

DEVELOPMENT UPDATE TO RMMA PIAC

MUELLER

RMMA PIAC
October 11, 2022



RECENTLY COMPLETED PROJECTS

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October 11, 2022

Jessie Andrews Park



Origin Hotel; photos courtesy Chase Daniel



*Branch
Park
Pavilion*



*Southeast
Greenway with
Skate Park &
Pump Track*



RMMA PIAC
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Residential

≈6,900 homes and apartments



Infrastructure

≈\$300 million



Greenspace

140 acres



Institutional & Civic

≈2.35 million sf



Office

≈2.3 million sf



Retail

≈750,000 sf

All dates and figures in this presentation are subject to change without notice

NEWEST SECTION OF HOMES

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- 371 homes with 25% affordable
- 10 different home types
- Approximately 27% complete



February 2021

CALATLANTIC
HOMES™

EMPIRE

David Weekley Homes



THE
muskin
company
HOME BUILDERS • REMODELERS



As of 09/24/22



AUSTIN MODERN LOFTS - SOUTH

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- Broke ground June 2021; first row home move-ins expected Q1 2023
- 90 units: 34 condos (27 affordable) plus 56 row homes
- Located at Berkman Dr. and Tom Miller St.



Rendering

As of 09/24/22



AUSTIN MODERN LOFTS - NORTH

MUELLER

RMMA PIAC
October 11, 2022

- Broke ground Jan 2022; first move-ins expected Q1 2023
- 39 units: 31 condos (6 affordable) plus 8 shop houses
- Lines Performing Arts Center garage at 51st St. and Mueller Blvd.



Rendering

As of 09/24/22



PARKSIDE CONDOS BY PEARLSTONE

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October 11, 2022

- Broke ground May 2021; first move-ins expected Q4 2023
- 200 units with 15% affordable
- One-, two- and three-bedroom units
- 8 ground-floor office spaces and $\approx 5,000$ sf of retail



Rendering

As of 09/24/22



RYAN COMPANIES MULTIFAMILY

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RMMA PIAC
October 11, 2022

- Broke ground March 2022; anticipate first move-ins by Q1 2024
- 345 units with 15% affordable at 60% MFI
- Located between Berkman, Sorin, Vaughan and McCurdy streets



RMMA PIAC
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- Broke ground Feb 2020; first move-ins at first building began summer 2022
- 406 units with 15% affordable
- ≈23,000 sf of ground floor retail
- Two buildings along Aldrich between McBee and Philomena St.



Rendering

As of 09/24/22



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- Broke ground Jan 2022; anticipate first move-ins Q4 2023
- 326 units with 15% affordable
- Located on Aldrich between Barbara Jordan and Garcia



Rendering

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GENERAL MARSHALL MIDDLE SCHOOL

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- Construction began Q3 2021; construction likely complete by Q3 2023
- Opens August 2023
- 800 students

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Rendering

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TEACHERS RETIREMENT SYSTEM OF TEXAS HEADQUARTERS

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- Two buildings, each 6 stories, totaling ≈457,000 sf
- Alpha building has ≈20,000 sf of ground-floor retail space
- Potentially 1,000 employees
- Could start moving into Alpha Building by summer 2023

Alpha, Bravo and Parking Garages



*Alpha Building
on Aldrich St.*



*Bravo Building
on Mueller Blvd.*



GEMDALE MEDICAL OFFICE BUILDING

M U E L L E R

- Broke ground August 2021; expected completion Nov 2022
- 5 floors, 130,000 sf total
- On Philomena St. between James Wheat St. and Robert Browning St.

