EVOLUTION OF THE MUELLER PLAN
2005- 2015

MUELLER PLAN IMPLEMENTATION ADVISORY COMMISSION

January 12, 2016
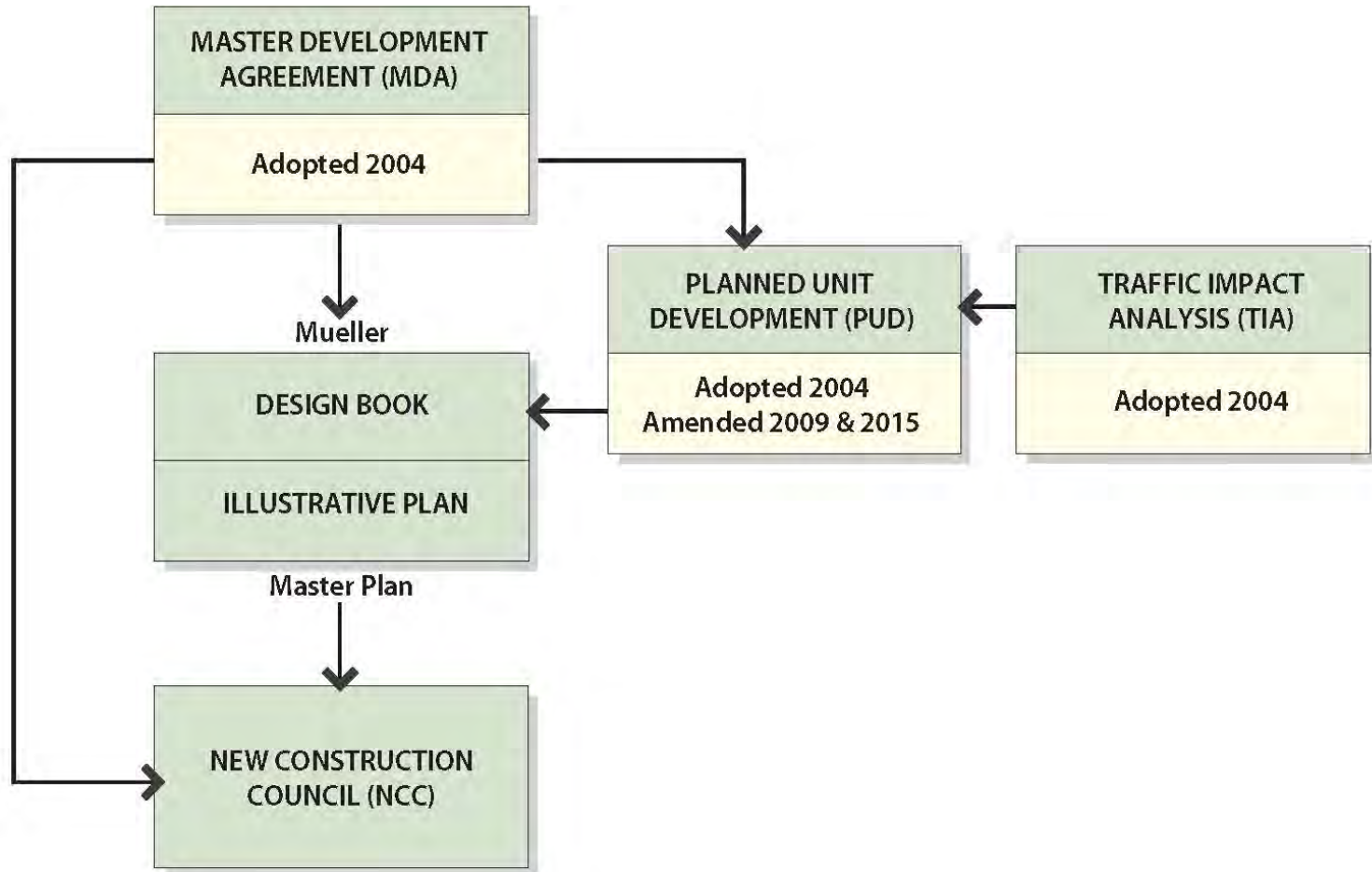
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OVERVIEW
OF THE MUELLER PLAN
# 2005- 2015

Purpose:

- To outline the key documents and regulations that influence the design of Mueller, the elements that are fixed, and those that allow some flexibility to respond to evolving conditions.

