



Mueller
Community + Resource Center
Austin, Texas

Instructor: Ray Holliday

Committee Chair: Zhipeng Lu

Committee Members: Ray Pentecost + Carly McCord

Clients: Ani Colt + Preston Tyree + Joan Huntley



Mueller Community + Resource Center Austin, Texas

The Community Center provides a powerful **foundation** and a valuable **resource to families** within the Austin community who are experiencing hardship resulting in **loss of home, job, or financial stability**. Connecting families with a **support system** through **intergenerational** community involvement, life skills **education**, job **training** and proactive **childcare**, can result in **resetting the trajectory of a family's story**.

Why?

Due to the COVID-19 pandemic, we began to see **local communities stand together** in unprecedented ways. Newly felt **discomforts** and a sudden **lack of resources** motivated us to see things differently. Nations shrunk as global effects took place and the four walls of our homes became the sum of our whole world. It was here that we found **fostering connections** between people became a way to **inspire strength**. We were forced to look at **what we really need** and how **we can be that for each other**.



The Diamond Building



Dell Children's Medical Center



Row Housing

Mueller

Austin, Texas

The former location of the Robert Mueller Municipal Airport, located about **10 minutes north of downtown Austin** and only three miles from the UT campus, is made up of 711 acres now dedicated to a **pedestrian-oriented, interactive mixed-use community** that is to be a model for responsible urban planning and development. Mueller's developer, Catellus, will have created 10,000 jobs by completion of the residential, commercial and retail developments. Green spaces will abound with **active living at the core of Mueller's intentions.**



<http://www.muelleraustin.com/plan/>

The Mueller Master Plan

Austin, Texas

The “**town-in-town**”, created in partnership between Catellus and the City of Austin, promotes greater levels of **affordability** with a wide **variety of housing types**, mixed **retail spaces** and **bicycle- and pedestrian-friendly streets**. Clear goals for the Mueller Master Plan include fiscal responsibility, economic development, **East Austin revitalization**, diversity and sustainability.



MUELLER DESIGN BOOK

THE MASTER PLAN FOR
ROBERT MUELLER MUNICIPAL
AIRPORT REDEVELOPMENT

MUELLER

AUSTIN TEXAS

<http://www.muelleraustin.com/plan/>

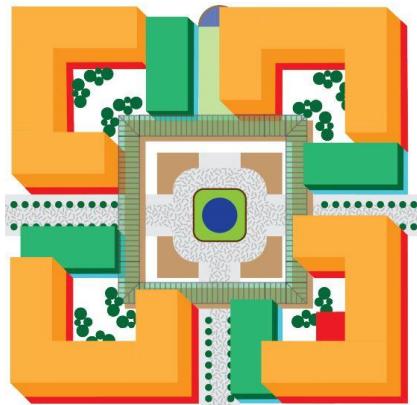
ONEderment Central

WAAO Inc.

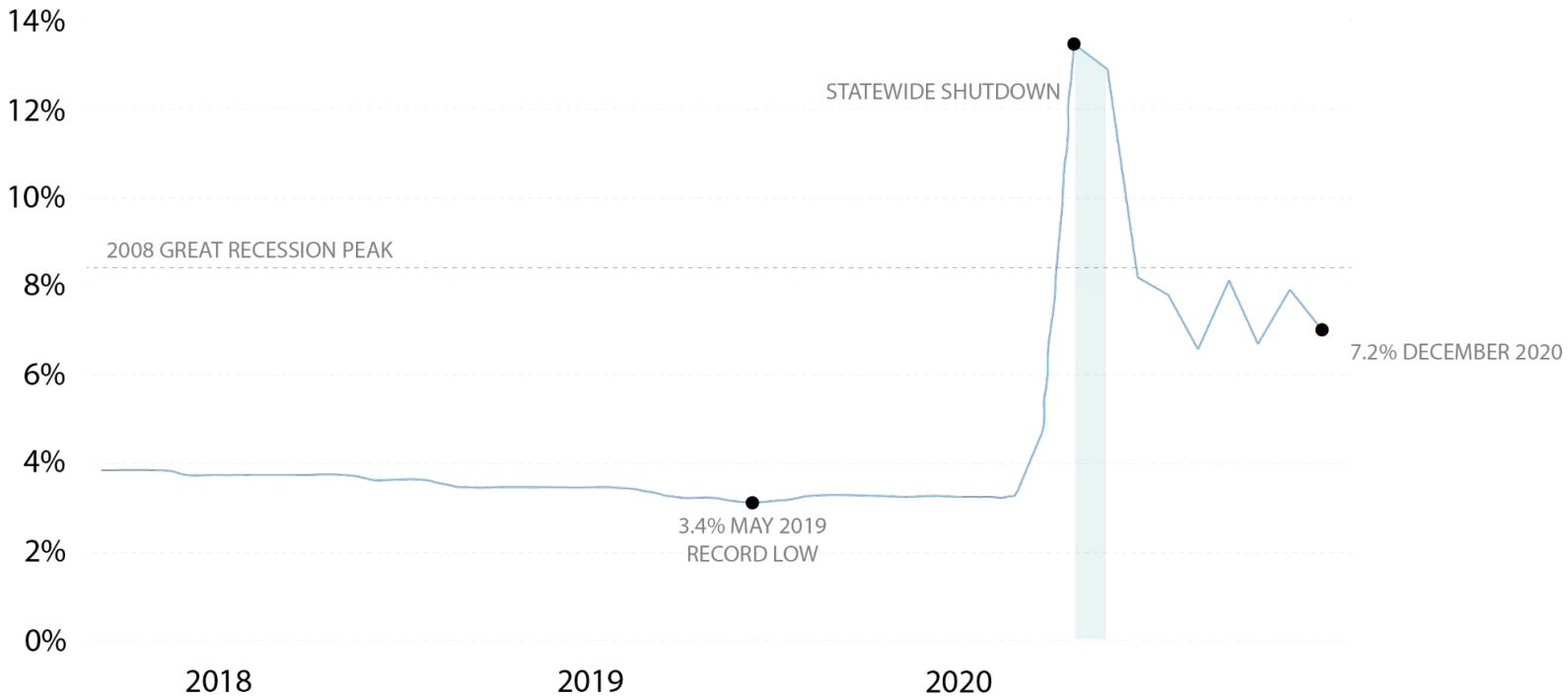
“ONEderment Central is in effect a **small city with residents, shop owners, landscaping, maintenance, and office workers**. The design and building of ONEderment Central **offers a rich opportunity to involve/employ** students and retired people from Mueller, area colleges, and the surrounding neighborhoods in creating this big dream.”

Programmatic Elements:

- Healthcare Connectivity on site
- Community House
 - Meeting Spaces
 - Coffee Shop
- Retail Space
- Accelerator space for small businesses
- Public spaces
- Garden spaces
- Parking Underground



<http://www.muelleraustin.com/plan/>



Texas Unemployment Rate

<https://apps.texastribune.org/features/2020/texas-unemployment/>



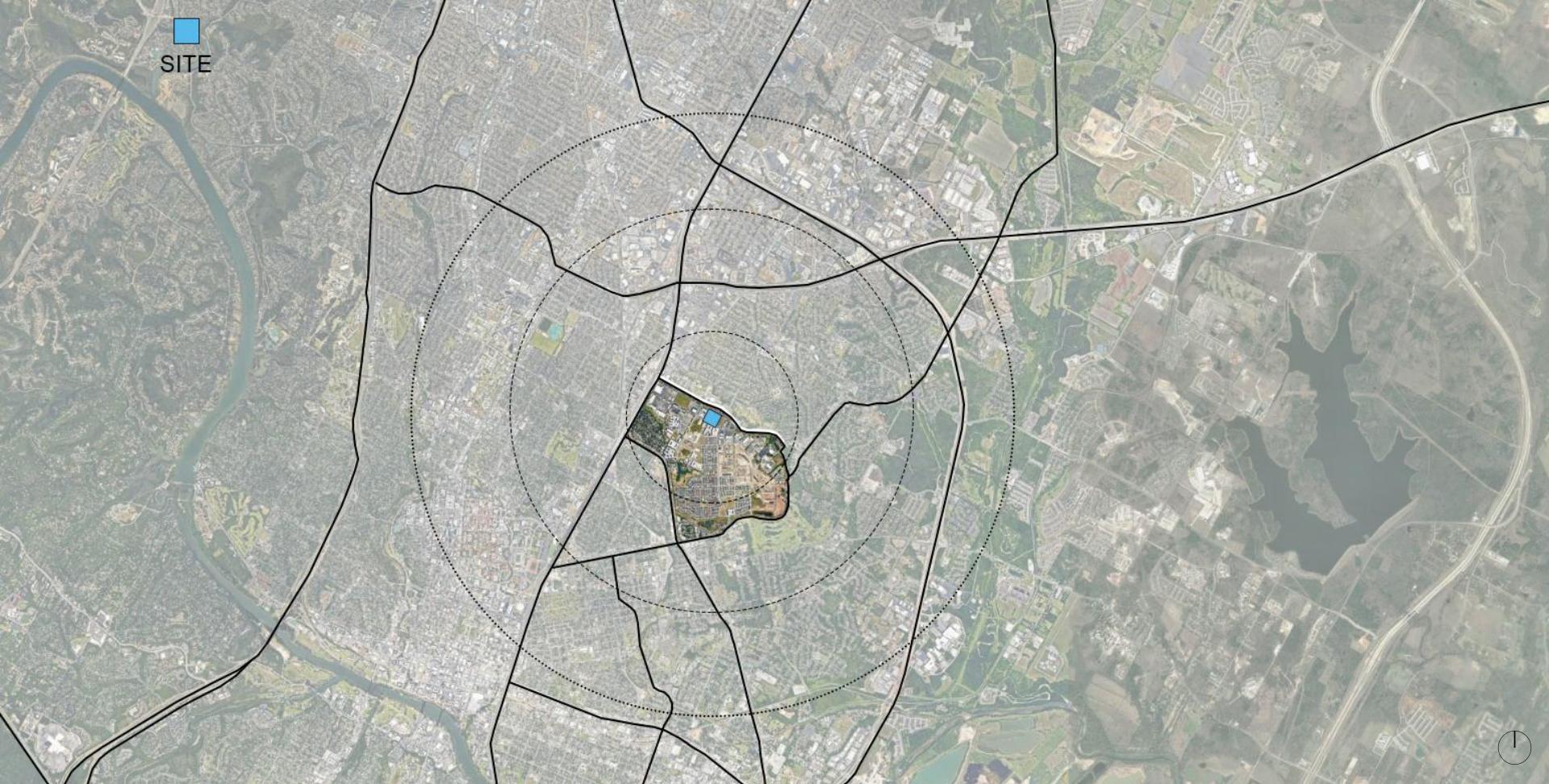
Families Experiencing Homelessness

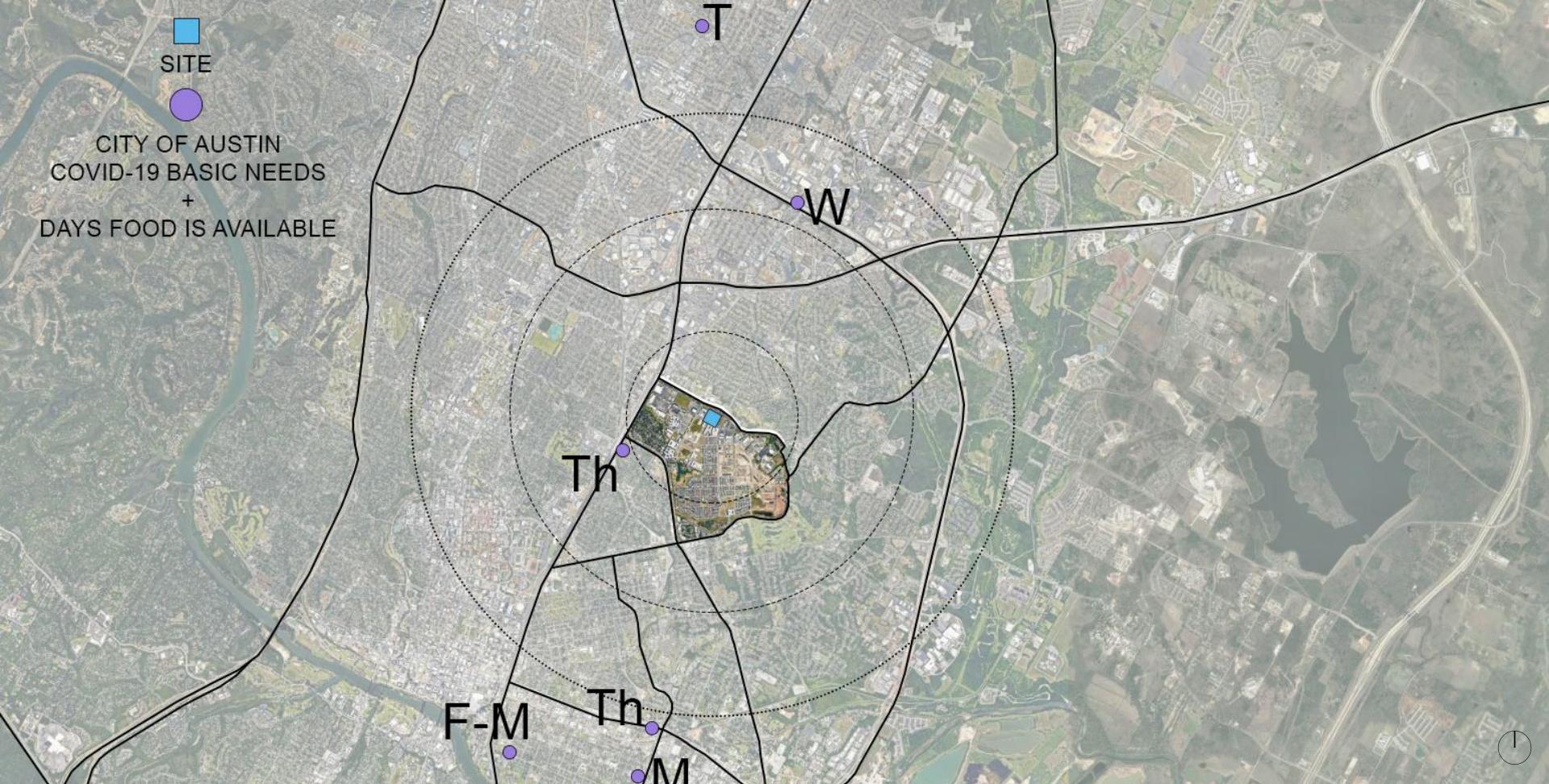
Families with children categorize the **fastest growing** portion of the homeless population (Sheller, 2018). Currently, **11% of the households** experiencing homelessness in Austin are families **with children**. In addition to this, **7% of individuals** experiencing homelessness in Austin are **unaccompanied youths** aged 13-24 years old, and these percentages are **increasing** every year.

