American Center for Physics

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March 15, 2013

Ms. Jane Cafritz
Cafritz Enterprises
1828 L Street, NW; Suite 703
Washington, DC 20036

Dear Ms. Cafritz:

On behalf of the Board of Directors of the American Center for Physics, I am responding to your proposal to construct a roadway across ACP property in order to connect the Cafritz project to River Road.

As you know, ACP has organized extensive analyses by a group of consultants; we have also had lengthy deliberations about the pros and cons of the proposed roadway. Based on that work, the ACP Board has decided to decline your proposal that we provide the land needed for the bridge/roadway.

Our decision is based not on any defect in your plans for the bridge/roadway. Rather, our final decision is based on a judgment by ACP to maintain our current property with its extensive landscaped and treed environment. The ACP vision of a serene, verdant, campus-like setting was established over 20 years ago. We are now reaffirming our hope to maintain that setting, but with enough land to give us flexibility in terms of modest future development opportunities.

Our decision not to provide land for the proposed bridge/roadway does not diminish our earlier expressed support for the Cafritz project. We continue to believe that your project will enhance the region by providing retail amenities that are lacking in this geographic area. We support having a bridge/roadway to provide access across the railway barrier. Our current decision is simply to decline having that roadway on what is now about 2.5 acres (more than 10%) of ACP property.

We want to acknowledge the strong support provided to ACP and to our consultants by the Cafritz staff, architects, engineers and consultants. The Cafritz team has made every effort to assure that the proposed bridge/roadway would have been designed and engineered to meet the expectations and requirements developed by the ACP consultants.

We look forward to the success of your multi-use project.

Sincerely yours,

Beth Cunningham
President, American Center for Physics

Cc: Rushern Baker, County Executive, Prince George's County
Andrew Fellows, Mayor, City of College Park
Vernon Archer, Mayor, Town of Riverdale Park
John Tabori, Mayor, Town of University Park

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