“A History of the Mueller Development”





Mueller Neighborhood Association

September 19th, 2026 General Membership Meeting

Franklin BACKYARD

Mueller Neighborhood Association AUSTIN, TEXAS

Franklin BACKYARD


Franklin®
BACKYARD
A PRIVATE TAKE ON THE FRANKLIN BARBECUE EXPERIENCE

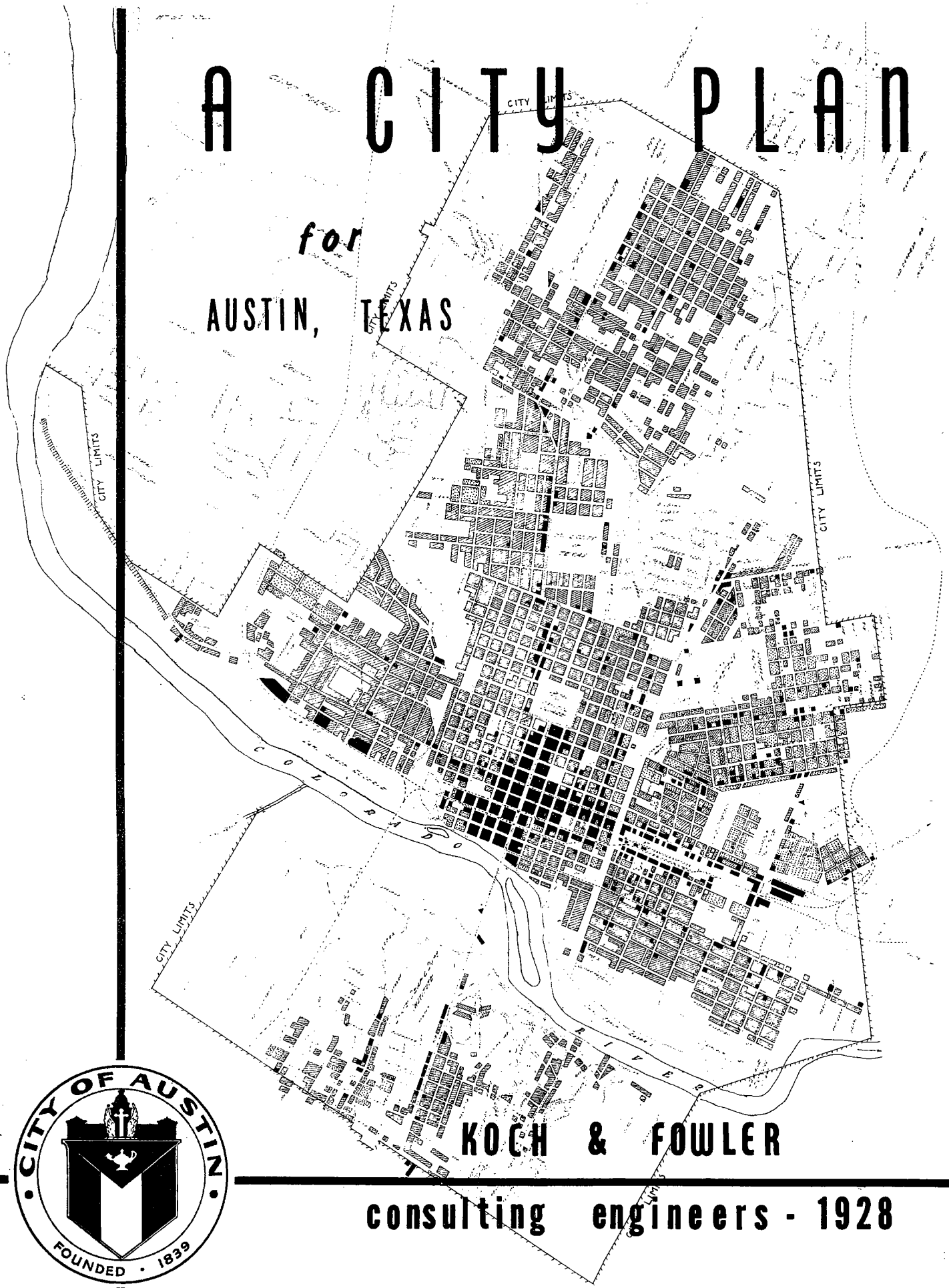
History of Mueller

(1920’s to 1999 Airport closing)

