

NRL WSC 200 Inner Belt Prop, LLC

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May 31, 2023

Somerville City Council
Somerville City Hall
93 Highland Avenue
Somerville, MA 02143

CITY CLERK'S OFFICE
SOMERVILLE, MA

Dear Councilors of the City of Somerville,

NRL WSC 200 Inner Belt Prop, LLC (the "Applicant"), owner of a single parcel of land located at 200 Inner Belt Road (the "Site"), is hereby filing a Zoning Map Amendment to the Somerville Zoning Ordinance for the purpose of changing the zoning of the Site, an approximately 7.94 acre parcel, from the Commercial Industry district ("CI") to: (i) the High-Rise district ("HR") for the northern portion of the parcel and (ii) CI for the southern portion of the parcel, as more particularly set forth in the proposed Zoning Map attached. Adding HR to this long, narrow Site is in line with the City of Somerville ("City")'s planning and development initiatives for this Site and this area of Somerville and paves the way for future development of this Site.

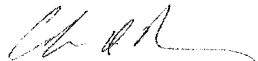
200 Inner Belt Road is a long, narrow parcel approximately 2,000 feet long and 220 feet wide at its widest, located in the Inner Belt South neighborhood of Ward 1. The Site is bound by the MBTA Commuter Rail New Hampshire Maine Line to Lowell to the north, private property and Inner Belt Road to the east, vacant MBTA property to the south, and the Green Line Extension Railroad Tracks (the "Green Line Tracks") to the southwest.

Although much of the neighborhood, including the Site, is currently zoned CI, the Inner Belt Brickbottom Neighborhood Plan, released by the City in 2015, envisions the Site to include mixed-uses, including residential use, and a variety of building types. The subsequent Brickbottom Neighborhood Small Area Plan, released in 2022 and currently pending adoption, also envisions mixed-uses and a variety of building types on the Site, as the Site is located in a neighborhood it identifies as an "Area of Strategic Importance" to the Brickbottom area given its proximity on the other side of the Green Line Tracks. However, despite the City's desire for housing in this neighborhood, residential uses are currently forbidden in the CI district. Therefore, we are proposing this Zoning Map Amendment to allow for a certain portion of the 7.94-acre Site to be changed to HR, which allows most residential uses via a special permit. Furthermore, changing a portion of the Site to HR allows for a greater variety in building types, conducive for the development of a more vibrant and diverse area, in line with the city's plans for the Site.

Specifically, by changing the northern portion of the Site to HR, this area could be redeveloped to include residential use in an area of the Site that is closest to the existing residential corridor along New Washington Street, and closest to the East Somerville Green Line station. The narrow width and shape of the northernmost portion of the Site make it most conducive to residential floor plates and would otherwise make it difficult to redevelop. The remaining portion of the Site in the proposed HR district – that includes an existing 4-story lab/office/tech building – could either remain or be redeveloped and/or further improved with a variety of uses and building types, including a lab building type. The southern portion of the Site would remain as CI to allow for the large-scale commercial and industrial uses historically emblematic of this neighborhood. This would be in keeping with the City's planning objectives for this Site, which includes general office, and research and development or laboratory uses. The Zoning Map Amendment would help ensure that any future development of the Site could include the various use types and building types that the City envisioned for this Site.

In light of the circumstances noted above and in keeping with prior planning studies and community processes, we feel strongly that the Site should be amended to include both CI and HR. Therefore, we formally request a Zoning Map Amendment to change the Site to include both CI and HR, as specifically depicted in the proposed Zoning Map attached hereto.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Ch Pachios', with a long horizontal flourish extending to the right.

Christopher H. Pachios
Manager



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

ZONING MAP AMENDMENT • APPLICATION FORM

Per Article 15.6.2 of the Somerville Zoning Ordinance (SZO), an individual property owner or ten (10) registered voters of the City of Somerville may petition the Somerville City Council to change the maps of the Somerville Zoning Atlas in response to changes in City policy or real-world conditions. To submit a map amendment petition to the City Council, the following must be provided:

1. A completed Zoning Map Amendment Application Form.
2. A copy of the appropriate Zoning Atlas map(s) with the proposed change(s) clearly noted.
3. A letter addressed to the City Council including a description of the proposed changes and the purpose for the petition.