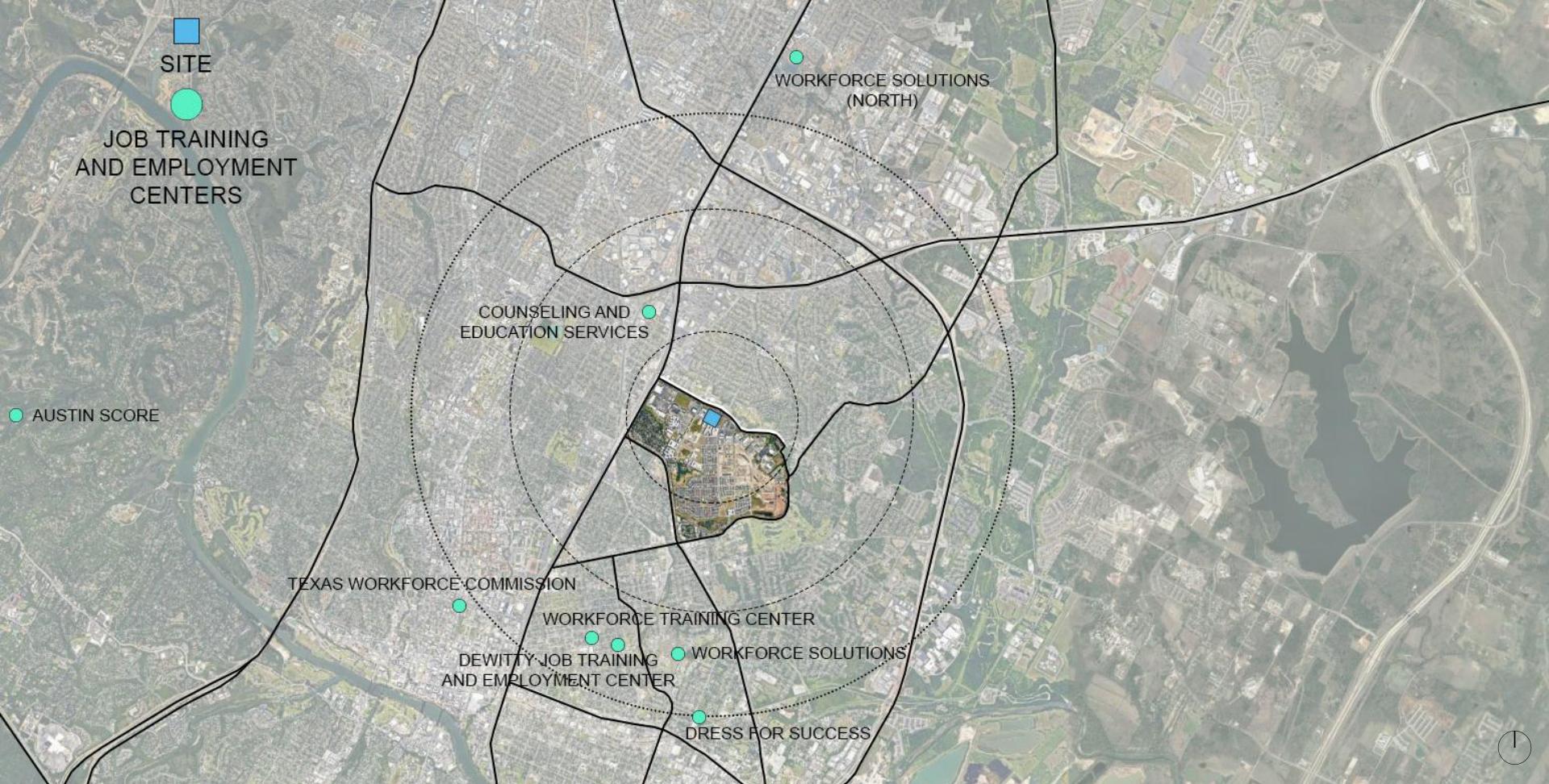


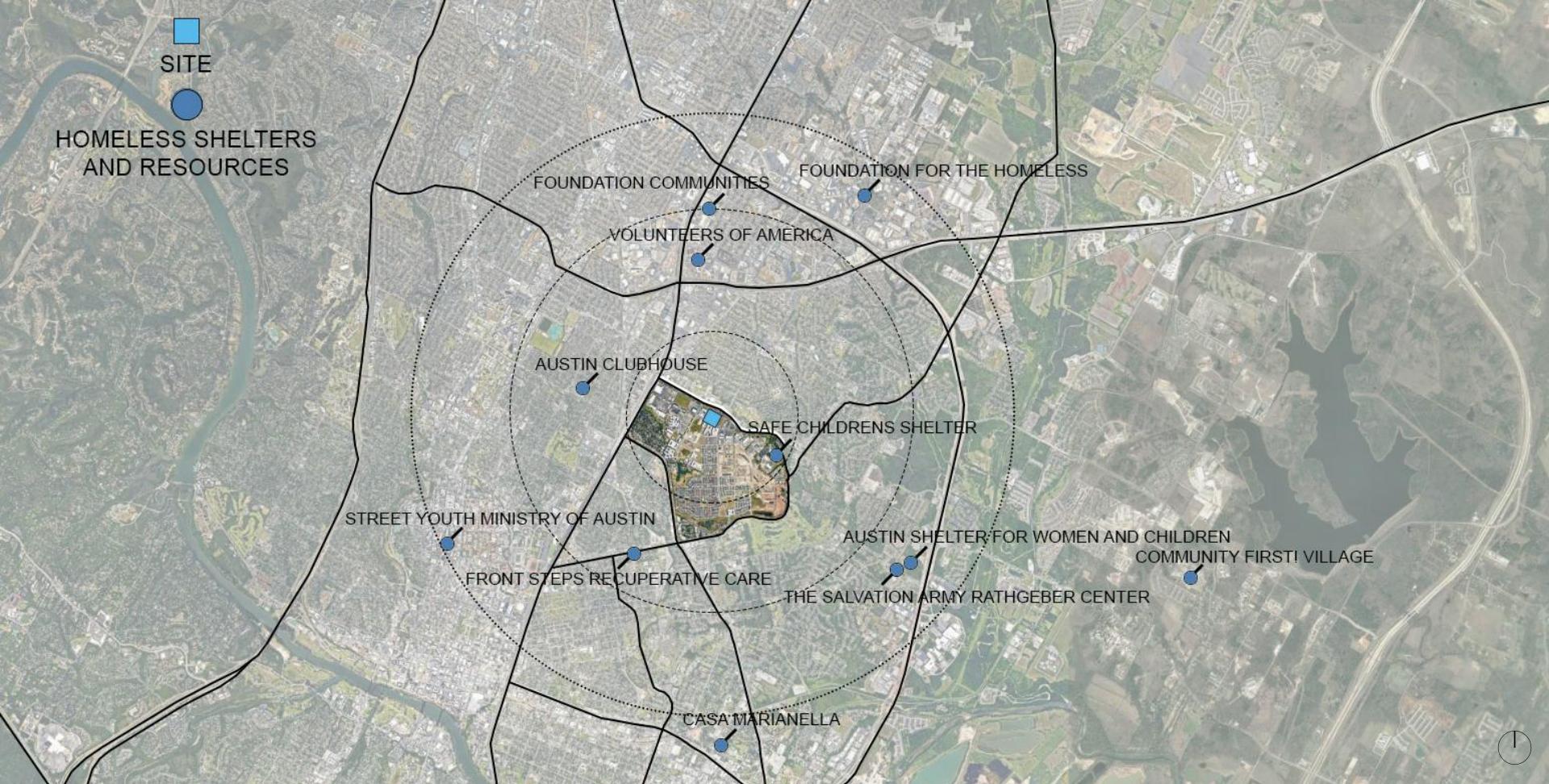
Families Experiencing Homelessness

Domestic violence is the leading cause of family homelessness. Consequently, **84% of families** experiencing homelessness are **maternally parented**. Women working at minimum wage **lose more money if paying for childcare**, so many leave the workforce altogether. In addition to this, the majority of shelters **do not allow men** with women and children, so families can become separated when they lose their homes.



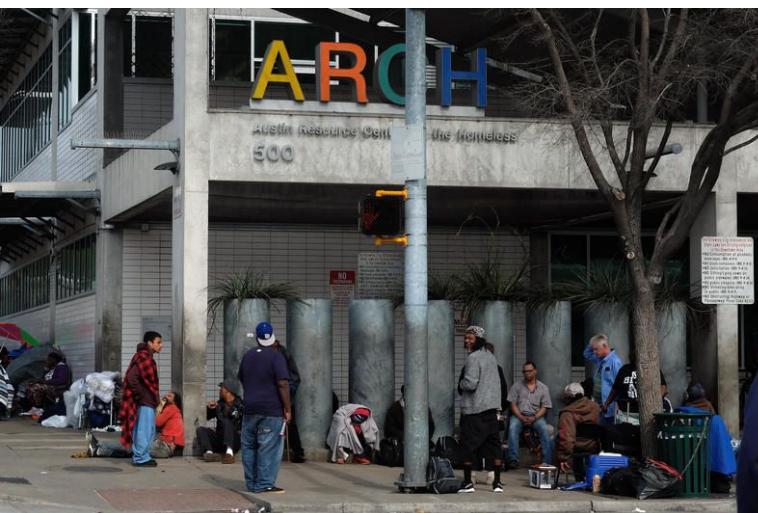






Programmatic Question

How does the Center become a space that **equips families** experiencing hardship with **tools and resources** in order to **reset their trajectory** toward **sustainable work, housing and health?**



JORGE SANHUEZA-LYON / KUT

Meet Tommy

Tommy has **experienced homelessness on and off** for much of his adult life.

He suffers from ADHD and Bipolar disorder, and actively works on construction sites for high rises in Austin. He serves his community diligently, but finds the resources he needs the most often require him to enter **spaces that are less than inviting**. He recognizes the importance of a **healthy diet and connection with community and family**. His passion for design, intentional decision-making and safe spaces has helped shape the Mueller Community + Resource Center.

Why do I keep messing up?

This is my fault

I have learned that this is best

Will this help?

Stuck

I have to be resourceful

Greed is in the way

Overwhelmed by options

Is there more to this?

Family is everything

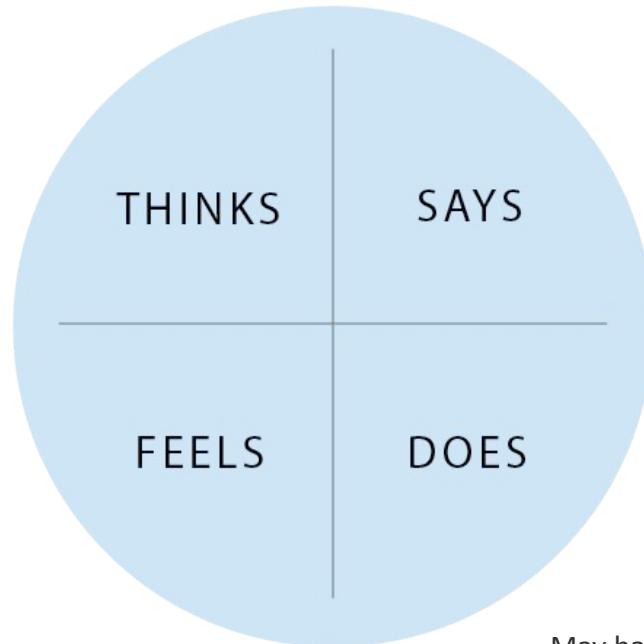
Good nutrition is vital

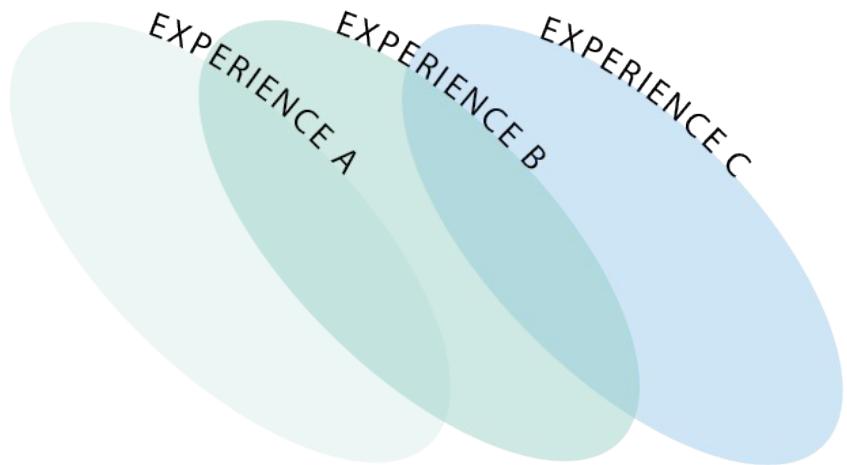
Makes mutually beneficial connections

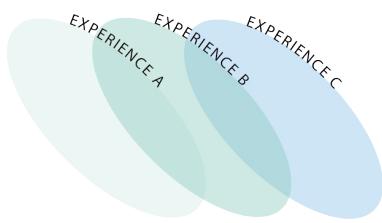
Values education

May have daily labor opportunities for small pay

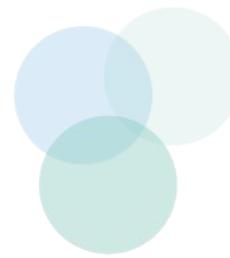
Gives rides to fellow community members in need



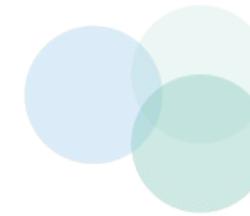




THINKS



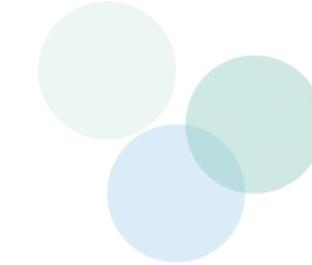
FEELS

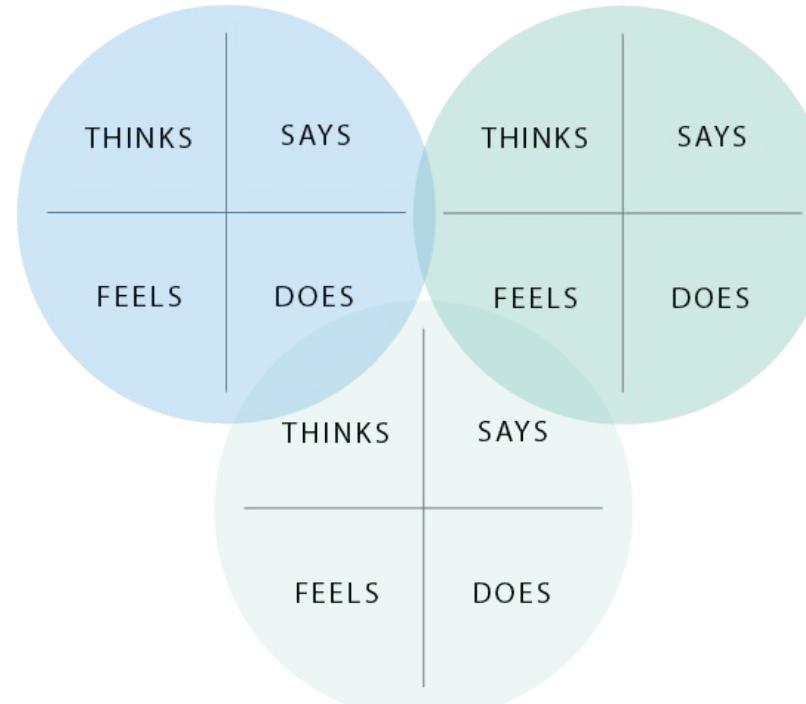
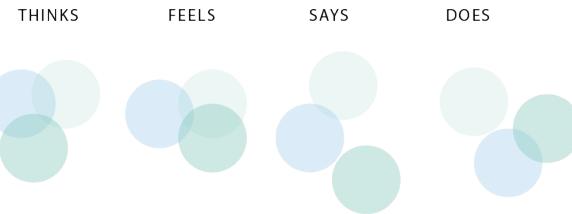
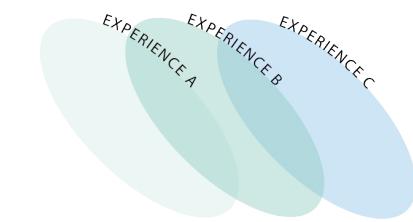


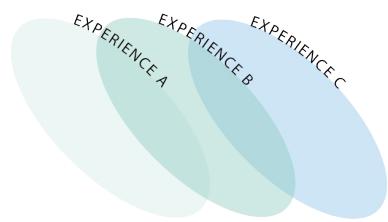
SAYS



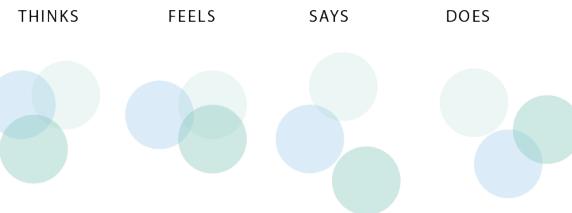
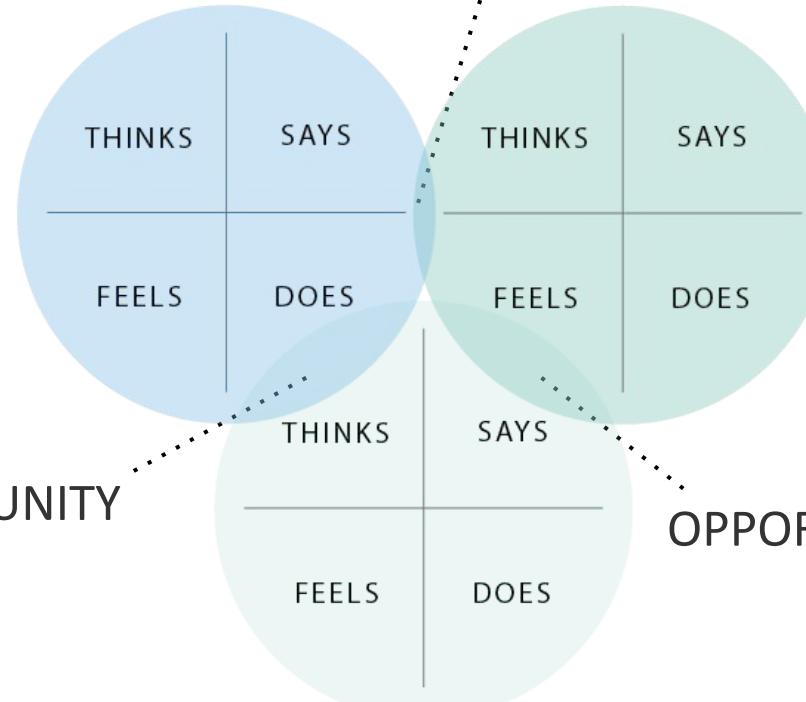
DOES

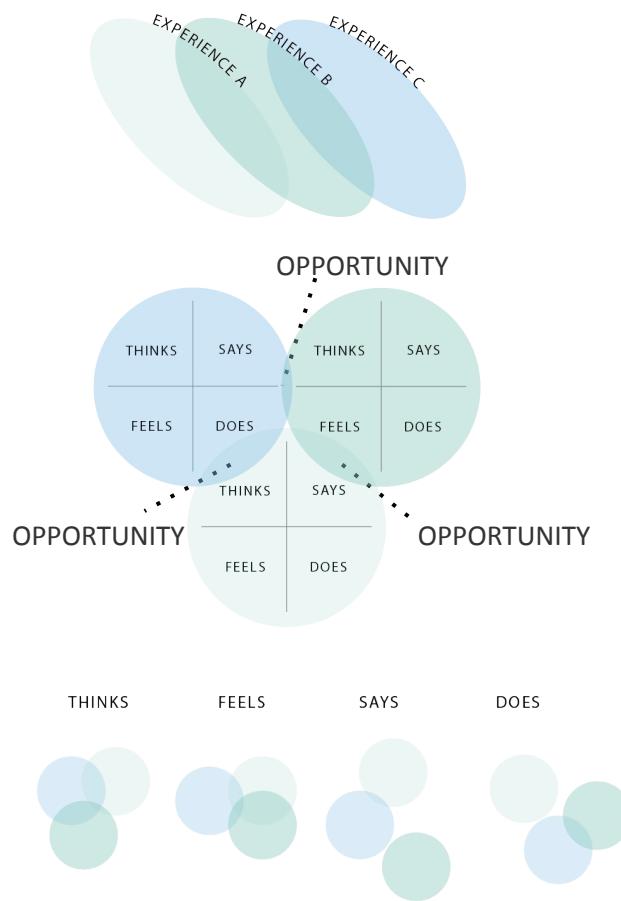






OPPORTUNITY





Community Center

Wellness Wing

Retail

Resource Center

Recreation

After School Programs

Daycare

Program Spaces
Development

Visit with **New Hope Housing** in Houston

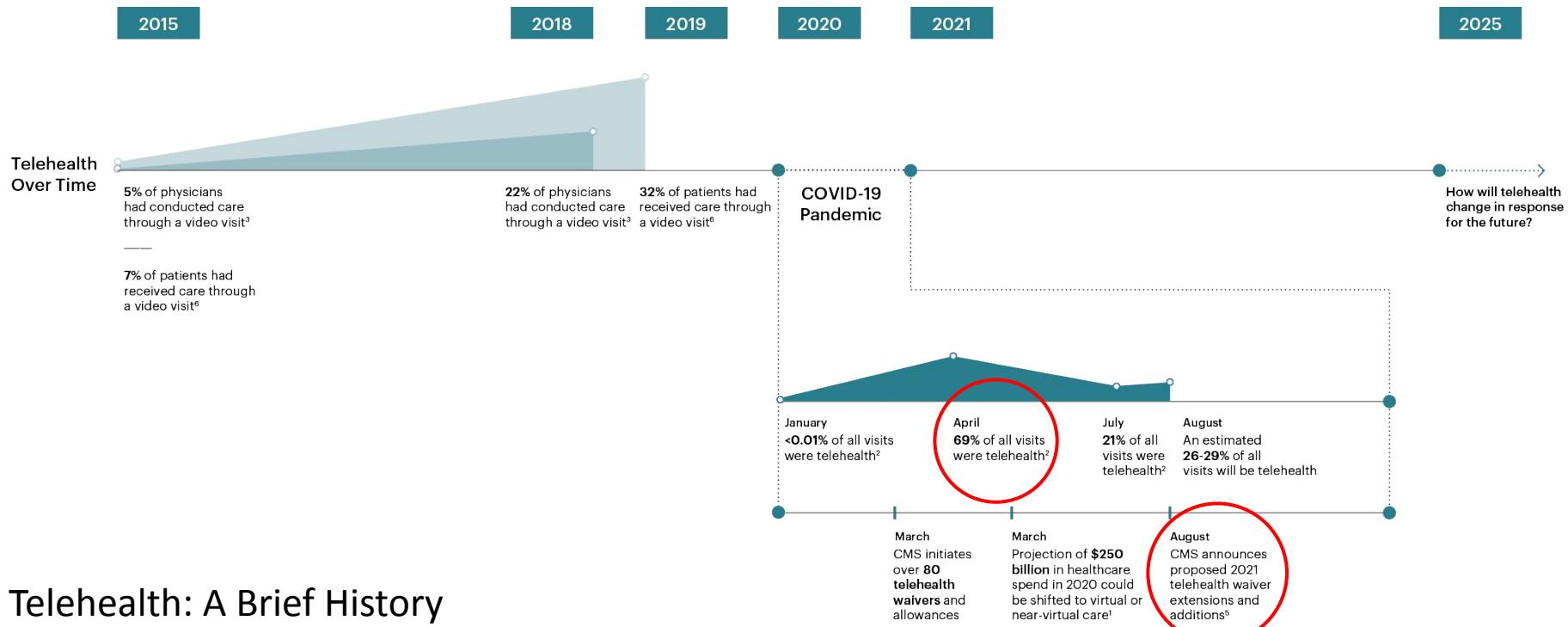
Informed of **Childcare needs** among family Permanent Supportive Housing programs

