

## Master Plan Narrative

### 3.1 Introduction

In Accordance with Article 15 of the city of Somerville Zoning Coded (the “Ordinance”), Boston Pinnacle Properties, through its subsidiary Mystic 45 Development LLC, (the “Proponent”), respectfully submits this Master Plan Special Permit application (the “MPSP”) to the City of Somerville (the “City”) to initiate the MPSP review and approval process.

The Proponent proposes to redevelop 8,640 square feet (SF) parcel of land in the Assembly Point neighborhood of the Assembly Row Mixed Use District (ASMD) at the address 45 Mystic Avenue. The redevelopment will include one, community-oriented, mixed-use Laboratory building that will contain 51,120 gross square feet (GSF) that will include: 23,004 square feet of combined state-of-the-art laboratory space designed as versatile bench space, 8,179 square feet of amenity/conference space, and 2,044 square feet of community space on the ground floor intended to be maker/artisan space. This project will offer no structured parking.

Through this development proposal, the Proponent intends to foster innovation and startup growth, pursue the highest level of sustainability, and create welcoming community space much needed in the Assembly Point neighborhood, the largely undeveloped portion of ASMD. Visually, the proposal will transform the Southern entrance to ASMD along Mystic Avenue, and in doing so, inspire future development proposals in the immediate area and set a precedent for how community-oriented development is conducted.

The Proponent, together with its team of engineers, has high hopes for this versatile laboratory building.

### 3.2 Existing Conditions & Context Analysis

The Site is situated in the heart of Assembly Point. Assembly Point is a unique portion of the larger Assembly Square Mixed-Use District located at the southern tip of the ASMD between Interstate 93 and the MBTA Orange line. The Site at 45 Mystic Avenue directly abuts the Northwestern-flowing Mystic Avenue, which is the thoroughfare that provides access to the site. The Project Site currently contains an outdated auto repair shop which occupies approximately 50% of the site. The Site’s direct abutters consist of Roman Iron Works (53 Mystic Avenue), Enterprise Rent-A-Car (37 Mystic Avenue), Tracer Technologies (11 North Union St), and several smaller commercial properties. Assembly Point consists of 23 individual parcels, independently owned by both business owners and individuals alike.

The Assembly Point neighborhood is vastly underutilized and underdeveloped in comparison to the greater ASMD District. The Proponent intends for this Project

to stimulate the neighborhood and make Assembly Row more accessible to the broader population of Somerville.

Refer to Chapter 13: Civic Space Study for more contextual information and analysis.

### **3.3 Project Vision and Development Concept**

In today's rapidly evolving world, the need for innovation and creativity is greater than ever. This Proposal aims to meet this need by providing a unique and dynamic space where scientists, artists, and the community can come together to collaborate, experiment, create, and browse.

With the recent explosion in demand for life-science and research laboratory space in throughout Greater Boston, Somerville, and Cambridge, companies of all sizes continue to flock to the area in search of state-of the art space to innovate and grow. Many of the larger, well-established companies enter into agreements with developers and create their development proposals in conjunction with one another. For many smaller, life science and bio-tech startups, finding transitory, individualized laboratory bench space proves difficult due to high demand. Designed specifically for research-based startups, this type of laboratory will provide entrepreneurs and early-stage life science companies top-tier, strategically located laboratory and office space.

On the ground floor of the building, the Proponent proposes two dedicated artist/maker spaces where painters, sculptors, musicians, and other creative individuals can work, exhibit, and perform. This space may also serve as a community center, offering classes, workshops, and events that bring together artists and the local community.

Together the lab and artist space will foster a culture of innovation and creativity and will become a hub for the community's intellectual and cultural growth. The proposed development will not only provide much needed space for scientists and artists to work, but it will also serve as an economic engine, generating jobs and driving local businesses in the greater ASMD and surrounding districts.

The Proponent believes that this unique blend of incubator laboratory and artist space will be a major asset to the community, and the Proponent is committed to working closely with local leaders and residents to ensure that the development meets the needs of all stakeholders. This Proposal will not only become an innovative, entrepreneurial hub for startups, but will also achieve the highest level of sustainability, LEED Platinum, and provide ample outdoor Civic Space and community space.

