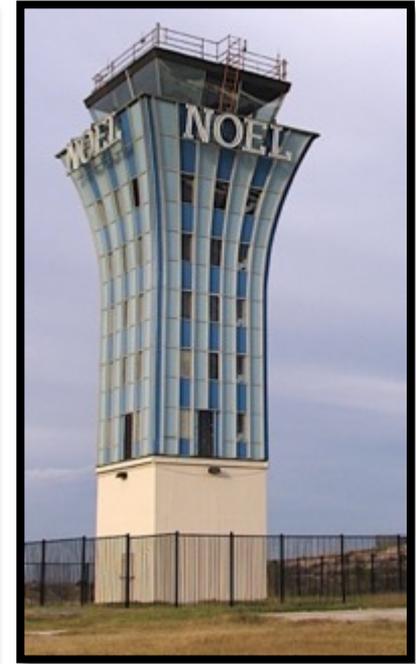
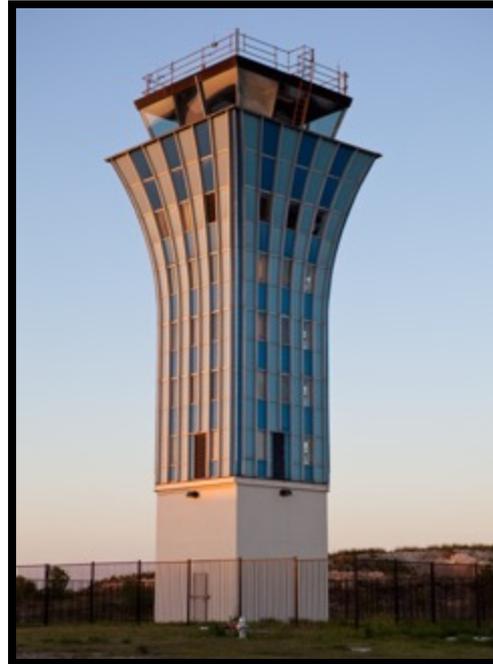
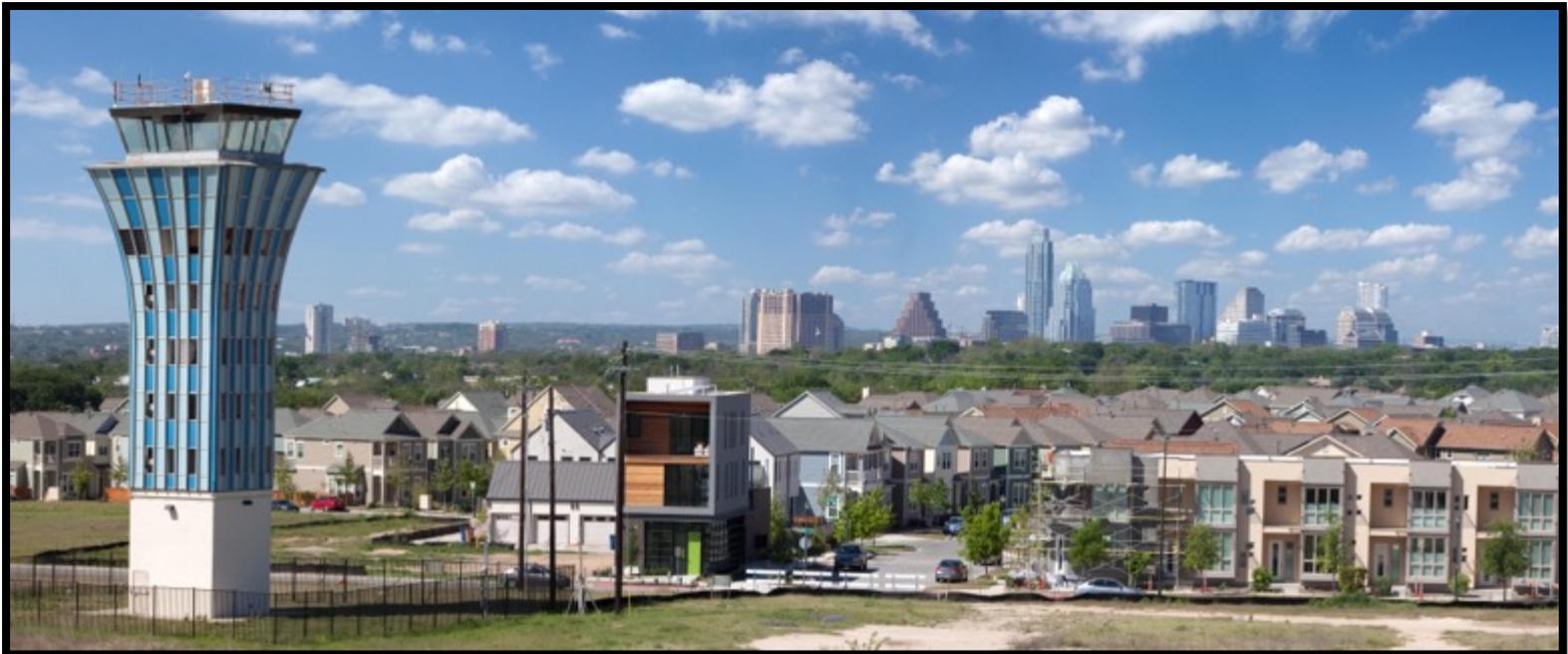


