

WEXFORD
SCIENCE+TECHNOLOGY
A  BioMed Realty Company

April 25, 2014

Mr. Anthony R. Foxx
Secretary of Transportation
U.S. Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590

Re: Central Corridor Transit Enhancement Program

Dear Secretary Foxx:

I am writing to express my support for the Central Corridor Transit Enhancement and Job Access Program and the 2014 Transportation Investment Generating Economic Recovery (TIGER 2014) Grant Application submitted by the Bi-State Development Agency (d/b/a Metro).

The Central Corridor Transit Enhancement and Job Access Program include three major components in the central corridor of St. Louis City:

- 1) Construction of a new in-line light rail station in the emerging Cortex Innovation Community, a 200-acre redevelopment district in the heart of the City of St. Louis.
- 2) Significant investments to increase the capacity of the existing Central West End light rail station. This station is the busiest in the entire MetroLink system and has overcrowding problems, which this project will alleviate. It serves the BJC / Washington University Medical Campus, one of the region's largest employment centers.
- 3) Development of the first segment of a bike trail to connect the new station to the regional Great Rivers Greenway trail network.

By combining these program elements, the project provides an integrated approach to improving access to transit options and job opportunities within the central corridor. This part of the City is growing, led by a boom in life-science research and health care. The project provides a unique opportunity to leverage existing transportation investments in a fully-developed urban area to achieve economic and community development.

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Wexford is planning on investing approximately \$140 million in a 700,000 square foot research, laboratory and residential transit oriented development project adjacent to the proposed Metro site. While this project has the potential to create over 600 construction jobs and house over 1,800 full time jobs when complete, it will not be possible unless the new Metro stop is constructed. Without the new Metro stop the project density will be sharply reduced because we will need to significantly increase the allocation of parking.

The Central Corridor Transit Enhancement project is the result of a major community effort, and reflects a tremendous amount of jurisdictional and stakeholder collaboration. Our local, state, and regional leaders recognize the significant regional impact that the transit enhancements will have in building economic competitiveness, enhancing livability, and promoting environmental sustainability for generations to come.

I strongly recommend that you select the Central Corridor Transit Enhancement and Job Access Program 2014 TIGER Grant Application to join the ranks of approved TIGER projects. We believe this project should earn the privilege of being a part of this vital national infrastructure program. Thank you for your consideration.

Sincerely,



Daniel C. Cramer
Senior Vice President, Development

DCC:dmm



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COOL SPACES.
COLLABORATIVE PLACES.
CORTEX INNOVATION COMMUNITY





DO MORE HERE

The Cortex Innovation Community is a vibrant mixed-use technology district integrated into St. Louis' historic Central West End and Forest Park Southeast residential neighborhoods. Founded to promote tech development, Cortex has been central to the dramatic growth of a bustling regional technology and life science industry, in and around urban St. Louis. Located among nationally ranked universities and medical centers, Cortex is bordered by Wexford Science & Technology's university partner, Washington University in St. Louis, and the campuses of Saint Louis University, University of Missouri-St. Louis and Barnes-Jewish Hospital.

The Cortex master plan is built around the components of a Knowledge Community, providing a lively setting in which to work, live, play, and learn. It will encompass far more than laboratories and offices for research and development. Cortex is thoughtfully designed to become an urban neighborhood full of 24/7 activity. Housing, retail, hotels, open spaces and public amenities are all part of the development to attract young entrepreneurs and small companies in addition to seasoned scientists, large, innovative corporations and local residents. Companies located within Cortex thrive due to their close proximity to other leading science and technology companies, and the growing St. Louis innovation ecosystem

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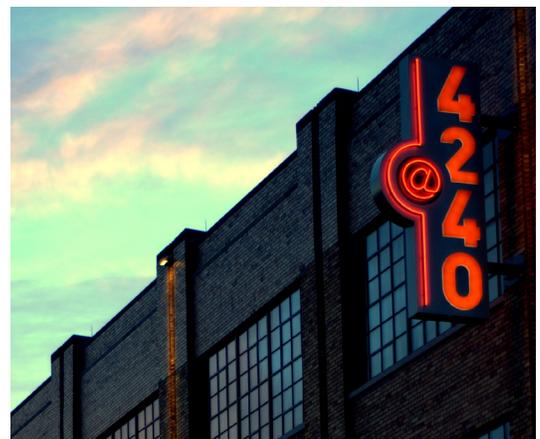
"Cortex seeks to become the technology ideation and innovation epicenter of the St. Louis region. We are creating entrepreneurial density and collision points that accelerate new company formation, with the goal of becoming an internationally recognized technology hub."