With a history of working with local leaders, the Proponent, a boutique real estate developer, has delivered hundreds of residential units over the past decade. For this Project, the Proponent has partnered with local commercial laboratory outfitter, Boston Lab Services, to deliver a premier incubator laboratory

specifically designed for startups. Boston Lab Services understands the highly specific needs of life science and biotechnology firms and pharmaceuticals facilities. The Proponent is well-positioned to deliver a state-of-the-art facility that will allow infant companies to flourish.

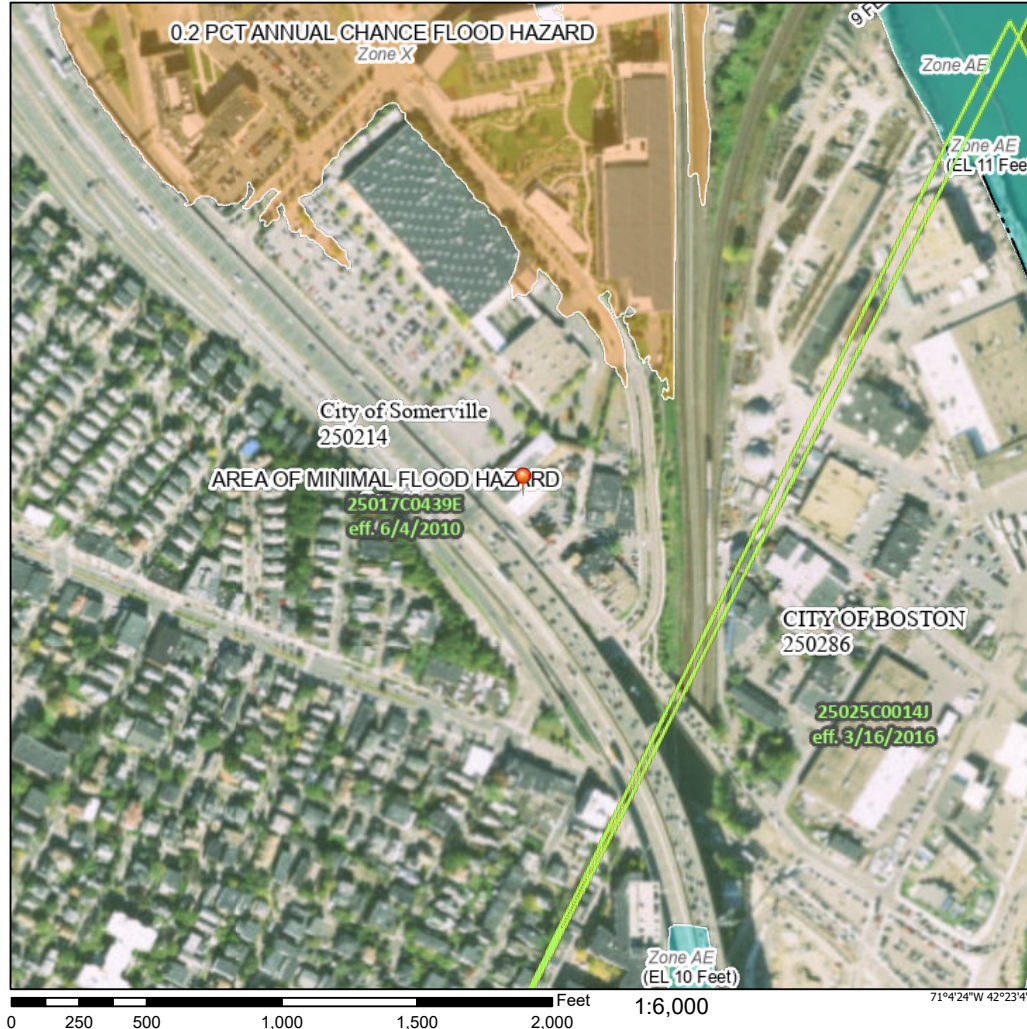
### **3.4 Development Site Vulnerabilities**

