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**MUELLER FIRST TEXAS COMMUNITY
TO EARN LEED® CERTIFICATION FROM USGBC**

**Commitment to Long-Term Sustainability Drawing
Residents, Companies, Visitors to Central Austin Neighborhood**

AUSTIN, Texas – Nov. 19, 2009 – The Mueller community has been designated as a LEED Silver Certified Plan from the U.S. Green Building Council (USGBC) through its LEED for Neighborhood Development pilot program, making Mueller the first community in Texas to achieve this status. At 700 acres, Mueller is the largest LEED-ND community to achieve any level of certification, more than double the acreage of the next largest community.

“Mueller is a model for sustainable development in Central Texas,” said Austin Mayor Lee Leffingwell. “From the beginning, the city and Mueller's neighbors, who were instrumental in the creation of the Mueller master plan, made sustainability a major goal. Everyone involved in the planning and build-out of Mueller should be proud of their role in earning this important distinction for one of Austin's great neighborhoods.”

“LEED for Neighborhood Development goes beyond individual green buildings and focuses on community-wide design and development,” said Rick Fedrizzi, USGBC president, CEO & founding chair. “By achieving stage-2 LEED Silver certification for its plans, the Mueller community has designated itself as a community leading the way for the development of smarter and healthier communities throughout the U.S., saving families money while nurturing their health.”

Highlights of Mueller’s sustainability commitment include:

- Mueller has two Platinum, two Gold and two Silver **LEED-certified commercial buildings**.
- The two LEED Platinum buildings at Mueller are also firsts in their categories: Dell Children’s Medical Center of Central Texas is the **first hospital in the world to earn LEED Platinum certification** and the Ronald McDonald House is the **first Central Texas building to earn LEED Platinum certification for new construction**.
- Mueller has the **highest concentration of homes with three-, four- and even five-star energy efficiency certification** in Austin Energy’s nationally recognized Green Building program.

- Durrett Interests' custom home along Mueller's Lake Park is **one of the first homes in Central Texas certified as LEED Platinum**; all of the custom homes are rated five-star by Austin Energy's Green Building program.
- Mueller already has more than 50 percent (approximately **75 acres**) of its **planned parks and open spaces completed**.
- Businesses in Mueller's retail center have turned their **stores into national models** for future development after achieving higher-than-required energy efficiency ratings by Austin Energy.
- Mueller is one of the first Austin neighborhoods to use the Austin Water Utility's "purple pipe" **reclaimed water system**.
- Mueller uses **native and adaptive plants that require less water** in all commercial, residential and park landscaping, and disallows plants designated as invasive species.
- The onsite Mueller Energy Center **converts "waste heat" into free energy** in the form of chilled water to Dell Children's and other nearby businesses.
- Mueller is home to the largest public art project in Austin, "SunFlowers: An Electric Garden," which features 15 metal sculptures shaped like flowers with solar panel "petals" that **collect solar energy** during the day and light up at night.
- As a former airport with few trees, Catellus **rescued more than 500 mature native pecan trees destined for destruction** in a nearby county, and transplanted them to Mueller to incorporate them over time into Mueller open spaces.

For more information, please visit www.muelleraustin.com/green.

"Mueller's strength as a green community begins with its central location, which helps increase urban density, slow Central Texas sprawl and, ultimately, reduce commute times and auto emissions," said Gail Vittori, Co-Director for the Center for Maximum Potential Building Systems. "Yet Mueller has also achieved many sustainable milestones along the way in terms of its land use, building design, construction efforts and property owner commitments. All of these endeavors have resulted in a comprehensive approach to sustainability, which is why the USGBC recognized Mueller for what it has achieved to date."

As Mueller continues to develop over the next several years, Catellus Development Group (the master developer of Mueller) will have an opportunity to submit new and updated information to USGBC at the development's final phase that could result in an even higher designation.



“It’s incredibly rewarding for Mueller to receive this important designation as a community where businesses and residents and citizens want to work and live and play,” said Greg Weaver, managing director for Catellus. “Sustainable design, whether in stores, offices, homes or parks, must incorporate environmental, economic and lifestyle considerations in order to be successful in this day and age. These considerations are plentiful throughout Mueller as it exists today, and we’re just getting started.”

The LEED for Neighborhood Development Rating System integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design. LEED certification provides independent, third-party verification that a development's location and design meet accepted high levels of environmentally responsible, sustainable development. LEED for Neighborhood Development is a collaboration among USGBC, the Congress for the New Urbanism and the Natural Resources Defense Council. For more information about USGBC’s LEED Neighborhood Development program, click [here](#).

About Mueller (www.MuellerAustin.com)

Mueller is one of the nation’s most notable new-urbanist 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 taking shape as a joint project between the City of Austin and Catellus Development Group, a ProLogis company, over 10-15 years following nearly 20 years of extensive citizen input. Upon completion, Mueller will feature at least 4,900 single-family and multi-family homes, a mixed-use town center district, 3.8 million square feet of prime commercial space, 650,000 square feet of local and regional retail space, 140 acres of parks and open space, Dell Children’s Medical Center and the Austin Film Studios.

About LEED (www.usgbc.org/LEED)

The LEED (Leadership in Energy and Environmental Design) Green Building Rating System™ is a feature-oriented rating system that awards buildings points for satisfying specified green building criteria. Certified, Silver, Gold and Platinum levels of LEED green building certification are awarded based on the total number of points earned within each LEED category. LEED can be applied to all building types including new construction, commercial interiors, core and shell developments, existing buildings, homes, neighborhood developments, schools and retail facilities.