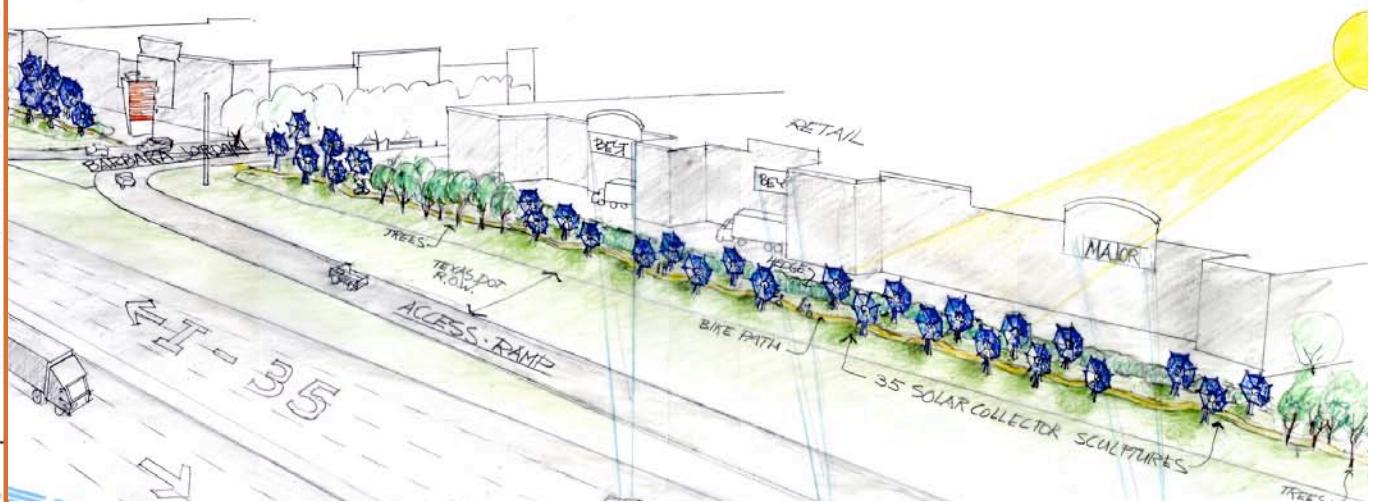


Public Art - Sunflowers

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- \$500,000 Corporate Donation by Catellus
- Announced Finalists in March 2006
- Installation Fall 2007

