

COMMUNITY MEETING  
OCTOBER 27, 2022

- Welcome and panel introductions
- Brief history of where we've been and what we've heard
- Brief overview of the tower and Ryan's multifamily community
- Refining the design
- Naming the plaza
- Q&A and next steps







Please use the Q&A button at the bottom of your Zoom screen to submit a question or comment.

We may answer some questions within the Q&A feature, but we'll try to field as many questions among the panelists as possible.

## Tonight's Panelists



**Ilse Frank**  
Studio Balcones

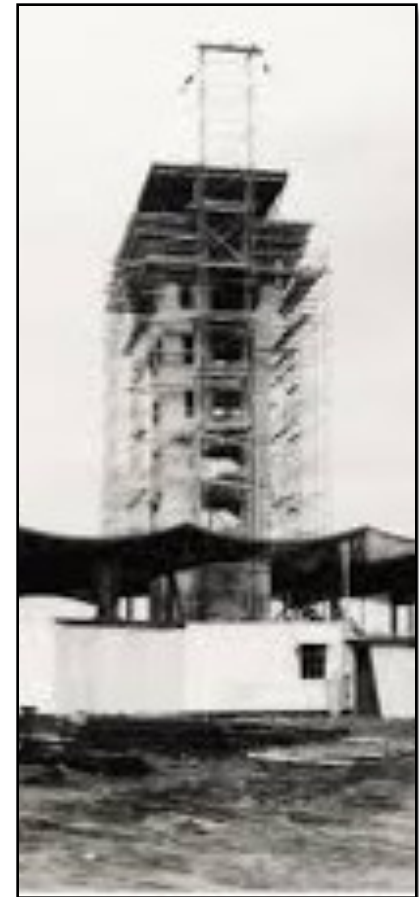


**Christine Freundl**  
City of Austin EDD

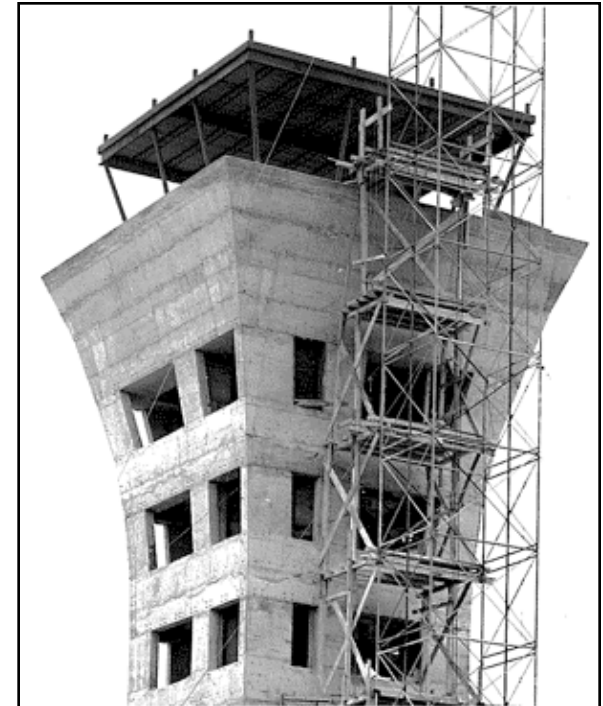


**Brian Dolezal**  
Catellus

- 1959** Fehr and Granger establish award-winning, modern design
- 1961** Control tower and new terminal opens
- 1999** Mueller Airport closes
- 2006** Resumed NOEL lighting tradition with first community lighting event
- 2010** Catellus begins work on the tower restoration
- 2013** Girard Kinney hired as preservation, repurposing architect
- 2016** McCann Adams presents long-term direction and objectives for Control Tower and surrounding block to Mueller Commission
- 2016** Donna Carter hired as historic preservation consultant
- 2017** Kinney and Carter begin pursuing historic designation

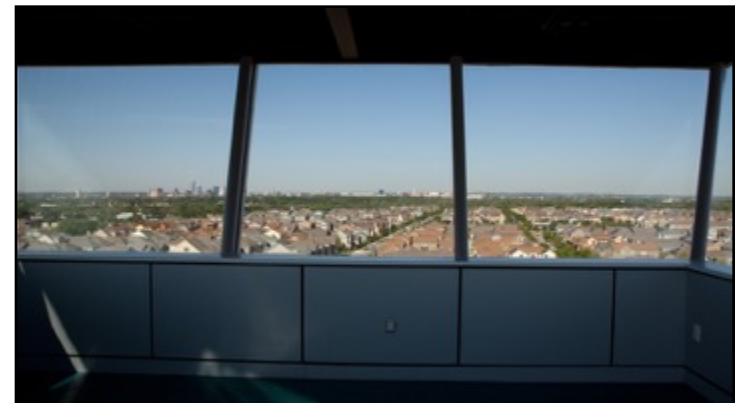


- 2018** Historic designation secured following neighborhood outreach
- 2019** Catellus issues RFP to market tower district multifamily site
- 2020** McCann Adams presented Control Tower block design guidelines and concept massing to Mueller Commission
- 2021** Virtual community meeting June 22, 2021; three options presented
- 2022** Ryan Companies breaks ground on multifamily project
- 2022** Certificate of Appropriateness for Tower & Plaza from Historic Landmark Commission
- 2022** Virtual community meeting October 27, 2022





