

# 45 Mystic Avenue

Master Plan Special Permit  
19 October 2023

# Introduction

## *Development Team*

**Owner:** Adam Burns, John Beatty - Boston Pinnacle Properties

**Attorney:** Anne Vigorito – Richard D. Girolamo

**Architect:** Eric Zachrison/Dan O'Reilly – Context Workshop

**Architect Advisory:** Phil Sima – Balance Architects

**Landscape Architect:** Erin Hossaini-Fitch – Verdant Landscape Architecture

**Traffic, Mobility, & Civil Engineers:** Ian MacKinnon – Howard Stein Hudson

**Sustainability:** Colleen Soden, Arran French – Soden Sustainability

# The Inspiration & Vision

## *Creating a Hub for Biotech and Life Science Startups*

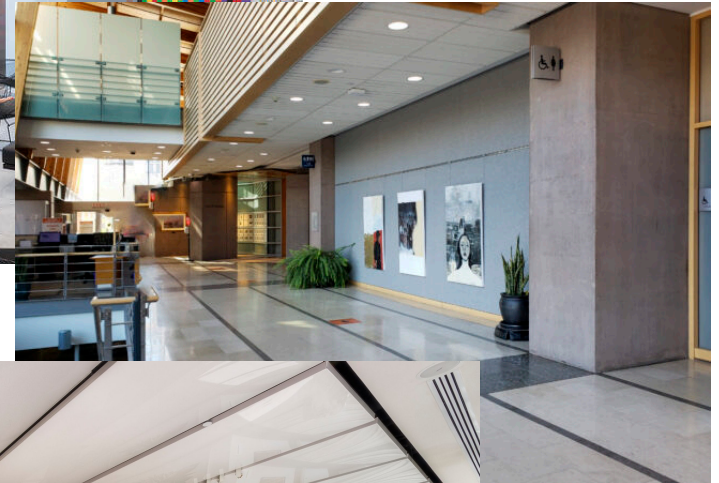
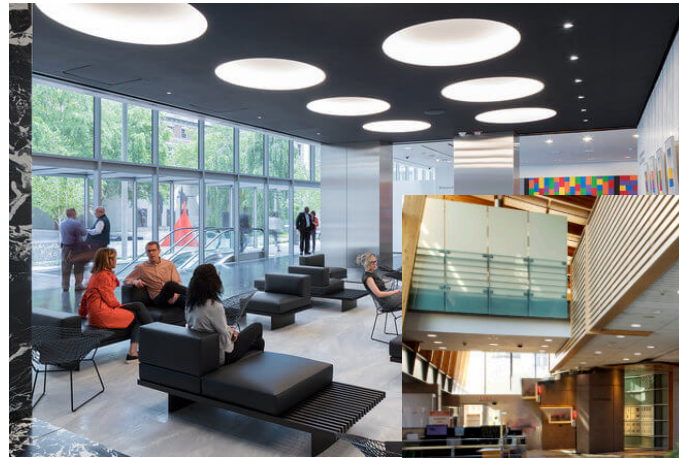
- Partnered with Boston Lab Services
- High market demand for incubator laboratory space
- Foster growth among bio tech and life science startups, drive economic impact, and create an innovation hub for the scientific community
- Cater to SomerVision's Assembly Point plan by including Maker/Artisan Space
- LEED Platinum Certifiability



# Maker & Gallery Space Vision

# Vision \ Gallery

- Create a space with natural light through glass panes
- Establish a multifunctional space that combines an art gallery and artisan studio
- Showcase a rotating display of artworks
- Bridge the gap between creators and building tenants and visitors



