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February 16, 2024

VIA E-MAIL – planning@worcesterma.gov

Division of Planning & Regulatory Services
City Hall Room 404
455 Main Street
Worcester, MA 01610
Attn: Michelle M. Smith, Assistant Chief Development Officer

**Re: 102 Temple Street, LLC – Request for Extension of Time for
Variance for Mixed-Use Multifamily High Rise Building and
Related Site Improvements at 44 Grafton Street and 102 Temple
Street, Worcester, Massachusetts**

Dear Ms. Smith:

This firm represents 102 Temple Street, LLC, as successor in interest to AKROS Development, LLC (“Applicant”) in connection with the construction and development of a new 9-story approximately 90,000 square foot mixed-use multifamily high rise building that will contain 105 residential units in 8 levels atop a ground level that will contain approximately 1,000 square feet of commercial space, a lobby and 72-space parking area (with a three-level semi-automated puzzle stacker system), along with other related facilities and site improvements at the above-referenced property (the “Project”).

On September 12, 2022, the Worcester Zoning Board of Appeals (the “Board”) voted unanimously in favor of granting certain zoning relief for the Project, including the special permits (collectively, the “Special Permits”) and variance set forth in the decision of the Board filed with the City Clerk on October 6, 2022. On October 16, 2023, the Board granted an extension of the Special Permits and variance to October 6, 2024 and March 12, 2024, respectively. Accordingly, the variance is now set to expire on March 12, 2024. The purpose of this letter is to request a further extension of the variance for 6 months until **September 12, 2024**, for the reasons provided herein.

While Applicant hopes that construction of the Project will commence sometime in 2024, it needs more time to exercise its rights under the variance. Applicant has been forced to delay commencement of work associated with the Project due to challenges with respect to labor and supply chain issues and access to financing and capital related to the rise of inflation

and interest rates, instability of the banking system and an overall slowdown in the commercial real estate market.

Based on the foregoing, we hereby enclose copies of the original decision and application, the October 16, 2023 extension decision, a certified abutters list, the approved layout plan and a Certification of Tax/Revenue Collection Compliance for filing with the Board.

Kindly file this request with the City Clerk and schedule this matter to be heard at the Board's next meeting, which is scheduled to occur on or before **March 25, 2024**.

Thank you for your assistance in this matter.

Yours truly,

A handwritten signature in blue ink, appearing to read "J Lee Smith", is centered on a light gray rectangular background.

Joshua Lee Smith

Enclosures

cc: Project Team