The **cost** of childcare is approaching that of **rent** for many Austin families

Suggested the option of **partnering** with other PSH and affordable housing units (**Mueller will have 25% AH across the development**) and focusing on **Childcare**

Childcare Focus
Programmatic Development

	Goals	Facts	Concepts	Needs	Problem Statement
Function People Activity Relationships	<p>Austin families experiencing hardship resulting in loss of home, job, income - provide a network of support</p> <p>Reintegration, training, teaching, case management, therapy, childcare</p> <p>Those experiencing homelessness, in the programs, working within the center, members of the community</p>	<p>Hundreds of Austin families are experiencing homelessness right now, primarily female-headed, without affordable childcare or housing</p> <p>Programs currently exist in Austin, as well as non-profits and church orgs</p> <p>Tumultuous relationships between the public, homeless and government</p>	<p>Keep Austin Home</p> <p>Allow for expression, realization and open communication and discovery</p> <p>The family model should be reflected in the relationships formed, restoring the family unit of those experiencing the center's programs</p>	<p>Public restrooms/hygiene stations</p> <p>Therapy/counseling space</p> <p>Recreation/Outdoor spaces</p> <p>Youth Education/Childcare</p> <p>Teaching/training</p>	<p>How do we create a program that equips families experiencing hardship with tools and resources in order to reset their trajectory toward sustainable work, housing and health?</p>
Form Site Environment Quality	<p>Compliment surrounding landscape features and senior living facility</p> <p>Varied, uplifting spaces that bring in natural daylight and exciting views; easy flow of access to green spaces</p> <p>Hierarchy of entries to promote safety, security, and a human-scale approach of engagement</p>	<p>Cannot exceed 5 floors or 50' in height</p> <p>Must occupy the NW corner of the lot</p> <p>Must allow for exterior negative spaces to compliment the surrounding buildings and elements on site</p>	<p>Think Small - how does a child interact with these spaces and activities?</p> <p>Green Means Go - easy access directly oriented from every point in the building</p> <p>Space and Void - punching in and out of pure forms to achieve respite spaces</p>	<p>Easily navigated, safety, transparency</p> <p>Needs to clearly differentiate between public, semi-public, semi-private and private areas</p> <p>Ease of wayfinding via form of the spaces can promote an ideal and comforting experience</p>	<p>How do we design a space that promotes health and hope to those within - and outside - the building that then becomes a landmark</p> <p>Mueller residents are proud to have representing their community?</p>
Economy Initial Budget Operating Costs Life-Cycle Costs	<p>ROI under 8 years</p> <p>Opportunities for program members to earn money, work for the building, and contribute to the success</p> <p>Sustainable building and construction efforts that will contribute to a more successful building overall</p>	<p>Support funds evenly received from private and public partners</p> <p>Non-profits currently exist in Austin who have programs set up that can easily integrate into our spaces and generate a revenue from renting space, training future employees and holding events to establish further fundraising partners</p>	<p>Revenue is generated through childcare, community center events, bookstore/coffee shop and market</p>	<p>Attentive and compliant staff, visitors and members who are well versed in the sustainable operations of the building</p>	<p>How can a building promote community while providing unique, specialized program options and revenue-earning services that generate community involvement?</p>
Time Past Present Future	<p>The Center will serve as a catalyst for the residents of Mueller, TX to be educated, equipped and encouraged to progress past the programs and into sustainable health, housing and work</p> <p>Thriving intergenerational interactions, seniors in the on-site housing volunteering at the daycare and becoming contributing staff members at the center</p>	<p>Most job training programs last 90 days</p> <p>Counseling situations with case management report varying numbers of days before a breakthrough is made</p>	<p>Growing intergenerational interactions and cross-community events that accelerate involvement, active living and generosity of time dedication by the public and the members of the programs</p>	<p>Security and staff in spaces that are open 24/7, weekday hours, weekends</p> <p>Surveillance/monitoring</p> <p>Crossover for members/community events/childcare pick up and drop off times/bus routes</p>	<p>How can the timeline of design and execution of three separate functions accomplish an intergenerational community that promotes active involvement and public participation?</p>



Telehealth: A Brief History

The evolution of Telehealth documented by HKS

Community Center

Gathering space, sculpture atrium

Wellness

Telehealth connectivity, creation studios, group meeting rooms, rooftop terrace

Retail

Coffee shop, market

Resource Center

Care navigation offices, conference rooms, mail/copy room, donations office, learning center, tech wing

Recreation

Flex court, activity rooms, locker rooms, laundry service

After School Programs

Spaces for Elementary, Middle School and High School students, family spaces

Daycare

0-18M, 18M-3 Y/O, 4-5 Y/O, 6-7 Y/O

Program Spaces Summary

Architectural Question

How does the Center become a space that increases **community health and satisfaction**, inviting in members from **all generations** to experience **connection** to one another and consistent opportunities to engage with **nature**, the promotion of **active living**, and **daylit** interiors?



https://www.huduser.gov/portal/casestudies/study_12202012_1.html

Bud Clark Commons Portland, Oregon

The Bud Clark Commons is a comprehensive services center that seeks to **provide stability** to the lives of those experiencing homelessness. As an important element of the city's 10-year plan to end homelessness, the LEED-Platinum-certified project combines **a resource center with transitional and supportive housing**.



https://www.huduser.gov/portal/casestudies/study_12202012_1.html

Bud Clark Commons

Portland, Oregon

The Commons consist of three areas- a 90-bed Men's **Shelter** on the ground floor, a **Day Center** full of resources for those experiencing hardship on the second and third floor, with five floors of **single occupancy housing** above.

Resources such as a library, wellness center, computers, counseling, an art studio and **community amenities** such as a kitchen and courtroom are all offered within the Day Center.



https://www.archdaily.com/946512/plan-i-headquater-office-yeha-partners-architects?ad_medium=gallery

Plan-I Headquarters Seongdong-gu, South Korea



True Worth Resource Center Clinic Fort Worth, Texas

Provided by HKS

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Architecture



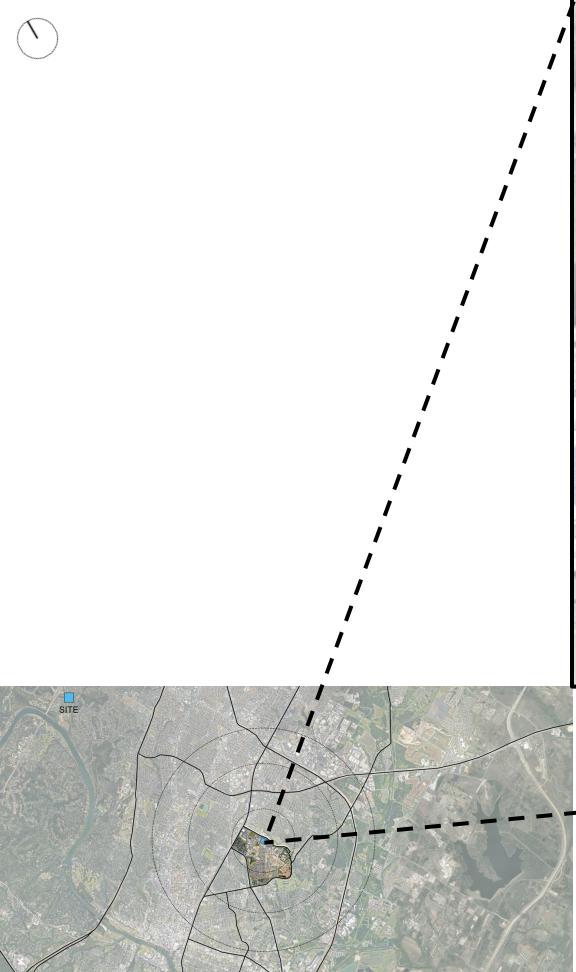
True Worth Resource Center Clinic Fort Worth, Texas

Founded on **direction, connection and community**, True Worth pursues a new model of population health, specifically for those **experiencing homelessness** in Fort Worth, Texas. With goals of instilling **respect, dignity and trust**, this **catalyst for community revitalization** brings healthcare directly to the unique population it serves. Positive transformation is introduced through spaces specifically designed to accelerate **engagement and healing**.

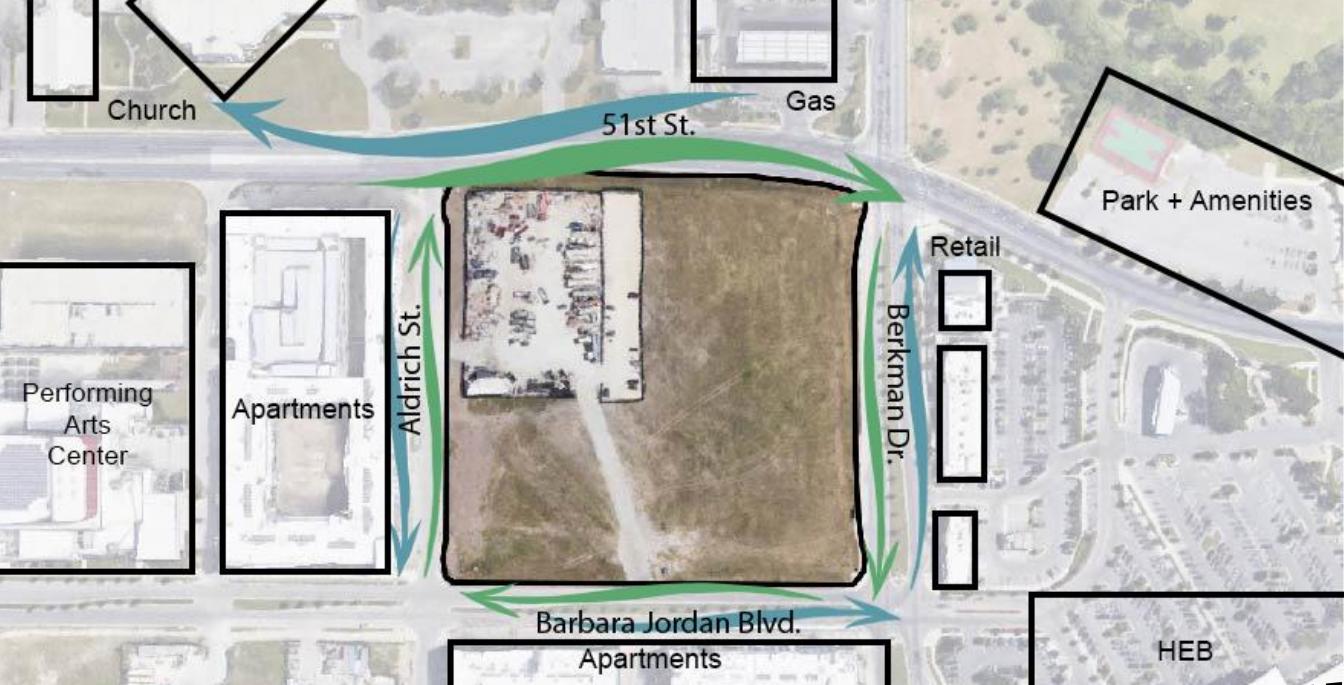
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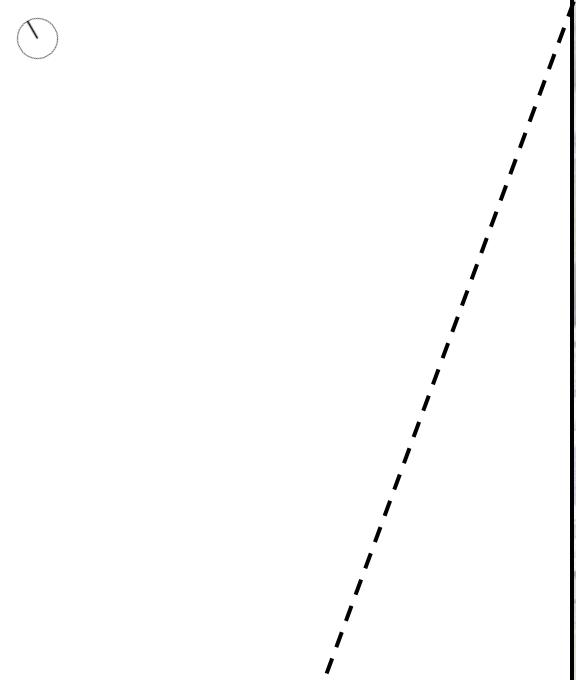
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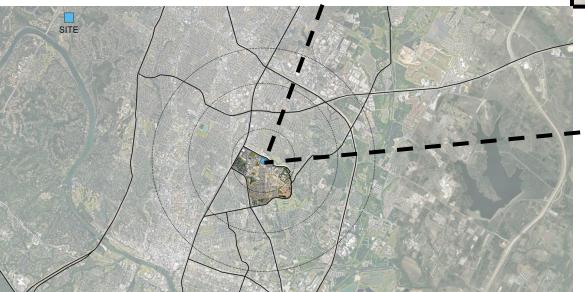
Mueller Selected Site Location



Mueller Selected Site Context



Master Plan Concept #1
Straight + Rectangle
Drawings by: Shu Sun



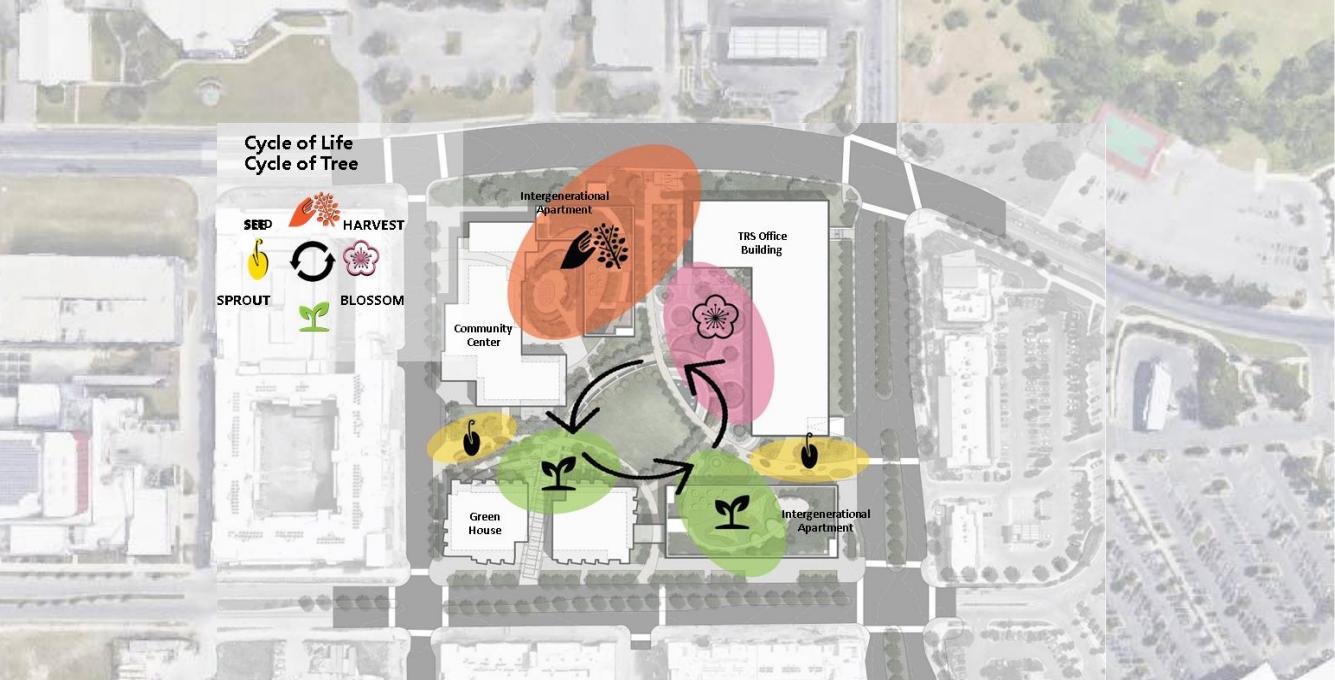
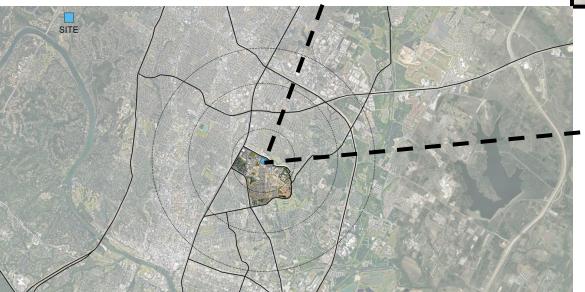
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Master Plan Concept #2
Curve + Circle
Drawings by: Shu Sun

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Master Plan Concept #2

Curve + Circle

Drawings by: Shu Sun



Community + Resource Center

Gathering Spaces
Wellness Center
Family Resources
Job Training
Recreation
Daycare
After school program
Market

Greenhouse Senior Living

Senior Residence Model
Assisted Living
Skilled Nursing
Independent Living
Retail
Restaurant