CONTROL TOWER DISTRICT BRIEFING



**Mueller Commission
September 11, 2020**

- Review of History and Goals
- Evolution of the Tower and Site
- Control Tower Update
- Site Plan Concept and Uses
- Next



Control Tower Milestones

M U E L L E R

- 1959** Fehr and Granger establish award-winning, modern design
- 1961** Control tower and new terminal opens
- 1999** Mueller Airport closes
- 2006** First community NOEL lighting event
- 2010** Catellus begins work on the tower restoration
- 2013** Kinney & Associates hired as preservation, repurposing architect
- 2016** Donna Carter hired as historic preservation consultant
- 2017** Kinney and Carter begin pursuing historic designation
- 2018** Historic designation secured
- 2019** Catellus issues RFP to market tower district multifamily site



- If possible, obtain State and City approval for public access to the top of the tower
- Maintain existing view corridors from Berkman Drive and John Gaines Park
- Honor the tower's award-winning architecture, where appropriate
- Maximize the tower district's development potential while preserving ample space around the tower footprint for future public uses
- Support Mueller's goals (e.g. neighborhood compatibility, sustainability, fiscal responsibility, revitalization, diversity and economic development), where appropriate
- Celebrate the tower's history and community interest in preserving it



- Access for people with mobility challenges
- Elevator shaft dimensions do not meet ADA requirements, and does not reach top floors
- Adding an another exit option
- Exit options that are not too close to each other
- Speed to evacuate visitors
- Occupancy numbers
- Fire sprinklers
- Restrooms

