

45 Mystic Avenue

Master Plan Special Permit
16 November 2023

Introduction

Development Team

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

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 McKinnon – Howard Stein Hudson

Sustainability: Colleen Soden, Arran French – Soden Sustainability

The Inspiration & Vision

Creating a Hub for Biotech and Life Science Startups

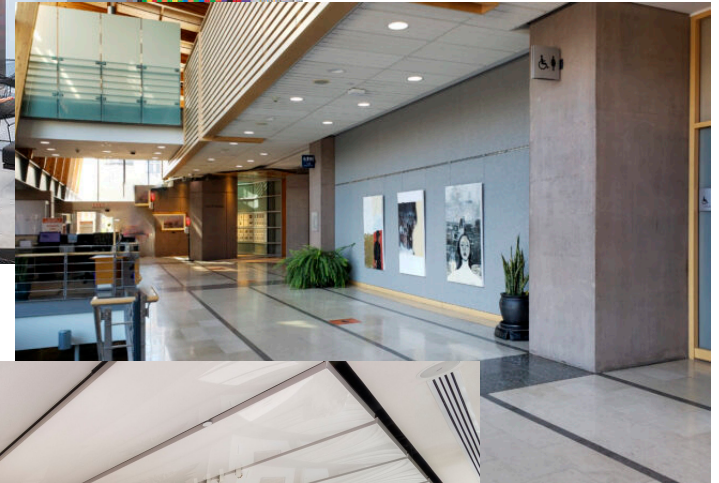
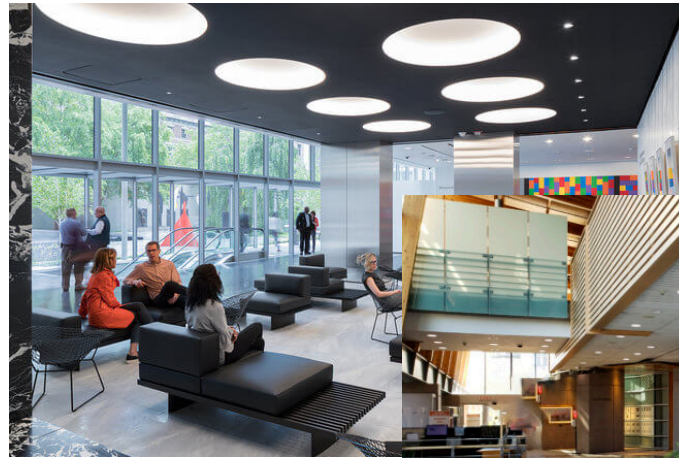
- Partnered with Boston Lab Services
- High market demand for incubator laboratory space
- Foster growth among bio tech and life science startups, drive economic impact, and create an innovation hub
- Align with SomerVision's Assembly Point vision by featuring ground floor Maker/Artisan and Gallery space
- LEED Platinum Certifiable