- To describe how the plan has evolved within these parameters.

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Governing Documents

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MASTER DEVELOPMENT AGREEMENT: 2004

- Mueller's "*constitution*": the contract between The City of Austin and Catellus outlining the basic business terms and programmatic elements.

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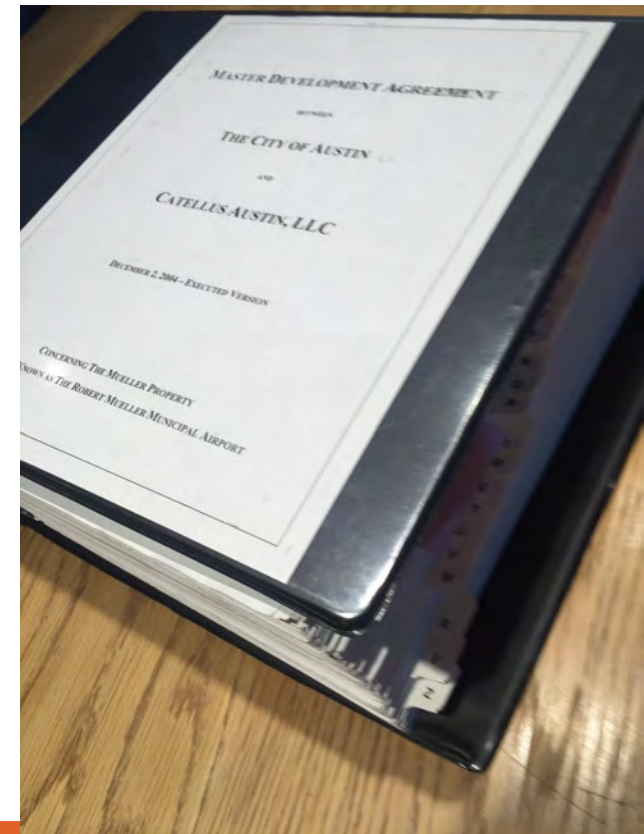
MDA – Plan Elements

- Establishes the pattern of "backbone" streets
- Subject to the standards set forth in the Design Book.

Backbone Infrastructure

XII
IA
IB
XI
III
VI
X
II
XIII
IX
IV
V
VII
VIII

Backbone Infrastructure improvements shall include streets, drainage, detention, water, wastewater, reclaimed water and water quality as required to comply with the City's Land Development Code and associated Criteria Manuals. The Backbone Infrastructure will also include the necessary electric, street lighting, cable, telecommunications and gas facilities to service the Project.

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MDA – Plan Elements

- Establishes the general pattern and location of open spaces

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MDA – Plan Elements

- References the PUD as the zoning for the site.

- Attaches the Design Book as the official Master Plan and Guidelines.

- Establishes the New Construction Council and Modifications Committee.

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PLANNED UNIT DEVELOPMENT (PUD): 2004

with 2007, 2009 and 2015 amendments

- # The official zoning for the property.

  – Allowable land uses and basic development standards (height, setbacks, parking, etc.)