According to Somerville's Climate Change Vulnerability Assessment, our site, 45 Mystic Ave., is located in a "High Outdoor Heat Exposure" zone. The city of Somerville has identified that, "Temperature is a ubiquitous threat throughout the city and will be relatively more intense in some areas based on a combination of surface types, lack of vegetation and level of emissions." Due to the significant square footage of hardscape and lack of vegetation surrounding our site, we are especially prone to the heat island effect and accompanying high temperatures. To mitigate this, the team has designed the site to include ample shading from vegetation and overhangs, generous amounts of greenspace, and pervious, light-colored paving with minimal amounts of asphalt. As such, we are projected to achieve both "Heat Island Reduction" credits within the LEED v4 BD+C: Core & Shell rating system, indicating an effective outdoor heat exposure reduction strategy. Though Somerville's Climate Change Vulnerability Assessment indicates that our site is not at risk of coastal or storm surge flooding, the project has been designed with a backup generator, as well as ample stormwater infrastructure. Please refer to the National Flood Hazard Layer Locus map on the next page.

The Site is located on the red dot in the image below.

## National Flood Hazard Layer FIRMette

71°52'W 42°23'30"N



### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE)
		Zone A, X, AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
		Future Conditions 1% Annual Chance Flood Hazard
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Digital Data Available
		No Digital Data Available
MAP PANELS		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/22/2022 at 12:32 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

### 3.5 Proposed Thoroughfare Network

The Proposal does not provide a proposed thoroughfare network. The main thoroughfare that will connect deliveries, visitors, employees, and members of the public is Mystic Avenue.

### 3.6 Summary of the Proposed Civic Spaces

In accordance with the Article 13.1 Civic Space of the Somerville Zoning Ordinance and Article 7.4: ASMD, the Proposal offers 25% of the project Site as Civic Space. The southeastern portion of the lot, approximately 2,319 +/- square feet of land, will be transformed into a civic Pocket Plaza. The footprint of the building is shaped to accommodate an at-grade outdoor civic pocket plaza area contiguous with the public realm streetscape/sidewalk. The designated lot for the plaza is orientated to maximize the southern sun exposure. The plaza will be designed through an interactive public process and will involve a team of City staff from the legal, landscape/public space, and regulatory planning disciplines working with the development team and the neighborhood.

The Proponent will seek to maintain ownership and the maintenance of the space in order to confidently maintain an attractive landscape fronting the building. See Chapter 13 for Civic Space Study and Proposed Civic Space design.

### 3.7 Proposed Building Summary

Refer to Table 3-1 below for the Project Program as well as the renderings and diagrams at the end of Chapter 2.

**Table 3-1 Development Program**

<b>Use/Element</b>	<b>Approximate Dimensions/Quantity</b>
Office/Lab/R&D	23,004 SF (45% of GSF)
Conference Rooms + Amenity	8,179 SF (16% of GSF)
Artisan/Maker/Gallery Space	2,044 SF (4% of GSF)
<b>Project Subtotal</b>	<b>33,228 SF (65% of GSF)</b>
<b>Project GSF</b>	<b>51,120 SF</b>
Floor Area Ratio (FAR)	5.9
Building Height	125'
<b>Sustainability Type</b>	<b>LEED Platinum Certifiable</b>

### 3.8 Carbon Neutral Pathway Assessment

In accordance with Article 10: Development Standards, any Project over 50,000 square feet must achieve LEED Platinum Certifiability. The Proponent has partnered with Soden Sustainability and developed a promising Carbon Neutral Pathway Assessment. Please refer to Chapter 14: Sustainability Narrative and Report.

LEED Platinum certification is the highest level of certification offered by the U.S. Green Building Council for sustainable and energy-efficient building design. Buildings that achieve LEED Platinum certification have demonstrated a commitment to reducing their environmental impact and promoting health and well-being for their occupants.

### 3.9 Proposed Transportation Improvements

This development proposal does not provide any transportation improvements.

### 3.10 Zoning and City Policy Consistency Review

Somerville's Comprehensive Plan 2010-2030, also referred to as SomerVision, elaborates upon its primary goals as follows:

- Enhance existing squares and commercial corridors;
- Emphasize pedestrian and transit-oriented planning and design;
- Transform opportunity areas on the eastern and southern edges of Somerville; and
- Focus development around new pedestrian-oriented public places.