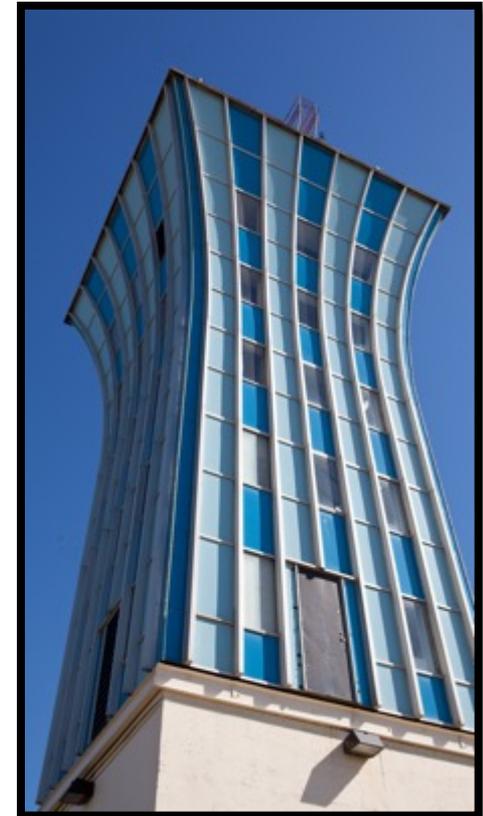


Tower Interior



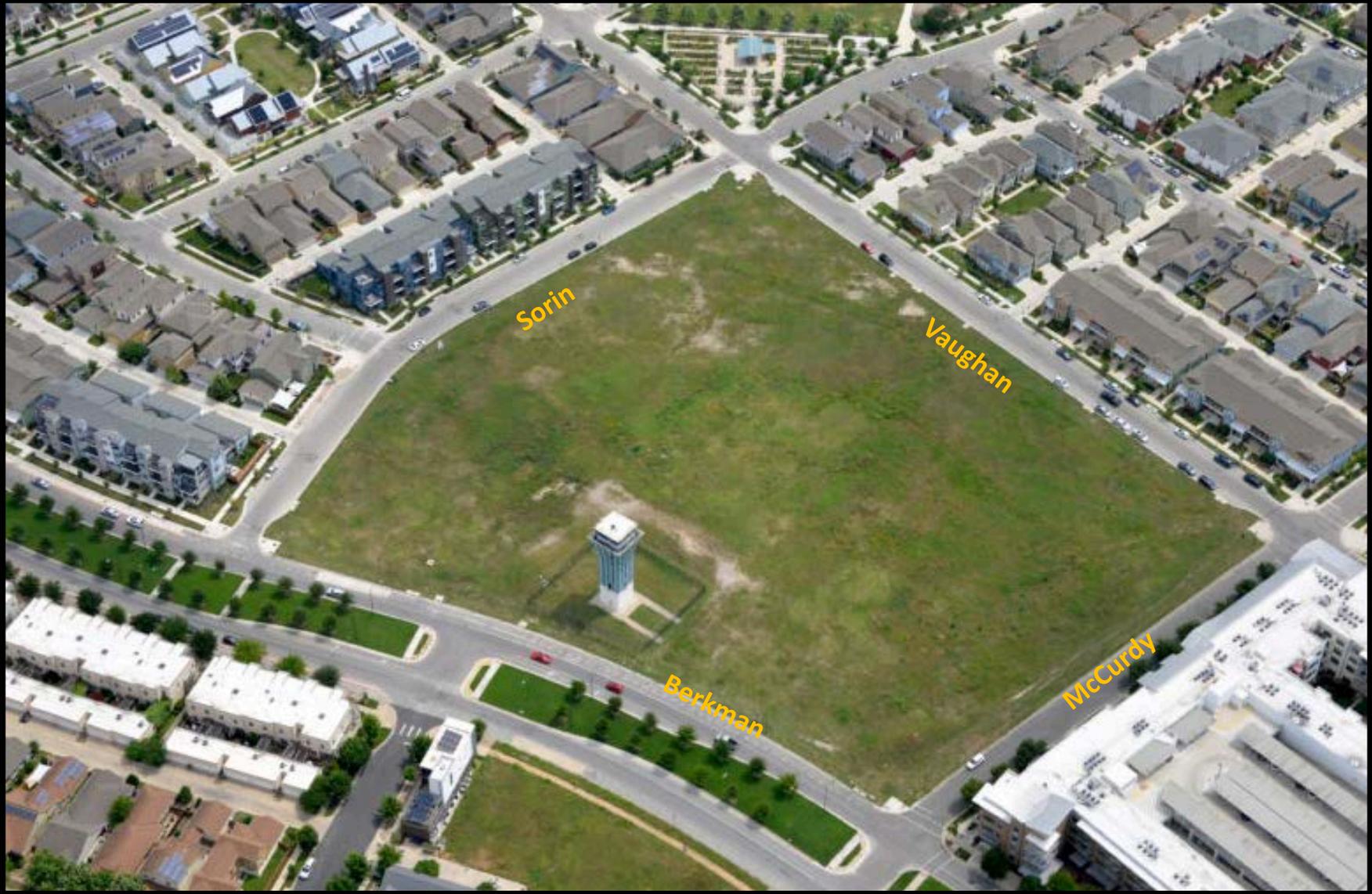
A View from the Top 5

- **Structural support study:**
 - 2006: Studio 8, Architectural Engineers Collaborative completed study, updated in 2008
 - 2010: Catellus hired Zapalac Reed to restore the tower
- **Economic reuse feasibility study:**
 - December 2015: Kinney & Associates delivered a report to determine the use limitations of tower:
 - Significant barriers to use the tower as a public building because access limitations
 - The tower cannot be listed on the National Register of Historic Places because the adjacent terminal was removed
 - Local historic designation is possible, which could help secure grants if publicly owned or tax abatement if privately owned



- **Longer-term considerations for the Control Tower:**
 - Hired Kinney & Associates to continue study, which continues to work through fire egress and ADA concept options in pursuit of City and State approval for public occupancy at the top of the tower
 - Secured historic zoning designation from the City and historic marker from the State
 - Separated tower land parcel for future, separate ownership
 - Protect views of the control tower
 - Currently planning for iconic landmark with ability for an undetermined future use





Site Plan Concept & Uses

MUELLER



6.42-acre total acreage

Bordered by:

- Sorin (north)
- Vaughan (east)
- McCurdy (south)
- Berkman (west)