  – General to provide flexibility

  – Establishes maximum density
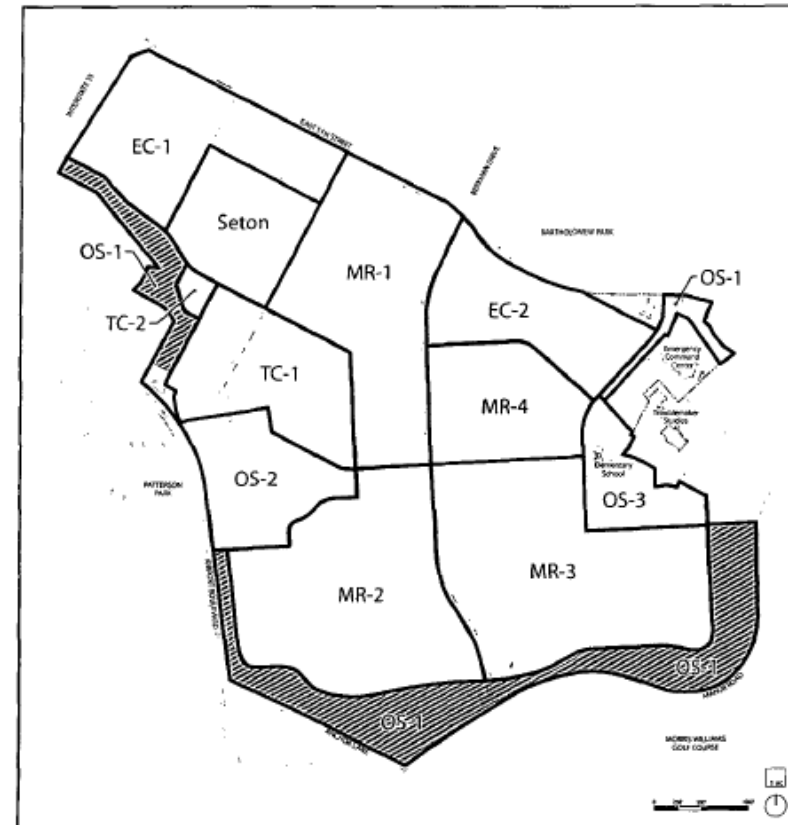
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PLANNED UNIT DEVELOPMENT (PUD): 2004

|	TOWN CENTER MIXED USE (TC)			
	ROW/SHOP HOUSE	MULTI-FAMILY	COMMERCIAL[1,3]	CIVIC
Minimum Lot Size	600 SF 800 SF on corner lots	12,500 SF	2,500 SF	2,500 SF
Minimum Lot Width	14 FT. 19 FT. on corner lot	80 FT.	25 FT.	25 FT.
Maximum Height (TC-1)[2]	40 FT. and 3 stories	100 FT.	100 FT.	100 FT.
Maximum Height (TC-2)[2]	40 FT. and 3 stories	65 FT.	65 FT.	65 FT.
Minimum Front Yard Setback	5 FT.	0 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	0 FT.	5 FT.	0 FT.	0 FT.
Minimum Rear Yard Setback	5 FT.	0 FT.	0 FT.	0 FT.
Maximum Impervious Cover	95%	95%	100%	100%

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TRAFFIC IMPACT ANALYSIS (TIA): 2004

- Establishes on and off-site traffic improvements and the maximum number of vehicular trips at build-out.

RMMA CATELLUS

< TRAFFIC IMPACT ANALYSIS >

Prepared for
Catellus Development Corporation

Prepared by
WHM Transportation Engineering
2717 Rio Grande Street
Austin, Texas 78705 USA
Telephone 512 473-8343
Facsimile 512 473-8237
Website whmeng.com

First Submission: March 3, 2004
Final Submission: June 23, 2004

ortation Engineering

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DESIGN BOOK (2004)

- First published in 2004 as part of the Mueller Master Covenants

- Amendments must be approved by Catellus and City of Austin Economic Development Department.

- An updated edition of the Design Book is planned for 2016.

