

MUELLER ILLUSTRATIVE PLAN AND PROGRAM UPDATE

ROBERT MUELLER MUNICIPAL AIRPORT
PLAN IMPLEMENTATION ADVISORY COMMISSION

February 14, 2017

MUELLER

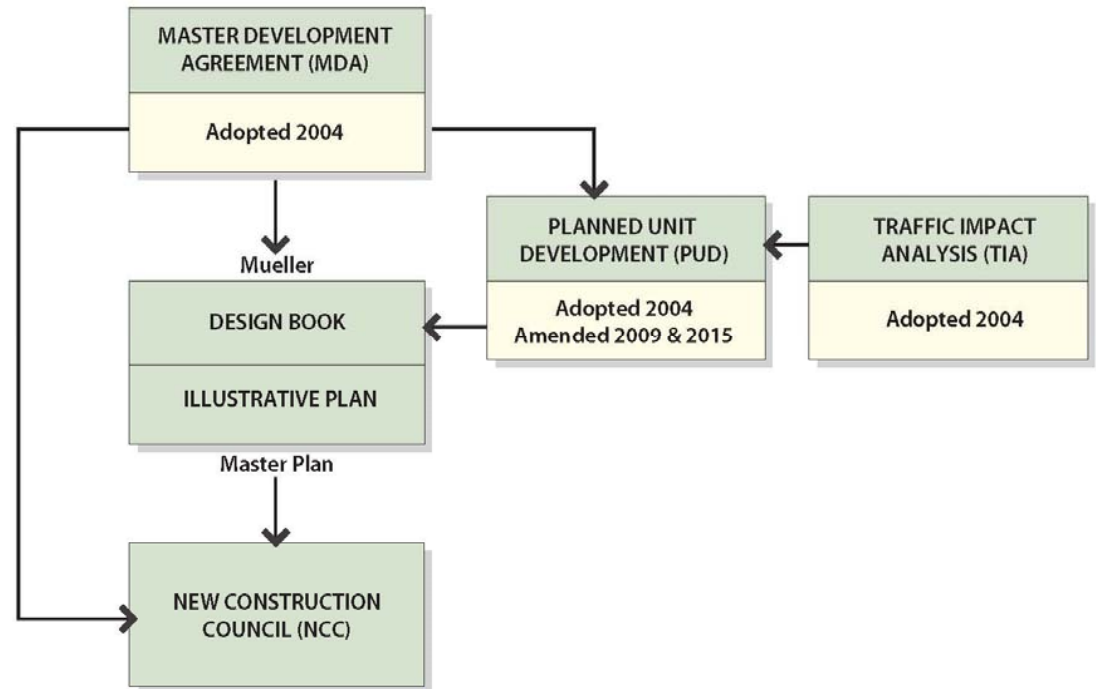
MUELLER ILLUSTRATIVE PLAN AND PROGRAM UPDATE

Purpose:

- Revisit key documents and regulations that influence the design of Mueller, and how they allow some flexibility to respond to evolving conditions.
- To provide an update on the Mueller Illustrative Plan and how the plan has evolved within these parameters.
- To provide an update on the Development Program.

Governing Documents

- January 2016
 - Overview of Illustrative Plan & Design Book
- February 2016
 - Relationship between 2004 MDA, PUD zoning, TIA & Market



