

May 23, 2011

Greg Bickford, Planning & Zoning Director / Assistant Township Administrator
Sycamore Township
8540 Kenwood Road
Cincinnati, OH 45236

Dear Mr. Bickford:

Enclosed please find the submission documents for a major amendment to the Concept Plan PUD for the "Kenwood Towers" development, now named "The Greens at Kenwood". Included are the application form, application fee, site plans and renderings for the proposed major amendment.

Kenwood Towers, LLC is seeking approval for a major amendment to the PUD for the appropriate signage for the project. This includes both the temporary marketing / leasing signage as well as the permanent signage for the end development. No other portion of the previously approved Concept Plan is proposed to change.

As you know, the FBI project at The Greens at Kenwood is well under construction along with the access road from Hosbrook to accommodate this development, which we worked collaboratively alongside the Township to bring to fruition. We believe this is the right time to begin a formal marketing campaign for The Greens at Kenwood in order to attract a high quality hotel brand, along with strong office users, to the project given that access to the site can now be visualized via the road construction and the economy is on the mend; and of course signage is an important component of this process.

We are proposing three (3) signs for the project – two permanent signs for the end development and one temporary marketing sign to be in place with visibility from Interstate 71 until construction on the overall project is completed and occupied.

The Primary Street Sign is proposed to be a major renovation of the existing sign structure that is currently in place on Montgomery Road for the project. Per the enclosed drawings, this sign is proposed to be a total of 14'8" tall by about 8'1" wide of sign area and have 6 main panels as shown to identify the major tenants within the development. This is a significant reduction in the size of the existing sign which is currently about 32' tall in total with a main sign area that is 16' tall by 10' wide.

The Secondary Interior Sign is proposed at the main curb cut entrance to the development off the new access road being built. It is a smaller version of the Primary sign meant to identify the development entrance and also the major tenants of the project.

The third sign proposed is a temporary marketing sign for the development showing a rendering of the finished product and includes contact information for the brokerage team – Cassidy Turley. This sign is proposed to be just large enough and high enough off the ground to have good visibility from both north and southbound on Interstate 71 from passers-by just above the sound wall.

We are not requesting any other modifications to the existing Concept Plan PUD other than the three (3) signs described herein. We are requesting that this item be placed on the June 13th Zoning Commission meeting agenda for consideration.

If there are any questions or if additional information is needed, please feel free to call me at 513-699-8827.

Sincerely,
Kenwood Towers, LLC



Jeffrey A. Chamot, LEED AP
Land Development Manager