# Vision \ Maker Space



**Existing  
Conditions**

# Existing Conditions



# Existing Conditions



# Existing Conditions



# Existing Conditions



# Existing Conditions



VIEW TO THE WEST AT MYSTIC AVENUE



VIEW TO THE EAST AT MYSTIC AVENUE

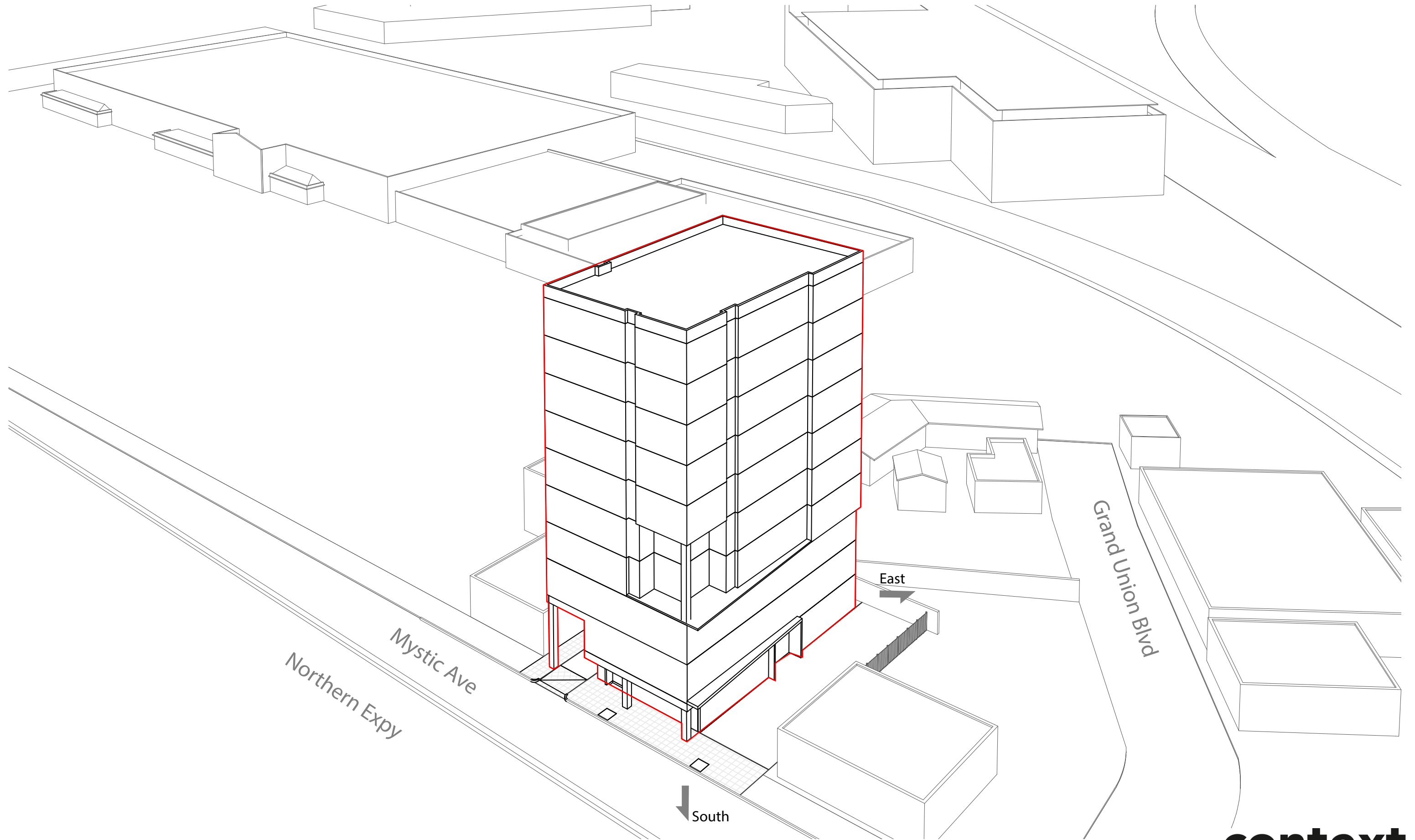
# Existing Conditions



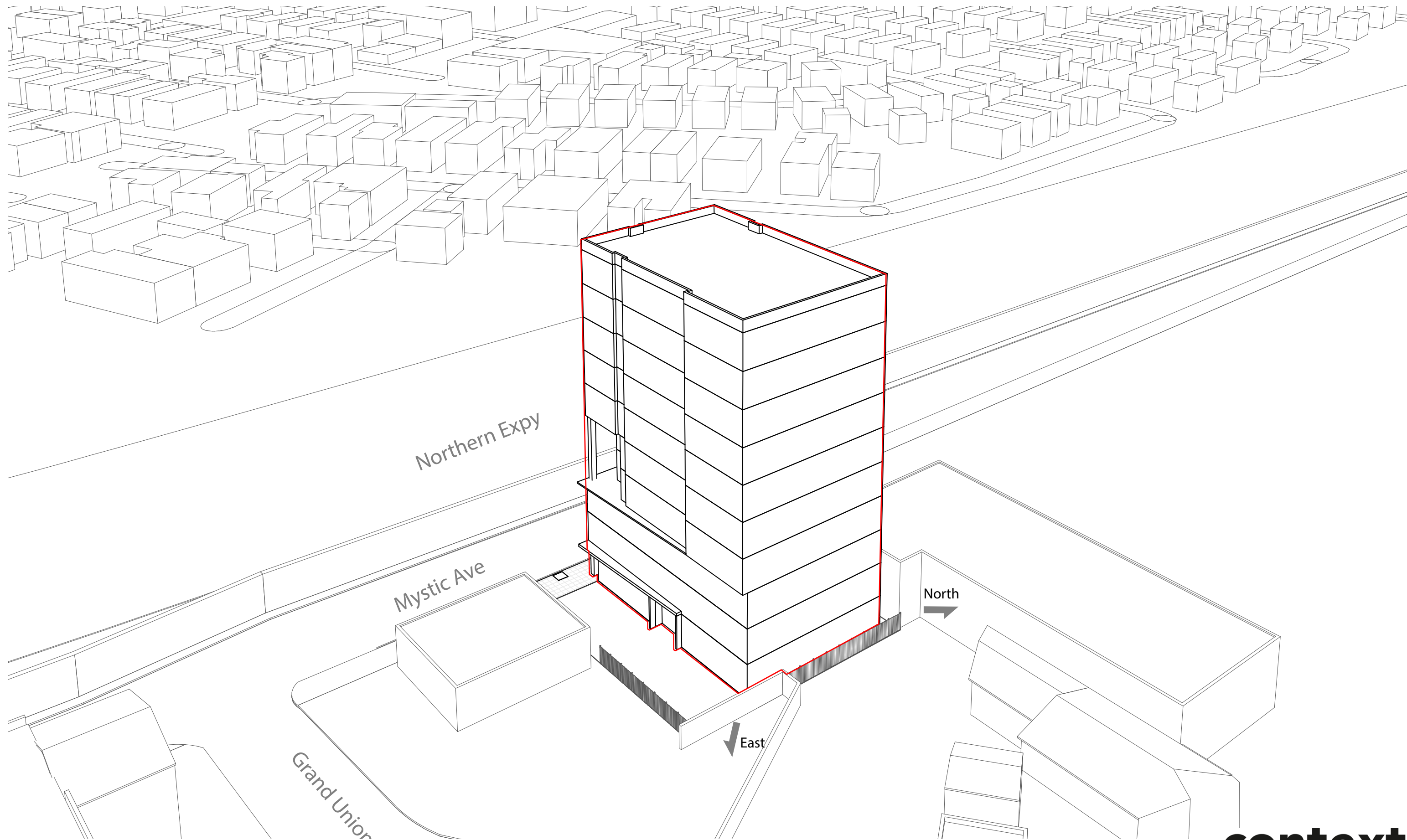
VIEW TO NORTH AT MYSTIC AVE & GRAND  
UNION BLVD