MUELLER DESIGN BOOK

AUSTIN TEXAS

NOVEMBER 2004

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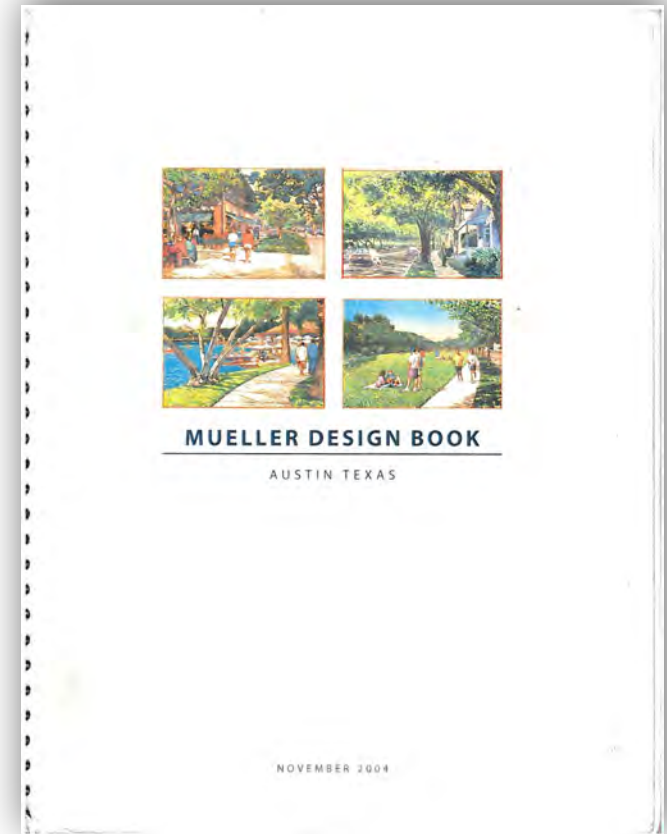
DESIGN BOOK (2004)

Guidelines supplement the zoning provisions of the PUD to promote:

- *Connectivity*
- *Neighborliness*
- *Activity*
- *Authenticity*
- *Sustainability*
- *Livability*

CARRIAGE HOUSE
- ON 50% OF LOTS ≥ 45'-0" SF IN WIDTH
- MAXIMUM 500' USABLE SF
- MAXIMUM TWO FLOORS (25')
- 10' SEPARATION FROM MAIN HOUSE

MAXIMUM HEIGHT
30'-0" (2-1/2 FLOORS)

OPEN SIDE YARD ENCOURAGED, AVOID WEST ORIENTATION

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

MAXIMUM PORCH DEPTH AREA
6'-0" / 80 SF ON LOTS < 4,500 SF
7'-0" / 100 SF ON LOTS ≥ 4,500 SF

MINIMUM FRONT WALL SETBACK = 10'0"

5'-0"

10'-0"

MINIMUM PORCH SETBACK= 5'0"

Yard House Development Standards

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DESIGN BOOK (2004)

