

March 26, 2007

Laura Huffman, Assistant City Manager
301 W. Second St., 3rd Floor 78704



Dear Ms. Huffman,

You requested that RG4N and neighborhood associations provide feedback to the city on the term sheet proposed by Lincoln and Wal-Mart in response to neighborhood concerns shared with the city earlier this year. RG4N appreciates the opportunity to share our thoughts on the term sheet with you.

Since November 2006, RG4N has consistently communicated two main concerns with the Northcross project. First, it includes a Wal-Mart Supercenter. Second, it is not a vertical mixed-use project. The priority concerns expressed in the list RG4N submitted at the city's request in January were based on these two issues.

The term sheet you emailed us on March 2, 2007 does not address RG4N's priority concerns in any meaningful way. We do not believe Lincoln and Wal-Mart made a good-faith effort to modify the project to accommodate neighborhood concerns. We also do not believe City management is a neutral third party able to objectively facilitate negotiations between Lincoln and the neighborhood groups.

Therefore, as this process moves forward, RG4N requests that a neutral third party facilitator be selected. For example, we understand that the Concordia project is being facilitated by the Roma Design Group. We propose that the City develop a list of potential facilitators from which the neighborhood groups and Lincoln mutually select a facilitator. The facilitator would be paid by the City. The terms of the facilitator contract with the City should be mutually approved by the neighborhood groups, Lincoln and the City.

We look forward to continuing to work toward a better plan for Northcross Mall.

Sincerely,

A Paige Hill

Paige Hill, President
Responsible Growth for Northcross

Cc: Mayor Will Wynn,
Austin City Council Members,
Northcross Area NA Presidents