

45 Mystic Avenue

Master Plan Special Permit
5 October 2023

Proposal Overview

Building Characteristics

- LEED Platinum Incubator Laboratory Building
- Floors 2–10: Incubator Laboratory Targeting Biotech/Life Sciences Startups
- Ground Floor: Maker Studio Unit and Gallery in Lobby/General Lobby
- Basement: Employee Locker Room/Bike Storage/Water Treatment Facilities

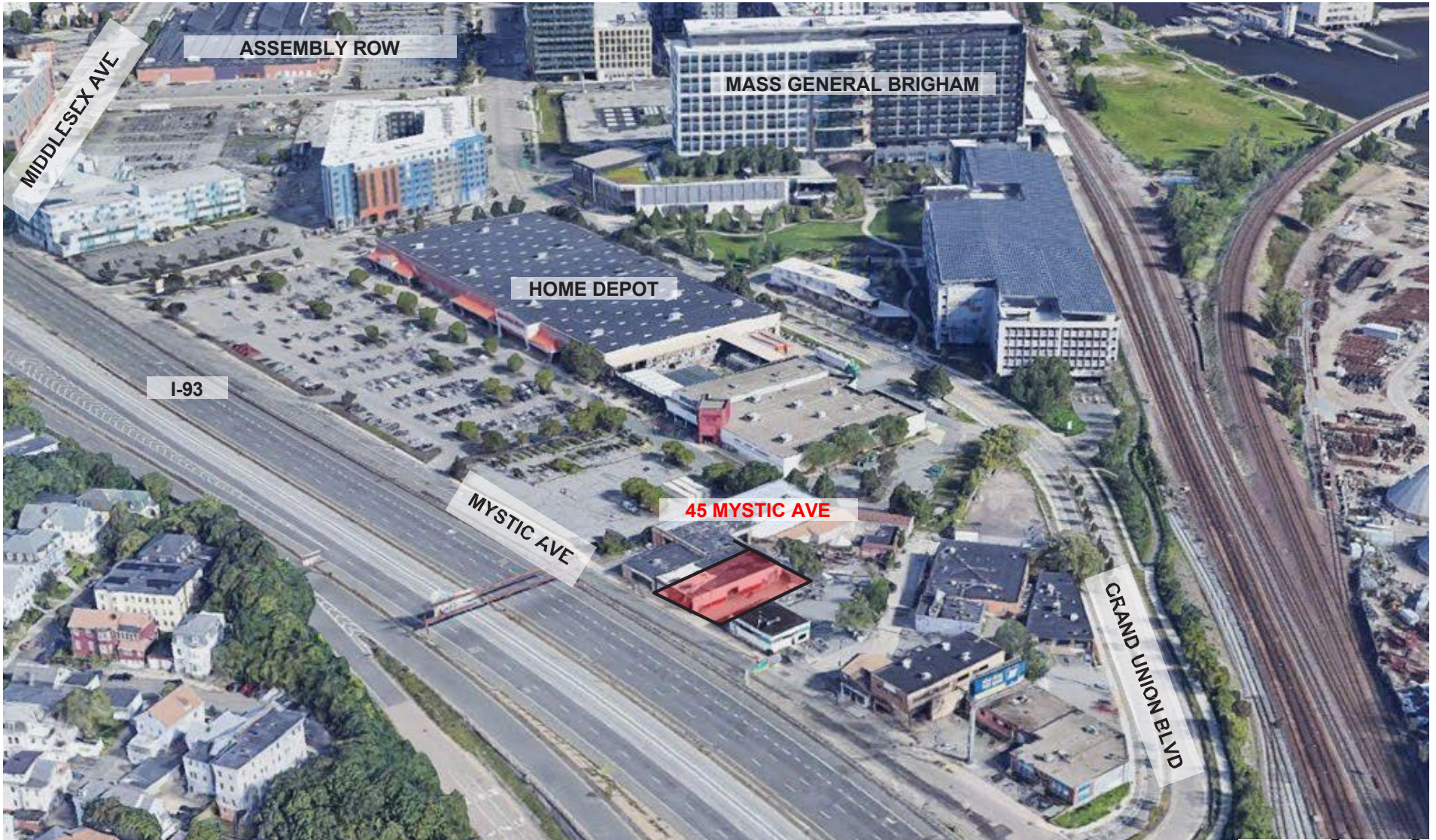
Massing

- GSF: 51,000 +/-
- Civic Space: 2,280 SF (26% Lot Coverage)
- Height: 125' / 10 Stories

