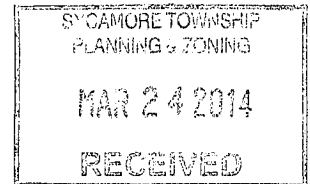


McGill Smith Punshon, Inc.



March 24, 2014

Sycamore Township Zoning Commission
8540 Kenwood Road
Sycamore Township, Ohio 45236



RE: PUD Major Modification
Scott Street Partners II, LLC.
Office Building
8240 Northcreek Drive
MSP No. 08499.10

Dear Board Members:

On behalf of the applicant, Scott Street Partners-II, LLC. we are pleased to submit for review and consideration the attached application for a proposed PUD Major Modification for a proposed office building and an existing office building to remain located on approximately 8.39 acres of land along the north side of east Galbraith Road just east of Interstate I-71.

The property is currently zoned "OO "Planned Office per resolution #703. The existing land use consists of three, three story office buildings with supporting parking and infrastructure. The current office uses consists of medical office and general office use.

Two of the three existing office buildings (8220 and 8240 Northcreek Dr.) are proposed to be razed and the proposed development will consist of one, four story, class A office building of approximately 112, 000 g.s.f of floor area and one, three story existing office building (8260 Northcreek Dr.) of approximately 48,900 g.s.f. of floor area. The plan proposes adequate off street parking with a two level parking garage and surface parking that is adequately buffered with landscape and plantings. The existing vegetation and woodland area located along the south and east property lines are proposed to remain to provide a natural buffer from the adjacent properties to the east. The plan proposes approximately 2.70 acres of open space resulting in a 68% impervious surface ratio, categorized as a low intensity development.

The proposed development fronts on east Galbraith Road which is designated as a Minor Arterial road per the Hamilton County Thoroughfare Plan and supports the proposed use along with existing surrounding uses. The applicant contracted with TEC Engineering, Inc. to prepare a traffic impact study for the proposed development. Based on their findings, a traffic signal is warranted at the intersection of East Galbraith Road and North Creek Drive as well as a left turn storage lane on east Galbraith Road. Mr. Jeffery T. Newby with the Hamilton County Engineer's office has reviewed the traffic impact study for the proposed development and has approved the findings in the study, see attached letter.

The existing office building and proposed office building will continue to be served by the existing public infrastructure located along East Galbraith Road. The on-site private infrastructure will require some re-alignments and extension to accommodate the new site layout. The re-alignments and extension can be easily achieved on site.

Engineers ■ Architects ■ Surveyors ■ Planners ■ Landscape Architects
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The proposed PUD Modification is consistent with the current zoning and land use and offers new improvements to the site that will enhance and update the existing office development. The proposed plan offers better on-site traffic circulation, buffering and landscaping, Fire and EMS access along with updated fire and safety appurtenances, better access to East Galbraith Road will be achieved with the installation of a traffic signal and left turn storage lane.

The applicant appreciates the Township's consideration for the requested PUD Major Modification and looks forward to working with the Township on a project that will be beneficial to both parties.

If you have any questions or require additional information, please contact our office. We request review and consideration of the attached PUD Major Modification plan and application at the regularly scheduled April 14, 2014 Sycamore Township Zoning Commission meeting.

Sincerely,

McGill Smith Punshon, Inc.



Douglas A. Smith, P.E., P.S.
Project Manager
Enc.

cc: Mr. Mike Kubicki, Kubicki Real Estate Partners
Scott Street Partners – II, LLC.