A CITY PLAN

for

AUSTIN, TEXAS

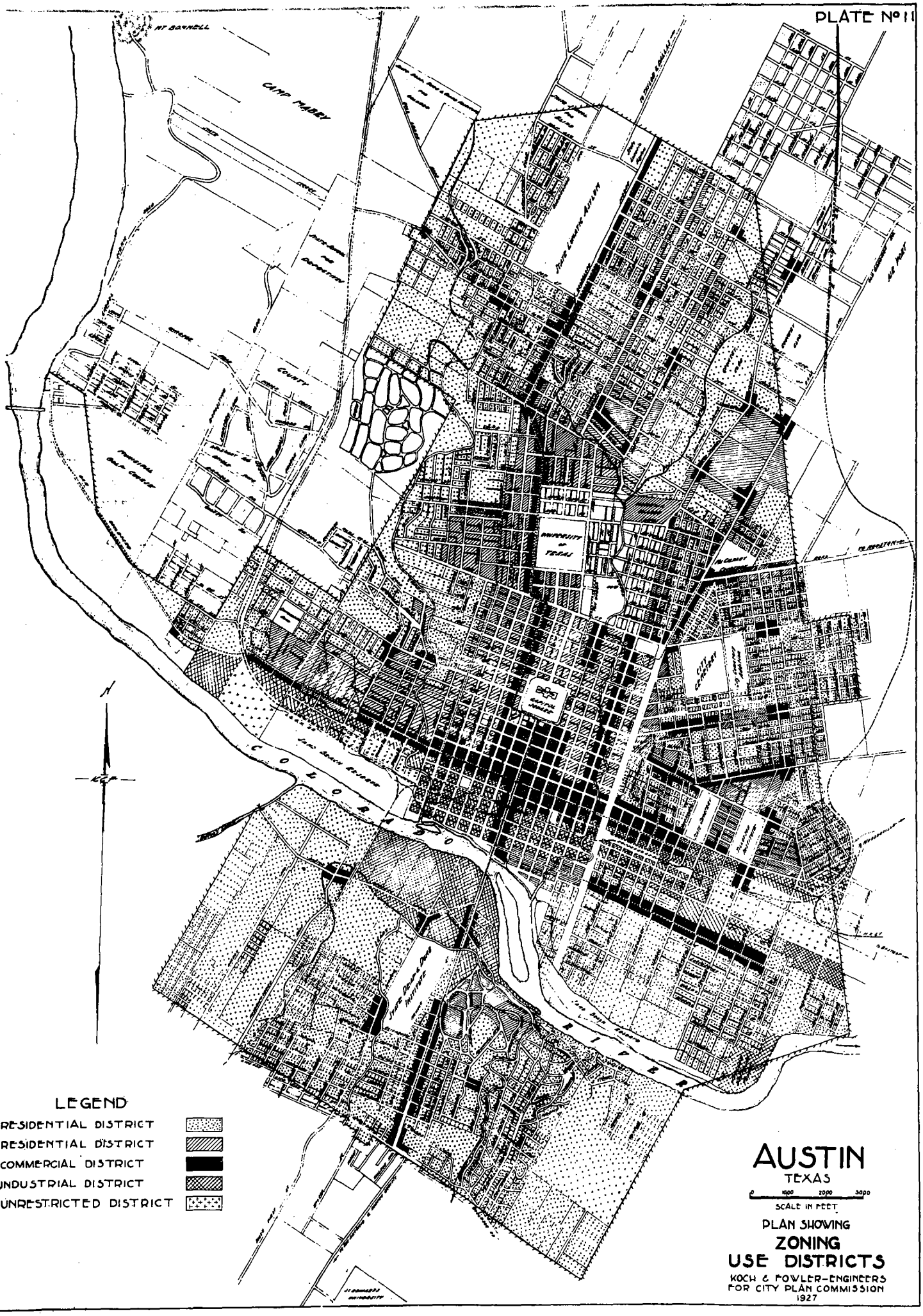


CITY OF AUSTIN
FOUNDED · 1839

KOCH & FOWLER

consulting engineers - 1928

PLATE Nº 11



AUSTIN
TEXAS

0 1000 2000 3000
SCALE IN FEET

PLAN SHOWING
ZONING
USE DISTRICTS

KOCH & FOWLER—ENGINEERS
FOR CITY PLAN COMMISSION
1927


AUSTIN
MUNICIPAL AIRPORT


BRANIFF AIRWAYS INC.
"GREAT LAKES TO THE GULF"
AIR MAIL PASSENGERS EXPRESS
BOWEN AIR LIN
AUSTIN
BRANIFF AIRWAYS INC.
GASOLINE
TEXACO
MOTOR OIL


fineart
america

Mueller



Robert Mueller Municipal Airport c. 1996

The Genesis of Mueller and Guiding Principles (including Public Outreach Process and Design)

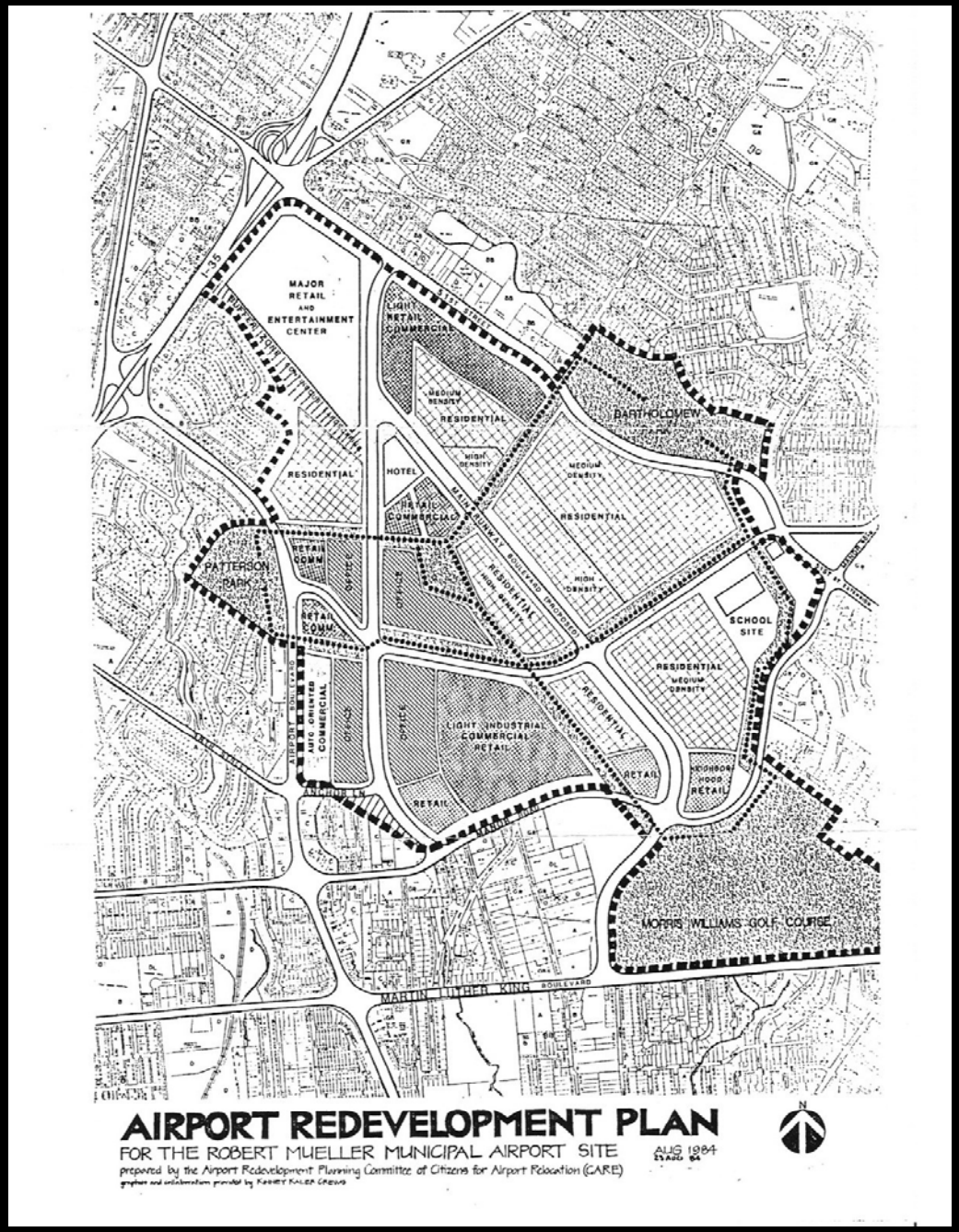
Mueller:
A Community Vision
Twenty-Five Years in the Making

1980s. Neighborhoods Promote Relocation of Airport and Develop Vision Plans

1996: Redevelopment Process and Goals Task Force: *"Interactive mixed-use community; a compact pedestrian-oriented alternative to sprawl".*

1997-1998: Reuse and Redevelopment Plan with City and State of Texas.