**Existing
Conditions**

Existing Conditions





AERIAL VIEW FROM SOUTHEAST- EXISTING
45 MYSTIC AVE, SOMERVILLE, MA 02145

Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



VIEW TO THE WEST AT MYSTIC AVENUE



VIEW TO THE EAST AT MYSTIC AVENUE

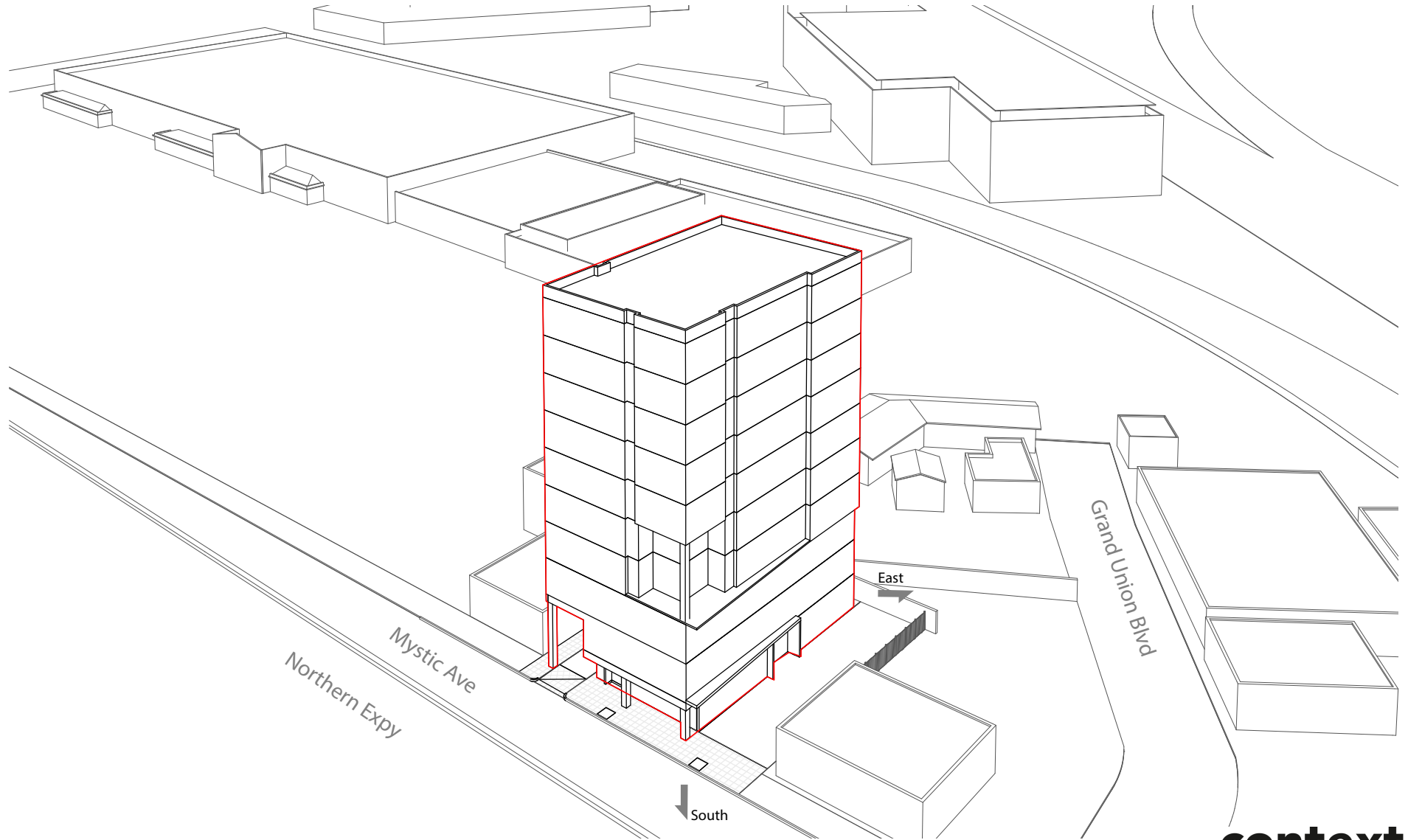
Existing Conditions



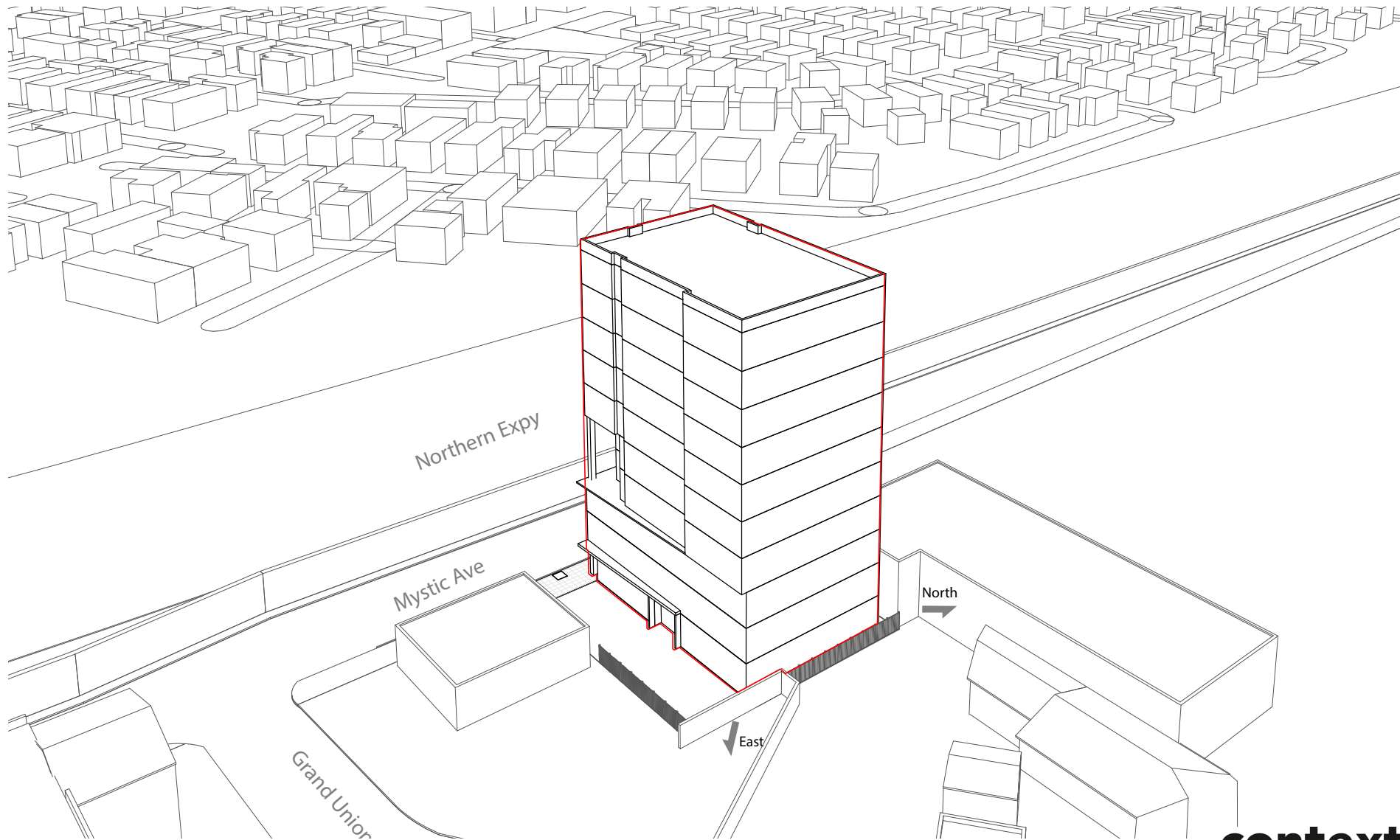
VIEW TO NORTH AT MYSTIC AVE & GRAND
UNION BLVD