- Between 2006 and 2015, various studies addressed restoration, asbestos and lead paint, plus economic reuse feasibility, including the potential ability for the public to occupy the building
- McCann Adams Studio developed design guidelines for the tower district, including pedestrian paseo easement, tower view corridors, first-floor height and more
- Challenges to allowing public access:
  - Elevator shaft dimensions do not meet ADA requirements
  - Access for people with mobility challenges
  - Elevator does not reach top floors
  - No second means of egress
  - Speed to evacuate visitors
  - Long-term ownership
  - Occupancy numbers
  - Fire sprinklers
  - Restrooms
  - Funding

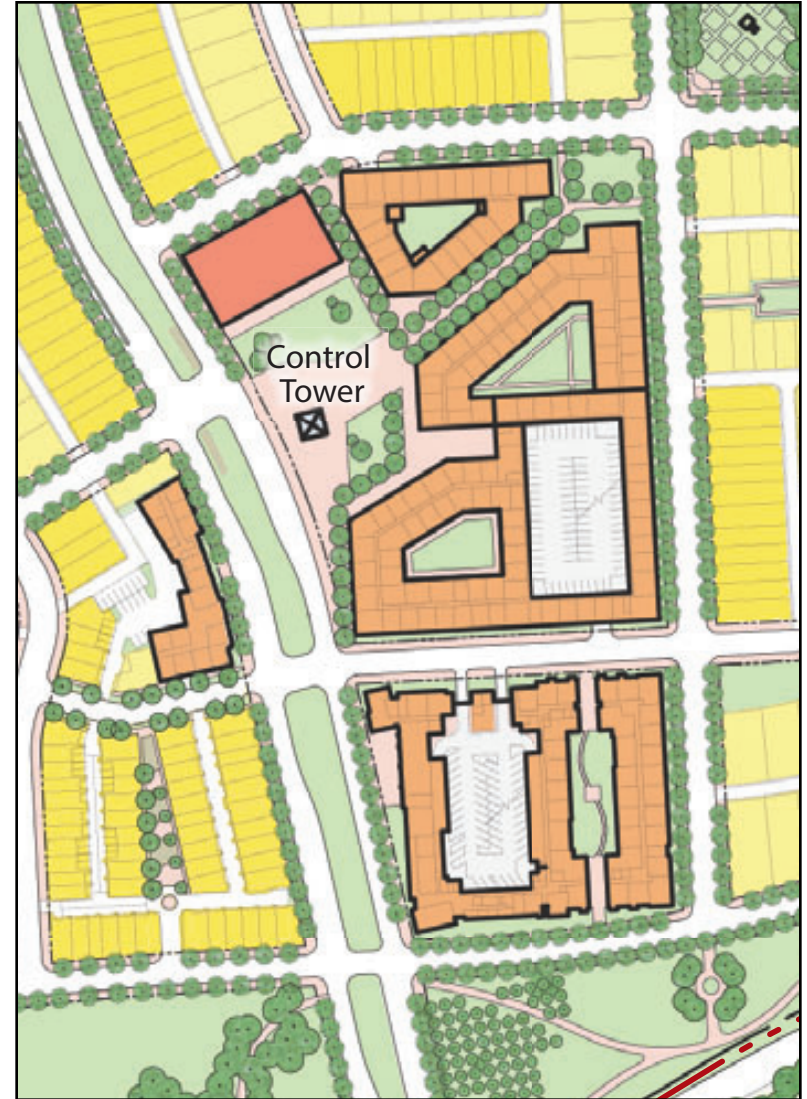


- Maintain existing view corridors from Berkman Drive and John Gaines Park
- Honor the tower's award-winning architecture, where appropriate
- Maximize the tower district's development potential while preserving ample space around the tower footprint for future public use
- Celebrate the tower's history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



