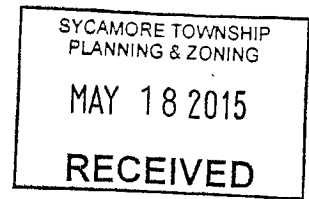


PHILLIPS EDISON & COMPANY



May 18, 2015

Greg Bickford
Planning and Zoning Director and 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
Retail

Mr. Bickford:

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

As illustrated and depicted in the submission package prepared by Reztark Design Studio, the proposed changes to the retail portion of the project include the construction of an urban plaza after the removal of approximately 75,000sf (on two levels) of existing structure, façade redesign of unoccupied areas of the retail project excluding existing tenant facades, floor plan modifications to allow for smaller retailers, and site design changes.

An urban plaza is planned for the center piece of the project which will create an amenity for both retail customers as well as office tenants. The plaza will be paved with decorative unit pavers and professionally landscaped and maintained. It will provide seating areas and gathering spaces that will be open to the public along with visitors to the project. The façade of the retail building is being redesigned on the east side to accommodate more glass in order to relate back to the office tower above which was also redesigned with new glass and curtain wall. The intent is to also reduce the amount of retail signage along this elevation and will consolidate that signage on a ground mounted sign along the interstate. The façade along the west side of the retail building is also being redesigned since this will be new construction as is this is the area where the urban plaza will be constructed. This area of the façade will have the bulk of tenant signage due to the fact that this is where smaller retailers and several restaurants are planned and will be the central hub for the majority of retail activity in the project. Site modifications are also contemplated along the western elevation which would include additional hardscape improvements, new site furnishings, landscape, and site signage.

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 retail building. The overall project 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 overall gross square footage of the retail portion of the building will be reduced from 354,137sf to 276,376sf. There is no planned change in height of the retail portion of the building with the new façade and elevation designs.



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The changes are result of Phillips Edison's desire to further upgrade and enhance the overall design and project appearance in order to attract the best of class retailers to the Kenwood market along with creating a unique and iconic retail environment to support the retail and to complement the office tower above. We don't believe that any of the proposed changes have a negative impact on the community and in fact with the addition of an urban plaza and the reduction of retail square footage, we strongly feel that the requested modifications will raise the quality of the project and will finally make it a valuable and viable asset for the residents of Kenwood and Sycamore 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 more detail at the Zoning Commission meeting on June 8th.

Sincerely,



Mark Wilhoite

VP of Development - Strategic Investment Funds

