

Development Update to RMMA PIAC: Jan. 14, 2020

M U E L L E R





Residential
6,200 single- &
multi-family homes



Infrastructure
\$300 million



Greenspace
140 acres



Institutional
1.9 million sf



Office
2.6 million sf



Retail
750,000 sf

Austin Energy Headquarters

M U E L L E R

- On Mueller Blvd. between Garcia and Philomena streets
- 275,000+ square feet among four floors
- Adjacent parking garage behind building
- Ground-floor payment center, exhibits and 5,000+ sf meeting space
- Broke ground in August; anticipated completion 2021



- Facing Aldrich Street at Simond across from Alamo
- 235,000+ square feet among six floors
- 20,000+ square feet of first-floor retail on Aldrich
- Adjacent parking garage that will serve as second district garage
- Broke ground in November; anticipated completion 2021



- On vacant lot adjacent to Thinkery across paseo from B.D. Riley's
- 120 rooms and five floors
- Parking in McBee Garage, valet
- Ground-floor restaurant and 5,000 square feet of retail
- Could break ground in early spring; anticipated completion 2021



- Between Aldrich and Mattie, McBee and Philomena
- 406 units among two buildings, staggered from three to seven floors
- Units will wrap own parking garages for each building
- 15% of units will be part of Mueller's affordable homes program
- 23,000+ sf of ground-floor retail on Aldrich
- Could break ground in January; anticipated completion 2021



Dell Children's Center of Excellence Building

M U E L L E R

- On Mueller Blvd. at Garcia St.
- Heart, Neuroscience and Blood/Cancer centers
- 160,000+ sf
- Could break ground in February; anticipated completion mid-2021
- Parking garage anticipated to be completed April 2020

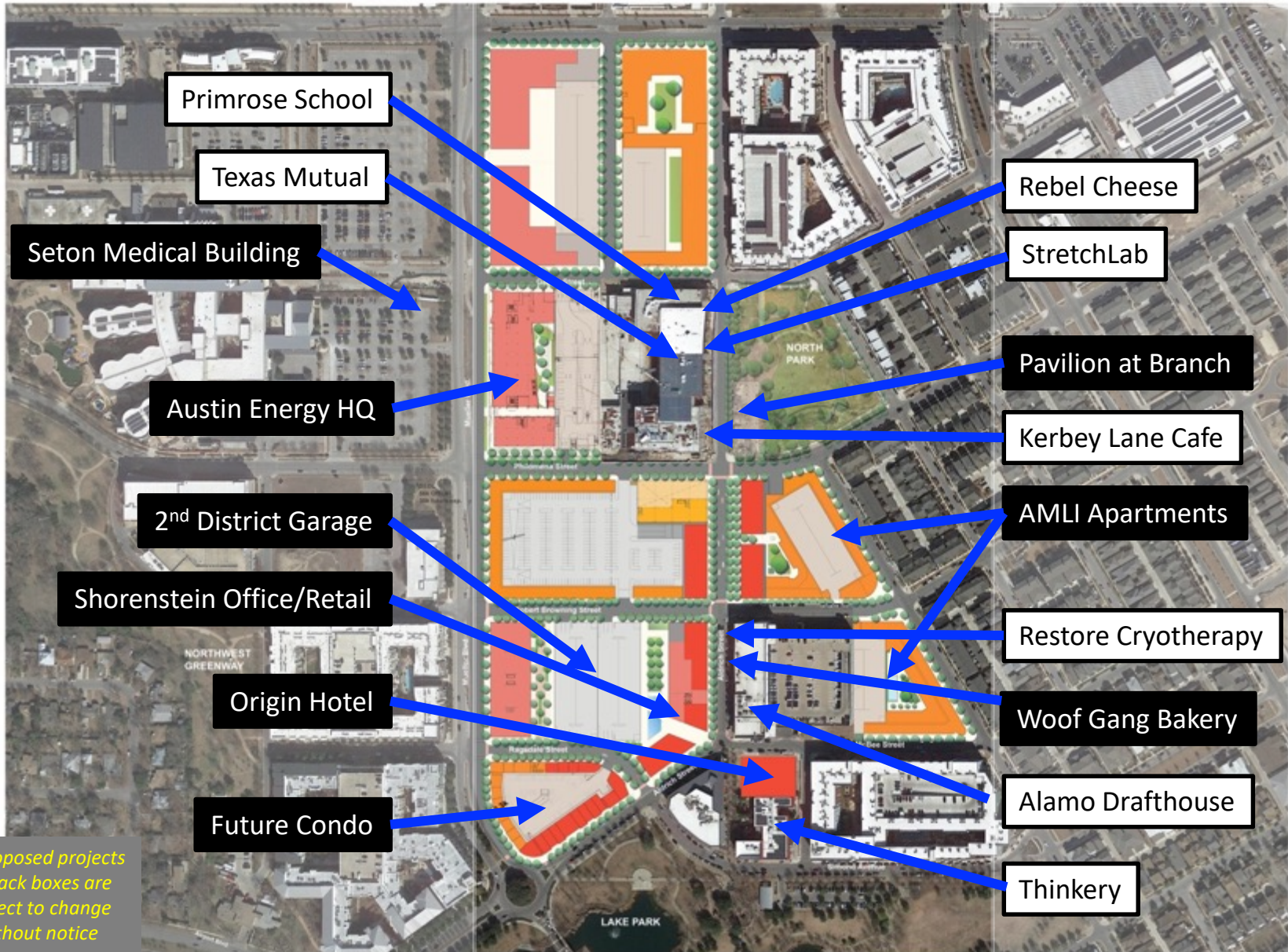


Pavilion at Branch Park

M U E L L E R

- At Aldrich and Philomena streets, across from Kerbey Lane Cafe
- 19,800+ sf of gathering space
- New home for farmers' market
- Loading area, climate control, garage-door-style windows for open-air feel
- Anticipated to begin construction in January; completed by the end of the year





Primrose School

Texas Mutual

Seton Medical Building

Austin Energy HQ

2nd District Garage

Shorenstein Office/Retail

Origin Hotel

Future Condo

Rebel Cheese

StretchLab

Pavilion at Branch

Kerbey Lane Cafe

AMLI Apartments

Restore Cryotherapy

Woof Gang Bakery

Alamo Drafthouse

Thinkery

All proposed projects in black boxes are subject to change without notice

- 11 row homes
- Along Philomena between Eberly and Scarborough
- All affordable for income-qualified buyers
- Designed by Michael Hsu Architecture
- Broke ground November; anticipate completion by fall 2020



- Nearly 1 acre park designed by RVi
- Features:
 - Multi-purpose open space
 - Nature-inspired playscape
 - Tables for games like chess and checkers
 - Outdoor dining area with room for occasional food trucks
 - Live performance space
 - Bike racks
 - Shaded strolling path
 - Special public art feature: a giant, mixed-media sculpture of an octopus atop the restroom building
- Broke ground in November
- Scheduled to open in 2020



Master Plan Map

MUELLER

Map updated January 2020;
subject to change

Austin Energy Site

Shorenstein Office Site

Next Condo Site

Origin Hotel Site

Next AMLI Apartments Site

Pavilion

Habitat for Humanity Row Homes

Park on Philomena

Homes Under Construction

Middle School Site

