

From: [Planning1](#)
To: [Raisa Saniat](#)
Subject: Fw: 200 Innerbelt rezoning process ignores neighborhood input
Date: Monday, September 11, 2023 9:41:30 AM

zoning amendment public comment

Sincerely,

Planning, Preservation & Zoning (PPZ) Division Staff

Please note that while PPZ staff are working remotely, email is the best way to get in touch.

From: JT Bullitt [REDACTED]
Sent: Monday, September 11, 2023 9:02 AM
To: Planning1 <planning1@somervillema.gov>
Subject: 200 Innerbelt rezoning process ignores neighborhood input

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Hi,

Thank you for hosting last week's meeting about rezoning 200 Innerbelt Rd. I am a tenant at the Joy Street Studios (86 Joy Street) and would like to add my thoughts.

I'm concerned about the process of this zoning proposal. 86 Joy Street is the workplace for some 80+ artists and creatives. Most of us only heard about the meeting the day before, quite by accident. No effort was made by the developers — North River Leerink (NRL) — to reach out to our community about this issue that is of vital concern to us. Management has all our email addresses; it would have been a simple matter for them to contact us all. It's shocking to me that NRL failed to reach out to us.

I'm also concerned about the proposed pedestrian footbridge across the T tracks between 200 Innerbelt and 86 Joy. It wasn't clearly explained what the purpose of this footbridge would be. Given NRL's lack of transparency and failure to communicate with us, it seems unlikely that the bridge is intended to benefit the current occupants of 86 Joy. Do the developers have something else in mind for our property? If so, what is it? Rumors abound that NRL plans to replace 86 Joy with a multi-story parking garage. If this is the case, we need to know.

In short: 86 Joy Street represents 80+ tenants who have been excluded from crucial steps in the neighborhood planning process. NRL needs to work closely with neighborhood stakeholders to avoid turning this project into a disaster for the community.

Many thanks,

John Bullitt
Joy Street Studios #9
86 Joy Street
Somerville, MA 02143

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From: [Planning1](#)
To: [Raisa Saniat](#)
Subject: Fw: citizen comment 200 Inner Belt rezoning #23-0940
Date: Friday, September 1, 2023 10:04:20 AM
Attachments: [Inner Belt 200 rezoning Valletta testimony.docx](#)

zoning amendment public comment

Sincerely,

Planning, Preservation & Zoning (PPZ) Division Staff

Please note that while PPZ staff are working remotely, email is the best way to get in touch.

From: [REDACTED]
Sent: Friday, September 1, 2023 9:02 AM
To: Public Comments <publiccomments@somervillema.gov>; Planning1 <planning1@somervillema.gov>
Cc: Matthew McLaughlin <MATTFORWARD1@GMAIL.COM>; Ben Ewen-Campen <benforward3@gmail.com>; Jake Wilson <jwilson@somervillema.gov>; Beatriz Gomez-Mouakad <gomezmuakad.ward5@gmail.com>; Lance Davis <lancedavisward6@gmail.com>
Subject: citizen comment 200 Inner Belt rezoning #23-0940

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Members of the City Council Land Use Committee and Planning Board:

Please find attached my comments in Opposition to the approval of item no. 23-0940, a proposed rezoning of 200 Inner Belt, that will be heard on September 7, 2023. I am a resident of the Brickbottom artists building that is on the other side of the rail tracks.

Thank you for your attention.

Bill Valletta
One Fitchburg Street, C301

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From: [Planning1](#)
To: [Raisa Saniat](#)
Subject: Fw: Very Important BB Residents - 200 Inner Belt Rd Rezoning Proposal (no good for our community)
Date: Tuesday, September 5, 2023 4:24:14 PM
Attachments: [15 McGrath Elevation 2.pdf](#)
[Inner Belt Rezoning - Proposed Impact on BB.pdf](#)

zoning amendment public comment

Sincerely,

Planning, Preservation & Zoning (PPZ) Division Staff

Please note that while PPZ staff are working remotely, email is the best way to get in touch.

From: WALTER COOLEDGE [REDACTED]
Sent: Tuesday, September 5, 2023 11:07 AM
To: All City Council <Citycouncil@somervillema.gov>; Planning1 <planning1@somervillema.gov>
Subject: Fwd: Very Important BB Residents - 200 Inner Belt Rd Rezoning Proposal (no good for our community)

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Members of the Somerville Planning Board

In reference to: Agenda item #23-0940 (Rezoning application for 200 Inner Belt Road)

Date:

Dear Council and Board members:

I am writing to express my opposition to this rezoning application, which I believe is premature in light of the unfinished neighborhood planning process, which the city has undertaken for the Inner Belt and Brickbottom zones.

I am a resident/owner/artist/business tenant of the Brickbottom Artists Building, which is just over the rail tracks from the subject land parcel.

Under Somer Vision, both the Inner Belt and Brickbottom Districts were identified as “transformation” zones that would be planned and prepared for future redevelopment, following a series of steps:

- Neighborhood plans
- Urban design framework plans
- Formulation of Master Plan Overlay Zone regulations
- Master Plan Special Permit or individual parcel special permits

This process would provide thorough study of the zones and work out solutions to the main problems of spatial arrangement, traffic, pedestrian and bicycle movement, urban design and functions, building scale, density and mix of uses. It would also provide for robust citizen engagement at all stages. Most important, the tool of Master Plan Overlay zoning was promised as the way to link the grant of higher-scale and more intensive uses in the zone to a program of public infrastructure investments, mitigations, and the fulfillment of social needs and community benefits.

If developers/owners will be permitted to jump out of the planning process to claim higher scale and density development rights, without subjecting their sites and projects to the Overlay process, the value of this tool will be lost and community engagement and empowerment will be left as hollow slogans.

All elements of the future redevelopment of Inner Belt and Brickbottom must be thoroughly studied, planned and reviewed with strong public engagement at all stages. The request to create a High Rise zone that permits a height of 155 ft plus unlimited mechanical and maximum scale and density for this site cannot be substantiated based on the current, incomplete record and unfinished planning process.

I urge you to ask the developer to withdraw this application as premature and, if they do not do so, deny the zoning change based on the failure of the proposal to show consistency with the city's plans and policies.

Thank you

Scott Cooledge,
Brickbottom C520
1 Fitchburg St, Somerville, Ma 02143

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