Zoning & Massing

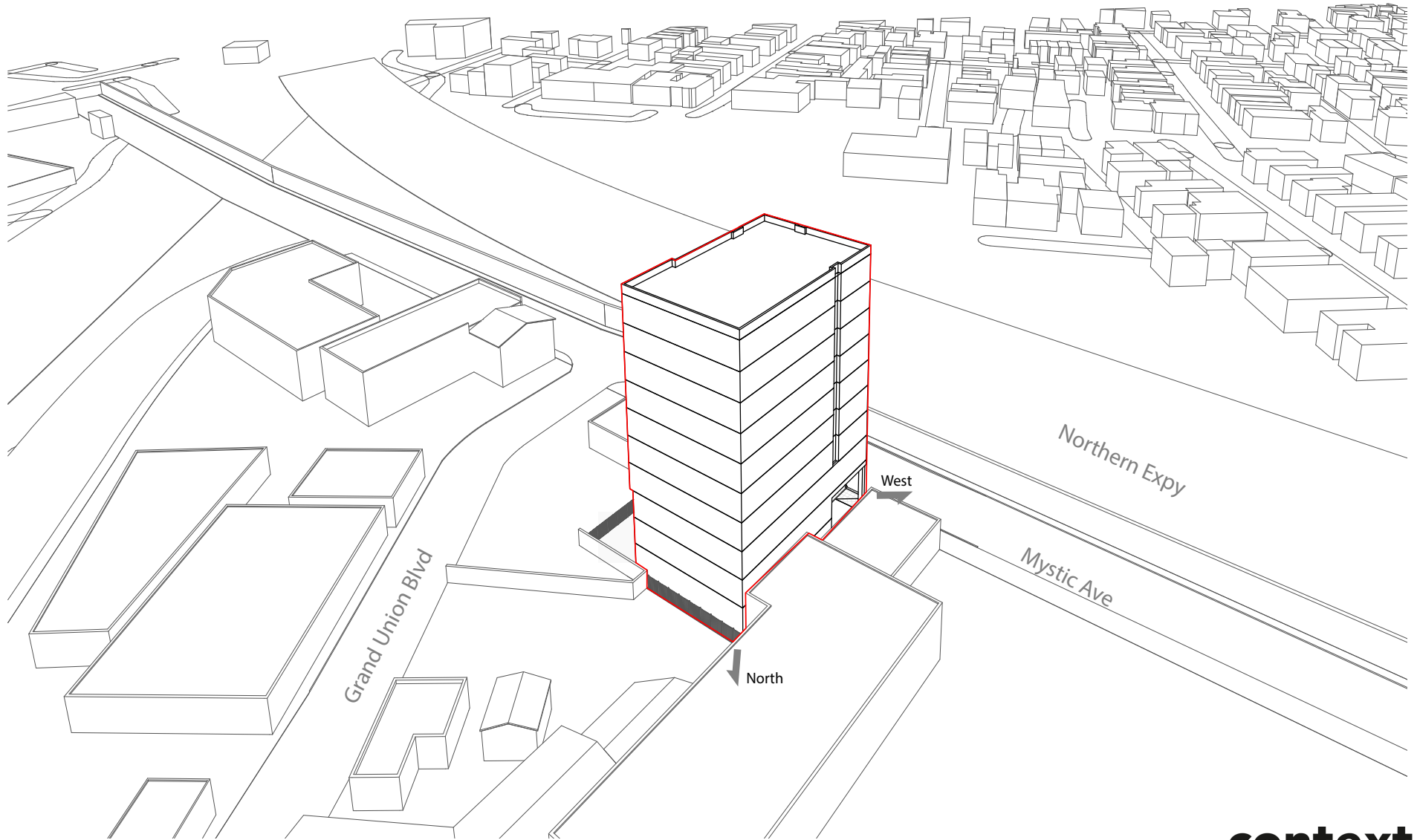
ZONING ANALYSIS	ASMD	EXISTING	PROPOSED	COMMENTS
LOT AREA MIN.	N/A	8,640 SF	8,640 SF	EXISTING CONDITION
LOT FRONTAGE	N/A	90'	50'	EXISTING CONDITION
MAX. FAR	N/A	0.7	5.9	
BUILDING HEIGHT	125'	12' V.I.F	125'/10 STORIES	
FRONT YARD	5'5'	0' V.I.F	5'	COMPLIANT UNDER MASTER PLAN SPECIAL PERMIT
SIDE YARD	N/A	0' V.I.F	5'	COMPLIANT UNDER MASTER PLAN SPECIAL PERMIT
REAR YARD	N/A	0' 12' V.I.F	5'	COMPLIANT UNDER MASTER PLAN SPECIAL PERMIT
CIVIC SPACE	2,160 sf	V.I.F	2,280 SF	
GSF	MIN. 50,000	V.I.F	51,071SF	
LOT COVERAGE	/	V.I.F	46%	
BUILDING WIDTH	/	V.I.F	59'	
BUILDING DEPTH	/	V.I.F	91'	
STORY HEIGHT	/	V.I.F	12'-6"	