# Zoning & Massing

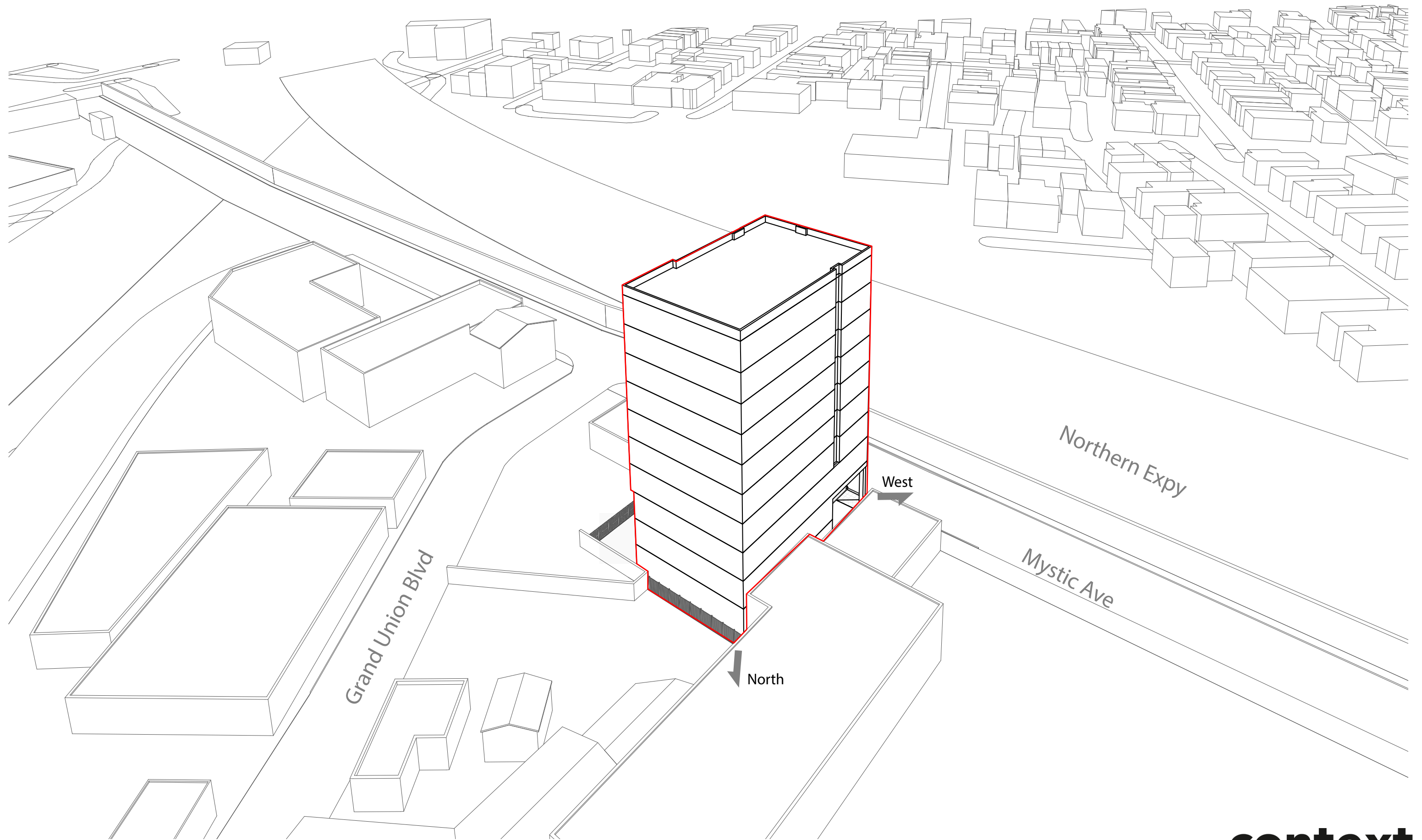
ZONING ANALYSIS	ASMD	EXISTING	PROPOSED	COMMENTS
LOT AREA MIN.	N/A	8,640 SF	8,640 SF	EXISTING CONDITION
LOT FRONTAGE	N/A	90'	50'	EXISTING CONDITION
MAX. FAR	10	0.7	6.0	
BUILDING HEIGHT	125'	12' V.I.F	125'/10 STORIES	
FRONT YARD	5'-5"	0' V.I.F	0'	COMPLIANT UNDER MASTER PLAN SPECIAL PERMIT
SIDE YARD	N/A	0' V.I.F	5'	COMPLIANT UNDER MASTER PLAN SPECIAL PERMIT
REAR YARD	N/A	0' V.I.F	5'	COMPLIANT UNDER MASTER PLAN SPECIAL PERMIT
CIVIC SPACE	2,160 sf	V.I.F	2,200 SF	
OPEN SPACE	--	V.I.F	2,397 SF	
GFA	MIN. 50,000	V.I.F	52,185 SF	
BUILDING WIDTH	/	V.I.F	60'-1"	
BUILDING DEPTH	/	V.I.F	91'	
STORY HEIGHT	/	V.I.F	12'-6"	



