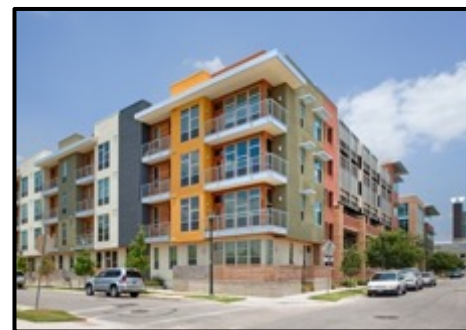




**RMMA
Plan Implementation Advisory Commission
Mueller Housing Diversity**

May 11, 2021



Mueller Vision

Mueller will be an interactive, mixed-use community that will be a model for responsible urban development, offering a compact pedestrian-oriented alternative to the land-consumptive and automobile-dependent development patterns that could influence the form and pattern of growth within Austin.

Housing Goal

Redevelopment must offer a wide range of housing choices in order to create a new community of socially and economically diverse residents.



Residential Diversity Efforts

MUELLER

Builder cooperation, coordination

Design Book: product type, size

Affordability by Design Housing Summits

Interspersed affordable housing



Mueller Design Book, Page 34



Homebuilders

MUELLER



Cool River
Custom Homes



Durrett
Interests



Saldaña
Homes



Mueller

Range of Housing Choices



du/ac = dwelling units per acre

Range of Housing Options/Density

MUELLER

Although an older illustrative plan, this image represents the deliberate planning and placement of varied housing types throughout Mueller.



Legend

- | | |
|-----------------------------------|----------------------------------|
| A Garden Court Cottages | E Garden Court Row Houses |
| B Zero Lot Line Yard Homes | F Paseo Row Houses |
| C Rowhouses | G Four and Six-Plex |
| D Live-Work Shop Houses | H Liner Buildings |



Single-family detached homes alley-loaded on lots ranging in size from 3,000 to 5,000 square feet with street frontages of 37 to 55 feet and lot depths of 90 feet.

8-10 dwelling units/acre



A small complex of 12 detached cottages oriented to a shared common garden space, located within the center of a block and surrounded by larger single-family homes

11 dwelling units/acre

Offerings – Zero Lot Line Garden Homes

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Detached homes where one side of the building is along the property line of an adjacent lot, and where the unit is clustered in groupings oriented to a street or internal courtyard.

18 dwelling units/acre



A four-unit cluster of small, detached homes of one and two floors oriented to through-block paseo courts; parking is included in a small lot in the alley rather than in garages.

19 dwelling units/acre



Small- to medium-sized attached homes of two to three stories located along the edges of single-family neighborhoods and along open spaces, boulevards and neighborhood main streets. The 22.5-foot to 28-foot-wide lots have depths ranging from 55 to 90 feet.

16 to 24 dwelling units/acre



Three-story attached buildings with a ground level workspace designed for commercial use by the resident who lives above; the units are typically located in small groupings along mixed-use streets or in the center of a neighborhood to provide local services.

18 dwelling units/acre



Four- and six-plex condominium buildings with interlocking or stacked units designed to appear as large detached homes; they are located in the center of the community along a wide landscaped boulevard.

16 dwelling units/acre



A cluster of small two- and three- story townhouses located in the center of a block sharing an alley with larger detached homes; the homes are oriented to a central courtyard/green.

22 dwellings/acre



A cluster of small two- and three-story townhouses oriented to through-block paseos; each home has a single-car garage accessed from the rear alley, and a second visitor space provided in a parking court within the center of the block.

27 dwellings/acre



Residential buildings with multifamily units that could include some ground level commercial uses as well as live-work or street-oriented residential uses.

50-60 dwellings/acre

Offerings - Apartments

M U E L L E R

Wildflower Terrace



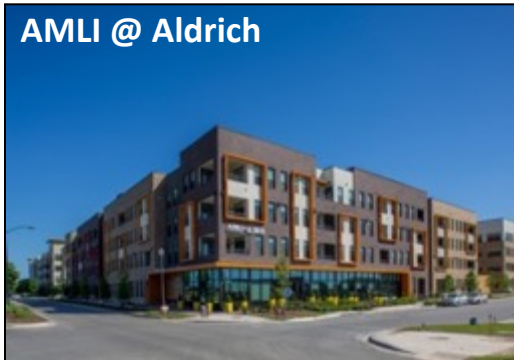
AMLI @ Mueller



Sync @ Mueller



AMLI @ Aldrich



Aldrich 51



Mosaic @ Mueller



The Jordan



AMLI Branch Park
(coming soon)



Ryan Companies Project



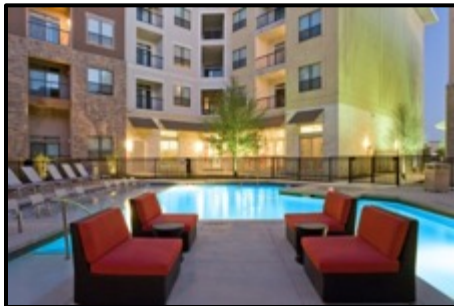
Offerings - Apartments

M U E L L E R

Number of Dwelling Units

Community	Market	Affordable	TOTAL	% Affordable
Mosaic	397	44	441	10%
Sync	271	30	301	10%
Wildflower Terrace	30	171	201	85%
AMLI Mueller	237	42	279	15%
Aldrich 51	36	204	240	85%
AMLI Aldrich	270	48	318	15%
Overture	171	30	201	15%
The Jordan	0	132	132	100%
AMLI Branch Park	345	61	406	15%
Ryan Co. Project	298	52	350	15%
TOTAL*	2,055	814	2,869	28.4%

*Does not include more apartments yet-to-be announced



Mosaic at Mueller



AMLI on Aldrich



AMLI at Mueller



Aldrich 51

Section 11 Details

371 total homes, bordered by Tilley, Zach Scott and Tom Miller streets

25% of the homes will be affordable to families earning up to 80% MFI

Homebuilders:

- CalAtlantic Homes/Lennar*
- David Weekley Homes*
- Empire Communities*
- Muskin Company
- Wes Peoples Homes*

** Building both market-rate and affordable homes*

10 different product types available:

- 110 row (various lot widths)
- 99 yard (various lot widths)
- 40 town green
- 32 paseo row
- 28 cottage
- 16 town row
- 16 courtyard row
- 14 garden
- 12 garden court
- 4 shop



By the Numbers

M U E L L E R

Number of Dwelling Units

Home Type	Market	Affordable	TOTAL
Garden Court	58	0	58
Shop	23	0	23
Mueller House	109	147	256
Town Green	52	24	76
Paseo Row	14	82	96
Cottage	11	17	28
Other Yard	893	133	1,026
Other Row	585	308	893
Condo	246	51	297
Apartment	2,055	814	2,869
TOTAL	4,046	1,576	5,622*

* This figure includes all homes and apartments built, plus homes planned in Section 11, as well as recent Pearlstone and Ryan Co. projects, and the planned project at Tom Miller/Berkman; it does not include more condos and apartments yet-to-be announced

† This figure includes Mueller's three predominantly affordable multifamily communities and workforce housing homes at 120% MFI

^ The MDA requires for-sale and for-rental units range between 40% and 60% of the total



One of Mueller's first completed residential streets:
Emma Long St., circa 2008

= 28% affordable†

Home Type	Number	Percentage
Sale	2,753	49%
Rent	2,869	51%
TOTAL	5,622	100%^

Thank you.

M U E L L E R