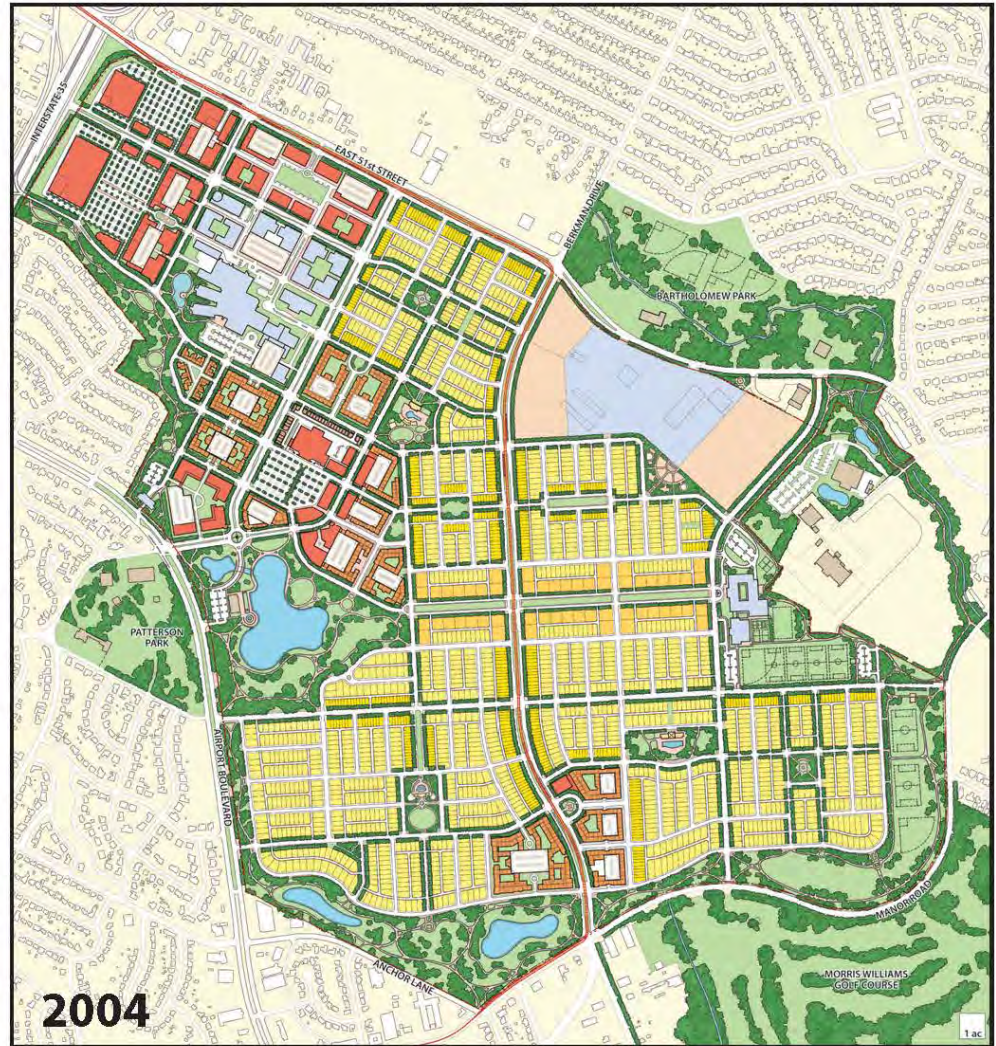2016 update includes guidelines for new districts and building types

- *Town Center*
- *Market District*
- *Rathgeber Village*
- *New "Missing Middle" Housing*
- *Updated sustainability standards.*