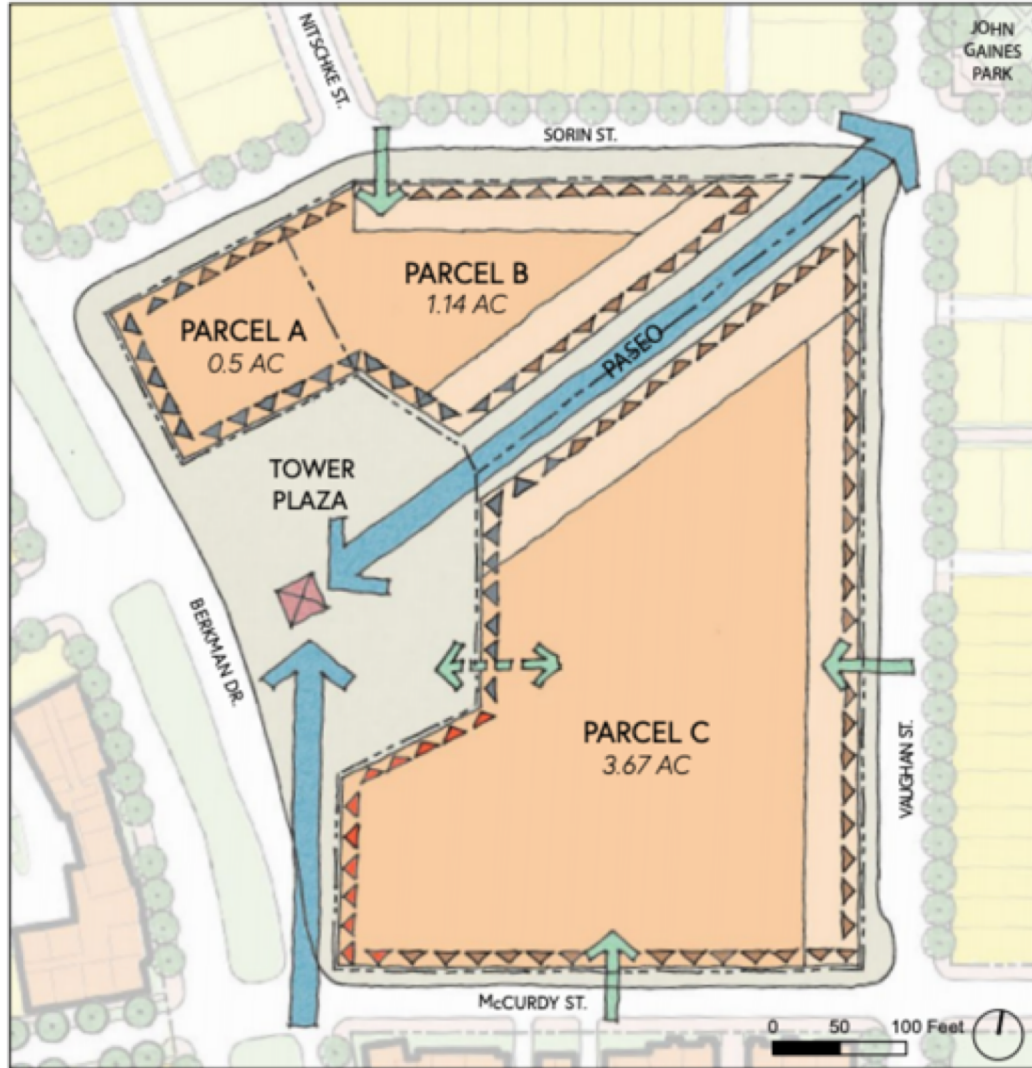


2010



2020





- 6.42-acre total acreage
- 4 parcels:
  - Ryan Companies is developing parcels B and C as apartments
  - Parcel A TBD
  - Gray area is the tower plaza
- Architectural nod to former terminal written into design guidelines
- Goal to preserve views from John Gaines Park and along parts of Berkman Dr.

## BUILDING HEIGHT

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

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

## GROUND LEVEL USES

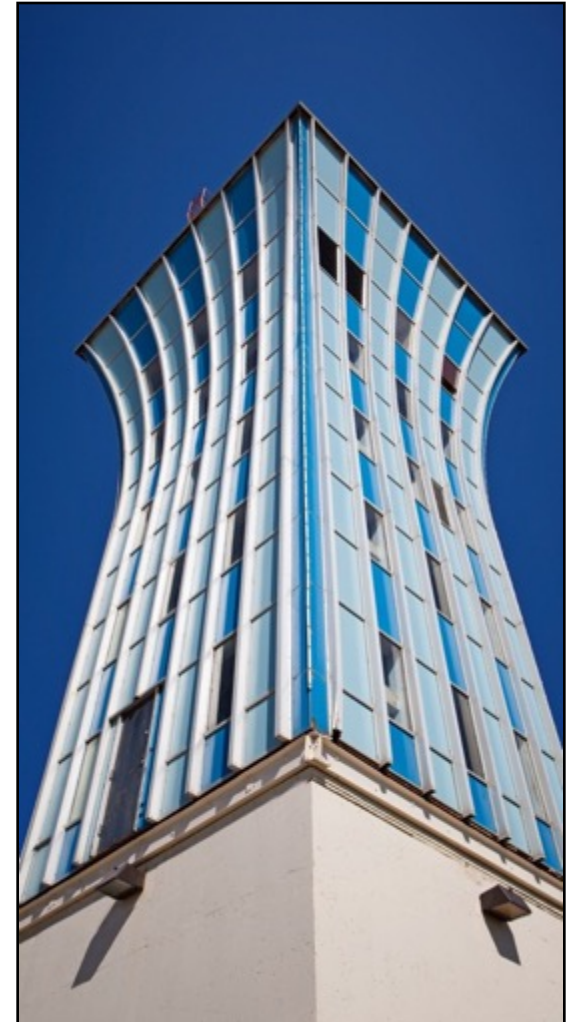
- ▲ ACTIVE COMMERCIAL (RETAIL/ RESTAURANT READY)
- ▲ ACTIVE COMMERCIAL OR PUBLIC- ORIENTED (COMMON SPACE etc.)
- ▲ ACTIVE COMMERCIAL, PUBLIC-ORIENTED OR RESIDENTIAL