1999: Mueller Neighborhood Coalition formed.



Citizens for Airport Relocation (CARE) Plan, 1984

Hundreds of community meetings and stakeholder work sessions over the past 15 years….









MUELLER: THE SEEDS OF SUCCESS

PPP: Public - Private Partnership

COMMITTED COMMUNITY LEADERSHIP

- Empowerment of neighborhoods to guide planning and implementation
- Ongoing outreach on all issues
- Continuity of leadership



Jim Walker, Mueller PIAC

A "PATIENT" PUBLIC SECTOR DEAL

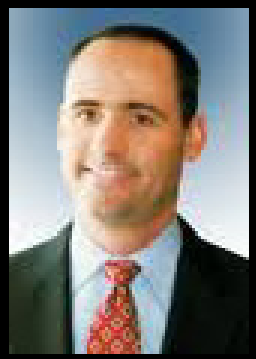
- Deal oriented to the long-term picture
- Community benefit emphasis
- Phased "take-down" of land



Sue Edwards, City of Austin

AN ENGAGED DEVELOPER

- Committed to the community's vision
- Track record of success
- A true partner with the community and the CIty



Greg Weaver, Catellus Development

ECONOMIC DEVELOPMENT IMPACT

JOBS
- Over 10,500 full time jobs on site
- Over 11,000 construction jobs
- Local talent pool of builders and contractors experienced as green builders

TAXES (over 20 years)
- $30 million of sales tax revenue
- $104 million of property tax
- $1 billion tax base

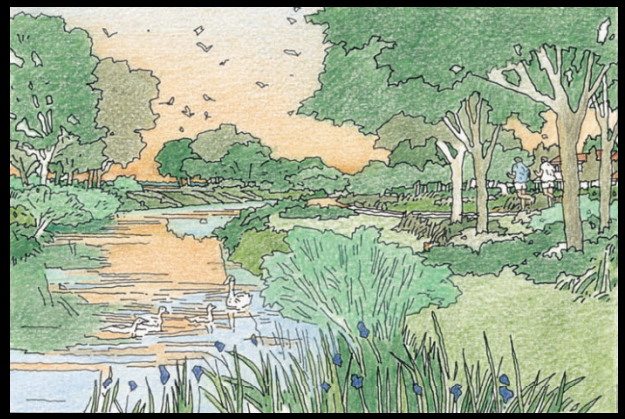
HOUSING
- 1,150 units (25% or more) of affordable housing
- 80% of MFI or below to qualify for home purchases
- 60% of MFI or below to qualify for residential rental



". . .This new community will deliver immeasurable benefits to Austin and the entire state over the long term ."

Dr. Ken Shine, Exec. Vice Chancellor, University of Texas









Redevelopment Goal:
An Interactive Mixed Use Community...

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 and economically diverse residents.

Sustainability: Energy efficiency, green urbanism, reduced auto dependency, watershed protection

RMMA Reuse and Redevelopment Plan: The Goals

Affordable Homes

{2011 Data)

On track to achieve 25% of total homes

- *Interspersed and indistinguishable*
- *80% MFI for-sale (~$88,250 for family of 4)*
- *60% MFI for-rent (~$66,180 for family of 4)*

Limited 120% for re-sale and new product beyond the 25% requirement

Three predominately affordable apartment communities

- *Wildflower Terrace by DMA*
- *Aldrich 51 by DMA*
- *The Jordan by Foundation Communities*

Mueller Foundation



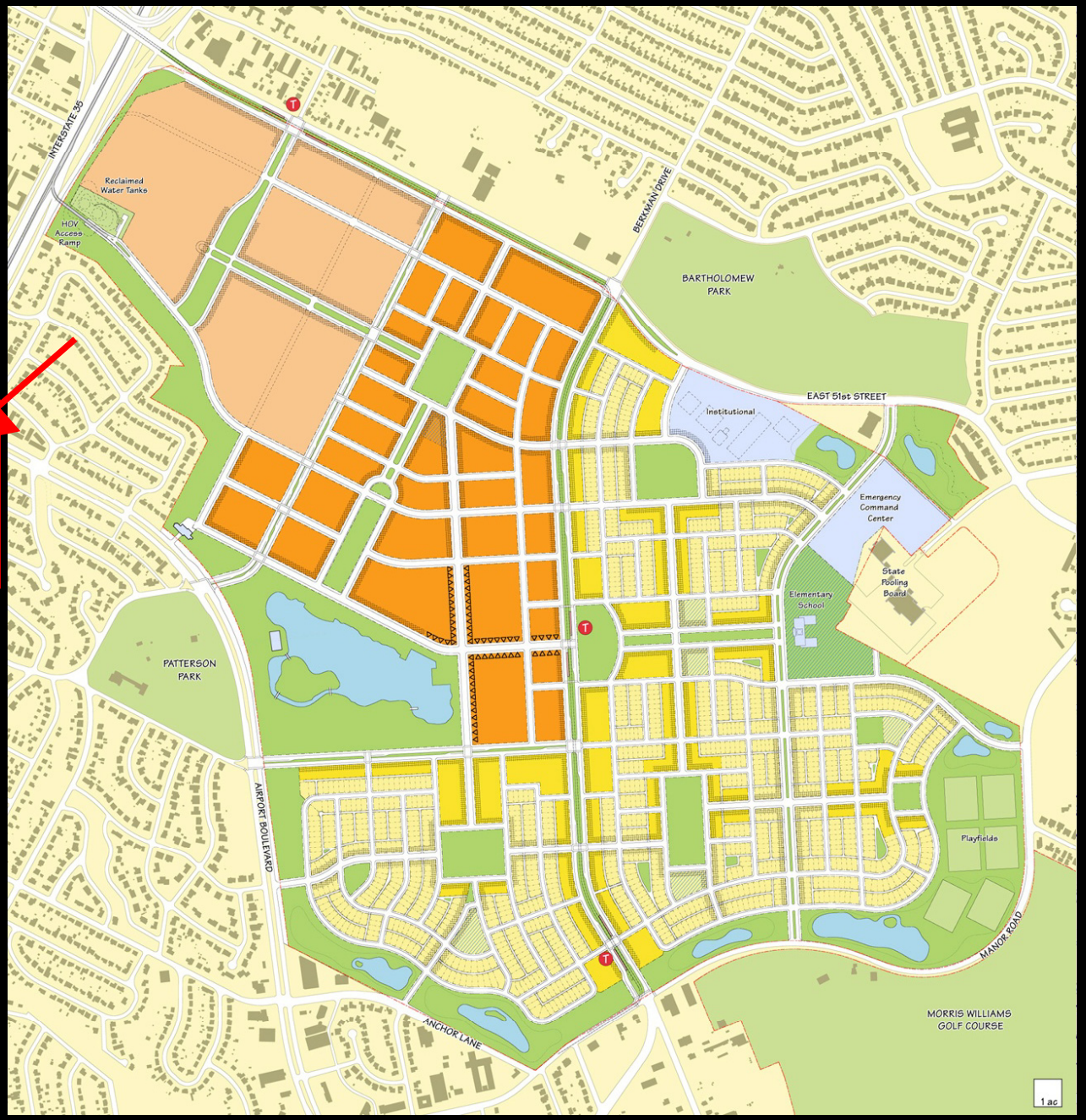
Mueller:
A Community Vision Twenty-Five Years in the Making