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ILLUSTRATIVE PLAN

A snapshot of how the development is expected to build out under provisions of the PUD and Design Book.
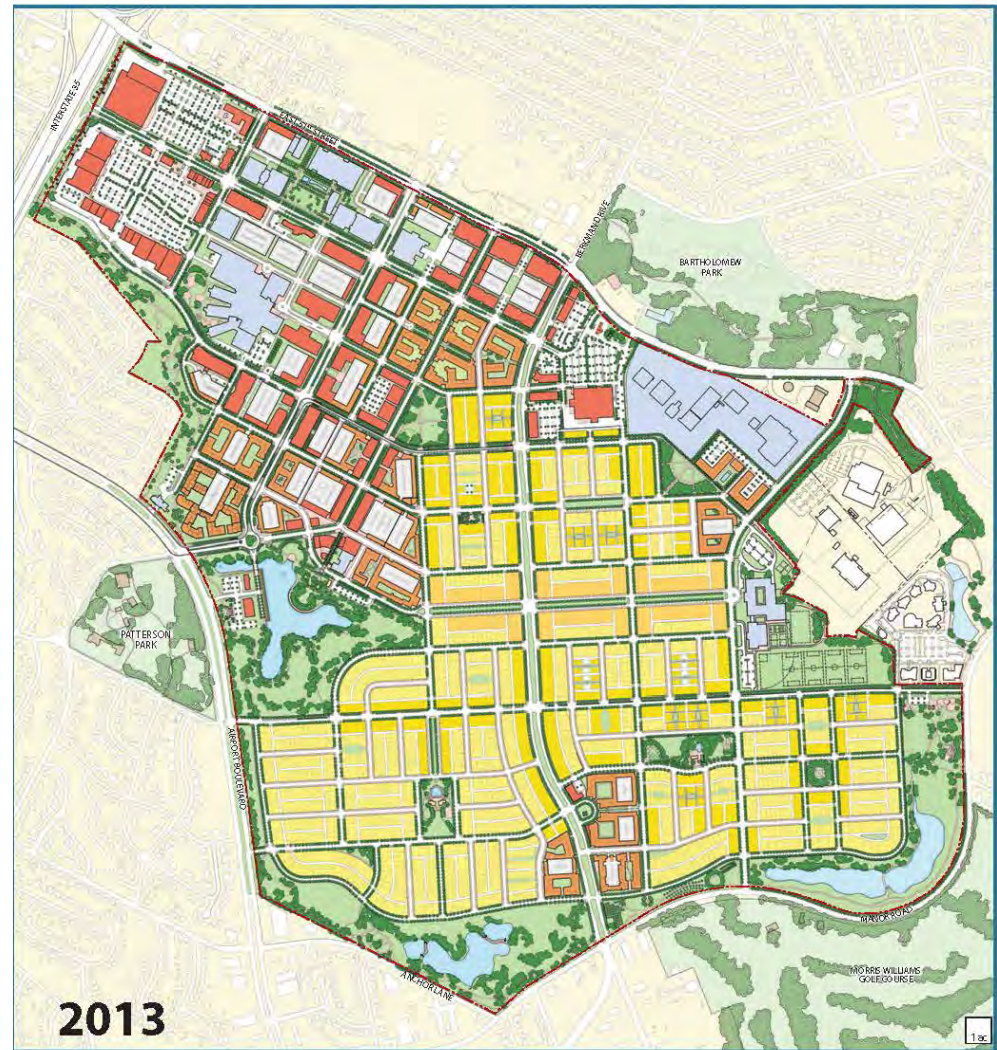
- Updated periodically to reflect changing market conditions and built projects.

2004

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ILLUSTRATIVE PLAN

A snapshot of how the development is expected to build out under provisions of the PUD and Design Book.
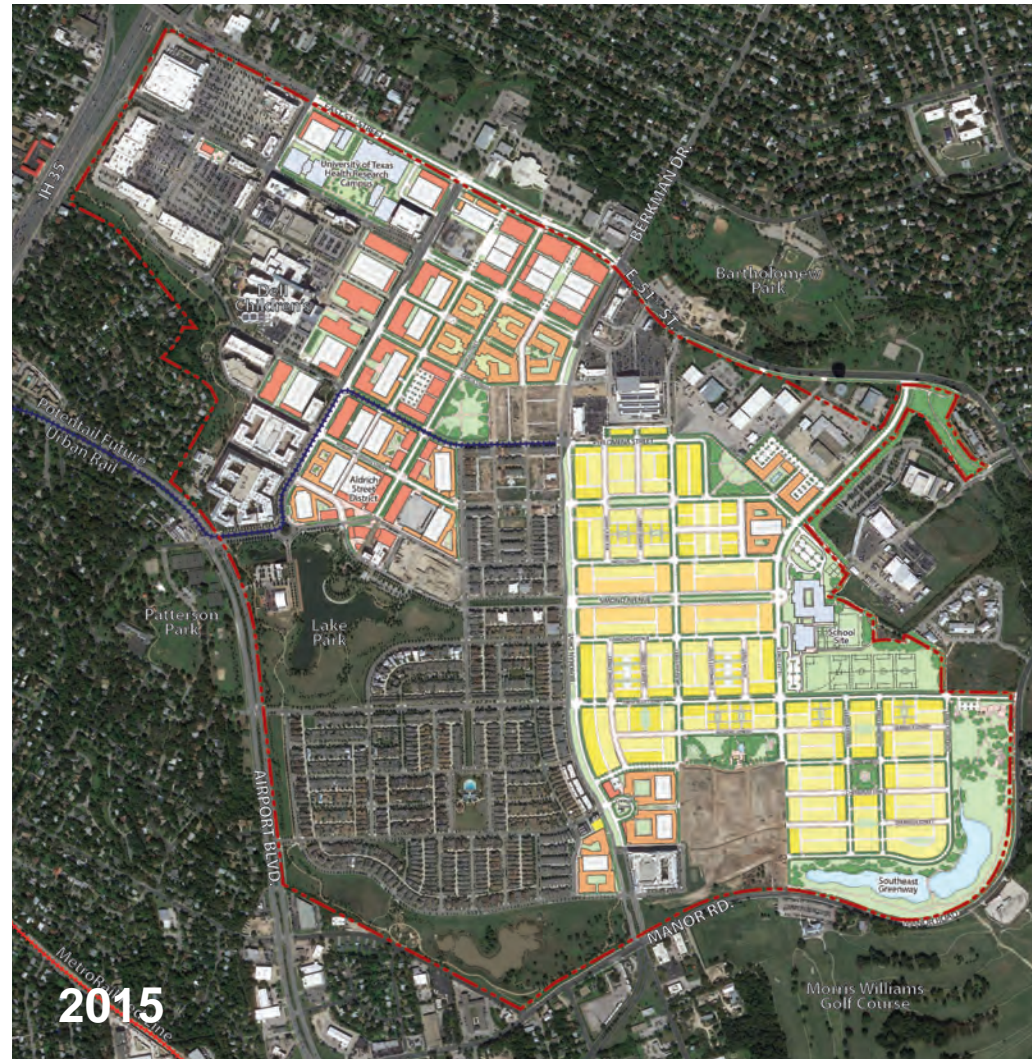
- Updated periodically to reflect changing market conditions and built projects.

