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RYAN COMPANIES TO BUILD 350 MULTIFAMILY UNITS NEAR MUELLER'S CONTROL TOWER
Mixed-Use Development Designed to Preserve Select Views of Historic Structure



A rendering of Ryan Companies' upcoming mixed-use, multifamily community in Mueller, which will feature two buildings that preserve views of the iconic control tower structure. This view is from the corner of Sorin and Vaughan streets looking to the southwest. Image courtesy of Lake|Flato.

AUSTIN, Texas – April 29, 2021 – [Ryan Companies US, Inc.](#), a national developer, designer, builder and property manager offering full-service commercial real estate solutions, today announced it will build a 350-unit, mixed-use, multifamily community in the [Mueller](#) redevelopment adjacent to the former airport's iconic control tower structure.

The project will consist of two mid-rise, three- to five-story buildings with diverse exterior architectural elements. The buildings will be separated by a tree-lined public paseo that will connect the control tower and a new public plaza to nearby John Gaines Park. These buildings will also be set back from Berkman Drive to allow for more visibility of the control tower from one of Mueller's main roadways.

Approximately 2,500 square feet of ground floor retail space will be located at the corner of Berkman Drive and McCurdy Street, adjacent to the new public plaza that is in the early stages of planning. [Catellus Development](#), the master developer of Mueller, plans to host a public information session in the coming weeks to share more insight about the proposed plaza.

“Ryan has created a thoughtful, well-designed addition to Mueller next to a beloved Austin structure that represents iconic mid-century style,” said Sergio Negrete, vice president of Catellus Development. “Ryan has a strong reputation for quality development and execution. We look forward to continue working with them to bring more residential options in an ongoing effort to keep up with the demand for people wanting to move to the Austin area, particularly to Mueller, where nearly 10,000 people already call the community home.”

The project, expected to break ground by Q4 2021, weather permitting, will be bound by Berkman, Sorin, Vaughan and McCurdy streets next to the established Wildflower Terrace multifamily community. Among the 350 total residential units, the project will include 15 percent reserved for Mueller's Affordable Homes Program, available to households earning up to 60 percent of [the Austin area's median family income](#).

“We feel very fortunate to be trusted by Catellus and the City of Austin to build a project near such an important piece of architecture as Mueller’s control tower,” said Marcy Phillips, vice president of real estate development, Ryan Companies. “Mueller has so much going for it – a variety of amenities, a mix of architectural styles, diverse people living and working there, and an amazing central location – it’s an honor for Ryan Companies to become a new member of the Mueller development family to establish a new home for hundreds of people interested in all that Mueller has to offer.”

Ryan will be the developer and general contractor on the project. And, Ryan Architecture + Engineering will serve as the architect. Ryan has also partnered with [Lake | Flato](#), [GarzaEMC](#), [Integrity Structural](#), [Aptus Engineering](#), [Land Design](#) and [Ink+Oro](#) as additional design consultants. The project will feature a variety of green building elements in the pursuit of LEED certification from the U.S. Green Building Council and an Austin Energy Green Building (AEGB) rating.

This multifamily project is the latest news coming from Mueller, which continues its development momentum with several residential and commercial projects in the works, including the scheduled groundbreaking in May of [Pearlstone Partners’](#) 200-unit condo [Parkside at Mueller](#) project along [Aldrich Street](#); construction of a 406-unit multifamily community development by [AMLI](#); the 120-room, five-story [Origin Hotel](#), developed by the [Thrash Group](#); [Austin Energy’s](#) four-story, 275,000-square-foot administrative offices developed by Catellus; and a six-story, 235,000-square-foot multi-tenant office project developed by [Shorenstein](#); and a 130,000-square-foot, five-story medical office building by [Gemdale USA Corporation](#).

About Mueller: [Mueller](#) is one of the nation’s most notable mixed-income, mixed-use communities located in the heart of Austin. The 700-acre site of Austin’s former airport is being transformed into a diverse, sustainable, compatible, revitalizing and fiscally responsible master-planned community. Mueller is a joint project between the City of Austin [Economic Development Department](#) and [Catellus Development](#). Upon completion, Mueller will feature at least 6,200 single-family and multifamily homes (including more than 1,500 affordable homes), a mixed-use town center district known as Aldrich Street, 4.5 million square feet of prime commercial space, including 750,000 square feet of local and regional retail space, 140 acres of public parks and open space, plus Dell Children’s Medical Center, the Austin Film Studios, The Thinkery Children’s Museum, H-E-B Grocer and the Austin ISD Performing Arts Center. Learn more on [Facebook](#) and [Instagram](#).

About Ryan Companies: Founded in 1938, [Ryan Companies](#) offers comprehensive commercial real estate services as a national developer, architect, capital investment consultant, builder and real estate manager with a focus on bringing lasting value to its customers and the communities in which it works. Ryan market depth includes multifamily, commercial, retail, industrial, healthcare and senior living. Ryan development and corporate build-to-suit work spans a wide range of product types including multifamily, senior living, office, mixed-use, hospitality and mission critical facilities. Ryan has nearly 1,700 employees in 15 offices and has completed projects in 38 states. For more information, visit [ryancompanies.com](#)

About Catellus: [Catellus](#) is a national leader in mixed-use development, solving some of America’s most complex land challenges. With nearly 30 years of experience as a master developer, Catellus has transformed former airports, military bases and urban industrial sites into thriving retail, residential and commercial communities. These projects, which often include substantial public amenities, add economic, social and environmental value to the communities they serve. Catellus has both the financial strength and development expertise to turn vision into reality at even the most demanding development sites.

About the City of Austin, Economic Development Department: The [City of Austin Economic Development Department](#) influences revenue generation through its programs and investments in order to secure economic mobility for our residents and promote a competitive, sustainable, vibrant, and equitable economy for all. With a focus on regenerating key assets of the city, the Redevelopment Division has implemented catalyst redevelopment projects, including the Seaholm District, Second Street Retail District, and the Mueller Redevelopment, an award-winning national model for responsible urban planning and development.

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