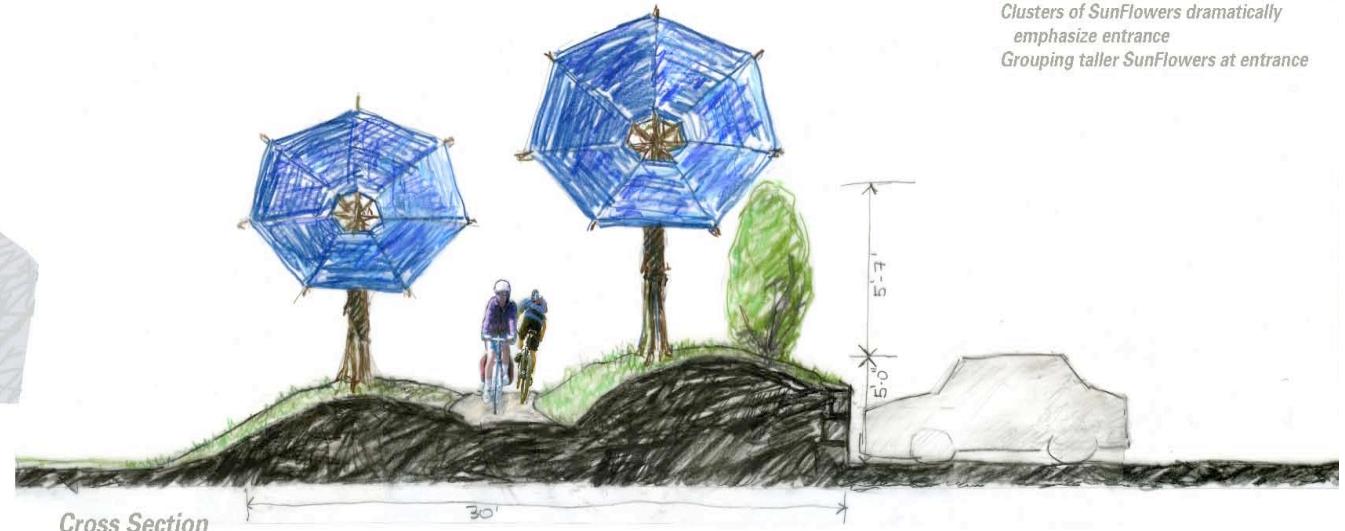


Public Art - Sunflowers

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Detail of SunFlower



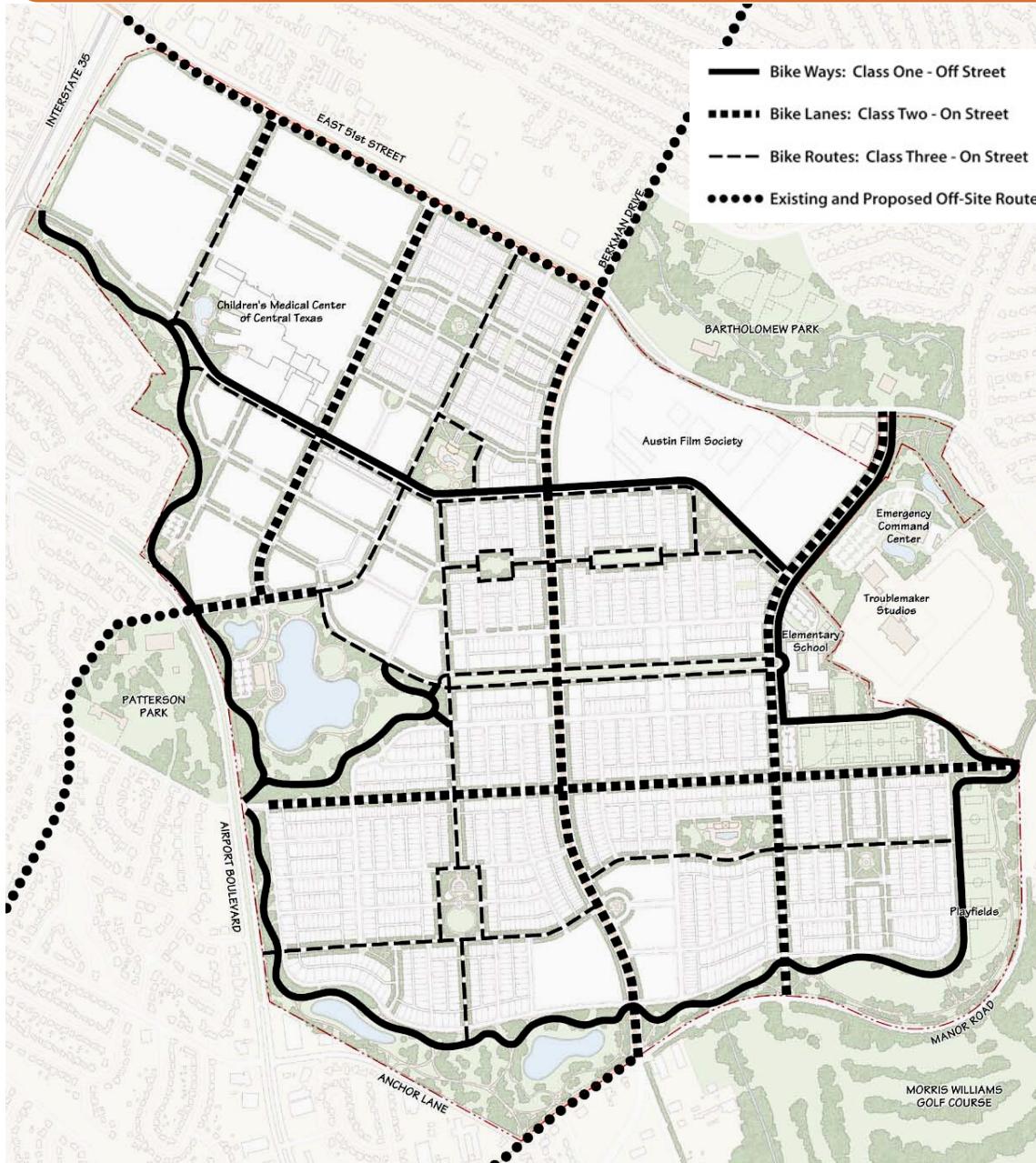
Cross Section

- Icon for Sustainable Development
- Hold the eye and engage the mind, not just conceal
- Functional benefits: over 30KW energy + 30% rebate of cost
- Works at I-35 Driving scale:
 - Linear field of 35 13'-16' tall, 12'-14' diameter Flowers
 - Strong rhythm, color, reflective surface
 - Each unit lit with LED's from center for night presence

- Works at Bike Path and Walking scale:
 - Path through artwork and trees to connect bike network
 - Path meanders through SunFlower Groves, with varied sculptural steel frames and stems
 - Protected from I-35 as well as from service yard
 - Shade from SunFlowers, grassy mounds for seating
 - Mandated trees planted in clusters
- Works at Barbara Jordan Boulevard Entrance:
 - Clusters of SunFlowers dramatically emphasize entrance
 - Grouping taller SunFlowers at entrance

Streets and Bikeways

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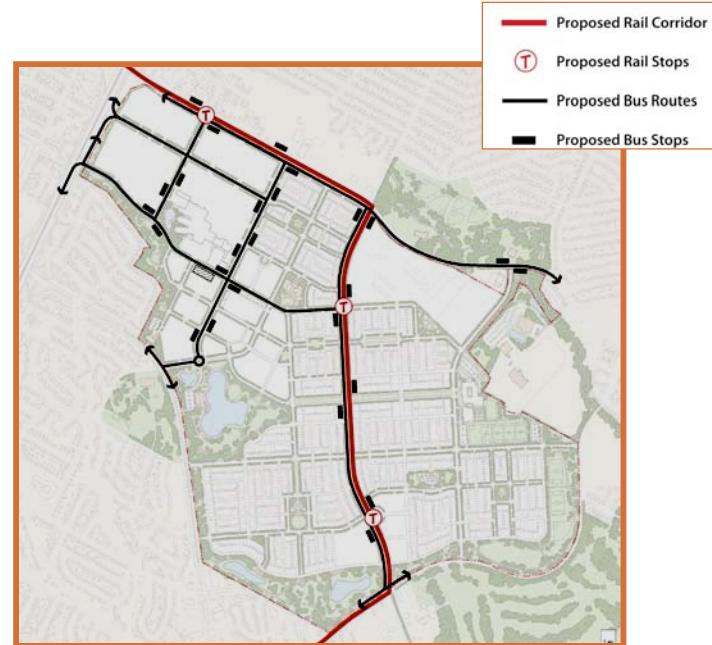


- A network that distributes rather than concentrates traffic
- Streets as multi-modal corridors for transit, bicycles and pedestrians
- 13 miles of new bike paths, lanes and routes



Mueller Transit

M U E L L E R



- Provision for the extension of commuter rail and other transit through property
- A Transit boulevard through the heart of the community