2011

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ILLUSTRATIVE PLAN

A snapshot of how the development is expected to build out under provisions of the PUD and Design Book.

- Updated periodically to reflect changing market conditions and built projects.

2013

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ILLUSTRATIVE PLAN

A snapshot of how the development is expected to build out under provisions of the PUD and Design Book.

- Updated periodically to reflect changing market conditions and built projects.

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Catellus seeks public input, well in advance of NCC review, when new opportunities arise.

- *Market District,*
- *AISD PAC,*
- *51st Street*
- *AE Substation*
- *Town Center*

April 2010 Market District Town Hall Meeting

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NEW CONSTRUTION COUNCIL (NCC)

Structure

- Five voting members (two appointed by Catellus, and three by mutual agreement of the City of Austin and Catellus).

- Ex-officio members who serve in a non-voting, advisory capacity (City of Austin EDD and AE staff).

- All members possess experience in the practice of real estate/ land development, architecture, land use planning or other similar professional design practice.

NEW CONSTRUCTION COUNCIL (NCC)

- Review the design of proposed projects for their compliance to the Mueller Design Book;

- Obtain briefings about projects and/or initiatives;

- Grant reasonable variances from the design guidelines to overcome practical difficulties and enable unanticipated opportunities.

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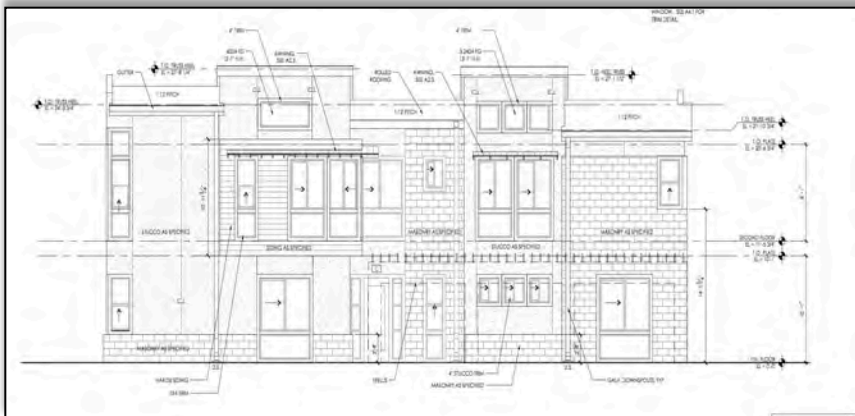# NEW CONSTRUCTION COUNCIL
Review Process

