

Trammell Crow Company

March 29, 2012

VIA E-MAIL

Ms. Sue Edwards
City of Austin
Assistant City Manager
Austin City Hall
301 W. 2nd Street
Austin, TX 78701

Re: Response to Questions Received on March 28th, 2012

Dear Ms. Edwards:

Thank you for the opportunity to provide responses to those questions received from Fred Evins on March 28th, 2012.

Parking Garages

- 1. What is the current split between above-ground and underground parking spaces by block?*

While the exact design of our parking structures will change as the design of each building evolves, we anticipate that 35% to 40% of all parking provided within the development will be located below ground. Our anticipated splits by block are provided below:

- Block 1 – 33% below grade
- Block 23 – 35% below grade
- Block 185 – 23% below grade
- Block 188 – 100% below grade

- 2. Will all above-ground parking structures be wrapped with active uses or otherwise screened from view?*

Our current design anticipates that all above grade parking structures will be screened or “wrapped” with uses. At a minimum, all above grade parking will conform to city code requirements and the Urban Design Guidelines adopted by the City of Austin as required by the MDA.

3. *Can office tenant leases be decoupled from parking?*

It is anticipated that the structure of the office leases will be driven by the individual tenant. In order to remain competitive, we must retain the flexibility to structure office leases as demanded by the market. That being said, any parking spaces that are not leased directly by tenants will be available for monthly contract parking and/or public use.

4. *How will Trammell Crow make car share spaces within its parking garages work, considering the lack of public visibility and the difficulty such cars have making wireless connections from within structures?*

As evidenced in the MDA, we are committed to working with Car2Go or another vendor of these services to provide a minimum of four car share spaces within the development. Trammell Crow and our design teams will work collaboratively with the car share provider to identify the specific locations, wireless communication methods, etc. as we move further into the design process.

Bicycle Parking

1. *What kind of bicycle racks will be used in the enclosed/covered bike parking areas within Trammell Crow's development?*

Our design has not yet progressed to the point that we have chosen specific bicycle racks for use within the development.

2. *Will Trammell Crow allow residential tenants to park their bicycles on their balconies?*

We are committed to providing ample storage facilities for bicycles within the development, but cannot commit to allowing tenants to store their bicycles on the balconies at this point. As an added benefit to tenants with bicycles, we are planning to have a bicycle "work station" located near the bicycle storage facilities in the residential towers that provides our tenants with a work bench, tools, air compressor, etc. that they can use free of charge to maintain and/or repair their bicycles.

3. *How much will Trammell Crow charge residential tenants to use bike parking facilities provided by the developer?*

We believe that the bicycle storage provided within our development will be a competitive advantage in leasing our apartments, and anticipate providing bicycle storage at rates that are lower than the rest of the market as an additional inducement to tenants with bicycles. As noted above, we also intend to provide a bicycle "work station" in the residential buildings free of charge to our tenants.

4. *Will Trammell Crow commit to provide showers in the office building for commuting cyclists?*

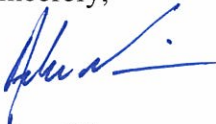
Yes, we will commit to providing showers for commuting cyclists who are tenants of the office building. Commuting cyclists are an important and growing part of the Austin community, and we are committed to providing them with facilities that meet their needs.

Noise Control

1. *Would Trammell Crow commit to provide a level of exterior wall soundproofing for its residential units that exceeds code requirements?*

We are committed to designing residential buildings that will attract and retain tenants, and we are aware of the downtown community's concerns with external sound transmitting to the interior of the residential units. We will engage an acoustical consultant for each building we develop to help us identify the best way to meet the demands of our potential tenants. As we complete our designs, our consultants will be exploring a number of different issues related to exterior wall construction, exterior wall components, and other technologies that may help in reducing the sound transmission with the goal of identifying the best solution for each of our individual buildings.

Sincerely,



Adam Nims
Principal
Trammell Crow Company

cc:

Kevin Johns – City of Austin
Rodney Gonzales – City of Austin
Fred Evins – City of Austin
Aaron Thielhorn - Trammell Crow Company
Rick Reed - Dubois, Bryant, and Campbell