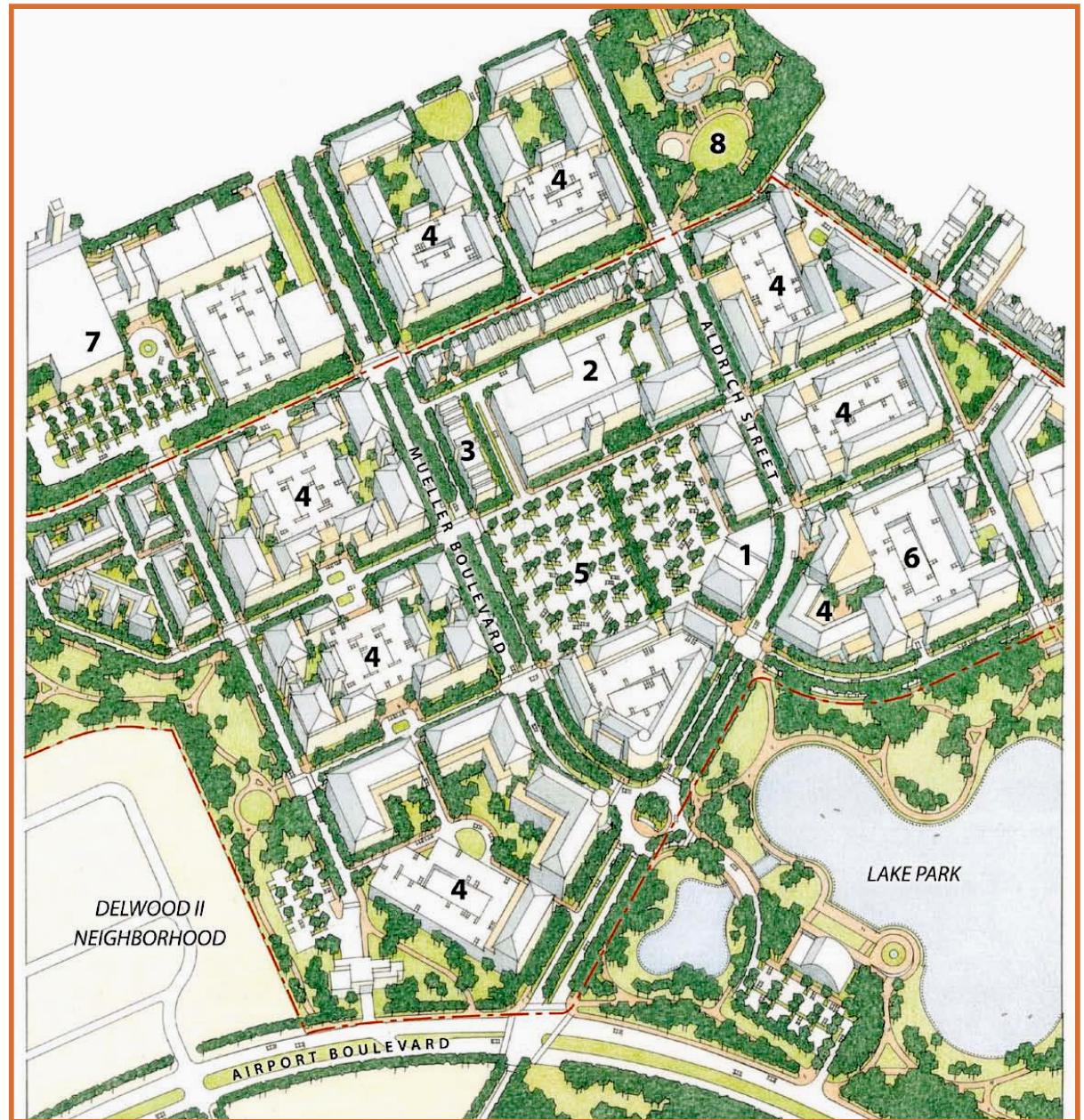
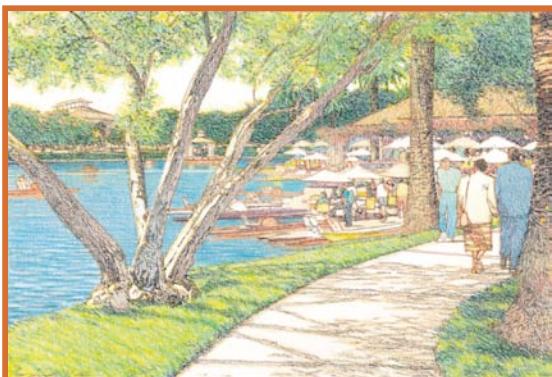
Town Center

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- 516,000 sf of retail and office uses



- 1,053 housing and live-work units





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Simmons Vedder

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- First multi-family development - 442 units
- Construction to begin early 2007

SEDL's new headquarters is scheduled for completion in

F A L L 2 0 0 7



A 35-person boardroom to accommodate board meetings and community events

SEDL's headquarters is designed to foster collaboration and includes multiple work rooms, community space, and conference space. The building, which supports our belief in the responsible stewardship of client and community resources, will receive a **Silver-Level Leadership in Energy and Environmental Design (LEED) certification.**

5,200 square feet of conference space including a lobby-level workshop and seminar space with eight meeting rooms

Office capacity for 110 employees and office hoteling spaces for conference attendees, consultants, and visiting scholars



Outdoor classroom and xeriscaped garden with wireless access for outdoor events

An education research library housing the Philip B. Gough reading collection as well as SEDL's other print, audio, and video resources



