

**John Long**

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**From:** Alan Chipura [achipura@quad1.net]  
**Sent:** Monday, March 29, 2010 4:26 PM  
**To:** John Long  
**Cc:** smackey@somervillechamber.org  
**Subject:** RE: 188847 - Proposed amendment to the Zoning Ordinances of allowable uses, requirements for special permits and purpose statements in IA and IP zones:

**Importance:** High

**Inner Belt Realty Trust**

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3/29/2010

Alderman Sean O'Donovan  
Land Use Committee Chair  
c/o John J Long – City Clerk  
City Of Somerville  
93 Highland Avenue  
Somerville, MA 02143

**Dear Alderman O'Donovan**

I have been advised that the OSPCD has originated and authored amendments to IA & IP Zones which may restrict uses and consequentially could impact property values without a public review or informing the property owners and or the businesses that could be directly affected.

In my opinion, this is very unusual and I would like to take the liberty of commenting and share my thoughts regarding these changes.

Our Trust owns 4.27 acres with buildings located at 121-123 Inner Belt Road which property is leased to Massachusetts General Hospital and utilized by Partner's Healthcare System. The property contains 84,500 sq. ft. and is used as a office space, radiology and patient record keeping for the Partners System and their various members hospitals.

The operation is on a 24 hours a day basis so that information can be readily available as needed in cases of emergencies.

The employment numbers are high at this facility and priority has always been given in employing Somerville residents.

When this facility was built we received a "Special Permit" which included our

commitment to bringing the first “high tech” jobs to Somerville, which was respected.

The suggestions to restrict an “acquired use” by limiting the building use-size is both restrictive and prejudice to the larger property owners in the Inner Belt Park.

We are not opposed to seeing the entire area future use being made into a “higher use” (Be it Life Sciences or otherwise). Understand that any such changes will meet our “common interests”.

It will benefit the City and its residents and the property owners through job creation, increase to tax revenues and increase returns to property owners.

The question is how best to accomplish or target these goals?

My view, by incentives and slow progressive steps.

I would like to share another experience we encountered.

The office space in our facility has been totally or partially vacant continuously, for reasons that the various hospital department heads and their users are reluctant or opposed to move into the area.

The main reason for this is a feeling of isolation, being no amenities within walking distance, gyms, restaurants etc..

New amenities in the area will be needed to attract future businesses to the area.

Presently our property is assessed at approx. 8 Million and we pay \$164,963.00 annually in taxes. The assessment is split approximately 50% between the land and building value.

If the building could not be used in its present form, the owners would be severely impacted.

The building is presently too valuable to demolish, which also, if this happened would produce a “residual” land value too high for most of the currently proposed future uses.

Even as an “eminent domain” taking the cost would be too prohibitive.

It is in my view, in the present climate, it would be best to target the changes slowly with a few properties at a time, create demand and have assured satisfactory results.

Respectfully Submitted

**Inner Belt Realty Trust**

## Marvin Smith, Trustee