

J.J. SEABROOK NEIGHBORHOOD ASSOCIATION
Flowing together as one community

Dear Mayor Adler and Members of the Austin City Council,

This correspondence is submitted on behalf of the J.J. Seabrook Neighborhood Association in support of the rezoning request submitted by the Mueller Commission for the Mueller PUD development (Zoning Case # _____).

C1814-04-0065.04

Representatives of the Applicant took the opportunity to present to our membership at our regularly scheduled Association meeting on October 8th. During this meeting details were provided on both the necessity for the request and the potential benefits and impacts of the requested change. Neighborhood members expressed concerns regarding the impact that this density increase would have on the acutely deficient transportation infrastructure in and surrounding the Mueller development (including that bordering and transecting of our neighborhood). This concern is derived in no small part from the profound influx of planned apartment units in the immediate vicinity of the PUD - and not solely based on the proposed density increase within the PUD.

Following discussion, the neighborhood ultimately resolved that the requested increase in density within the PUD represents many of our shared beliefs on manner of responsible development necessary to establish livable communities under the continuing pressure of municipal growth. Specifically, we understand that the request seeks to increase residential density in areas already planned for multifamily development and that the whole of the density increase is planned to occur a portion of the PUD which will minimize impact on existing residents and uses in and surrounding the PUD. Further, the applicant has shared plans to mitigate potential impacts and their willing to continue a dialogue with the Association as to how the continued development within the PUD can accommodate the future vision of Austin, integrate with the adjacent neighborhoods, and maintain the quality of life that drew and retained residents of this area. Finally, and perhaps most importantly, we recognize the importance of additional affordable units that will result from this change - particularly when affordable housing requirements are being waived for surrounding developments. As the proposed PUD amendment maintains the commitment to 25% of all new housing being affordable, allowing up to an additional 1,005 market rate units and 335 affordable units.

For each of the foregoing reasons the J.J. Seabrook Neighborhood Association believes this zoning change to present an opportunity for a positive development change and provides this letter in support of the Applicants request.

Kindest regards,



Roger Taylor, Jr.
President JJ Seabrook Neighborhood Association

Date: 10/21/2019

October 16, 2019

Mayor Steve Adler and Members of
The Austin City Council
Austin City Hall
301 West 2nd Street
Austin, Texas 78701

Via Electronic Delivery

RE: Proposed PUD Revision/Mueller
Case Number: C 814-04-0055.04.SH

It is my pleasure to send this letter documenting the Delwood 2 Neighborhood Association's support of the requested zoning change for the Mueller Development. Delwood 2 enjoys a positive working relationship with Catellus and all those associated with Mueller. Catellus representatives met with the Delwood residents explaining the proposed changes and answering questions.

Again, the Delwood 2 Neighborhood Association supports the proposed zoning change. Please contact me if you have questions or need additional information.

Kind Regards,

Karen Brinkman
President, Delwood 2 Neighborhood Association

Mobile: 512-924-8407



Offered by the Mueller Neighborhood Association Steering Committee on October 21, 2019

RESOLUTION SUPPORTING THE PROPOSED MUELLER PUD AMENDMENT

WHEREAS, Mueller was founded on the attached vision that called for the creation of Mueller as a compact, pedestrian oriented, and mixed-use community; and

WHEREAS, the City of Austin comprehensive plan, Imagine Austin, calls for the city to be grown as a compact and connected City; and

WHEREAS, the maximum number of dwelling units in Mueller is capped at 6450 (subject to a Traffic Impact Analysis); and

WHEREAS, the master developer Catellus currently plans on building approximately 5900 units at Mueller; and

WHEREAS, conditions in Austin have changed since the adoption of the Mueller Master Plan in 2000 and the Mueller PUD, and Austin is now facing ever increasing challenges with affordability, economic segregation and traffic congestion; and