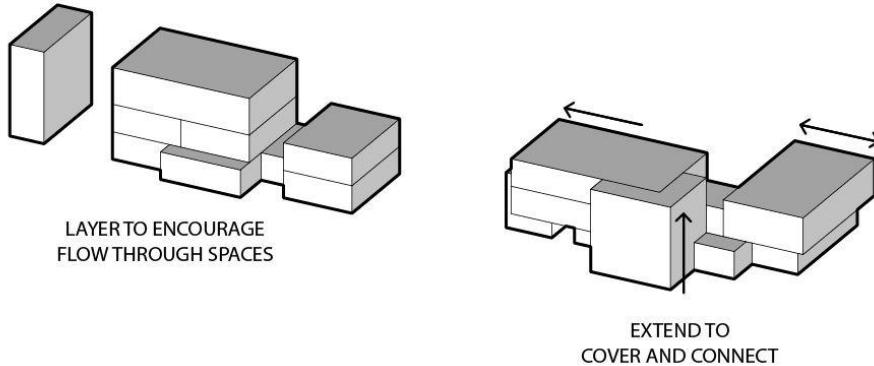
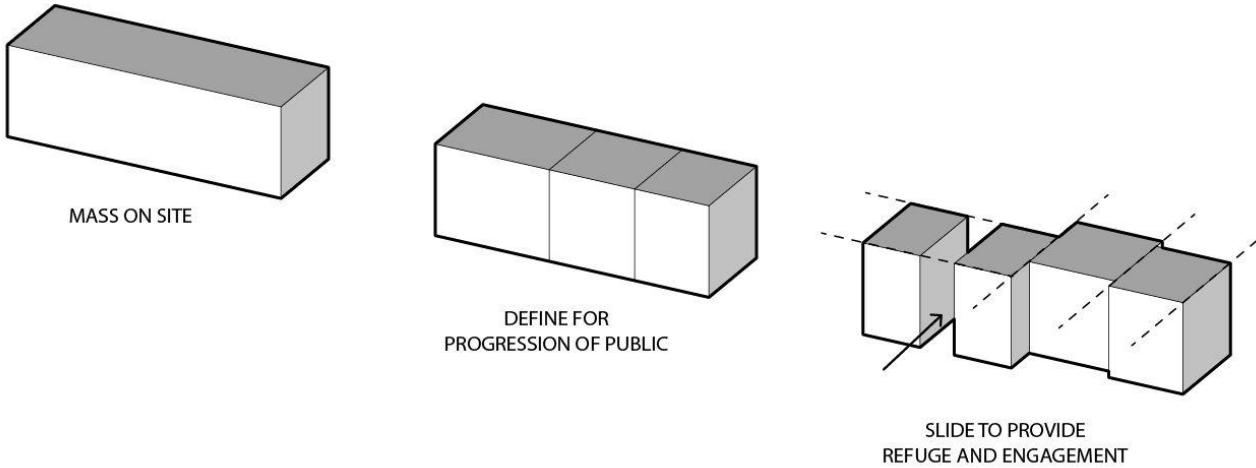
Intergenerational Apartments

Open Green Space
Healing Garden
Outdoor Exercise Spaces
Intergenerational Parks
Indoor/Outdoor Connections

Texas Retirement Society

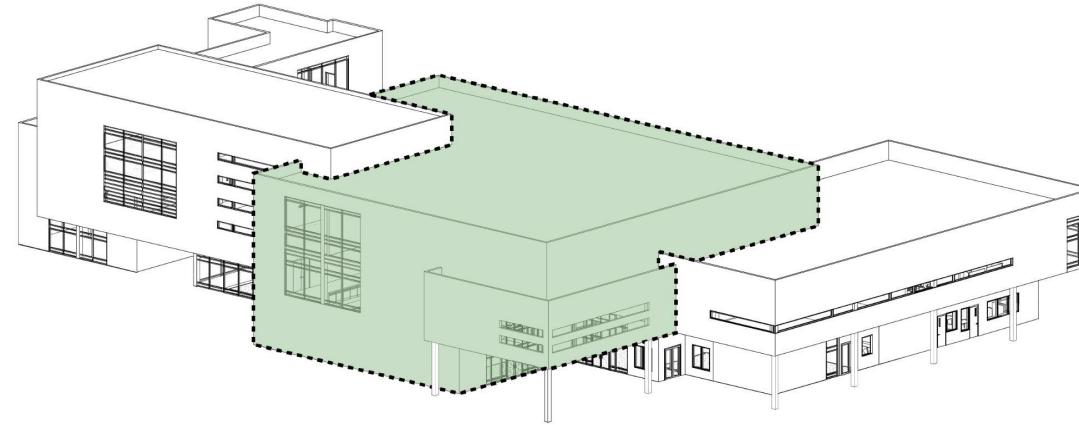
TRS Office Spaces
Flex Office Spaces
Retail

Mueller
Selected Site
Program



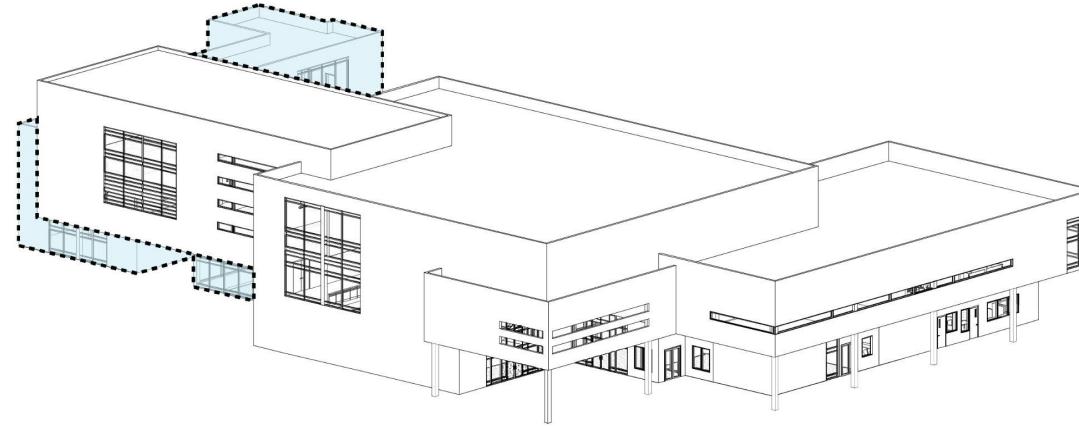
Form Diagram Process

Community Resources are centrally located, available right off the main entry for ease of wayfinding for the seeker of care navigation. The community center links the public spaces with programmed activity, while establishing a secure transition to family and childcare spaces located deeper within the site.



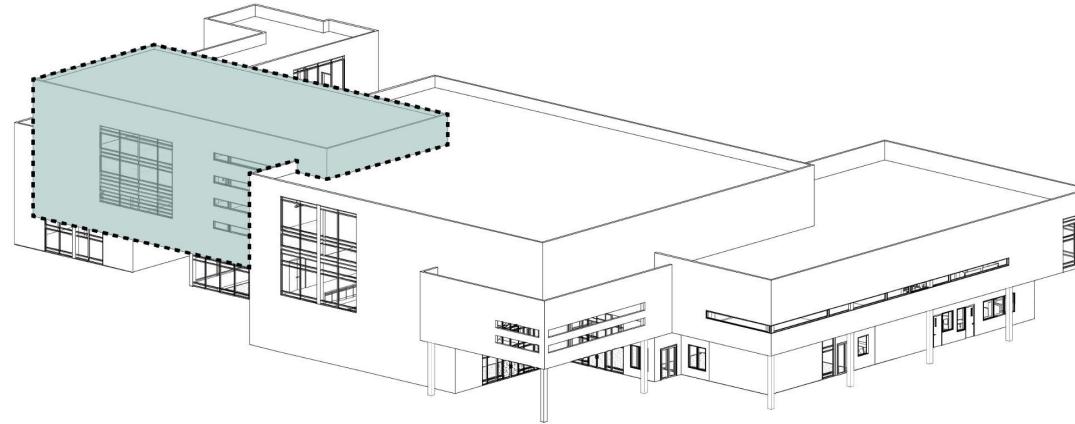
Program Diagram Community Resources

Public Retail Spaces provide job opportunities for seniors living on the Mueller site, local community members in need of job assistance, and students in the Austin area. The Market space can be utilized for community health initiatives such as conversion to testing sites, a mobile clinic bay or public services.



Program Diagram Public Retail Spaces

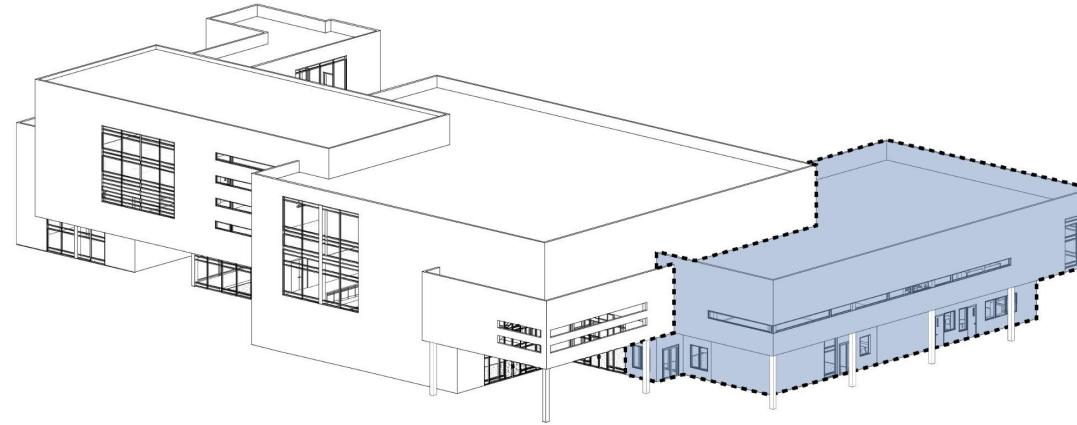
Programmed Activity areas dedicated to wellness, telehealth connectivity, group meeting rooms and creative studio spaces are directly connected to community resources. Recreational spaces for active living are located on the top floor as well as physical education, family locker rooms, and laundry facilities.



Program Diagram

Programmed Activity

Family + Childcare and after school program spaces are securely located while providing each classroom with direct access to nature. The senior living community located near the childcare center allows for intergenerational interaction as seniors participate in voluntary and vocational work with the families.



Program Diagram
Family + Childcare



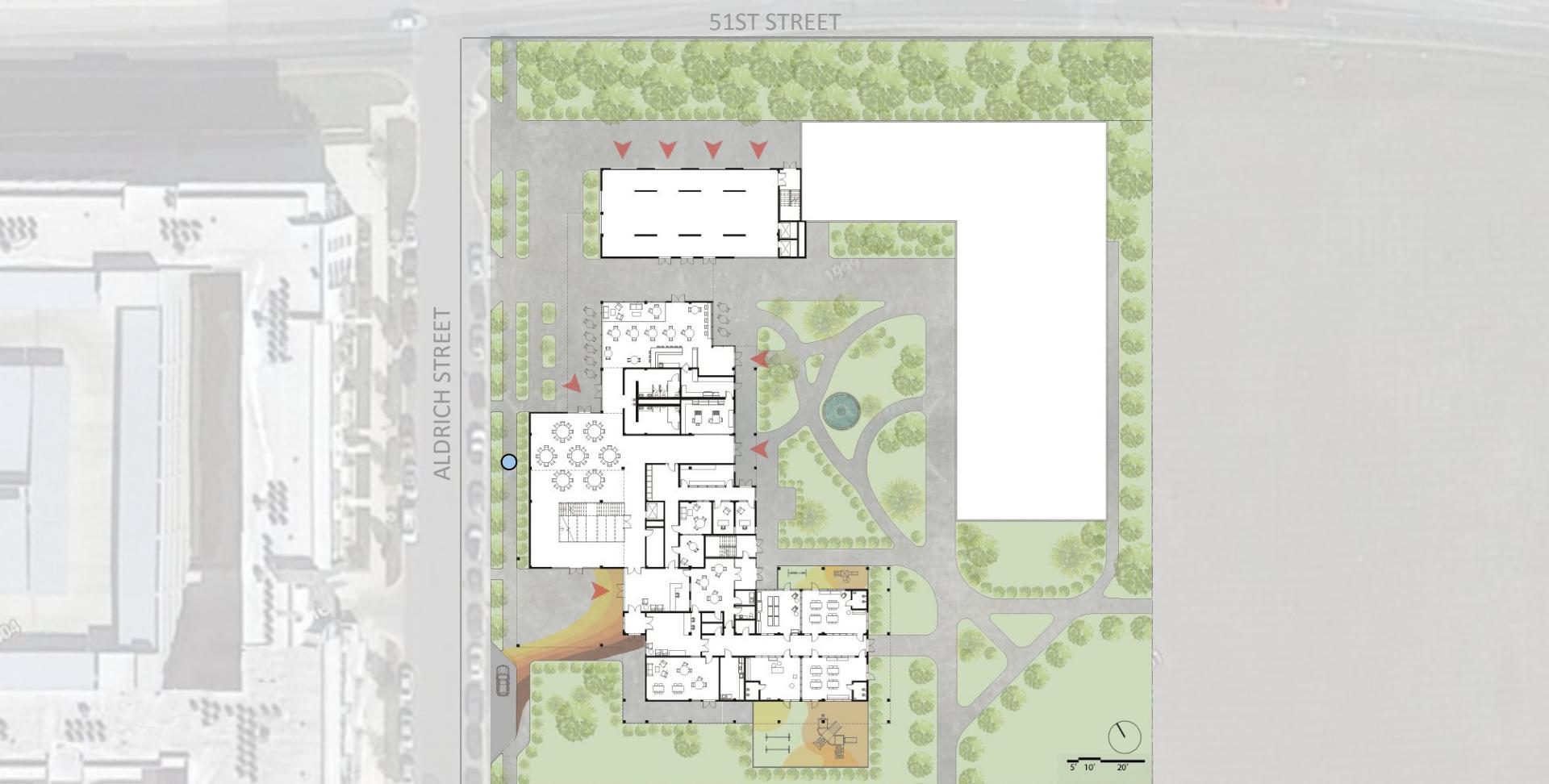
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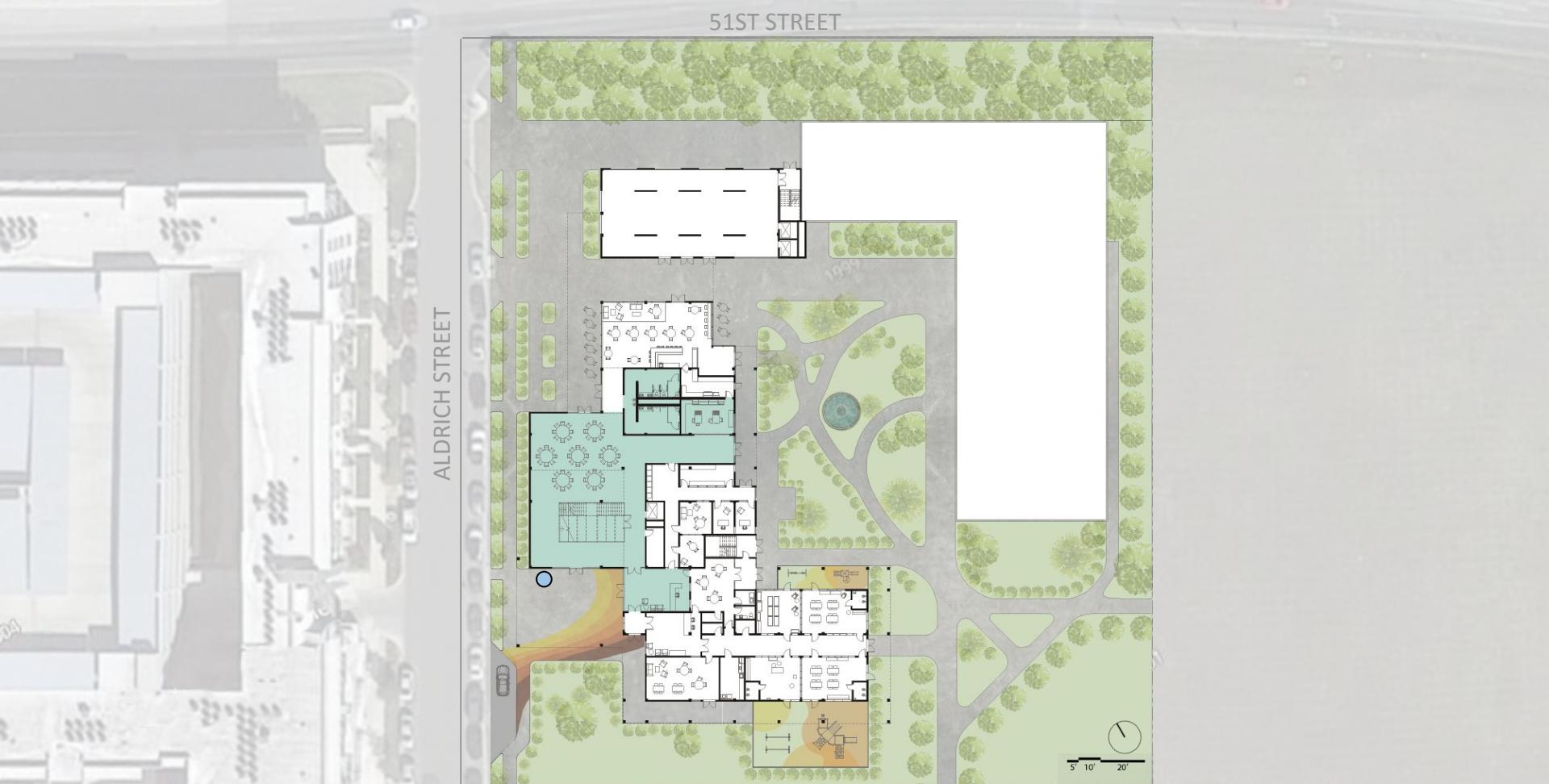




