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March 11, 2024

VIA E-MAIL – planning@worchesterma.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: *Lundgren Equity Partners LLC – Request for Extension of Time for Variance for Mixed-Use Multifamily Project and Related Site Improvements at 225 Shrewsbury Street and 68 Albany Street, Worcester, Massachusetts*

Dear Ms. Smith:

This firm represents Lundgren Equity Partners LLC (“Lundgren”) in connection with the construction and development of a new 7-story approximately 204,413 square foot multifamily high rise building at 225 Shrewsbury Street that will contain 218 residential units, a 104-space at-grade podium parking area within the new building, 74 existing parking spaces located next to the existing shopping plaza building that will remain in place, a new 120-space surface parking area at 68 Albany Street (i.e., a total of 298 spaces), along with other related facilities and site improvements at the above-referenced property (the “Project”).

On October 3, 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 (the “Special Permits”) and variance set forth in the decision of the Board filed with the City Clerk on October 26, 2022. On October 16, 2023, the Board granted an extension of time for the Special Permits for one year until October 26, 2024; and the variance for 6 months until April 3, 2024. This letter is to request a further extension of the variance for another 6 months until **October 3, 2024**.

While Lundgren hopes that construction of the Project will commence in the coming months, it needs more time to exercise its rights under the Special Permits and variance. Lundgren 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 **May 6, 2024**.

Thank you for your assistance in this matter.

Yours truly,

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

Joshua Lee Smith

Enclosures

cc: Project Team