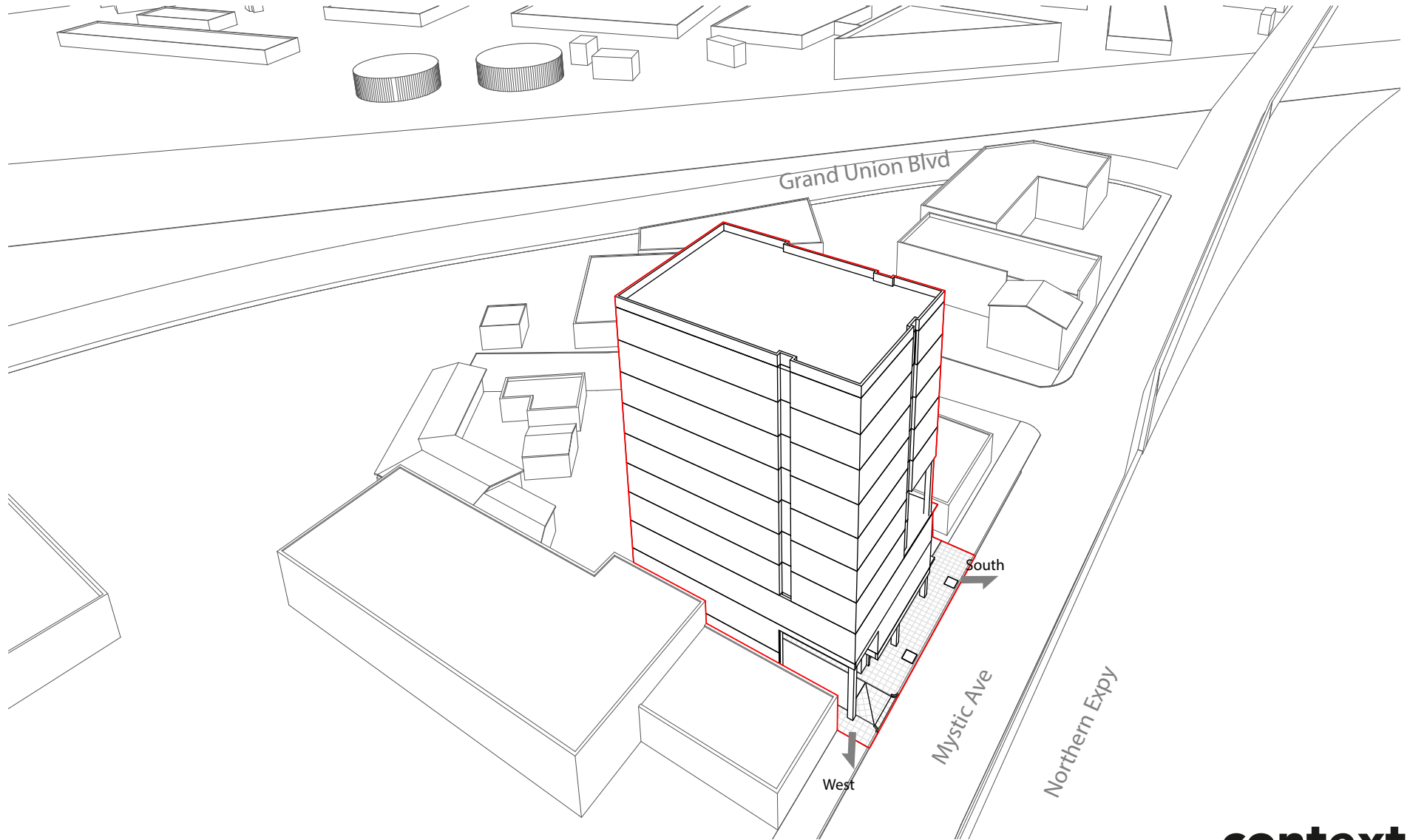
VIEW FROM SOUTH LOOKING NORTH
45 MYSTIC AVE, SOMERVILLE, MA 02145