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

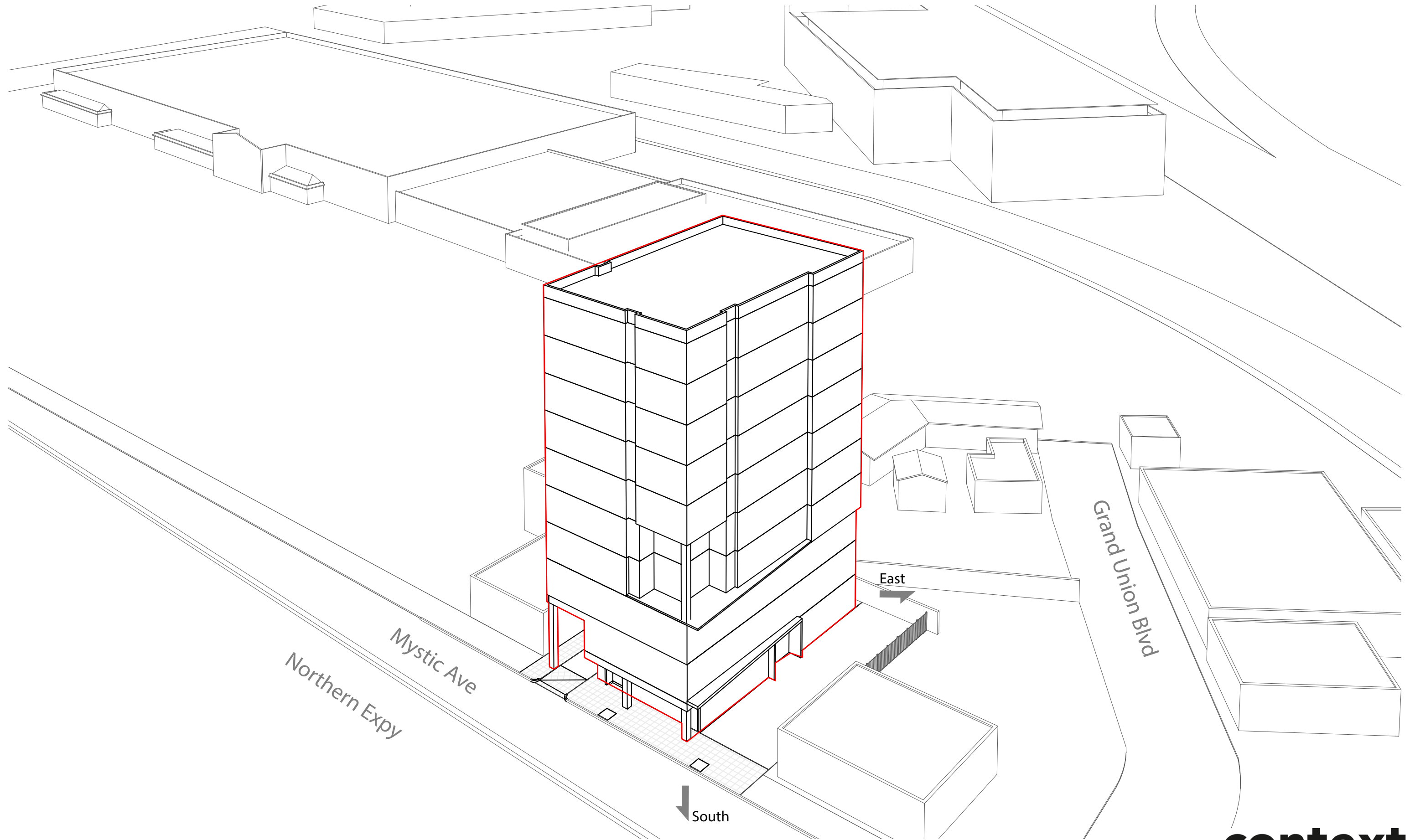
Existing Conditions



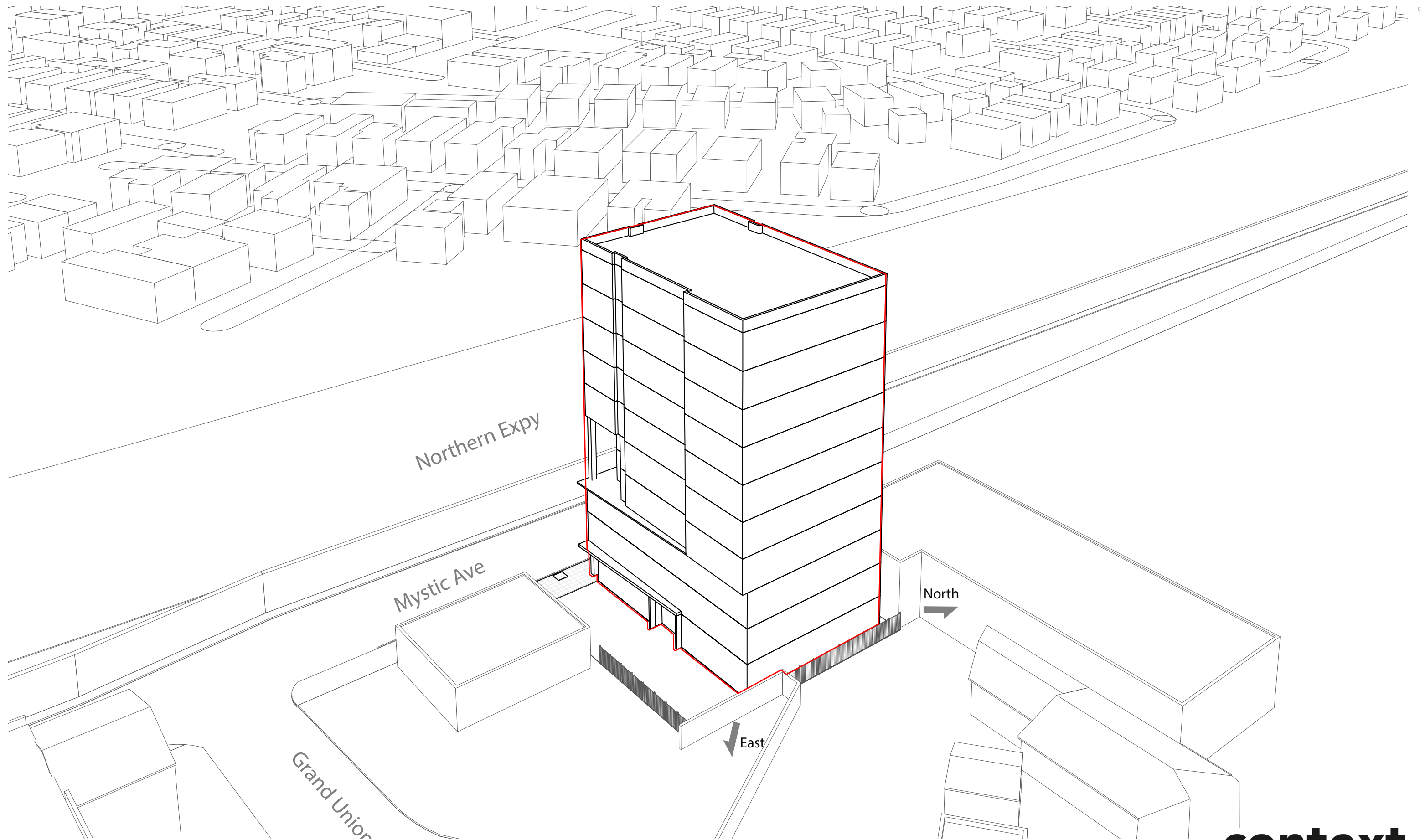
VIEW TO NORTH AT MYSTIC AVE & GRAND
UNION BLVD

Zoning & Massing

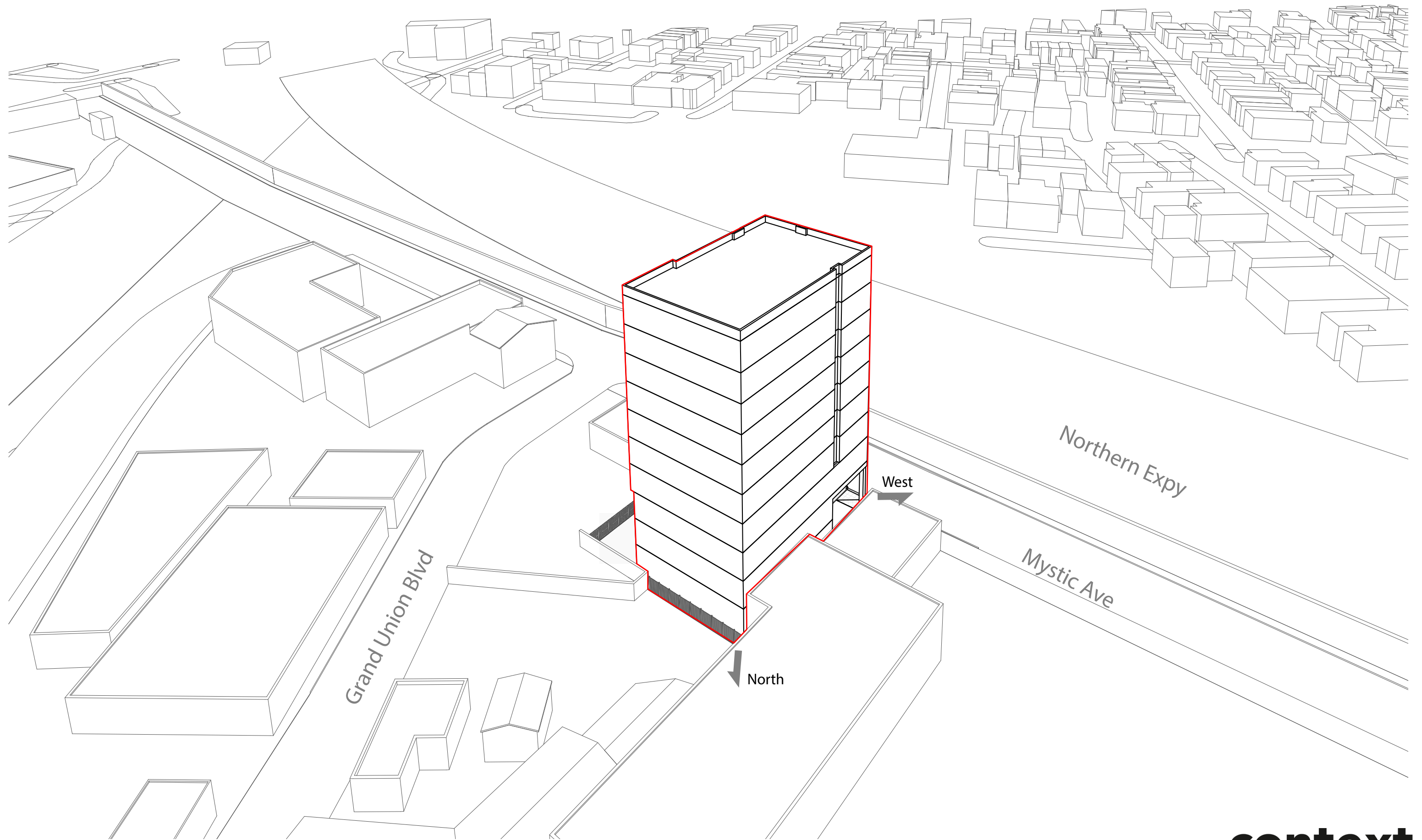
ZONING ANALYSIS	ASMD	EXISTING	PROPOSED	COMMENTS
LOT AREA MIN.	N/A	8,640 SF	8,640 SF	EXISTING CONDITION
LOT FRONTAGE	N/A	90'	50'	EXISTING CONDITION
MAX. FAR	10	0.7	6.0	
BUILDING HEIGHT	125'	12' V.I.F	125'/10 STORIES	
FRONT YARD	5'-5"	0' V.I.F	0'	COMPLIANT UNDER MASTER PLAN SPECIAL PERMIT
SIDE YARD	N/A	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"	



