

# BECAUSE IT MATTERS

## Former Airport Transforms Into Showcase of Sustainability

Austin, Texas (1961): Lyndon B. Johnson drew thousands for the dedication of the new control tower and terminal at the Robert Mueller Municipal Airport. Only traces of aviation history remained when the airport was decommissioned and services transferred to Austin-Bergstrom International Airport in 1999.

A mere decade later, the new "Mueller" is a 711-acre urban village in the heart of Texas. Laced with 13 miles of bikeways, 140 acres of greenways and three miles from Austin's downtown skyline, Mueller is fast becoming one of the most recognized sustainable, urban mixed-use developments in the country.

Mueller is a pilot participant for the U.S. Green Building Council's LEED® for Neighborhood Development program. At build out, Mueller will be home to 4,900 residences (25% affordable-qualifying), 650,000 square feet of retail and 4.2 million square feet of office/commercial buildings, all meeting and often exceeding goals set for LEED® certification or Austin Energy's Green Building program.



4,900 homes (25% affordable-qualifying) - meet or exceed an Austin Energy Three-Star Rating



Airport terminal turned Visitor Center - certified LEED® Gold



Robust retail center - receives Austin Energy Three-Star Rating

## Mueller Fulfills Vision as "Truly Austin"

Following the closure of Robert Mueller Municipal Airport, still standing were a traffic tower with no purpose, a terminal with no passengers and an all-wood, WWII-era hangar in dire need of restoration. The Austin community planned a comeback for the vacated land. City officials searched for a master developer to turn their vision for a "compact and transit-oriented community, blending residential, commercial and civic uses" into a reality. They selected Catellus Development Group. And the site became simply "Mueller." Today, Catellus and the City of Austin have handcrafted a community at Mueller that citizens have embraced and authenticated as "truly Austin."

**Still Drawing Crowds.** News about Mueller draws crowds. At completion, Mueller will be home to 10,000 residents and 10,000 jobs. Another 10,500 construction jobs will be created to support development. People lined up for the first phase of residential development completed in 2008. Retailers at Mueller are building green, some for the first time, as are members of a prestigious medical community that includes the Dell Children's Medical Center of Central Texas and the University of Texas Dell Pediatric Research Institute.

**Mixing Past and Present.** Paying homage to the past while building for the future, Mueller is fast securing a new place in history. The tower is being renovated and repurposed as a community icon. The hangar's rotten wood frame has been restored to perfection. A terminal has been renovated as Mueller Central, the development's centerpiece and visitor center, certified LEED® Gold by the U.S. Green Building Council. Street names like Aldrich, Antone and Attra honor local legends in politics, music and medicine, making a drive down any street a historic tour.

*In creating a sense of place, few developers find the balance between past and present. Catellus does.*

***We do it because it matters.***



# CATELLUS

We turn vision into reality.

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