VIEW FROM EAST LOOKING WEST
45 MYSTIC AVE, SOMERVILLE, MA 02145



VIEW FROM NORTH LOOKING SOUTH
45 MYSTIC AVE, SOMERVILLE, MA 02145



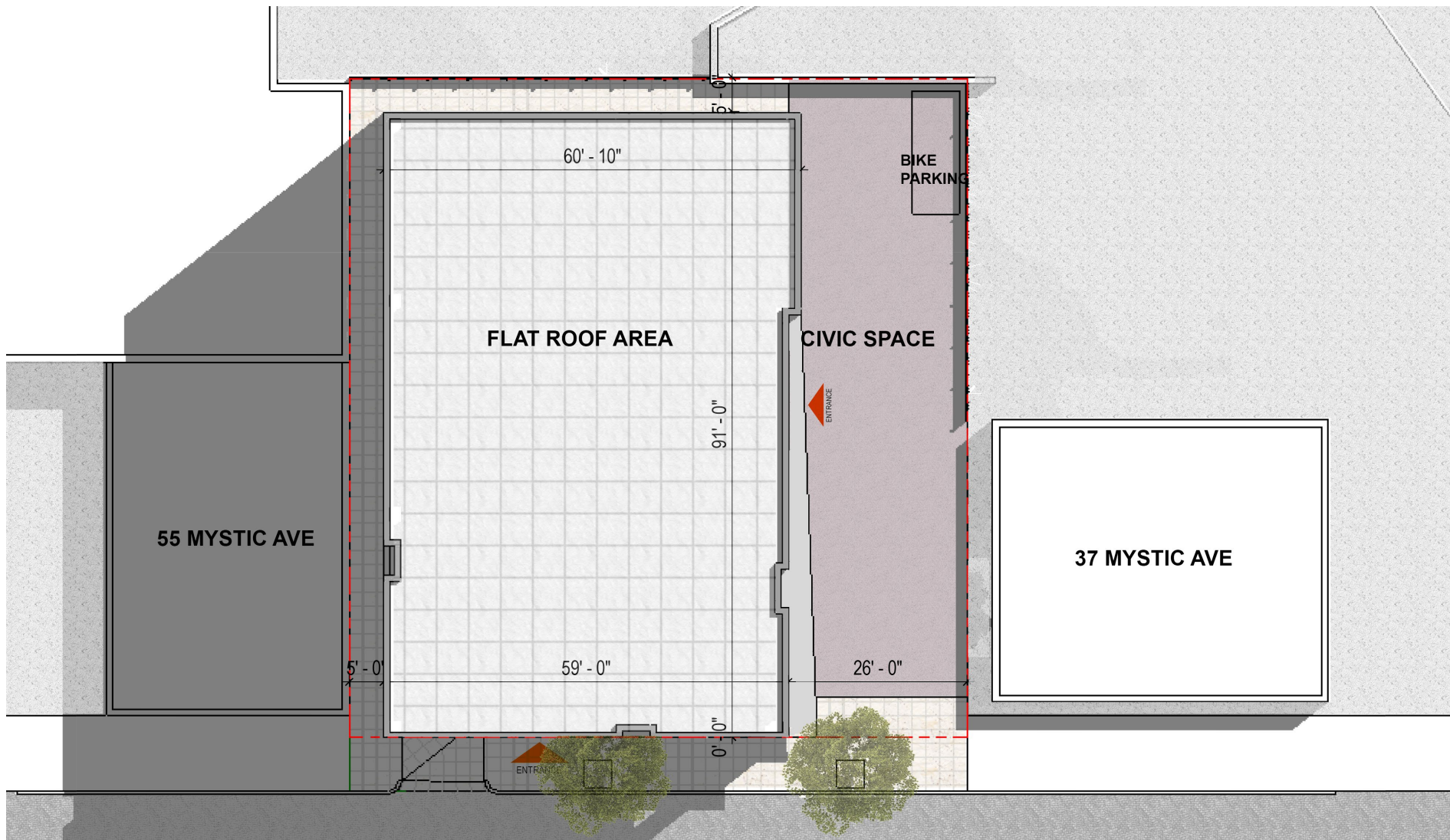
VIEW FROM WEST LOOKING EAST
45 MYSTIC AVE, SOMERVILLE, MA 02145

