

September 25, 2008

Mr. Wilbur Cunningham
Chairman, Baltimore City Planning Commission
417 E. Fayette Street, 8th Floor
Baltimore, Maryland 21202

Dear Mr. Cunningham:

On March 21, 2006 the Governor's office announced that the State Center LLC development team had been selected for the exclusive initial right to negotiate with the State of Maryland to development the 28-acre site bounded by Martin Luther King, Jr. Boulevard, Howard, Dolphin and Madison Streets. We believe that we were selected with success in mind, and all members of the development team have committed themselves to creating a successful project because of the values each member of State Center LLC share. Our values are: shared prosperity, diversity, transparency and inclusion.

Immediately following that announcement, State Center LLC and the State began an outreach to the nine communities of Bolton Hill, McCulloh Homes, Mt Vernon, Druid Heights, Heritage Crossing, Madison Park, Marble Hill, Seton Hill and Upton, whose borders touch the site, in addition to other stakeholders and institutions in close proximity or who merely had an interest in the redevelopment of this site. We promised to everyone that an inclusive and transparent big picture/conceptual planning process would be undertaken. On April 19, 2007 we began the planning process "CityScaping" which took us to our most recent meeting of September 2008. To date there have been 25 open forum discussions/work sessions which were attended by 550+ individuals, and there are two additional meetings planned for the coming months to continue dialogue around the Traffic Study. In addition, members of the team have attended 15 individual community meetings at the request of the community organizations' leadership.

During these sessions, the attendees addressed issues of density, height, housing types as well as mix, parking, traffic (vehicular as well as pedestrian), office uses, design, retail mix and a host of other items, which State Center LLC has responded to. State Center will be home to thousands of people by day and by night, a major retail center and the public face of the State of Maryland for many people. Each element of the project will and must contribute to the success of the whole project. No element should detract from it.

Many of these issues require continued discussion and work with the communities. And many of the solutions to these issues will require the willingness, engagement, and participation of others beyond this project and this development team. It is the commitment of State Center LLC to continue working with all interested and impacted parties to achieve viable solutions. These solutions may require compromise by ourselves and others in order to bring about the desired development with which we have been tasked, and we believe our combined efforts can be instrumental in educating and bringing others to the table as well as accessing resources for issues beyond the 28 acres of State Center. We are ready to be good neighbors and stay involved throughout the life of the development.

In recent conversations with community members, a number of topics warrant the public acknowledgement of our commitment, intent, and respect. We believe this presents opportunities for continued dialogue. By example, but not to the exclusion of any other aspect, we are committed to continuing discussion and working with the community and other stake holders on the following:

- Design

The look, height and mix of buildings along with the phasing

- Housing

The appropriate and integral balance of housing mixes which will promote a market-rate environment, and, at the same time, provides ethnic, social and economic diversity in keeping with what the communities desire and the spirit of the City's Inclusionary Housing Ordinance.

McCormack Baron Salazar will manage the residential units and will use a rigorous screening process and proven property management techniques that has led to the long-term success of their mixed income developments throughout the country

- Community Input

The establishment and/or identification of an oversight community group that will work closely and meet regularly with the State Center LLC and management/ownership entity of the rental housing, retail, and office components.

- Traffic

The continued work with the City's Department of Transportation and the community to eliminate or mitigate any negative impact that may be generated by the State Center development.

- Dolphin Street

The continued dialog about and examination of Dolphin Street in order to bring about a safer, more pedestrian transition and a calmer vehicular street way.

We began an inclusive and transparent process because it's the way we do business, its good business sense, and it is the right thing to do, and we will continue to do it.

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Our collective success will be measured and defined by the creation of:

- A pleasant, safe, interesting environment for thousands of State employees;
- A desirable, market-rate residential neighborhood with a generous mix of incomes;
- A successful area for private-sector office development;
- A retail center serving itself and surrounding neighborhoods;
- A connection between neighborhoods that State Center now divides; and,
- A good neighbor, with good pedestrian connections, high design values, and no adverse impact on traffic and parking in surrounding neighborhoods.

Respectfully Submitted,

State Center LLC