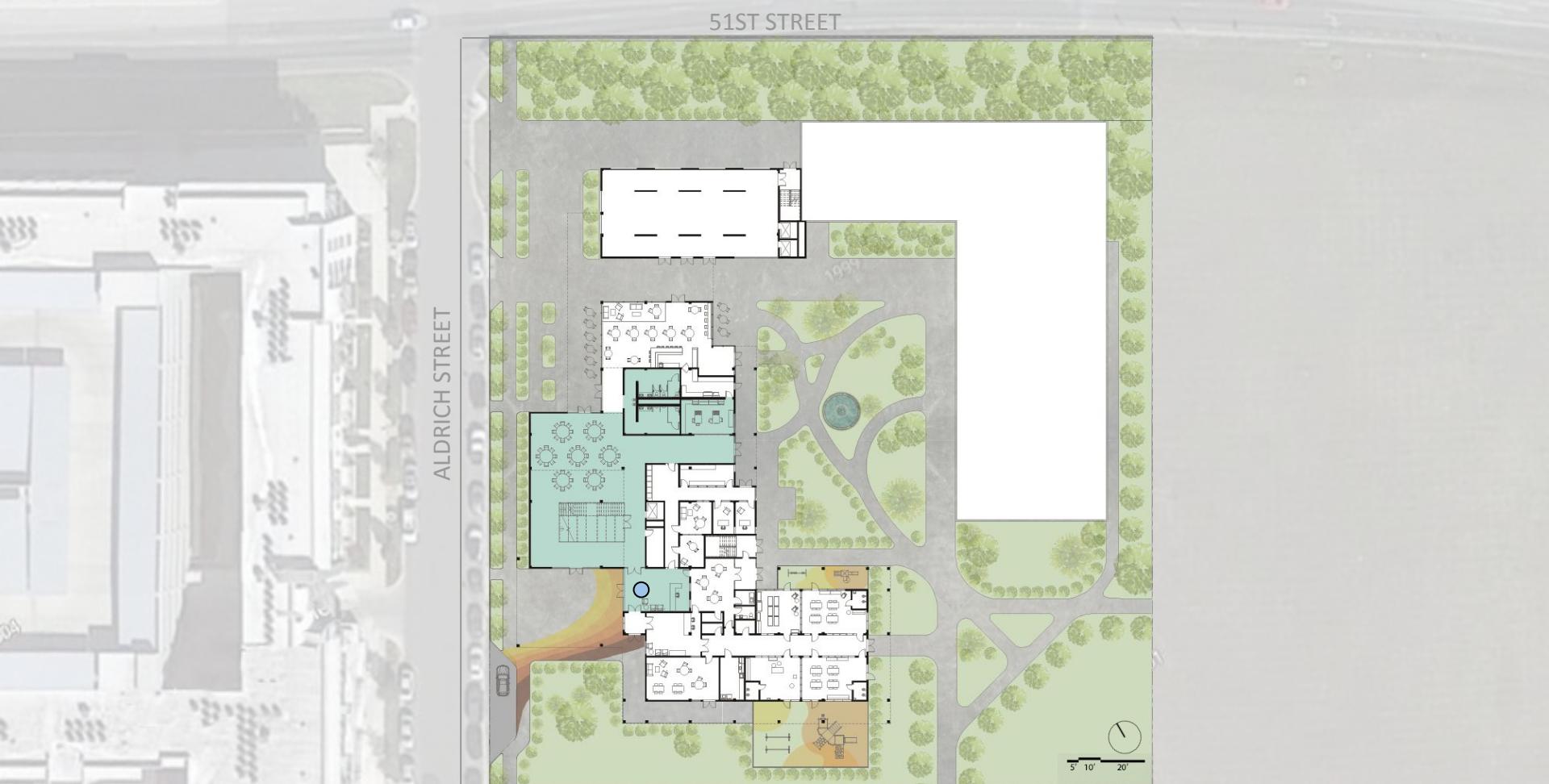
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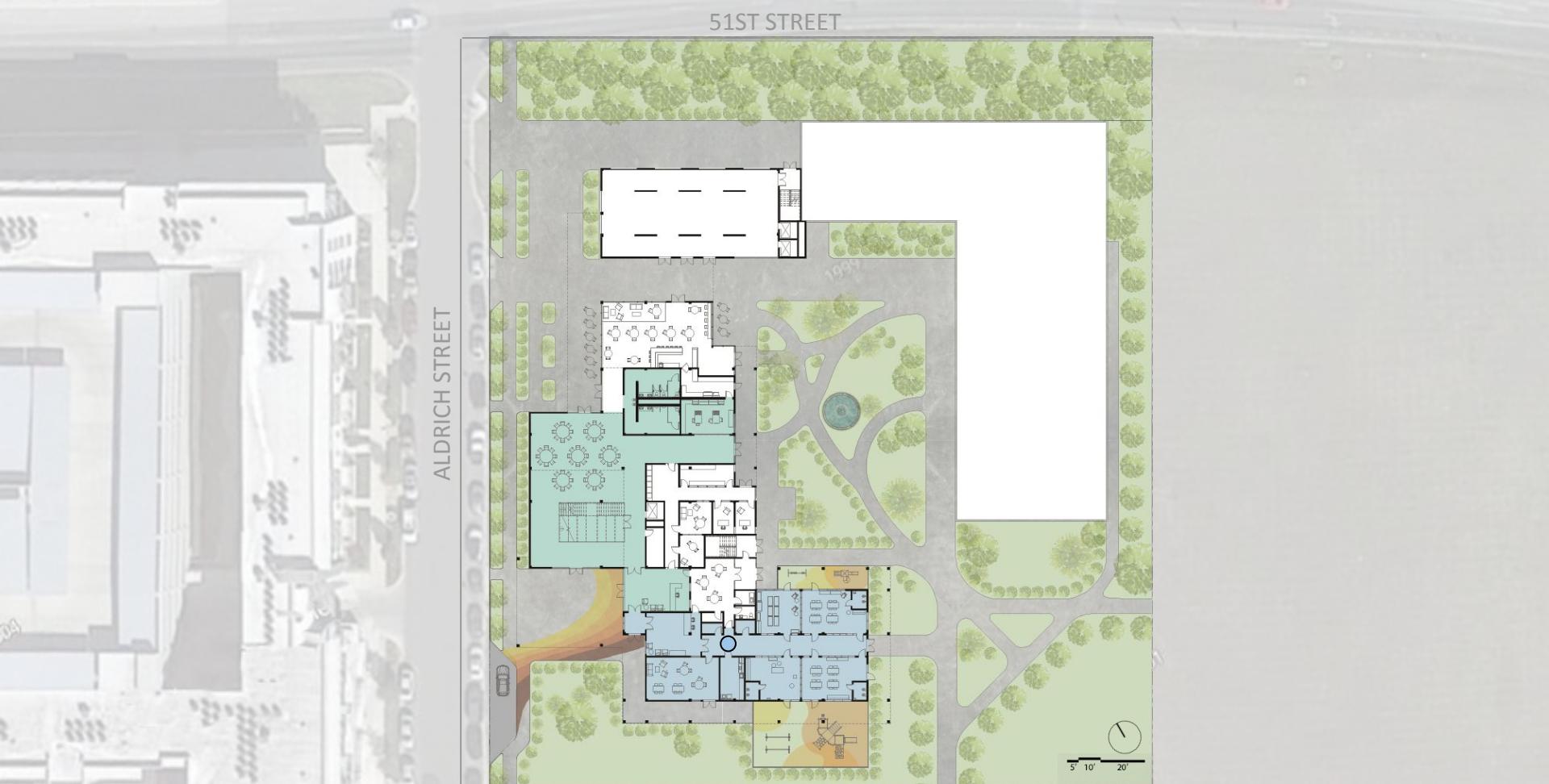
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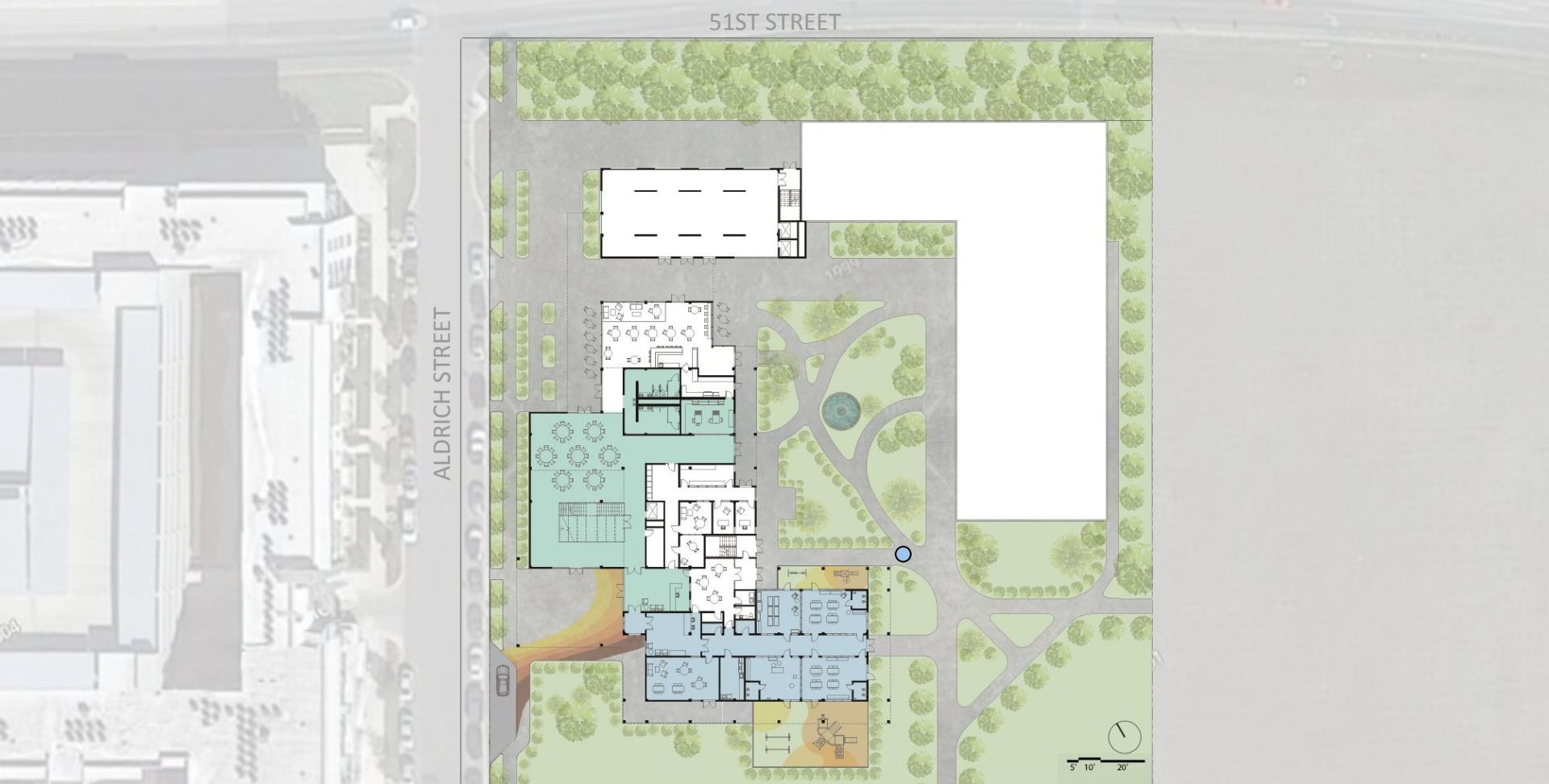




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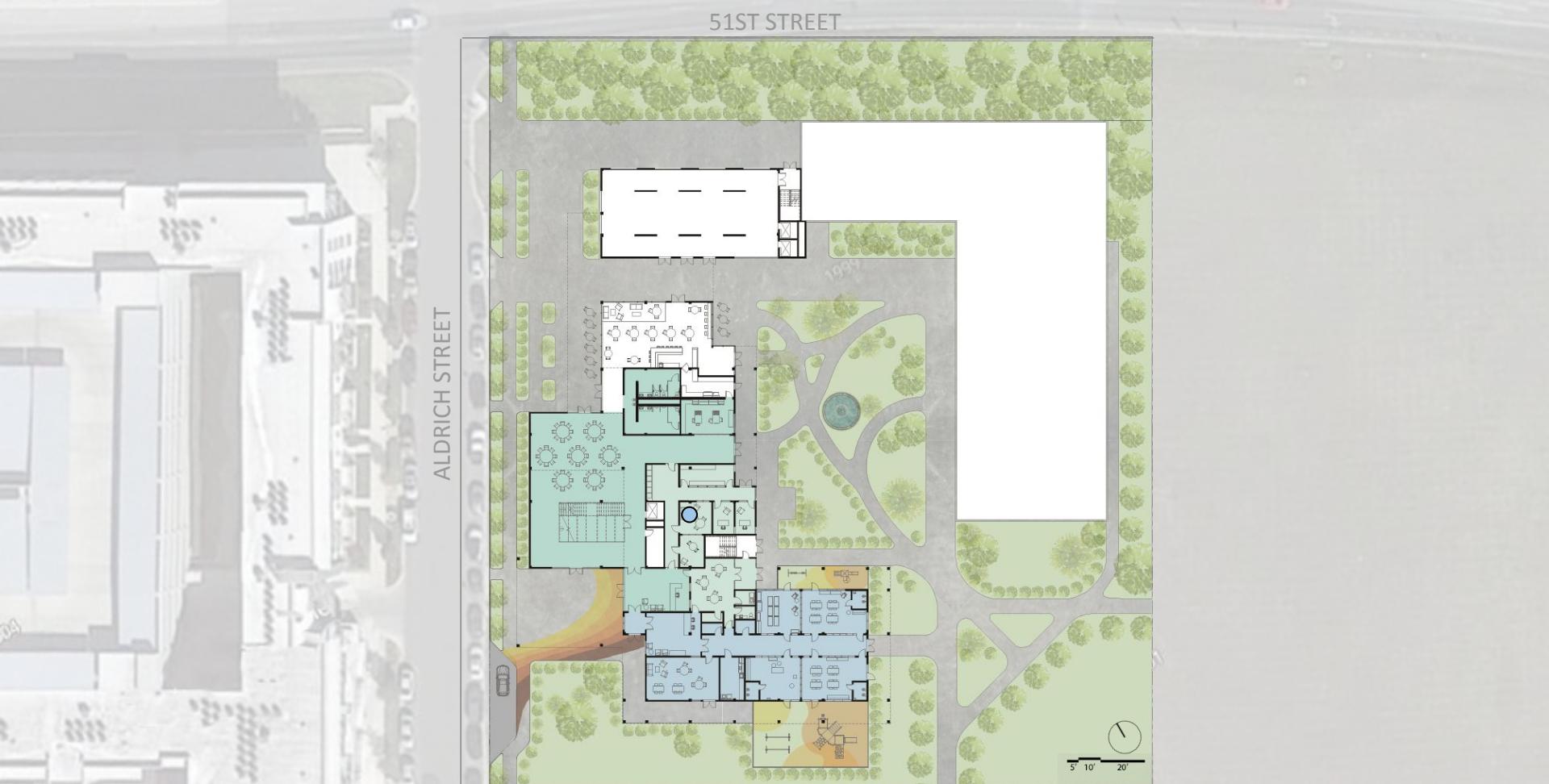
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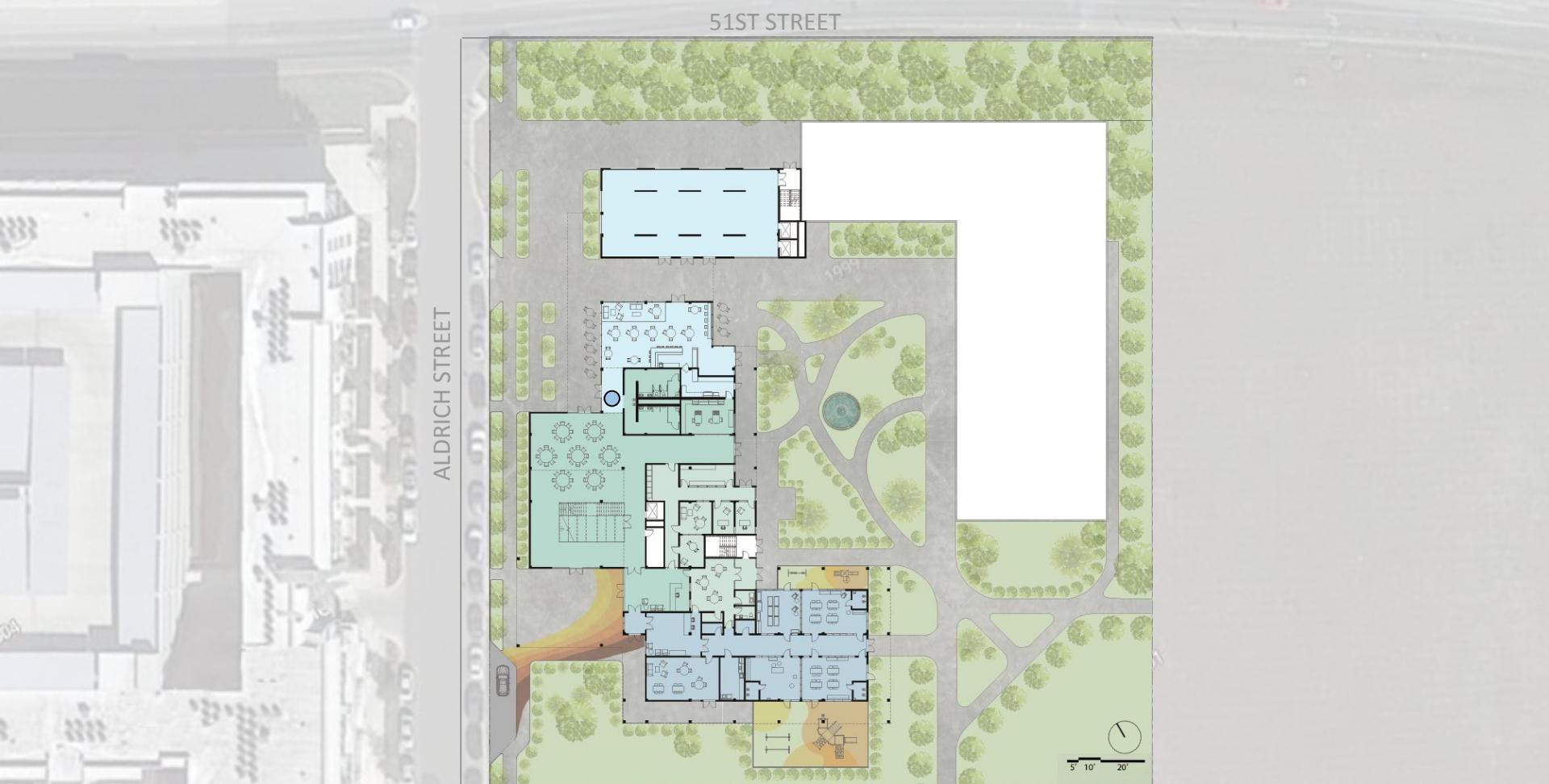