DENNIS LOWER
PRESIDENT & CEO, CORTEX INNOVATION COMMUNITY



ADVANTAGES OF LOCATING IN THE CORTEX DISTRICT

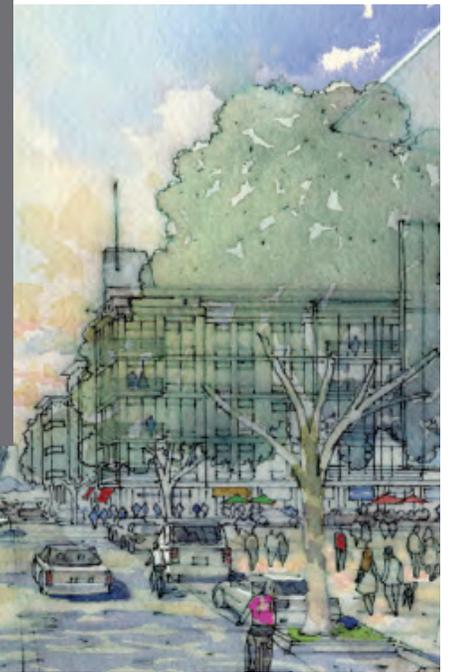
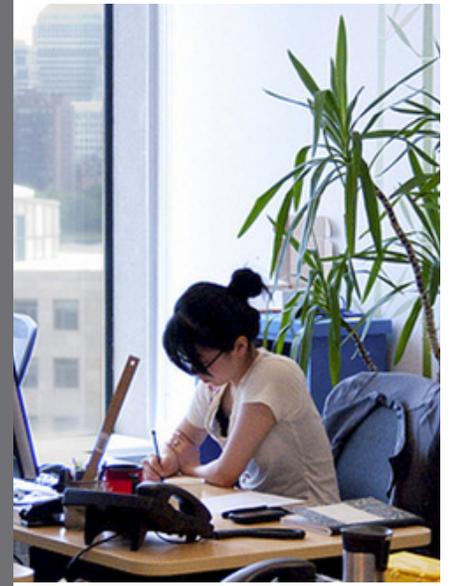
- Robust LEED Platinum building infrastructure suitable for laboratories and offices that conduct cutting edge research and growing leading edge companies.
- Wexford Science & Technology, LLC, a leading developer of life science and technology research parks, delivers real estate solutions for the commercialization of new discoveries, and is the partner of choice for top universities, medical centers and research institutes throughout the US. Our tenant solutions include flexible and customized labs for both large and small molecule research, dry labs for electronic, medical device or IT/software research and high quality office space. In addition, we have the financial capacity to fully fund tenant improvement expenses that:
 - eliminate the upfront costs of building out the space to suit the organization’s specific operational needs
 - provide capital preservation for allocation to the organization’s core business activities.
- Co-location with to the Washington University Office of Innovation and Technology Transfer, providing the best collaborative opportunities in the St Louis market.
- Proximity to the Washington University School of Medicine and the Main Campus
- Partnership opportunities with the Washington University School of Engineering
- Proximity to the Barnes Jewish Hospital and the St Louis Children’s Hospital
- Access to innovation resources - BioGenerator, the Center for Emerging Technologies and CIC St. Louis
- Future Metro Link Station
- Opportunities for expansion and growth within the Cortex campus
- New public infrastructure that includes a greenbelt commons, Duncan and Clayton Avenue Streetscapes and the new MODOT I-64 Interchange



The Cortex Innovation Community is growing into a Knowledge Community; a lively setting for working, living, playing and learning. It will encompass far more than laboratories and offices for research. In contrast to past models of research parks as isolated suburban enclaves, a Knowledge Community is designed to become an urban neighborhood full of 24/7 activity. The proximity of Cortex to the entertainment, retail, restaurants, and other amenities of the Central West End, provides a sense of community that is attractive to young entrepreneurs and small companies in addition to seasoned scientists, corporate executives and local residents.

Architecturally, the places and spaces of Knowledge Communities like Cortex, are open and dynamic to reveal the innovations taking place inside. Wexford's latest building, @4240, is an adaptive reuse of a historic building that has been infused with flexible, open, unstructured work areas that support unconventional workplace arrangements, and activated spaces to support events, programming, and networking opportunities.

The iconic 'heart' of the Cortex Innovation Community will be a public space 'Commons' that will afford a place for tenants to congregate and stage key events, and establishes a memorable identity for the research district.



