



March 6, 2026

Cambridge Planning Board
City of Cambridge
Community Development Department
344 Broadway
Cambridge, MA 02139

Re: Request for Two-Year Special Permit Extension – 815 Somerville Avenue (Case #PB-402)

Dear Members of the Planning Board,

On behalf of KS Partners LLC, we respectfully request a **two-year extension of the current Special Permit** for the property located at **815 Somerville Avenue** and ask that this request be placed on an upcoming Planning Board agenda.

Over the past several years, advancement of the project has been limited due to significant changes in the life science market, particularly the sharp contraction in leasing activity and capital markets within the Cambridge laboratory sector. Given the scale of the originally contemplated investment, we believed it was prudent to pause progress while market fundamentals recalibrated.

In addition, we were awaiting the outcome of the Massachusetts Avenue rezoning initiative to better understand the long-term planning framework for the area and to ensure that any future development plan aligns with evolving zoning policy and the City's broader planning objectives.

We are now beginning to see early signs of renewed activity and stabilization within the life science market. As conditions continue to improve, we are actively reassessing the project and evaluating whether to proceed with the originally approved program or consider a modified approach that best supports market demand while remaining consistent with the City's planning goals. Our intention is to advance the property in the near term.

We appreciate the opportunity to request this **two-year extension** and believe the combination of extraordinary market disruption and pending zoning policy changes constitutes good cause for the request. Please let us know if any additional information would be helpful in scheduling this matter before the Planning Board.

Thank you for your time and consideration.

Respectfully,

Todd Greenfield
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