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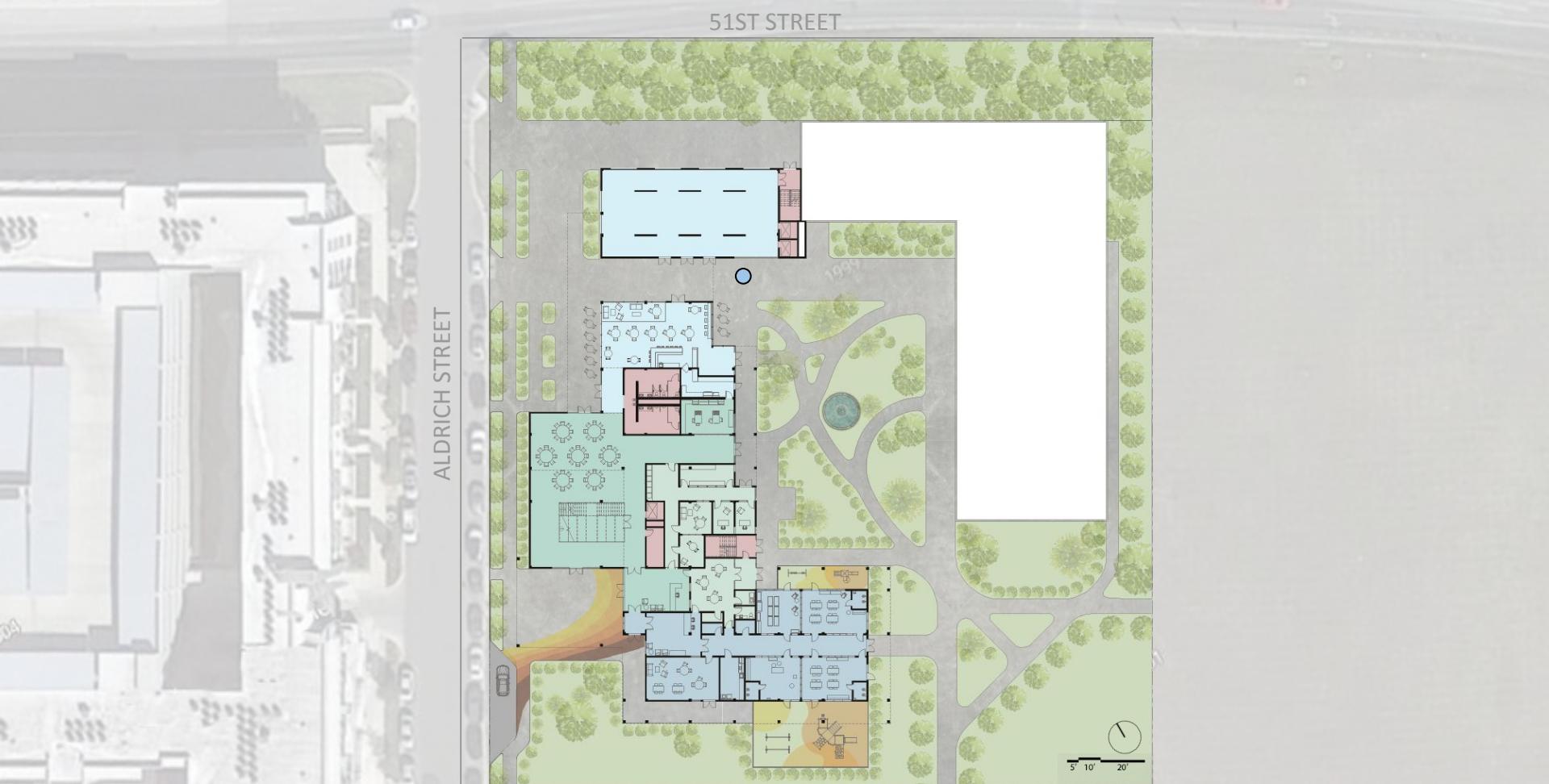




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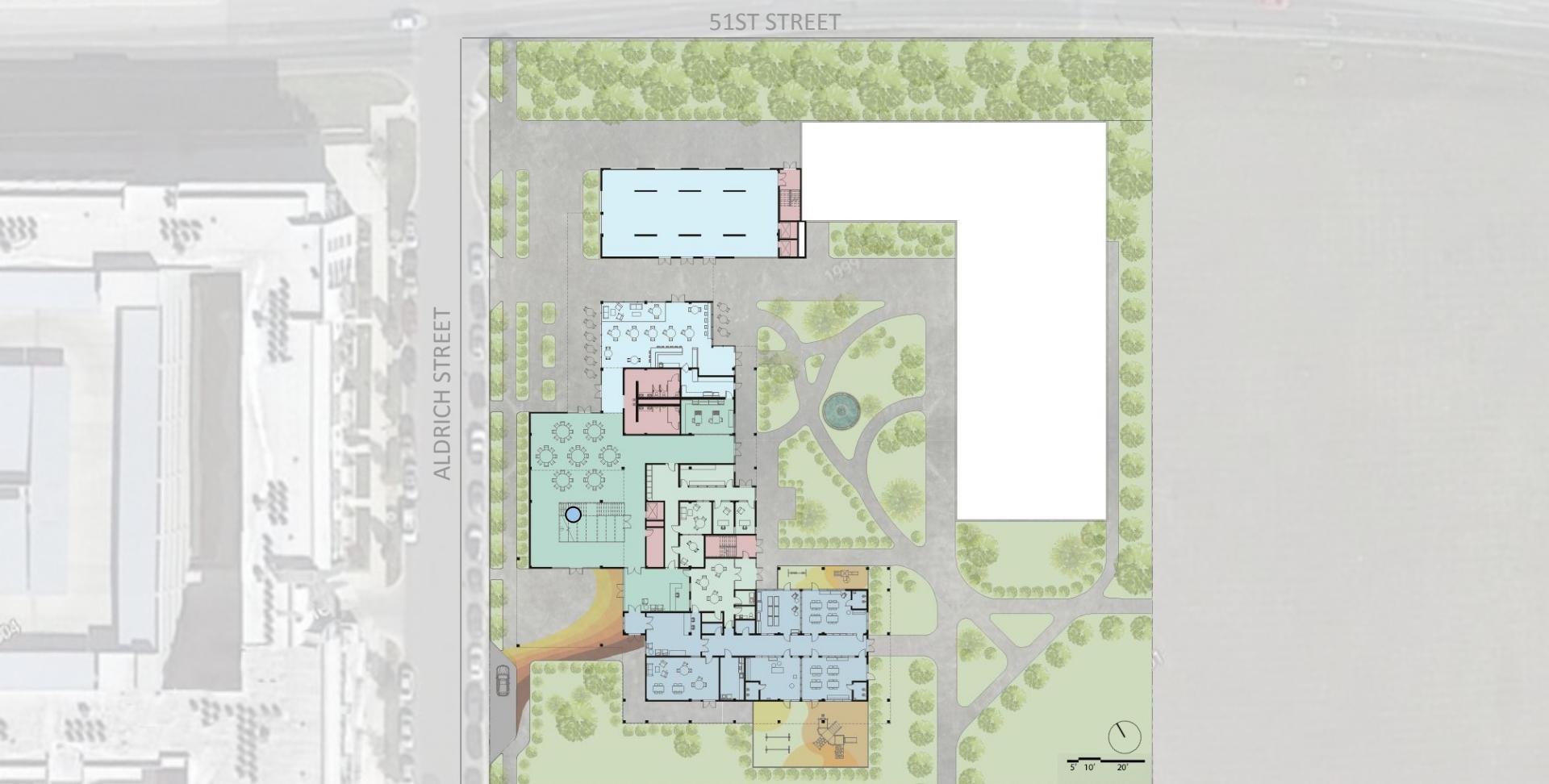


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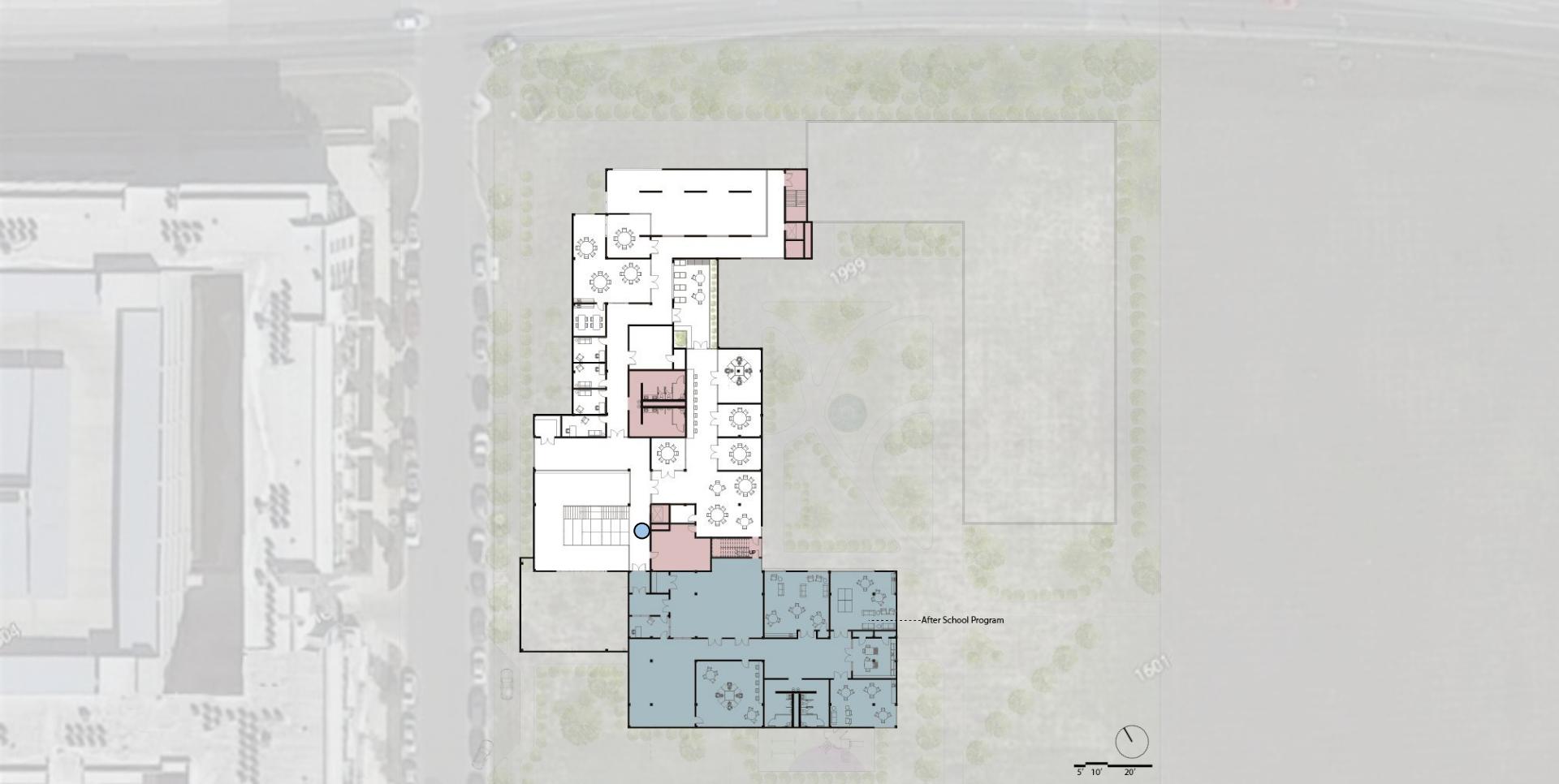




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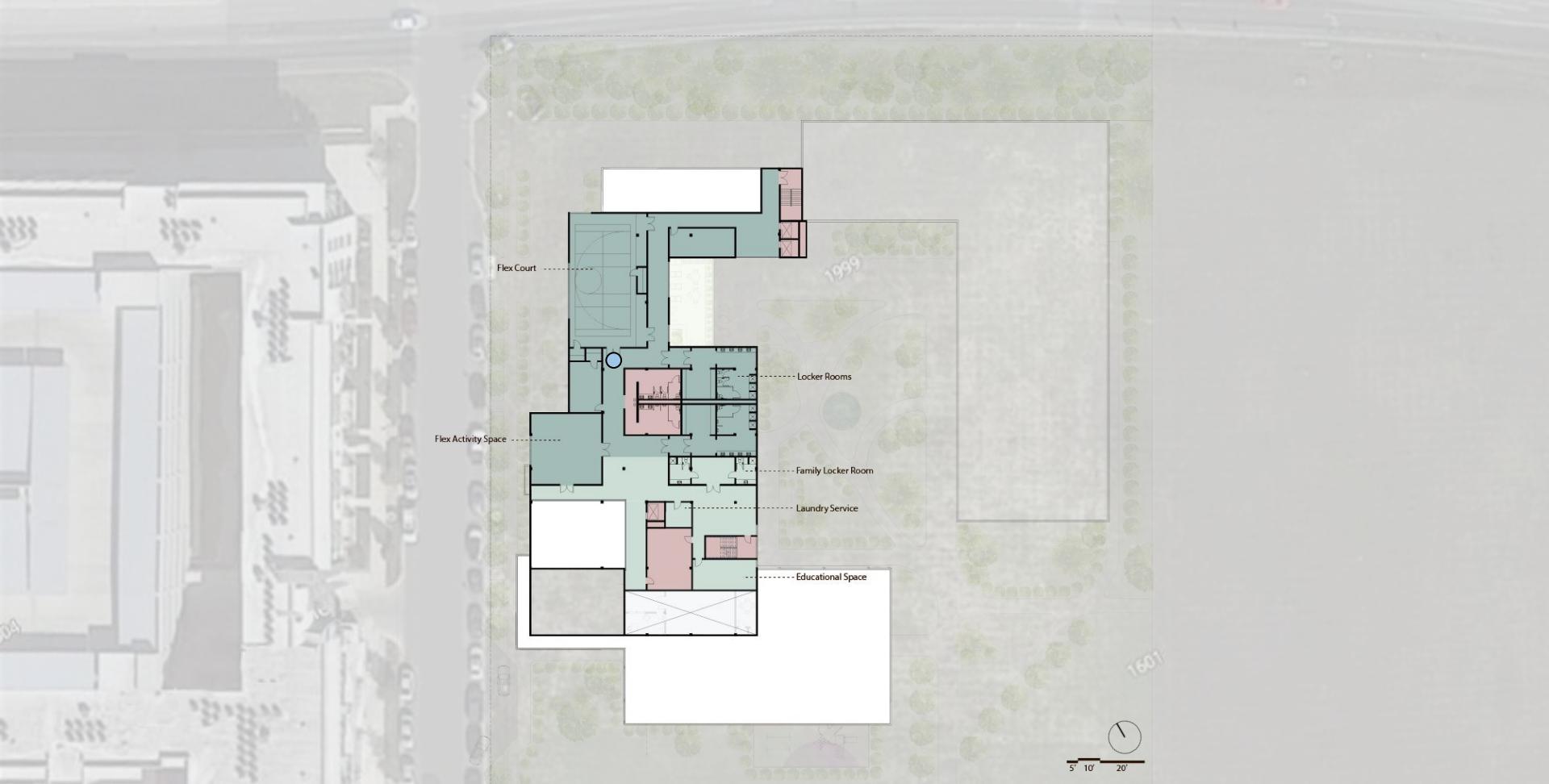


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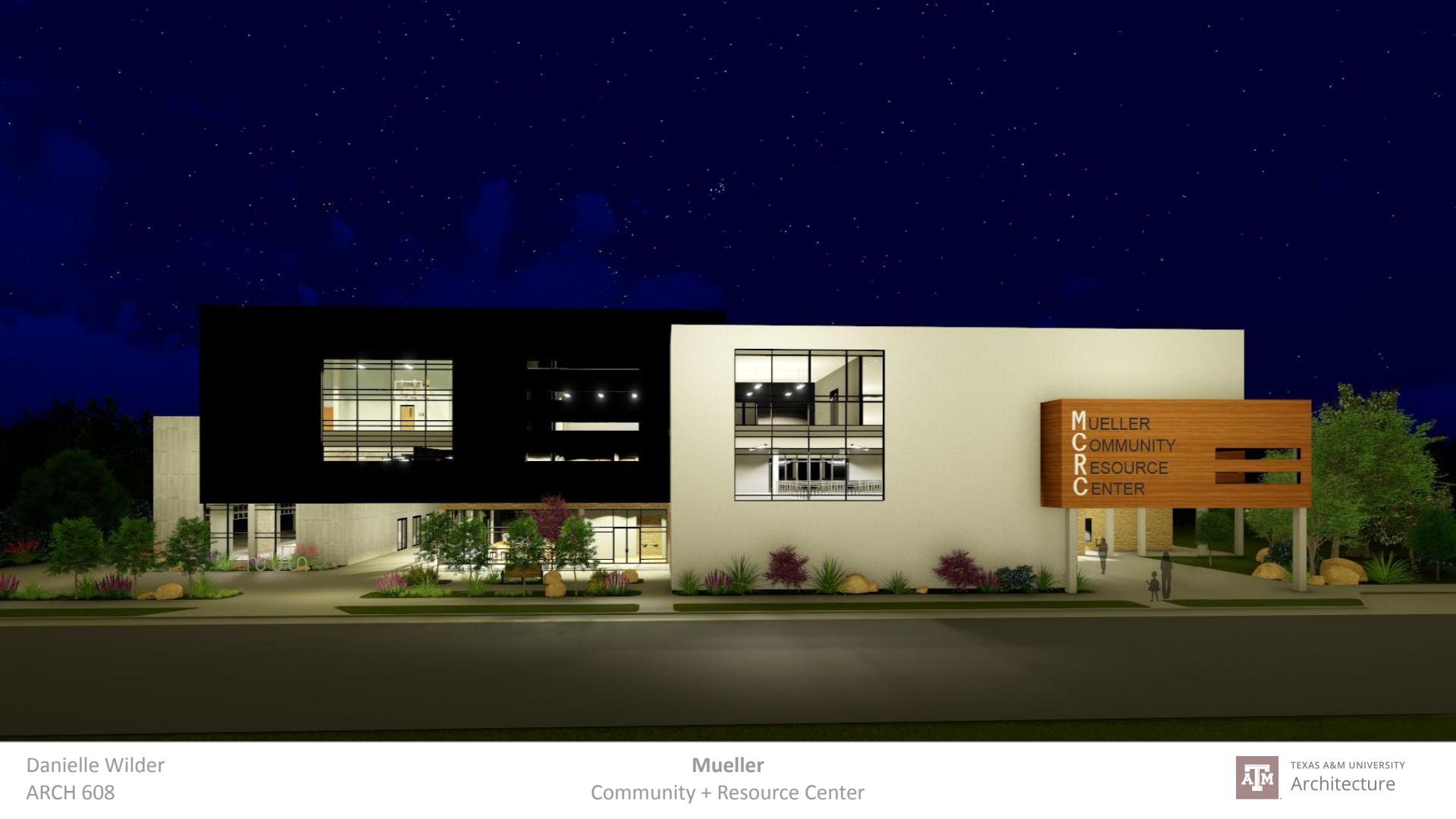








