

EXHIBIT I - SITE REGULATIONS &
DEVELOPMENT GUIDELINES for
The Triangle Square Development

9-30-04
#6

I. SITE REGULATIONS

Gross Square Footage:

RETAIL* 150,000 sf (maximum)

- a) quality restaurants: 20,000 sf
- b) shopping center: 130,000 sf

RESIDENTIAL (maximum units) 875,000 sf (maximum)

- a) Apartments/Lofts 794 units
- b) Live/work 65 units

OFFICE* 20,000 sf (maximum)

Total: 1,045,000 sf (maximum)

* Note: The gross square footages listed above for "Retail" uses and "Office" uses (including the space allocated to quality restaurants and shopping center) may be reallocated among such uses as long as (i) no specified amount of square footage may be increased by more than 20,000 square feet and (ii) any increase in a specified amount of square footage must be offset by an equivalent decrease in square footage in another category. The maximum units for apartments/lofts and live/work units may be reallocated among each use.

Total Civic Open Space: Minimum of 6.31 acres; 5.29 acres dedicated as a stormwater detention facility and open space

Maximum Impervious Cover: 80%**

Maximum FAR: 1.25**

Maximum Height: 65 feet on all buildings other than Building E; 120 feet for Building E (excluding, for all buildings, mechanicals, screening walls, chimneys, etc.)

Maximum Lot Coverage: None.

****Note:** These calculations are based on the entire Property, prior to deeding of a portion of the Property from the State of Texas to the City of Austin for use as a stormwater detention facility, accessory uses to the Project and as open space.

Structure Setbacks: None. Encroachments for balconies, awnings, stoops, private utilities, private stormwater drainage, or other similar items are permitted into rights of way, easements, open spaces, etc.

Streetscape, Landscape and Tree Preservation on Site: See Exhibit H and the Development Guideline Section of this Exhibit I. No off-site landscaping will be required.

Compatibility Issues: In order to facilitate the development of mixed uses throughout the Property, no compatibility standards, whether pursuant to Sections 13-2-730 - 13-2-739 of the Austin City Code, or otherwise, will be applicable to the location, height or setbacks of buildings or uses developed within the Property.

Smart Growth: Pursuant to Ordinance #000817-48-B and Ordinance #000817-49, copies of which are attached hereto as Exhibit K, the City Council agreed to make a support package available to the Project totaling approximately \$7,570,257.00. The Developer and the City of Austin shall enter into a Master Development Agreement, and sub-agreements thereto, further describing the terms of such support package.

One Site Plan/
Phasing: The project shall be reviewed as one site plan, notwithstanding the location of public right-of-way in the locations shown on Exhibit B. Additionally, the Project may be developed in phases, however, each phase does not need to

independently satisfy the Site Regulations or other requirements of the Development Plan as long as the Development Plan considered as a whole satisfies such Site Regulations or other requirements of the Development Plan. Each phase must be submitted for review and approval in accordance with the requirements of Part 10 of this Substantial Amendment to Triangle Square Development Plan.

Parking Garages:

Notwithstanding any conflicts with the terms of the Austin City Code, any parking garage within the Project may be designed with the minimum dimensions shown on Exhibit L.

Equivalencies:

Review by the City of Austin of any development applications (including applications for building permits) for the Project shall be consistent with the City of Austin Code interpretations set forth on Exhibits L and M.