- 345 multifamily residential units
- Mix of 1, 2 and 3 bedroom apartments
- At least 15% of residential units affordable at 60% MFI
- Designed by Lake|Flato and Ryan A+E
- 536-space parking garages hidden by units
- Began construction Q1 22; first move-ins Q1 24
- Good-faith MBE/WBE participation of 20%
- ≈2,500 square feet of ground-floor retail
- Paseo, plaza will be closely coordinated with Catellus and its consultants



On June 22, 2021, the Mueller Team hosted an online public outreach meeting regarding the entire tower district, including initial concept designs for a public plaza and paseo. 100+ people registered and 64 people attended the event; additional comments were shared online in the weeks that followed the meeting. Below is a summary of the public feedback:

- Of those who expressed an opinion about the plaza design, most were interested in either the Flight Path or Flight Deck concepts with a slight more interested in "Flight Path"; far less were interested in the Tower Forest concept
- Those who liked Flight Path expressed happiness with the "wide, sweeping walkways," "twisty bridge" or "elevated" path
- Multiple people wanted to make sure the plaza is and feels open to the public and not exclusively for the nearby apartment residents
- A few people loved the idea of a milkweed meadow to attract butterflies
- Individual comments requested a water feature to attract more birds, using a surface material that offers accessibility for all, that potential vandalism be considered









MEXICAN PLUM



TEXAS REDBUD



POSSUMHAW HOLLY

ORNAMENTAL FLOWERING TREE OPTIONS



LACEY OAK



SHADE TREE RECOMMENDATION



Beekman St. Plazas  
New York, NY (JCFO)



Piazza Inferiore  
Assisi, Italy (Leonelli e Struzzi)



Las Vegas Boulevard  
Las Vegas, NV (melk!)

PASEO AND PLAZA PAVING CONSIDERATIONS



LACEY OAKS - SOUTH CONGRESS, AUSTIN TX

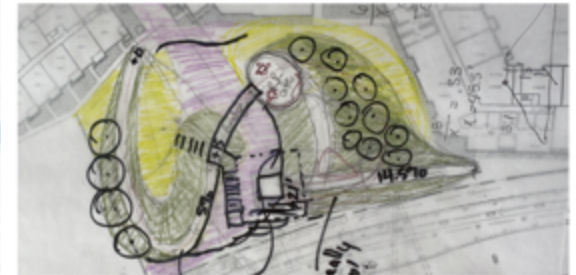
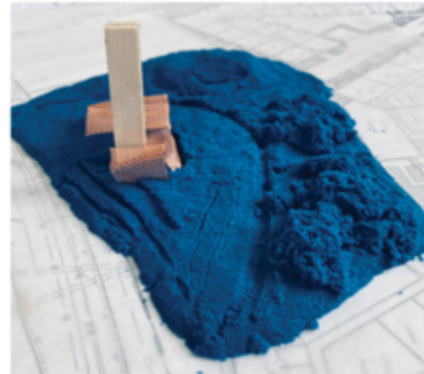
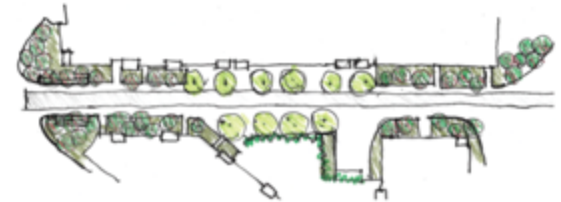








- RESEARCH
- CONTEXT
- EXISTING SITE CONDITIONS
- THREE TOWER PLAZA DESIGN CONCEPTS
- PASEO



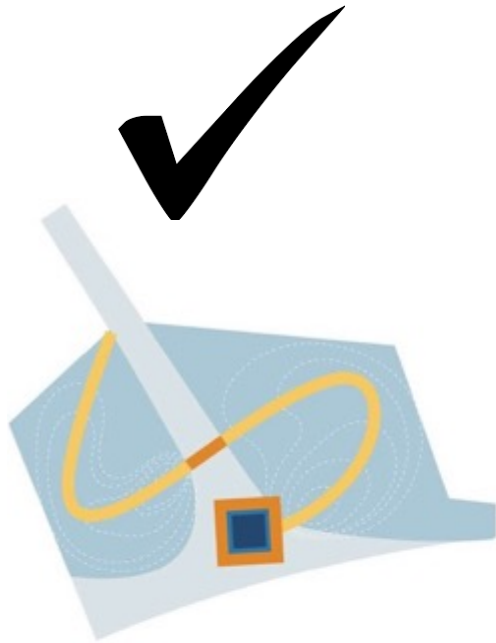
**STUDIO  
BALCONES**

STUDIO BALCONES LLC  
3808 Avenue B  
Austin Texas 78751  
512 263 8815  
www.studiobalcones.com