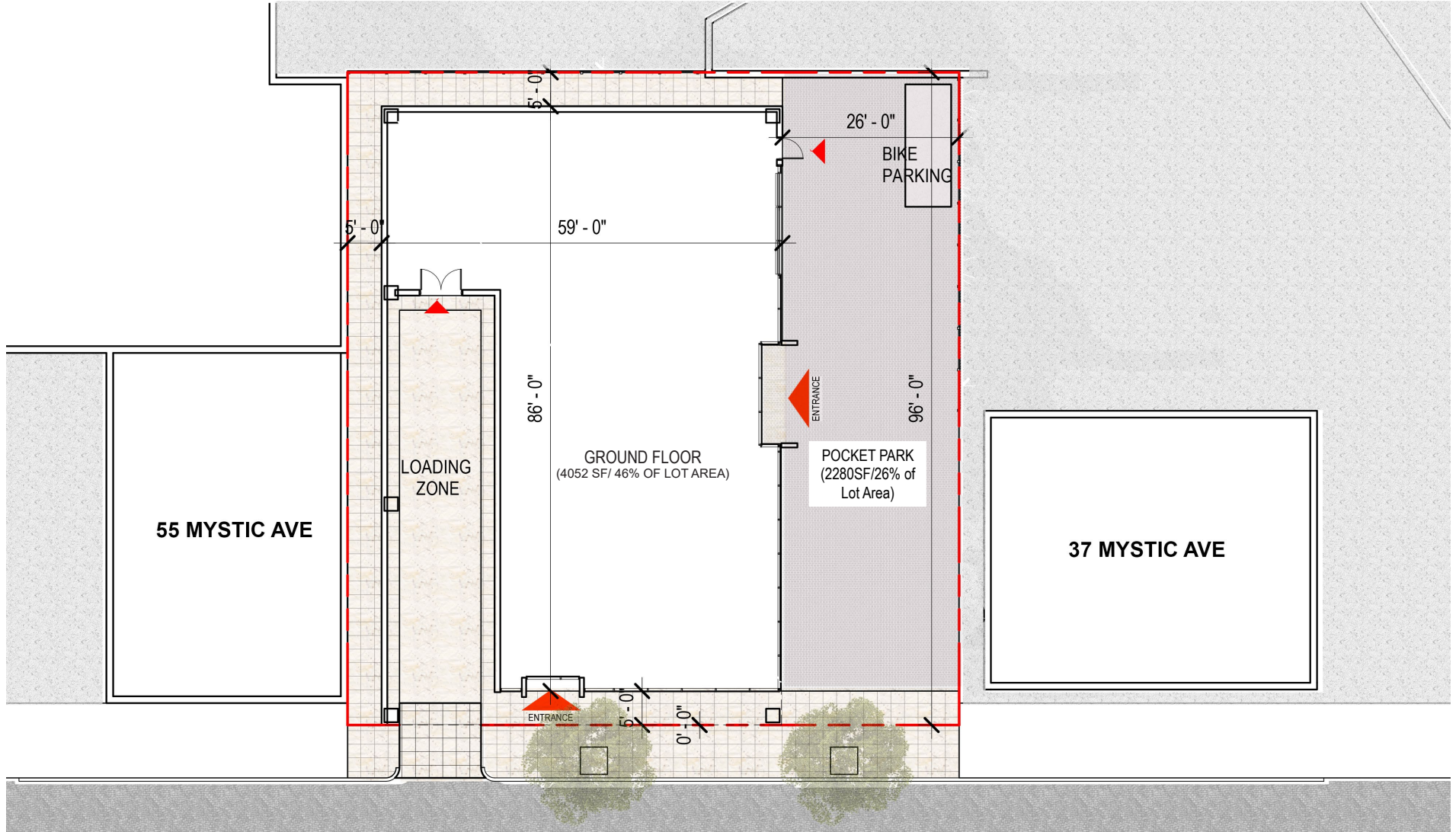


VIEW FROM I-93 LOOKING NORTHBOUND
45 MYSTIC AVE, SOMERVILLE, MA 02145



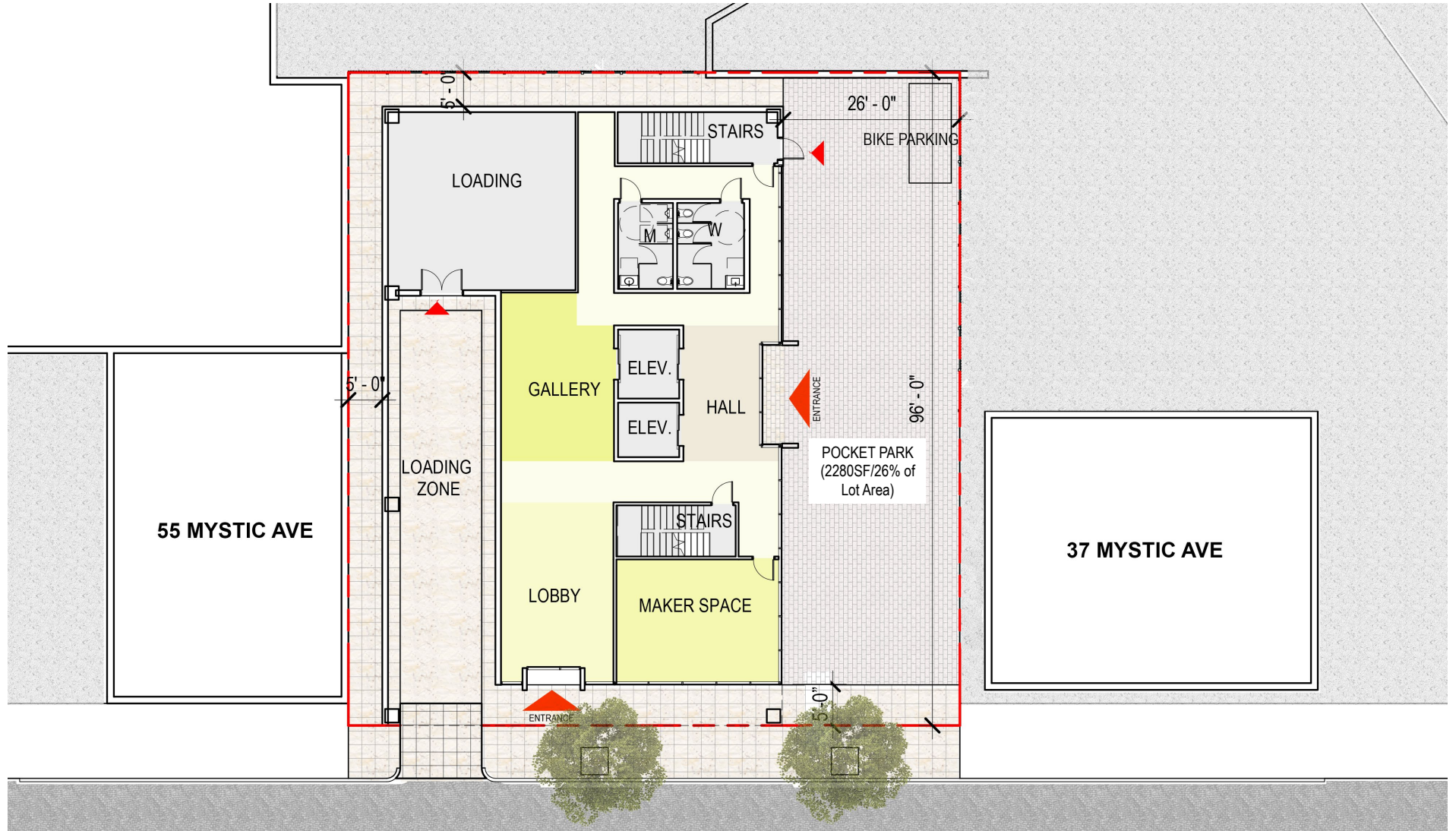
VIEW FROM I-93 LOOKING SOUTHBOUND
45 MYSTIC AVE, SOMERVILLE, MA 02145