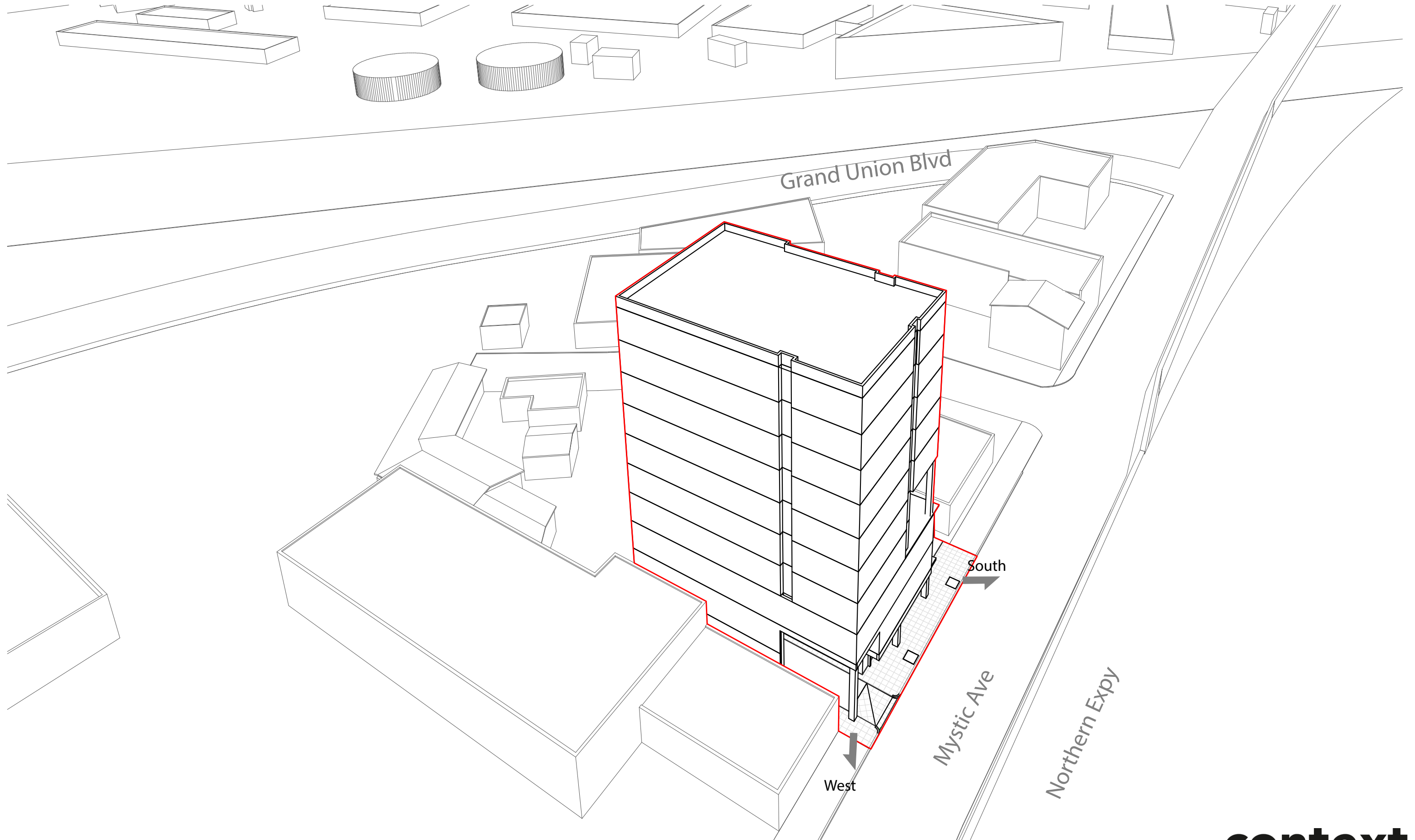
VIEW FROM SOUTH LOOKING NORTH  
45 MYSTIC AVE, SOMERVILLE, MA 02145



