



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

PLANNING DIVISION

ZONING BOARD OF APPEALS MEMBERS

HERBERT F. FOSTER, JR., *CHAIRMAN*
ORSOLA SUSAN FONTANO, *CLERK*
RICHARD ROSSETTI
T. F. SCOTT DARLING, III, ESQ.
DANIELLE EVANS
ELAINE SEVERINO (ALT.)
JOSH SAFDIE (ALT.)

Case #: ZBA # 2007-63-R2-8/2011
Site: 70 Inner Belt Road
Date of Decision: September 21, 2011
Decision: *Petition Approved with Conditions*
Date Filed with City Clerk: October 4, 2011

ZBA DECISION

Applicant Name:	Coresite Real Estate 70 Innerbelt, LLC
Applicant Address:	1050 17 th Street, Suite 800, Denver, CO 80265
Property Owner Name:	Coresite Real Estate 70 Innerbelt, LLC
Property Owner Address:	1050 17 th Street, Suite 800, Denver, CO 80265
Agent Name:	David Hopper
Agent Address:	149 Littleton Road, Harvard, MA 01451

Legal Notice: Applicant and Owner CoreSite Real Estate 70 Inner Belt, LLC seek a revision to Special Permit with Site Plan Review (SPSR) (ZBA2007-63) under SZO §5.3.8 in order to substantially renovate the building façade. The original SPSR was for the expansion of an existing 22,667 sf data storage use (§7.11.15.1.c) within the second floor of an existing building for a total of 61,436 s.f. Prior revisions include ZBA 2007-63-R0308 and ZBA 2007-63-R0808 which consisted of increasing the use by approx 141,000 sf and altering the site.

<u>Zoning District/Ward:</u>	IA zone/Ward 1
<u>Zoning Approval Sought:</u>	§5.3.8
<u>Date of Application:</u>	August 9, 2011
<u>Date(s) of Public Hearing:</u>	September 21, 2011
<u>Date of Decision:</u>	September 21, 2011
<u>Vote:</u>	5-0



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



Appeal #ZBA 2007-63-R2-8/2011 was opened before the Zoning Board of Appeals at Somerville City Hall on September 21, 2011. Notice of the Public Hearing was given to persons affected and was published and posted, all as required by M.G.L. c. 40A, sec. 11 and the Somerville Zoning Ordinance. After one hearing of deliberation, the Zoning Board of Appeals took a vote.

DESCRIPTION:

The site is located in southeastern Somerville in the “Inner Belt” industrial district. The subject property has an area of 321,424± square feet and is zoned Industrial A (IA). There is an existing two-story, 40’ high masonry building containing 279,522 gross square feet¹. The footprint of the building is approximately 134,471 square feet. Originally built as warehouse space, in 1999 the ZBA granted a Special Permit with Site Plan Review (SPSR) (ZBA 1999-17) to allow 119,000 square feet of the site to be used for light industrial and office use and to provide 92 additional parking spaces. The site is landscaped with grass and a variety of understory trees in accordance with the 1999 SPSR approved plan.

In December 2007, the Applicant received a SPSR (ZBA 2007-63) under SZO §7.11.15.1.c for the expansion of an existing 22,667 square feet Co-Location Data Center use within the second floor for a total of 61,436 square feet. In March 2008, the Applicant received administrative approval (ZBA 2007-63-R0308) for an additional 3,793 square feet for electrical/mechanical space within the existing first floor as part of the data facility, bringing the existing use to a total of 65,229 square feet.

In September 2008, the Applicant received a revision to the SPSR (ZBA 2007-63-R0808) to add 141,252 additional square feet of the data center use (including support areas such as offices and conference rooms within the mezzanine). With the new tenant fit-out, the entire building area would be permitted for the data center use. The approval included adding nine large pieces of additional machinery next to existing generators and permanent utility trailers to support the expansion of the existing use. The approval also included reducing the number of parking spaces at the site, adding and modifying landscaping, screening existing generators, and altering signage and the façade.

Finally, in April 2010 the Applicant received administrative approval to make minor changes to the site plan and elevations and divide the site work up into two phases.

The facility is open 24 hours and regularly has ten full time occupants who are primarily there during the day. The maximum occupancy once all of the areas are renovated will be 105 and a maximum of 50 visitors are anticipated at any one time.

