

Brixmor Properties Letter of Introduction

The project site is the existing Brixmor Multitenant Retail facility located at 779 Peoria Street. Brixmor is proposing elevation revisions, sidewalk reconfiguration and water quality improvements to accommodate a new fitness user.

The proposed development will contain all of the staples of a typical neighborhood fitness use including workout space and equipment and other recreational uses.

The building façade will be upgraded and painted at the proposed tenant space and a new front façade and signage will be added.

Sidewalk improvements will be constructed to better access existing transit facilities around the center and provide egress as required for the new tenant.

Additionally a small water quality pond is being added at the southeast corner of the building and exterior grading, paving and landscaping will occur to direct runoff to the facility.

The site is expected to experience traffic demand at approximately the same rates that are experienced under existing tenant conditions so no traffic improvements are proposed.