1999-00: Advisory Group and Neighborhood Coalition oversee revisions to Plan after State withdraws.

2000: City Council approves Plan and appoints Mueller Implementation Commission

2001-02: Catellus Selected and Exclusive Negotiation Agreement executed

- Town Center Mixed Use Buildings
- Urban Campus Buildings
- Shop House/Row House Buildings
- Yard Houses



RMMA Reuse and Redevelopment Plan: 2000

Mueller: A Community Vision Twenty Years in the Making

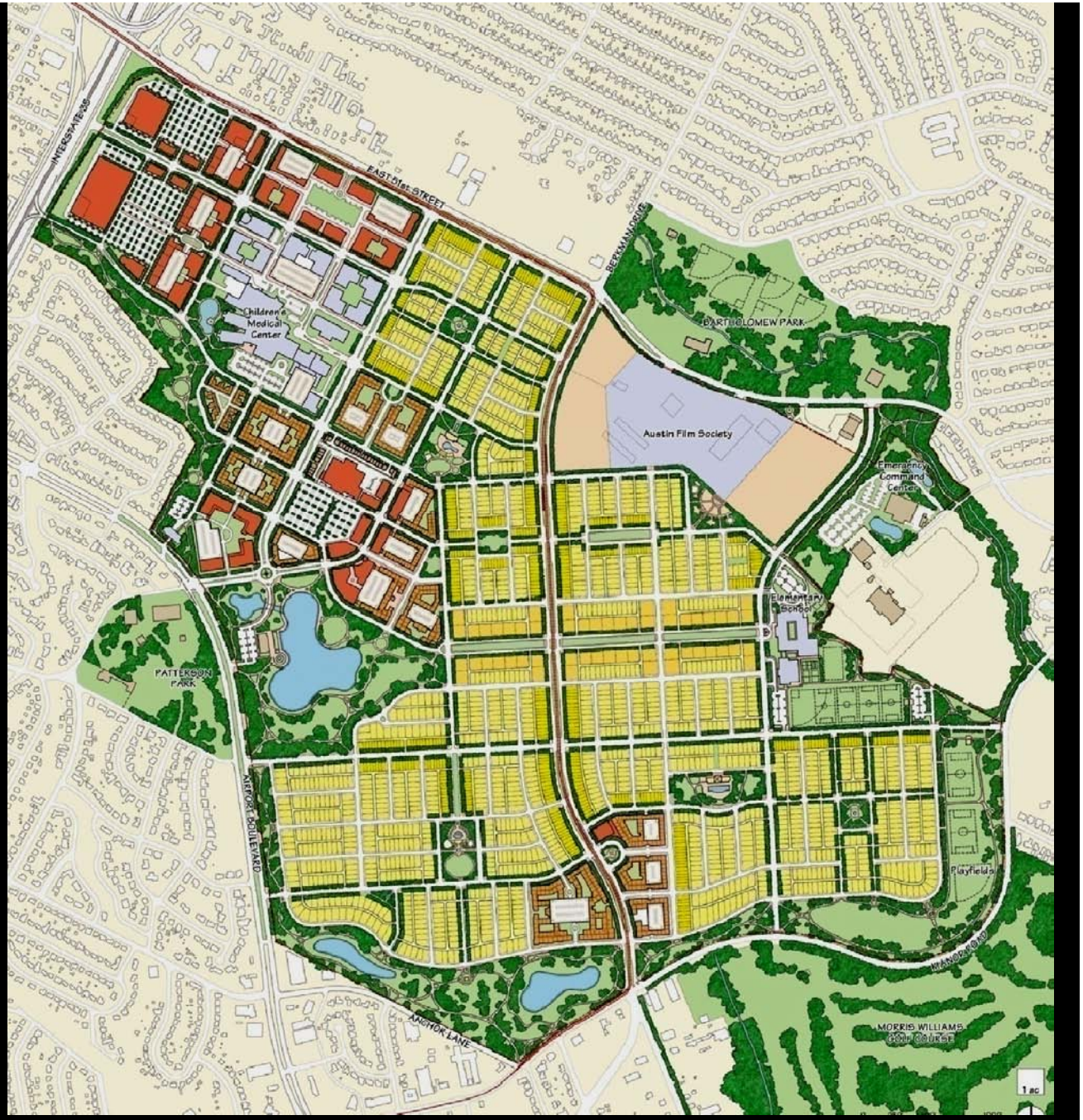
2003-2004: Master Development Agreement Negotiated and Executed