5' 10' 20'



Project Type - Mixed-Use

B - Training and Skill Development - 10,000 - 100,000 SF

A-3 Public Assembly - Community Hall

E - Educational - Day Care Facility (60 children), After School Program (60 students)

M - Mercantile - Market

Projected Gross Floor Area

50,161 SF

1st: 15234 + 3514

2nd: 18370

3rd: 13043

Hours of Operation

Extended hours for community spaces

Set hours for Childcare

Weekend hours and special events for Market

Week and weekend hours for Coffee Shop

Week hours for programmatic areas

Construction

100% Recycled Steel Construction

Program Spaces Summary

DEPARTMENT	SPACE	SF	QUANTITY
Community	Main Lobby	578	1
	Social Atrium	1253	1
	Concourse	1073	1
	Community Gathering	1667	1
	RR Entry	230	1
	Women's RR	306	3 stalls each floor
	Men's RR	303	2 urinals/1 stall each floor
	Demonstration Kitchen	369	1
	Coffee Shop	1622	1
	Shop Kitchen	245	1
Public	Market	3092	1
	Work Room	483	1
	Donations	37	1
Resources	Vestibule	143	1
	Laundry	54	1
	Staff RR	54	1
	Resource Hall	491	1
	Lockers	129	1
	Mail/Copy Room	231	1
	Family Conference	205	1
	Child Watch Room	162	1
	Office A	134	1
	Office B	129	1
Childcare	Vestibule	67	1
	Childcare Reception	470	1
	Childcare Hall	707	1
	Family Room	626	1
	Stroller Storage	44	1
	Janitorial	54	1
	Utility/Kitchenette	219	1
	Classroom A	379	1
	Classroom B	504	1
	Classroom C	369	1
	Classroom D	509	1
Child RR		64	3

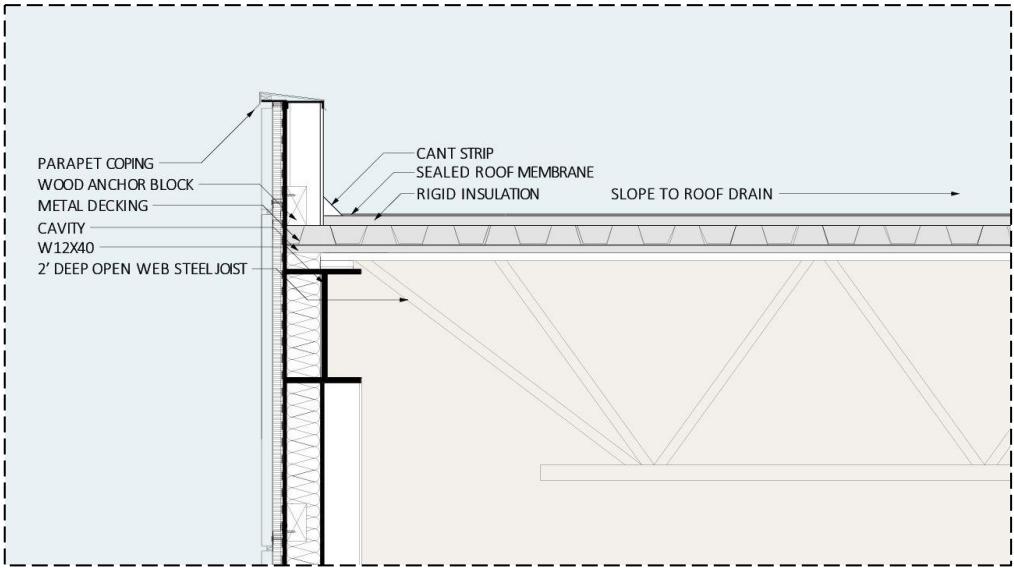
First Floor

DEPARTMENT	SPACE	SF	QUANTITY
Recreation Resources	Recreation Hall	2390	1
	Laundry Service	122	1
	Physical Education Space	478	1
	Education Space/Admin	442	1
	Family Locker	232	1
	Family Bathroom	109	2
	Recreation Spaces	699	3 stalls/3 showers
	Men's Locker Room	699	2 urinals/1 stall/3 showers
	Activity Room A	774	1
	Activity Room B	324	1
Recreation Spaces	Activity Room C	371	1
	Flex Court	2027	1
	Storage	37	2
	Tech Closet	44	1
	Elevator Entry	526	1
	Support Spaces	60	2
	Mechanical	60	1
	Mechanical	539	1
	Mechanical	519	1
	Fire Stairs	135	1

Second Floor

DEPARTMENT	SPACE	SF	QUANTITY
Learning Center	Balcony	1227	1
	Job Training	1204	1
	Work Room	224	1
	Classroom	277	2
	Classroom	464	1
	Tech Wing	770	1
	Wellness Wing	1793	1
	Wellness Hall	158	3
	Wellness Office	180	1
	Group Therapy	374	1
Wellness Wing	Creation Studio	960	1
	Art Therapy	373	1
	Rooftop Terrace	777	1
	After School	87	1
	Secure Vestibule	165	1
	After School Programs	164	1
	Admin	1131	1
	Child and Family Reception	1154	1
	Active Play/Group Meet	72	1
	Storage	14	1
After School	Storage	1069	1
	Hall	874	1
	Homework Room	292	3 stalls
	Boys RR	292	2 urinals/1 stall
	Elementary School Room	818	1
	Middle School Room	591	1
	High School Room	755	1
	Kitchen	426	1

Third Floor

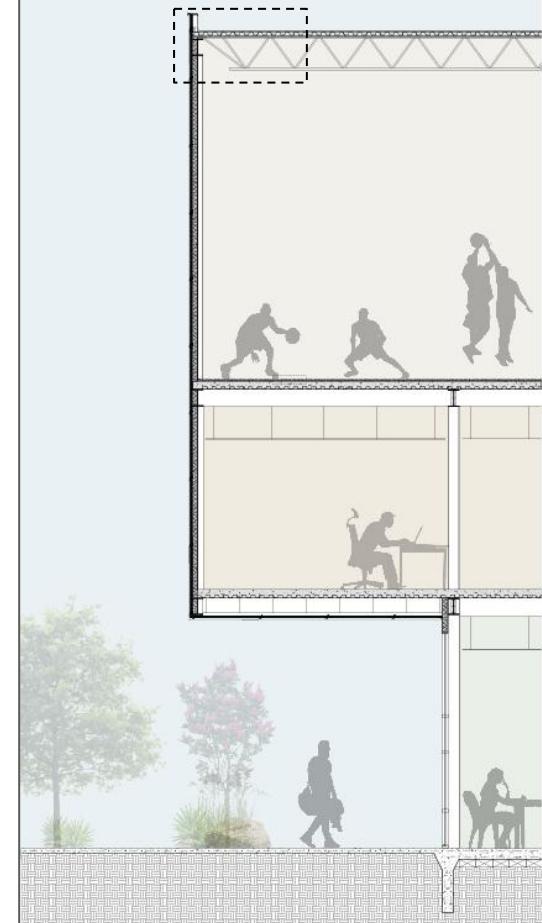


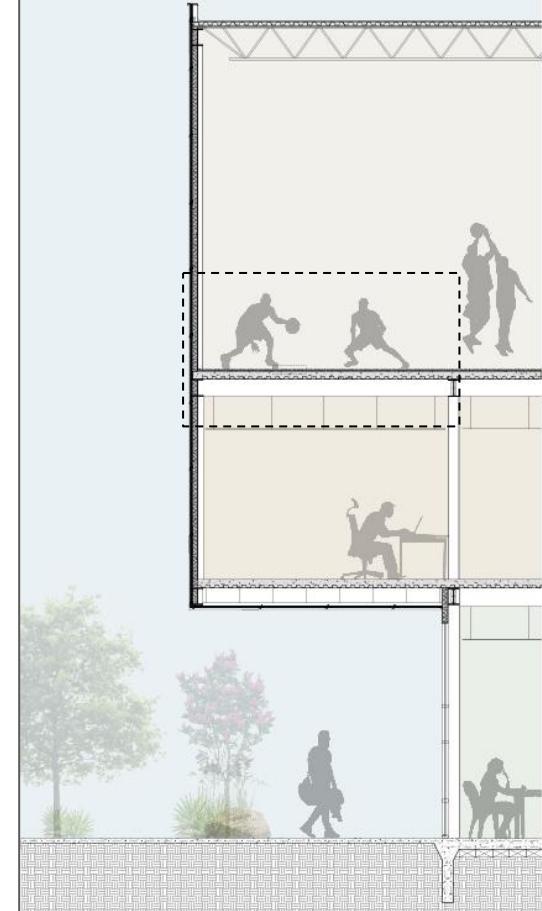
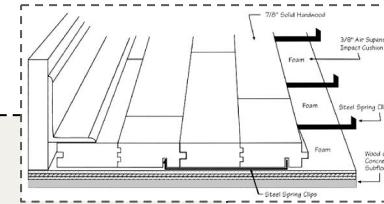
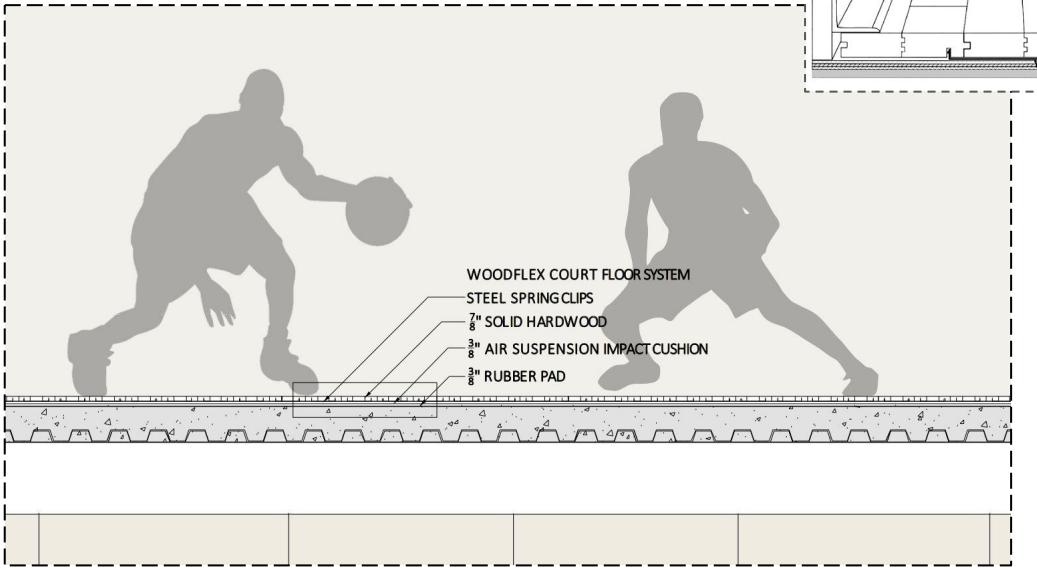
4" 8" 12"

Wall Section Parapet Detail

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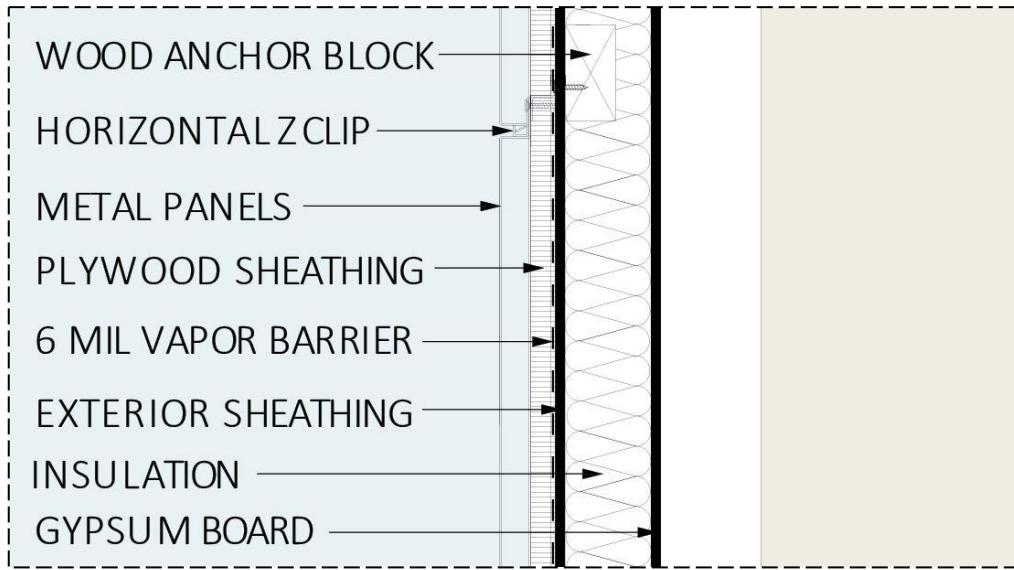


Wall Section

Flexcourt Floor System

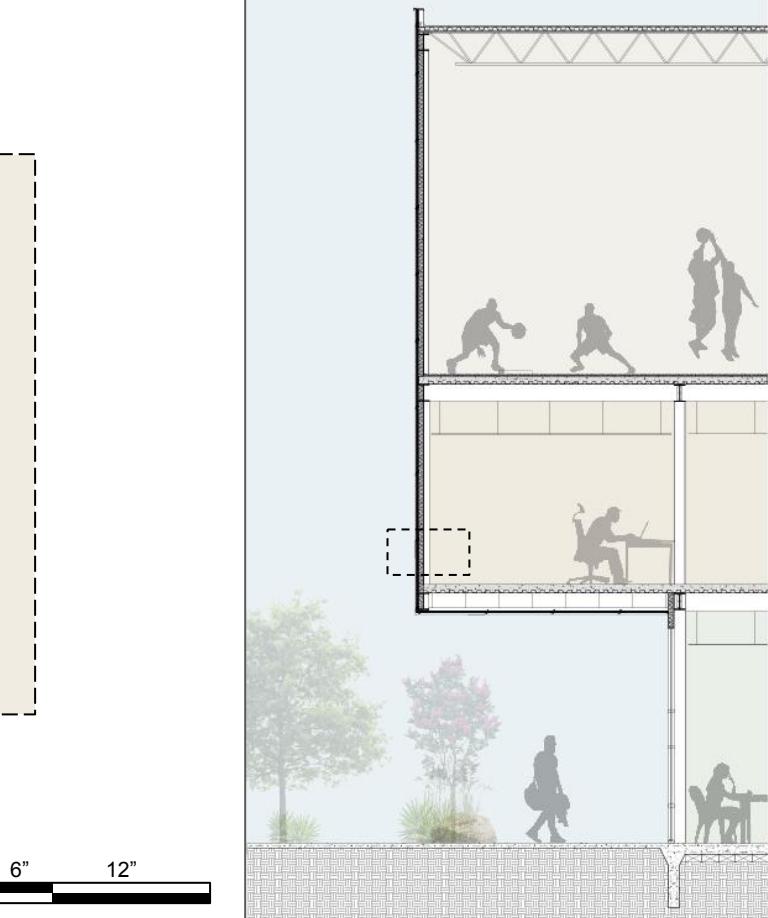
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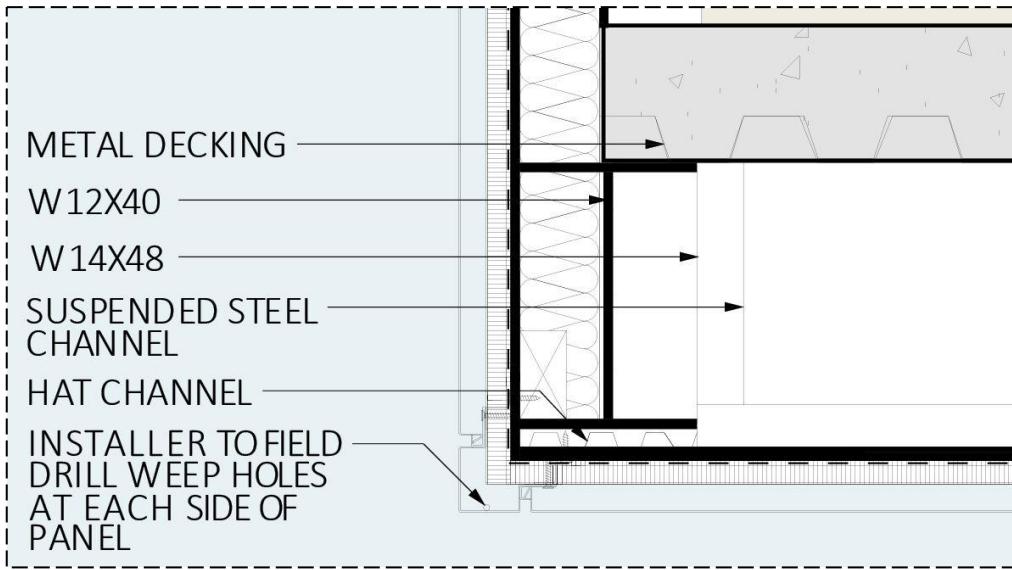
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Wall Section