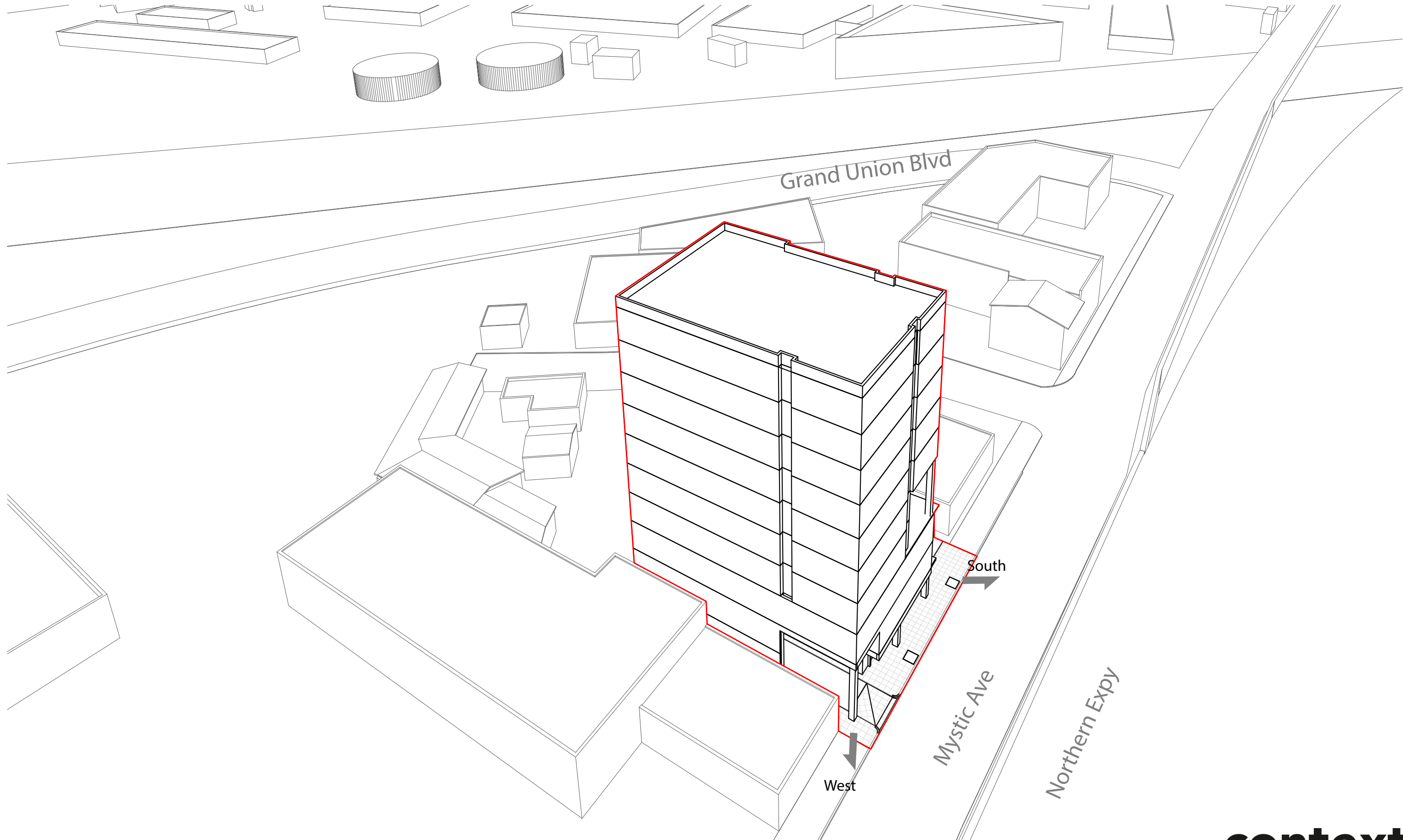
VIEW FROM SOUTH LOOKING NORTH
45 MYSTIC AVE, SOMERVILLE, MA 02145



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



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



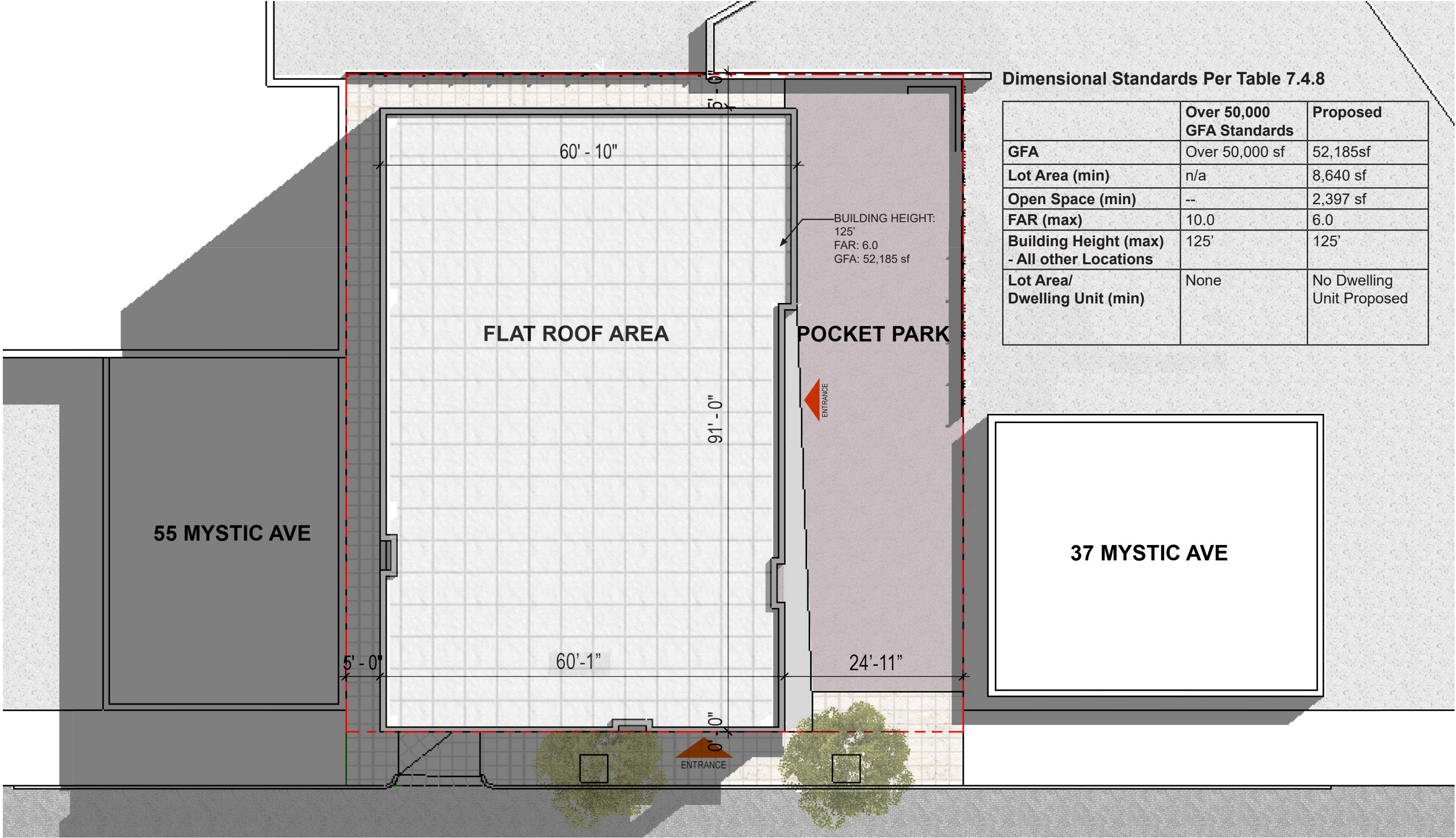
VIEW FROM WEST LOOKING EAST
45 MYSTIC AVE, SOMERVILLE, MA 02145

