

March 9, 2016

City of San Leandro Planning Commission

RE: Applicant Statement for Greenhouse Marketplace

The existing shopping center was originally constructed in 1979, and the design has become dated. Furthermore, the glass atrium features have become a maintenance nuisance with birds and damage due to ultraviolet rays. We would be doing deferred maintenance anyway, including changing out the plywood soffits to stucco and painting, and wanted to budget this work at the same time.

We retained the architectural firm of TWA Architects to look at various schemes to upgrade the façade for a more modern and contemporary look with new features to replace the glass atria, and update the color palette. Early designs were submitted to the City of San Leandro in September, 2014, which was favorably looked on by the City of San Leandro. The City was concerned with the fact that the anchor tenants, i.e. Walgreens & Safeway, were not included in the revised design. Unfortunately, the two anchor tenant own their own buildings, not Weingarten Realty, so we have no control over their decisions.

We believe that the center is extremely dated and the design we have proposed will bring a much needed update that will provide a more desirable shopping destination. We were informed by the staff that the glass features were an important part of the history of this site. Therefore, we have now dedicated one wall as a "History of San Leandro" exhibit to preserve this history in a more direct fashion.

Sincerely,

WRI GREENHOUSE LP,
a Delaware limited partnership

By: Weingarten Realty Investors,
a Texas real estate investment trust,
Its General Partner



Brian Kriz, CDP
Construction Project Manager