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



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



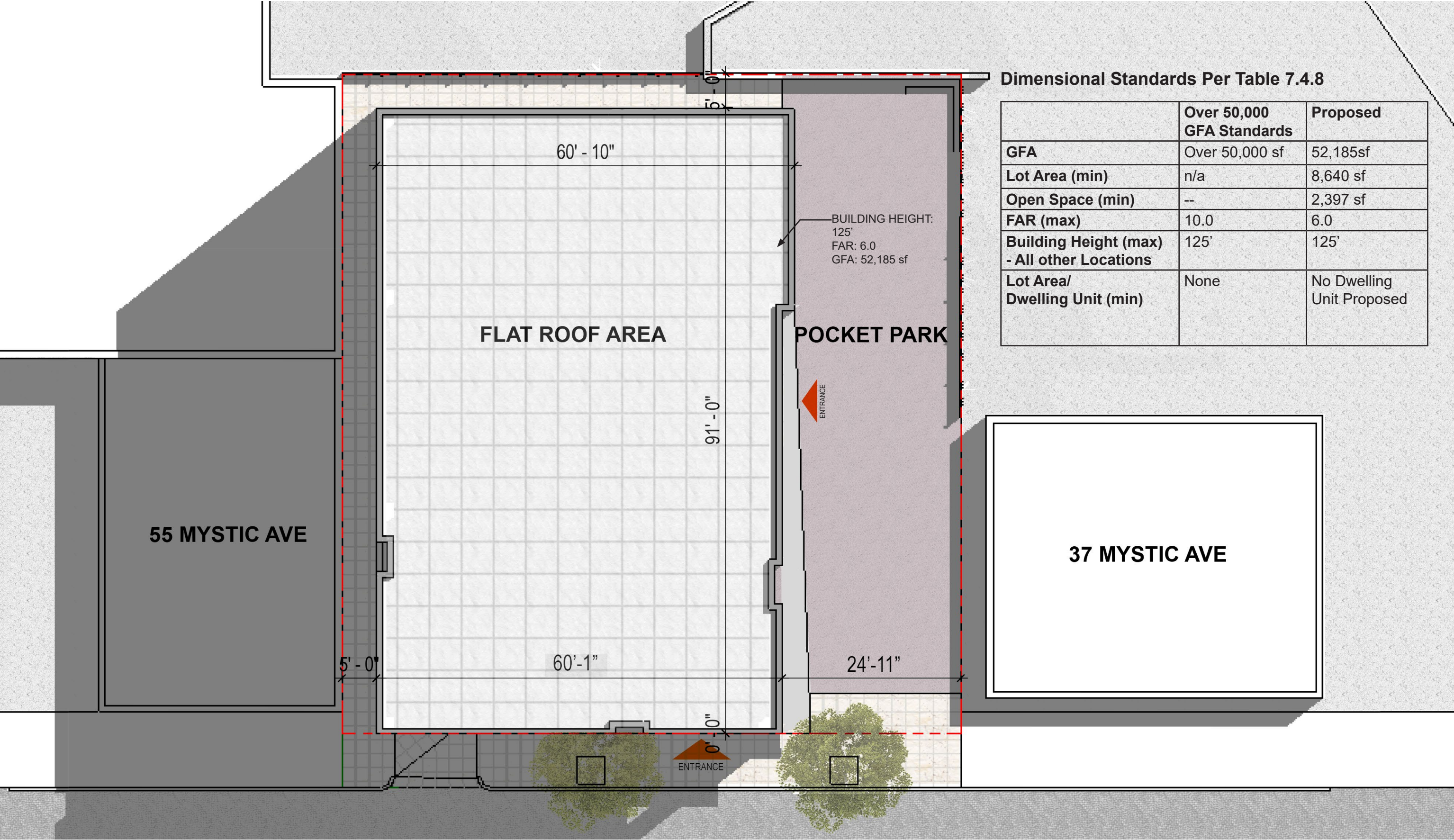
VIEW FROM WEST LOOKING EAST  
45 MYSTIC AVE, SOMERVILLE, MA 02145

