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June 6, 2024

BY HAND DELIVERY AND E-MAIL – planning@worcesterma.gov

Division of Planning & Regulatory Services
City Hall Room 404
455 Main Street
Worcester, MA 01608
Attn: Michelle M. Smith, Assistant Chief Development Officer

Re: Polar Views LLC – Applications for Definitive Site Plan Approval and Special Permits for Inclusionary Zoning Incentives for Mixed-Use Eligible Development Project at 39 Lamartine Street, Worcester, Massachusetts

Dear Ms. Smith:

This firm represents Polar Views LLC in its applications to the City of Worcester Planning Board (the “Board”) for definitive site plan approval and special permits for inclusionary zoning (IZ) incentives in connection with the construction and development of a new 6-story building (the “New Building”) with approximately 48,613 gross square feet, two levels of parking (one at the basement level and one at the ground floor), residential amenities, commercial retail space, 5 stories of multifamily Eligible Development which will include a mix of 1- and 2-bedroom apartments, as well as indoor and outdoor common areas, new landscaping, and other site features (the “Project”). The Project also includes the construction and/or installation of related site improvements at the Property, including, but not limited to, new sidewalks and walkways, curb cuts (along Meade Street and Grosvenor Street), landscaped open spaces and indoor and outdoor amenity areas (e.g., fitness room, lounge, function room, dog park, second floor roof garden, balconies, decks, etc.), electric vehicle (EV) charging stations, interior and exterior bicycle storage areas and other site features.

We hereby submit the following items for filing with the Board:

1. Definitive Site Plan Application and IZ Special Permit Application with Statement in Support;
2. Zoning determination form;
3. Plan set;
4. Renderings, floor plans and elevations;
5. Traffic impact statement;
6. Stormwater management report; and

7. Certified List of Abutters.

We will coordinate with staff to facilitate the submission of the addressed envelopes, the filing fees payable to the City of Worcester and necessary copies of the above items.

Kindly file these Applications with the City Clerk, and schedule these Applications to be presented and discussed at the Board's next available meeting, which is scheduled to occur on **July 10, 2024**. Please let me know if you have any questions concerning the enclosed.

Thank you for your assistance with this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "J Lee Smith", is centered on the page.

Joshua Lee Smith

JLS

Enclosures

cc: Project team