



Mueller Airport Redevelopment, Austin, Texas

Austin's Airport Redevelopment Sets High Standards for Redevelopment

Project Overview

The 711-acre Mueller site, vacated when Austin's municipal airport relocated in 1999, is well on its way to becoming home to approximately 10,000 people, 10,000 permanent employees, 10,000 construction jobs, 4,600 homes (more than 1,100 affordable) and approximately 140 acres of public open space. Mueller is estimated to be complete in 10 to 15 years.



Project Summary

- One of the nation's most notable new urbanist communities
- 650,000 square feet of retail space
- 4 million square feet of commercial space, including Class A office space
- Broad variety of new home opportunities, both for-sale and for-rent
- Connections to public transportation
- 140 acres of parks and greenways
- A Town Center with lakes, shops, plazas and live/work space
- 5 miles of hike and bike paths

About Catellus

Catellus is a master developer focused on creating some of the most innovative and sustainable mixed-use developments in the nation. Catellus has 25 years experience transforming former brownfields, military land and airports into developments that include retail, commercial, residential and other public uses. Catellus delivers on all aspects of a project, including site planning, entitlements, public financing and sustainable design.

As a ProLogis company, Catellus is uniquely positioned to deliver on the nation's increasing demand for well-planned, mixed-use developments.



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Turning Vision Into Reality

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Sustainable Development

- All construction will meet green building standards, either LEED® certified or Austin's highly acclaimed Austin Energy Green Building Program
- Local, regional and national builders will construct 4,600 homes, including single-family detached, row and live/work homes, as well as condominiums and apartments
- Mueller regional retail center is meeting and often exceeding green building goals set at Mueller
- Dell Children's Medical Center of Central Texas is the first hospital in the world to achieve LEED® Platinum certification
- All 4 million square feet of commercial development will be built to LEED® standards
- Deconstructed runway material was reused in the construction of new roads at Mueller and in Austin
- 140 acres of open space, greenways and parks
- At least 15,000 new trees were planted throughout the development
- Strict requirements for green building at Mueller helped grow the number of LEED®-qualified contractors in Austin
- The Ronald McDonald House at Mueller is the first of its kind in the world to utilize solar power and is Austin's first certified LEED® Platinum building
- Austin's largest public art project ever is a series of 18-to 20-foot tall, flower-shaped solar sculptures that collect the sun's rays and convert them into solar energy

Mixed-Use

- A town center with cafés, shops, plazas and live/work spaces is planned to include at least 30 percent locally-owned businesses
- Up to 4.2 million square feet of commercial and institutional space including office, retail, medical and film production

Mueller Highlights

- Developers moved two 100-year old oak trees, joined at the roots, to the roundabout at Mueller's entrance. It took four hydraulic lifts and a full day to move the two 500,000-pound trees.
- Mueller has taken care to restore landmark buildings onsite, including a World War II-era hangar and an aviation administration building. The refurbished hangar is now used for special events, farmers markets and private functions, while the restored aviation building serves as the Mueller administrative offices and Visitor's Center.
- During the first two weeks of opening, more than 1,200 people visited Mueller Central, the development's Visitor Center. More citizens were interested in purchasing homes at Mueller than were available in the community's first phase.

To learn more about Mueller visit, www.muelleraustin.com