As noted, both within the Development Vision and Existing Conditions narratives, this Project will enhance the southern entranceway to the greater Assembly Row District by providing public green space, nonexistent within the Assembly Point Neighborhood, and becoming the Assembly Point Neighborhood's preeminent development. Assembly Point Neighborhood is the final frontier of ASMD.

The Project Site is located within the ASMD and meets the criteria to establish a MPSP in accordance with the applicable provisions of Article 7, and with Article 15 of the Ordinance. The purpose of a MPSP is to provide for a greater variety, density and intensity of land uses at a site than would normally be allowed under base zoning. MPSP's allow for more design flexibility, in return for more thoughtful, sensitive land planning that encourages additional open space on site and can reduce the Project's impacts on sensitive environmental resources. Moreover, the Development Program is well within the codified zoning code and dedicates a significant portion of the Project Site to open space rather than maximizing the building's floor plate and, thus, FAR. Please see Table 3-2 and Table 3-3 for the Project's ASMD zoning conformity.

The Proponent has conducted a thorough review of SomerVision and the Assembly Row Neighborhood Plan as well as the current development precedent



in the Greater ASMD district. The Proponent has designed the Project to align with many of the goals and features both city plans:

- Creating ample Civic Space
- Dedicating a significant portion of the Project Site to Open Space
- Shielding the loading garage/zone; less conspicuous design
- Directly incorporating the vision for the Assembly Point by creating Artisan/Maker Space alongside a gallery

**Table 3-2 MPSP Zoning Conformity**

Requirement	Allowed within ASMD (>50K SF)	Proposed	Status
<b>Lot Standards</b>			
Minimum Lot Area (min)	N/A	8,640 SF	Complies
Open Space (min)	--	25%	N/A
Civic Space (min)	2,160	2,319 +/-	Complies
<b>Building Standards</b>			
Floor Area Ratio (max)	10	5.9	Complies
Building Height (ft)	125'	125	Complies
<b>Density</b>			
Lot Area/Dwelling Unit (min)	No Minimum	N/A	N/A

Table 3-3 Zoning Compliance Program Table

Requirement Lot Standards	
	Approx. Dimension
<b>Lot Dimensions</b>	
Lot Width (ft)	90'
Lot Depth (ft)	96'
<b>Lot Development</b>	
Lot Coverage (%)	73%
Open Space (%)	26%
<b>Building Setbacks</b>	
Primary Front Setback (ft.)	6'
Secondary Front Setback (ft.)	N/A
Side Setback	5'
<b>Building Massing</b>	
Building Width (ft.)	59'
Max. Floor Plate (SF)	5,133
Min. Ground Story Height (ft.)	12.5'
Min. Upper Story Height (ft.)	12.5'
Min./Max. Building Height (Stories)	10
Max. Building Height (ft.)	125'

### 3.11 Special Permit Requests

In Accordance with Article 15 of the city of Somerville Zoning Coded (the "Ordinance"), Boston Pinnacle Properties, through its subsidiary Mystic 45 Development LLC, (the "Proponent"), respectfully submits this Master Plan Special Permit application (the "MPSP") to the City of Somerville (the "City") to initiate the MPSP review and approval process. The Proponent will not be seeking any relief or Special Permits.

### 3.12 Displacement of Existing Residents

This Proposal is a full redevelopment of the parcel at 45 Mystic Avenue and will fully replace the existing auto repair shop, named ABJ Auto Repair. The Proponent has communicated this to the current owner of both the parcel and auto repair shop. No relocation efforts for the business are necessary, as the auto repair shop business will be dissolved once the Proponent gains ownership of the site.



## 2.13 Public Benefits

### Economic Benefits

- Economic Generator – Bring startup companies to the immediate area; employees will become active participants in the Somerville economy, especially in the Greater ASMD.
- Tax Revenue – The Project will generate new real estate tax revenue.
- Job Creation – Startup companies with rapid growth will continue to add to their employee base; dozens of new construction jobs will be created.

### Community Benefits

- Civic Space – The Project will implement the first plot of Civic Space in the Assembly Point Neighborhood for the public to enjoy. The proposed Pocket Plaza will also provide shielding from the busy Mystic Avenue.
- Adherence to Assembly Point Neighborhood Vision – The Project boasts 2,040 +/- square feet of artisan studio space and art gallery.