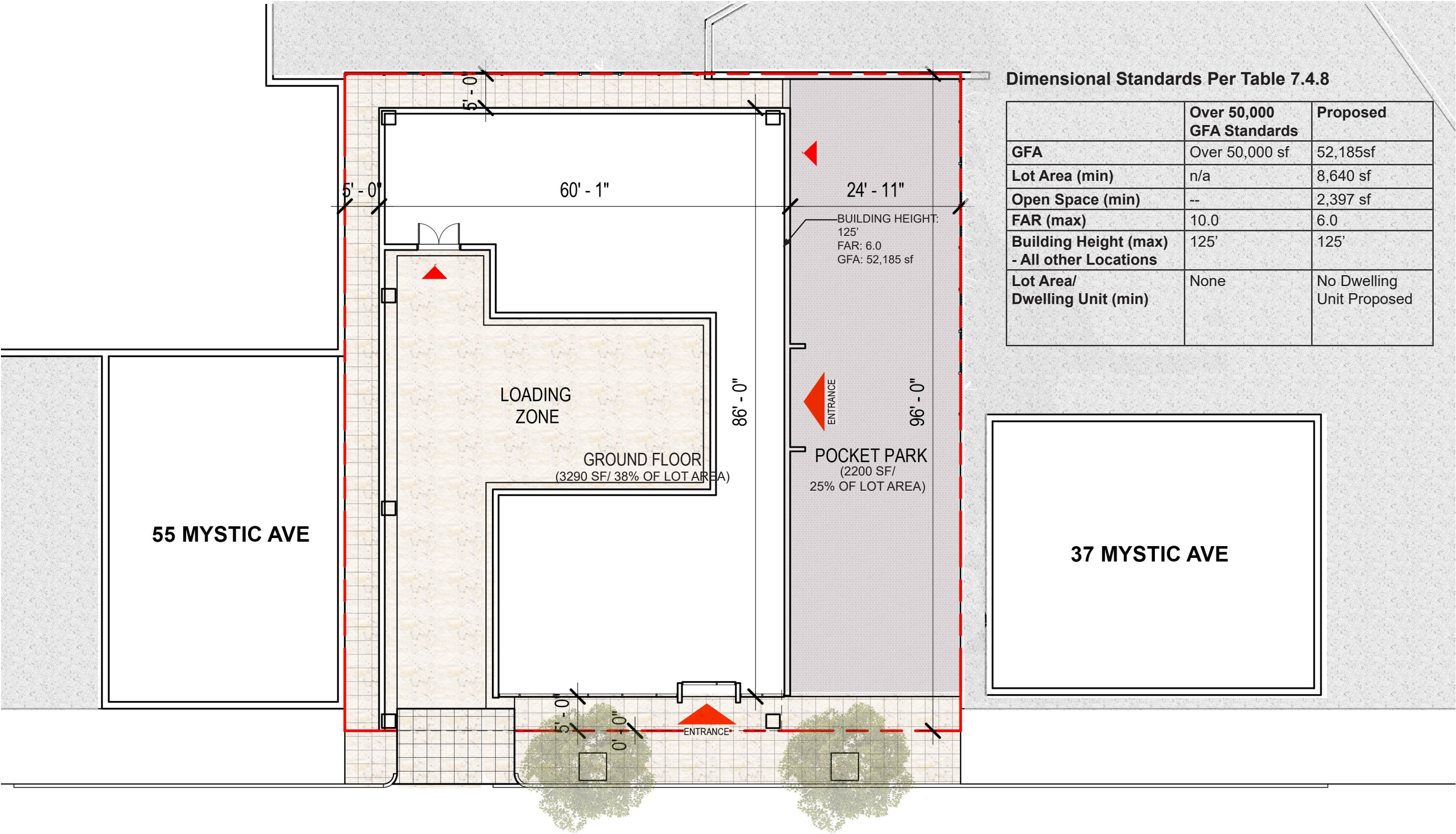


VIEW FROM I-93 LOOKING NORTHBOUND
45 MYSTIC AVE, SOMERVILLE, MA 02145



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

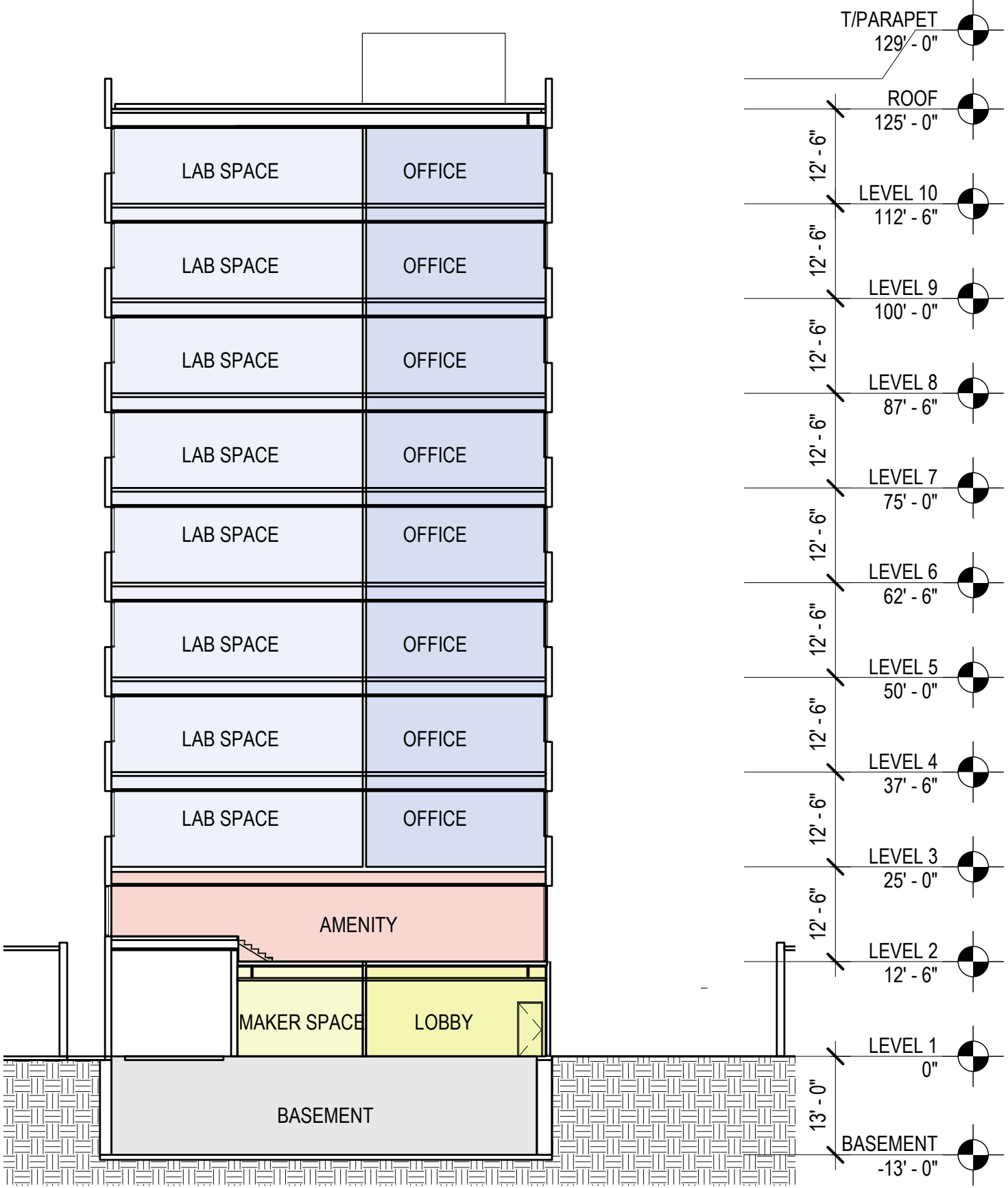




GROUND FLOOR PLAN
45 MYSTIC AVE, SOMERVILLE, MA 02145

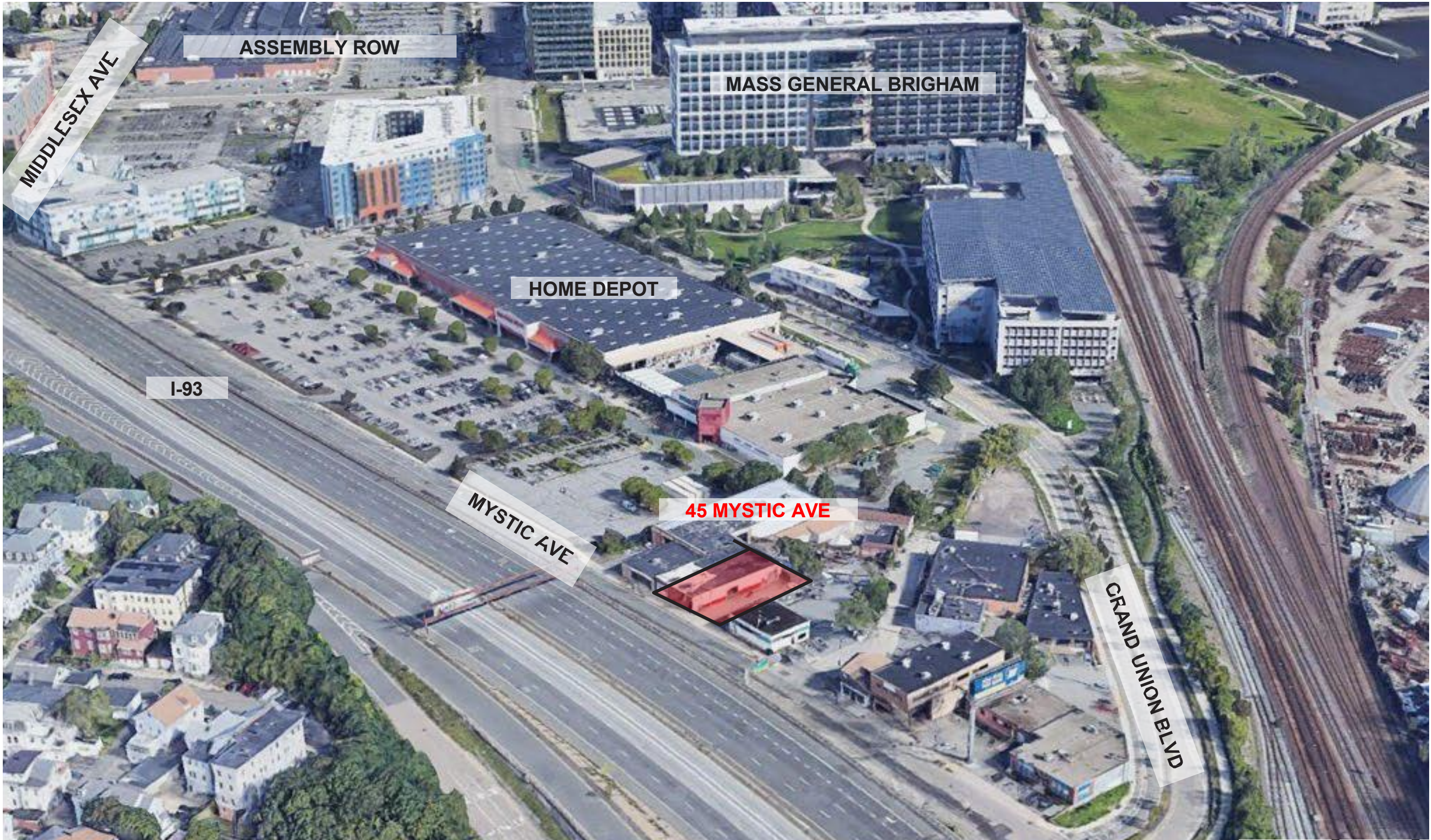
PROGRAM GSF

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

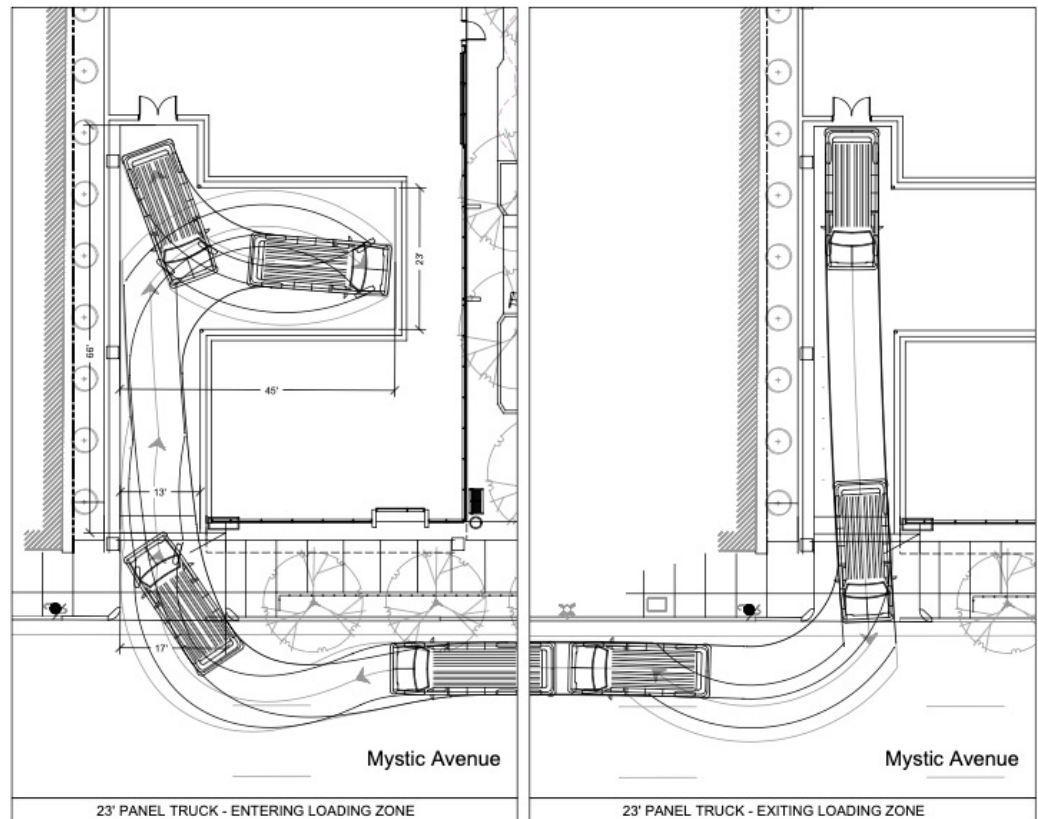


