

10/16/2013

LETTER OF INTENT

To: City of Madison Urban Design Commission/Plan Commission
Re: West Towne Shopko Development
Developer: CBL & Associates Properties, Inc.

Dear Commission Members:

Included in this submittal is information pertaining to a new development project by CBL & Associates within the West Towne Mall development, generally located at the corner of the Shopko property, the mall ring road and Mineral Point Road. The project replaces one vacant out-parcel, with new restaurant construction which will add both temporary construction and full-time restaurant service employment opportunities to the local job market. One existing parcels is currently being combined into three separate parcels through the City's subdivision process.

Existing Conditions

The current site contains a 77,666 SF vacant asphalt paved parking lot containing 241 parking spaces and associated infrastructure. A perimeter 5' wide concrete sidewalks extends around the site adjacent to the mall ring road. There is one existing curb cut to the Steinhafel's Mattress paved area.

Project Details

The development project includes the following:

- Demolition of existing selective paving, and infrastructure (excluding underground public utilities and easements).
- New construction of 11,710 SF of two single-story restaurant buildings with maximum height of 25' above finished grade elevation.
- 168 new automobile parking stalls and 7 accessible spaces for a total of 175 parking stalls; facilities for parking of 16 bicycles distributed in 2 separate locations within site.
- Vehicular access will be provided at 4 locations: southeast property corner from ring road (no change/existing); northern property (existing location/internal modification); and two on the western property (new location/ single curb cut versus two existing curb cuts)
- Pedestrian features to include expanded perimeter sidewalks at 7'-0" wide; new sidewalk/crosswalk connection from north side of new building to Mineral Point Road; offsite sidewalk/crosswalk connection from existing sidewalk from the mall ring road to development's building sidewalk; and sidewalk passage/node between new buildings.
- Landscaping per attached Landscape Plans
- Site Lighting to include relamping/reuse of existing area light poles; building mounted sconce lighting and ornamental light poles for building sidewalk lighting; and a combination of ornamental light poles between new buildings.
- Signage: A signage package will be submitted as tenants are secured and proposed signage will be consistent with Chapter 31 and other City Ordinances.

- Two outdoor seating areas containing 44 seats and 64 seats respectively in locations shown on plans. *Use and hours of operation to be determined.
 - Zoning: CC – Commercial Center District
 - Hours of Operation: Retail operation - 10:00am to 10:00pm Monday through Sunday
 - Construction Schedule (*):
 - Demolition of existing structure February-March, 2014
 - Site Preparation March- June, 2014
 - Building Construction June- October, 2014
 - Tenant Fixturing October- November, 2014
 - Grand Opening November-December, 2014
- (*) Pending Construction Contract with General Contractor

Parties Involved

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| Developer | CBL & Associates Properties, Inc. Contact: Trey Conway 423.553.8730 Trey_Conway@cblproperties.com |
| Property Owner | Spirit SPE Portfolio 2006-1, LLC Contact: Jennifer McGinnity 920.429.4780 Jennifer.McGinnity@shopko.com |
| Civil Engineer: | JSD Professional Services, Inc. Contact: Justin Frahm 608.848.5060 Justin.Frahm@jsdinc.com |
| Landscape Architect: | JSD Professional Services, Inc. Contact: Justin Frahm 608.848.5060 Justin.Frahm@jsdinc.com |
| Surveyor: | JSD Professional Services, Inc. Contact: Justin Frahm 608.848.5060 Justin.Frahm@jsdinc.com |
| General Contractor: | To Be Determined |

Summary

The development of this site will accomplish the removal of existing vacant and deteriorating properties within West Towne Mall and the creation of a vibrant and distinctive restaurant center that enhances pedestrian movement and reconnects the existing site with the remainder of the mall. We look forward to working with the City to make the West Towne development project a successful addition to the City of Madison's retail experiences.

Respectfully submitted by,

Trey Conway
CBL & Associates Properties, Inc.