1. Preliminary Design

2. Final Design

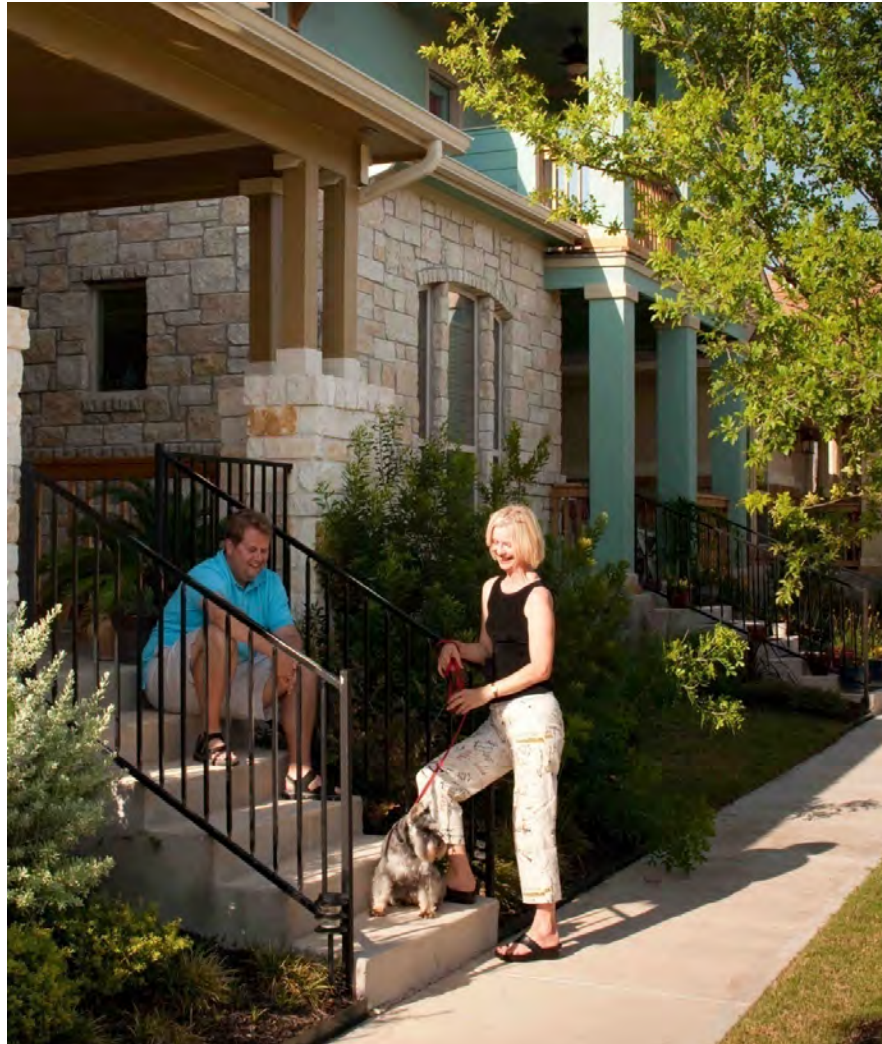3. Construction Documents

4. Certificate of Compliance

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2005-2015

Much of the focus of the NCC has been on:

- *The quality of the public realm, including: the design of parks and streets...*

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….and the way buildings relate to them.

Also on building quality and durability,

Greenway Lofts

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….and in encouraging architectural diversity .

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Design goals going forward:

- *Promoting affordability by design, while maintaining neighborhood livability.*

Garden Court Rowhouses (Town Rows and Town Green Rows)

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Design goals going forward

- *Creating a vibrant retail environment in the Town Center that has an authentic Austin character.*

Mueller Town Center

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Design goals going forward:

- *Continuing to be stewards of the Mueller vision.*

July 4th Parade

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THANK YOU