

# MUELLER PERIMETER PARKS PARKLAND MAINTENANCE AGREEMENT

Presentation to Robert Mueller Municipal Airport  
Plan Implementation Advisory Commission

October 10, 2023

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# Mueller Redevelopment

## *Vision*

To create a district that would be a model for responsible urban development to influence the form and pattern of growth within Austin.

## *Goals*

- Fiscal Responsibility
- Diversity & Affordability
- East Austin Revitalization
- Neighborhood Compatibility
- Economic Development
- Sustainability



# Mueller Redevelopment – Implementation

- A public-private partnership
- Master Development Agreement between City and Developer
- Developer executes the Redevelopment Plan with City oversight
- Creates a balanced partnership to achieve community social goals, City fiscal return, with developer earning fees





# Mueller Redevelopment – Program



## Residential

6,900 for-sale & rental homes  
1,725 affordable units (25%)



## Office

2.4 million sf



## Public Parks

140 acres



## Institutional

2.0 million sf



## Civic

350,000 sf



## Retail

750,000 sf

# Mueller Redevelopment - Parks and Open Space

- 20% of land (140 acres)
- 54% of open space (75 acres) to be dedicated parkland
- Variety of park types and scales with public access easements (regional, neighborhood, urban, and pocket)
- 13 miles of trails
- All parks and open space maintained by the Mueller Property Owner's Association (POA)



# Master Development Agreement – Open Space

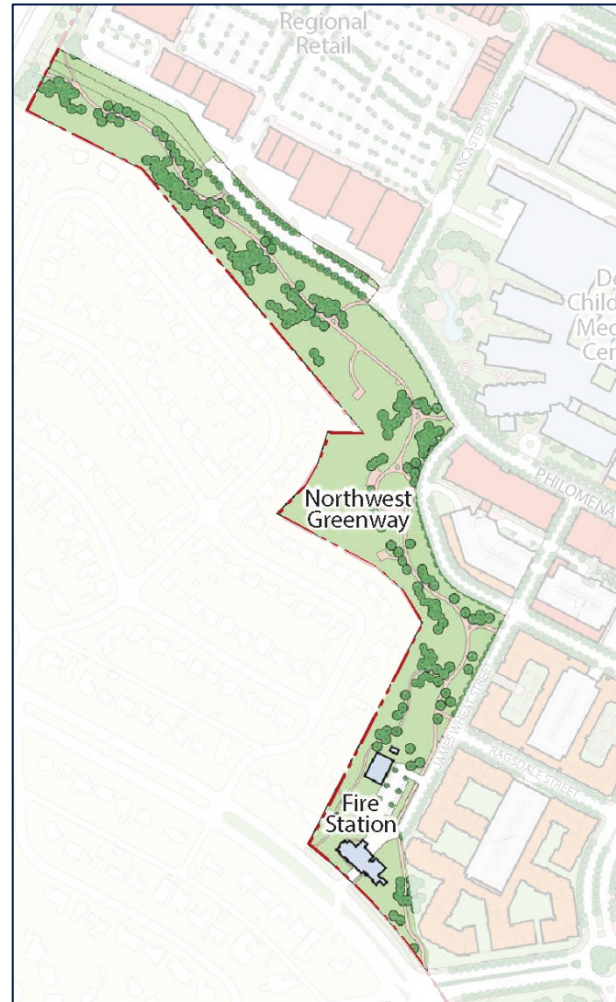
- MDA set to expire December 2024
- § 8.2 (h) – City Park Maintenance Contribution
  - Traditionally the City maintains publicly dedicated open space.
  - The City set ambitious social and economic goals for the construction and maintenance of Mueller’s open space .
  - PARD to provide annual payment, subject to annual appropriation, to offset anticipated maintenance costs to the same level as if the City were to retain maintenance responsibilities.
- § 8.8 (c) – Public Dedication
  - Perimeter Parks shall be dedicated back to City after construction of Park Infrastructure has been completed.





