

August 18, 2014

Sycamore Township Zoning Commission
Sycamore Township Board of Trustees
8540 Kenwood Road
Cincinnati, OH 45236

Hand Delivered

RE: Buffalo Wild Wings/7714 Montgomery Road

Dear Members of the Commission and Board:

Buffalo Wild Wings is located in 5,103 square feet of space in the eastern portion of the Shoppes of Kenwood development at 7714 Montgomery Road. The Shoppes of Kenwood is a 117,309 square foot center that features tenants such as McAllisters Deli, Gordon Food Services, Identity Salon and Spa, and Performance Bike. Zoned "EE" Planned Business District, modifications to the building elevations within the Shoppes of Kenwood require the review of the Sycamore Township Zoning Commission and the approval of the Board of Trustees. In an effort to update their appearance to customers and keep the center looking fresh, Buffalo Wild Wings is proposing to update their existing façade consistent with their other locations.



Existing Elevation

The existing elevation features an EFIS architectural feature one bay over from the restaurant entry and the following internally illuminated signage:

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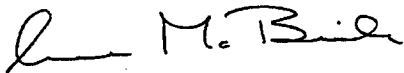
"Buffalo Wild Wings & Logo":	34.0 square feet
"Buffalo Wild Wings"	27.0 square feet
"Grill & Bar":	<u>16.5 square feet</u>
Total Sign Area:	77.5 square feet

Buffalo Wild Wings would like to give their façade a more contemporary look which is being incorporated into their stores nationwide. The updated design relocates the tallest portion of the Buffalo Wild Wings façade to be centered over the main entrance to the restaurant which will provide a sense of entry for the customer. The updated façade consists of the extension of the EFIS to a height of 22'-11" from the sidewalk to the top of the parapet in the center over the entryway. This area will be in a yellow color called "Citrus". To the north the existing higher portion of the EFIS will be demolished down to a height of 19'-5 ½" and to the south of the entryway feature the EFIS would be extended up to complement the north side also constructed to a height of 19'-5 ½". Both of these areas will be painted in a Khaki color called "Pretzel". Black EFIS accents will be used on the new elevation panels in a color called "Licorice". The existing brick columns will remain, however, two of the white column features will be encapsulated within the newly constructed yellow entry portal. The amount of signage on the proposed elevation has been reduced by 2.2 square feet. The following internally illuminated signage is proposed for the updated facade:

"Logo":	28.2 square feet
"Buffalo Wild Wings":	<u>47.1 square feet</u>
Total Sign Area:	75.3 square feet

The owners of the center, Kenwood Shoppes Center LLC, and Buffalo Wild Wings believe that the proposed improvements to the center will present a fresh contemporary look for the Shoppes of Kenwood. Approval of the elevation and signage modifications are respectfully requested. We look forward to discussing these modifications with you at your upcoming hearings.

Sincerely,



Anne F. McBride, FAICP

AFM/bg

cc: J. Taussig
J. Gelderman
C. Hodge

MDC #3363