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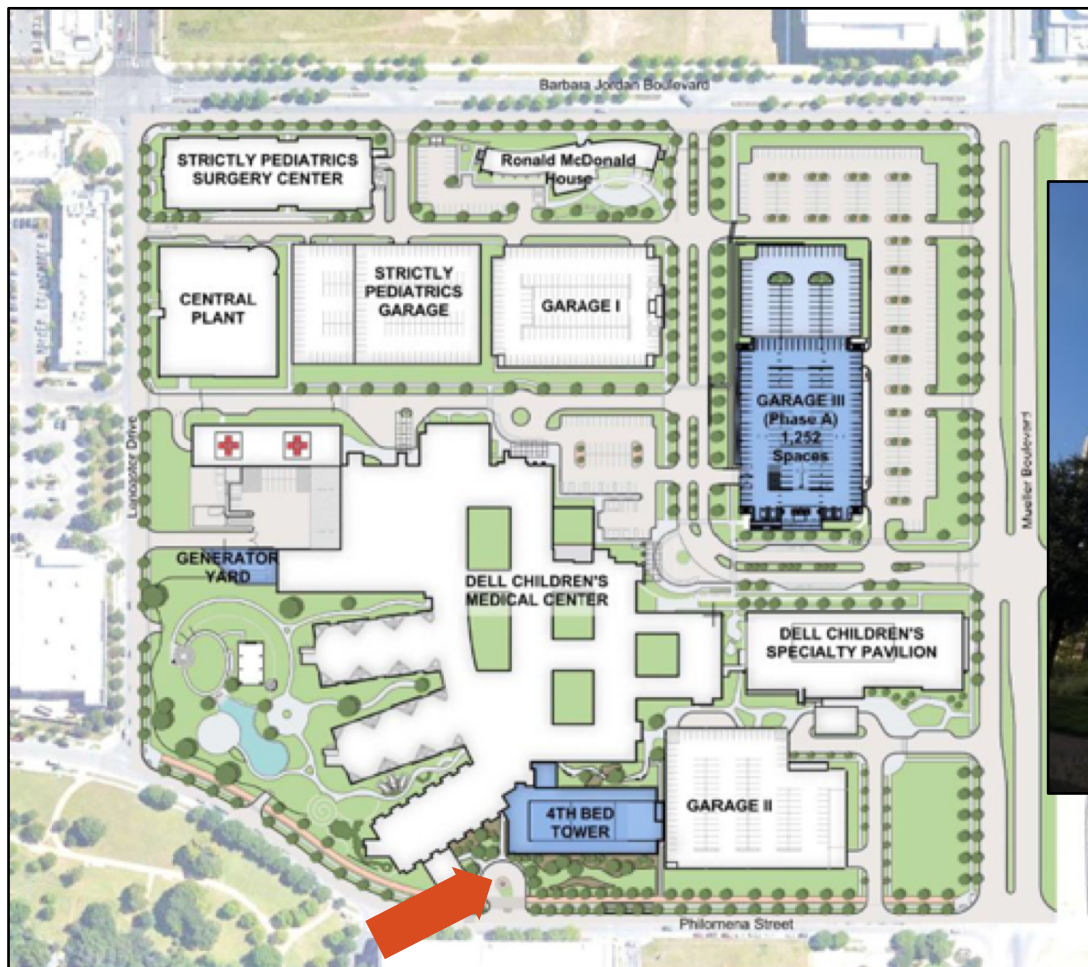
Rendering

As of 09/24/22



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- 4th Patient wing broke ground July 2021; anticipate opening Nov. 2022
- 4 floors; 72 more beds among three floors; 4th floor shell space for expansion
- Located along Philomena across from Ascension Seton HQ



