

September 4, 2012

## LETTER OF INTENT

To: City of Madison Plan Commission  
Re: West Towne Retail District  
Developer: CBL & Associates Properties, Inc.

Dear Commission Members:

Included in this submittal is information pertaining to a redevelopment project by CBL & Associates within the West Towne Mall development, generally located between the existing Toys-R-Us and the mall ring road (West Towne Way). The project is consistent with the City of Madison Comprehensive Plan by creating "Regional Mixed-Use" for the property and replaces two vacant, non-operating buildings with new retail construction which will add both temporary construction and full-time retail service employment opportunities to the local job market. Two existing parcels are currently being combined into one parcel through the City's subdivision process.

### ***Existing Conditions***

The current site contains a 7,075 SF vacant single-story concrete block and steel frame building previously occupied by Nation Tire & Battery retail store, a 5,767 SF vacant single-story wood frame building previously occupied by Mountain Jack restaurant, asphalt paved parking containing 156 parking spaces and associated infrastructure. A perimeter 5' wide concrete sidewalks extends around the site adjacent to the mall ring road (West Towne Way). The two buildings are not connected by a vehicular way. There are two existing curb cuts to the NTB paved area and one curb cut from ring road to the Mountain Jack paved area.

### ***Project Details***

The redevelopment project includes the following:

- Demolition of existing buildings, selective paving, and infrastructure (excluding underground public utilities and easements).
- New construction of 22,500 SF of multi-tenant single-story retail buildings with maximum height of 30' above finished grade elevation.
- 149 new automobile parking stalls including 8 accessible spaces; facilities for parking of 15 bicycles distributed in 3 separate locations within site; and 2/ 10' x 35' off-street loading berths.
- Vehicular access will be provided at 3 locations: southeast property corner from ring road (no change/existing); northern property (existing location/internal modification); and southwestern property (new location/ single curb cut versus two existing curb cuts)
- Pedestrian features to include expanded perimeter sidewalks at 6' wide (existing 5'); new sidewalk/crosswalk connection from southeast corner of new building to Toys-R-Us; offsite sidewalk/crosswalk connection from existing sidewalk from Dick's Sporting Goods across 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 and string lights at sidewalk passage/node between new buildings.
  - Signage: Specific tenants are not identified. 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 490 SF/69 seats and 990 SF/116 seats respectively in locations shown on plans. \*Use and hours of operation to be determined.
  - Floor Area Ratio (FAR) is 0.15 [22,500sf/146,773sf(3.3695ac)]
  - Zoning: C-3L "Commercial Service & Distribution District"
  - Hours of Operation: Retail operation - 10:00am to 10:00pm Monday through Sunday
  - Construction Schedule (\*):
    - Demolition of existing buildings                      January-February, 2013
    - Site Preparation    February-March, 2013
    - Building Construction    March-October, 2013
    - Tenant Fixturing    October-November, 2013
    - Grand Opening    November, 2013
- (\* ) Pending Construction Contract with General Contractor

**Parties Involved**

Developer	CBL & Associates Properties, Inc. Contact:            Ken Wittler 423.490.8385 ken_wittler@cblproperties.com
Property Owner	West Towne District, LLC Contact:            Ken Wittler 423.490.8385 ken_wittler@cblproperties.com
Architect:	Artech Design Group, Inc. Contact:            Rice Williams 423.643.0653 ricew@artechdgn.com
Civil Engineer:	Miller McCoy, Inc. Contact:            Ben Berry 423.698.2661 bberry@millermccoy.com
Landscape Architect:	Landscape Architecture, Inc. Contact:            Cinde Drilling 501.374.5610 cdrilling@lai-ar.com
Surveyor:	R.A. Smith National, Inc. Contact:            Eric Sturm 262.317.3237 eric.sturm@rasmithnational.com
General Contractor:	To Be Determined

**Summary**

The redevelopment 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 shopping district that enhances pedestrian movement and reconnects the Toy-R-U's store with the remainder of the mall. We look forward to working with the City to make the West Towne Retail District project a successful addition to the City of Madison's retail experiences.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Rice Williams". The signature is fluid and cursive, with the first name "Rice" being more prominent than the last name "Williams".

Rice Williams  
Artech Design Group, Inc.

Enclosures

cc: Ken Wittler, CBL & Associates  
Trey Conway, CBL & Associates  
Bill White, Michael Best & Friedrich LLP