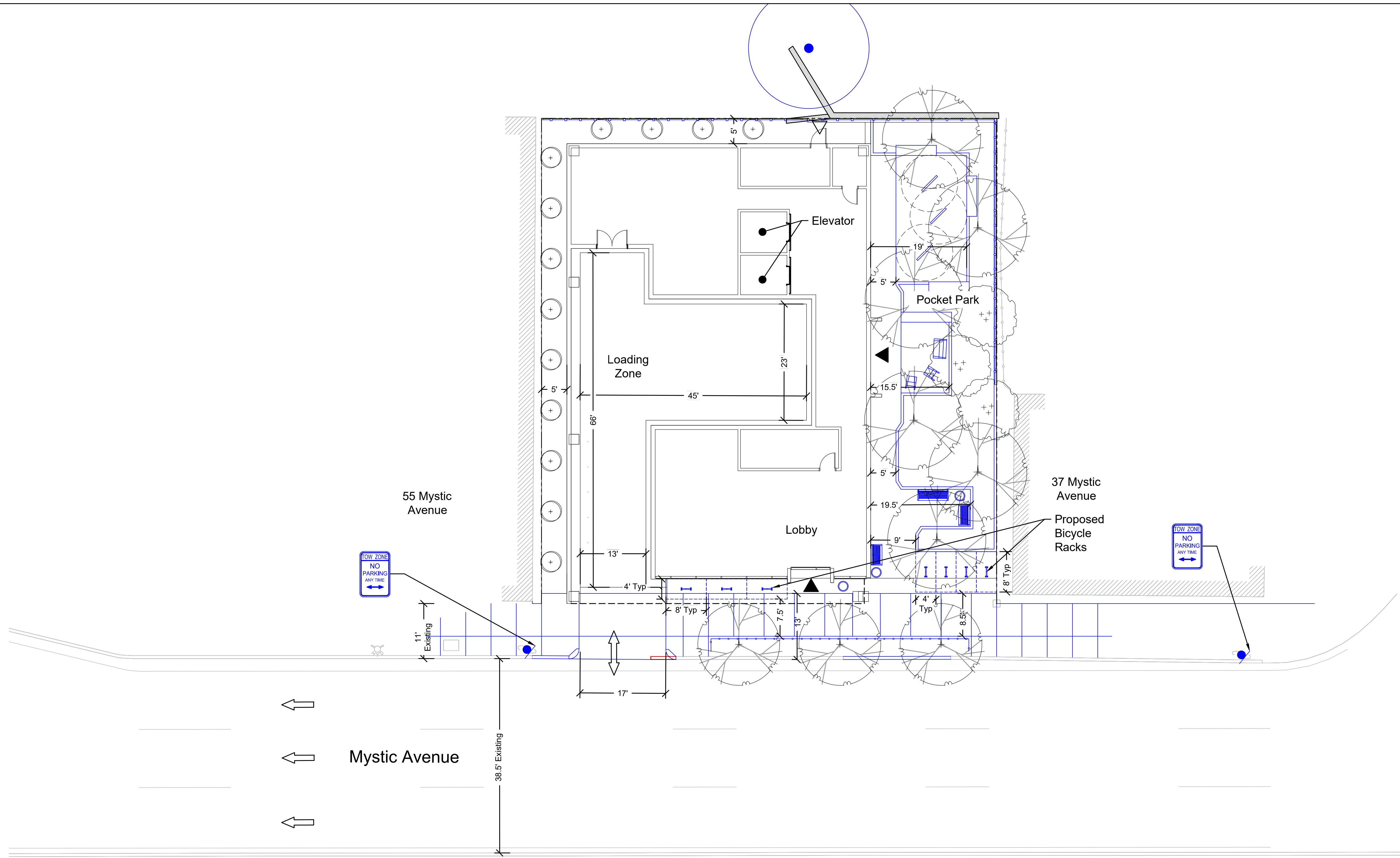
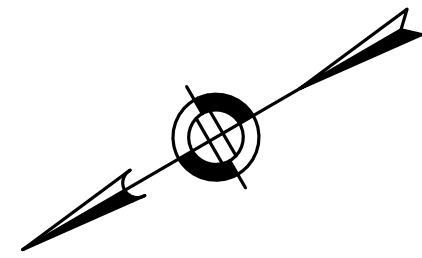
VIEW FROM PROPOSED BUILDING LOOKING BOSTON, EYE ELEV: 100FT 9TH FLOOR
45 MYSTIC AVE, SOMERVILLE, MA 02145

Mobility & Loading

Vehicle Movement Plan

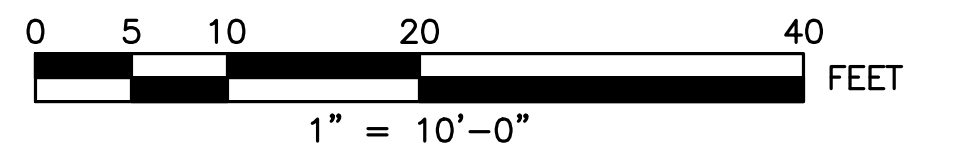
- Redesigned access plan that eliminates the need for vehicles to back in or out
- Loading zone will cater to a range of services
- Delivery vehicles up to 23 feet in length will be accommodated
- Dedicated turning area on the ground floor allows for vehicle maneuverability within the loading zone





FOR CITY OF SOMERVILLE USE

NOT FOR CONSTRUCTION



- | | | | |
|--|------------------|--|---------------------------------|
| | Travel Lane | | Existing Elements to be Removed |
| | Primary Access | | Existing Elements to Remain |
| | Secondary Access | | Proposed Elements |
| | Property Line | | |