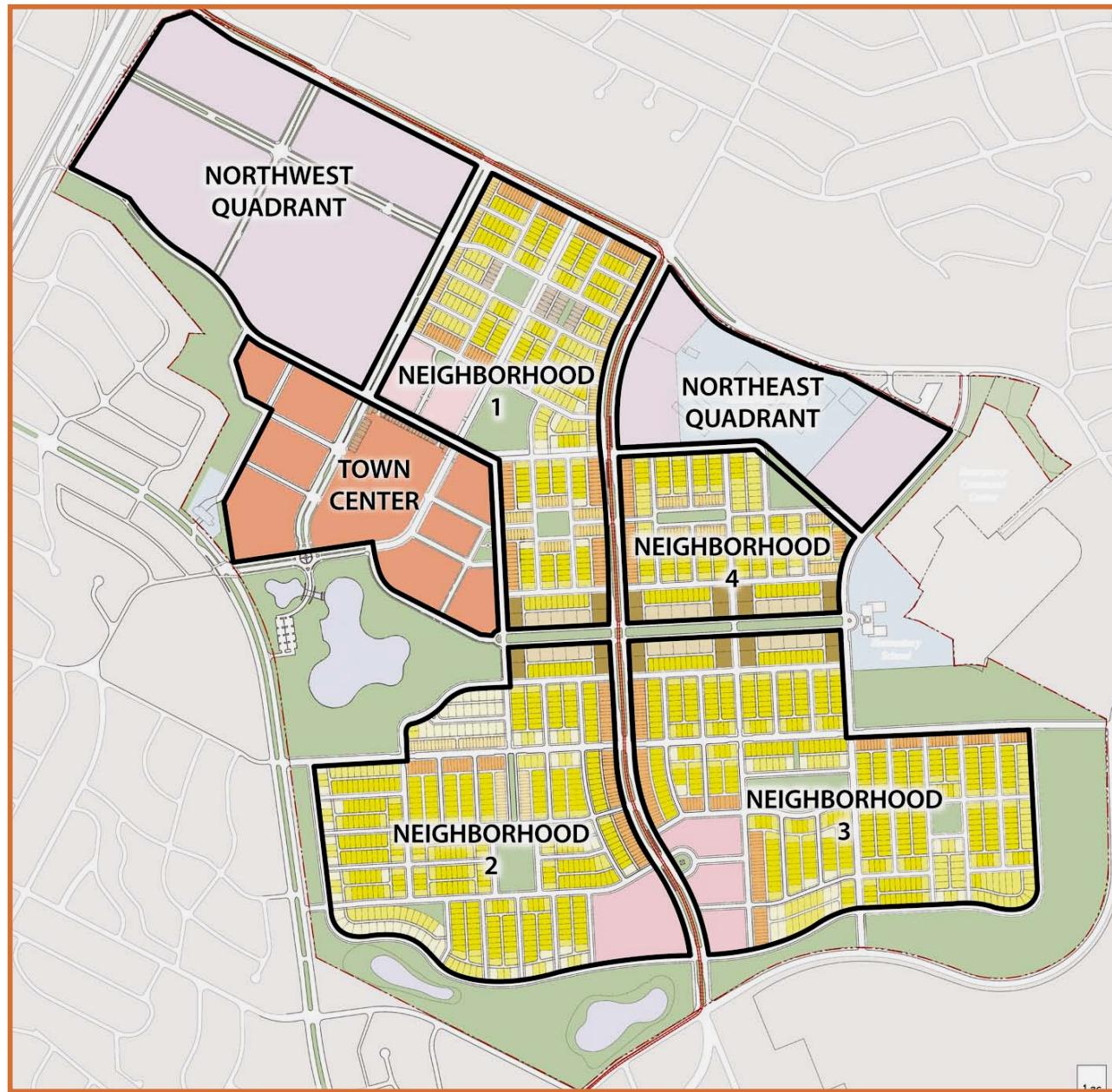
965-square-foot demonstration science and technology classroom and laboratory

SEDL's new home will be

4700 MUELLER BLVD., AUSTIN, TX 78723

Residential

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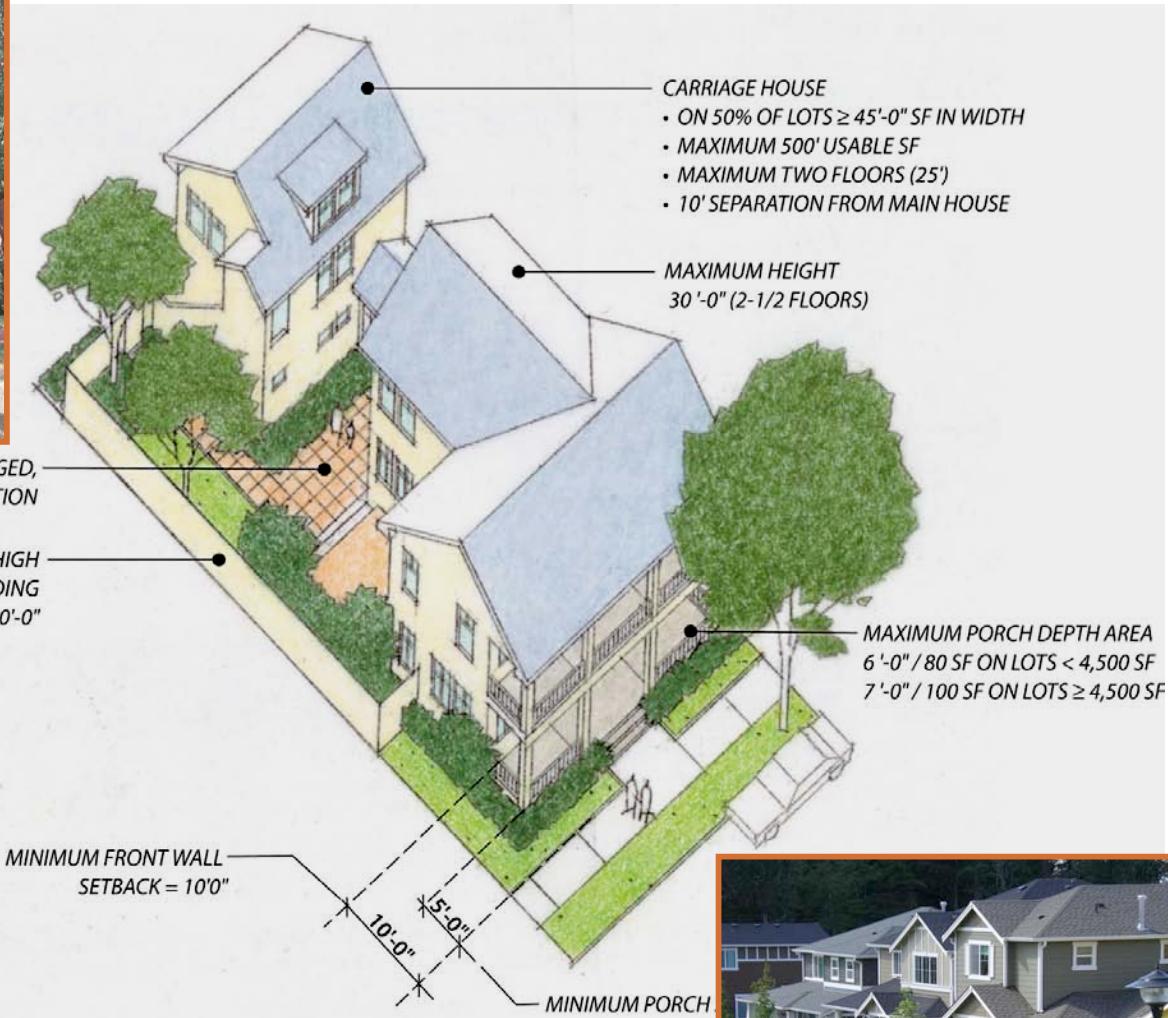
Yard Houses

