



Monday, August 4, 2008 - 11:41 AM CDT

Lofty project on tap at Mueller

Austin Business Journal

Construction should begin this fall on a multifamily project at the master-planned Mueller development in Central Austin.

Greenway Lofts will feature 34 loft-style, one- and two-bedroom homes. Austin-based Green Synergy Projects will build the four-story building across from the Dell Children's Medical Center of Central Texas and next door to the new Seton Family of Hospitals headquarters.

Seven of the homes will be included in the Mueller Affordable Homes Program with prices starting in the low \$100,000s. Larger units will be priced into the low \$400,000s.

If construction goes as scheduled, the first residents should be able to move in to Greenway Lofts in summer 2009. The project designed by The Hailey Group is being built to meet or exceed a two-star energy efficiency rating in Austin Energy's Green Building program.

Greenway Lofts brings yet another product type to an already active residential landscape at Mueller. About 75 percent of the 348 homes in the first single-family phase are now complete, and work has begun on the second phase that will include another 360 homes. Simmons Vedder & Co. is building two apartment projects, the 411-unit Mosaic at Mueller that should be complete early next year and another 300-unit project that has yet to break ground. About 200 families are already living at Mueller, which is expected to become home to roughly 10,000 residents in the coming years.

Synergy Financial Partners LLC, parent company of Green Synergy Projects, is also working on 21 Rio, a luxury apartment development in the West Campus area.

Courtesy of JB Goodwin