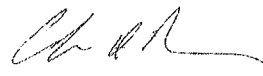
Submit all required documents to:

City Clerk's Office
1st Floor, City Hall
93 Highland Avenue
Somerville, MA 02143

Property to be changed

Property Address: 200 Inner Belt Road, Somerville, MA		
Map: 115	Block: A	Lot: 3
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
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Property Address:		
Map:	Block:	Lot:

For ten (10) registered voters:

Name: NRL WSC 200 Inner Belt Prop, LLC	Signature: 
Address: 200 Inner Belt Road, Somerville, MA	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

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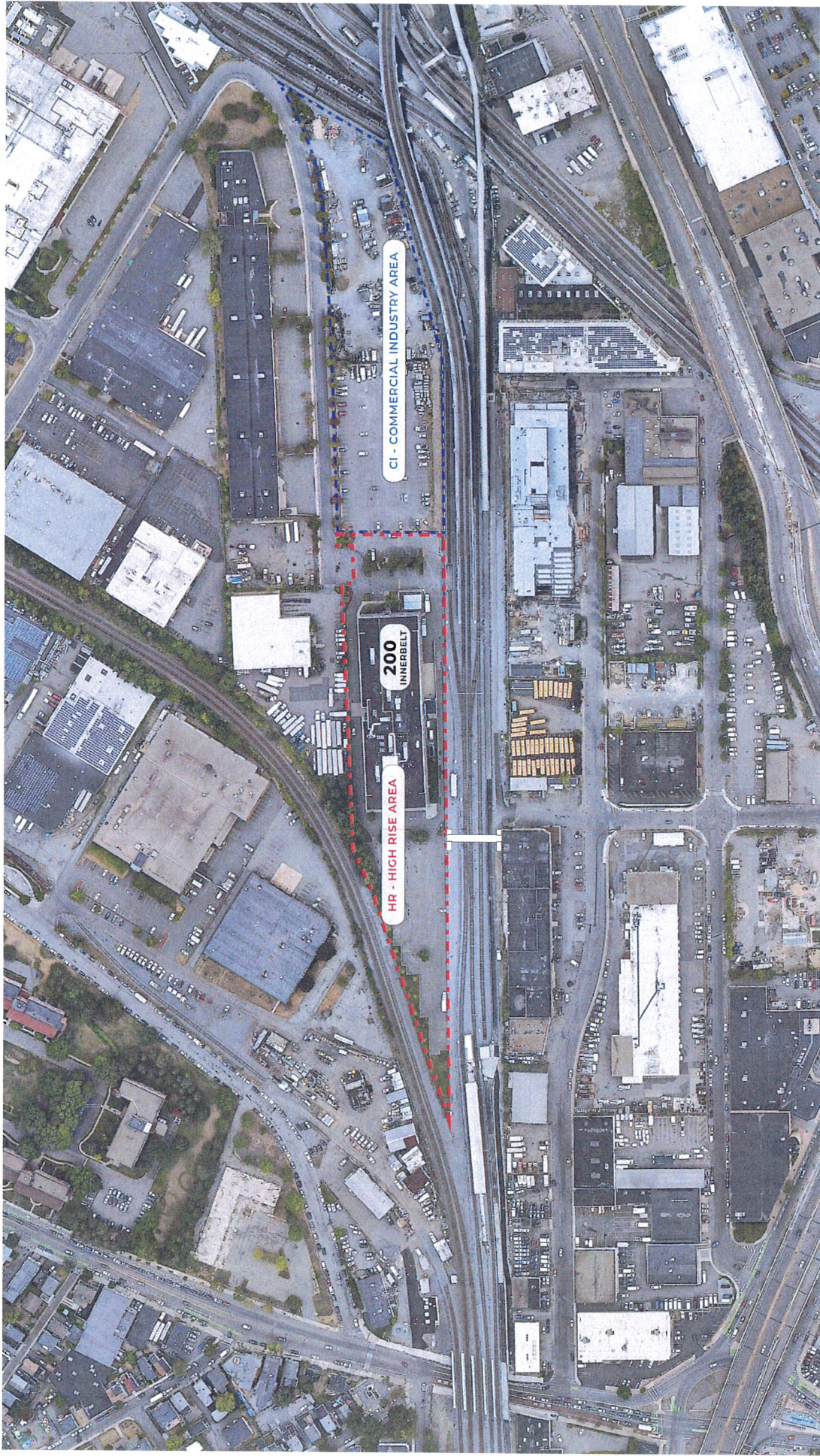
Name:	Signature: _____
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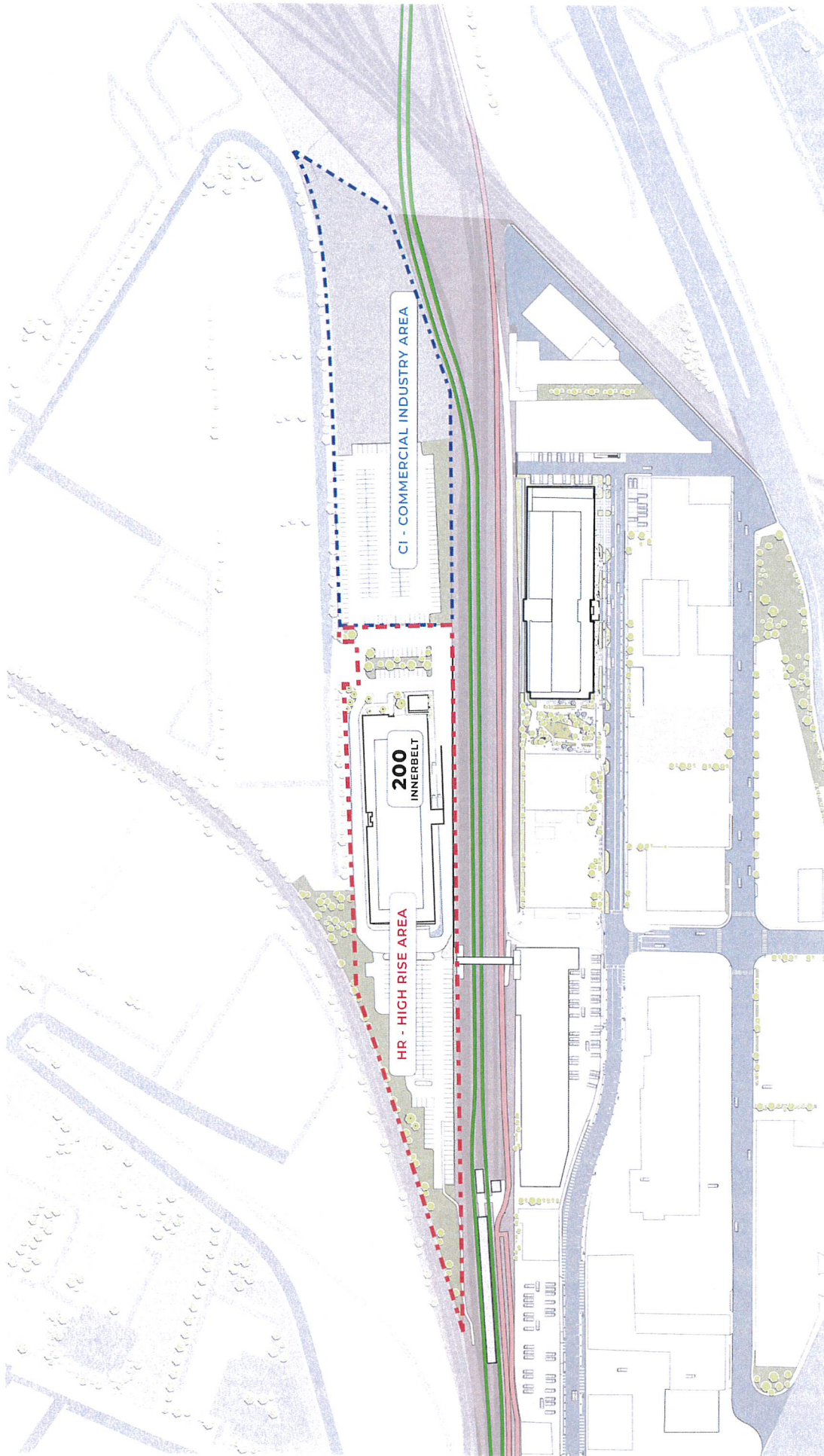
Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

ZONING AMENDMENT PLAN | Brickbottom & Innerbelt



SITE PLAN | Brickbottom & Innerbelt



AERIAL VIEW | Brickbottom & Innerbelt