ILLUSTRATIVE PLAN

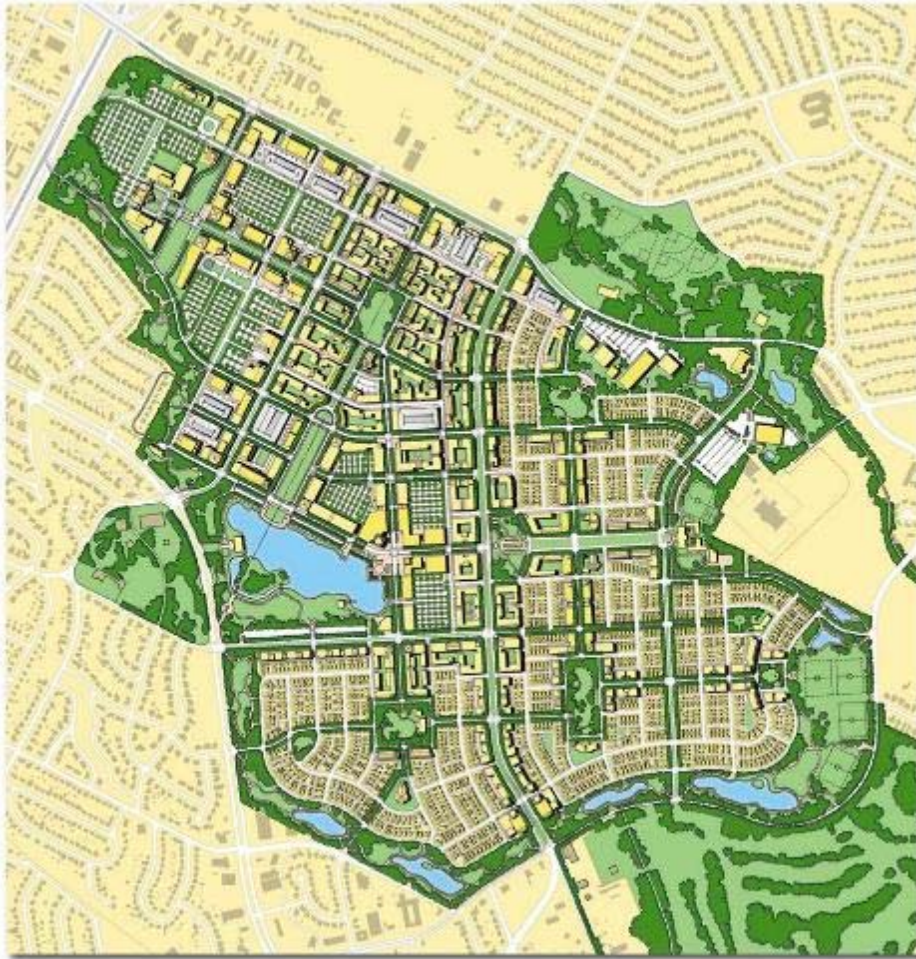
A snapshot of how the development is expected to build out under provisions of the PUD and Design Book.

- Updated periodically to reflect actual projects and updated planning.



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Illustrative Plans: 2000 - 2017



2000 Reuse and Redevelopment Plan

- 4,100 dwelling units
- 5.3 msf commercial
- Concentration of high-tech office buildings in the northwest quadrant.

Over the years, Mueller's Illustrative Plans have evolved to reflect then current market conditions.

Illustrative Plans: 2000 - 2017



2004 Plan

- 4,600 dwelling units
 - 4.4 msf commercial/
institutional
-
- 2002 Tech Bust replaces office with regional retail
 - Commercial program is reduced, but residential yield is increased.

