

# MUELLER

## Austin | Texas

### Austin's Airport Redevelopment Sets High Standards

The 700-acre Mueller site, vacated when Austin's municipal airport relocated in 1999, is well on its way to becoming home to approximately 13,000 people, 13,000 permanent employees.

#### Project Summary

- One of the nation's most notable new urbanist communities in partnership with the City of Austin
- 6,000 homes (25% affordable - qualifying)
- 750,000 square feet of retail space including regional retail and Market District
- Aldrich Street, a mixed-use town center with cinema, shops, plazas and live/work space. The plan calls for 30% locally-owned businesses
- 4.2 million square feet of commercial space, including Class A office space
- Broad variety of new home opportunities, both for-sale and for-rent
- 140 acres of parks and greenways
- 13 miles of hike and bike paths and lanes
- \$300+ million of new infrastructure



CATELLUS™

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- 1 Austin ISD Performing Arts Center
- 2 University of Texas Health Research Campus
- 3 Regional Retail
- 4 Dell Children's Medical Center of Central Texas
- 5 Seton Healthcare Family
- 6 Browning Hangar (Historic Renovation)
- 7 The Thinkery - Austin Children's Museum
- 8 Aldrich Street (Town Center Retail Entertainment District)
- 9 Lake Park
- 10 Market District, HEB Anchor



## Project Highlights

### MuellerAustin.com

- All construction will meet green building standards, either U.S. Green Building Council LEED®-certified or Austin's highly acclaimed Austin Energy Green Building program
- Dell Children's Medical Center of Central Texas is the first hospital in the world to achieve LEED® Platinum certification
- Deconstructed runway material was reused in the construction of new roads at Mueller and in Austin
- At least 15,000 new trees will be planted throughout the development
- Strict requirements for green building at Mueller helped grow the number of LEED®-qualified contractors in Austin
- 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
- Development is generating 10,500 construction jobs
- 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, an airport control tower and an aviation administration building. The refurbished hangar is now used for special events, farmers markets and community functions, while the restored aviation building serves as Mueller Central, the Catellus office and Mueller Information Center.

### 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 nearly 30 years of 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.

For more information, contact Catellus at 510.267.3400 or visit [Catellus.com](http://Catellus.com)