WORK.
LIVE. PLAY.
LEARN.





A CENTER OF COLLABORATION

Cortex is building a dense entrepreneurial innovation community of assets and resources that can provide intellectual capital, innovation and infrastructure for companies at any point in their growth and development.

CET

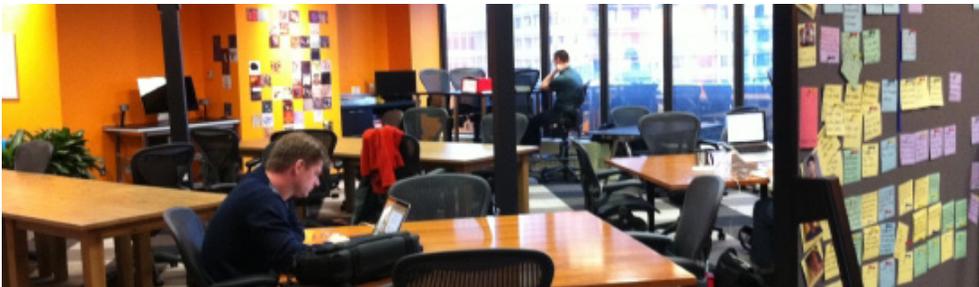
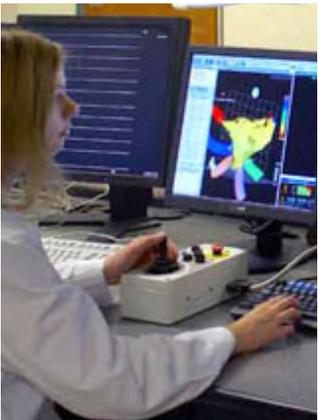
The Center for Emerging Technologies (CET) provides a full suite of business services and relationship building opportunities for early stage life science, medical device, and other advanced technology companies.

BIOGENERATOR

BioGenerator offers shared bench and wet lab services, seed funding, and management support for life sciences and biotechnology companies.

CIC ST. LOUIS

The CIC is the largest flexible office facility for growing technology and life sciences companies. In its first facility outside of the Greater Boston area, CIC will offer facilities and state-of-the-art business and technical services in a package that is specially designed to meet the needs of small and growing businesses.





IMPACT HUB

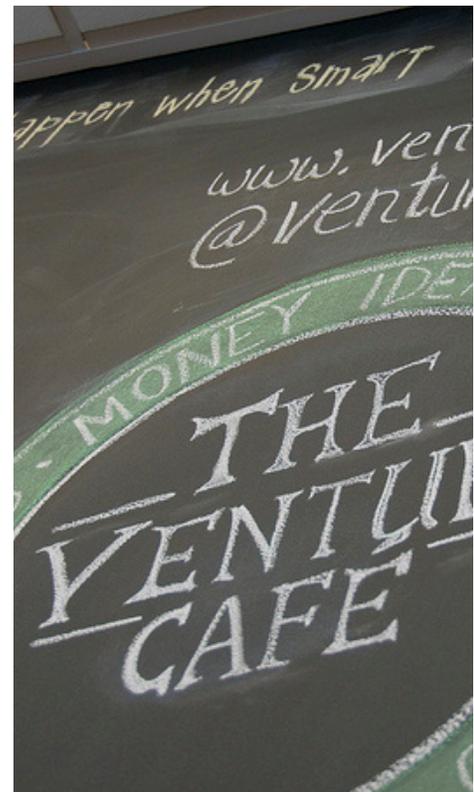
Impact Hubs are part innovation lab, part business incubator, and part community center, offering members a unique ecosystem of resources, inspiration, and collaboration opportunities to grow impact through social entrepreneurship.

TECH SHOP

TechShop is a playground for creativity. Part fabrication and prototyping studio, part hackerspace and part learning center, TechShop provides courses and access to over \$1 million worth of professional equipment for turning ideas into prototypes and products in a collaborative and creative environment.

PROGRAMMING

The Venture Café Foundation provides place-based networking and resources for the entrepreneurial and innovation communities that enable conversations and collaborations. The Venture Café Foundation runs a series of highly successful programs that connect innovators to one another, outside resources, and funding opportunities.



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“We were struck by the breadth and energy of the startup community in St. Louis. We saw that energy in the dynamic companies we met and the university campuses we visited. When we decided to expand, we felt we could play an exciting role in the innovation environment. ”

DOUGAN SHERWOOD
MANAGING PARTNER, CIC ST. LOUIS