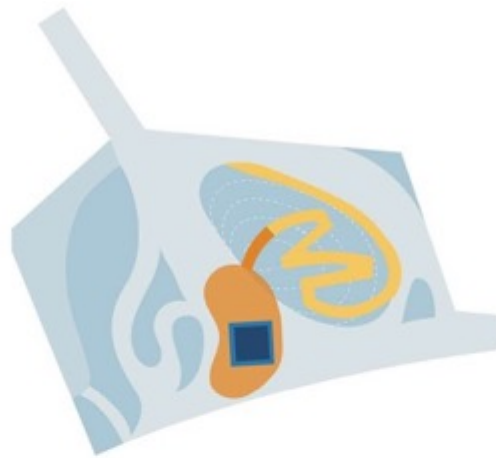
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PROJECT NAME/PROJECT CODE  
Mueller Tower Plaza

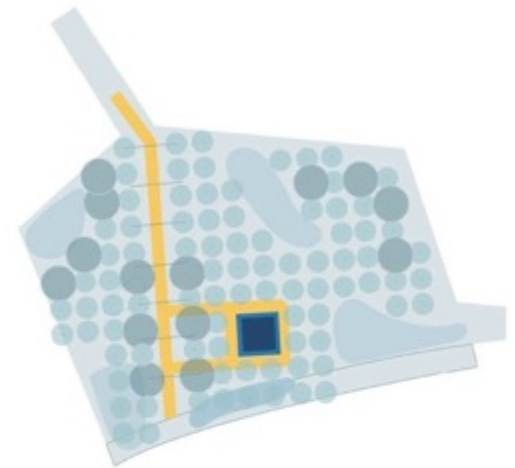
ISSUES/REVISIONS  
Schematic Design



FLIGHT PATH



FLIGHT DECK

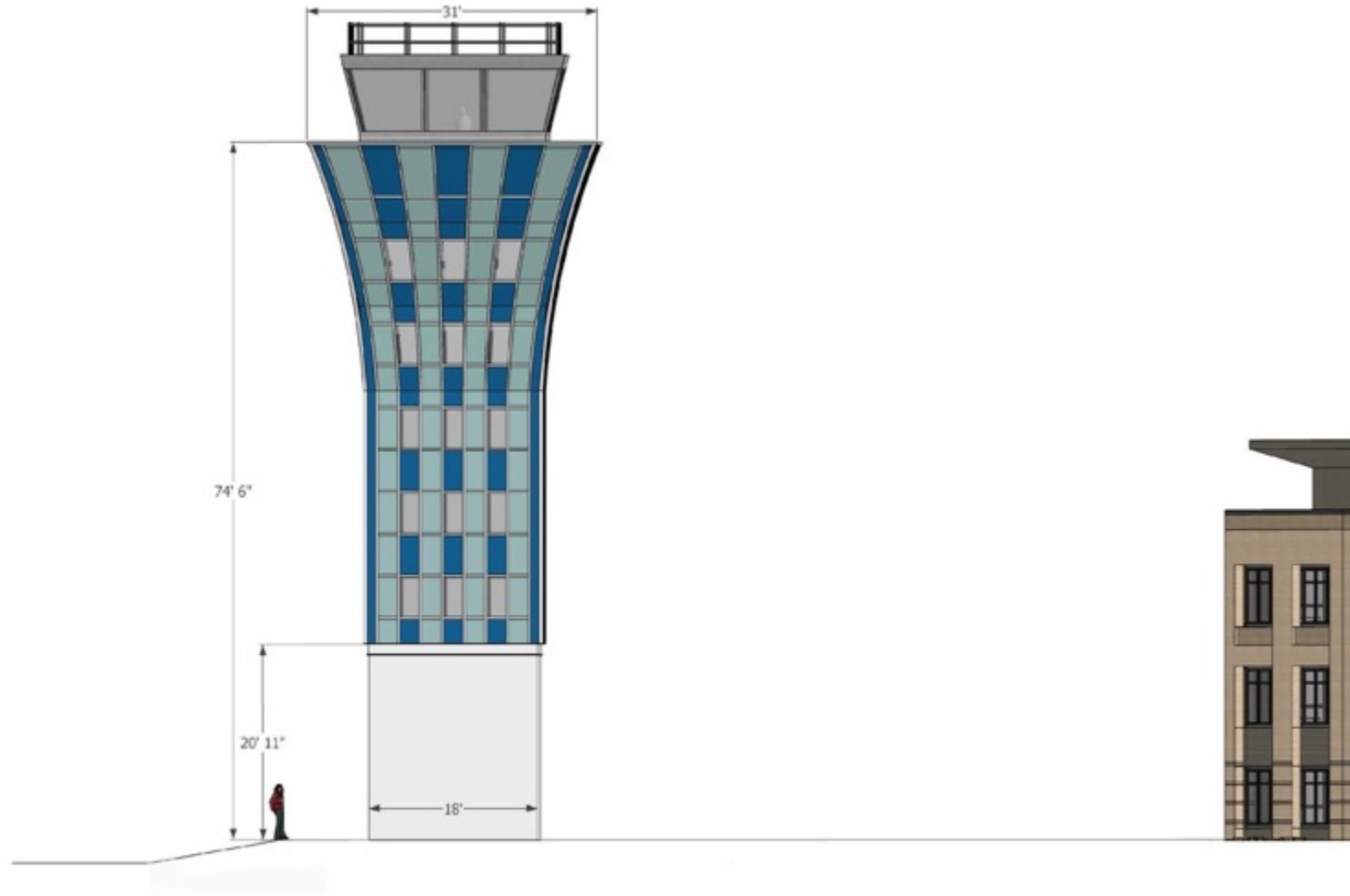


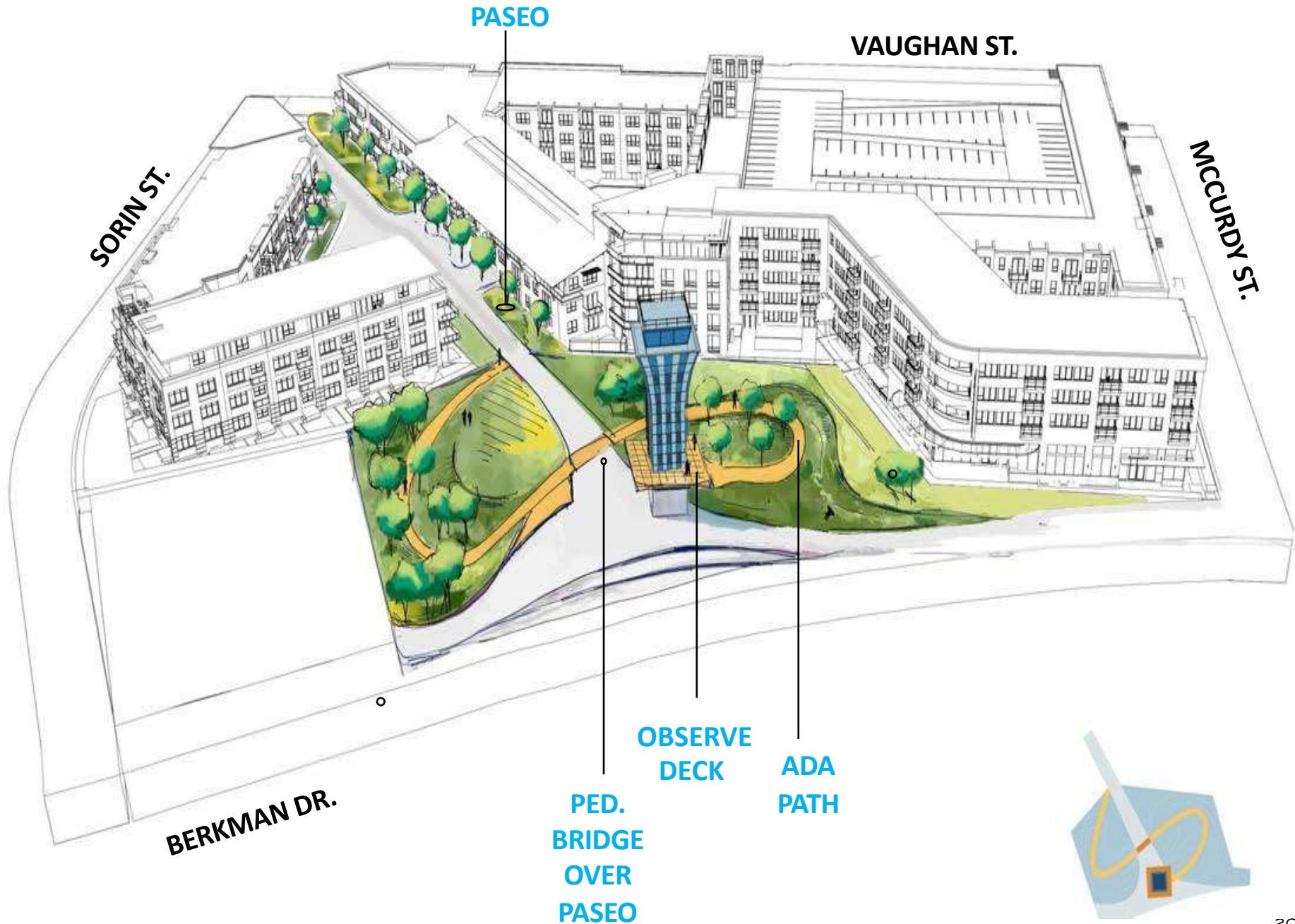
TOWER FOREST

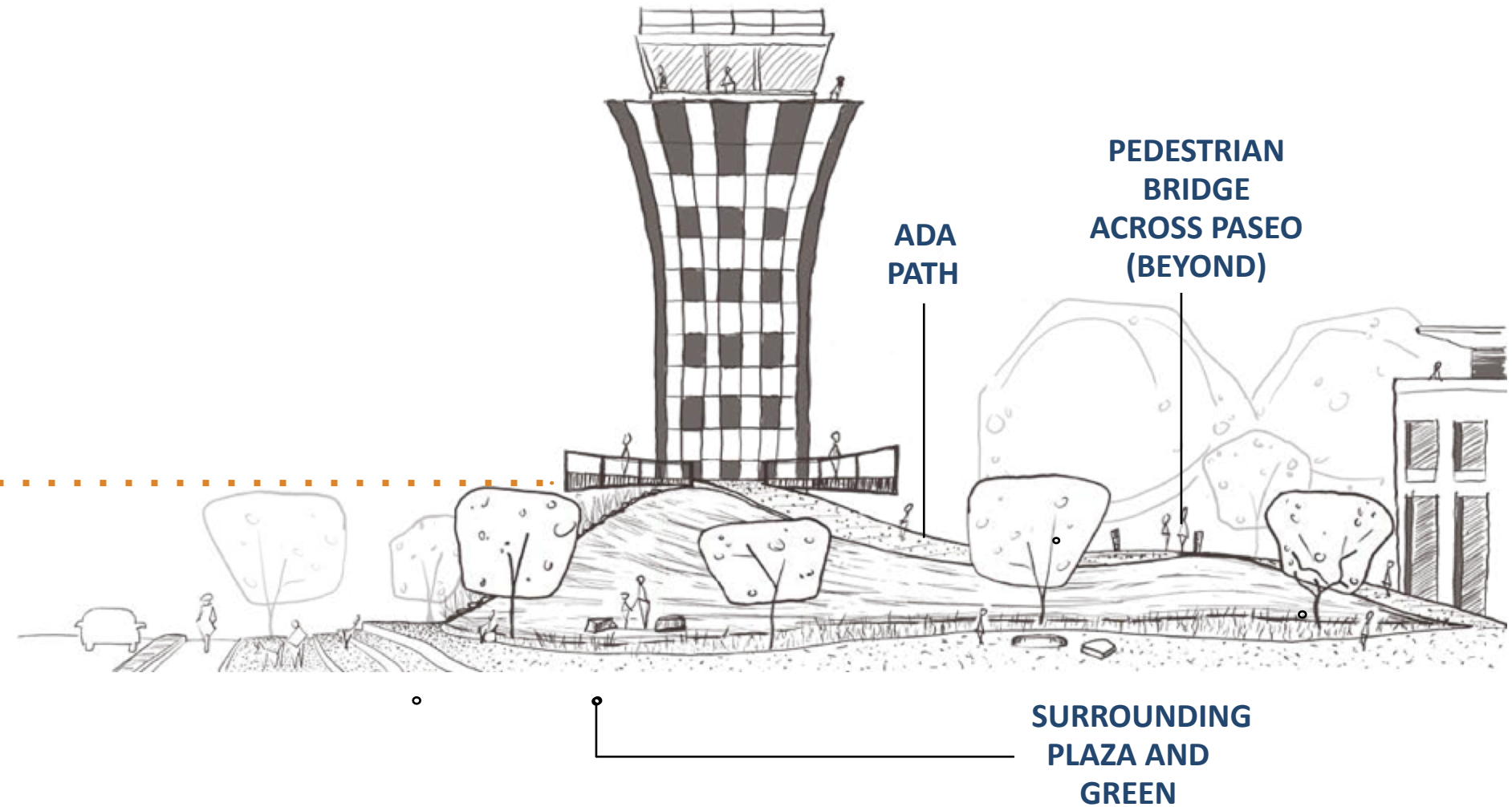




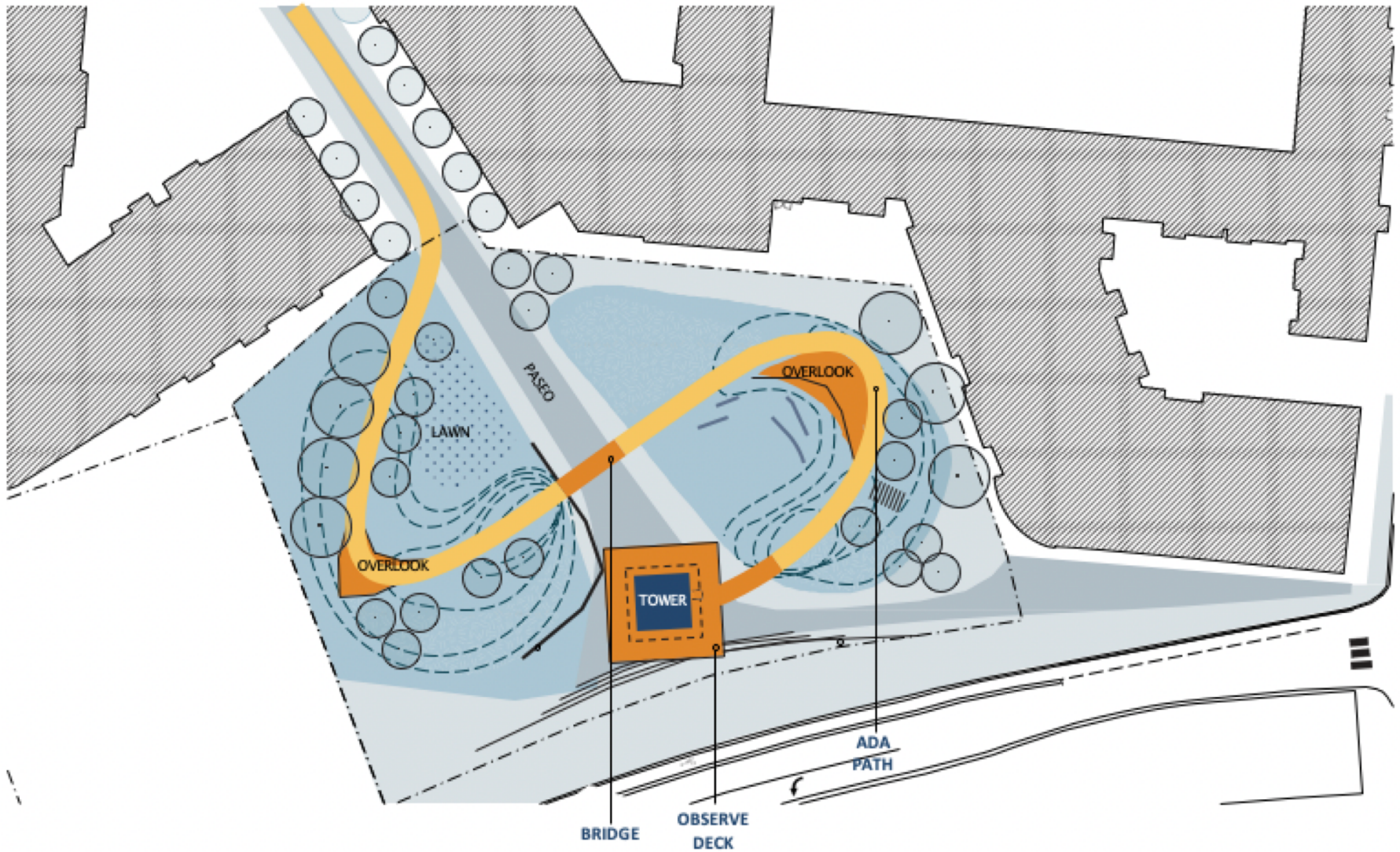
















VIEW OF TOWER FROM PASEO, LOOKING WEST



VIEW OF TOWER FROM OVERLOOK, LOOKING NW





SE CORNER OF PLAZA BY RYAN'S PLAZA ENTRANCE, LOOKING WEST



VIEW OF TOWER FROM POTENTIAL FOOD TRUCK AREA, LOOKING SOUTH



The upcoming plaza will be named “Roger Taylor Plaza” in honor of Mr. Roger Taylor:

- Mr. Taylor was the founder and longstanding president of the J.J. Seabrook Neighborhood Association, established in 1982.