2004: Seton Selects Mueller for new Children's Hospital

2005: Implementation Commences

2007: First Resident Moves In

2007: Mueller Foundation Created

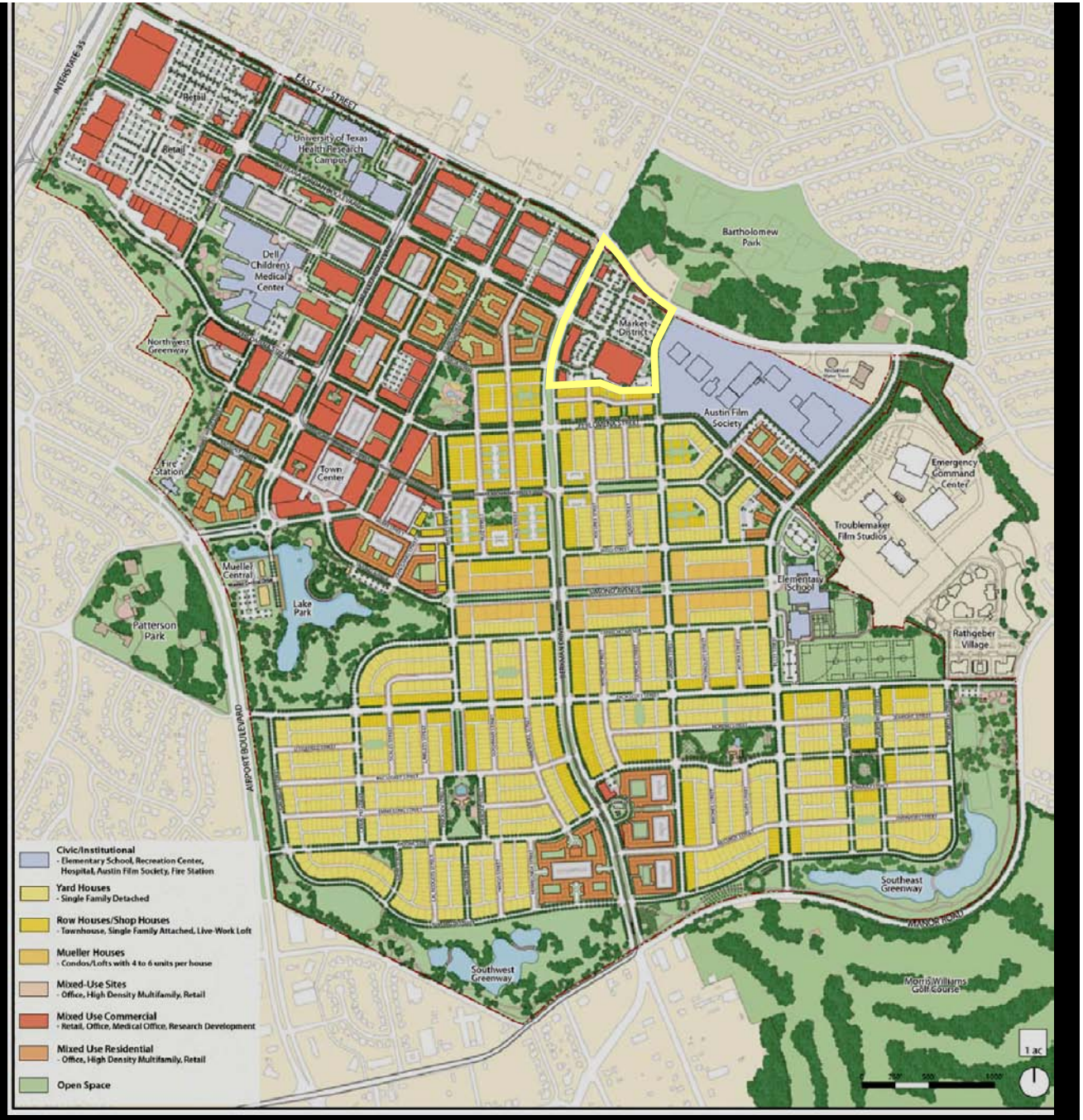


Mueller Illustrative Plan: 2004

Mueller: A Community Vision Twenty Years in the Making

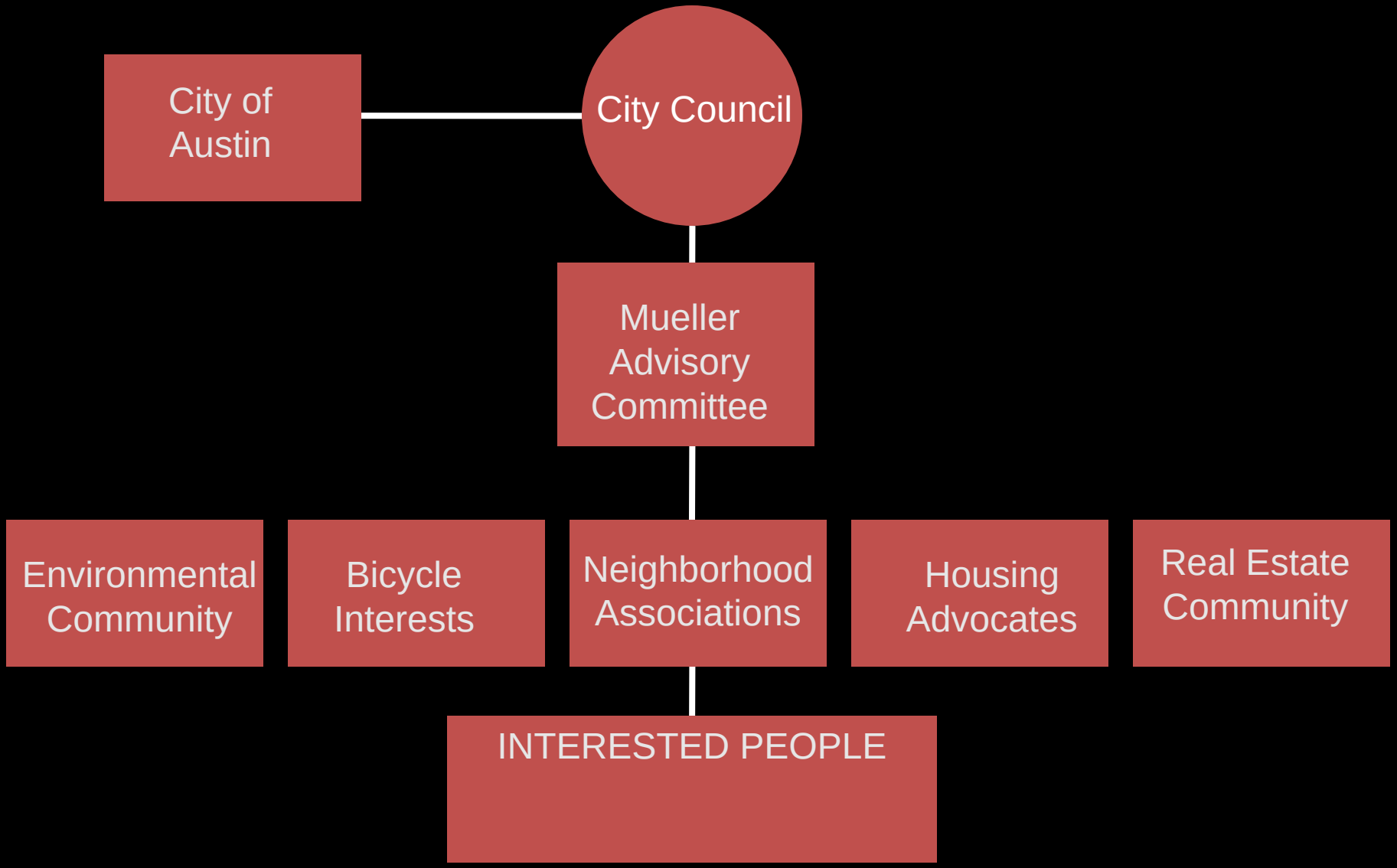
2009: Mueller PUD Amended to include:

- Higher density Town Center
- “Affordable by Design” units
- Market District

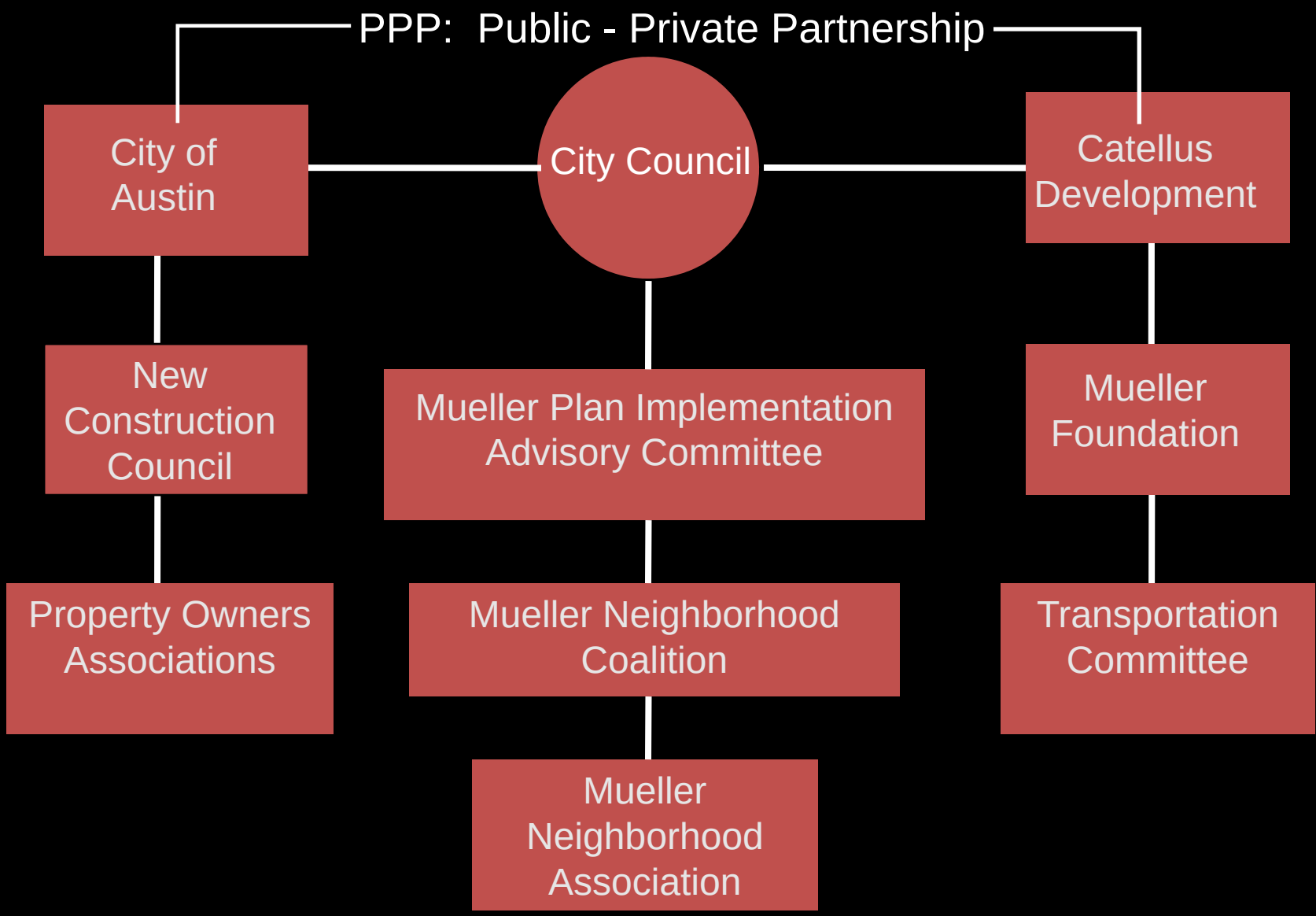


Mueller Illustrative Plan: 2009

PLANNING AND OUTREACH: 1996 to 2002



IMPLEMENTATION AND OUTREACH: 2002 to present



Plan Recommendations

- A compact and interactive development pattern.
- A comprehensive system of public open space and pedestrian ways.
- A street network that achieves mobility and structures community.
- An extensive network of bike paths, lanes and routes.
- Extension of light rail and other transit through property.
- Utility and infrastructure improvements that promote sustainability.



RMMA Reuse and Redevelopment Plan: 2000

…a full range of land uses at sufficient densities to promote a viable transit-oriented community of residents and employees:

- Over 4,500 dwelling units including:

  1,250 single family homes

  650 rowhouses/shophouses

  2,200 apartments and condominiums

  25% of housing units to be affordable ←

  At least 40% of housing to be ownership

- Up to 5 million sf of commercial office space
- 300,000 sf of retail, dining and entertainment uses.



RMMA Reuse and Redevelopment Plan: 2000

A Comprehensive System of Public Open Space and Pedestrian Ways

Over 150 acres of site in publicly accessible open space including:



74 acres of perimeter greenway with five miles of trails.