WHEREAS, Mueller is extremely well situated with direct connections to major arterials of MLK Blvd, Airport Blvd., and 51st Street, as well as direct connections to IH35, and has many ways to ways to get to major employment centers such as Austin's downtown, the Capitol Complex and the University of Texas; and

WHEREAS, Mueller is well served by transit with two Capital Metro routes that connect to the major employment centers; and

WHEREAS, Mueller is a walkable area rich with amenities and parks; and

WHEREAS, the City can best serve a lot of people with goods, services and parks by allowing for an abundance of housing to be built in walkable areas that are rich with amenities and parks; and

WHEREAS, Mayor Adler has recently called for 100,000 new housing units to be built by 2025; and

WHEREAS, if Austin is to realize the Mayor's goal while meeting the dictates of Imagine Austin and grow as a compact and connected city it will mean finding areas in central Austin that can best accommodate growth; and

WHEREAS, Mueller is less than 50% complete and there is still significant opportunity to add density to Mueller during the initial build; and

WHEREAS, the Mueller PUD already allows for a wide array of “missing middle” housing types that are generally not permitted elsewhere in Austin and which can help address affordability in a way that single-family detached homes cannot; and

WHEREAS, the residents of Mueller are eager to demonstrate such missing-middle housing types are well received here and need not be feared by other central Austin neighborhoods; and

WHEREAS, Mueller demonstrates that additional density can be done in a way that is a win for the neighborhood by adding resiliency to support our high level of trails, lakes and parks, a win for the surrounding communities by shouldering more of the burden for demand in this area, a win for all those seeking a home in central Austin by adding to the available options, a win for the City by providing increased tax base, and a win for all the builders and tradespeople who are working on the Mueller project; and

WHEREAS, it is incumbent upon all neighborhood associations to work with the City to help solve the problems of affordability, traffic congestion and resource allocation in a responsible manner and in such a way that does not contribute to sprawl; therefore, be it

RESOLVED, that the Mueller Neighborhood Association (MNA) Steering Committee urges Catellus to build to the density limit; and

RESOLVED, that the MNA requests that the City work with Catellus and Capital Metro to connect Mueller to transit sufficiently to allow the density caps limited by any Traffic Impact Analysis to be lifted; and

RESOLVED, that MNA supports, and requests that the City Council examine, revising the PUD to allow for a significant increase of density in terms of number of dwelling units, building heights and allowances of commercial and retail square footage, so long as all new density (i) adhere to the high standards and sound principles of urban design embedded in the Design Book, (ii) maintain all existing and planned parks and (iii) to the extent permissible by law, retain the commitment to reserve 25% of all housing stock for Affordable Housing.

- *Fiscal Responsibility*: Redevelopment must create a positive revenue stream that will fund onsite infrastructure and increase the City’s tax base for the benefit of all citizens.
- *Economic Development*: The project should serve to reinforce Austin’s role in an increasingly global marketplace and create a wide range of employment opportunities for a diversity of the community’s citizens.
- *East Austin Revitalization*: The project must promote economic development opportunities within East Austin, giving local residents a direct stake in redevelopment.
- *Compatibility with Surrounding Neighborhoods*: Development must maintain and enhance the quality of life in adjacent neighborhoods, providing complementary linkages, land uses and transportation patterns.

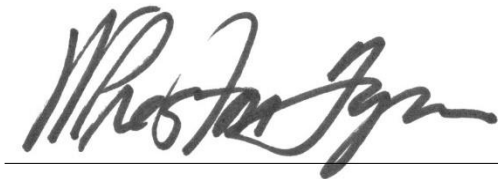
- *Diversity*: Redevelopment must offer a wide range of housing choices in order to create a new community of socially and economically diverse residents.
- *Sustainability*: Development should be planned in a way that promotes energy and water efficiency, environmental quality, reduced auto dependency, watershed protection and green space preservation.

WITNESS our signatures this 21st day of October, two thousand and nineteen in Austin, Texas.

Officers of the Mueller Neighborhood Association



John Wooding, Co-Chair



Preston "Ty" Tyree, Co-Chair