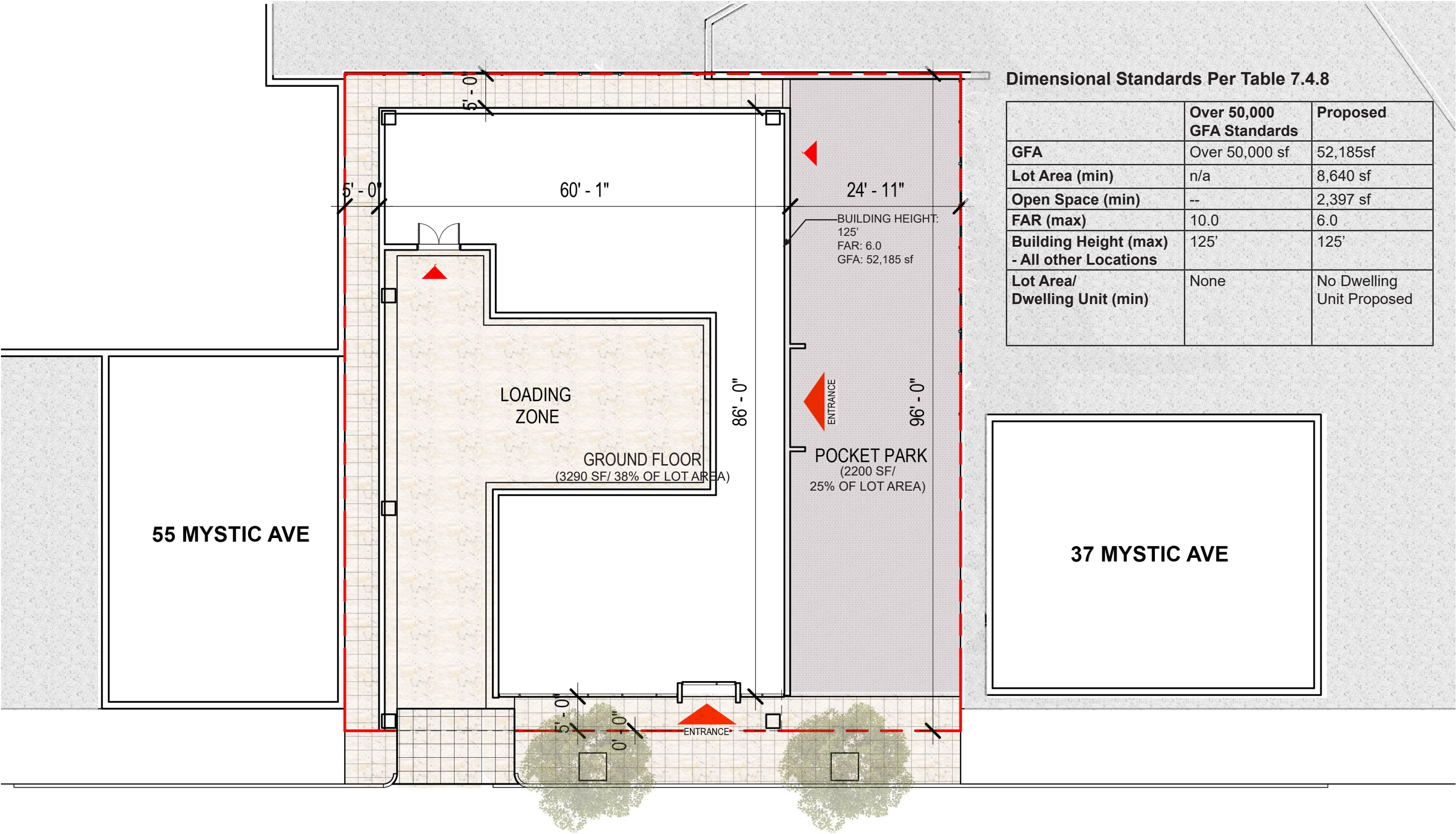


VIEW FROM I-93 LOOKING NORTHBOUND  
45 MYSTIC AVE, SOMERVILLE, MA 02145



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

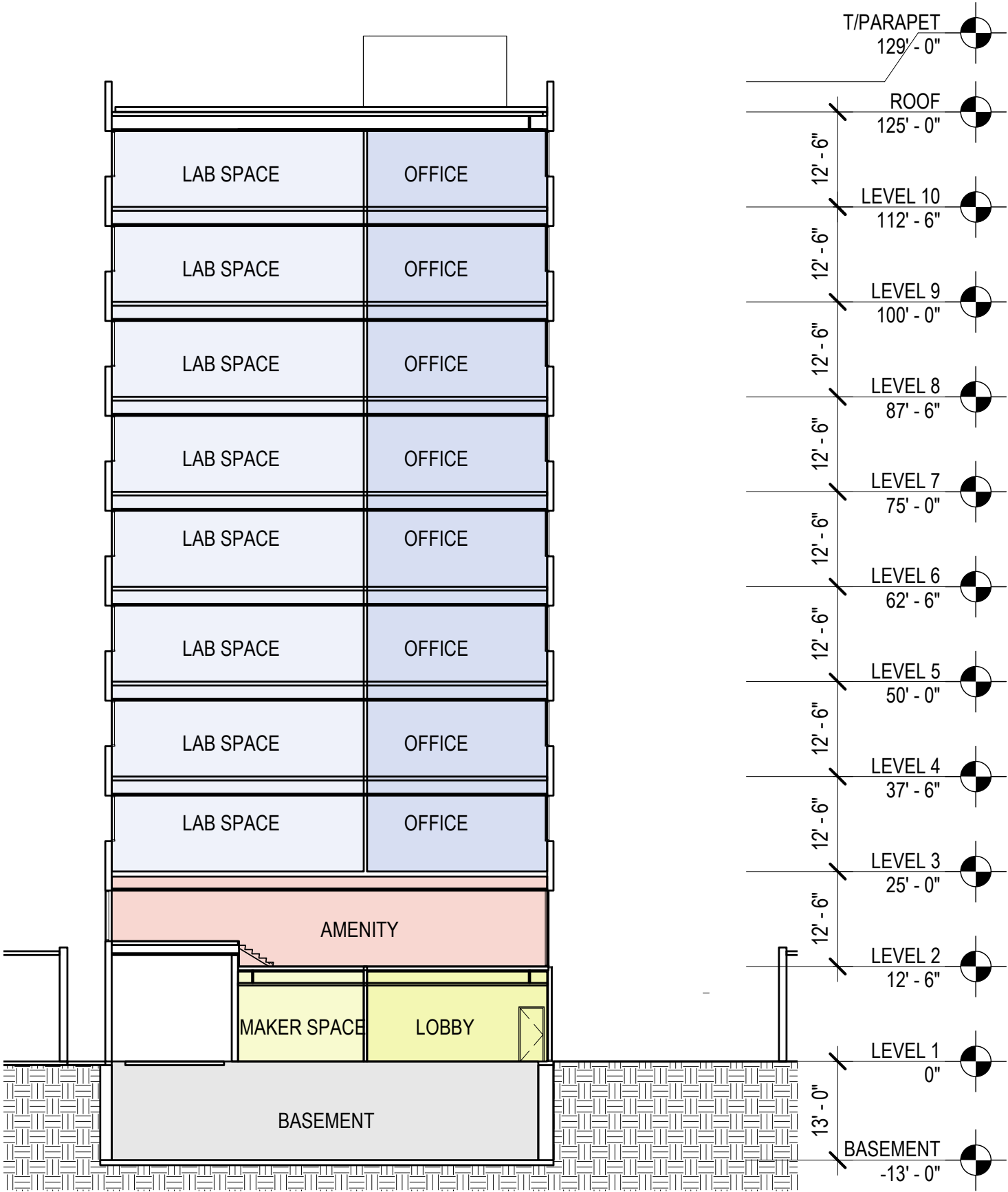




GROUND FLOOR PLAN  
45 MYSTIC AVE, SOMERVILLE, MA 02145

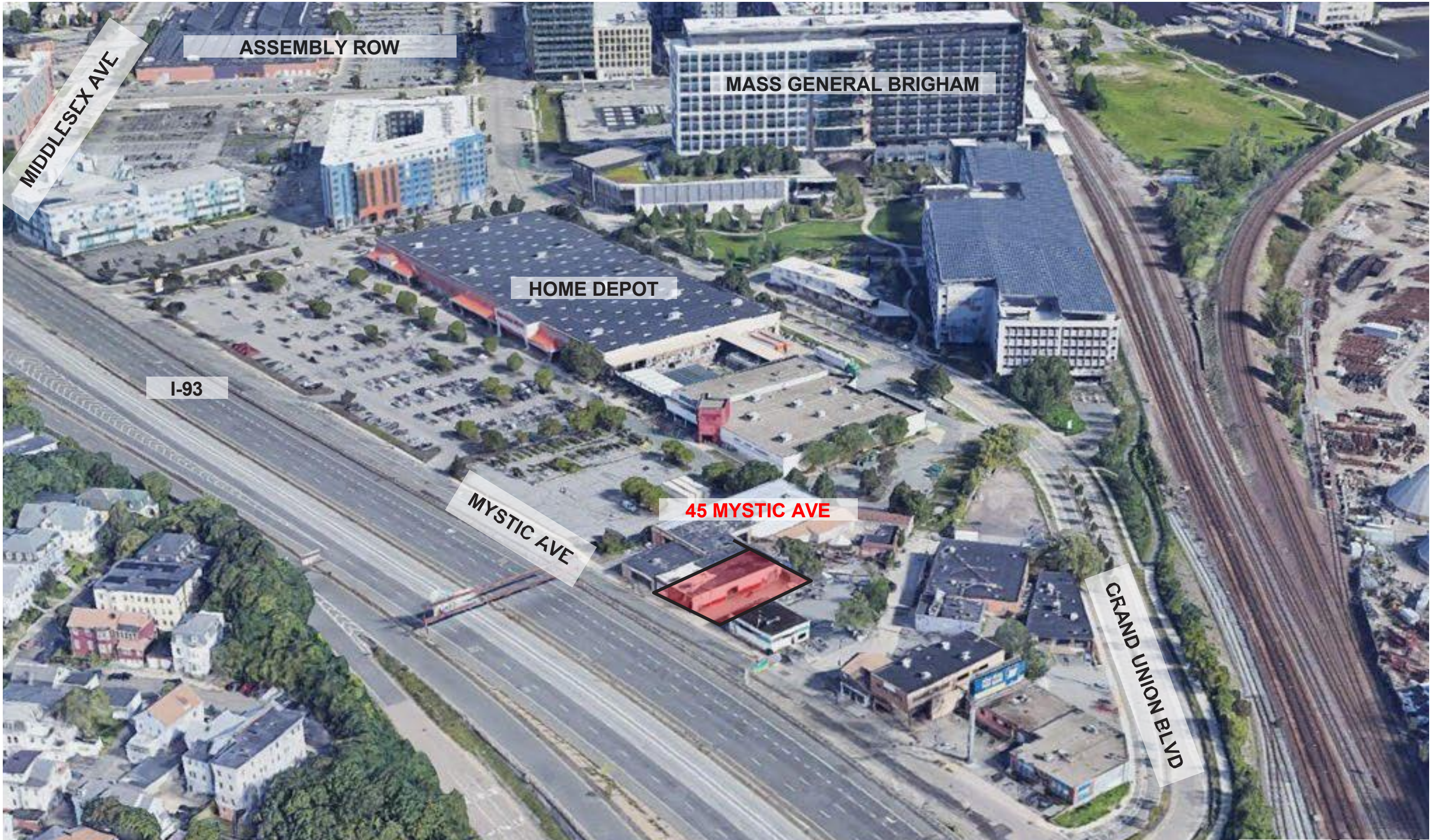
**PROGRAM GSF**

LAB SPACE: 25,040 SF  
OFFICE: 4,422 SF  
AMENITY: 3,880 SF  