As of 09/24/22

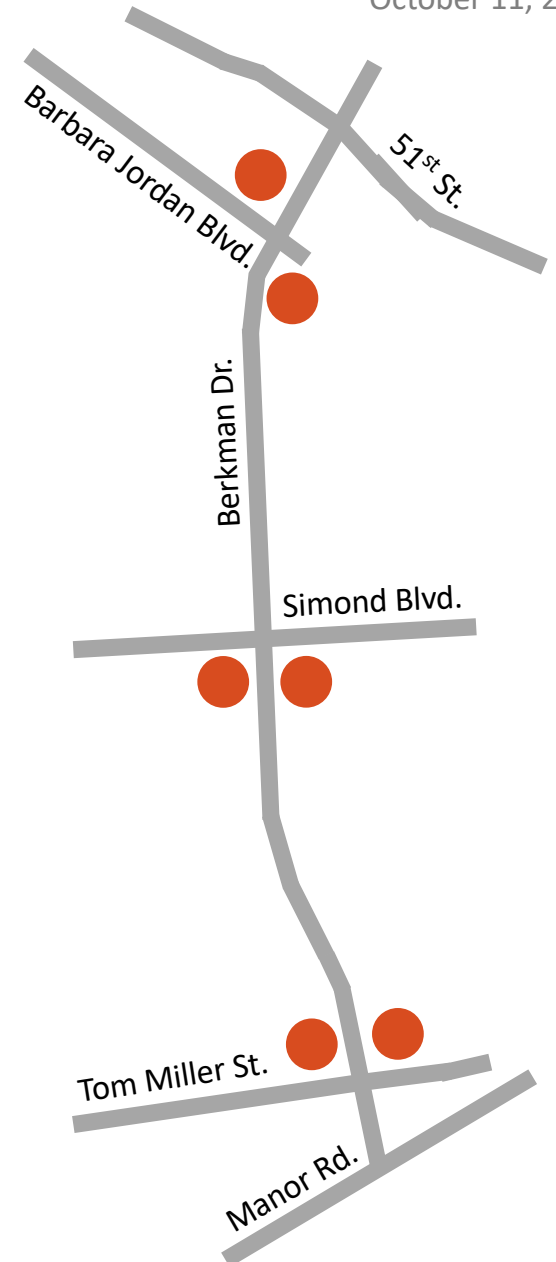
Build-out campus presented to PIAC September 2021

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- Capital Metro anticipates an early-fall 2023 service launch
- Mueller stop concrete pads installed; shelters to be installed closer to service
- MetroRapid stops along Berkman at Tom Miller, Simond and Barbara Jordan
- Pleasant Valley Route: Mueller to Goodnight Ranch with stop to catch future Blue Rail line (to airport, downtown)
- Expo Route: Expo Center through Mueller to UT, Republic Square/downtown



Artist rendering of MetroRapid shelter; may be different at Mueller



- Section 11 Park: start fall 2022; open Q4 2023
- Park Near Middle School: start fall 2023; open Q3 2024
- Tower Plaza: start TBD; open Q3 2024:

Online community meeting Oct. 27 at 6 PM



Section 11 park plan



*Initial "Flight Path" concept for Tower Plaza
publicly presented June 2021*



Park near middle school plan

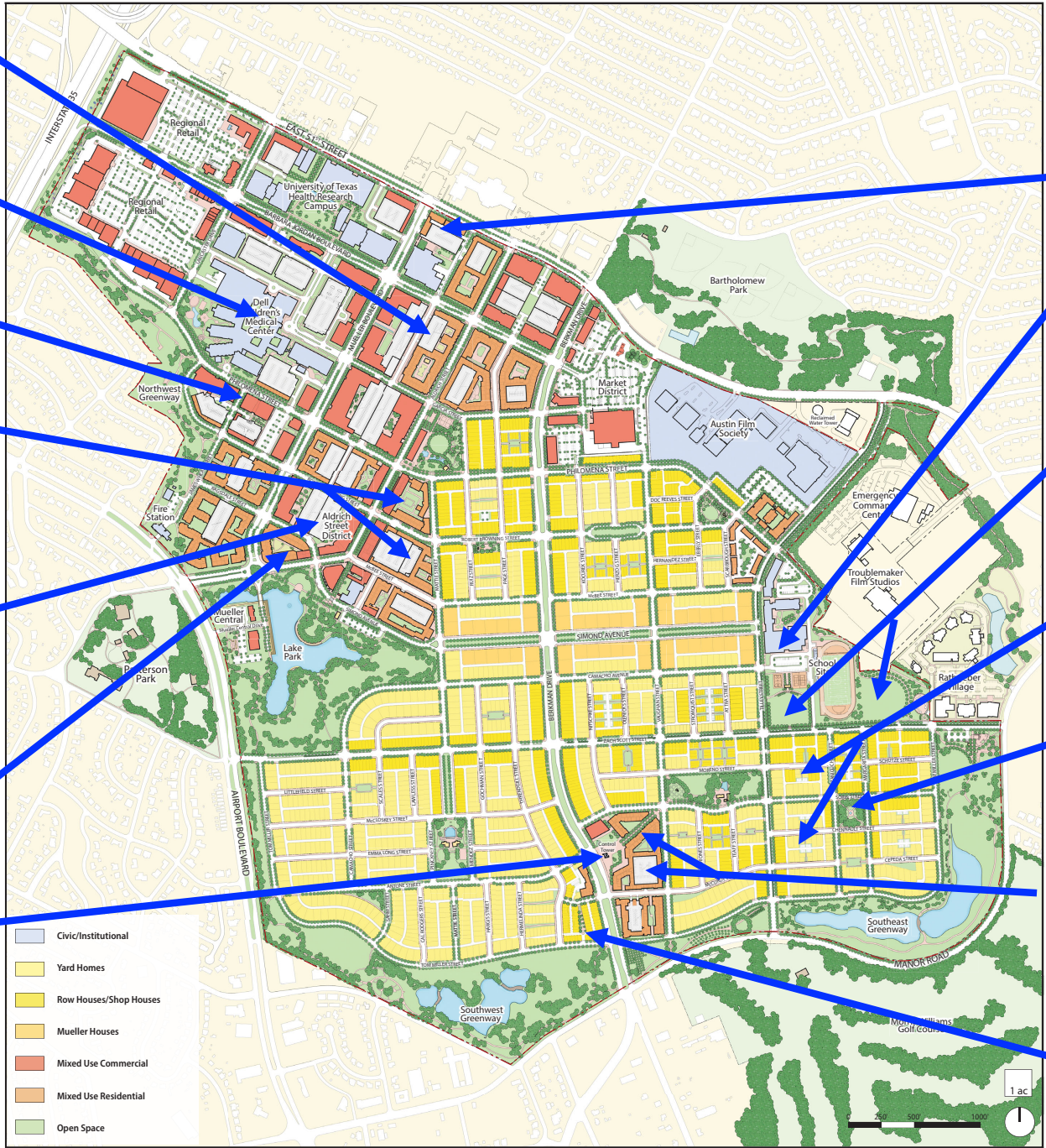
MASTER PLAN MAP

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AMLI Ivy
Dell Children's
Gemdale MOB
AMLI Branch Park
Teachers Retirement Systems of Texas
Parkside Condos
Tower Plaza

Austin Modern Lofts North
General Marshall Middle School
Park Along Zach Scott St.
Section 11 Homes
Section 11 Park
Ryan Companies Multifamily
Austin Modern Lofts South



UPCOMING FALL EVENTS

M U E L L E R

Oct 17	4 PM	Skate Park and Pump Track Official Grand Opening
Oct 21	6:30 PM	KUTX Rock the Park at Lake Park Amphitheater, featuring Karate Dance Party and Primo the Alien
Oct 22	2 PM	MNA Fall Fest at Branch Park Pavilion
Oct 27	6 PM	Control Tower Plaza public meeting: online
Oct 29	10 AM	Puptopia at Browning Hangar (ticketed event)
Nov 4	6:30 PM	Movies in the Park Lake Park Amphitheater featuring “Luca”
Nov 11	6:30 PM	KUTX Rock the Park at Lake Park Amphitheater, featuring Parker Woodland and Deezie Brown
Nov 18	6:30 PM	Movies in the Park at Lake Park Amphitheater featuring “Soul”
Sundays	10 AM	Farmer’s Market at Branch Park Pavilion