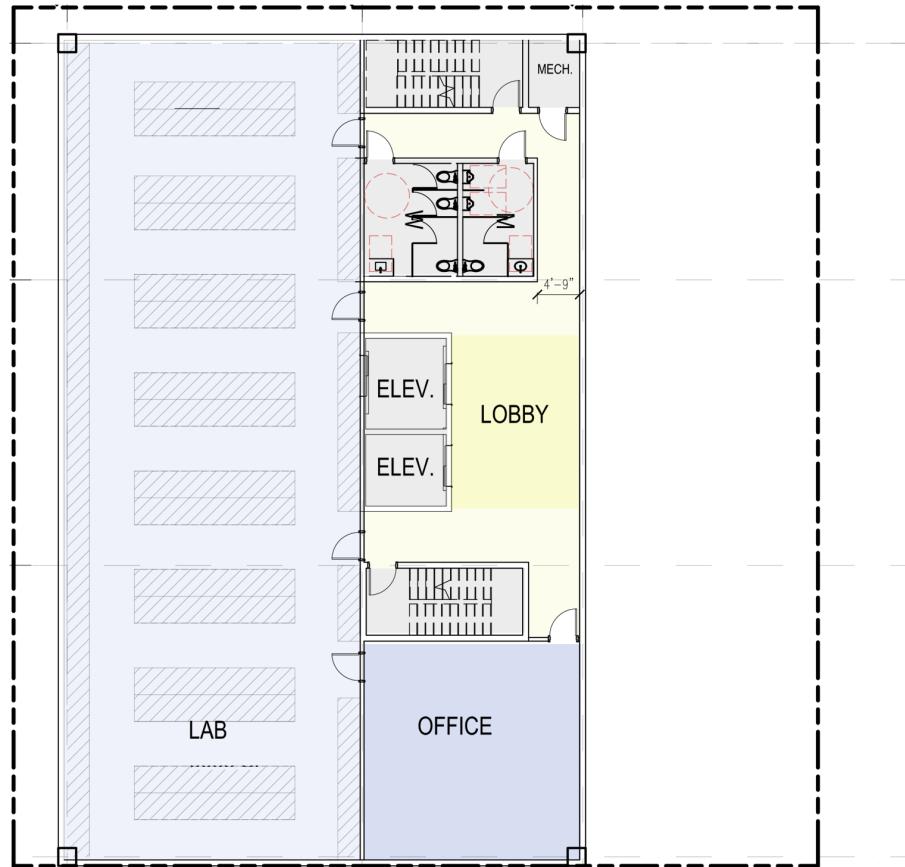


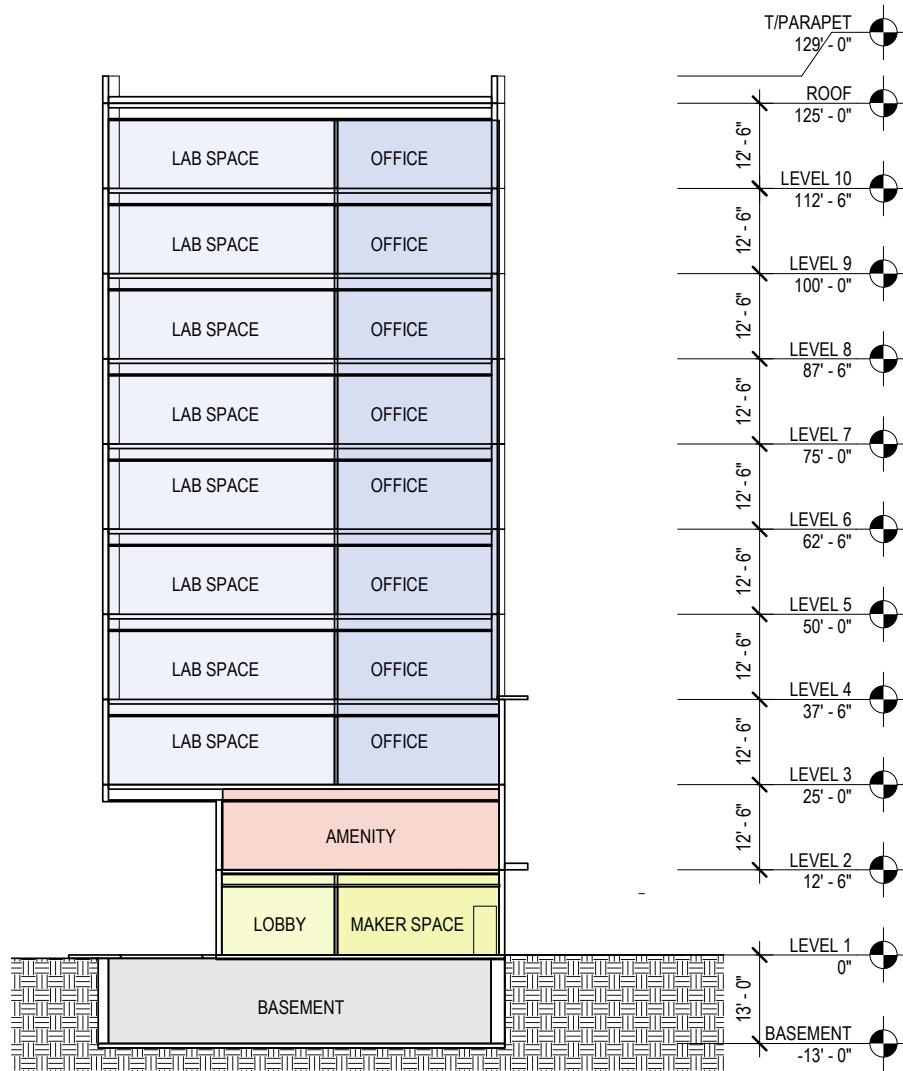
GROUND FLOOR PLAN
45 MYSTIC AVE, SOMERVILLE, MA 02145