Some of the interior and exterior renovations are underway. Construction is complete in the following areas of the building:

A data center for another tenant (Internap) on the second floor = 138,270 SF
Mezzanine Area = 10,580 SF
Office / Security / Sales Area = 8,870 SF
Electrical Equipment Rooms = 7,089 SF
Existing Mechanical/Circulation = 9,353 SF
Subtotal of CoreSite’s space = 35,892 SF

Remaining Area of data center use on first floor = 105,360 SF

¹ This includes a mezzanine level between the first and second floors, containing approximately 10,000 square feet. This area was not included in the property description in the 2007 SPSR, which described the structure as containing 269,098 square feet.



A 18,055 SF area on the first floor is currently under construction. The remaining area that can be built out on the first floor is 87,305 SF.

The current proposal is to expand upon the exterior improvements that were previously approved to substantially renovate the building façade. A metal panel system would be applied to much of the Inner Belt Road and Third Avenue facades and a narrow metal band would continue along the top of the two other sides of the building that are not very visible. The existing brick that is exposed will be painted a gray color to complement the metal panel color. A different color metal panel will be applied between the windows and in a regular rectangular pattern to break up the long façade. Shade devices will project out from the windows and the long rectangular panels to add some depth and interest to the building. The blue pole-like structural element at the front entrance will be removed. A flat canopy will be added to the front entrance and the wall-like entrance structure will be attached with perforated metal to the façade of the building so that it does not appear to be floating. Translucent glass will be installed in the openings of the front entrance structure and the glass will be back lit.

FINDINGS FOR SPECIAL PERMIT REVISION (SZO §5.3.8):

In order to grant a special permit with site plan review, the SPGA must make certain findings and determinations as outlined in §5.2.5 of the SZO. This section of the report goes through §5.2.5 in detail.

The following findings are relevant to the proposed façade renovations.

1. Information Supplied: The Board finds that information provided by the Applicant complies "with the information requirements in Section §5.2.3." The information provided by the Applicant allows for a comprehensive review of the proposed development and is in general compliance with the requirements set forth under §5.2.3 of the SZO.

2. Compliance with Standards: The Applicant must comply "with such criteria or standards as may be set forth in this Ordinance which refer to the granting of the requested special permit with site plan review."

The proposal complies with the standards for issuing a revision to the special permit. The final Certificate of Occupancy has not yet been issued, the proposal otherwise is in accordance with the originally approved plans and conditions, and notice has been given for the public hearing.

3. Site and Area Compatibility: The Applicant has to ensure that the project "[i]s designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area, and that the scale, massing and detailing of buildings are compatible with those prevalent in the surrounding area."

The changes to the building exterior will dramatically improve the appearance of the site. The metal panels and changes to the front entrance will give a face-lift to the building. The existing building has large expanses of painted brick with no fenestration. The change to the façade will give the building a coherent style that it is currently lacking.

4. Enhancement of Appearance: The Applicant must demonstrate that "the natural character and appearance of the City is enhanced. Awareness of the existence of a development, particularly a non residential development or a higher density residential development, should be minimized by screening views of the development from nearby streets, residential neighborhoods of City property by the effective use of existing land forms, or alteration thereto, such as berms, and by existing vegetation or supplemental planting."

The previously approved site work will greatly improve the amount of landscaping on the site. Some of the site work is currently being completed while other improvements will not be complete until the proposed façade work is done. The façade work will require having full access to the area immediately surrounding the



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



building and it will be easier to complete the work without needing to be careful of new plantings near the façade. A recommended condition will be placed on the special permit to ensure that the previously approved site work is complete twelve months after a revision is issued in the event that the façade work is never completed.

14. Lighting: With respect to lighting, the Applicant must ensure that “all exterior spaces and interior public and semi-public spaces shall be adequately lit and designed as much as possible to allow for surveillance by neighbors and passersby.”

The glass panels that will be added to the main entrance will be back lit to add visibility and interest to the building. An existing condition of approval restricts light trespass and glare.