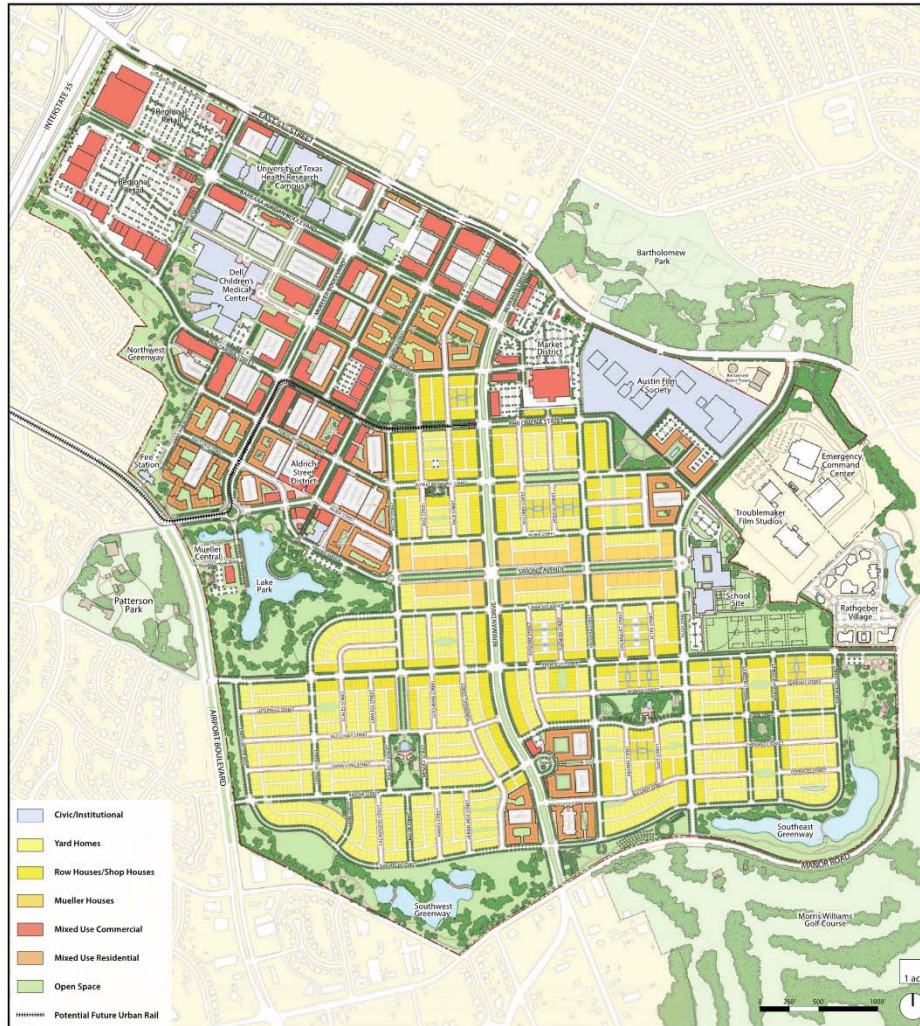
Illustrative Plans: 2000 - 2017



2009 Plan

- 5,300 dwelling units
- 5.0 msf commercial/institutional
- PUD amendment increases density.
- Town Center and Town Center North are intensified.
- Grocery store is moved from TC to Market District

Illustrative Plans: 2000 - 2017



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2013 Plan

- 5,700 + dwelling units
- 4.7 msf commercial
- Missing middle housing types expanded.
- AISD Performing Arts Center
- Thinkery