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OPEN SIDE YARD ENCOURAGED,
AVOID WEST ORIENTATION

SIDEYARD FENCE UPTO 72" HIGH
SETBACK FROM FRONT BUILDING
WALL BY MINIMUM 10'-0"



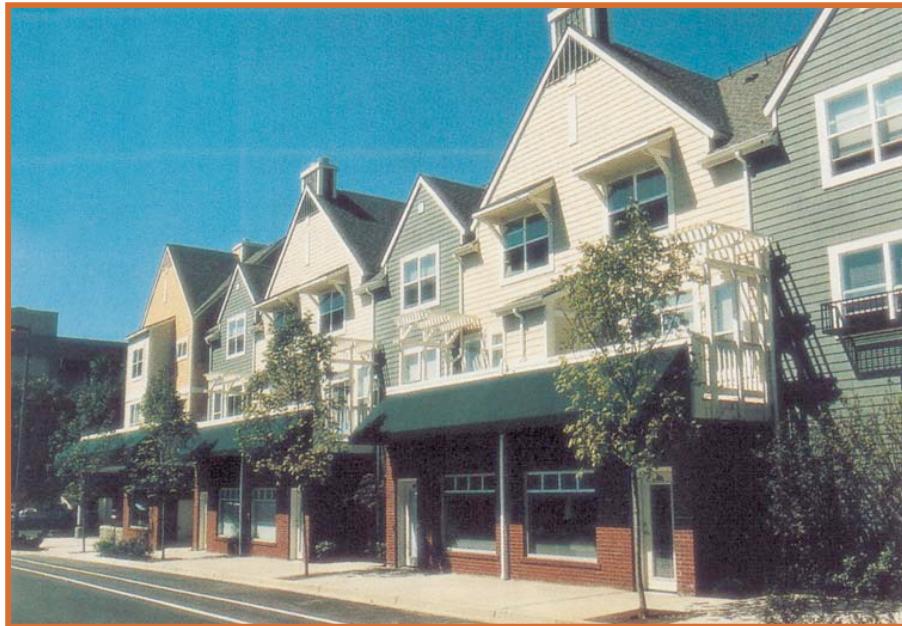
Row Houses

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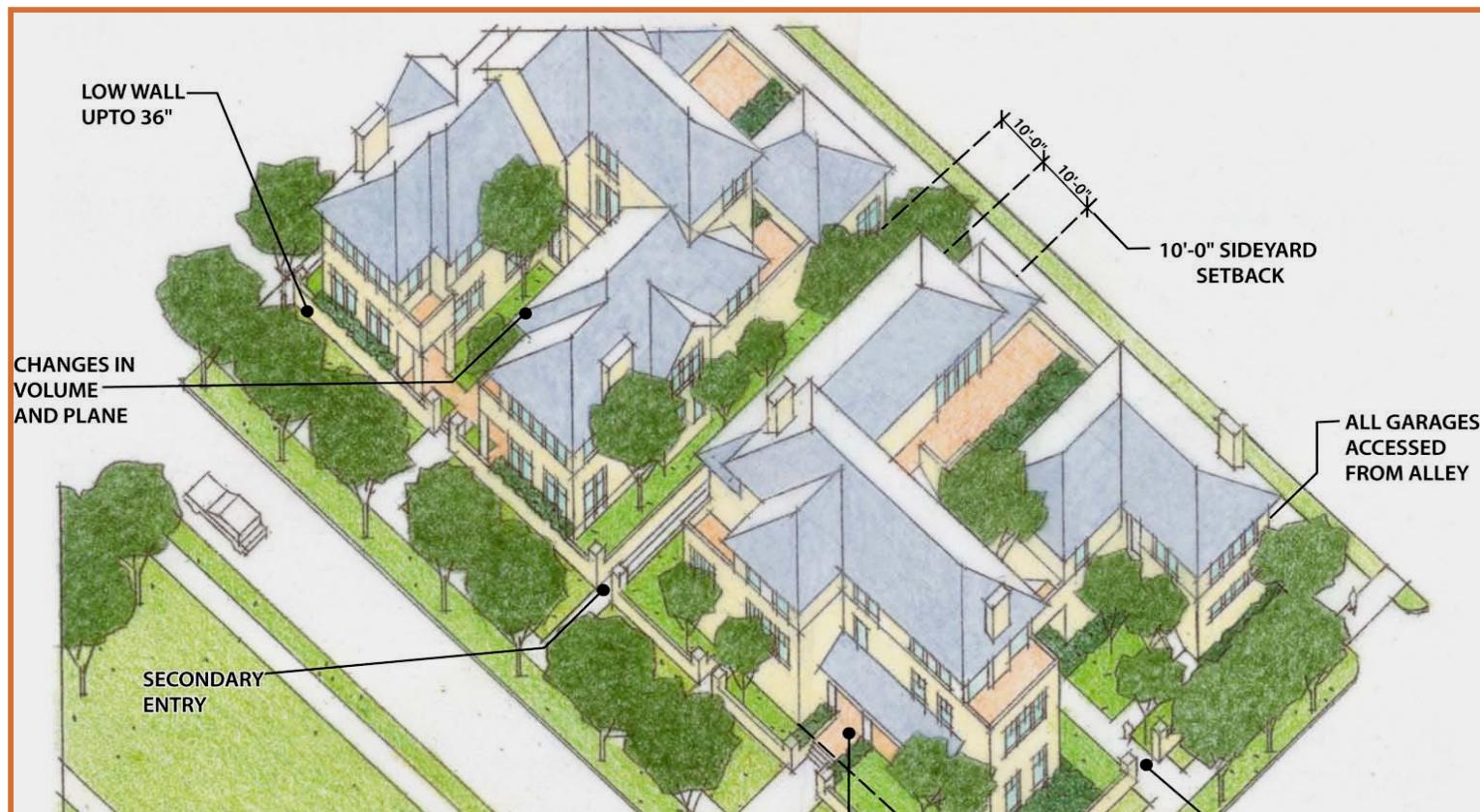
Shop Houses