Notes
1. Existing Lot No. 101-A-9

FINAL DESIGN PER

DRAFT

TRANSPORTATION ACCESS
PLAN

45 MYSTIC AVENUE

TRANSPORTATION
ELEMENTS PLAN

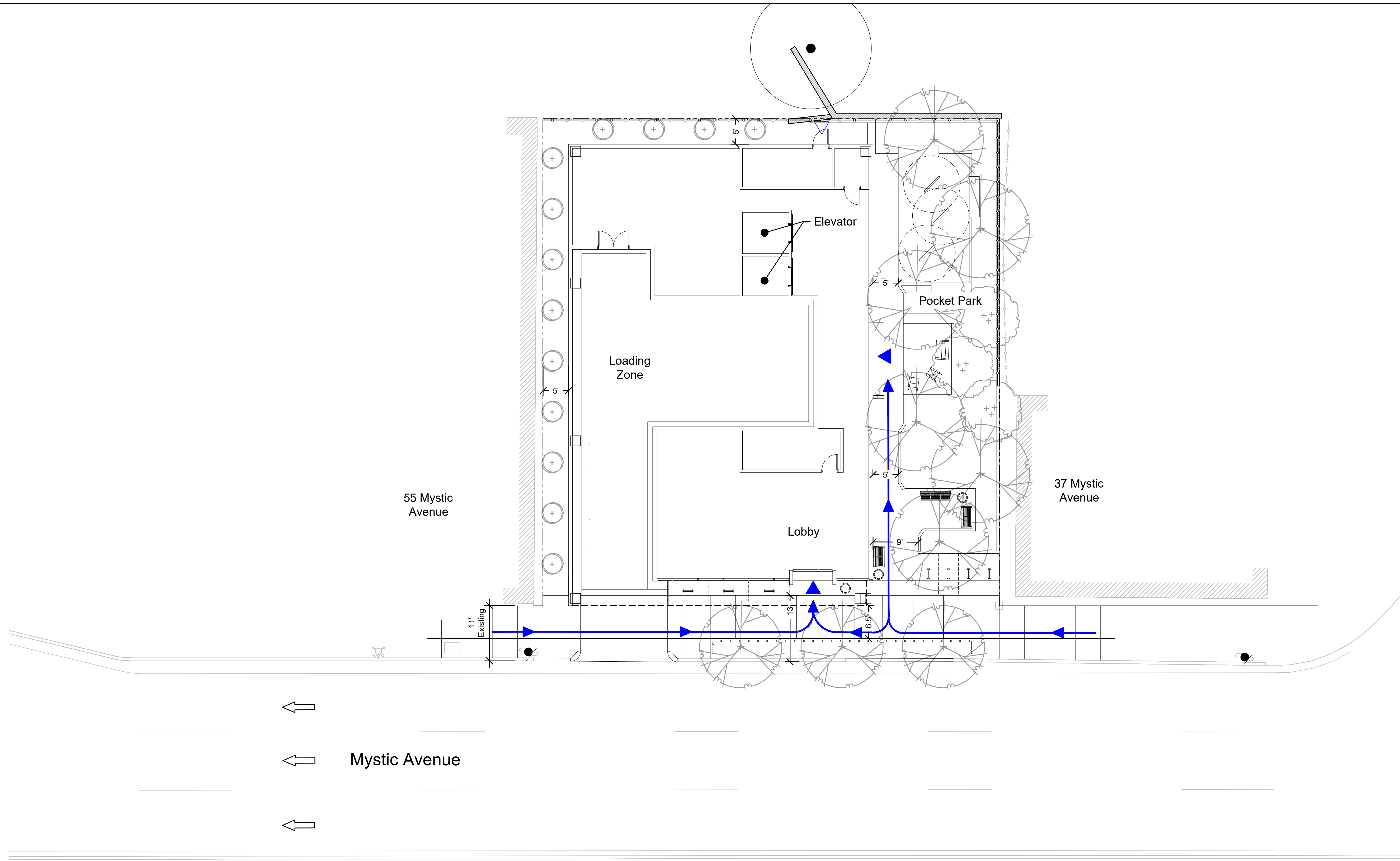
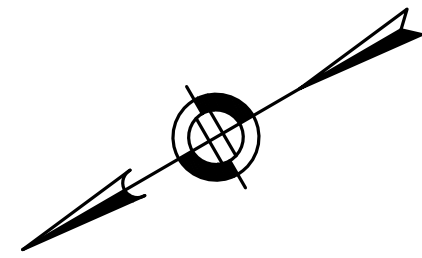
EXHIBIT
A.2

HOWARD STEIN HUDSON
11 Beacon Street, Suite 1010
Boston, MA 02108
www.hshudson.com

Date:
October 2023

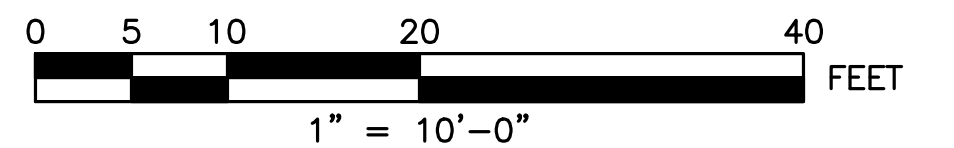
Scale:
1" = 10'-0"

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE



FOR CITY OF SOMERVILLE USE

NOT FOR CONSTRUCTION



- | | | | |
|--|------------------|--|---------------------------|
| | Travel Lane | | Pedestrian Path of Travel |
| | Primary Access | | |
| | Secondary Access | | |
| | Property Line | | |

Notes
1. Existing Lot No. 101-A-9

FINAL DESIGN PER

DRAFT

TRANSPORTATION ACCESS
PLAN

45 MYSTIC AVENUE

PEDESTRIAN ACCESS PLAN

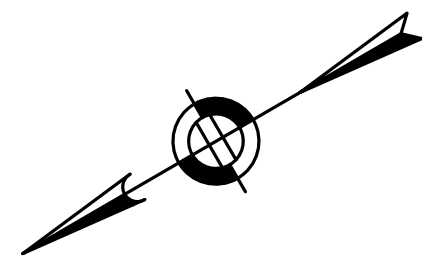
EXHIBIT
A.3

HOWARD STEIN HUDSON
11 Beacon Street, Suite 1010
Boston, MA 02108
www.hshassoc.com