- He served on the Citizens for Airport Re-Location (CARE), the RMMA Airport Advisory Committee and the Mueller Coalition.
- He extensively lobbied the City of Austin with help from then-Mayor Will Wynn to successfully save the air traffic control tower.
- Mr. Taylor lived May 30, 1935 – Nov. 20, 2012.

## Eyes of Austin set on Mueller's future

■ Residents, officials have questions about what state wants to do, what kind of deal city is getting

By BEN WEAR  
American-Statesman Staff

Roger Taylor has been working for 15 years to evict his noisy neighbor, Robert Mueller Municipal Airport, and the increasingly thick car and truck traffic the airport has drawn through his neighborhood south of Manor Road.


With the roar of the jets and drone of arriving and departing passengers bound for Austin-Bergstrom International Airport when it opens in 1999, Taylor was looking forward to having a say in what kind of neighbors moved into Mueller's 711 acres. Then, two weeks ago, he awoke to the news that on short notice and with little public input, the City of Austin is prepared to sell 40 percent of that land to the state. That would fulfill a 1993 promise to voters when they approved bonds for the new airport that Mueller would close.

The Austin City Council, after hearing from the public starting at 8 tonight, likely will approve the agreement.

Is it a good deal for the city? What will the state put on the site? What will this mean to the surrounding neighborhoods? And why did this all happen so quickly? Taylor, like other Mueller neighbors, some city planning commissioners and even a City Council member or two, has more questions than answers. But he knows that the state, with its power to condemn the airport, has given the City Council little choice but to agree.

"The state can do whatever they want to, everyone knows that," Taylor said. "We

See Eyes, A9



Tom Lankes/AA-S

Roger Taylor wants to be sure that plans for the Robert Mueller Municipal Airport site include input from neighbors such as him.

A10 Thursday, April 24, 1997



Do you have any questions or comments about the public plaza and/or paseo?



The presentation will be available to view online through Monday, Nov. 14 here:

[MuellerAustin.com/category/the-journal](https://MuellerAustin.com/category/the-journal)

You can share additional comments to:

[contactus@muelleraustin.com](mailto:contactus@muelleraustin.com)

Catellus and Studio Balcones will review all of the comments to help inform the plans.

Attend the annual Tower Lighting event on

**Tuesday, Nov. 29 at 5:30 PM**  
**at John Gaines Park**