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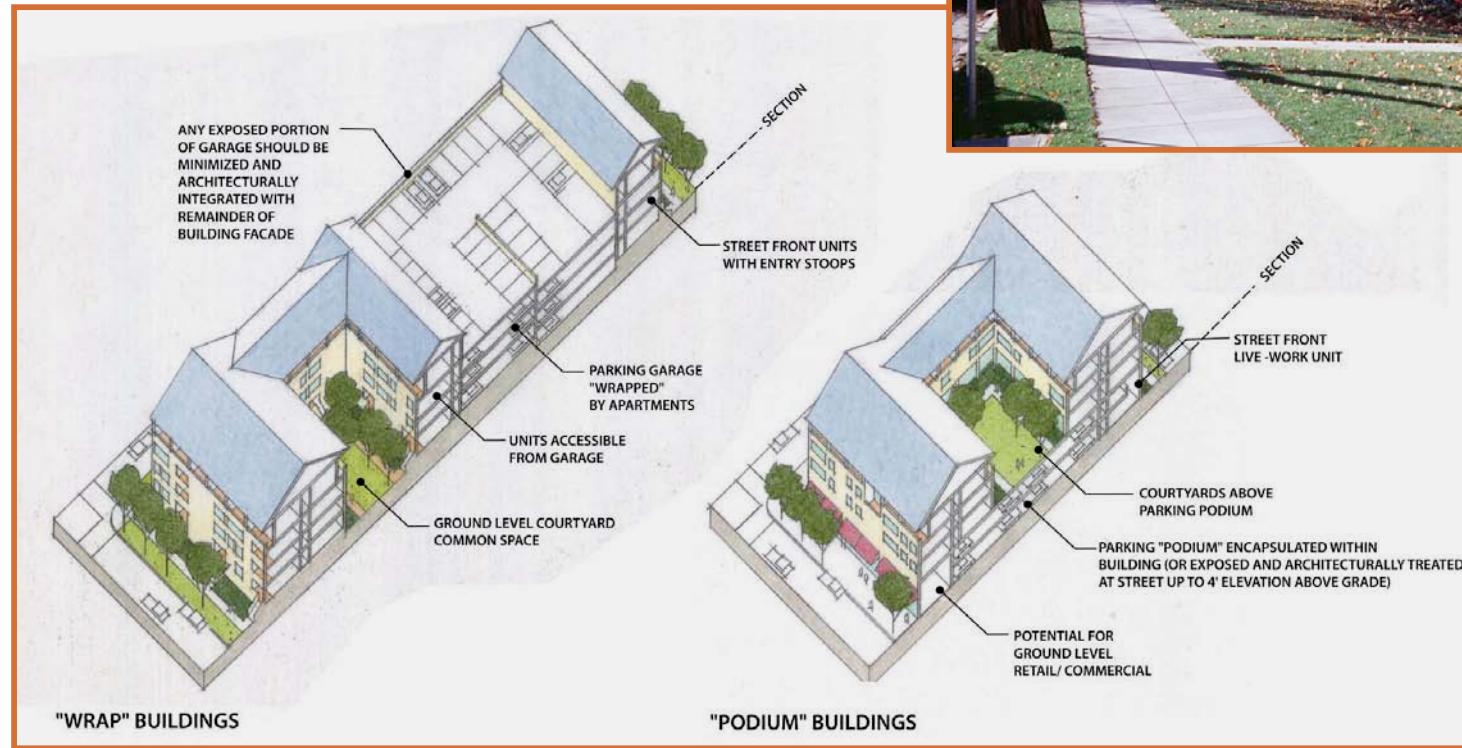
Mueller Houses

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Apartments & Mixed-Use

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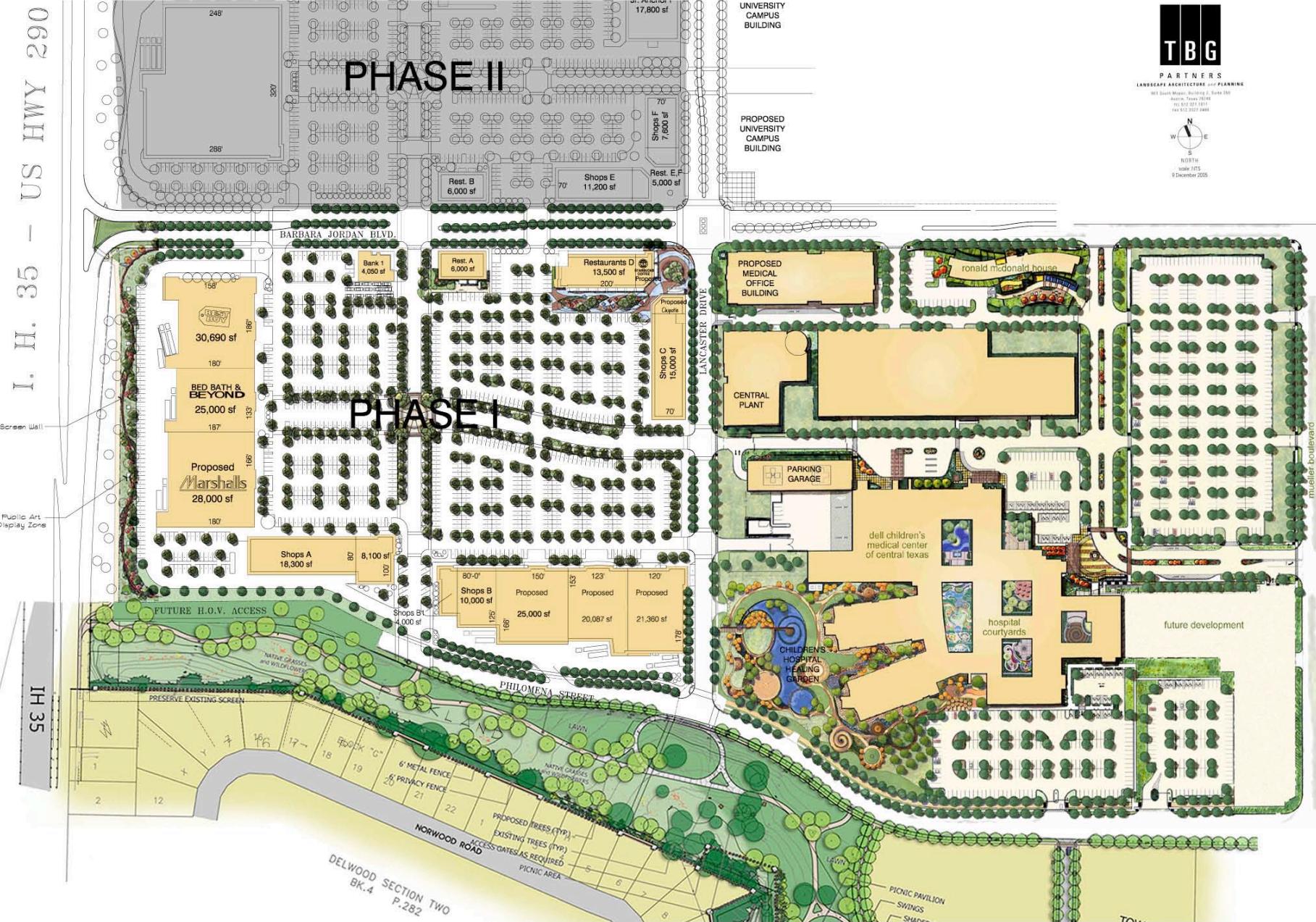
Northwest Quadrant