# Northwest Perimeter Park (~13.4 acres)

- Highlighted Amenities:
  - Trellis Structure + picnic tables
  - Playscape + swing set
  - Public Art
    - The Geode by Hunter Cross included in the City's AIPP program
  - Trees (300+)
  - Benches + bike rack
  - Walking trails (DG + concrete), drinking fountains, trash/recycling/dog stations





# Southwest Perimeter Park (~31.0 acres)

- Highlighted Amenities:
  - Public Art
    - Wigwam by Chris Levack
    - Pollen Grain by Chris Levack
    - Arachnophillia by Dixie Friend Gay
  - Trees (575+)
  - Demonstration Gardens
  - Bird habitats
  - Benches + bike rack
  - Walking trails (DG + concrete), drinking fountains, trash/recycling/dog stations



# Southeast Perimeter Park (~30.6 acres)

- Highlighted Amenities:
  - Skate Park + Pump Track
  - Trees (630+)
  - Orchard + herb garden
  - Pedestrian Bridge
  - Benches + bike rack
  - Walking trails (DG + concrete), drinking fountains, trash/recycling/dog stations

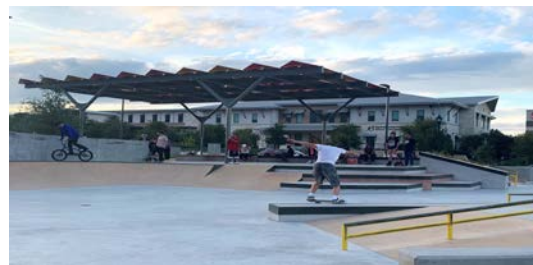




# Skate Park + Pump Track

\$2.5M Investment/Highlighted Amenities:

- Restroom, parking lot, canopy shade structures + dumpster enclosure
- Bench seating + bike rack
- Drinking fountain, trash/recycling stations





# Mueller PMA Roles and Responsibilities

## MUELLER POA (POA)

- **Minimum Maintenance**
  - Mow all turf areas a min. 32 times per year;
  - Mow all prairie/wildflower/native areas annually; and
  - Conduct annual tree inspections and provide tree care.
- **Other Tasks**
  - To provide routine and preventative maintenance as necessary to keep the Parkland and Skate Park + Pump Track clean, functional, and accessible.
  - Maintenance Examples: irrigation, litter control, trail repairs, pest management, general repairs, payment of utilities.
  - Submit Annual Report to PARD

## THE CITY (PARD)

- **Request Annual Funding to POA in PARD Budget**
  - General Perimeter Parks Maintenance
  - Skate Park + Pump Track Maintenance
- **Annual Contribution to POA**
  - Subject to appropriations and City Council Approval
  - General Perimeter Parks Maintenance
    - FY 23-24 (approved): \$144,504 (Northwest and Southwest Perimeter Parks)
    - FY 24-25 (to be requested): Add'l \$55,496 (Southeast Perimeter Park), plus add'l amount (TBD) for Skate Park Maintenance
- **Oversight**
  - Review Mueller POA Annual Report
  - Annual playground inspections
  - General spot checks

# Mueller POA Term Summary

- Parties to the Agreement
  - The City
    - Director of PARD
  - The Mueller POA
    - Mueller POA Community Manager
- Term
  - 20 years
  - After initial period, automatically renews for 5 years every 5 years
- Funding Increase Requests
  - The Mueller POA may request increase in funding once every three years. Request must include relevant backup to justify increase.
  - PARD will review and recommend mutually agreed upon amount
- Change in Use/Program
  - Future Parkland Improvements will be assessed through the City's Community Activated Park Project Program.
  - Prior to Project Approval:
    - Both parties must support improvement.
    - City will be responsible for construction costs/expenses.
    - Maintenance and operation cost to be determined by both parties.
  - Projects must follow Mueller Design Book

# Next Steps

- Staff Briefing to RMMA PIAC (Tuesday, Oct. 10, 2023)
- Updates to Mueller POA Landscape and Transition Committees (Tuesday, Oct. 17, 2023)
- Staff Briefing to Parks and Recreation Board (Tentative Monday, Oct. 23, 2023)
- Potential City Council Review (Winter 2023/2024)
- Perimeter Parks Parkland Dedication (Winter 2024)





# QUESTIONS ?