COMMUNITY SPACE: 760 SF  
BOH/ CIRCULATION: 18,083 SF  
TOTAL:52,185 SF





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



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



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

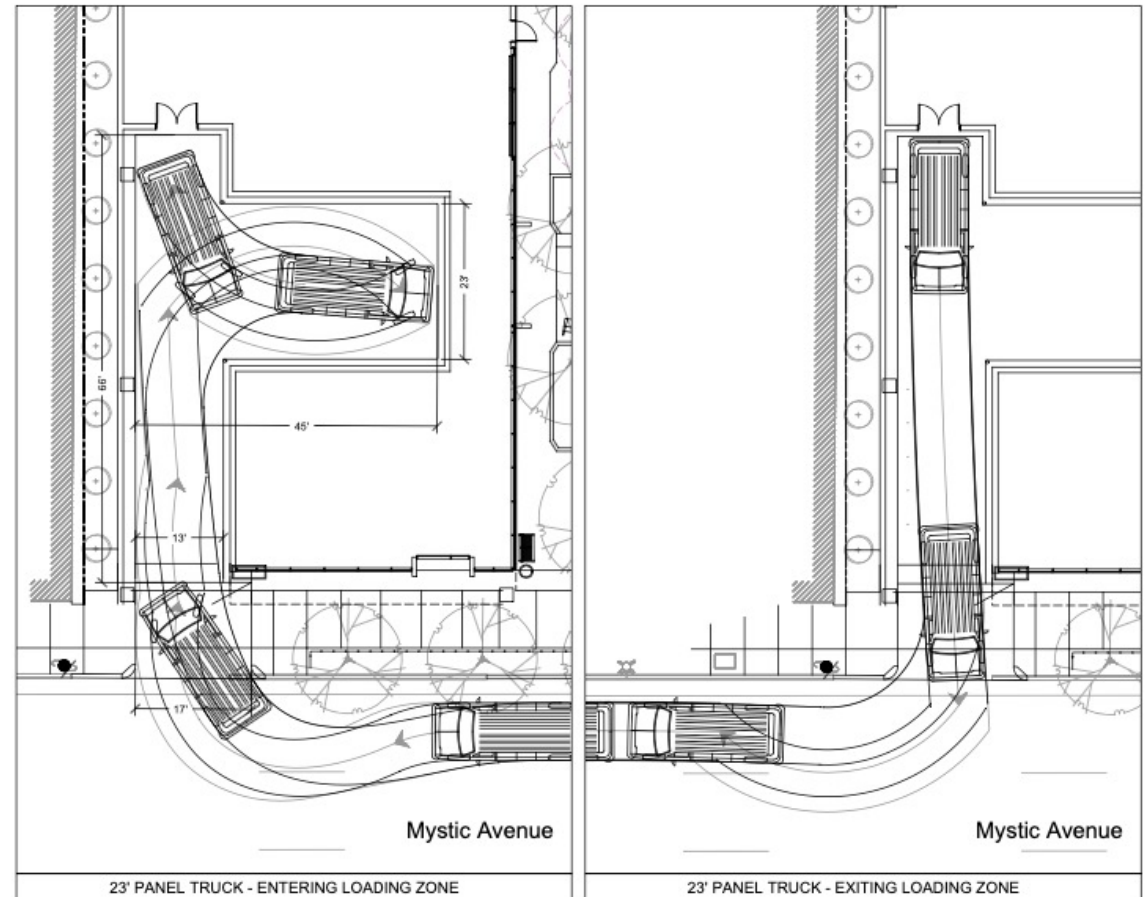


VIEW FROM PROPOSED BUILDING LOOKING BOSTON, EYE ELEV: 100FT 9TH FLOOR  
45 MYSTIC AVE, SOMERVILLE, MA 02145

# Mobility & Loading

# Loading

- Redesigned access plan that eliminates the need for vehicles to back in or out
- Loading zone will cater to a range of services
- Delivery vehicles up to 23 feet in length will be accommodated
- Dedicated turning area on the ground floor allows for vehicle maneuverability within the loading zone



**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	