Metal Panel + Soffit Detail





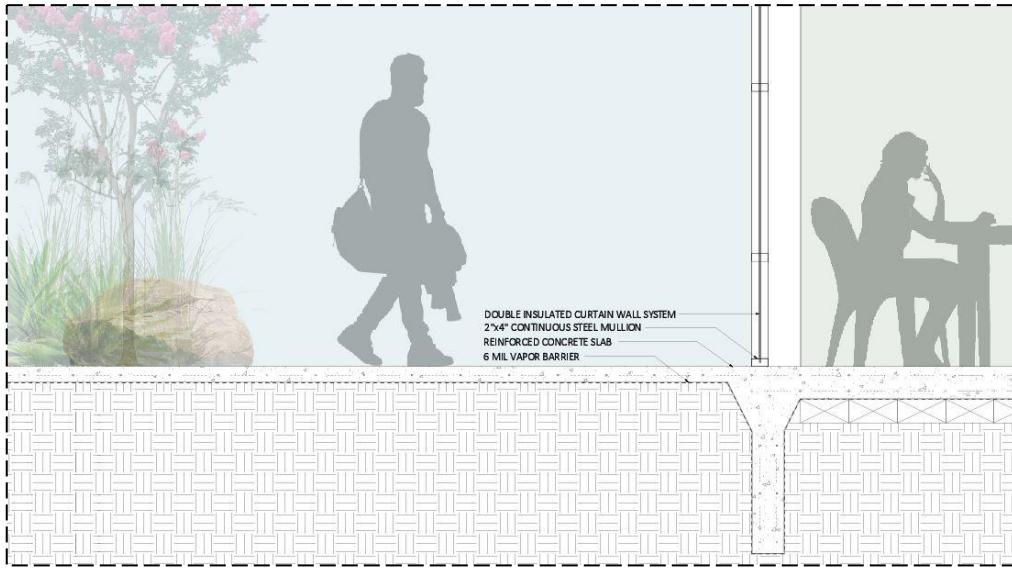
Wall Section

Metal Panel + Soffit Detail

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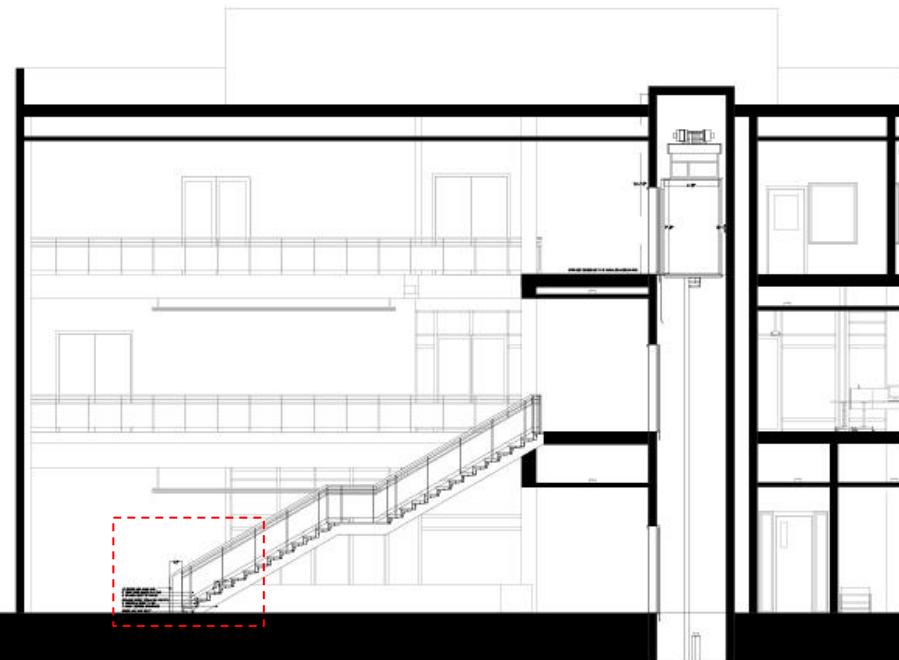
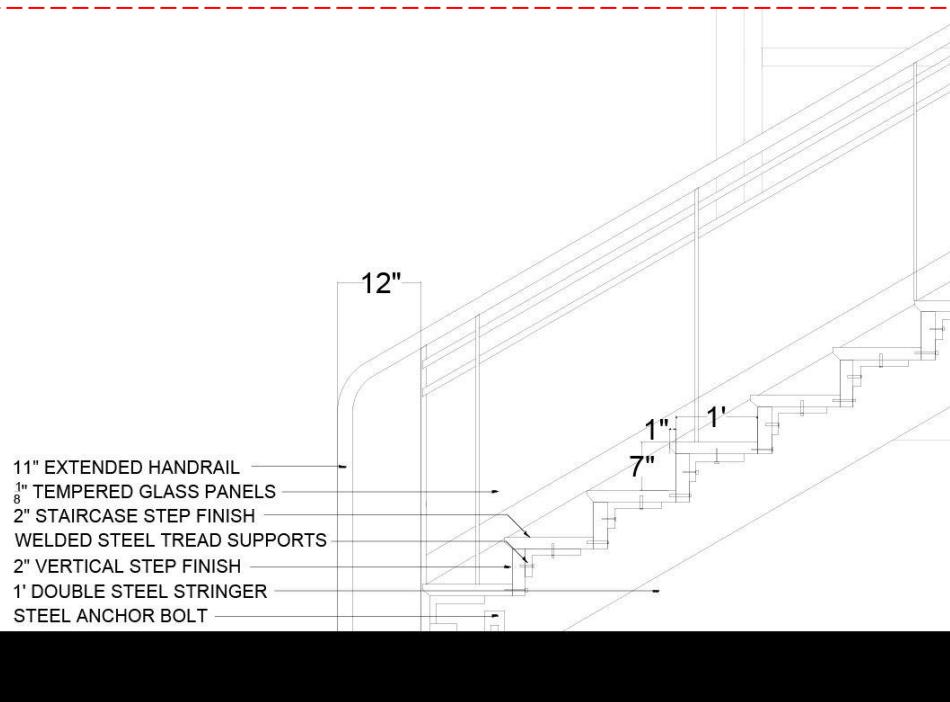




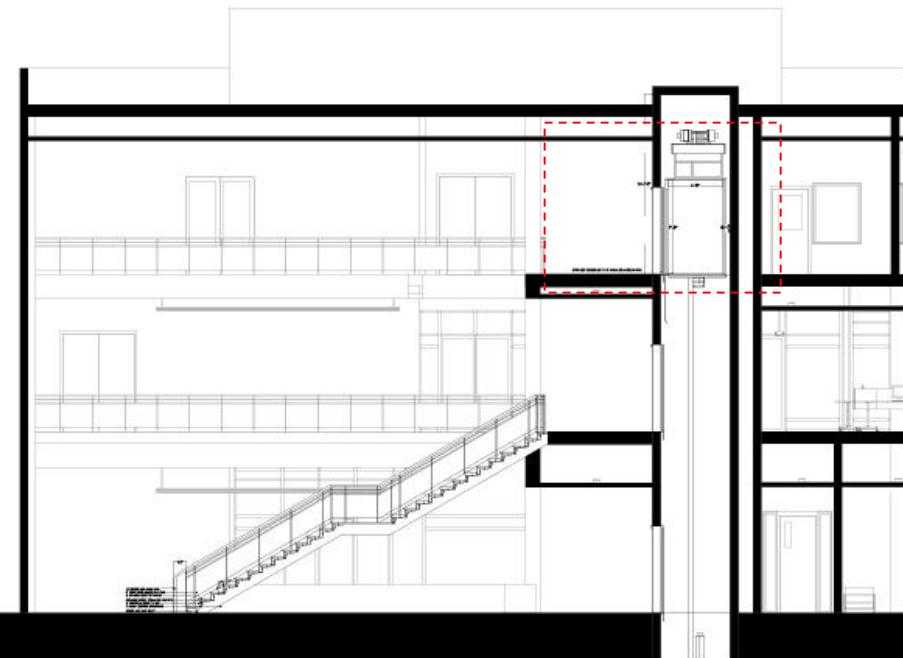
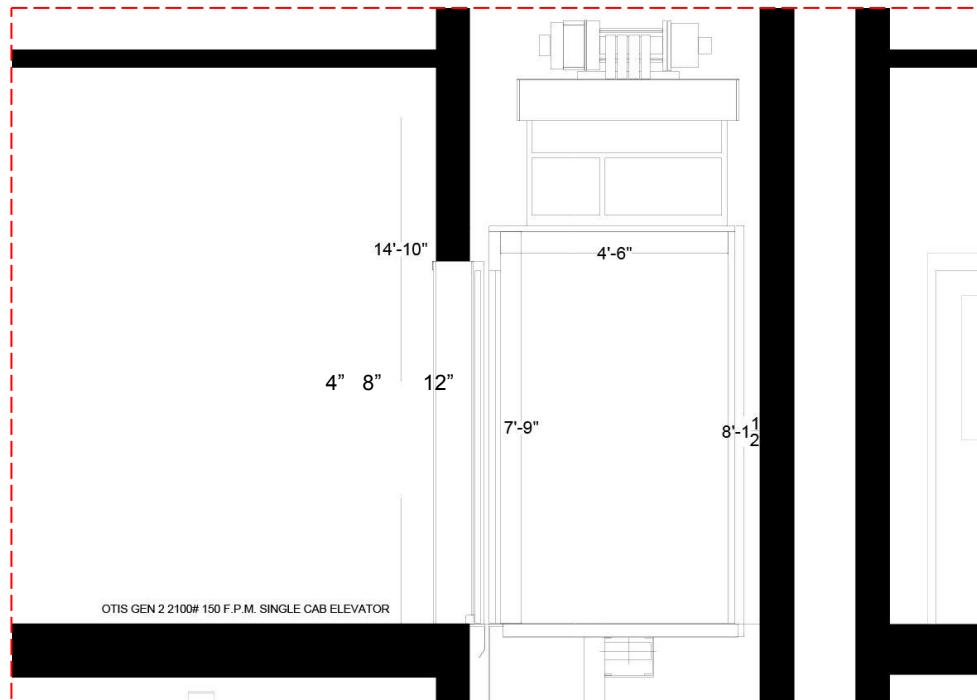
Wall Section Metal Panel + Soffit Detail

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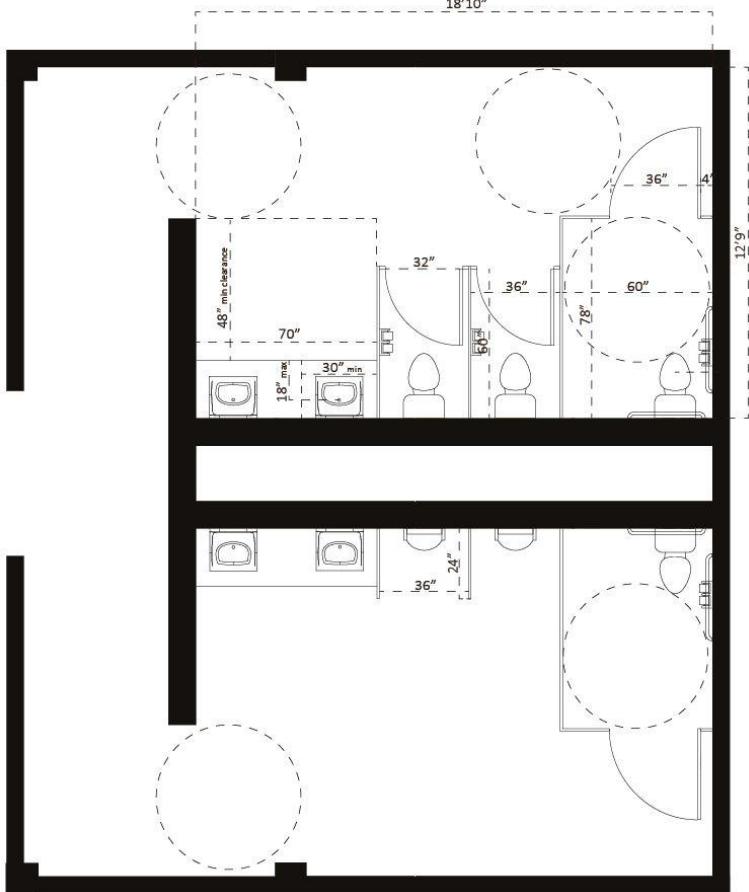


Stair Detail



Elevator Detail

6" 12" 24"



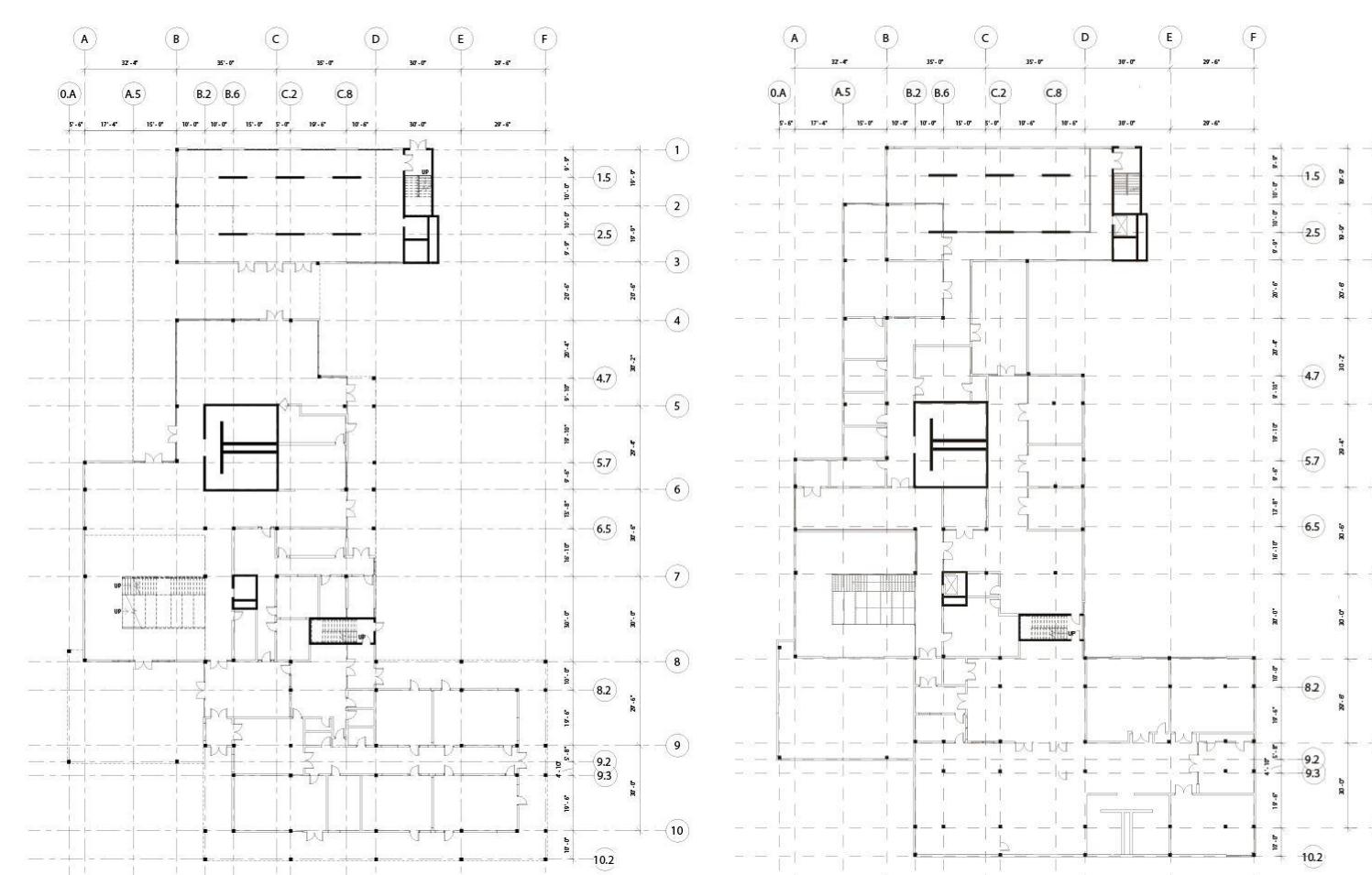
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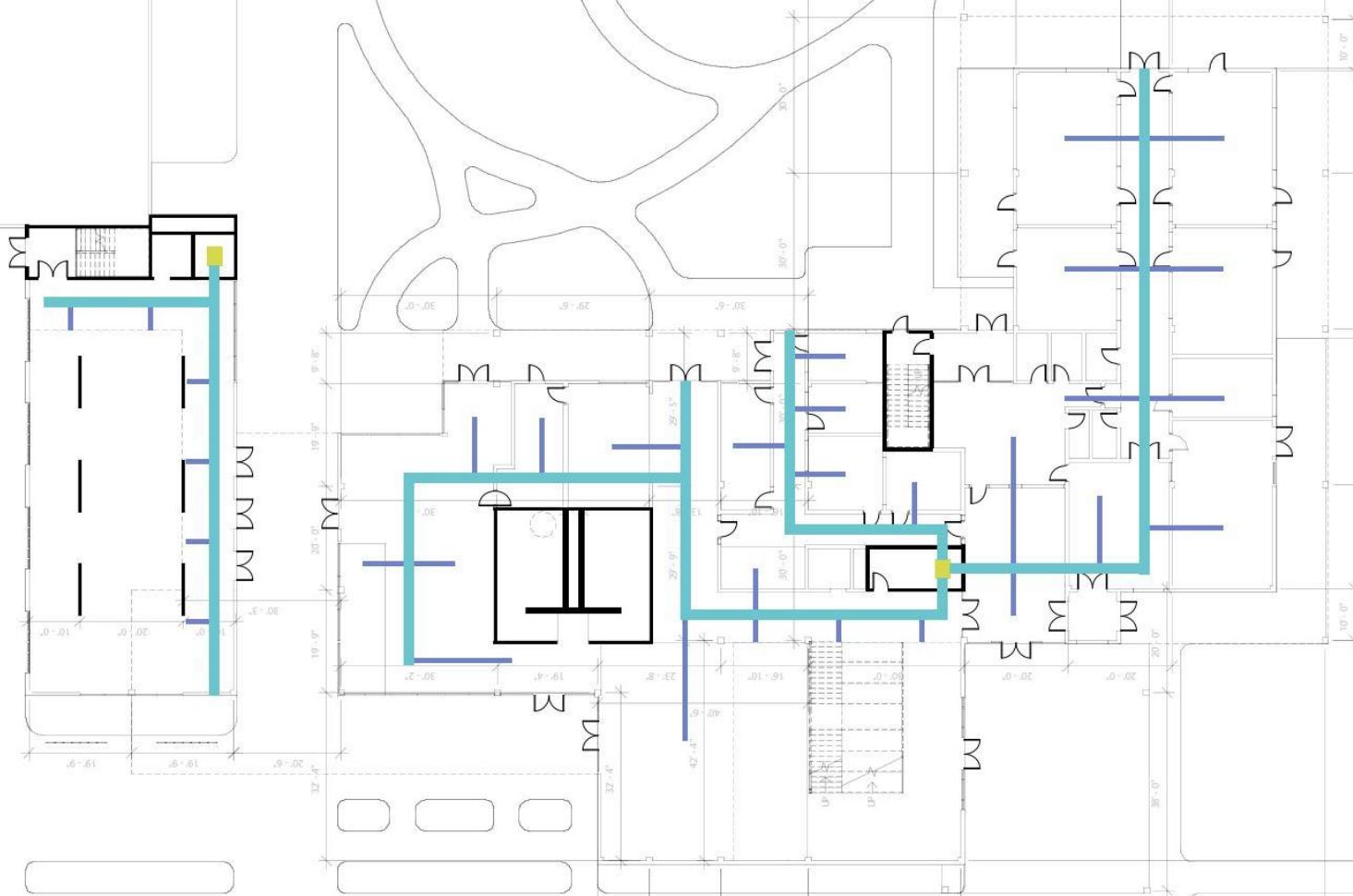
Restroom Plan

ADA Details



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HVAC System Duct Layout

THANK YOU



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HudUser Office of PD&R

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True Worth Resource Center, HKS

<https://www.hksinc.com/what-we-do/case-studies/true-worth-place/>