

PHILLIPS EDISON & COMPANY

March 24, 2014

Greg Bickford
Planning and Zoning Director
Assistant Township Administrator
Sycamore Township
8540 Kenwood Road
Sycamore Township, OH 45236

Re: Application and Letter of Intent for Major Adjustment to PUD – The Kenwood Collection

Mr. Bickford:

As the managing member and agent of Spyder Station LLC, Phillips Edison and Company does hereby submit the following Letter of Intent for a Major PUD Adjustment for The Kenwood Collection formally known as Kenwood Town Place.

As illustrated and depicted in the submission package prepared by BHDP, the proposed changes to the office portion of the project include façade redesign, overall tower height modification, typical floor plan adjustments, lobby upgrades, and site design changes. The façade has been redesigned to provide a more modern and streamline look with the addition of an iconic roof structure that will be the identity of the office portion of the project. We have also added a ninth floor which will bring the overall height of the building to an elevation of 1,038' which is approximately 21' higher than the original tower design. The typical floor plan has been adjusted to reflect a gross building floor area of 31,801 square feet which is slightly less than the 31,975 square feet of the original floor plan. The final changes consist of overall upgrades to the office lobby and office drop-off area which include higher end materials and finishes.

The proposed modifications to the PUD will not impact the overall mixed use of the project and the requested changes will not change the use of the tower. It will continue to be an office use over retail and can still be classified as High Rise Business (B) as indicated on original permit plans.

The changes are result of Phillips Edison's desire to raise the level of the office character to that of a one of a kind world class product that will stand the test of time. We don't believe that any of the proposed changes have a negative impact on the community and in fact will raise the quality of the project and capitalize on an underserved office market within Kenwood and the township.

Should you need any further information or would like additional clarification on the submission, please feel free to call me at 513-417-2919. We look forward to presenting the new design and discussing the project in much more detail at the Zoning Commission meeting on April 14.

Sincerely,


Mark Wilhoite

Development Director – Strategic Investment Funds