Building Context



GROUND FLOOR PROGRAMMATIC GROUND FLOOR PLAN
45 MYSTIC AVE, SOMERVILLE, MA 02145







AERIAL VIEW FROM SOUTHEAST- PROPOSED
45 MYSTIC AVE, SOMERVILLE, MA 02145



VIEW FROM PROPOSED BUILDING LOOKING ASSEMBLY ROW, EYE ELEV: 100FT 9TH FLOOR
45 MYSTIC AVE, SOMERVILLE, MA 02145

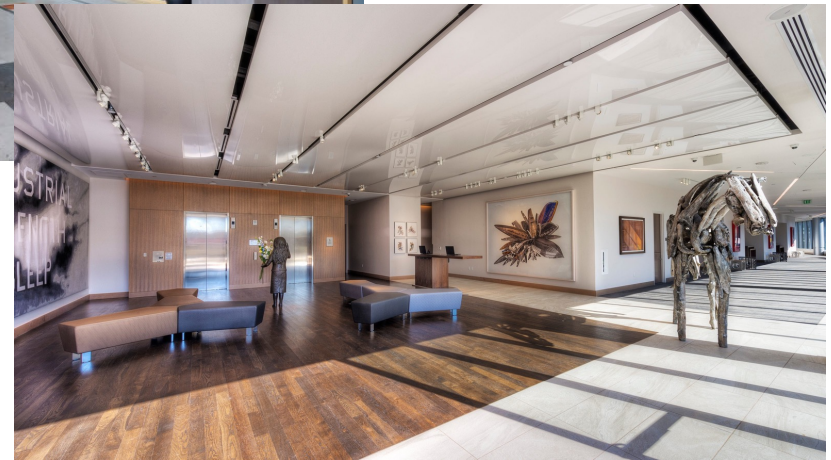
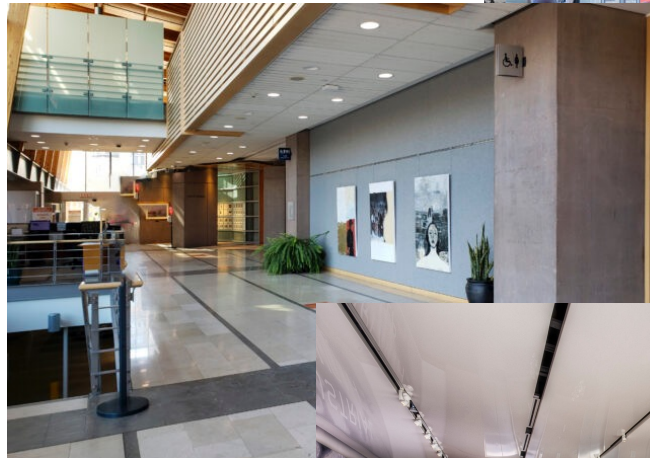


VIEW FROM PROPOSED BUILDING LOOKING BOSTON, EYE ELEV: 100FT 9TH FLOOR
45 MYSTIC AVE, SOMERVILLE, MA 02145

Maker & Gallery Space Vision

Vision \ Gallery

- Create a space with natural light through expansive glass panes, creating a vibrant and engaging atmosphere for art enthusiasts.
- Establish a multifunctional space that combines an art gallery and artisan studio.
- Showcase a rotating display of artworks while artisans create live, providing an immersive experience.
- Bridge the gap between creators and visitors, fostering appreciation for the artistic process.



Vision \ Maker Space



**Civic
Space**

Building Sustainability

LEED v4 for BD+C (Core and Shell)

Project Name: 45 Mystic Ave
Date: 1/17/2023

Project Address: 45 Mystic Ave, Somerville, MA 02145

Projected Points: 80 | PLATINUM

Yes Y? N? No

80 15 4 13 Total Project Score (Certification Estimate)

Certified: 40 - 49 points, **Silver:** 50 - 59 points, **Gold:** 60 - 79 points, **Platinum:** 80+ points

1	0	0	0	Integrative Process	1	Cost
1				Integrative Process	1	

15	0	0	5	Location & Transportation	20	Cost
0	0	0	0	LEED for Neighborhood Development Location	(16)	
2				Sensitive Land Protection	2	
3				High Priority Site	3	
4		2		Surrounding Density + Diverse Uses (LEED v4.1)	6	
4		2		Access to Quality Transit (LEED 4.1)	6	
1				Bicycle Facilities (LEED v4.1)	1	
1				Reduced Parking Footprint (LEED v4.1)	1	
		1		Green Vehicles	1	

6	3	0	2	Sustainable Sites	11	Cost
Req				Construction Activity Pollution Prevention	Required	
1				Site Assessment	1	
	1		1	Site Development - Protect or Restore Habitat	2	
		1		Open Space (LEED 4.1)	1	
1	2			Rainwater Management (LEED 4.1)	3	
2				Heat Island Reduction	2	
1				Light Pollution Reduction	1	
1				Tenant Design and Construction Guidelines	1	

10	1	1	1	Water Efficiency	11	Cost
Req				Outdoor Water Use Reduction	Required	
Req				Indoor Water Use Reduction	Required	
Req				Building-Level Water Metering	Required	
3				Outdoor Water Use Reduction	3	
4	1	1		Indoor Water Use Reduction	6	
2			1	Cooling Tower Water Use	3	
1				Water Metering	1	

27	6	0	0	Energy & Atmosphere	33	Cost
Req				Fundamental Commissioning and Verification	Required	
Req				Minimum Energy Performance	Required	
Req				Building-Level Energy Metering	Required	
Req				Fundamental Refrigerant Management	Required	
4	2			Enhanced Commissioning	6	
16	2			Optimize Energy Performance	18	
1				Advanced Energy Metering	1	
1	1			Demand Response	2	
5				Renewable Energy Production (LEED v4.1)	5	
	1			Enhanced Refrigerant Management	1	
				Green Power and Carbon Offsets (LEED v4.1)	2	

4	4	2	4	Materials & Resources	14	Cost
Req				Storage and Collection of Recyclables	Required	
Req				Construction and Demolition Waste Management Planning	Required	
	2		4	Building Life-Cycle Impact Reduction (LEED 4.1)	5	
1		1		BPDO - Environmental Product Declarations (LEED 4.1)	2	
1		1		BPDO - Sourcing of Raw Materials (LEED 4.1)	2	
1	1			BPDO - Material Ingredients (LEED 4.1)	2	
1	1			Construction and Demolition Waste Management (LEED v4.1)	2	

7	1	1	1	Indoor Environmental Quality	10	Cost
Req				Minimum Indoor Air Quality Performance	Required	
Req				Environmental Tobacco Smoke Control (LEED v4.1)	Required	
2				Enhanced Indoor Air Quality Strategies	2	
3				Low-Emitting Materials (LEED 4.1)	3	
1				Construction Indoor Air Quality Management Plan	1	
	1	1	1	Daylight (LEED 4.1)	3	
1				Quality Views (LEED 4.1)	1	

6	0	0	0	Innovation	6	Cost
1				Sustainable Purchasing - Low Mercury Lamps	1	
1				Verified Construction & Demolition Recycling Rates	1	
1				BPDO - EPDs (EP)	1	
1				Low Emitting (EP)	1	
1				Education	1	
1				LEED Accredited Professional	1	

4	0	0	0	Regional Priority	4	Cost
1				Optimize Energy (8)	1	
1				High Priority Site (2)	1	
1				Indoor Water Use (4)	1	
1				Renewables (2)/Rainwater Management (2)/BLC (2)	1	