### Public Benefits

- Transformation of Assembly Point – Assist in the overall transformation of Assembly Point to a modern, urban neighborhood that caters to small business.
- Attracting Multiple Companies – Provide a new type of laboratory development that will be capable of cycling many kinds of companies through.
- Linkage Fees – The Project will qualify for linkage fees, per the Ordinance, the Proponent will be required to pay linkage fees. The approximate amount will be determined when the Proponent applies for Site Plan Approval after being approved for this MPSP.
- Local Hiring – Proponent will promote the hiring of residents for employment opportunities associated with the Project and its tenants.

### Transportation Benefits

- The Proponent will provide an on-site transportation coordinator.
- The Proponent will post and distribute mobility management information, including information, pertaining to pedestrian, cycling and transit access to the Project Site.
- The Proponent will host an annual mobility management education meeting for tenants and their employees.
- The Proponent will provide their employees with Qualified Transportation Fringe benefits per current U.S. Internal Revenue Code.
- The Proponent will offer a guaranteed ride home program to employees.
- The Proponent will install external bicycle racks for visitors to the site located near the building entrances.
- The Proponent will offer on-site real time transit information, which will consist of two (2) connected TransitScreen displays.
- The Proponent will sponsor, and identify an off-street location for, a city-owned, 19-dock, 11-bike Bluebike share station located on a public sidewalk adjacent to the site.

## 3.14 Development Team

Development Team Contact Information	
Development Team	Boston Pinnacle Properties 599 E Broadway Boston, MA 02127 857.496.7187 <i>Contact:</i> <i>Adam Burns</i> <i>John Beatty, Jr.</i>
	Boston Lab Services 18 Terry Avenue Burlington, MA 01803 857.225.0733 <i>Contact:</i> <i>Elden Lainez</i>
Legal Counsel	Law Offices of Richard G. Di Girolamo and Associates 424 Broadway Somerville, MA 02145 617.666.8200 <i>Contact:</i> <i>Rich DiGirolamo</i> <i>Anne Vigorito</i>
Permitting	Boston Pinnacle Properties 599 E Broadway Boston, MA 02127 857.496.7187 <i>Contact:</i> <i>Adam Burns</i> <i>John Beatty, Jr.</i>
Transportation	Howard Stein Hudson (HSH) 11 Beacon Street, Suite 1010 Boston, MA 02108 617.482.7080 <i>Contact:</i> <i>Christa Lucas</i>

Civil	<p><i>Ian MacKinnon</i></p> <hr/> <p>Howard Stein Hudson (HSH) 11 Beacon Street, Suite 1010 Boston, MA 02108 617.482.7080 <i>Contact:</i> <i>Robert Messenger</i> <i>Richard Latini</i></p>
Survey	<p>Peter Nolan &amp; Associates LLC 697 Cambridge Street Brighton, MA 02135 <i>Contact:</i> <i>Peter Nolan</i> <i>Konstantin Klykov</i></p>
Architect	<p>The Context Workshop 200 Portland Street Boston, MA 02114 312.780.9456 <i>Contact:</i> <i>Eric Zachrison</i> <i>Dan O'Reilly</i></p>
Mechanical, Electrical, and Plumbing Engineer	<p>BLW Engineers 311 Great Road Littleton, MA 01460 978.486.4301 <i>Contact:</i> <i>Bill Scanlon</i> <i>Ken Beck</i></p>
Sustainability	<p>Soden Sustainability Consulting 19 Richardson Street Winchester, MA 01890 617.372.7857 <i>Contact:</i> <i>Colleen Soden</i> <i>Ian Robinson</i></p>

Landscape Architect

Verdant Landscape Architecture  
318 Harvard Street, #25  
Brookline, MA 02446  
617.735.1180  
*Contact:*  
*Katya Podsiadlo*  
*Erin Hossaini-Fitch*

3.15.1: Existing Conditions









VIEW TO EAST AT MYSTIC AVE



VIEW TO WEST AT MYSTIC AVE



VIEW TO NORTH AT MYSTIC AVE & GRAND UNION BLVD