



CHEVRON

PARTNERS

May 8, 2023

Ms. Mary T. Flynn, Chair
Cambridge Planning Board
City of Cambridge
City Hall Annex, 344 Broadway,
Cambridge, Massachusetts 02139

Re: Cambridge Planning Board, Case No. 361, 711-727 Massachusetts Avenue (the "Property")—
Request for Extension of Special Permit

Dear Chair Flynn and Members of the Board:

On behalf of Gas Light Building LLC and our tenant at the Property, Inteahouse, Inc., we write this letter to request an extension of Special Permit Case No. 361. The Special Permit decision was filed with the Cambridge City Clerk's Office on July 27, 2021 and expires on July 27, 2023. We request a one-year extension to July 27, 2024. There are a number of reasons for this request.

1. After the Board's decision, Gas Light Building LLC could not proceed with any work because a petition to initiate a landmark designation study for the Property was filed with the City Clerk's Office on July 30, 2021. The Cambridge Historical Commission (CHC) voted in September 2021 to proceed with the landmark study, requiring us to obtain a Certificate of Appropriateness. CHC held hearings to develop draft guidelines to evaluate proposed alterations and then to review the project plans. This was a time-consuming process and CHC granted the Certificate of Appropriateness on March 30, 2022. CHC required design changes, that had to be re-submitted and presented to this Board, which it approved on April 5, 2022. The design changes required revisions architectural and engineering plans before applying for a building permit on September 19, 2022. Accordingly, we were unable to proceed with the project for approximately 14 of the 24 months allowed.

We have completed all city reviews and were issued an invoice for Inspectional Services Department ("ISD") review on April 20, 2023. It does not appear that ISD will finish its review in time for us to engage and mobilize our general contractor in order to commence construction by July 27, 2023. We have followed every city procedure and have continued to invest in the project to comply. If the extension is not granted, we would suffer substantial and unfair financial hardship.

2. We have agreed with our 2nd floor tenant, Inteahouse Inc, to a relocation plan, that the tenant has not yet been able to complete and requests additional time to do so. Inteahouse has submitted a letter addressed directly to the Board. Inteahouse has important events for its business this summer and it has not yet been able to complete its relocation and prepare its new space. We would like to agree to delay construction to accommodate our tenant to remain and conduct its business at the Property during the summer with reduced disruption.

Thank you very much for your consideration.

Marcel Safar,
Managing Partner, Chevron Partners LLC,
as Agent for Gas Light Building LLC

May 8, 2023

Swaathi Joseph
Zoning Associate Planner
Cambridge Community Development
344 Broadway
Cambridge, MA 02139

Re: Extension for the 727 Massachusetts Avenue Special Permit

Dear Ms. Joseph –

My name is Xin Liu and I am the President and Founder of Inteahouse, Inc. We are a tenant at 727 Massachusetts Avenue in Cambridge. I write this letter as a tenant to express my support for an extension of the Special Permit for planned hotel construction by the developer of 727 Massachusetts Avenue. I make this request for the needs of my business in the building this summer, as we have a number of very important events planned this summer.

We have been a tenant at 727 Massachusetts Avenue for over 6 years. We have previously reached an agreement with the developer to accommodate the hotel construction. However, we will still be in the building this summer and this summer we are hosting in our space certain events that are very important to our business and which we cannot postpone, including a robotics workshop for high school students.

In working with the developer, we understand that they must start construction this summer by the timeline of their permit. The developer has agreed with us to delay its start in order to give us more time to find replacement space and to enable our events to proceed this summer and fall if they are granted an extension from the city.

Accordingly, we kindly request that the Planning Board approve the developer's request for an extension of the deadline for the developer to start work under their Special Permit, so that we will not suffer the harm that would be caused by having to cancel our events this summer and fall.

Very truly yours,

Xin Liu
Founder, Inteahouse Inc.
727 Massachusetts Avenue
Cambridge, MA

A handwritten signature in black ink, appearing to read 'Xin Liu', with a horizontal line above the first few letters.