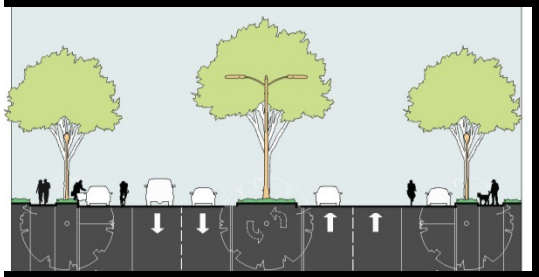
RMMA Reuse and Redevelopment Plan: Public Open Space

A Street Network that Achieves Mobility and Structures Community

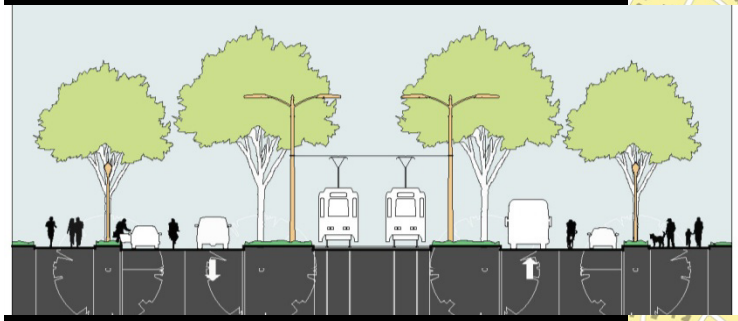
new street types that needed waivers



E: Neighborhood Street



B2: Community Boulevard

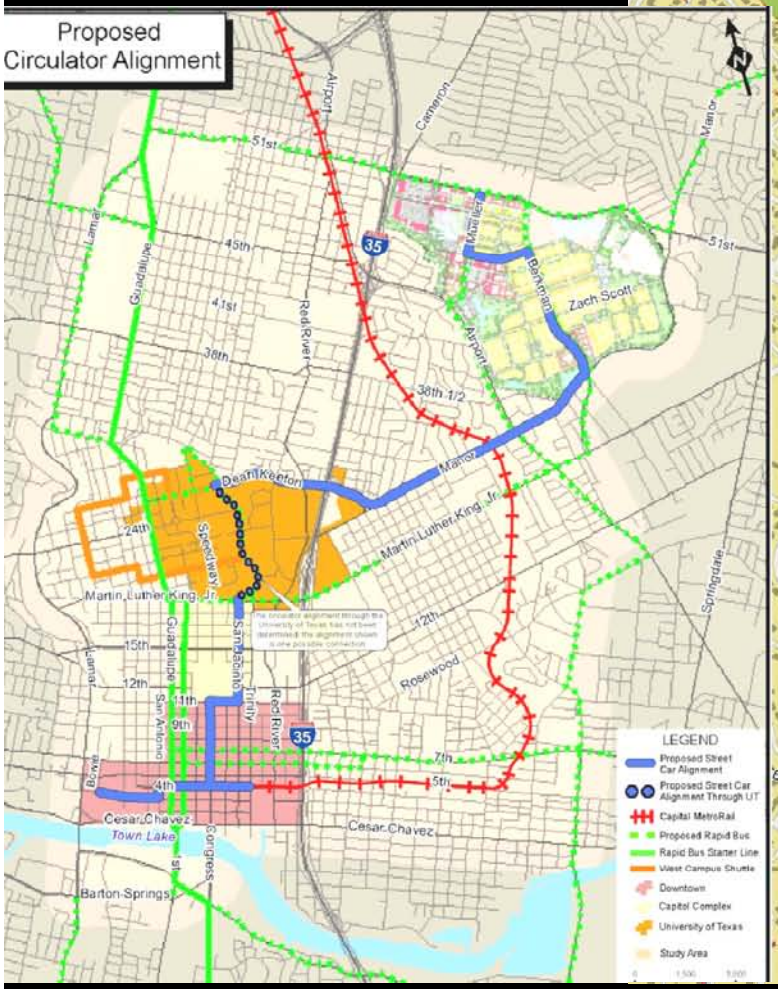


A2: Transit Boulevard



RMMA Reuse and Redevelopment Plan: Streets

Extension of Urban Rail and Other Transit Through Property



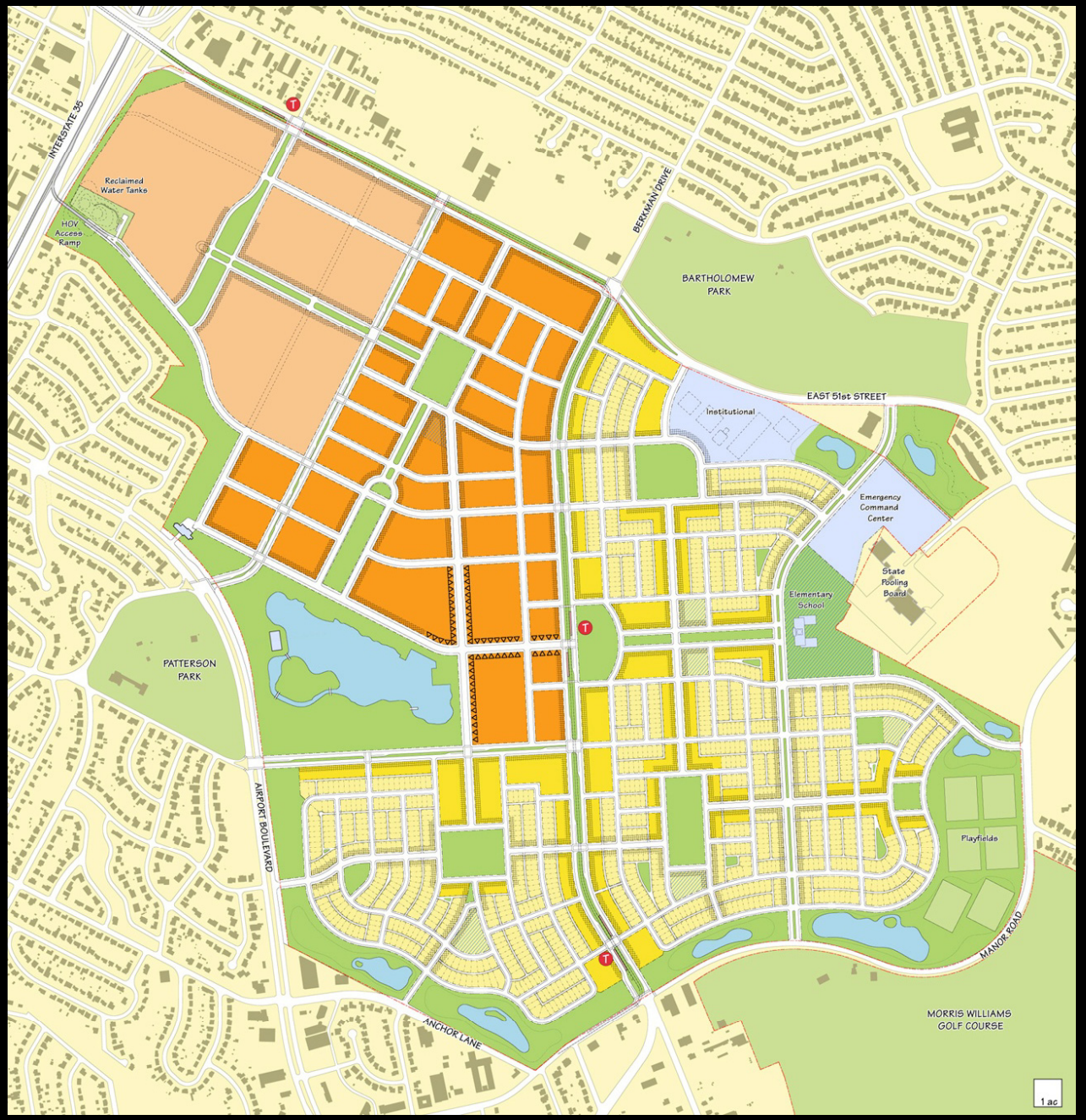


RMMA Reuse and Redevelopment Plan: Transit

Regulating Plan

PUD - Planned Unit Development

- Town Center Mixed Use Buildings
- Urban Campus Buildings
- Shop House/Row House Buildings
- Yard Houses



RMMA Reuse and Redevelopment Plan: 2000

Housing Summit: 2008
Affordable by Design “Fee Simple” Prototypes

(helped inform the
Affordability Program





PASEO ROWHOUSES





TUCK-UNDER COURTS

Mueller Neighborhood Building Types

Mueller: A Community Unfolding









The Greenways and Lake Park

Mueller: A Community Unfolding









Dell Children’s Hospital of Central Texas

Mueller: A Community Unfolding




Dell Pediatric Research Institute



Medical Office and Research

Mueller: A Community Unfolding







