

February 25, 2009

On behalf of ULI Houston, a district council of the Urban Land Institute, we are pleased to present our recommendations regarding the City of Houston's proposed Urban Corridors Planning Ordinance.

The mission of the Urban Land Institute is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. As the preeminent, multidisciplinary real estate forum, ULI facilitates the open exchange of ideas, information and experience among local, national and international industry leaders and policy makers dedicated to creating better places. It is with this overarching mission, ULI Houston approached the process of analyzing the City's proposal.

Specifically, our goal was to:

Provide a thoughtful and deliberate analysis of the development impacts and consequences of the City of Houston's Urban Corridors Planning Proposal, and to make recommendations as necessary based upon real world experiences and best practices of the real estate development profession.

Critical to this process was establishing a Task Force and Task Force Steering Committee of real estate development industry leaders, committed to best practices in development, whose expertise and insight could provide real-world analysis. These leaders understand Houston's history of diversity and market driven land use policy, but also understand the critical balance of free markets and the role public policy can play in a successful future. Additionally, the role of a professional consultant was critical. The Task Force was fortunate to gain the global perspective and leadership of HOK, as well as expert input on the impact of existing utility infrastructure from Edwin Friedrichs of Walter P Moore.

The process commenced on August 29, 2008, and the enclosed recommendations are the result of over five months of rigorous weekly meetings. Our working group considered the proposed ordinances within a context that included:

- The Consultant's report from The Planning Partnership to the City
- Input gleaned from hundreds of citizens, who participated in the City's stakeholder workshops
- A survey of best practices among other cities that have grappled with development-oriented transit expansions.

Throughout the process, five guiding principles focused the work of the Task Force and Steering Committee as we prepared our recommendations. The guiding principles include:

1. Creating a successful pedestrian realm is critical
2. Do not dictate land use
3. One size does not fit all
4. Performance standards are more practical than prescriptive regulation
5. Promote best practices through incentives, not mandatory policy

In closing, we are pleased to present the attached body of work, including our recommendations. We believe this effort is an important step toward an important goal we all share with the City, namely, to

provide a streamlined regulatory framework that avoids unintended negative consequences, while promoting a high quality pedestrian realm and an environment that supports transit ridership.

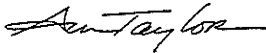
We would like to thank the City for allowing ULI Houston to be a collaborative partner in this process, and indeed, we believe a spirit of partnership and cooperation between the City, METRO, private utilities and the real estate development community will be necessary for success.

ULI Houston is committed to providing thoughtful, solutions-oriented feedback, based on the mission of ULI, both now and in the future. We hope to continue to be of assistance to you.

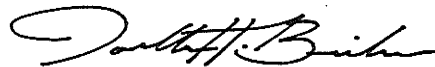
Sincerely,



Reid Wilson, ULI Houston Chair



Ann Taylor, ULI Houston Executive Director



Jonathan Brinsden, ULI Urban Corridors Planning Assessment Task Force Chair

On behalf of the ULI Urban Corridors Planning Assessment Group Steering Committee and Task Force:

Steering Committee

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