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PARTNERS

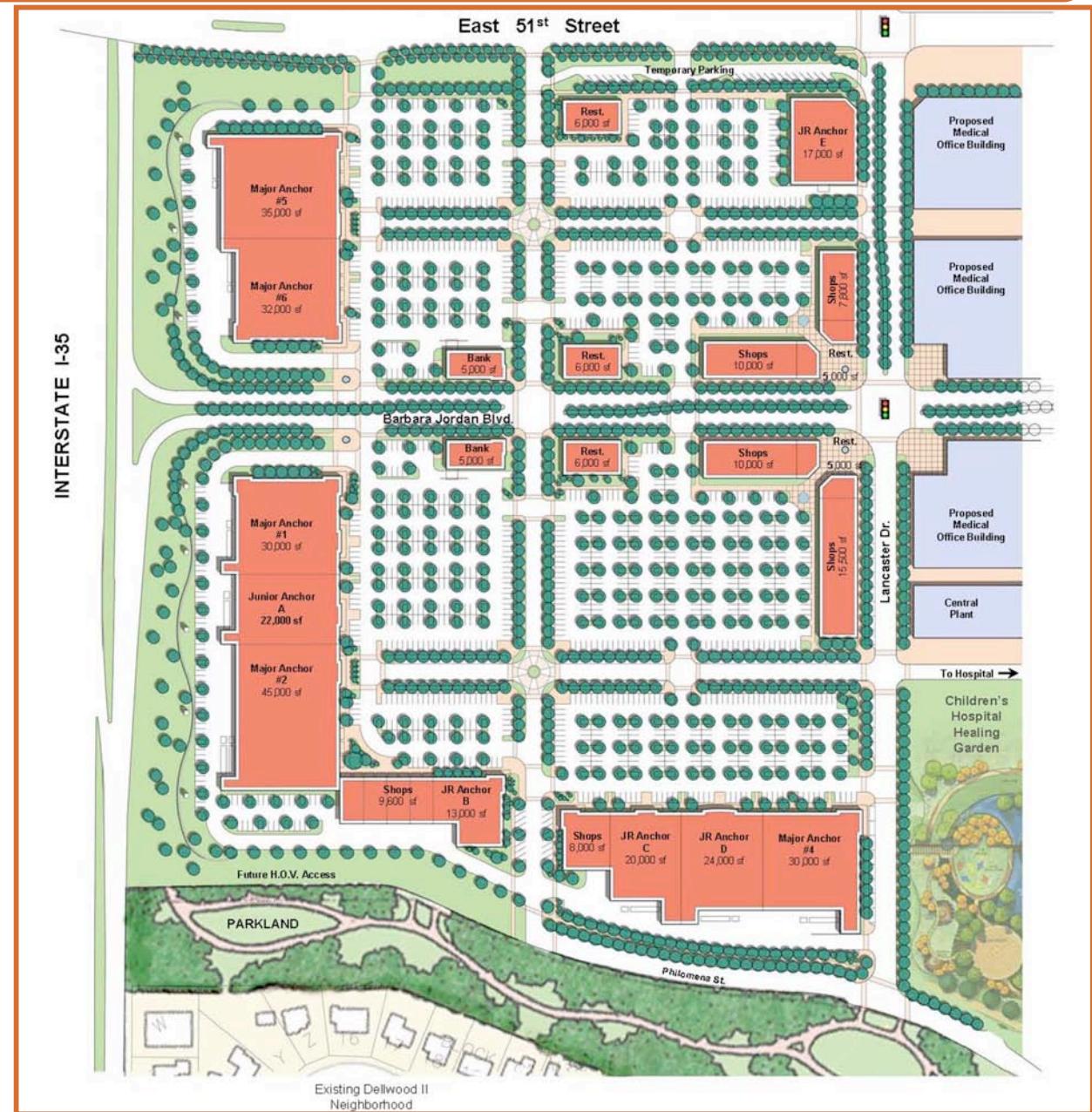
LANDSCAPE ARCHITECTURE AND PLANNING
801 South Mopac, Building J, Suite 200
Austin, Texas 78746
(512) 444-1111
fax 512 327 0486



Mueller Regional Retail

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- 366,000 sf
- Construction commenced
- Complete Phase I – Spring 2007



