



CITY OF COLUMBIA
OFFICE OF THE MAYOR

December 17, 2007

S.C. Mental Health Commission
c/o Dr. John Magill, Director
South Carolina Department of Mental Health
Post Office Box 485
Columbia, South Carolina 29202

Dear Commission Member:

We are delighted to hear that you have reached the point of issuing a request for proposals for a consulting real estate firm to bring the sale of the State Hospital Property to a national and worldwide market. This is welcome and exciting news for the citizens of Columbia and the State of South Carolina.

We understand that there has been some discussion of offering the property for sale without a development plan in place in a manner so as to simply test the market. The State of South Carolina and the City of Columbia teamed together to hire world renowned design firm Duany Plater-Zyberk and Company (DPZ) to create a masterplan that would achieve the highest and best use for the campus and would result in zoning that would be acceptable to the citizens of the community, thereby avoiding an approval process that could take years to conclude. Experts advised us that by defining the land use entitlements for the parcel in advance of its sale (i.e. densities for residential, office and commercial space, historic elements, tree retention, etc.) buyers would have the unprecedented comfort of knowing exactly what they can do with the property and when they can do it. This, in turn, would lead to both a highest and best value and eliminate a prolonged, if not impossible, zoning process. Through DPZ's design forum that was accomplished.

The suggested zoning of the campus was achieved with virtually 100% endorsement and approval by each of the relevant constituencies of our city and all of our city leaders in a public process, covered in depth by the local newspapers. We know that such a positive alignment of so many different folks might never be accomplished again. Under this plan, the public and the buyer each know which historic buildings have to be saved, which trees will be removed, which streets will remain, and how many new units can be built. In essence, all of the zoning issues have been addressed up front before a developer puts their capital and time at risk.

ROBERT D. COBLE, MAYOR

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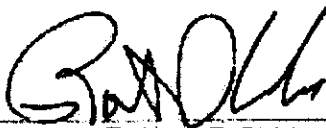
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Each of us would like to assure you that we pledge our continued cooperation with the commission, but in the interest of achieving the highest and best use of this property we ask that you reconsider any plan to offer the property for sale without the Duany Masterplan and accompanying Smart Codes in place.

We look forward to moving this project forward together.

Very truly yours,

Members of the Columbia City Council



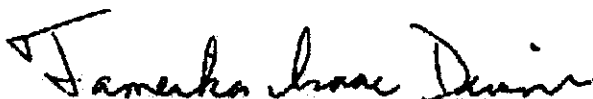
Robert D Coble
Mayor



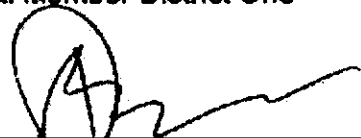
E. W. Cromartie II
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Sam Davis
Council Member District One



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Kirkman Pinlay III
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