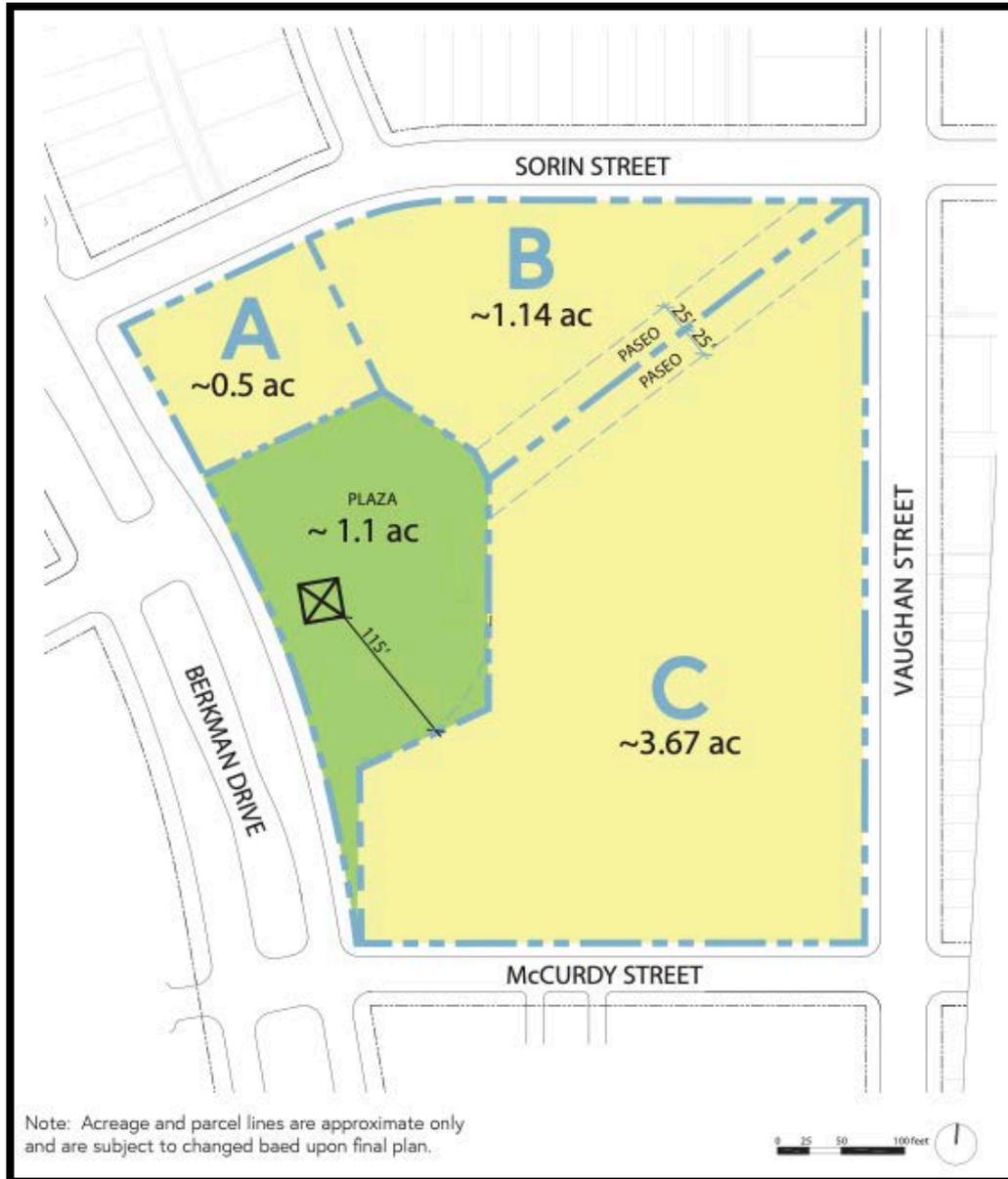
Mixed-use lots
planned as ground
leases

≈ 2,500-5,000 square
feet of ground-floor
retail

≈ 300-350 multifamily
residential units
possible

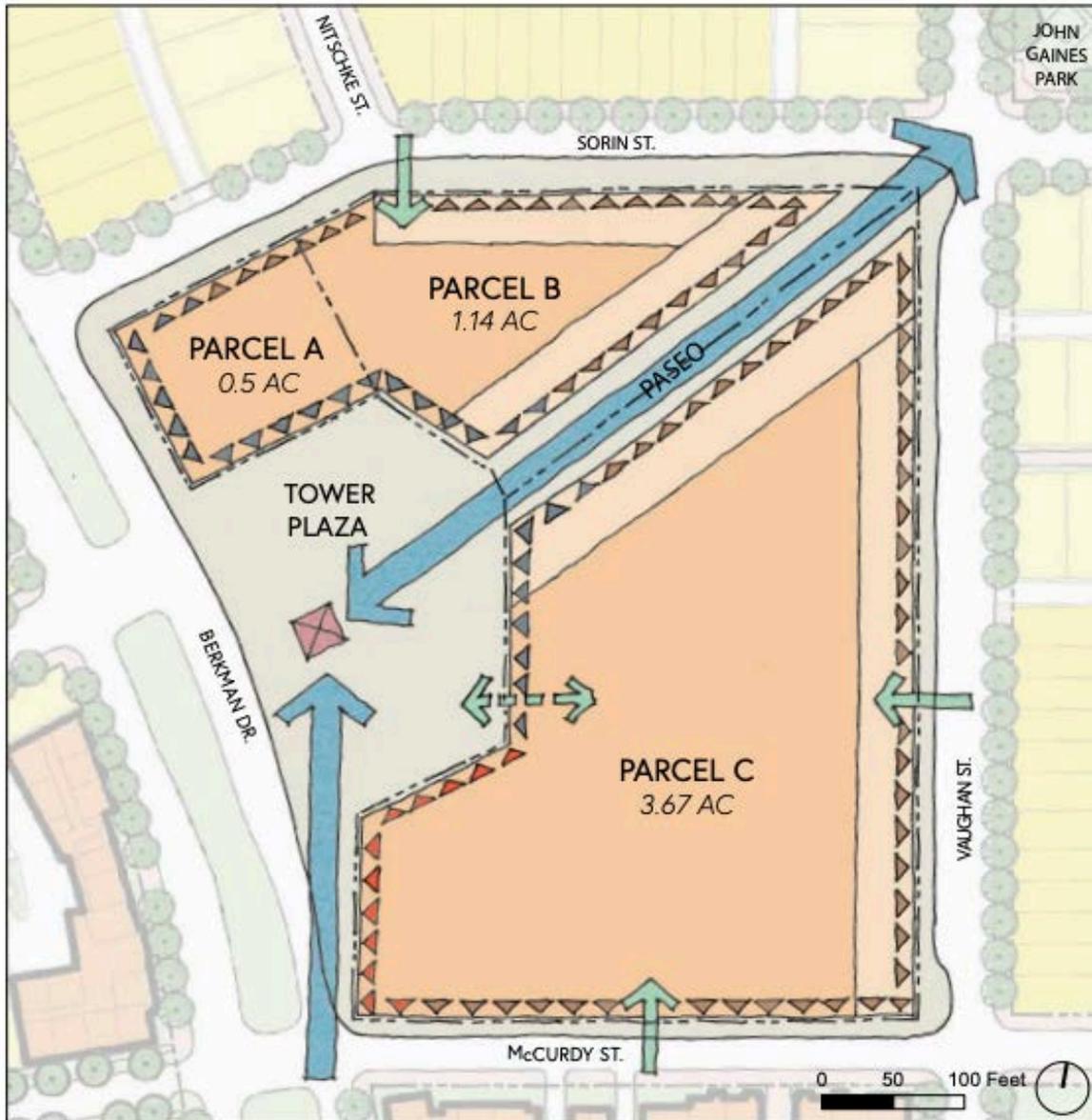
At least 15% of
residential units would
be part of Affordable
Homes program

Good-faith MBE/WBE
participation of 20%



- Catellus is working with an interested multifamily developer for lots B and C, which is currently conducting due diligence through remainder of 2020
- Architectural nod to former terminal written into design guidelines
- Goal to preserve views from John Gaines Park and along parts of Berkman Dr.

*Initial concept only
Subject to change without notice*



BUILDING HEIGHT

-  MAXIMUM 50 FT (4 FLS.)
-  MAXIMUM 40 FT (3 FLS.)

GROUND LEVEL USES

-  ACTIVE COMMERCIAL (RETAIL/ RESTAURANT READY)
-  ACTIVE COMMERCIAL OR PUBLIC-ORIENTED (COMMON SPACE etc.)
-  ACTIVE COMMERCIAL, PUBLIC-ORIENTED OR RESIDENTIAL

-  TOWER VIEW CORRIDOR
-  VEHICULAR ACCESS TO GARAGE
-  PEDESTRIAN ACCESS TO GARAGE

*Initial concept only
Subject to change without notice*









- Stakeholder group meeting
- Tower Lighting event
- Selection of developer for multifamily district site
- Public engagement:
 - Community meeting
 - Plaza name celebration
 - Historic marker celebration