Retail Construction

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Regional Retail – Phase I

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“Orchard” style parking with 1 tree to every 4 parking spaces



Dell Children's Medical Center

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- 500,000 sq ft
- Opening June 2007



Ronald McDonald House

- 30,000 sq ft
- Opening Summer 2007



Strictly Pediatrics

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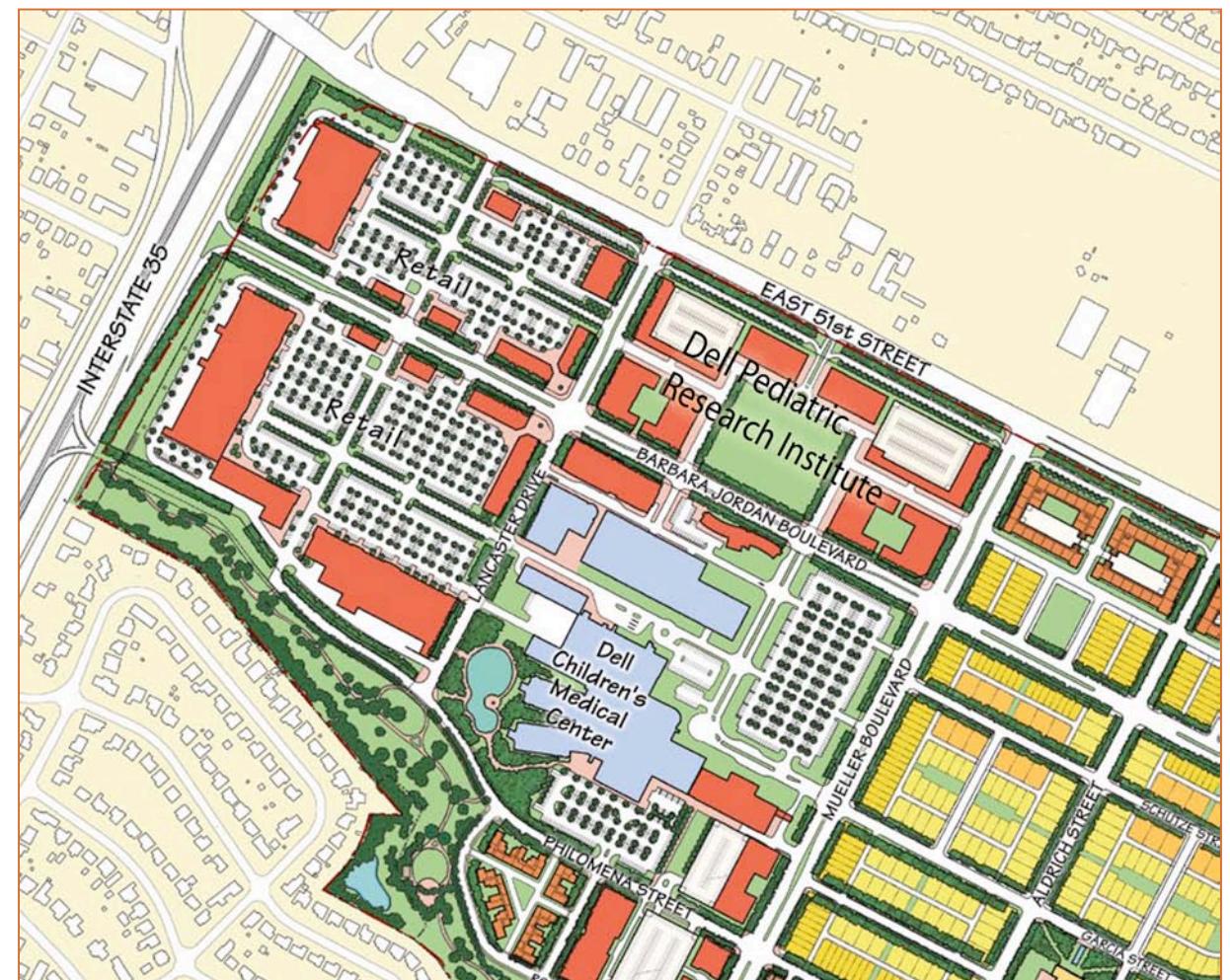
- Under construction, completion in June 2007



Dell Pediatric Research Institute

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- Children's Health and Biomedical Research center
- \$38 million gift from the Dell family
- 14.21 Acres
- Scheduled to open 2009



Dell Pediatric Research Institute

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RMMA Community Impact

INFRASTRUCTURE

- \$175 million in Public Infrastructure

SUSTAINABILITY/GREEN BUILDING

- Seton LEED building certification
- Green Building Program and requirements for builders

MINORITY AND WOMEN BUSINESS ENTERPRISES

- Extensive MWBE program to encourage minority and women owned construction and design
- Encourage MWBE investment and business opportunities at RMMA



RMMA COMMUNITY IMPACT

JOBS

- Over 10,500 full time jobs on site
- Over 11,000 construction

TAXES (over 20 years)

- \$30 million of Sales Tax Revenue
- \$104 million of Property Tax
- \$1 billion tax base

HOUSING

- 1,150 units (25% or more) of affordable housing
(80% of median income or below – For sale)
(60% of median income or below – For rent)

ACHIEVEMENT OF A LONG-TERM COMMUNITY VISION

- 20 years in the making



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DATE: JAN. 21, 2007



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SOUNDS OF AUSTIN

- EMILY SPARKS
- GRUPO FANTASIA
- GARY CLARK, JR.
- MUTE

NEWS

HISTORY

THE PLAN

AMENITIES

RESIDENTIAL

COMMERCIAL

CONTACT

REGISTER



IN TUNE AND IN TOUCH WITH AUSTIN.

Welcome to Mueller, the new mixed-use urban village in the heart of Austin, Texas. The result of unprecedented community collaboration, Mueller is a model for responsible planning and sustainability. In every way, Mueller breaks the mold and offers a variety of homes, shops, services, schools and places to work and play in a setting that's vibrant, pleasing and downright friendly.

**REGISTER NOW FOR NEW HOME INFORMATION.
SALES TO BEGIN FALL 2007!**