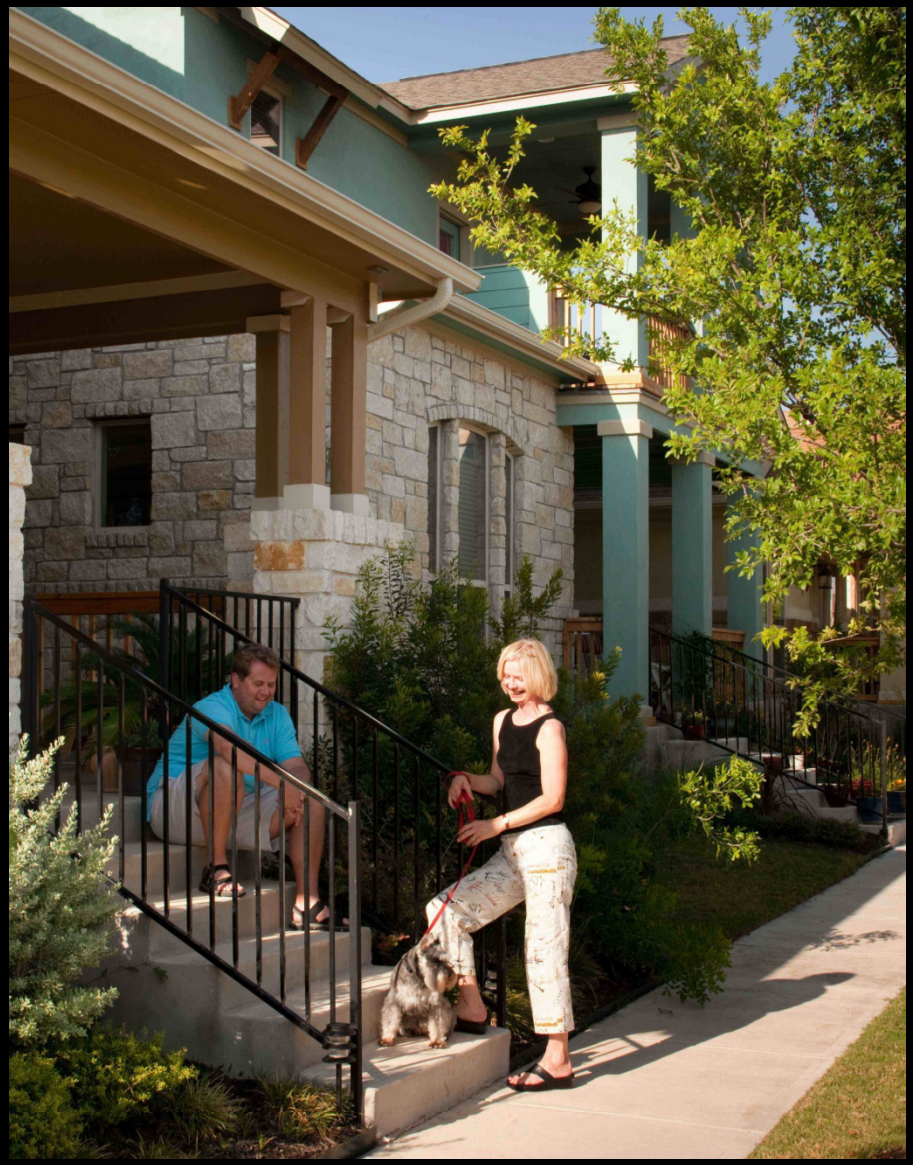


Regional Retail Center

Mueller: A Community Unfolding







The First Neighborhood

MUELLER

Mueller As A National Model

Awards

2001 Charter Award – Congress of the New Urbanism
2005 Award for Municipal Enrichment – National League of Cities
2008 Envision Central Texas – Community Stewardship for Redevelopment
2009 Excellence in Economic Development – IEDC
2010 Livable Cities Vision Award for Esthetics
2015 APA – HUD Empowerment Award

Affordable Housing

2008 Shared Equity Symposium, Portland
2008 Models of Excellence Study – ULI Terwilliger

Sustainable Development

2007 U.S. Green Building Council, Denver
2008 Congress of the New Urbanism, Austin
2008 Urban Land Institute Greenbuild, Boston
2018 U.S. Green Building Council Leadership in Sustainability Award

Public / Private Partnership

2008 Congress of the New Urbanism, Austin
2009 Urban Land Institute, Los Angeles

National and International Visitors

Civic and business leaders; students and researchers



Questions?

What is unique about Mueller?

What Lessons have we learned, and what are our Aspirations going forward?

Thank you!

Panelists, and Franklin's Backyard

Mueller
Neighborhood Association
AUSTIN, TEXAS