Range of Housing Choices



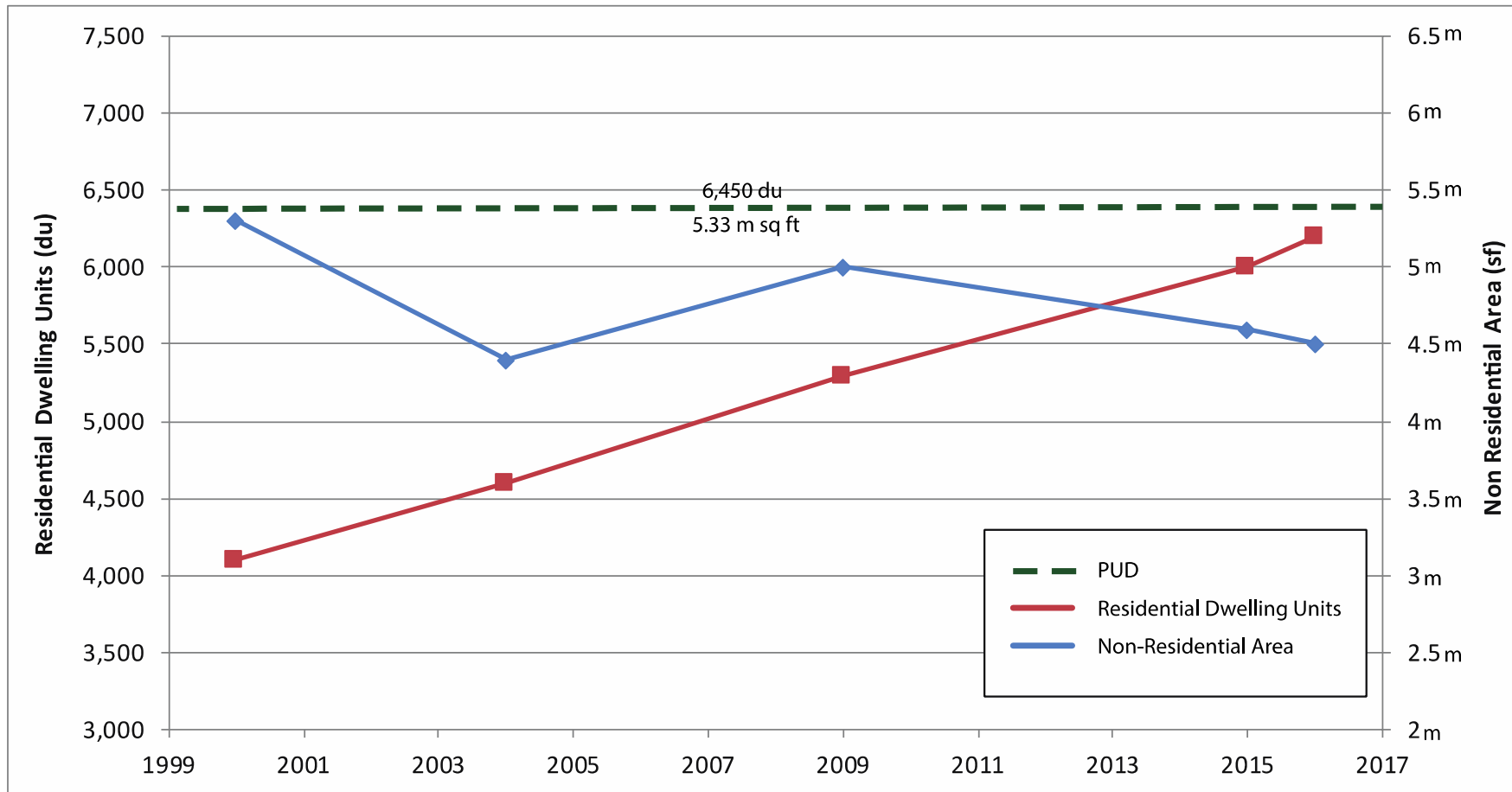
Illustrative Plans: 2000 - 2017



2017 Plan

- 6,200 dwelling units
- 4.5 msf commercial
- Higher density product types implemented widely.
- Missing middle housing types expanded.
- Actual projects achieve higher density.

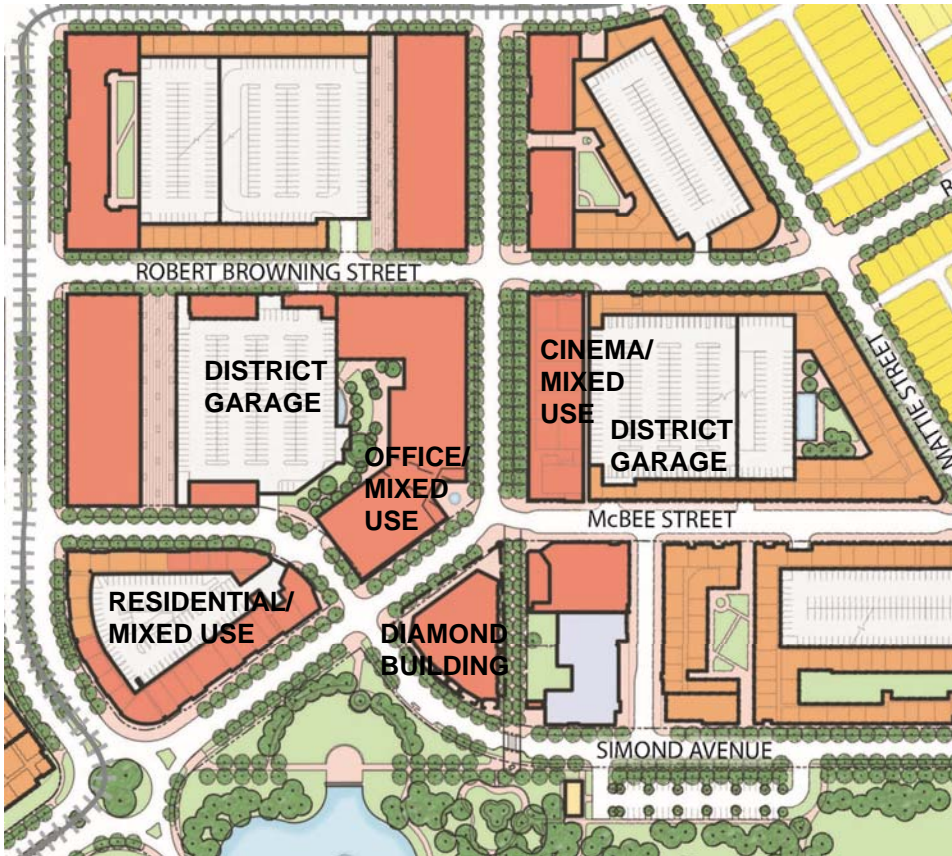
Illustrative Plans: 2000 - 2017



Over the past 17 years, the program has been adjusted to reflect market conditions and actual development status, always staying within the maximum TIA and PUD limits.

