

Centinario, Michael

From: Vinje, Ken <ken.vinje@krausanderson.com>
Sent: Tuesday, October 17, 2017 11:49 AM
To: Centinario, Michael
Cc: Kenneth Piper (KPiper@tanek.com); Mossey, Dan; Pease, Londell
Subject: RE: Southtown Center Development Application
Attachments: SOUTHTOWN MALL NEW TOWNE RE-TENANTING 2017.docx; SOUTHTOWN SITE PLAN - PARKING RECOVERY 2017.docx; a200.PDF; a100.PDF; Southtown - EX - 28.1 - Guitar Center Truck Analysis.pdf; Southtown - EX - 28 - Guitar Center Truck Analysis.pdf; Development Application SIGNED - GUITAR CENTER.pdf

Dear Mr. Centinario,

As we have discussed, Kraus-Anderson Inc. is applying to make various changes to the Southtown Shopping Center. We plan to de-mall a section of the 7971 Southtown Center building.

The site originally was a 30,000 square foot Kresge's Department store (1960) and later became a mini-mall area known as "Old Town" in the 1970's. Then later updated to "New Towne" in 1996.

With the relocation of Schuler Shoes from this New Towne area to an endcap location, the mini mall area does not work in today's market. Therefore, we request to "de-mall" this area and add a large format

Retailer for this space alongside Dress Barn. The space could vary from 16,000 square feet to 17,443 square feet.

In addition, the last 40 feet of the building would remain as is. This includes 2 retail spaces (currently H& R Block and First Sewing) and our public restrooms.

A loading access would be needed. Rather than loading from the Morgan Ave inlet to the Center, we have included an appendage to the west side of the building for the New Tenant to access deliveries.

The delivery area would not have a loading dock, but would need to accommodate a WB-62 Tractor Trailer. With this accommodation, 6 parking spaces could be lost, we propose to offset this loss with

the ability to add nearly 50 parking spaces to the East Mall where the once Wards Auto Building was removed and replaced with an asphalt surface. The 12 parking spaces to along the south side

to accommodate the 2 retail spaces will remain.

Enclosed please find the following Items:

1. Signed Development Application
2. Plan showing the full New Towne area reconfiguration
3. Plan showing the Parking stall adjustment
4. Plan showing the proposed Large Retailer space
5. Plan showing proposed signage area adjustment
6. Plan showing the Tractor Trailer access to the delivery area
7. Plan showing the Tractor Trailer in delivery position

Please let me know if you require any additional information.

Sincerely,

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