DECISION:

Present and sitting were Members Herbert Foster, Orsola Susan Fontano, Richard Rossetti, Danielle Evans and Scott Darling. Upon making the above findings, Susan Fontano made a motion to approve the request for a special permit revision. Scott Darling seconded the motion. Wherefore the Zoning Board of Appeals voted **5-0** to **APPROVE** the request. In addition the following conditions were attached:

#	Condition	Timeframe for Compliance	Verified (initial)	Notes										
1	<p>This approval is for the revision to Special Permit 2007-63 to make façade improvements as shown in the following materials submitted by the Applicant:</p> <table border="1"> <thead> <tr> <th>Plan Date</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>8/9/11</td> <td>Application Form</td> </tr> <tr> <td>7/7/10</td> <td>Plans submitted to OSPCD (C1 Site Demolition, C2 Site Development,</td> </tr> <tr> <td>8/8/11</td> <td>Plans submitted to OSPCD (T001 Cover Sheet, A201-2 Exterior Elevations, A301 Entry Canopy Details, A601 Wall Sections, A701 Section Detail)</td> </tr> <tr> <td>9/15/11</td> <td>Renderings – NW corner, Entry, SW corner</td> </tr> </tbody> </table> <p>The conditions of this approval shall supersede any conditions attached to prior zoning approvals. Any changes to the presently approved use or site plan that are not <i>de minimis</i> or specifically delegated to staff review below must receive ZBA approval.</p>	Plan Date	Submission	8/9/11	Application Form	7/7/10	Plans submitted to OSPCD (C1 Site Demolition, C2 Site Development,	8/8/11	Plans submitted to OSPCD (T001 Cover Sheet, A201-2 Exterior Elevations, A301 Entry Canopy Details, A601 Wall Sections, A701 Section Detail)	9/15/11	Renderings – NW corner, Entry, SW corner	BP/CO	ISD/PIng.	
Plan Date	Submission													
8/9/11	Application Form													
7/7/10	Plans submitted to OSPCD (C1 Site Demolition, C2 Site Development,													
8/8/11	Plans submitted to OSPCD (T001 Cover Sheet, A201-2 Exterior Elevations, A301 Entry Canopy Details, A601 Wall Sections, A701 Section Detail)													
9/15/11	Renderings – NW corner, Entry, SW corner													
2	Prior to the issuance of the CO, all of the building’s devices shall be tied to the new fire alarm panel, and the old panel will have to be removed.	CO	FP											



#	Condition	Timeframe for Compliance	Verified (initial)	Notes
3	A Project Mitigation Contribution (PMC) (linkage) agreement will be signed and payments made for the area in the building that does not yet have a certificate of occupancy for the data center use by the time of this approval (September 2011). This includes the 18,055 sf that is under construction currently (September 2011) labeled Phase 3A in the attached floor plan and the remaining 87,305 sf that is anticipated to be built out as a data center. Linkage payments will be made for each phase of the build out before a certificate of occupancy is issued for each phase, as specified in the agreement.	CO	ISD/Housing	
4	If swing gates at the entrances and exits of the site are included in the final design, these facilities will require approval by the Planning Staff as well as the Fire Prevention Bureau.	BP	PLNG/ FP	
5	<i>De minimis</i> changes to the building and site will be subject to Planning Staff review and approval; and it is further recommended that Planning Staff review and approval be required for subsequent additional signage.	BP/CO/ Perpetual	PLNG	
6	Planning Staff approval will be required for the final landscaping plan and plant list; additional trees along the Third Avenue frontage are encouraged.	CO	PLNG	
7	Lighting design shall limit light trespass, sky-lighting, and glare from the site.	BP/CO/ Perpetual	ISD/ PLNG	
8	Site work must be complete 12 months after this special permit revision is issued. After the 12 month period, no building permits or certificates of occupancy will be issued until the site work is complete.	BP/CO	PLNG	
9	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final sign-off on the building permit to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.	CO	PLNG.	



Attest, by the Zoning Board of Appeals:

Herbert Foster, *Chairman*
Orsola Susan Fontano, *Clerk*
Richard Rossetti
T.F. Scott Darling, III, Esq.
Danielle Evans

Attest, by the Administrative Assistant:

Dawn M. Pereira

Copies of this decision are filed in the Somerville City Clerk's office.
Copies of all plans referred to in this decision and a detailed record of the
SPGA proceedings are filed in the Somerville Planning Dept.

CLERK'S CERTIFICATE

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 3.2.10.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on _____ in the Office of the City Clerk, and twenty days have elapsed, and

FOR VARIANCE(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ any appeals that were filed have been finally dismissed or denied.

FOR SPECIAL PERMIT(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

Signed _____ City Clerk Date _____



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov