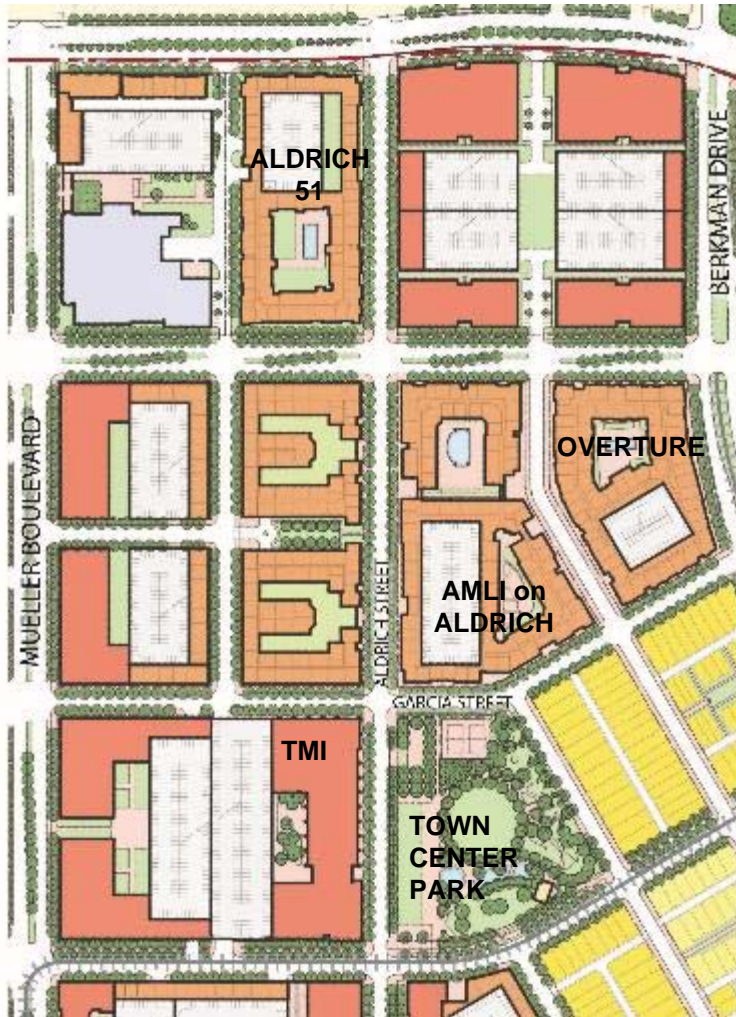
Illustrative Plans: 2000 - 2017

Town Center



- Diamond Building
- Cinema
- Market Potential for:
 - Higher Density Residential Development facing Lake Park.
 - Office/Mixed-Use along Aldrich Street and Mueller Boulevard

Illustrative Plans: 2000 - 2017



Town Center North

- Overture by Greystar
- AMLI on Aldrich
- Aldrich 51
- Texas Mutual Insurance (TMI)
- Town Center Park

Illustrative Plans: 2000 - 2017



Northeast Perspective (Aldrich Street at 51st Street)

Illustrative Plans: 2000 - 2017



Overture: View from Barbara Jordan and Berkman

Illustrative Plans: 2000 - 2017



AMLI Aldrich: View from Town Center North Park

Illustrative Plans: 2000 - 2017



Texas Mutual Insurance: View from Town Center North Park and Garcia Street

Illustrative Plans: 2000 - 2017



Texas Mutual Insurance: View from Aldrich and Philomena Streets

Illustrative Plans: 2000 - 2017

Northeast Quadrant



- Potential Foundation Communities
- High-density Row Home courtyard
- New Mueller House Type
- Paseo Row Houses
- Reconfigured Park

Illustrative Plans: 2000 - 2017



Mueller Houses

Illustrative Plans: 2000 - 2017



Mueller Houses

Illustrative Plans: 2000 - 2017



Paseo Row Houses

Illustrative Plans: 2000 - 2017



South Berkman – Tower District

- High-density Row Homes with Mixed-Use Building

Built Projects



Built Projects



MUELLER DEVELOPMENT PROGRAM



2013 Program

- 5,700 dwelling units
1,425 units affordable
- 4.7 msf commercial / institutional



2017 Program

- 6,200 dwelling units
1,550 units affordable
100 units affordable-120% MFI
- 4.5 msf commercial / institutional

THANK YOU