

Central Square Redevelopment LLC
10 Turnpike Road
Southborough, MA 01772
(508)726-5445

April 10, 2024

RE: 544 Mass Avenue, PB-381

Dear Swaathi and members of the Planning Board,

Please be advised that I write today on behalf of Central Square Redevelopment, the owner of 544-550 Massachusetts Avenue in Cambridge.

On December 7, 2022 an official copy of a Special Permit was issued by the City Clerk for application PB-381. Construction has not commenced under the special permit and the two-year expiration date will expire on December 7, 2024.

We are writing to request an extension of the permit to allow additional time to commence construction. There are several reasons for the delay, but, in the main, there are two basis upon which we are facing a hardship and seek an extension. We ask for the longest extension that can be granted, up to 2 years, as we are aware that we also need to seek our Variance as well, as that was only valid for 12 months:

1. Post-Covid construction costs have increased by 30-50% which has made the project uneconomical, especially as we have built our proforma for the project on the lowest rents possible on new construction.
2. Interest rates when we applied for this project were 3.7%, and now our financing is only available at 8.0%. It is our belief that this rate will fall, and would allow us to seek viable financing for construction.
3. We have also been making a 2 year effort to find a solution for Five Spices restaurant for their tenancy during the construction phase. We need more time to complete this process.

If this matter could be placed on the next Planning Board agenda, at the Board's convenience, I would greatly appreciate it.

Sincerely,



Cliff Schorer
Manager, Central Square Redevelopment LLC

cc: Steve Murphy, Esq.
Jim Gaklis