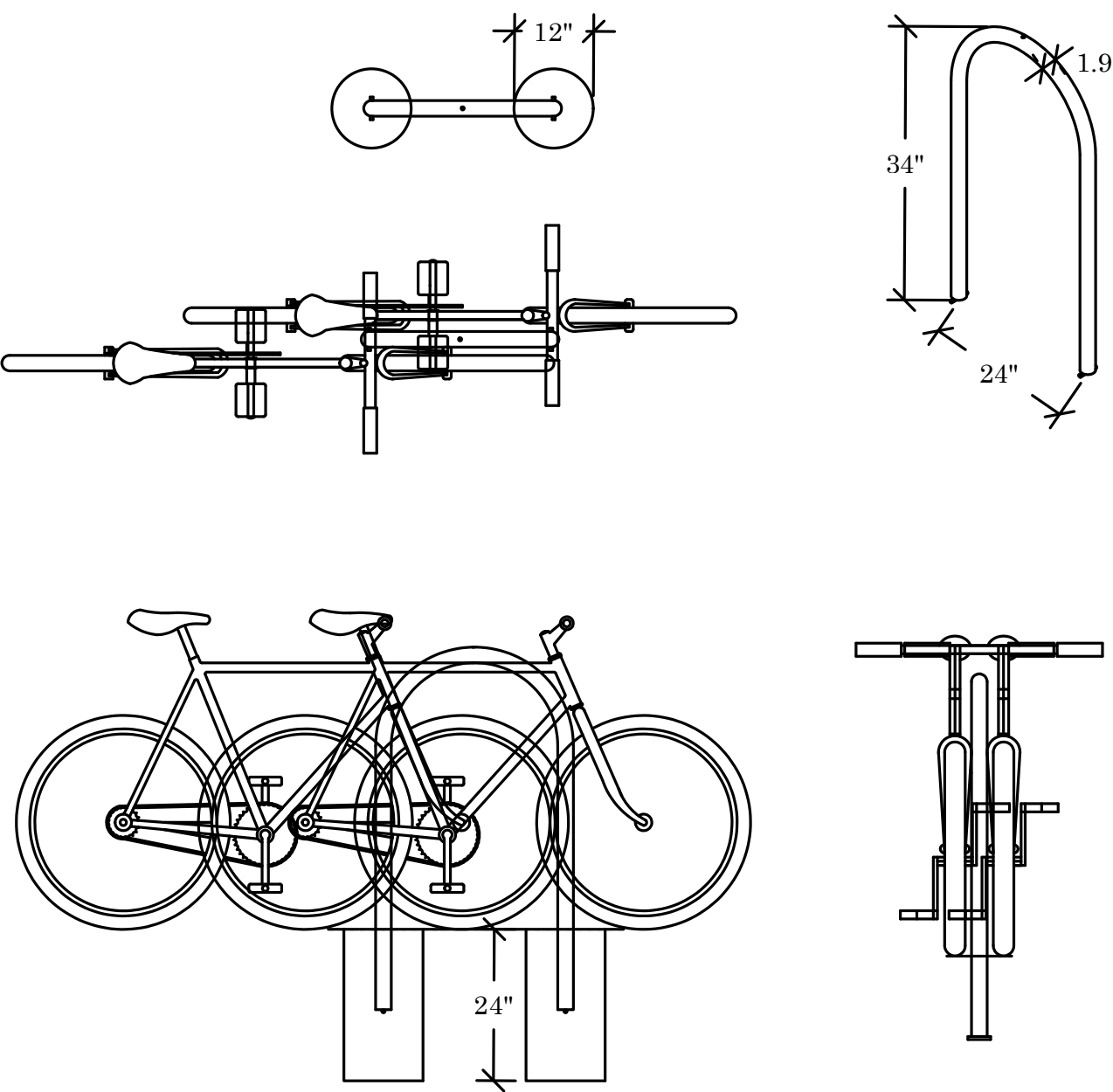
Date:
October 2023

Scale:
1" = 10'-0"

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE



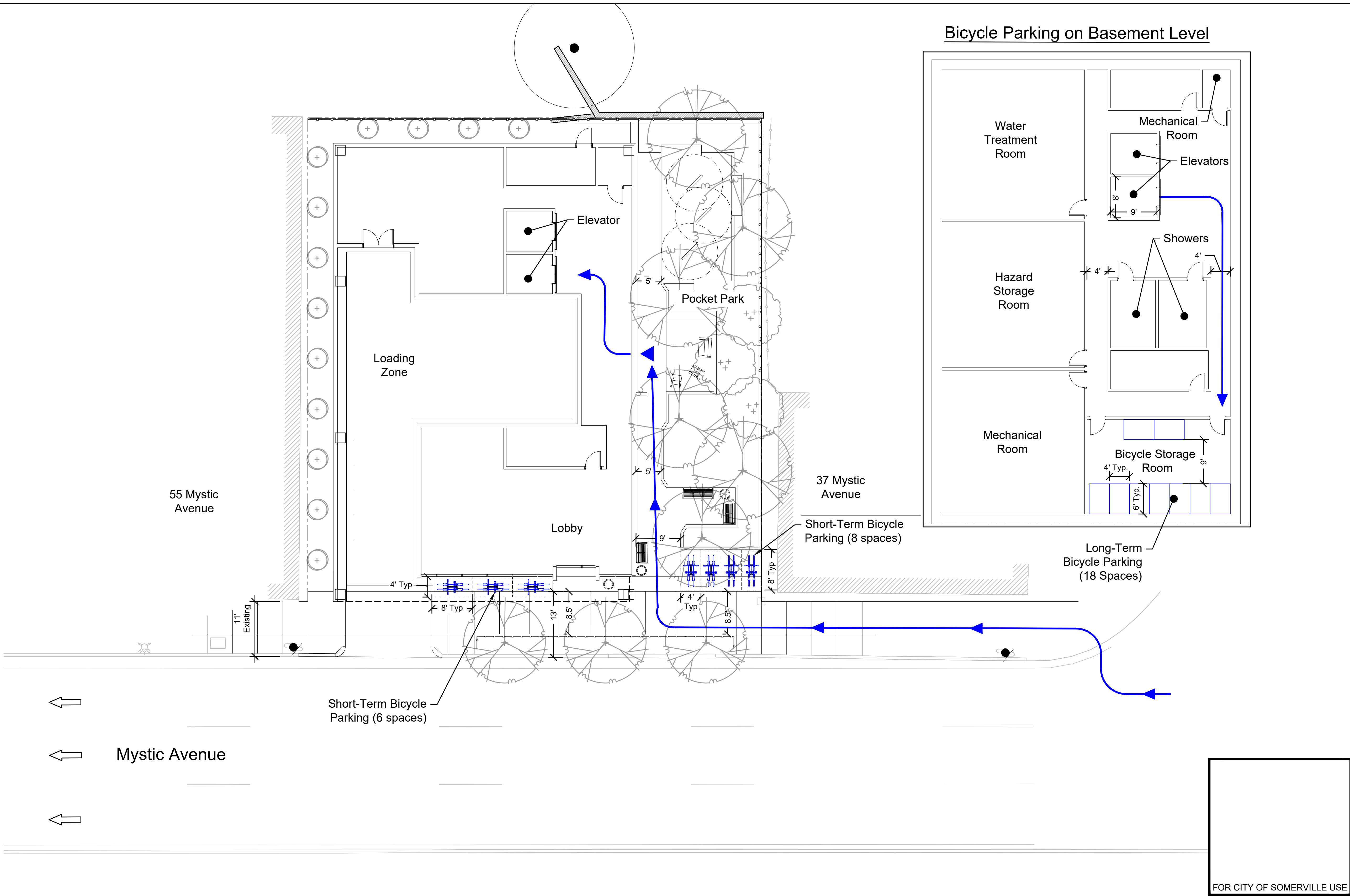
Hoop Rack Details
Not to Scale



© 2018 Dero

Notes

1. Bicycle racks shall be the *Dero Hoop Rack* or equivalent for each of the standard (indoor/outdoor) and extra wide spaces.
2. Each rack has a capacity of 2 bikes.
3. Racks materials shall be 1.5" schedule 40 pipe (1.9" OD).
4. Rack finish shall be the powder coat. The powder coat finish assures a high level of adhesion and durability by following these steps: (a) Sandblast, (b) Epoxy primer electrostatically applied, (c) final thick TGIC polyester powder coat.
5. Racks shall be in-ground mounted embedded into concrete base.



NOT FOR CONSTRUCTION

Travel Lane

Bicycle Path of Travel

Bicycle Storage Point of Access

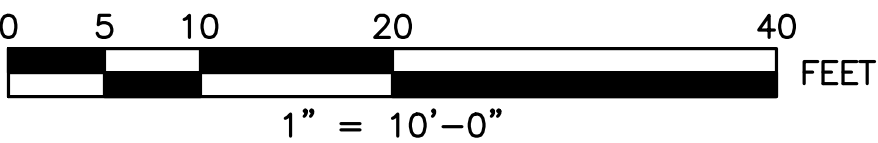
Proposed Bike Rack

Property Line

Bicycle Parking Zoning Requirements			Total Bicycle Parking Provided	
	Short-term/Visitor	Long Term	Short-term/Visitor	Long Term
R&D:	1 per 20,000 sf (3)	1 per 5,000 sf (11)	14 spaces	18 spaces

Notes

1. Existing Lot No. 101-A-9



FINAL DESIGN PER

DRAFT

TRANSPORTATION ACCESS PLAN

45 MYSTIC AVENUE

BICYCLE PARKING PLAN

HOWARD STEIN HUDSON
11 Beacon Street, Suite 1010
Boston, MA 02108
www.hshudson.com

EXHIBIT A.4

Date:
October 2023

Scale:
1" = 10'-0"

**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	